

BANER - MAHALUNGE ROAD, PUNE

GODREJ MEADOWS



Stock image for representation purpose only.





# *Nature*

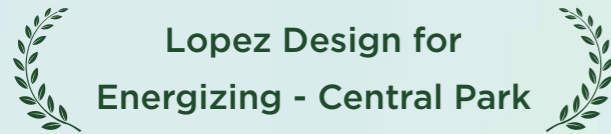
welcomes you with open arms,  
good vibes and much more.  
The list goes on... just like our legacy.

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**

m<sup>2</sup> 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

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

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**CLOSE TO 3,000 HAPPY FAMILIES**  
since first launch



GODREJ HILL RETREAT

GODREJ GREEN VISTAS

GODREJ GREEN COVE

GODREJ HILLSIDE 2

GODREJ HILLSIDE 1

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 M<sup>2</sup>. = 10.76 Ft<sup>2</sup>.

*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.





*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 m<sup>2</sup> (55,000 ft<sup>2</sup>) 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+ ft<sup>2</sup>

# 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.

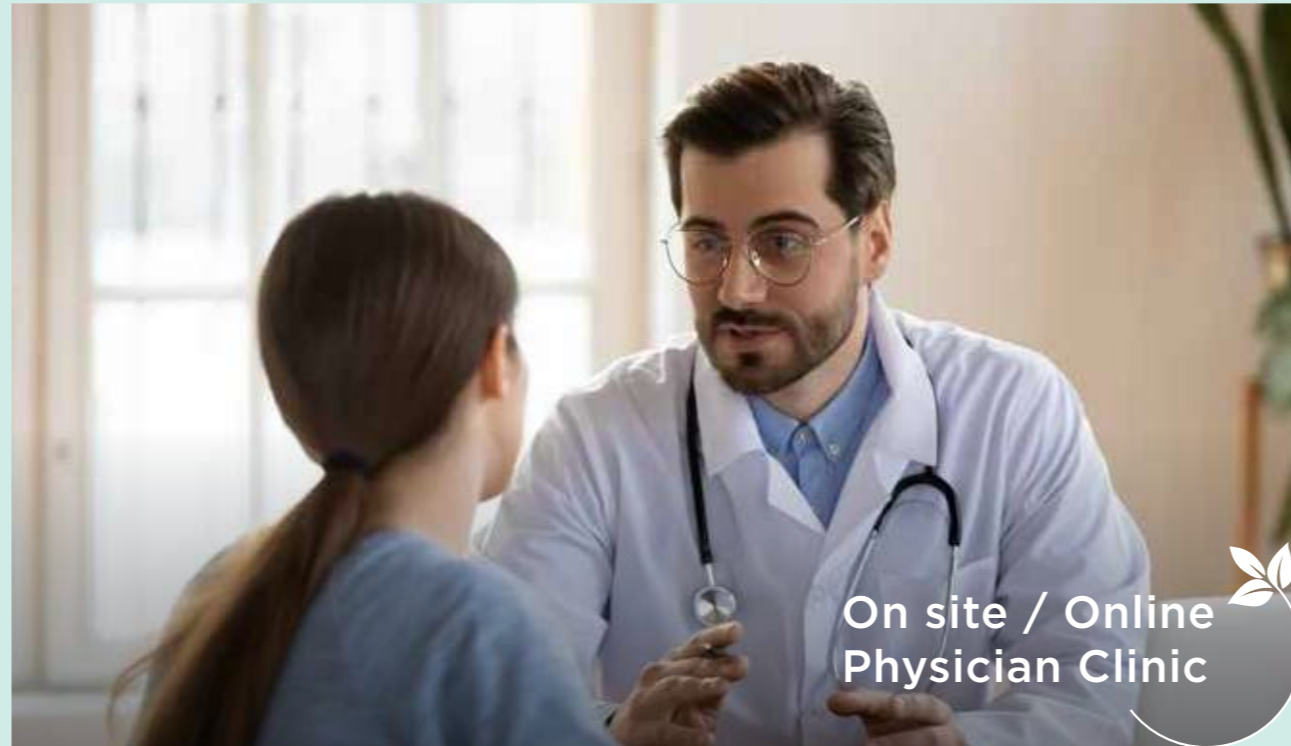


This amenity will be open to public on charge-able basis.

Stock image for representation purpose only.



GOOD HEALTH  
FOR A GOOD LIFE.





GOOD HEALTH  
FOR A GOOD LIFE.



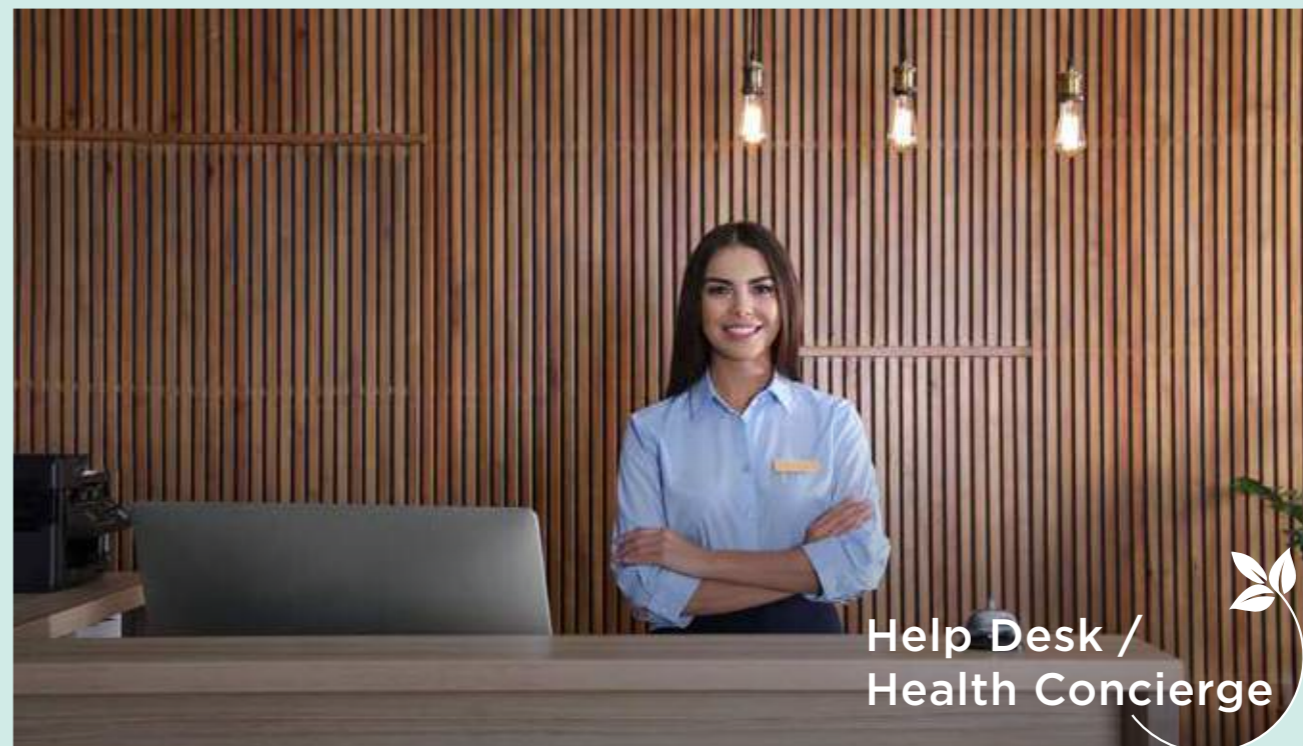
Pathology /  
Health Checks



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.





DISCOVER  
PEACE OF MIND.







*Physical*  
Wellness Zone



Get pumping with energy  
and strength anew.



# 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*





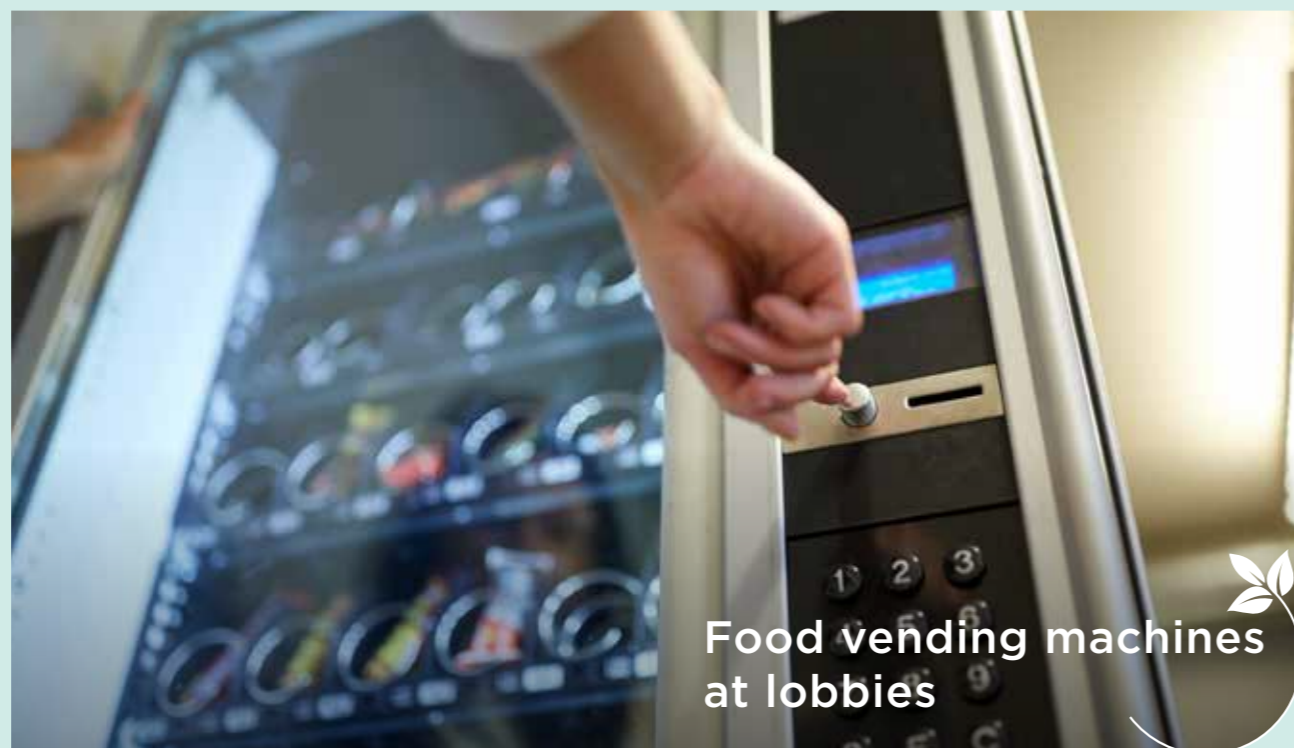
MEETING YOUR  
EVERYDAY NEEDS.



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

Artist's impression. Not an actual site photograph.



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

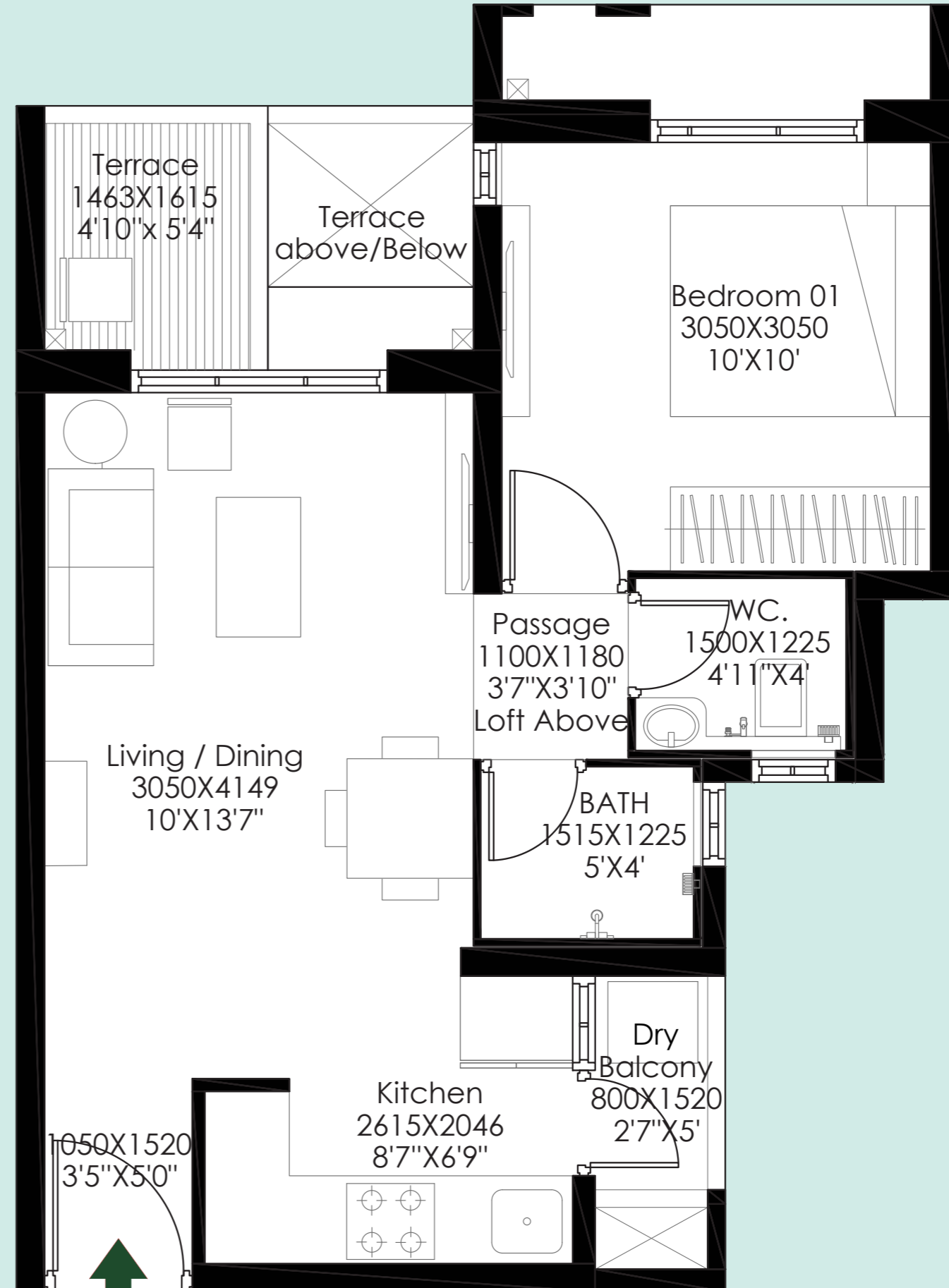


# 1BHK *Unit Plan*

## 1BHK

### AREA

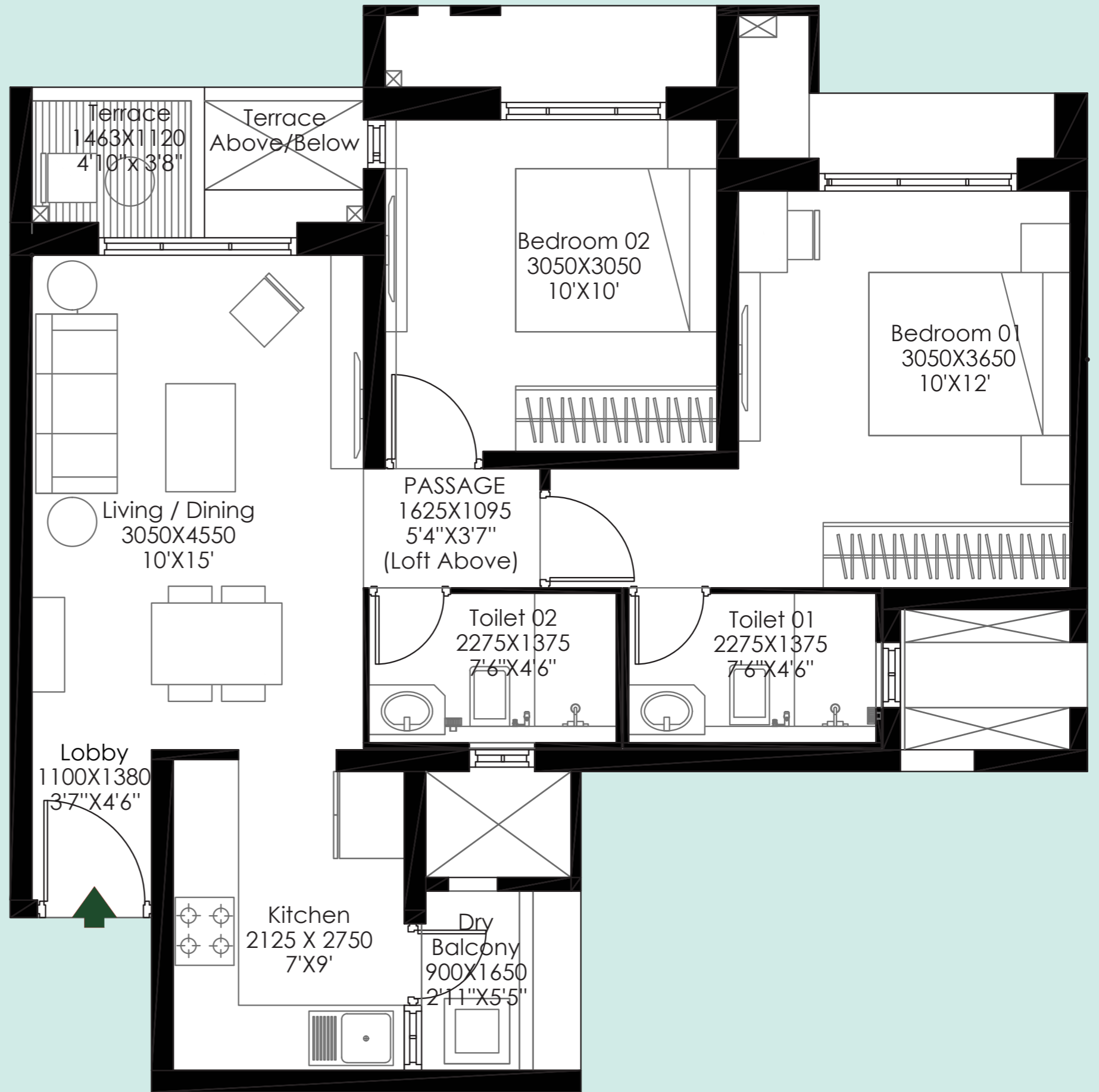
CARPET AREA (M <sup>2</sup> )	: 34.06
TOTAL EXCLUSIVE AREA (M <sup>2</sup> )	: 6.45
TOTAL AREA (M <sup>2</sup> )	: 40.51
TOTAL AREA (FT <sup>2</sup> )	: 436





2BHK

# Unit Plan



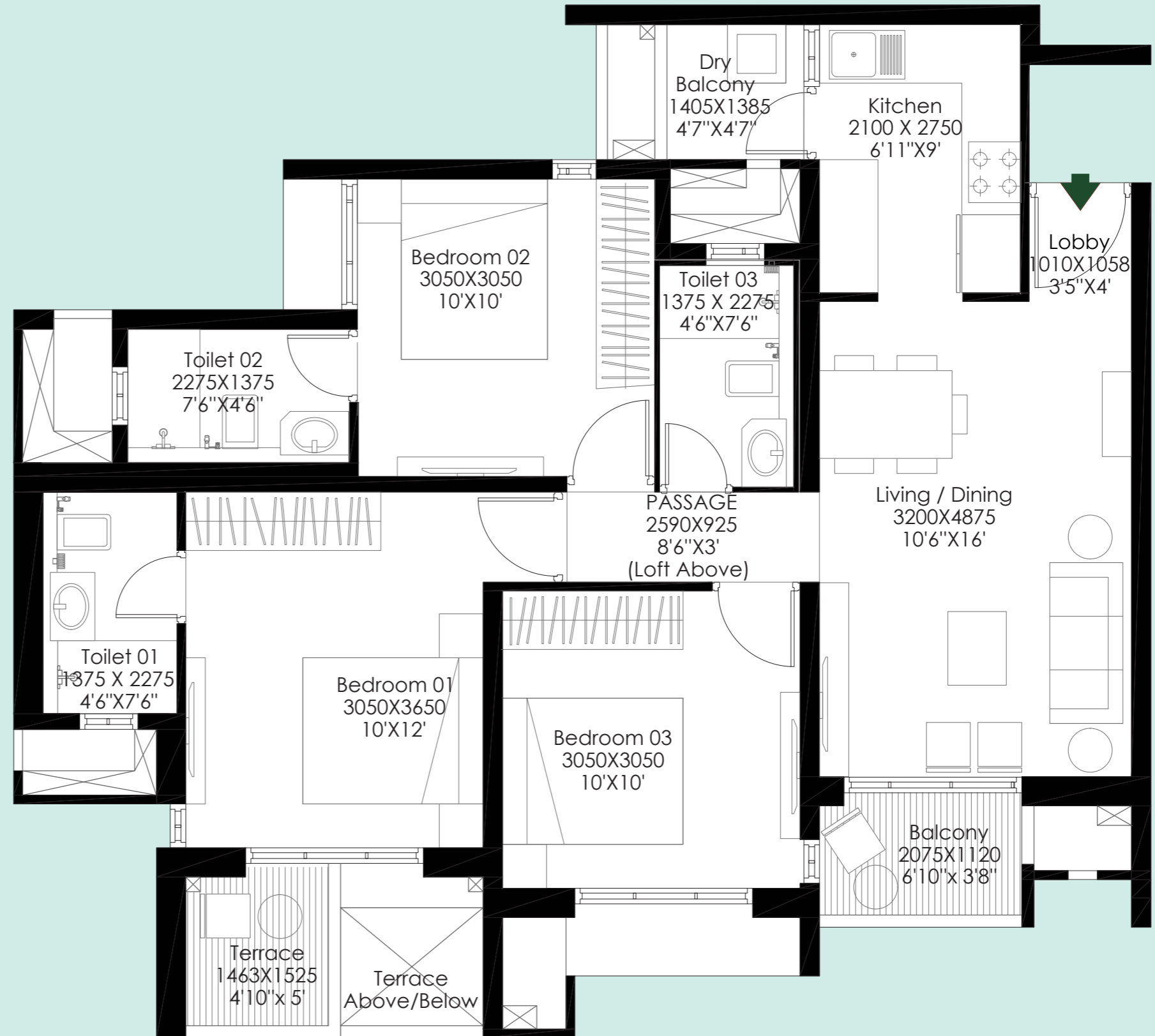
## 2BHK

### AREA

CARPET AREA (M <sup>2</sup> )	:	49.33
TOTAL EXCLUSIVE AREA (M <sup>2</sup> )	:	9.33
TOTAL AREA (M <sup>2</sup> )	:	58.66
TOTAL AREA (FT <sup>2</sup> )	:	631



# 3BHK *Unit Plan*



## 3BHK

### AREA

CARPET AREA (M <sup>2</sup> )	:	66.08
TOTAL EXCLUSIVE AREA (M <sup>2</sup> )	:	10.68
TOTAL AREA (M <sup>2</sup> )	:	76.76
TOTAL AREA (FT <sup>2</sup> )	:	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 <sup>2</sup> )	EXCLUSIVE AREA (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )	TOTAL AREA (FT <sup>2</sup> )
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 <sup>2</sup> )	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**  

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**DESIGNS INC.**





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