BANER - MAHALUNGE ROAD, PUNE

GODREJ MEADOWS 2



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Godrej | PROPERTIES

IT'S ALWAYS BEEN IN OUR NATURE, TO CARE.

Godrej Properties brings the Godrej group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties' development combines a 124-year legacy of excellence and trust, with a commitment to cutting-edge design and technology.



Actual photograph of Godrej One, Mumbai

WE CARE

AND THAT'S WHY WE CONSIDER IT AN HONOUR TO SERVE YOU. IT'S ALL THANKS TO YOU THAT GODREJ PROPERTIES LIMITED HAS WON OVER 250 AWARDS AND RECOGNITIONS.

Lopez Design for Energizing - Central Park

India's Best Design Awards 2021

National Brand Leaders

Track2Realty BrandXReport, 2019-20

Ranked #1 Globally for a second consecutive year

GRESB (Global Real Estate Sustainability Benchmark)

Real Estate Company Of The Year

Construction Week Awards, 2019

Porter Prize: For Leveraging Unique Activities

Porter Prize 2019

Wealth Creator Among The Next 500 Companies

Fortune India

India's Top Builders

Construction World Architect and Builder (CWAB) Awards, 2018

Developer Of The Year

Golden Bricks Awards, 2016-17

India's Top Builders Award

CWAB Awards, 2017

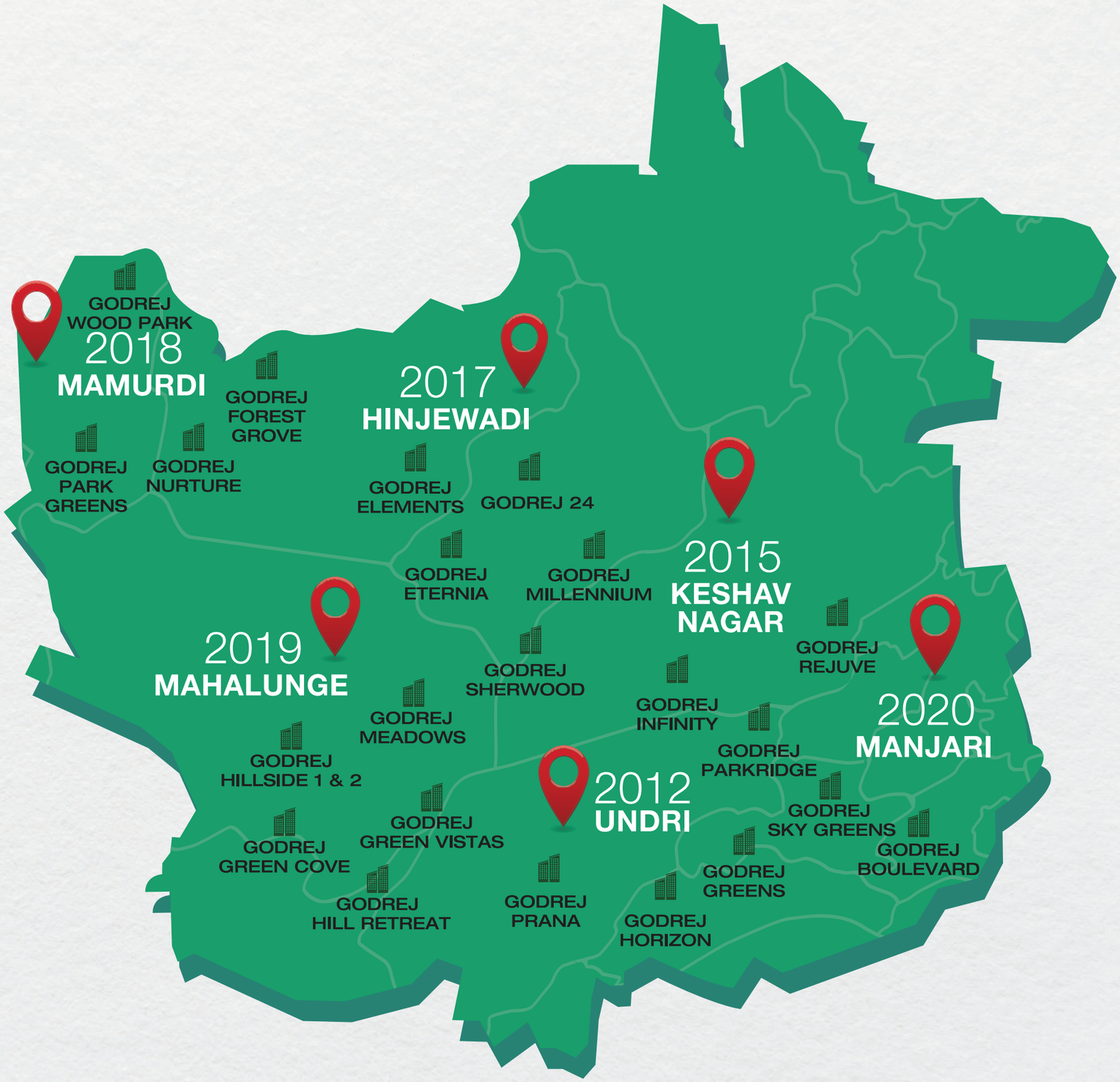
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WE CARE
AND YOUR SUPPORT
IS A TESTIMONY
TO THAT.
HOMES CRAFTED
WITH EXCELLENCE
SINCE 2012.

PRESENCE IN PUNE

12,82,000
m² SOLD

13,500+
HAPPY FAMILIES



Map not to scale.

LIVE AT THE CENTRE OF EVERYTHING, IN NATURE'S CARE.

This prime location connects Baner, the Residential hub with Hinjewadi, the IT hub.
A place to enjoy urban luxuries with the goodness of nature, and help you reach the destination of “good health”. It lies in close proximity to Mahalunge-Maan Hi-tech city along with Hinjewadi, Baner, Wakad, Aundh, and PCMC. It is soon to become one of the most desirable residential locations in Pune.

Pune International Airport
at 54 Mins drive
via Pashan Road*

283.28 Hectares
(approximately 700 Acres)
Mahalunge-Maan Hi-Tech
City approved by PMRDA#

84 Hectares
(approximately 208 Acres)
is being developed by
Godrej Properties adjacent
to Mahalunge-Maan

Stock Image for representation purpose only.

*Approximate travel time calculated as per Google Maps, subject to change as per traffic conditions.
#http://www.pmrda.gov.in

#RIVERHILLS

A 40-HECTARE TOWNSHIP IN MAHALUNGE, PUNE
NESTLED AMIDST A RIVER AND HILL.

GODREJ PROPERTIES EMBARKED ON ITS JOURNEY IN MAHALUNGE IN 2019, WITH ITS FIRST EVER TOWNSHIP IN PUNE #RIVERHILLS

6 SUCCESSFUL PROJECTS
LAUNCHED IN MAHALUNGE SINCE 2019

SOLD OVER 80%
IN TOTAL OF ALL LAUNCHED PHASES
WITHIN THE TOWNSHIP

OVER 3,000
HAPPY FAMILIES
SINCE FIRST LAUNCH



Artists Impression. Not an actual site photograph.

LOCATION MAP



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

Source: Google Maps

Map not to scale.

1 Hectare = 2.47 Acres | 1 Sq. m. = 10.76 Sq. Ft.

A PLACE AT THE HEART OF CONVENIENCE

Easy-Access Transport Modes

BRTS Bus Stand	2 kms
Balewadi Metro Station**	3.3 kms
Mumbai-Pune Expressway	14.7 kms
Pune Railway Station	16.9 kms
Pune Airport	23.4 kms

Healthcare

Ruby Hall	4.8 kms
Surya Specialty	6.0 kms
Jupiter	6.2 kms
Life-Point Multispecialty	6.9 kms
Nucare	8.2 kms

IT & Business

Hinjewadi IT Park	4 kms
Teerth Technospace	4 kms
Cummins India	4.8 kms
Prabhavee Techpark	5.7 kms
Embassy Techzone	7 kms

Schools & Colleges

Global Indian International School	0 kms
Banyan Tree International School	2.6 kms
VIBGYOR School	3.8 kms
MITCON	4.4 kms

Shopping & Entertainment

Westside	3.9 kms
D-Mart	4.0 kms
Croma	4.4 kms
Balewadi Highstreet	5.6 kms
Xion Mall	8.4 kms
Westend Mall	9.3 kms

Restaurants

VITS Hotel	3.4 kms
Radisson Blu	3.5 kms
The Orchid Hotel	3.6 kms
Ramada Plaza	5.0 kms
Courtyard by Mariott	5.4 kms

Stock Image for representation purpose only.

Approximate distance as per Google Maps.
**Proposed Development. 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.

#RIVERHILLS

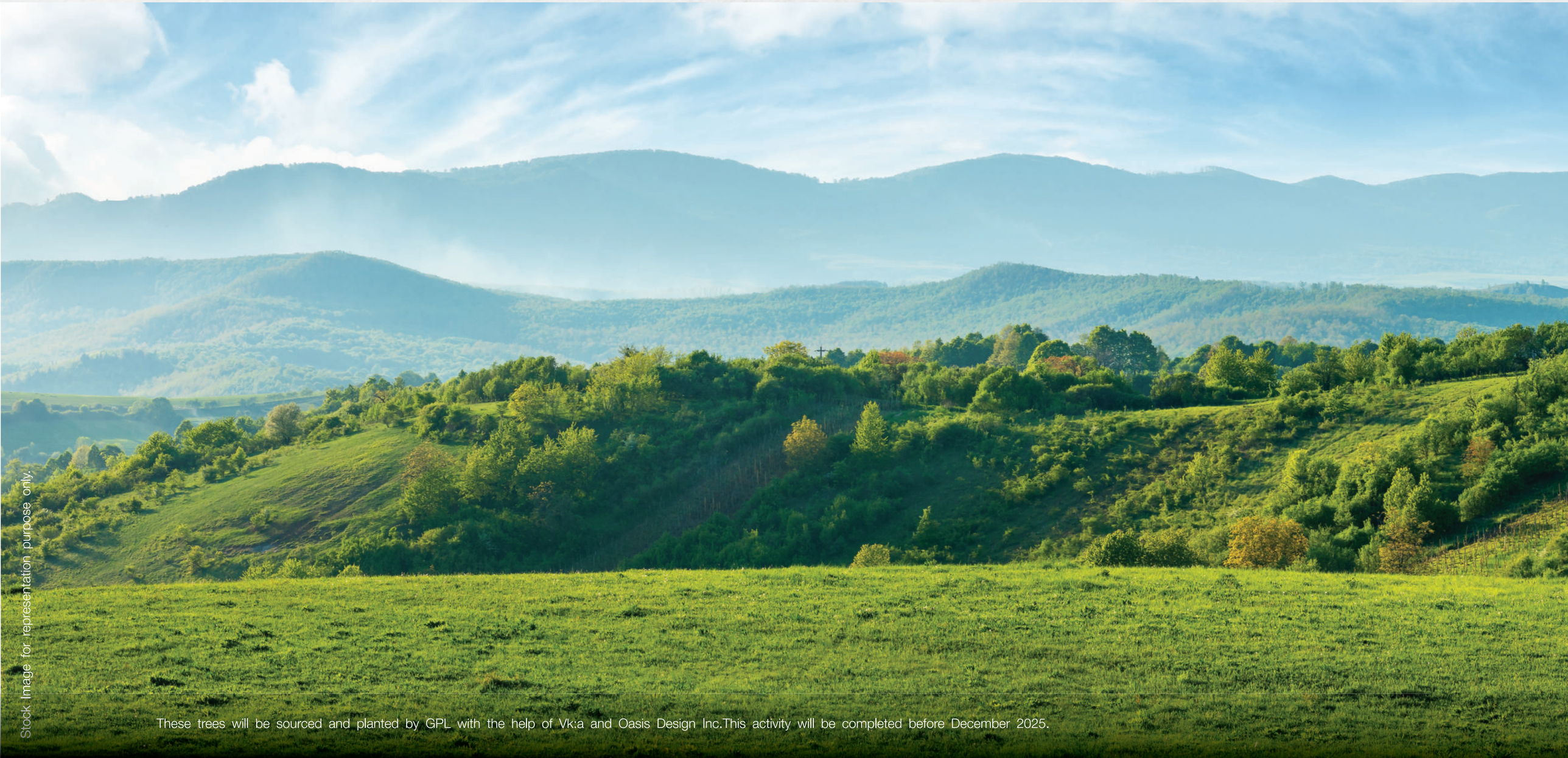
**A 40-HECTARE TOWNSHIP IN MAHALUNGE, PUNE
NESTLED AMIDST A RIVER AND HILL.**



Stock Image for representation purpose only.

A HILL DISTRICT THAT SHARES WITH YOU SOME OF NATURE'S BEST VIEWS.

Wake up to breathtaking views every morning. A home by the hills for you to stay in nature's care. A place that cares for you and your health with 5,000+ trees and hills as your neighbours.



Stock Image for representation purpose only.

These trees will be sourced and planted by GPL with the help of Vk:a and Oasis Design Inc.This activity will be completed before December 2025.

A 0.5KM HIGH-STREET RIVER WALK FOR A GRAND SHOPPING EXPERIENCE.

A retail therapy close to the river. With all your favourite stores, the street makes way to verdant parks curated gardens and more.



Stock Image for representation purpose only.

The development by Mahalunge Township Developers LLP has access to Retail Street forming part of the common amenities in the Township, along with other developers.

CENTRAL PARK – 3 HECTARES OF PURE BLISS

Get ready to run on the lush green grass, and make memories of a lifetime with your loved ones. With the Garden Walkways, Huge Open Amphitheatre, and Lavish Sit-out Zones, the Central Park has everything you could wish for.



Stock Image for representation purpose only.

The “Central Park” is a township level amenity and is not exclusive to Godrej Meadows 2 and forms a part of the common amenities in the Township, along with other developers. 1 Hectare = 2.47 Acres

FALL IN LOVE WITH THE TRANQUILITY OF WATERS

Our Master Boat Club, that's spread over 5,100 m^2, offers
River Activities, a Multi-Faceted Dining Experience, and much more.



Stock Image for representation purpose only.

The development by Mahalunge township Developers LLP has access to Boat Club (membership-based) forming a part of the common amenities in the Township, along with other developers.

PRESENTING

GODREJ MEADOWS 2

BANER - MAHALUNGE ROAD, PUNE



Artists Impression. Not an actual site photograph.

3000+ FT² WELLNESS CENTRE*

Our first-ever development in Pune focused on health and wellness. A place that cares about your health above all else. A wellness centre for you and your loved ones.



Stock Image for representation purpose only.

This amenity will be available for public on chargable basis.

A HEALTH HUB IN NATURE'S CARE

Welcome a healthy life.



On site / Online Physician Clinic



Specialist Consultations



Counseling Centre



Pharmacy

Stock Images for representation purpose only.

GOOD HEALTH MEETS GOOD LIFE



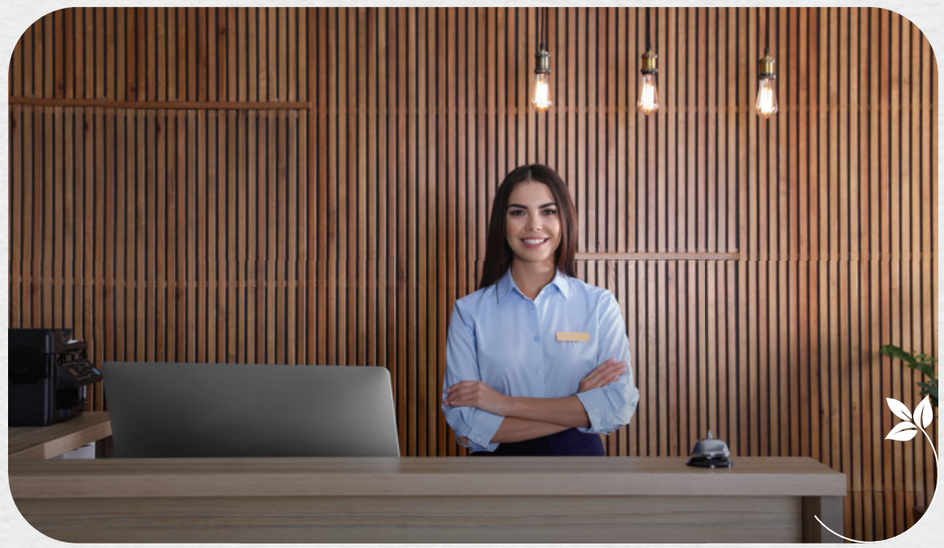
Pathology / health checks



Wellness & meditation room



Treatment / vaccination room



Health concierge / help desk

Stock Images for representation purpose only.

WELLNESS ZONES

Soothe your Mind, Body and Soul

ENVIRONMENTAL | SPIRITUAL | PHYSICAL | SOCIAL



Stock Image for representation purpose only.

ENVIRONMENTAL WELLNESS ZONE

Fall in love with the beauty of nature. Find peace within
and outside, amidst the calming greens.



Stock Image for representation purpose only

FOR A HEALTHIER TOMORROW



Healing Garden with 20+ Oxygen Enhancing Plants



Herb Garden with 20 species of herbs



Forest walkway / tree court



Picnic kitchen

Stock Images for representation purpose only.

CALM YOUR SENSES



Tranquil Lawn



Koi pond



Machaan



Reflexology pathway/ senior citizen area

Stock Images for representation purpose only.

SPIRITUAL WELLNESS ZONE

Leave all your stress and worries behind.
Find peace and harmony in these serene settings.



Stock Image for representation purpose only.

SERENE LIVING



Hydrotherapy beds near pool



Salon & massage chairs



Gazebos / Sit Out Areas



Meditation / Yoga Deck

Stock Images for representation purpose only.

PHYSICAL WELLNESS ZONE

Be it strength or stamina, whatever your aspiration is, there's something for everyone. Inspire a fit life, right by nature's care.



Stock Image for representation purpose only.

BREAK A SWEAT



Multipurpose Court



Rooftop Cricket Pitch



Cycling Track

Stock Images for representation purpose only.

EMBRACE THE OUTDOORS



Energy Harvesting Outdoor Gym



Aqua Gym



Kids' Jungle Gym



Rock Climbing

Stock Images for representation purpose only.

SOCIAL WELLNESS ZONE

There’s a bit of something for everybody.



Stock Image for representation purpose only.

FOR THE FINER THINGS IN LIFE

Make memories with every moment, in nature’s care.



Open movie screening area



Indoor games room



Protein cafe

Stock Images for representation purpose only.

THOUGHTFULLY DESIGNED CLUBHOUSE

Find peace in our Ikigai-inspired Clubhouse at Godrej Meadows 2.



Artists Impression. Not an actual site photograph.

IKIGAI – A WAY OF LIFE

Find your bliss in the smallest of things. Be inspired, discover your life on your terms or simply just the Ikigai way.



Stock Image for representation purpose only.

10 WAYS TO LIVE THE IKIGAI LIFE



Give your body all the nutrition it needs and eat right in our exclusive protein café.



Leave all your worries and let nature heal your mind with our grand open decor.



Relax and Rejuvenate at our Healing Garden.



We care for you and your loved ones, enjoy with them in our indoor room.



Smile and build memories at our thoughtfully designed clubhouse.

Stock Images for representation purpose only.

10 WAYS TO LIVE THE IKIGAI LIFE



Build your body strength
with our State of the Art Gym.



Discover inner peace and stay active
with yoga and meditation deck.



Make your special days a big celebration
at our multipurpose party hall.



Live a life of gratitude just like you deserve.



Aim to achieve your goals and follow your
passions.

Stock Images for representation purpose only.

DAILY CONVENIENCE

Experience the comfort of healthy living in the calming greens.



Stock Image for representation purpose only.

MEETING YOUR EVERYDAY NEEDS



Centralised RO in every unit



Herb Garden Provision in every unit



Food vending machines at lobbies



Parcel UV sanitisation at lobbies

Stock Images for representation purpose only.

SMART LIVING AMIDST NATURE'S BLISS

Get the best of both worlds. Enjoy advanced living in the warmth of nature.



Stock Image for representation purpose only.

SMART LIFESTYLE



Smart door bell



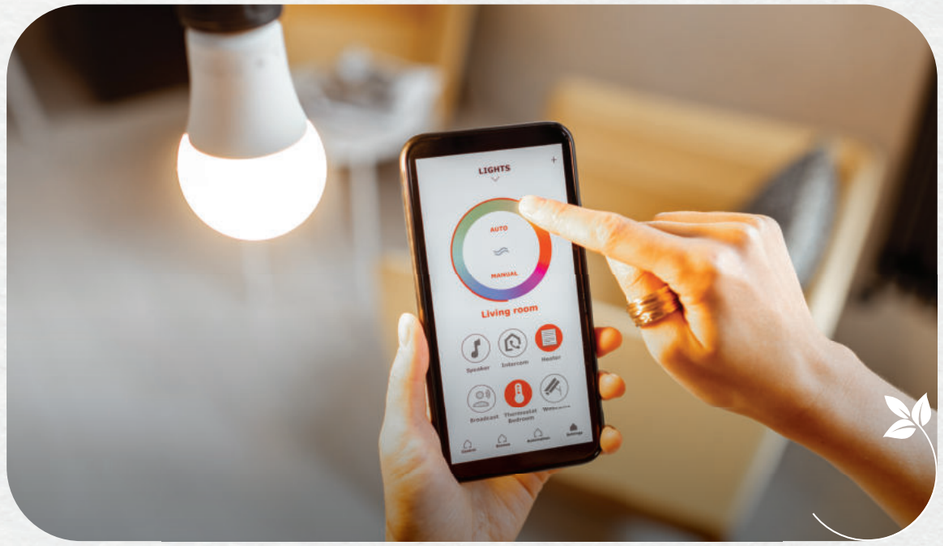
Smart energy monitor



Smart plug

Stock Images for representation purpose only.

CONVENIENCE AT YOUR FINGERTIPS



Smart bulb



Smart AC remote



Smart camera

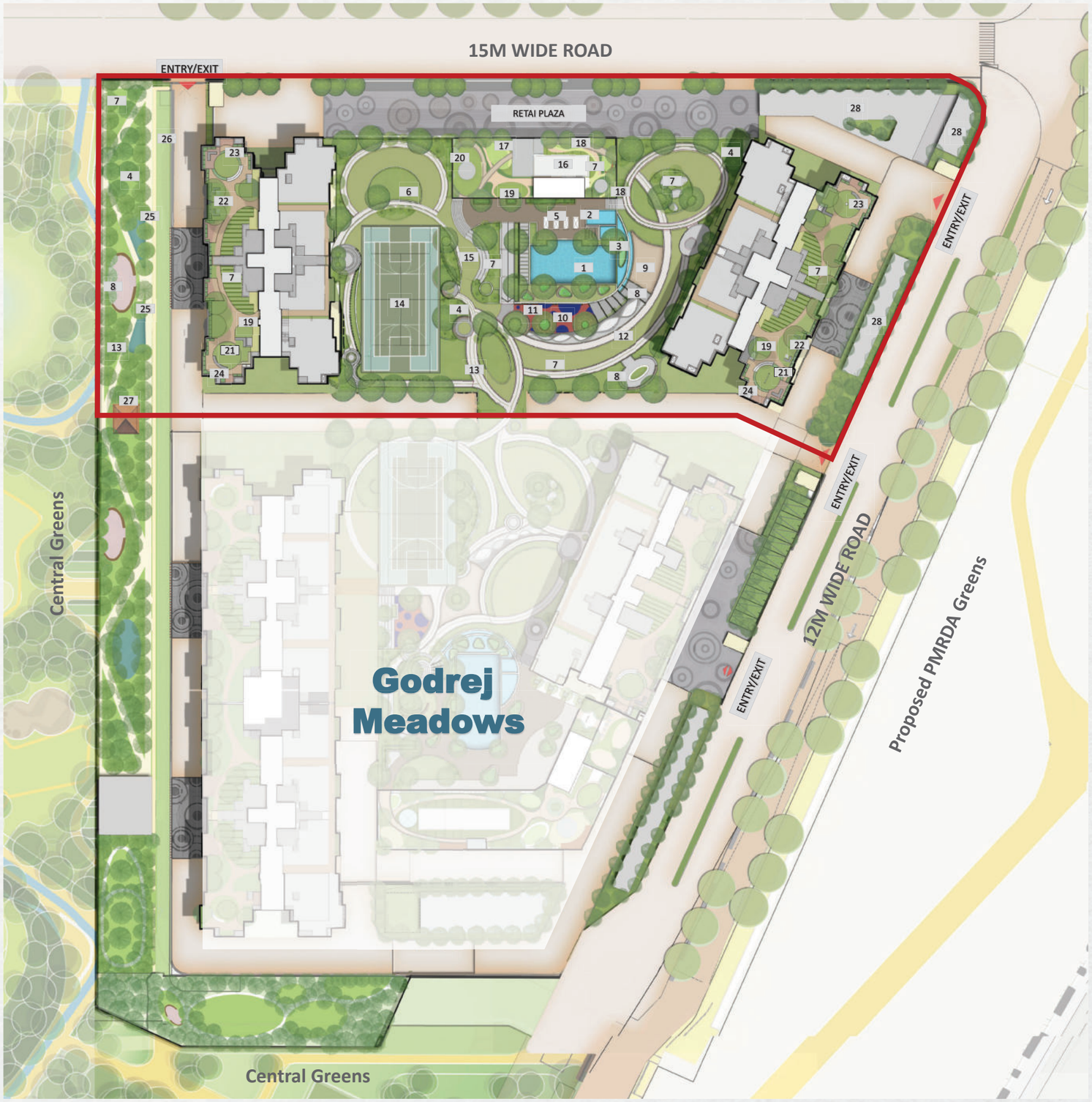
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MODULAR KITCHEN

A suave Modular Kitchen that makes your everyday life easy.



Stock Image for representation purpose only.



MASTER LAYOUT PLAN

LEGEND

PODIUM LEVEL

1. Lap Pool
2. Kids Pool
3. HydrotherapyBeds/Aqua Gym
4. Tree court*
5. Cabana
6. Party Lawn
7. Themed Garden (Healing/Flower/Sculpture /Herb/Tranquil Lawn)
8. Senior Citizen Sit-Out
9. Outdoor gym
10. Kids Jungle gym
11. Rock climbing
12. Reflexology Path
13. Health circuit Track
14. Multipurpose court
15. Amphitheatre

CLUB ROOF LEVEL

16. Cricket Practice Pitch
17. Open Air Movie screening
18. Viewing decks
19. Game Zone
20. Party terrace

TERRACE TOP LEVEL

21. Picnic kitchen
22. Work zone
23. Meditation area
24. Pilates Deck

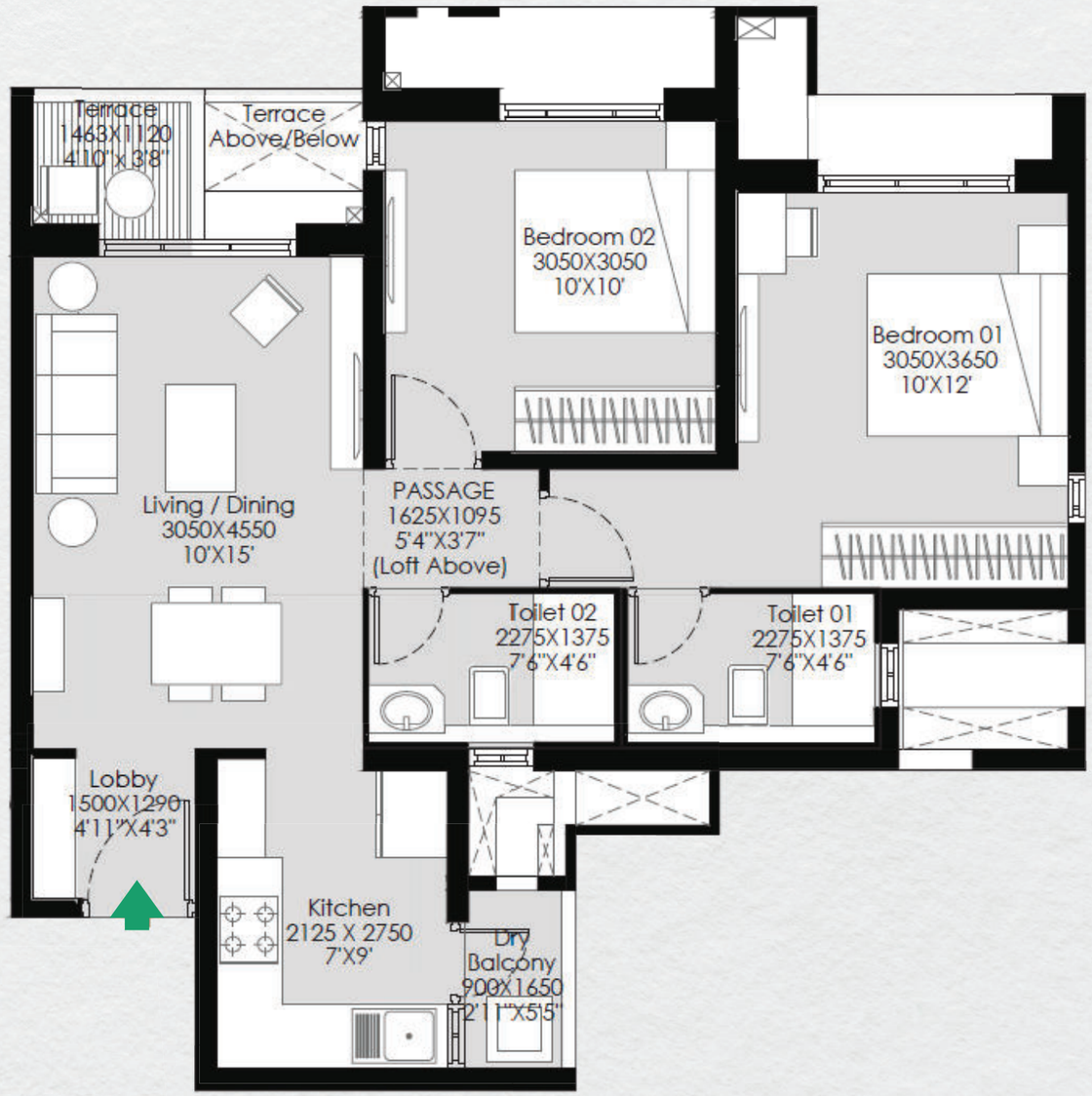
GROUND LEVEL

25. Koi pond*
26. Cycle Track*
27. Machan*
28. Services

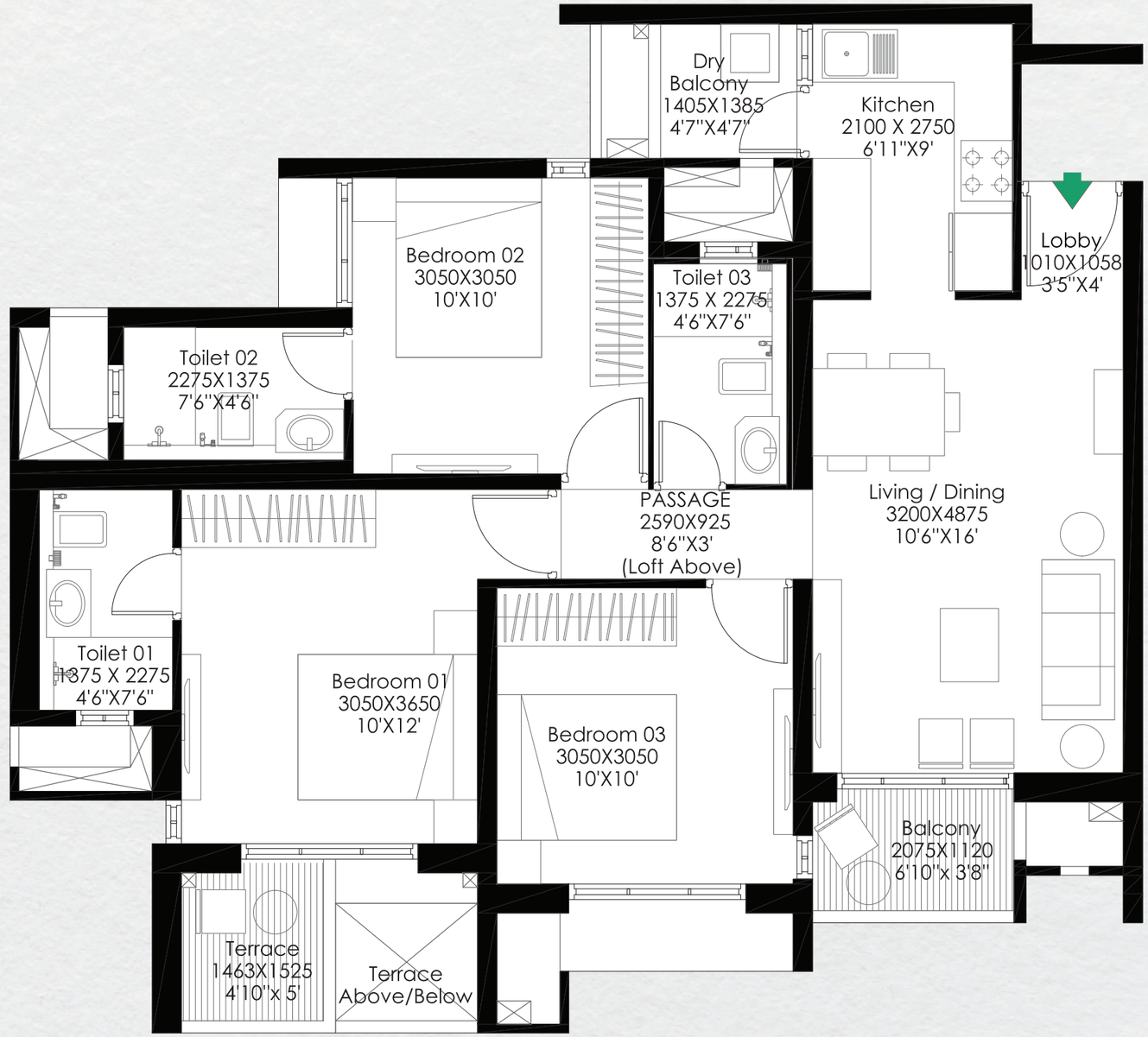
*Tree Court, Cycle Track, Koi Pond and Machan are common amenities and will be be shared by projects Godrej Meadows and Godrej Meadows- Phase 2.

2BHK UNIT PLAN

2 BHK AREA		
CARPET AREA (MT^2)	:	49.92
TOTAL EXCLUSIVE AREA (M^2)	:	9.33
TOTAL AREA (M^2)	:	59.25
TOTAL AREA (FT^2)	:	638



3BHK UNIT PLAN



3 BHK AREA		
CARPET AREA (MT^2)	:	66.08
TOTAL EXCLUSIVE AREA (M^2)	:	10.68
TOTAL AREA (M^2)	:	76.76
TOTAL AREA (FT^2)	:	826

SALIENT FEATURES

STRUCTURE

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

DOORS/WINDOWS

- Main entrance - Pre hung doors
- Other doors - Pre hung doors
- Windows - Powder coated aluminum windows with mosquito mesh on sliding windows

KITCHEN

- Granite counter top + SS sink
- Wall cladding with tiles above counter upto 2 ft

TOILET

- Sanitary ware - Jaquar / Kohler / American Standard / Equivalent
- CP fittings - Jaquar / Kohler / American Standard / Equivalent
- Counter top - Granite counter top
- Wall cladding (all toilets) - Ceramic tiles upto lintel level

ELECTRICALS

- Modular switches - Anchor / Schneider / Equivalent - Childproof
- Provision for Optical Fiber (TV, telephone, Wi-Fi), AC point

FLOORING

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

SPECIAL FEATURES

- Video door phone
- Solar hot water / Solar PV provision
- Centralized RO
- Inverter
- Home automation
- Modular kitchen

SAFETY FEATURES

- Parapet wall, MS railings

PRODUCT MIX

CONFIGURATION	CARPET AREA (SQ.FT.)	CARPET AREA (SQ.MTR.)
1 BHK	531-695	49.33- 64.57
2 BHK	631-640	58.62- 59.46
3 BHK	825-850	76.64- 78.97

CONFIGURATION	PRICE RANGE
1 BHK	₹63.5 LAKH
2 BHK	₹68.5 - ₹72.5 LAKH
3 BHK	₹86.5 - ₹94.5 LAKH

PAYMENT PLAN

CLP Plan

SLABS SUSTENANCE PAYMENT PLAN	% COLLECTION DUE
BOOKING AMOUNT	5.50%
WITHIN 15 DAYS OF BOOKING	4.50%
SDR PAYMENT & REGISTRATION OF AGREEMENT- WITHIN 30 DAYS OF BOOKING	
DUE ON 45TH DAY OF BOOKING	10.00%
ON COMPLETION OF EXCAVATION	10.00%
ON COMPLETION OF PLINTH	15.00%
ON COMPLETION OF LEVEL 2ND SLAB	10.00%
ON COMPLETION OF LEVEL 8TH SLAB	5.00%
ON COMPLETION OF LEVEL 18TH SLAB	5.00%
ON COMPLETION OF SUPERSTRUCTURE	5.00%
ON COMPLETION OF TERRACES WITH WATER PROOFING	5.00%
ON COMPLETION OF WALLS	10.00%
ON COMPLETION OF STAIRCASES	5.00%
ON COMPLETION OF SANITARY FITTINGS	5.00%
ON APPLICATION OF OCCUPANCY CERTIFICATE	3.00%
ON NOTICE OF POSSESSION	2.00%

PARTNERS

Architect
Hafeez
Contractor

IPIPL™

OASIS
DESIGNS INC.



The Project Godrej Meadows 2 is registered with MahaRERA bearing registration no. P52100031794, available at http://maharera.mahaonline.gov.in.

Site Address - Godrej Meadows 2, Mahalunge, Mulshi, Pune 411045.

Godrej Meadows 2 is part of a sanctioned Township of around 84 Hectares (approx. 208 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 approx. (62 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 Lender. The Lender will provide no objection certificate for the sale of unit, as and when required. The "Central Park" forms a part of project amenity and is not exclusive to Godrej Meadows 2. *Smart Homes will consist smart bulbs, smart doorbell, smart camera, smart AC remote, smart plug and smart energy monitor. #This amenity will be open to public on chargeable basis. T&C Apply. The official website of Godrej Properties Limited is www.godrejproperties.com Please do not rely on information provided on any other website.