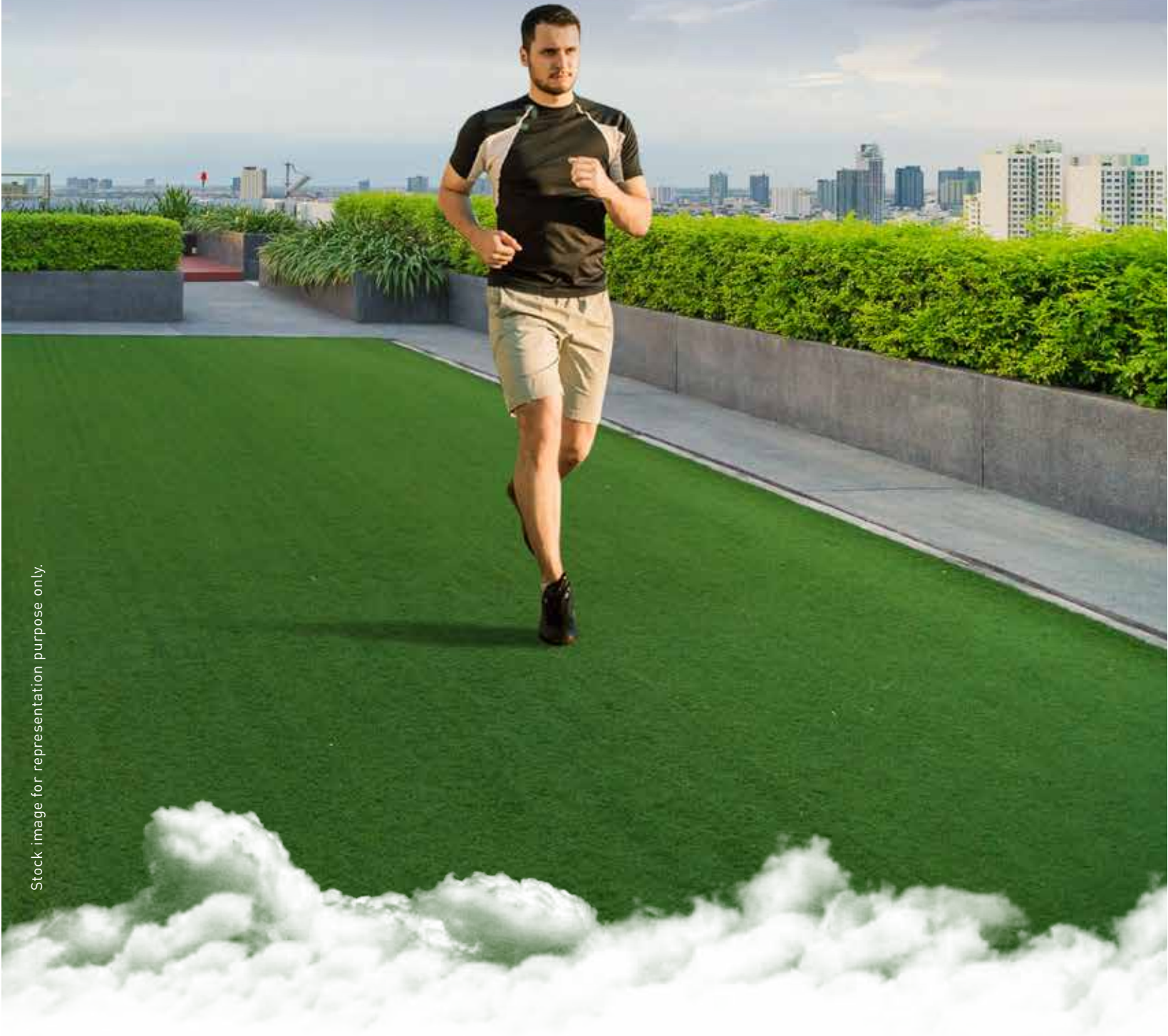


#RIVERGREENS

GODREJ SKY GREENS  
KHARADI-MANJARI ROAD, PUNE

A SKY OF SOOTHING BLUE  
AND BLOOMING GREENS.



Stock image for representation purpose only.



# THE LEGACY OF 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-old legacy of excellence and trust with a commitment of cutting-edge design, technology and sustainability.





# FOR US, SKY IS THE LIMIT

In the recent years, we have won over 250 awards and accolades.

Lopez Design for Energizing - Central Park

National Brand Leaders

India's Best Design Awards 2021

Track2Realty BrandXReport, 2019-20

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Ranked #1 Globally for a second consecutive year

Real Estate Company Of The Year

GRESB (Global Real Estate Sustainability Benchmark)

Construction Week Awards, 2019

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Porter Prize: For Leveraging Unique Activities

Wealth Creator Among The Next 500 Companies

Porter Prize 2019

Fortune India

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India's Top Builders

Developer Of The Year

Construction World Architect and Builder (CWAB) Awards, 2018

Golden Bricks Awards, 2016-17

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India's Top Builders Award

CWAB Awards, 2017

# BUILDING HOMES ALL ACROSS PUNE

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

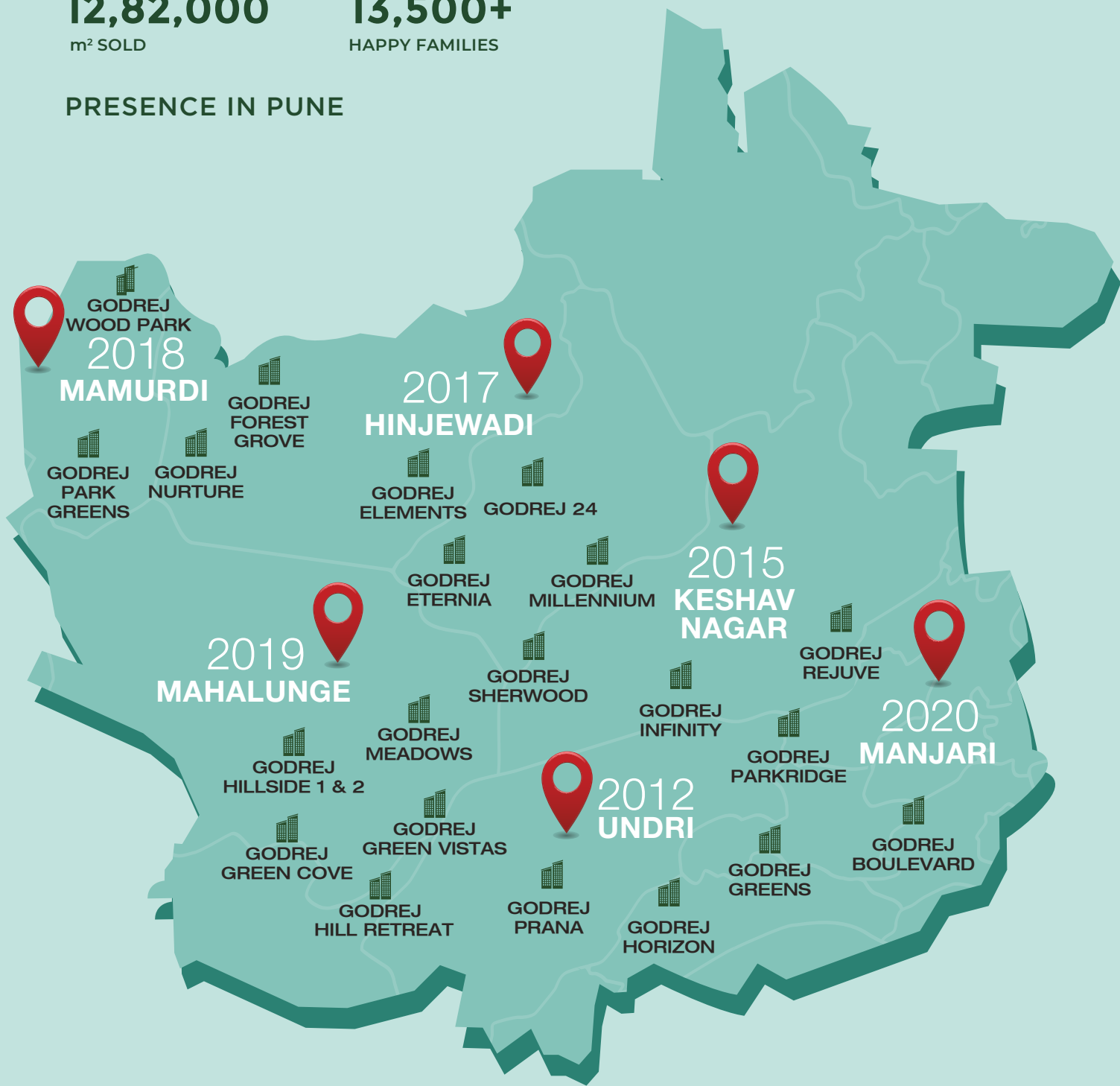


12,82,000  
m<sup>2</sup> SOLD



13,500+  
HAPPY FAMILIES

## PRESENCE IN PUNE



# PUNE – A WORLD FULL OF OPPORTUNITIES

One of the fastest growing cities of India, Pune has it all. Rooted in culture and tradition, it is home to a number of IT companies and the automobile industry, besides being a potential hometown to a large number of homebuyers.

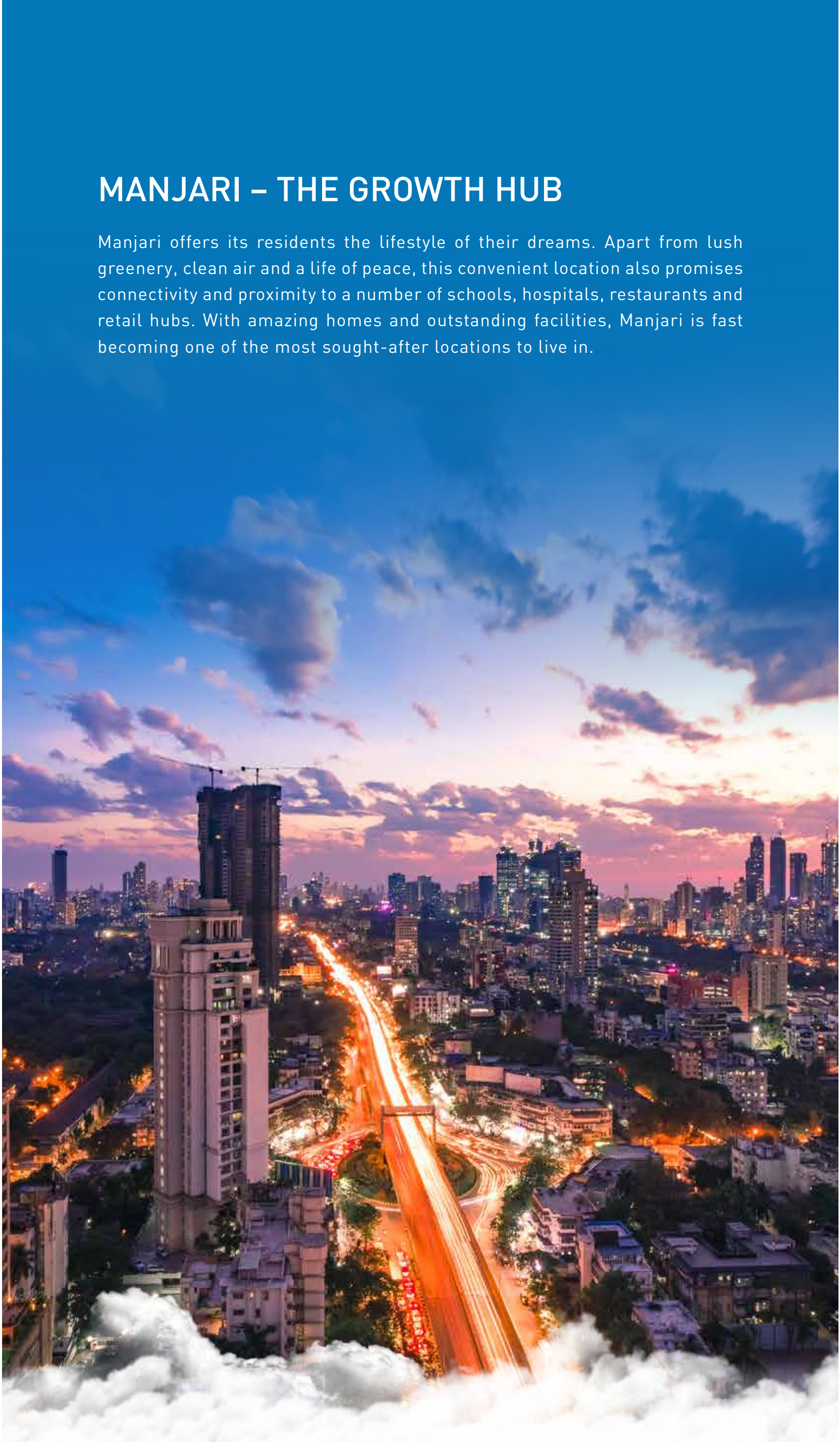
A Place that offers the perfect balance of sustainability and livability, Pune offers a lifestyle that leaves many awestruck.





# MANJARI – THE GROWTH HUB

Manjari offers its residents the lifestyle of their dreams. Apart from lush greenery, clean air and a life of peace, this convenient location also promises connectivity and proximity to a number of schools, hospitals, restaurants and retail hubs. With amazing homes and outstanding facilities, Manjari is fast becoming one of the most sought-after locations to live in.



# A PLACE THAT HAS EVERYTHING YOU NEED



## Godrej Sky Greens



School/College/Institute



Railway Station



Airport



Landmarks



Cinema Halls



Commercial Spaces



Hospitals



Mall



Bus Stand

\*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)



# BLOOMING SOCIAL INFRASTRUCTURE



## Shopping

- Reliance Mart - 5.5 KM
- Decathalon Wagholi - 7 KM
  - Phoenix Mall - 8 KM
- Amanora Mall - 10 KM
- Seasons Mall - 10 KM



## Business Hubs

- EON IT Park - 6.5 KM
  - Zensar - 6.5 KM
- Hadapsar Industrial Park - 11 KM
- Magapatta IT Park - 12 KM



## Educational Institutions

- Holy Angels School - 1 KM
- Oxford World School - 4 KM
  - Sanskriti School - 4 KM
- Podar International School - 4.5 KM
- Lexicon International School - 5 KM
- Victorious Kids Educare - 5 KM
- Bishop's School - 12 KM



## Hospitals

- Lifeline Hospital - 5 KM
- Columbia Asia Hospital - 6 KM
- Motherhood Hospital - 6 KM
- Noble Hospital - 10 KM



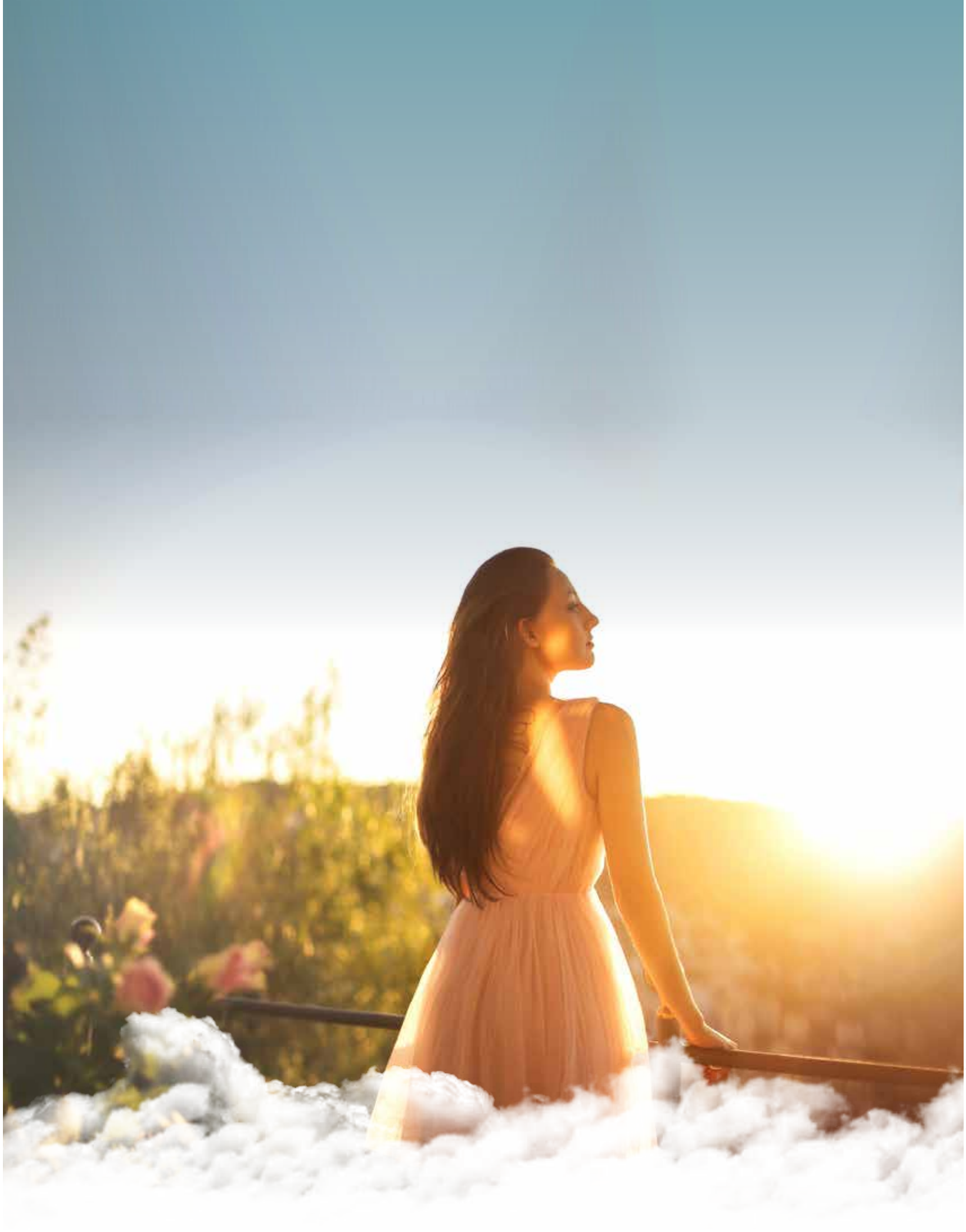
## Hotels

- Lounge Fly High - 4.5 KM
  - Radisson Blu - 6 KM
  - Novotel - 9 KM
- Hyatt Regency - 9 KM
- Westin Hotel - 11 KM



## Airport

- Pune Airport - 10 KM
- Upcoming Navi Mumbai International Airport - 121 Km



———— PRESENTING ————

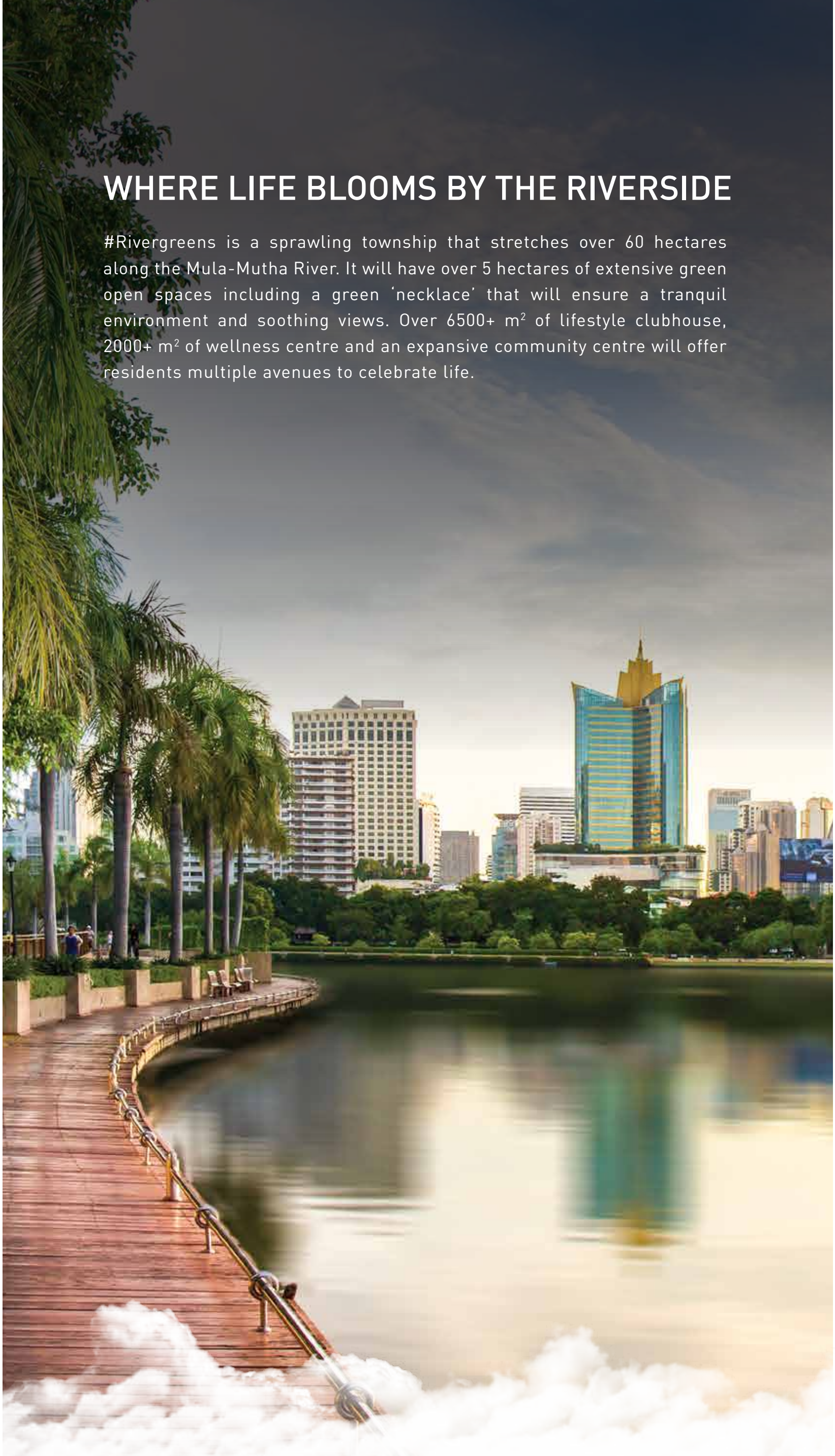
# # RIVERGREENS

*KHARADI-MANJARI ROAD, PUNE*



# WHERE LIFE BLOOMS BY THE RIVERSIDE

#Rivergreens is a sprawling township that stretches over 60 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+ m<sup>2</sup> of lifestyle clubhouse, 2000+ m<sup>2</sup> of wellness centre and an expansive community centre will offer residents multiple avenues to celebrate life.



1 Hectare = 2.47 Acres | 60.58 Hectares = 149.7 Acres | 5.05 Hectares = 12.5 Acres  
1 m<sup>2</sup> = 10.7639 Sq. Ft. | 6763 m<sup>2</sup> = 72,800 Sq. Ft. | 2081 m<sup>2</sup> = 22,400 Sq. Ft.  
Areas are approximate.

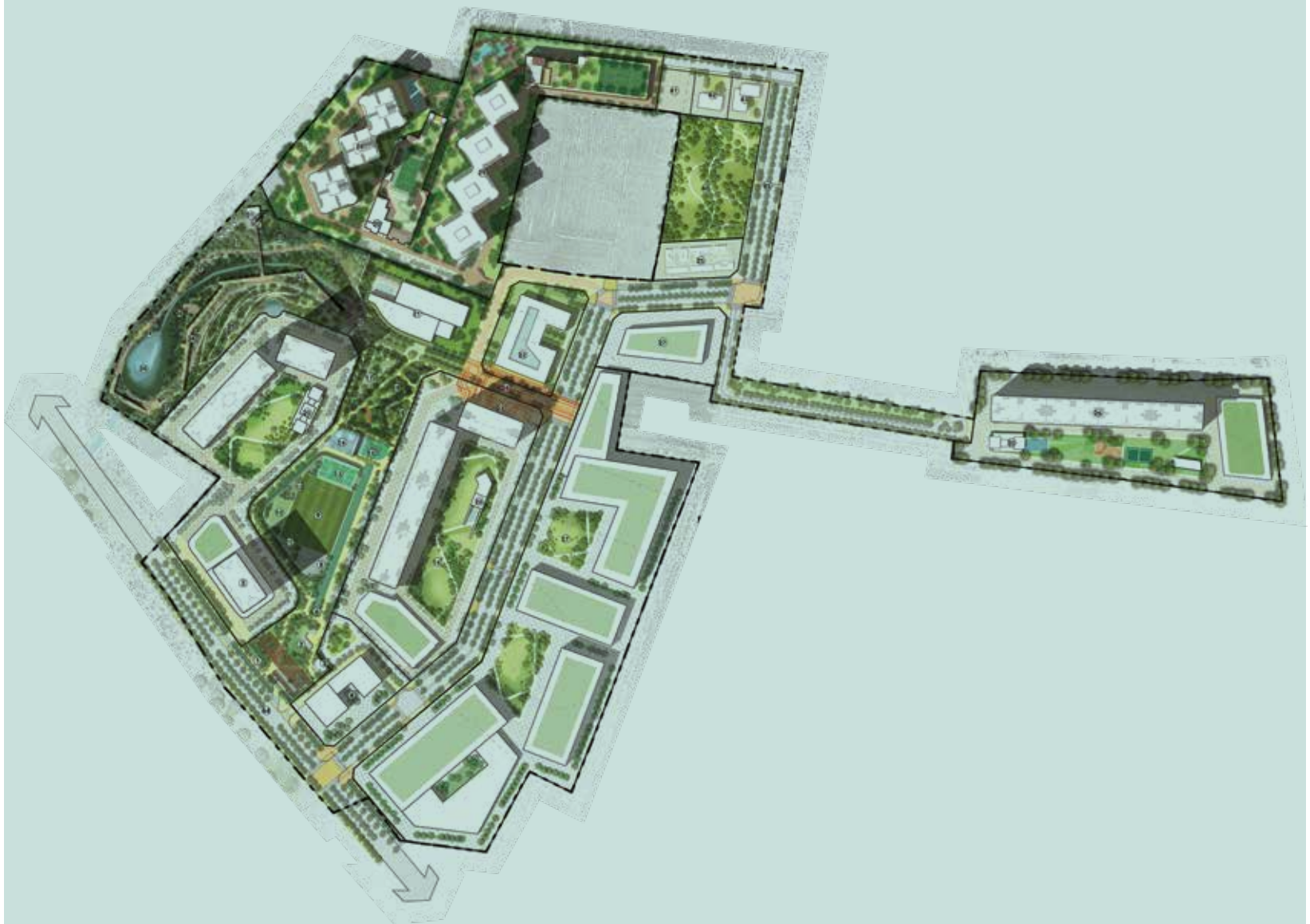
Stock image for representation purpose only.



# MASTER LAYOUT PLAN

## # RIVER GREENS

KHARADI-MANJARI ROAD, PUNE



- 1. Entry Experience and Exhibition Plaza
- 2. Amphitheater 1 and Open Classroom
- 3. Toilet Block 1
- 4. School
- 5. Future Residential Sector

Sports Area

- 6. 100 M Running Track
- 7. Amphitheater Seating 2
- 8. Skating Rink
- 9. Football Field
- 10. Box Cricket
- 11. Short-put
- 12. Discuss Throw
- 13. Basketball
- 14. Godrej Boulevard
- 15. Kid's Play Area
- 16. Sloped Kid's Play Area
- 17. Putting Golf

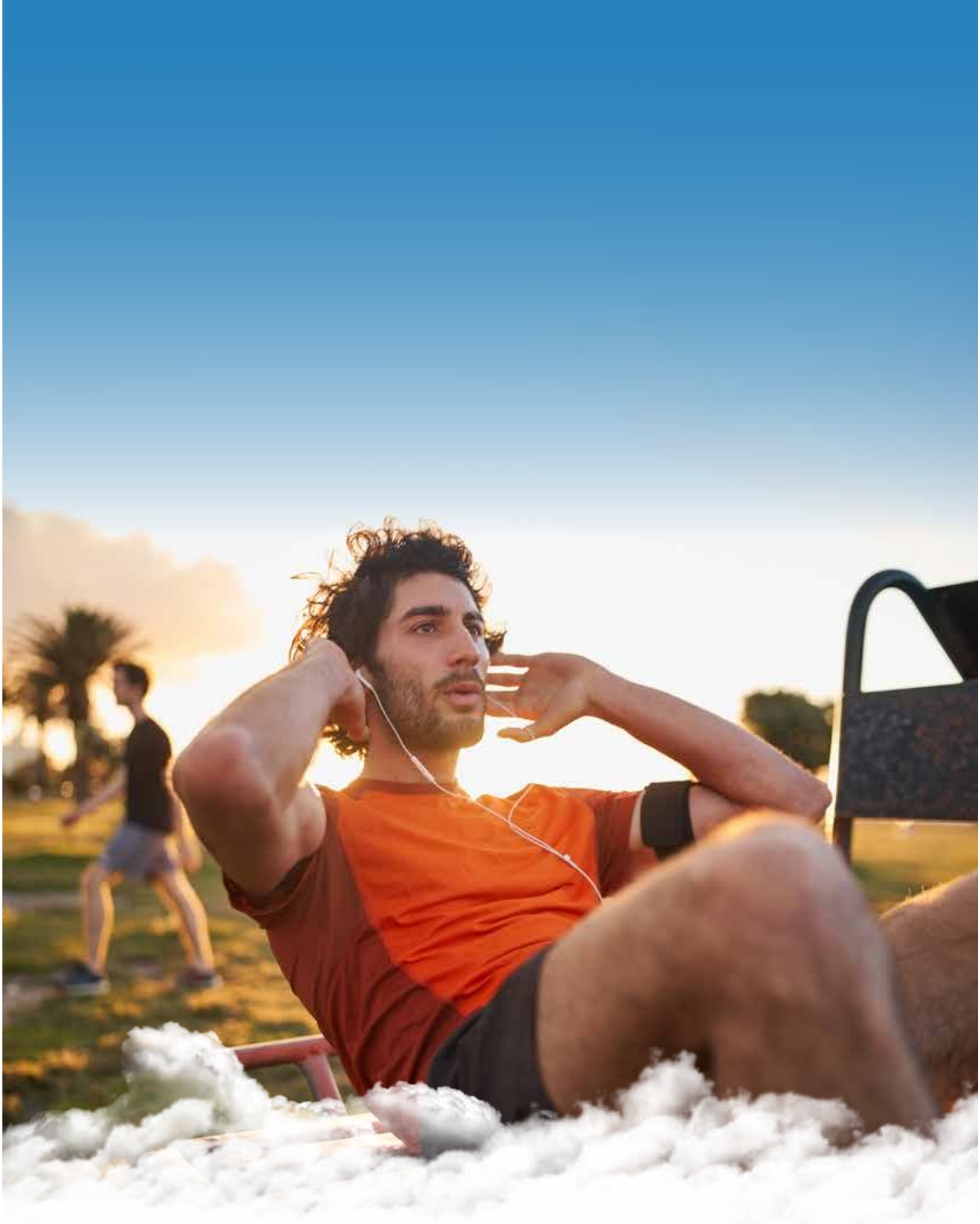
- 18. Open Gym / Cross Fit
- 19. Gardens
- 20. Sector Clubhouse
- 21. Central Clubhouse
- Central Plaza
- 22. Town Hall
- 23. Retail Front
- 24. Shared Plaza
- 25. Market
- 26. Future Residential Sector
- 27. Economic Activities
- 28. Godrej Parkridge
- 29. Godrej Sky Greens

Ravine Park

- 30. Entry Deck
- 31. Machaan + Toilet Block
- 32. Picnic Zone

- 33. Camping Area
- 34. Canopy Walk
- 35. Ravine Terraces
- 36. Adventure Play Zone
- 37. Yoga Deck
- 38. Water Reservoir
- 39. Pedestrian + Cycling Pathway
- 40. Manjari Commons
- 41. Public Parking
- 42. Police Station
- 43. Healthcare Facility
- 44. Proposed 30M DP Road
- 45. 24 M ROW Primary Access Road





# 3 EXTRAVAGANT SPHERES FOR AN OPULENT LIFESTYLE

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# 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.





# A MASSIVE CLUBHOUSE SPRAWLED ACROSS 6500+ M<sup>2</sup>

The intricately crafted clubhouse spanning over 6500+ m<sup>2</sup> 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
  - Table Tennis
  - Badminton
  - Gymnastics
  - Archery
  - Swimming Pool
- And many more...

# EXCLUSIVE HEALTH CENTRE SPANNING OVER 2000+ M<sup>2</sup>

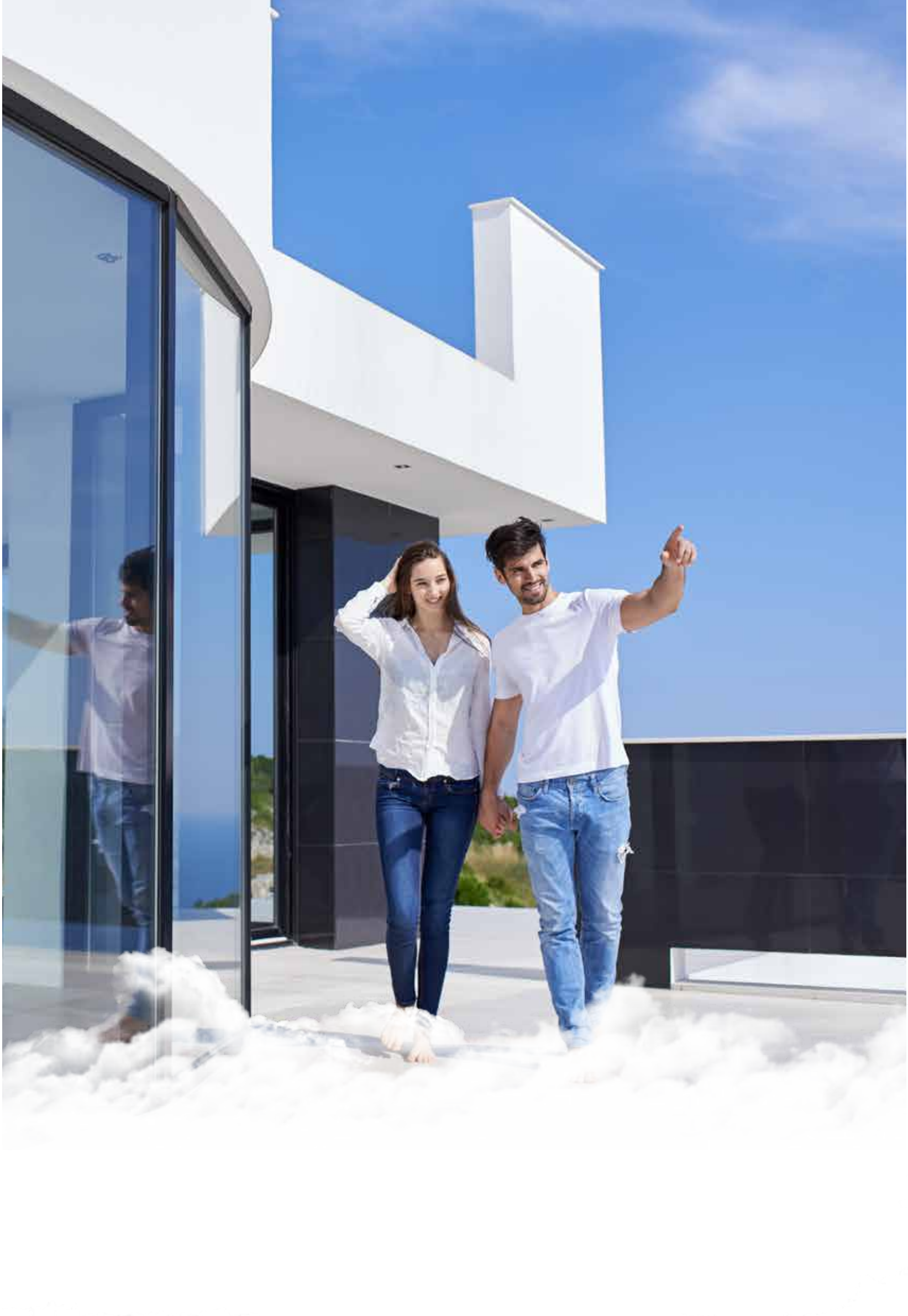
The Health Centre stretches over 2000+ m<sup>2</sup> offering an array of wellness services and activities. Housing OPD services, emergency healthcare, 24x7 pharmacy, physiotherapy, nutritionist and health cafes, the health centre makes sure your loved ones are taken care of.



1 m<sup>2</sup> = 10.7639 Sq. Ft. | 2081 m<sup>2</sup> = 22.400 Sq. Ft. Areas are approximate.  
The Health Centre would be operated by a third party and would be open for public and not exclusive to residents of Godrej Sky Greens.

Stock image for representation purpose only.



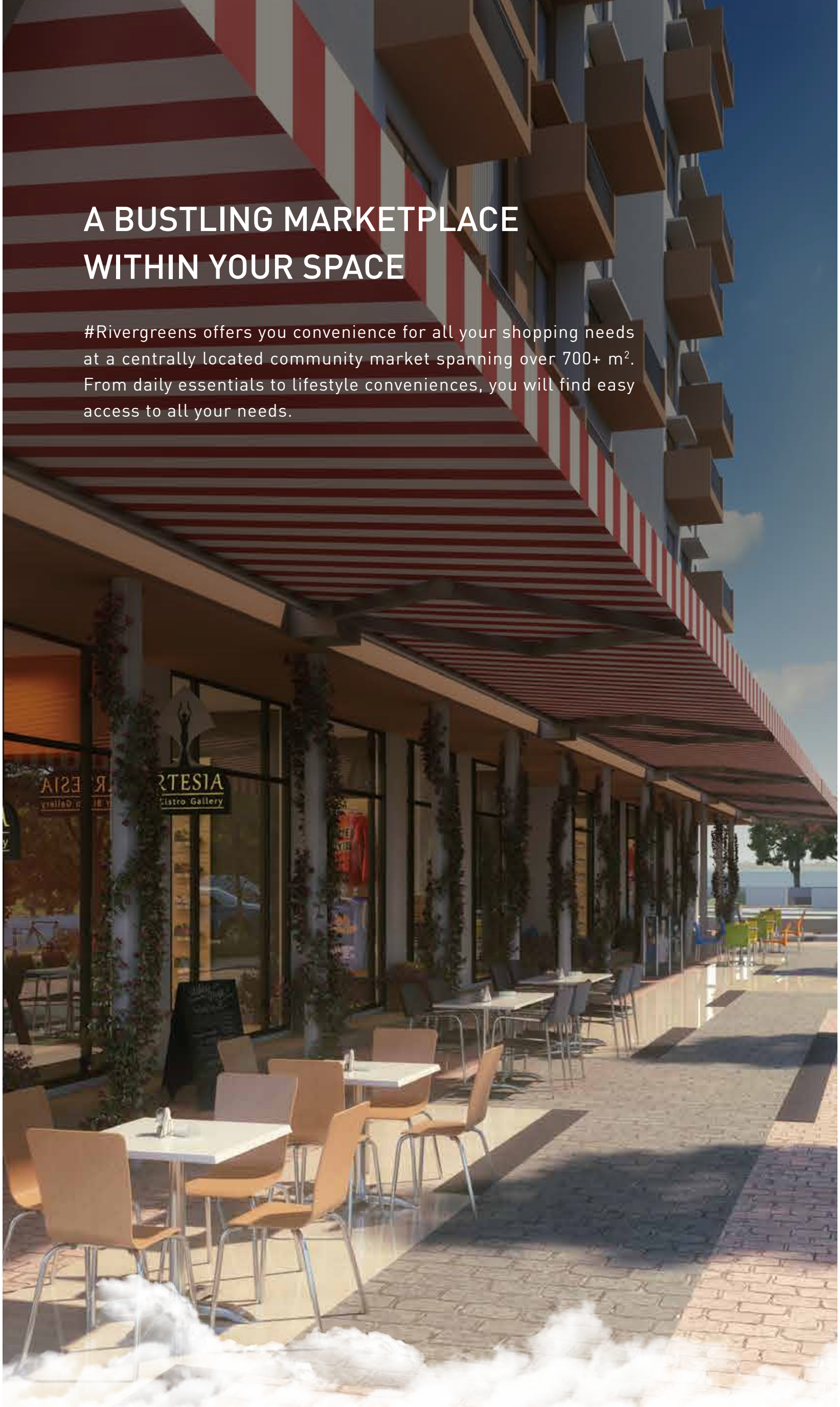


# TOWNSHIP UTILITIES

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# A BUSTLING MARKETPLACE WITHIN YOUR SPACE

#Rivergreens offers you convenience for all your shopping needs at a centrally located community market spanning over 700+ m<sup>2</sup>. From daily essentials to lifestyle conveniences, you will find easy access to all your needs.







———— PRESENTING ————

# GODREJ SKY GREENS

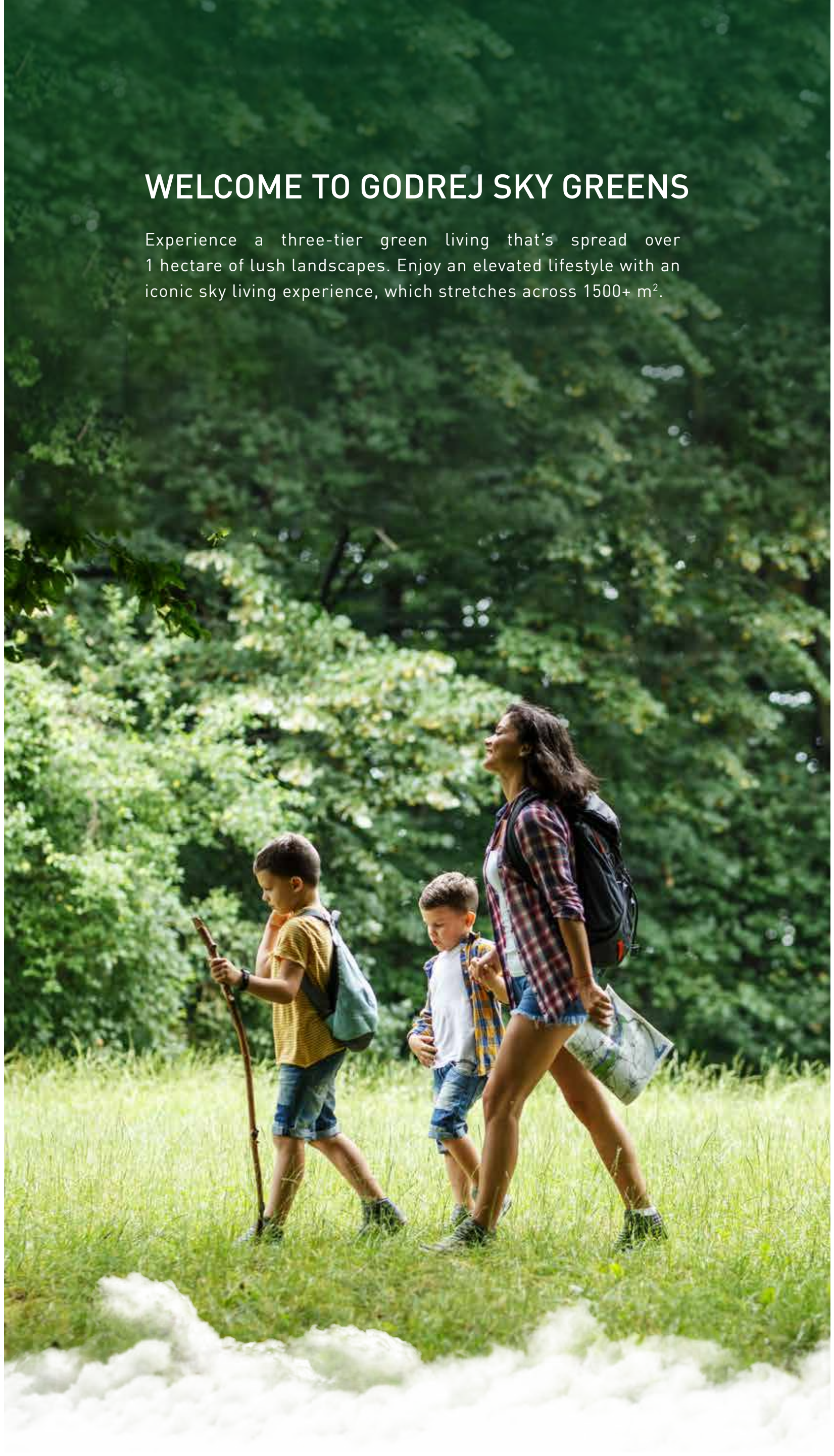
KHARADI-MANJARI ROAD, PUNE

Artist's Impression. Not an actual site photograph.



# WELCOME TO GODREJ SKY GREENS

Experience a three-tier green living that's spread over 1 hectare of lush landscapes. Enjoy an elevated lifestyle with an iconic sky living experience, which stretches across 1500+ m<sup>2</sup>.





# YOUR MEADOW IN THE SKY

Imagine waking up in the clouds. Imagine a lifestyle filled with exciting sky amenities just for you. Whether you choose to step down for a nature walk in your very own private Miyawaki forest, enjoy a blissful swim in the pool or simply lounge in your sky terrace, the possibilities are yours to own. Elevate your lifestyle at your very own meadow in the sky.



# DISCOVER A LIFE ABOVE THE ORDINARY



Sky Terrace –  
15+ Leisure, Amenities spread  
across 1,500 m<sup>2</sup>.



Sky View Deck –  
A 360-degree viewing deck.



Skywalk –  
300+ mt. skywalk to let your thoughts  
float with the clouds.





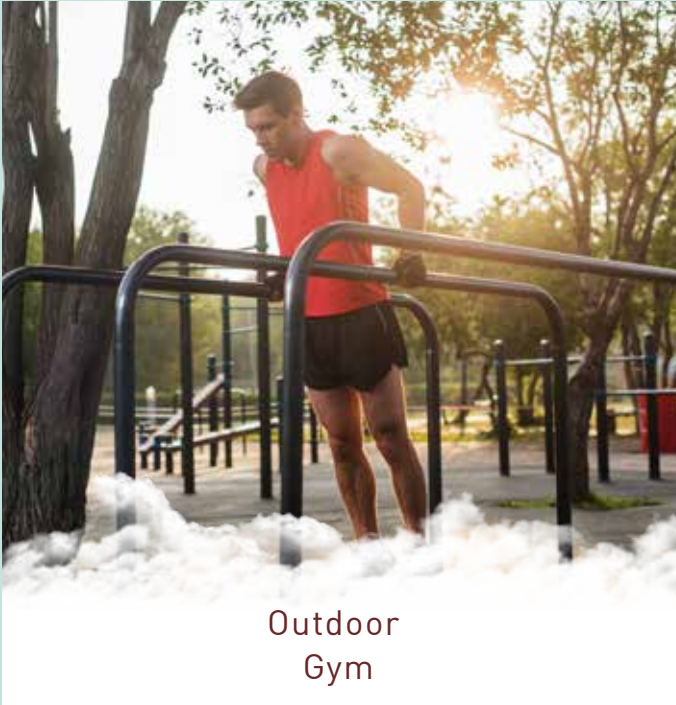
# WELCOME TO THE SKY TERRACE. THE HIGH LIFE AWAITS.

Enjoy the vastness of the open sky and a host of amenities that are in store for you at the Sky Terrace.





Star Gazing  
Zone



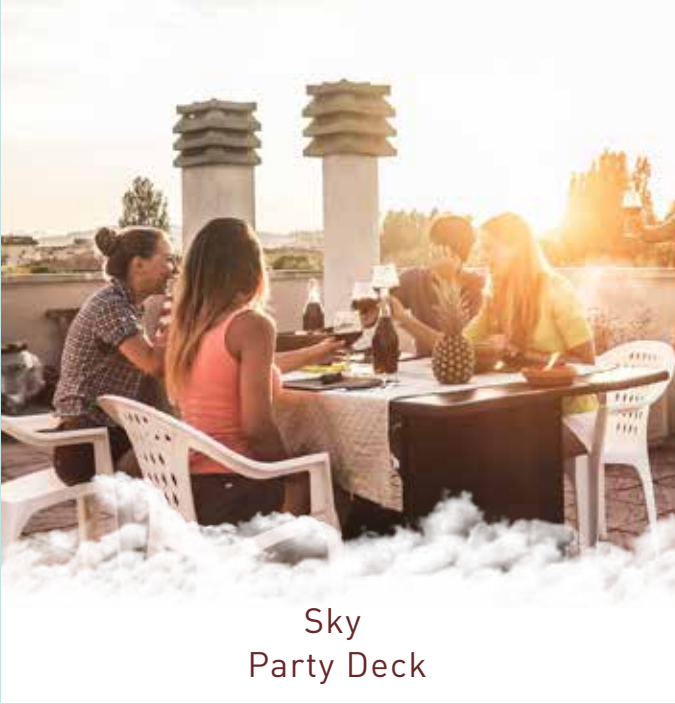
Outdoor  
Gym



Sky  
Cafeteria



Sky  
Cinema



Sky  
Party Deck





Barbeque  
Deck



Vitamin D  
Deck



Accupressure  
Pathway



Meditation  
Deck



Yoga Lawn



# EMBRACE A GREEN LIFESTYLE WITH ELEVATED ROOFTOP AMENITIES.

Amidst a carpet of greens spanning over 2000 m<sup>2</sup> on Elevated MLCP Rooftop, you will find more than one reason to step out and explore the outdoors.







Fragrance  
Walk



Feature  
Play Area



Outdoor  
Crossfit Arena



Multipurpose  
Court



Outdoor  
Celebration Lawn



Patio  
Lounge



# ACE THE CLUB

The exquisite Sanctuary Club lets you indulge in 1500 m<sup>2</sup> of nature while equipping you with a variety of world class amenities.







Multipurpose  
Hall



Digital  
Gaming Room



Gymnasium



Library



Squash Court

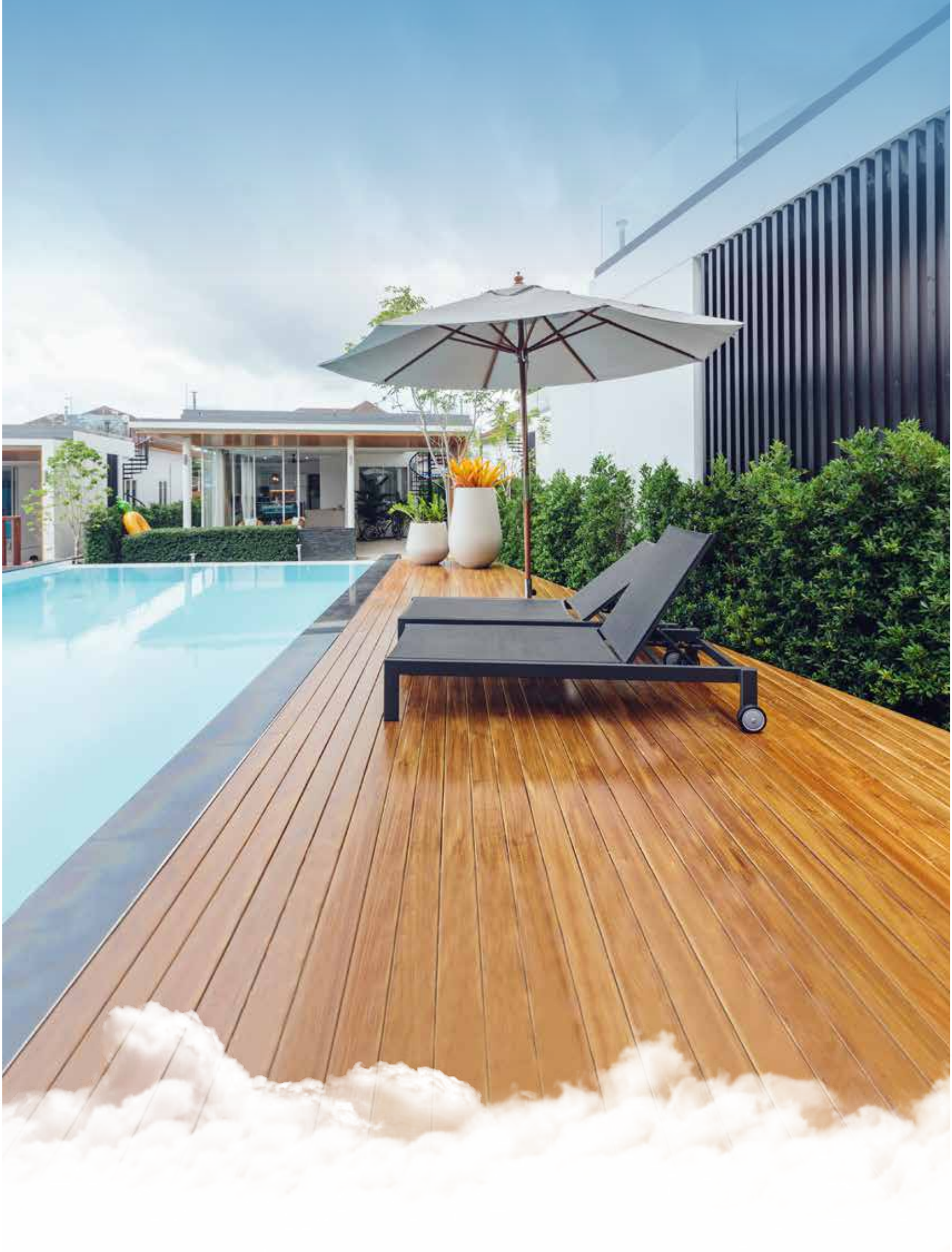


Mini Theatre



# EXCITING AMENITIES THAT ENABLE HAPPINESS!

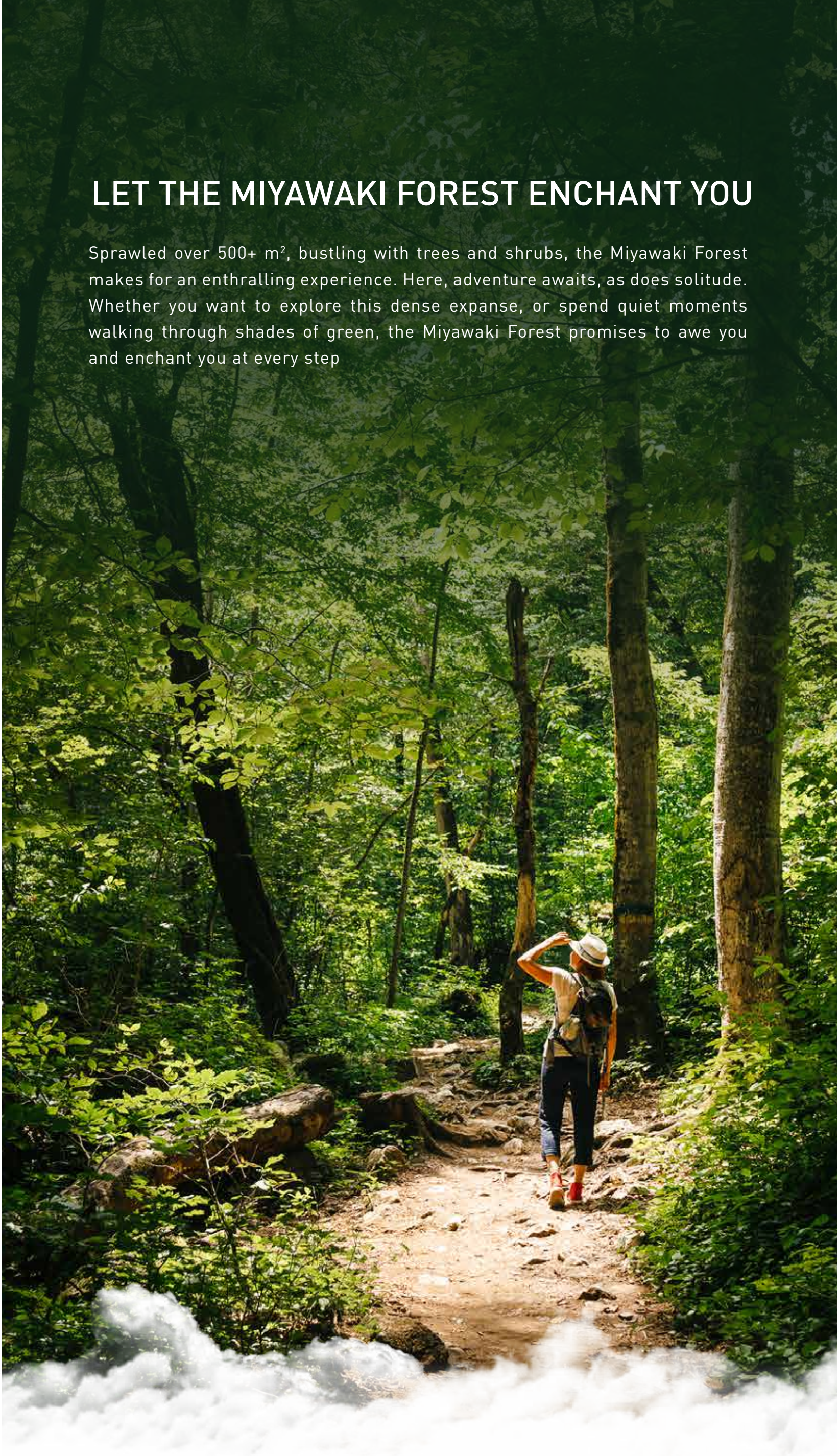
Last but not the least we have 6000+ m<sup>2</sup> of social living amenities on mother earth to keep your day filled with things to do, and things to look forward to.





# LET THE MIYAWAKI FOREST ENCHANT YOU

Sprawled over 500+ m<sup>2</sup>, bustling with trees and shrubs, the Miyawaki Forest makes for an enthralling experience. Here, adventure awaits, as does solitude. Whether you want to explore this dense expanse, or spend quiet moments walking through shades of green, the Miyawaki Forest promises to awe you and enchant you at every step







Swimming  
Pool



Pool  
Cabanas



Youth  
Katta



Sun Deck



Flower Garden  
Sit-out



Amphitheatre





Work  
From Garden



Cricket  
Pitch



Kids' Play  
Area



Lounge  
Pool

# MASTER LAYOUT PLAN



## LEGEND

### GROUND LEVEL AMENITIES

1. Dropoff
2. Miyawaki Forest Zone
3. ReDexology Garden
4. Life Size Chess
5. Senior Citizen Corner
6. Outdoor Art and Hobby Corner
7. Child Care and Learning Play Area
8. Picnic Lawn
9. Children's Play Area
10. Sand Pit
11. Event Food Corner
12. Event Lawn
13. Amphitheatre
14. Cross Fit Arena
15. Youth Katta
16. Pathway / Jogging Track
17. Herb Gardens
18. Swimming Pool Deck
19. Sun Deck
20. Swimming Pool

21. Kids' Pool
22. Kids' Splash Pad
23. Pool Side Cabanas
24. Relaxation Zone
25. Services (OWC, STP, Transformer, DG)

### TERRACE LEVEL AMENITIES

1. Sky Walk
2. Raindrop Seating Spaces
3. Viewing Deck
4. Outdoor Party / Event Deck
5. Outdoor Cafeteria
6. Open Sky Cinema
7. Vitamin-D Deck
8. Aerobics Court
9. Outdoor Gym
10. Meditation Pavilion
11. Yoga Lawn
12. Senior Citizen Corner
13. Zen Garden
14. Acupressure Pathway
15. BBQ Deck
16. 360 View Deck at Corner
17. Star Gazing Zone
18. Seating Corner
19. Services

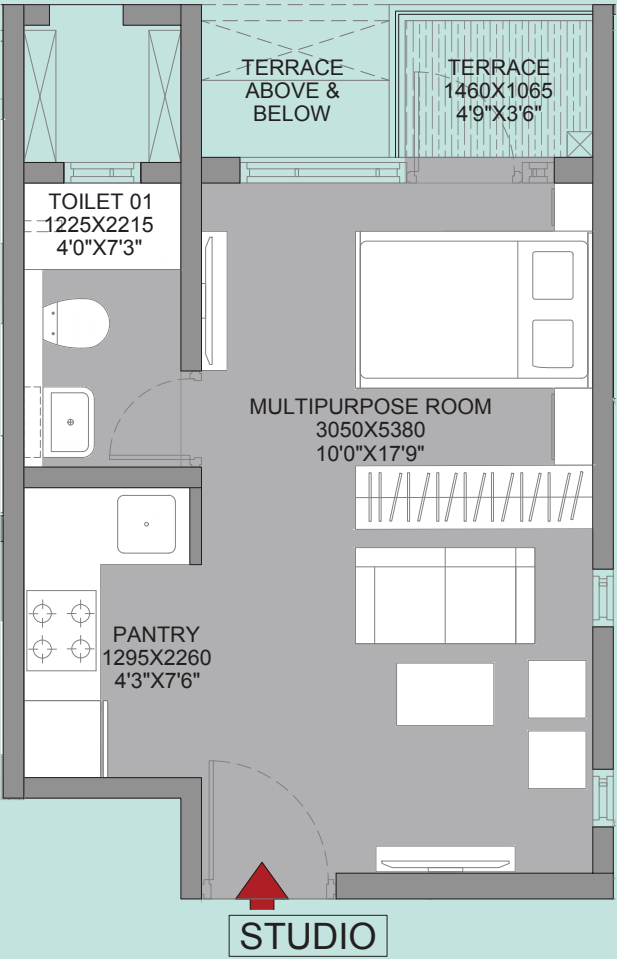
### MLCP AMENITIES

1. Multi Purpose Court
2. Celebration Multi Purpose Lawn
3. Party Deck
4. Patio Garden Lounge
5. Fragrance Walk
6. Jogging Track
7. Clubhouse



# UNIT PLAN

## STUDIO APARTMENT

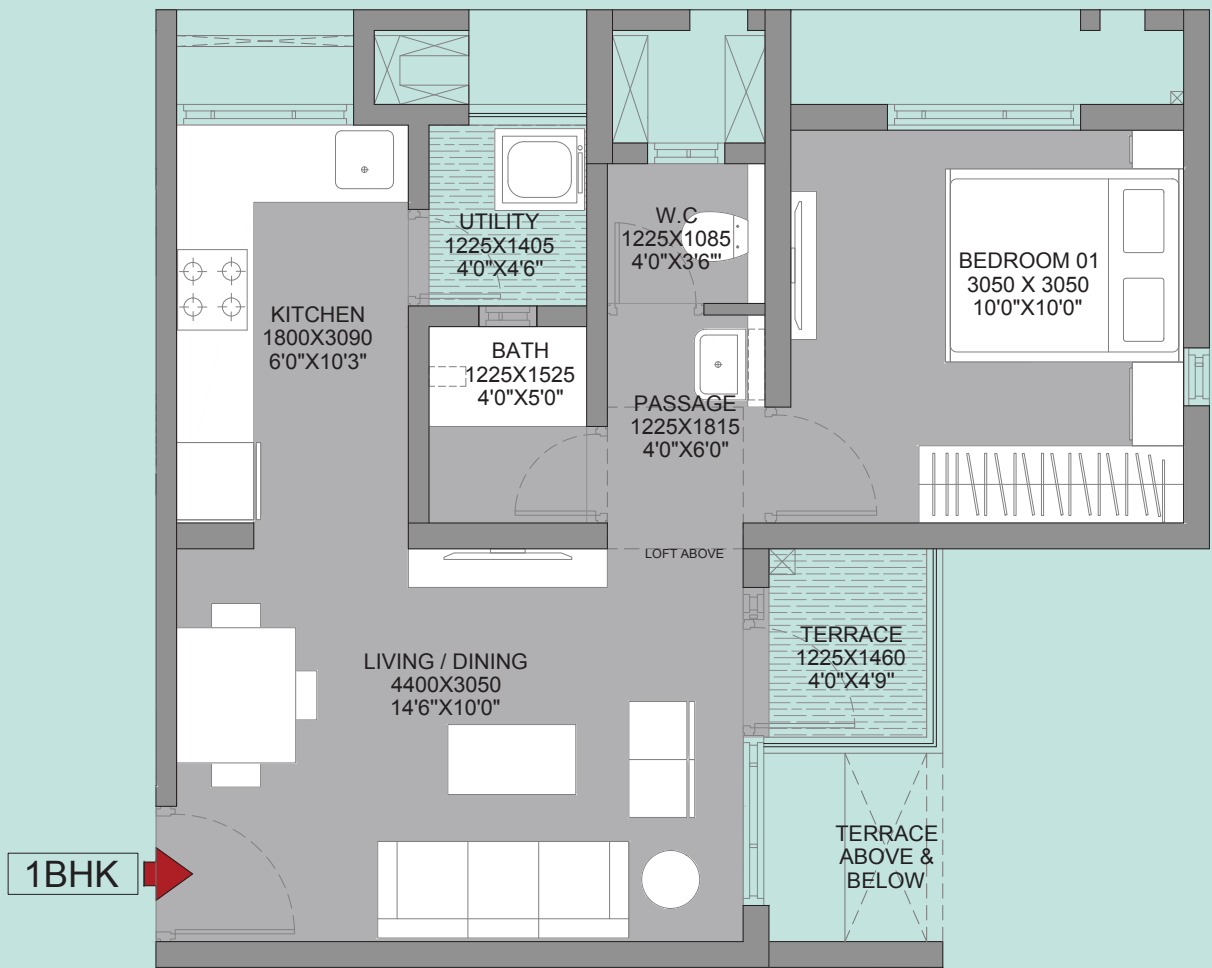


CARPET AREA (M <sup>2</sup> )	EXCL. AREA (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )	TOTAL AREA (FT <sup>2</sup> )
19.97	4.92	24.89	268

The Furniture Accessories, Paintings, Items, Electronics Good Additional Fittings / Fixtures, Decorative Items, False Ceiling Including Finishing Materials, Specifications, Shades, Sizes And Colour Of Tiles Etc. Shown In The Image Are Only Indicative In Nature And Are Only For The Purpose Of Illustrating Indicating A Possible Layout And Do Not Form Part Of The Standard Specification.

# UNIT PLAN

## 1 BHK



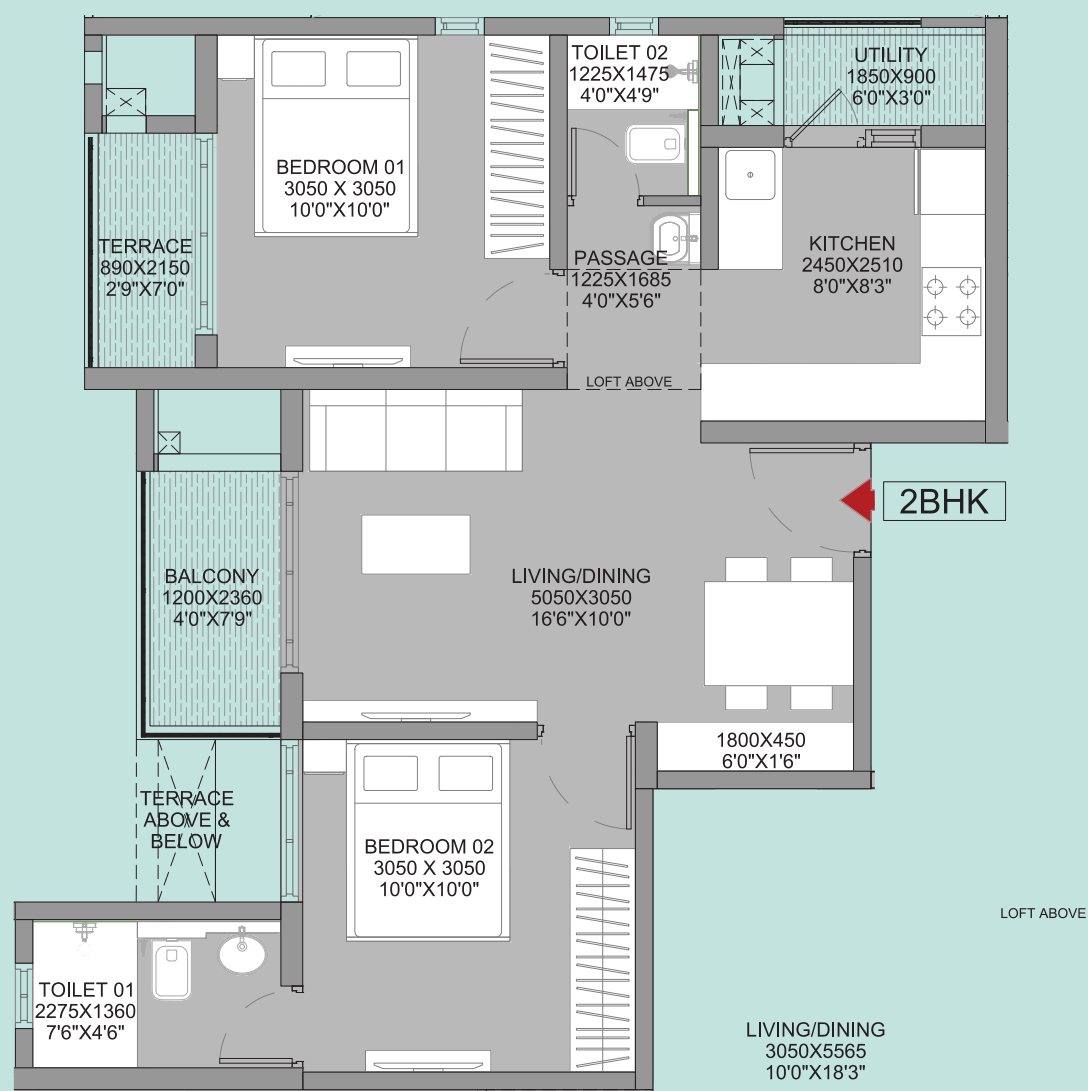
CARPET AREA (M <sup>2</sup> )	EXCL. AREA (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )	TOTAL AREA (FT <sup>2</sup> )
32.85	6.98	39.83	435

The Furniture Accessories, Paintings, Items, Electronics Good Additional Fittings / Fixtures, Decorative Items, False Ceiling Including Finishing Materials, Specifications, Shades, Sizes And Colour Of Tiles Etc. Shown In The Image Are Only Indicative In Nature And Are Only For The Purpose Of Illustrating Indicating A Possible Layout And Do Not Form Part Of The Standard Specification.



# UNIT PLAN

## 2 BHK



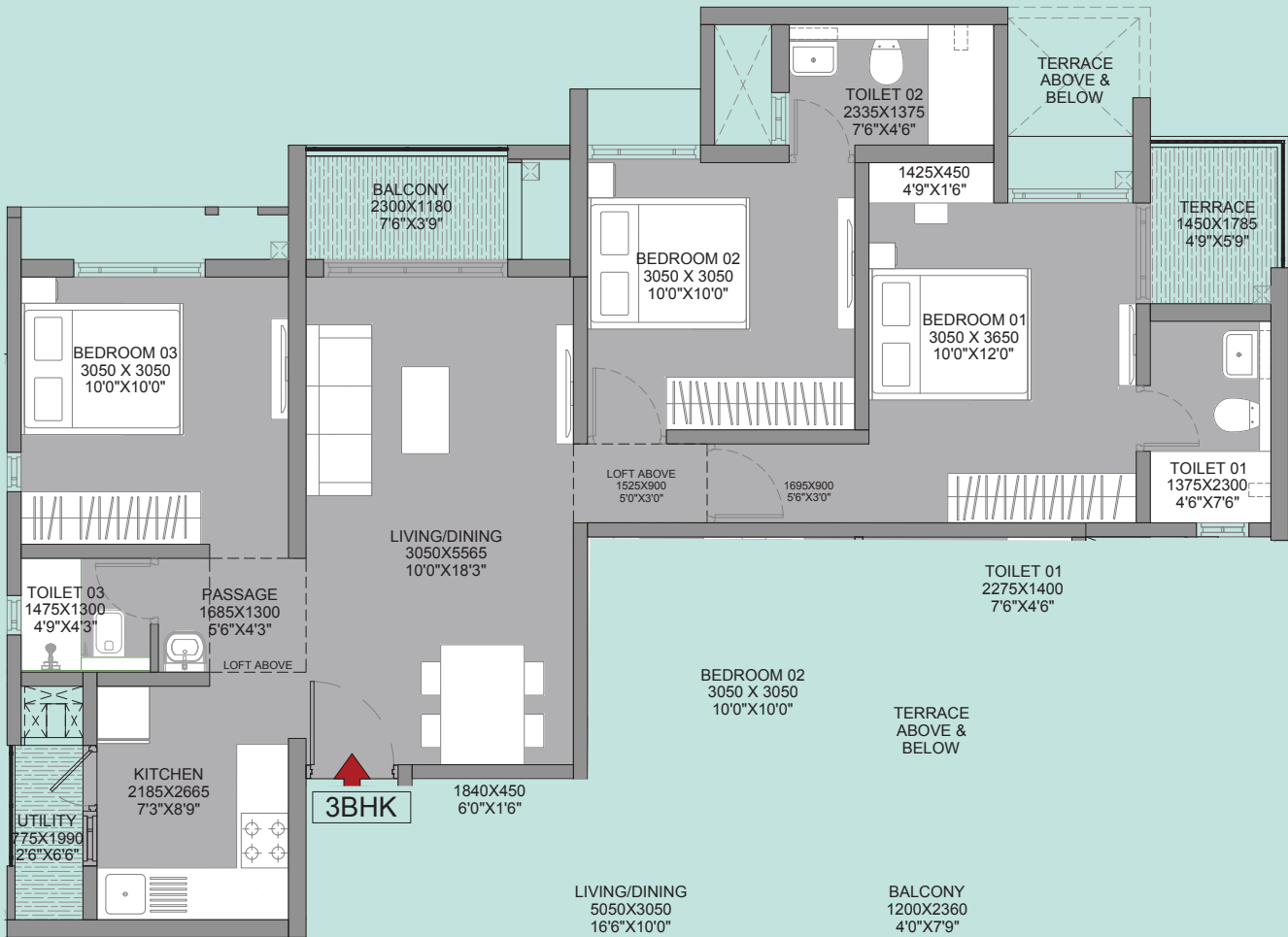
CARPET AREA (M <sup>2</sup> )	EXCL. AREA (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )	TOTAL AREA (FT <sup>2</sup> )
47.65	10.06	57.71	621

The Furniture Accessories, Paintings, Items, Electronics Good Additional Fittings / Fixtures, Decorative Items, False Ceiling Including Finishing Materials, Specifications, Shades, Sizes And Colour Of Tiles Etc. Shown In The Image Are Only Indicative In Nature And Are Only For The Purpose Of Illustrating Indicating A Possible Layout And Do Not Form Part Of The Standard Specification.



# UNIT PLAN

## 3 BHK



CARPET AREA (M <sup>2</sup> )	EXCL. AREA (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )	TOTAL AREA (FT <sup>2</sup> )
67.37	11.21	78.56	846

The Furniture Accessories, Paintings, Items, Electronics Good Additional Fittings / Fixtures, Decorative Items, False Ceiling Including Finishing Materials, Specifications, Shades, Sizes And Colour Of Tiles Etc. Shown In The Image Are Only Indicative In Nature And Are Only For The Purpose Of Illustrating Indicating A Possible Layout And Do Not Form Part Of The Standard Specification.

# PRODUCT MIX AND PRICING

PRODUCT MIX			
TYPOLGY	TOTAL AREA IN M <sup>2</sup> .	TOTAL AREA IN FT <sup>2</sup> .	STARTING TICKET SIZES (IN LAKH )
STUDIO	24.61 - 25.17	265 - 271	₹ 27.8 - ₹ 29.3
1BHK	37.71 - 42.08	406 - 453	₹ 40.2 - ₹ 41.9
2BHK	57.32 - 57.97	617 - 624	₹ 57.7 - ₹62.5
3BHK	78.87 - 79.33	849 - 854	₹ 78 - ₹ 84.9

1 m<sup>2</sup> = 10.764 Sq. Ft.

This excludes Township Maintenance Cost



# PAYMENT PLAN

MILESTONE	% COLLECTION DUE
On 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	5.00%
On Completion of Walls	10.00%
On Completion of Staircases	5.00%
Sanitary & External Plumbing	5.00%
On Application of Oc	3.00%
On Notice of Possession	2.00%
Total	100.00%

# PAYMENT PLAN & PRICING: 10:90

MILESTONE	% COLLECTION DUE
On Booking	10.00%
SDR	
On Application of OC	85.00%
On Notice of Possession	5.00%
Total	100.00%

PRODUCT MIX			
TYPOLGY	TOTAL AREA IN M².	TOTAL AREA IN FT².	STARTING TICKET SIZES (IN LAKH )
STUDIO	24.61 - 25.17	265 - 271	₹ 30.7 - ₹ 32.8
1BHK	37.71 - 42.08	406 - 453	₹ 44.8 - ₹ 47.1
2BHK	57.32 - 57.97	617 - 624	₹ 64.1 - ₹ 70.4
3BHK	78.87 - 79.33	849 - 854	₹ 86.8 - ₹ 98.0

1 m<sup>2</sup> = 10.764 Sq. Ft.

This excludes Township Maintenance Cost



# 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

Sanitaryware- Jaquar / Kohler/American Standard equivalent
CP fittings -Jaquar/Kohler/American Standard equivalent
Counter top - granite counter top
Wall cladding (all toilets) - glazed tiles upto lintel level
False ceiling in all toilets



## ELECTRICALS

Modular switches - Legrand/Anchor/Precision/Equivalent-Childproof
Provision for Cable TV, Telephone, AC, WIFI points



## FLOORING

Living/Dining - Vitrified tiles
Master bedroom - Vitrified tiles
Other bedrooms - Vitrified tiles
Kitchen - Vitrified tiles
Balconies - Matte / Textured Anti-skid tiles
Utility area - Matte / Textured Anti-skid tiles
Master toilet - Matte / Textured Anti-skid tiles
Other toilet - Matte / Textured Anti-skid tiles



## SPECIAL FEATURES

Solar Water provision in Master Bed Toilet
Video Door Phone in every unit
Safety Feature - Parapet wall with MS railing
Centralized RO in every unit (kitchen tap)







**The project is registered as Godrej Sky Greens Phase 1 with MahaRERA Registration No: P52100032428, available at Website: <http://maharera.mahaonline.gov.in>**

**Site Address: Godrej Sky Greens, Kharadi-Manjari Road, Pune - 412307.**

Godrej Sky Greens is part of a sanctioned Township which is spread across 60.58 Hectares (approx. 150 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 project-level amenities are common amenities and will be shared with the purchaser/s of the projects i.e. Godrej Sky Greens Phase 1 and future phase proposed to be developed in the project. 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.