

# #RIVERHILLS

BANER-MAHALUNGE ROAD, PUNE

*Godrej* | PROPERTIES

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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 126-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

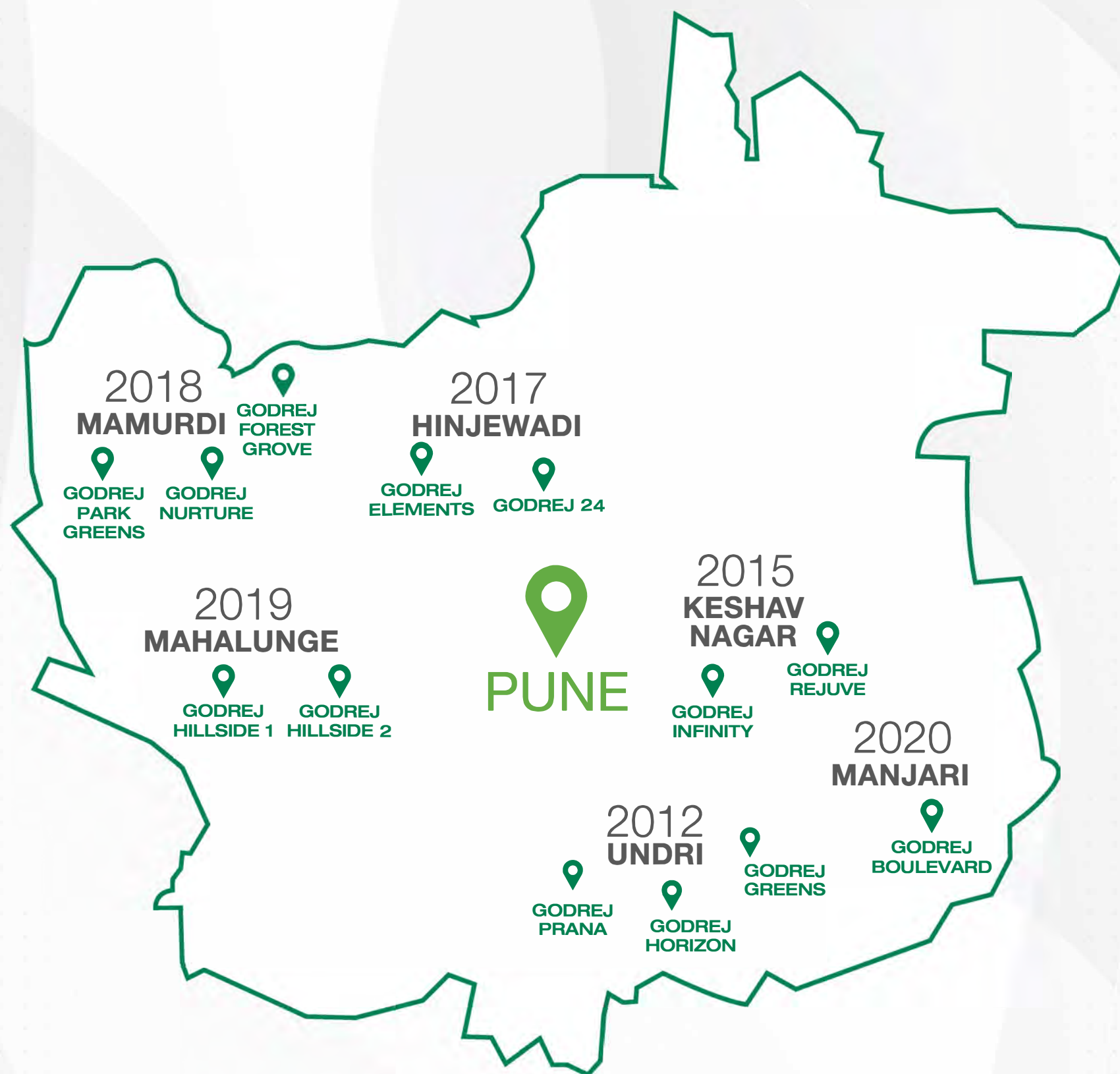
- **Godrej 24, Pune**

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

1 SQ. MT. = 10.764 SQ. FT.

## 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

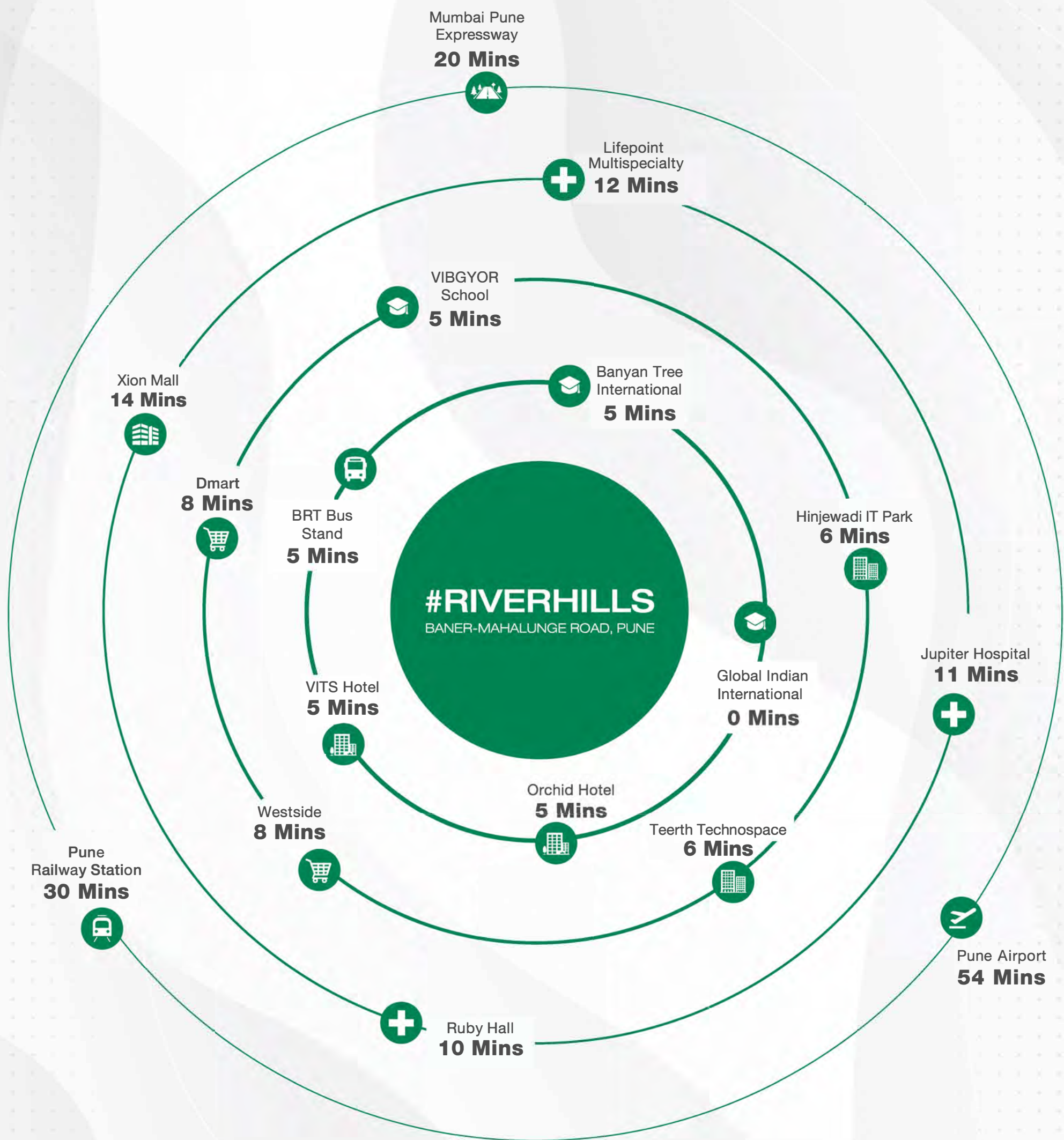


# LOCATION MAP





# CONNECTIVITY



Approximate travel time as per Google Maps.



# 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

Artist's Impression. Not an actual site photograph.

## 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.

1 Hectare = 2.47 Acre





## INDULGENCE IN THE CENTRE OF PRISTINE WATERS

Artist's 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. (54895 sq.ft.)**. A clubhouse you had dreamt of, as a child.

1 SQ. MT. = 10.764 SQ. FT.





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





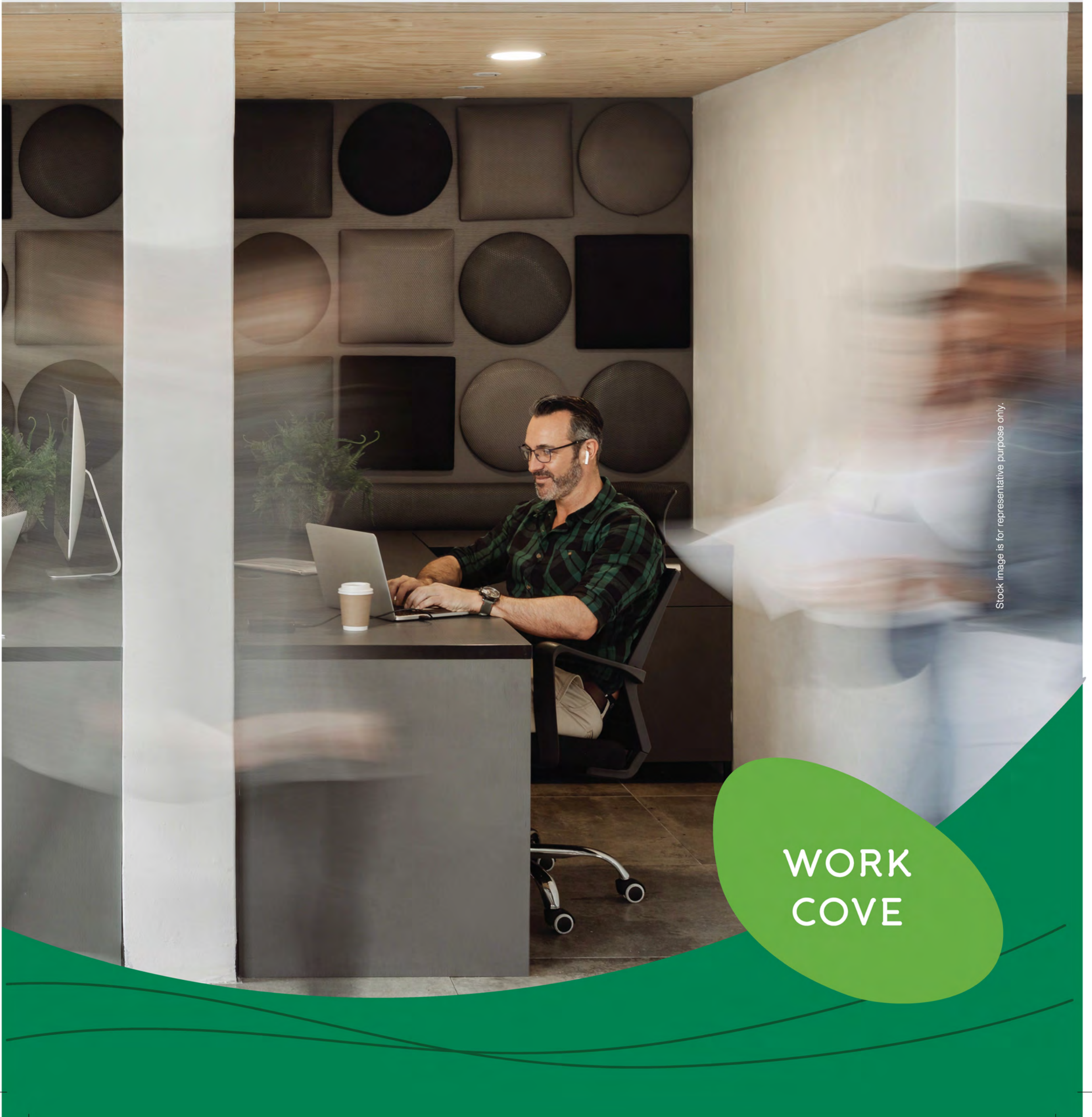
## SMART HOT & COLD LOCKERS



# 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.



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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

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# 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.



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FUN  
COVE



INTERACTIVE SQUASH



SMART PIANO



OTT ENABLED MOVIE THEATRE



GOLF SIMULATOR



DIGITAL/VR GAMES



OUTDOOR BOWLING ALLEY



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# 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



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# 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.



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LIFESTYLE  
COVE



## LAUNDROMAT



## PHARMACY + DOCTOR



## E-CRÉCHE MOBILE MONITORING



## CENTRALIZED RO IN EVERY HOME



## E-CHARGING PROVISION



## ATM + CASH DEPOSIT MACHINE



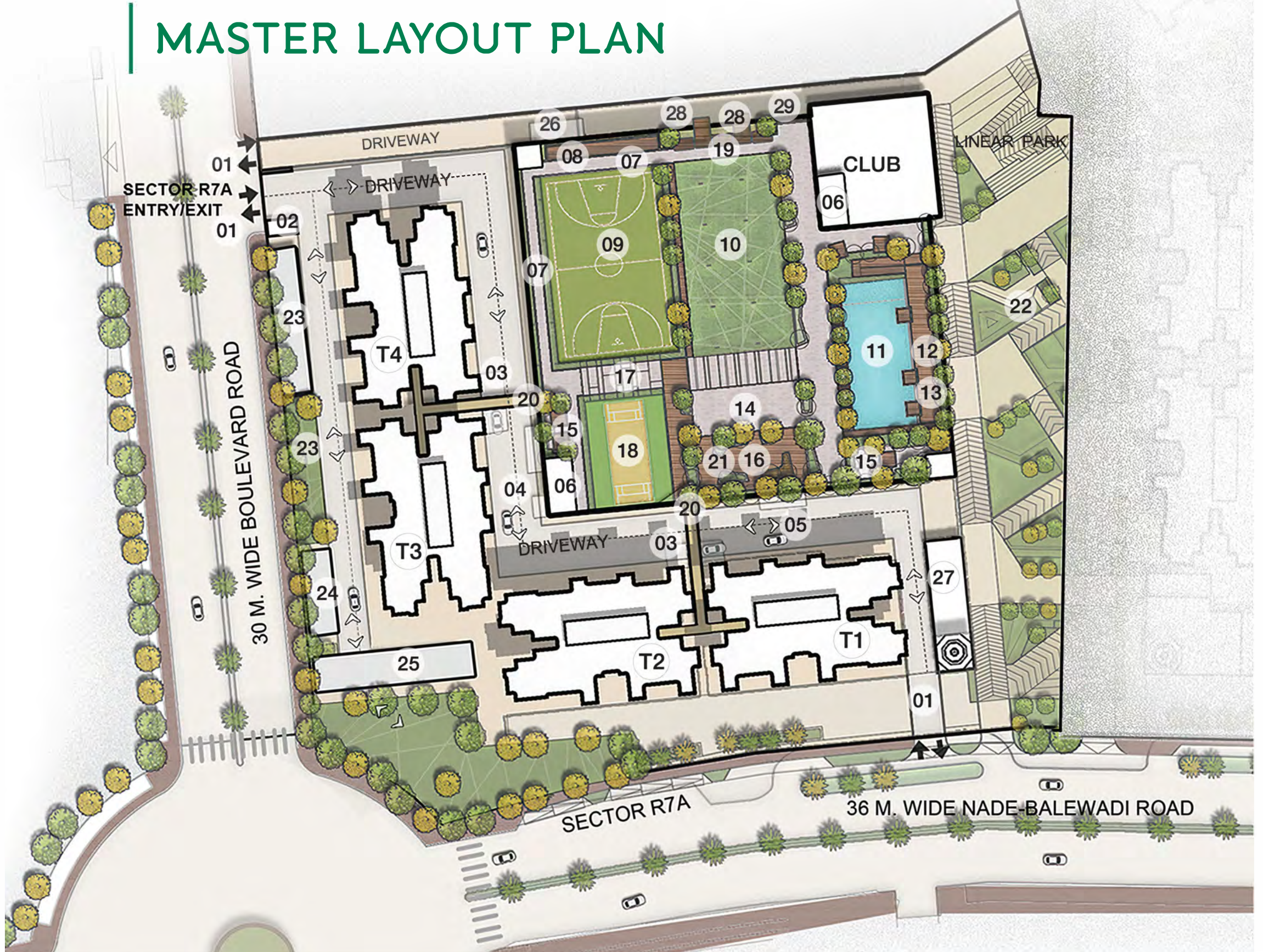
## OTHER AMENITIES

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

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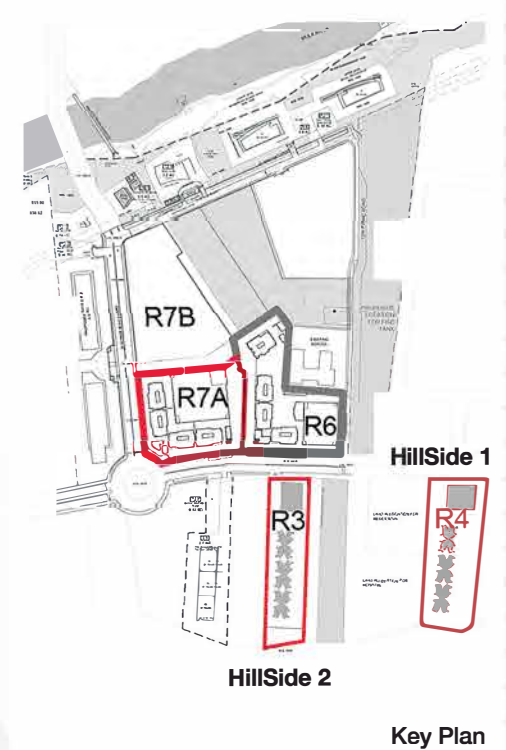


# MASTER LAYOUT PLAN



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

MLCP: Multi-Level Car Park. | OWC: Organic Waste Converter  
STP: 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	Starting Price (All Inclusive)
1 BHK	49.5 - 67.5 Lakh
2 BHK	69.5 - 93.5 Lakh
3 BHK	87.5 Lakh - 1.09 Crore



LIMITED PERIOD OFFER

₹2.5 LAKH  
LAUNCH DISCOUNT\*

\*OFFER ONLY FOR LIMITED PERIOD



# FURNISHED HOMES





# FURNISHED HOMES



**Bed with Mattress**



**Sofa with Coffee Table**



**Refrigerator**



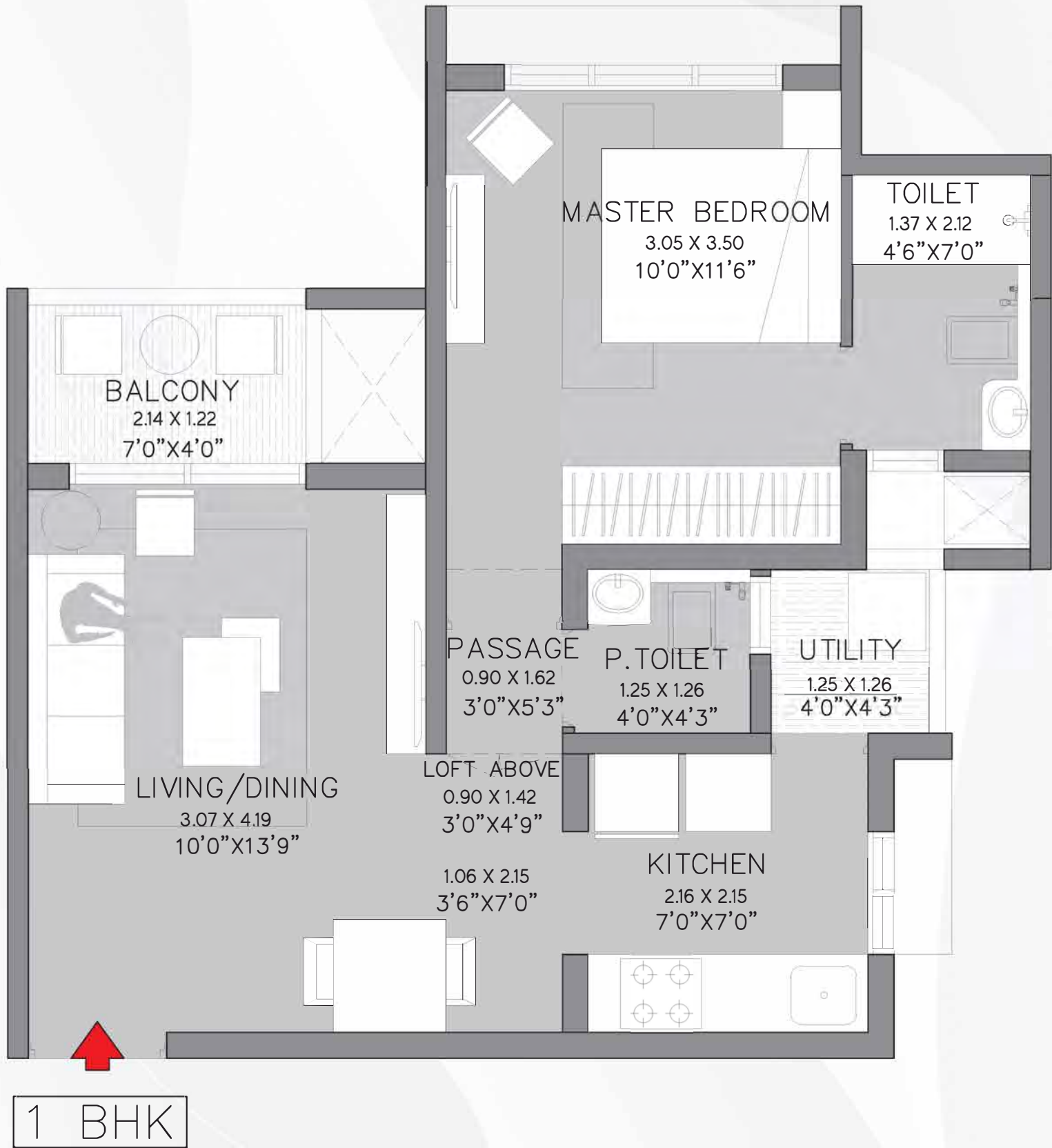
**Washing Machine**



# 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.

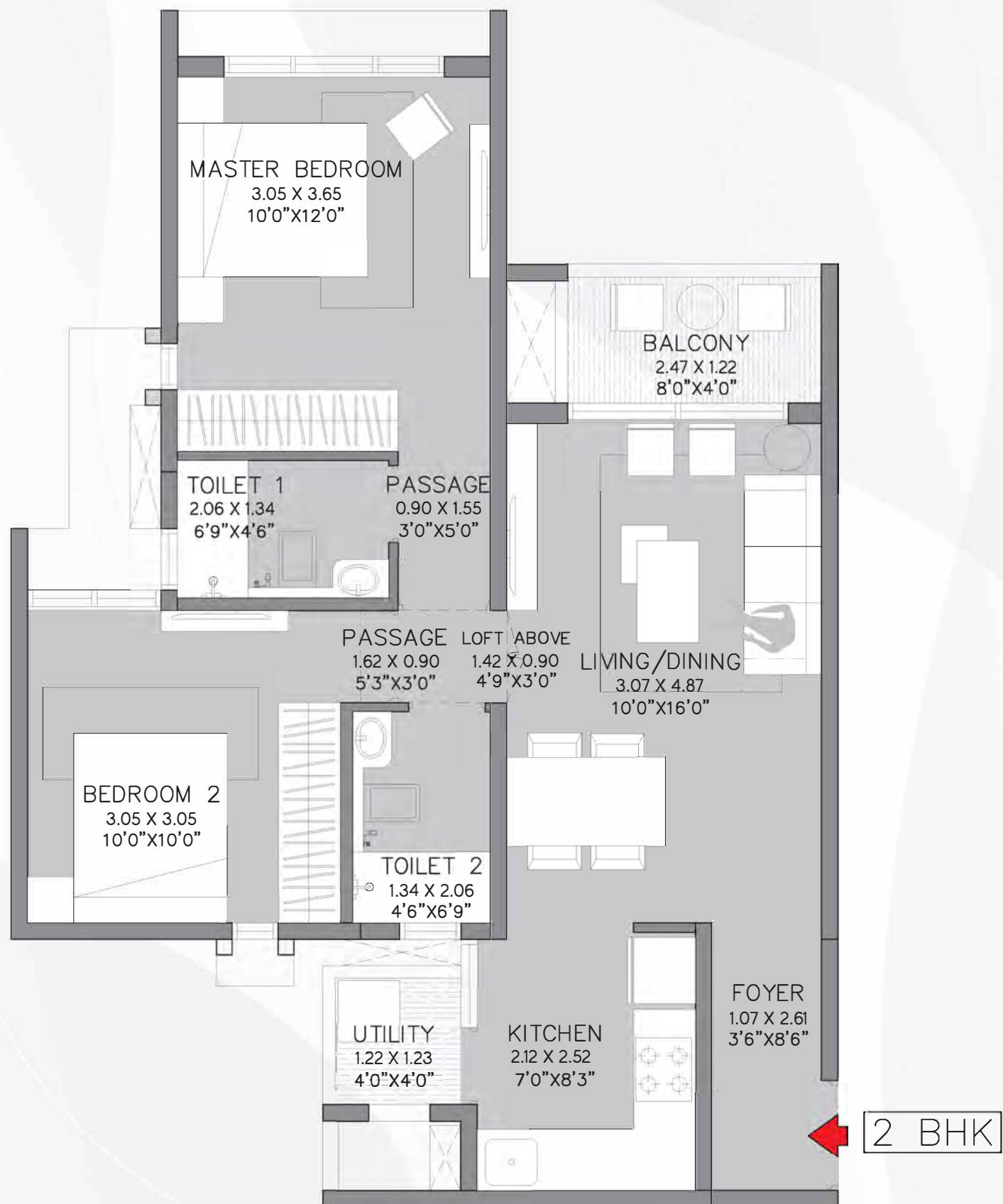




# UNIT PLAN - 2 BHK

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.

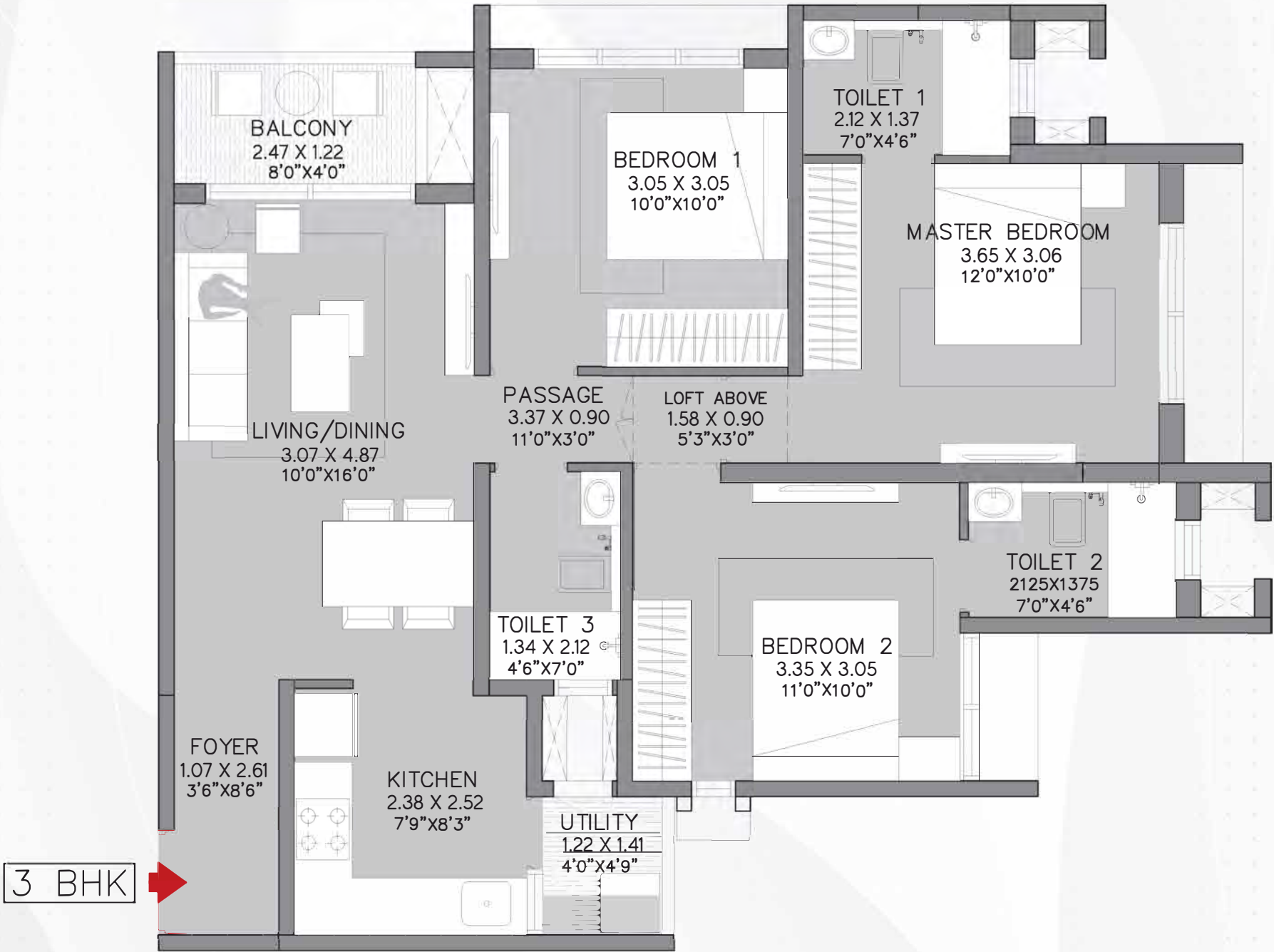




# UNIT PLAN - 3 BHK

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 MILESTONE	% COLLECTION DUE
AT THE TIME OF BOOKING	5.50%
WITH IN 15 DAYS FROM DATE OF BOOKING	4.50%
<b>SDR</b>	
ON APPLICATION OF OC	60.00%
ON NOTICE OF POSSESSION	30.00%





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](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.