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GODREJ HILLSIDE 2





—◆ 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 122-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 200 awards and recognitions:

☒ 'The Economic Times Best Real Estate Brand 2018'

☒ 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018

☒ 'Real Estate Company of the Year' at the 8th Annual Construction Week India Awards 2018

☒ 'India's Top Builders 2018' at the Construction World Architect and Builder (CWAB) AWARDS 2018

☒ 'The Golden Peacock National Quality Award ☒ 2017' at the Institute of Directors 27th World Congress on Business Excellence and Innovation



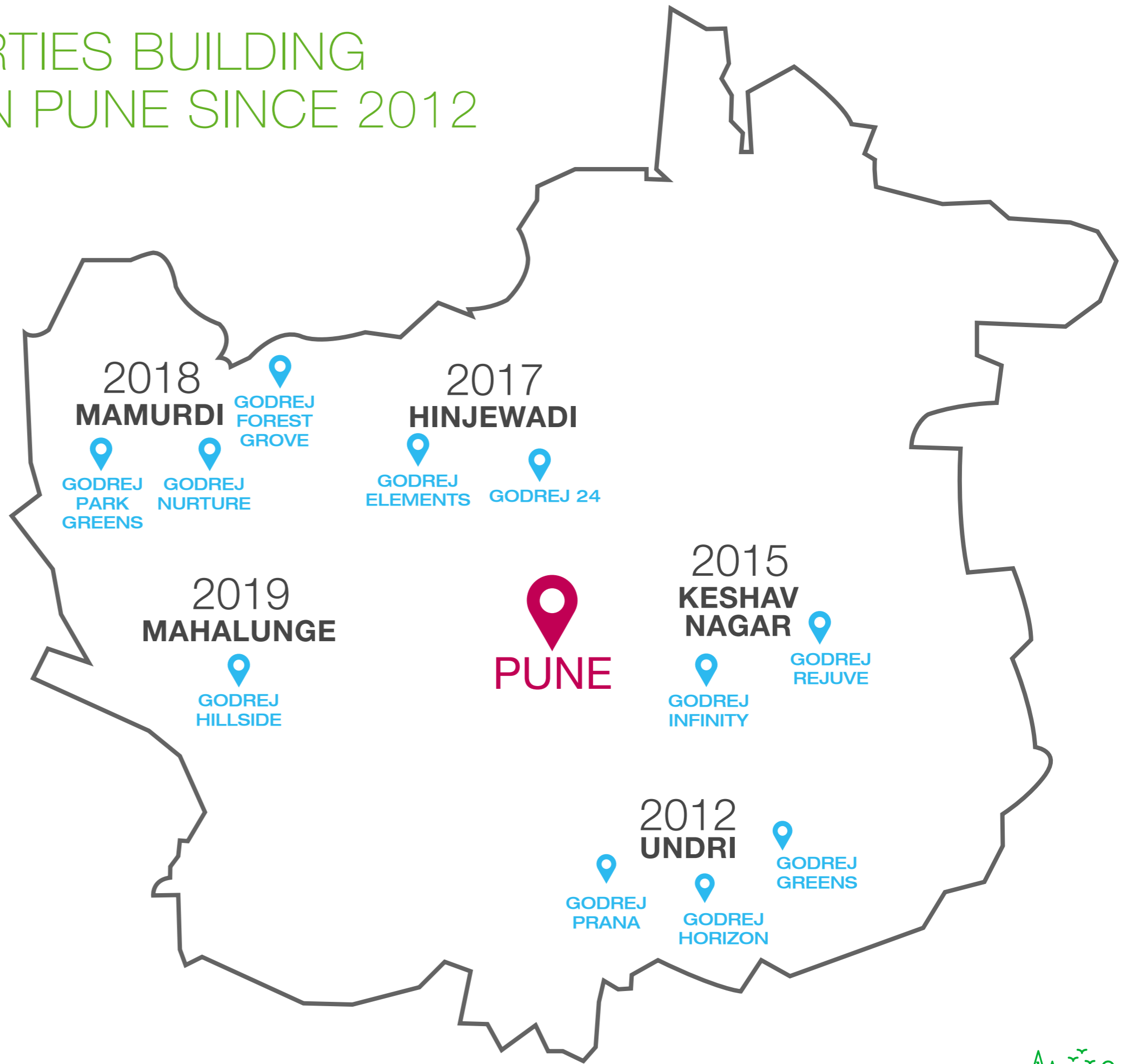
GODREJ PROPERTIES BUILDING FINEST HOMES IN PUNE SINCE 2012



5.2 LAKH
SQ. MTR SOLD



6500+
HAPPY FAMILIES



GODREJ PROPERTIES

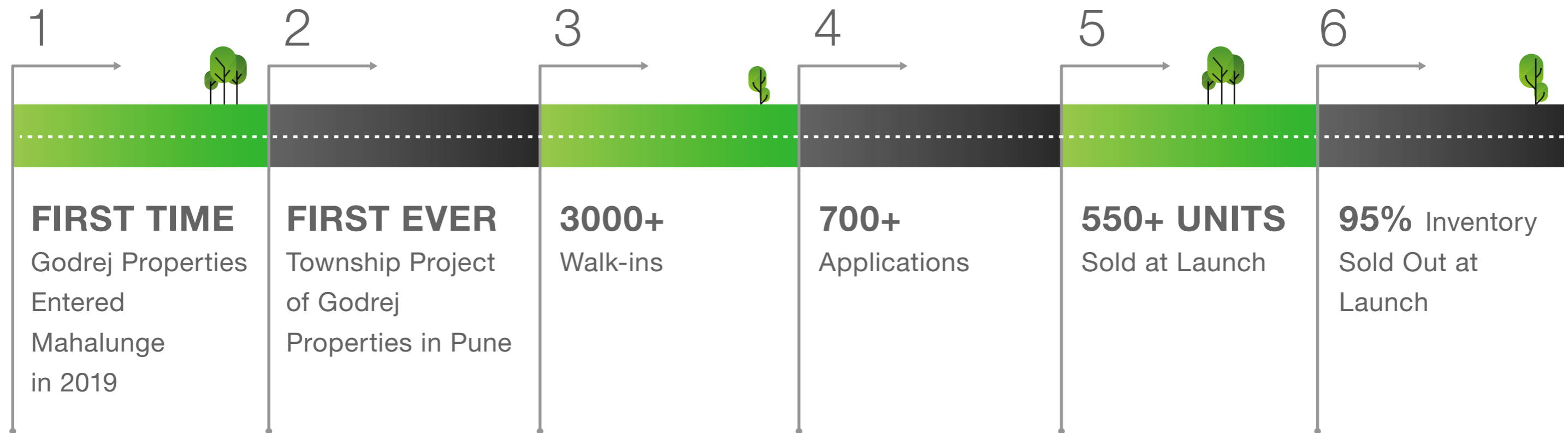
Redefining Pune West



Pune - Oxford of the East, has always been a very attractive destination due to its calm life and offering the best of everything. With the IT boom and its growing liveability standard it is now among the favourite cities of India for people to settle and invest in. Godrej Properties is among the first few developers who saw this city's potential early on and started offering an upgraded lifestyle to its residents. With that, after successfully launching Mamurdi and Hinjewadi, Godrej Properties is all set to potentialize 80.93+ hectares (approximately 200 acres) of land in Mahalunge-Maan and calling the whole Mamurdi, Hinjewadi, Baner and Mahalunge Belt as Pune West - The rapid emerging western side of Pune. After the successful launch of Godrej Hillside 1 in Mahalunge and Godrej Forest Grove in Mamurdi, Godrej Properties is coming up with another launch in Pune west.



—→ SUCCESS ←—
Story of Mahalunge



◆ PUNE ◆


Upcoming Connectivity Infrastructure





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A naturally beautiful city known for its greenery and educational Institutes, Pune has seen exponential growth in recent years. From a quiet city to a rapidly-growing IT goldmine of Western India, it has transformed itself into a lucrative investment destination.


Upcoming Connectivity infrastructure*


 Upcoming 161.73 km-long Ring Road to connect all the major hubs of Pune¹

 Upcoming International Airport in Navi Mumbai with the capacity to handle 25 million passengers yearly⁴

 Development of Pune road towards Satara & Bangalore highway⁶

 Upcoming 12 km-long Metro³

 Pune emerged as the most liveable city in India as per Ease of Living Index 2018 released by the Ministry of Housing and Urban Affairs⁵

 Upcoming 63.84 km Railway line from Lonavala to Pune⁷



*These are proposed as per the govt. Subject to change.

1. https://en.wikipedia.org/wiki/Pune_Ring_Road

3. <https://timesofindia.indiatimes.com/city/pune/metro-on-track-to-run-on-12km-stretch-by-year-end/articleshow/69604590.cms>

4. <https://economictimes.indiatimes.com/industry/transportation/airlines/-aviation/navi-mumbai-airport-21-year-old-dream-set-to-become-true/articleshow/62964847.cms?from=mdr>

5. <https://timesofindia.indiatimes.com/city/pune/pune-ranked-no-1-city-in-country-in-ease-of-living-rankings/articleshow/65394696.cms>

6. <https://timesofindia.indiatimes.com/city/pune/pmrda-awaits-rs-2000cr-from-centre-for-ring-road/articleshow/69640247.cms>

7. <https://www.hindustantimes.com/pune-news/railway-tracks-between-pune-and-lonavla-to-get-central-cabinet-approval-in-3-months/story-ZvxYyKs9bSq2TRV6G2gWtI.html>

BANER-MAHALUNGE ROAD

The thriving epicentre of progress



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An everyday getaway shore in the lap of riverside nature and nestled between Baner (RESIDENTIAL HUB) & Hinjewadi (IT HUB), Baner-Mahalunge road is a striking prelude to evergrowing Pune. Being in close proximity to Mahalunge-Maan Hi-Tech city along with Hinjewadi, Baner, Wakad, Aundh and PCMC, makes it to be the one of the most sought-after residential location in Pune.



Pune International Airport is just 54 mins drive away via Pashan road*



283.28 hectares (700 Acres) Mahalunge-Maan High Tech city approved by PMRDA#



80.93 hectares (approximately 200 acres) is being developed by Godrej Properties adjacent to Mahalunge-Maan High Tech city

*Approximate distance as per Google maps.

#<https://www.hindustantimes.com/pune-news/pune-s-mhalunge-town-planning-scheme-to-play-mentor-for-46-upcoming-towns-near-ring-road-project/story-0yXNDdO16J2lCMYXybQnjN.html>



MAHALUNGE-MAAN HI-TECH CITY

upcoming infrastructure

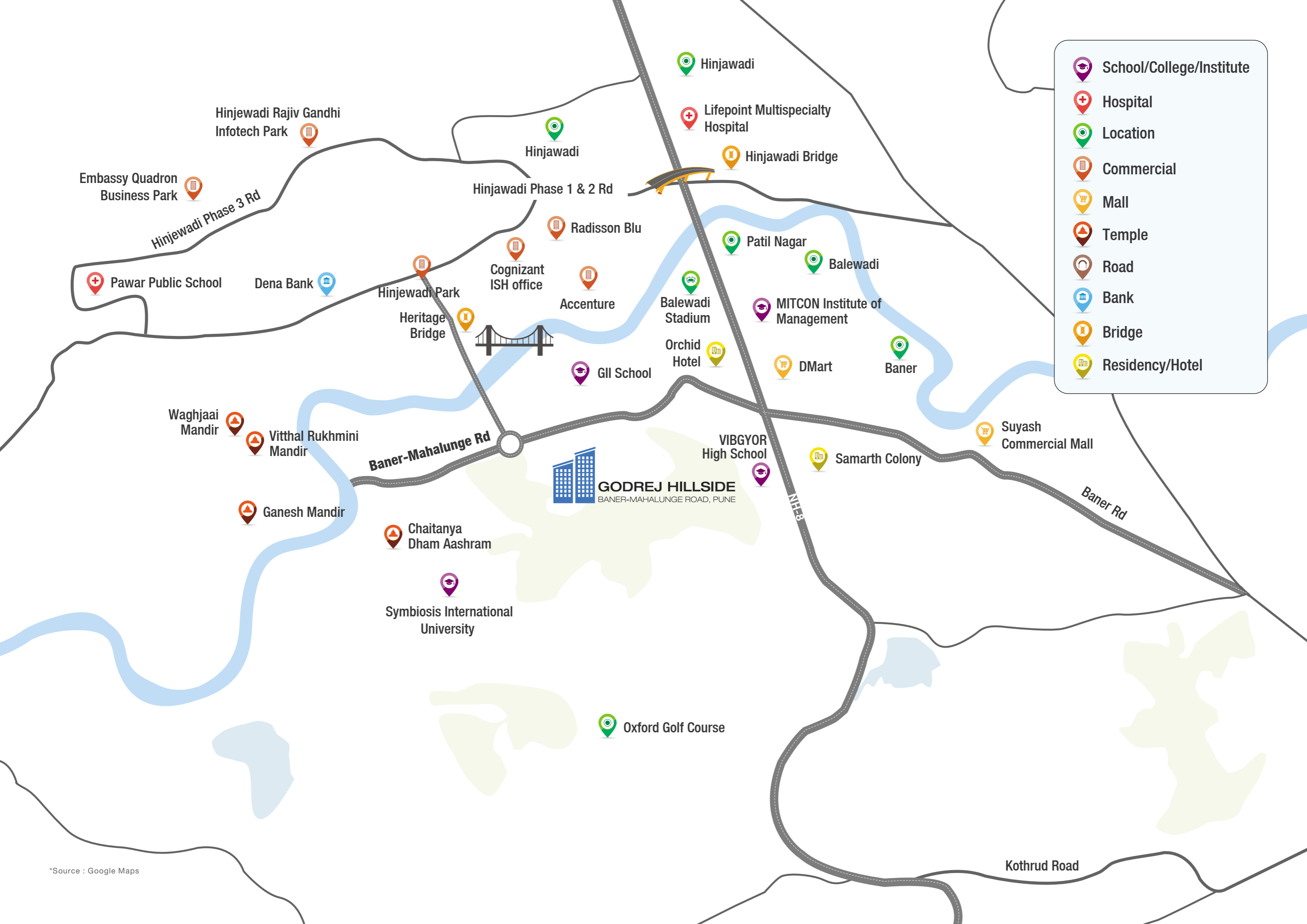












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- ☒ The mega project is set to attract investments of about ₹21,300 crore. The ambitious Pune Metropolitan Development Authority (PMRDA) project will cover over 250 hectares*
- ☒ Residential area, worth over ₹7600 crore is expected to cover 356747.67 Sq. Mtr. (38.4 million Sq. Ft.) and 153290.01 Sq. Mtr. (16.5 million Sq. Ft.) is designated for commercial spaces*
- ☒ Physical infrastructure work has started on November 2016 with an investment of ₹620 crore. Construction of roads, water supply systems, sewage lines and electrification by PMRDA*
- ☒ Upcoming 36 m wide road connecting National highway and Hinjewadi area
- ☒ Upcoming 10 m wide road parallel to main road towards Mula River
- ☒ Upcoming 24 m wide road connecting Sus village to Hinjewadi road

*<https://www.proptiger.com/guide/post/maha-cm-launches-punes-hitech-city-project>

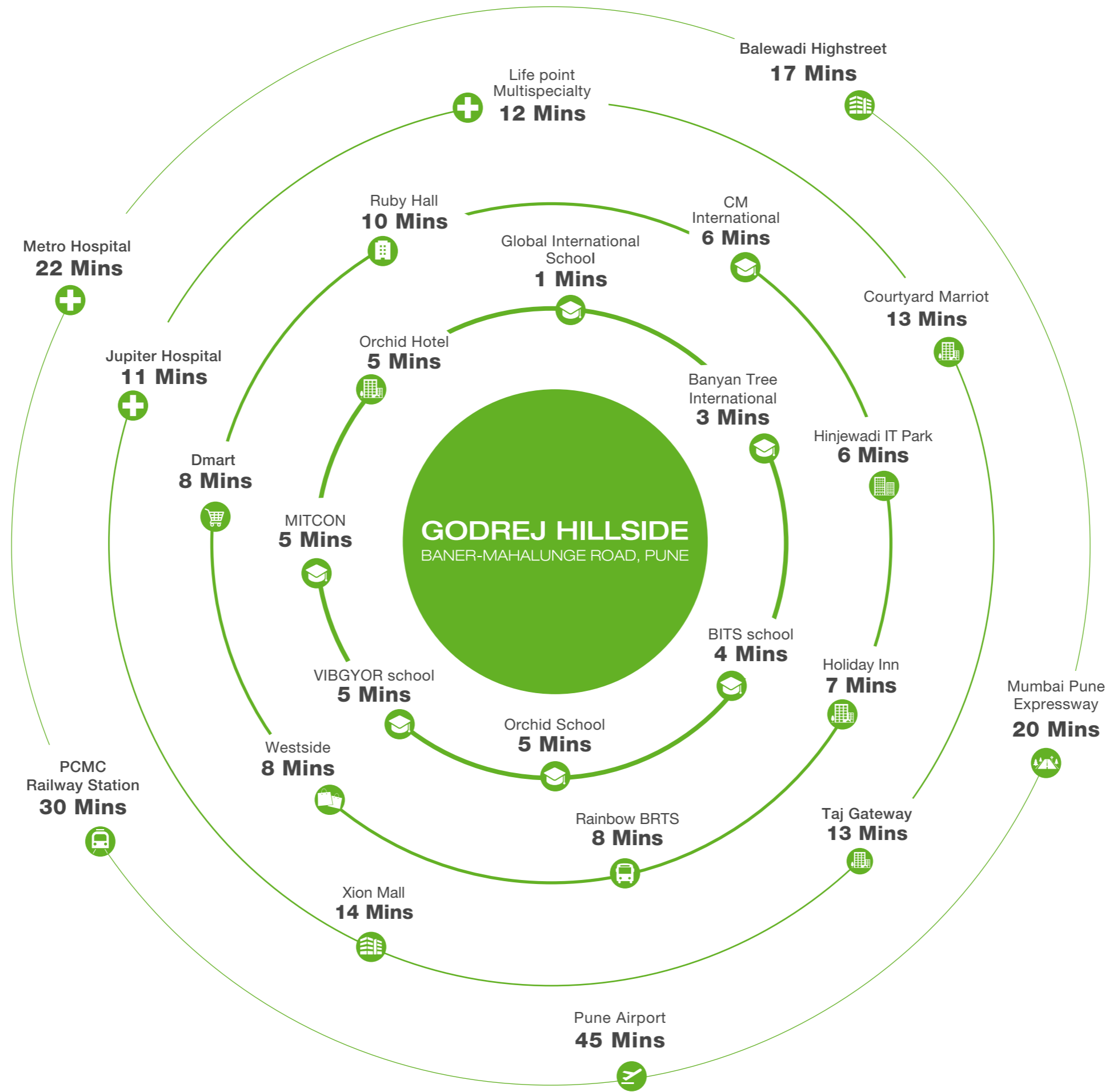




-  School/College/Institute
-  Hospital
-  Location
-  Commercial
-  Mall
-  Temple
-  Road
-  Bank
-  Bridge
-  Residency/Hotel

*Source : Google Maps

CONNECTIVITY



Approximate travel time as per Google maps.



SOCIAL Infrastructure



Schools & colleges

- Global Indian International..... 0 kms
- Banyan Tree International..... 2.2 kms
- BITS School 3.1 kms
- Orchid School 3.8 kms
- VIBGYOR School 3.9 kms
- CM International 5.3 kms
- MITCON 5.5 kms
- Bhartiya Vidyapeeth..... 6.7 kms



Restaurants

- VITS Hotel3.1 kms
- Sadanand Resort.....4.6 kms
- The Orchid Hotel.....3.3 kms
- Holiday-Inn4.6 kms
- Courtyard Marriot8.4 kms
- Domino's Pizza4.5 kms
- KFC5 kms



Healthcare

- Metro Hospital 11.5 kms
- Oro Dental Care Clinic5.2 kms
- Ruby Hall.....4.8 kms
- Nuicare Hospital5.1 kms
- Jupiter5.9 kms
- Lifepoint Multi-Speciality6.8 kms



IT & Business

- Hinjewadi IT Park..... 4 kms
- Teerth Technospace 4 kms
- Cummins India..... 4.8 kms
- Prabhatee Techpark 5.7 kms
- Embassy Techzone 7 kms



Shopping & Entertainment

- Dmart 3.8 kms
- Westside 3.6 kms
- Xion Mall..... 5 kms
- Balewadi High Street 5.9 kms
- Vijay Sales 6 kms



Easy-Access Transport Modes

- BRT Bus Stand2 kms
- Chinchwad Station14 kms
- Pune Railway Station.....16 kms
- Dehu Railway Station17.3 kms
- Airport22 kms



OUR PARTNERS

Architect Hafeez Contractor

Be it the tallest residential building in the world-Dubai Marina (2012) or the tallest building in India-Imperial towers-Mumbai (2010), or famous Hiranandani Gardens-Mumbai or ONGC Green Buildings in multiple locations of India, our partner Padma Bhushan Awardee Mr. Hafeez Contractor's architecture has impacted the skyline of much of the built environment of metropolitan India, with an unmistakable identifying stamp.



OUR PARTNERS



Our partner studio is a hub of People Oriented Design, where they transform spaces into places with multi-scalar understanding of city building through the lenses of contextual human scale urban form. From sustainability to architecture, to landscape designs to transportation, to urban designs and planning, Naya Raipur Model School, Yusuf Mehrally Centre, Dal lake Vision plan, APLI Mumbai public initiatives are some of the landmark projects successfully delivered by our partner.



Artist's impression. Not an actual site photograph.

OUR PARTNERS

DADA

Our Master Planner, DADA is a multi-disciplinary design firm based in Gurgaon and offers services in architecture, urban design, and planning. Taking each project as a step towards meaningful city building, some of their prominent master planning projects are Campus master-plan for School of planning and Architecture, Godrej Garden City-Ahmedabad, The Reserve Township-Bangalore, Ashiana Town-Bhiwadi. The primary guiding vision for DADA is to be able to create meaningful, adaptive, and inclusive places.



◆ THE ◆ Township



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How would you feel living in a home where you are welcomed with open arms every day? Where every day nature's new wonders await you with sun's first ray, the serene breeze of the riverfront puts you to sleep at night & where the vast 8+ hectares of Accessible Greens offer you a massive space to rediscover yourself. With conveniences like School, Hospital, SEZ, Retail, Elevated club house, Boat club etc. living here will surely be the best thing that will happen to you every day.

Here it's not only just community living, it's a secured unified living where you meet like-minded people on a daily basis, here a normal day will be so refined that the definition of life will become a beautiful song. A green universe cushioned between a hill and a river that has something for everyone amidst the lap of nature and modern life combined. With 40.46 hectares of mixed-use development, we welcome you to a riverside life that combines nature and lifestyle conveniences; we welcome you to an abundant green world "The Township"



◆ TOWNSHIP ◆
MASTER LAYOUT PLAN



Artist's impression. Not an actual site photograph.



◆ 8+ HECTARES ◆
Of Accessible Greens

THE PLENTIFUL GREEN HEAVEN

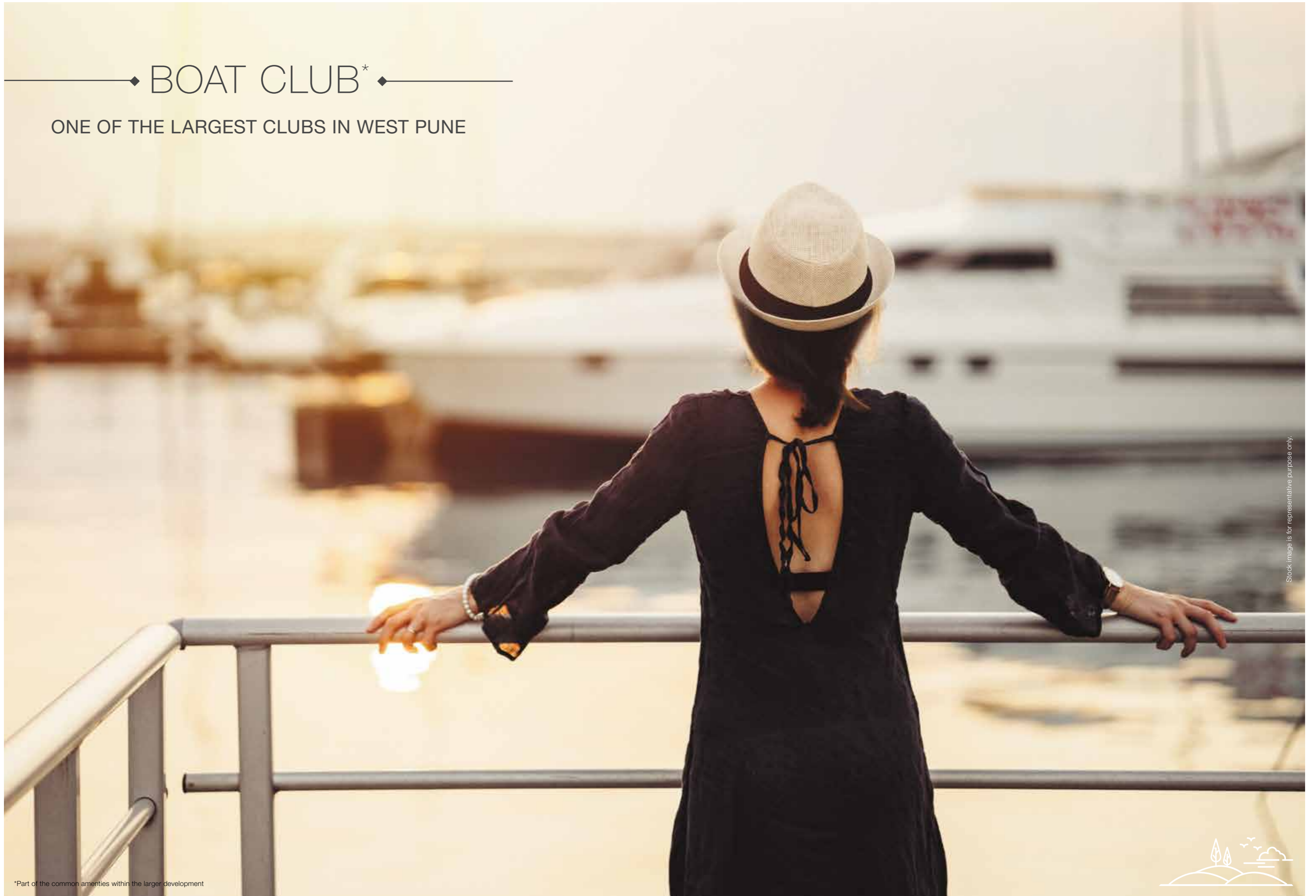


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◆ BOAT CLUB* ◆

ONE OF THE LARGEST CLUBS IN WEST PUNE



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*Part of the common amenities within the larger development



HERITAGE
River walk

THE FIRST HERITAGE RIVER WALK OF PUNE



Actual site photograph.



◆ HIGH STREET ◆
Retail

THE SHOPPING THERAPY OF PUNE WEST



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GODREJ HILLSIDE 2



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Welcome to Godrej Hillside-Your Gateway To Abundant Greens, where along with a basic garden, you get Hills in your backyard. Live an elevated lifestyle wherein your home is at the highest elevation of the entire township at our Gateway Towers, which provide you with enhanced privacy and access to hills. Make a celebratory entrance every day through an Art Gallery Entry lobby and enjoy your evening tea at your Private Deck. With a whopping 400 trees within your gated community to give you premium air, coupled with vehicle-free zone and premium safety features, your home at Godrej Hillside will be a truly premium abode with hills in your backyard.



MASTER Layout plan for Godrej Hillside 2

LEGENDS

- 1. Retail Boulevard
- 2. Outdoor Yoga Area
- 3. Deck
- 4. Outdoor Party Area
- 5. Multi-Purpose Court
- 6. Kids' Play Area
- 7. Hill Side Activity
- 8. Pergola Seating
- 9. Hill Side Pool & Deck
- 10. Clubhouse below



Artist's impression. Not an actual site photograph.

—◆ HILLS ◆—
In your backyard

WHERE JOY & BLISS ARE YOUR CONSTANT COMPANION



Stock image is for representative purpose only.



◆ 400 TREES WITHIN ◆
The Gated Community

TO WELCOME YOU WITH FRESHNESS EVERYDAY



◆ HILL PARK ◆
Afforestation with 5000 trees
TO BREATHE PURE AT EVERY STEP

Stock image is for representative purpose only.



—◆ ELEVATED ◆—
Clubhouse

WHERE CELEBRATIONS WILL REACH A NEW HIGH



Stock image is for representative purpose only.



PREMIUM
Security



EVERYDAY
SECURITY FOR
YOU & YOUR
LOVED ONES



AUTO VAULT



VISITOR MANAGEMENT SYSTEM



VEHICLE MANAGEMENT SYSTEM



TOWER ACCESS CONTROL



IP SERIES VDP



SHOCKPROOF ELECTRICAL
SWITCHES



SHUTTLE SERVICES

A SECURE
STEP MAKES
A SECURE LIFE



BIOMETRIC LOCK



PANIC BUTTON



RFID TAGS FOR ALL KIDS



KIDS SAFE RAILING



TEMPERATURE CONTROLLED
GEYSER IN ONE TOILET



COARSE ANTI-SKID TILES



HAND RAILING IN ONE TOILET



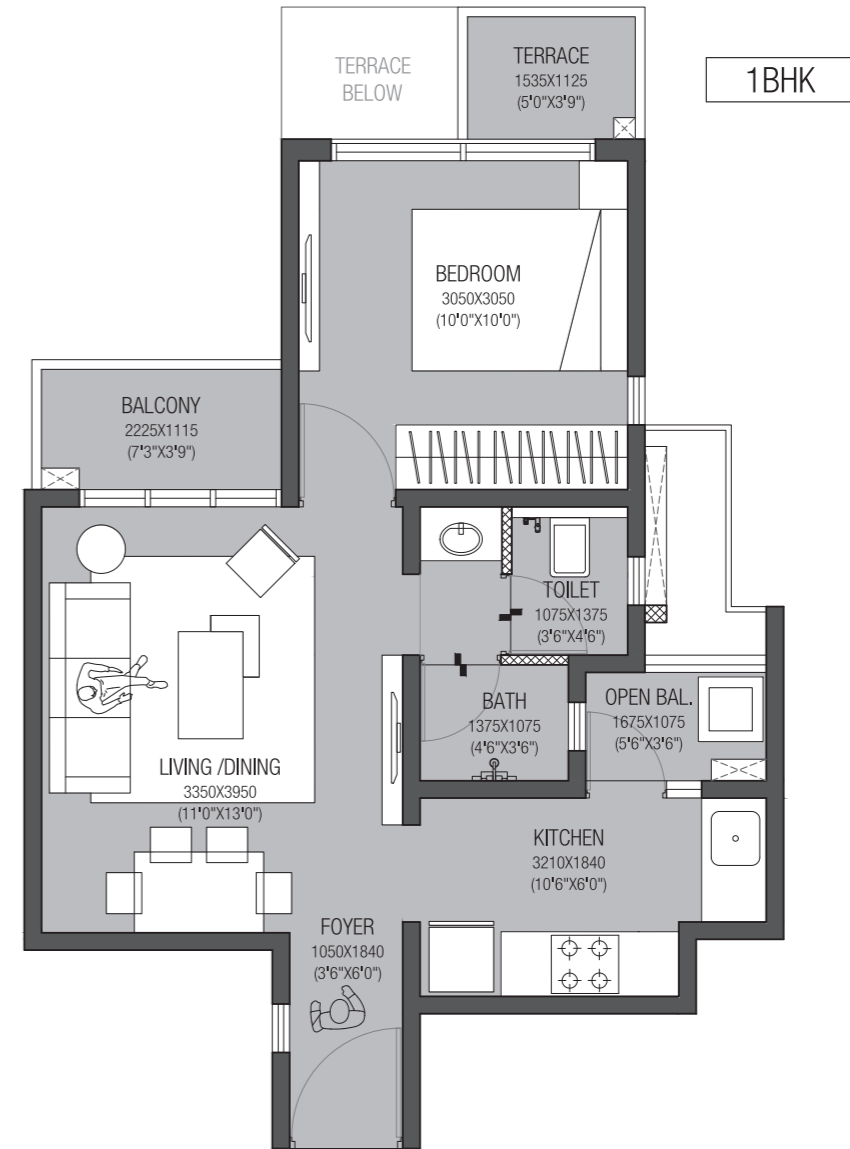
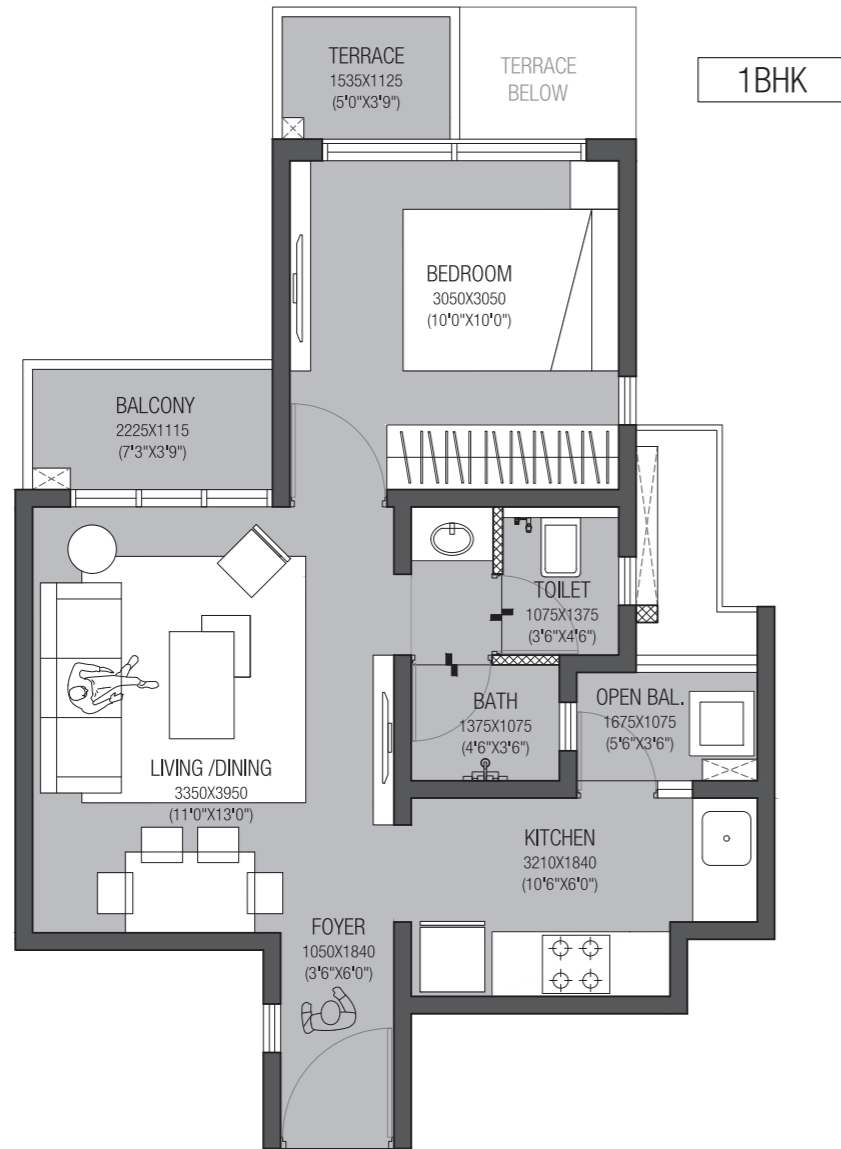
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—◆ UNIT ◆—
Plans



UNIT LEVEL 1 BHK

GODREJ HILLSIDE BANER-MAHALUNGE ROAD, PUNE



UNIT TYPE : 1BHK
 UNIT NO. : X01, X08
 FLOOR NO. : TYPICAL EVEN FLOOR

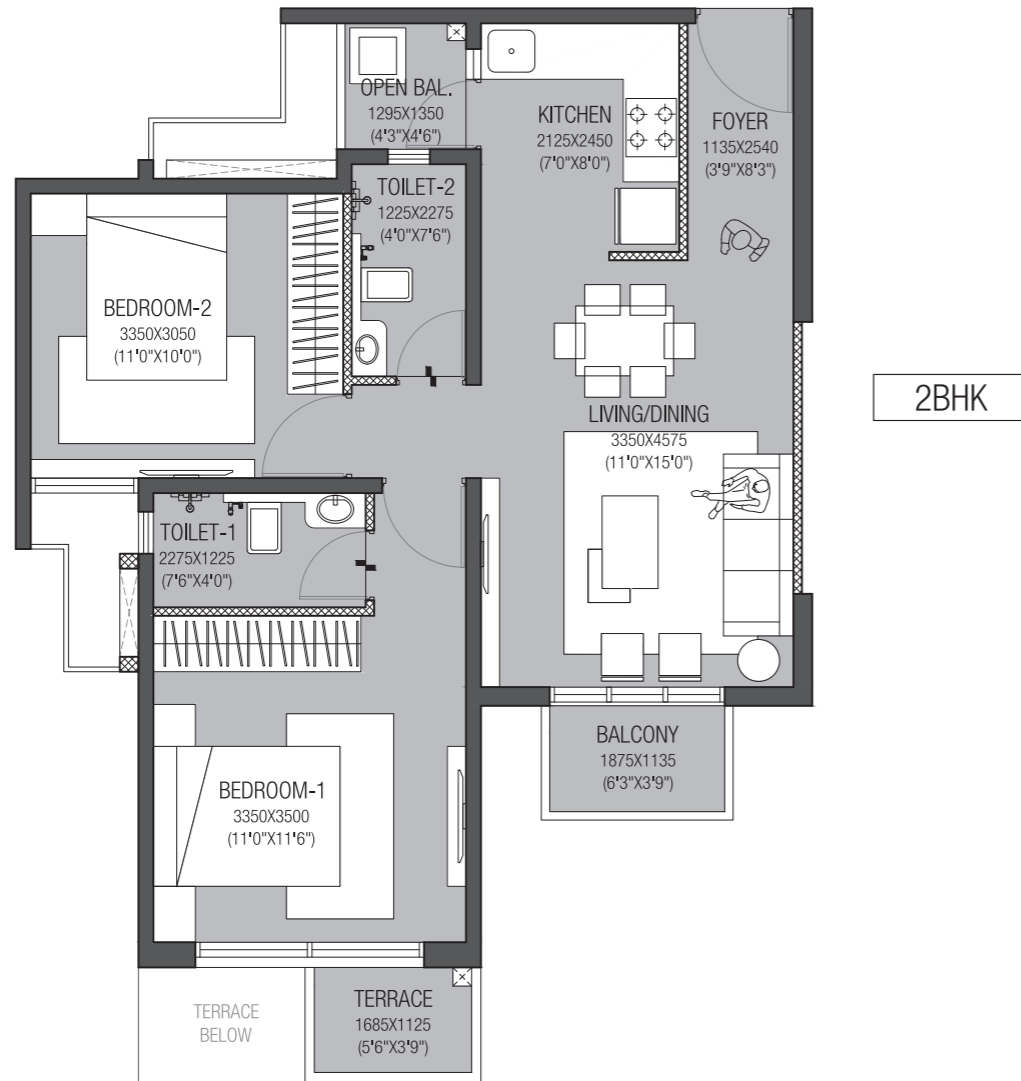
FLAT NO.	AREA AS PER RERA		
	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]
1BHK [X01, X08]	36.80	6.16	42.96

UNIT TYPE : 1BHK
 UNIT NO. : Y01, Y08
 FLOOR NO. : TYPICAL ODD FLOOR

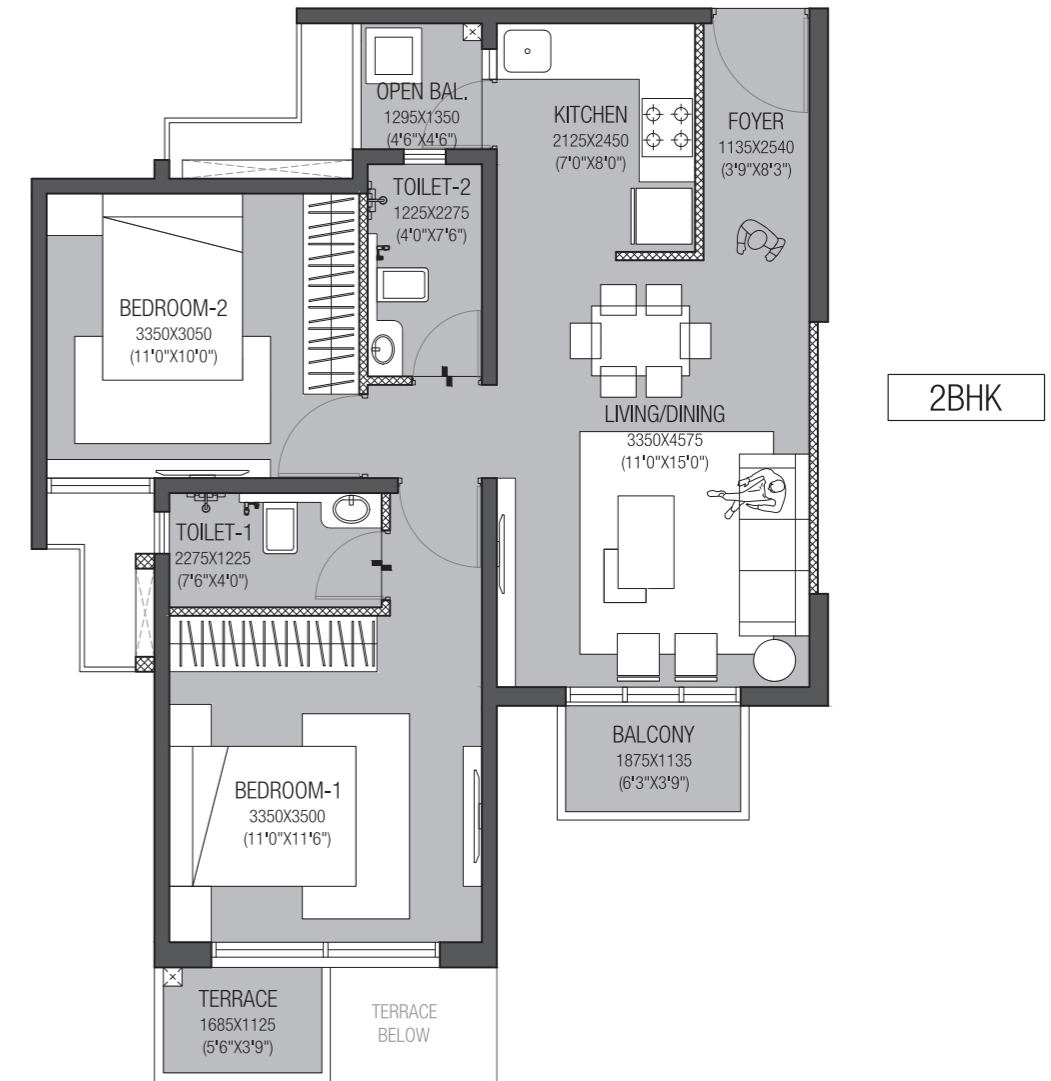
FLAT NO.	AREA AS PER RERA		
	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]
1BHK [Y01, Y08]	36.80	6.16	42.96

UNIT LEVEL 2 BHK

GODREJ HILLSIDE BANER-MAHALUNGE ROAD, PUNE



2BHK



2BHK

UNIT TYPE : 2BHK
UNIT NO. : X03, X06
FLOOR NO. : TYPICAL EVEN FLOOR

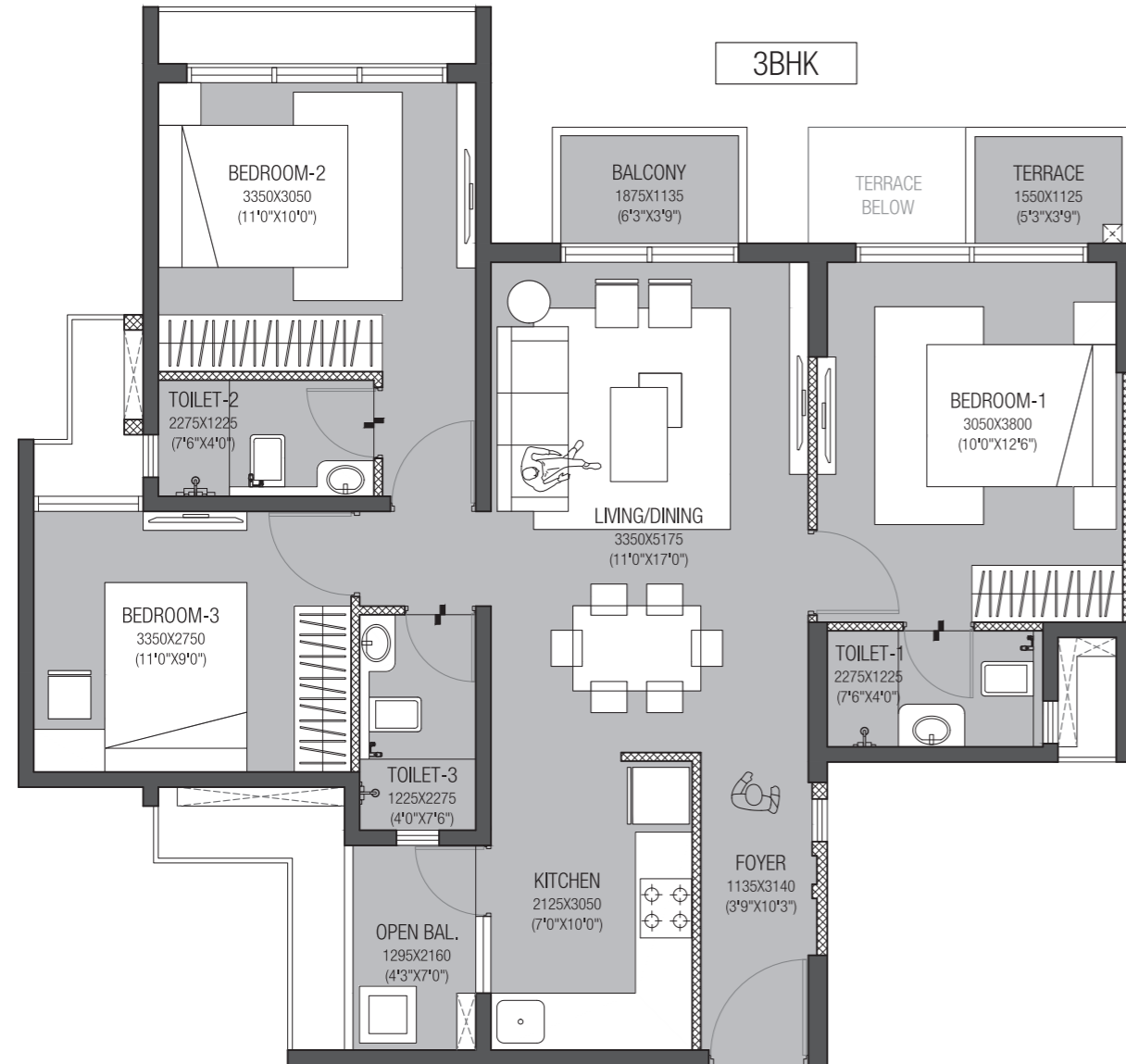
FLAT NO.	AREA AS PER RERA		
	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]
2BHK [X03, X06]	51.18	12.02	63.20

UNIT TYPE : 2BHK
UNIT NO. : Y03, Y06
FLOOR NO. : TYPICAL ODD FLOOR

FLAT NO.	AREA AS PER RERA		
	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]
2BHK [Y03, Y06]	51.18	12.02	63.20

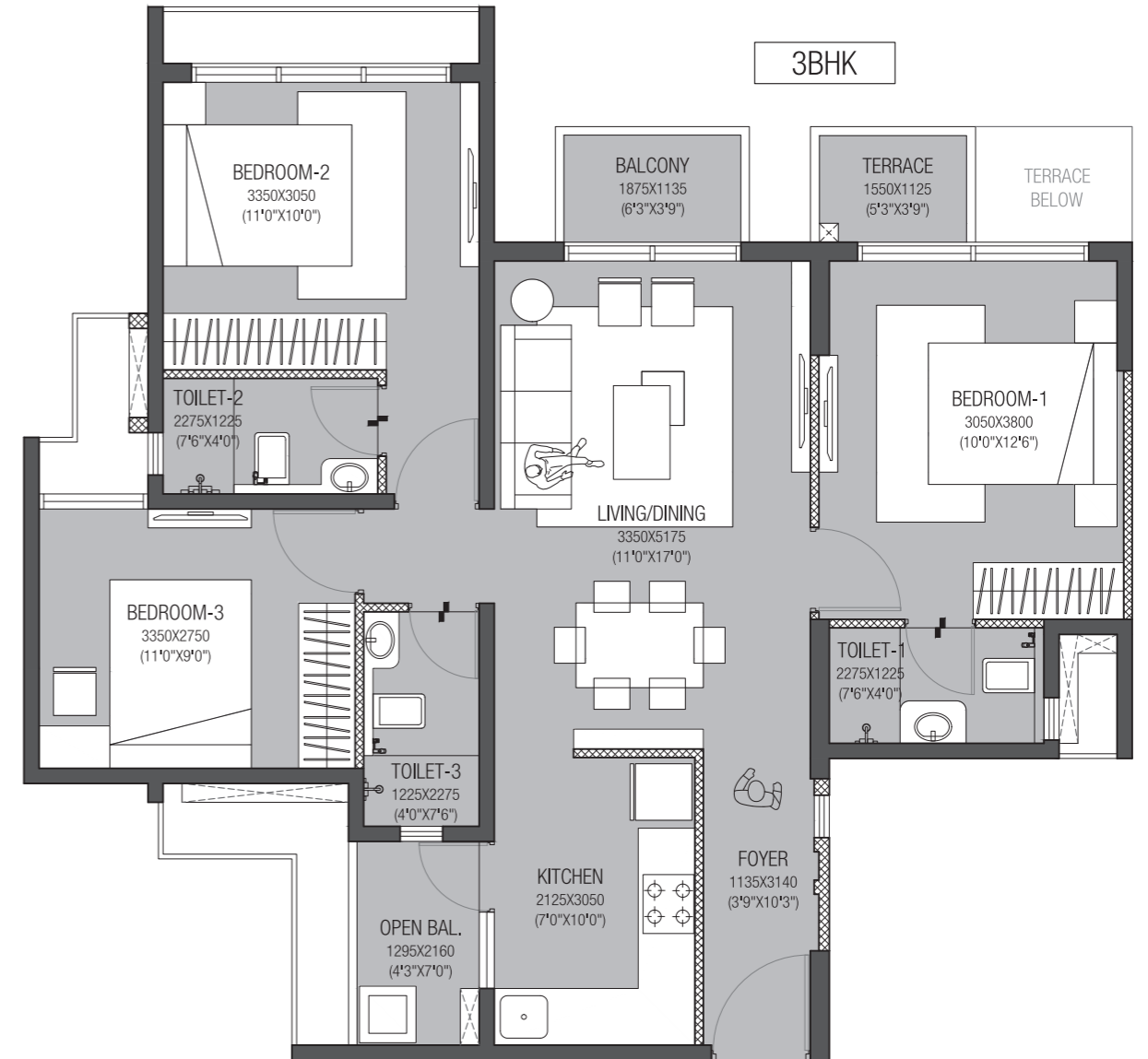
UNIT LEVEL 3 BHK

GODREJ HILLSIDE
BANER-MAHALUNGE ROAD, PUNE



UNIT TYPE : 3BHK
UNIT NO. : X02, X07
FLOOR NO. : TYPICAL EVEN FLOOR

FLAT NO.	AREA AS PER RERA		
	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]
3BHK [X02, X07]	67.95	13.58	81.53



UNIT TYPE : 3BHK
UNIT NO. : Y02, Y07
FLOOR NO. : TYPICAL ODD FLOOR

FLAT NO.	AREA AS PER RERA		
	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]
3BHK [Y02, Y07]	67.95	13.58	81.53

—————◆ PRODUCT ◆—————
Mix[#]

CONFIGURATION	CARPET AREA (SQ. MTR.)	EXCLUSIVE AREA (SQ. MTR.)	TOTAL AREA (CARPET + EXCLUSIVE) SQ. MTR.	PRICE (ALL INCLUSIVE)*
1 BHK	36.8 (396 SQ. FT.)	6.16 (66 SQ. FT.)	42.96 (462 SQ. FT.)	₹39.9 LAKH
2 BHK	51.18 - 55.6 (551 - 598 SQ. FT.)	12.02 - 8.63 (129 - 93 SQ. FT.)	63.20-64.23 (680 - 691 SQ. FT.)	₹59.8 LAKH
3 BHK	67.95 (732 SQ. FT.)	13.58 (146 SQ. FT.)	81.53 (878 SQ. FT.)	₹76.9 LAKH

*Maintenance charges are over and above
#For typical floors



SPECIFICATIONS



Structure

- Earthquake resistant framed RCC structure- Aluform
- Internal - Oil bound distemper with gypsum plaster
- External walls - Smooth finish with texture paint



Electrical

- Modular switches - Legrand/Anchor/Precision/Equivalent - Shockproof
- Provision for Cable TV, telephone, AC points - Shockproof



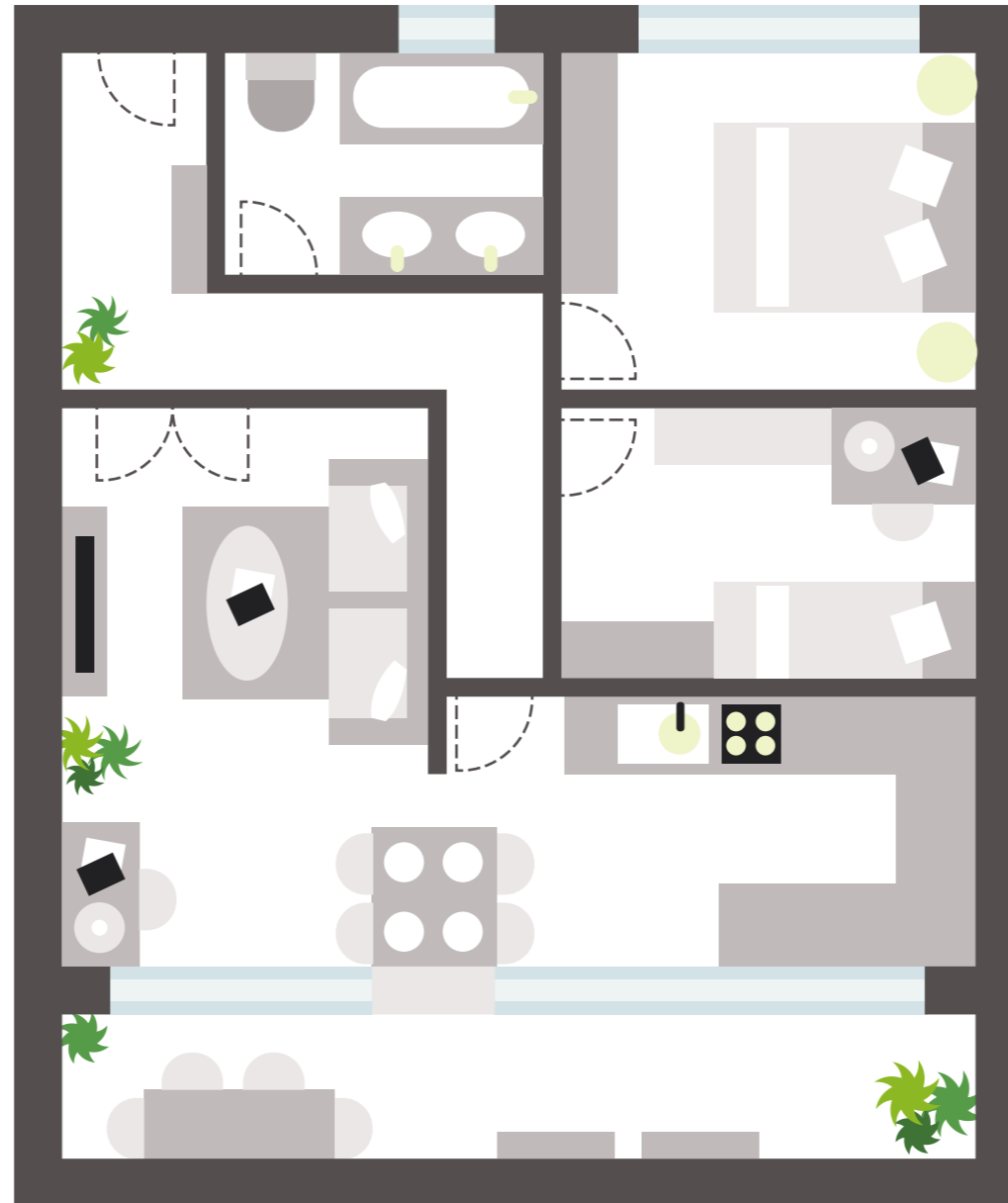
Doors/ Windows

- Main entrance - Pre-fabricated doors
- Other doors - Pre-fabricated doors
- Windows - Powder coated aluminium windows with mosquito mesh



Kitchen

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



Toilet

- Sanitary ware - Parryware/Cera/Hindware/Equivalent
- CP fittings - Parryware/Cera/Hindware/Equivalent
- Counter top - Granite counter top
- Wall cladding (all toilets) - Glazed tiles
- False ceiling in toilets



Flooring

- Living/dining - Vitrified tiles
- Master bedroom - Vitrified tiles
- Other bedrooms - Vitrified tiles
- Balconies - Coarse Anti-skid tiles
- Utility area - Coarse Anti-skid tiles
- Master Toilet - Coarse Anti-skid tiles
- Other toilet - Coarse Anti-skid tiles
- Kitchen - Vitrified tiles



Other Features

- IP series Video door phone
- Solar water (in master bed toilet)
- Parapet wall, MS railings- Kids safe



—————◆ PAYMENT PLAN ◆—————

MILESTONE	%DUE
ALLOTMENT DAY/BOOKING	5.5%
WITHIN 30 DAYS FROM THE DATE OF BOOKING	4.4%
WITHIN 45 DAYS OF BOOKING (ON REGISTRATION)	
EXCAVATION COMPLETION	10.10%
30 DAYS FROM THE DATE OF EXCAVATION	12.50%
PLINTH COMPLETION	12.50%
ON COMPLETION OF HABITABLE SLAB 1	10.00%
ON COMPLETION OF HABITABLE SLAB 8	5.00%
ON COMPLETION OF HABITABLE SLAB 17	5.00%
ON COMPLETION OF SUPERSTRUCTURE	5.00%
ON COMPLETION OF WALLS, INTERNAL PLASTER, FLOORING, DOORS AND WINDOWS	5.00%
ON COMPLETION OF STAIRCASES & LIFTS	5.00%
TERRACES WITH WATERPROOFING	5.00%
ON COMPLETION OF EXTERNAL PAINTING, ELECTRICAL FITTINGS	5.00%
ON COMPLETION OF WATER PUMPS, PAVING OF AREAS	5.00%
ON NOTICE OF POSSESSION	5.00%





The project is registered with MahaRERA under registration no. Godrej Hillside 1 P52100022099 and Godrej Hillside 2 P52100022153, available at <http://maharera.mahaonline.gov.in>. The current launch is for Godrej Hillside 2.

Site Address – Godrej Hillside, Mahalunge, Mulshi, Pune 410501

Godrej Hillside is part of a sanctioned Township of 42 Hectares approx. (104 Acres) at Village Mahalunge, Pune. Mahalunge Township Developers LLP, (wherein Godrej Properties Limited is a partner) as owners and being part of said Township, is developing 25 Hectares approx. (62 Acres) of the Land in the said Township. The development by Mahalunge Township Developers LLP has access to 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 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. The official website of the company is www.godrejproperties.com. Please do not rely on the information provided on any other website.