



GODREJ RIVER CREST

KHARADI-MANJARI ROAD

THE HOME OF PRIVILEGE



INDIA'S NO.1*
REAL ESTATE
DEVELOPER



*As per booking value achieved in FY 2023-24, reported until May 3, 2024

AN IMPECCABLE LEGACY BUILT ON UNWAVERING TRUST

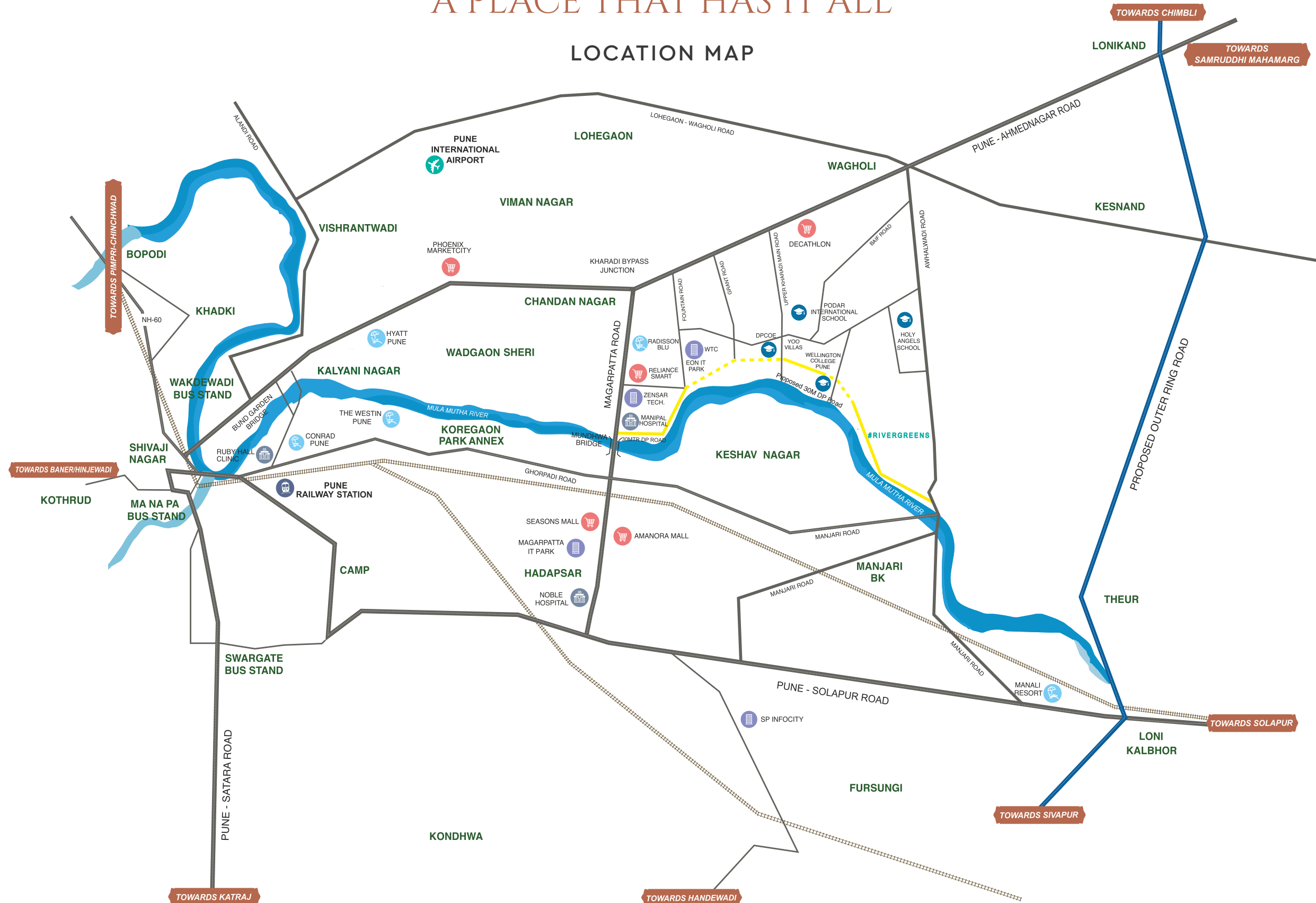
Carrying forward the Godrej Group's philosophy of innovation, sustainability, and excellence, Godrej Properties has been redefining the real estate industry for the last 127 years. Every development we build brings together a legacy of excellence and trust with a commitment to cutting-edge design and technology.



Artist impression and not actual site image.

A PLACE THAT HAS IT ALL

LOCATION MAP



COMMERCIAL
SPACE



HOTEL / RESORT



SCHOOL / COLLEGE
INSTITUTE



SHOPPING
CENTRE



RAILWAY
STATION



AIRPORT



HOSPITAL



EAST PUNE, A PLACE OF UPCOMING PRIVILEGE

Living in East Pune fosters a dynamic lifestyle, blending urban convenience and serene surroundings together, making it an ideal location for the modern lifestyle. East Pune offers a strategic location advantage with its proximity to major IT hubs, educational institutions, and commercial centres. Here, residents enjoy the lifelong privilege of being well connected to the city.



Stock Images used for representational purposes only.

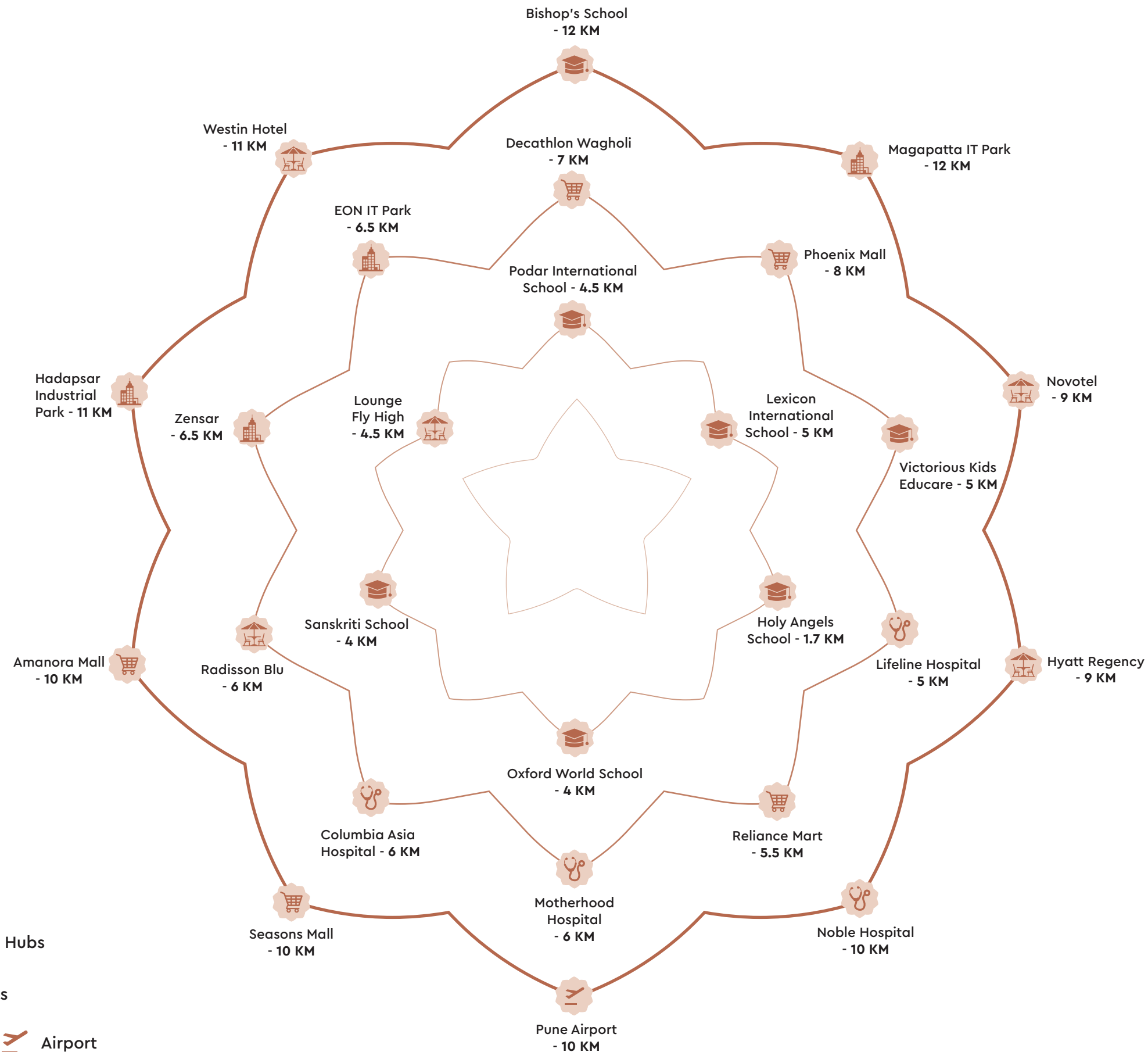
MANJARI: BRINGING THE PRIVILEGE OF A FUTURE-READY LOCATION FOR FAMILIES

With awe-inspiring homes and a modern lifestyle full of conveniences, Manjari promises a life of prosperity in future-ready homes to residents. We have transformed the lives of 3000+ families and have over 16000 families trusting the Godrej Properties name.

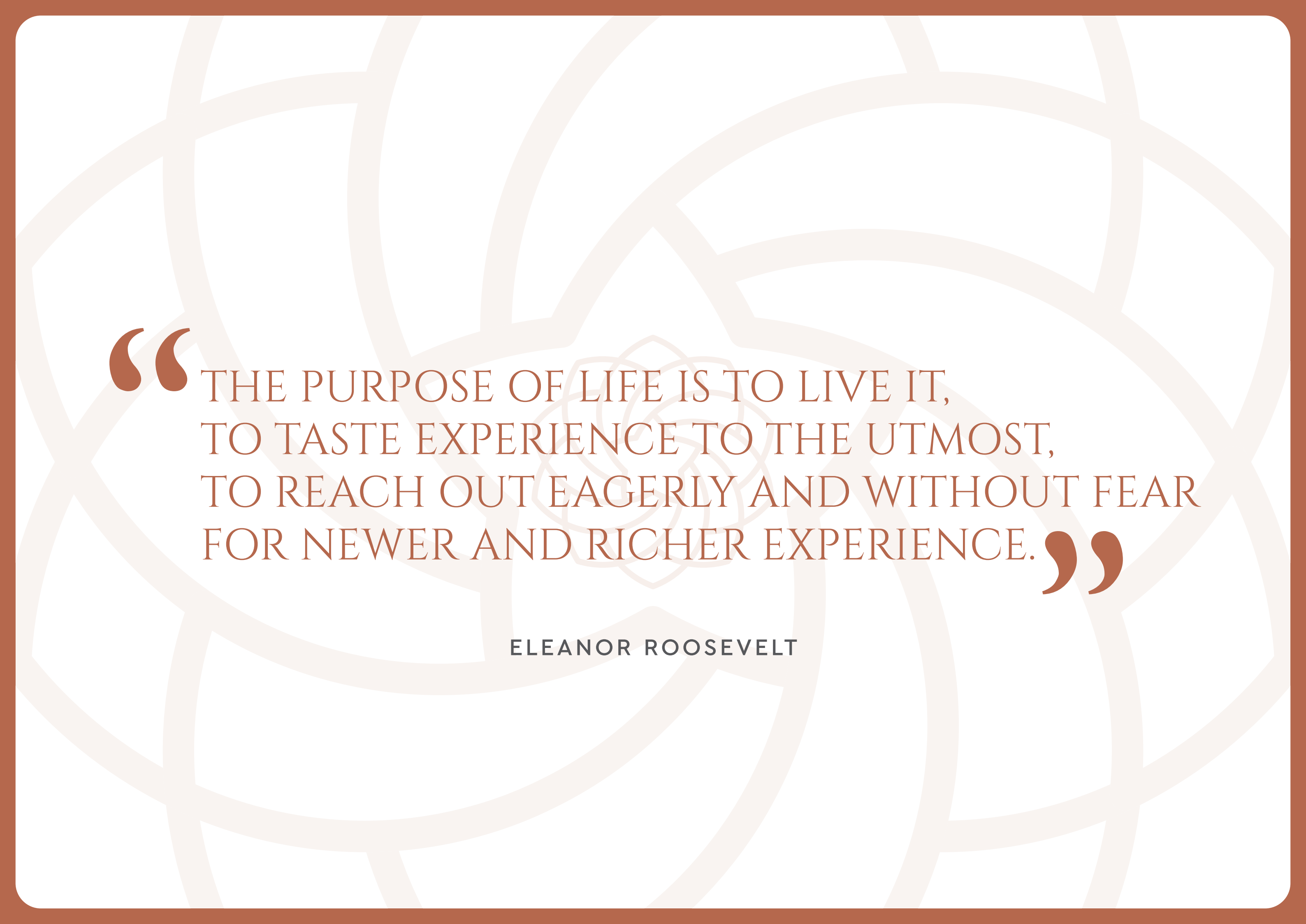


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IT'S TRULY A PRIVILEGE TO LIVE IN PROXIMITY TO THE CITY'S LANDMARKS



Approximate distances as per Google Maps.



“THE PURPOSE OF LIFE IS TO LIVE IT,
TO TASTE EXPERIENCE TO THE UTMOST,
TO REACH OUT EAGERLY AND WITHOUT FEAR
FOR NEWER AND RICHER EXPERIENCE.”

ELEANOR ROOSEVELT



Artist's impression and not actual site image.

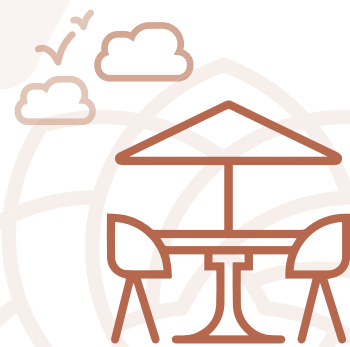
IT IS TRULY A PRIVILEGE TO WAKE UP TO
MESMERISING RIVERSIDE VIEWS DAY AFTER DAY



Artist's impression and not actual site image.



Artist's impression and not actual site image.



THE TERRACE

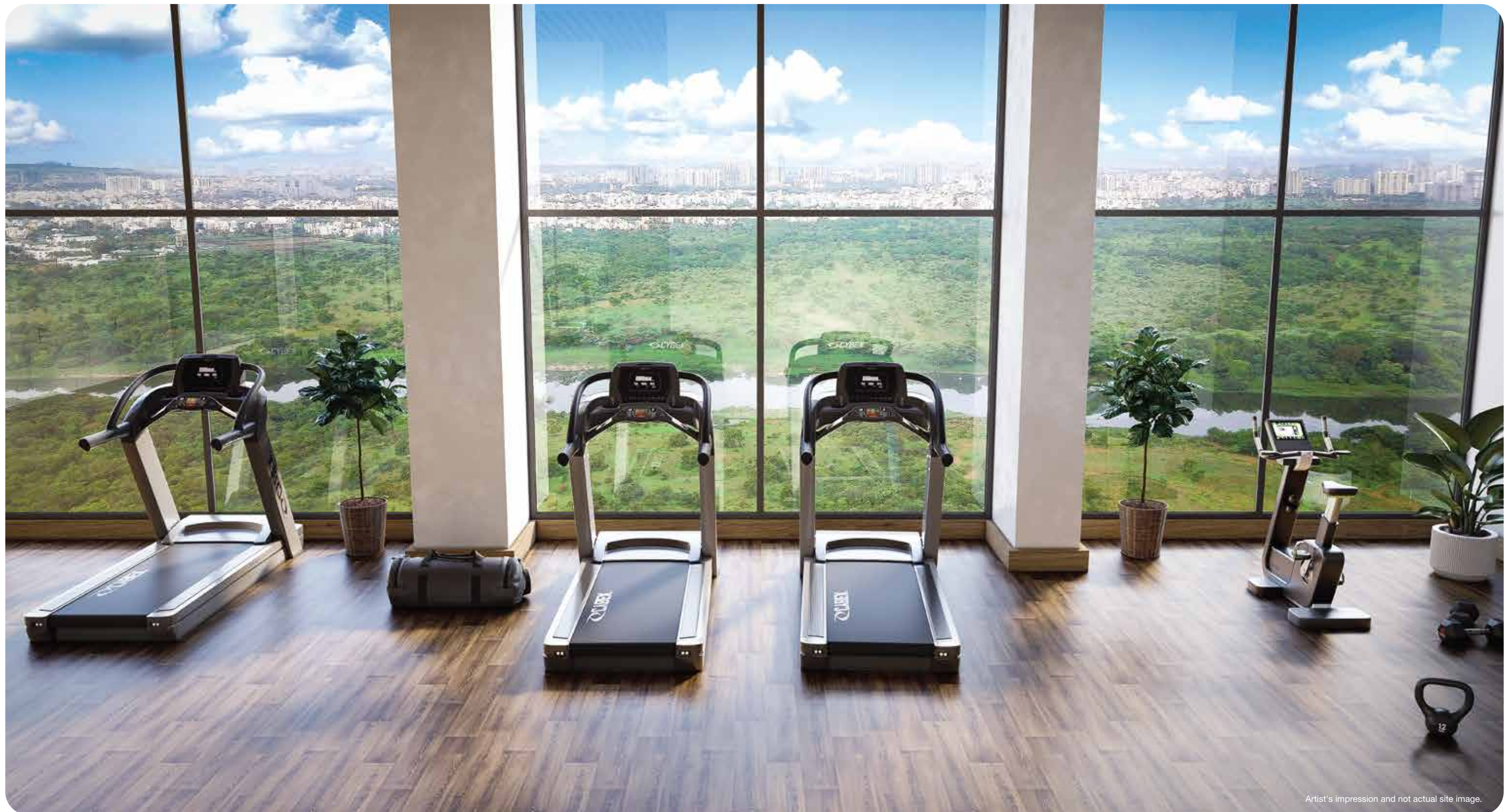
"A LIFE OF PRIVILEGE IS HAVING EXQUISITE INDULGENCES
THAT SWEEP YOU OFF YOUR FEET, EVERY SINGLE DAY."

WITNESS MESMERISING VIEWS
AS UNINHIBITED AS YOUR AMBITIONS



Artist's impression and not actual site image.

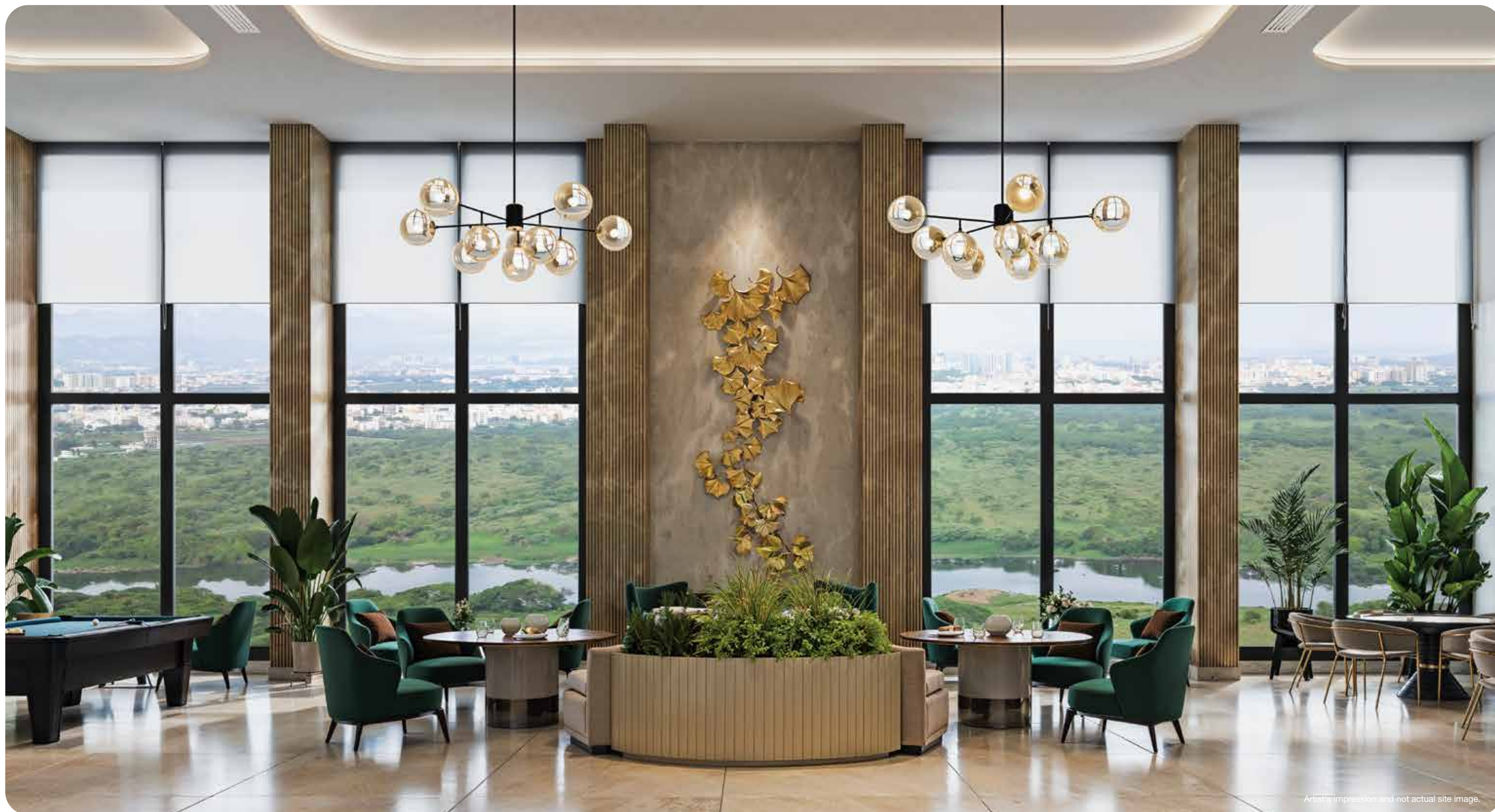
SURRENDER TO THE PRIVILEGE OF ENJOYING WORKOUTS WITH IMPRESSIVE VIEWS



Artist's impression and not actual site image.

The furniture accessories, 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 and offerings.

SOAR INTO A WORLD OF IMAGINATION,
AS YOU EMBRACE LIFE'S PRIVILEGES



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DISCOVER YOUR FAVOURITE ACTIVITIES, AS PRIVILEGED LIVING KEEPS YOU ENTERTAINED



Indoor Games Room



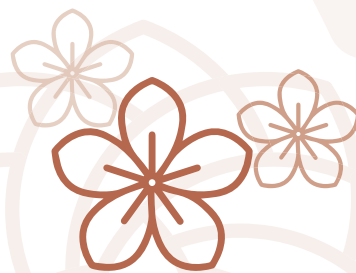
Squash Court



Fully Equipped Gym



Fitness Arena for Dance, Yoga and Zumba



THE GARDENIA

"ADOPT THE PACE OF NATURE,
HER SECRET IS PATIENCE."

TREAT YOURSELF TO THE SIMPLE PRIVILEGES THAT ENSURE YOU HAVE ALL THAT YOU NEED



Crèche Area



Business Centre



Multipurpose Hall

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EXPERIENCE UNMATCHED PRIVILEGE WITH
THE FINEST BRANDS TO CHOOSE FROM IN PROXIMITY



Artist's impression and not actual site image.



#RIVERGREENS

#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 Residential Sectors
6. Godrej Boulevard
7. Godrej Parkridge
8. Godrej Sky Greens
9. Godrej Urban Retreat
- * Godrej River Crest

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. Proposed 30M DP Road
31. 24 M ROW Primary 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

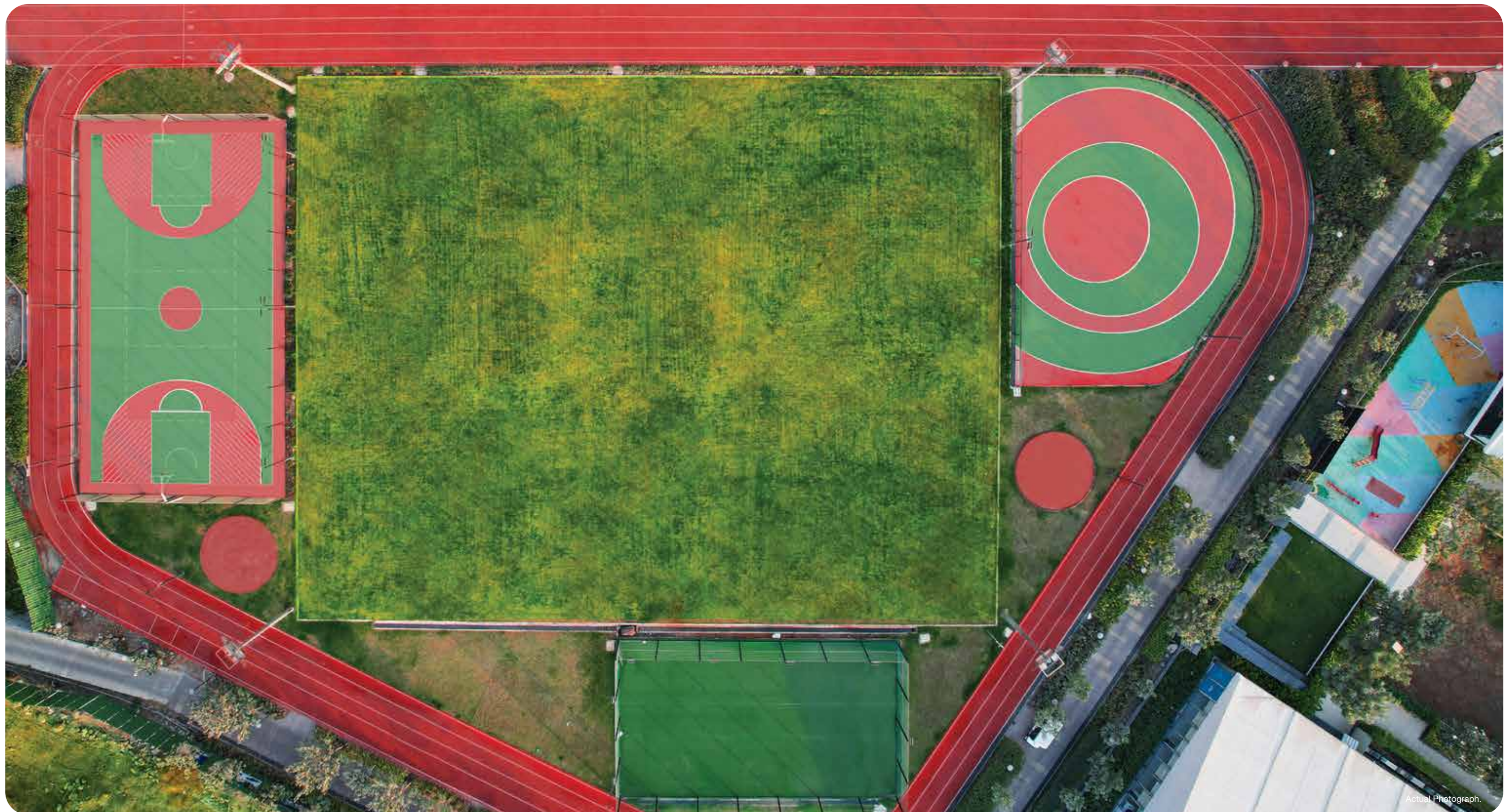


RECONNECT WITH NATURE AND ENJOY THE PRIVILEGE OF
LIVING AMIDST THE RAVINE FOREST



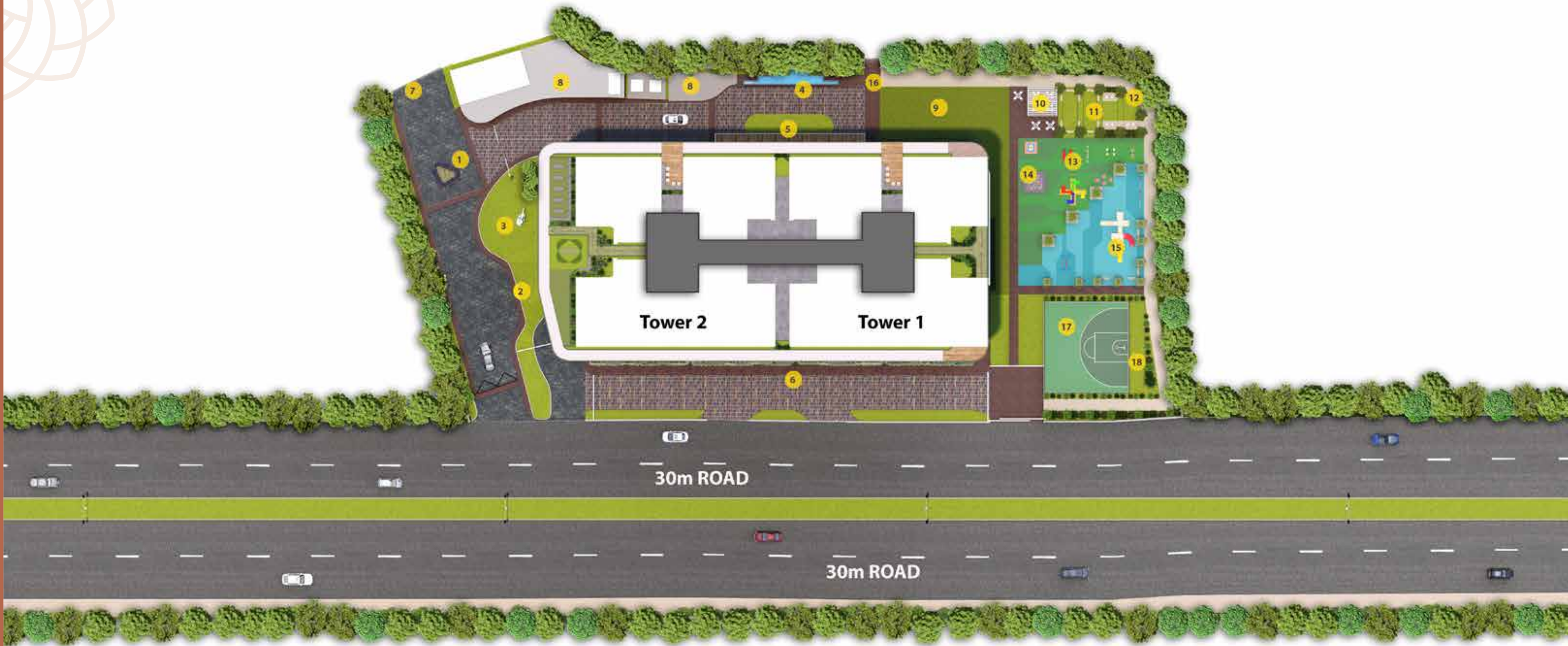
Actual Photograph.

LET YOUR INNER ATHLETE SHINE WHERE TRUE PRIVILEGE
IS HAVING ACCESS TO THE BEST SPORTS AMENITIES



Actual Photograph.

GODREJ RIVER CREST MLP



LEGEND

1. Entry
2. Cab Waiting Area
3. Entry Lawn
4. Welcome Water Feature
5. Residential Drop Off
6. Retail Plaza
7. Towards Urban Retreat
8. Services

Ground Floor Amenities

9. Party Lawn
10. Pergola With Seating Spaces
11. Healing Garden
12. Flower Garden With Swing
13. Outdoor Gym
14. Floor Games
15. Toddler's And Children's Play Area

16. Pathway

17. Play Court
18. Pet's Park

The Gardenia Amenities

- Temperature Controlled Indoor Swimming Pool
- Multipurpose Hall

- Business Centre
- Crèche Area
- Guest Rooms

Podium Top Amenities

- Walking Loop
- Outdoor Yoga
- Free Play Area

The Terrace Amenities

- Gym
- Dance And Zumba Room
- Sky Lounge
- Indoor Games
- Squash Court



HOME INTERIORS

"YOUR HOME IS YOUR GIANT-SIZE PRIVILEGE,
YOUR TOWERING PRIORITY."

CHERISH THE PRIVILEGE OF SPENDING TIME WITH LOVED ONES IN SPACIOUS HOMES



Artist's impression and not actual site image..

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SOAK IN THE PRIVILEGE OF A HOME WHERE EVERY BALCONY BOASTS OF BREATHTAKING VIEWS



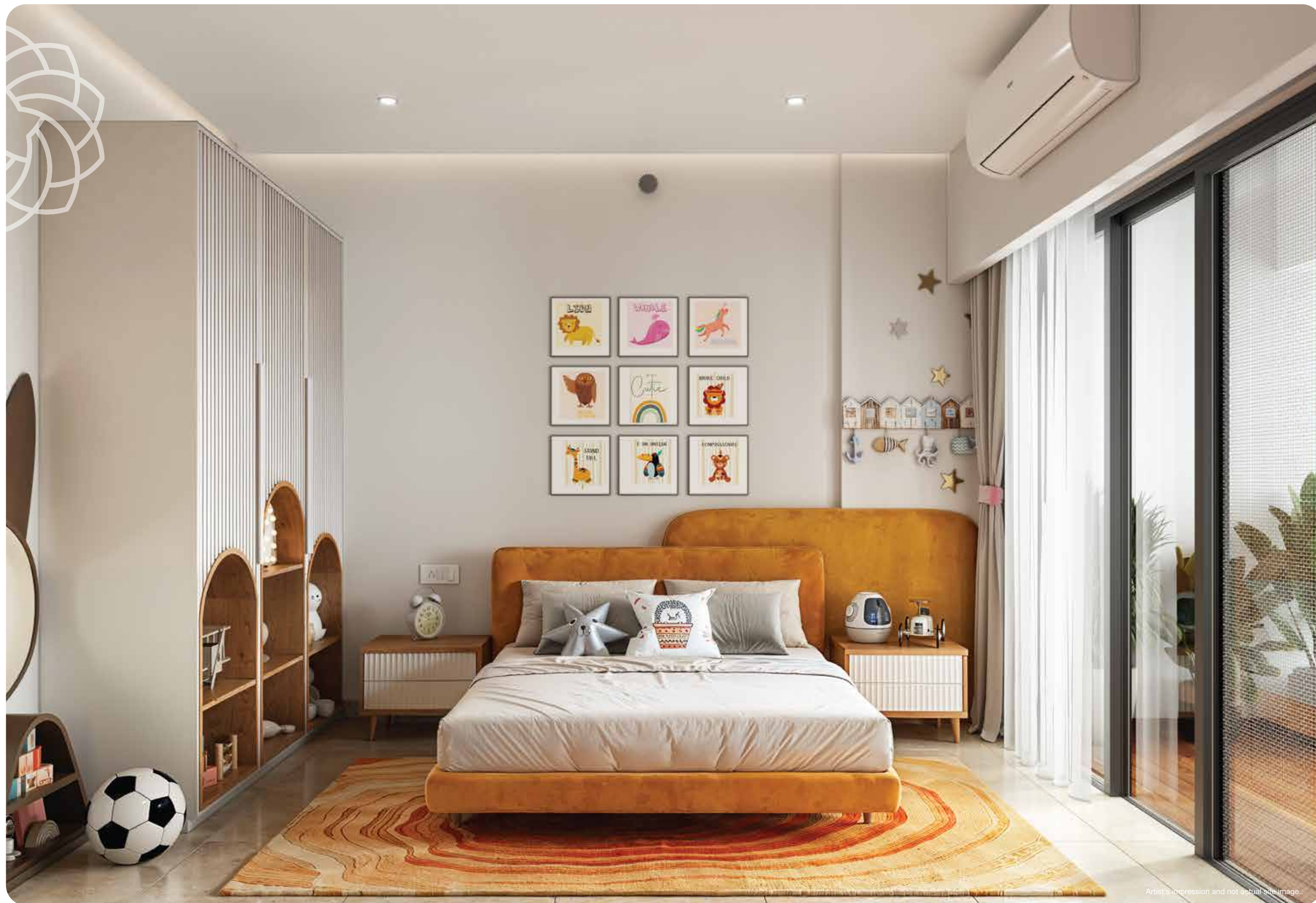
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TYPICAL FLOOR PLANS

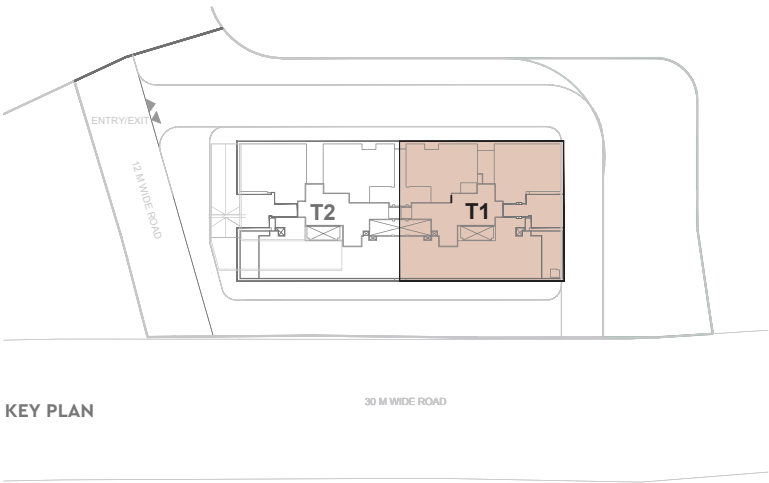
GODREJ RIVER CREST, PUNE

BUILDING - TOWER 1 | UNIT TYPE - 3BHK & 4BHK | UNIT NO. - X01, X02, X03, & X04

FLOOR NO. - TYPICAL FLOOR PLAN (2ND, 3RD, 5TH, 6TH, 7TH, 8TH, 10TH, 11TH, 12TH, 13TH, 15TH, 16TH, 17TH, 18TH, 20TH, 21ST, 22ND, 23RD, 25TH & 26TH)



AREA AS PER RERA				
UNIT NO	CARPET AREA(M ²)	EXCL AREA(M ²)	TOTAL AREA(M ²)	TOTAL AREA(Ft ²)
X01	114.19	24.45	138.64	1492.32
X02	110.23	19.06	129.29	1391.68
X03	110.09	18.02	128.11	1378.98
X04	136.24	24.17	160.41	1726.65



KEY PLAN

Note:
ALL DIMENSIONS ARE IN METERS AND FEET.
1 SQM = 10.764 SQFT
1M = 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 DIMENSIONS MENTIONED IN THE UNIT PLAN ARE FROM UNFINISHED SURFACE TO UNFINISHED SURFACE. THE PROJECT IS REGISTERED WITH MAHARERA UNDER REGISTRATION NO. GODREJ RIVER CREST - P52100077127, AVAILABLE AT WEBSITE <http://maharera.mahaonline.gov.in>.



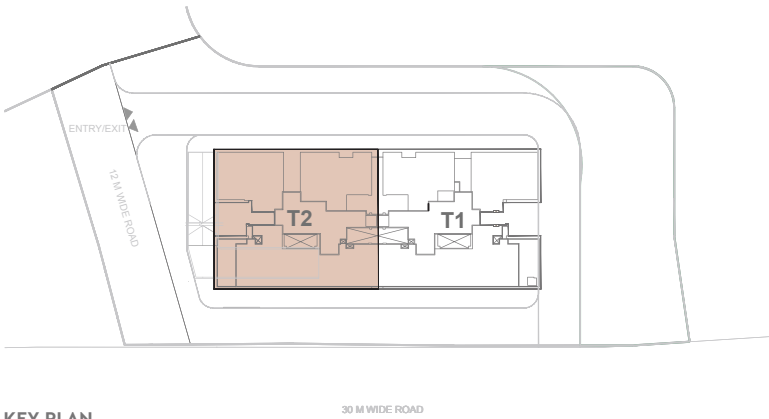
GODREJ RIVER CREST, PUNE

BUILDING - TOWER 2 | UNIT TYPE - 3BHK & 4BHK | UNIT NO. - X01, X02, X03, & X04

FLOOR NO. - TYPICAL FLOOR PLAN (2ND, 3RD, 5TH, 6TH, 7TH, 8TH, 10TH, 11TH, 12TH, 13TH, 15TH, 16TH, 17TH, 18TH, 20TH, 21ST, 22ND, 23RD, 25TH & 26TH)



AREA AS PER RERA				
UNIT NO	CARPET AREA(M ²)	EXCL AREA(M ²)	TOTAL AREA(M ²)	TOTAL AREA(Ft ²)
X01	111.77	26.41	138.18	1487.37
X02	110.23	19.06	129.29	1391.68
X03	110.09	18.02	128.11	1378.98
X04	134.28	26.10	160.38	1726.33

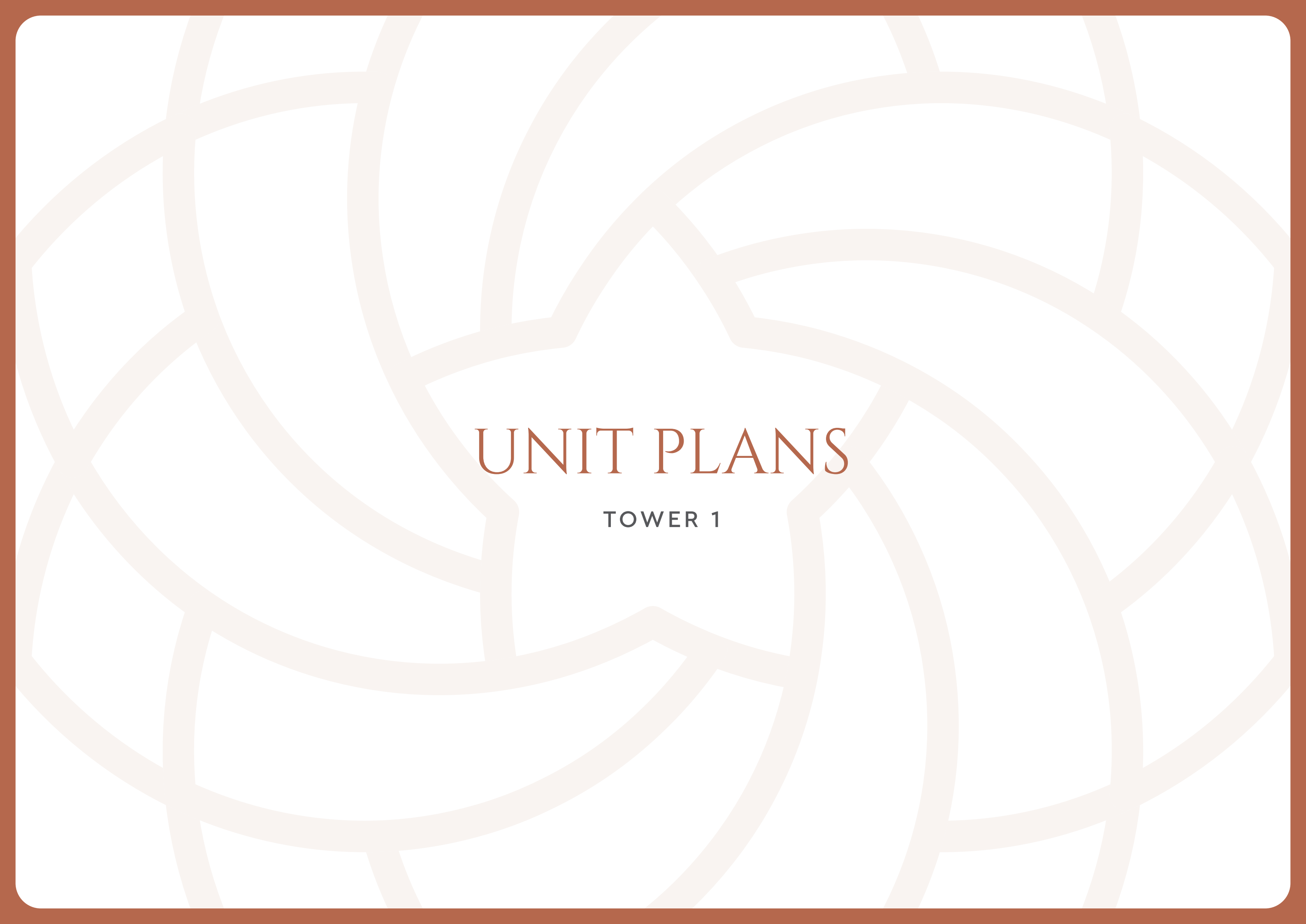


KEY PLAN

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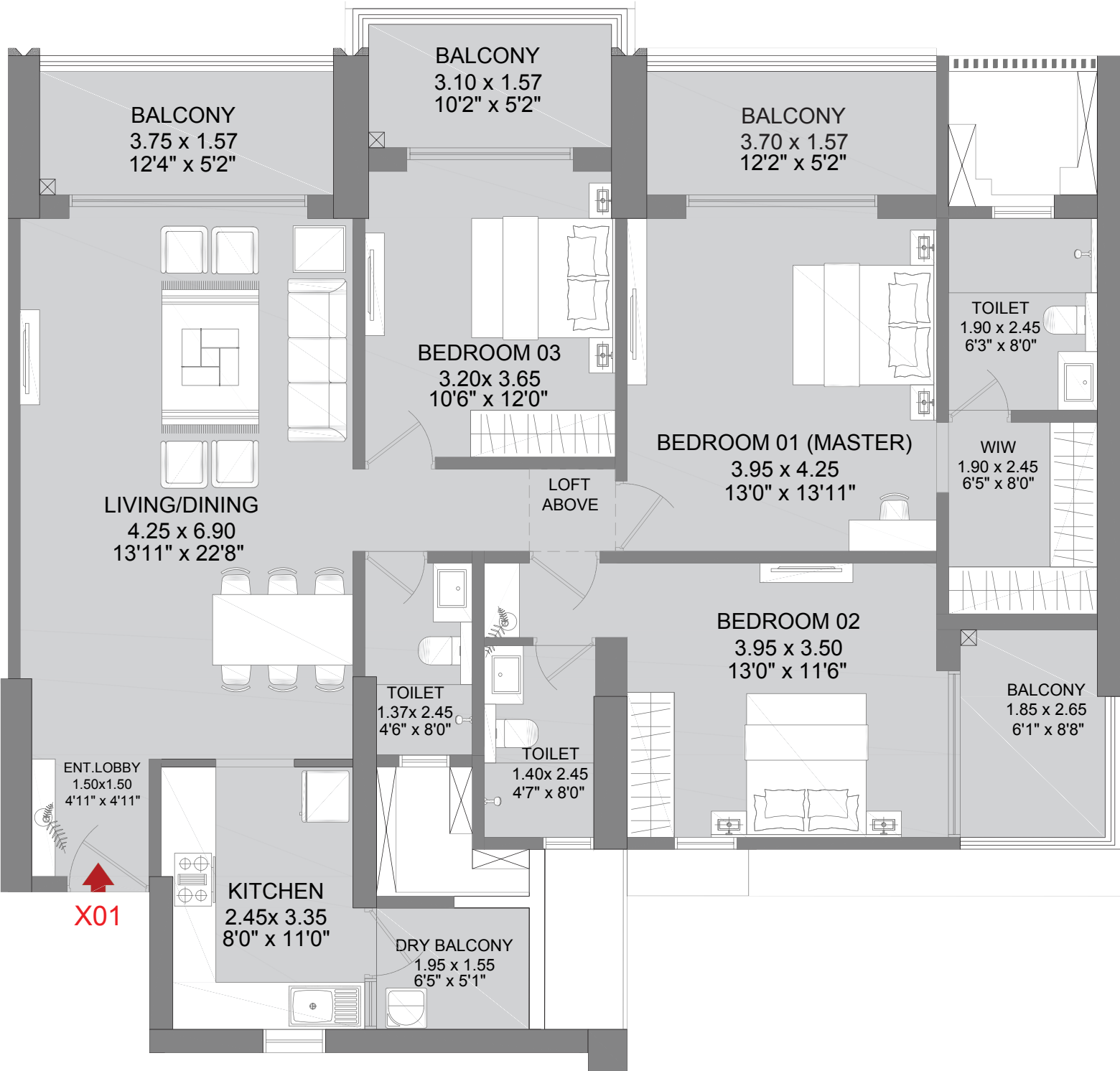
UNIT PLANS

TOWER 1

GODREJ RIVER CREST, PUNE

BUILDING - TOWER 1 | UNIT TYPE - 3BHK-C | UNIT NO. - X01

FLOOR NO. - TYPICAL FLOOR PLAN



AREA AS PER RERA

FLAT NO	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]
3BHK-C (X01)	114.19	24.45	138.64	1492.32

Note:

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1 M = 3.28 FT

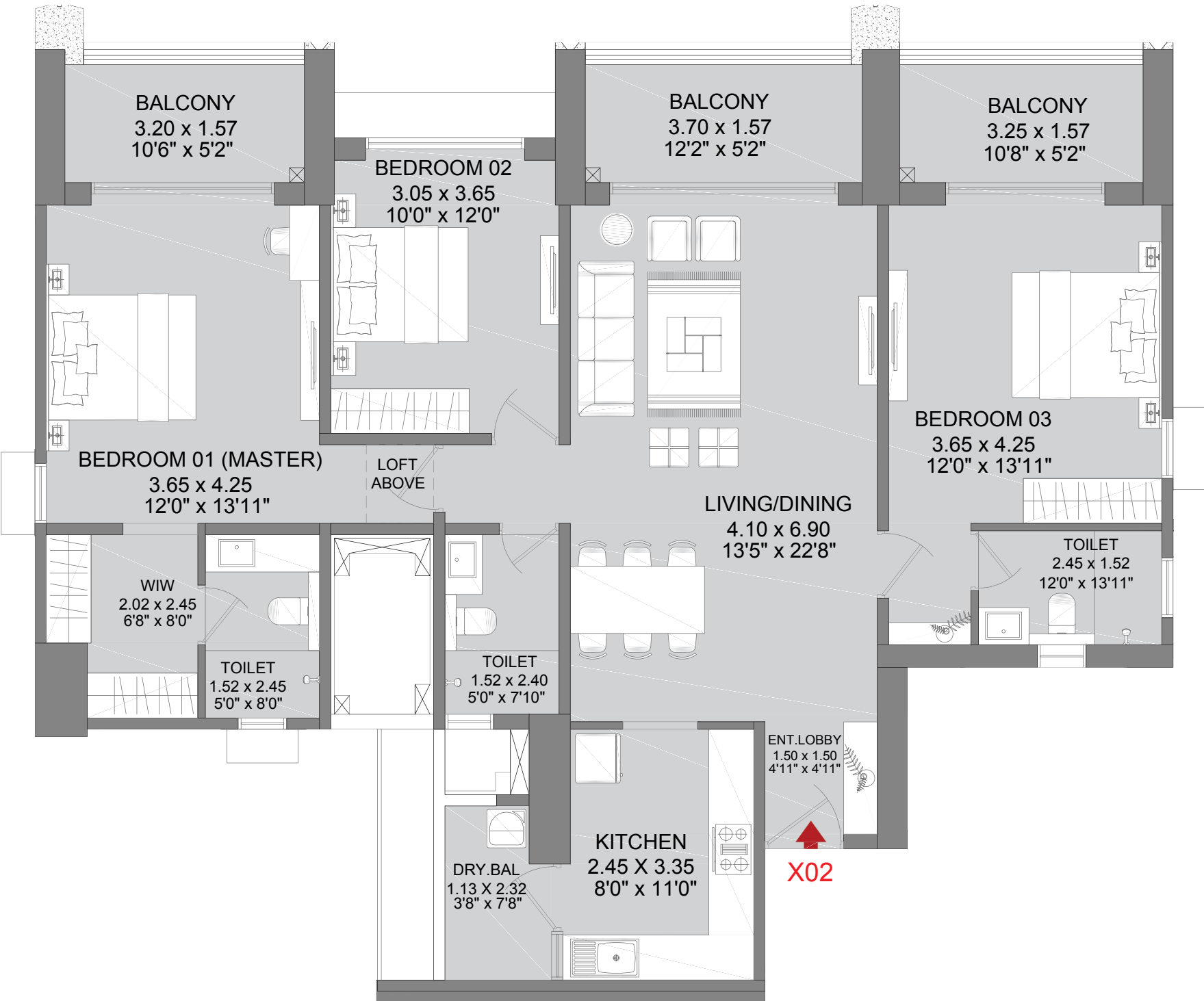
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GODREJ RIVER CREST, PUNE

BUILDING - TOWER 1 | UNIT TYPE - 3BHK-A | UNIT NO. - X02

FLOOR NO. - TYPICAL FLOOR PLAN



AREA AS PER RERA

FLAT NO	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]
3BHK-A (X02)	110.23	19.06	129.29	1391.68

Note:

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

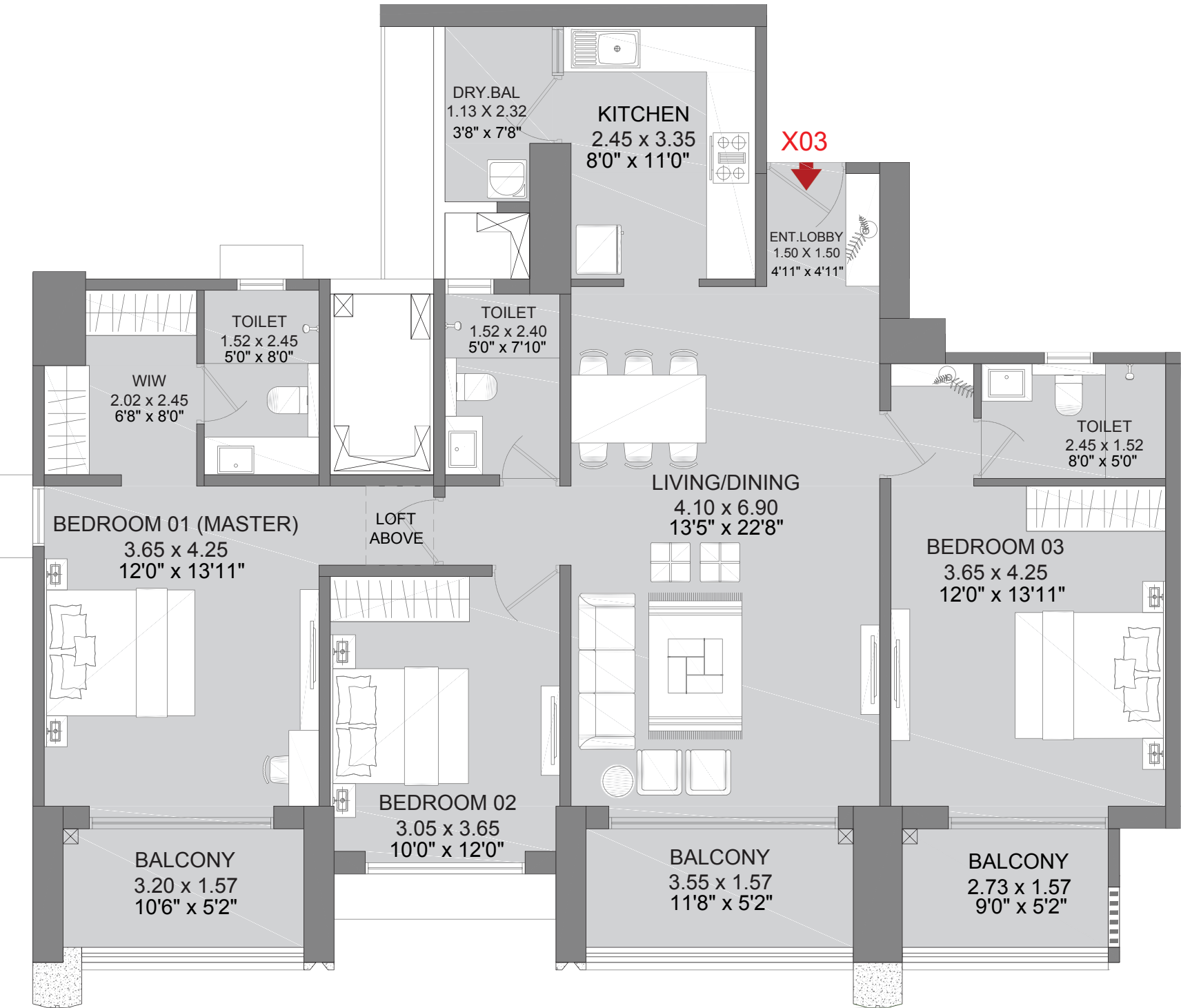
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GODREJ RIVER CREST, PUNE

BUILDING - TOWER 1 | UNIT TYPE - 3BHK-D | UNIT NO. - X03

FLOOR NO. - TYPICAL FLOOR PLAN



AREA AS PER RERA

FLAT NO	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]
3BHK-D (X03)	110.09	18.02	128.11	1378.98

Note:

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1 M = 3.28 FT

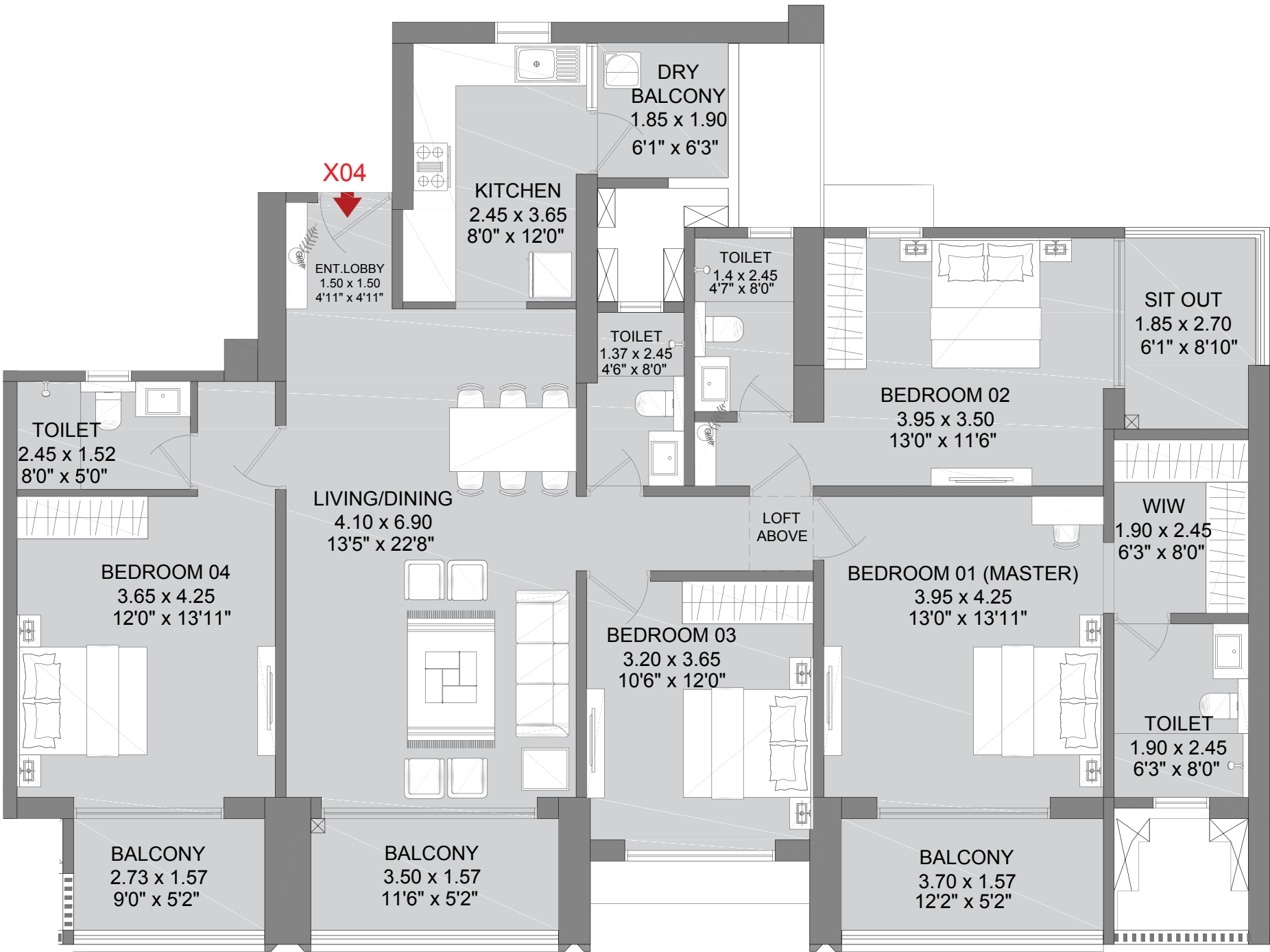
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GODREJ RIVER CREST, PUNE

BUILDING - TOWER 1 | UNIT TYPE - 4BHK-B | UNIT NO. - X04

FLOOR NO. - TYPICAL FLOOR PLAN

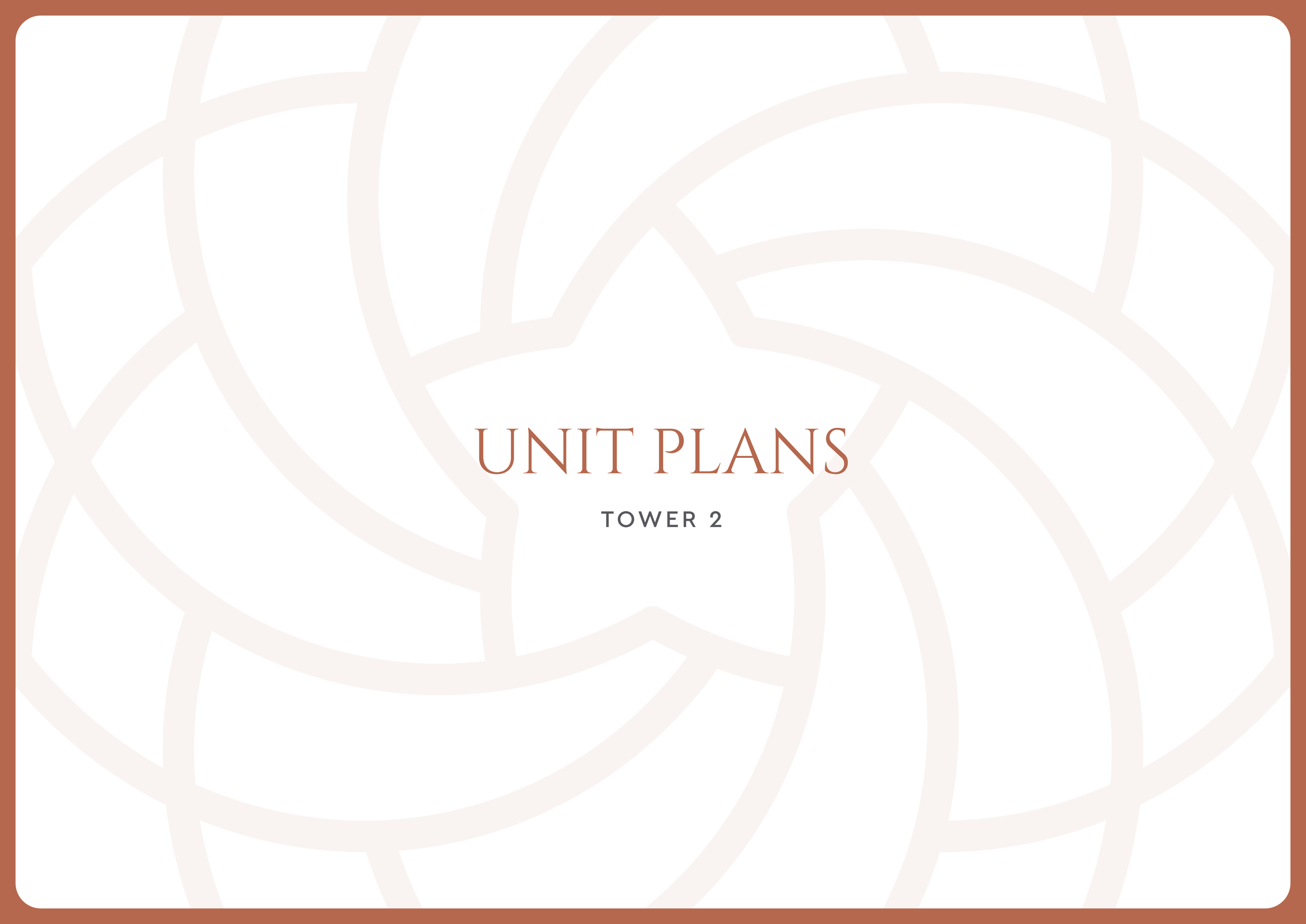


AREA AS PER RERA				
FLAT NO	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]
4BHK-B (X04)	136.24	24.17	160.41	1726.65

Note:
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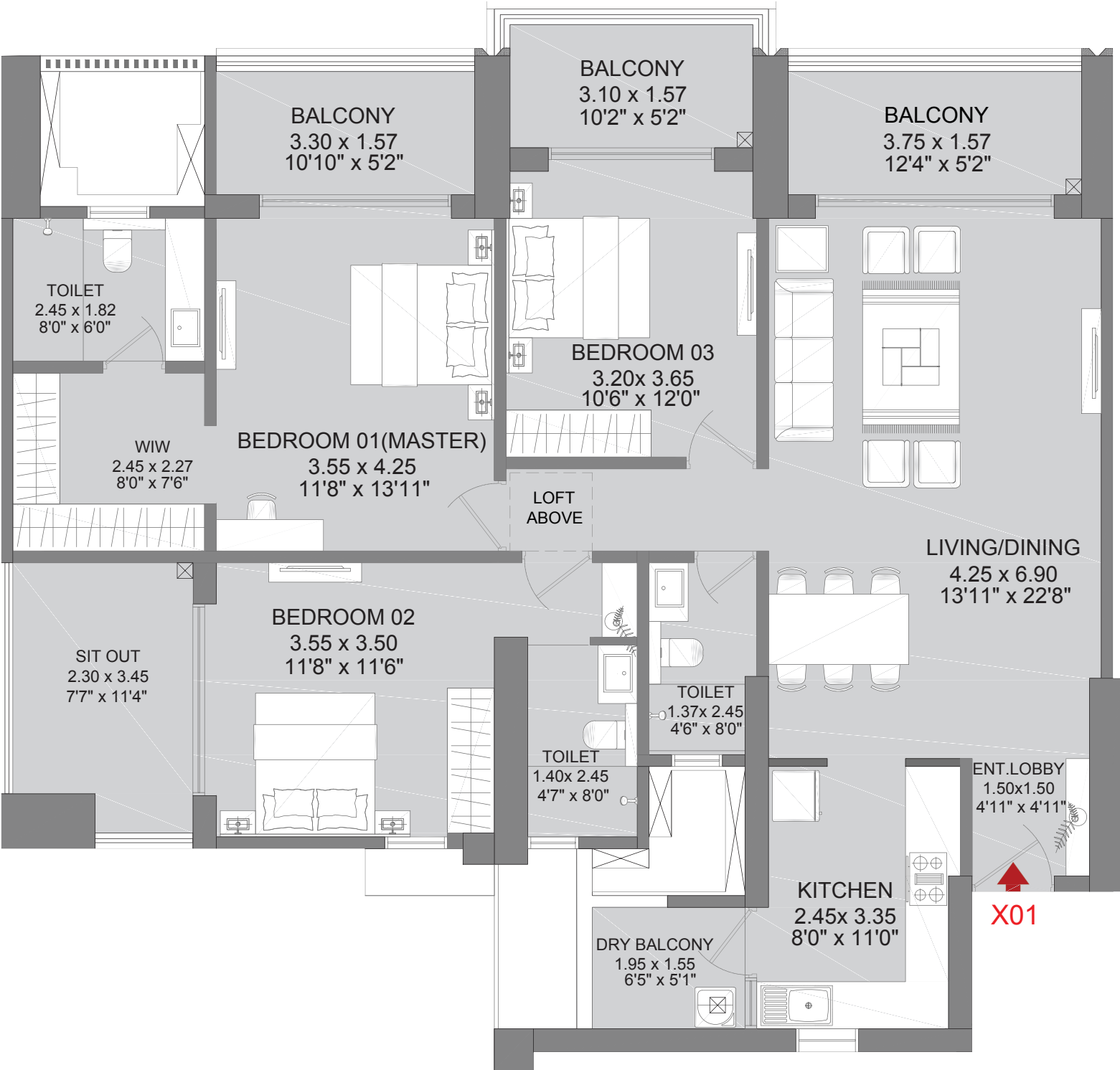
UNIT PLANS

TOWER 2

GODREJ RIVER CREST, PUNE

BUILDING - TOWER 2 | UNIT TYPE - 3BHK-B | UNIT NO. - X01

FLOOR NO. - TYPICAL FLOOR PLAN



AREA AS PER RERA

FLAT NO	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]
3BHK-B (X01)	111.77	26.41	138.18	1487.37

Note:

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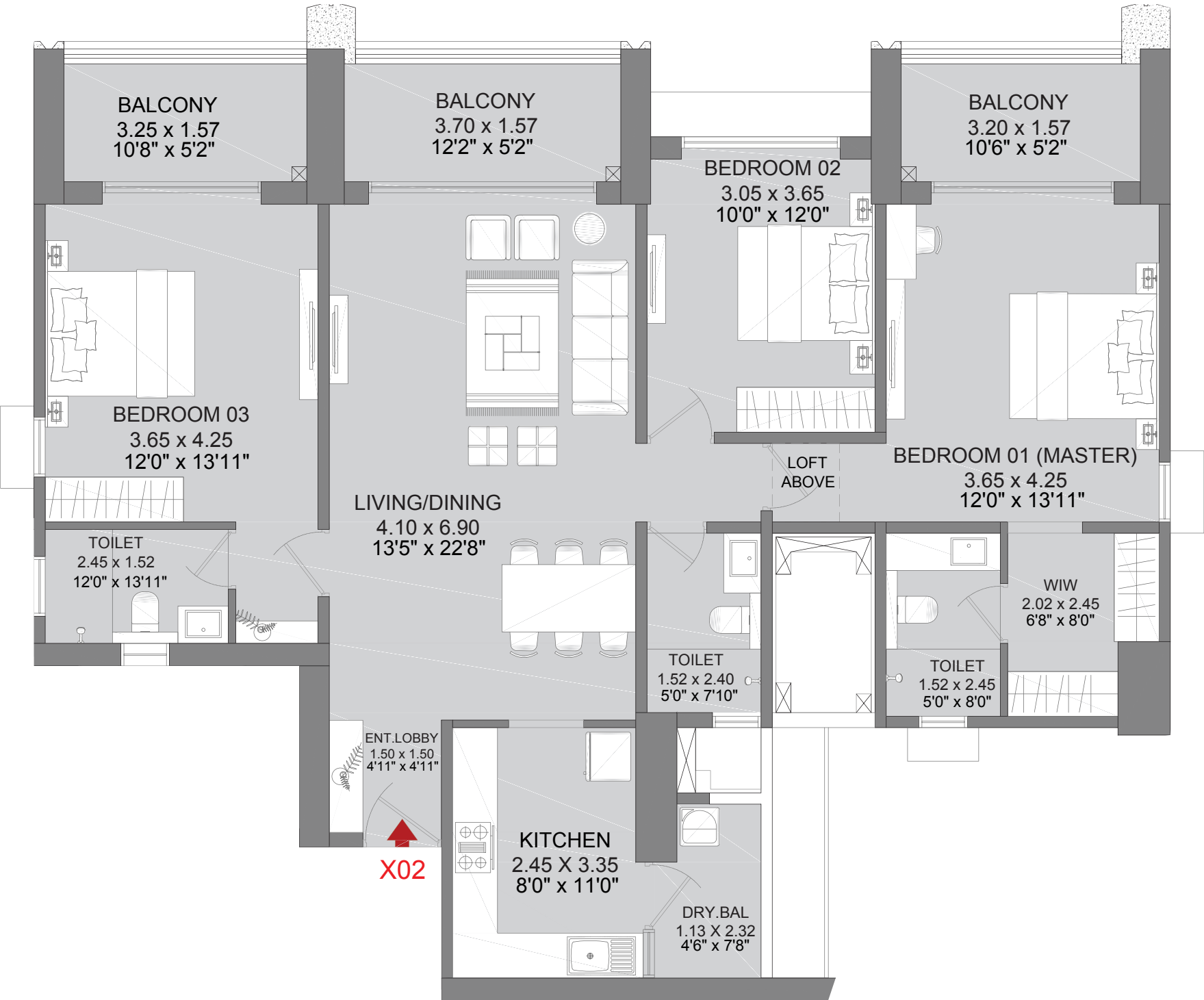
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GODREJ RIVER CREST, PUNE

BUILDING - TOWER 2 | UNIT TYPE - 3BHK-A | UNIT NO. - X02

FLOOR NO. - TYPICAL FLOOR PLAN



AREA AS PER RERA				
FLAT NO	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]
3BHK-A (X02)	110.23	19.06	129.29	1391.68

Note:
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1 M = 3.28 FT

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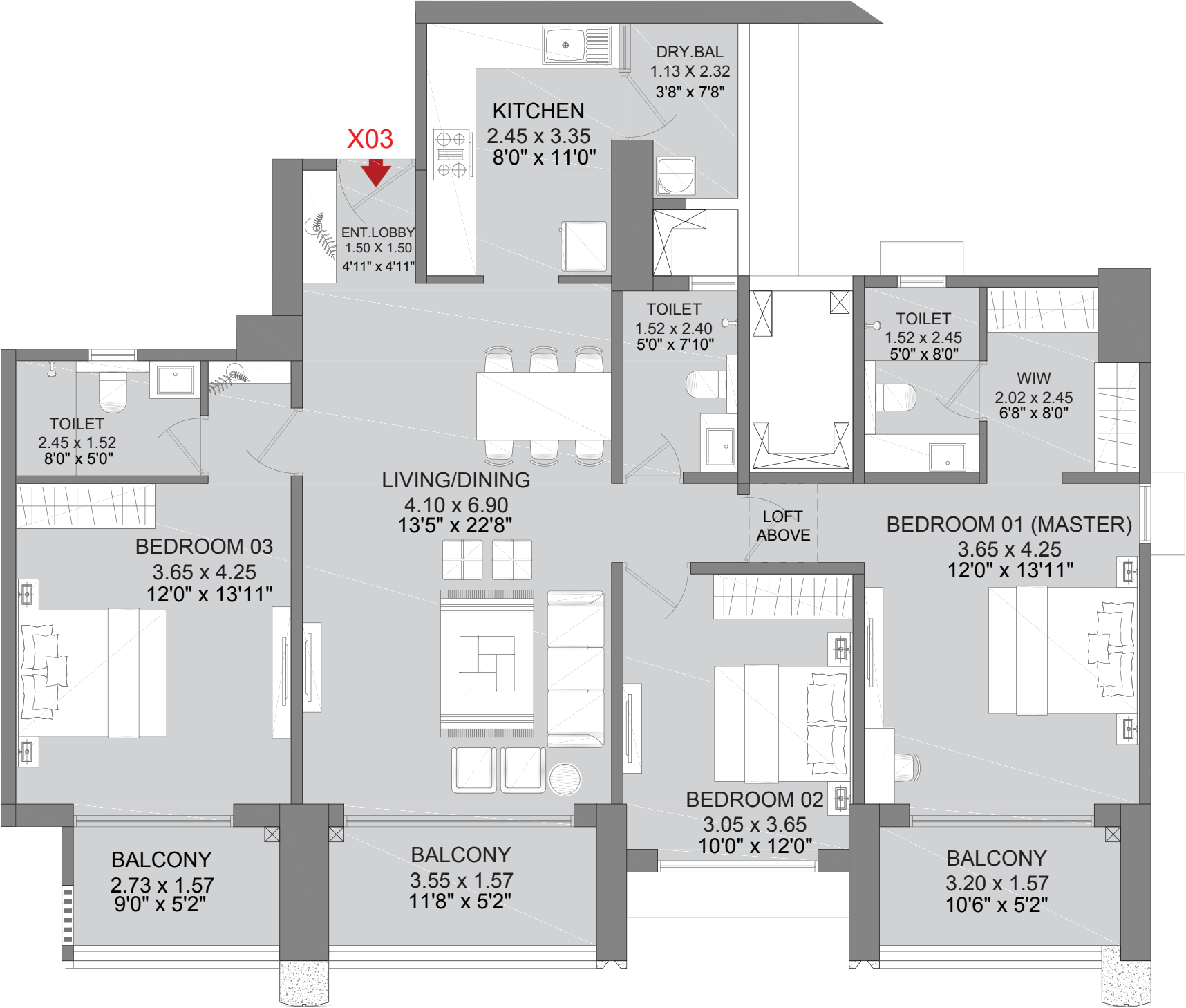
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GODREJ RIVER CREST, PUNE

BUILDING - TOWER 2 | UNIT TYPE - 3BHK-D | UNIT NO. - X03

FLOOR NO. - TYPICAL FLOOR PLAN



AREA AS PER RERA				
FLAT NO	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]
3BHK-D (X03)	110.09	18.02	128.11	1378.98

Note:
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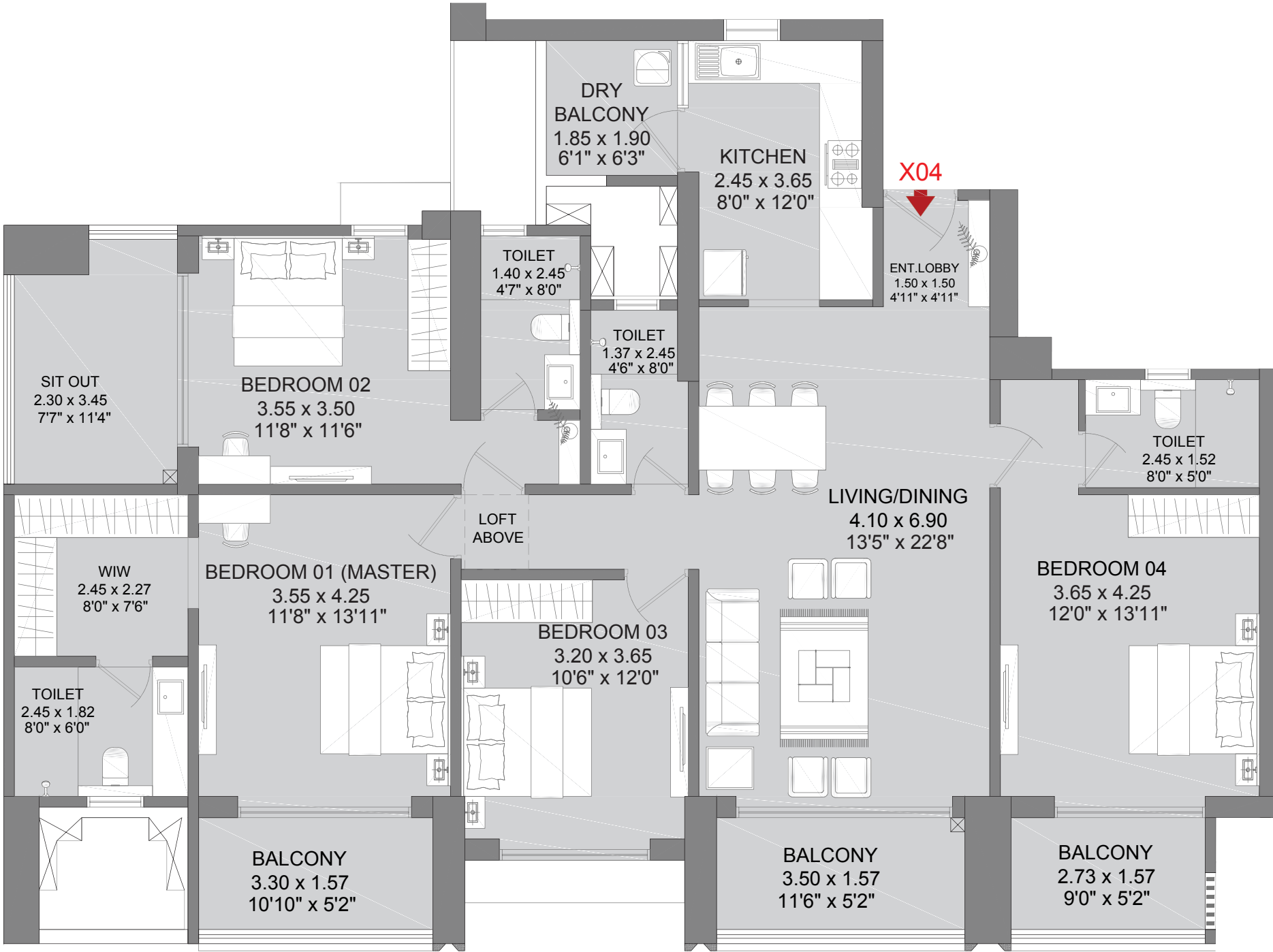
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GODREJ RIVER CREST, PUNE

BUILDING - TOWER 2 | UNIT TYPE - 4BHK-A | UNIT NO. - X04

FLOOR NO. - TYPICAL FLOOR PLAN



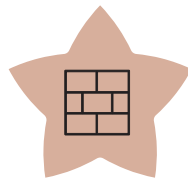
AREA AS PER RERA				
FLAT NO	AREAS AS PER RERA [SQ.MT.]	EXCLUSIVE AREA [SQ.MT.]	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]
4BHK-A (X04)	134.28	26.10	160.38	1726.33

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 DIMENSIONS MENTIONED IN THE UNIT PLAN ARE FROM UNFINISHED SURFACE TO UNFINISHED SURFACE.
THE PROJECT IS REGISTERED WITH MAHARERA UNDER REGISTRATION NO. GODREJ RIVER CREST - P52100077127, AVAILABLE AT WEBSITE <http://maharera.mahaonline.gov.in>.



PREMIUM SPECS FOR YOUR PREMIUM HOME



FLOORING*

Living, Dining, Passage Flooring
Marble Finished Vitrified Tiles

Master Bedroom
Marble Finished Vitrified Tile

Other Bedrooms
Marble Finished Vitrified Tile

Kitchen Flooring
Marble Finished Vitrified Tile

Balcony Flooring
Ceramic Antiskid Tiles

Dry/Utility Area Flooring
Ceramic Antiskid Tiles



KITCHEN

Kitchen Flooring
Marble Finished Vitrified Tile

Kitchen Platform Dado
Ceramic Tile

Kitchen Platform
Granite



COMMON AREAS

Entrance Lobby
Marble Flooring

Landing Flooring in Staircase
Vitrified Tile

Tread in Staircase
Vitrified Tile

Riser in Staircase
Vitrified Tile

Lift dado
Vitrified Tiles



BATHROOMS

Toilet Dado
Marble Finished Vitrified Tiles

Master Bedroom Toilet Flooring
Ceramic Antiskid Tiles

Other Bedrooms Toilet Flooring
Ceramic Antiskid Tiles

Toilet Hand Wash Basin Counter
Granite

Toilet Vent Sill
Granite

CP fittings
Kohler or Equivalent

PREMIUM SPECIFICATIONS FOR YOUR PREMIUM HOME



PAINTS

Flat Internal Paint Wall
OBD

Flat Internal Paint Ceiling
OBD

Lift Lobby Internal Paint Wall & Ceiling
OBD

Staircase Internal Paint Wall
OBD

Staircase Internal Paint Ceiling
OBD

External Paint
Texture Paint

False Ceiling in Toilet, Dry Area
Modular False Ceiling



DOORS AND WINDOWS

Main Door
Both side Laminate Pre Hung Door

Main Door Digital Lock
Yes

Bed Room Door
Pre Hung Door

Toilet Door
Pre Hung Door

Aluminium Sliding Windows,
Doors & Ventilators
UPVC Windows and Sliders

Balcony Railing
Laminated Glass Railing



AWARDS & RECOGNITIONS

**Integrated Township Project
of the Year**

Realty+ Excellence Awards,
2023

Best Design Project

Realty+, 2022

Best Interior Design

Realty+, 2022

**Plotted Development
of the Year**

Realty+ Conclave Award,
2022

**Lopez Design for
Energizing - Central Park**

India's Best
Design Awards, 2021

**Architectural Design
of the Year**

Realty+ Conclave Award,
2021

Best Interior Design

Realty+ Conclave Award,
2021

National Brand Leaders

Track2Realty BrandXReport,
2019-20

**Porter Prize: For Leveraging
Unique Activities**

Porter Prize, 2019

**Real Estate Company
of the Year**

Construction Week
Awards, 2019

**India's Top Builders
Award**

Construction World Architect
and Builder (CWAB) Awards,
2018

**Wealth Creator Among
The Next 500 Companies**

Fortune India

**Ranked #1 Globally for
a Third Consecutive Year**

GRESB (Global Real Estate
Sustainability Benchmark)

**BUT OUR REAL REWARD IS THE TRUST OF
OVER 70,000 FAMILIES.**



Godrej River Crest is registered with MahaRERA under registration no. P52100077127, available at <http://maharera.mahaonline.gov.in>.
Site address: Godrej River Crest, Kharadi-Manjari Road, Pune - 412307.

Godrej River Crest 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.