

#RIVERHILLS

BANER-MAHALUNGE ROAD, PUNE



Godrej | PROPERTIES



Actual Photograph.

BRAND GODREJ

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties' development combines a 123-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 250 awards and recognitions:

- 'Real Estate Company of the year' - Construction Week Awards 2019
- 'Porter Prize: For Leveraging Unique Activities' - Porter Prize 2019
- 'Wealth Creator among The Next 500 companies' - Fortune India
- 'Top 75 workplace for Women in India' - Great Place to work® Institute (GPTW)
- 'Equality and Diversity Champion' - APRERA Property Leaders' Summit- Shanghai

Pune Projects:

• **Godrej Elements, Pune**

RoSPA Silver Award - Royal Society for Prevention of Accidents For Health and Safety Performance

• **Godrej 24, Pune**

Gold Award - Apex India Foundation Safety Award

GODREJ PROPERTIES

BUILDING THE FINEST HOMES IN PUNE SINCE 2012



7.4+ LAKH

SQ. MTR. SOLD



8500+

HAPPY FAMILIES

A FUTURISTIC LIFE AMIDST NATURE'S ABUNDANCE JUST LIKE YOU DREAMED



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An everyday getaway shore in the lap of riverside nature and nestled between Baner (Residential Hub) & Hinjewadi (IT Hub), Baner-Mahalunge road is a striking prelude to evergrowing Pune. Being in close proximity to Mahalunge-Maan Hi-Tech city along with Hinjewadi, Baner, Wakad, Aundh and PCMC, makes it to be the one of the most sought-after residential location in Pune.



Pune International Airport is just
54 Mins drive away via Pashan road*



283+ Hectares (700 Acres) Mahalunge-Maan
Hi-Tech city approved by PMRDA#



80+ Hectares (approximately 200 acres) is being developed
by Godrej Properties adjacent to Mahalunge-Maan Hi-Tech city

*Approximate travel time calculated as per Google Maps, subject to change as per traffic conditions.

#<https://www.hindustantimes.com/pune-news/pune-s-mhlunge-town-planning-scheme-to-play-mentor-for-46-upcoming-towns-near-ring-road-project/story-0yXNDdO16J2lCMYXybQnjN.html>

HOW GODREJ PROPERTIES SPREAD ITS ROOTS IN MAHALUNGE



FIRST TIME EVER

Godrej Properties Entered
Mahalunge in 2019

FIRST EVER

Township Project
of Godrej Properties in **Pune**



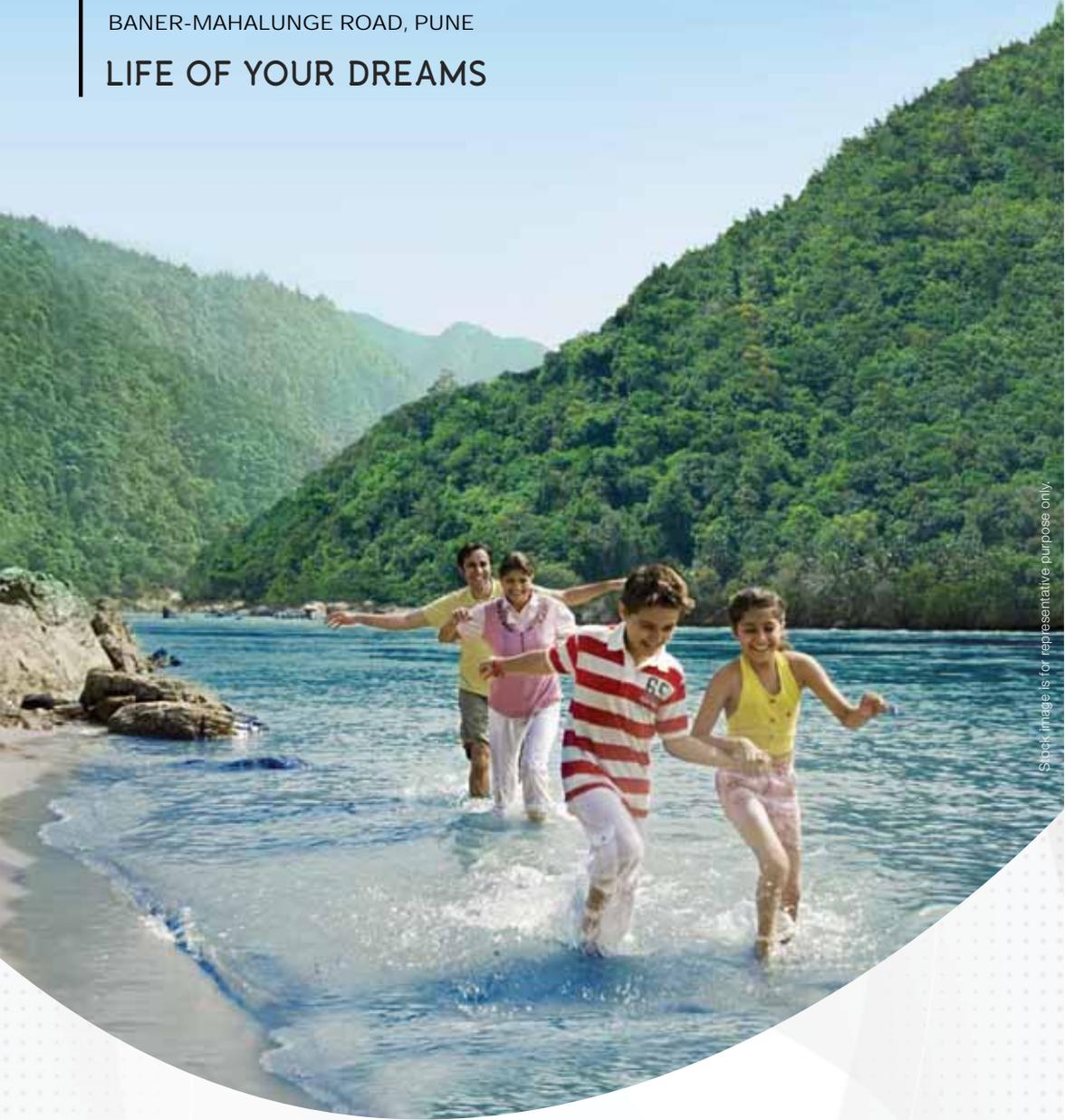
98% (1000+ UNITS)

of **Inventory Sold out**
in Hillside 1 & 2

#RIVERHILLS

BANER-MAHALUNGE ROAD, PUNE

LIFE OF YOUR DREAMS



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Welcome to #Riverhills, an over **40-hectare mixed-use township** that is imagination come true for many. Just like in the childhood pictures we drew, homes here have a river passing by with over **8 hectares of accessible greens** to bring that childlike imagination to life. **A world-class Master Boatclub of over 5100 sq. m.** makes sure you rejuvenate in contemporary style. A high street retail that's inspired from La Rambla in Barcelona welcomes you to a spirited shopping experience. **Come live the life you have always dreamt of.**

1 Hectare = 2.47 Acre | 1 Sq. M. = 10.7639 Sq. Ft.

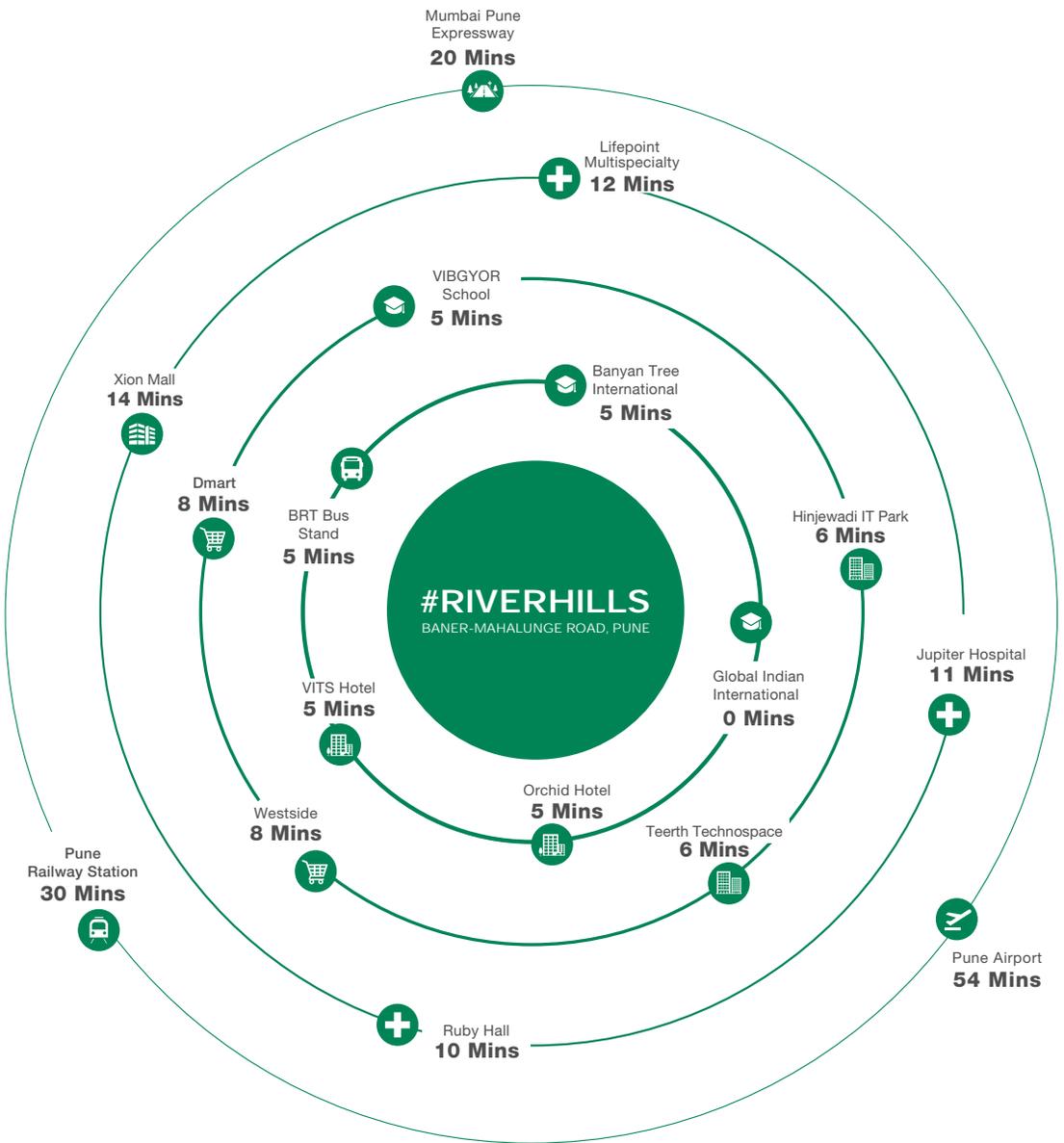
LOCATION MAP



Source: Google Maps | Map not to scale.

	School/College /Institute		Temple
	Hospital		Road
	Location		Bank
	Commercial		Bridge
	Mall		Residency/Hotel

CONNECTIVITY



Approximate travel time as per Google maps.



SOCIAL INFRASTRUCTURE



SCHOOLS & COLLEGES

- | | |
|-------------------------------|---------|
| • Global Indian International | 0 kms |
| • Banyan Tree International | 2.2 kms |
| • BITS School | 3.1 kms |
| • VIBGYOR School | 3.9 kms |
| • MITCON | 5.5 kms |



RESTAURANTS

- | | |
|---------------------|---------|
| • VITS Hotel | 3.1 kms |
| • The Orchid Hotel | 3.3 kms |
| • Radisson Blue | 3.6 kms |
| • Holiday Inn | 4.6 kms |
| • Courtyard Marriot | 8.4 kms |



HEALTHCARE

- | | |
|-----------------------------|---------|
| • Ruby Hall | 4.8 kms |
| • Nucare | 5.1 kms |
| • Jupiter | 5.9 kms |
| • Surya Specialty | 6.2 kms |
| • Life-Point Multispecialty | 6.8 kms |



IT & BUSINESS

- | | |
|----------------------|---------|
| • Hinjewadi IT Park | 4 kms |
| • Teerth Technospace | 4 kms |
| • Cummins India | 4.8 kms |
| • Prabhatee Techpark | 5.7 kms |
| • Embassy Techzone | 7 kms |



SHOPPING & ENTERTAINMENT

- | | |
|-----------------------|---------|
| • Westside | 3.6 kms |
| • Dmart | 3.8 kms |
| • Xion Mall | 5 kms |
| • Balewadi Highstreet | 5.9 kms |
| • Vijay Sales | 6 kms |



EASY-ACCESS TRANSPORT MODES

- | | |
|----------------------------|-----------|
| • BRT Bus Stand | 2 kms |
| • Balewadi Metro Station** | 3.3 kms** |
| • Mumbai-Pune Expressway | 14.7 kms |
| • Pune Railway Station | 16 kms |
| • Airport | 22 kms |

Approximate distance as per Google maps.

**Under Construction.

| TOWNSHIP MLP



ELEMENTS THAT INSPIRE YOU
TO INDULGE IN YOUR CHERISHED LIFESTYLE
JUST LIKE YOU DREAMED



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LIFE IS AT ITS PEAK
WHEN YOU LIVE BY THE HILLS



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HILL DISTRICT

Life by the hillside is an everyday, sublime trek wherein you take in the **beauty of majestic greenery with 5000+ trees** and **cascading waterfalls in the monsoons**. Close to nature and close to your cherished lifestyle, a combination that makes life worth living.

A SHOPPING EXPERIENCE ALONG THE RIVERBANKS

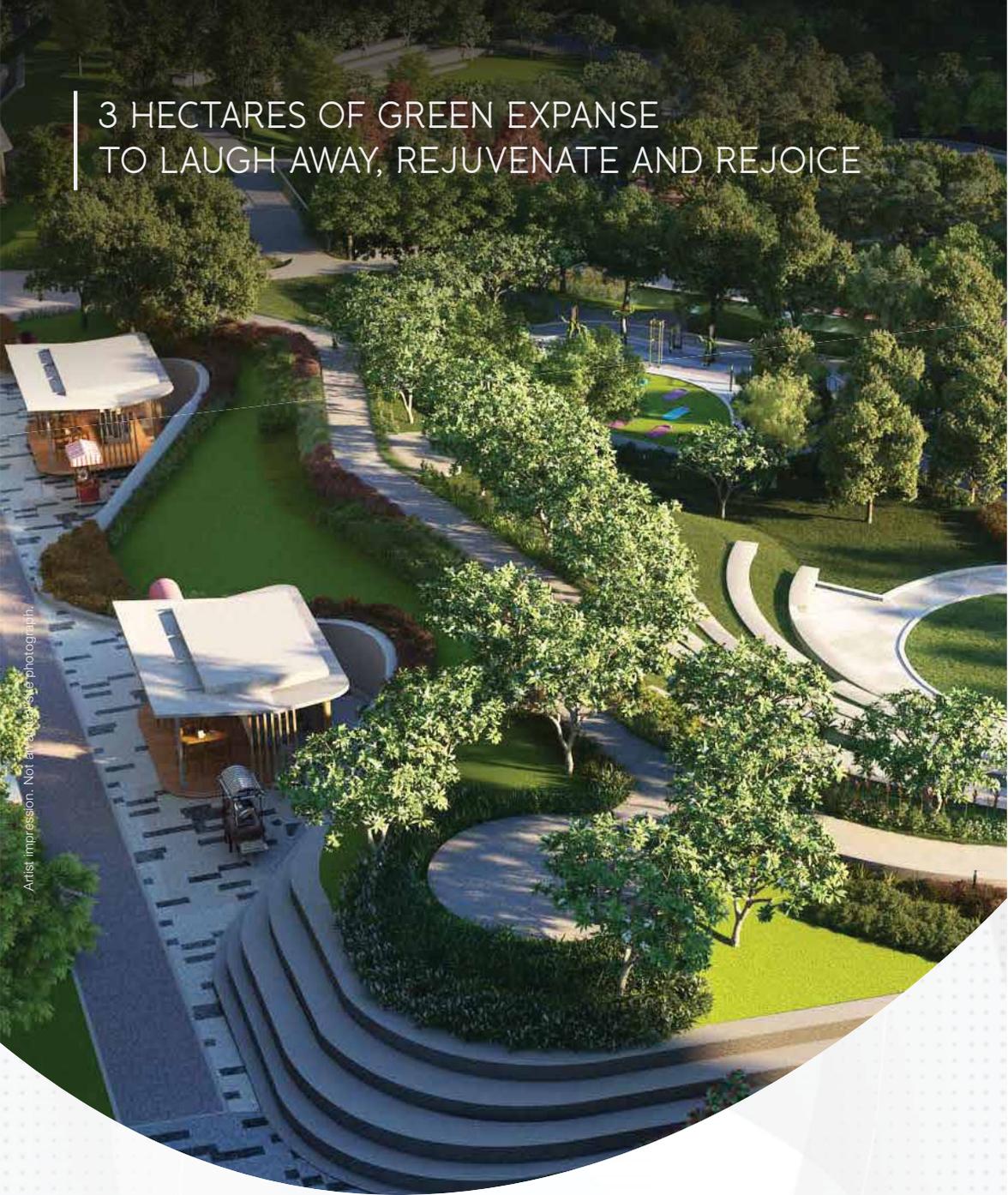


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RIVERWALK WITH HIGHSTREET RETAIL

The Riverhills boasts of a **0.5 km high-street retail**, up with the ranks of **global benchmarks** like **La Rambla street in Barcelona, alongside the riverbanks**. You will elevate to a different world as you walk across the pristine waters and shop with your hearts full. This expanse is **pedestrian** and **cycle friendly** to let you stay carefree. The stepped pathways and garden add to the serenity of the shopping experience.

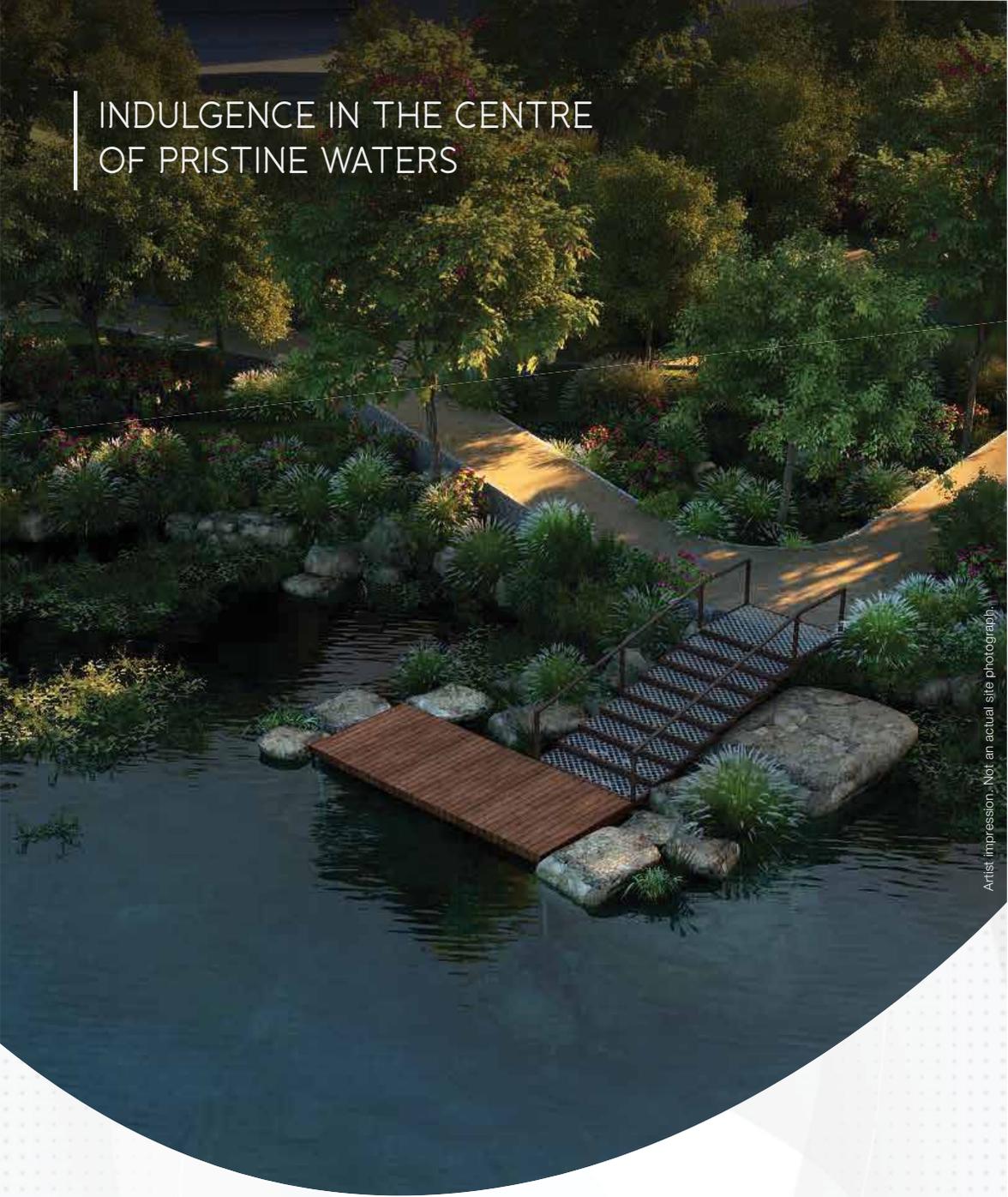
3 HECTARES OF GREEN EXPANSE TO LAUGH AWAY, REJUVENATE AND REJOICE



CENTRAL PARK

What do you do when you are with loved ones amid **endless greens**? You take in the aura of nature and the good times, together. A space where your children would get out of their phones and dive into the real world, **childhood intact**. A space where you can reminisce with your friends about the **great times** you had; a life you had dreamt of. Soak in the good times at the 3-hectare central park.

INDULGENCE IN THE CENTRE OF PRISTINE WATERS



Artist impression. Not an actual site photograph.

RIVERFRONT WITH BOAT CLUB

A township level clubhouse was good enough but when it rests on a river front, it's unbelievable. Boat Club is the perfect venue for you to relieve your stress into **fun-filled indulgences - multi-faceted dining experience, river activities** and the list never ends. Perched at the riverbank, this magnificent piece spans over **5100 sq. m.** A clubhouse you had dreamt of, as a child.



Artist Impression. Not an actual site photograph.

— PRESENTING —

GODREJ GREEN COVE

#RIVERHILLS, PUNE

COVE OF CONVENIENCE

Artist Impression. Not an actual site photograph.



Welcome to Godrej Green Cove, a landmark gracefully designed to offer you with a wholesome living experience. Live a blissful life and embrace its joyous moments in your very own cove of convenience. Transcend the comforts of your everyday life with a plethora of indulgences that offer the best of both; smart living and a convenient lifestyle that you wished for, all your life.



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INTELLIGENT PARCEL LOCKER

amazonlocker

hello my name is:

willa

amazon.com/addWilla



SMART HOT & COLD LOCKERS

COVE

OF CONVENIENCE TO UPSCALE YOU TO NEW HIGHS OF SUCCESS WITH CONFIDENCE

Enriched with modern infrastructure and fine work, fun and health amenities, Godrej Green Cove proves to be an address where you can strike the perfect work-life balance.



Stock image is for representative purpose only.

WORK
COVE

MEETING PODS FOR SMALL GROUP MEETINGS



CAFETERIA



RELAXATION/SLEEPING PODS



24X7 HIGH-SPEED INTERNET



E-LIBRARY



VENDING MACHINE



OTHER AMENITIES

- Work From Garden - Solar Powered Work Desks
- In-house Stationery Services
- Outdoor Charging Station with LED lights

COVE OF CONVENIENCE WHERE BEST OF RECREATION SURROUNDS YOU

Open up to life's joys at Godrej Green Cove and live the fun life, amidst avenues that bestow a host of lifestyle recreation.



FUN
COVE

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INTERACTIVE SQUASH



SMART PIANO



OTT ENABLED MOVIE THEATRE



GOLF SIMULATOR



DIGITAL/VR GAMES



OUTDOOR BOWLING ALLEY



COVE OF CONVENIENCE WHERE HEALTHY LIVING IS THE WAY OF LIFE

Nourish your mind and nurture your body at the exclusive health enclave designed to offer a holistic lifestyle experience.



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HEALTH
COVE

OUTDOOR GYMNASIUM



BOX CRICKET



SWIMMING POOL WITH KIDS POOL



MEDITATION/YOGA DECK



MULTIPURPOSE COURT



STATE-OF-THE-ART GYMNASIUM



COVE OF CONVENIENCE OFFERING A LIFESTYLE BACKED BY COMFORTS

Godrej Green Cove bestows a world where life is built at the center of conveniences to offer an elevated lifestyle.



Stock image is for representative purpose only.

LIFESTYLE
COVE

LAUNDROMAT



E-CRÈCHE MOBILE MONITORING



E-CHARGING PROVISION



OTHER AMENITIES

- Mobile Map Enabled Contactless Visitor Management
- Digital Air Pumper
- Vehicle Management System with RFID Detectors
- Convenience Store

PHARMACY + DOCTOR



CENTRALIZED RO IN EVERY HOME



ATM + CASH DEPOSIT MACHINE



MASTER LAYOUT PLAN

1. Entry/exit
2. Security guard room
3. Tower lobby entry
4. MLCP vehicular/pedestrian entry/exit @ upper ground level
5. MLCP vehicular/pedestrian entry/exit @ first floor level
6. MLCP elevator
7. Pathway
8. Outdoor bowling alley
9. Multi-play court
10. Party lawn/lawn
11. Swimming pool @ MLCP TOP
12. Deck @ MLCP TOP
13. Pavilion
14. Kids' play area
15. Play court
16. Seating area/tree court
17. Trellis with seating
18. Box cricket
19. Seating with pergola
20. Sky way bridge
21. Amphitheatre
22. Linear park
23. Services
24. Services
25. Services
26. MLCP vehicular/pedestrian entry/exit @ LG level
27. Retail building
28. Viewing gallery
29. MLCP vehicular/pedestrian entry/exit (retail)

26. MLCP vehicular/pedestrian entry/exit @ LG level
27. Retail building
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- MLCP: Multi-Level Car Park | OWC: Organic Waste Converter
- SFP: Sewage Treatment Plant | DG: Diesel Generator



Key Plan

PRODUCT MIX

Configuration	Carpet Area (SQ.MTR.)	Exclusive Area (SQ.MTR.)	Total area (Carpet + Exclusive) SQ.MTR.	Total area (Carpet + Exclusive) SQ.FT.
1 BHK	39.30	4.18	43.48	468
2 BHK	55.01	4.54	59.55	641
3 BHK	70.96	4.76	75.72	815

1 Sq. M. = 10.764 Sq. Ft.

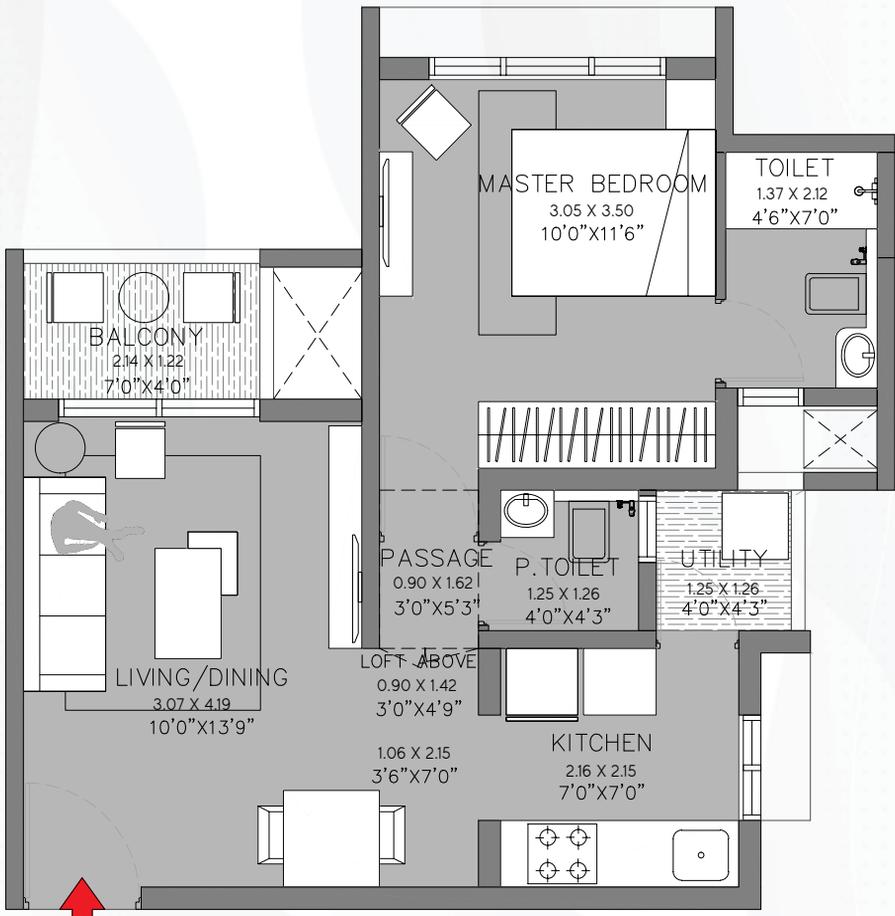
Configuration	Garden Facing (All inclusive)	Hill Facing (All inclusive)
1 BHK	42.50 Lakh	NA
2 BHK	59.10 Lakh	57.20 Lakh
3 BHK	74.25 Lakh	71.90 Lakh

**EXCITING OFFERS ON FIRST
200 UNITS**

| UNIT PLAN - 1 BHK

FLAT NO.	AREA AS PER RERA			
	AREA AS PER RERA [SQ. MT.]	EXCLUSIVE AREA [SQ. MT.]	TOTAL AREA [SQ. MT.]	TOTAL AREA [SQ. FT.]
1 BHK	39.30	4.18	43.48	468

1 Sq. M. = 10.764 Sq. Ft.

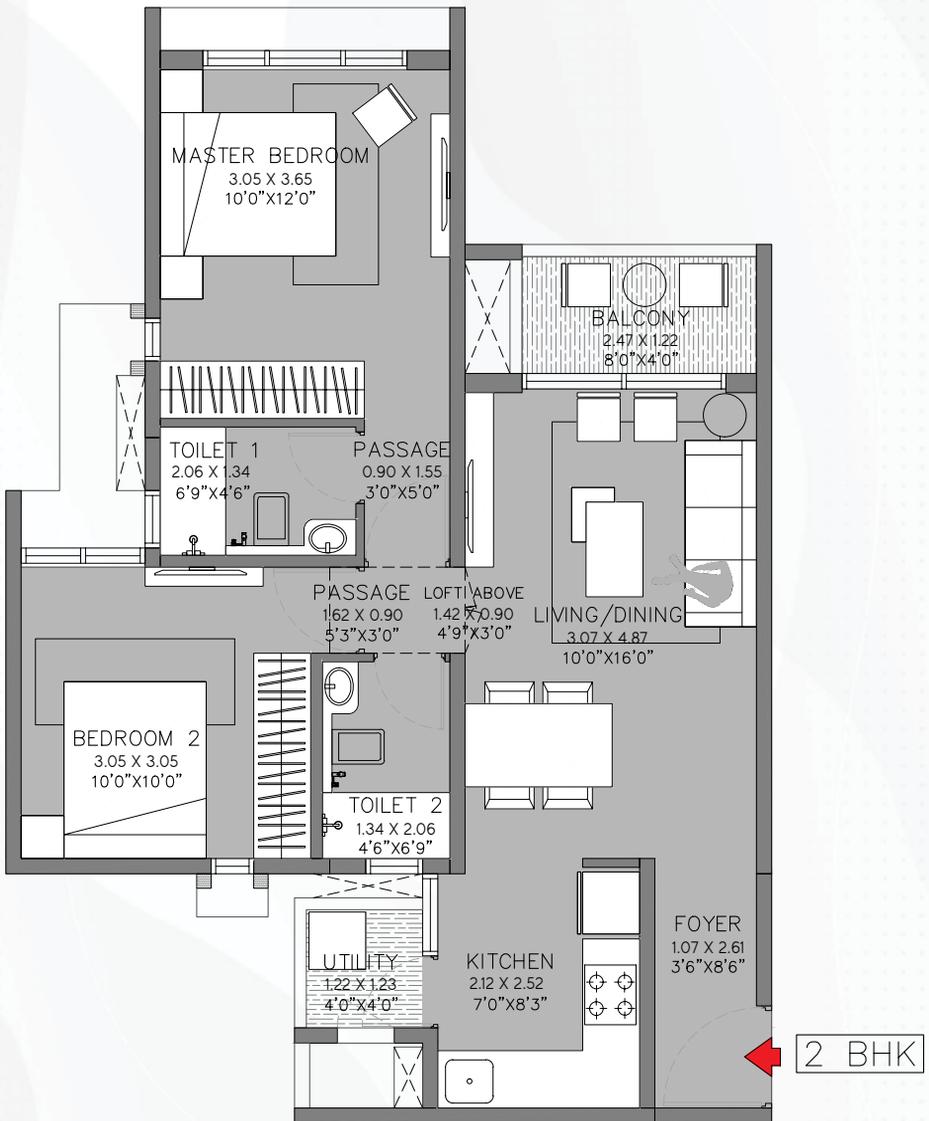


1 BHK

| UNIT PLAN - 2 BHK

FLAT NO.	AREA AS PER RERA			
	AREA AS PER RERA [SQ. MT.]	EXCLUSIVE AREA [SQ. MT.]	TOTAL AREA [SQ. MT.]	TOTAL AREA [SQ. FT.]
2 BHK	55.01	4.54	59.55	641

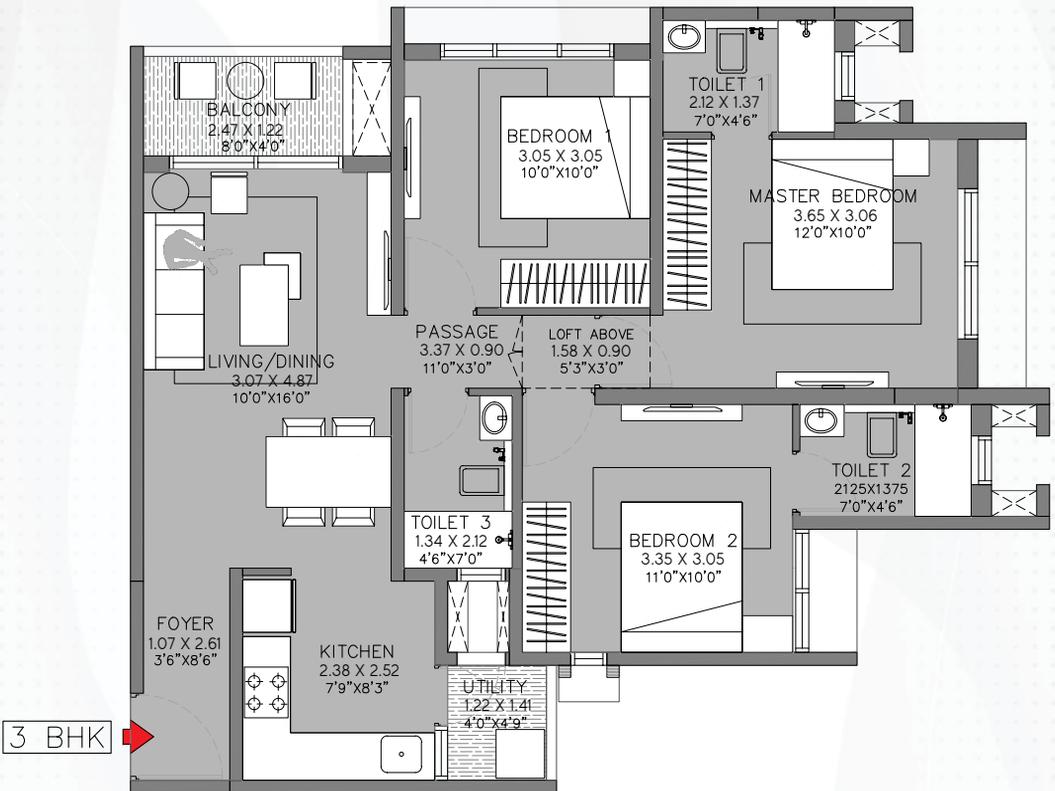
1 Sq. M. = 10.764 Sq. Ft.



| UNIT PLAN - 3 BHK

FLAT NO.	AREA AS PER RERA			
	AREA AS PER RERA [SQ. MT.]	EXCLUSIVE AREA [SQ. MT.]	TOTAL AREA [SQ. MT.]	TOTAL AREA [SQ. FT.]
3 BHK	70.96	4.76	75.72	815

1 Sq. M. = 10.764 Sq. Ft.



| SPECIFICATIONS



STRUCTURE

- Earthquake resistant framed RCC structure - Aluform
- Internal - Oil bound distemper with gypsum plaster
- External walls - Textured paint

DOORS/WINDOWS

- Main entrance and other doors - pre-fabricated doors
- Windows - powder coated aluminum windows with mosquito mesh (except in toilets)

ELECTRICALS

- Modular switches - Legrand/Anchor/Precision/Equivalent
- Provision for cable TV, Telephone, A.C points

SPECIAL FEATURES

- Video door phone
- Solar water (in master bedroom's toilet)
- RO drinking water in kitchen
- Gas pipe - provision
- Inverter

TOILET

- Sanitary ware - Hindware/Parryware/ Cera/ Jaquar/equivalent
- CP fittings - Hindware/Parryware/Cera/Jaquar/ equivalent
- Counter top - Granite
- Wall cladding (all toilets) - Ceramic tiles
- False ceiling in toilets

FLOORING

- Vitrified Tiles in Living/Dining, All Bedrooms & Kitchen
- Balconies - Antiskid tiles
- Utility area - Antiskid tiles
- All toilets including master bedroom's - Antiskid tiles

KITCHEN

- Granite counter top + SS sink
- Wall cladding with tiles above counter up to 2 ft.

SAFETY FEATURES

- Parapet wall
- MS railings

| PAYMENT PLANS

SLABS	% COLLECTION DUE
ALLOTMENT DAY/BOOKING	10.00%
SDR	
PLINTH COMPLETION OR JAN 21 WHICHEVER IS LATER	10.00%
ON COMPLETION OF HABITABLE SLAB 8	20.00%
ON COMPLETION OF HABITABLE SLAB 17	20.00%
ON COMPLETION OF SUPERSTRUCTURE	10.00%
TERRACES WITH WATERPROOFING	10.00%
ON COMPLETION OF WALLS	10.00%
SANITARY & EXTERNAL PLUMBING	5.00%
ON NOTICE OF POSSESSION	5.00%

| 10:90 PAYMENT PLAN* FOR NRIs

SLABS	% COLLECTION DUE
ALLOTMENT DAY/BOOKING	10.00%
SDR AMOUNT WITHIN 30 DAYS FROM THE DATE OF BOOKING	TO AUTHORITY
ON APPLICATION OF OC	85.00%
ON NOTICE OF POSSESSION	5.00%
TOTAL	100.00%

*10:90 Scheme is only applicable from ground floor to 5th floor.

| PRICING FOR NRIs

Typology	Total RERA Area (sq. ft.)	Default Parking	Hill Facing (Price in Lakh)	Garden Facing (Price in Lakh)
1 BHK	468	None	NA	50.50
2 BHK	641	Stack	65.50	67.60
3 BHK	815	Covered	82.25	84.95



OUR PARTNERS

ARCHITECT
HAFEEZ
CONTRACTOR

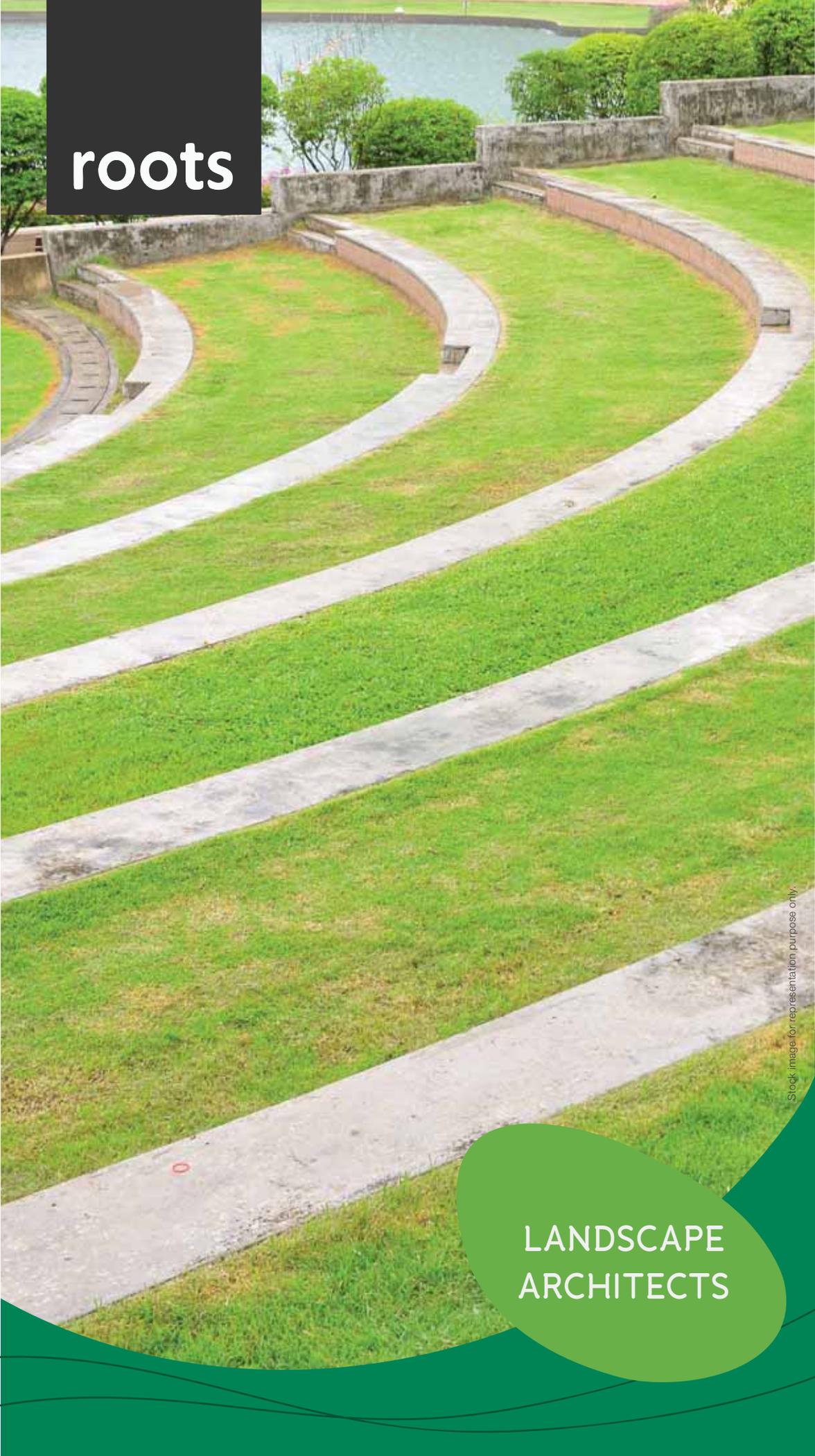




StudioPOD
PEOPLE ORIENTED DESIGN



Artist Impression. Not an actual site photograph.



roots

LANDSCAPE
ARCHITECTS

DADA



Artist impression. Not an actual site photograph.

MASTER
PLANNER



The project is registered with MahaRERA under registration no. Godrej Green Cove- P52100026875, available at <http://maharera.mahaonline.gov.in>.

Site Address- Godrej Green Cove, Mahalunge, Mulshi, Pune 411045.

Godrej Green Cove is part of a sanctioned Township of 42 Hectares approx. (104 Acres) at Village Mahalunge, Pune. Mahalunge Township Developers LLP, (wherein Godrej Properties Limited is a partner) as owners and being part of said Township, is developing 25 Hectares approx. (62 Acres) of the Land in the said Township. The development by Mahalunge Township Developers LLP has access to 8 Hectares [approx. 20 acres] of public greens, Boat Club (membership-based) and Retail Street forming part of the common amenities in the Township, along with other developers. The sale is subject to terms of application form and agreement for sale. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The official website of the company is www.godrejproperties.com. Please do not rely on the information provided on any other website.