



# # RIVERGREENS

*KHARADI-MANJARI ROAD, PUNE*



The Project Godrej Boulevard is registered with MahaRERA under registration no. P52100024616, available at <http://maharera.mahaonline.gov.in>.



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, technology, and sustainability.

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

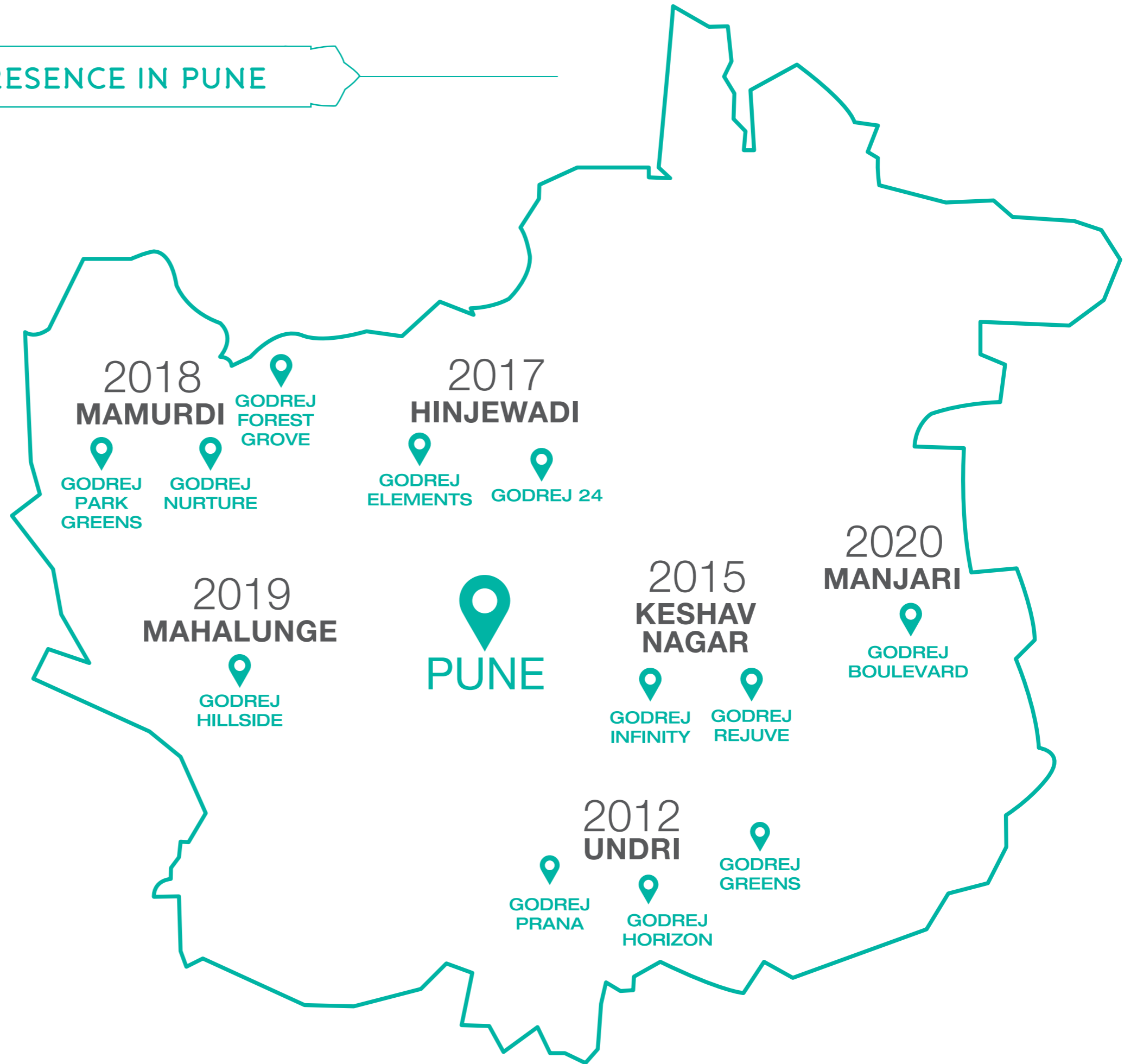
- Including the 'Porter Prize' 2019
- 'The Most Trusted Real Estate Brand' in the 2019 Brand Trust Report
- 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2019
- The Economic Times 'Best Real Estate Brand 2018'
- 'Real Estate Company of the Year' at the 8<sup>th</sup> Annual Construction Week India Awards 2018



## LEADING PRESENCE IN PUNE

  
**5.2 LAKH\***  
SQ. MTR SOLD

  
**6500+**  
HAPPY FAMILIES



\*1 Sq. M. = 10.7639 Sq. Ft. | 5.2 Lakh Sq. M. = 56 Lakh Sq. Ft.  
Map indicative and not to scale.

**GODREJ INFINITY:** P52100003129; **GODREJ REJUVE:** P52100018720; **GODREJ GREENS:** P52100000985; **GODREJ PRANA:** P52100001372; **GODREJ FOREST GROVE:** P52100023129; **GODREJ 24:** P52100001005; **GODREJ ELEMENTS:** P52100016626; **GODREJ PARK GREENS:** P52100019639; **GODREJ NURTURE:** P52100020686; **GODREJ HILLSIDE:** P52100022099; **GODREJ BOULEVARD:** P52100024616, Available at website: <http://maharera.mahaonline.gov.in>



# PUNE

## FAST- EMERGING COMMERCIAL CITY



Pune has become a strong base particularly for automobiles, IT and start-ups. The widespread economic activity has resulted in growing job opportunities and development of Pune's infrastructure and housing industry. Some of the major upcoming projects include:

-  128 km **Pune Ring Road\*** connecting 29 points of Pune
-  **3 Metro Lines^** to connect key regions of Pune
-  Chhatrapati Sambhaji Raje International **Airport#**, proposed Greenfield International Airport

Stock image for representative purpose only.

Sources: \*<http://www.pmrda.gov.in/project-1.html>  
^<https://themetrorailguy.com/pune-metro-information-map-updates>  
#<https://www.proptiger.com/guide/post/punes-international-airport-gets-a-go-ahead-to-boost-real-estate-market>



# REDEFINING THE SKYLINE OF EAST PUNE



After redefining Western Pune, Godrej Properties is set to break new ground in East Pune. It's now taking the big leap with a flourishing township in Manjari – the next Kharadi. Nestled along the Mula-Mutha river this 40 hectare township shall focus on giving a wholesome living experience with health and wellness at its core. With expansive greens and comprehensive amenities, the residents here will relish riverside living at its best.

Stock image for representative purpose only.

1 Hectare = 2.47 Acres | 40.44 Hectares = 99.95 Acres



# MULTI-FACETED GROWTH IN MANJARI



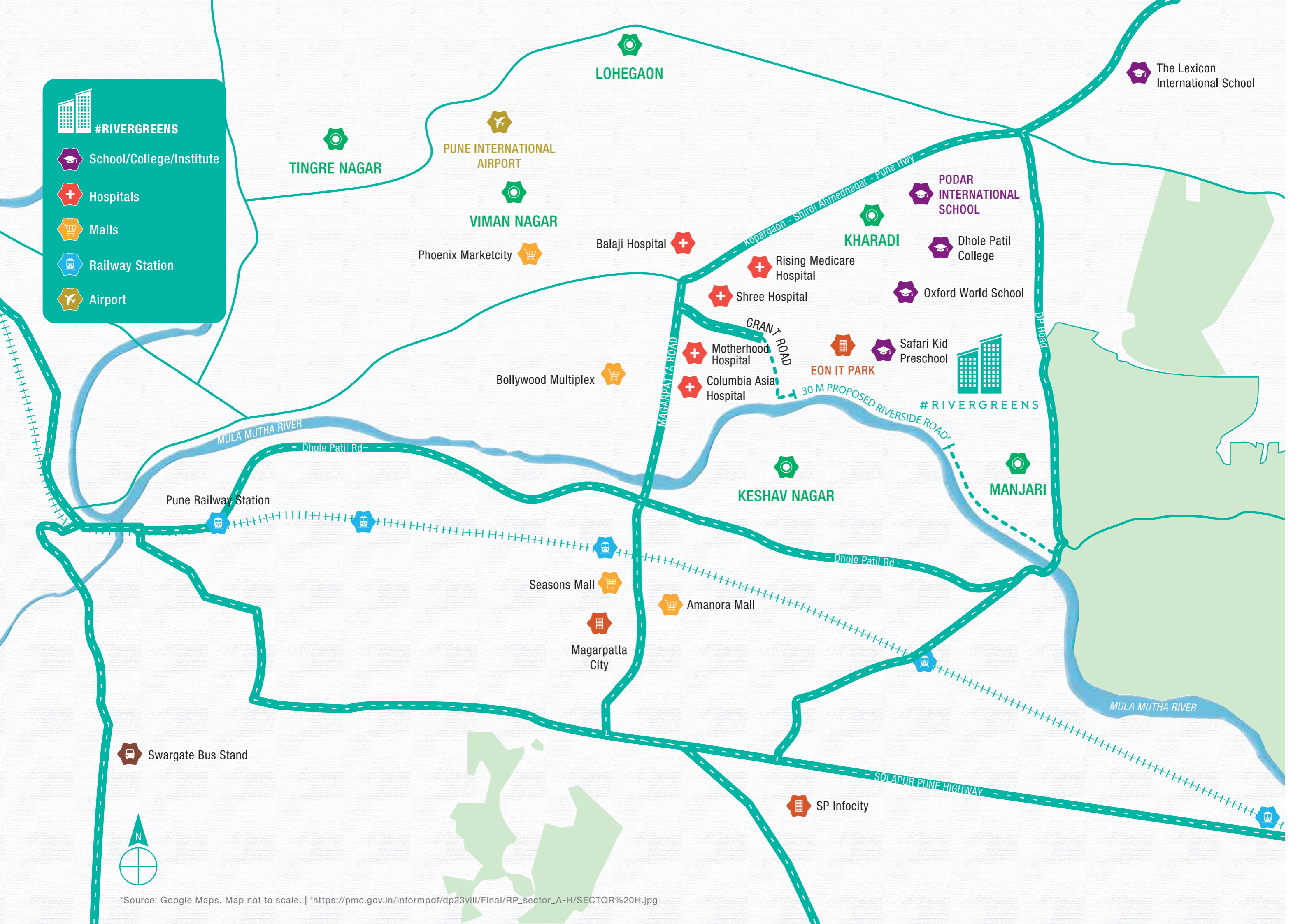
Manjari is known for its pollution-free and open green spaces. With the proposed DP road\*, it is set to provide swift connectivity to Kharadi and prominent educational, IT and social hubs making it a sought after housing destination. Manjari is envisioned to be a smart, sustainable and future-ready solution for a convenient lifestyle.

Stock image for representative purpose only.

\*[https://pmc.gov.in/informpdf/dp23vill/Final/RP\\_sector\\_A-H/SECTOR%20H.jpg](https://pmc.gov.in/informpdf/dp23vill/Final/RP_sector_A-H/SECTOR%20H.jpg)

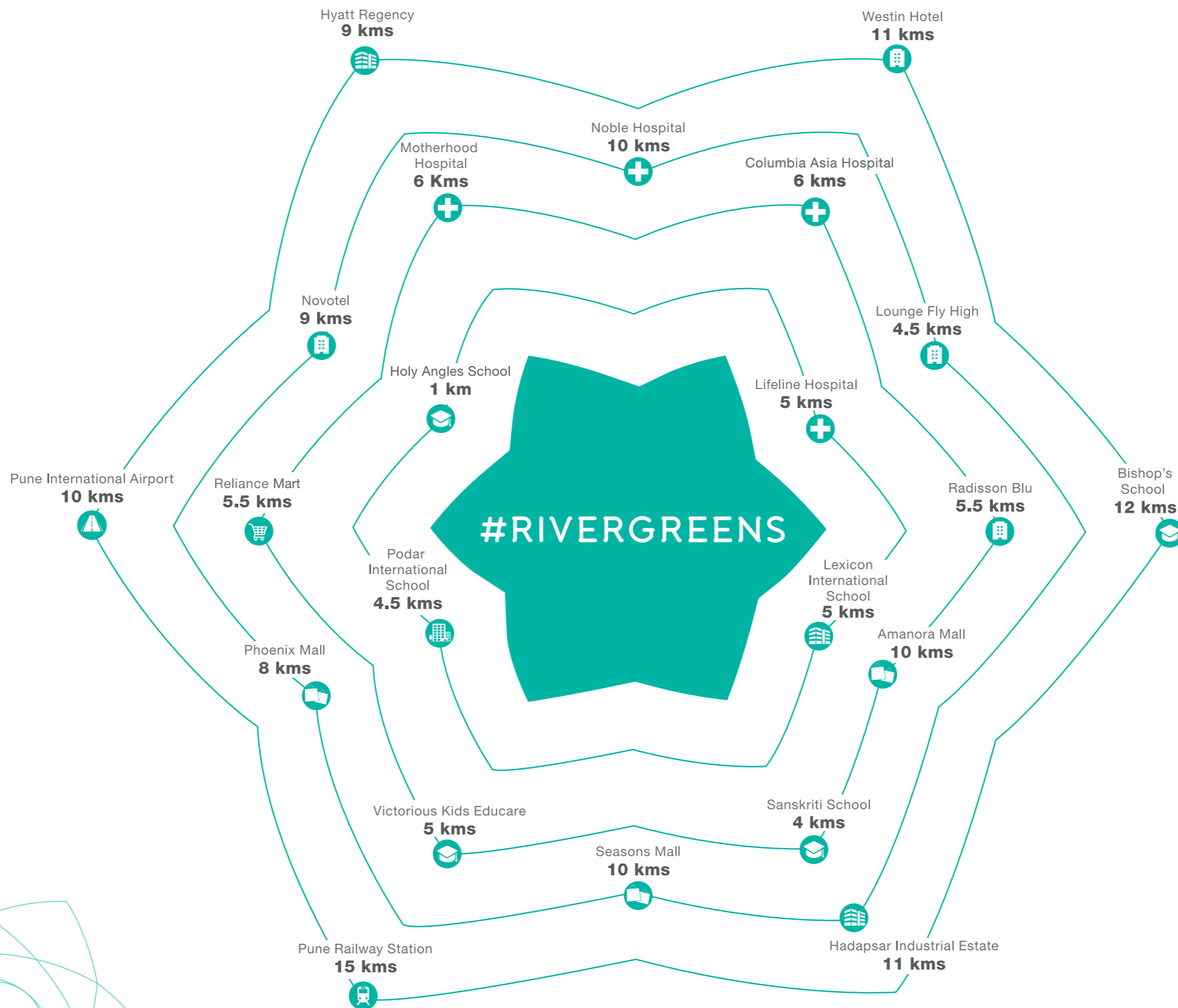
**#RIVERGREENS**









- School/College/Institute
- Hospitals
- Malls
- Railway Station
- Airport



\*Source: Google Maps. Map not to scale. | \*[https://pmc.gov.in/informpdf/dp23vill/Final/RP\\_sector\\_A-H/SECTOR%20H.jpg](https://pmc.gov.in/informpdf/dp23vill/Final/RP_sector_A-H/SECTOR%20H.jpg)

# EASY CONNECTIVITY



-  Hotels
-  Malls
-  Airport
-  Hospitals
-  Super market
-  Schools
-  IT Park
-  Institutes

\*Source: Approximate Distances as per Google maps.



INTRODUCING



**#RIVERGREENS**

*LIFE IN FULL BLOOM*



# WHERE LIFE BLOOMS BY THE RIVERSIDE



#Rivergreens is a sprawling township that stretches over 40 hectares along the Mula-Mutha River. It will have over 5 hectares of extensive green open spaces including a green 'necklace' that will ensure a tranquil environment and soothing views. Over 6500+ Sq. m., of lifestyle clubhouse, 2000+ Sq. m. of wellness centre and an expansive community centre will offer residents multiple avenues to celebrate life.

Stock image for representative purpose only.

1 Hectare = 2.47 Acres | 40.44 Hectares = 99.95 Acres | 5.05 Hectares = 12.5 Acres  
1 Sq. m. = 10.7639 Sq. Ft. | 6763 Sq. m. = 72,800 Sq. Ft. | 2081 Sq. m. = 22,400 Sq. Ft.  
Areas are approximate.



3 EXTRAVAGANT  
ZONES FOR AN  
OPULENT  
LIFESTYLE



Stock image for representative purpose only.

# EMBRACE THE GREEN NECKLACE

COVERING OVER 4 HECTARES



Relax and unwind in a lush green belt created especially for you. With over 5 hectares of city greens including 4 hectares of central greens, you will enjoy being surrounded with tranquility. This profusion of nature in all its glory will open your mind and refresh your body.

1 Hectare = 2.47 Acres | 5.05 Hectares = 12.5 Acres | 4.04 Hectares = 10 Acres  
Areas are approximate.



Artist's impression. Not an actual site photograph.

# A MASSIVE CLUBHOUSE

SPRAWLED ACROSS 6500+ SQ. M.



The intricately crafted clubhouse spanning over 6500+ Sq. m., boasts of a myriad of Olympic and indoor sports facilities to relax, rejuvenate and unwind. With a choice of sporting activities you can hone your skills at any sport of your choice or master them all.

Olympic games such as:

- Boxing
- Weight Lifting
- Gymnastics
- Archery
- Table Tennis
- Badminton
- Swimming Pools

And many more...

1 Sq. M. = 10.7639 Sq. Ft. | 6763 Sq. m. = 72,800 Sq. Ft.  
Areas are approximate.



# ACTIVE LIFE

## EXTENDED OUTDOORS



The sporting activities are not restricted to the clubhouse, but stretch outdoors with a host of amenities to let you breathe fresh as you enjoy your leisure.

#### Outdoor Activities:

- Putting Golf Course
- Cycling Track
- Racing Track
- Cricket Pitch
- Adventure Fitness Park
- Multi-purpose Play Fields
- Basketball Court
- Skating Track

And Many More...



# EXCLUSIVE HEALTH CENTRE

SPANNING OVER 2000+ SQ. M.



The Health Centre stretches over 2000+ Sq. m. offering an array of wellness services and activities. Housing OPD services, emergency healthcare, 24x7 pharmacy, physiotherapy, nutritionist and health cafes, the health centre makes sure your loved ones are taken care of.

1 Sq. m. = 10.7639 Sq. Ft. | 2081 Sq. m. = 22,400 Sq. Ft.  
Areas are approximate.



TOWNSHIP  
UTILITIES







# A BUSTLING MARKETPLACE WITHIN YOUR SPACE



#Rivergreens offers you convenience for all your shopping needs at a centrally located community market spanning over 700+ Sq. m. From daily essentials to lifestyle conveniences, you will find easy access to all your needs.

1 Sq. M. = 10.7639 Sq. Ft. | 743 Sq. m. = 8000 Sq. Ft.  
Areas are approximate.

Artist's impression. Not an actual site photograph.



# AN EXCLUSIVE SCHOOL

FOR CHILDHOOD TO BLOOM



Children of the township will have access to quality education wherein they will be groomed into enterprising individuals.

In addition, there is an array of utilities that make living more convenient and safe, which include:

- Fire Station
- Police Station
- Bus Terminal
- MSEDCL Power Station
- Public Parking
- Water Treatment Plant
- Waste Management

INTRODUCING



**GODREJ BOULEVARD**

#RIVERGREENS, PUNE

*PRESENTING THE FINEST OF #RIVERGREENS*



Artist's impression. Not an actual site photograph.

# WHERE GRANDEUR MEETS NATURAL BLISS



Godrej Boulevard the first of many phases of #Rivergreens is your gateway to an opulent lifestyle. It consists of 4 towers with spacious homes that have exclusive access to a sector clubhouse as well. With a sprawling landscape that includes a host of amenities exclusive to the residents of Godrej Boulevard, it will be the perfect place to grow and explore your potential as you celebrate the joy of living.



Stock image for representative purpose only.

## STUNNING VIEWS



88% of homes at Godrej Boulevard are garden facing, providing the residents with soothing views of either the cluster greens or central greens, both offering a serene experience with refreshing dawns and peaceful dusks. City facing homes too shall boast of a vibrant view of the town plaza.



Club Level



Project Level

**4 TIER  
SECURITY**  
FINEST SAFETY  
FEATURES FOR  
EVERYONE



Tower Level



Unit Level



VEHICLE MANAGEMENT



VISITOR MANAGEMENT



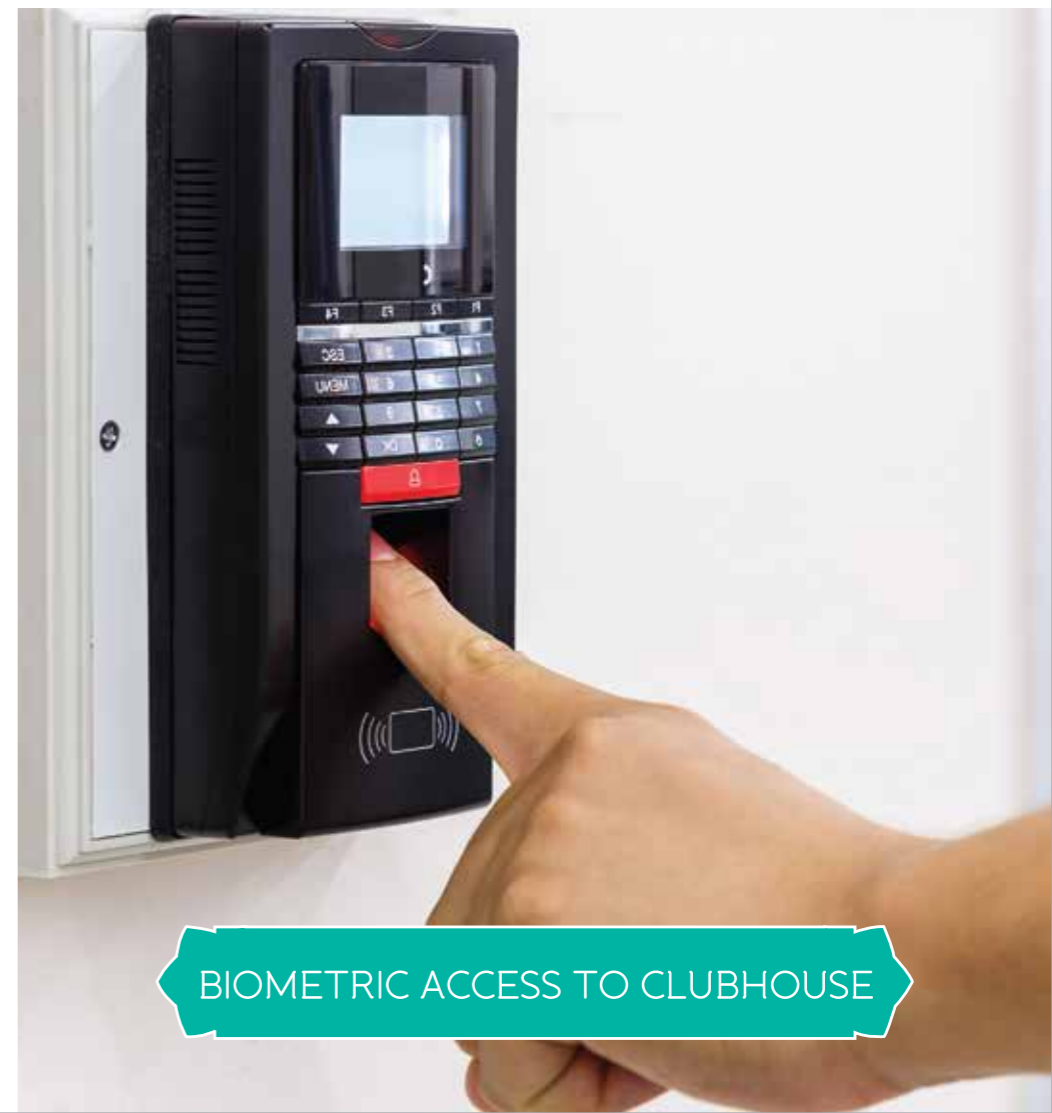
SHUTTLE SERVICE



24X7 CCTV MONITORING



VIDEO DOOR PHONE



BIOMETRIC ACCESS TO CLUBHOUSE



SMART SAFETY AT  
YOUR  
SERVICE





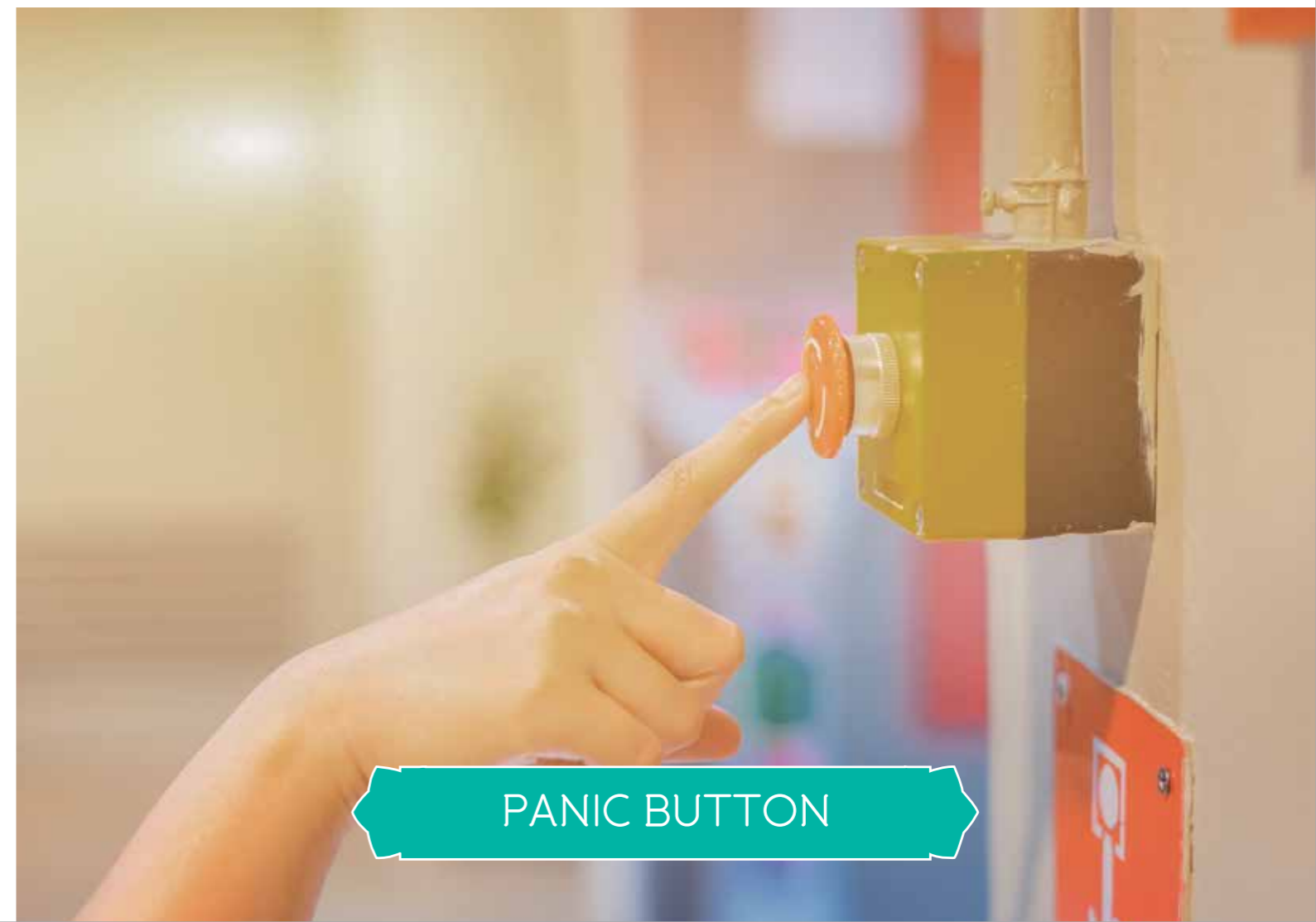
CHILDPROOF SWITCHES



GPS TRACKER FOR KIDS



DIGITAL LOCK



PANIC BUTTON



SOS EMERGENCY WATCH




ANTI-SKID TILES



SAFETY TOILET LATCH



SAFETY RAILINGS



SECTOR  
CLUBHOUSE  
HUB OF HAPPY TIMES



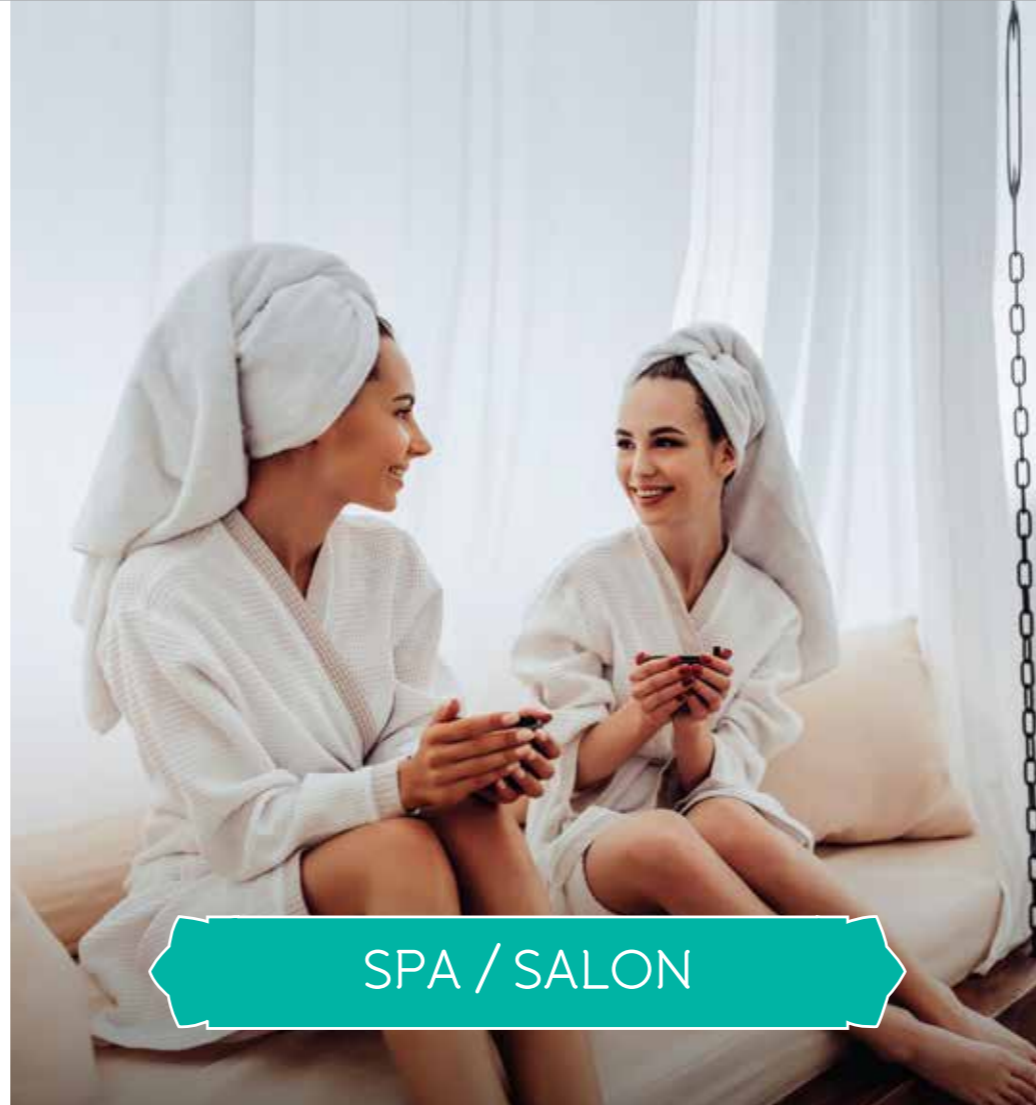
# A CLUBHOUSE EXCLUSIVELY FOR YOU



With a clubhouse exclusive to the residents of Godrej Boulevard, one can enjoy amenities like a spa to rejuvenate, swimming pool to take a plunge, gymnasium to stay in shape, dance/music classes to explore your creative side and much more.



DANCE / MUSIC



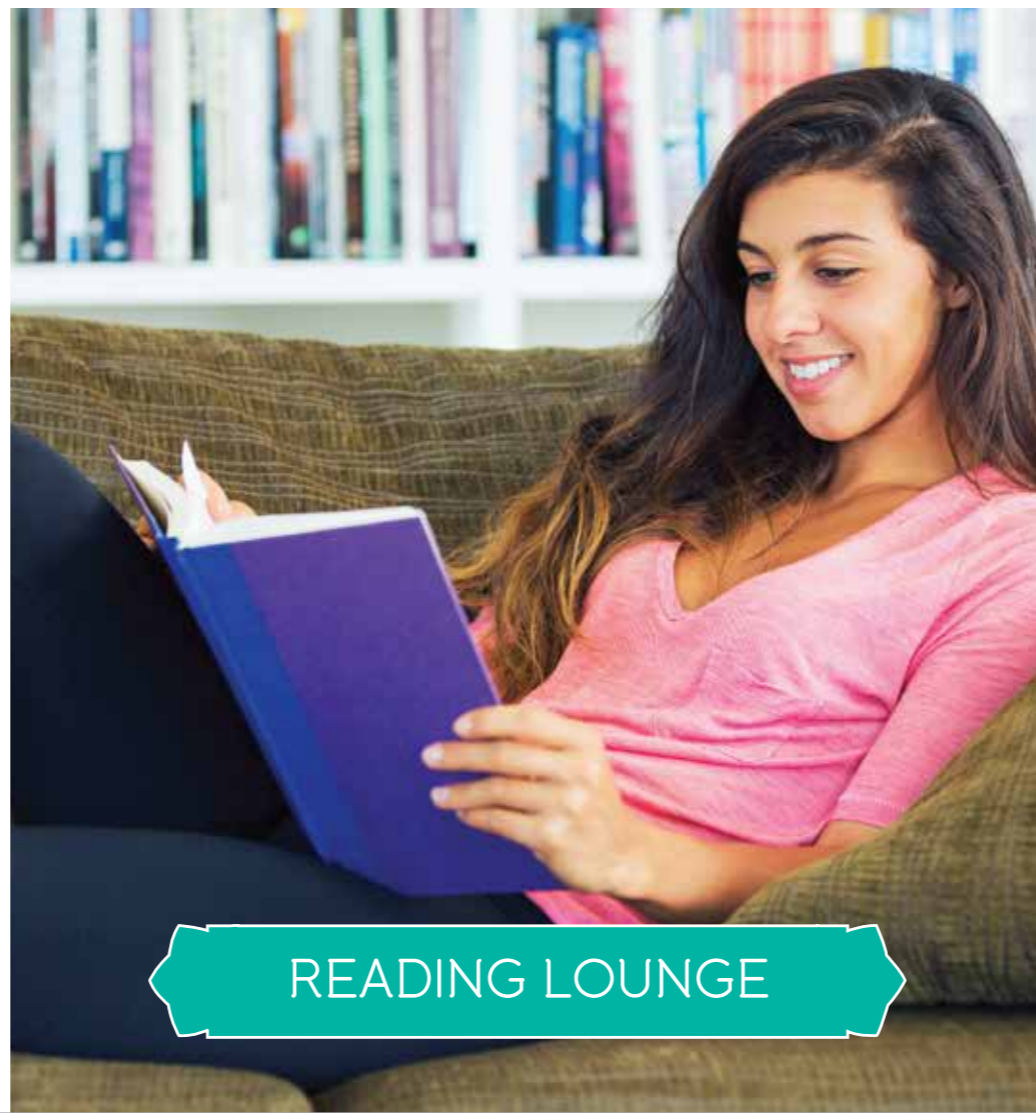
SPA / SALON



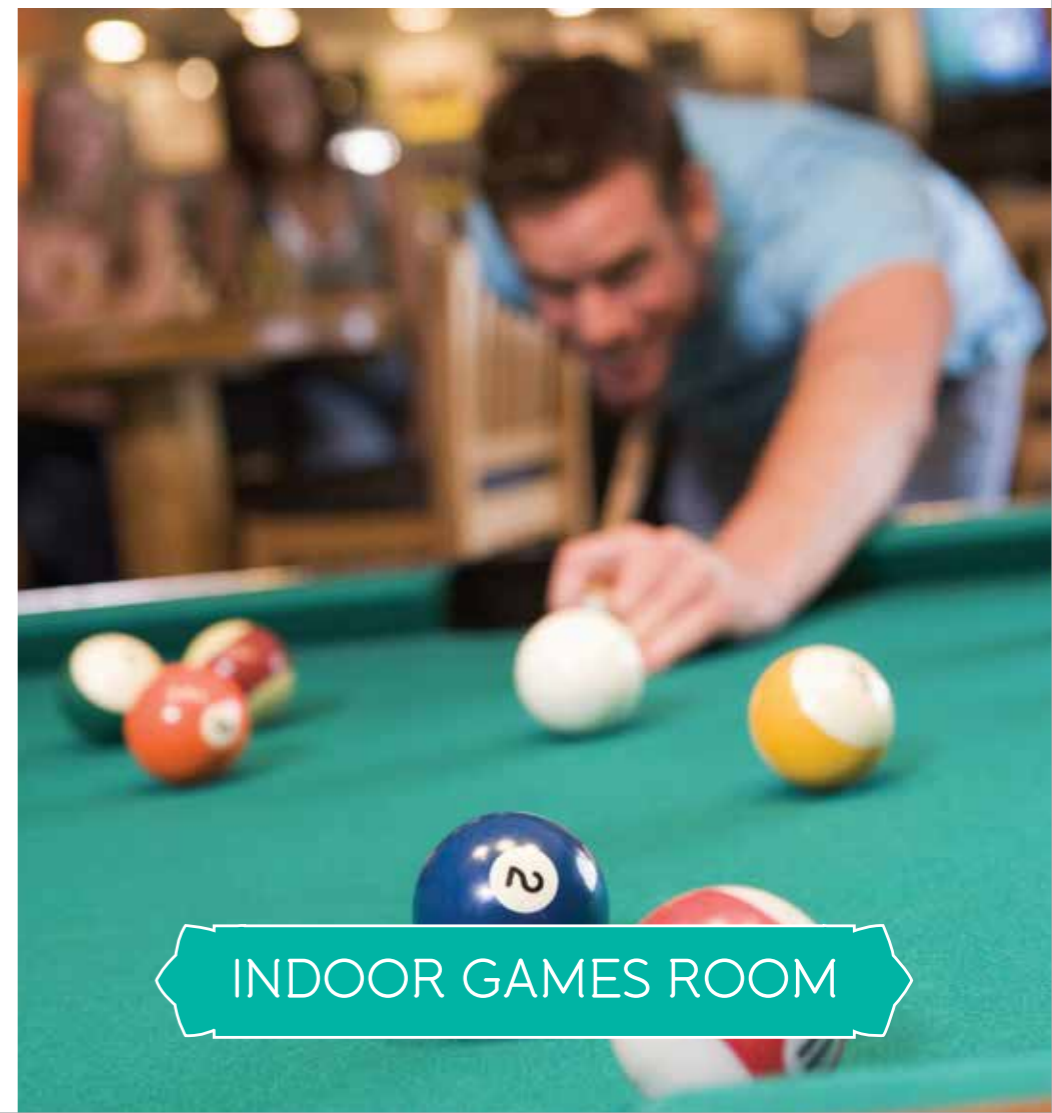
GYMNASIUM



PARTY HALL

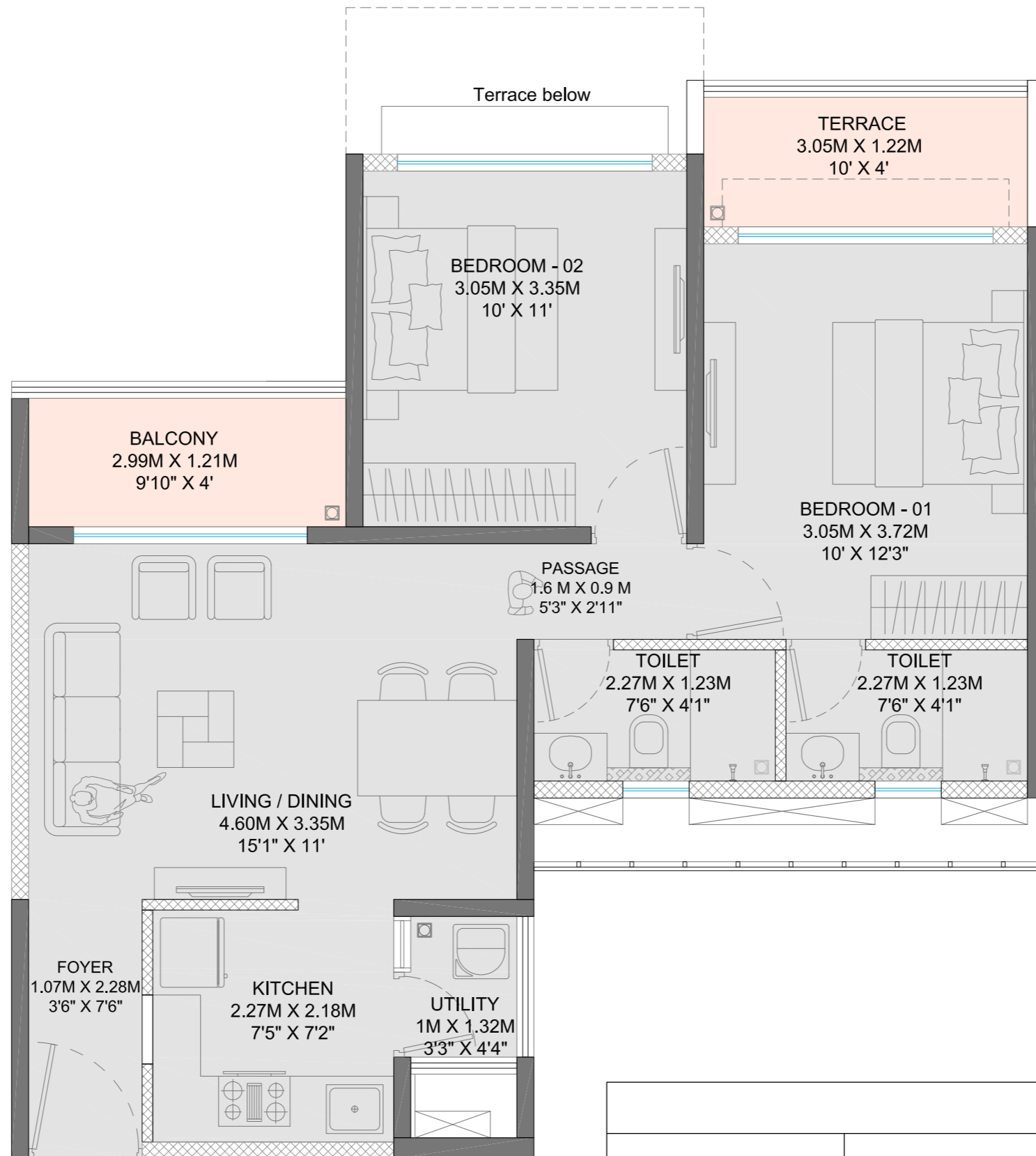


READING LOUNGE



INDOOR GAMES ROOM

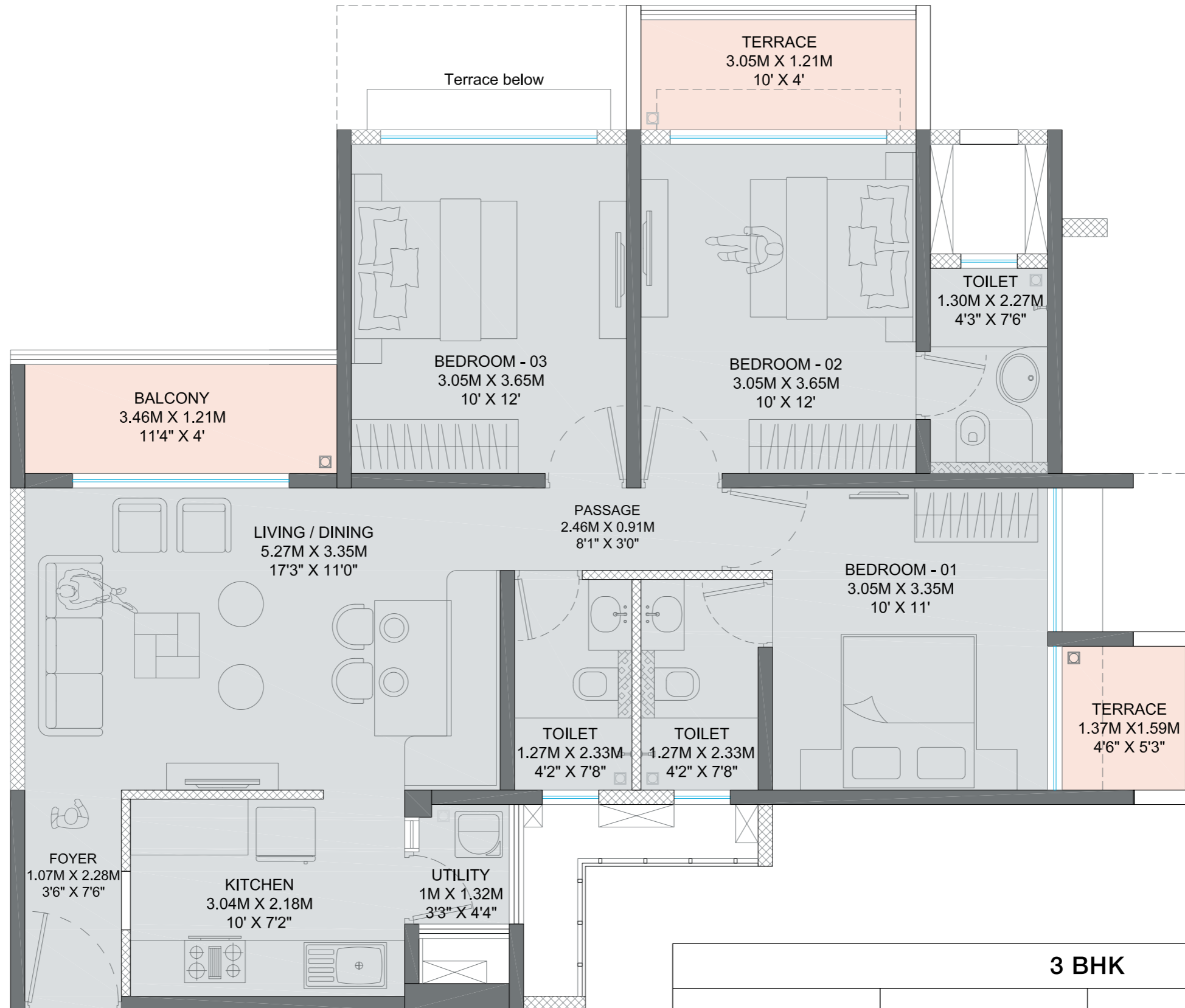
# UNIT PLANS - 2 BHK



1 Sq. M. = 10.7639 Sq. Ft.

2 BHK			
CARPET AREA (SQ. M.)	EXCL. AREA (SQ. M.)	TOTAL AREA (SQ. M.)	TOTAL AREA (SQ. FT.)
52.83	11.39	64.22	691.00

# UNIT PLANS - 3 BHK



1 Sq. M. = 10.7639 Sq. Ft.

3 BHK			
CARPET AREA (SQ. M.)	EXCL. AREA (SQ. M.)	TOTAL AREA (SQ. M.)	TOTAL AREA (SQ. FT.)
73.30	15.18	88.48	952.00

## PRODUCT MIX

TYOLOGY#	RERA CARPET AREA (sq.mt.)	RERA EXCLUSIVE AREA (sq.mt.)	RERA TOTAL AREA (sq.mt.)	RERA TOTAL AREA (sq.ft.)
<b>2 BHK</b>	<b>51.45</b>	<b>12.77</b>	<b>64.22</b>	<b>691</b>
<b>3 BHK</b>	<b>73.39</b>	<b>15.09</b>	<b>88.48</b>	<b>952</b>

#Areas for typical floors. | 1 Sq. M. = 10.7639 Sq. Ft.



# SPECIFICATIONS

## STRUCTURE

- Earthquake resistant framed RCC structure
- Internal walls - Gypsum plaster with oil bound distemper
- External walls - Texture paint

## DOORS/WINDOWS

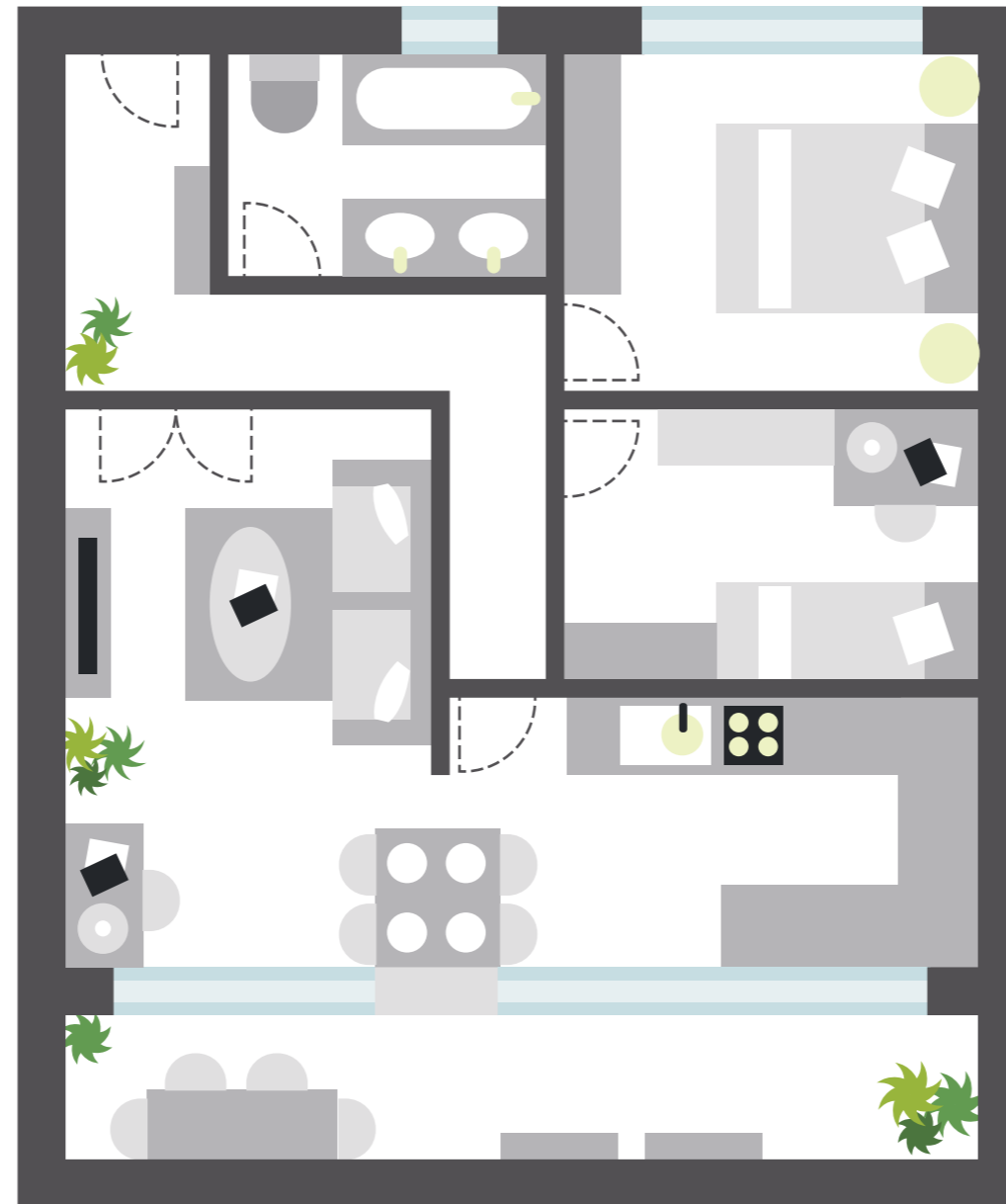
- Main entrance - Pre-fabricated doors
- Internal doors - Pre-fabricated doors
- Windows- Powder coated aluminium windows with mosquito mesh

## KITCHEN

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

## ELECTRICALS

- Modular switches - Legrand/Anchor/Precision/Equivalent - Childproof
- Provision points for Cable TV, Telephone, AC, WiFi
- DG power backup for common areas



## TOILET

- Sanitary ware - Kohler/Jaquar/Hindware or equivalent
- Safety latches in toilet
- CP fittings - Kohler/Jaquar/Hindware or equivalent
- Counter top - Granite
- Wall cladding (all toilets) - Glazed tiles
- False ceiling in toilets
- Vitrified Tiles
- Matt/Textured Anti-skid tiles

## FLOORING

- Living/Dining- Vitrified tiles
- Master bedroom- Vitrified tiles
- Other bedrooms- Vitrified tiles
- Balconies- Anti-skid tiles
- Terrace - Matt/Textured Anti-skid tiles

## SPECIAL FEATURES

- Video door phone
- Solar water heater (in master bed toilet)
- Separate water tanks for project level (underground) and individual tower level (overhead)

## PAYMENT PLAN

MILESTONE	% DUE AS PER CLP
ALLOTMENT DAY / BOOKING	5.50%
WITHIN 30 DAYS FROM THE DATE OF BOOKING	4.40%
ON AGREEMENT REGISTRATION	10.10%
EXCAVATION COMPLETION	12.50%
PLINTH COMPLETION	12.50%
ON COMPLETION OF HABITABLE SLAB 1	6.25%
ON COMPLETION OF HABITABLE SLAB 8	6.25%
ON COMPLETION OF HABITABLE SLAB 15	6.25%
ON COMPLETION OF SUPERSTRUCTURE	6.25%
ON COMPLETION OF WALLS & INTERNAL PLASTER	5.00%
TERRACES WITH WATERPROOFING	4.00%
ON COMPLETION OF STAIRCASES & LIFTS	4.00%
ON COMPLETION OF FLOORING, DOORS & WINDOWS	4.00%
SANITARY & EXTERNAL PLUMBING	4.00%
ON COMPLETION OF EXTERNAL PAINTING, ELECTRICAL FITTING	4.00%
ON NOTICE OF POSSESSION	5.00%
TOTAL	100.00%



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**Site address- Godrej Boulevard, Kharadi-Manjari Road, Pune 412307**

**The Project Godrej Boulevard is registered with MahaRERA under registration no. P52100024616, available at <http://maharera.mahaonline.gov.in>.**

Godrej Boulevard is part of a sanctioned Township which is spread across 40.97 Hectares (approx. 101 Acres) at Manjri Khurd, Pune. Manjari Housing Projects LLP (wherein Godrej Properties Limited is a partner) as owners and being part of said Township, is developing 23 Hectares (approx. 2.35 lakh sq. mts.) of the Land in the said Township. The development by Manjari Housing Projects LLP shall have an access to 5 Hectares (approx. 50,000 sq. mts.) of public greens, Clubhouse (membership based, approx. 6500 sq. mts.), Health centre (approx. 2000 sq. mts.) and Community market (approx. 700 sq. mts.) 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. T&C Apply. The official website of Godrej Properties Limited is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.