

Site Address: Godrej Boulevard, Kharadi-Manjari Road, Pune - 412307.  
The Project Godrej Boulevard is registered with MahaRERA under registration no. P52100024616,  
available at <http://maharera.mahaonline.gov.in>.

Godrej Boulevard is part of a sanctioned Township which is spread across 40.97 Hectares (approx. 101 Acres) at Manjri Khurd, Pune. Manjari Housing Projects LLP (wherein Godrej Properties Limited is a partner) as owners and being part of said Township, is developing 23 Hectares (approx. 2.35 lakh sq. mts.) of the Land in the said Township. The development by Manjari Housing Projects LLP shall have an access to 5 Hectares (approx. 50,000 sq. mts.) of public greens, Clubhouse (membership based, approx. 6500 sq. mts.), Health centre (approx. 2000 sq. mts.) and Community market (approx. 700 sq. mts.) 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. T&C Apply. 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.



# #RIVERGREENS

KHARADI-MANJARI ROAD, PUNE



Stock image for representative purpose only.

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## REDEFINING EAST PUNE

Godrej Properties Limited has successfully delivered **5.2 lakh sq. m.** of real estate housing **6,500+ happy families** in Pune. It is now poised to redefine the skyline of Pune East with a complete township based in Manjari - The next Kharadi with health and wellness as its focus is planned along the Mula-Mutha River. It will be a self-sufficient township with comprehensive amenities and expansive greens, exclusively for its residents.



## **MANJARI – AN EMERGING HOTSPOT**

Nestling in the suburbs of East Pune is Manjari – a location that's renowned for its green open spaces. Manjari is often referred to as the “Next Kharadi”, as it is well-connected to educational, manufacturing and IT hubs. In addition, it has a good social infrastructure with close proximity to office spaces and ample job opportunities. Its pocket-friendly real estate prices and growing rental yield are a huge boost for Manjari, benefiting both home buyers and investors.



## UPCOMING INFRASTRUCTURE

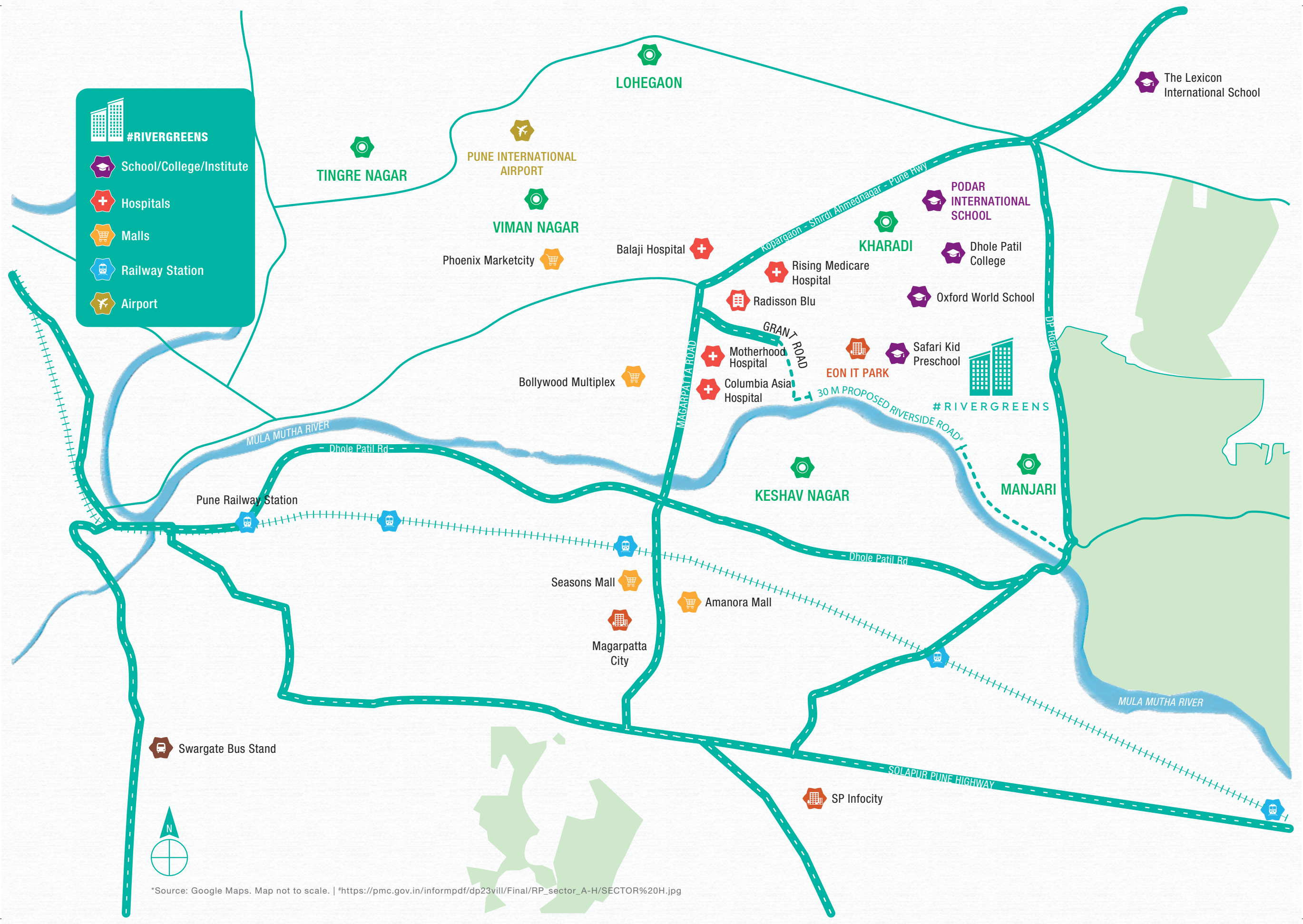
- Metro station in the vicinity (Kharadi Phase 2)<sup>1</sup>
- 6-lane road from Kharadi to the township<sup>2</sup>
- Manjri-Kalewadi Town Planning Scheme proposed by PMRDA<sup>3</sup>
- 128 Km Ring Road (Phase 1 connecting Ahmednagar Road to Satara Road)<sup>4</sup>

Stock image for representative purpose only.

1. <https://www.puneriproperty.com/2019/02/extension-of-vanaz-ramwadi-pune-metro.html>
2. <https://www.sakaltimes.com/pune/pmc-forms-special-cell-land-acquisition-30103>
3. <https://timesofindia.indiatimes.com/city/pune/seal-on-draft-dp-for-four-town-planning-schemes/articleshow/73208544.cms>
4. <https://www.99acres.com/articles/all-about-the-pune-ring-road-project.html>

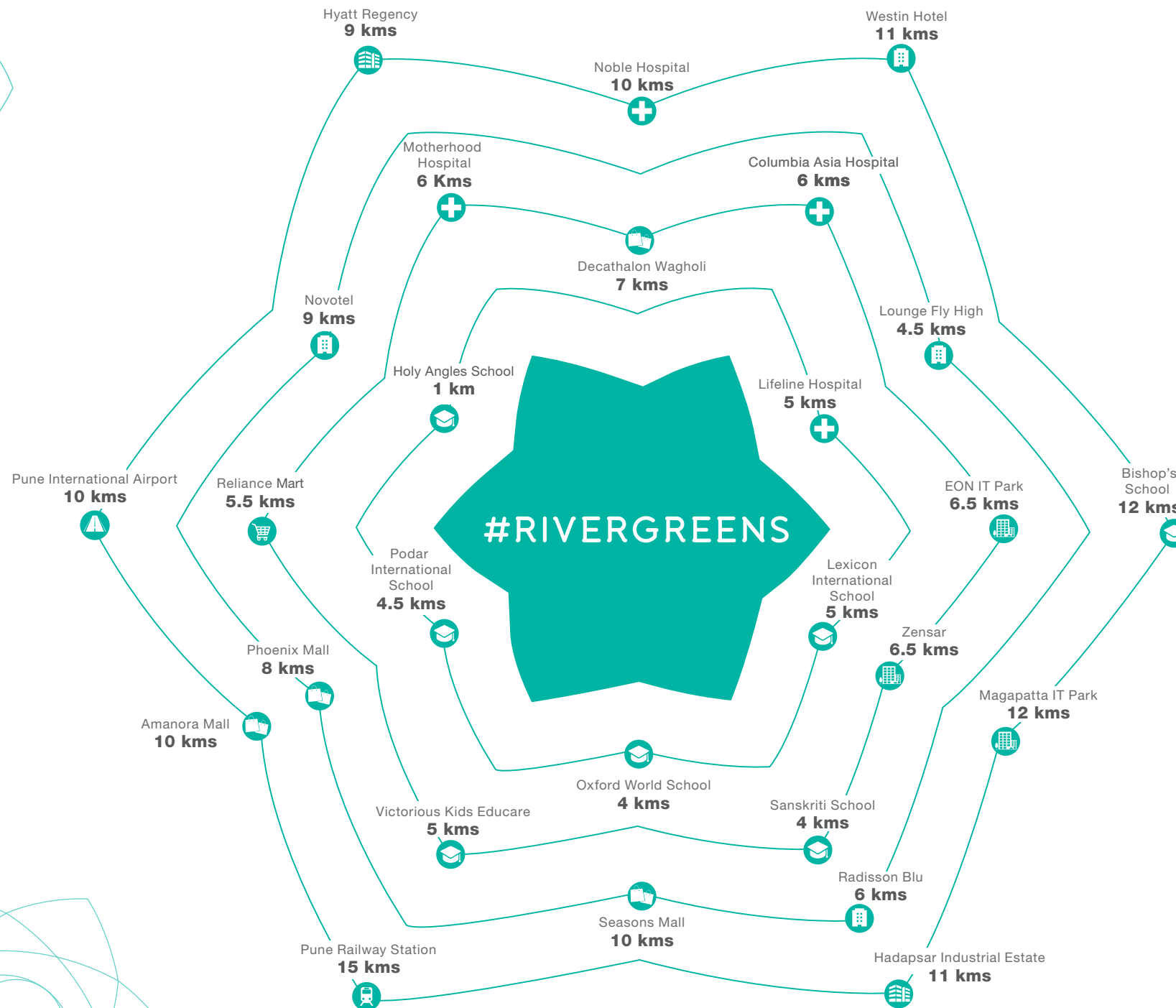
**#RIVERGREENS**

- School/College/Institute
- Hospitals
- Malls
- Railway Station
- Airport



\*Source: Google Maps. Map not to scale. | [https://pmc.gov.in/informpdf/dp23vill/Final/RP\\_sector\\_A-H/SECTOR%20H.jpg](https://pmc.gov.in/informpdf/dp23vill/Final/RP_sector_A-H/SECTOR%20H.jpg)

# EASY CONNECTIVITY



\*Source: Approximate Distances as per Google maps.

- Hotels
- Malls
- Airport
- Hospitals
- Super market
- Schools
- IT Park
- Institutes



Presenting  
**#RIVERGREENS**  
OVER 40 HECTARES  
OF BLOOMING TOWNSHIP

#Rivergreens is a township like none other! Stretching over 40 Hectares, it is located on the banks of the Mula-Mutha River and has acres of lush green foliage to help you relax and enjoy life to the fullest. #Rivergreens will have a well-equipped clubhouse and a full-fledged health centre that will offer a spectrum of amenities and facilities exclusively for the residents. Designed to be a self-sufficient township, its residents will live an opulent and luxurious lifestyle.

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1 Hectare = 2.47 Acres | 40.44 Hectares = 99.95 Acres



**GODREJ BOULEVARD**  
*INTRODUCING THE FINEST  
OF #RIVERGREENS*

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Godrej Boulevard is the first phase of premium development in #Rivergreens. It consists of 4 towers and a plethora of amenities that add luxury to the residents' lifestyle. 88% of the residences are garden facing, offering sweeping views of the landscaped gardens and amenities.

Artist's impression. Not an actual site photograph.



## A MASSIVE CLUBHOUSE

- Swimming Pool
- Gymnasium
- Spa & Salon
- Sauna
- Indoor Games
- Recreational Hall

Artist's impression. Not an actual site photograph.

## LAVISH AMENITIES TO INDULGE IN

### #RIVERGREENS



#### HEALTH CENTRE

- 24X7 pharmacy
- Emergency Healthcare
- OPD Services
- Physiotherapy
- Health Cafés



#### UTILITIES

- Shuttle Services
- Fire Station
- MSEDCL Power Station
- Water Treatment Plant
- Exclusive School



#### OTHER AMENITIES

- Sports Club for Olympic & Other Sports
- Community Market

### GODREJ BOULEVARD



#### SECURITY SERVICES

- 24X7 CCTV Monitoring
- Video Door Phone
- Biometric Access to Tower/Clubhouse
- Motion Sensor Light
- Visitor & Vehicle Management System

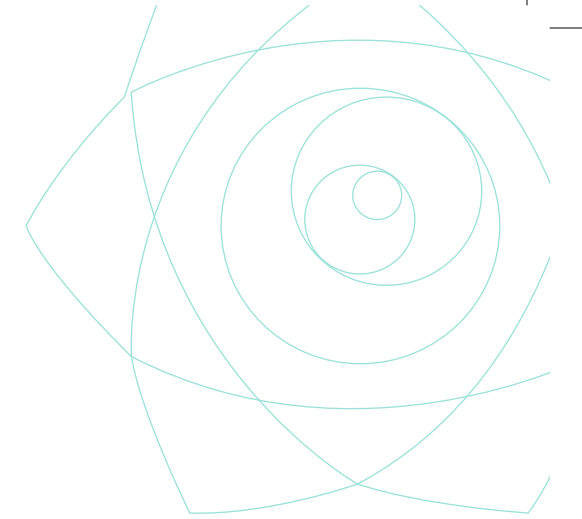
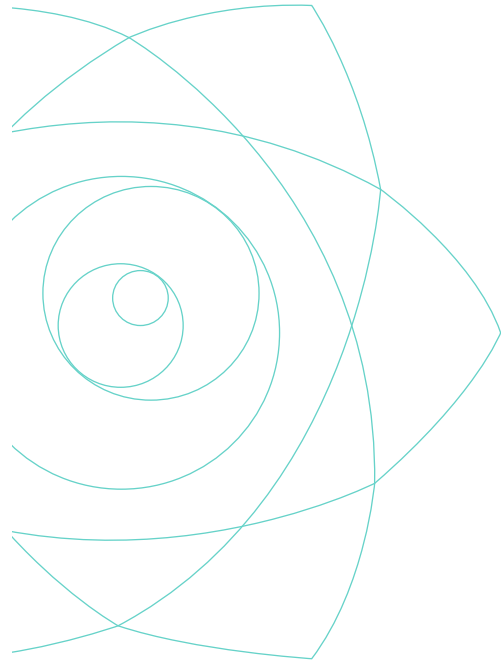


#### SAFETY FEATURES

- Childproof Switches
- Safety Latches on Doors/windows
- Digital Lock
- Panic Button
- GPS Tracker for Kids
- Emergency Watch for Senior Citizens



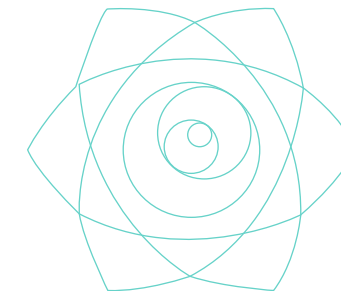
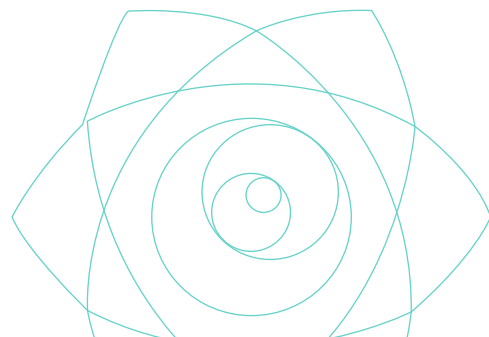
#### DOUBLE-HEIGHT LOBBIES WITH ART GALLERY



## PRODUCT MIX

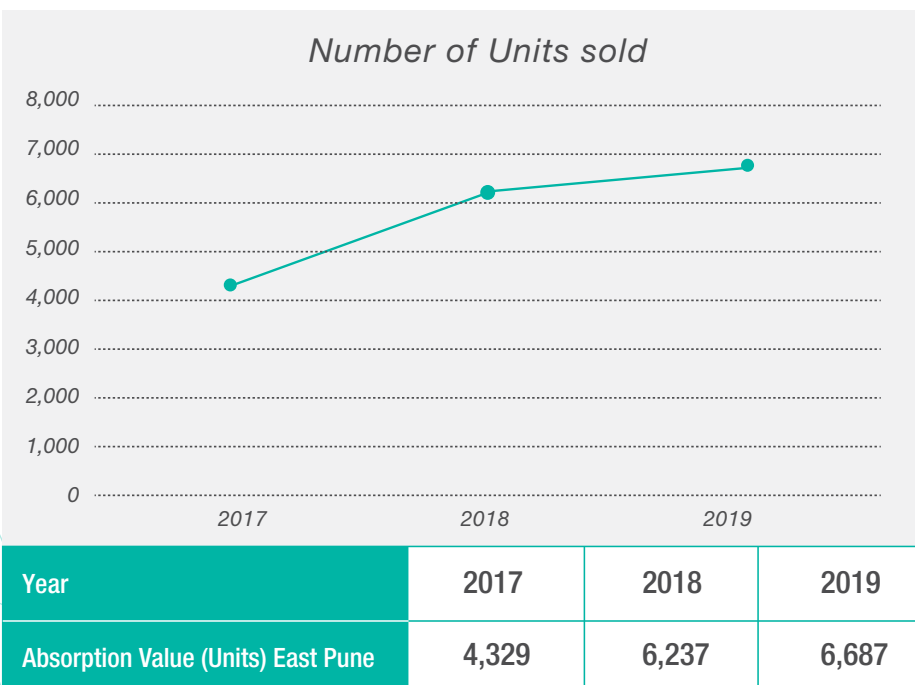
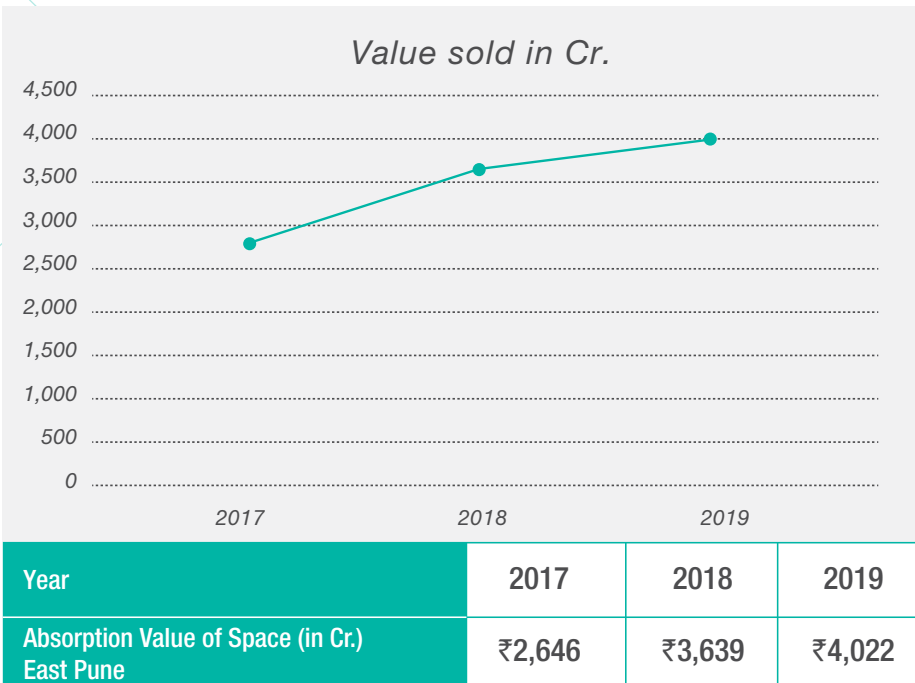
TYOLOGY#	RERA CARPET AREA (Sq. m.)	RERA EXCLUSIVE AREA (Sq. m.)	RERA TOTAL AREA (Sq. m.)	RERA TOTAL AREA (Sq. Ft.)
<b>2 BHK</b>	<b>51.45</b>	<b>12.77</b>	<b>64.22</b>	<b>691</b>
<b>3 BHK</b>	<b>73.39</b>	<b>15.09</b>	<b>88.48</b>	<b>952</b>

#Areas for typical floors  
1 Sq. m. = 10.7639 Sq. Ft.



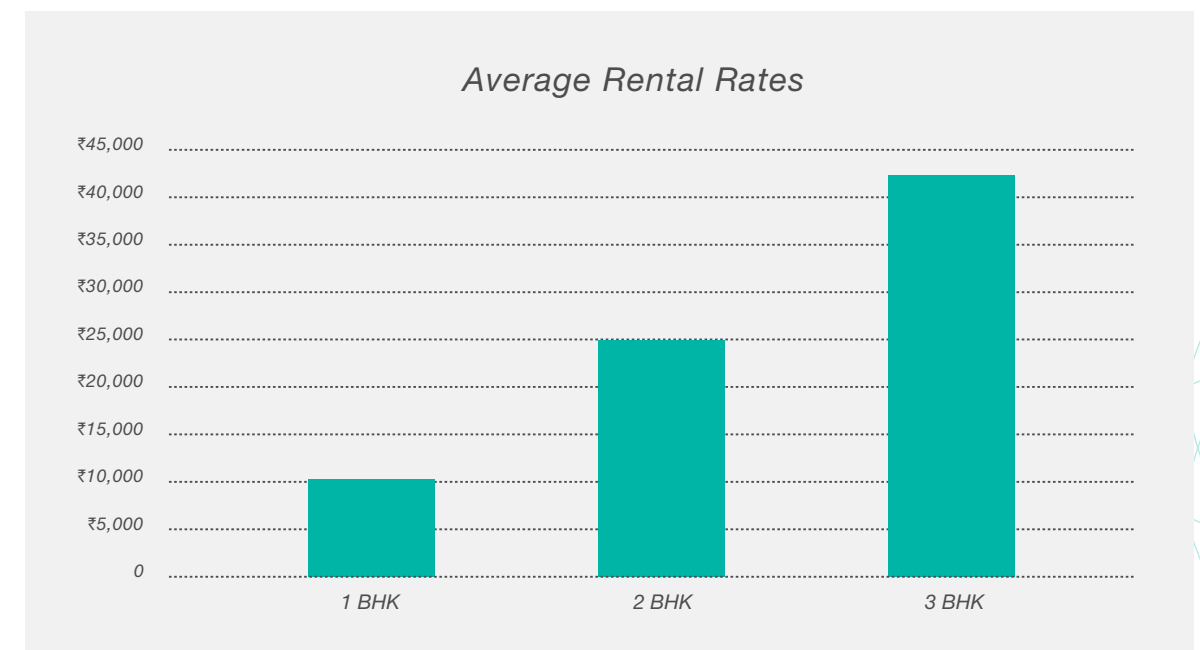
## EAST PUNE. THE EMERGING FAVOURITE

East Pune has seen a considerable upsurge in the realty market with no. of units sold increasing exponentially year on year.



The rental yield in East Pune has also appreciated considerably, making it an emerging residential hotspot for those who are seeking long-term returns from their homes.

- The annual rental yield in Pune is 3.33%.#
- This means you could recover 3.33% of the property cost in a year if you put the property on rent.#



<https://www.makaan.com/price-trends/property-rates-for-rent-in-pune>

\*Data source: Propequity absorption data (Location covered are : Kharadi, Manjri, Keshavnagar, KP, Hadapsar, Wagholi, Kalyani Nagar, Wadgaon Sheri, Ghorpadi & Viman Nagar). #This calculation is based on the average rates in the city and is not fixed.