

WHERE NATURE IS YOUR NEIGHBOUR & BLISS IS A WAY OF LIFE



#RIVERHILLS

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

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 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:

- "The Most Trusted Brands of India" by Trust Research Advisory's Brand Trust Report 2019
- "Builder of the Year" at the 13th CNBC-AWAAZ Real Estate Awards 2019
- "Real Estate Company of the Year" at the Construction Week Awards 2019
- "Best Real Estate Brand 2018" The Economic Times
- "India's Top Builders 2018" at the Construction World Architect and Builder (CWAB) Awards 2018
- "Real Estate Company of the Year" at the 8th Annual Construction Week India Awards 2018

Pune Projects:

• **Godrej Elements, Pune**

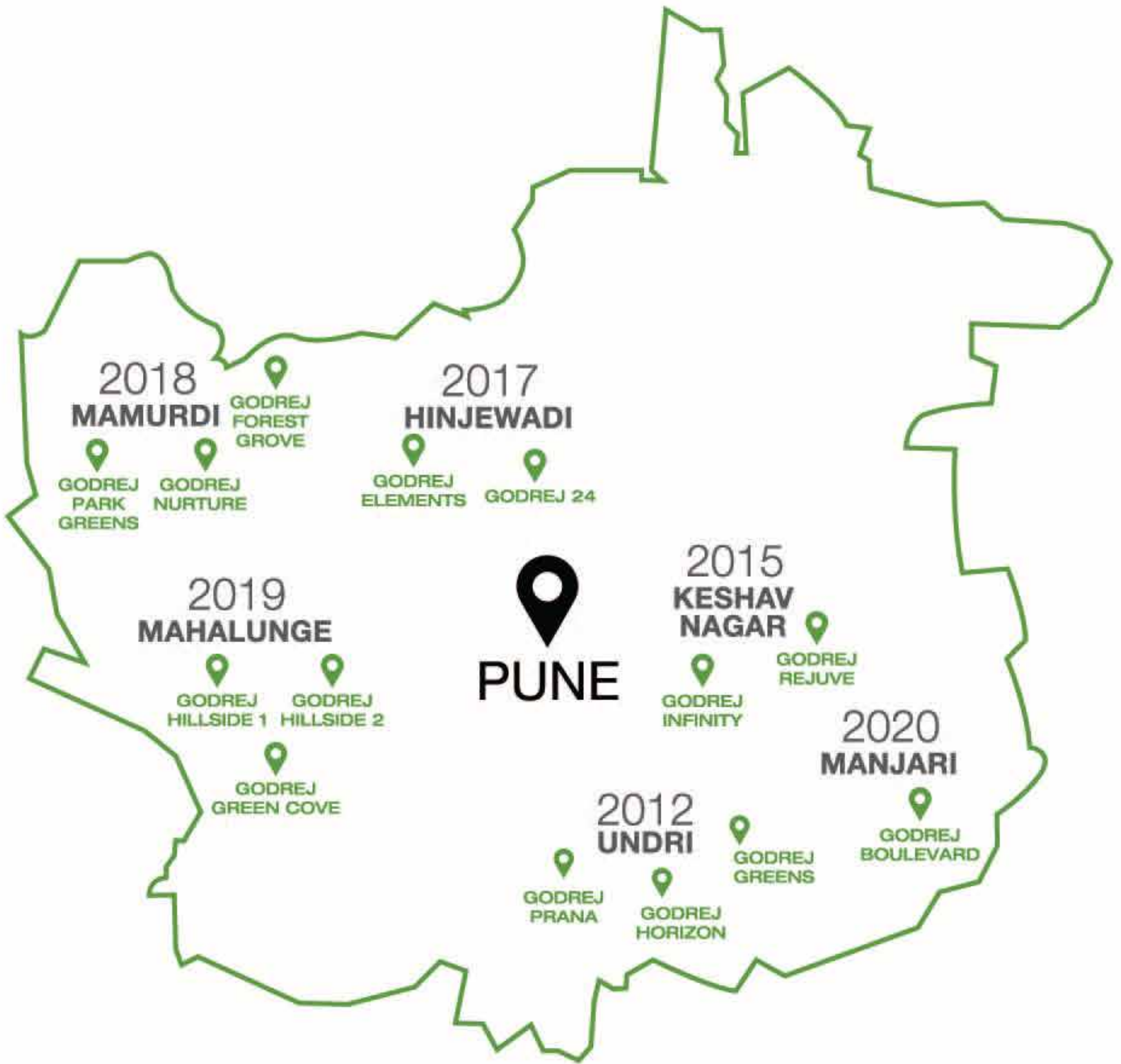
RoSPA Silver Award - Royal Society for Prevention of Accidents For Health and Safety Performance

• **Godrej 24, Pune**

Gold Award - Apex India Foundation Safety Award



GODREJ PROPERTIES BUILDING THE FINEST HOMES IN PUNE SINCE 2012



7,40,000+
SQ. MTR. SOLD



8,500+
HAPPY FAMILIES



A WELL-CONNECTED LOCATION THAT NURTURES A GREEN LIFESTYLE



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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 that is close to nature and close to conveniences as well. Its rapid growth is helping it become one of the most sought-after residential locations in Pune.



Pune International Airport is just
54 Mins drive away via Pashan road*



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



84 Hectares (approximately 210 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/getProjectById>

HOW GODREJ PROPERTIES SPREAD ITS ROOTS IN MAHALUNGE



98% (1000+ UNITS)
of inventory sold-out in
Hillside 1 and Hillside 2



**FIRST TIME
EVER**

Godrej Properties
entered
Mahalunge in
2019 with its
first-ever township
project in Pune

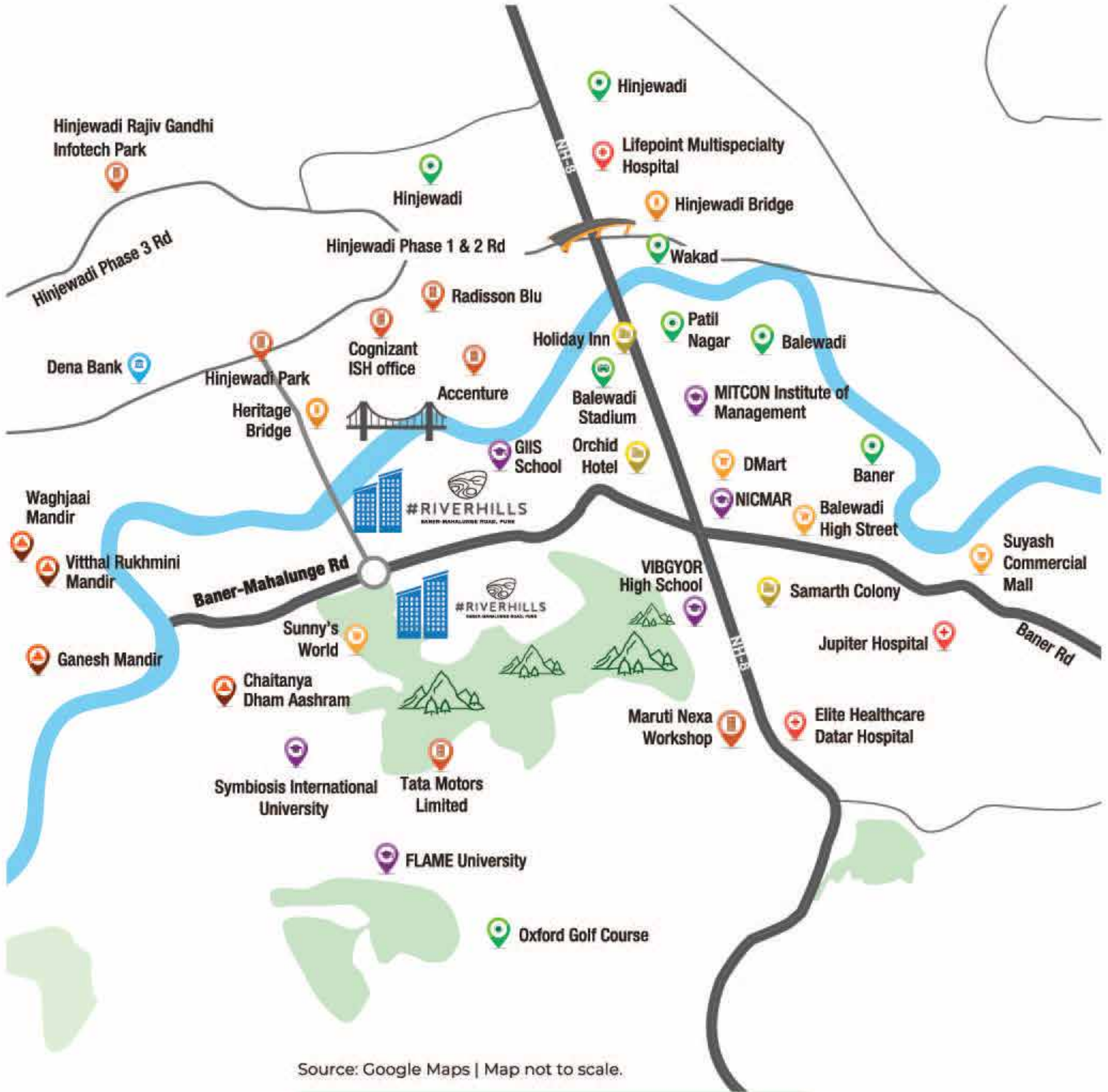


**SUPER
SUCCESSFUL
LAUNCH OF**
Godrej Green Cove
in 2020, despite
COVID times





LOCATION MAP

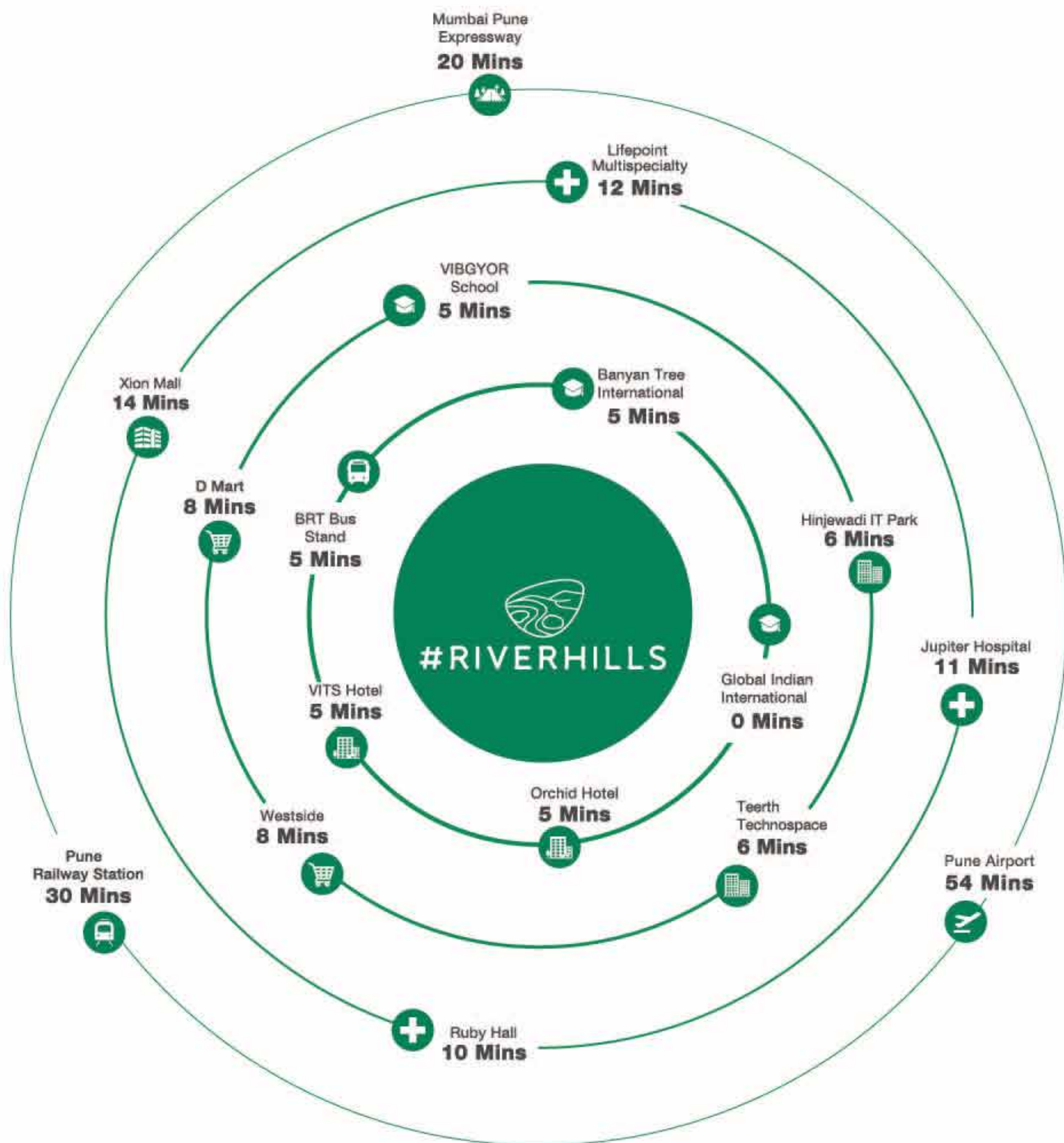


Source: Google Maps | Map not to scale.

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



A LIFESTYLE SURROUNDED BY CONVENIENCES, BECKONS





FROM NECESSITIES TO INDULGENCES EVERYTHING SURROUNDS YOU



SCHOOLS & COLLEGES

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



RESTAURANTS

- | | |
|-------------------------|---------|
| • VITS Hotel | 3.4 kms |
| • Radisson Blue | 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 |
| • Nuicare | 8.2 kms |



IT & BUSINESS

- | | |
|----------------------|---------|
| • Hinjewadi IT Park | 4 kms |
| • Teerth Technospace | 4 kms |
| • Cummins India | 4.8 kms |
| • Prabhatee Techpark | 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 |



**WHERE GREENERY WILL BE
BY YOUR SIDE EVERYDAY**



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#RIVERHILLS

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

Welcome to #Riverhills, a 40-hectare mixed use township, that is imagination come true for many. Nature is in its most pristine form here; there is a river passing by with over 8 hectares of accessible greens to bring that childlike imagination to life. Come, live the healthy life, blanketed by greens.

TOWNSHIP MLP





CHERISH A BLISSFUL LIFE WITH HILLS BY YOUR SIDE



Stock image is for representative purpose only.

HILL DISTRICT

When you live by the hills there's a sublime, peaking sensation that motivates you to go higher and soar farther. 5000+ trees take you under their wing, just for you to know that this is an address, where nature cares for your health.



YOUR SHOPPING AMBIENCE UPLIFTED BY A FLOWING RIVER



RIVERWALK WITH HIGHSTREET RETAIL

Inspired from the famed La Rambla Street in Barcelona, we have designed a shopping experience for you, close to the river. With a 0.5 km of high-street retail, outlined by a garden and maintained pedestrian and cycle friendly throughout; you could indulge in picking up your favourites, in connoisseur style.



AN EXPANSIVE PARK WHERE YOU CAN LET GO



CENTRAL PARK

A 3-hectare central park created for you to leave the materialistic life behind. Be it your little ones or the elderly, a carpet of green, awaits for you to forget the world of technology. Enjoy the freshness of pure air and get ready to experience an outdoor lifestyle.



INDULGENCE BY THE RIVERSIDE



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RIVERFRONT WITH BOAT CLUB

A 5100 sq. m. clubhouse perched on the river banks ushers you to enjoy the better things in life. Indulging in a multi-faceted dining experience or river activities; your club will alleviate all your worries, as you drop by.

PRESENTING

GODREJ GREEN VISTAS

#RIVERHILLS, PUNE





EXPERIENCE BLISS WITH NATURE AS YOUR NEIGHBOUR



A well-connected address that has nature as its neighbour; where chirping birds become friends and abundance of trees envelope you with pure air. Multiple gardens give you an aura of freshness during your leisure and a plethora of amenities make your life fulfilled. Here the hills and the river are one with you; to offer you the perfect setting for life.



LIVE FREE AMIDST OPEN GREEN SPACES



70% OPEN SPACES WITH 0.54 HECTARES OF GREENERY

In a world of cramped high-rises, we offer you an island of exclusivity and greenery. With plenty of open spaces and an expanse of nature, the health of your loved ones is now the responsibility of your cherished address.

ENVELOPED WITH NATURE'S AURA AMIDST A MYRIAD OF TREES



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200+ O₂ ENHANCING TREES AND PLANTS

Having an expanse of trees offering you purer air, cooler weather and ample of shade is truly a blessing. A healthy way to live amidst trees like Pimple, Banyan, Neem, Ashoka and more, is just what nature ordered for you.



TRY PLUCKING A FRUIT RATHER THAN PICKING ONE

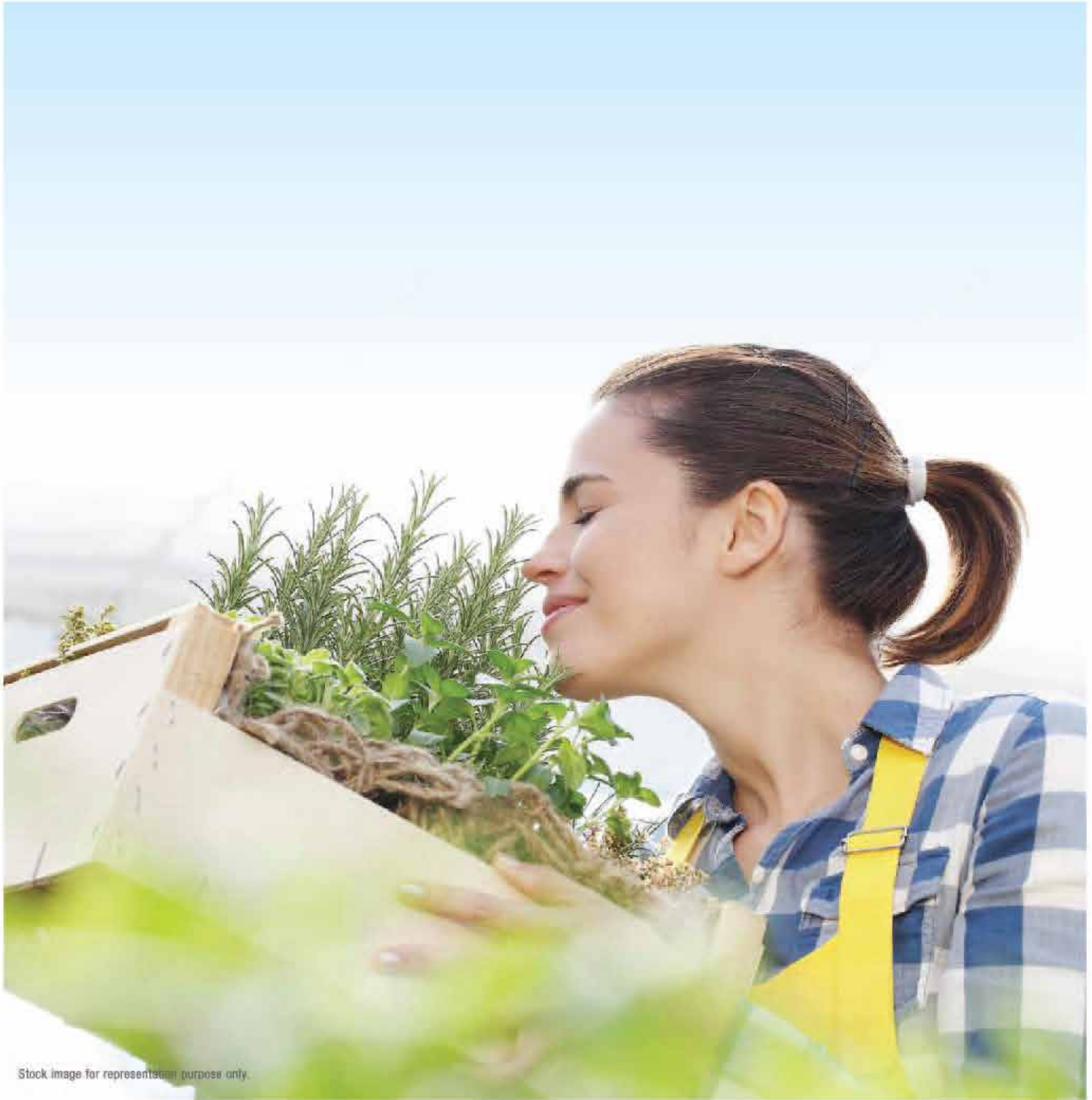


ORCHARD WITH 40+ FRUIT BEARING TREES

When you have an orchard to yourself why do you need a fruit market? Fresh from nature and healthy as ever; we have varieties like Mango, Jackfruit, Guava, Chikoo, Awala and more, for you to relish.



PICK YOUR HERBS FROM YOUR VERY OWN GARDEN



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HERBAL GARDEN WITH 10+ SPECIES

Whether you want to garnish your favourite pasta or add some herbs to your tea, you just need to get down and shred some from your very own garden. Choose from exotic herbs like pudina, tulsi, coriander and other spices.



NATURE INSPIRED ORGANIC SWIMMING POOL



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CHLORINE FREE POOL

A chlorine free pool for you to plunge into, keeping chemicals at bay and your heart buoyant with joyful bliss. Submerge with friends and family and let the pristine waters take over.



THE GREEN NEIGHBOURHOOD YOU ASPIRED FOR



Stock image for representation purpose only.

AN ADDRESS LANDSCAPED IN GREEN

An all season floral garden, would mesmerize you with its hues and fragrances. Your address is designed with greenery being given utmost prominence - flower promenades, vertical gardens and more. Come home to a place, where nature takes its most beautiful form.



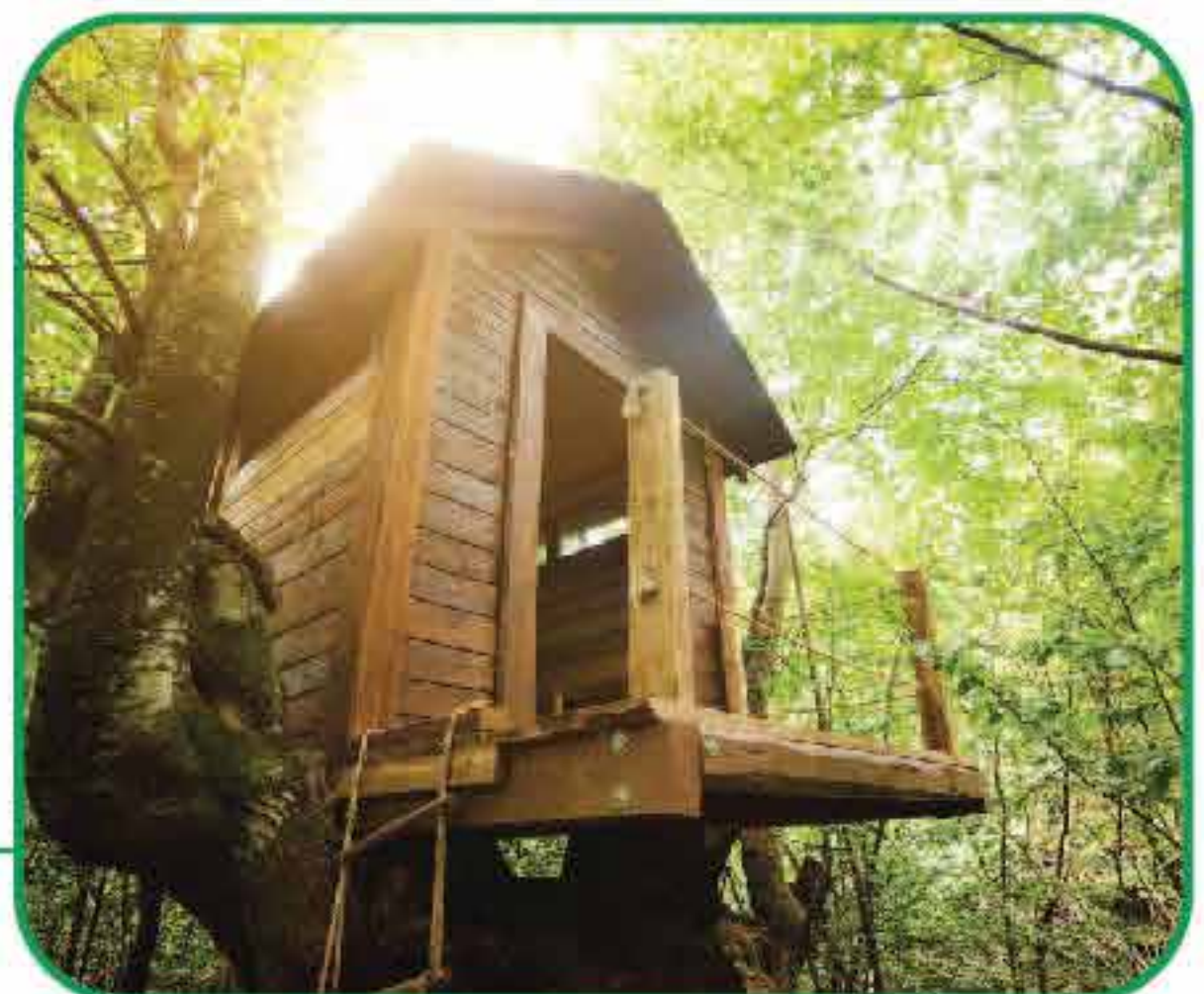
HEART SHAPED
FLOWER PROMENADE
AND VERTICAL GARDENS



ALL SEASON
FLORAL GARDEN



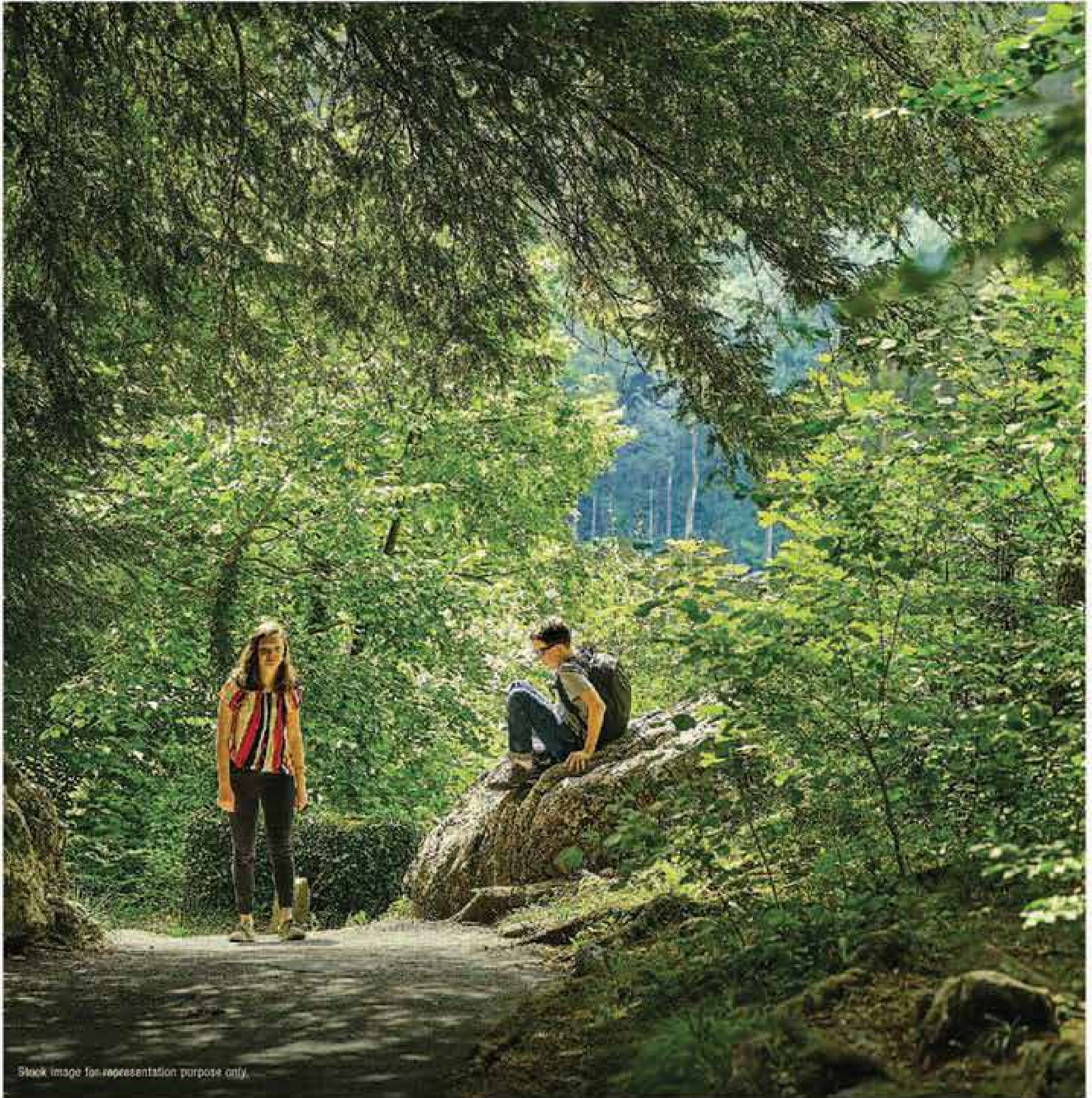
DISCOVERY PARK
(MULTIGENERATIONAL
AMUSEMENT PARK)



TREE HOUSE WITH CAFÉ



WHEN TREES USHER IN A BREEZE OF BLISS



Stock image for representation purpose only.

GREEN SPACES

Searching for that corner of seclusion? Well, we have hectares of it with more than 83 types of trees. Your very own go to place to reflect on things that bring you a smile; all covered in green.



ZEN GARDEN AND
ACUPRESSURE PATHWAYS
FOR RELAXATION



ROOFTOP SHRUBBERY,
LAWN & DECK AREA



ROOFTOP CLUBHOUSE &
PARTY LAWN

AN INDULGENT LIFESTYLE A TRANQUIL LIFE



REJUVENATING AMENITIES

Whether it's a barbeque party or a lazy afternoon soaking in the sun, your address is crafted to live, rather than reside. From little ones to the elderly, there's a little something for everyone to smile.



CELEBRATION ZONE
WITH BARBEQUE ZONE/
OUTDOOR KITCHEN

VITAMIN D SUN DECK
AND LOUNGE



OPEN AIR MOVIE SCREENING

OTHERS:

- WATER SLIDES IN KID'S POOL
- OUTDOOR CROSSFIT ARENA

BECAUSE YOU DEFINITELY DESERVE A TIME-OUT



Image is for representative purpose only.

LEISURE ISLAND

Seclude yourself in some fun leisure activities away from the daily grind, in our exclusive clubhouse. Watch your favourite web series on our full-blown screen or play an engaging sport at your multipurpose court.



INTERACTIVE SQUASH COURT



OTT ENABLED MINI THEATRE



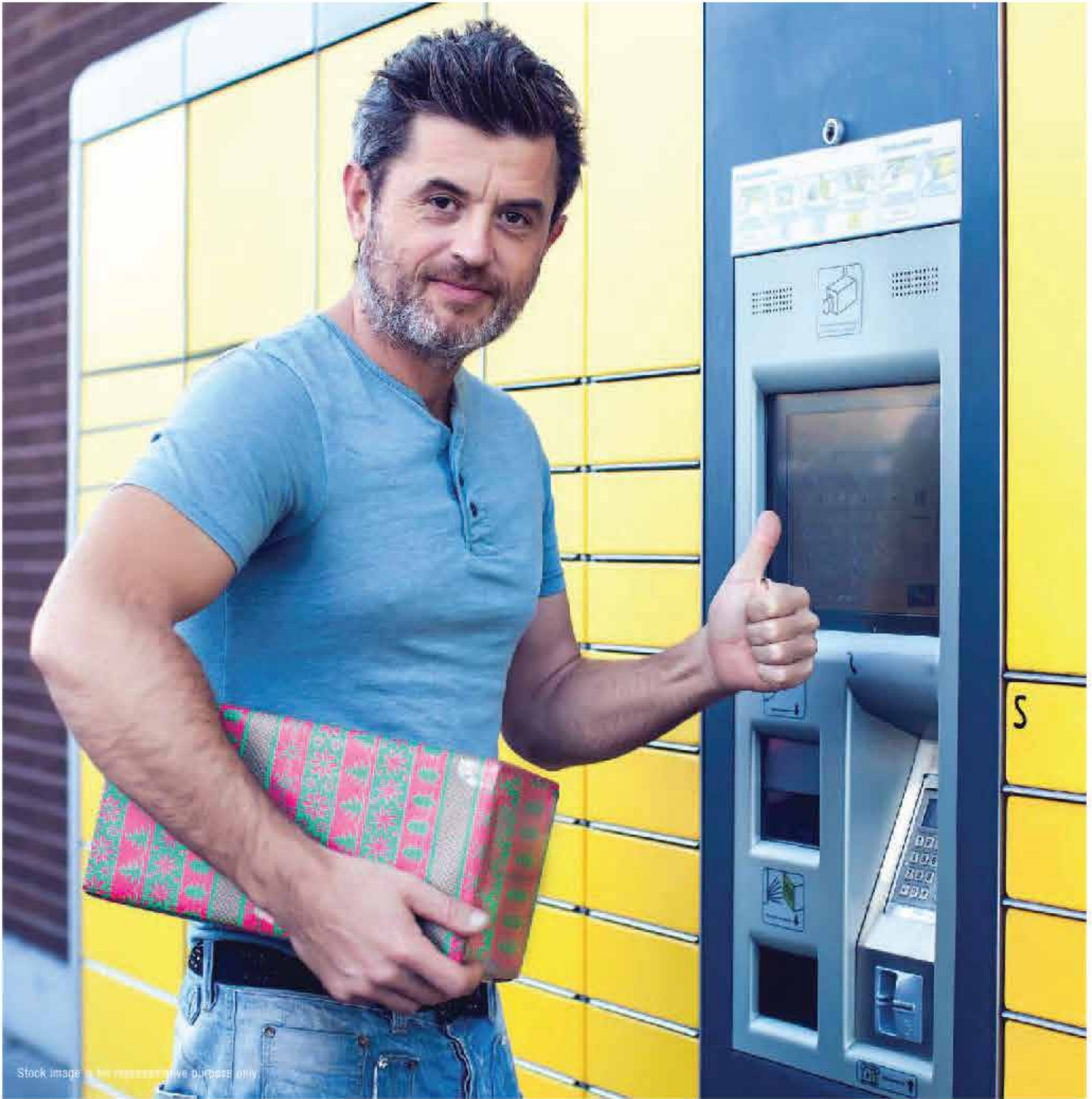
VR GAMES & DIGITAL GAMES



ROOFTOP MULTIPURPOSE COURT



CHANGING TIMES CALL FOR A CONVENIENT LIFESTYLE



CONVENIENCE DELIVERED

You have a customizable smart parcel pickup and drop-off within your premises to maintain highest safety and hygiene standards. Hot & Cold storages are also in place for your everyday needs.



INTELLIGENT PARCEL LOCKERS



SMART HOT & COLD LOCKERS



WORK FROM ANYWHERE AT YOUR DREAM ADDRESS



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MULTIPLE WORKSPACES WITHIN THE PROJECT

Your address is designed to maintain the perfect work-life balance. With peaceful areas in the premises you could now choose your work desk or the comfort of your home to work, without Monday blues.



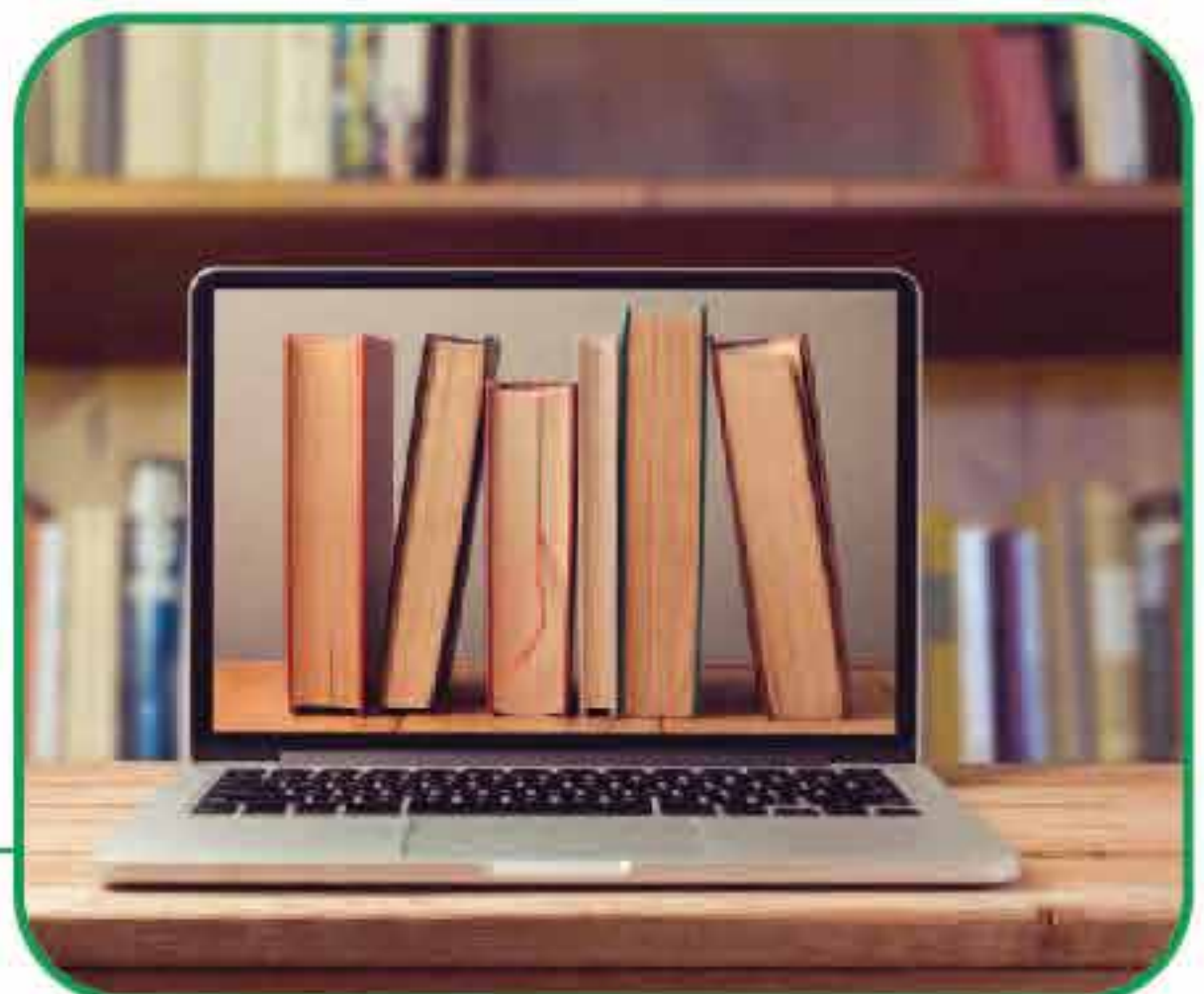
SOUNDPROOF WORKING
PODS FOR MEETINGS



HIGH SPEED
INTERNET IN CLUBHOUSE



CAFETERIA



E-LIBRARY



AN ADDRESS THAT UNDERSTANDS YOUR NEEDS WELL



Stock image for representation purpose only.

CONVENIENCES FOR A HASSLE-FREE LIFESTYLE

We would tend to your day-to-day errands with a host of conveniences surrounding your home. Be it a laundromat, pharmacy or a convenience store, you have it all within your premises in the retail section.



LAUNDROMAT



CONVENIENCE STORE



PHARMACY



CRÈCHE FACILITY



SMART VEHICLE & VISITOR
MANAGEMENT SYSTEM



SMART UNDER
CAR SCANNER



E-CHARGING PROVISION



GREEN OUTSIDE INTELLIGENT INSIDE



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SMART HOMES

Well, we haven't laid off technology altogether. We have kept it green outside and sophisticated inside your homes so that you spend lesser time controlling your appliances and more time outdoors.



SMART MOOD LIGHTING



APPLIANCE
CONTROLLERS



SMART PLUG

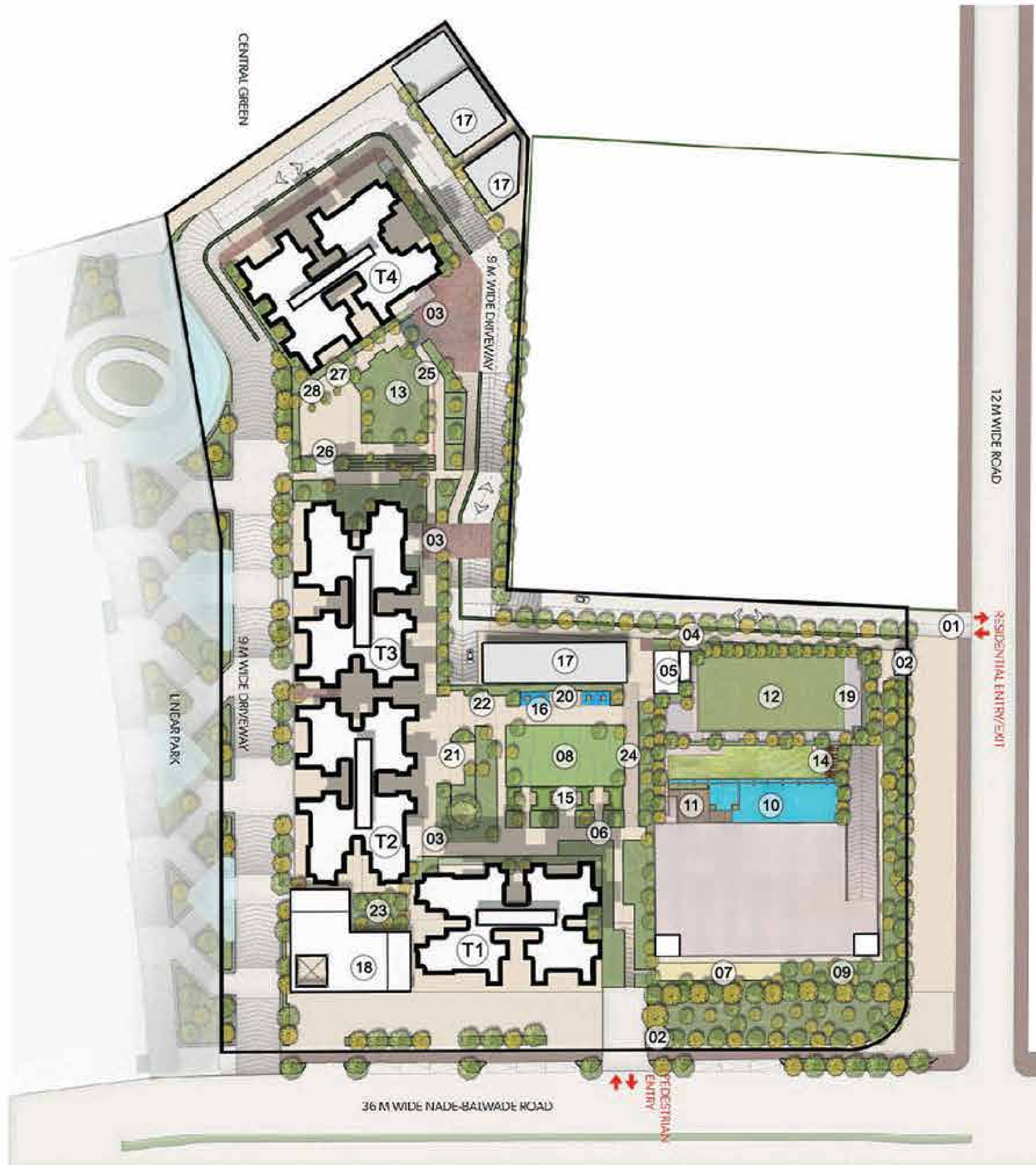


SMART BELL & VIDEO
DOOR PHONE

MASTER LAYOUT PLAN

LEGEND

1. ENTRY / EXIT
2. SECURITY GUARD ROOM
3. TOWER LOBBY ENTRY
4. MLCP ENTRY / EXIT
5. MLCP ELEVATOR LOBBY TO CLUBHOUSE
6. ACUPRESSURE TRACK
7. CRICKET NET
8. ZEN GARDEN
9. FRUIT ORCHARD
10. SWIMMING POOL @ MLCP TOP
11. DECK @ MLCP TOP
12. MULTIPLAY COURT @ CLUB TOP
13. LAWN
14. BARBEQUE STATION
15. SEATING AREA / TREE COURT
16. LOTUS POND
17. SERVICES
18. RETAIL BUILDING
19. TIERED SEATING
20. MEDITATION AREA
21. SNAKE & LADDER
22. YOUTH KATTA
23. ORNAMENTAL GARDEN
24. WALKWAY WITH TRELIS AND CREEPERS
25. GRAFFITI WALL
26. TREE HOUSE
27. SENIOR CITIZEN SIT OUT
28. OUTDOOR GYM AREA



Key Plan ①



TOWER 1: UNIT PLAN - 1 BHK

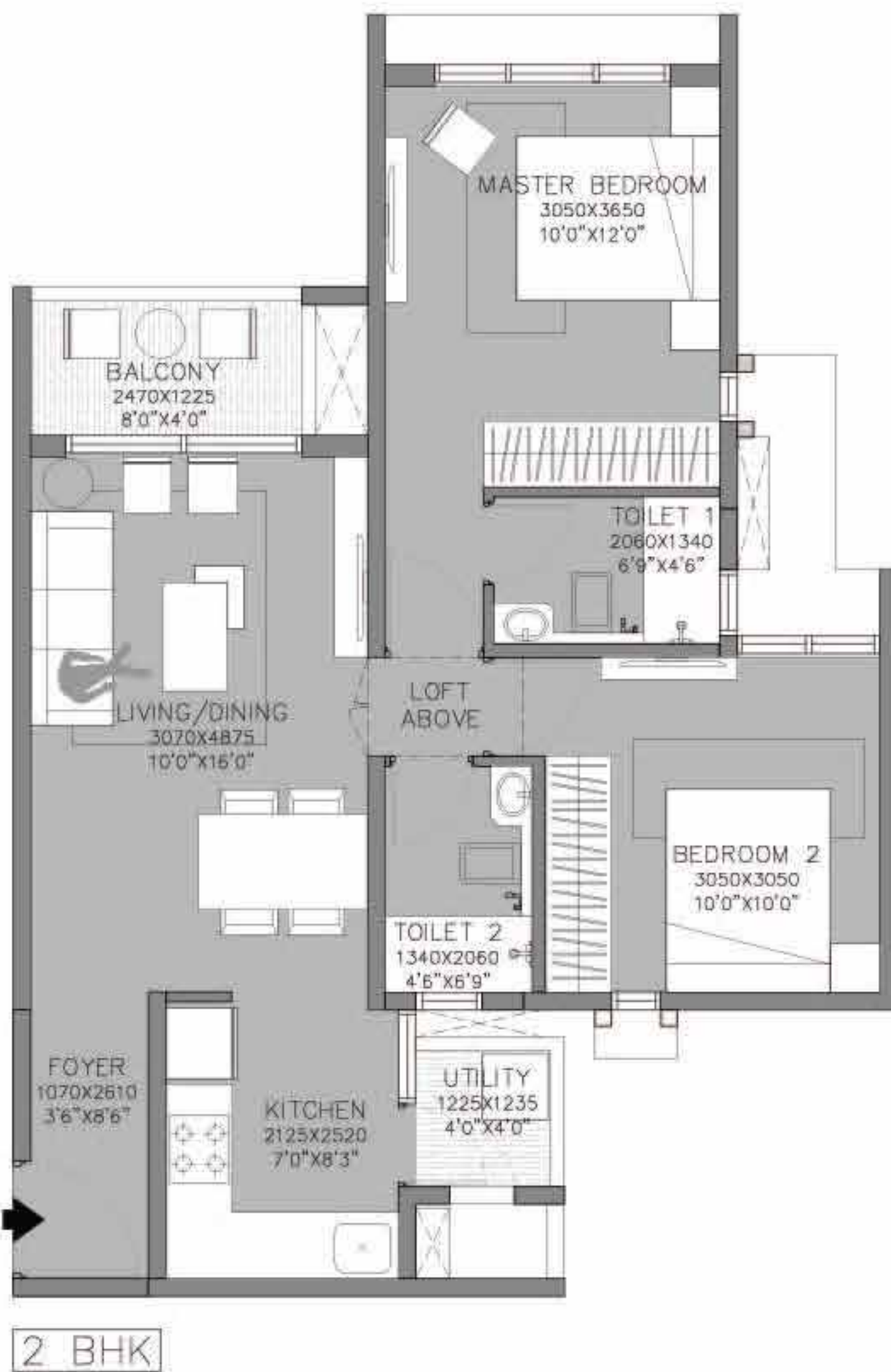
Configuration	AREA AS PER RERA			
	Areas As Per Rera [Sq.Mt.]	Exclusive Area [Sq.Mt.]	Total Area [Sq.Mt.]	Total Area [Sq.Ft.]
1 BHK	39.30	4.18	43.48	468





TOWER 1: UNIT PLAN - 2 BHK

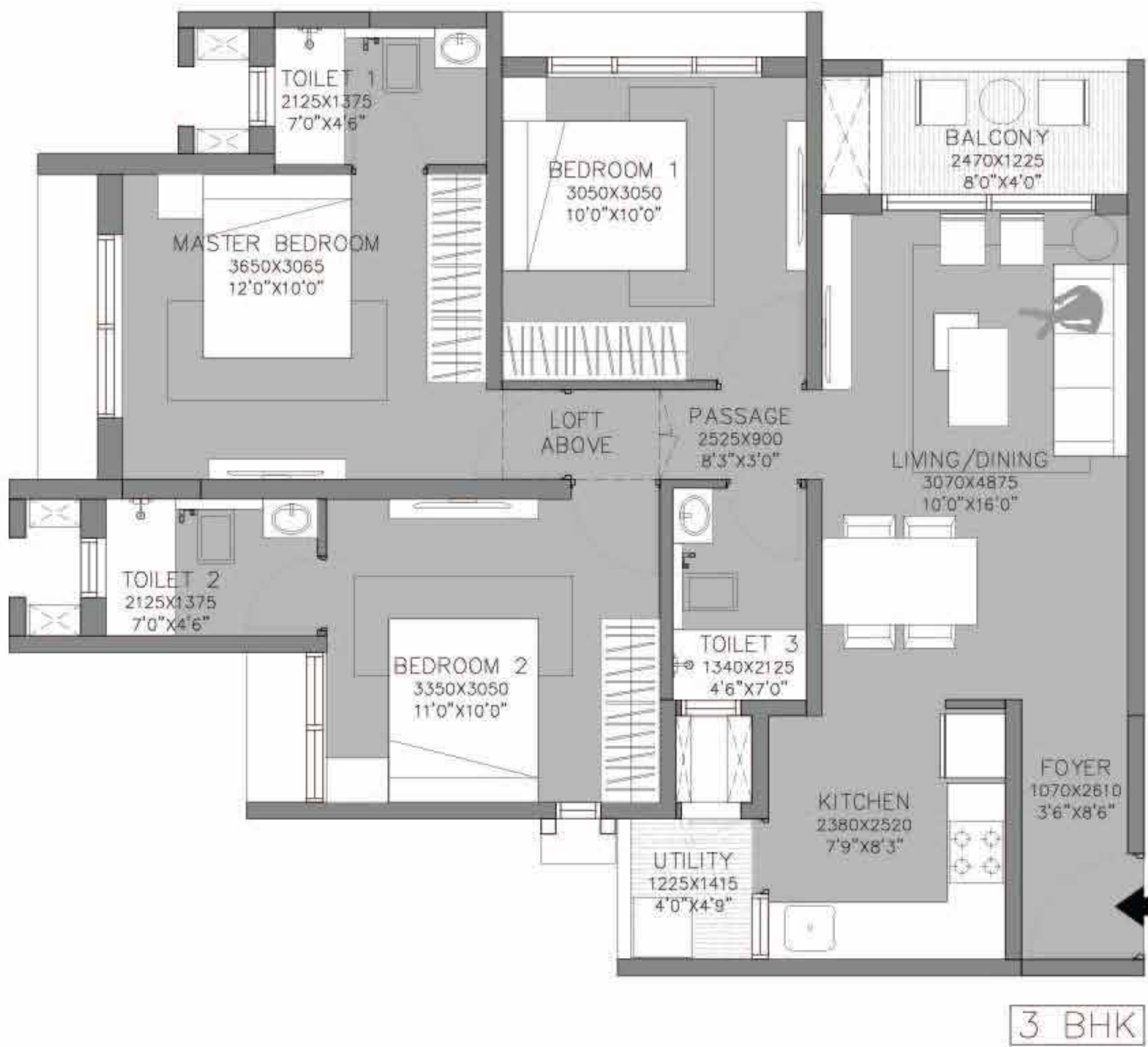
Configuration	AREA AS PER RERA			
	Areas As Per Rera [Sq.Mt.]	Exclusive Area [Sq.Mt.]	Total Area [Sq.Mt.]	Total Area [Sq.Ft.]
2BHK	55.01	4.54	59.55	641





TOWER 1: UNIT PLAN - 3 BHK

Configuration	AREA AS PER RERA			
	Areas As Per Rera [Sq.Mt.]	Exclusive Area [Sq.Mt.]	Total Area [Sq.Mt.]	Total Area [Sq.Ft.]
3BHK	70.96	4.76	75.72	815



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, AC points

SPECIAL FEATURES

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

TOILET

- Sanitaryware - 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



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	42.50 Lakh
2 BHK	58.60 - 63.30 Lakh
3 BHK	73.90 - 79.40 Lakh



PAYMENT PLANS

SLABS-R6	% COLLECTION DUE
MILESTONE	
ALLOTMENT DAY / BOOKING	10.0%
SDR	
ON COMPLETION OF REGISTRATION	10.00%
PLINTH COMPLETION	15.00%
ON COMPLETION OF HABITABLE SLAB 4	10.00%
ON COMPLETION OF HABITABLE SLAB 8	10.00%
ON COMPLETION OF HABITABLE SLAB 15	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%



20:80 PAYMENT PLAN* FOR NRIS

Milestone	% Due
Allotment Day / Booking	10.00%
SDR (Within 45 days from booking)	
By 5th Feb 2022	10%
On Application of OC	75%
On notice of possession	5.00%
Total	100.00%

PRICING FOR 20:80 PAYMENT PLAN

Configurations	Starting Price (All Inclusive)
1 BHK	48.20 Lakh
2 BHK	66.90 - 72.30 Lakh
3 BHK	84.56 - 90.77 Lakh

ARCHITECT
HAFEEZ
CONTRACTOR





StudioPOD

PEOPLE ORIENTED DESIGN





roots

LANDSCAPE
ARCHITECTS

DADA

MASTER
PLANNER





The project is registered with MahaRERA under registration no. Godrej Green Vistas- P52100028117, available at <http://maharera.mahaonline.gov.in>.

Site Address- Godrej Green Vistas, Mahalunge, Mulshi, Pune 411045.

Godrej Green Vistas 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 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 Developer hereby declares that it has availed construction finance and line of credit facility ("Facility") from ICICI Bank Limited ("Lender") and has secured the Facility by mortgaging the said Land in favour of the Lender. The Lender will provide No Objection Certificate for the sale of a unit on the execution of the mortgage deed, as and when required. T&C Apply. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website.