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Symphony of Lights

Site Address: S.No. 46/1A, S.No. 46/2 (P), S.No. 46/4 (P), CTS No. 2022 (P) at Mundhwa, Pune City, Pune, 411036. The sale is subject to terms of application form and agreement for sale. Customers 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. Please do not rely on the information provided on any other website.

Every remarkable creation has a source, ours is light



Artist's impression for representational purpose only.

Illuminating progress, year after year

For over 128 years, Godrej has set the standard for inspired living – building more than 175 projects across 15 cities and touching the lives of over 85,000 families. With each new address, the legacy is not just counted in numbers, but in the trust, well – being and vibrant communities that grow, year after year.

In just the past year, more than 15,000 families found their home with Godrej – a testament to leadership that endures and evolves. Recognized as No. 1 globally in the GRESB development benchmark and awarded Real Estate Company of the Year (West), Godrej Properties continues to merge innovation with responsibility – honoured for ESG excellence, inclusion, diversity and ranked among the world's best in industry governance and social impact.

From the moment you step into a Godrej community, you step into a tradition of achievement, care and a future always moving forward under the spotlight of acclaim, trust and shared vision for better living.

Godrej | PROPERTIES

INDIA'S NO. 1* REAL ESTATE DEVELOPER

*As per booking value achieved in FY 2023 - 24 and FY 2024 - 25 for residential real estate

Opulence composed in every ray

Beneath every sunrise, Godrej Elaris orchestrates an experience where opulence becomes a way of life, set to the gentle music of light. Each new day unveils itself in soft, radiant layers.

Every morning begins with a quiet glow that guides your day warming open spaces, uplifting moods and creating a sense of calm. Step out and wander along garden pathways, past verdant podiums, dense forest planting area and seasonal blooms, before reaching the heart of the community the 2,788 sq.m. (30,000 sq. ft.) clubhouse crafted for wellness, connection and refined leisure.

Across Godrej Elaris, landscapes unfold like a living canvas vibrant, evolving, and thoughtfully designed. Five elements of refined living come together with ease privacy, curated amenities, artistry, nature and comfort. From the grand entrance to the quiet garden paths and the lively club spaces, the Symphony of Lights elevates everyday moments into something rare, radiant and beautifully distinguished.



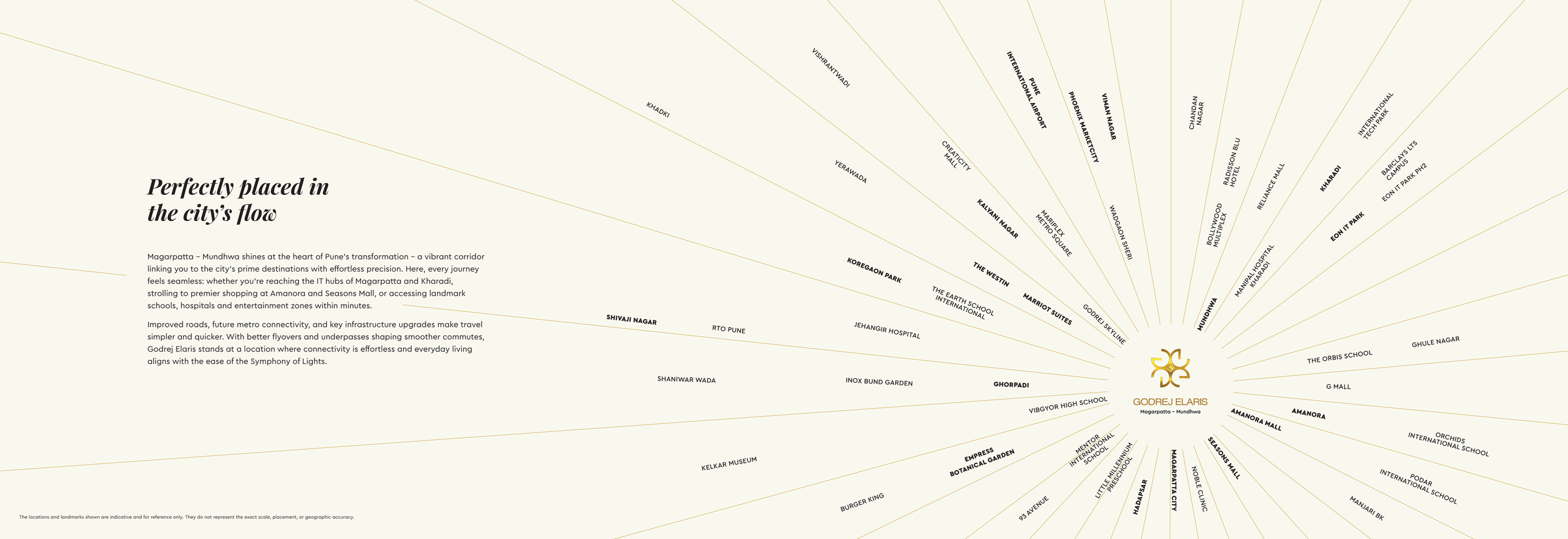
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Perfectly placed in the city's flow

Magarpatta – Mundhwa shines at the heart of Pune's transformation – a vibrant corridor linking you to the city's prime destinations with effortless precision. Here, every journey feels seamless: whether you're reaching the IT hubs of Magarpatta and Kharadi, strolling to premier shopping at Amanora and Seasons Mall, or accessing landmark schools, hospitals and entertainment zones within minutes.

Improved roads, future metro connectivity, and key infrastructure upgrades make travel simpler and quicker. With better flyovers and underpasses shaping smoother commutes, Godrej Elaris stands at a location where connectivity is effortless and everyday living aligns with the ease of the Symphony of Lights.



The locations and landmarks shown are indicative and for reference only. They do not represent the exact scale, placement, or geographic accuracy.

Connected all around

Everything you need shines nearby – renowned schools, colleges and multispecialty hospitals; upscale hotels, shopping malls, social clubs and IT parks – all just moments away. Living at Godrej Elaris, means daily convenience set to the perfect urban rhythm.



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CORPORATES – Just Mins Away

• Hitachi	0.9 km	I	3 min Drive
• SAP India	0.9 km	I	3 min Drive
• Amdocs	1 km	I	3 min Drive
• Accenture	1.1 km	I	4 min Drive
• WeWork	1.3 km	I	4 min Drive
• Deutsche Bank	1.5 km	I	4 min Drive
• Capgemini	1.6km	I	5 min Drive
• BNY Mellon	4.6 km	I	13 min Drive
• Google Pune	2.9 km	I	18 min Drive

ESTEEMED NEIGHBOURS – Distinguished Locale

• Y00 Pune	0.25 Km	I	1 min Drive
• One North	0.25 Km	I	1 min Drive
• Magarpatta City Township	0.35 Km	I	1 min Drive
• Amanora Township	1.5 Km	I	5 min Drive

HOTELS – Relaxing Time

• Marriot	3.7 km	I	4 min Drive
• Westin	4.1 km	I	8 min Drive
• Radisson Blu	5 km	I	9 min Drive
• Conrad	6.3km	I	12 min Drive

CONNECTIVITY – Seamless Travel

• Airport	8.4 km	I	17 min Drive
• Railway Station	9.6 km	I	21 min Drive

MALLS – Shopping Therapy

• Seasons Mall	1 km	I	3 min Drive
• Amanora Mall	1.2 km	I	3 min Drive
• Phoenix Marketcity	7.7 km	I	15 min Drive

HOSPITALS – Top Healthcare

• Nobel	3.1 km	I	7 min Drive
• Sahyadri	3.6 km	I	8 min Drive
• Manipal	3.6 km	I	19 min Drive
• Cloudnine	5.8 km	I	21 min Drive

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MASTER LAYOUT PLAN



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A canvas of connected experiences

Thoughtfully designed gardens, clubhouses, play zones and every essential – all flow together here, creating a vibrant landscape that brings the Symphony of Lights vision to life.

GROUND LEVEL

1. ENTRY/EXIT
2. WAITING / DROP OFF AREA
3. RETAIL PROMENADE PLAZA

RECREATIONAL GROUND

1. CHIT-CHAT AREA
2. PET PARK
3. COCOON SEATING AREA
4. BOARD WALK AREA
5. RAISED DECK NEST SEATING AREA
6. MULTI PLAYGROUND
7. DENSE FOREST PLANTING AREA

PODIUM TOP

1. NEST SEATINGS
2. PEBBLE SEATING AREA
3. PADDLE COURT
4. CELEBRATION LAWN
5. CENTRAL LAWN
6. COVERED EXERCISE AREA
7. COVERED GAMES AREA
8. SEASONAL GARDEN
9. SUNRISE LAWN
10. TROPICAL GARDEN
11. HERB GARDEN
12. GARDEN OF COLOURS
13. KID'S PLAY AREA
14. JUNGLE GYM AREA
15. TOT-LOT AREA
16. SCULPTURE PLAZA
17. ELDERLY SEATING PLAZA
18. MONSOON GARDEN
19. SUNKEN AMPHITHEATRE
20. FEATURE WATERBODY
21. YOGA LAWN
22. MEDITATION DECK
23. SEATING PLAZA WITH AROMATIC GARDEN
24. SPRING GARDEN

CLUB HOUSE

1. SWIMMING POOL
2. DRY GARDEN
3. VIEWING DECK
4. LAWN
5. SEMI COVERED SEATING PLAZA
6. STAR GAZING LAWN
7. BADMINTON COURT – 2 NO.

- MULTIPURPOSE HALL + PANTRY
- CRECHE WITH INDOOR KIDS PLAY AREA
- INDOOR GAMES AREA
- SQUASH COURT – 2 NO
- BUSINESS CENTRE/ CO-WORKING SPACE
- SENIOR CITIZEN LOUNGE
- GYM WITH BOXING/ MMA
- YOGA DECK
- DANCE/ZUMBA ROOM
- HOBBY STUDIO
- MINI THEATRE
- SPA/SALON AREA
- GUEST SUITES
- KIDS POOL
- POOL DECK WITH JUICE BAR
- SUNKEN LOUNGER

Introducing

GODREJ ELARIS

Magarpatta – Mundhwa

Presenting a symphony composed to home

Step into a striking composition of form and radiance. The elevation of Godrej Elaris stands as the visual crescendo of our Symphony of Lights – where every detail, line and contour invites you to experience brilliance, artistry and a new way of living in Magarpatta – Mundhwa.



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Elevated by light, defined by grandeur

Step into Club Grandeur, a 2,788 sq.m. (30,000 sq. ft.) heaven crafted for those who value exceptional living. This is where an elevated lifestyle takes shape, blending wellness, recreation and social sophistication beneath one seamlessly curated roof. Here, every day finds its rhythm in artfully designed spaces for fitness, relaxation, celebration and connection defining what it means to truly live grand.

Active living

Where movement meets motivation – spaces designed for dynamic energy and spirited play.

BADMINTON COURTS

TABLE TENNIS

SQUASH COURTS

GYM WITH BOXING/ MIXED MARTIAL ARTS (MMA)

PILATES & STRENGTH TRAINING

INDOOR GAMES AREA



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Wellness

Rejuvenate mind and body in calming zones dedicated to holistic well-being.

SPA & SALON AREA

ZUMBA / DANCE ROOM

YOGA DECK

Entertainment & relaxation

Indulge in the joy of leisure, from sun – soaked lounges to cinematic escapes every experience, a new delight.

SUNKEN LOUNGERS

SWIMMING POOL

STAR GAZING LAWN

MINI THEATRE

HOBBY STUDIO

VIEWING DECK



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Social space

Gather, share and collaborate in thoughtfully crafted hubs for mingling, celebrations and everyday community.

MULTIPURPOSE HALL + PANTRY

GUEST SUITES

SENIOR CITIZEN LOUNGE

BUSINESS CENTRE/ CO – WORKING SPACE

Nature's everyday stage

Spanning 13322 sq.m. (3.29 acres), the podium (softscape + hardscape) at Godrej Elaris turns every day into a journey through light and community gardens, play zones and peaceful retreats create a vibrant oasis open to sky and shared moments.

Start your morning in sun washed lawns, yoga decks and fresh air play spaces, a canvas alive with energy, laughter and renewal.

As evening falls, stroll under illuminated pathways, join neighbours at celebration lawns, or unwind in aromatic green corners.

Thoughtfully designed for all ages and every season, these landscapes nurture your bond with nature and spark new connections, inviting you to linger, explore and experience togetherness in every radiant moment.



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Morning experiences

Start each day immersed in energy and renewal, with thoughtfully designed spaces that invite you outdoors to play, move and connect with nature.

- TOT – LOT AREA
- SUNRISE LAWN
- COVERED EXERCISE AREA
- PEBBLE SEATING AREA
- JUNGLE GYM AREA
- YOGA LAWN
- PADDLE COURT
- MEDITATION DECK
- PET PARK

Evening experiences

As evening falls, experience togetherness and relaxation in ambient landscapes – perfect for winding down, socializing and savoring serene moments in the open air.

CELEBRATION LAWN

CENTRAL LAWN

NEST SEATINGS

HERB GARDEN

KID'S PLAY AREA

SEATING PLAZA WITH AROMATIC GARDEN

SCULPTURE PLAZA

ELDERLY SEATING PLAZA

FEATURE WATERBODY

COVERED GAMES AREA

CHIT – CHAT AREA

COCOON SEATING AREA

BOARD WALK AREA

RAISED DECK NEST SEATING AREA

MULTI PLAYGROUND



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Artist's impression for representational purpose only.

Five elements of grand distinction

Step into a realm where every corner is thoughtfully curated for wonder, delight and distinction. Here, distinction finds expression across seasonal gardens alive in bloom, grand entrances that set a tone of arrival and lush forest zones offering calm beyond compare.

Stroll through gallery spaces adorned with artwork and sculpture, linger on promenades lined with exclusive retail and gather at the amphitheatre – each feature elevating living into a form of art.

These five elements and more come together to create a richly layered stage, where nature, design and experience perform in harmony and every day feels touched by something extraordinary.

Elements of distinction

A collection of signature outdoor experiences—led by a serene 0.85 acre dense forest planting area and lush four season gardens. Together, they bring shifting colours, textures, and moods across the year, creating a natural rhythm that enriches everyday life.

GRAND ENTRANCE

ARTWORK & SCULPTURES

FOREST ZONE

4 – SEASON GARDENS

GRAND AMPHITHEATRE

HIGH STREET RETAIL



Site visuals for representation purposes only



Artist's impression for representational purpose only.

Everyday needs, an elevator away

Enjoy the ease of having premium brands and boutique stores just steps from your doorstep. Whether picking up daily essentials or indulging in a little luxury, shopping here means spending less time in traffic and more time where it matters most – at home with those you love. Convenience, choice and comfort come together, turning every shopping trip into a moment of everyday enjoyment.

Composed in sunlight, built around your comfort

With thoughtful design that embraces the sun, each moment at home feels brighter, softer and naturally more fulfilling.

Stock images and Artist's impression for representational purpose only.



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Stock image for representation purpose only.

The Godrej standards of quality

HIGH-QUALITY, CERTIFIED STEEL HELPS BUILD STRONG AND EARTHQUAKE-RESISTANT STRUCTURES.

- Opting for Steel confirming to IS 1786. Also, Opting for Steel confirming to IS 13920 for earthquake shock resistance.
- One Grade higher concrete with advanced aluminum formwork technology.

PROVISION OF MICRO-CONCRETE BAND IN WATERPROOFING AND EPOXY GROUTING IN TILES.

- Providing micro-concrete band at the junction of wet areas such as toilets, balconies, utilities and the adjacent rooms to prevent water seepage from wet to dry areas through tile bedding mortar.
- Spacers & epoxy grouting provided for wet areas as a secondary layer of protection against seepage.

WATERPROOF CHEMICAL COATING UPTO A HEIGHT OF 1.5 M IN SHOWER AREAS OF WASHROOMS, 5 TIMES THAT OF INDUSTRY STANDARDS.

- 2 coats of single component – Waterproofing coat provided to all wet areas.
- While the industry standard for chemical coating is limited to a height of 0.3 meters, Godrej Properties provides waterproof chemical coating up to 1.5 meters in shower areas and behind all ledge walls, covering their entire height.

USING HEAT-STRENGTHENED PERFORMANCE GLASSES.

- All glasses in windows are heat-strengthened.
- All glasses in SS glass railing are toughened laminated glass.
- Performance glass as per IGBC Silver rating requirements given for better thermal performance.

PROVISION OF CONCEALED SECONDARY DRAIN SPOUT TO DRAIN ACCIDENTALLY SEEPED WATER.

- Prevents water leakage in wet areas like washrooms.
- Spout is provided in washrooms and utilities to direct water percolating through bedding mortar directly into the drain pipe.

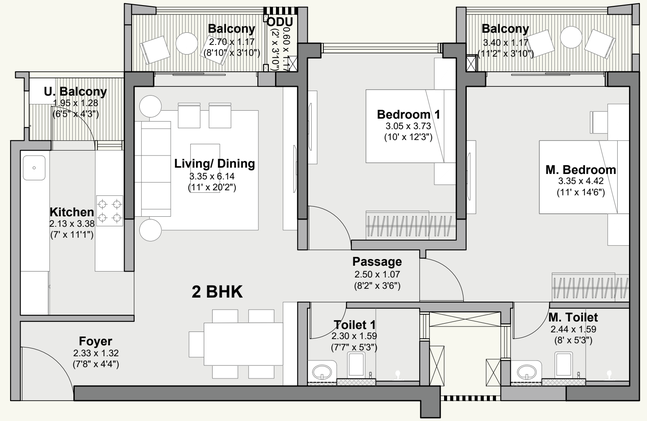
IN AN INDUSTRY-FIRST PRACTICE, DAMP PROOFING DONE TO ENSURE NO SEEPAGE OR DAMPNESS.

- Damp proof course applied on external dead walls prior to texture and paint.
- Shower test done on external dead walls to rule away any seepage.

Unit Configuration

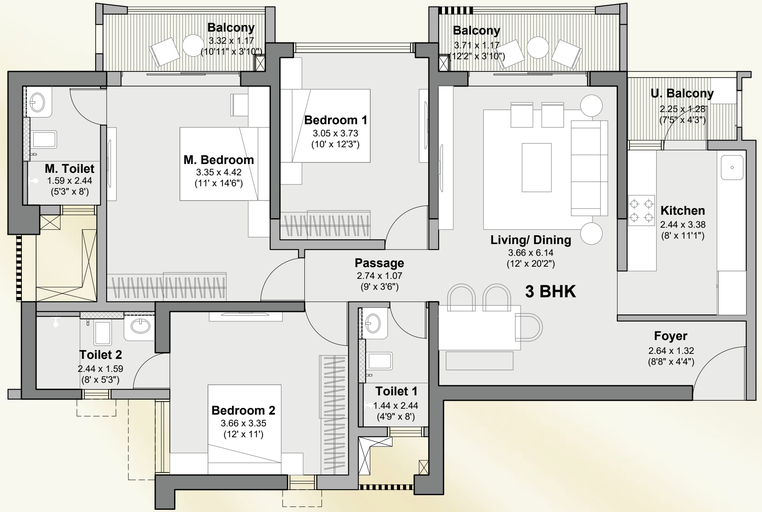
Typology	Carpet Area (Sq. Ft.)	Carpet Area (Sq.Mt.)
2 BHK – Premium	915.16	85.02
3 BHK – Premium	1166.06	108.33
3 BHK – Premium Plus	1439.90	133.77
4 BHK – Premium Plus	1933.86	179.66

UNIT TYPE : 2 BHK – Premium



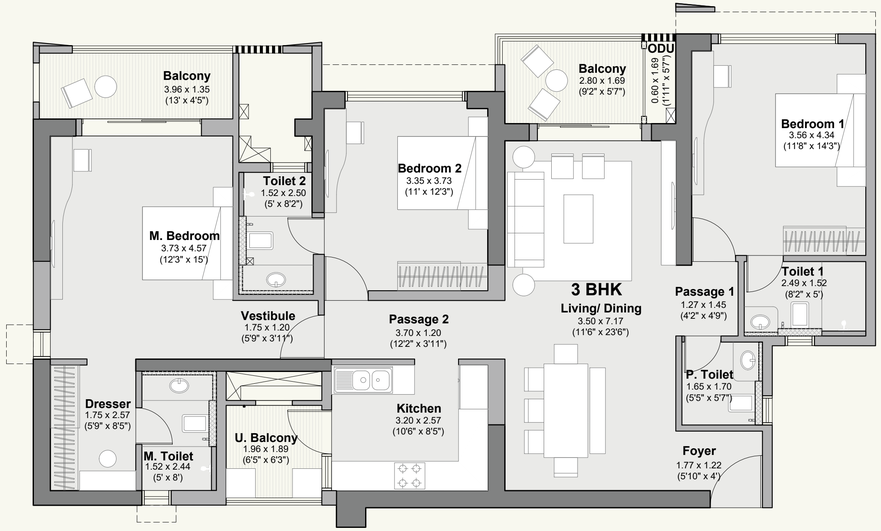
AREAS AS PER RERA				
Unit Type	RERA Carpet Area (m^2)	Exclusive Area (m^2)	Total Area (m^2)	Total Area (sqft)
2 BHK	**75.35**	**9.67**	**85.02**	**915.16**

UNIT TYPE : 3 BHK – Premium



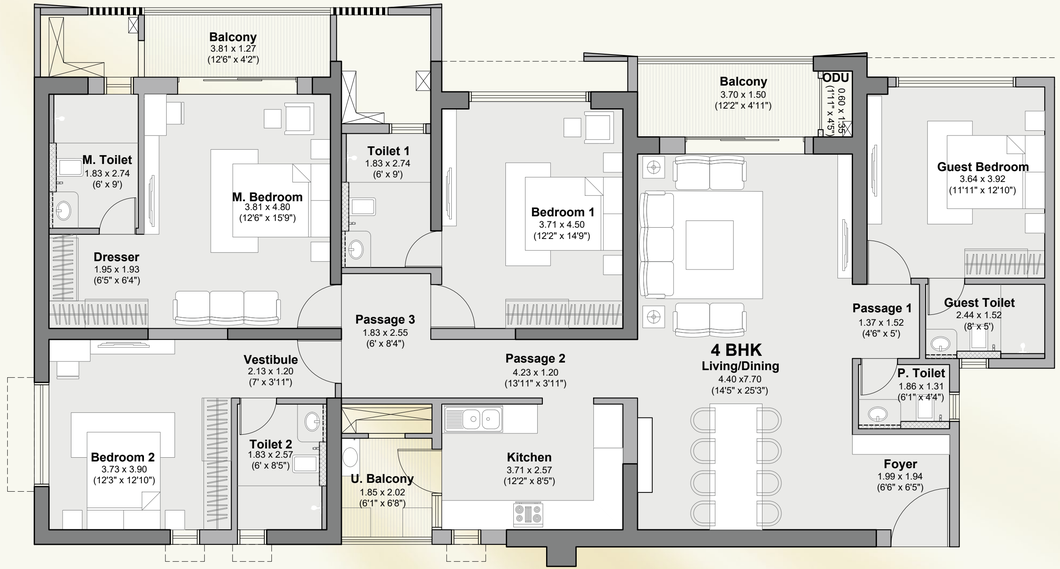
AREAS AS PER RERA				
Unit Type	RERA Carpet Area (m^2)	Exclusive Area (m^2)	Total Area (m^2)	Total Area (sqft)
3 BHK	97.17	11.16	108.33	1166.06

UNIT TYPE : 3 BHK – Premium Plus



AREAS AS PER RERA				
Unit Type	RERA Carpet Area (m^2)	Exclusive Area (m^2)	Total Area (m^2)	Total Area (sqft)
3 BHK+	119.96	13.81	133.77	1439.90

UNIT TYPE : 4 BHK – Premium Plus



AREAS AS PER RERA				
Unit Type	RERA Carpet Area (m^2)	Exclusive Area (m^2)	Total Area (m^2)	Total Area (sqft)
4 BHK+	165.51	14.15	179.66	1933.86

Specifications - Tower A,B,C and D

STRUCTURE

- Earthquake resistant framed RCC structure- Aluform
- Internal – Semi acrylic with gypsum plaster
- External walls – Textured paint

DOORS/WINDOWS

- Main entrance – pre fabricated doors with laminate
- Video Door Phone
- Other doors – pre fabricated doors with laminate
- Windows – UPVC Sliding windows with mosquito mesh

KITCHEN

- Full body Vitrified tile counter top + SS sink*
- Wall cladding with tiles above counter upto 2 ft*

TOILET

- Sanitary ware – Kohler / or equivalent
- CP fittings – Kohler / or equivalent
- Counter top – granite counter top*
- Wall cladding (all toilets) – glazed tiles upto lintel level*
- False ceiling in toilets

ELECTRICALS

- Modular switches – Anchor roma or equivalent
- Provision for Cable TV, AC, WIFI points

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 Toilets – Anti-skid tiles

SAFETY FEATURE*

- Parapet Wall, MS- Railing
- Glass Railing in All Balconies

* The following are the tolerable limits for
i. Tiles: +/- 3mm in warpage & bent. ii. Natural stones may have variations in colours/shades and/ or grains.
** As per prevailing NBC regulations.

Specifications - Tower E,F,G and H

STRUCTURE

- Earthquake resistant framed RCC structure – Aluform
- Internal – Semi acrylic with gypsum plaster
- External walls – Textured paint

DOORS/WINDOWS

- Main entrance – pre fabricated doors with veneer
- Video Door Phone
- Other doors – pre fabricated doors with laminate
- Windows – UPVC Sliding windows with mosquito mesh

KITCHEN

- Full body Vitrified tile counter top + SS sink*
- Wall cladding with tiles above counter upto 2 ft*

TOILET

- Sanitary ware – Kohler / or equivalent
- CP fittings – Kohler / or equivalent
- Counter top – Full body Vitrified tile*
- Wall cladding (all toilets) – glazed tiles upto lintel level*
- False ceiling in toilets

ELECTRICALS

- Modular switches – Anchor roma or equivalent
- Provision for Cable TV, AC, WIFI points

FLOORING*

- Living / dining – vitrified tiles
- Master bedroom – Laminated wooden flooring
- Other bedrooms – vitrified tiles
- Kitchen – vitrified tiles
- Balconies – Anti-skid tiles
- Utility area – Anti-skid tiles
- Master Toilet – Anti-skid tiles
- Other Toilets – Anti-skid tiles

SAFETY FEATURE*

- Parapet Wall, MS- Railing
- Glass Railing in All Balconies

* The following are the tolerable limits for

i. Tiles: +/- 3mm in warpage & bent. ii. Natural stones may have variations in colours/shades and/ or grains.

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