

# #SkyAvenue

**GODREJ HILL RETREAT 2**  
BANER-MAHALUNGE ROAD, PUNE



Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

## 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 125-year legacy of excellence and trust with a commitment to cutting-edge design and technology.



## AWARDS & RECOGNITIONS

Giving you the best makes us the best. It's all thanks to you that Godrej Properties Limited has won over 250 awards and recognitions in recent years.

### Best Design Project

Realty+, 2022

### Best Interior Design

Realty+, 2022

### Lopez Design for Energizing - Central Park

India's Best Design Awards, 2021

### National Brand Leaders

Track2Realty BrandXReport, 2019-20

### Porter Prize: For Leveraging Unique Activities

Porter Prize, 2019

### Ranked #1 Globally for a third consecutive year

GRESB (Global Real Estate Sustainability Benchmark)

### India's Top Builders Award

Construction World Architect and Builder (CWAB) Awards, 2018

### Real Estate Company of the Year

Construction Week Awards, 2019

### Plotted Development of the Year

Realty Conclave Award, 2022

### Best Interior Design

Realty Conclave Award, 2021

### Architectural Design of the Year

Realty Conclave Award, 2021

### Wealth Creator Among The Next 500 Companies

Fortune India

# OUR ESTABLISHED LANDMARKS IN PUNE

- UNDRI**
- GODREJ PRANA
  - GODREJ GREENS
  - GODREJ HORIZON

- HINJEWADI**
- GODREJ WOODSVILLE
  - GODREJ ELEMENTS
  - GODREJ 24

- MAMURDI**
- GODREJ FOREST GROVE
  - GODREJ PARK GREENS
  - GODREJ NURTURE
  - GODREJ WOOD PARK
  - GODREJ SERENE
  - GODREJ CARNIVAL

- KESHAV NAGAR**
- GODREJ INFINITY
  - GODREJ REJUVE


- MANJARI**
- GODREJ SKY GREENS
  - GODREJ PARKRIDGE
  - GODREJ BOULEVARD


- MAHALUNGE**
- GODREJ HILLSIDE & GODREJ HILLSIDE 2
  - GODREJ MEADOWS & GODREJ MEADOWS 2
  - GODREJ GREEN COVE
  - GODREJ GREEN VISTAS
  - GODREJ HILL RETREAT














Source: Google Maps. Map not to scale.

## PRESENCE IN PUNE

 **14,80,000 m<sup>2</sup> SOLD**

 **15,000+ HAPPY FAMILIES**

## STAY CENTRALLY LOCATED TO EVERY DESTINATION

-  School/College/Institute
-  Hospital
-  Location
-  Commercial
-  Residential
-  Mall
-  Road
-  Bank
-  Bridge
-  Residency/Hotel
-  Metro Line



Source: Google Maps. Map not to scale.

## STAY AHEAD WITH SOCIAL INFRASTRUCTURE

-  Schools & Colleges
-  IT & Business
-  Shopping & Entertainment
-  Restaurants
-  Healthcare
-  Easy-access Transport Modes



Approximate distances 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

## OUR IMPRESSIVE MILESTONES IN #RIVERHILLS



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



**OVER 4,200+  
HAPPY FAMILIES**  
since first launch



**8 SUCCESSFUL LAUNCHES**  
in Mahalunge since 2019



Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery

## #RIVERHILLS

Welcome to #RIVERHILLS, nestled between hills and the Mula river. Come experience a lavish lifestyle amidst lush scenic landscapes.



GODREJ HILLSIDE

GODREJ HILLSIDE 2

GODREJ GREEN VISTAS

GODREJ GREEN COVE

GODREJ HILL RETREAT

GODREJ MEADOWS

3-HECTARE CENTRAL PARK

GODREJ MEADOWS 2

#Sky Avenue  
GODREJ HILL RETREAT 2

Actual site photograph



## HIGHLIGHT 1

### HILL DISTRICT

Step into your dream home and enjoy a lifetime of luxury with breathtaking hill and garden views. Here, you can unwind with **5,000+ trees** by your side.



## HIGHLIGHT 2

### HIGH-STREET RIVERWALK

Shop carefree at the high-street retail riverwalk. This cycle-friendly zone has stepped pathways and gardens inspired by the renowned La Rambla street in Barcelona.

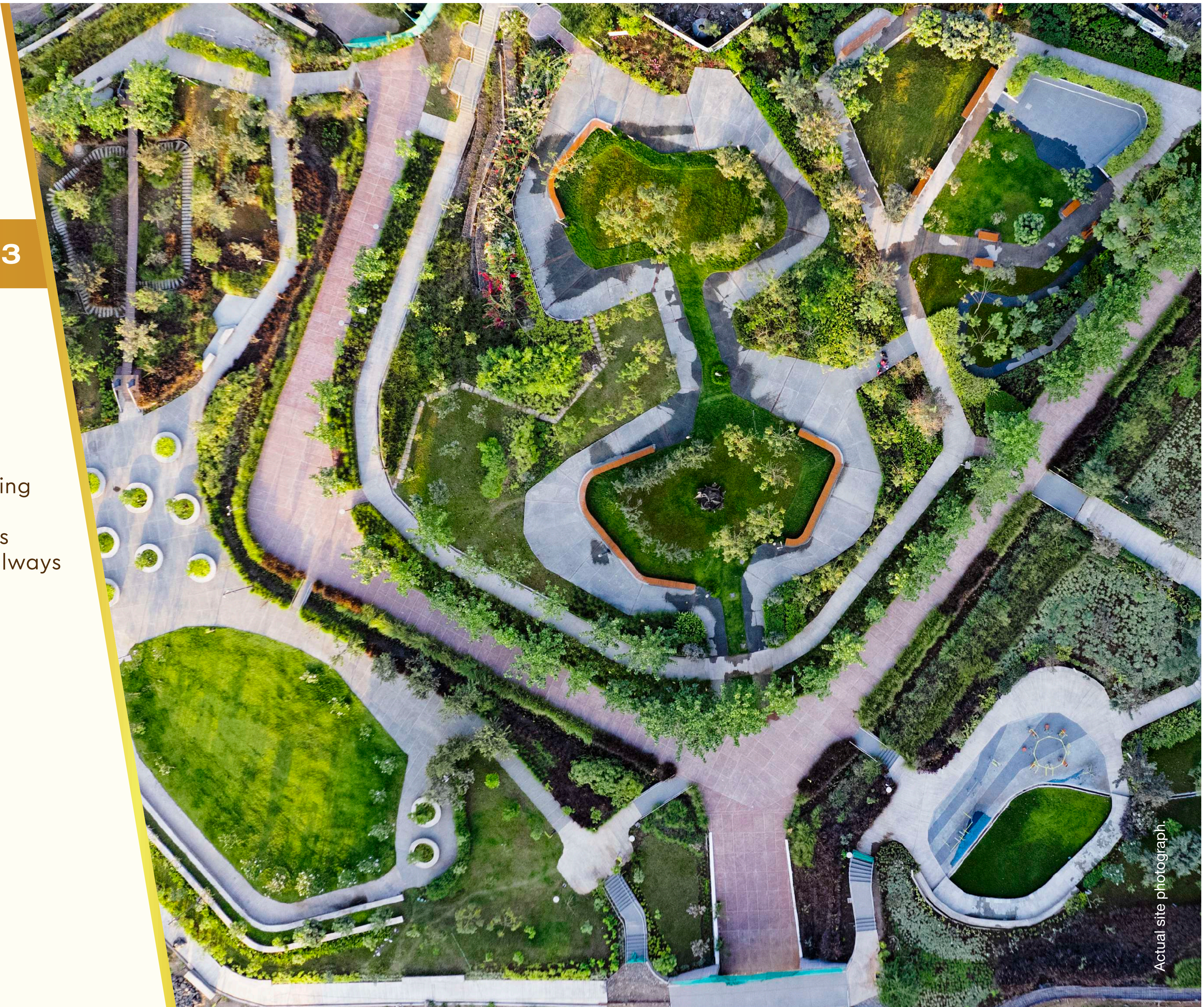


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## HIGHLIGHT 3

### 3-HECTARE CENTRAL PARK

Cherish those special family moments by taking a stroll in a 3-hectare central park. With open spaces, garden walkways, bridges and lavish sit-out zones, peace of mind will always be complimentary.



## HIGHLIGHT 4

### RIVER-FRONT BOAT CLUB

Welcome to the Riverfront Boat Club, a prestigious establishment built to bring you a host of river activities along with a multi-faceted dining experience.

\*Master Boat Club is membership-based



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Presenting

# #SkyAvenue

GODREJ HILL RETREAT 2

Life on Cloud Nine

Resort-style living next  
to a 3-hectare Central Park



The image shown is of Godrej Hill Retreat and Godrej Hill Retreat 2, being a collective sector development. Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.

## 4 PILLARS OF #SKYAVENUE



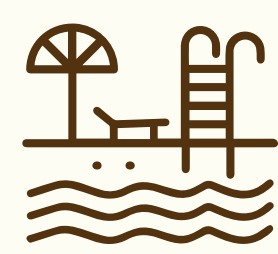
15,000+ SQ. FT.  
RESORT-THEMED  
CLUBHOUSE



SKY WALK  
AT 100 M HEIGHT



RESORT-THEMED  
GARDENS



4 THRILLING  
ZONES



This is for representational purposes, indicating the amenity development and not the actual delivery.

#1

## A GRAND CLUBHOUSE SPREAD ACROSS 15,000+ SQ. FT. THAT FULFILS ALL YOUR DESIRES

Wave hello to a world of never-ending fun with a host of exclusive amenities ranging from wellness to fitness at your very own resort-themed clubhouse.



The residents of Godrej Hill Retreat 2 shall have access to the sector clubhouse, which is a part of the project Godrej Hill Retreat (bearing RERA No. P52100029559), being part of the common approved layout.

Artist's impression and not actual site image. This is for sales promotional purposes, indicating the amenity / development and not the actual delivery.

**MAKE WELLNESS A WAY  
OF LIFE, NATURALLY**



**ORGANIC SPA**



**IR SAUNA**



**YOGA & PILATES DECK**

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**A WHOLE NEW  
WORLD OF LEISURE,  
DESIGNED FOR YOU  
TO BREAK FREE**



**BOWLING ALLEY**



**PREMIUM GUEST SUITES/ROOMS**



**BANQUET HALL**



**CAFETERIA & JUICE BAR**

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**EXPERIENCE  
ENTERTAINMENT WITH  
NO BOUNDS**



**DIGITAL GAMES ROOM**



**MINI THEATRE**



**INDOOR GAMES ROOM**



**INDOOR KIDS' PLAY AREA**

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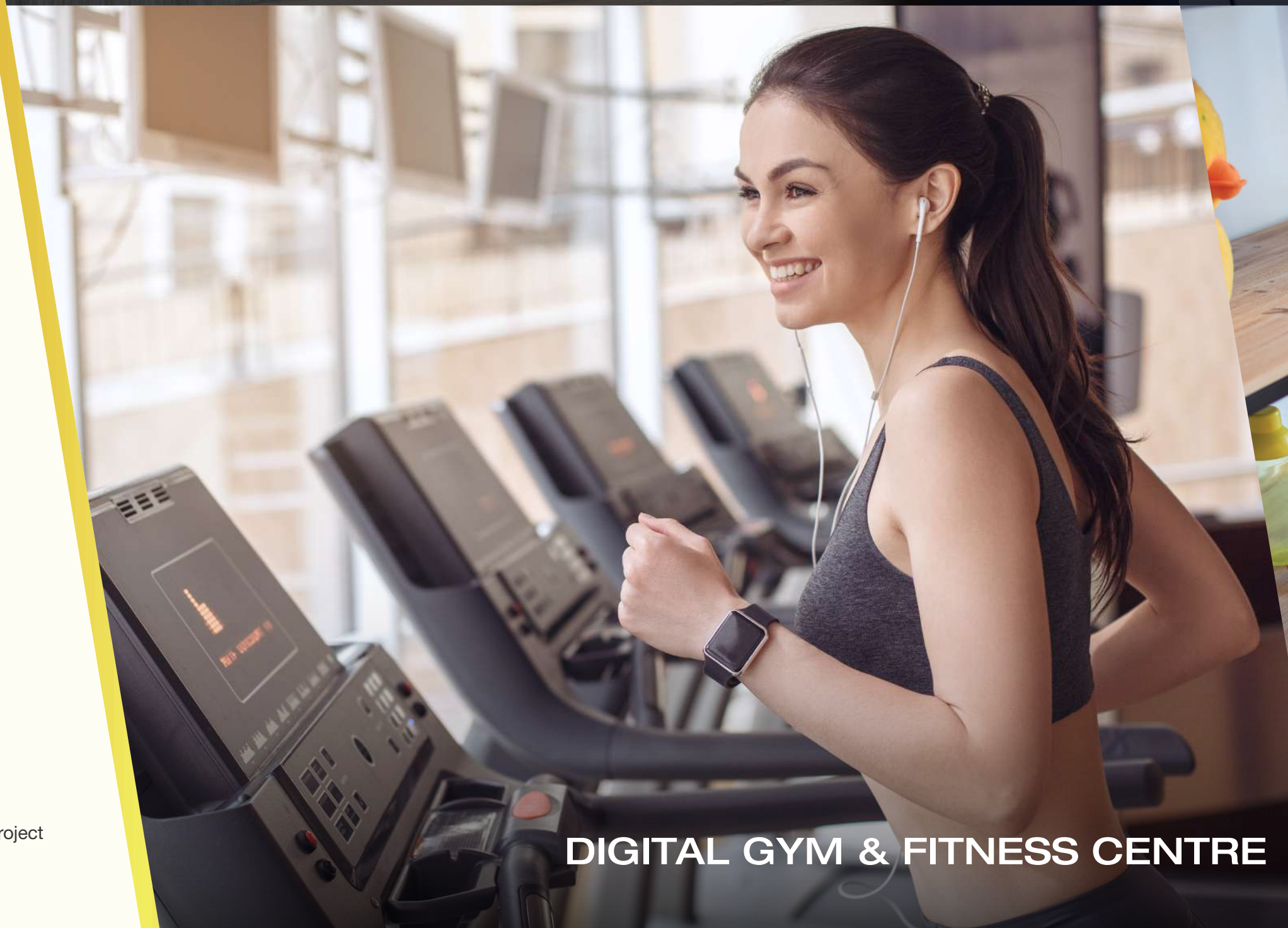
**YOUR CONVENIENCE,  
ALWAYS AT OUR  
FOREFRONT**



**CONCIERGE & MAINTENANCE SERVICES**



**HOT & COLD PARCEL LOCKERS**



**DIGITAL GYM & FITNESS CENTRE**



**CRÈCHE**

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**WORK FROM CLUB,  
WHERE WORK  
MEETS FUN**



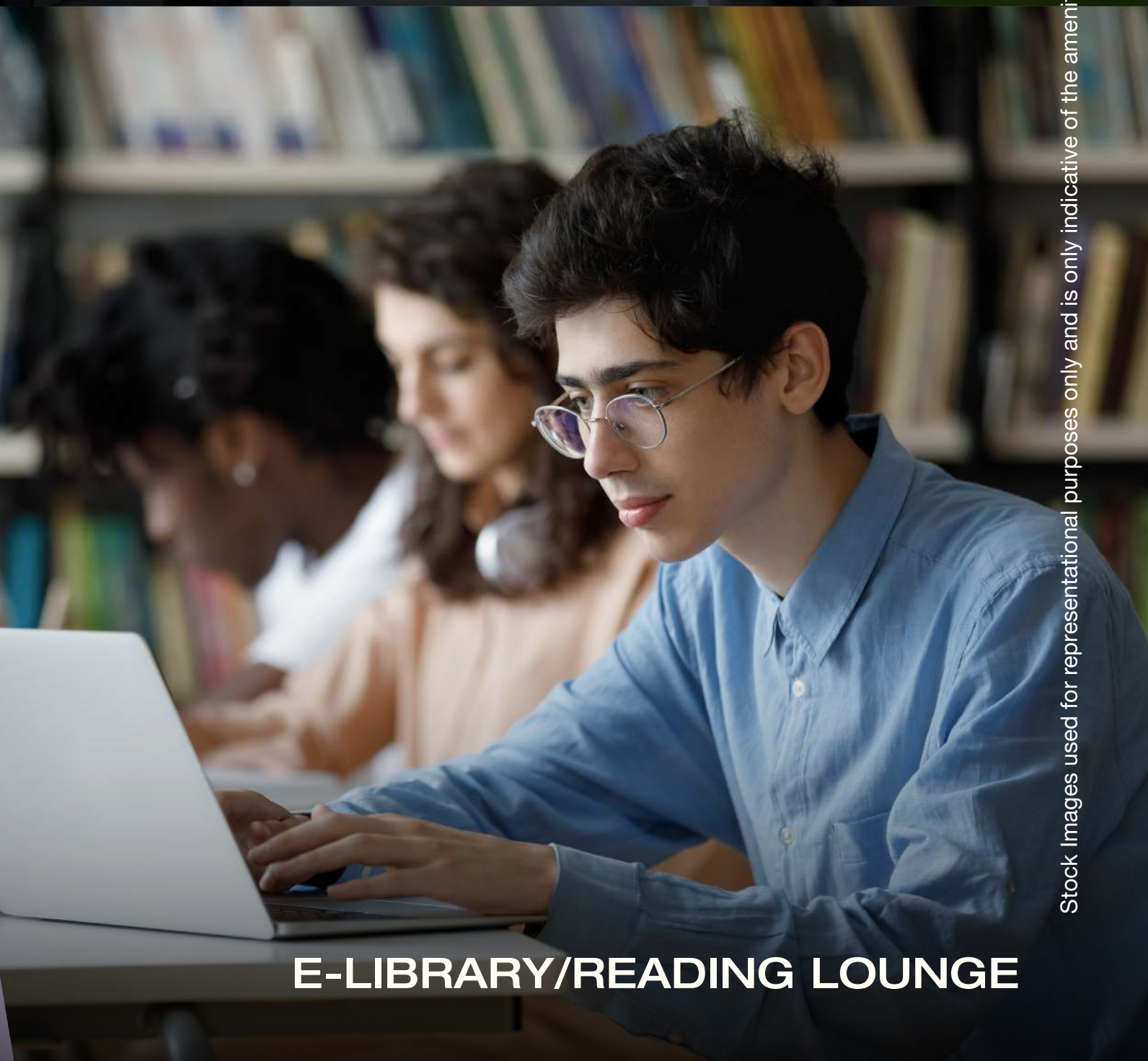
**WORKING/MEETING PODS**



**24/7 VENDING MACHINES**



**BUSINESS CENTRE**



**E-LIBRARY/READING LOUNGE**

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#2

## A SKY WALK AT 100-METRE HEIGHT OFFERING EXOTIC VIEWS

Live life on cloud nine as you enjoy the panoramic views from your elevated skywalk that's higher than the **Statue of Liberty!**\*



\*<https://www.nps.gov/stli/learn/historyculture/statue-statistics.htm>

Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

## SPECTACULAR VIEWS

EXPERIENCE LIFE A  
CLASS APART WITH  
AWE-INSPIRING VIEWS



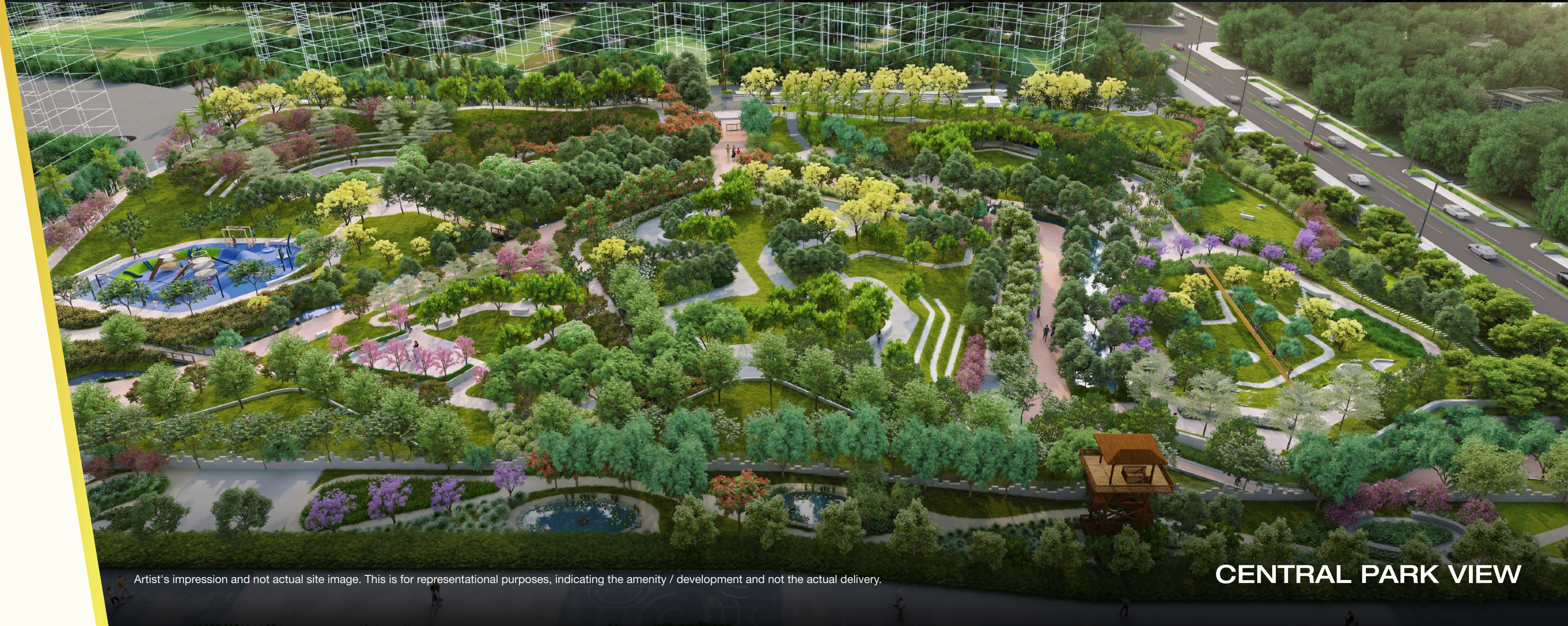
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PODIUM VIEW



Actual site photograph.

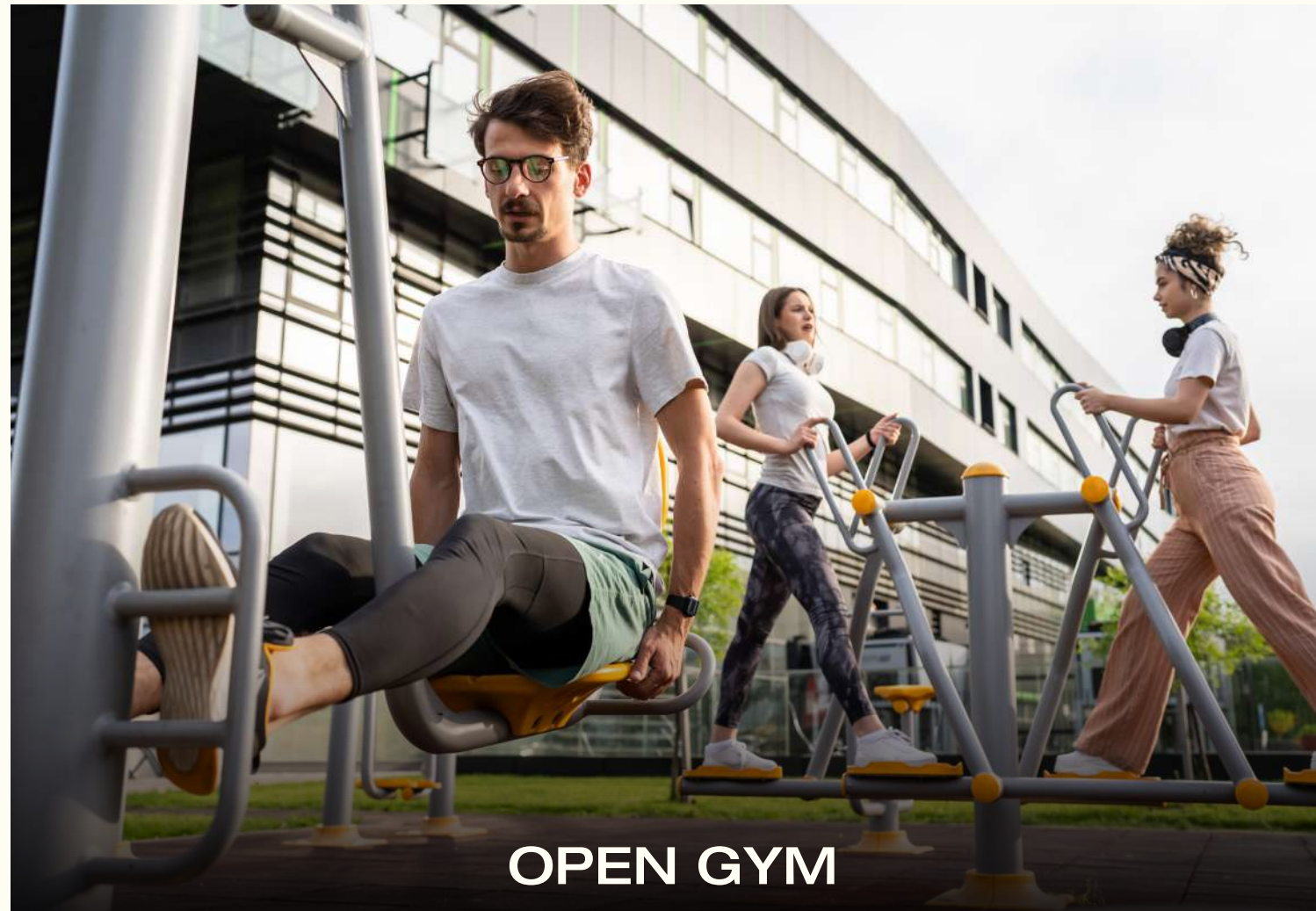
RIVER VIEW



Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.

CENTRAL PARK VIEW

# REACH FOR THE SKY WITH TERRACE AMENITIES THAT PROMISE A HEALTHIER LIFE



**OPEN GYM**



**MEDITATION LAWN**



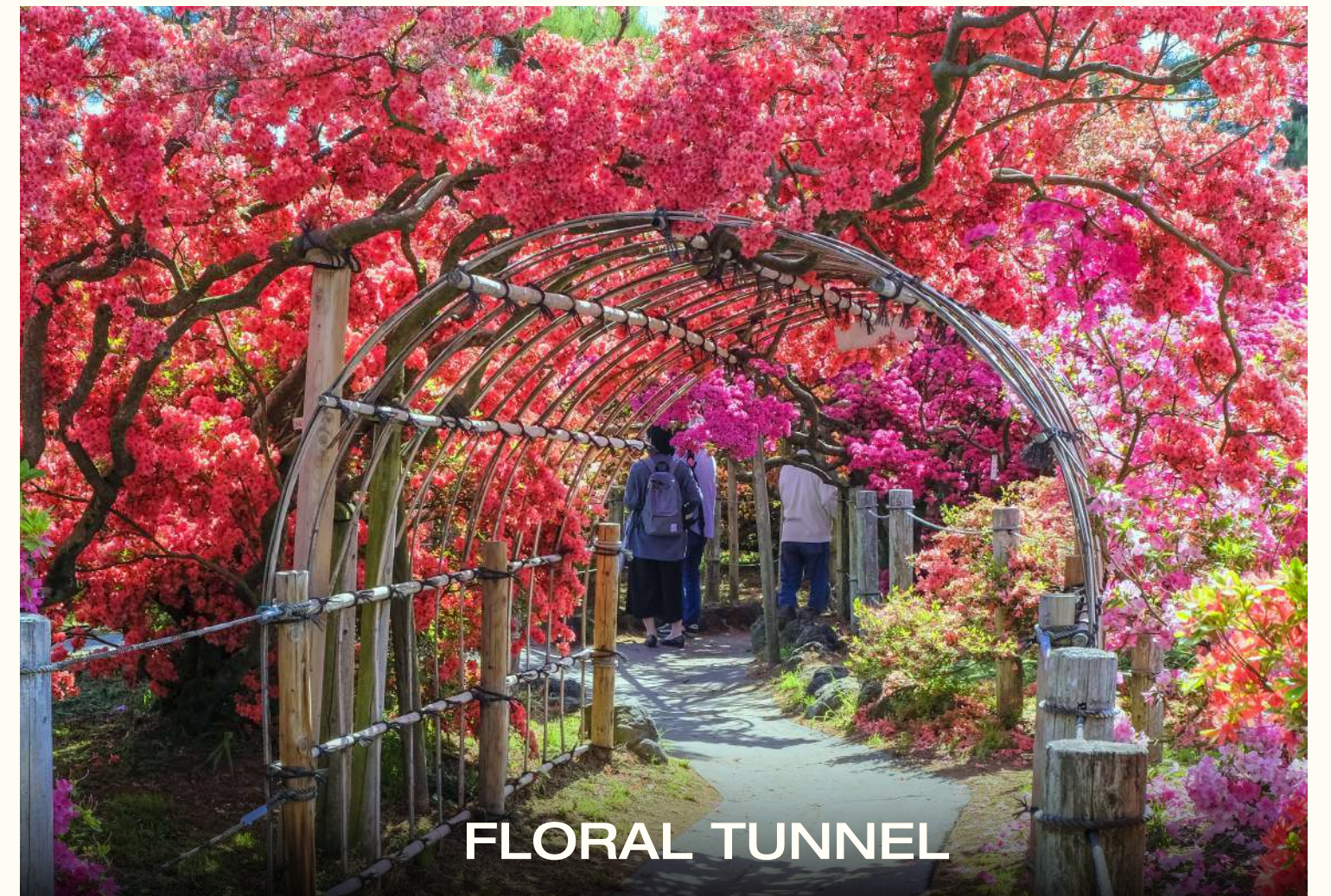
**FITNESS LAWN**



**SCULPTURAL POCKETS**



**OPEN MOVIE SCREENING**



**FLORAL TUNNEL**

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#3

## RESORT-THEMED GARDENS TO BOOST YOUR WELLNESS

Bring the family together and unwind at your very own resort-themed gardens!



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**DISCOVER A NEW SCENT  
OF HAPPINESS THAT'LL  
LINGER FOREVER**



**SCULPTURE GARDEN**



**BAMBOO GARDEN WITH WALKWAYS**



**FLORAL TUNNEL GARDEN**

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LIVE AMIDST  
NATURE'S BOUNTY,  
WHERE EACH STEP  
BRINGS PEACE WITHIN



THERAPEUTIC HEALING/HERBAL GARDEN



CELEBRATION GARDEN WITH LIGHTING

Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

#4

### INTRODUCING 4 THRILLING ZONES

Make each day memorable with 4 thrilling zones.



[\\*https://www.nps.gov/stli/learn/historyculture/statue-statistics.htm](https://www.nps.gov/stli/learn/historyculture/statue-statistics.htm)

Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

**ZONE 1: KIDS' ZONE**

**NOW THE LITTLE ONES  
CAN HAVE FUN  
ANY TIME OF THE DAY!**



**BUNGEE TRAMPOLINE**



**ZORBING SOCCER**



**OUTDOOR ROCK CLIMBING**



**KIDS' ADVENTURE PARK**

Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

**ZONE 2: SPLASH ZONE**

**HAVE A SPLASH  
WITH AQUA AMENITIES  
BY THE POOLSIDE**



**ARTIFICIAL RAIN DANCE**



**WATER VOLLEYBALL**



**KIDS' POOL WITH SLIDE**



**CABANAS**

Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery

**ZONE 3: ROOFTOP ZONE**

**LIFE'S A BREEZE WITH  
ROOFTOP AMENITIES**



**ROOFTOP MULTIPURPOSE COURT**



**ROOFTOP CROQUET AREA**

Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

**ZONE 4: TRANQUIL ZONE**

**UNLOCK HEALTHY  
POSSIBILITIES THAT  
DELIGHT YOUR SENSES**



**MEDITATION LAWN**



**SENIOR CITIZEN AREA**

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# MASTER LAYOUT PLAN

## PODIUM LEVEL

- 01. Celebration Garden
- 02. Floral Tunnels
- 03. Multipurpose Court
- 04. Therapeutic Healing Path
- 05. Kids' Pool
- 06. Lap Pool
- 07. Screen Wall
- 08. Kids' Play Area
- 09. Meditation Lawn
- 10. Working Pods (Floating Cabanas)
- 11. Rain Dance (Water Curtain)
- 12. Kids' Pool Slide
- 13. Bamboo Walkway

## TERRACE LEVEL

- 14. Open Gym
- 15. Meditation Lawn
- 16. Fitness lawn
- 17. Sculpture Pockets
- 18. Open Movie Screening
- 19. Floral Tunnel

## GROUND LEVEL

- 20. Mounds
- 21. Waterbody with Signage
- 22. Security
- 23. Parking
- 24. Services
- 25. Retail Frontage
- 26. Canopy
- 27. Cycle Track
- 28. Mounds or Planters with Seating

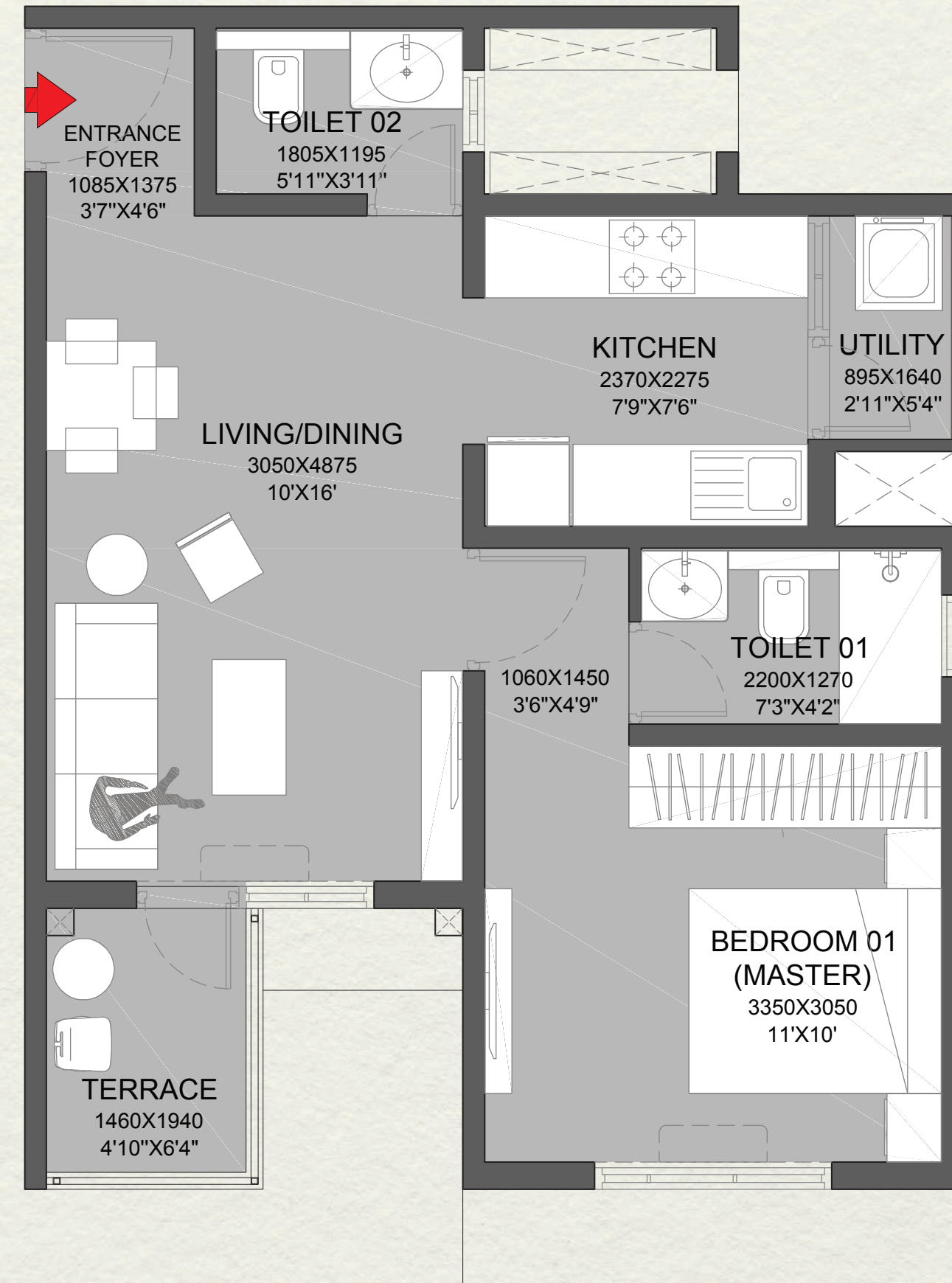


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Presenting  
**PRESIDENTIAL  
 SUITES**

1 BHK



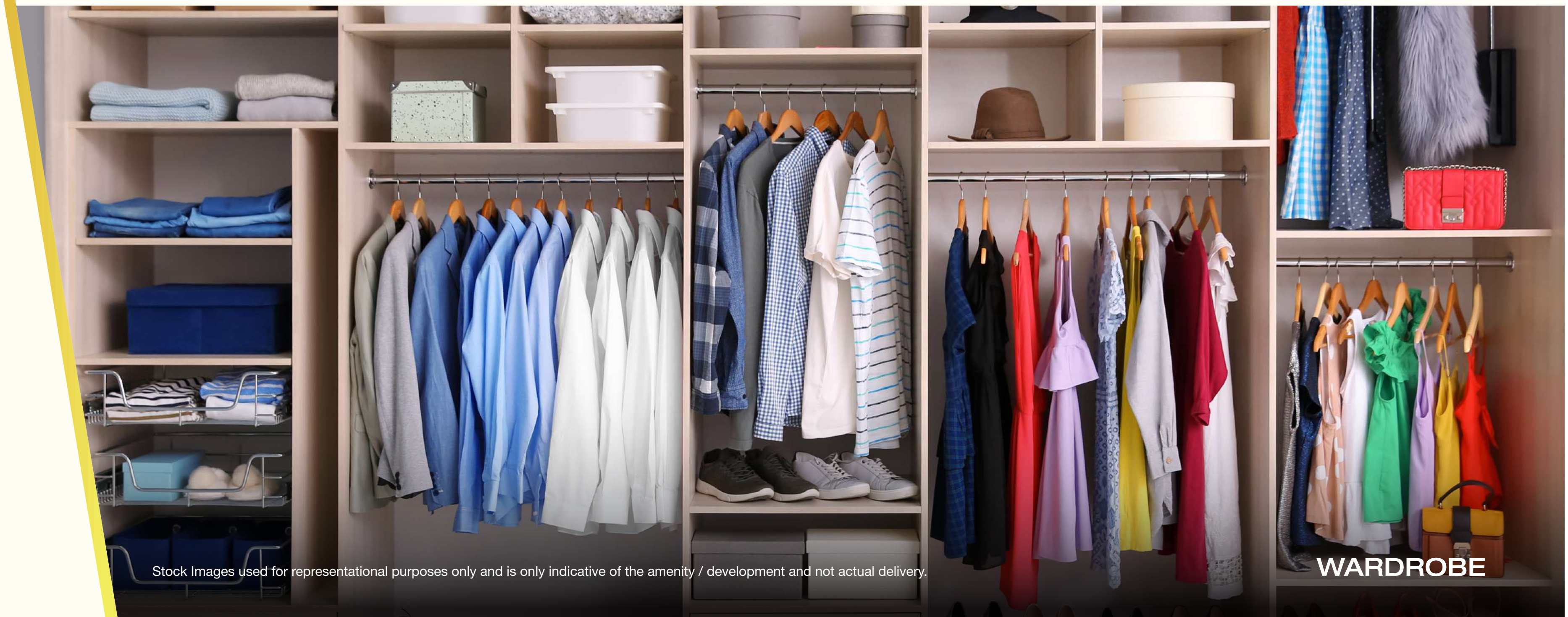
| Configuration | AREA                          |                                  |                              |                     |
|---------------|-------------------------------|----------------------------------|------------------------------|---------------------|
|               | Carpet Area (m <sup>2</sup> ) | Exclusive Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Total Area (sq.ft.) |
| 1 BHK         | 41.41                         | 4.29                             | 45.70                        | 492                 |

## LIVE IT UP WITH THE FINEST FITTINGS

Be spellbound in your new home with thoughtfully designed interiors and fabulous furnishings.



MODULAR KITCHEN



WARDROBE

Stock Images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

**MAKE YOUR COMFORT  
ZONE ONE OF A KIND**

Open the doors to a lavish tomorrow  
with remarkable furnishings that  
make life extraordinary.



**BED WITH MATTRESS**

**SOFA WITH COFFEE TABLE**



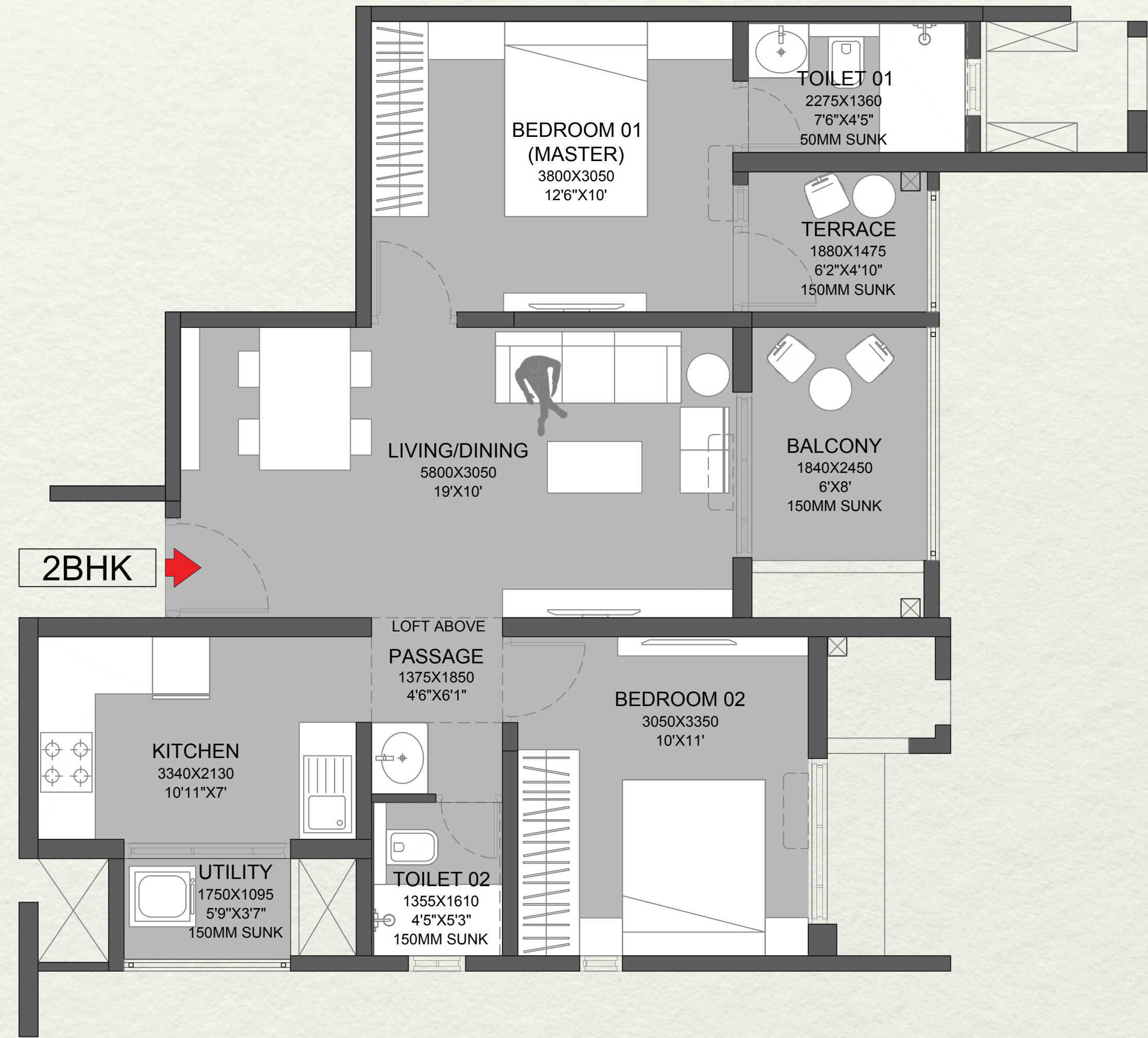
**REFRIGERATOR**



**WASHING MACHINE**

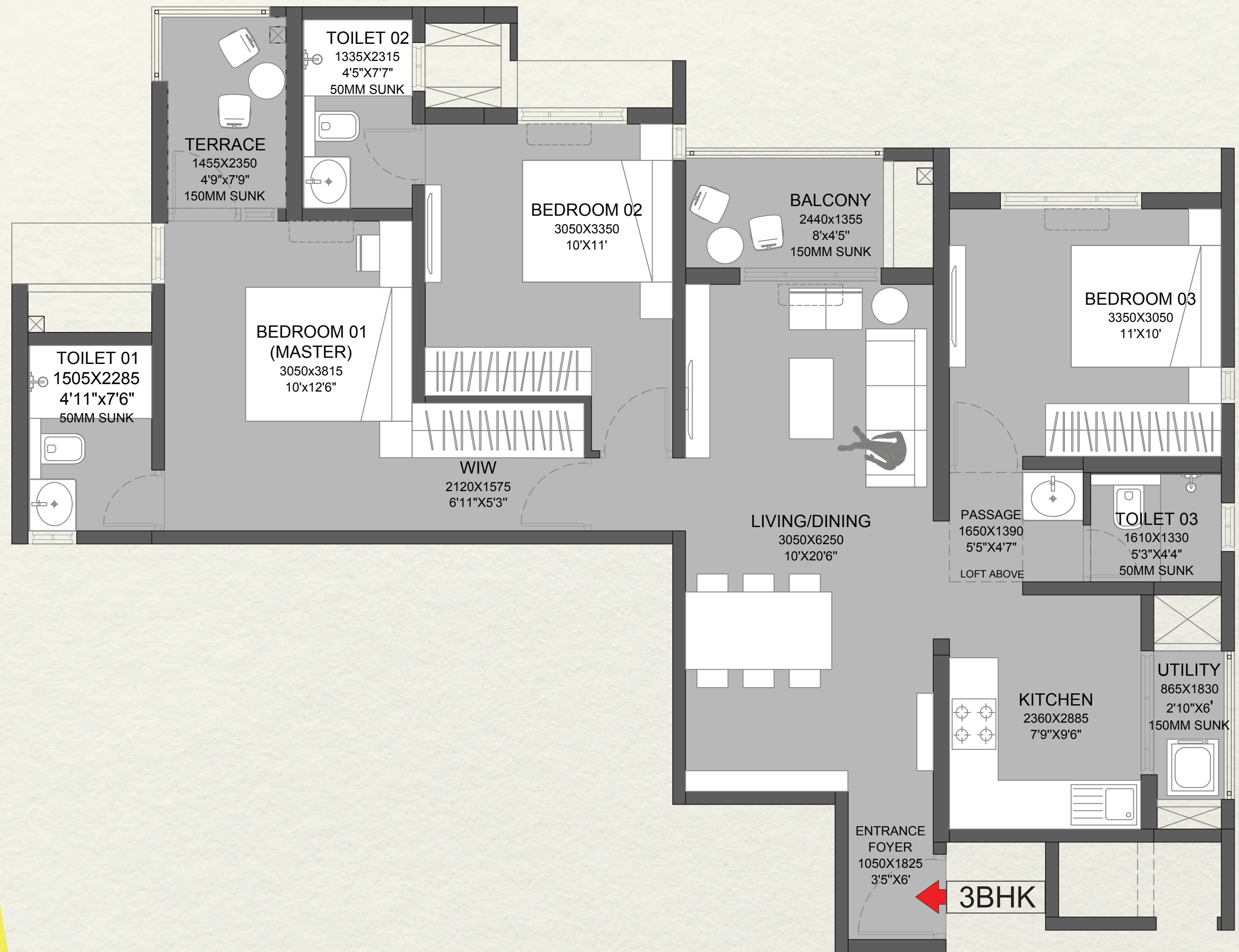
Stock images used for representational purposes only and is only indicative of the amenity / development and not actual de

# 2 BHK UNIT PLAN



| Configuration | AREA                          |                                  |                              |                     |
|---------------|-------------------------------|----------------------------------|------------------------------|---------------------|
|               | Carpet Area (m <sup>2</sup> ) | Exclusive Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Total Area (sq.ft.) |
| 2 BHK         | 63.40                         | 4.91                             | 68.31                        | 735                 |

# 3 BHK UNIT PLAN



| Configuration | AREA                          |                                  |                              |                     |
|---------------|-------------------------------|----------------------------------|------------------------------|---------------------|
|               | Carpet Area (m <sup>2</sup> ) | Exclusive Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Total Area (sq.ft.) |
| 3 BHK         | 85.57                         | 5.07                             | 90.64                        | 976                 |

**LIMITED PERIOD  
LAUNCH BENEFIT  
(FOR 2 & 3 BHKs)**



**MODULAR KITCHEN**



**WARDROBE IN ALL BEDROOMS**



**AIR-CONDITIONER  
IN THE MASTER BEDROOM**

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# SPECIFICATIONS



## STRUCTURE

- Earthquake resistant framed RCC structure
- Internal - Oil Bound Distemper with gypsum plaster
- External Walls - Texture paint



## TOILET

- Sanitary Ware - American Standard/Jaquar/Kohler or equivalent
- CP Fittings - American Standard/Jaquar/Kohler or equivalent
- Counter Top - Granite counter top\*
- Wall Cladding (All Toilets) - Ceramic tiles up to lintel level
- False Ceiling in all Toilets



## SPECIAL FEATURES

- Video Door Phone
- Solar Water (in Master Bedroom's Toilet)
- Inverter



## DOORS/WINDOWS

- Main Entrance - Pre hung doors
- Other Doors - Pre hung doors
- Windows - Powder coated aluminium windows with mosquito mesh on sliding windows



## KITCHEN

- Granite counter top\* + SS sink
- Wall cladding with tiles above counter up to 2 ft.\*\*



## SAFETY FEATURES\*\*

- Parapet Wall
- MS Railings



## ELECTRICALS

- Modular Switches - Anchor/Schneider/Equivalent - Childproof
- Provision for Cable TV, Telephone, AC points, Wi-Fi points



## 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

\*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits  
i. Tiles: +/- 3mm in warpage & bent.  
ii. Granite: Granites are natural stones, so there may be variations in colours/shades and/ or grains.  
\*\*As per prevailing NBC regulations.

# PRODUCT MIX

| Typology | Total Carpet Area   | Launch Price        |
|----------|---------------------|---------------------|
| 1 BHK    | 459 to 531 sq. ft.  | ₹54 - ₹59 Lakh      |
| 2 BHK    | 722 to 776 sq. ft.  | ₹76 - ₹86 Lakh      |
| 3 BHK    | 972 to 1049 sq. ft. | ₹1.04 - ₹1.12 Crore |



# PAYMENT PLAN

| SLABS                                   | % COLLECTION DUE |
|---|------------------|
| MILESTONE                               |                  |
| Allotment Day/Booking                   | 5.50%            |
| Due within 15 days of date of booking   | 4.50%            |
| On Registration                         | 10.00%           |
| On Completion of Excavation             | 10.00%           |
| Plinth Completion                       | 15.00%           |
| On Completion of Slab 2                 | 10.00%           |
| On Completion of Slab 8                 | 5.00%            |
| On Completion of Slab 18                | 5.00%            |
| On Completion of Terrace Slab           | 5.00%            |
| Terraces with Waterproofing             | 5.00%            |
| On Completion of Walls                  | 10.00%           |
| On Completion of Staircase              | 5.00%            |
| On Completion of External Plumbing      | 5.00%            |
| On Application of Occupancy Certificate | 3.00%            |
| On Notice of Possession                 | 2.00%            |
| Total                                   | 100%             |

**Architect**  
**Hafeez**  
**Contractor**

Design Consultant



**MASTER PLANNER**  
**DADA**



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**The project is registered with MahaRERA under registration no. Godrej Hill Retreat 2 - P52100049435, available at <http://maharera.mahaonline.gov.in>.**

**Site Address- Godrej Hill Retreat 2, Mahalunge, Mulshi, Pune 411045. The Project Godrej Hill Retreat 2 is being marketed under campaign name: #SkyAvenue.**

Godrej Hill Retreat 2 is part of a sanctioned Township of around 101 Hectares (approx. 250 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 96.23 Ares approx. (64 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 the Lender. The Lender will provide no objection certificate for the sale of unit, as and when required. T&C apply. \*The residents of Godrej Hill Retreat 2 shall have access to the sector clubhouse, which is a part of the project Godrej Hill Retreat (bearing RERA No. P52100029559), being part of the common approved layout. The image shown is of Godrej Hill Retreat and Godrej Hill Retreat 2, being a collective sector development. 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.