

BANER - MAHALUNGE ROAD, PUNE

GODREJ MEADOWS



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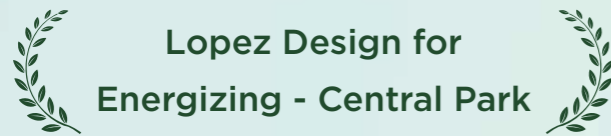
Nature

welcomes you with open arms,
good vibes and much more.
The list goes on... just like our legacy.

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.



We have been honoured to serve a lot of you. It's all thanks to you that Godrej Properties Limited has won over 250 awards and recognitions.



Lopez Design for
Energizing - Central Park



India's Best
Design Awards 2021



National Brand Leaders



Track2Realty BrandXReport,
2019-20



GRESB (Global Real Estate
Sustainability Benchmark)



Ranked #1 Globally for
a second consecutive year



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



India's Top Builders



Construction World Architect
and Builder (CWAB) Awards, 2018



Developer
Of The Year



Golden Bricks Awards,
2016-17



India's Top
Builders Award



CWAB Awards, 2017

Godrej Properties in
Pune



We have been crafting homes with excellence in Pune since 2012.

PRESENCE IN PUNE



12,82,000

m² SOLD



13,500+

HAPPY FAMILIES



Prime Location

Baner - Mahalunge road bridges Baner, the Residential hub to Hinjewadi, the IT hub. A place to enjoy urban luxuries with the goodness of nature, and help you reach the destination of “good health”. It lies in close proximity to Mahalunge-Maan Hi-tech city along with Hinjewadi, Baner, Wakad, Aundh, and PCMC. It is soon to become one of the most desirable 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



#RIVERHILLS

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

Godrej Properties embarked on its journey in Mahalunge in 2019, with its first ever township #Riverhills in Pune.

5 SUCCESSFUL PROJECTS

launched in Mahalunge since 2019

SOLD OVER 85%
in total of all launched phases within the township

CLOSE TO 3,000 HAPPY FAMILIES
since first launch



Artist's impression. Not an actual site photograph.

Location Map



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

Source: Google Maps
Map not to scale.

1 Hectare = 2.47 Acres | 1 M². = 10.76 Ft².

Stay connected
to everything that matters to you.



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 |



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 |



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 |
| Prabhavee Techpark | 5.7 kms |
| Embassy Techzone | 7 kms |



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 |

Approximate distance as per Google Maps. **Proposed Development. 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 woman with long dark hair, wearing a white sleeveless dress, stands on a balcony or terrace, looking out over a sunset landscape. The sun is low on the horizon, creating a warm, golden glow. In the foreground, there are some pink flowers. The background shows rolling hills and a clear sky.

Tranquil Life

Riverhills is a 40-hectare township
that brings your imagination to life.
Come experience the beauty of life in
the arms of nature.



#RIVERHILLS

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



Hill District

Wake up to breathtaking views every morning.

A home by the hills for you to stay in nature's care. A place that cares for you and your health. With 5,000+ trees and hills as your neighbours.



High-Street

Riverwalk

Shopping experience of a lifetime, right by the river.

Walk or cycle your way along the 0.5 Km High-Street Retail Riverwalk. The artery inspired by the famed La Rambla Street in Barcelona, also has a linear park with stepped pathways and lush green gardens.



The development by Mahalunge Township Developers LLP has access to Retail Street forming part of the common amenities in the Township, along with other developers.

Stock image for representation purpose only.



Central Park

Greens that lead you to great memories.

Embrace the outdoor lifestyle with our 3-hectare Central Park. Take a breath of fresh air, get ready to run on the lush green grass, and make memories of a lifetime with your loved ones. With the Garden Walkways, Huge Open Amphitheatre, and Lavish Sit-out Zone, the Central Park has everything you could wish for.



The "Central Park" is a township level amenity and is not exclusive to Godrej Meadows and forms a part of the common amenities in the Township, along with other developers.

1 Hectare = 2.47 Acres

Stock image for representation purpose only.



Riverfront
Boat Club

Experience the adventure of a lifetime.

The Master Boat Club spans over 5,100 m² (55,000 ft²) and is perched at the riverbank. It offers River Activities, a Multi-Faceted Dining Experience, and much more. Let the waters lead you to a fun-filled and thrilling voyage.

PRESENTING
GODREJ MEADOWS

IN
Nature's
CARE



3,000+ ft²

Wellness Centre



Our first ever development in Pune focused on health and wellness. A place that cares about your health above all else. A wellness centre for you and your loved ones to live a healthier tomorrow.



This amenity will be open to public on charge-able basis.

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GOOD HEALTH
FOR A GOOD LIFE.



GOOD HEALTH
FOR A GOOD LIFE.



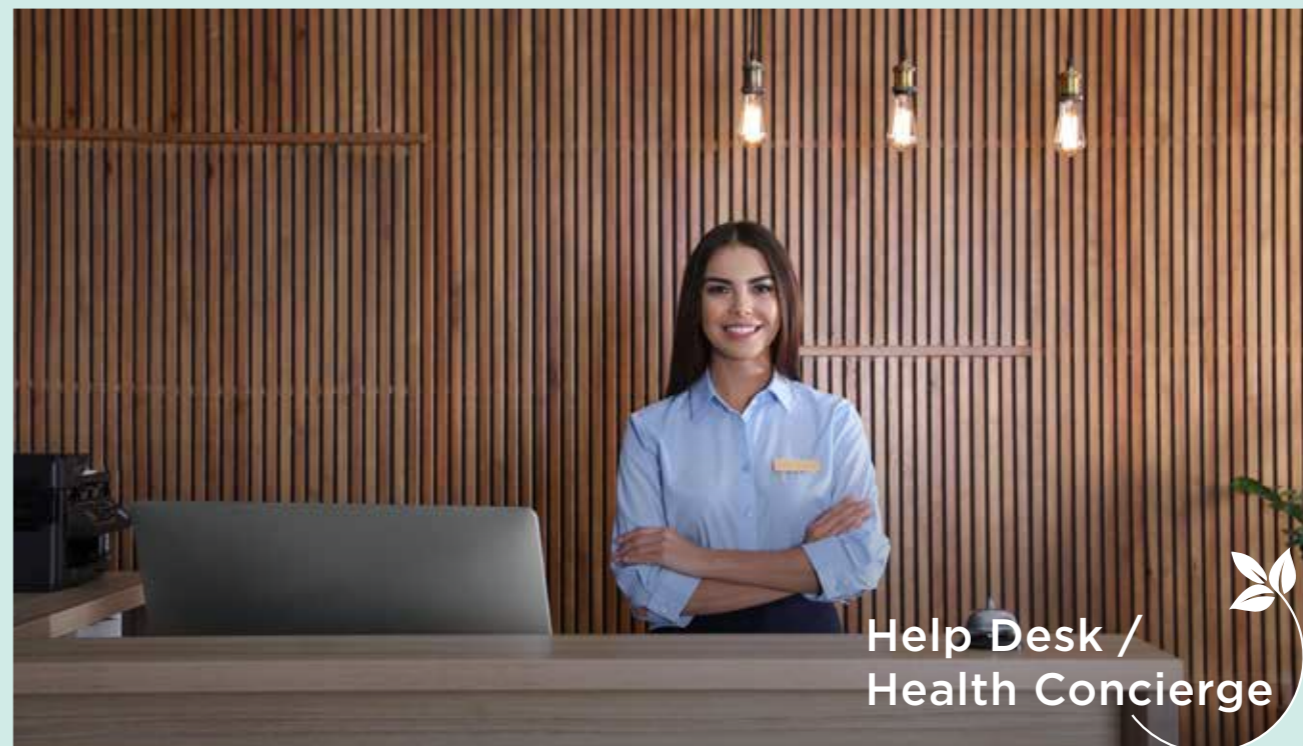
Pathology /
Health Checks



Wellness &
Meditation Room



Treatment /
Vaccination Room



Help Desk /
Health Concierge

Wellness Zones



ENVIRONMENTAL
WELLNESS ZONE



SPIRITUAL
WELLNESS ZONE



PHYSICAL
WELLNESS ZONE



Environmental
Wellness Zone



Let nature work its magic on you.

FOR A BETTER
AND HEALTHY LIFE.



FOR A BETTER
AND HEALTHY LIFE.



Tranquil Lawn



Koi Pond



Tranquil Water
Fountain



Reflexology Pathway /
Seniors Area



Leave your worries behind to
lead a peaceful life.



DISCOVER
PEACE OF MIND.



Hydrotherapy
Beds near Pool



Turkish Bath



Mineral Enriched
Hot Tub Spa



Spa &
Massage Chairs

DISCOVER
PEACE OF MIND.



Gazebos /
Sit Out Areas



Meditation /
Yoga Deck



Physical
Wellness Zone



Get pumping with energy
and strength anew.



Stock image for representation purpose only.

FITNESS FOR IMPROVED BODY STRENGTH.



FITNESS FOR IMPROVED BODY STRENGTH.



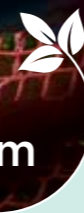
Energy Harvesting
Outdoor Gym



Aqua
Gymnasium



Kids'
Jungle Gym



Rock
Climbing





Enchanting
Clubhouse

Godrej Meadow's Clubhouse, inspired by Ikigai is the place to feed your soul with wellness and good health. Experience life in its pristine form with a healthy perspective.





A Japanese
Concept Club.

Discover values that give meaning to life.


A space for you to relax, rejuvenate, and recharge your mind and body.

Start your mornings with the freedom to choose your goal for the day.


A life where you are driven by your passion and are grateful for what you have. Find your purpose, the Ikigai way.

10 RULES OF IKIGAI




1  Give your body all the nutrition it needs and eat right in our exclusive Keto café.




2  Leave all your worries and let nature heal your mind with our grand open decor.



3  Smile for our clubhouse has the most creative designs as if living in a fantasy.



4  We care for you and your loved ones, enjoy with them in our indoor and VR Games room.



5  Relax and rejuvenate at our spa.

10 RULES OF IKIGAI



Build your body strength with our state-of-the-art gym.



Discover inner peace and stay active with our Yoga and Zumba deck.



Make your special days a big celebration at our multipurpose party hall.



Live a life of gratitude as you live the life you desired.



Aim to achieve your goals and follow your passions in our Boxing and TRX area.

Daily Conveniences



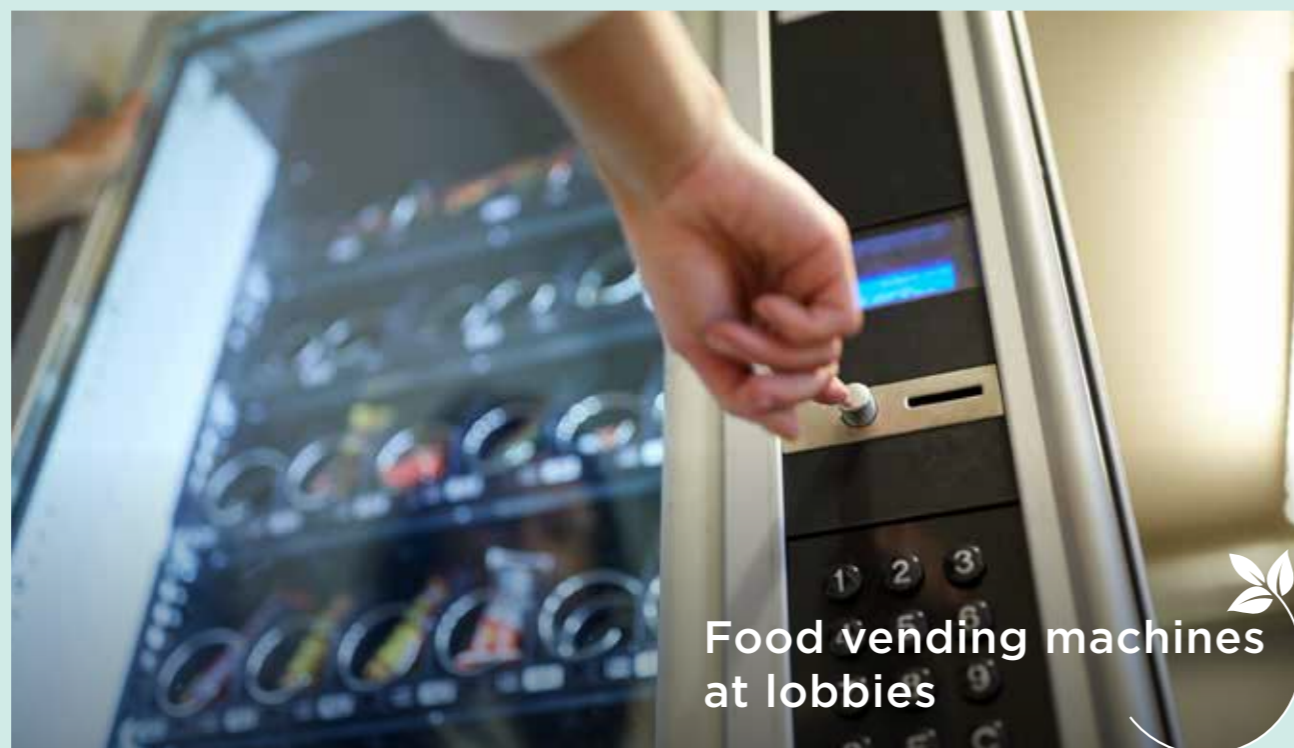
MEETING YOUR
EVERYDAY NEEDS.



Centralised RO
in every unit



Herb Garden Provision
in every unit



Food vending machines
at lobbies



Parcel UV
sanitisation at lobbies



Master

Layout Plan

LEGEND

PODIUM LEVEL

1. Lap Pool
2. Kids Pool
3. Hydrotherapy Beds/Aqua Gym
4. Tree court*
5. Cabana
6. Party Lawn
7. Themed Garden
(Healing/Flower/Sculpture /Herb/Tranquil Lawn)
8. Senior Citizen Sit-Out
9. Outdoor gym
10. Kids Jungle gym
11. Rock climbing
12. Reflexology Path
13. Health circuit Track
14. Multipurpose court
15. Amphitheatre

CLUB ROOF LEVEL

16. Cricket Practice Pitch
17. Open Air Movie screening
18. Viewing decks
19. Game Zone
20. Party terrace

TERRACE TOP LEVEL

21. Picnic kitchen
22. Work zone
23. Meditation area
24. Pilates Deck

GROUND LEVEL

25. Koi pond*
26. Cycle Track*
27. Machan*
28. Services



*Tree Court, Cycle Track, Koi Pond and Machan are common amenities and will be shared by projects Godrej Meadows and Godrej Meadows- Phase 2.

1BHK

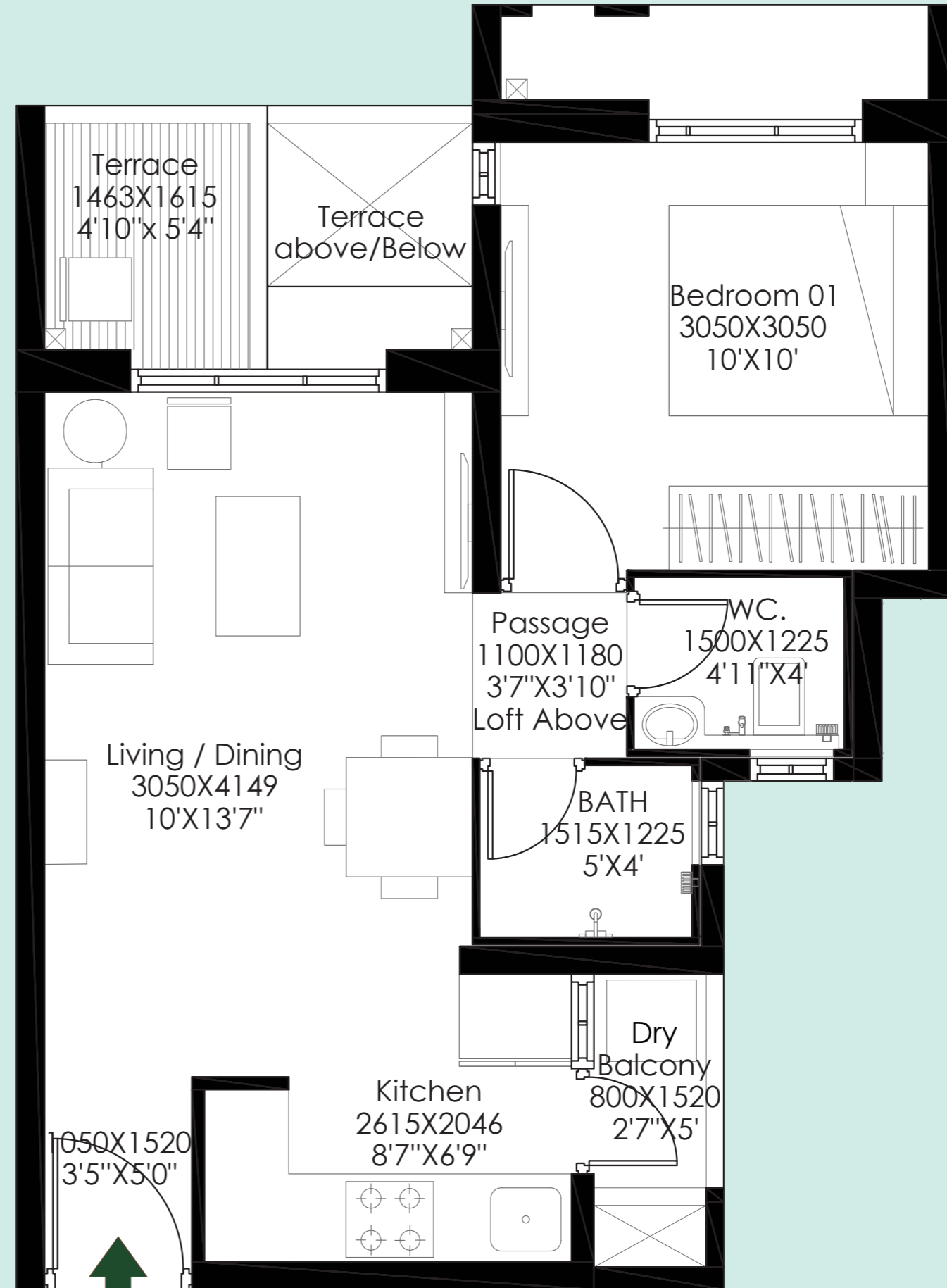
Unit Plan



1BHK

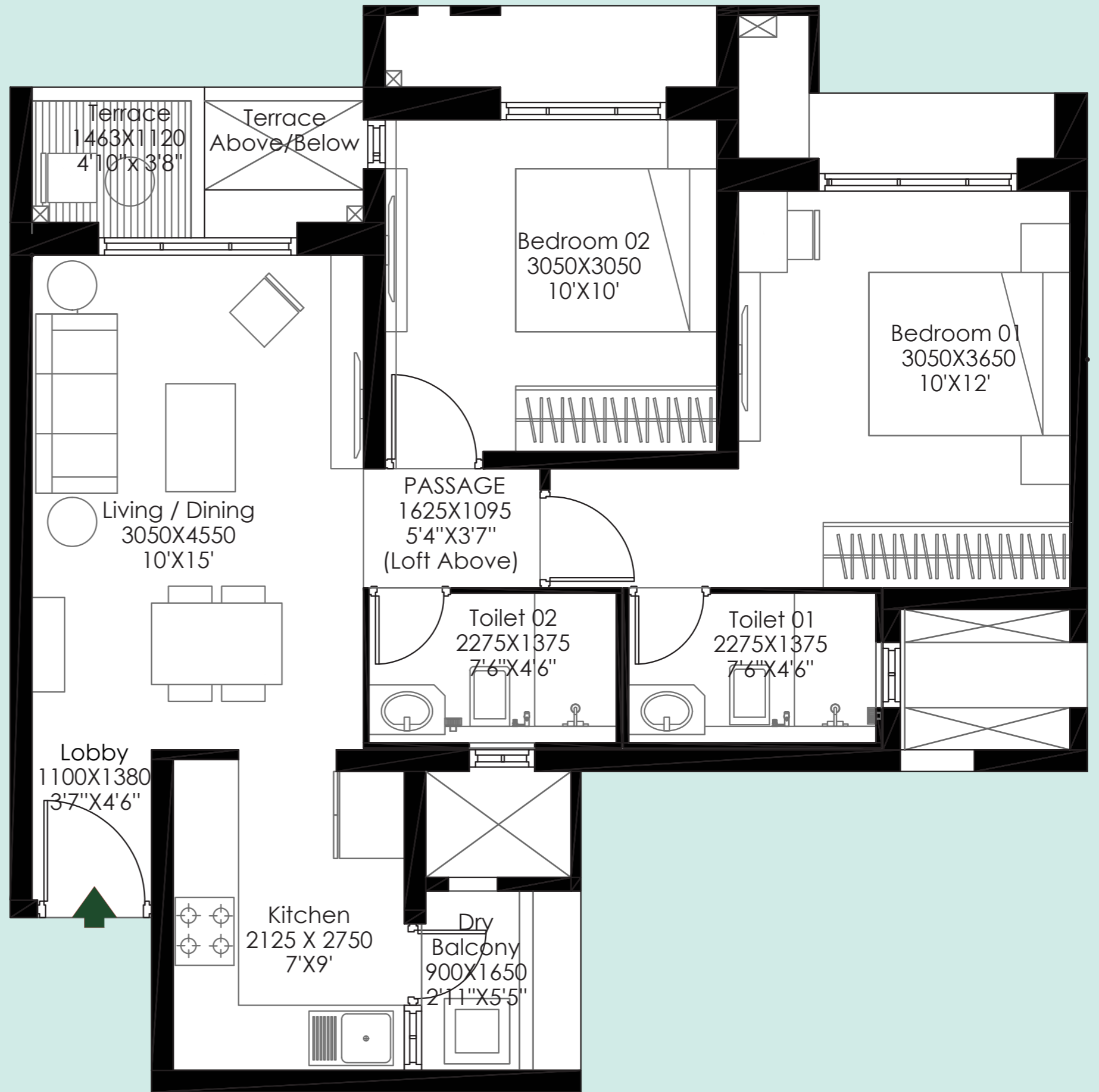
AREA

| | | |
|--|---|-------|
| CARPET AREA (M ²) | : | 34.06 |
| TOTAL EXCLUSIVE AREA (M ²) | : | 6.45 |
| TOTAL AREA (M ²) | : | 40.51 |
| TOTAL AREA (FT ²) | : | 436 |



2BHK

Unit Plan

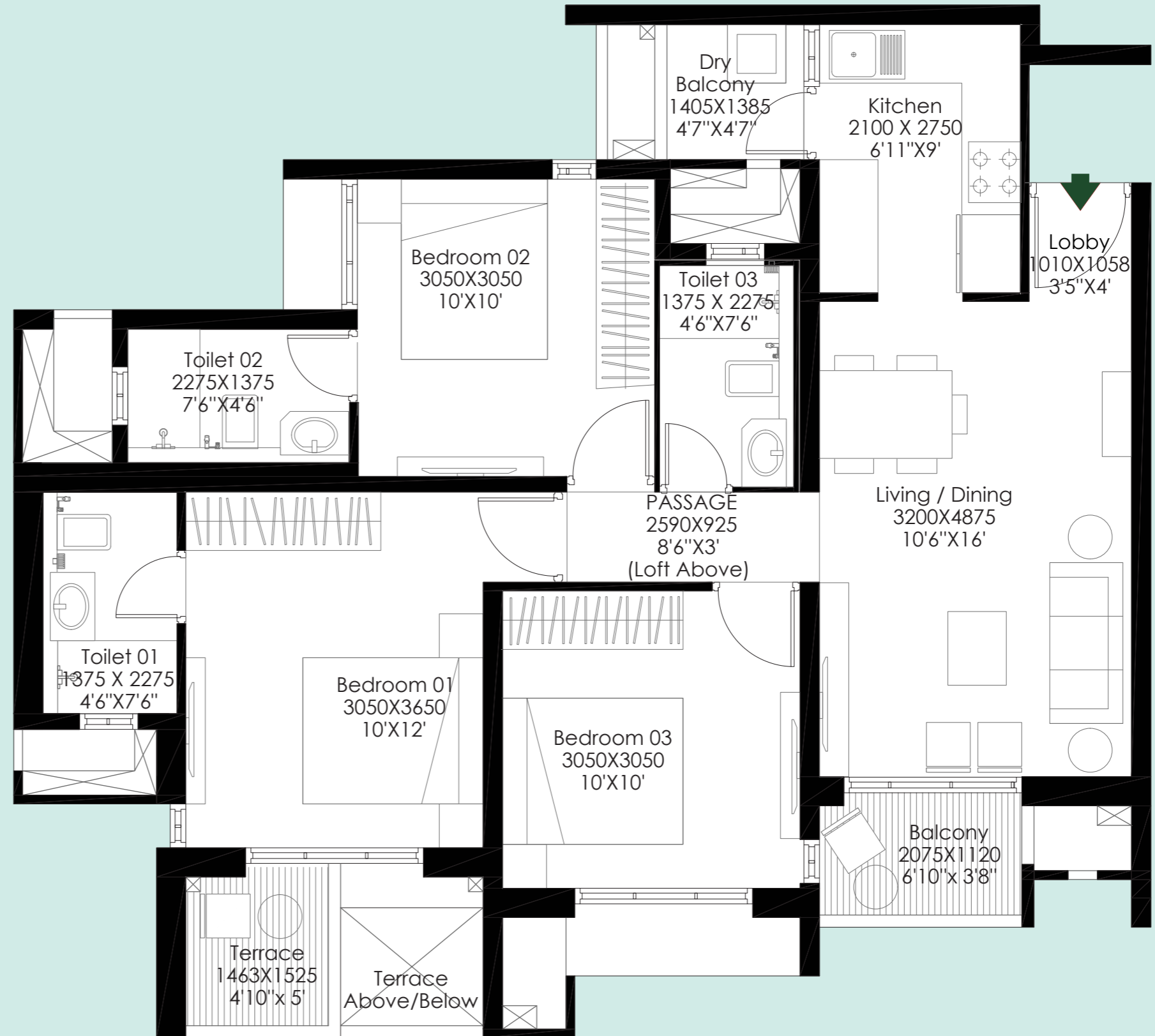


2BHK

AREA

| | | |
|--|---|-------|
| CARPET AREA (M ²) | : | 49.33 |
| TOTAL EXCLUSIVE AREA (M ²) | : | 9.33 |
| TOTAL AREA (M ²) | : | 58.66 |
| TOTAL AREA (FT ²) | : | 631 |

3BHK *Unit Plan*



3BHK

AREA

| | | |
|--|---|-------|
| CARPET AREA (M ²) | : | 66.08 |
| TOTAL EXCLUSIVE AREA (M ²) | : | 10.68 |
| TOTAL AREA (M ²) | : | 76.76 |
| TOTAL AREA (FT ²) | : | 826 |

Specifications



STRUCTURE

- Earthquake resistant framed RCC structure - Aluform
- 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



KITCHEN

- Granite counter top + SS sink
- Wall cladding with tiles above counter upto 2 ft



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



ELECTRICALS

- Modular switches - Anchor / Schneider / Equivalent - Childproof
- Provision for Optical Fiber (TV, telephone, Wi-Fi), AC point



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



SPECIAL FEATURES

- Video door phone
- Solar hot water / Solar PV provision
- Centralized RO
- Inverter



SAFETY FEATURES

- Parapet wall, MS railings



Product Mix

| CONFIGURATION | CARPET AREA (M ²) | EXCLUSIVE AREA (M ²) | TOTAL AREA (M ²) | TOTAL AREA (FT ²) |
|---------------|-------------------------------|----------------------------------|------------------------------|-------------------------------|
| 1 BHK | 34.06 | 6.45 | 40.51 | 436 |
| 2 BHK | 49.33 | 9.33 | 58.66 | 631 |
| 3 BHK | 66.08 | 10.68 | 76.76 | 826 |

| CONFIGURATION | RERA CARPET AREA (FT ²) | PRICING |
|---------------|-------------------------------------|--|
| 1 BHK | 436 - 442 | ₹41.70 LAKH TO ₹43.20 LAKH (ALL INCL.) |
| 2 BHK | 631 - 640 | ₹60.90 LAKH TO ₹67 LAKH (ALL INCL.) |
| 3 BHK | 826 - 850 | ₹80.70 LAKH TO ₹88 LAKH (ALL INCL.) |

This excludes Township Maintenance Cost



CLP Plan

| SLABS | % COLLECTION DUE |
|------------------------------------|------------------|
| MILESTONE | |
| ALLOTMENT DAY / BOOKING | 10.00% |
| SDR | |
| ON COMPLETION OF EXCAVATION | 10.00% |
| ON COMPLETION OF PLINTH | 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% |



**Architect
Hafeez
Contractor**



OASIS

DESIGNS INC.



The Project Godrej Meadows is registered with MahaRERA bearing registration no. P52100031791, available at <http://maharera.mahaonline.gov.in>.

Site Address - Godrej Meadows, Mahalunge, Mulshi, Pune 411045.

Godrej Meadows 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. The "Central Park" is a township level amenity and is not exclusive to Godrej Meadows. 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.