



Let The Good Life Flow

A legacy that lets the good life flow,
every step of the way

The year was 1990, when Godrej Properties embarked on a journey to reshape luxury in every micromarket. Our story of commitment shines through Godrej One, an iconic headquarters nestled within The Trees, our flagship Vikhroli development.

The promise of a good life was a philosophy we had ingrained in all our luxurious homes, because here, the good life is the way of life.



Crafting thoughtful living spaces since 1990











Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the Real Estate industry. Our portfolio across major cities in India comprises residential and commercial developments.

We have focused on delivering a superior living experience to our homeowners, where contemporary amenities dwell in confluence with an exclusive lifestyle, served to a select few.



A place where the river
gently greets you from outside
your window every day



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

Source: Google Maps. *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.

PRESENTING



GODREJ RIVER ROYALE

BANER-HINJEWADI ROAD, PUNE



Let The Good Life Flow

Let the good life flow
along the riverside

Wake up to the soft melodies of nature, amid a 145-metre-high tower where tranquillity and royalty blend with your aura and the river keeps you company.



Flow into serenity by the promenade

Let nature and luxury converge in perfect harmony,
where the rhythmic flow of the river sets the pace for
leisurely walks and moments of contemplation.



Idyllic riverfront greens that sway
to the flow of the breeze

Experience a picturesque haven where **7.3 acres**
of riverfront greens are gently caressed by the
meandering waters.

Savour the flow of joyous moments spent in the central park

Discover an oasis of tranquillity in the **7.5 acres** of central park, where the good life flows amidst the artistry of nature's canvas, painted with vibrant hues.



INTRODUCING

Club Royale





Dive into leisure,
where the good life runs deep

Experience a picturesque haven with **240-metre** river frontage, where 7.3 acres of riverfront greens are gently caressed by the meandering waters.

Product Mix

TYPOLGY	3 BHK	4 BHK
CARPET AREA IN SQ.MTR.	156.87	214.12
CARPET AREA IN SQ.FT.	1688	2304

Construction Linked Payment Plan

MILESTONE	% DUE
Booking	5.50%
15 days from booking	4.50%
Stamp Duty & Registration	
45 days from booking	10%
Completion of Excavation	10%
On Completion of Plinth	15%
Completion of 3rd Slab	10%
Completion of 7th Slab	2.5%
Completion of 17th Slab	2.5%
Completion of 30th Slab	5%
Completion of Terrace	5%
Completion of Walls	5%
Completion of Terrace Waterproofing	10%
Completion of Staircase	5%
Completion of External plumbing	5%
Application of OC	3%
Notice of Possession	2%



The project Godrej River Royale is registered with MahaRERA Registration no. P52100052957 available at <http://maharera.mahaonline.gov.in>.

Marketing office - Godrej River Royale, Hinjewadi Phase 1, Pune - 411057.

Godrej River Royale 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 official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.