



Be Extraordinary

An extraordinary legacy that redefines your future

Godrej Properties embarked on a journey to reshape luxury in every micromarket in the year 1990. We have been committed to excellence through Godrej One, an iconic headquarters nestled within The Trees, our flagship Vikhroli development.

Our core philosophy and the promise of a good life has been ingrained in all our luxurious homes, because here, everything we do is extraordinary.



Crafting thoughtful living spaces since 1990

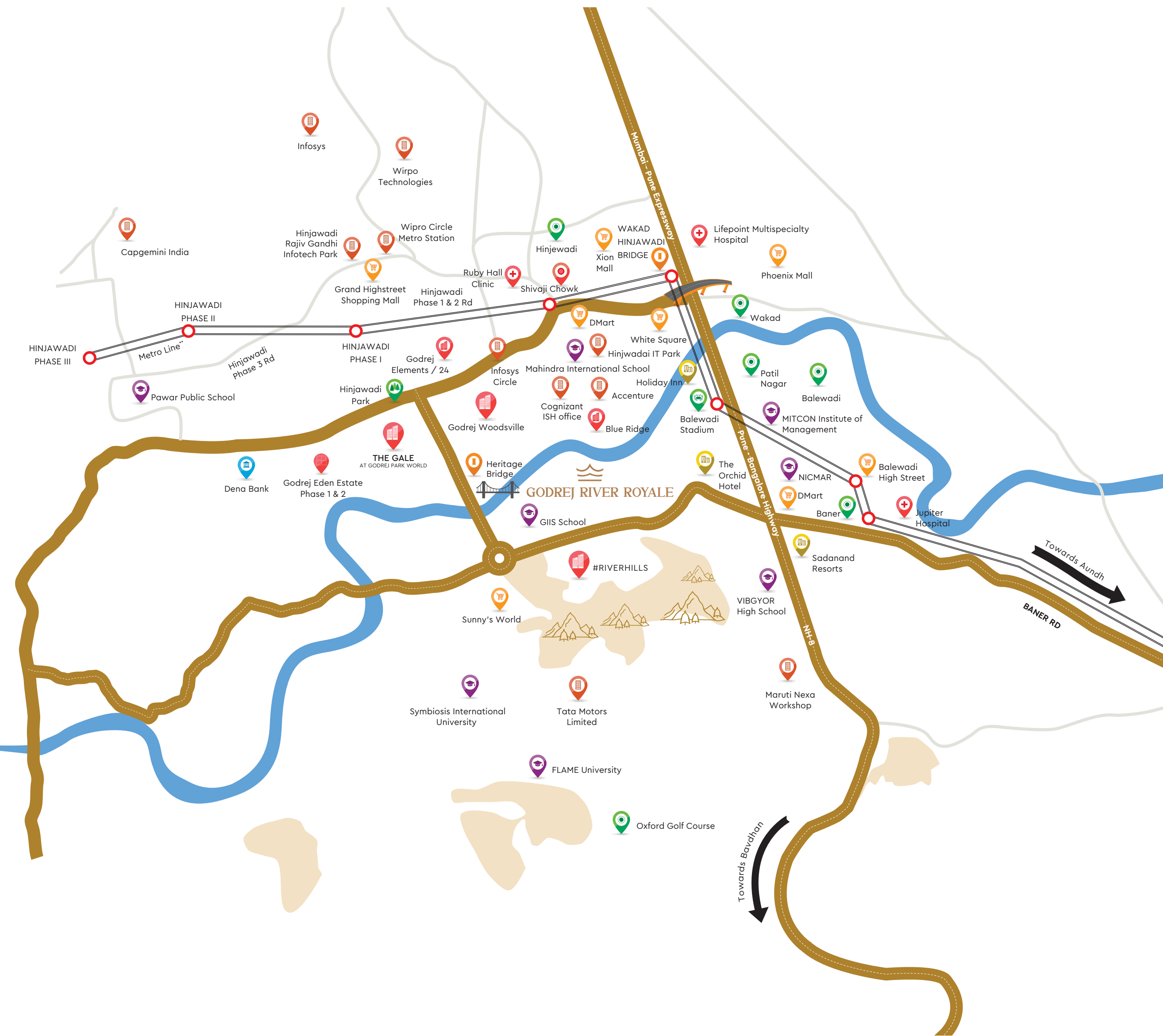
Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the Real Estate industry. Our portfolio across major cities in India comprises residential and commercial developments.

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.



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

An extraordinary abode with everything you need in proximity



- | | | | |
|--------------------------|----------------------|----------|------------|
| 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.

Map not to scale. Map for representation purpose only.

Escape the ordinary with
the tranquillity of riverside living



PRESENTING



GODREJ RIVER ROYALE

BANER-HINJAWADI ROAD, PUNE

Be Extraordinary

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Embrace a life where every moment is a testament to the extraordinary

Wake up to the soft melodies of nature and delight in a
145-metre-high tower that exudes tranquil elegance.
A place where the ordinary transforms into the extraordinary.



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Stroll along the promenade, where serene views
and peaceful moments flow every day

Witness the harmony between nature and luxury as they come
together and spend time soaking in the joys of leisurely walks,
as moments of contemplation surround you.



Witness extraordinary riverfront green views that paint a picture of tranquil perfection

Behold the 240-metre river frontage, where 7.3 acres of riverfront greens are gently caressed by the meandering waters, painting an extraordinary picturesque haven before your eyes.



Spend moments creating
extraordinary memories in the Central Park

Discover an oasis of tranquillity in the 7.5 acres of central park, where the mundane transforms into the extraordinary, turning nature's canvas into a picture of perfection with vibrant hues.



INTRODUCING

Club Royale



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Indulge in the extraordinary,
where every corner exudes leisurely delights

Let yourself soak in the luxury of exquisite amenities spread
over **31,000 sq.ft.**, where the finest in life invite you to
experience a life that is truly extraordinary.

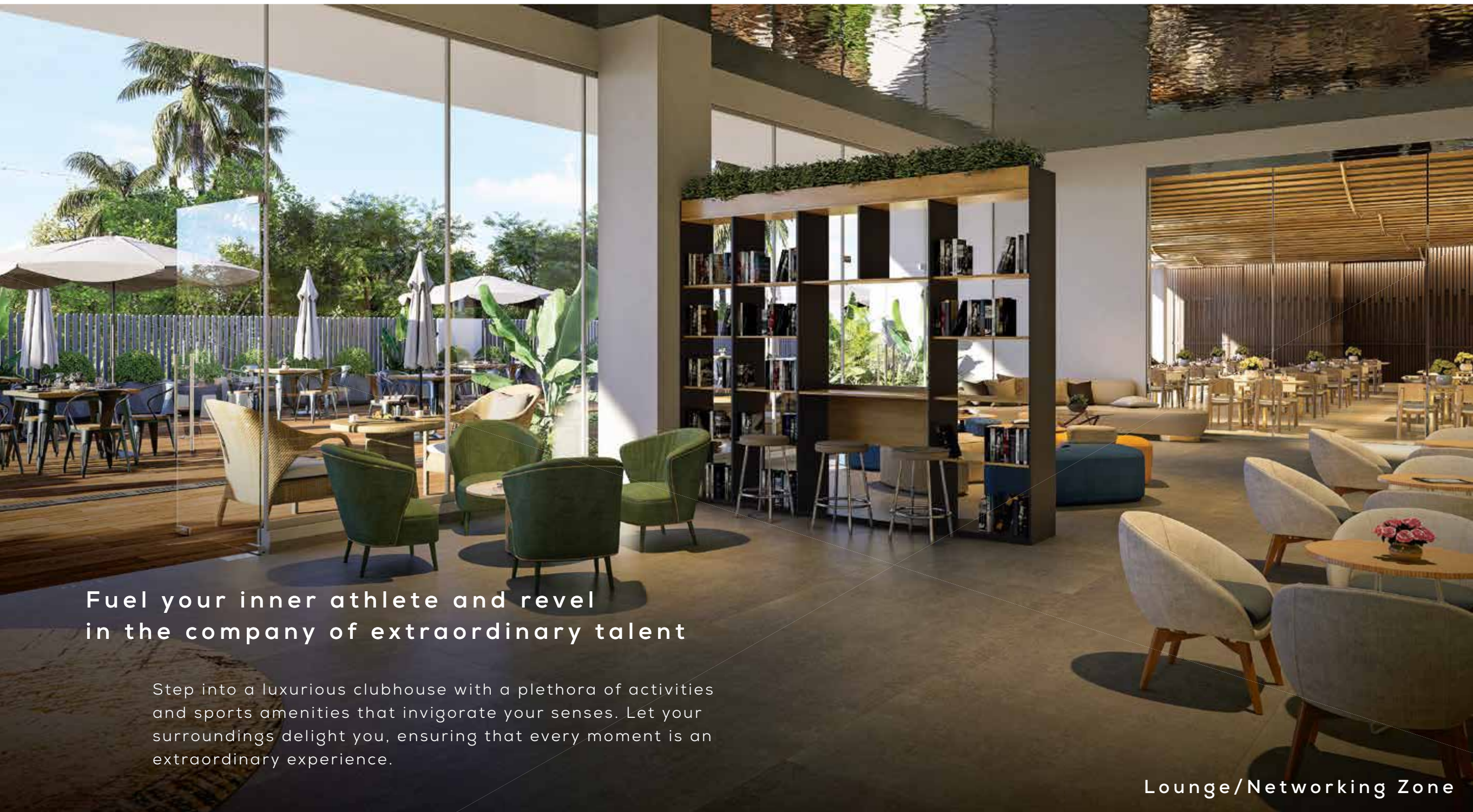
CLUB AMENITIES - GROUND FLOOR



Badminton Court



Squash Court



Fuel your inner athlete and revel in the company of extraordinary talent

Step into a luxurious clubhouse with a plethora of activities and sports amenities that invigorate your senses. Let your surroundings delight you, ensuring that every moment is an extraordinary experience.

Lounge/Networking Zone

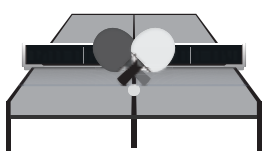
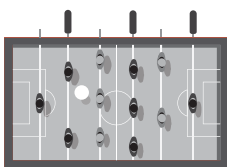


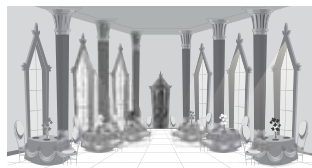
Table Tennis



Billiards Table



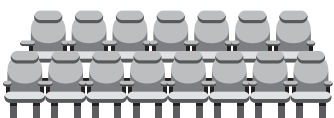
Foosball



Multipurpose Hall



Business Center



Mini Theatre



Golf Simulator

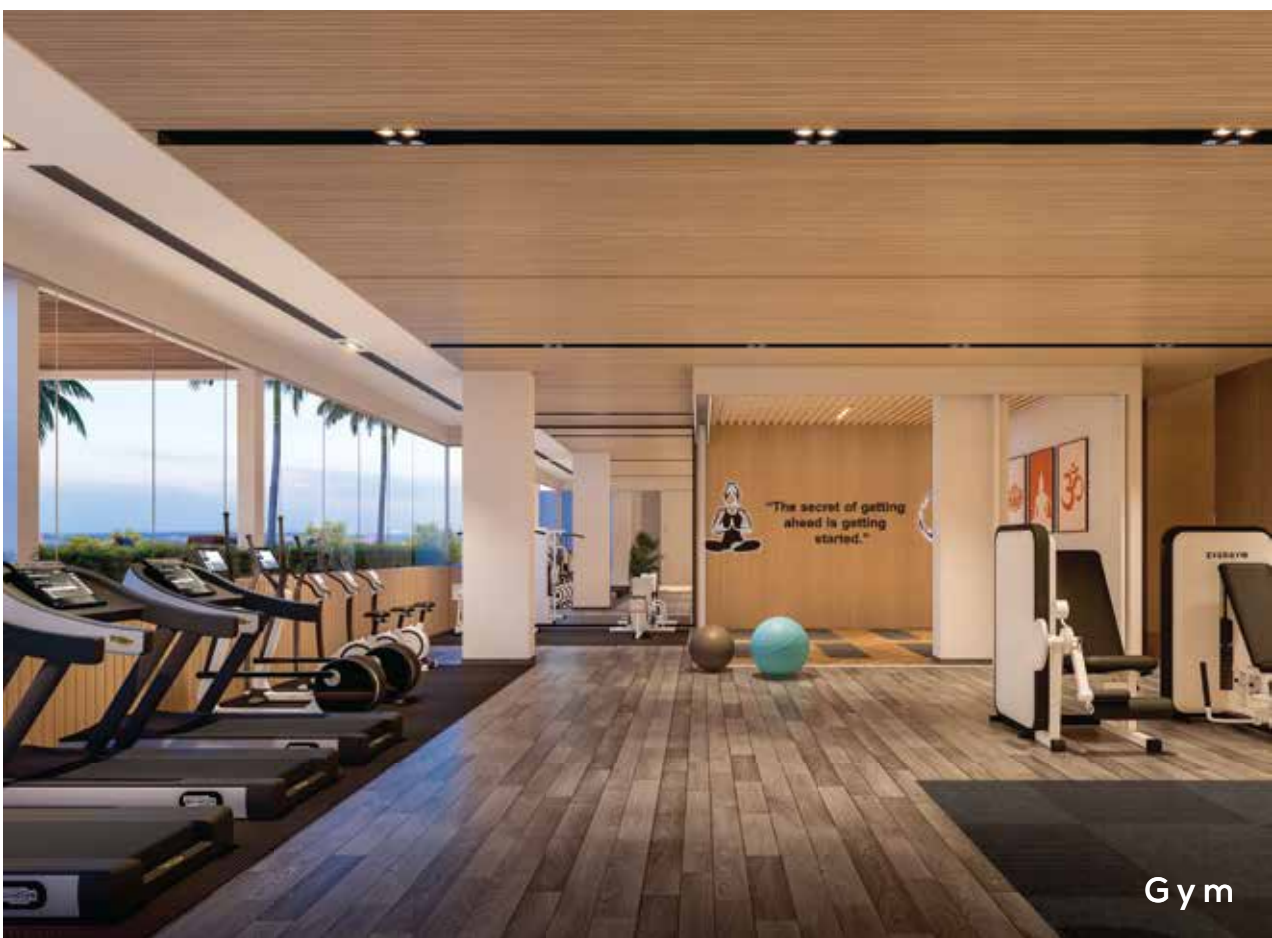
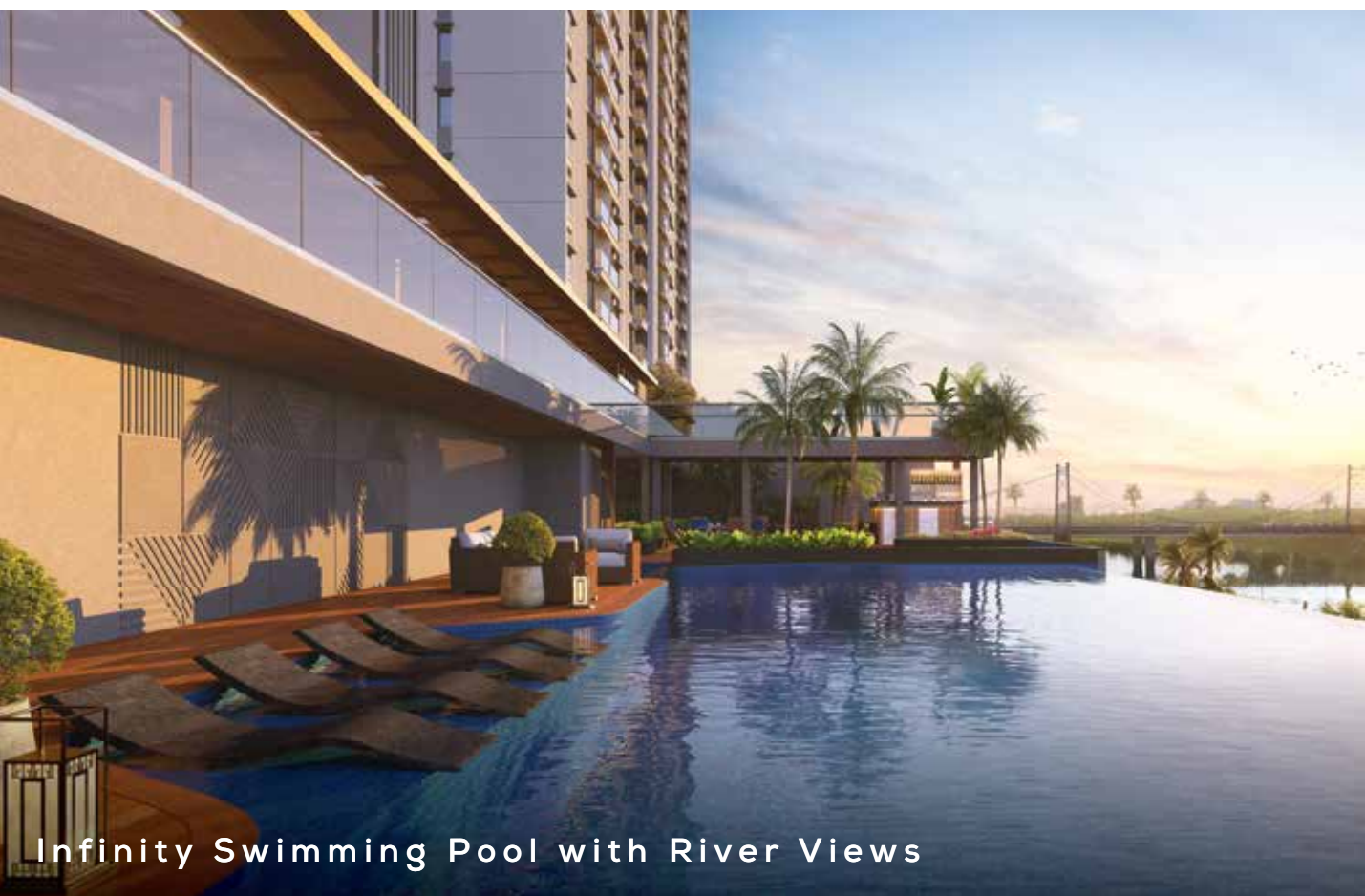


Cricket Simulator



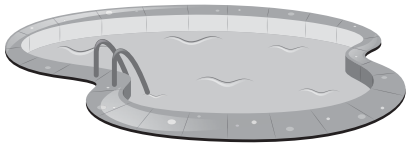
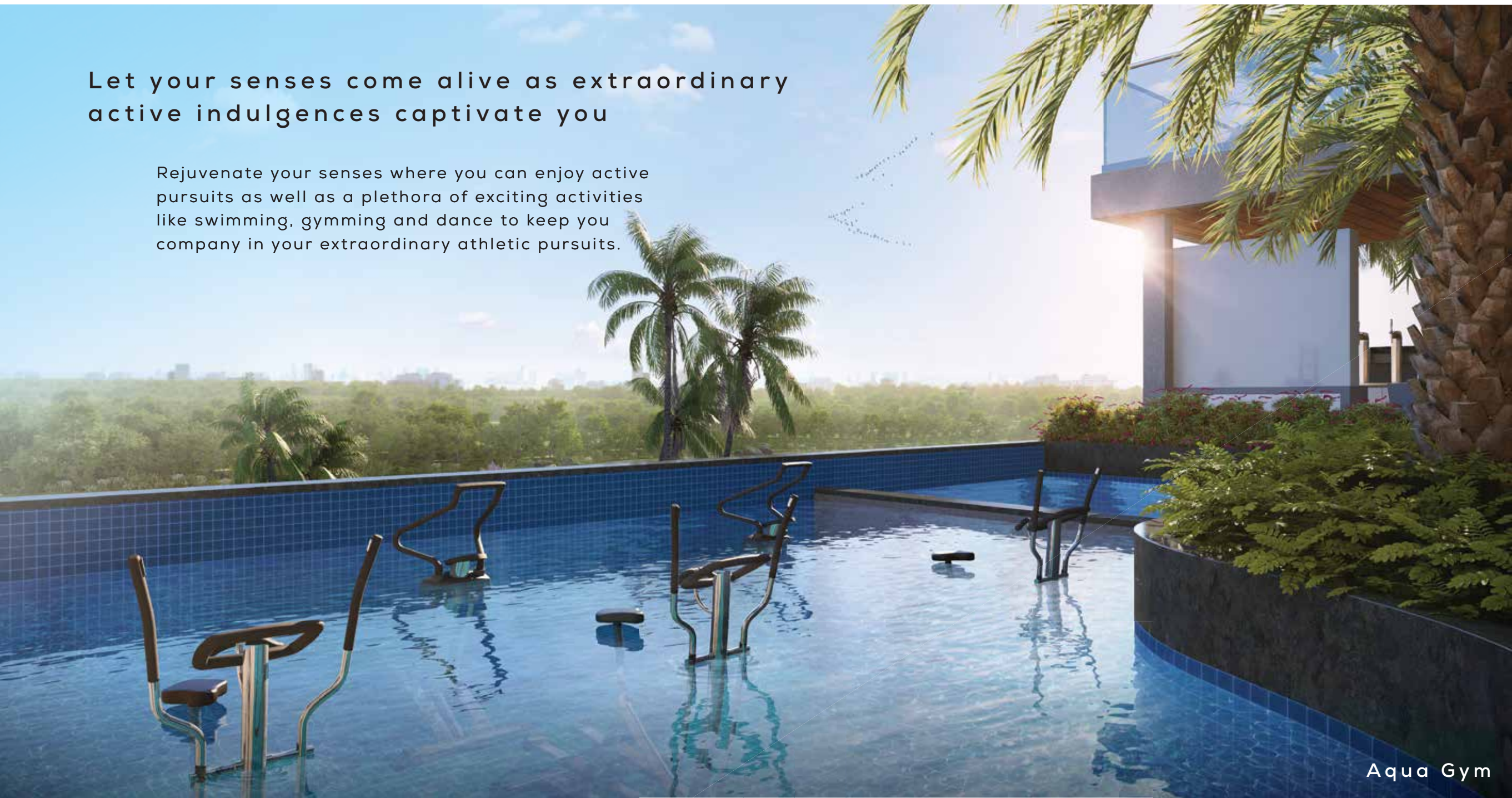
Outdoor Seating

CLUB AMENITIES - FIRST FLOOR



Let your senses come alive as extraordinary active indulgences captivate you

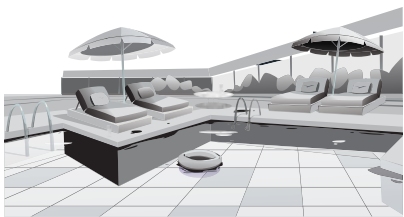
Rejuvenate your senses where you can enjoy active pursuits as well as a plethora of exciting activities like swimming, gymming and dance to keep you company in your extraordinary athletic pursuits.



Kids Pool



Semi Submerged Pool Lounge



Poolside Juice Bar



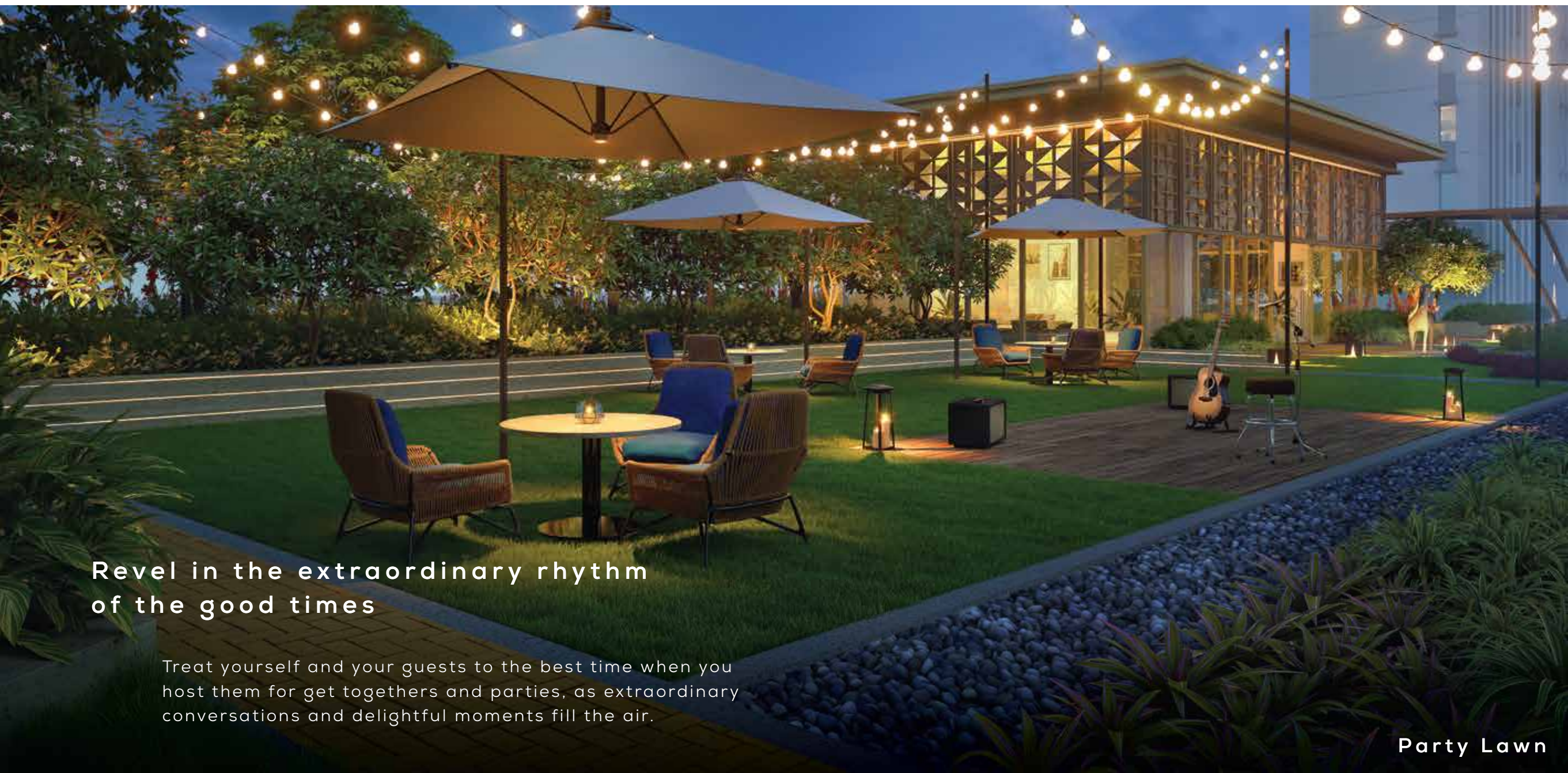
Zumba/Dance Room



Open-to-Air Jacuzzi

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CLUB AMENITIES - PODIUM LEVEL



Revel in the extraordinary rhythm of the good times

Treat yourself and your guests to the best time when you host them for get togethers and parties, as extraordinary conversations and delightful moments fill the air.

Party Lawn



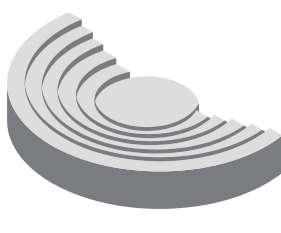
Sky Cinema with Screen



Cigar Lounge



Leisure Zone



Outdoor Amphitheatre



Sunset Gallery

Escape the ordinary with
homes that are as expansive as your dreams



Shot at showcase apartment

Escape the ordinary with
more room for quiet moments and vibrant experiences



Shot at showcase apartment

Escape the ordinary with
abundant space for blissful relaxation



Shot at showcase apartment

Escape the ordinary with
exquisite details that make every day a delight



Shot at showcase apartment

Escape the ordinary with morning coffee
and breathtaking views from private decks



Unit Configuration

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

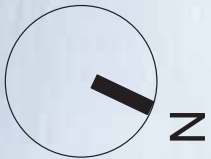
MILESTONE	% COLLECTION DUE
On Booking	5.5%
SDR	
Within 30 Days from SDR	4.5%
On Completion of Excavation	10%
On Completion of Plinth	15%
On Completion of 3 rd Slab	15%
On Completion of 17 th Slab	10%
On Completion of 30 th Slab	5%
On Completion of Terrace	5%
On Completion of External plumbing	5%
On Completion 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.)	Total Area (sq.ft.)
3 BHK	140.82	16.04	156.86	1688

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

Marketing office - Godrej River Royale, Hinjawadi 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 Hinjawadi, 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.