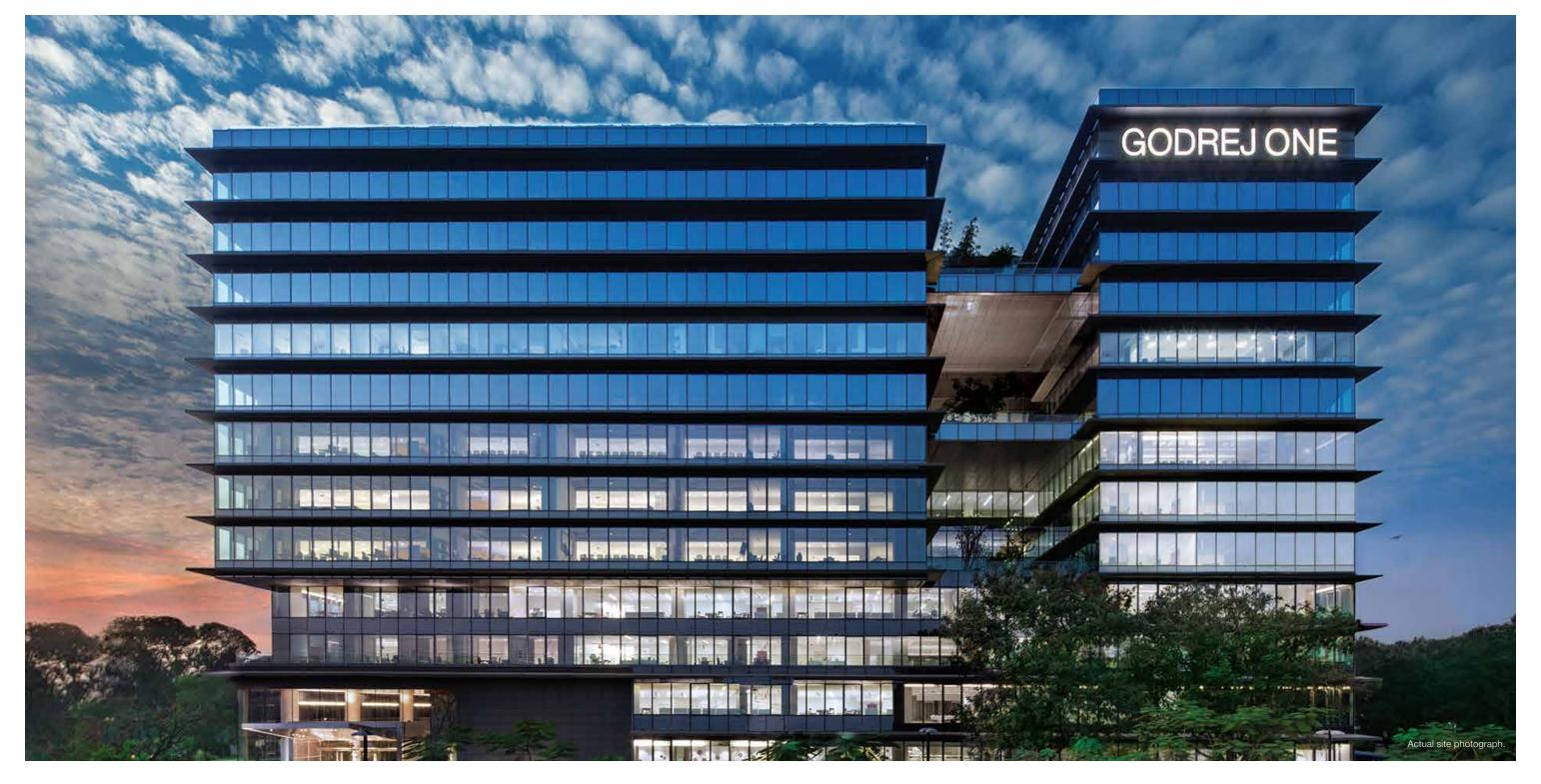


# GODREJ HILLSIDE

BANER-MAHALUNGE ROAD, PUNE



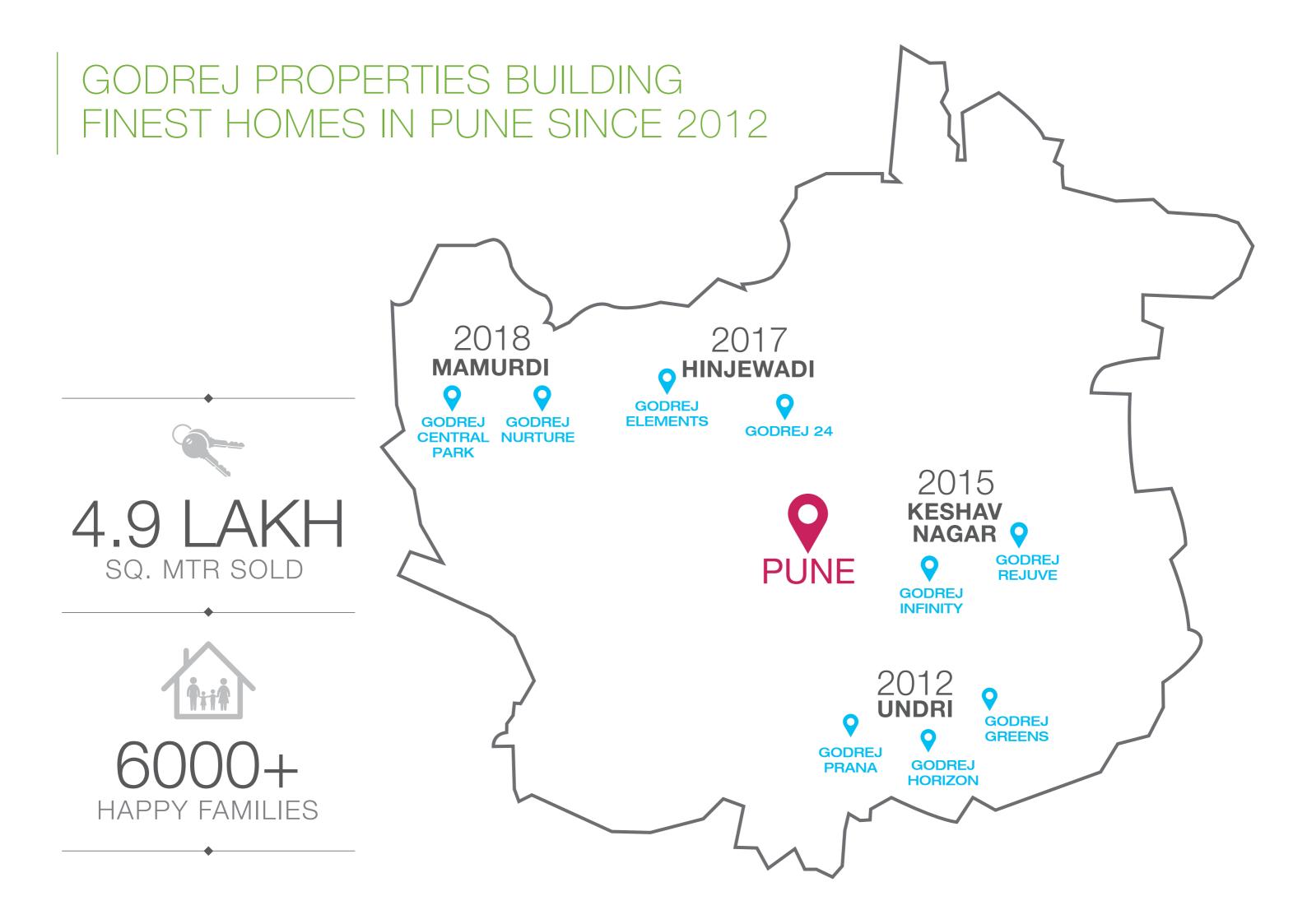
### 

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.





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 it's growing liveability standard it is now among the favourite cities of India for people to settle in and for investors to 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 (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.







GODREJ 24 PHASE-I, HINJAWADI

GODREJ ELEMENTS
PHASE-I, HINJAWADI

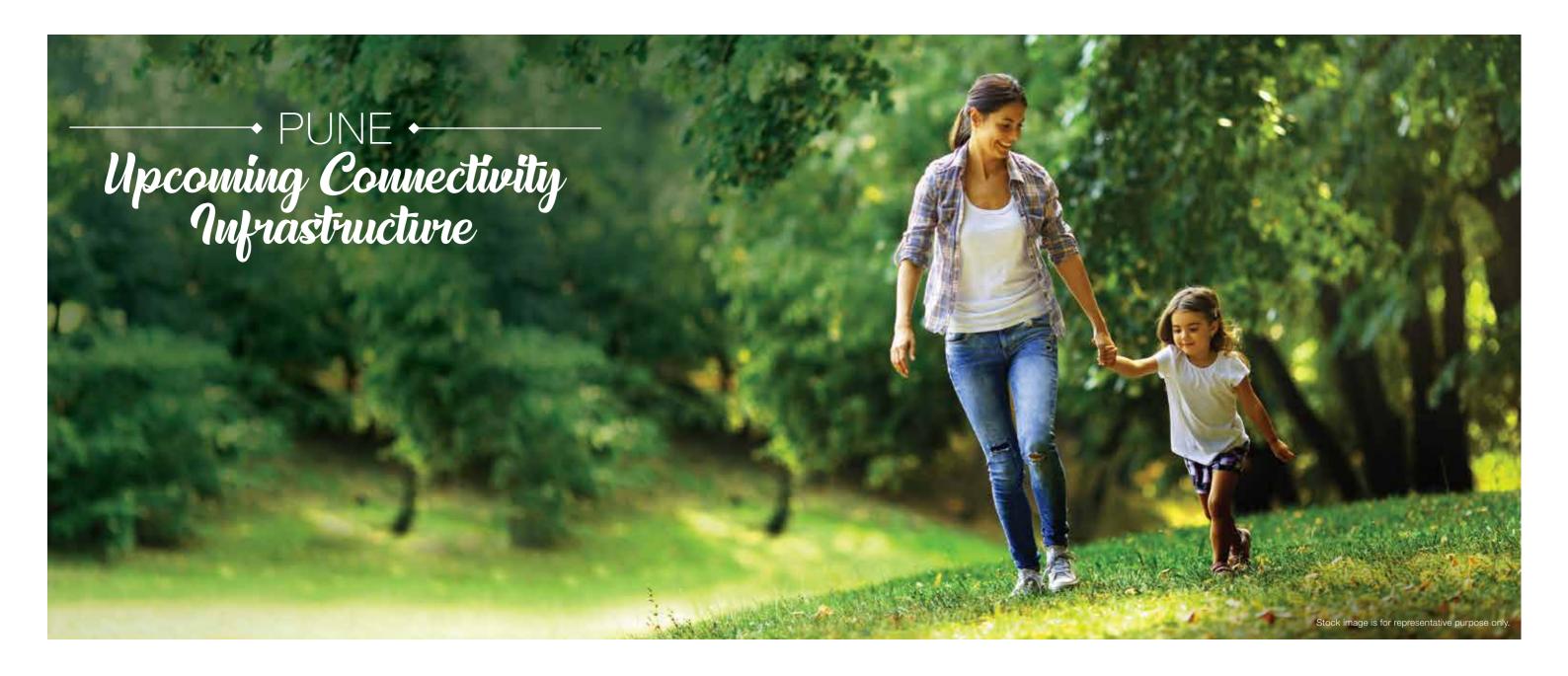
GODREJ CENTRAL PARK
MAMURDI

GODREJ NURTURE
MAMURDI

GODREJ HILLSIDE

BANER-MAHALUNGE ROAD





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 Pune <sup>1</sup>



Upcoming International Airport in Navi Mumbai with the capacity to handle 25 million passengers yearly <sup>4</sup>



Development of Pune road towards Satara – Bangalore highway <sup>6</sup>



Proposed Hyperloop to also connect Mumbai and Navi Mumbai International Airports <sup>2</sup>



Pune emerged as the most liveable city India as per Ease of Living Index 2018 released by the Ministry of Housing and Urban Affairs <sup>5</sup>



Upcoming 63.84 km Railway line from Lonavala to Pune <sup>7</sup>



Upcoming 12 km-long Metro by December 2019<sup>3</sup>

<sup>1.</sup> https://en.wikipedia.org/wiki/Pune\_Ring\_Road

<sup>2.</sup> https://economictimes.indiatimes.com/news/science/pune-mumbai-in-35-mins-soon-to-be-reality-with-hyperloop/articleshow/70482340.cms?from=mdr

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

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

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

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

<sup>7.</sup> https://www.hindustantimes.com/pune-news/railway-tracks-between-pune-and-lonavla-to-get-central-cabinet-approval-in-3-months/story-ZvxYyks9bSq2TRV6G2gWtl.html



An everyday getaway shore in the lap of riverside nature and nestled between Baner (IT HUB) & Hinjewadi (RESIDENTIAL HUB), Baner-Mahalunge road is a striking prelude to ever growing 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 (200 acres) is being developed by Godrej Properties adjecent to Mahalunge-Maan High Tech city



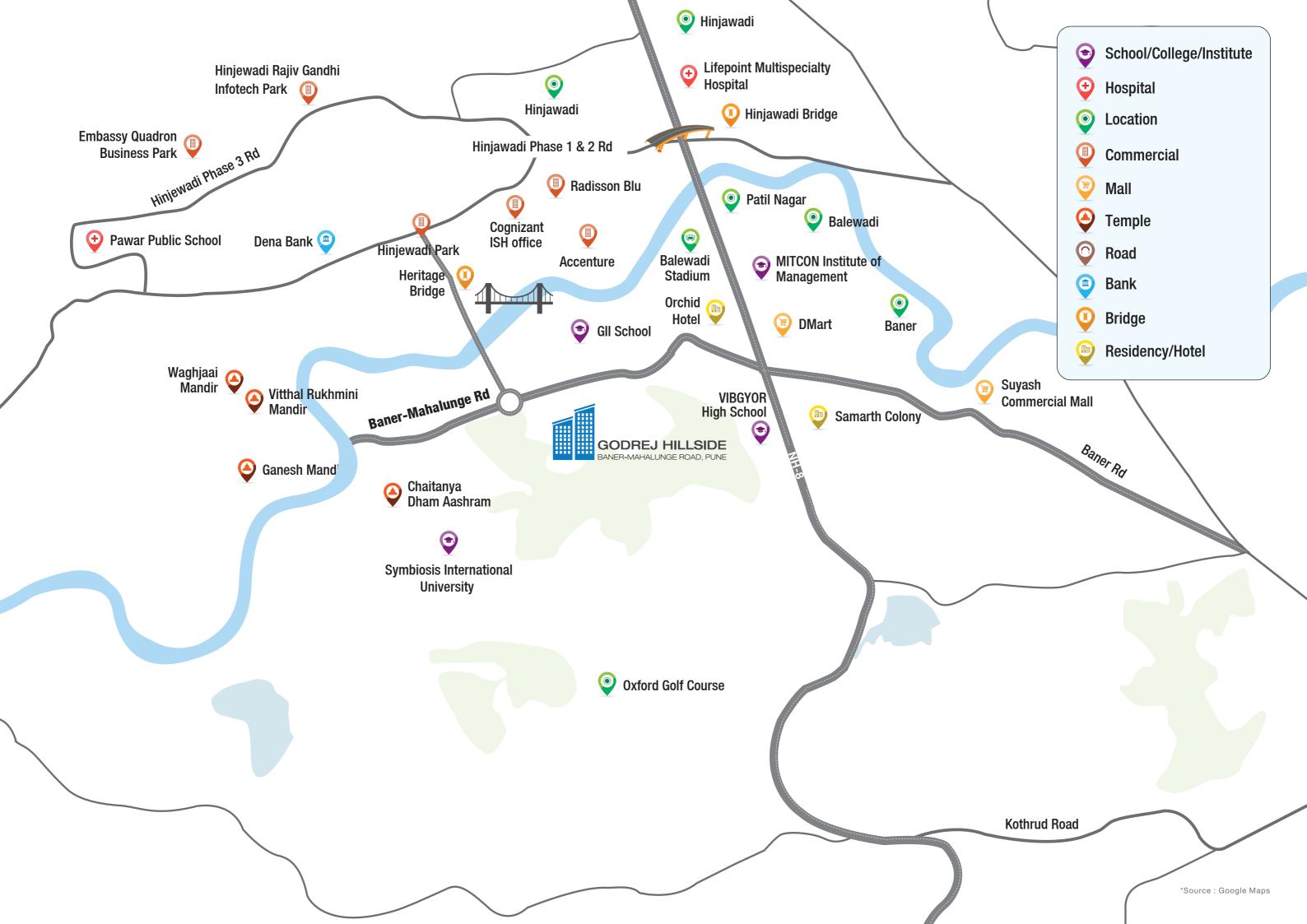
<sup>\*</sup>Approximate distance as per Google maps

# → MAHALUNGE-MAAN HI-TECH CITY ← upcoming infrastructure

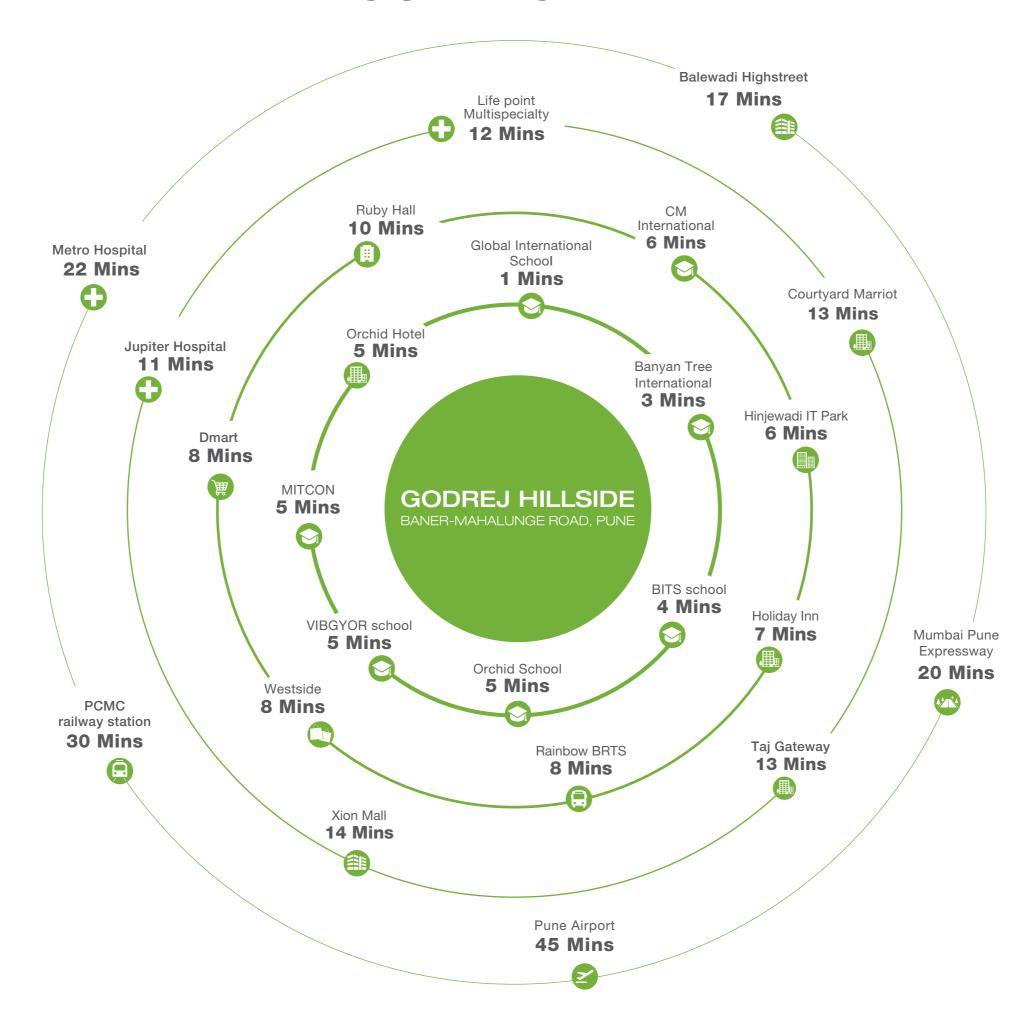


- The mega project is set to attract investments of about Rs 21,300 crore. The ambitious Pune Metropolitan Development Authority (PMRDA) project will cover over 250 hectares\*
- Residential area, worth over Rs 7600 crore is expected to cover 356747.67 Sq. Mtr. (38.4 million Sq. Ft.) and 153290.01 Sq. Mtr. (16.5 million Sq. Ft.) is designated for commercial spaces\*
- Physical infrastructure work has started on November 16 with an investment of Rs 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





# ---- CONNECTIVITY ----





# Infrastructure



#### Schools & colleges

•	Global Indian International 0 km	ms
•	Banyan Tree International 2.2	kms
•	BITS School 3.1	kms
•	Orchid School	kms
•	VIBGYOR School3.9	kms
•	CM International 5.3	kms
•	MITCON 5.5	kms
•	Bhartiva Vidvapeeth	kms



#### Restaurants

• VITS Hotel3.1 kms
Sadanand Resort4.6 kms
• The Orchid Hotel3.3 kms
• Holiday-Inn4.6 kms
Courtyard Marriot8.4 kms
• Domino's Pizza4.5 kms
• KFC5 kms



#### Healthcare

•	Metro Hospital11.5 kms
•	Oro Dental Care Clinic
•	Ruby Hall4.8 kms
•	Nucare Hospital5.1 kms
•	Jupiter5.9 kms
•	Lifepoint Multi-Speciality6.8 kms



#### 17 & Business

•	Hinjewadi IT Park4 kms
•	Teerth Technospace 4 kms
•	Cummins India
•	Prabhavee Techpark5.7 kms
•	Embassy Techzone



## Shopping & Entertainment

• DMAR13.8 kms
• Westside3.6 kms
• Xion Mall5 kms
Balewadi High Street5.9 kms
Vijay Sales6 kms



#### Easy-Access Transport Modes

• BRT Bus stand2 kms
Chinchwad station14 kms
Pune railway station16 kms
• Dehu railway station17.3 kms
Airport22 kms



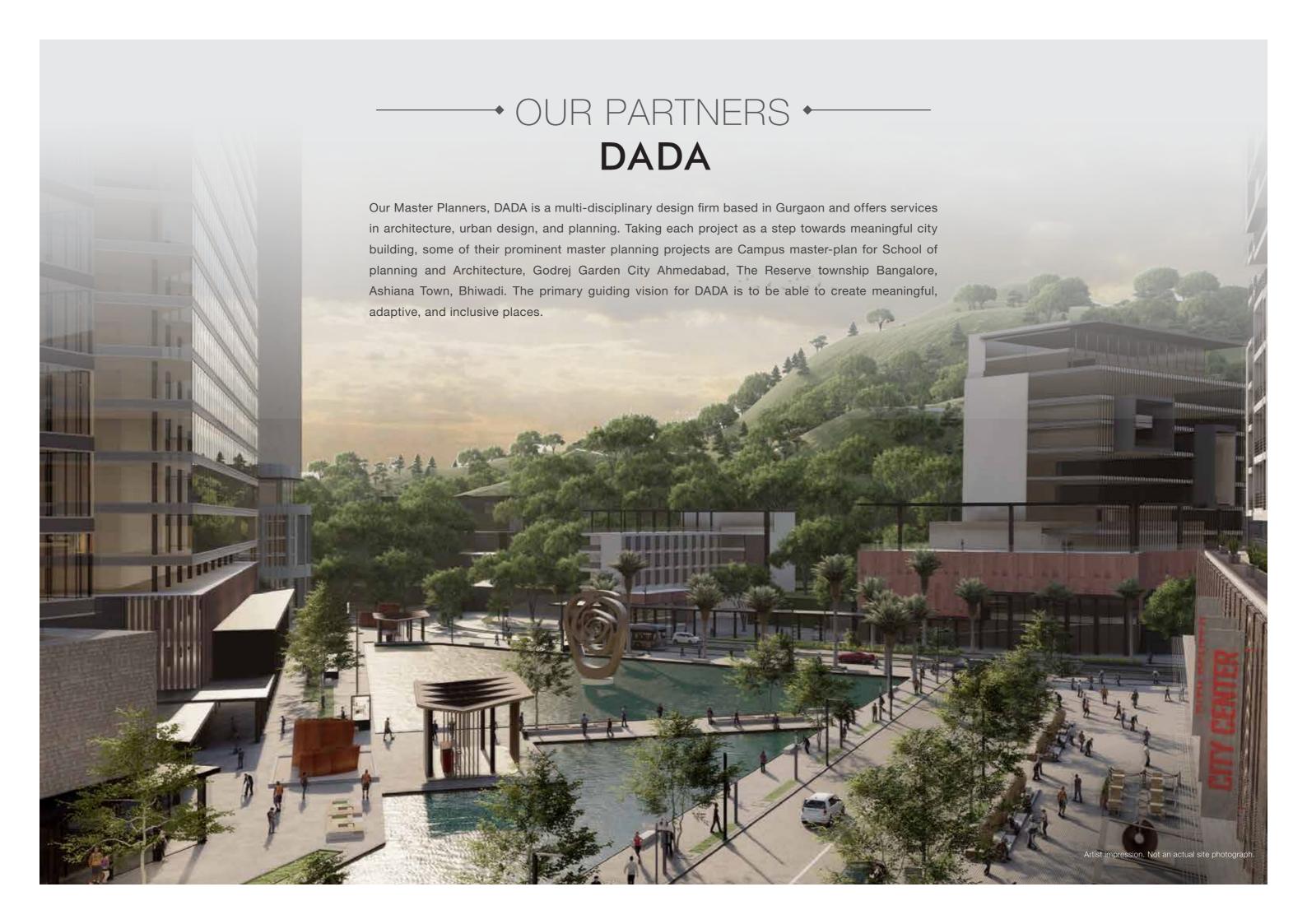


# → OUR PARTNERS ←



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.





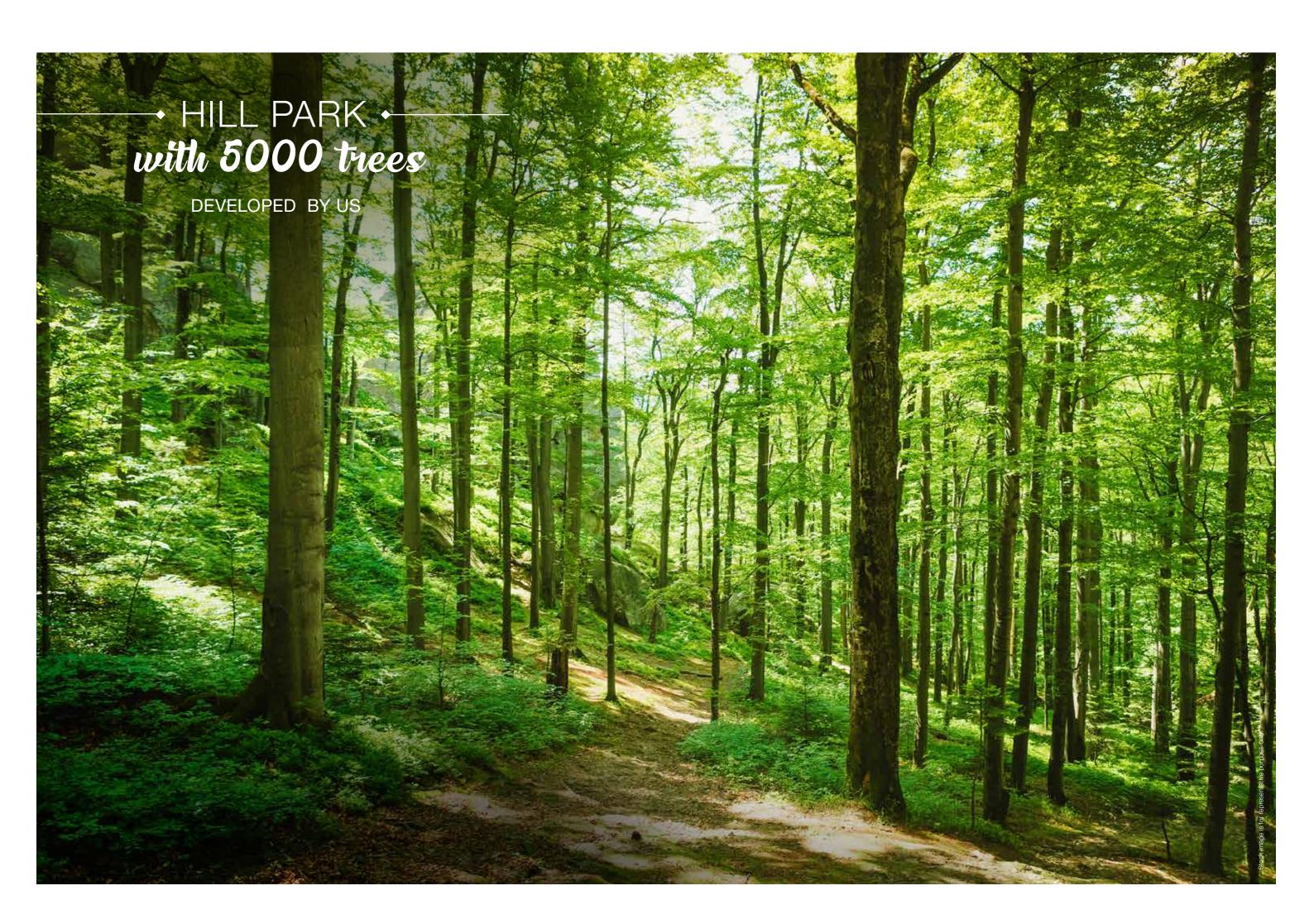


Welcome to Godrej Hillside-Your Gateway To Abundant Greens, where along with a basic garden in your backyard, you get Hills in your backyard. Live an elevated lifestyle wherein your home is at the highest elevation of the entire township at our Gateway Towers, which provide you with enhanced privacy and private 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.











# 





# 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



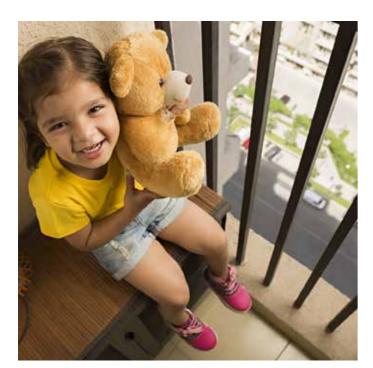
**BIOMETRIC LOCK** 



PANIC BUTTON



RFID TAGS FOR ALL KIDS



KIDS SAFE RAILING



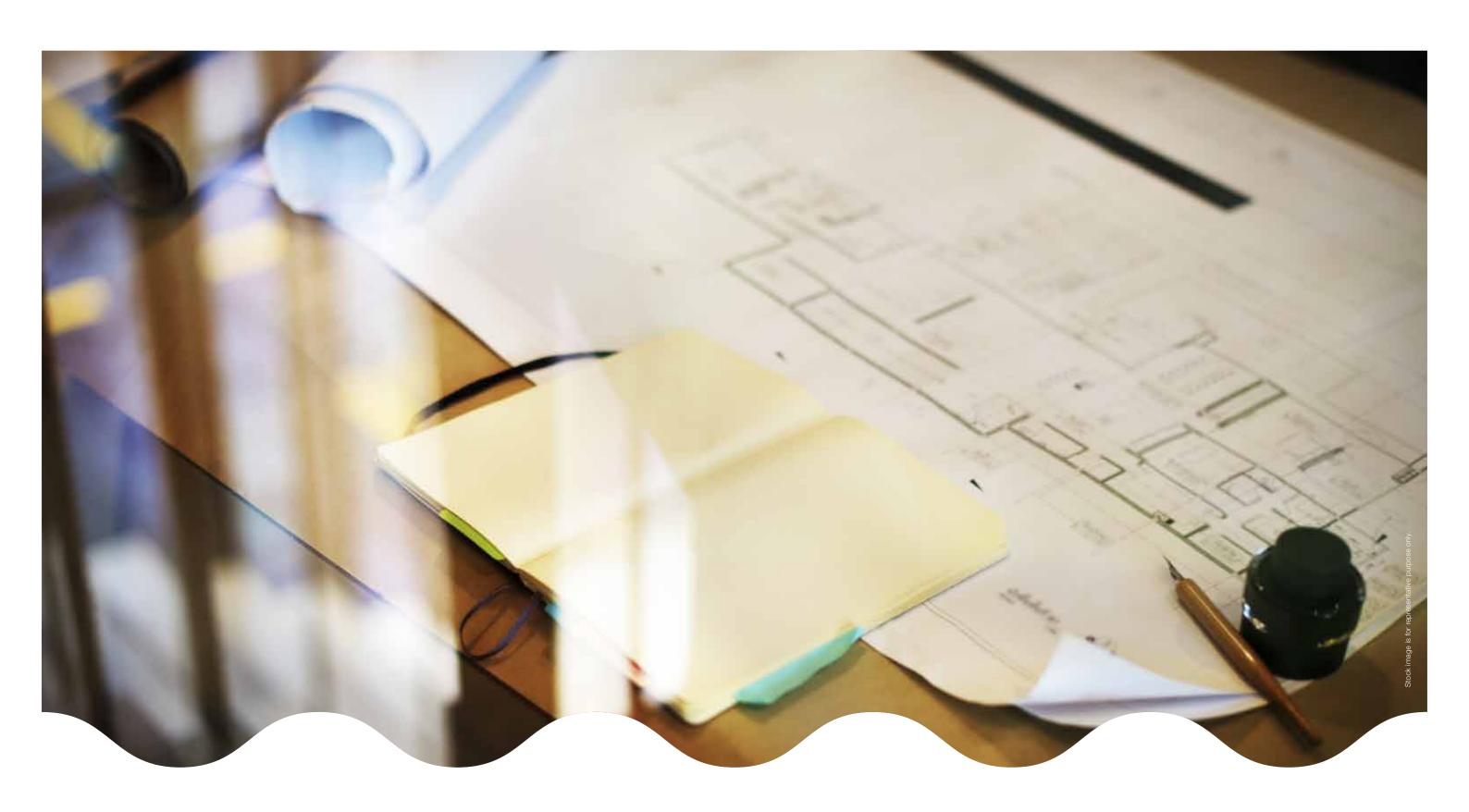
TEMPERATURE CONTROLLED GEYSER IN ONE TOILET



**COARSE ANTI-SKID TILES** 



HAND RAILING IN ONE TOILET

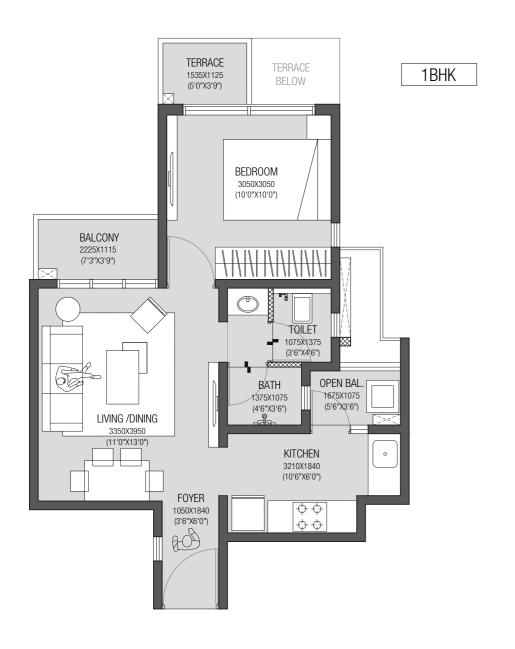






## → UNIT LEVEL 1 BHK ←

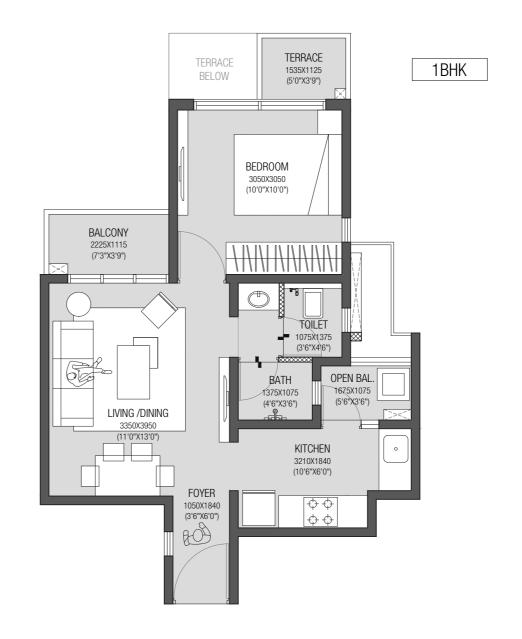
#### GODREJ HILLSIDE BANER-MAHALUNGE ROAD, PUNE



UNIT TYPE : 1BHK UNIT NO. : X01, X08

FLOOR NO. : TYPICAL EVEN FLOOR

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



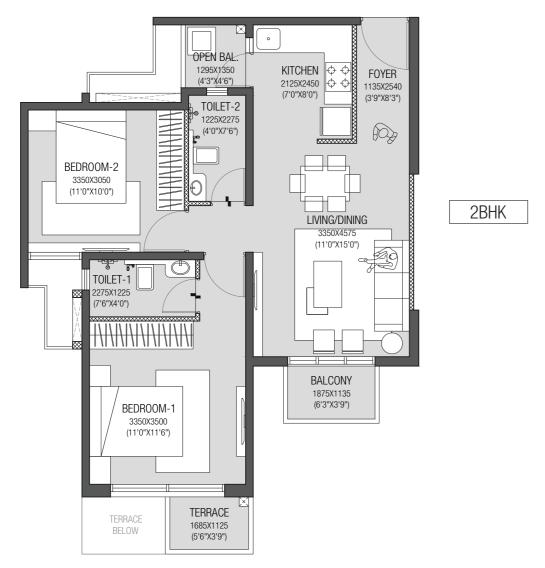
UNIT TYPE : 1BHK UNIT NO. : Y01, Y08

FLOOR NO. : TYPICAL ODD FLOOR

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

## → UNIT LEVEL 2 BHK •——

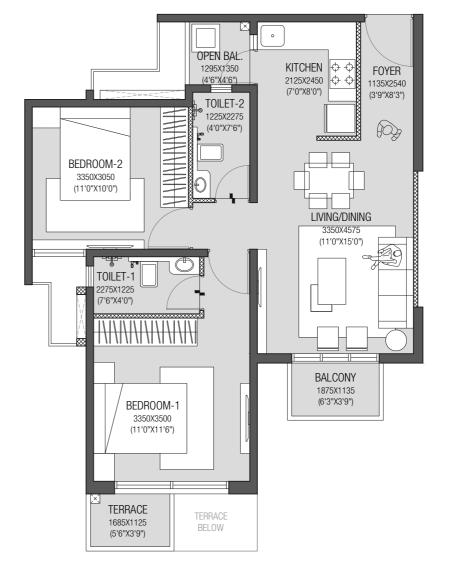
#### GODREJ HILLSIDE BANER-MAHALUNGE ROAD, PUNE



UNIT TYPE : 2BHK UNIT NO. : X03, X06

FLOOR NO. : TYPICAL EVEN FLOOR

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



2BHK

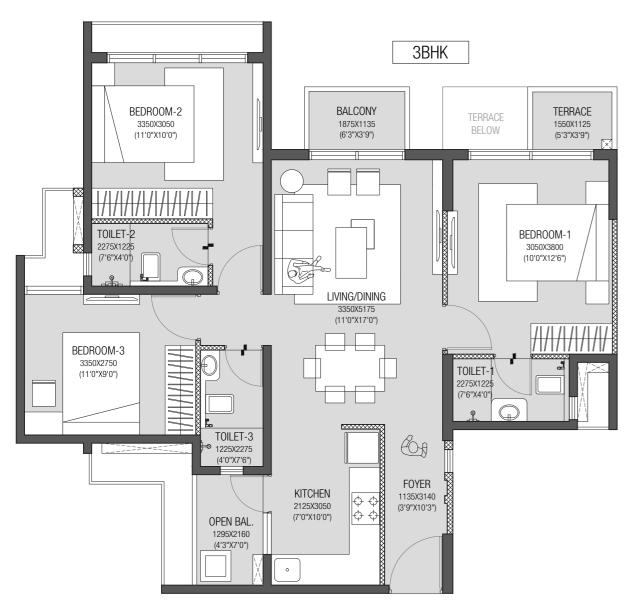
UNIT TYPE : 2BHK UNIT NO. : Y03, Y06

FLOOR NO. : TYPICAL ODD FLOOR

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

# → UNIT LEVEL 3 BHK •——

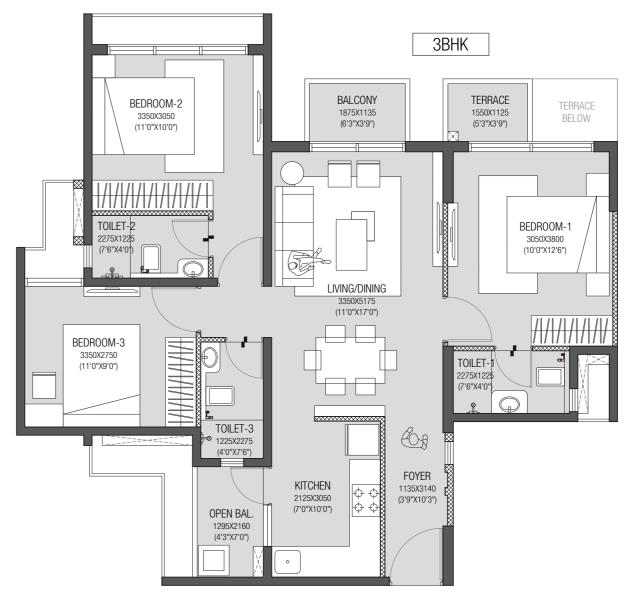
#### GODREJ HILLSIDE BANER-MAHALUNGE ROAD, PUNE



UNIT TYPE : 3BHK UNIT NO. : X02, X07

FLOOR NO. : TYPICAL EVEN FLOOR

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



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 LAKHS
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 LAKHS
3 BHK	67.95 (732 SQ. FT)	13.58 (146 SQ. FT)	81.53 (878 SQ. FT)	76 LAKHS

<sup>\*</sup> Maintenance charges are over and above



#### → 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



## 

MILESTONE	%DUE		
ALLOTMENT DAY / BOOKING	5.00%		
WITHIN 30 DAYS FROM THE DATE OF BOOKING	4.90%		
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%		





# INSERT



The project is registered as Godrej Hillside 1 with MahaRERA under registration no. P52100022099, available at website: http://maharera.mahaonline.gov.in Site Address – Godrej Hillside 1, Mahalunge, Mulshi, Pune 410501

Godrej Hillside 1 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 an 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 in any other website.