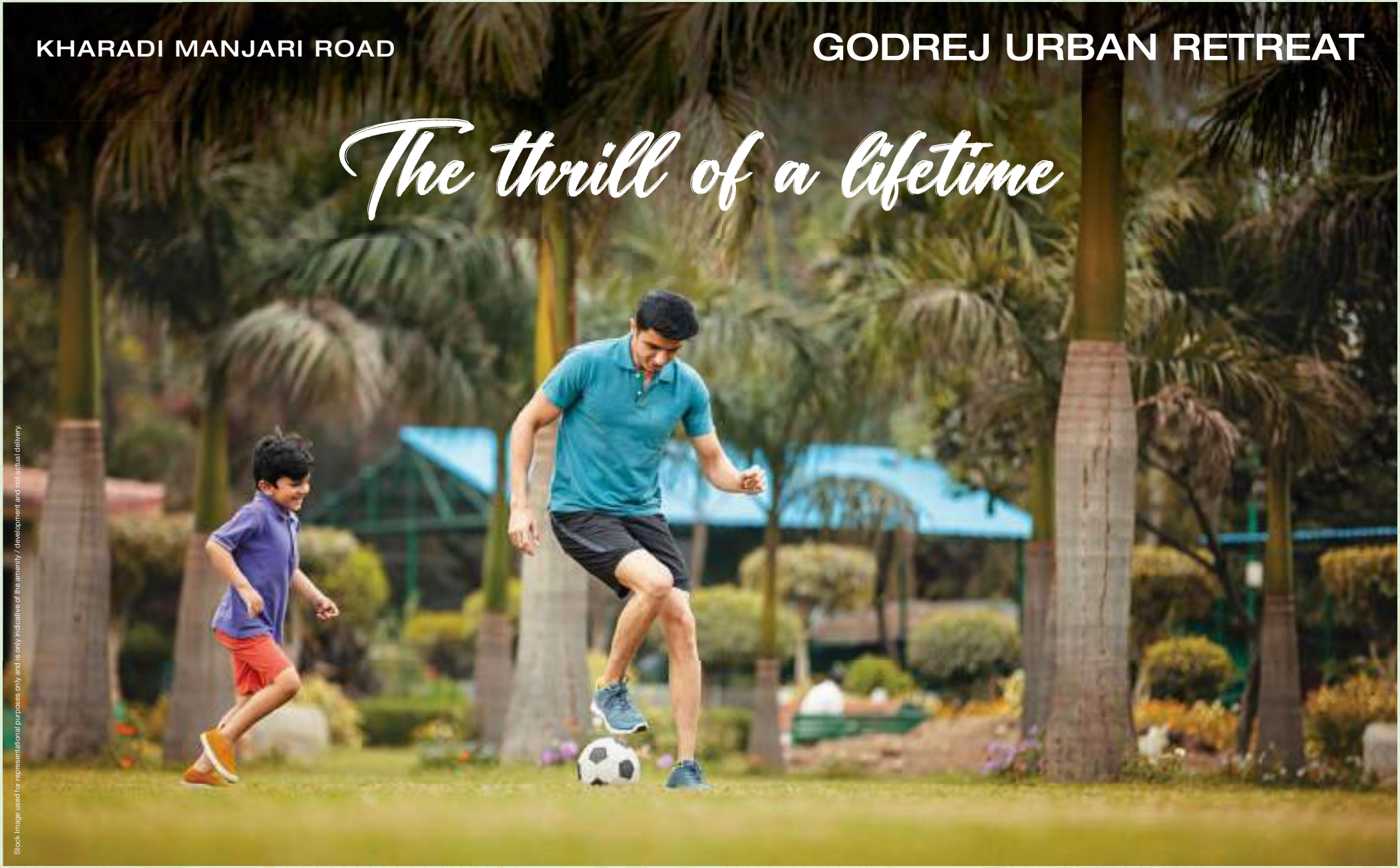
KHARADI MANJARI ROAD

GODREJ URBAN RETREAT

The thrill of a lifetime

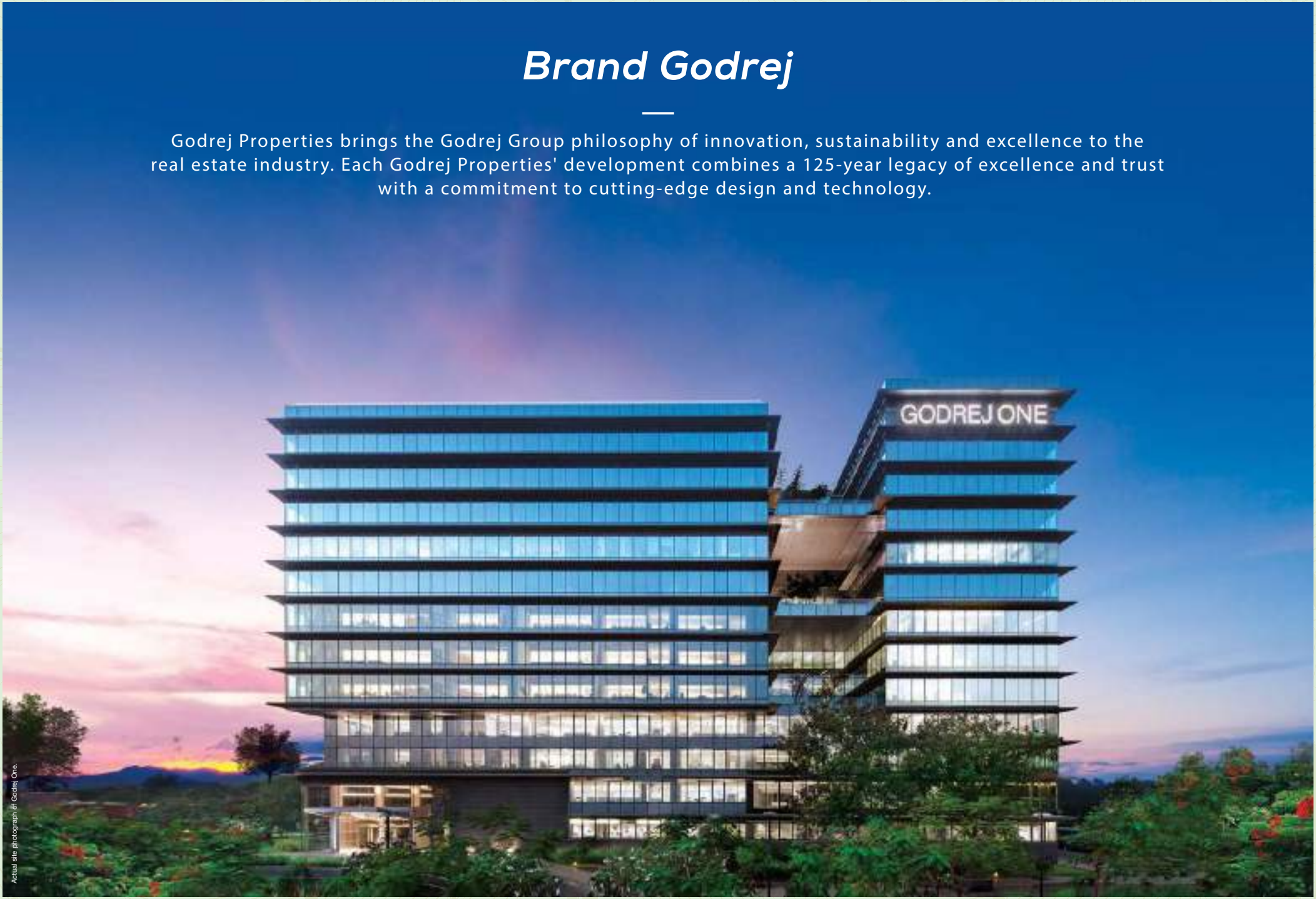


Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Godrej | PROPERTIES

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



Actual site photograph of Godrej One.

Awards & Recognitions

Giving you the best makes us the best. It's all thanks to you that Godrej Properties Limited has won over 250 awards and recognitions in recent years.



Best Design Project

Realty+, 2022

Best Interior Design

Realty+, 2022

Lopez Design for Energizing - Central Park

India's Best Design Awards, 2021

National Brand Leaders

Track2Realty BrandXReport, 2019-20

Porter Prize: For Leveraging Unique Activities

Porter Prize, 2019

Ranked #1 Globally for a third consecutive year

GRESB (Global Real Estate Sustainability Benchmark)

India's Top Builders Award

Construction World Architect and Builder (CWAB) Awards, 2018

Real Estate Company of the Year

Construction Week Awards, 2019

Plotted Development of the Year

Realty Conclave Award, 2022

Best Interior Design

Realty Conclave Award, 2021

Architectural Design of the Year

Realty Conclave Award, 2021

Wealth Creator Among The Next 500 Companies

Fortune India

Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Our Landmark Projects in Pune

UNDRI
- GODREJ PRANA
- GODREJ GREENS
- GODREJ HORIZON

KESHAV NAGAR
- GODREJ INFINITY
- GODREJ REJUVE

HINJEWADI
- GODREJ WOODSVILLE
- GODREJ ELEMENTS
- GODREJ 24

MANJARI
- GODREJ SKY GREENS
- GODREJ PARKRIDGE
- GODREJ BOULEVARD

MAMURDI
- GODREJ FOREST GROVE
- GODREJ PARK GREENS
- GODREJ NURTURE
- GODREJ WOOD PARK
- GODREJ SERENE
- GODREJ CARNIVAL

MAHALUNGE
- GODREJ HILLSIDE & GODREJ HILLSIDE 2
- GODREJ MEADOWS & GODREJ MEADOWS 2
- GODREJ GREEN COVE
- GODREJ GREEN VISTAS
- GODREJ HILL RETREAT & GODREJ HILL RETREAT 2



PRESENCE IN PUNE

14,80,000 m² SOLD

15,000+ HAPPY FAMILIES

Source: Google Maps. Map not to scale.

A city that thrives on opportunities

Flourishing in the IT, automotive, and educational sectors, Pune promises a consistent and reliable capital appreciation in the future. Its inclusion in top 100 smart cities* only highlights its importance in India's growth story.

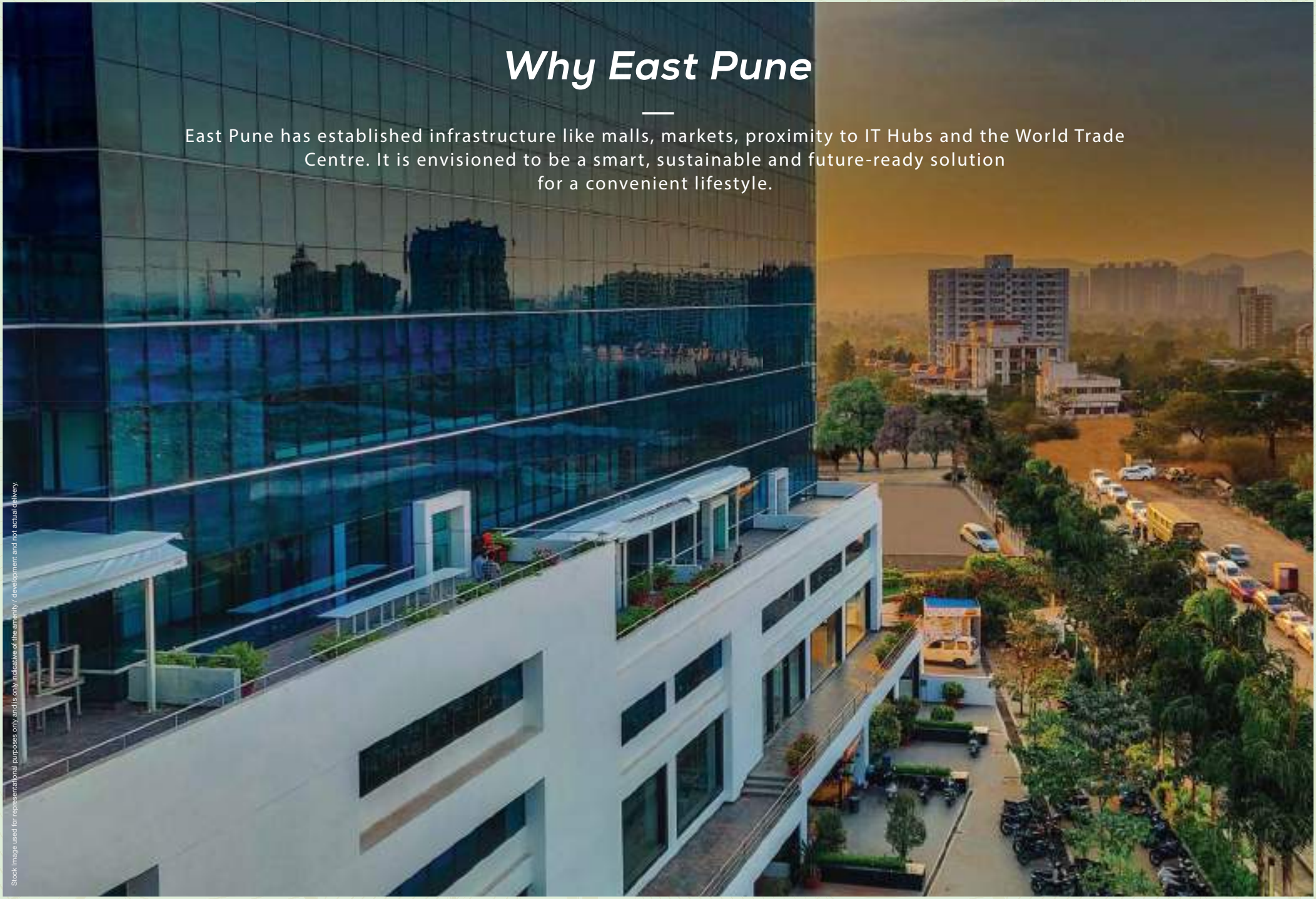


Stock Image used for representational purposes only and is only indicative of the vicinity / development and not actual delivery.

*https://indianexpress.com/article/cities/pune/mission-smart-city-pune-makes-it-to-list-of-100/

Why East Pune

East Pune has established infrastructure like malls, markets, proximity to IT Hubs and the World Trade Centre. It is envisioned to be a smart, sustainable and future-ready solution for a convenient lifestyle.



Stock image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

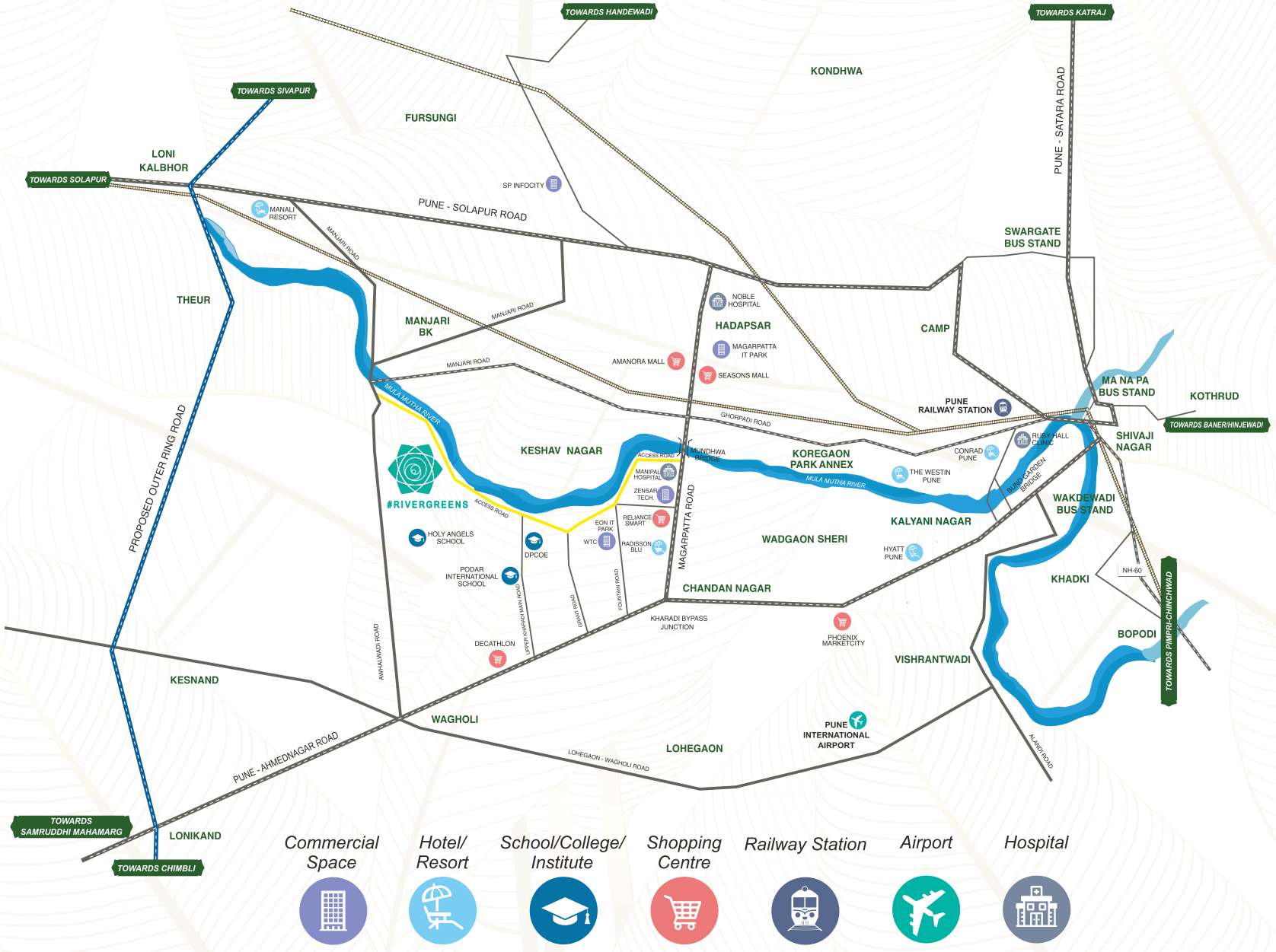
Manjari: Of Magic, Magnificence and Merriment

Being an upcoming destination for many, Manjari offers more than what meets the eye. Apart from lush greenery, clean air and a serene life, its convenient location offers seamless connectivity and proximity to a robust social infrastructure including schools, hospitals, restaurants and retail hubs. With awe-inspiring homes and a modern lifestyle full of conveniences, Manjari promises a future full of prosperity.



Stock image used for representational purposes only and is only indicative of the amenity / development and not actual delivery

A place that has it all



*Source: Google Maps. Map not to scale. | *https://pmc.gov.in/informpdf/dp23vill/Final/RP_sector_A-H/SECTOR%20H.jpg

Sprawling infrastructure in vicinity

Shopping

Reliance Mart - 5.5 KM
Decathlon Wagholi - 7 KM
Phoenix Mall - 8 KM
Amanora Mall - 10 KM
Seasons Mall - 10 KM

Business Hubs

EON IT Park - 6.5 KM
Zensar - 6.5 KM
Hadapsar Industrial Park - 11 KM
Magapatta IT Park - 12 KM

Educational Institutions

Holy Angels School - 1.7 KM
Oxford World School - 4 KM
Sanskriti School - 4 KM
Podar International School - 4.5 KM
Lexicon International School - 5 KM
Victorious Kids Educare - 5 KM
Bishop's School - 12 KM

Hotels

Lounge Fly High - 4.5 KM
Radisson Blu - 6 KM
Novotel - 9 KM
Hyatt Regency - 9 KM
Westin Hotel - 11 KM

Hospitals

Lifeline Hospital - 5 KM
Columbia Asia Hospital - 6 KM
Motherhood Hospital - 6 KM
Noble Hospital - 10 KM

Airport

Pune Airport - 10 KM

Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Approximate distances as per Google Maps.

Presenting

—

#RIVERGREENS

KHARADI MANJARI ROAD



Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Life is great by the riverside

#Rivergreens is a part of sprawling township, which pans over 23 hectares along the Mula-Mutha River. With over 4 hectares of extensive green open spaces including a green 'necklace', it ensures a tranquil environment and soothing views. Over 6500 m² of Lifestyle Clubhouse, 2000 m² of Wellness Centre, and an expansive 700 m² Community Centre will offer residents multiple avenues to celebrate life.

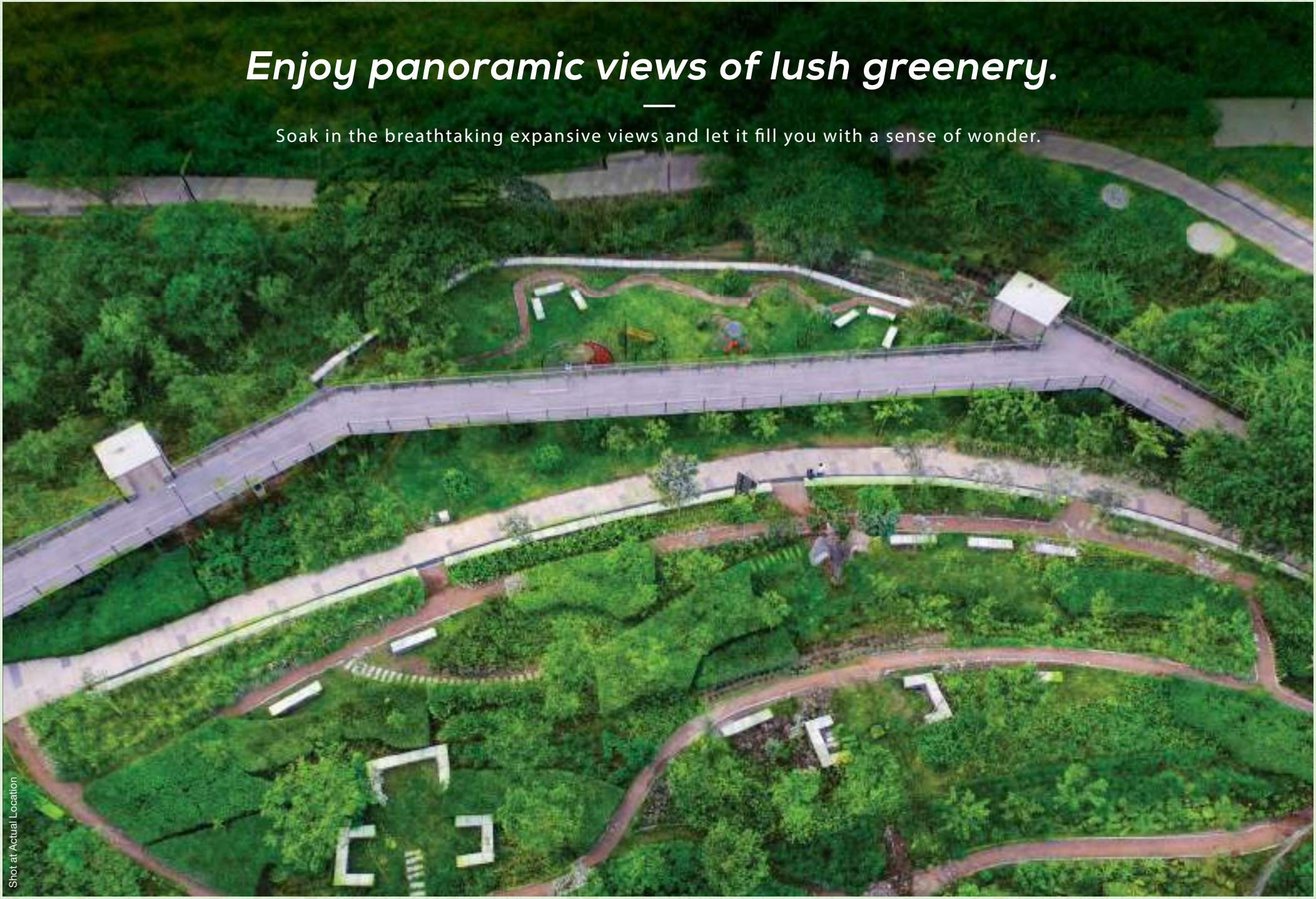


Shot at Actual Location

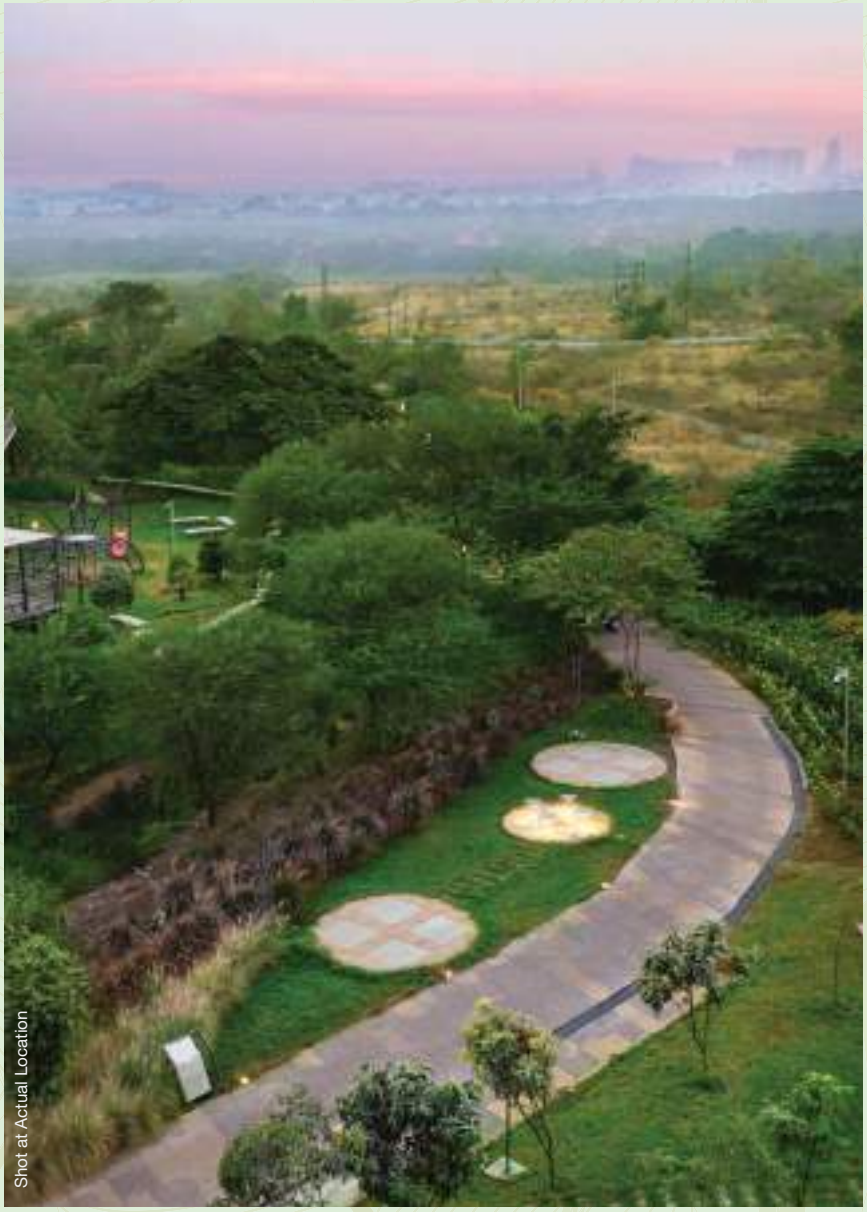


A healthy lifestyle

with Ravine Greens and a host of Sporting Amenities awaits you


Enjoy panoramic views of lush greenery.
Soak in the breathtaking expansive views and let it fill you with a sense of wonder.
Shot at Actual Location

Enjoy the best views from the top of the machan



Shot at Actual Location



Spend peaceful evenings amidst nature



Shot at Actual Location



Let the kids enjoy the adventures of childhood

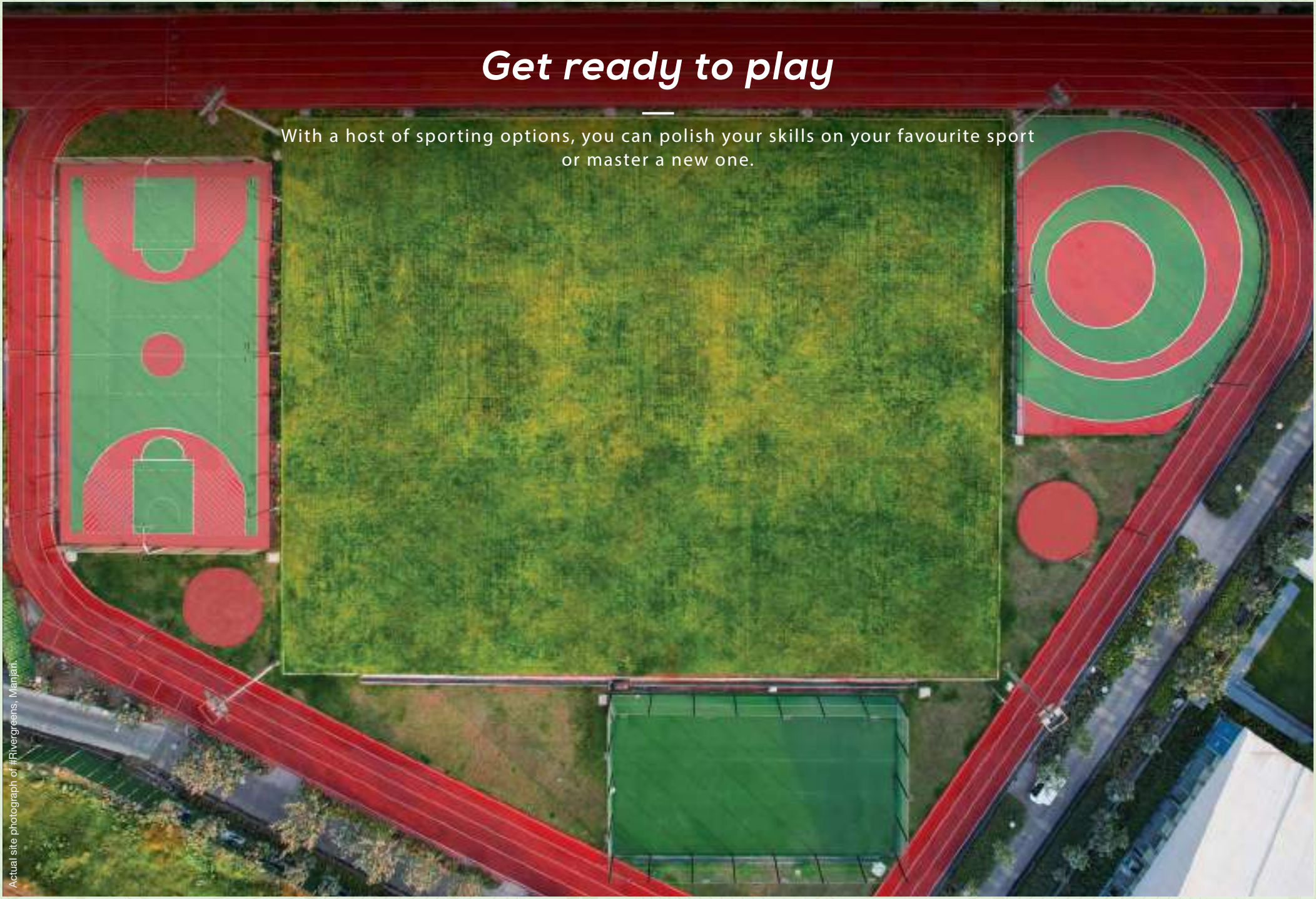


Shot at Actual Location



Get ready to play

With a host of sporting options, you can polish your skills on your favourite sport or master a new one.



Actual site photograph of #Rivergreens, Manjari.

Play the game you love, the way you love

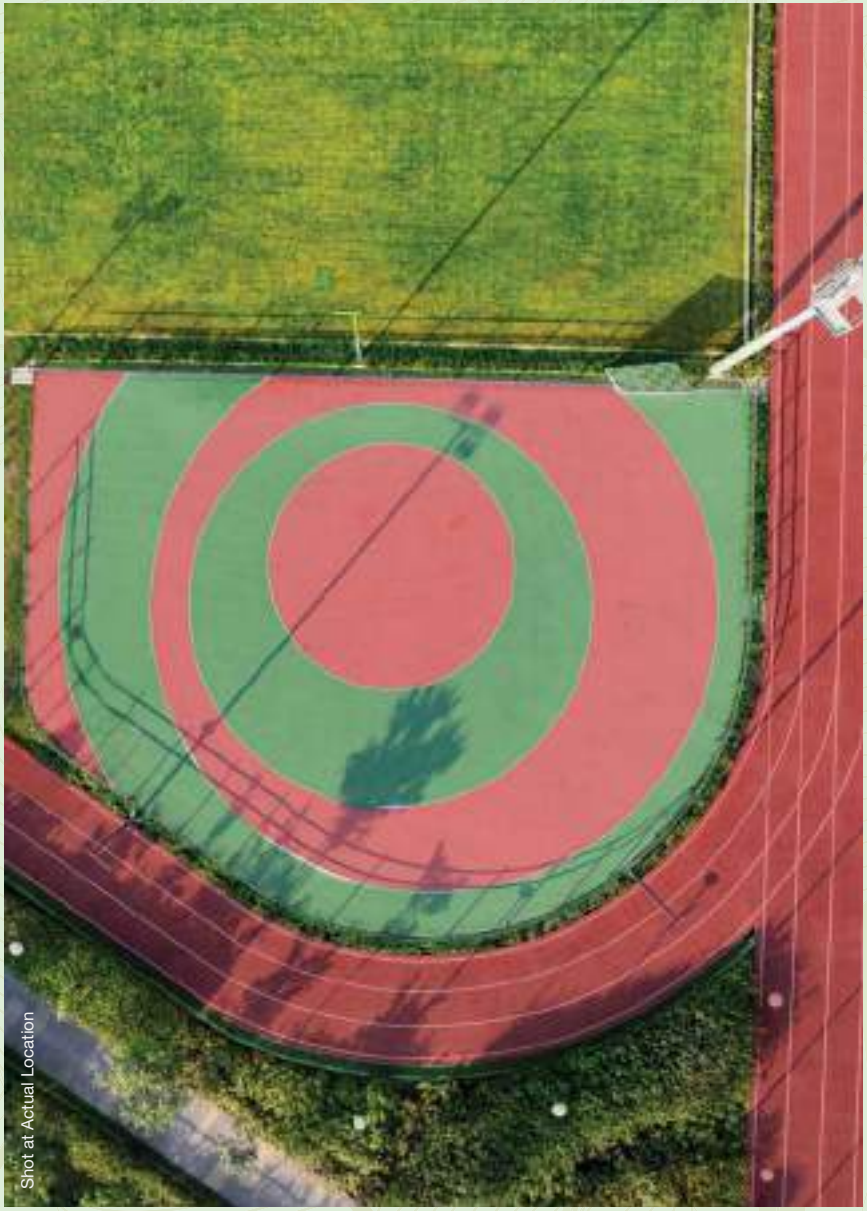
—



Shot at Actual Location



Sweat it out as you polish your skills



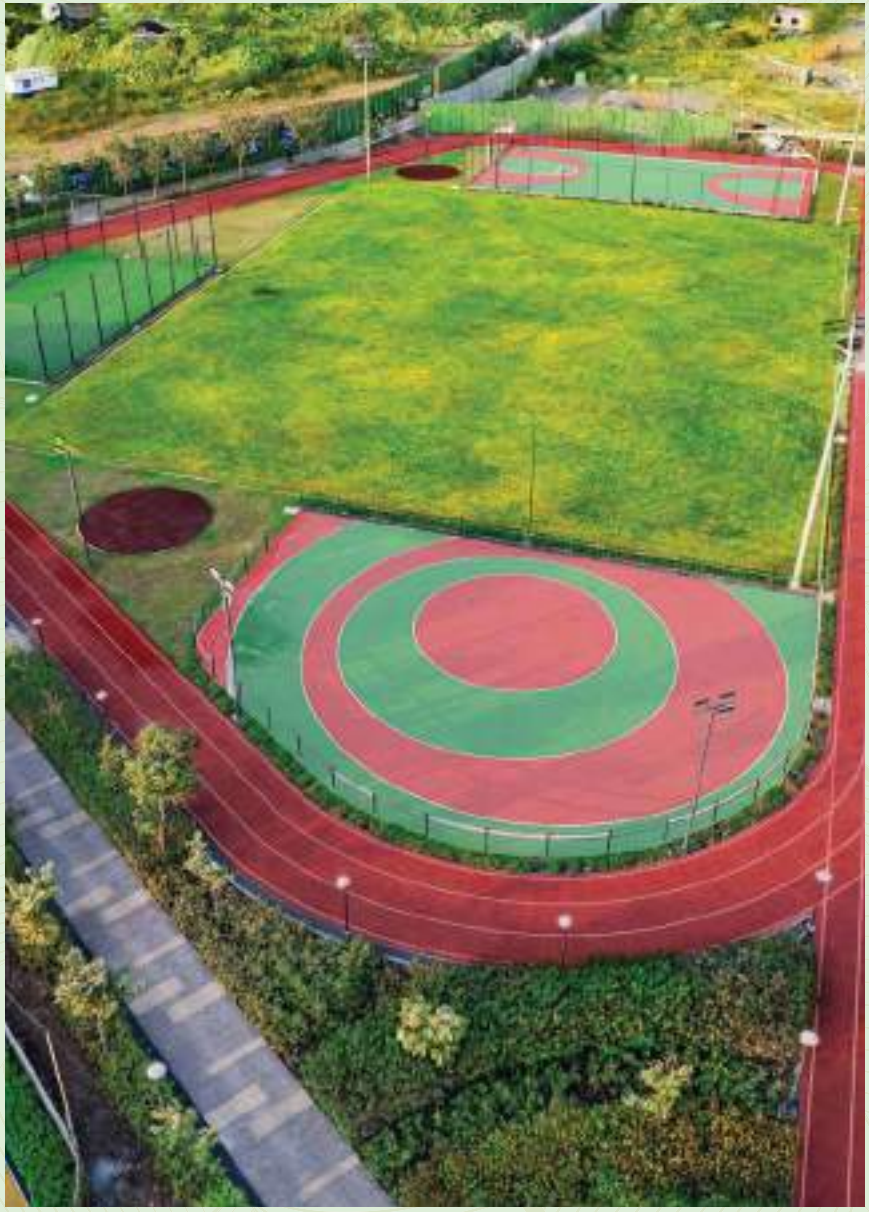
Shot at Actual Location



Let your favourite sport enthral you every day



Shot at Actual Location



#Rivergreens Master Layout Plan

LEGEND

1. Entry Experience and Exhibition Plaza
2. Amphitheater 1 and Open Classroom
3. Toilet Block 1
4. School

RESIDENTIAL SECTORS

5. Future Sectors
6. Godrej Boulevard
7. Godrej Parkridge
8. Godrej Sky Greens
9. Godrej Urban Retreat

RECREATIONAL AREA

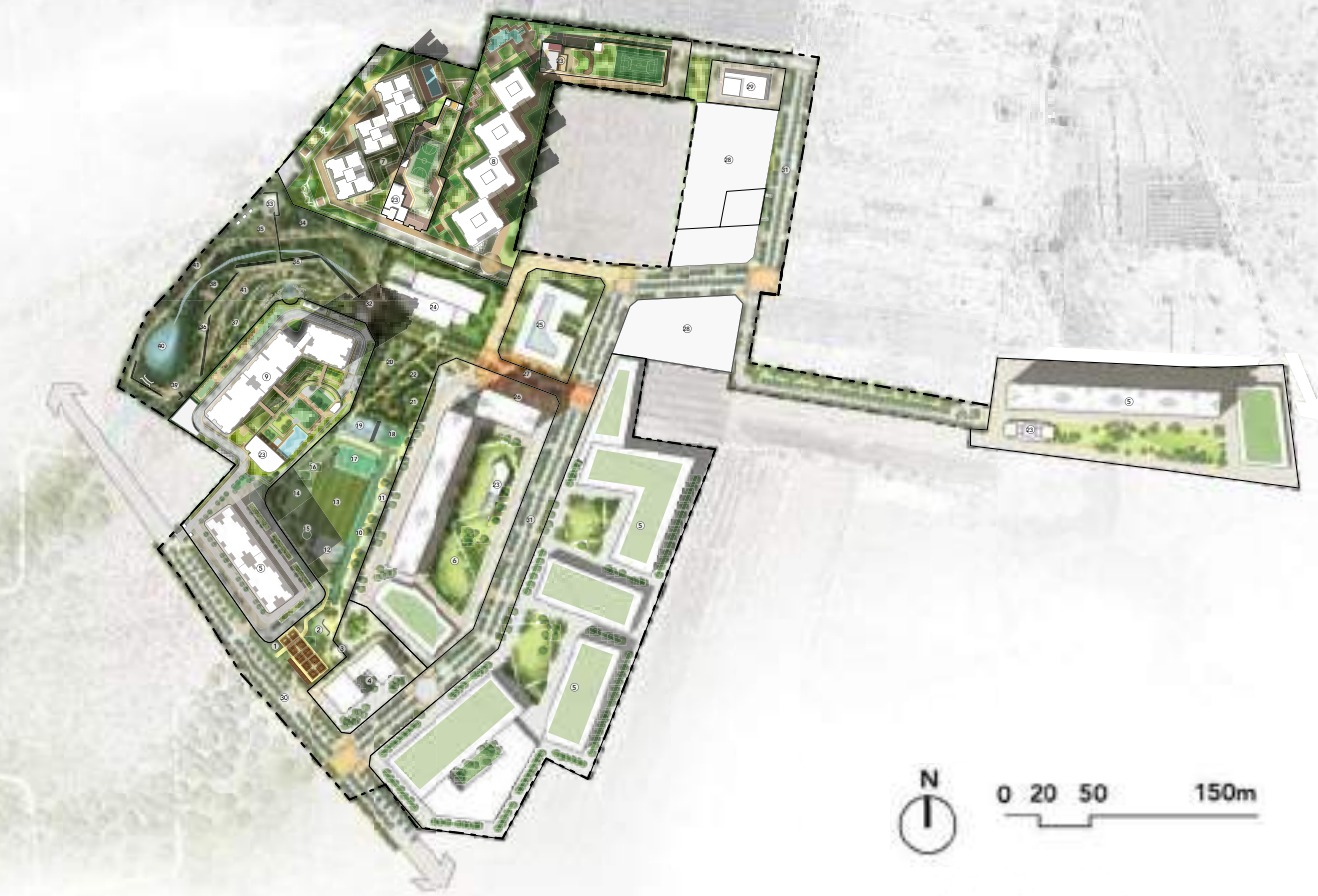
10. 100 M Running Track
11. Amphitheater Seating 2
12. Skating Rink
13. Football Field
14. Box Cricket
15. Shot-Put
16. Discuss Throw
17. Basketball
18. Kids' Play Area
19. Sloped Kids' Play Area
20. Putting Golf
21. Open Gym / Cross fit
22. Gardens
23. Sector Clubhouse
24. Central Clubhouse

CENTRAL PLAZA

25. Town Hall
26. Retail Front
27. Shared Plaza
28. Future Development
29. Healthcare Facility
30. Access Road
31. Access Road

RAVINE PARK

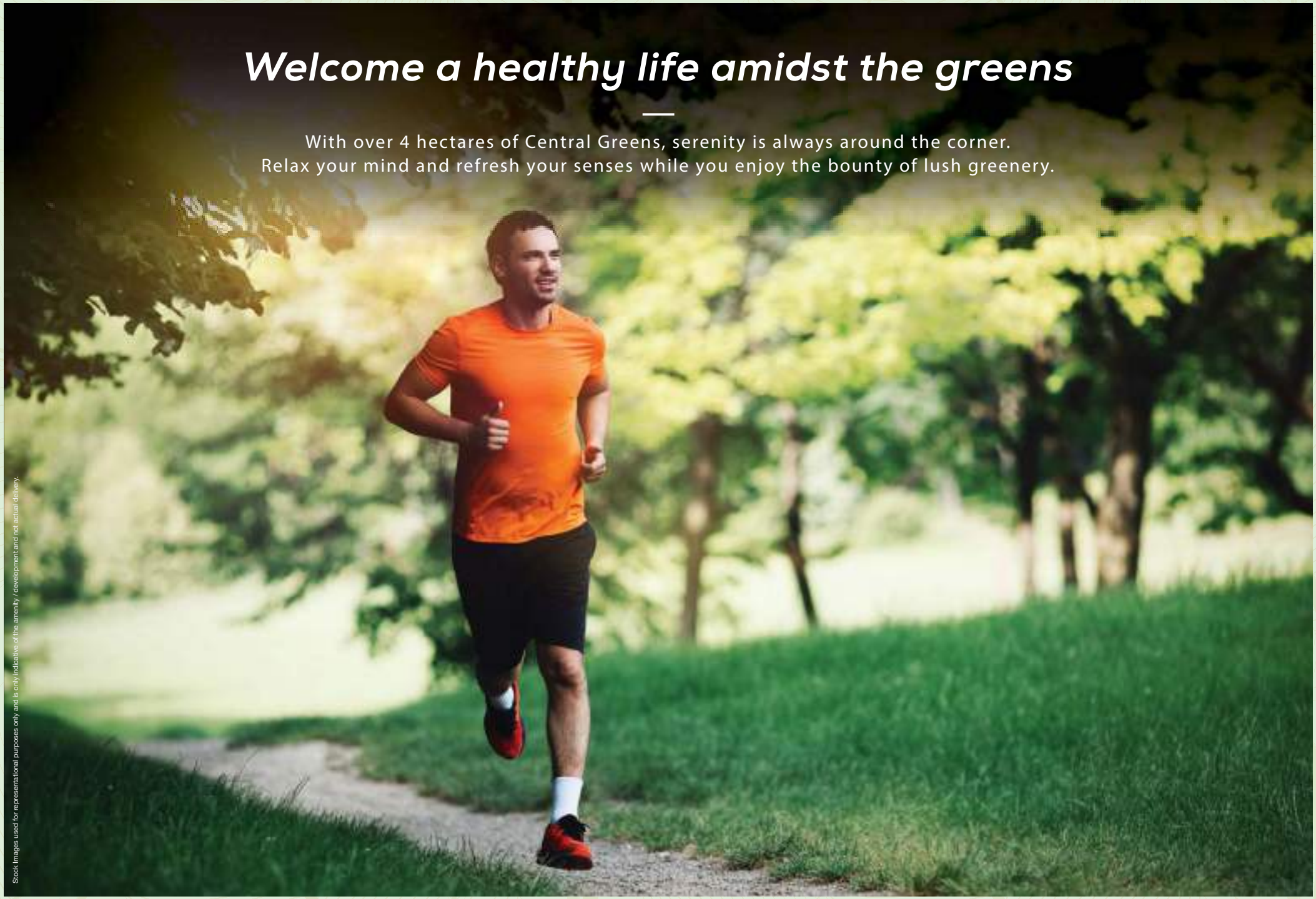
32. Entry Deck
33. Machaan + Toilet Block
34. Picnic Zone
35. Camping Area
36. Canopy Walk
37. Ravine Terraces
38. Adventure Play Zone
39. Yoga Deck
40. Water Reservoir
41. Pedestrian + Cycling Pathway



This is an artist's impression indicating the anticipated appearance of the ongoing development. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance.

Welcome a healthy life amidst the greens

With over 4 hectares of Central Greens, serenity is always around the corner.
Relax your mind and refresh your senses while you enjoy the bounty of lush greenery.

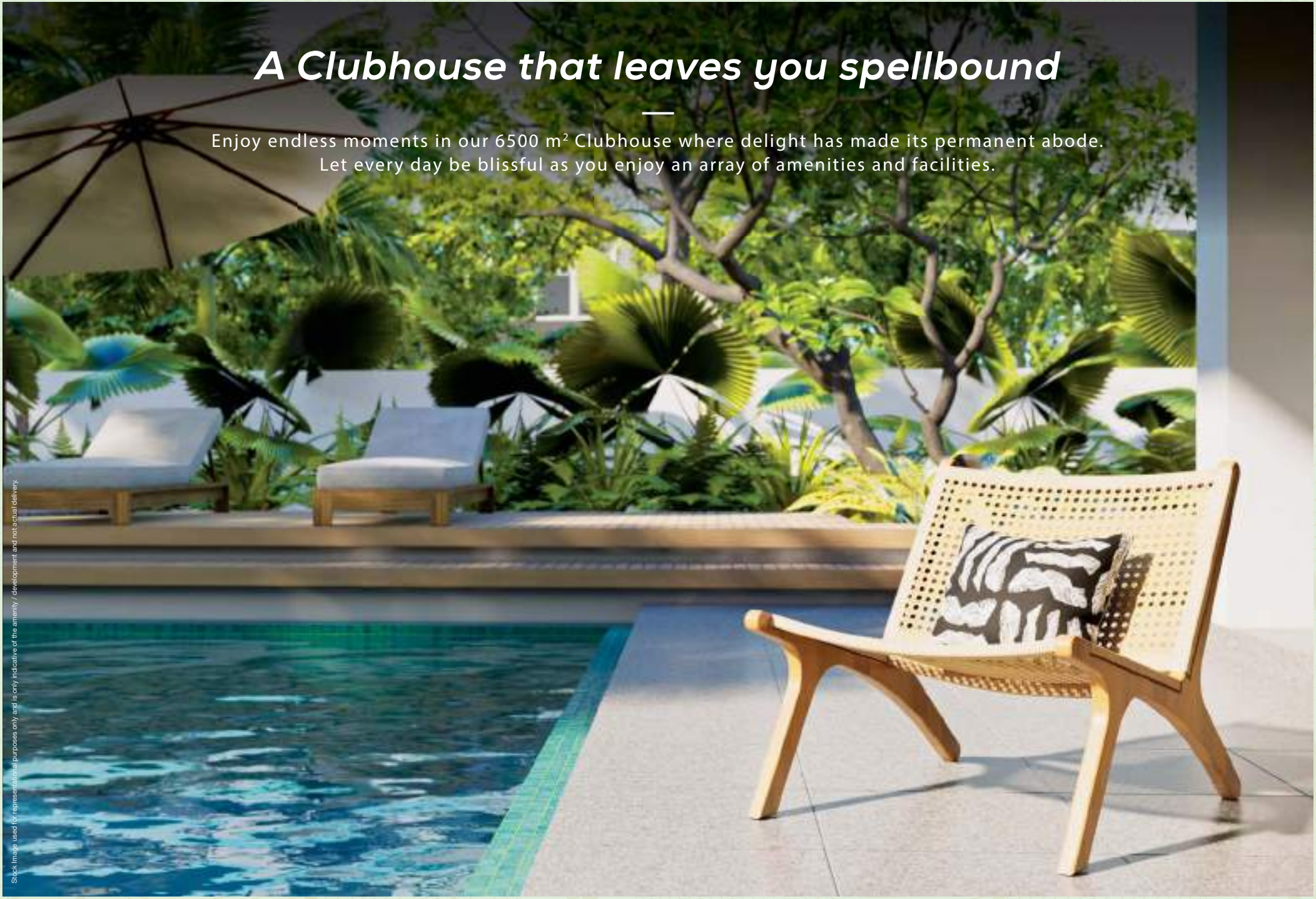


Stock Images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

A Clubhouse that leaves you spellbound

—

Enjoy endless moments in our 6500 m^2 Clubhouse where delight has made its permanent abode.
Let every day be blissful as you enjoy an array of amenities and facilities.



Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Over 2000 m^2 of state-of-the-art Health Centre*

The Health Centre sprawling over 2000 m^2 offers an array of wellness services and activities. Housing OPD services, emergency healthcare, 24x7 pharmacy, physiotherapy, nutritionist and health cafes, the health centre makes sure your loved ones are taken care of.



Stock Images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

The healthcare facilities located within the Health Centre are to be furnished by third-party healthcare providers external to Godrej Properties Limited. As such, Godrej Properties Limited shall not be held accountable for the provision of healthcare services or any resultant liabilities arising therefrom.

Shop all you want in the bustling marketplace

—

#Rivergreens offers you convenience for all your shopping needs at a centrally located community market spanning over 700 m². From daily essentials to lifestyle needs, you will find easy access to all.



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


Introducing
—
GODREJ URBAN RETREAT
KHARADI MANJARI ROAD
The thrill of a lifetime
Stock Image used for representational purposes only and is only indicative of the amenity

Make thrilling experiences the norm

With 25+ resort themed amenities, enjoy life with an everlasting thrill.
An active lifestyle awaits amidst 10 acres of township Central Greens. Lose yourself in an array of sports amenities and facilities to live that agile lifestyle you always wanted.



Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Dive into a world of rejuvenation and delight

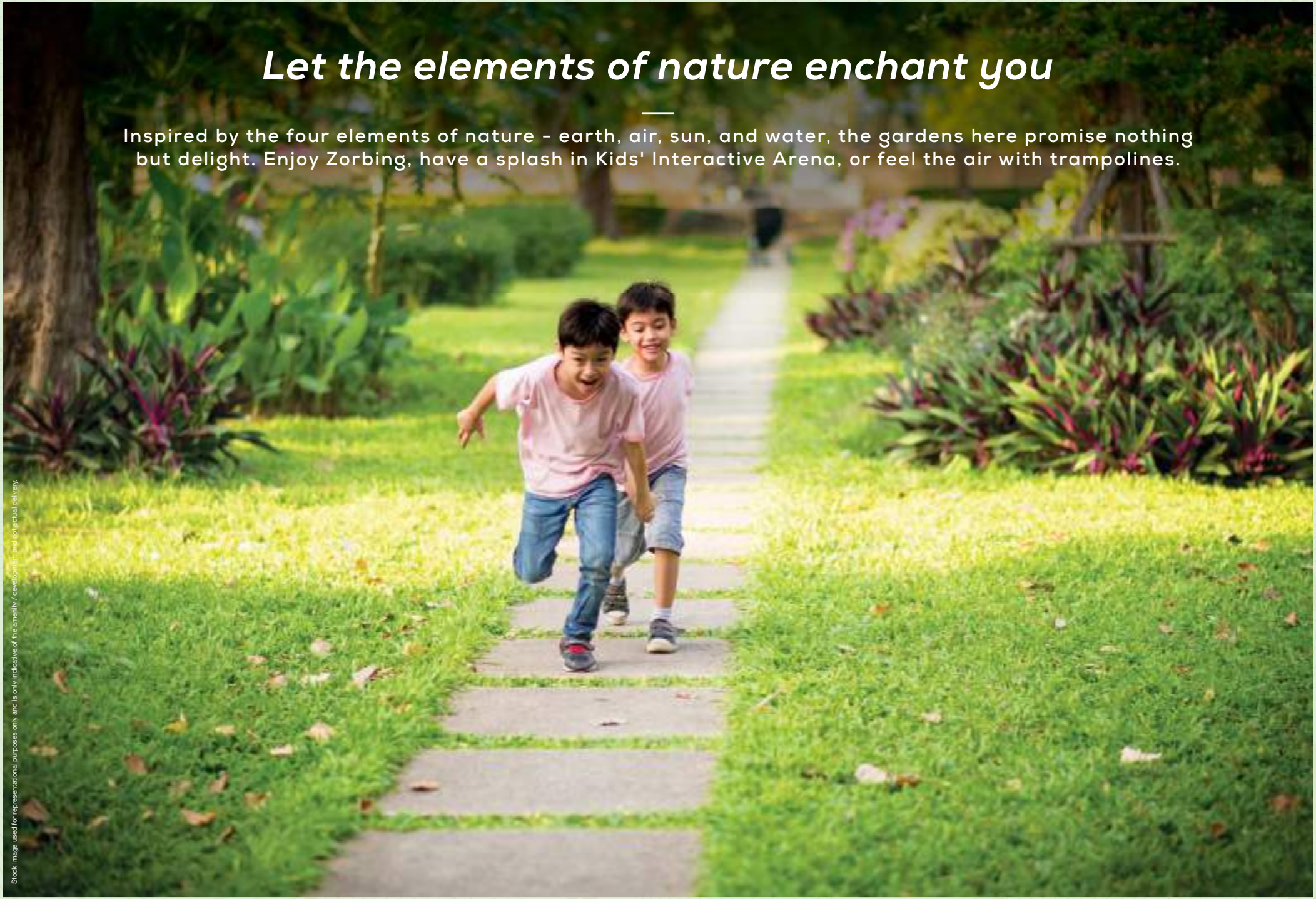
Tranquil club amenities encourage you to put wellness above everything else. With the 5 Elements Spa, give in to a day of holistic rejuvenation. Enliven your senses with a host of other amenities not just for the body, but also the soul.



Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Let the elements of nature enchant you

Inspired by the four elements of nature - earth, air, sun, and water, the gardens here promise nothing but delight. Enjoy Zorbing, have a splash in Kids' Interactive Arena, or feel the air with trampolines.



Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Gardens that bloom with your childhood memories are here







Stock Images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Every day is an opportunity to make unforgettable memories



Earth Garden - Wormhole Slides

Stock Images used for representational purposes only and is only indicative of the amenity/ development and not actual delivery.

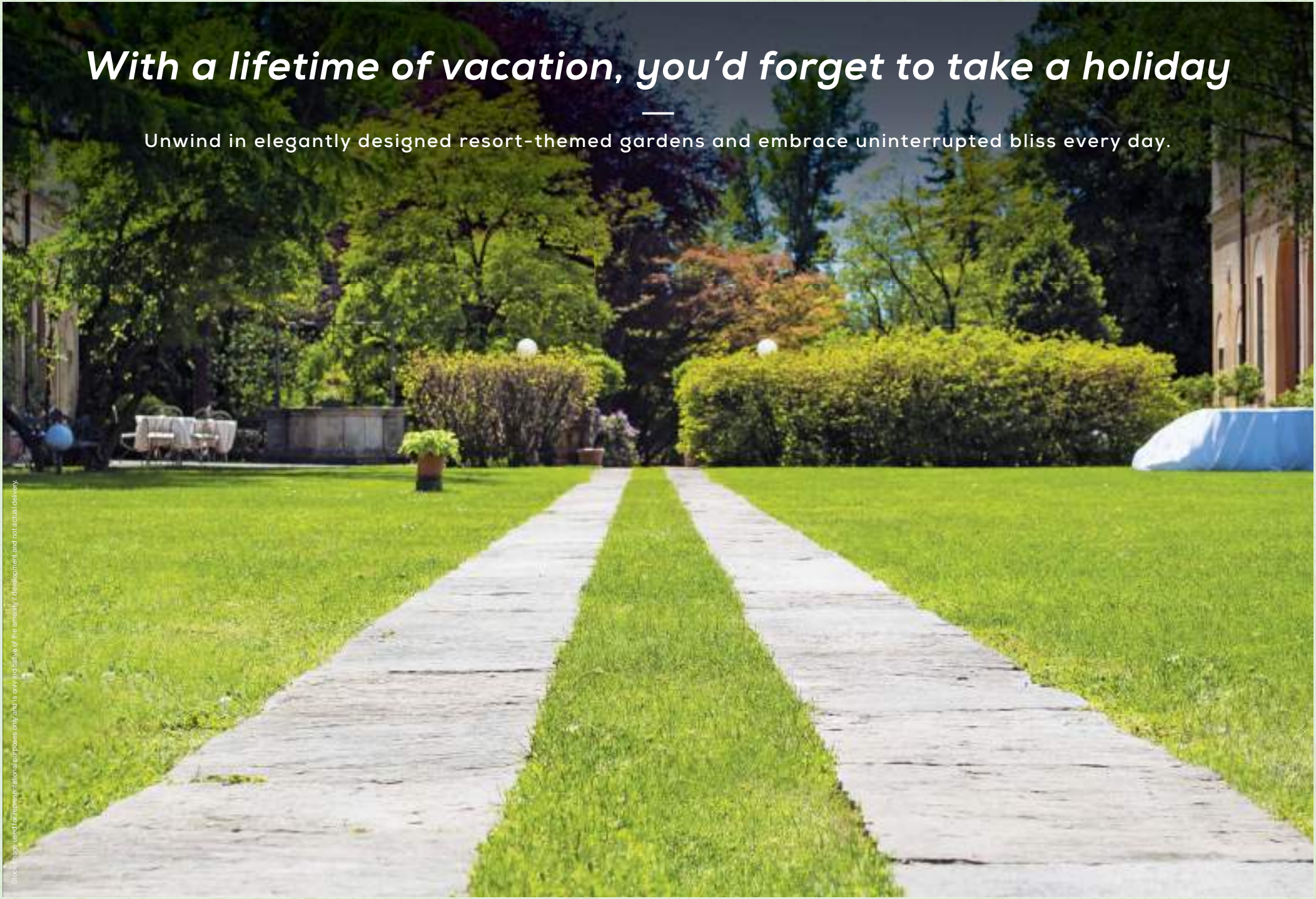


Zorbing

With a lifetime of vacation, you'd forget to take a holiday

—

Unwind in elegantly designed resort-themed gardens and embrace uninterrupted bliss every day.



Stock image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Unique resort gardens to fill you with bliss







Stock images used for representational purposes only and are only indicative of the ambience. Actuals may differ from actual delivery.

The best places are those where you're the most comfortable

—



Flower Cabana

Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.



Cocoon Hammock Seating

Let your leisure time see the peak of joy


Swing Park


Outdoor Gym


Open Movie Screening

Stock images used for representation purposes only. Final amenity / development and not actual view.

Every moment is an opportunity to make the most of it



Infinity Pool



Water Volleyball



Half-Basketball Court

Stock images used for representational purpose

From your little ones to the ones in the golden age, here's fun for all

—



Rock Climbing



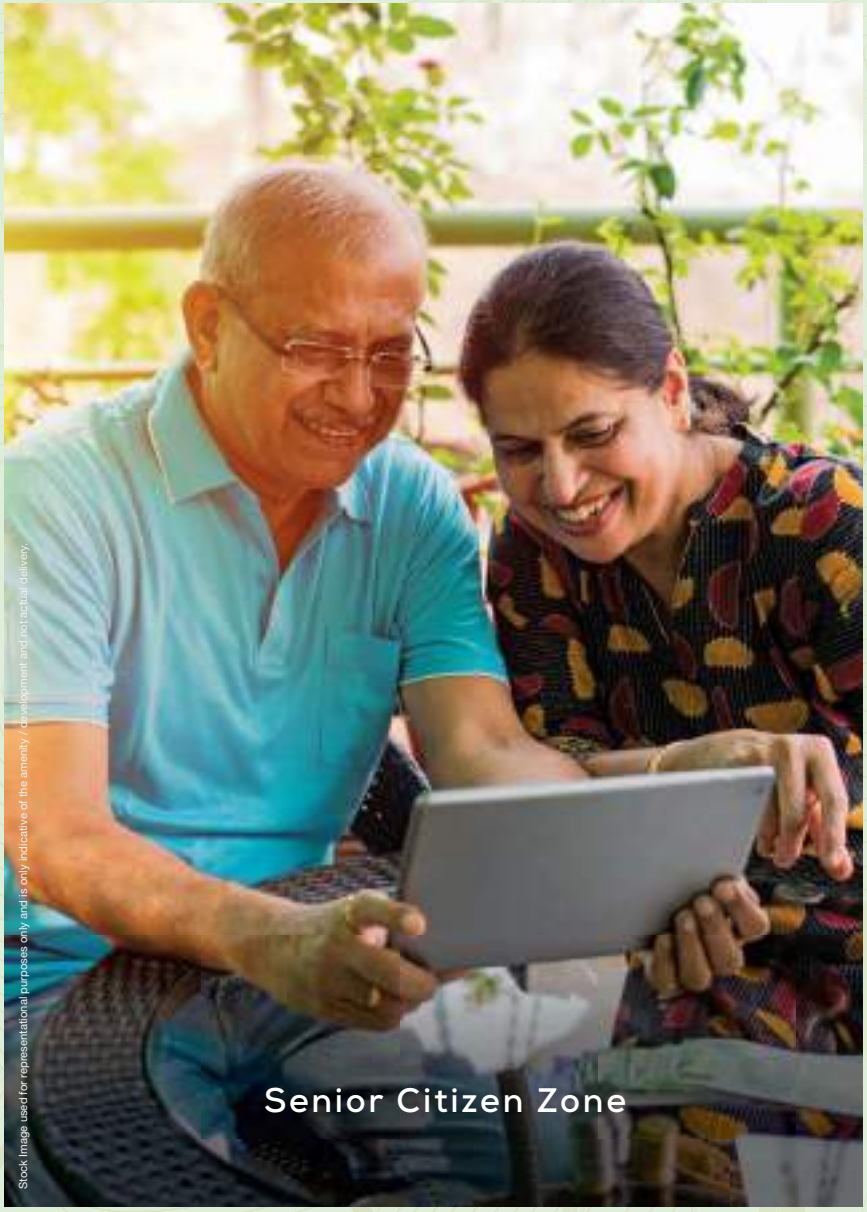
Meditation Deck



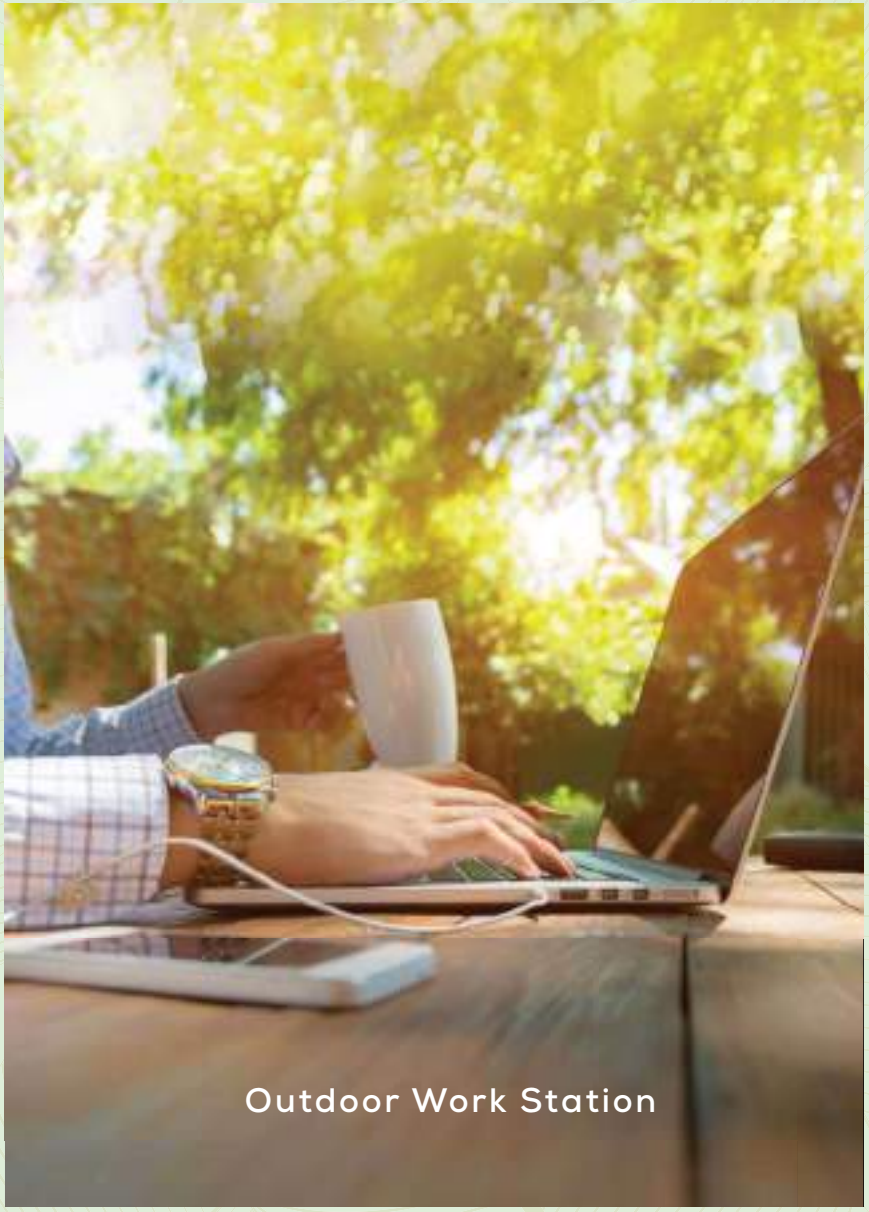
Croquet Practice Area

Stock images used for representational purposes only and is only indicative of the amenity / level ... and not actual delivery.

Equal amounts of work, fun, and leisure



Senior Citizen Zone



Outdoor Work Station

Play, watch, or sing to your heart's content



Lawn Scrabble


Party Deck


Amphi Seating with Stage

Stock Images used for representational purposes only and is only indicative of the amenity / development and not actual delivery

Be engrossed all day long



Cricket Pitch

Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.



Skating Area

Be up and about or get pampered



Digital Gaming Arcade

Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.



Reception

Make the most of every moment



Gym



Cafe and Juice Bar

Stock Image used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

Godrej Urban Retreat Master Layout Plan



LEGEND

GROUND FLOOR

1. Cycle Track
2. Pathway
3. Party Lawn
4. Strolling Garden
5. Parking
6. Entry Plaza
7. Cocoon Hammock Seating
8. Croquet Practice Area

CENTRAL GREEN

9. Children's Air Garden
10. Life Size Ludo
11. Floor Dart with Ball
12. Children's Earth Garden
13. Festive Lawn & Stage
14. Stepped Seating
15. Senior Citizen Corner
16. Lawn Zorbing
17. Floor Game (Lawn Scrabble)
18. Rock Climbing

RAVINE GREENS

19. Yoga/Meditation Lawn
20. Meditation Deck
21. Therapeutic Garden
22. Sun Play Pergola
23. Swing Area
24. Cricket Pitch
25. Outdoor Gym
26. Access to Ravine Park

MLCP TOP

27. Party Deck
28. Kids' Interactive Arena
29. Infinity Pool & Water Volley Ball
30. Outdoor Work Station
31. Chit Chat Corner
32. Half Basketball Court
33. Flower Cabanas
34. Skating Area
35. Multipurpose Lawn
36. Amphi Seating with Stage
37. Celebration Lawn/ Outdoor Movie Screening
38. Connecting Bridge
39. Sun Deck
40. Viewing Deck

● Dropoff

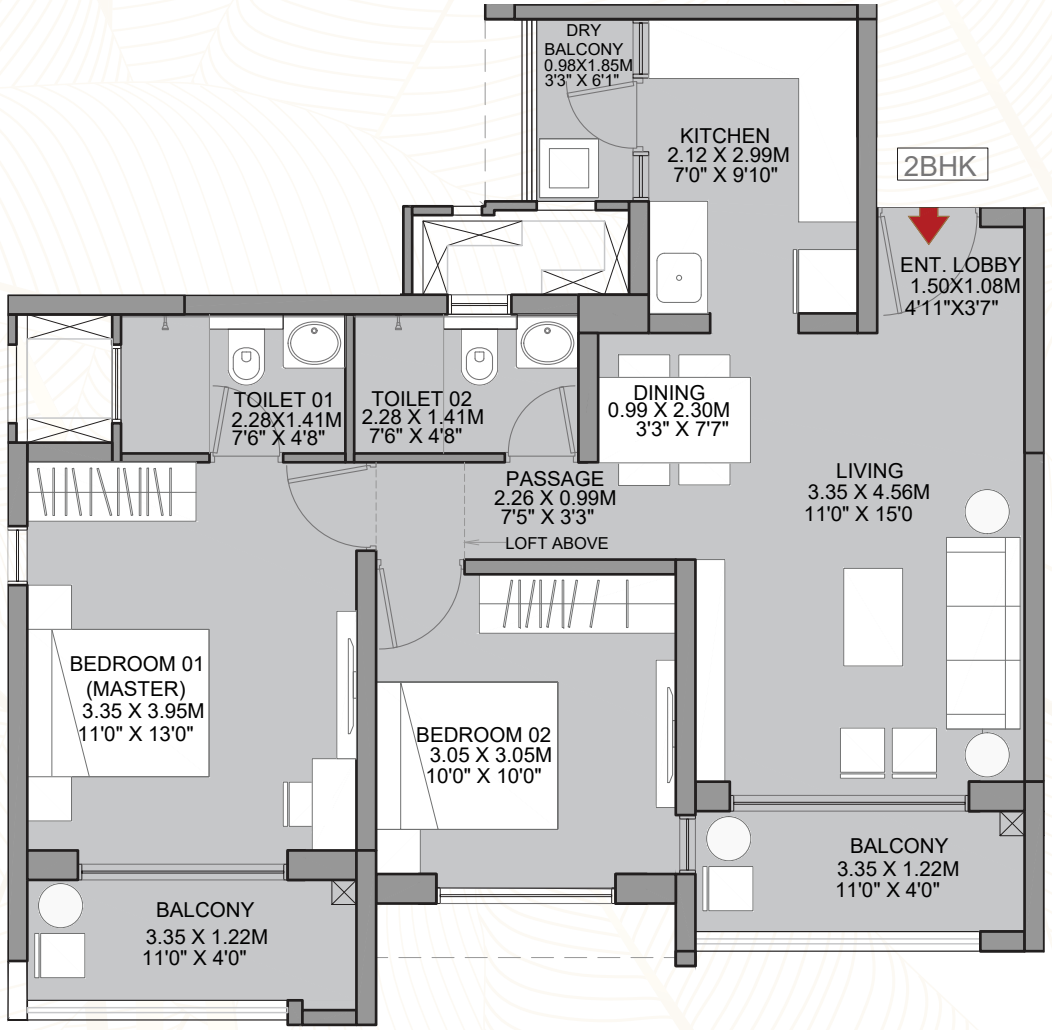
CLUB AMENITIES

- Reading Lounge & Library
- Party Hall
- Guest Rooms
- Yoga/Meditation
- Indoor Games
- Digital Gaming Arcade
- Gaming Arcade
- Art Room
- Music Room
- Crèche
- Business Center & WHF Spaces
- State of the Art Gym
- 5 Elements Spa
- Cafe & Juice Bar

This is an artist's impression indicating the anticipated appearance of the ongoing development. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance.

UNIT PLAN - 2 BHK TYPE 1

AREA	
CONFIGURATION	2 BHK-TYPE 1
AREAS AS PER RERA [SQ.MT.]	63.13
EXCLUSIVE AREA [SQ.MT.]	10.03
TOTAL AREA [SQ.MT.]	73.16
TOTAL AREA [SQ.FT.]	787.49

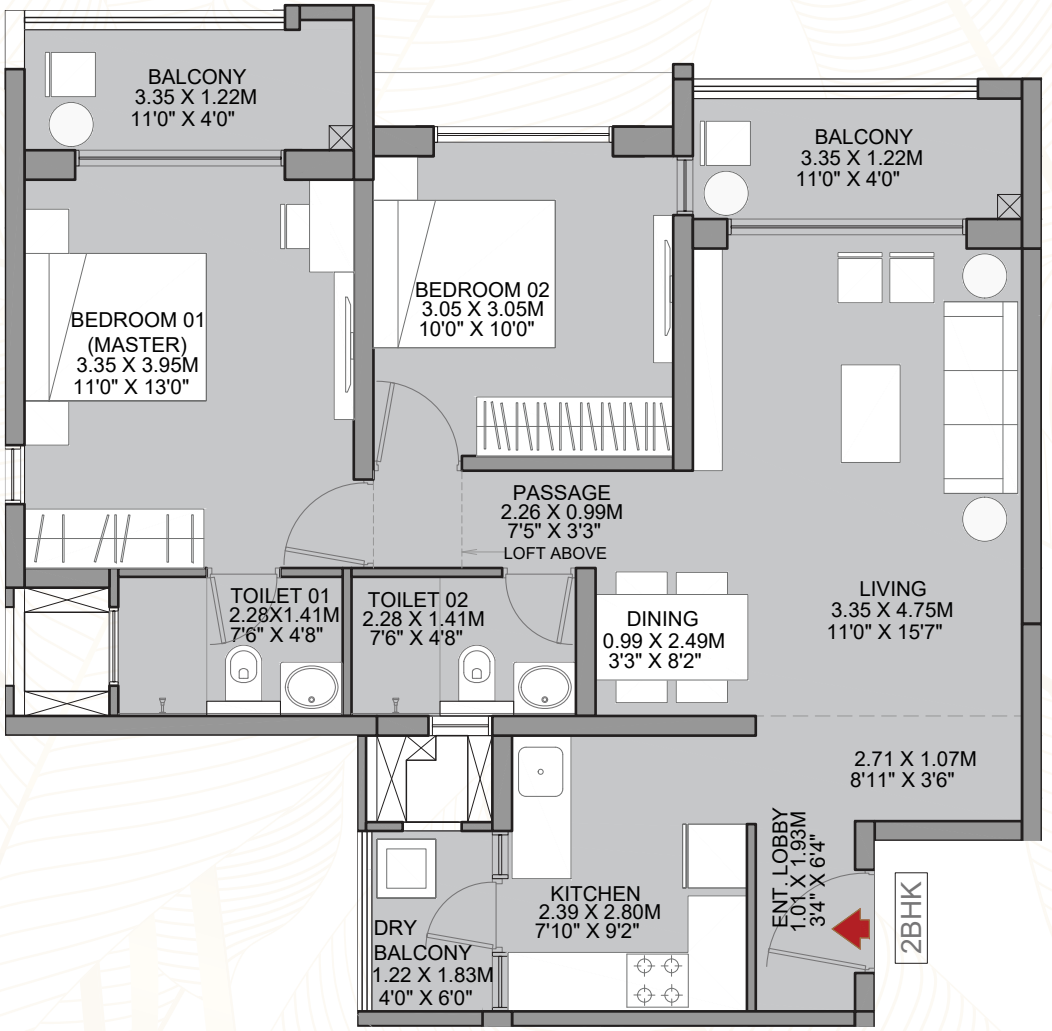


Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT

The furniture accessories, paintings, items, electronics good additional fittings / fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specification. The Total Area is subject to a variation cap up to three percent (3%) or as may be amended under the Act and/or Rules from time to time. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

UNIT PLAN - 2 BHK TYPE 2

AREA	
CONFIGURATION	2 BHK-TYPE 2
AREAS AS PER RERA [SQ.MT.]	67.56
EXCLUSIVE AREA [SQ.MT.]	10.46
TOTAL AREA [SQ.MT.]	78.02
TOTAL AREA [SQ.FT.]	839.81

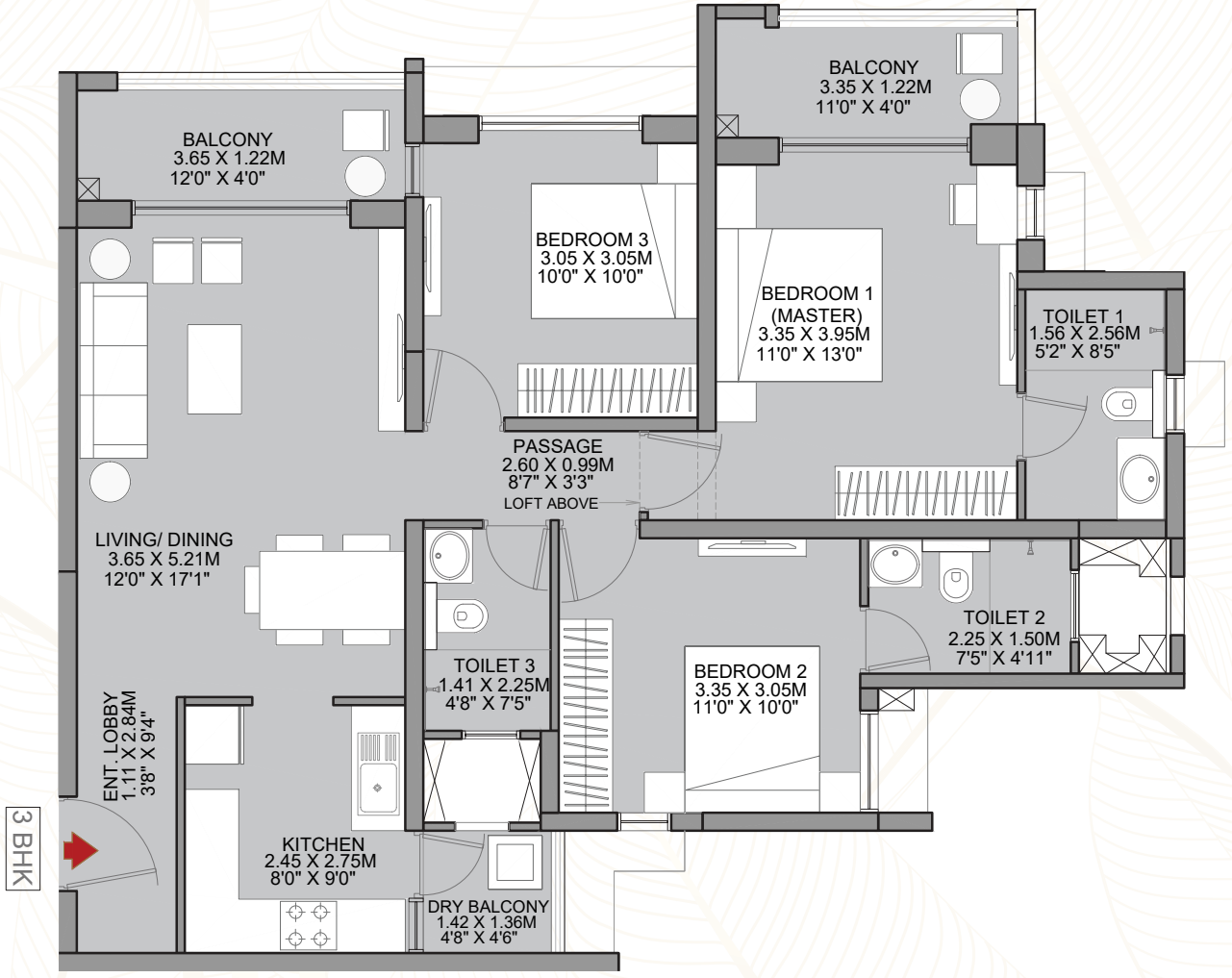


Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT

The furniture accessories, paintings, items, electronics good additional fittings / fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specification. The Total Area is subject to a variation cap up to three percent (3%) or as may be amended under the Act and/or Rules from time to time. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

UNIT PLAN - 3 BHK

AREA	
CONFIGURATION	3 BHK
AREAS AS PER RERA [SQ.MT.]	83.13
EXCLUSIVE AREA [SQ.MT.]	10.43
TOTAL AREA [SQ.MT.]	93.56
TOTAL AREA [SQ.FT.]	1007.08



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT

The furniture accessories, paintings, items, electronics good additional fittings / fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specification. The Total Area is subject to a variation cap up to three percent (3%) or as may be amended under the Act and/or Rules from time to time. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

Product Mix

CONFIGURATION	CARPET AREA (SQ.MT)	CARPET AREA (SQ.FT)
2 BHK - TYPE 1	73.2 - 75.2	787.49 - 809.88
2 BHK - TYPE 2	76.2 - 78.0	820.32 - 839.81
3 BHK	93.56	1007.08

Payment Plan

MILESTONE	% COLLECTION DUE
On Booking	6%
On 15 Days of Booking	4%
On 15th Day Post Registration	10%
On Completion of Excavation	10%
On Completion of Plinth	15%
On Completion of 2nd Slab	10%
On Completion of 12th Slab	5%
On Completion of 24th Slab	5%
On Completion of Superstructure	5%
On Completion of Terrace with Waterproofing	5%
On Completion of Walls	10%
On Completion of Staircase	5%
On Completion of External Plumbing	5%
On Application of OC	3%
On Notice of Possession	2%

Specification

STRUCTURE & FINISHING

Earthquake resistant framed RCC structure

Internal - Oil Bound Distemper with Gypsum Plaster

External Walls finish with texture 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 up to 2ft

TOILET

Sanitary Ware - American Standard/Kohler or equivalent

CP Fittings - American Standard/Kohler or equivalent

Counter Top - Granite counter top

Wall Cladding (All Restrooms) - Ceramic tiles up to Lintel Level

ELECTRICALS

Modular Switches - Panasonic/Anchor Roma/ Equivalent – Childproof

Provision for Cable TV, Telephone in Living Room, AC, Geyser, WIFI points

FLOORING*

Living/Dining - Vitrified tiles

Master Bedroom - Vitrified tiles

Other Bedrooms - Vitrified tiles

Balconies - Anti-skid tiles

Utility Area - Anti-skid tiles

Master Restroom - Anti-skid tiles

Other Restrooms - Anti-skid tiles

Kitchen - Vitrified tiles

SPECIAL FEATURES

Solar Water provision in Master Bedroom's Toilet

Video Door Phone in every unit

Safety Feature** - Parapet wall with MS railing

Centralized RO

*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits.
i. Tiles: +/- 3mm in warpage & bent.
ii. Granite: Granites are natural stones, so there may be variations in colours/shades and/ or grains.
**As per prevailing NBC regulations.



Stock Images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.

The Project Godrej Urban Retreat is registered with MahaRERA under registration no. P52100050128, available at http://maharera.mahaonline.gov.in.

Site address: Godrej Urban Retreat, Kharadi-Manjari Road, Pune 412307

Godrej Urban Retreat is part of a sanctioned Township which is spread across 40.97 Hectares (approx. 101 Acres) at Manjri Khurd, Pune. The Developer, viz, Manjari Housing Projects LLP (wherein Godrej Properties Limited is a partner) as owners and being part of said Township, is developing 23 Hectares (approx. 2.3 lakh sq. mts.) of the land in the said Township ("said Land"). The campaign name of the said Land is '#Rivergreens". 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. 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. T&C Apply. The official website of the company is www.godrejproperties.com. Please do not rely on the information provided on any other website.