



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.



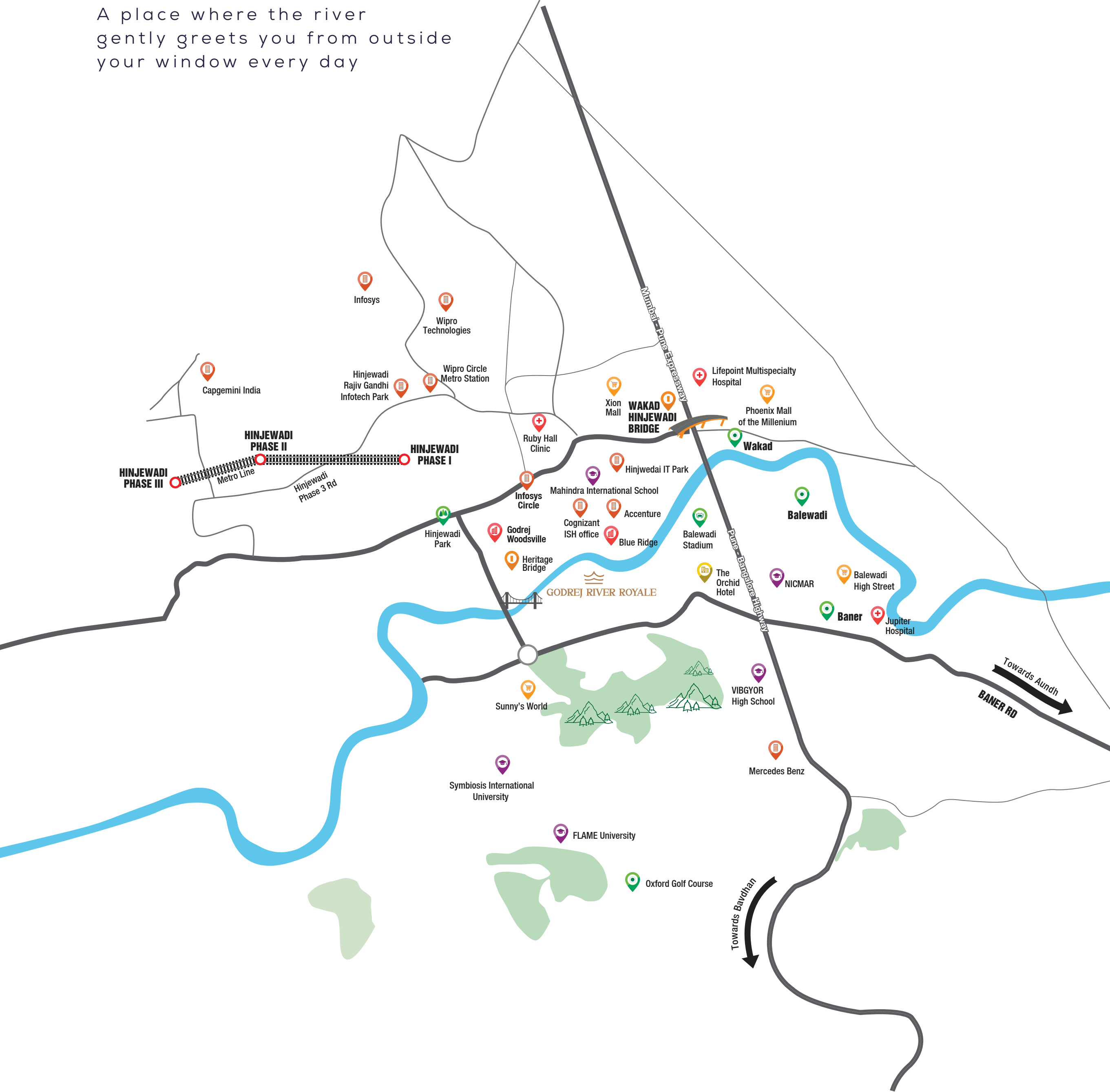
Crafting thoughtful living spaces since 1990

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. Source: <https://punerimetro.in/> 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 with **240-metre** river frontage,
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 abounds

Bask in the lap of luxury with a myriad of exquisite amenities spread over **31,000 sq.ft.**. The perfect haven for those who seek the finest in life as the good life flows in perfect harmony.

Club Amenities

G R O U N D F L O O R

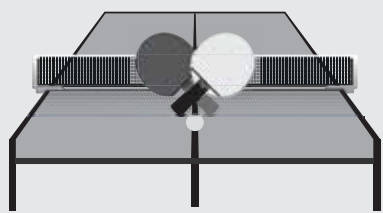
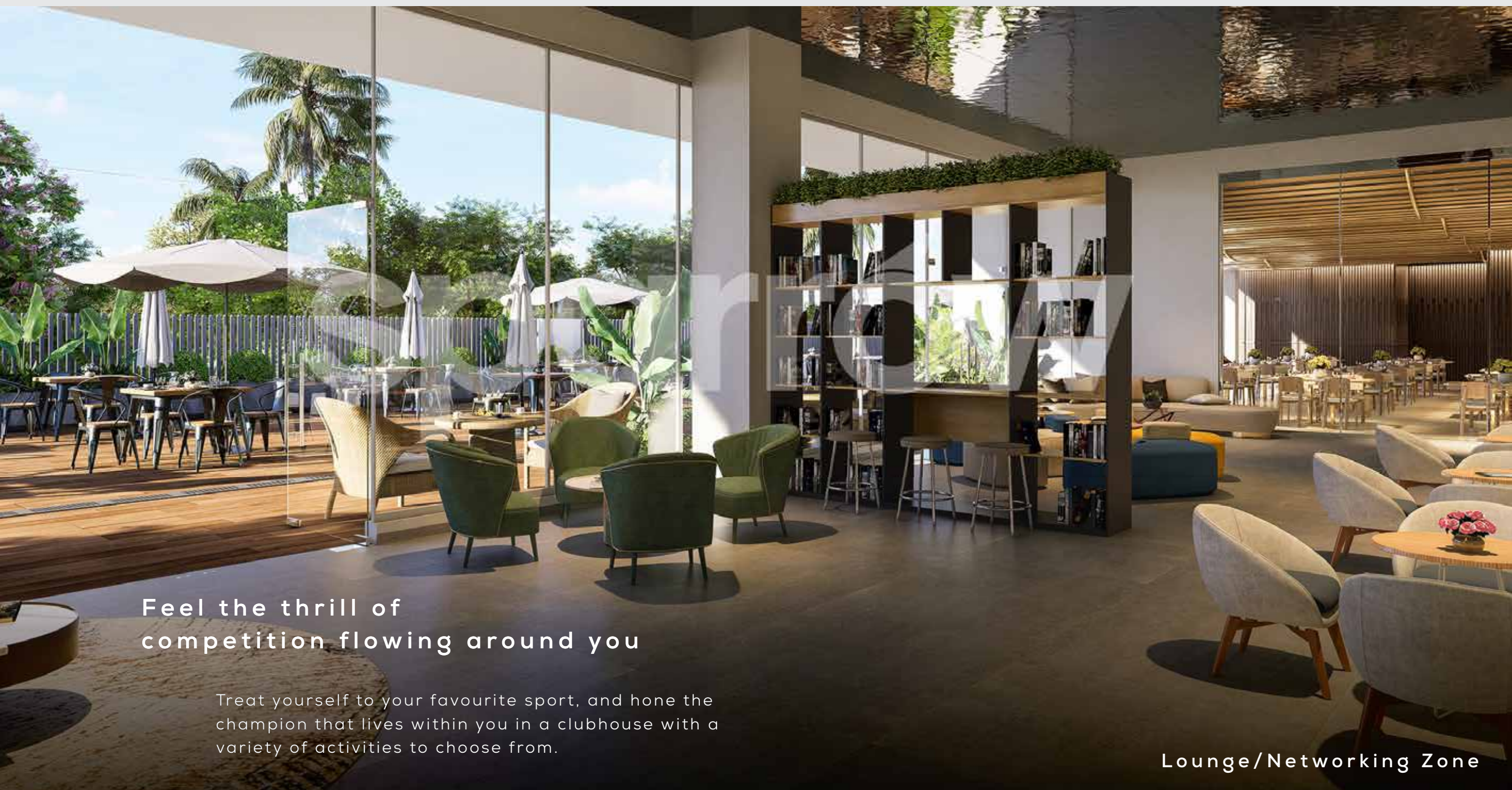
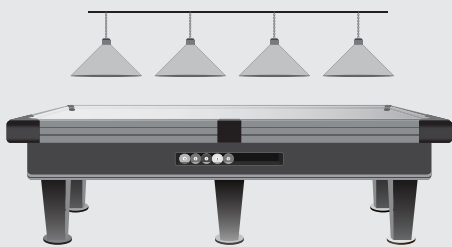
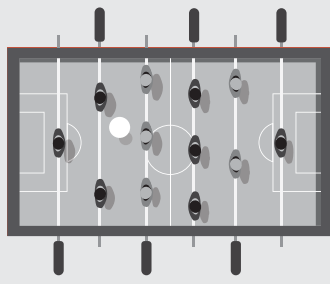


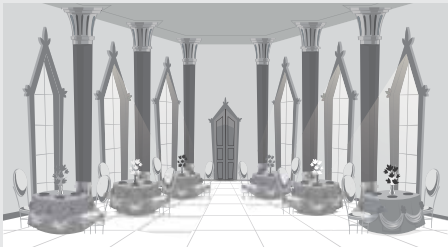
Table Tennis



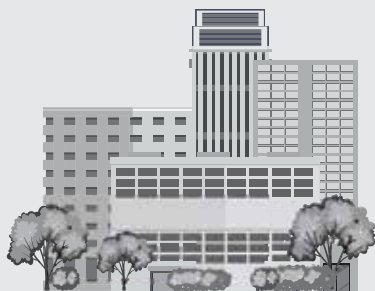
Billiards Table



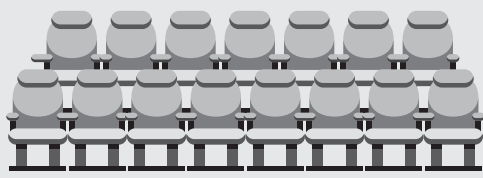
Foosball



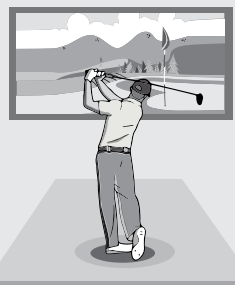
Multipurpose Hall



Business Center



Mini Theatre



Golf Simulator



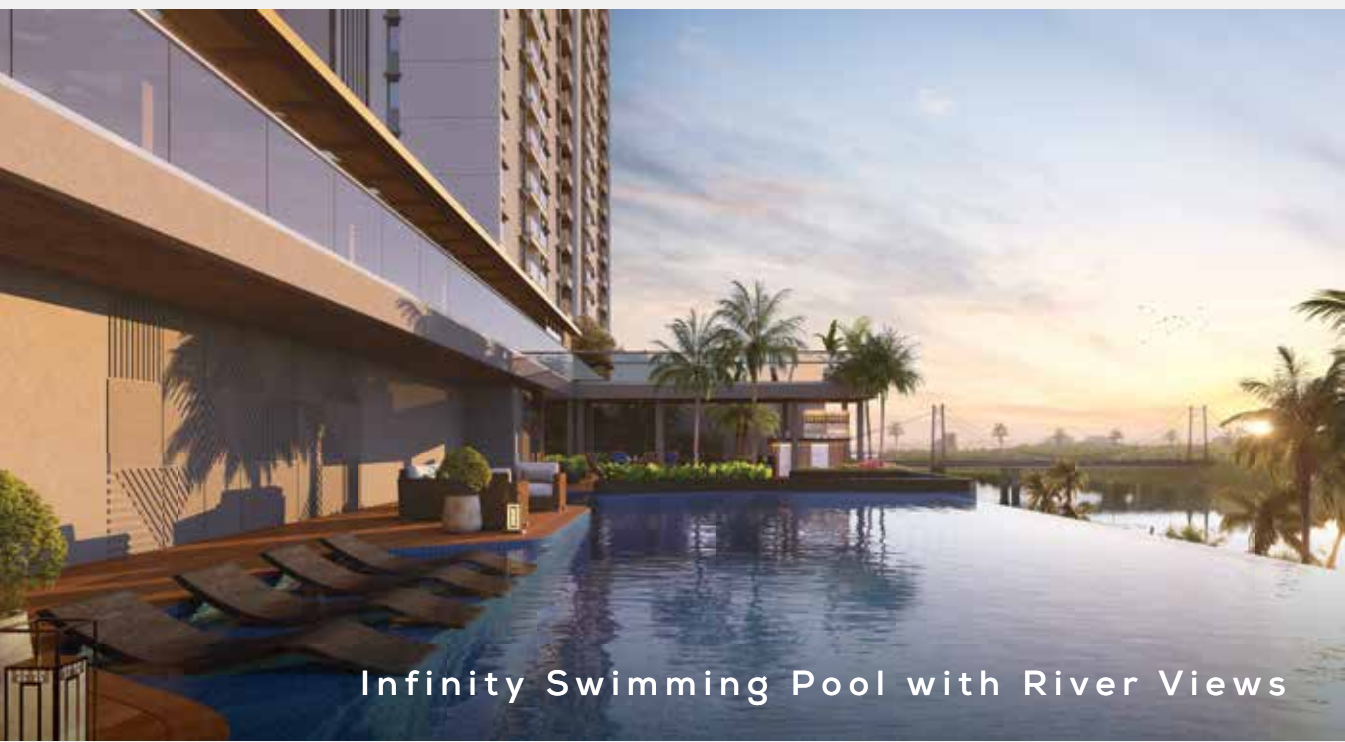
Cricket Simulator



Outdoor Seating

Club Amenities

FIRST FLOOR



Infinity Swimming Pool with River Views



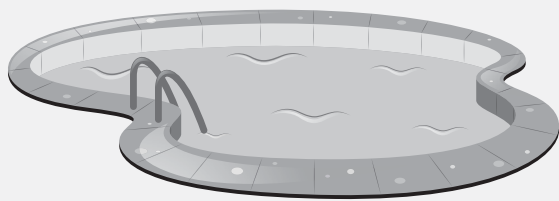
Gym

Flow into the best in active indulgences

Stay active and energised with a plethora of exciting activities like swimming, gymming and dance to keep you company whenever you wish them to.



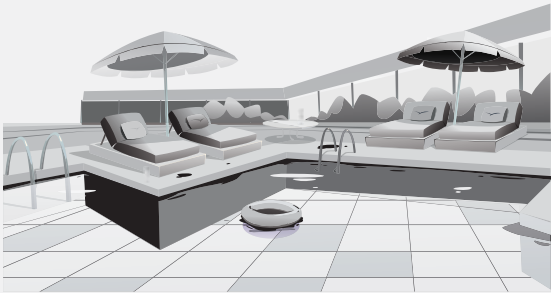
Aqua Gym



Kids Pool



Semi Submerged Pool Lounge



Poolside Juice Bar



Zumba/Dance Room



Open-to-Air Jacuzzi

Club Amenities

P O D I U M L E V E L



Sway to the flow
of good times

Treat yourself and your guests to the best time when you host them for get togethers and parties, with enough and more areas to entertain guests and family alike.

Party Lawn



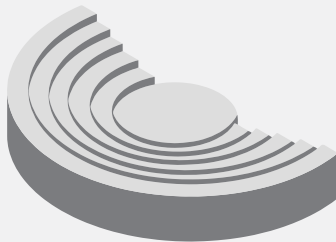
Sky Cinema with Screen



Cigar Lounge



Leisure Zone



Outdoor
Amphitheatre



Sunset Gallery

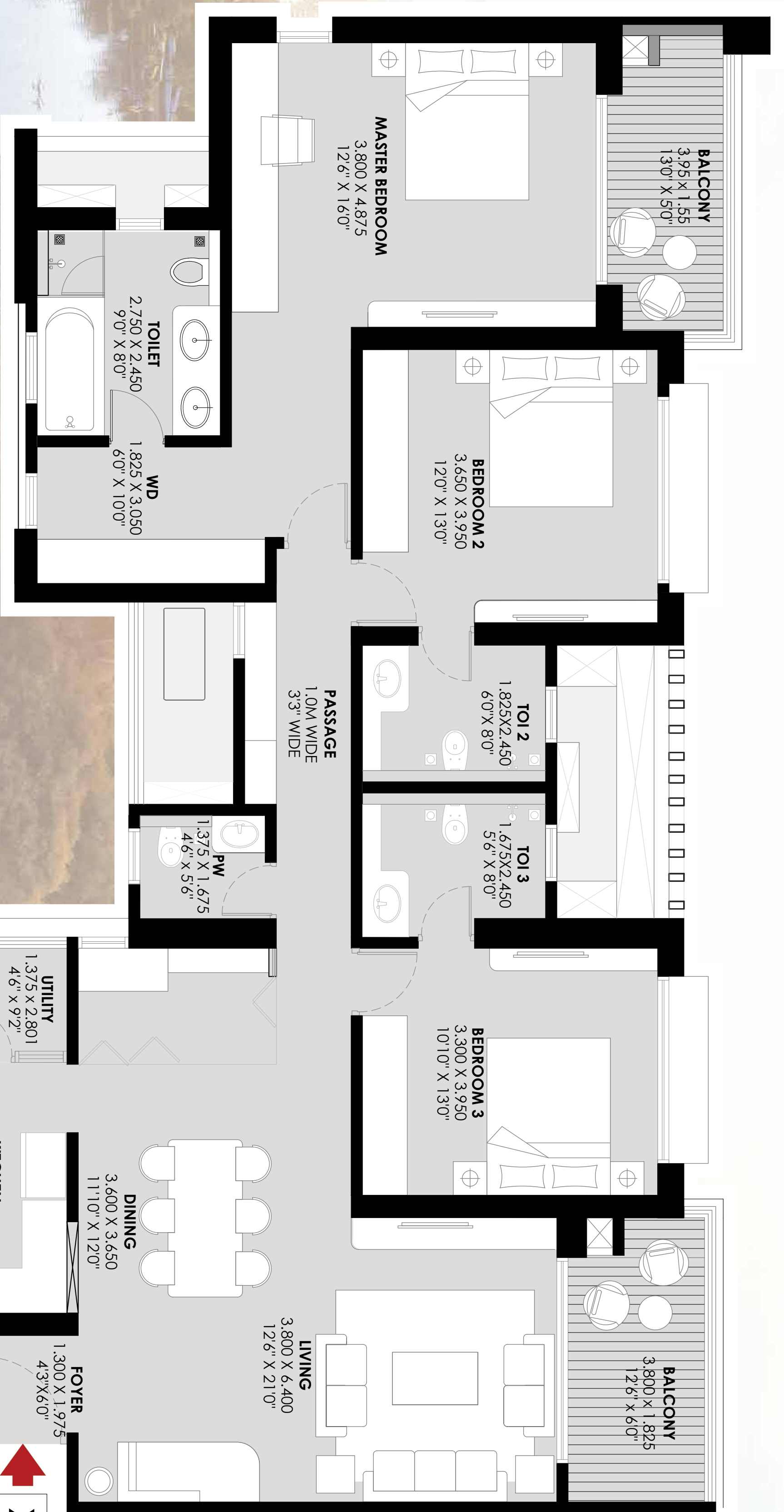
Unit Configuration

TPOLOGY	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	% COLLECTION DUE
On Booking	5.5%
Within 30 Days from Booking	4.5%
SDR	
On Completion of Excavation	10%
On Completion of Plinth	15%
On Completion of 3 rd Slab	15%
On Completion of 17 th Slab	10%
On Completion of 30 th Slab	5%
On Completion of Terrace	5%
On Completion of External plumbing	5%
On Completion of Terrace Waterproofing	10%
On Application of OC	10%
On Notice of Possession	5%

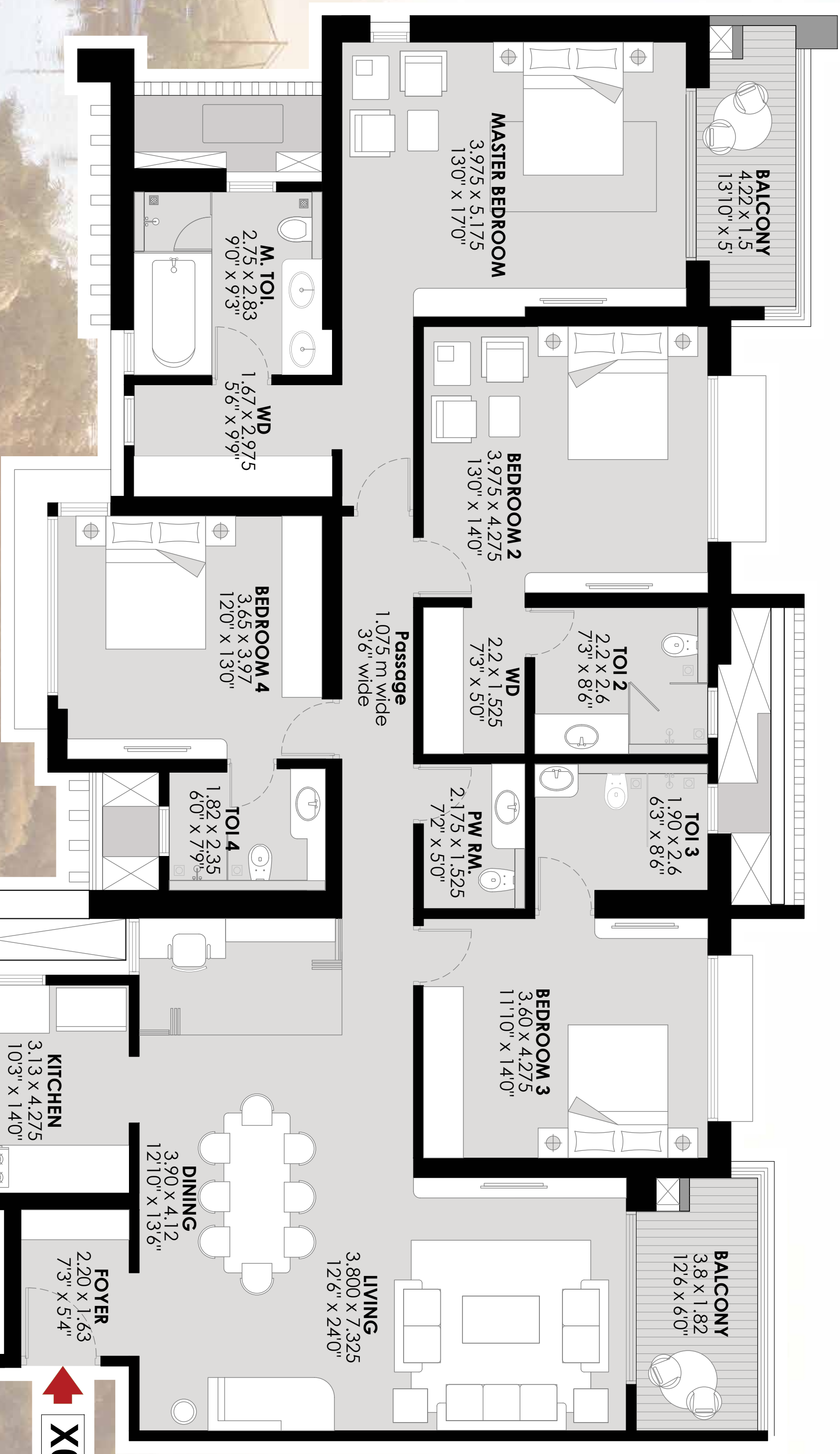
3 BHK



CONFIGURATION	Rera Carpet Area (sq.m.)	Exclusive Carpet Area (sq.m.)	Total Area (sq.m.)
3 BHK	140.82	16.04	156.86

X02

4 BHK - RIVER VIEW



 **X01**

CONFIGURATION	Rera Carpet Area (sq.m.)	Exclusive Carpet Area (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
4 BHK	196.67	17.38	214.05	2304

Specifications



STRUCTURE

- Earthquake resistant framed RCC structure
- Internal Paint – OBD for Ceiling, Emulsion paint for walls
- External walls – Texture with Acrylic paint



DOORS & WINDOWS

- Main entrance – pre hung door with laminated veneer on both sides
- Fire Staircase – Fire rated doors
- Other internal doors – pre hung doors
- Windows – Aluminum anodized sliding windows



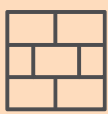
KITCHEN*

- Kitchen platform – Quartz Counter top + SS Sink
- Vitrified tile flooring
- Wall cladding with ceramic tiles above kitchen counter up to 2 ft.



TOILET

- Sanitary ware – Kohler/Grohe/TOTO or Equivalent
- CP fittings – Kohler/Grohe/TOTO or Equivalent
- Counter top – Composite Marble
- Wall cladding (all toilets) – Vitrified tiles upto lintel level
- False ceiling in all toilets



FLOORING*

- Living/dining – Italian Marble
- Master bedroom – Wooden Flooring
- Other bedrooms – Italian Marble
- Kitchen – Vitrified Tiles
- Balconies – Wooden Finish Ceramic Antiskid Tiles
- Utility area – Wooden Finish Ceramic Antiskid Tiles
- Master Toilet – Ceramic Antiskid Tiles
- Other Toilet – Ceramic Antiskid Tiles



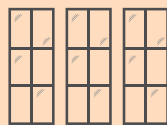
ELECTRICALS

- Modular switches – Legrand or equivalent
- Provision for Cable TV, Telephone, AC, WIFI Points



SPECIAL FEATURES

- Video door phone
- Digital Lock
- Solar water + Geyser (in master bedroom's toilet)
- Branded Modular kitchen with cabinets below the countertop and above**
- DG Backup in common areas; Inverter in every apartment



SAFETY FEATURES

- Parapet wall, MS railings, Glass railing

*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

**As per prevailing NBC regulations



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.