

GODREJ HILL RETREAT

BANER-MAHALUNGE ROAD, PUNE



#RIVERHILLS

A 40-HECTARE TOWNSHIP IN MAHALUNGE, PUNE
NESTLED AMIDST A RIVER AND HILL.

1 Hectare = 2.47 Acres

Stock image for representation purpose only

BRAND GODREJ



Actual site photograph.

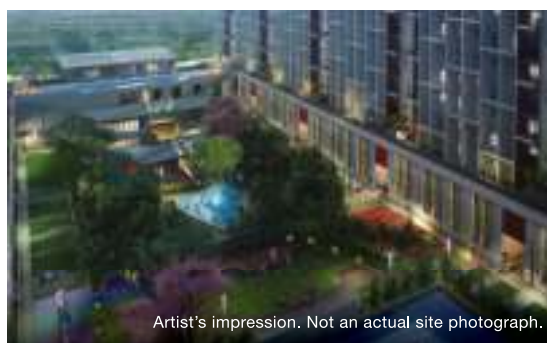
Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties' development combines a 124-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

IN RECENT YEARS, GODREJ PROPERTIES HAS RECEIVED OVER 250 AWARDS AND RECOGNITIONS



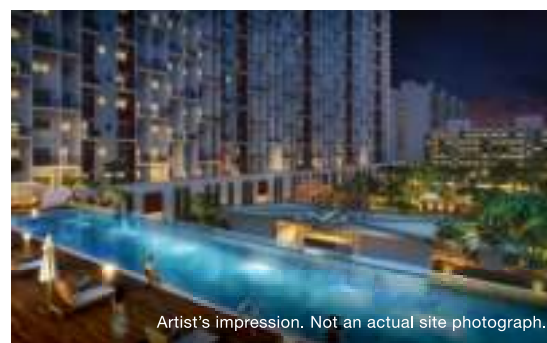
- 19th Business Leader of the Year Awards 2021
- Ranked #1 Globally Amongst Listed Residential Developers at the Global Real Estate Sustainability Benchmark (GRESB) 2020
- National Brand Leader at Track2realty Brandxreport 2020
 - Architecture Master Prize 2020
 - 5th IBE India Property Awards 2020
 - 12th Realty+ Awards & Conclave - West 2020
 - Global Future Design Awards 2020
- The Most Trusted Brands of India Award by Trust Research Advisory's Brand Trust Report 2019
- Builder of the Year Award at the 13th CNBC-AWAAZ Real Estate Awards 2019
- Real Estate Company of the Year Award at the Construction Week Awards 2019

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



PRESENCE IN PUNE



9,19,000
m² SOLD



10,000+
HAPPY FAMILIES

1 m² = 10,764 ft²

BANER-MAHALUNGE ROAD WELL-CONNECTED TO NATURE AND CONVENIENCE



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Baner-Mahalunge Road is an upcoming hotspot nestled between Baner (Residential Hub) & Hinjewadi (IT Hub). In close proximity to Mahalunge-Maan Hi-Tech City along with Hinjewadi, Baner, Wakad, Aundh and PCMC, this is a place where nature and conveniences co-exist. Its rapid growth is helping it become one of the most sought-after residential locations in Pune.



Pune International Airport
at 54 Mins drive
via Pashan Road*



283.28 Hectares
(approximately 700 Acres)
Mahalunge-Maan Hi-Tech
City approved by PMRDA#



84 Hectares
(approximately 208 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.

#<http://www.pmrda.gov.in>

HOW GODREJ PROPERTIES SPREAD ITS ROOTS IN MAHALUNGE



GODREJ PROPERTIES ENTERED MAHALUNGE IN
2019 WITH ITS FIRST EVER TOWNSHIP PROJECT
IN PUNE

**4 SUCCESSFUL
PROJECTS**

launched in Mahalunge
since 2019

SOLD 95%

Units in all the 4 launches
in Pune

**2,000+
HAPPY FAMILIES**

since first launch

THE CENTRE OF ACTION AND ATTRACTION



STRATEGIC LOCATION

Source: Google Maps | Map not to scale.

STAY CONNECTED TO EVERYTHING THAT MATTERS TO YOU



SCHOOLS & COLLEGES

- Global Indian International School 0 kms
- Banyan Tree International School 2.6 kms
- VIBGYOR School 3.8 kms
- MITCON 4.4 kms



RESTAURANTS

- VITS Hotel 3.4 kms
- Radisson Blu 3.5 kms
- The Orchid Hotel 3.6 kms
- Ramada Plaza 5.0 kms
- Courtyard by Marriott 5.4 kms



HEALTHCARE

- Ruby Hall 4.8 kms
- Surya Specialty 6.0 kms
- Jupiter 6.2 kms
- Life-Point Multispecialty 6.9 kms
- Nucare 8.2 kms



IT & BUSINESS

- Hinjewadi IT Park 4 kms
- Teerth Technospace 4 kms
- Cummins India 4.8 kms
- Prabhavatechpark 5.7 kms
- Embassy Techzone 7 kms



SHOPPING & ENTERTAINMENT

- Westside 3.9 kms
- D-Mart 4.0 kms
- Croma 4.4 kms
- Balewadi Highstreet 5.6 kms
- Xion Mall 8.4 kms
- Westend Mall 9.3 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 16.9 kms
- Pune Airport 23.4 kms

LIFE IS BEAUTIFUL WITH A HILL AND RIVER BESIDES



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#RIVERHILLS

A 40-HECTARE TOWNSHIP IN MAHALUNGE, PUNE
NESTLED AMIDST A RIVER AND HILL.

#Riverhills is a 40-hectare mixed-use township, covered in the bed of nature, bringing imagination to life. Come, experience peace and nature in its most pristine form.

1 Hectare = 2.47 Acres

EXPERIENCE THE BREATH OF
FRESH AIR THROUGHOUT THE DAY



Stock image for representation purpose only.

HILL DISTRICT

When you live by the hills, there's a sublime experience that motivates you to go higher and soar farther. 5,000+ trees take you under their wings, just for you to know that this is an address, where nature cares for your happiness.

A FLOWING RIVER YOUR NEW SHOPPING COMPANION



Stock image for representation purpose only.

HIGH-STREET RIVERWALK

Presenting a shopping experience close to the river. A 0.5 km High-Street Retail Riverwalk, which is a pedestrian and cycle-friendly zone. It has a linear park with stepped pathways and gardens. This artery is inspired from the famed La Rambla Street in Barcelona.

The development by Mahalunge Township Developers LLP has access to 8 Hectares (approx. 20 acres) of public greens, Boat Club (member ship-based) and Retail Street forming part of the common amenities in the Township, along with other developers. 1 Hectare = 2.47 Acres

AN EXPANSIVE PARK TO BOND WITH YOUR LOVED ONES



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CENTRAL PARK

Enjoy the freshness of pure air and get ready to experience an outdoor lifestyle with a 3-hectare Central Park. Here, a green carpet awaits you and your loved ones to keep aside your pair of shoes and walk barefoot to calm your mind, body and soul. The Garden Walkways and Bridges, Huge Open Amphitheatre and Lavish Sit-out Zone, leave no opportunity in making the Park even grander.

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. 1 Hectare = 2.47 Acres

DELIGHTFUL INDULGENCES BY THE RIVERSIDE



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RIVERFRONT BOAT CLUB

The Master Boat Club spans 5,100 m² (55,000 ft²), and is perched at the riverbank. It offers River Activities, a Multi-Faceted Dining Experience and much more. So come, indulge and alleviate all your worries at the Riverfront Boat Club.

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. 1 Hectare = 2.47 Acres. 1 m². = 10.764 ft²

PRESENTING
GODREJ HILL RETREAT
BANER-MAHALUNGE ROAD, PUNE



OUR FIRST EVER
**RESORT-STYLE
DEVELOPMENT**
IN PUNE
WITH 25+ RESORT-LIKE AMENITIES



Artist's impression. Not an actual site photograph.



**YOUR GATEWAY TO DELIGHT
THE BEST DESTINATION
FOR ENTIRE FAMILY**

Artist's impression. Not an actual site photograph.

GRANDIOSE CLUBHOUSE

An Eco Resort Club spread across approx. 1,400 m² (15,000 ft²). at Godrej Hill Retreat is the ultimate destination for the entire family to experience a myriad of Indulgences. A delight to your eyes and solace for your soul, this place is sure to rejuvenate and revitalize you. Your address will now be your favourite holiday destination, because here you play, swim, admire and relax. Come, live the resort-life.

1 m². = 10,764 ft²

ECO RESORT CLUB WELLNESS AMENITIES

KEEPING YOUR WELL-BEING IN MIND



Organic Spa



IR Sauna



Resistance Pool



Yoga & Pilates Deck

LEISURE AMENITIES

FAVOURITE SPOTS FOR YOU
AND YOUR GUESTS



Bowling Alley



Premium Guest Suites/Rooms



Cafeteria & Juice Bar



Banquet Hall

ENTERTAINMENT AMENITIES

FUN TIMES MAKE GREAT MEMORIES



Digital Games Room



Mini Theatre



Indoor Games Room



Indoor Kids' Play Area

CONVENIENCE AMENITIES

SERVICES AND ACCESSIBILITY
AT YOUR DOORSTEP



Concierge & Maintenance
Services



Smart, Hot &
Cold Parcel Lockers



Digital Gym & Fitness Centre



Crèche

WORK FROM CLUB AMENITIES

CORNERS THAT MAKE YOU
MORE PRODUCTIVE



Working/Meeting Pods



24/7 Vending Machines



Business Centre



E-Library / Reading Lounge

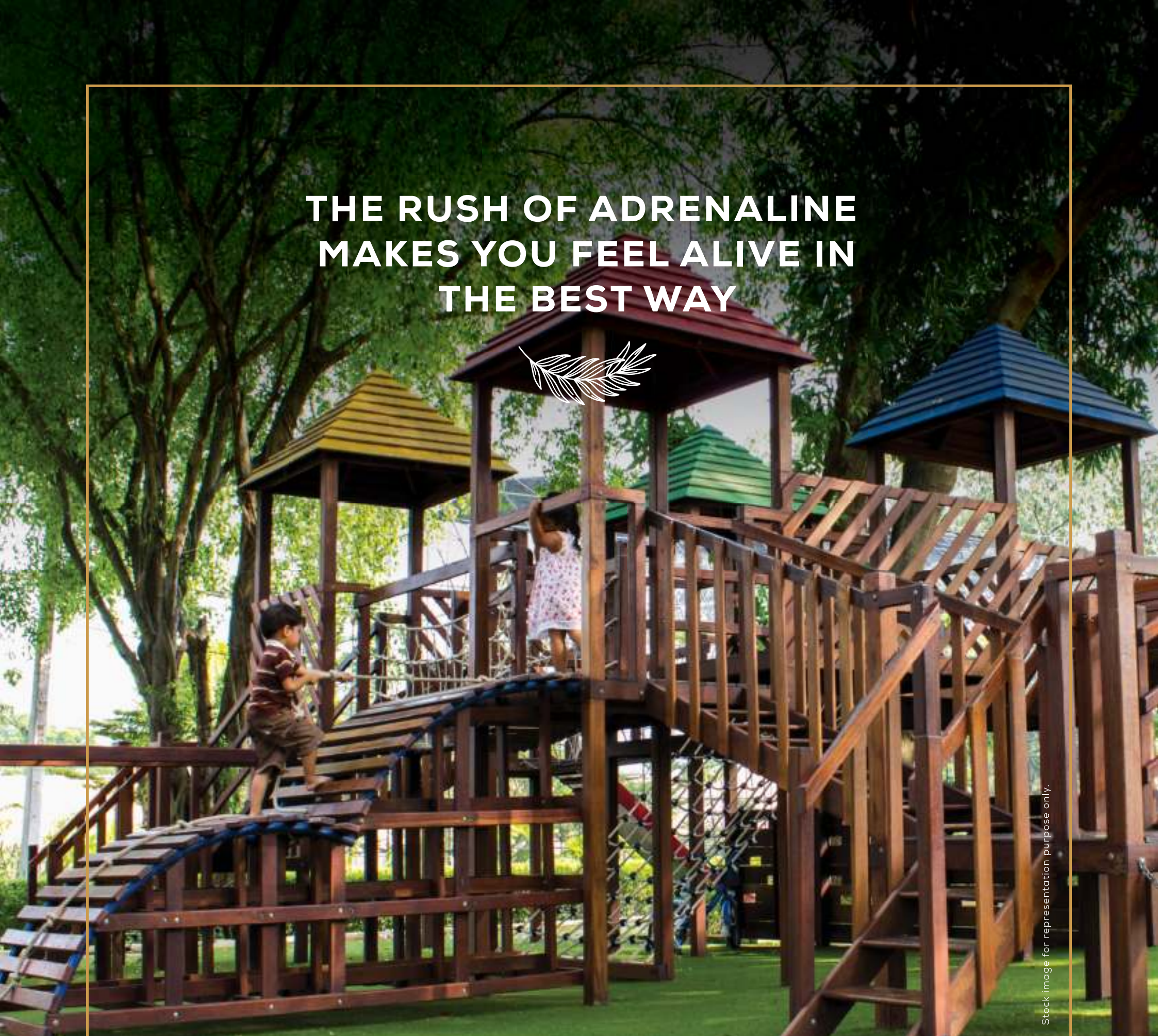
FOUR THRILLING ZONES



Stock image for representation purpose only.

THAT LEAD TO LIFE'S BEST
MOMENTS

**THE RUSH OF ADRENALINE
MAKES YOU FEEL ALIVE IN
THE BEST WAY**



Stock image for representation purpose only.

KIDS' CARNIVAL ZONE

The Kids' Carnival Zone at Godrej Hill Retreat creates the perfect backdrop for the kids to enjoy great outdoors and experience excitement.

KIDS' CARNIVAL ZONE

SAFE AND FUN ENVIRONMENT FOR
THE LITTLE ONES TO PLAY



Bungee Trampoline



Zorbing Soccer



Outdoor Rock Climbing



Kids' Adventure Park

**INDULGING IN WATER THERAPY
IS THE ULTIMATE JOY**



Stock image for representation purpose only.

SPLASH ARENA

Life is better by the poolside. Forget all your worries and rejuvenate in the pool of refreshment. Welcome to an address where you and your loved ones can play and enjoy. The Splash Arena at Godrej Hill Retreat is truly an exciting place to unwind.

SPLASH ARENA

BLUE REFRESHMENTS FOR
THE MIND AND SOUL



Artificial Rain Dance



Water Volleyball



Kids' Pool with Slide



Cabanas

A rooftop lounge scene with people relaxing and socializing. In the foreground, two men are sitting on large, light-colored beanbag chairs on a paved terrace. The man on the left is wearing a light blue shirt and pink pants, holding a glass of beer. The man on the right is wearing a purple t-shirt and grey pants, also holding a glass of beer. In the background, three women are standing and talking near a low wall. One woman is wearing a yellow dress, and the others are in white. The background shows a city skyline under a clear blue sky.

HERE, CHERISHING LIFE
IS A DELIGHTFUL ROUTINE



Stock image for representation purpose only.

RESORT ROOF ARENA

Imagine a life where you seek delight in every moment. The Resort Roof Arena will become the preferred happiness venue for your family. A place where you can come together with your near and dear ones to celebrate the best moments of your life.

RESORT ROOF ARENA

AMENITIES THAT FILL LIFE WITH
FUN AND EXCITEMENT



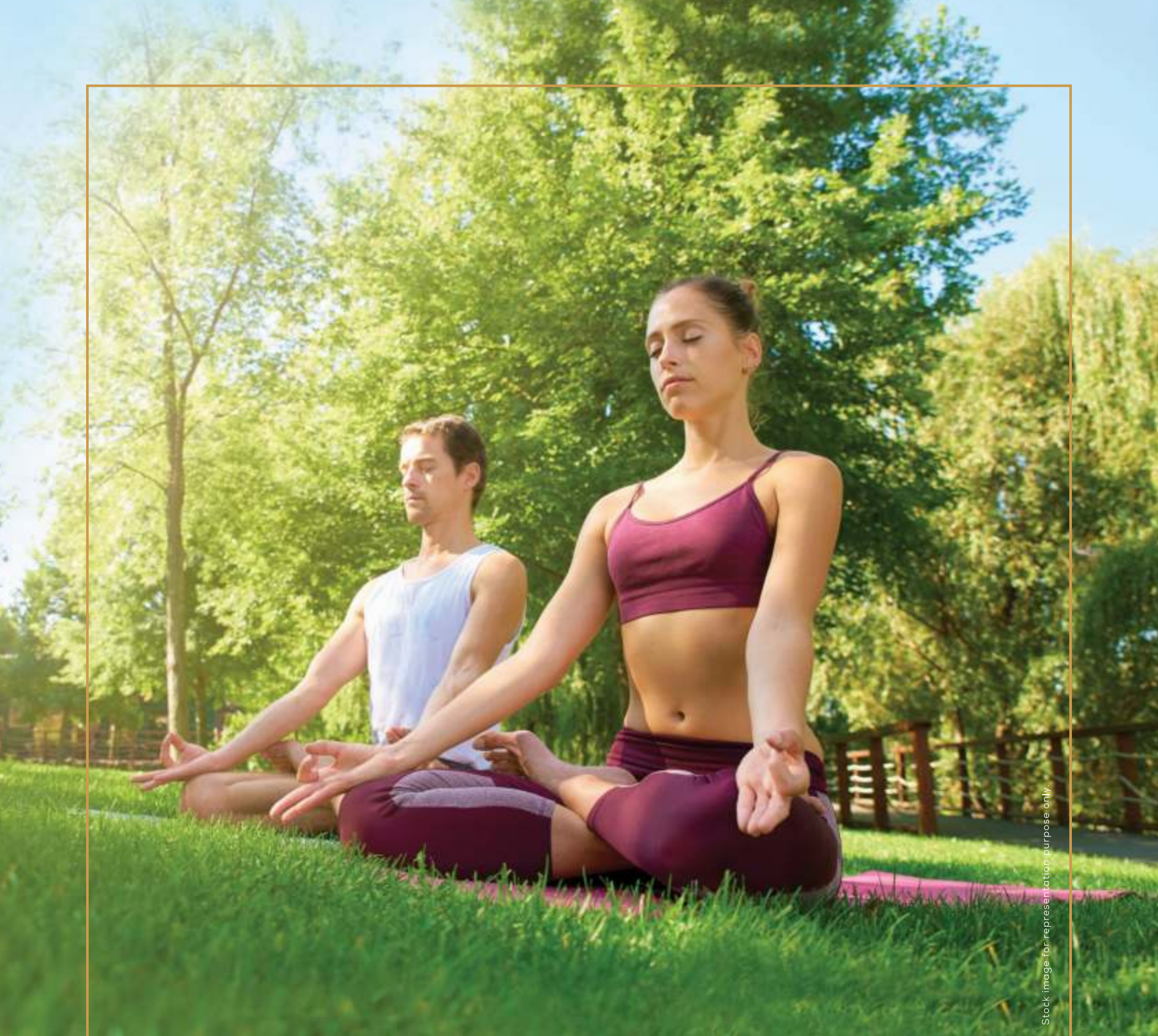
Rooftop LED Multipurpose Court



Open Movie Screen



Rooftop Croquet Area



Stock image for representation purpose only.

TRANQUIL ZONE

One of the best feelings in the world is to be at peace with yourself. The Tranquil Zone at Godrej Hill Retreat gives you the perfect 'me time' and a break from the materialistic world.

TRANQUIL ZONE

RELAXATION SPOTS TO CALM
YOU IN AND OUT



Meditation Lawn



Reflexology Pathway



Senior Citizens' Area



Bird Feeding Area



WALKING HIGH ON THE GREEN CARPET



Artist's impression. Not an actual site photograph.

ELEVATED SKYWALK

Spread across 1,700 m² (18,600 ft²), the skywalk stands at a height of 100 meters and is 280 meters long. It gives an exceptional experience of walking in the sky, showing beautiful sunrise and sunsets.

1 m². = 10,764 ft²

TOWER TOP AMENITIES AT 100M HEIGHT



280M Sky Walk & Lawns



Amphitheatre



BBQ Pavilion



Star Gazing Zone

**A BEST FRIEND YOU CAN
VISIT ANYTIME**



Stock image for representation purpose only.

7 TYPES OF GARDENS

If you're looking out for a perfect place to relax, then Godrej Hill Retreat has it. The 7 types of gardens are an ode to nature. Imagine an address where you are never far from greens and nature is flourishing in all its glory.



Floral Tunnel Garden



Sculpture Garden



Bamboo Garden
With Walkways



Zen Garden



Vertical Greens



Therapeutic Healing
/ Herbal Garden



Celebration Garden
With Lighting

EMBRACE GREENERY WITH OPEN ARMS



Stock image for representation purpose only.

EXPANSIVE GREEN SPACES

Over a hectare of open green spaces are spread across the 3 levels - Ground, Podium Top and Tower Top. At Godrej Hill Retreat, we are offering you spaces of exclusivity and greenery. The plenty of open spaces will keep you and your loved ones healthy and at peace.

1 Hectare = 2.47 Acres

BEGIN YOUR DAY WITH SPLENDID NATURE VIEWS



Artist's impression. Not an actual site photograph.

ALLURING VIEWS

Start your day appreciating the abundance of nature. At Godrej Hill Retreat, we have 3 hectares of Central Park and ~0.5 hectares of Podium Top Greens for you to enjoy a peaceful living experience amidst the Greens.

1 Hectare = 2.47 Acres

MASTER LAYOUT PLAN

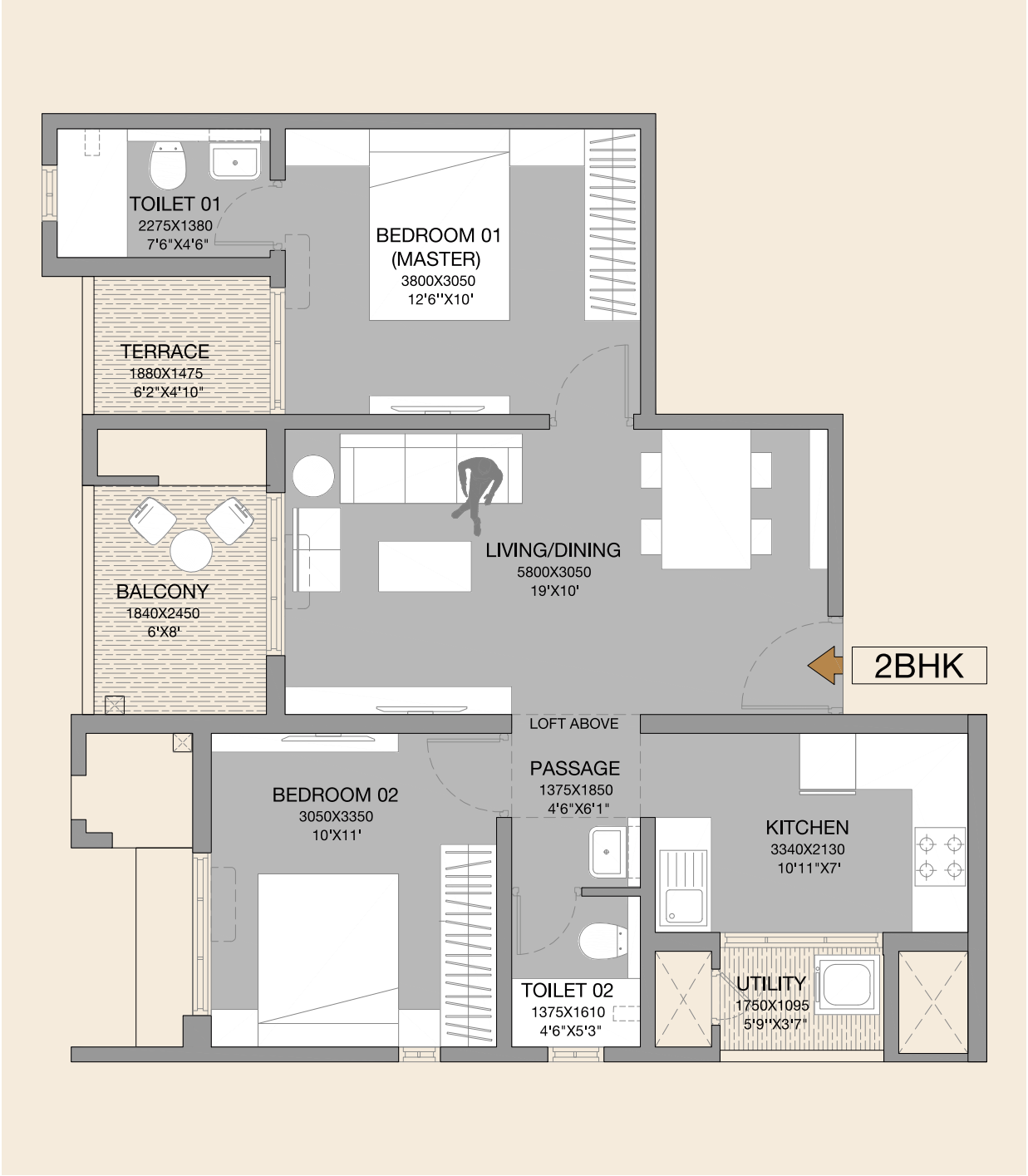


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LEGEND

- | | | |
|-----------------------------------|-------------------------------------|----------------------------|
| 1. CELEBRATION GARDEN | 11. MEDITATION LAWN | 22. MOUNDS |
| 2. FLORAL TUNNELS | 12. WORKING PODS (FLOATING CABANAS) | 23. WATERBODY WITH SIGNAGE |
| 3. ROOFTOP LED MULTIPURPOSE COURT | 13. RAIN DANCE WATER CURTAIN | 24. SECURITY |
| 4. THERAPEUTIC HEALING PATH | 14. KIDS POOL SLIDE | 25. PARKING |
| 5. KIDS POOL | 15. BAMBOO WALKWAY | 26. SERVICES |
| 6. LAP POOL | 16. STAR GAZING ZONE | 27. RETAIL FRONTAGE |
| 7. SCREEN WALL | 17. BIRD FEEDING POCKET | 28. CANOPY |
| 8. OVERFLOW WATERBODY | 18. AMPHITHEATRE | 29. CYCLE TRACK |
| 9. STEPPED GARDEN | 19. BBQ PAVILION | 30. CENTRAL PLAZA |
| WITH CHANGING ROOM BELOW | 20. ACUPUNCTURE PATHWAY | 31. PLANTERS WITH SEATING |
| 10. KIDS PLAY AREA | 21. ZEN GARDEN | |

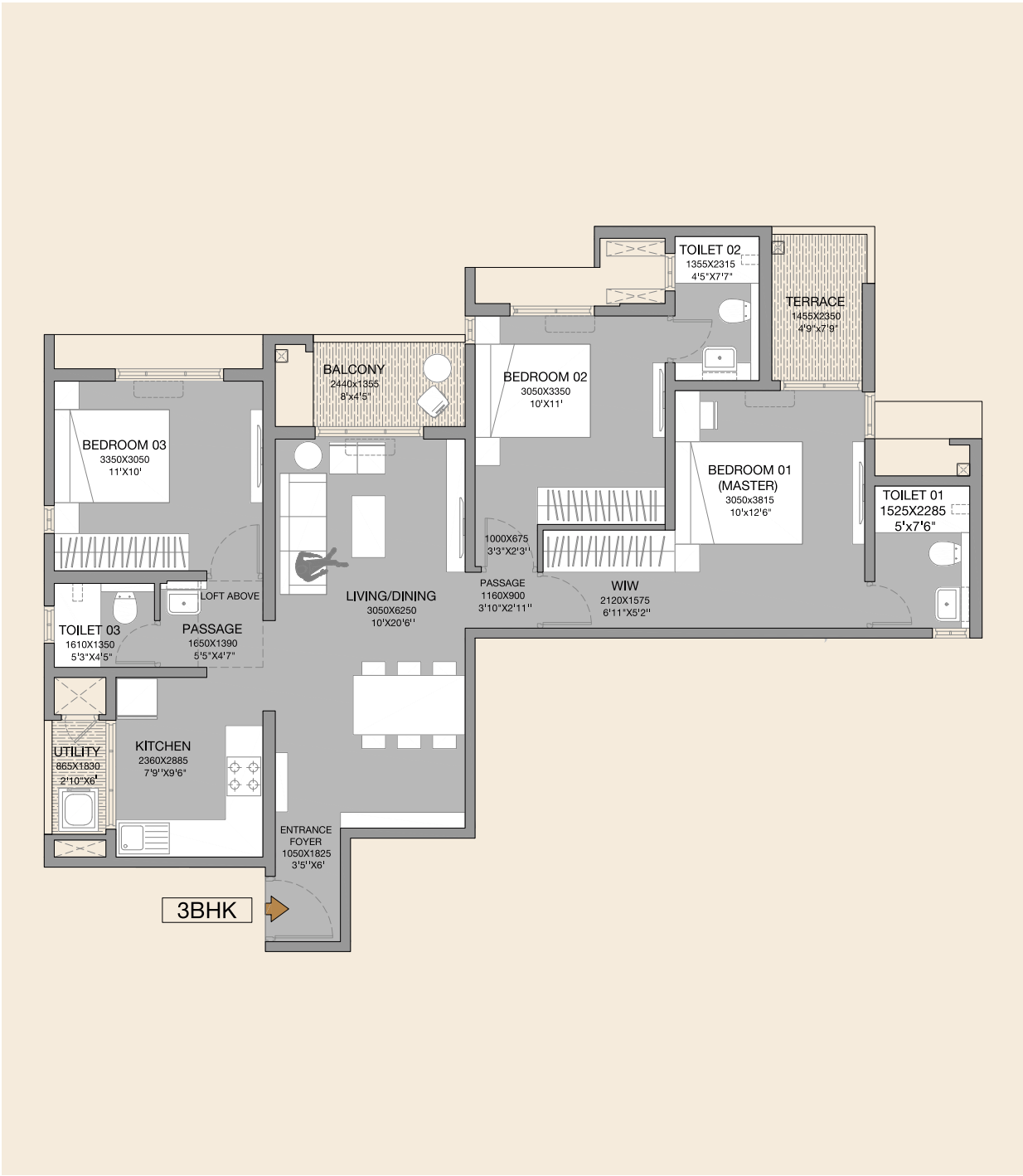
2 BHK UNIT PLAN



SPECIFICATION

Configuration	AREA AS PER RERA			
	Area as per rera [Sq.Mt.]	Exclusive Area [Sq.Mt.]	Total Area [Sq.Mt.]	Total Area [Sq.Ft.]
2 BHK	55.93	12.21	68.14	733.45

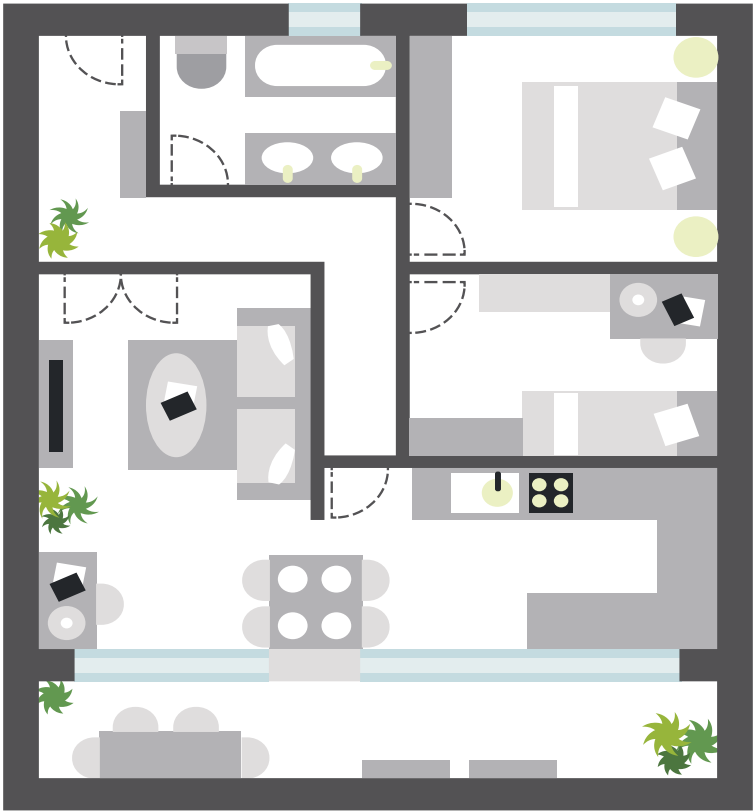
3 BHK UNIT PLAN



SPECIFICATION

Configuration	AREA AS PER RERA			
	Area as per rera [Sq.Mt.]	Exclusive Area [Sq.Mt.]	Total Area [Sq.Mt.]	Total Area [Sq.Ft.]
3 BHK	79.08	11.54	90.62	975.42

SPECIFICATIONS



STRUCTURE

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

DOORS/WINDOWS

- Main entrance - pre hung doors
- Other doors - pre hung doors
- Windows - powder coated aluminum windows with mosquito mesh on sliding windows

ELECTRICALS

- Modular switches - Anchor/Schneider/Equivalent-Childproof
- Provision for Cable TV, Telephone, AC, Wi-Fi points

SPECIAL FEATURES

- Video door phone
- Solar water (in master bedroom's toilet)
- Inverter

SAFETY FEATURES

- Parapet wall
- MS railings

TOILET

- Sanitary ware - Jaquar/Kohler/American Standard equivalent
- CP fittings - Jaquar/Kohler/American Standard equivalent
- Counter top - Granite counter top
- Wall cladding (all toilets) - Ceramic tiles upto lintel level
- False ceiling in all toilets

FLOORING

- Living/dining - Vitrified tiles
- Master bedroom - Vitrified tiles
- Other bedrooms - Vitrified tiles
- Kitchen - Vitrified tiles
- Balconies - Matte Anti-skid tiles
- Utility area - Matte Anti-skid tiles
- Master Toilet - Matte Anti-skid tiles
- Other toilet - Matte Anti-skid tiles

KITCHEN

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

PAYMENT PLAN



CLP PLAN

SLABS	% COLLECTION DUE
MILESTONE	
ALLOTMENT DAY / BOOKING	10.00%
SDR	
ON COMPLETION OF EXCAVATION	10.00%
PLINTH COMPLETION	15.00%
ON COMPLETION OF HABITABLE SLAB 2	10.00%
ON COMPLETION OF HABITABLE SLAB 8	10.00%
ON COMPLETION OF HABITABLE SLAB 18	10.00%
ON COMPLETION OF SUPERSTRUCTURE	5.00%
TERRACES WITH WATERPROOFING	10.00%
ON COMPLETION OF WALLS	5.00%
ON COMPLETION OF STAIRCASES	5.00%
SANITARY & EXTERNAL PLUMBING	5.00%
ON APPLICATION OF OC	3.00%
ON NOTICE OF POSSESSION	2.00%
TOTAL	100%



AHC Designed Project : 23 Marina, Dubai by HIRCO

Architect
Hafeez
Contractor
Design Consultant



Artist's impression. Not an actual site photograph.



MASTER PLANNER

DADA

Artist's impression. Not an actual site photograph.

GODREJ HILL RETREAT

BANER-MAHALUNGE ROAD, PUNE



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The project is registered with MahaRERA under registration no. Godrej Hill Retreat - P52100029559, available at <http://maharera.mahaonline.gov.in>.
Site Address- Godrej Hill Retreat, Mahalunge, Mulshi, Pune 411045.

Godrej Hill Retreat is part of a sanctioned Township of around 84 Hectares (approx. 208 Acres) at Village Mahalunge, and Maan and Hinjewadi, Pune. The Developer, viz, 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 ("said Land"). The development by Mahalunge Township Developers LLP has access to about 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 of flat(s)/unit(s) is subject to terms of the application form and the 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 Developer hereby declares that it has availed construction finance facility ("Facility") from ICICI Bank Limited ("Lender") and has secured the Facility by mortgaging the said Land in the favour of Lender. The Lender will provide no objection certificate for the sale of unit, as and when required. T&C Apply. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.