

BANER-MAHALUNGE ROAD, PUNE

GODREJ HILLSIDE 3

#TheHillsAreCalling



Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.



Actual site photograph of Godrej One.

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 126-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

Integrated Township Project
of the Year
Realty+ Excellence Awards,
2023

Best Design Project
Realty+, 2022

Best Interior Design
Realty +, 2022

Plotted Development
of the Year
Realty Conclave Award,
2022

Lopez Design for
Energizing - Central Park
India's Best
Design Awards, 2021

Architectural Design
of the Year
Realty Conclave Award,
2021

Best Interior Design
Realty Conclave Award,
2021

National Brand Leaders
Track2Realty BrandXReport,
2019-20

Porter Prize: For Leveraging
Unique Activities
Porter Prize, 2019

Real Estate Company
of the Year
Construction Week
Awards, 2019

India's Top Builders
Award
Construction World Architect
and Builder (CWAB) Awards,
2018

Wealth Creator Among
The Next 500 Companies
Fortune India

Ranked #1 Globally for
a third consecutive year
GRESB (Global Real Estate
Sustainability Benchmark)

OUR VICTORIES OVER THE YEARS

We've always strived to give you the best, and it's this very spirit that has kept us going, growing and winning, not just awards and accolades, but the hearts of millions too.

PRESENCE IN PUNE



15,75,000+ m²
(16,95,3158+ sq²)
sold



16,000+
happy families



Source: Google Maps. Map not to scale.

A LOCATION THAT KEEPS THE CITY CLOSE, AND NATURE, EVEN CLOSER



Source: Google Maps. *The proposed Metro mentioned above is proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control.

A STRONG SOCIAL INFRASTRUCTURE, A STRONGER NETWORK

-  Schools & Colleges
-  IT & Business
-  Shopping & Entertainment
-  Restaurants
-  Healthcare
-  Easy-access Transport Modes





HOMES OVER ₹2500+ CR. SOLD BY
GODREJ PROPERTIES AT #RIVERHILLS



SOLD OVER 85%
in total of all launched phases



CLOSE TO 5000 HAPPY FAMILIES
since first launch



8 SUCCESSFUL LAUNCHES
since 2019



ACTUAL SITE PHOTOGRAPH

MARCH 2023

JANUARY 2020



A TALE OF TRANSFORMATION: CELEBRATING 3 YEARS OF REMARKABLE DEVELOPMENT AND PROGRESS

Behold the astonishing progress as our community flourishes from an empty canvas into a vibrant oasis of life and luxury. Experience the remarkable progress that continues to shape our thriving community.



Actual site photograph.



THE BEAUTY OF HILL DISTRICT

*Your dream home is nestled amongst breathtaking views of the hills and lush gardens.
Enjoy each day as nature treats you to vast greens and the gloriously swaying 5000+ trees, eager to have you home.*



Artists' impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



HIGH-STREET RIVERWALK, THE PLACE TO BE

Inspired by the renowned La Rambla street in Barcelona, shopping here is truly a wonderful experience. You can browse every shop by foot or hop on a cycle and ride along in the cycle-friendly zone. Better still, you can take a break in the gardens and let the greens refresh you.



Actual site photograph.



THE SPECTACULAR 3-HECTARE CENTRAL PARK

*Take a relaxing stroll along the 3-hectare Central Park and make the most of family time.
Discover open spaces, garden walkways, bridges and lavish sit-out zones that come with nature's serenity and peace.*



Stock image used for representational purposes only and is only indicative of the amenity, development and not actual delivery.

*Master Boat Club is membership-based



EXPERIENCE RIVERSIDE BLISS AT OUR EXPANSIVE BOAT CLUB

Indulge in unparalleled riverside luxury at our exquisite 5109.66 m² (55,000 ft²). Riverfront Boat Club. Immerse yourself in a world of endless activities and elevate your lifestyle with breathtaking views, fine dining, and exclusive events. Discover a new level of leisure living along the serene Riverfront.

Presenting

GODREJ HILLSIDE 3

BANER-MAHALUNGE ROAD, PUNE



YOUR LAST CHANCE TO LIVE BY THE HILLS



#TheHillsAreCalling

AN ELEVATED HILLSIDE WAY OF LIFE IS CALLING YOU



*Hill View Clubhouse
on MLCP top 650.32 m²
(7,000 ft²)*



*Magnificent elevated living
in the Sky Park (MLCP top
& Club top) 1672.25+ m²
(18,000+ ft²)*



*Splendid amenities
near the hill bed, a Root Park
with 6503.21+ m²
(70,000+ ft²)*



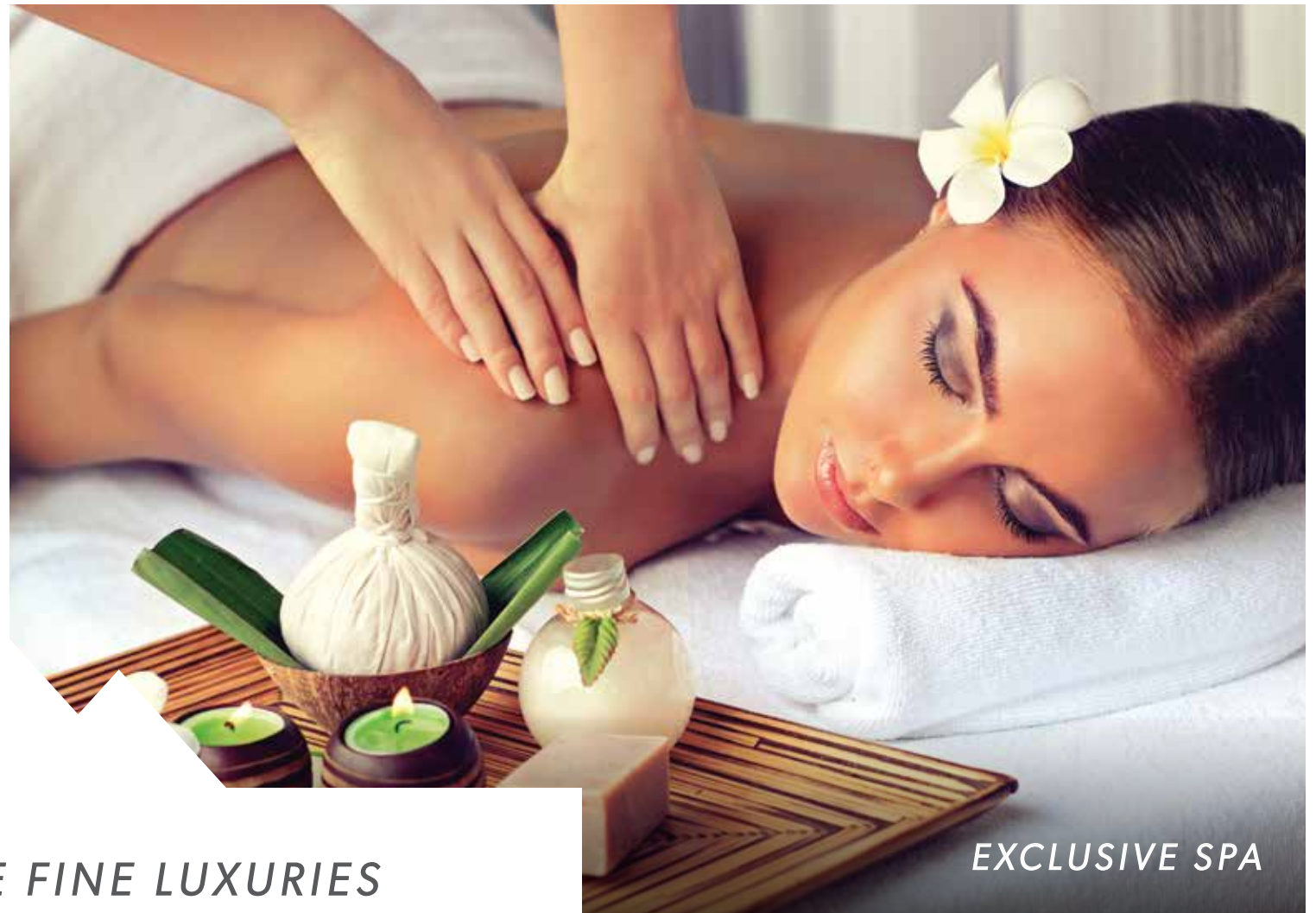
Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.

DISCOVER AN UNPARALLELED LIFESTYLE AT THE HILL VIEW CLUB

*Get ready for life's finest indulgences to win you over,
with the promise of great memories alongside a plethora of hill-view amenities.*

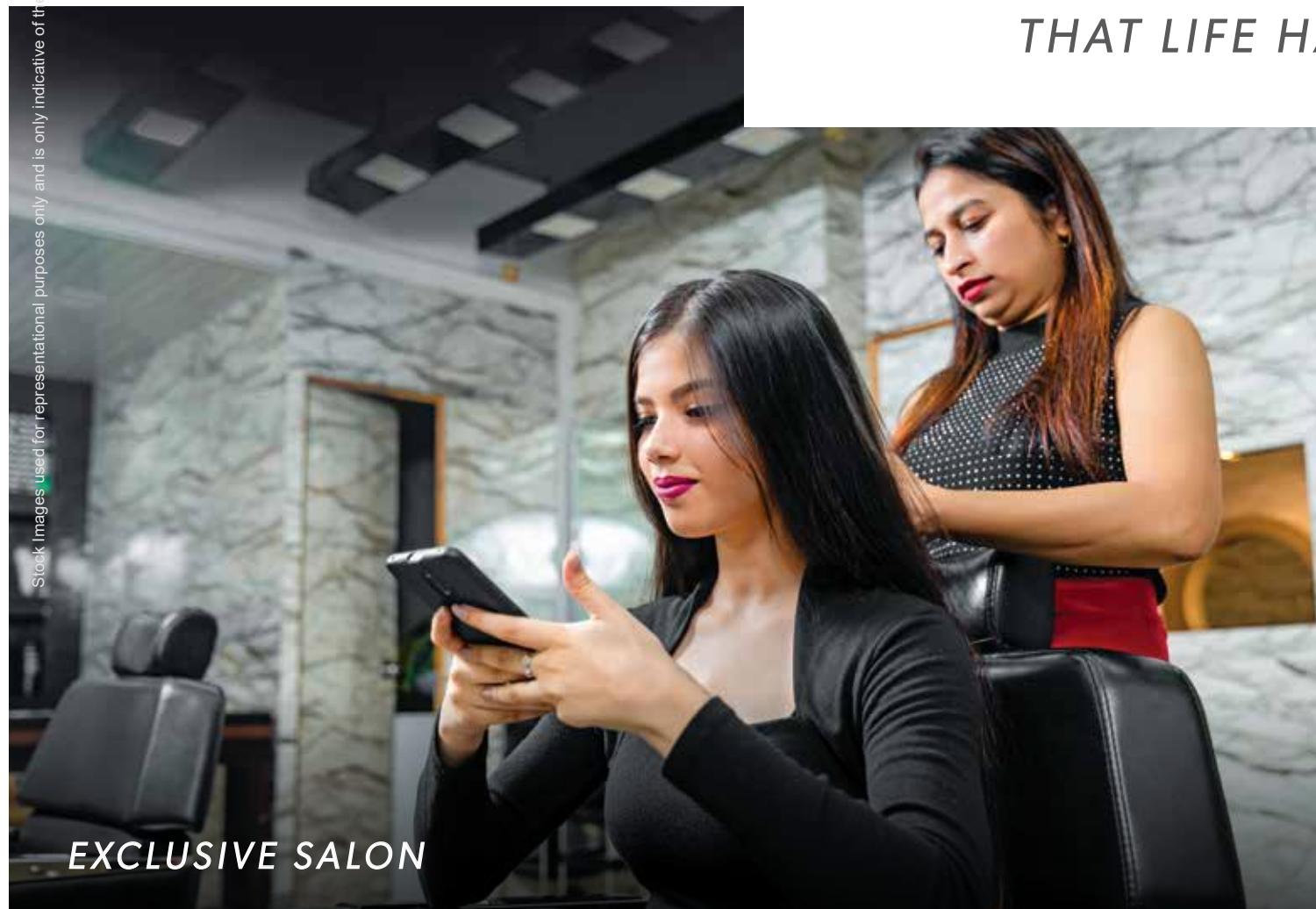


GUEST SUITES



EXCLUSIVE SPA

*DELIGHT IN THE FINE LUXURIES
THAT LIFE HAS TO OFFER*



EXCLUSIVE SALON



YOGA & ZUMBA STUDIO



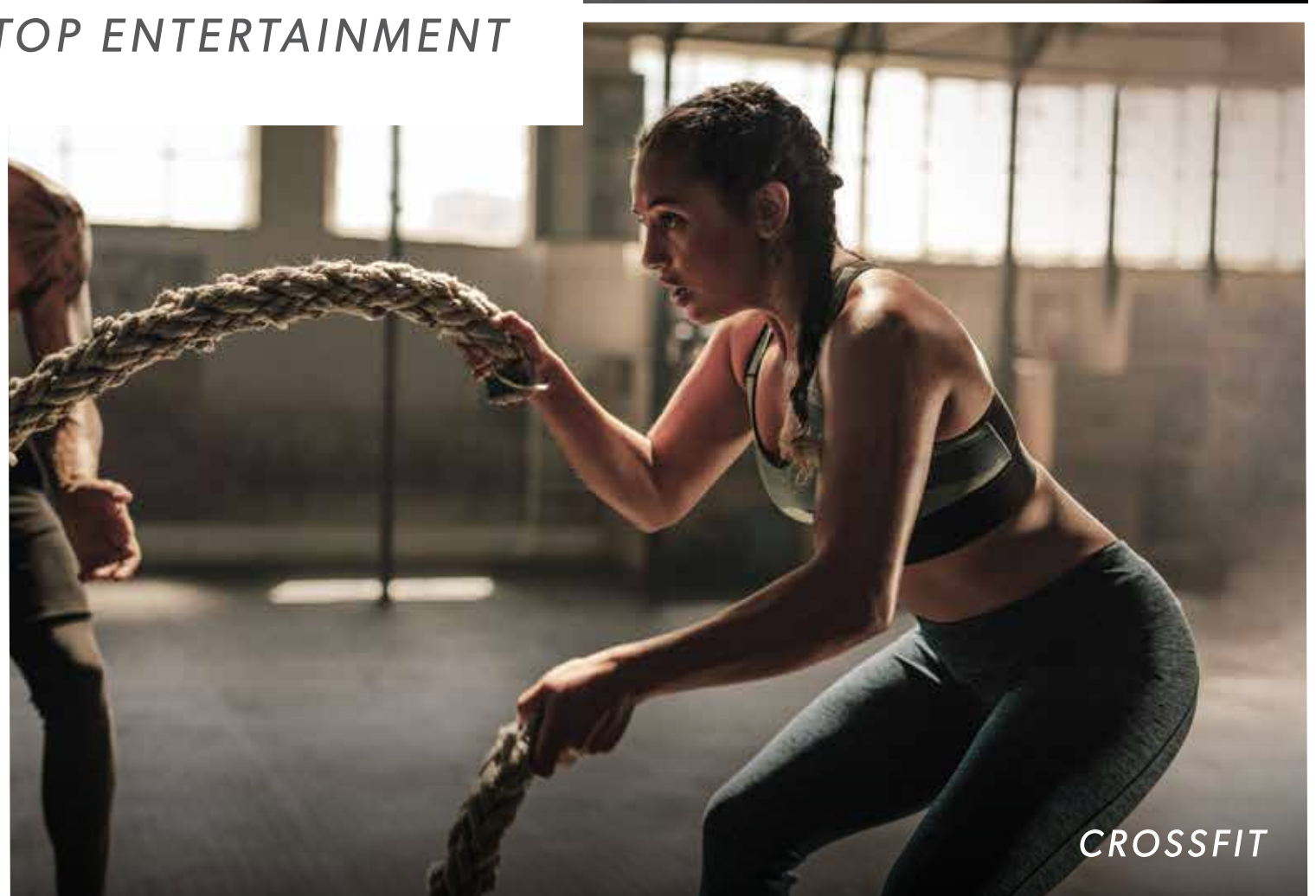
INDOOR GYM



INDOOR GAMES ROOM



DIGITAL GAMING



CROSSFIT

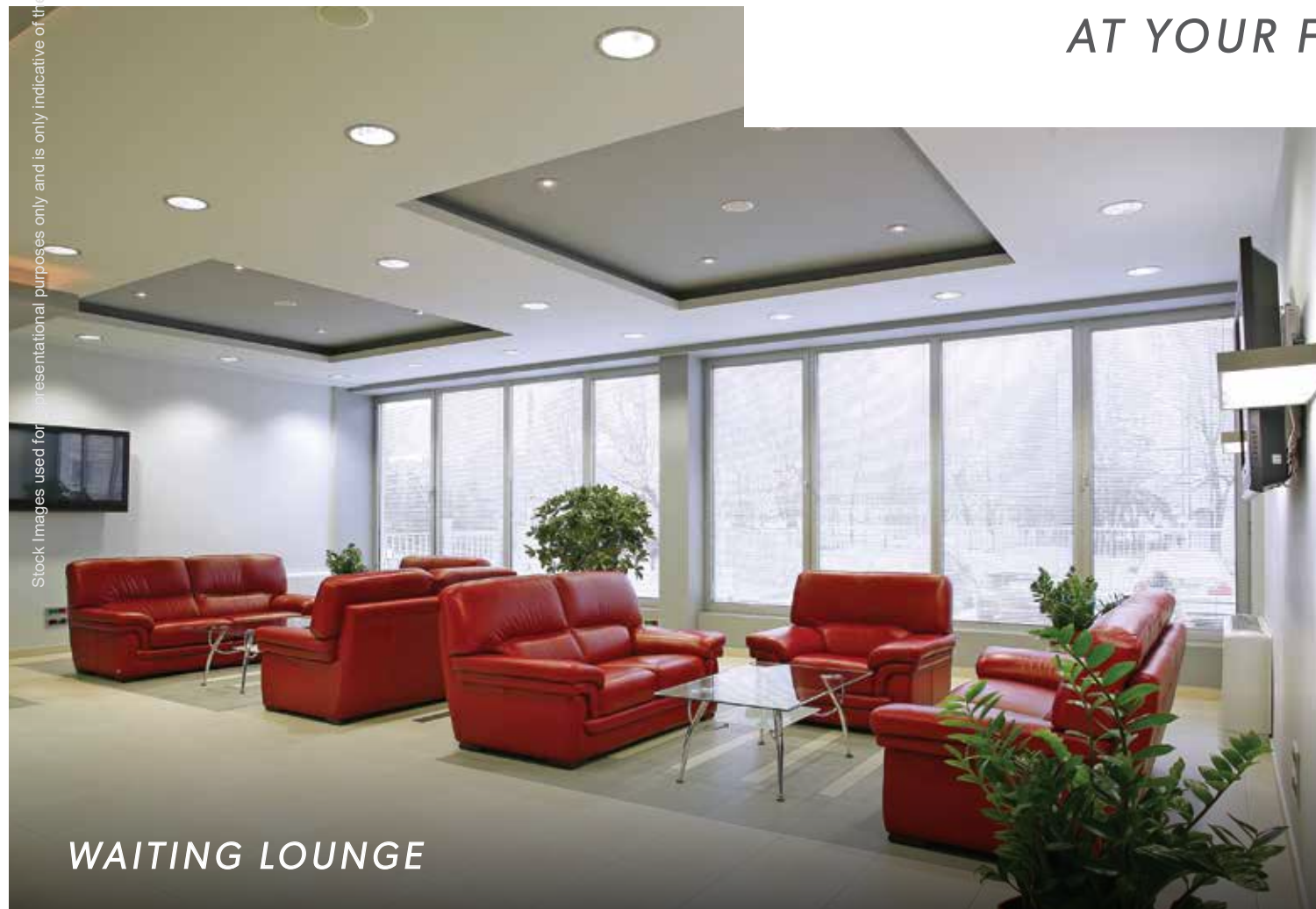
EXPLORE A LIFE
THAT OFFERS NON-STOP ENTERTAINMENT



CRÈCHE



MULTIPURPOSE HALL



WAITING LOUNGE



READING LOUNGE

ACCESS ALL OF LIFE'S CONVENIENCES
AT YOUR FINGERTIPS



Stock Image used for representational purposes only and is only indicative of the amenity development and not actual delivery.

WALK ALONGSIDE LUSH GREENS AND ENJOY THE BEAUTY OF THE SKY PARK

Relax in serenity as you take in the breathtaking views of the endless skies, stunning hillside, and beautiful natural surroundings.



CRICKET NETS

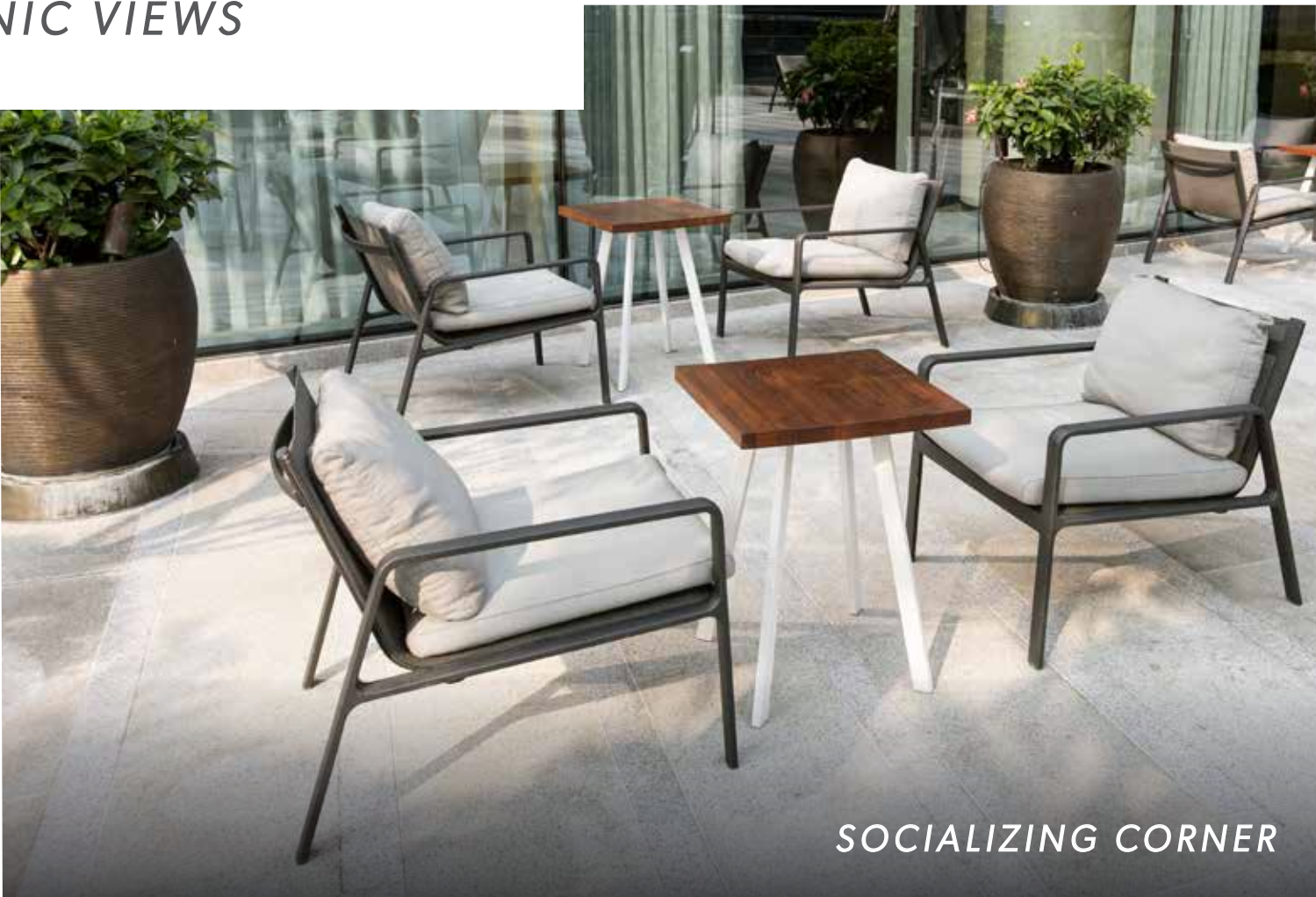


MULTIPURPOSE COURT

MAKE THE MOST OF ACTIVE AMENITIES
WITH SCENIC VIEWS



ARCHERY NET



SOCIALIZING CORNER



HILL VIEW DECK



SKY CINEMA

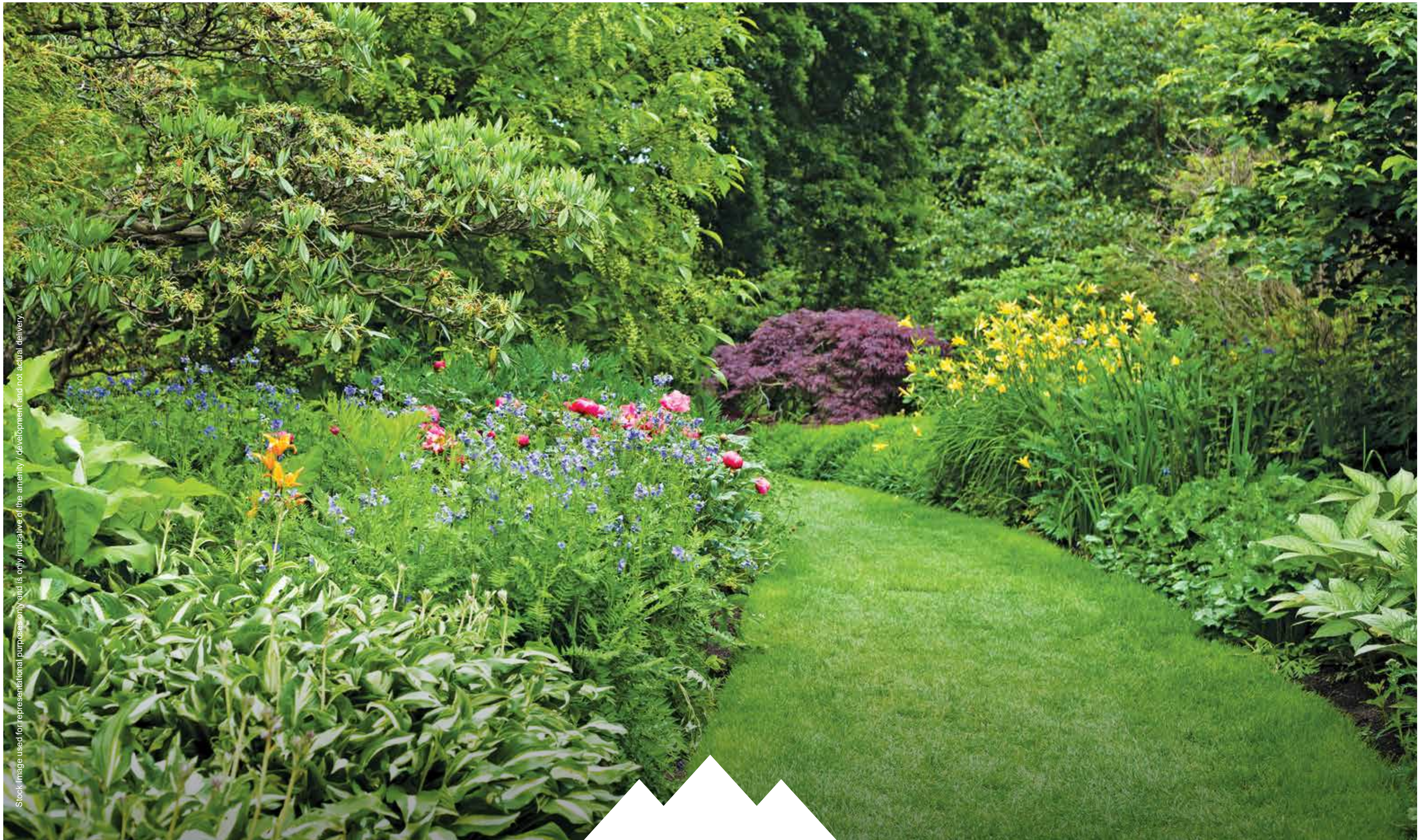
LET THE STARRY SKIES
LEAVE YOU FEELING ENCHANTED



PARTY LAWN



STAR GAZING DECK



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FIND YOURSELF LIVING IN NATURE'S LAP AT THE ROOT PARK

Immerse yourself in activities that nourish your mind, body, and soul amidst breathtaking, tranquil greenery day after day.



OUTDOOR JACUZZI + KIDS POOL



SWIMMING POOL & DECK

EXPERIENCE ACTIVE AMENITIES
SURROUNDED BY AMPLE GREENERY



AMPHITHEATER



MULTIPURPOSE LAWN

Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.



FLOWER GARDEN



WORK FROM GARDEN

*SPEND TIME WITH NATURE
AS YOUR CONSTANT COMPANION*

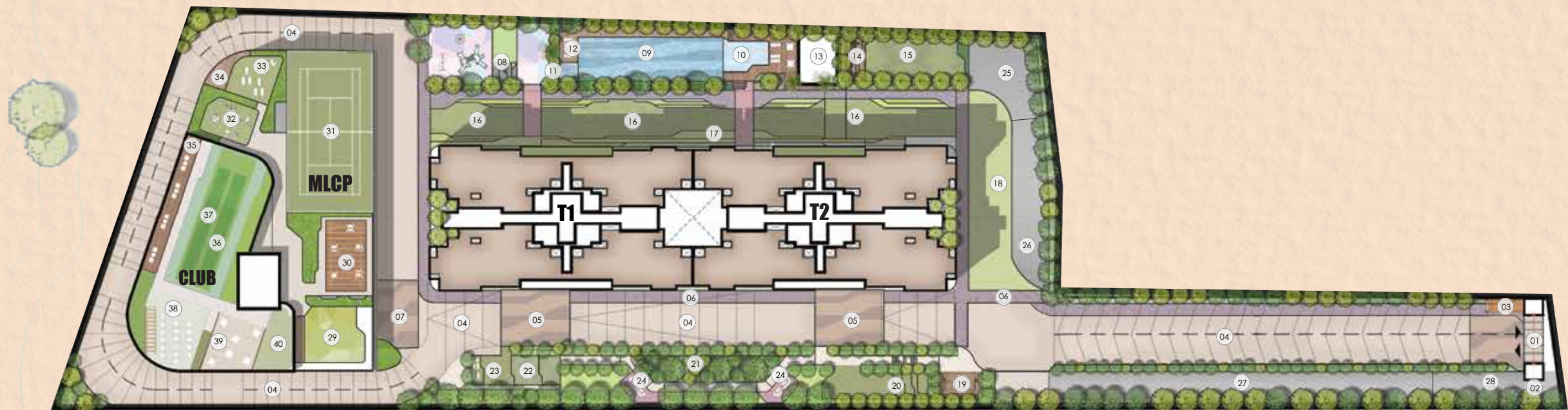


KIDS PLAY AREA



SENIOR CITIZEN GARDEN

MASTER LAYOUT PLAN



LEGEND

GROUND FLOOR

- 1. Entry/Exit
- 2. Security Cabin
- 3. Bus Shelter
- 4. Driveway
- 5. Drop off
- 6. Pedestrian Pathway
- 7. Clubhouse Entry
- 8. Kids Play Area
- 9. Swimming Pool
- 10. Kids Pool
- 11. Jacuzzi
- 12. Pool Deck
- 13. Changing Room
- 14. Amphitheater
- 15. Multipurpose Lawn

- 16. Strolling Lawn
- 17. Layered Plantation
- 18. Free Play Area
- 19. Waiting Area with Pergola
- 20. Work from Garden
- 21. Flower Garden
- 22. Stepped Lawn
- 23. Senior Citizen Garden
- 24. Seating Deck
- 25. DG Set
- 26. Transformer
- 27. STP
- 28. OWC

MLCP TOP AMENITIES

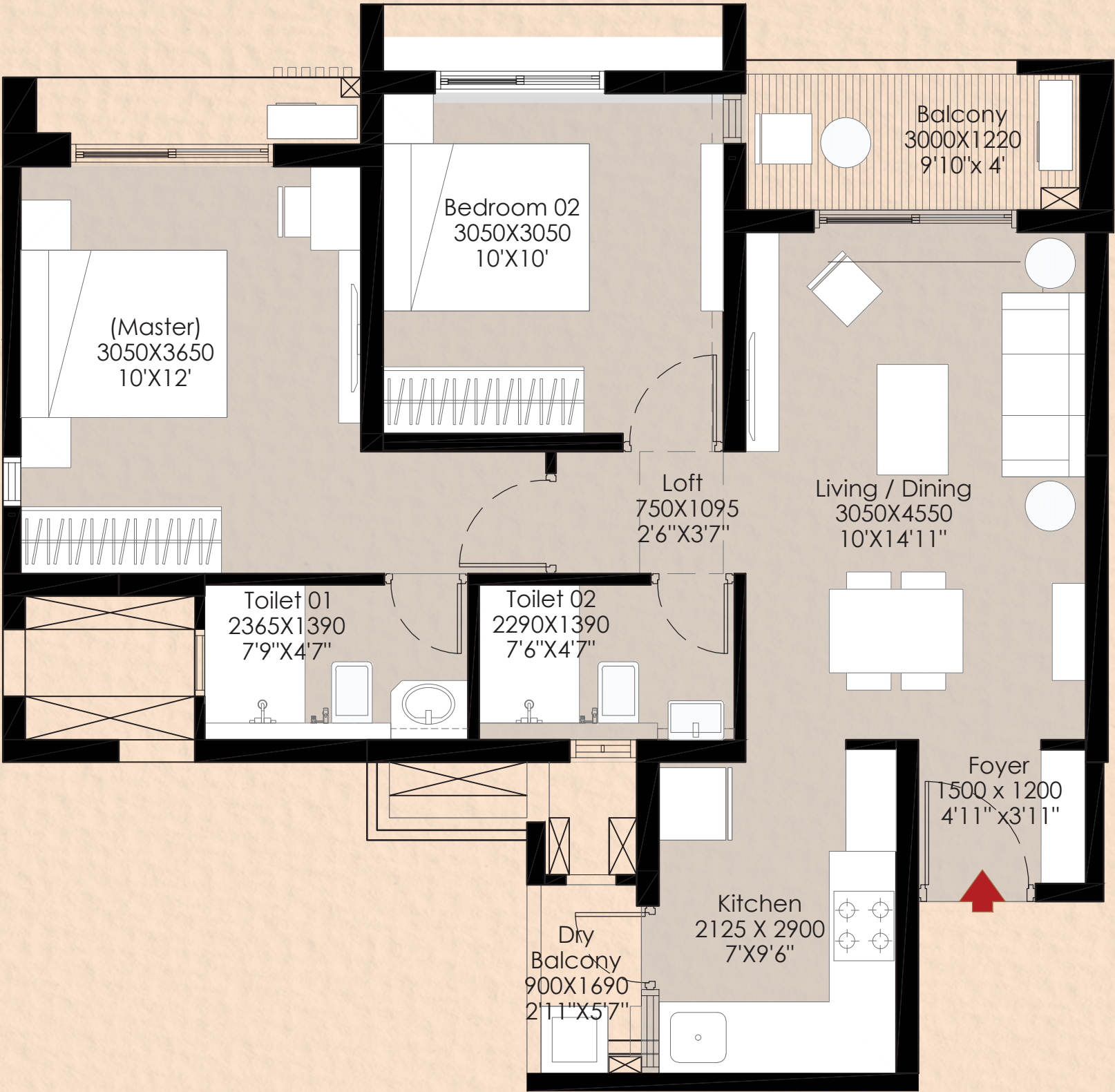
- 29. Party Lawn with Deck
- 30. Socializing Corner
- 31. Multipurpose Court
- 32. Open Gym Area
- 33. Yoga/Meditation Lawn
- 34. Hill View Deck

CLUB TOP AMENITIES

- 35. Star Gazing Deck
- 36. Archery Net
- 37. Cricket Net
- 38. Sky Cinema
- 39. Youngster Corner
- 40. Giant Jenga

2 BHK UNIT PLAN

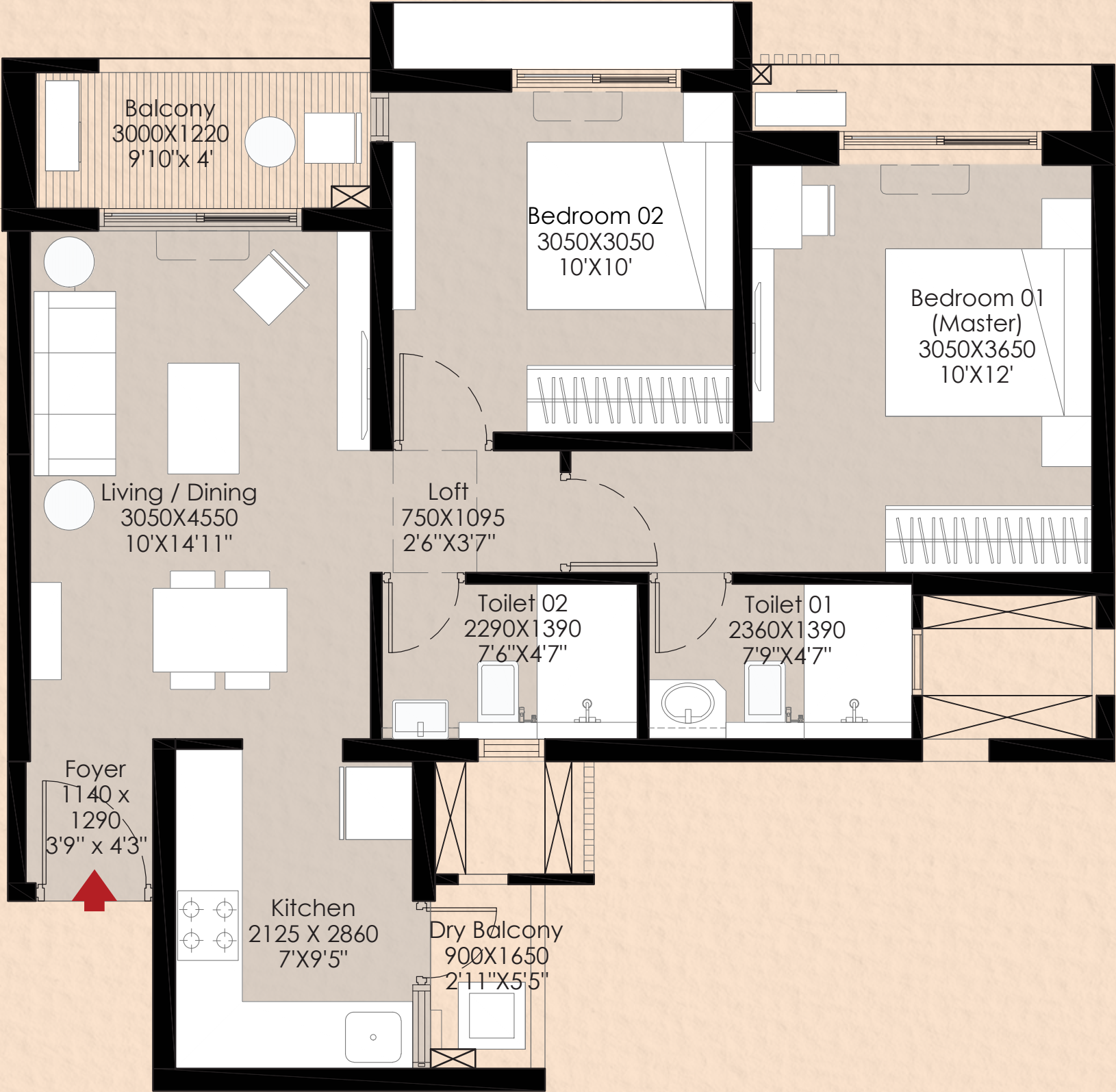
AREA	
Configuration	2 BHK
Carpet Area (sq.mt.)	56.51
Exclusive Area (sq.mt.)	5.25
Total Area (sq.mt.)	61.76
Total Area (sq.ft.)	665



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT
The total area is subject to a variation cap up to three percent (3%) or as may be amended under the act and/or rules from time to time.
The furniture accessories, paintings, items, electronics good additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specifications.

2 BHK UNIT PLAN

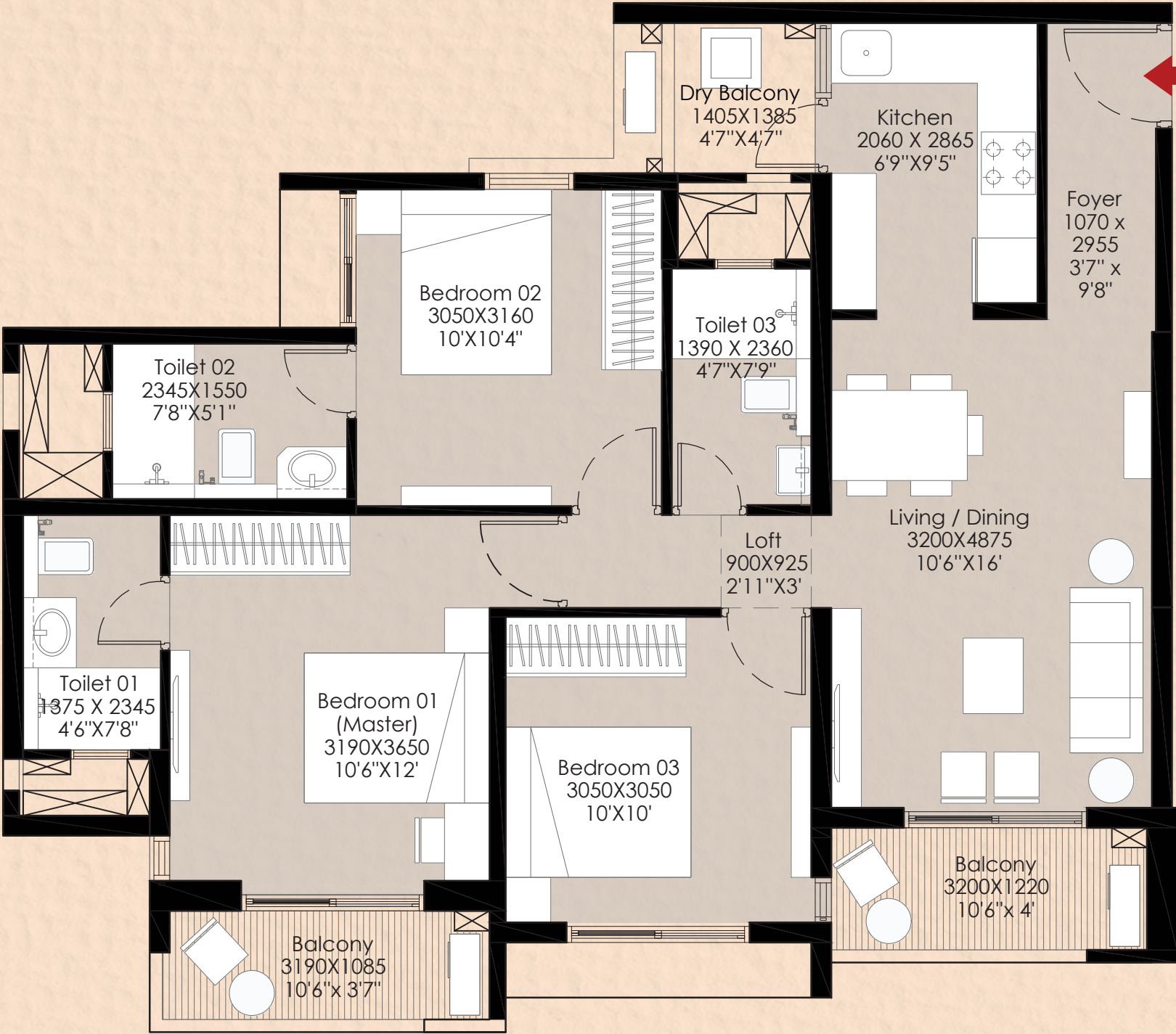
AREA	
Configuration	2 BHK
Carpet Area (sq.mt.)	55.80
Exclusive Area (sq.mt.)	5.22
Total Area (sq.mt.)	61.01
Total Area (sq.ft.)	657



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT
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3 BHK UNIT PLAN

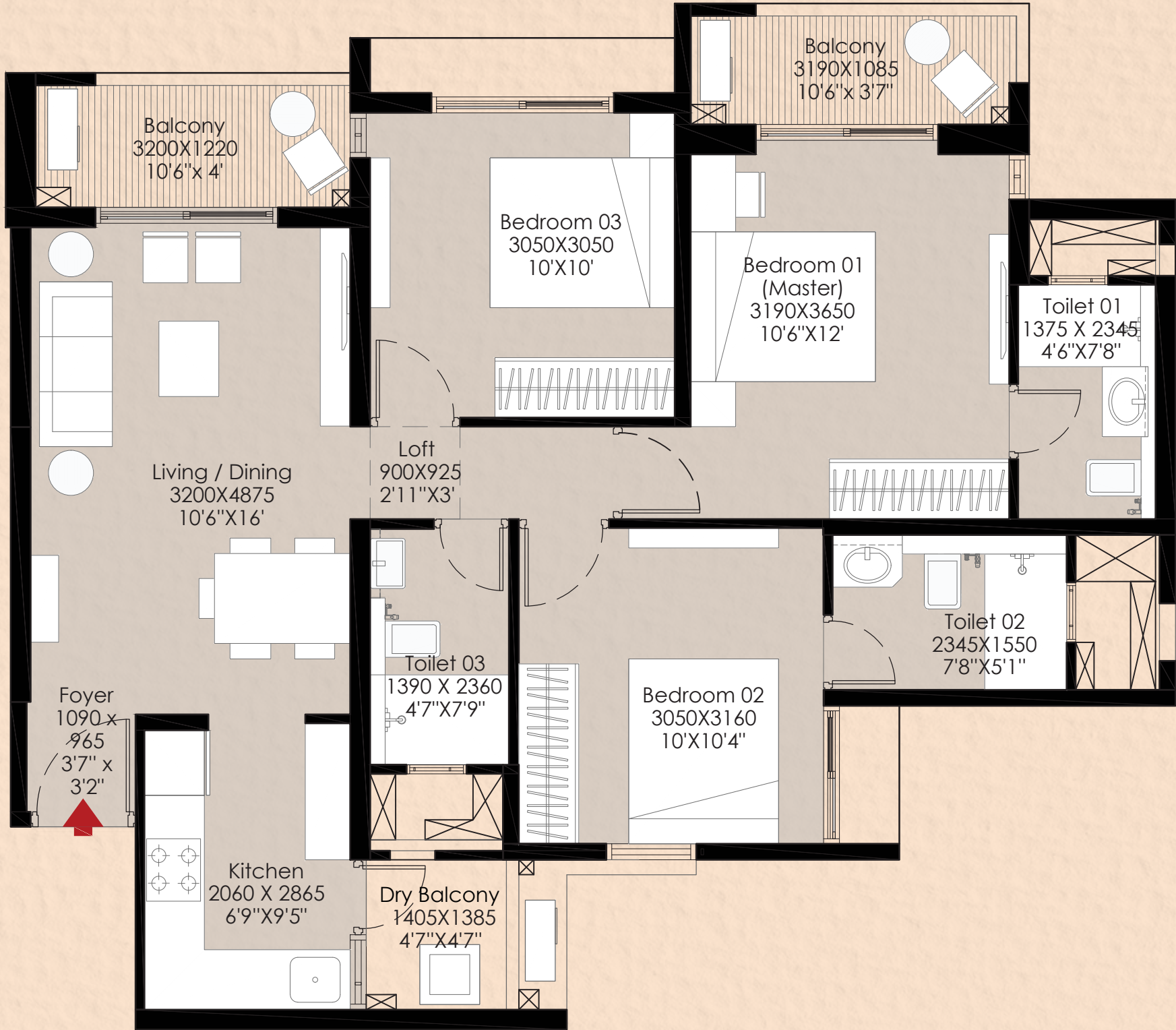
AREA	
Configuration	3 BHK
Carpet Area (sq.mt.)	74.03
Exclusive Area (sq.mt.)	9.73
Total Area (sq.mt.)	83.76
Total Area (sq.ft.)	902



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT
The total area is subject to a variation cap up to three percent (3%) or as may be amended under the act and/or rules from time to time.
The furniture accessories, paintings, items, electronics good additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specifications.

3 BHK UNIT PLAN

AREA	
Configuration	3 BHK
Carpet Area (sq.mt.)	71.70
Exclusive Area (sq.mt.)	9.73
Total Area (sq.mt.)	81.43
Total Area (sq.ft.)	877

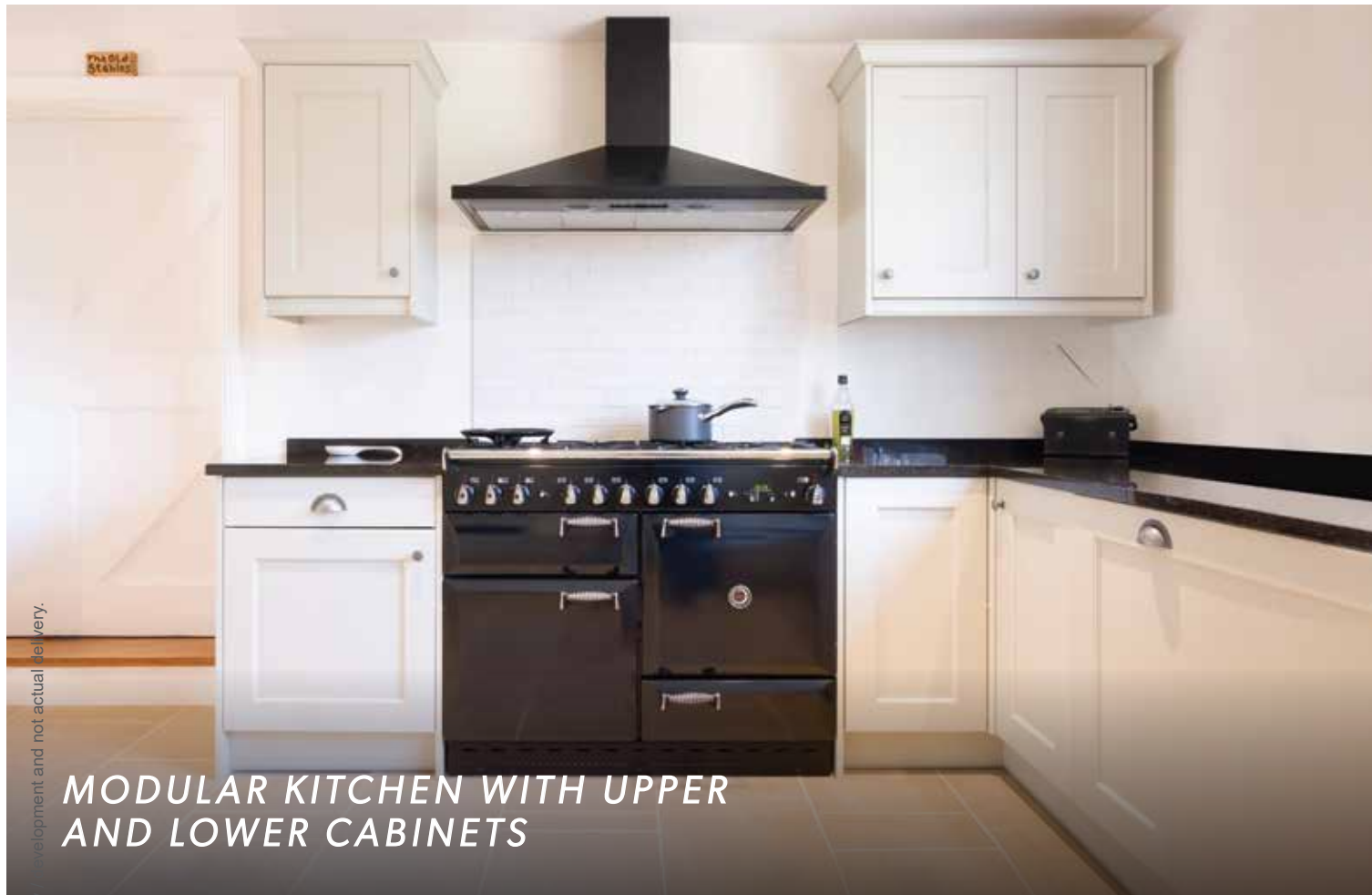


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The total area is subject to a variation cap up to three percent (3%) or as may be amended under the act and/or rules from time to time.
The furniture accessories, paintings, items, electronics good additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specifications.



LIMITED PERIOD LAUNCH OFFERS

LAUNCH BENEFIT APPLICABLE TILL 30TH JUNE, 2023

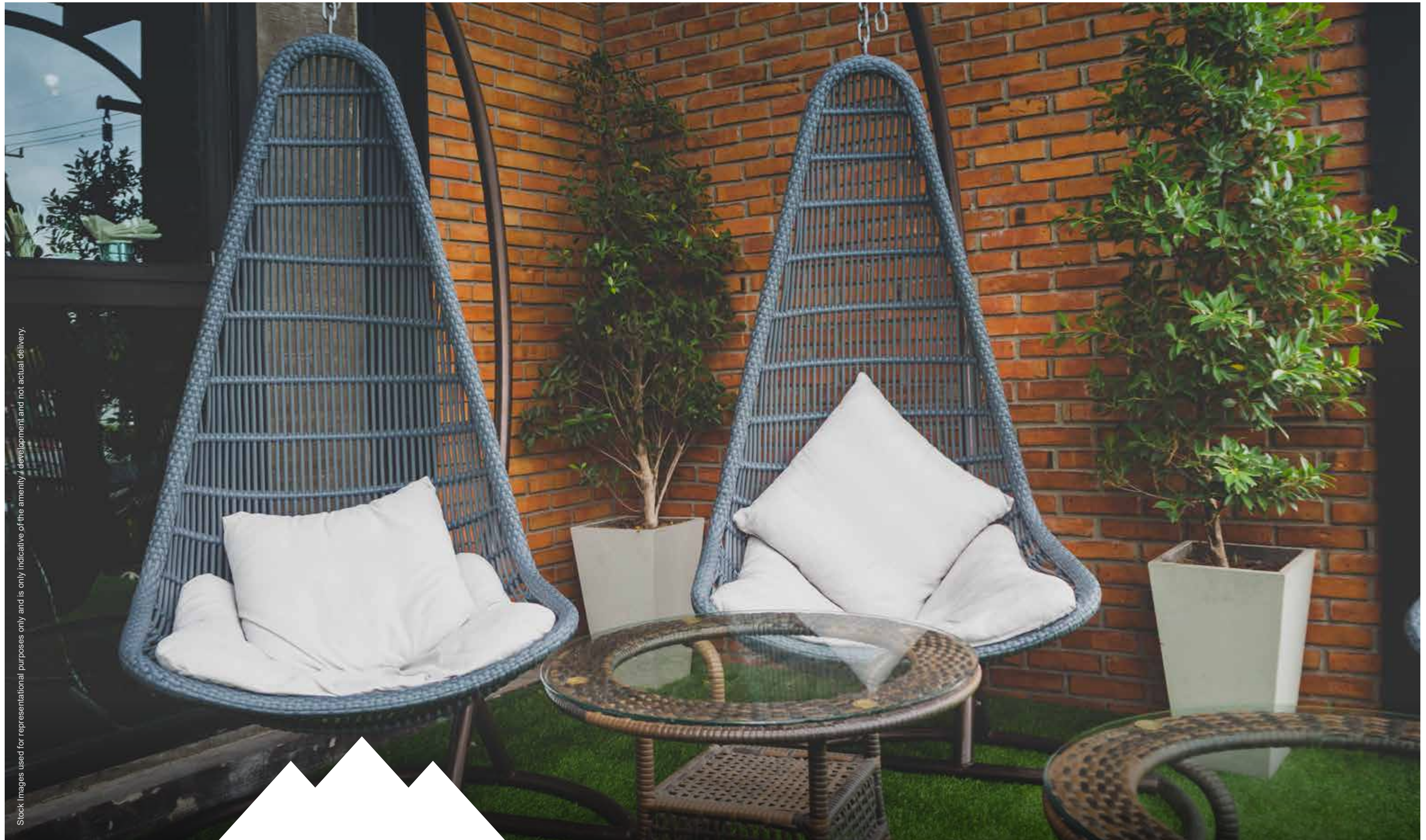


FOR THE FIRST TIME EVER DECKED UP KITCHEN



Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery. The air conditioner provided to customers is subject to availability and may vary in color, size, and other specifications. Please note that specific requests for color, size, or other features cannot be accommodated. We appreciate your understanding.

AIR-CONDITIONER IN MASTER BEDROOM



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CREATE LASTING MEMORIES IN YOUR OWN BALCONY GARDEN (LIVING/DINING BALCONY)

Artificial Grass, Sitting Chair, Breakfast Counter & Potted Plants

SPECIFICATIONS



STRUCTURE

- Earthquake resistant framed RCC structure
- Internal - Oil Bound Distemper
- External Walls - Texture paint



DOORS/WINDOWS

- Main Entrance - Pre hung doors
- Other Doors - Pre hung doors
- Windows - Powder coated aluminium windows with mosquito mesh on sliding windows



ELECTRICALS

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



SPECIAL FEATURES

- Video Door Phone
- Solar Water (in Master Bedroom's Toilet)
- Inverter Provision



TOILET

- Sanitary Ware - Jaquar/American Standard/ Kohler or equivalent
- CP Fittings - Jaquar/American Standard or equivalent
- Counter Top - Granite counter top*
- Wall Cladding (All Toilets) - Ceramic tiles up to lintel level
- False Ceiling in all Toilets



FLOORING*

- Living/Dining - Vitrified tiles
- Master Bedroom - Vitrified tiles
- Other Bedrooms - Vitrified tiles
- Kitchen - Vitrified tiles
- Balconies - Anti-skid tiles
- Utility Area - Anti-skid tiles
- Master Toilet - Anti-skid tiles
- Other Toilet - Anti-skid tiles



KITCHEN

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



SAFETY FEATURES**

- Parapet Wall
- MS Railings

*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits
i. Tiles: +/- 3mm in warpage & bent. ii. Granite: Granites are natural stones, so there may be variations in colours/shades and/ or grains. **As per prevailing NBC regulations.

PRODUCT MIX

Typology	Total RERA Area	Launch Price
2 BHK	61.03 to 61.78 m ² (657 to 665 ft ²)	₹73.5 - ₹79 Lakh
2 BHK	63.17 m ² (680 ft ²)	
3 BHK	81.47 m ² (877 ft ²)	₹98 Lakh - ₹1.03 Crore
3 BHK	83.79 m ² (902 ft ²)	

PAYMENT PLAN

MILESTONE	% COLLECTION DUE
Allotment Day/Booking	5.50%
Due within 15 days of date of booking	4.50%
SDR	
Within 45 days of booking	10.00%
On Completion of Excavation	10.00%
Plinth Completion	15.00%
On Completion of Slab 2	10.00%
On Completion of Slab 8	5.00%
On Completion of Slab 18	5.00%
On Completion of Terrace Slab	5.00%
On Completion of Walls	5.00%
Terraces with Waterproofing	10.00%
On Completion of Staircase	5.00%
On Completion of External Plumbing	5.00%
On Application of Occupancy Certificate	3.00%
On Notice of Possession	2.00%
Total	100%

Godrej | PROPERTIES



The project is registered as Godrej Hillside 3 with MahaRERA Registration no. P52100050939 available at <http://maharera.mahaonline.gov.in>.

Site Address – Godrej Hillside 3, Mahalunge, Mulshi, Pune 410501.

Godrej Hillside 3 is part of a sanctioned Township of around 101 Hectares (approx. 250 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 96.23 Ares approx. (64 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 the 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.