

The background of the slide is a close-up, artistic photograph of a luxury watch's internal mechanical movement. The image is dark and moody, with various gears, jewels, and metal components visible. A large, circular component, possibly a rotor or a part of the escapement, is prominent in the center. The lighting creates highlights on the polished metal surfaces, emphasizing the intricate craftsmanship. The entire image is framed by a thin, gold-colored border.

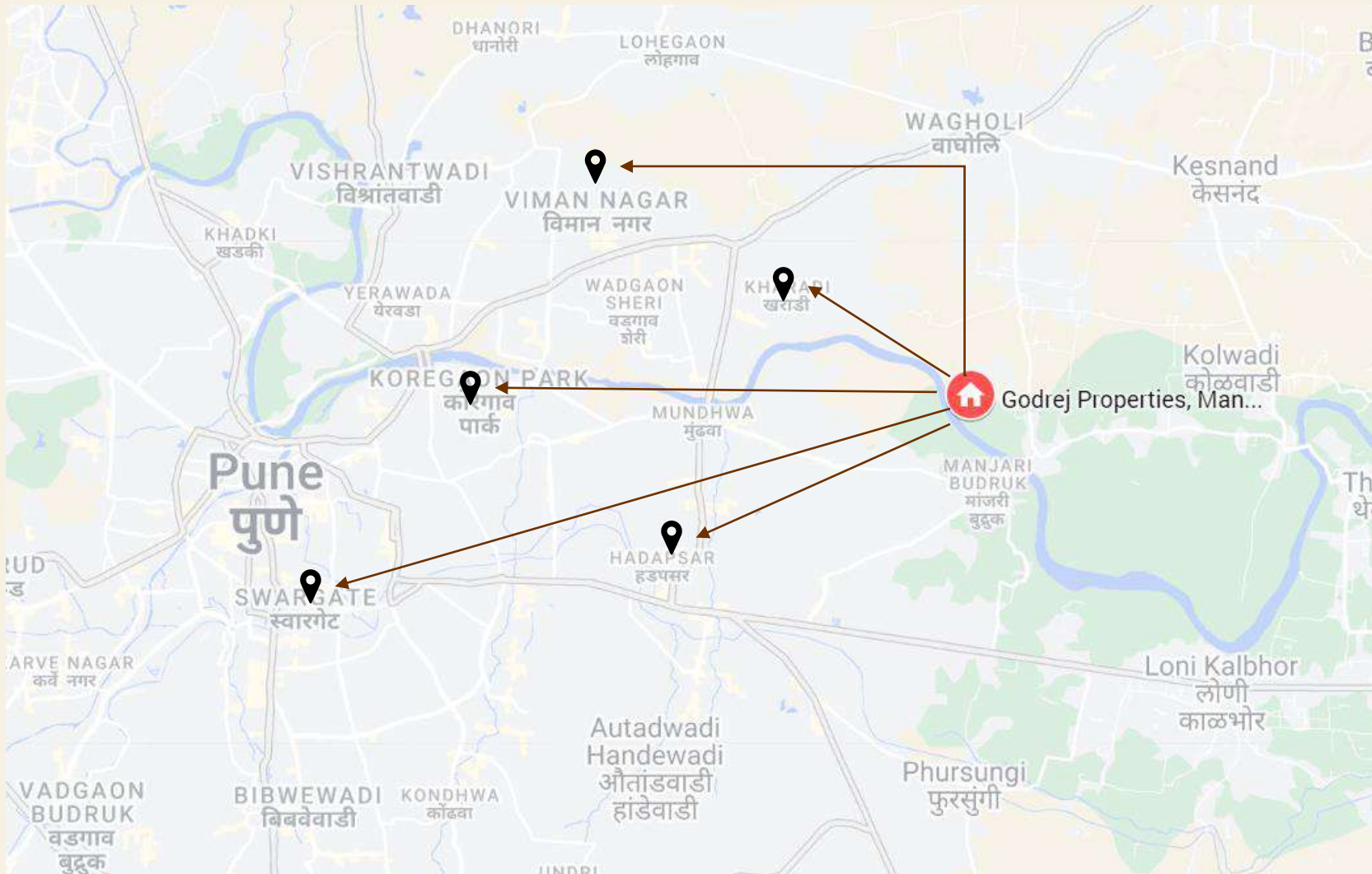
River Crest Leaders' Brief

Time to Climb and overcome the Crest

May
2024

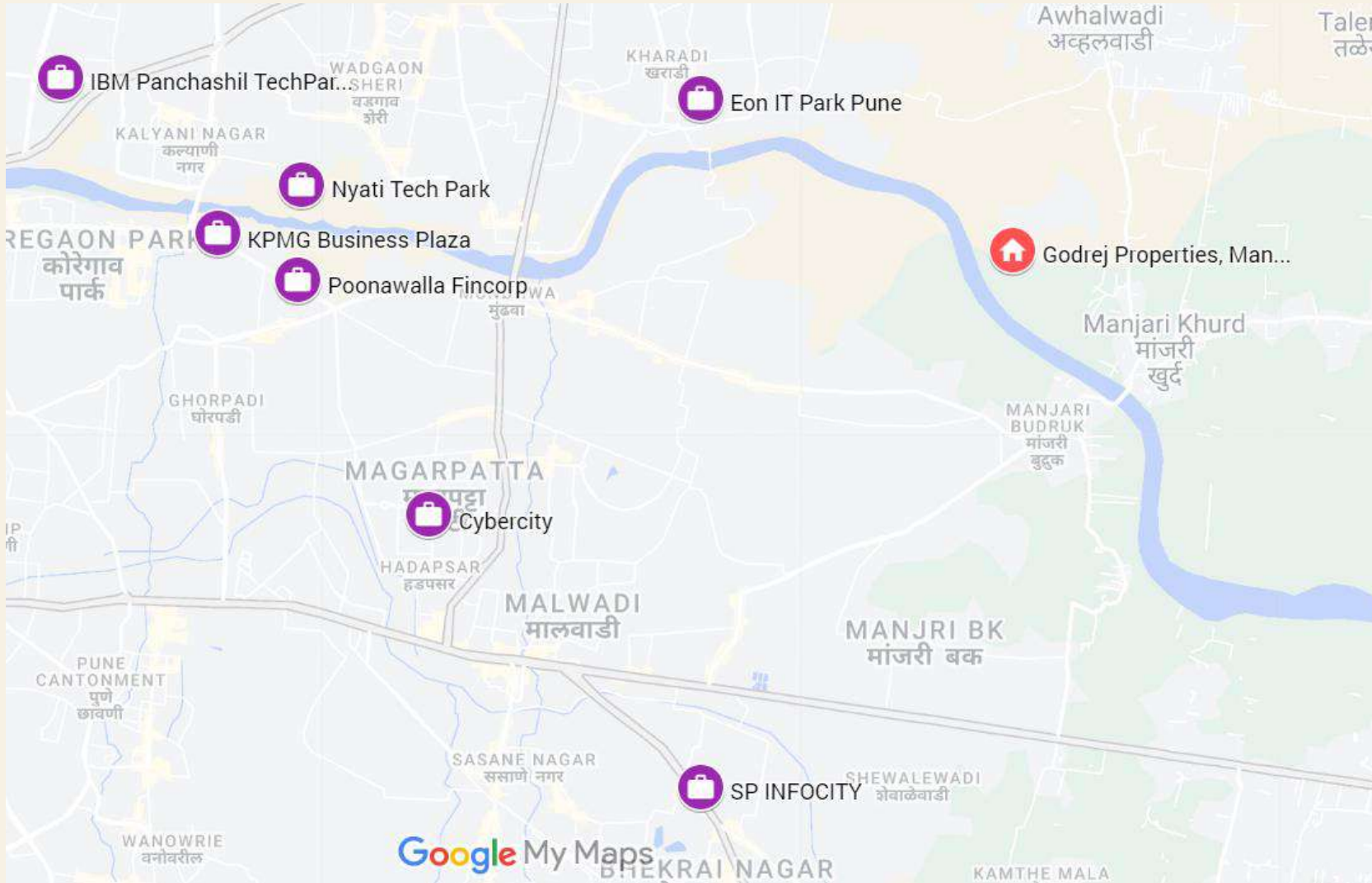
Manjari

The next biggest development in Pune East



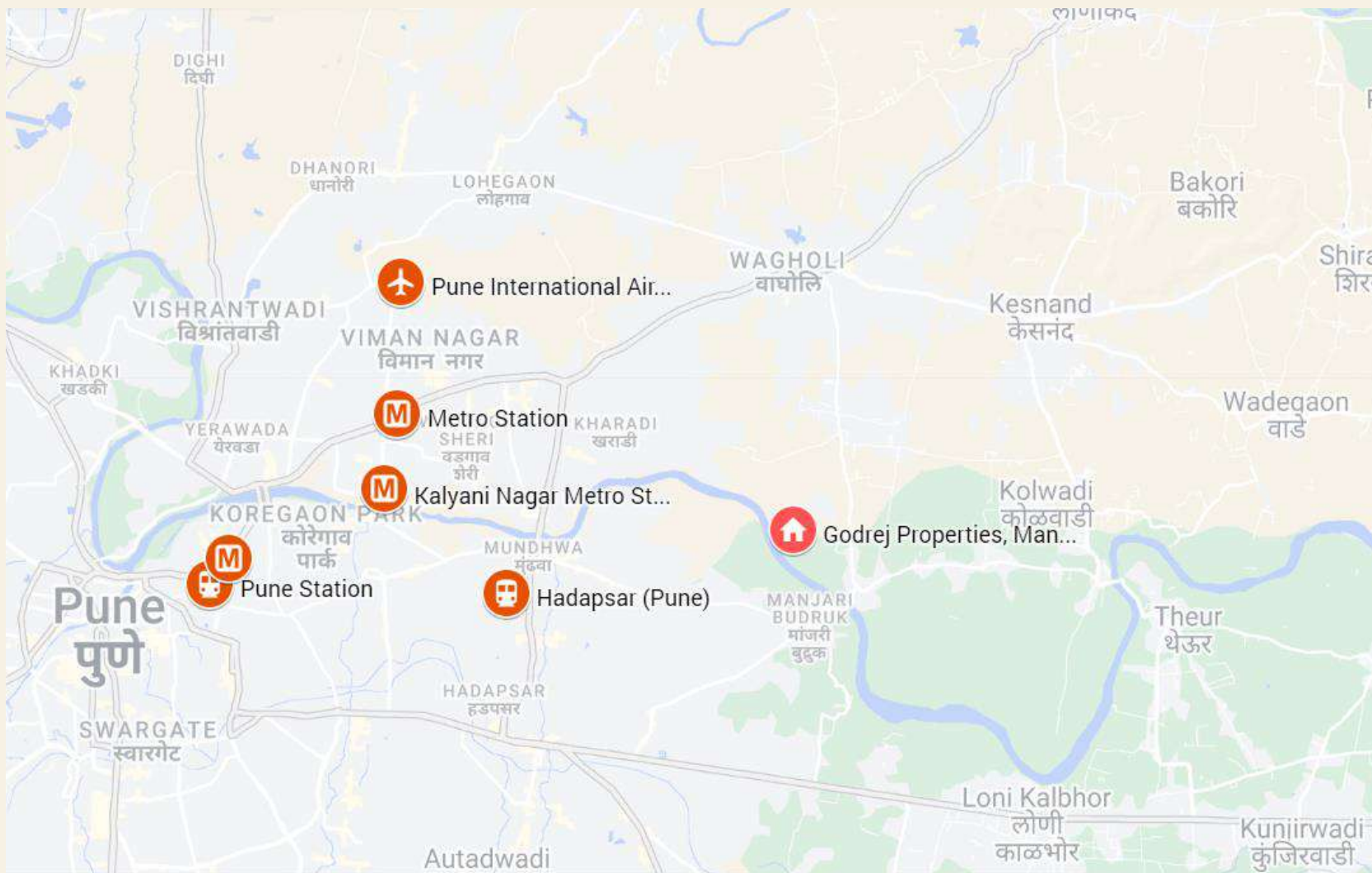
Name	Distance (kms)	Time (mins)
Kharadi	6.5	16
Viman Nagar	11.7	28
Koregaon Park	13.3	39
Hadapsar	13.3	33
Swargate	18.6	54

Good Connectivity to Major hubs in Pune



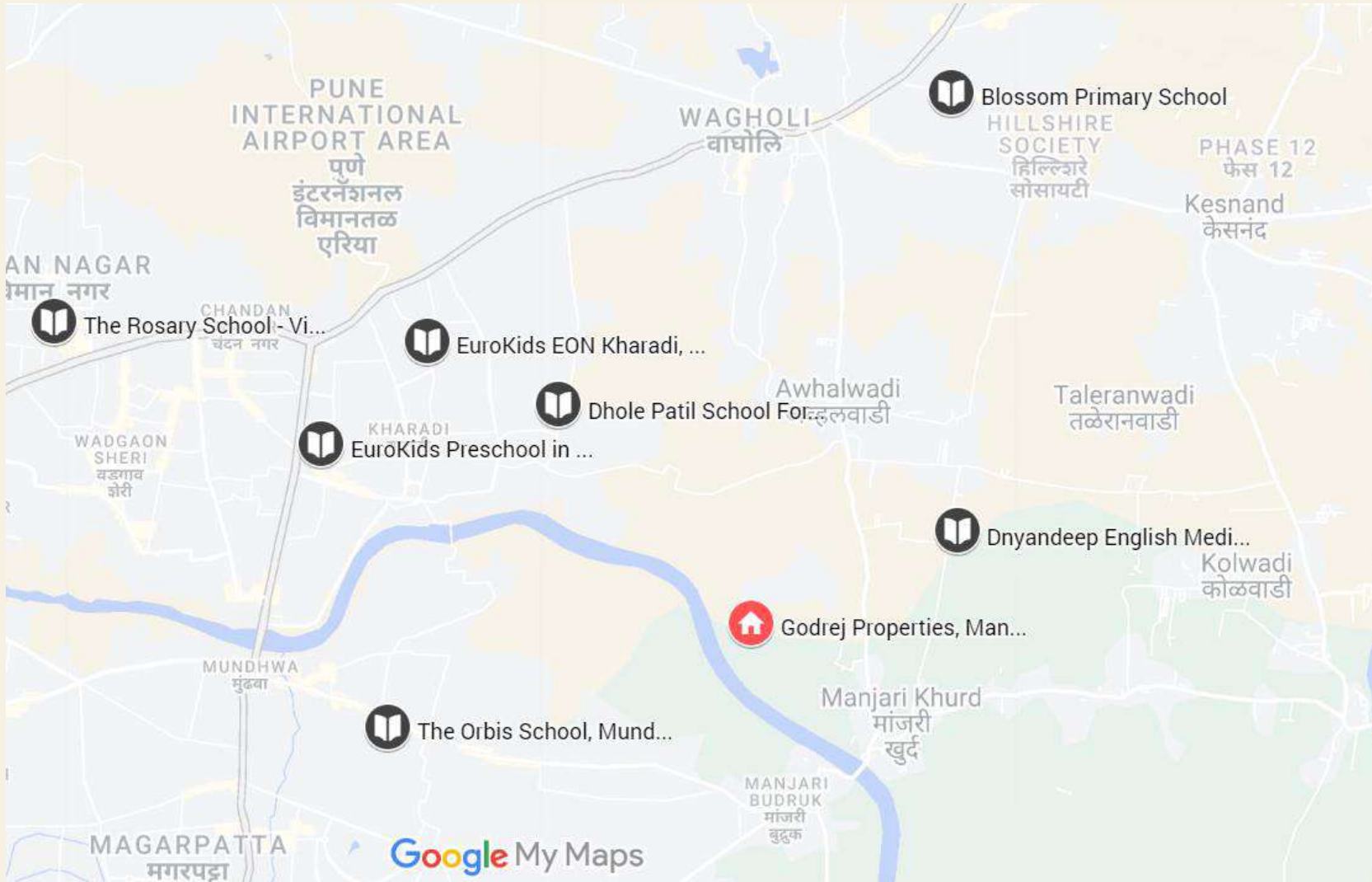
Name	Distance (kms)	Time (mins)
EON IT Park	5.6	16
Cybercity IT Park	11.2	28
KPMG Business plaza	11.9	38
SP Infocity	12.1	34
Poonawala fincorp	12.8	35
IBM Panchashil Tech Park	13.9	37
Nyati Tech Park	15.2	48

Close Proximity to Major IT Hubs



Name	Distance (kms)	Time (mins)
Hadapsar Railway Station	9.4	24
Kalyani Nagar Metro station	12.2	39
Viman Nagar Metro Station	12.8	31
Pune international Airport	13.5	33
Pune Railway Station	15.4	43

Convenient Transportation Options



Name	Distance (kms)	Time (mins)
Euro Kids preschool, Kharadi	3.6	10
Oxford World School	3.7	12
Dhole patil school for excellence	4.7	13
Euro Kids Kharadi	4.8	14
Orbis	9.1	22

Schools in and around Manjari

Welcome to Rivergreens



Artist's Impression



Central Ravine Park



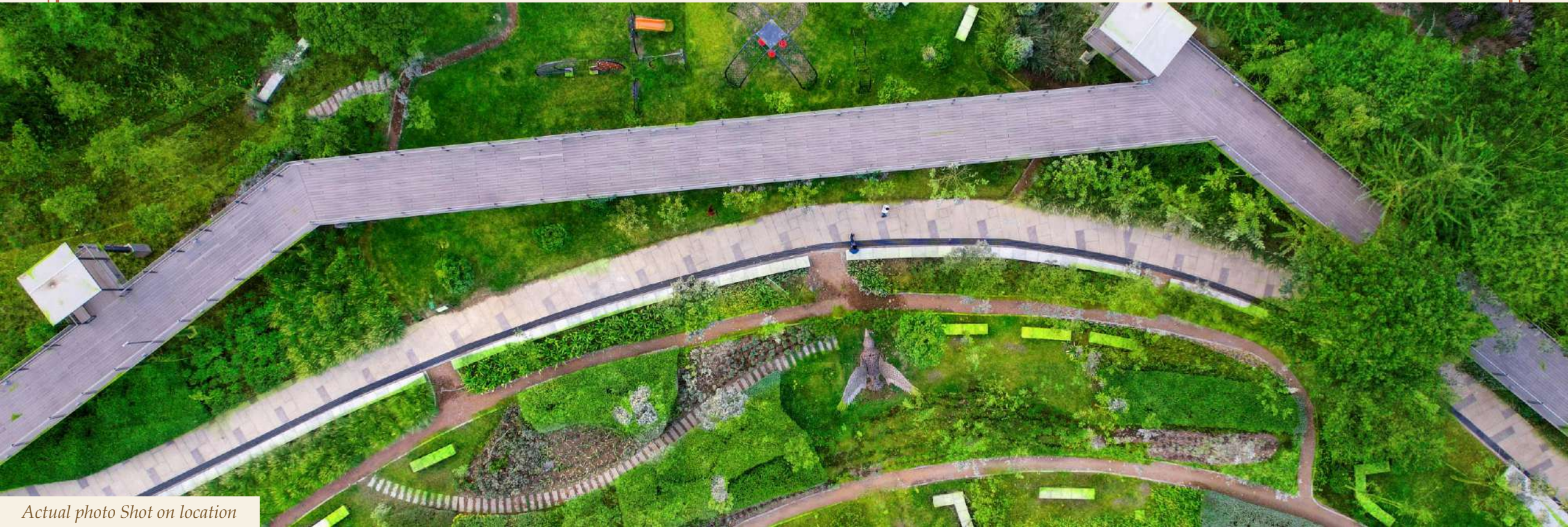
Central Sports Complex



Master Club and Townhall

Key Pillars of the Township

Central Ravine Park



Actual photo Shot on location



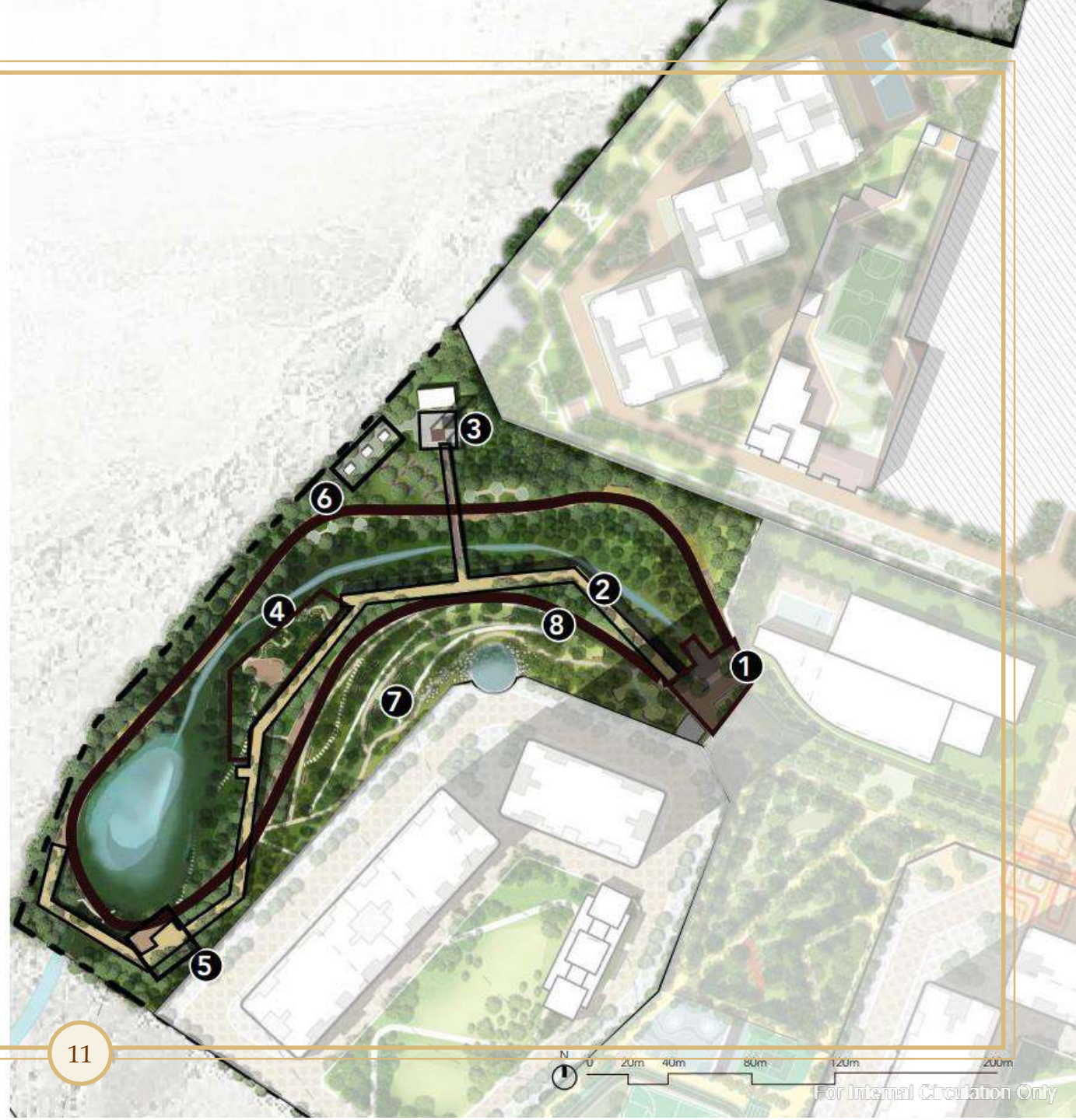
Spread across
4.73 acres

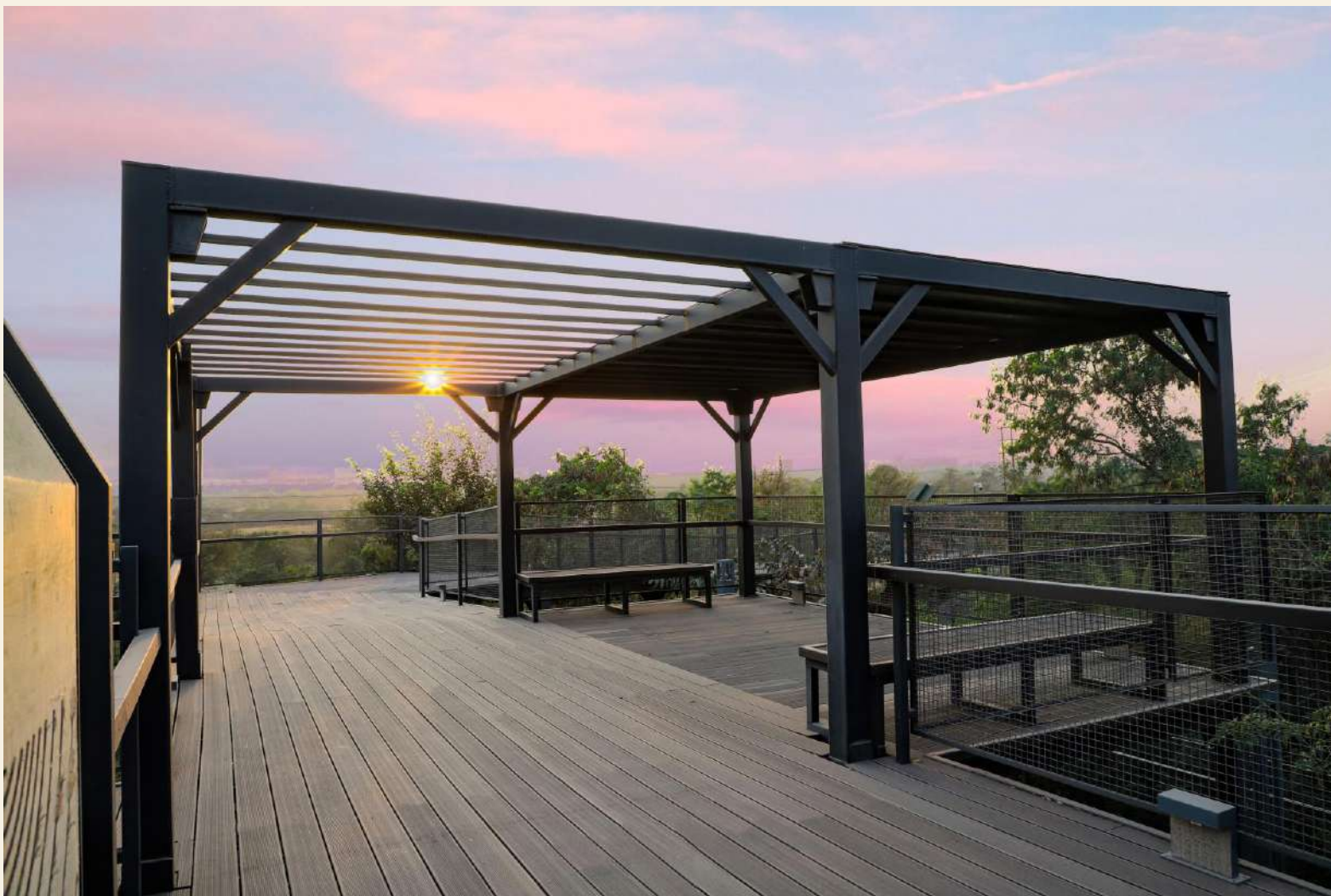
96%
softscape

769 Trees of
33 species

36 species of
shrubs

1. Entrance Deck
2. Canopy Walk
3. Machan
4. Adventure Play Area
5. Yoga Deck
6. Kiosk Area
7. Ravine Gardens
8. Walkways and Pathways





Casual Seating Spaces and Machan



Green Pathways and seating to unwind



Elevated Walkways leading to Machan

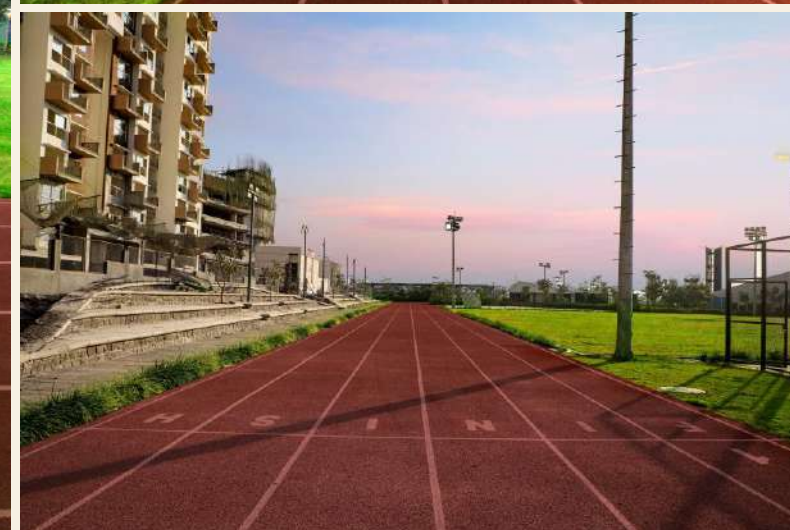
Central Sports Complex

5.25 acres of sports amenities





Boxed Sports Field



Athletics Track



Basketball, Skating Rink, and an Open Field

70,000+ sqft Master Club

Sports, Health and Wellness, and Social Amenities





Tennis Courts



Olympic Sized Swimming Pool



Squash Courts



Boxing and MMA



Badminton Courts



Basketball Courts

Sports Amenities in the Master Clubhouse



Putting Golf



Cricket Net



Skating Rink



Jogging/Cycling Track



Fitness Area



Multipurpose Sports Court

Sports Amenities in the Master Clubhouse

Convenience Amenities

Everything you could possibly need available inside Rivergreens





Hospital



Laundromat



Restaurants



Convenience Stores



Retail Stores



Retail Stores

Everything you need, within the township

Godrej's Story at Manjari so far





	Sold	Total	Unsold	% Sold
Parkridge	659	672	13	98%
Sky Greens	1007	1007	0	100%
Urban Retreat	585	698	113	84%
Boulevard	770	780	10	99%
Total	3021	3157	136	96%

Godrej's Presence in the Township

The Most Premium sector in the Township

Introducing





Godrej River Crest

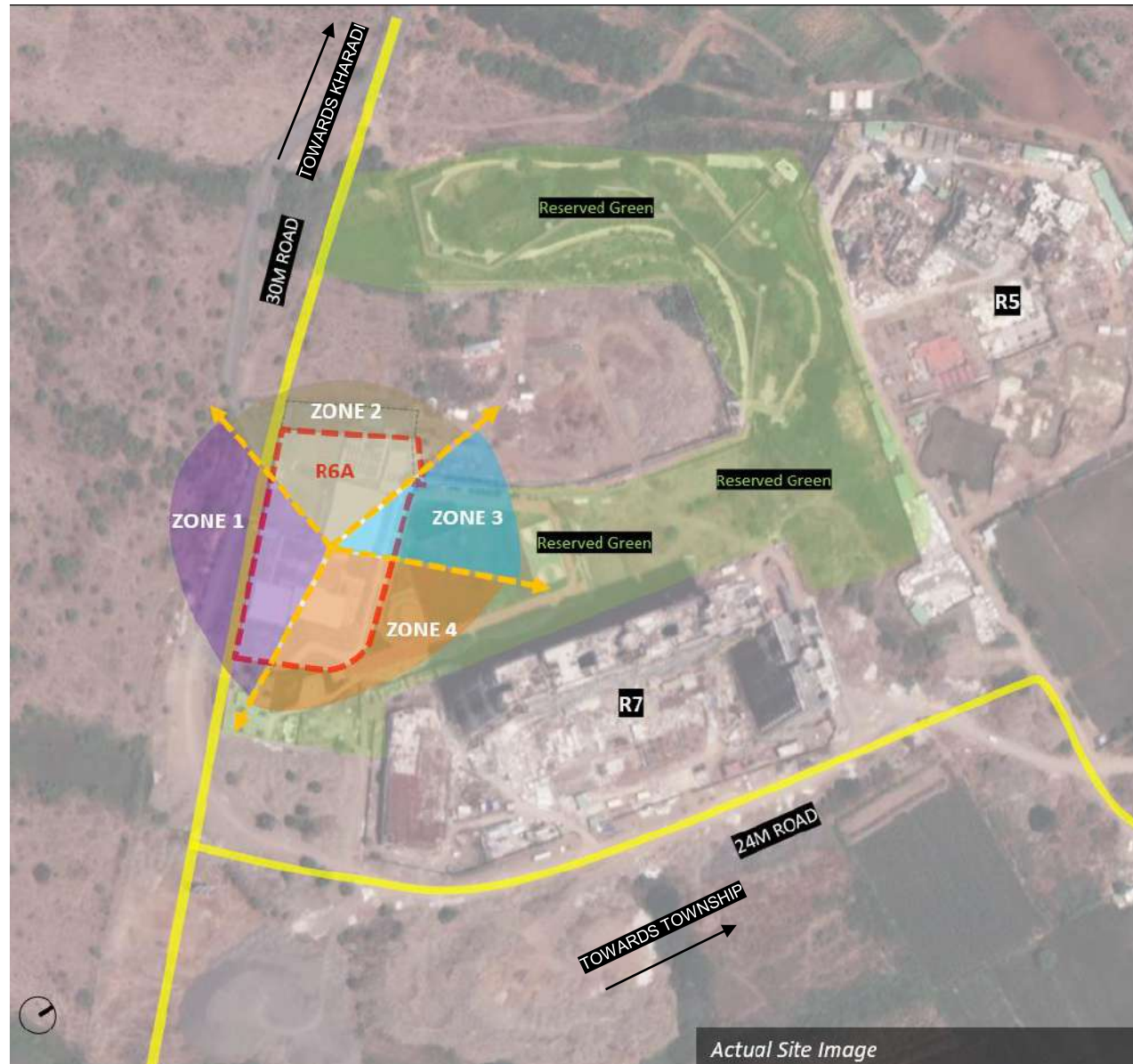
Rivergreen's Prime Jewel



Zone 1



Zone 2



Actual Site Image



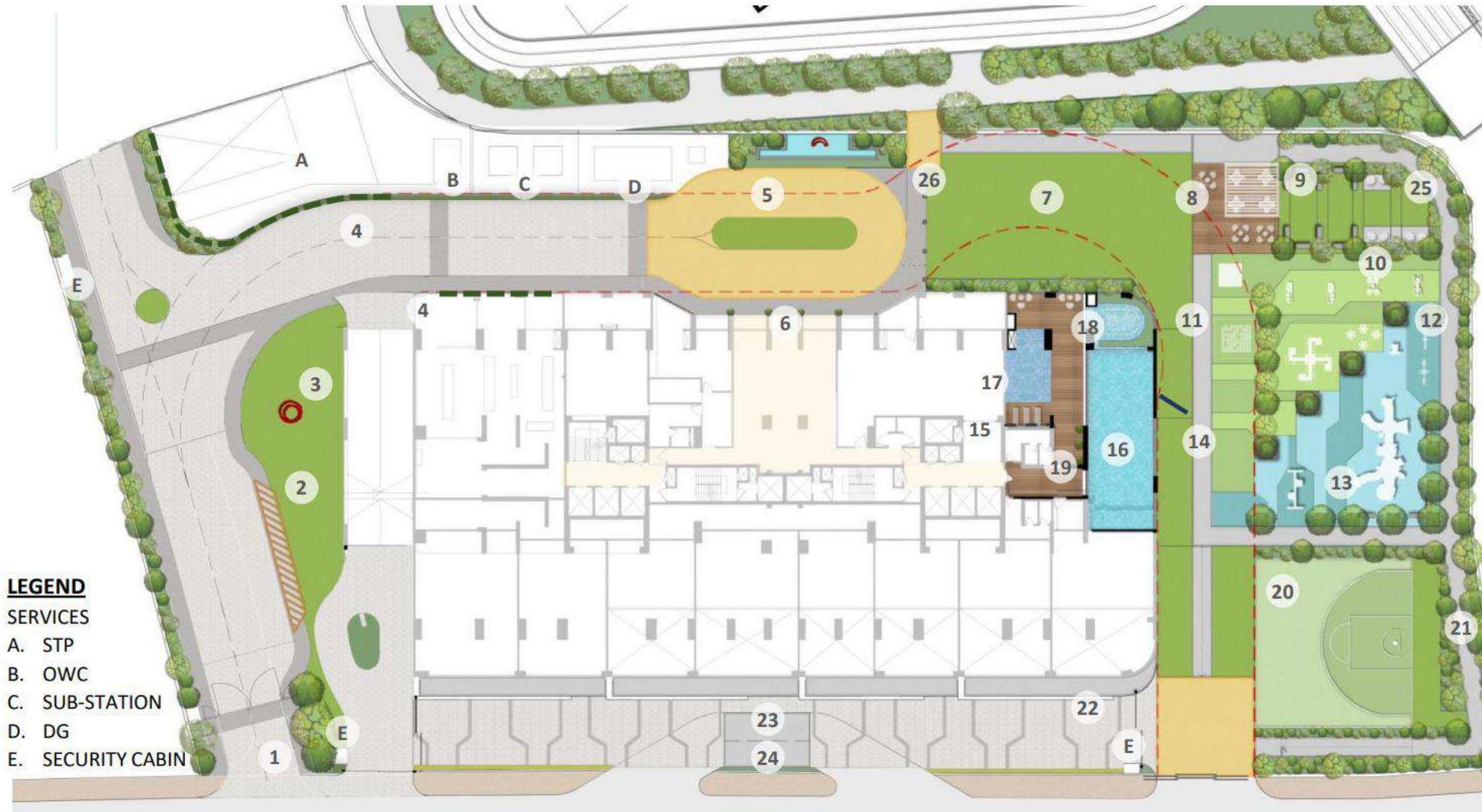
Zone 3



Zone 4

Site Context

GROUND FLOOR PLAN



LEGEND

1. R6A & R6B ENTRY / EXIT
2. SCHOOL BUS / CAB WAITING AREA
3. ENTRY LAWN
4. VERTICAL GREEN WALL
5. WELCOMING WATER FEATURE
6. RESIDENTIAL DROP OFF
7. PARTY LAWN
8. PERGOLA WITH SEATING LOUNGE
9. HEALING GARDEN WITH SEATING SPACES
10. OUTDOOR GYM
11. FLOOR GAMES
12. TODDLER PLAY AREA
13. CHILDRENS PLAY AREA
14. MOVABLE WALL SOCCER
15. GRAFITTY WALL
16. TEMPERATURE CONTROLLED INDOOR SWIMMING POOL (6.00m X 16.50m) / (20ft X 54ft)
17. INDOOR KIDS POOL (5.50m X 4.0m) / (18ft X 13 ft)
18. INDOOR JACUZZI
19. POOL DECK
20. HALF BASKETBALL COURT (14m X 15m) / (46ft X 50ft)
21. PETS PARK
22. RETAIL PLAZA
23. RETAIL PLAZA DROP OFF
24. PROJECT BRANDING
25. FLOWER GARDEN WITH SWINGS
26. PATHWAY

LEGEND

SERVICES

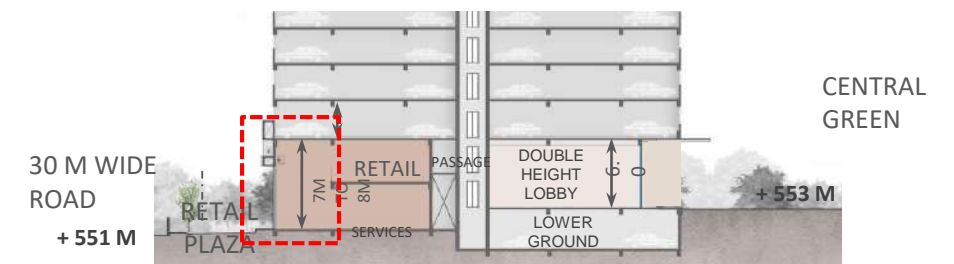
- A. STP
- B. OWC
- C. SUB-STATION
- D. DG
- E. SECURITY CABIN

MLP



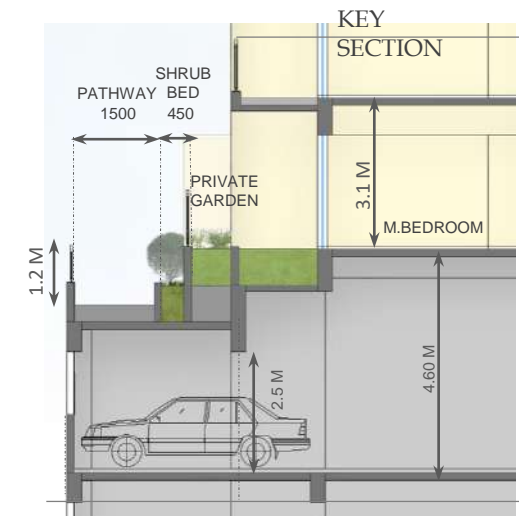
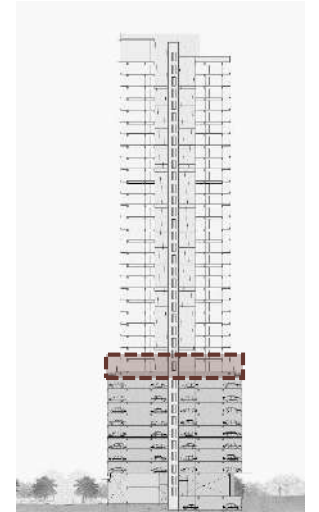
1. R6 ENTRY / EXIT
2. River Crest ENTRY / EXIT
3. PODIUM ENTRY / EXIT
4. TOWER & CLUB DROP OFF
5. GREEN ON GROUND
6. R6B ENTRY/EXIT
7. SERVICES
8. RETAIL PARKING ENTRY

- ACCESS TO CENTRAL GREENS
- TOWER & CLUB DROP OFF
- ↑ ENTRY / EXIT

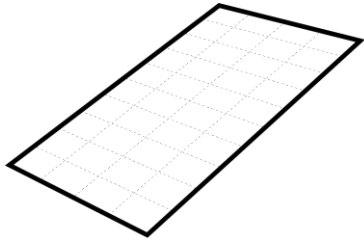


SECTION THROUGH RETAIL AND
DOUBLE HEIGHT LOBBY

Ground Floor Plan



P9 (First Habitable Floor) Plan



Plot Area
1.67 Acres



No of towers
2



High Street Retail units
8 Units



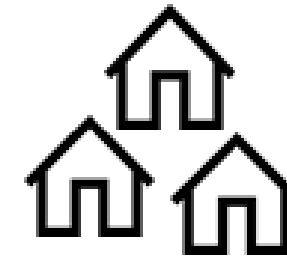
Project level IGBC
Certification – Silver



No of Floors
I.G + UG + 8P + 26 +
Club



No of Flats/Floor
4



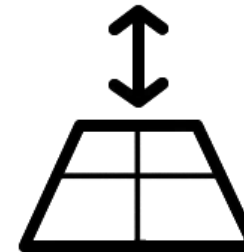
Total No of Flats
208 (75:25 3BHK:4BHK)



Flat Configuration
3BHK – 1379 – 1493 sqft
4BHK – 1727 sqft



Typology
3 & 4 BHK



F2F height
3.1m (10'2")
2.9m clear (9'6")



Parking Area
2 nos for 3BHK
3 nos for 4BHK

Project Summary



Wood Finish Metal Ceiling



LED Façade Lighting

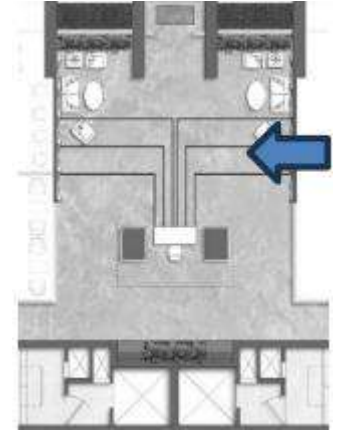


Granite Cladding

Entering the building is a premium experience



1500 sqft Grand Reception Lobby



Marble Flooring with
Stone Inlays

Double Height Elegant Waiting Area



Beige Tiles

Sophisticated Elevator Lobby



Multipurpose Hall



Abete Tile

Business Centre



Wallpaper



Carpet

Conference Room and Co-Working Space



Safe and Spacious Creche



Representative Image



Temperature Controlled Pool with Locker Room



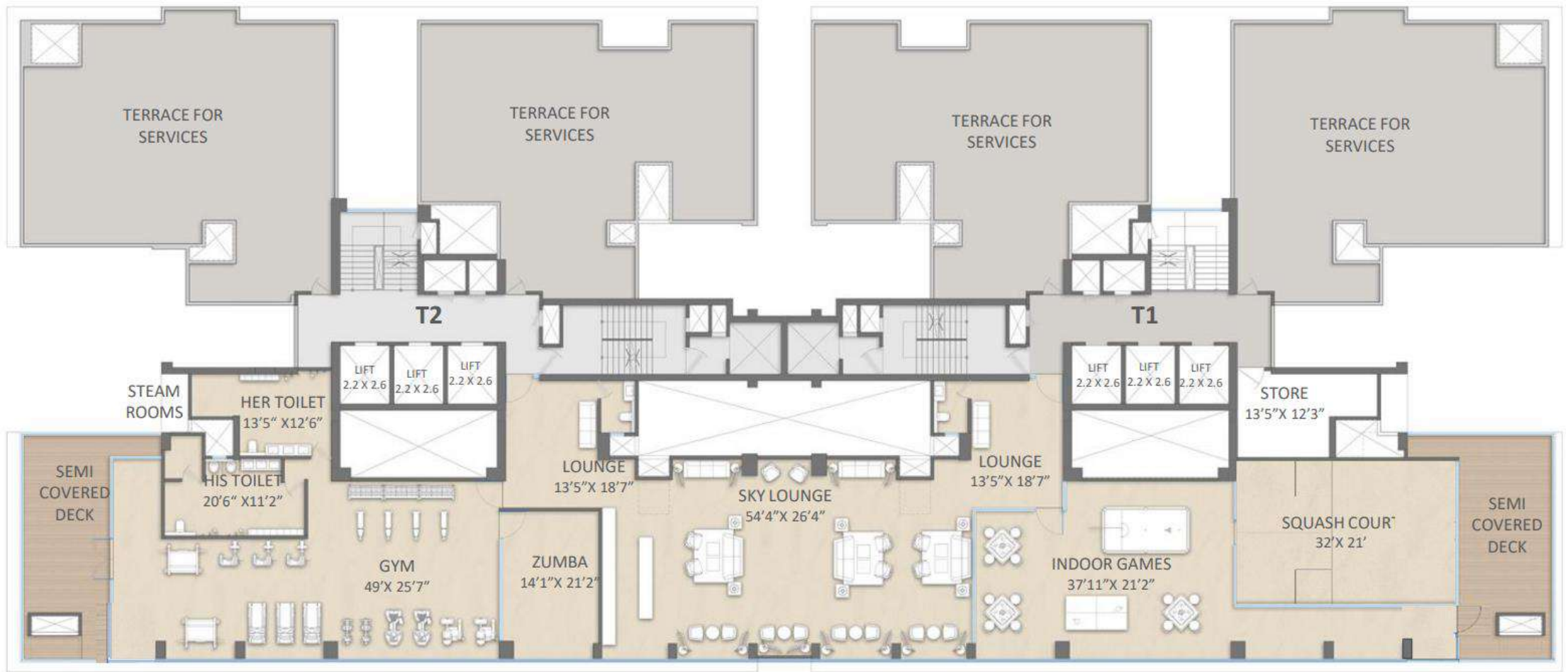
Premium Guest Suites with En Suite Bathrooms

Exclusive Club in the Clouds





Only project in the township with a Rooftop Clubhouse with Glass Façade



6200 sqft Rooftop Clubhouse Plan



Rooftop Club Elevator Lobby



Nexion-Afyon Crema Tiles

Rooftop Club Elevator Lobby



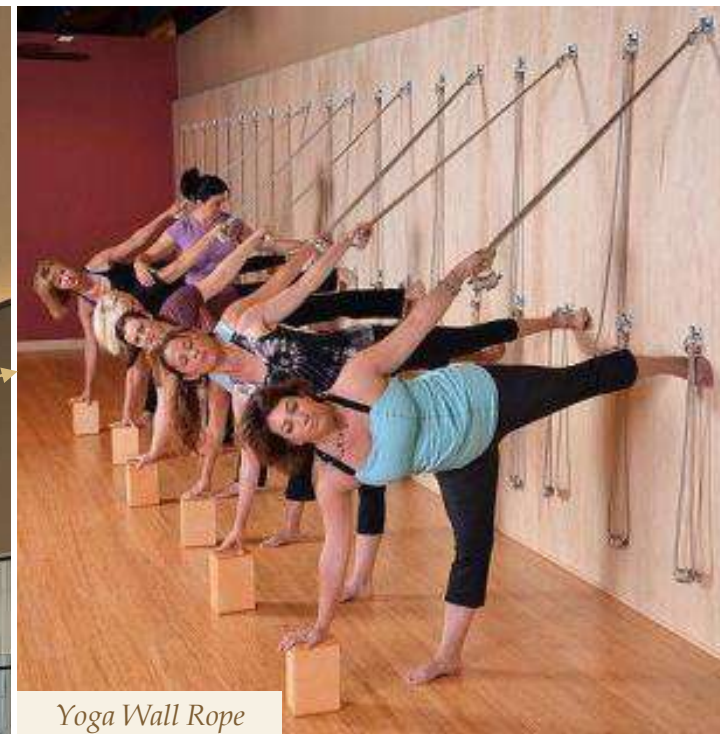
Exquisite Sky Lounge Overlooking the River



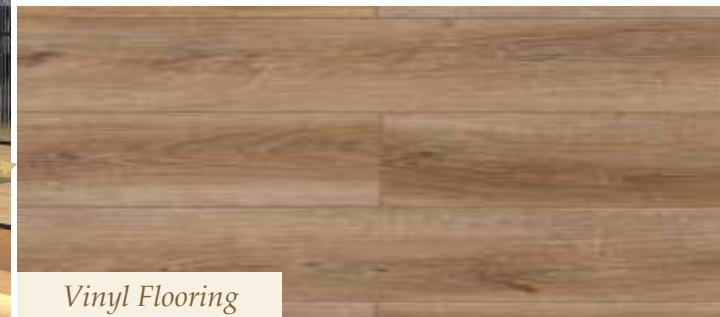
Serving Counter in the Lounge



Workout in the skies overlooking the River with a State of the Art Gym



Yoga Wall Rope

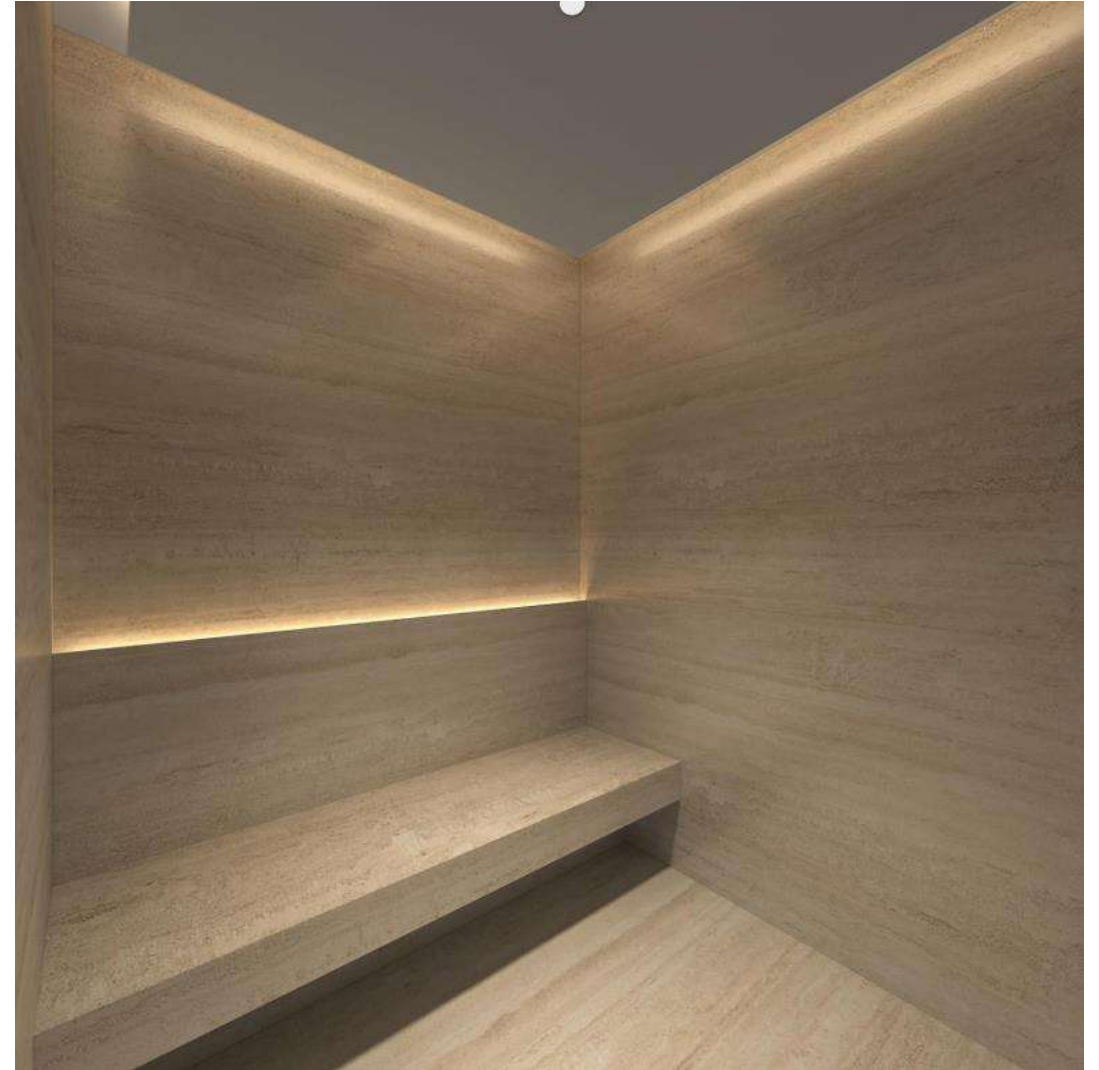


Vinyl Flooring

Activity Studio for Dance, Yoga, Zumba, Aerobics



Indoor Games Room



Gym Locker Room and Sauna

Premium Views





View A – River Park and River Views



View B – River Views



View C – R6B



View D – Central Greens



Greens Facing View



Sports Amenities Facing View

Exclusivity unlike any other

Your home will stand out among the other developments



The Prime Jewel of Manjari Township



60



Lit Clubhouse, and Façade lighting that gives the building a lot of character



Premium High Street Retail under the Towers

Premium Units

Spacious Well Laid Out Apartments with great Views





Typical Floor Plan

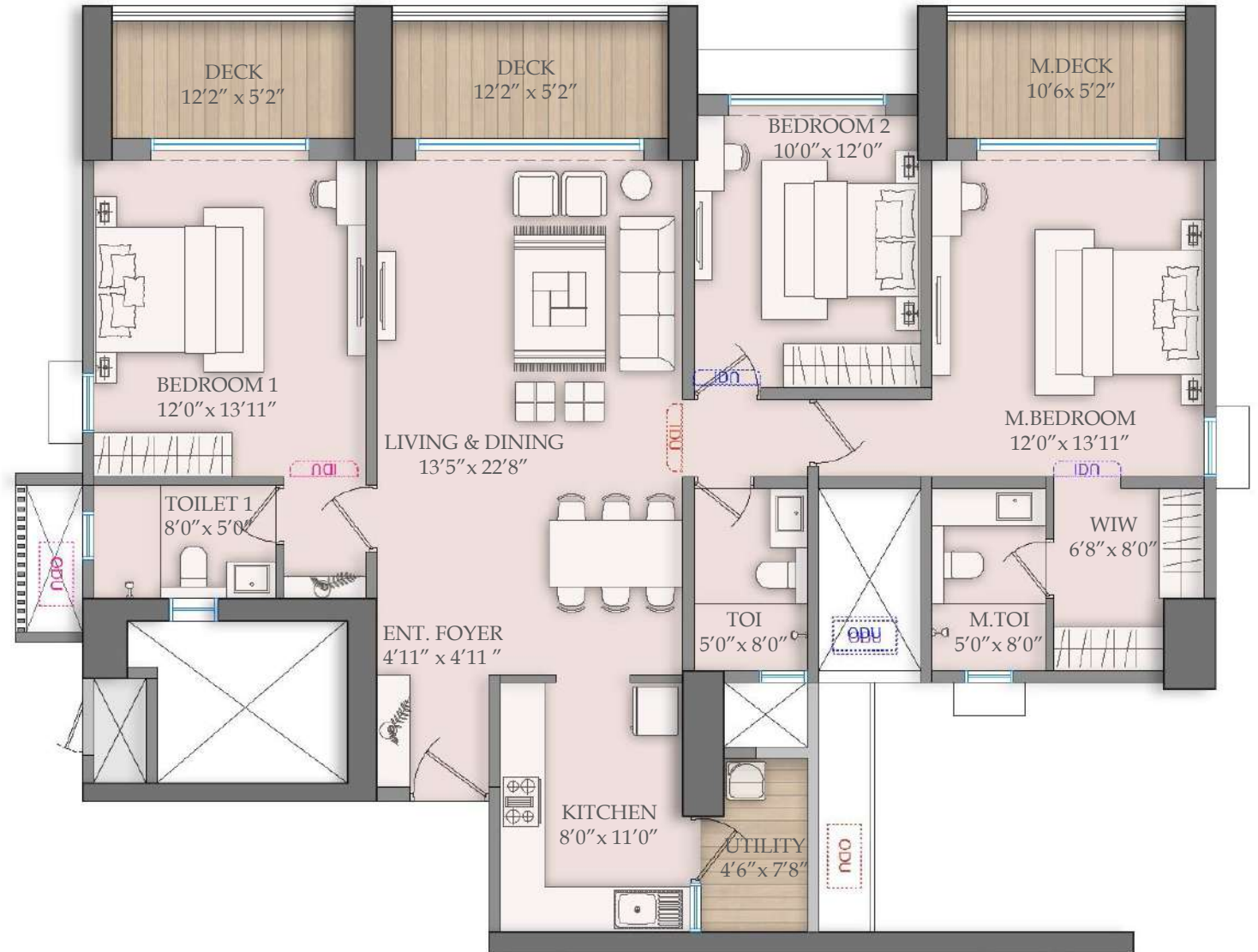


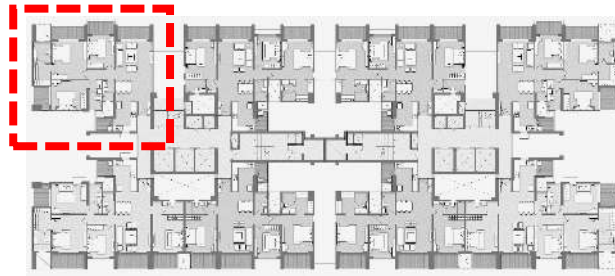
KEY PLAN



- 3 Full width decks
- Large walk-in wardrobe in the master bedroom
- Kitchen not visible from entry
- Spacious 13'5" wide living and dining
- Butterfly Configuration

3BHK-A - 1393 sqft

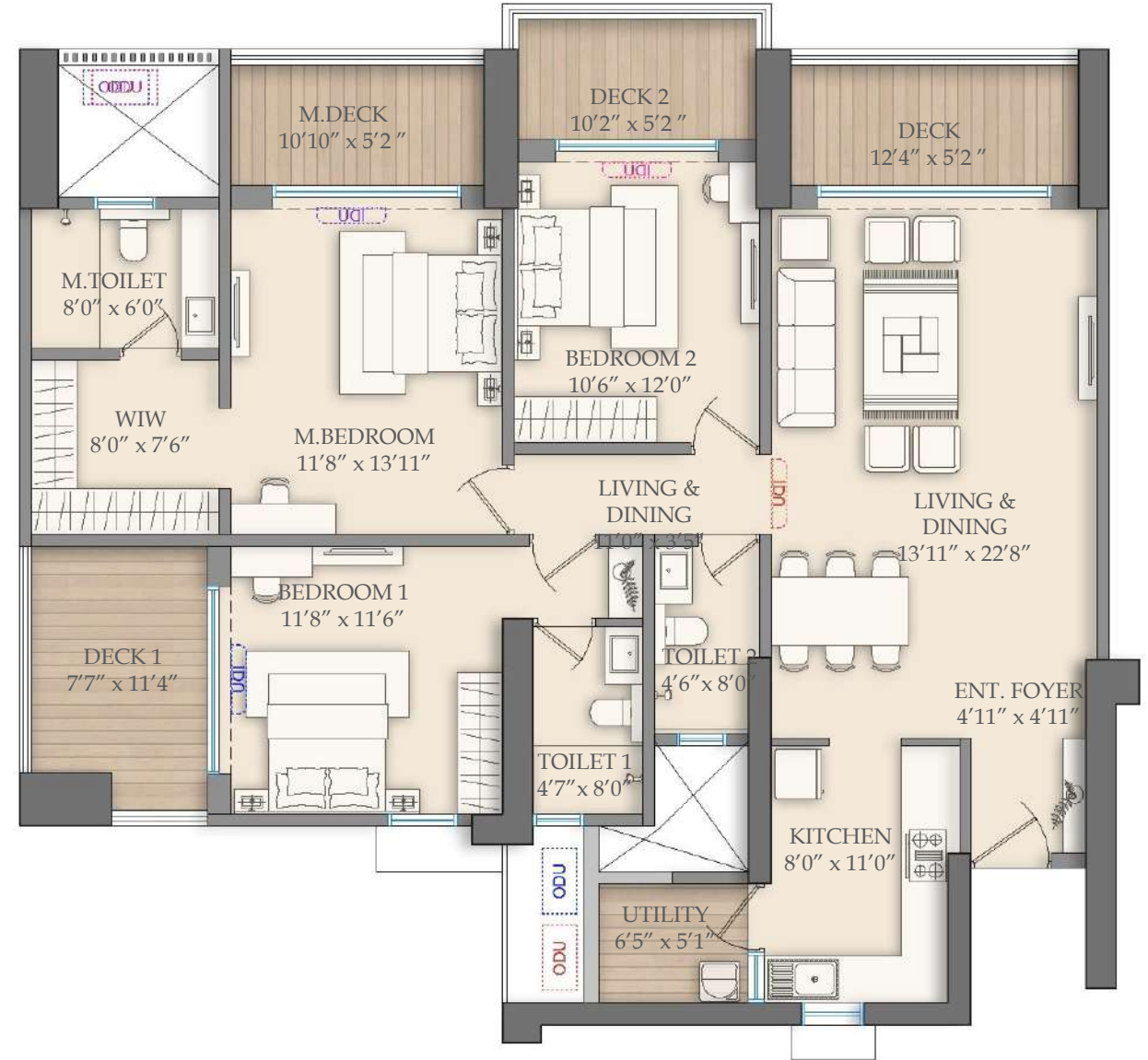




KEY PLAN

- 4 Full width decks in all Bedrooms and Living Room
- Large walk-in wardrobe in the master bedroom
- Kitchen not visible from entry
- Spacious 13'11" wide living and dining
- Smallest bedroom is also 10'6" wide

3BHK-B – 1490 sqft



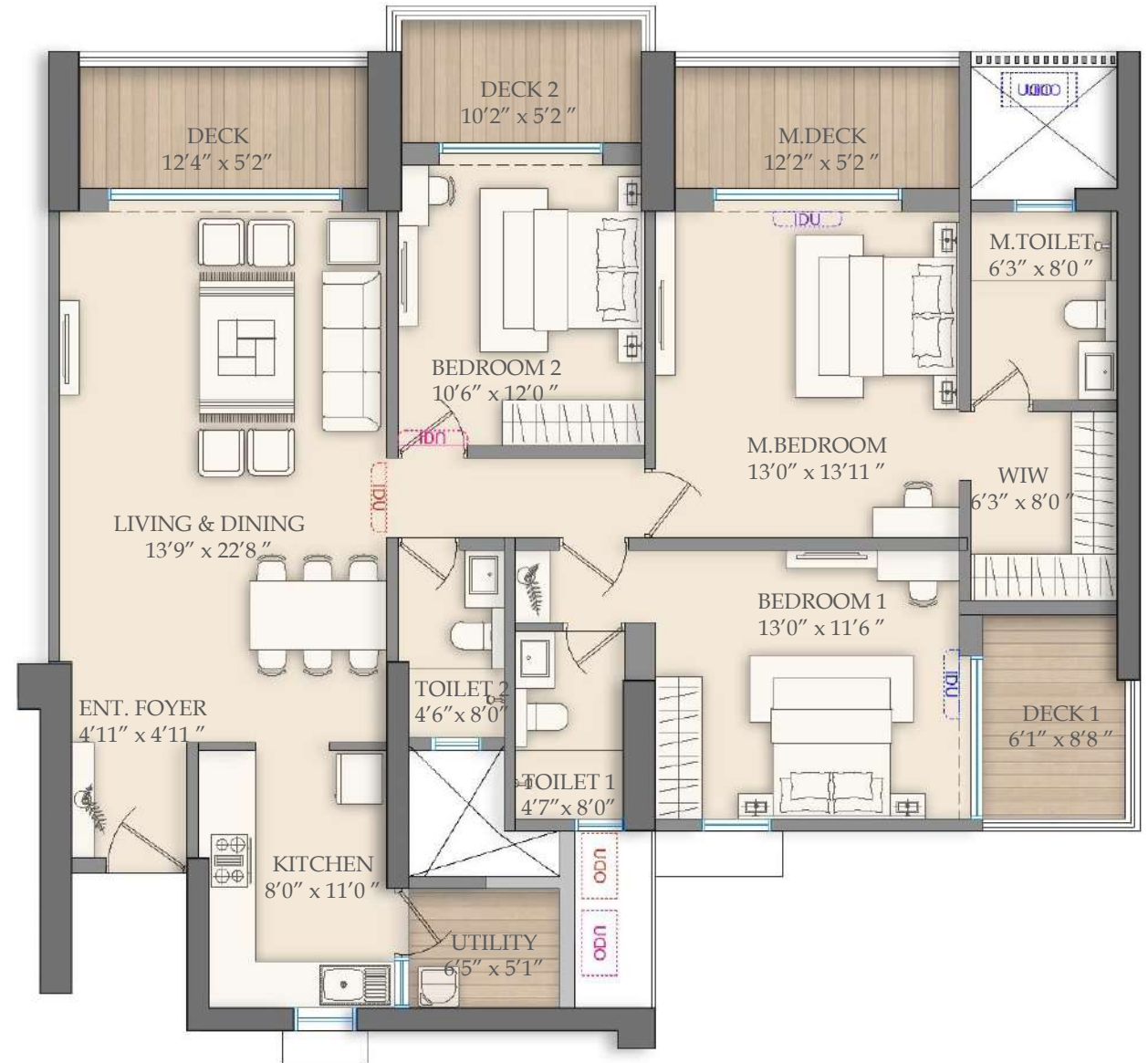


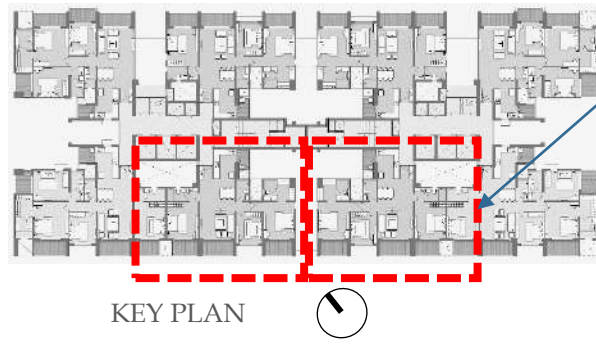
KEY PLAN



- 4 Full width decks in all Bedrooms and Living Room
- Large walk-in wardrobe in the master bedroom
- Kitchen not visible from entry
- Spacious 13'9" wide living and dining
- Smallest bedroom is also 10'6" wide

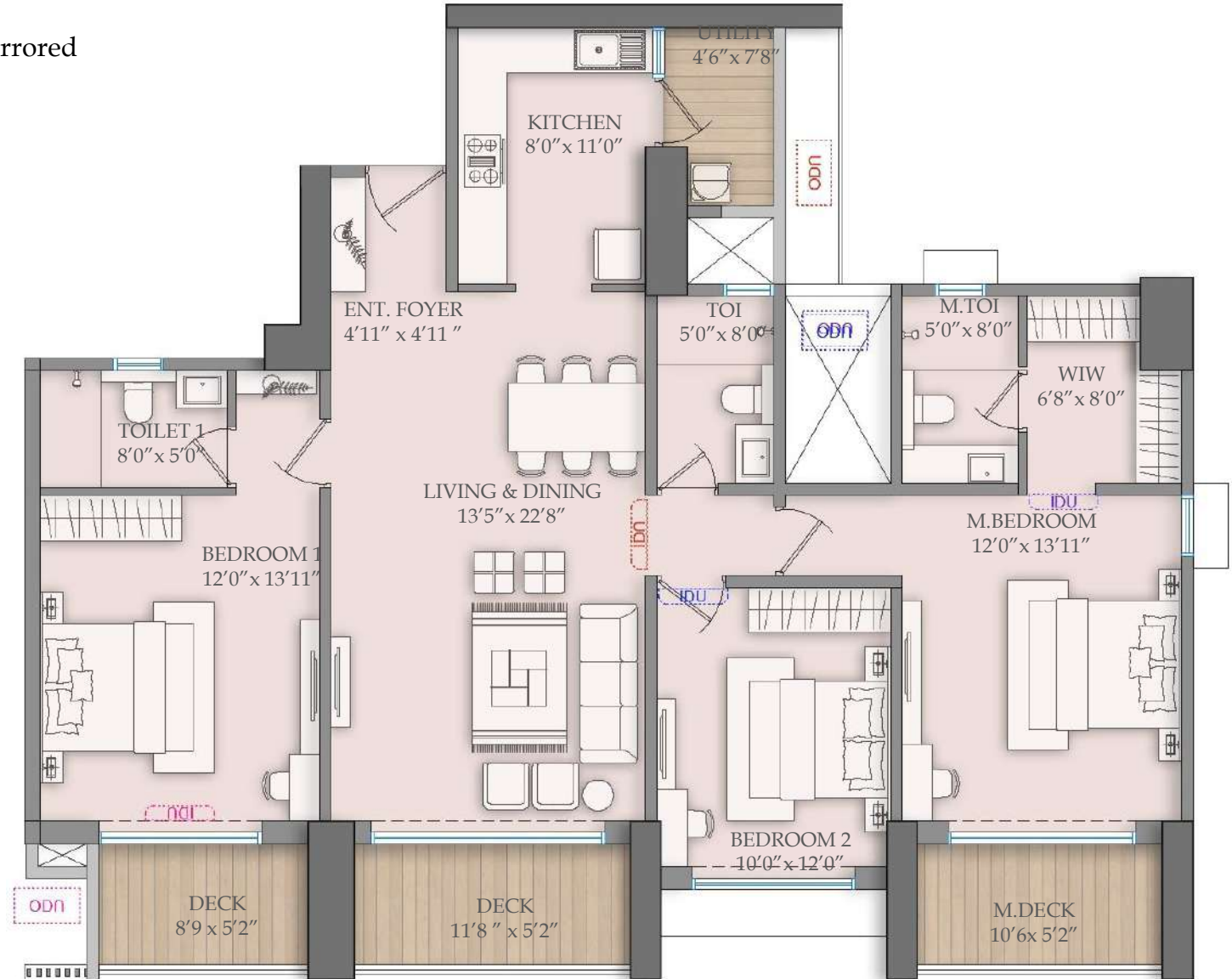
3BHK-C - 1494 sqft

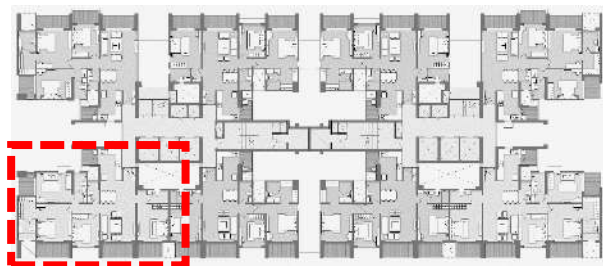




- 3 Full width decks
- Large walk-in wardrobe in the master bedroom
- Kitchen not visible from entry
- Spacious 13'5" wide living and dining
- Butterfly Configuration

3BHK-D - 1379 sqft



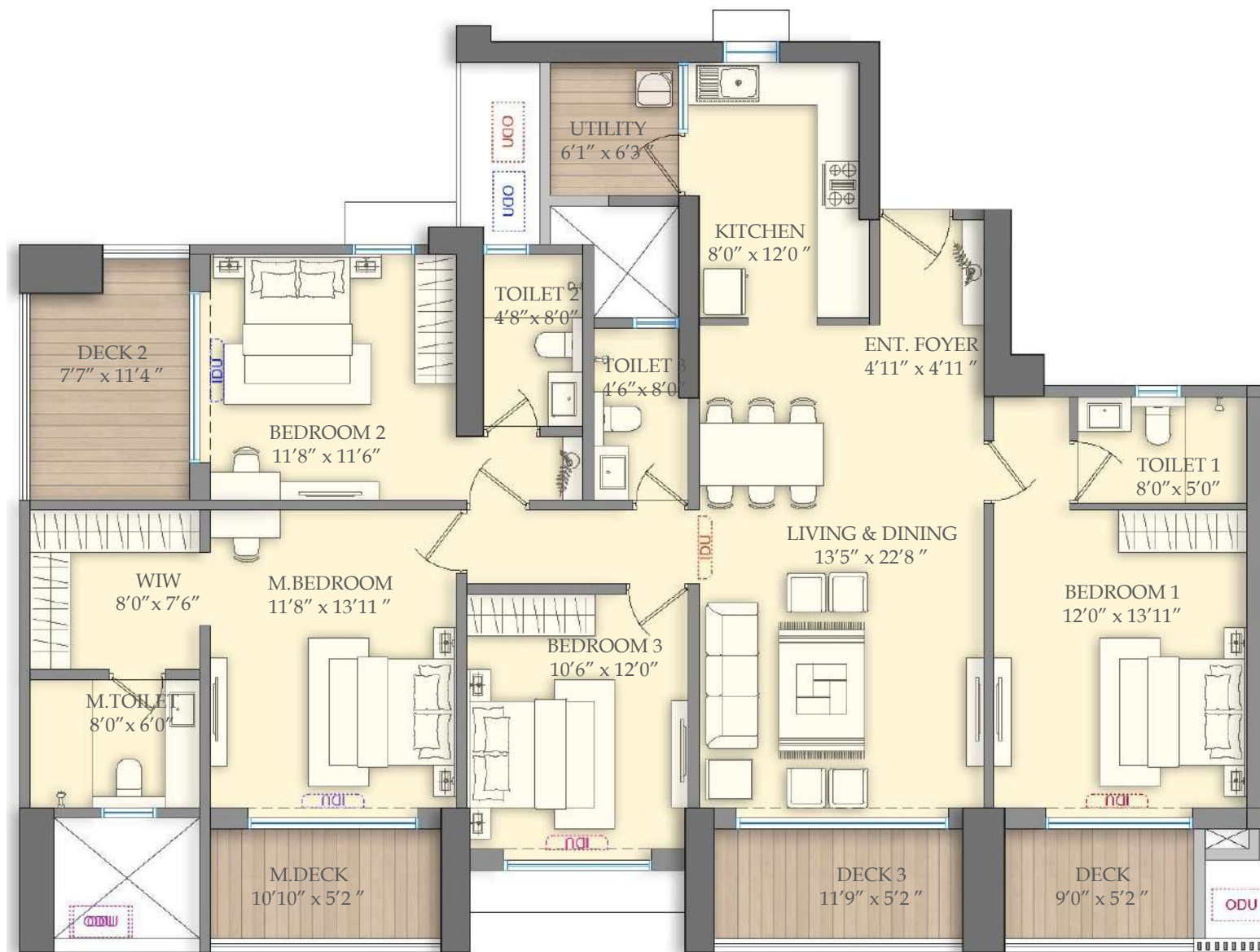


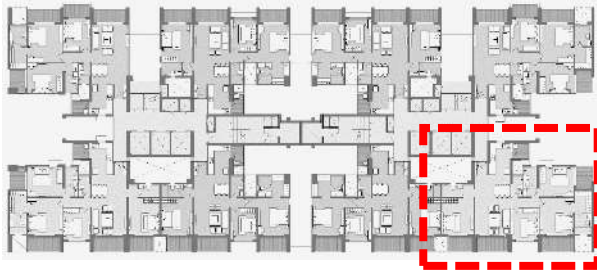
KEY PLAN



- 4 Full width decks
- Large walk-in wardrobe in the master bedroom
- Kitchen not visible from entry
- Spacious 13'5" wide living and dining
- Butterfly Configuration
- Even the smallest bedroom is 10'6" wide

4BHK-A - 1726 sqft

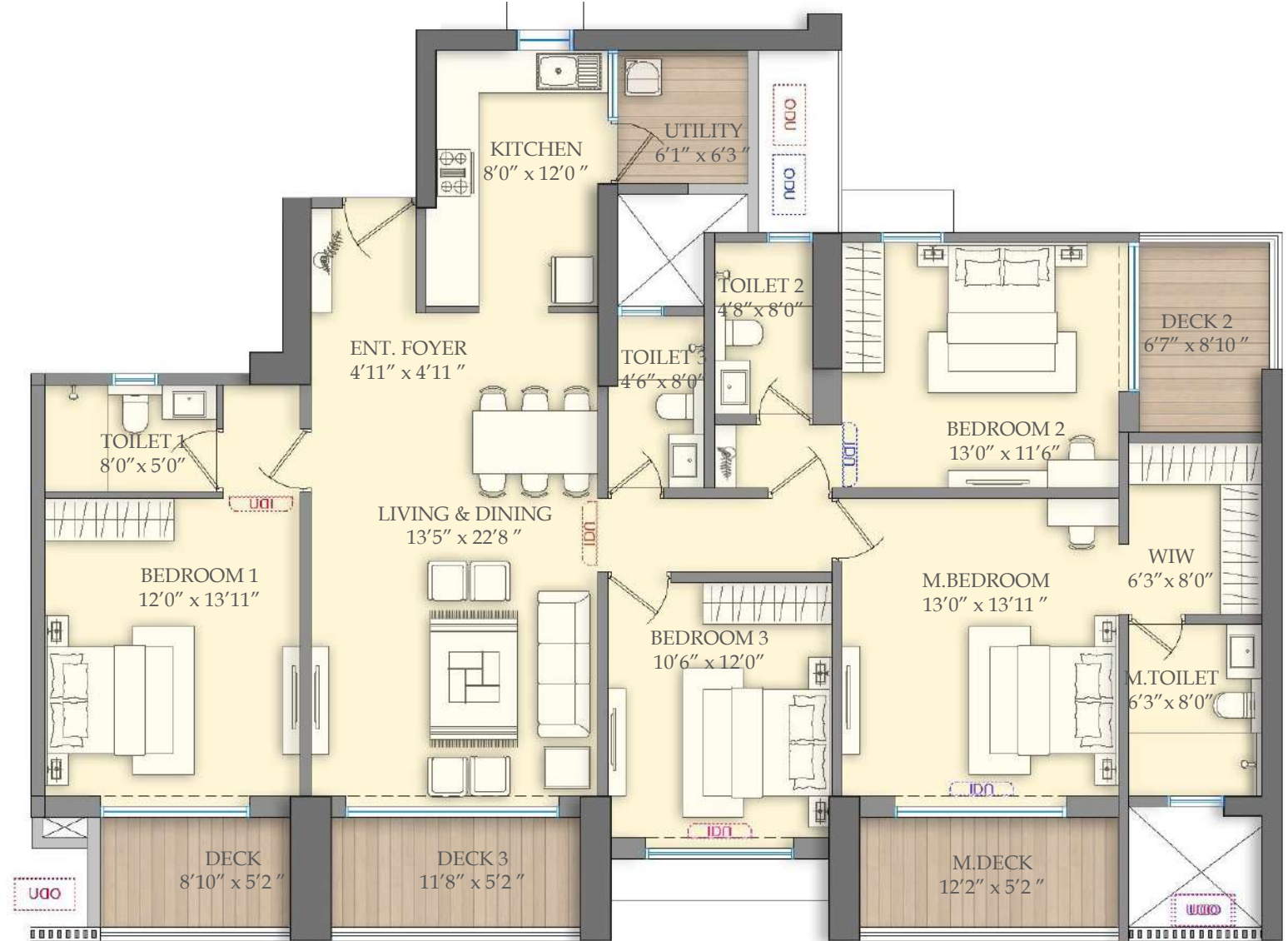




KEY PLAN

- 4 Full width decks
- Large walk-in wardrobe in the master bedroom
- Kitchen not visible from entry
- Spacious 13'5" wide living and dining
- Butterfly Configuration
- Even the smallest bedroom is 10'6" wide

4BHK-B - 1727 sqft



Premium Inside

Curated with utmost care



Flooring	
Living, Dining, Passage Flooring	Imported Marble
Master Bedroom	(1200x600) Marble finished Vitrified Tile
Other Bedrooms	(1200x600) Marble finished Vitrified Tile
Kitchen Flooring	(1200x600) 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	Quartz

Common Areas	
Lift Lobby Flooring	Imported Marble
Landing Flooring in Staircase	Restile
Tread in staircase	Restile
Riser in staircase	Restile
Lift dado	Vitrified Tiles
Lift Cladding	Marble Cladding

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	TOTO, Grohe, Kohler or equivalent

Premium Specs for your Premium Home

Paints	
Flat Internal Paint Wall	OBD
Flat Internal Paint Ceiling	OBD
Lift Lobby Internal Paint Wall	OBD
Lift Lobby Internal Paint Ceiling	OBD
Staircase Internal Paint Wall	OBD
Staircase Internal Paint Ceiling	OBD
External paint	Texture Paint including grooves
False Ceiling in Rooms	NA
False Ceiling in Toilet, Dry area	Modular False Ceiling
False Ceiling in Lift Lobby	NA

Doors and Windows	
Main Door	Both side Laminate Pre Hung door fire rated
Main door digital Lock	Yes
Bed Room Door	Pre Hung door
Toilet Door	Pre Hung door
Aluminium Sliding Windows, Doors & Ventilators	Aluminum Sliding windows with anodized finish, heat strengthen & heat reflective glass with noise cancellation
Balcony railing	1.25 m high Laminated Glass railing

Premium Specifications for your Premium Home

Quality is the Focus



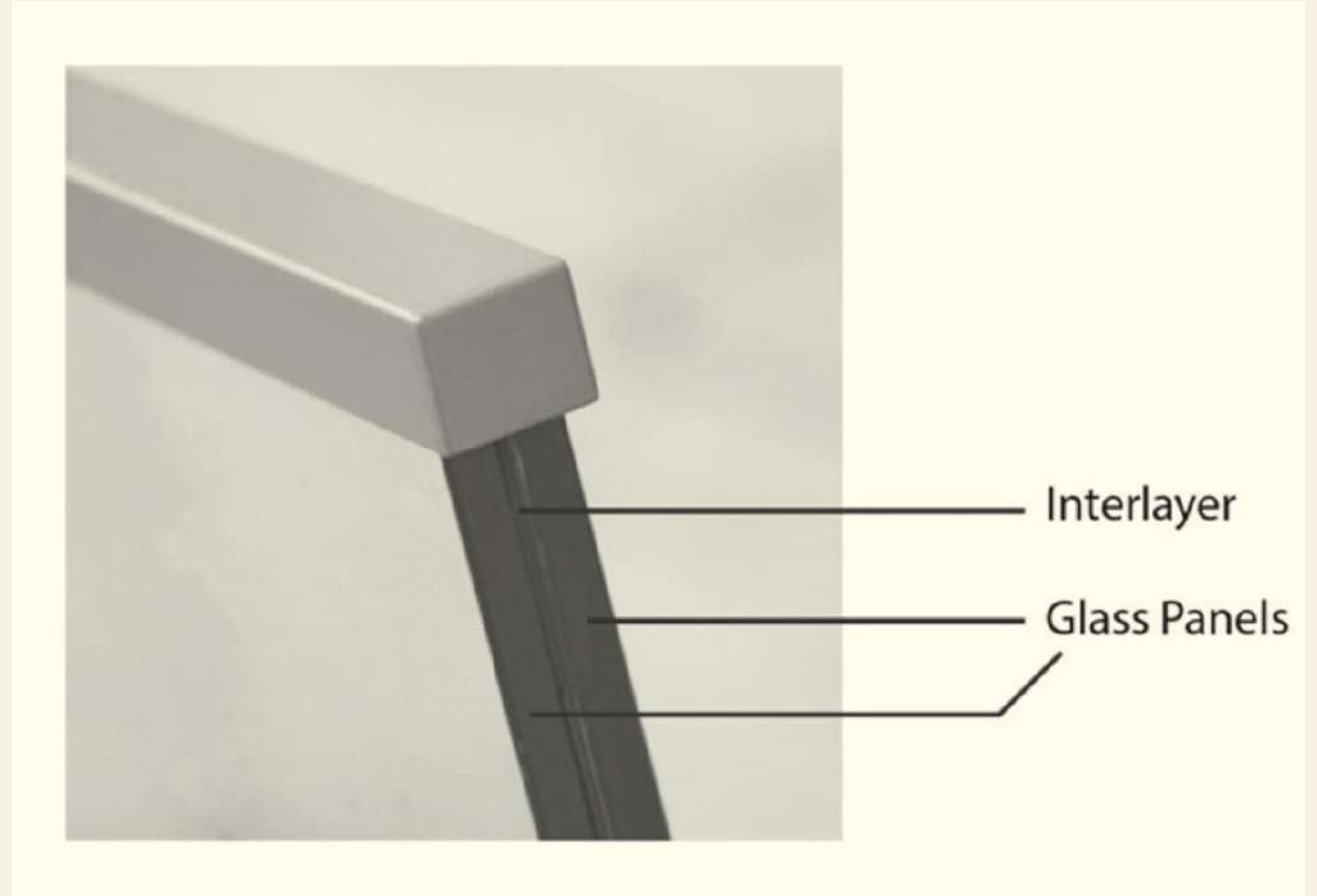
Laminated Glass Railing

- Durable and Safe with sandwiched glass
- Sophisticated Premium Look
- Unobstructed Views
- Weather resistant with no requirement of regular painting
- Increased Natural Light



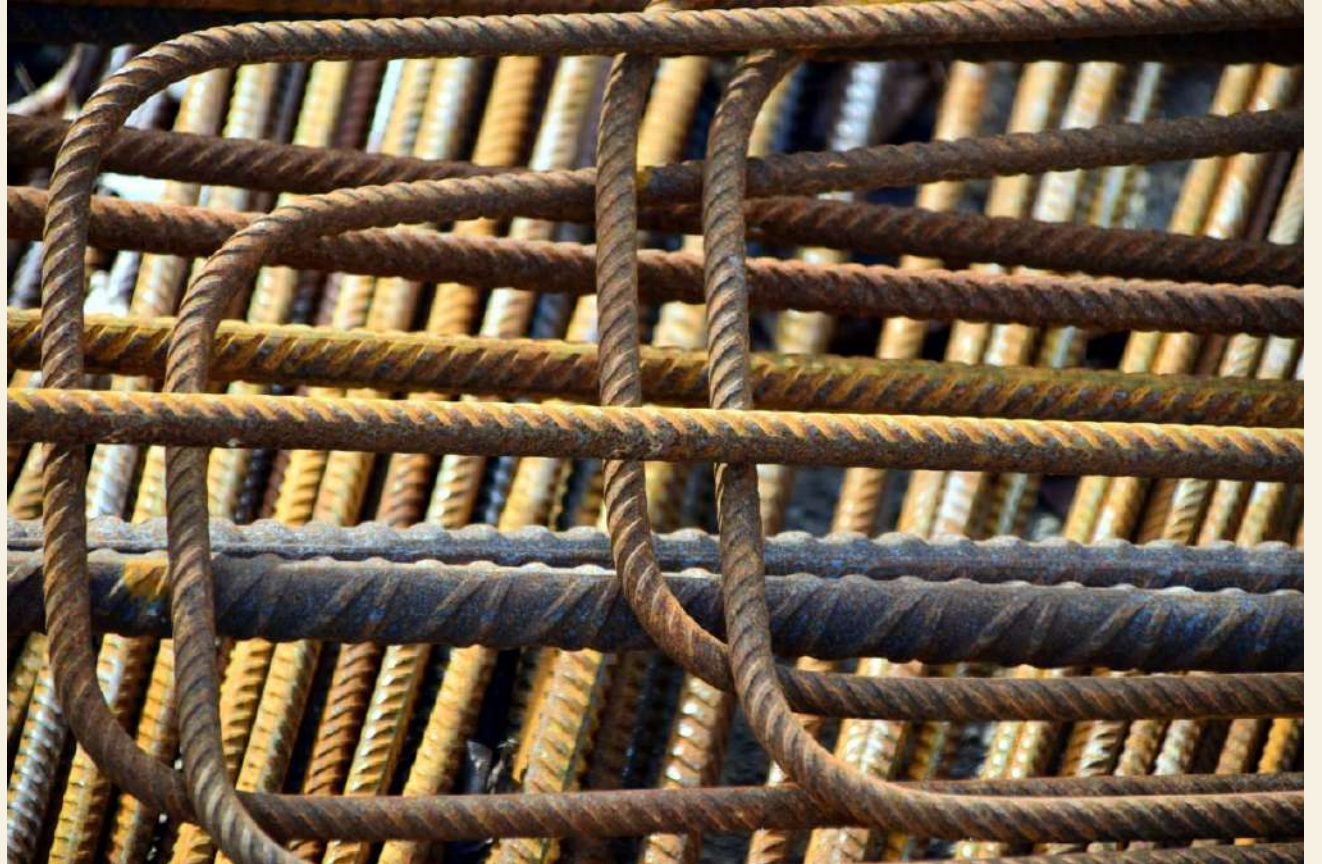
Laminated Glass Railing

- A layer of PVB (plastic) between two layers of glass
- Doesn't allow the glass to shatter so its safer



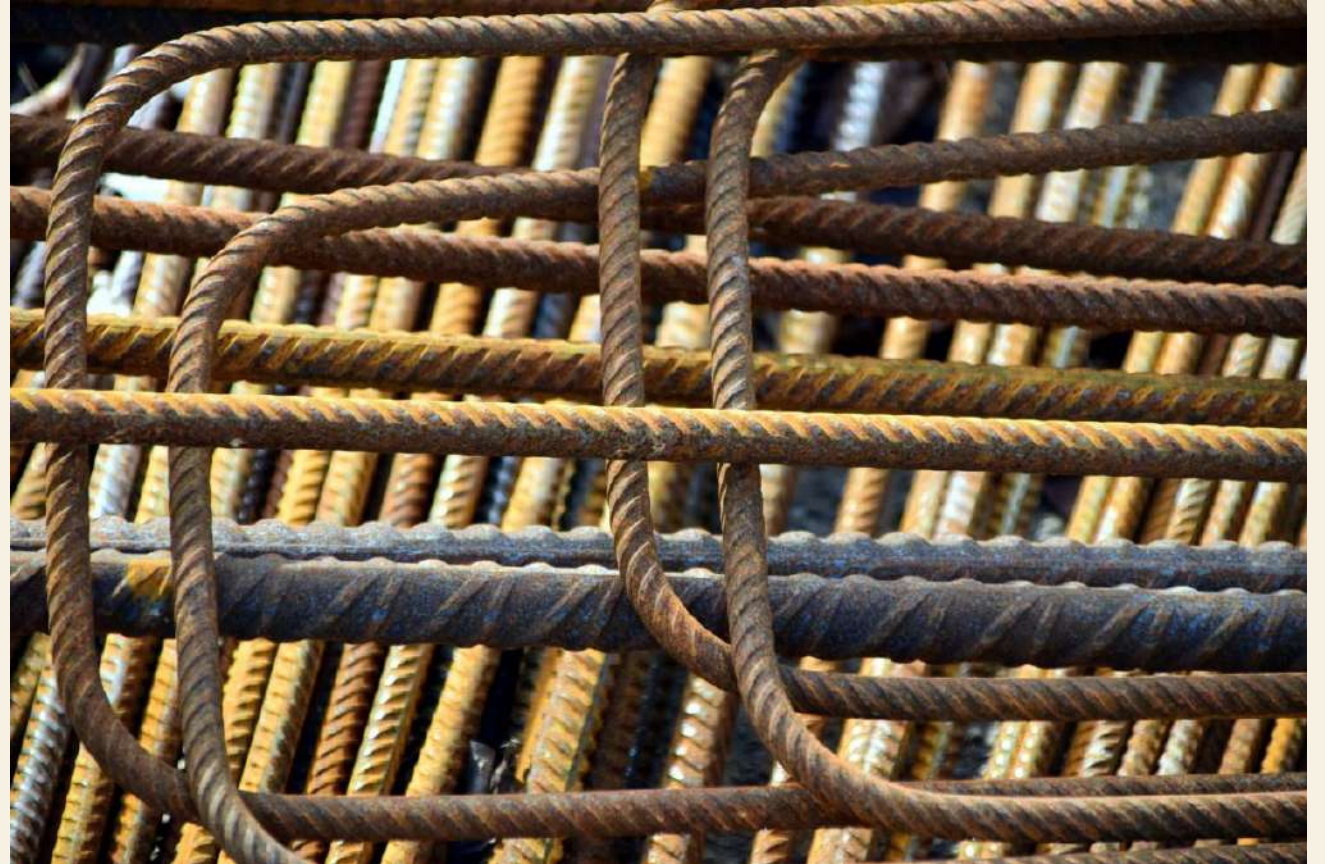
Steel

- Only Fe550D is used by GPL as compared to Fe500 by other developers
- Has a higher yield strength (550 MPa vs 500 MPa)
- Safer due to higher strength
- Only Top Brands like Jindal and Tata used by GPL



Steel

- Only Primary Steel (virgin steel) bars used by GPL
- Primary bars are pure and thus, safer and stronger
- Secondary steel bars are made by remelting scraps, used by most other developers
- Secondary steel can have impurities causing loss of strength



Concrete


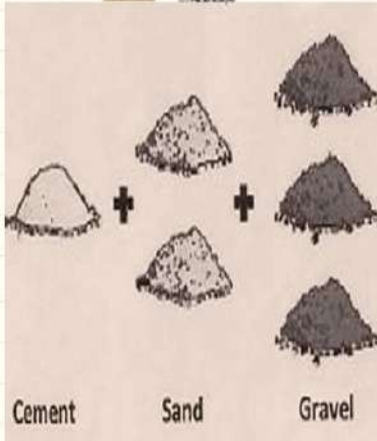
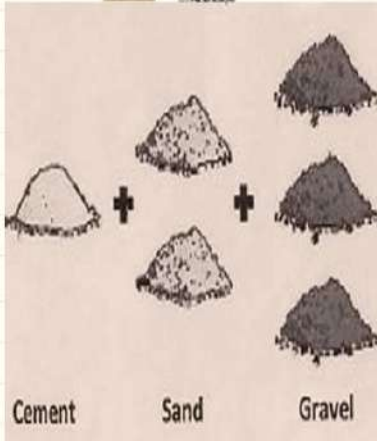
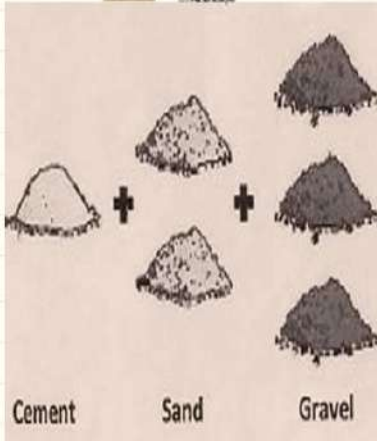
- IS 456 is the Indian Standards code provision for RCC designing
- There are minimum concrete grades to be followed for various conditions of exposure and for applications
- As a mandate, GPL uses concrete of one grade above the minimum required



Concrete Mix Design

- Concrete mix is the design of concrete
- Ratio of cement : sand : aggregate (stones)
Design mix means specially designed mixture

Concrete Grades: Types And Usage

Concrete Grade	Mix Ratio (cement:sand:agregats)	Compressive StrengthMPa (N/mm2)	Compressive Strengthpsi	
Grades of Concrete				
M5	1 : 5 : 10	5 MPa	725 psi	
M7.5	1 : 4 : 8	7.5 MPa	1087 psi	
M10	1 : 3 : 6	10 MPa	1450 psi	
M15	1 : 2 : 4	15 MPa	2175 psi	
M20	1 : 1.5 : 3	20 MPa	2900 psi	
Standard Grade of Concrete				
M25	1 : 1 : 2	25 MPa	3625 psi	
M30	Design Mix	30 MPa	4350 psi	
High Strength Concrete Grades				
M50	Design Mix	50 MPa	7250 psi	
M50	Design Mix	50 MPa	7250 psi	
M55	Design Mix	55 MPa	7975 psi	

Imported Marble

- Extremely premium finish
- Perceived to be the most premium material for flooring
- Large sized marble tiles to bring a composite look to the floor
- Premium Imported marble being used



Marble Finished Vitrified Tiles

- Synthetically made; has less porosity
- Prevents quick staining and is maintenance free
- Looks premium while maintaining fuss free usage
- Kitchens and bedrooms need maintenance free upkeep and marble finished vitrified tiles enable that while keeping the premium look



Quartz Kitchen Counter

- Harder and more durable than granite
- Lower maintenance required
- Less porous and thus stains less
- Less porous and thus prevents bacteria build-up
- Great shine and finish



Bathroom Specs

- Toto and Grohe or equivalent CP fittings
- Premium brands with high quality product
- Great finish and look



Bathroom DADO

- Large vitrified tiles in marble finish running all the way to the top of the bathroom wall
- Lending it a premium look with fewer joints
- Lower maintenance and leakage issues



Density

- With 208 units spread across 1.67 acres, we reach a density of 125 units per acre
- Most competition projects are around 200 units per acre and one is at 150
- Lower the density, the better as customers get more space



Clubhouse

- A clubhouse spread across 2 levels and 14900 sqft
- For a population of 832 (208 units x 4 per family), translates to 18 sqft of club area per person
- This is more than 3x of any other competing project in the township



Landscaping

- 0.3 acres = ~13,000 sqft of landscaped greens in the project for 208 units
- Translates to 15 sqft of landscaped greens per person living in the project



A close-up, artistic photograph of a luxury wristwatch with a dark dial and gold-toned case and hands. The watch is the central focus, with its intricate mechanical parts visible. The background is dark and moody, with a thin gold border framing the entire image.

Thank you

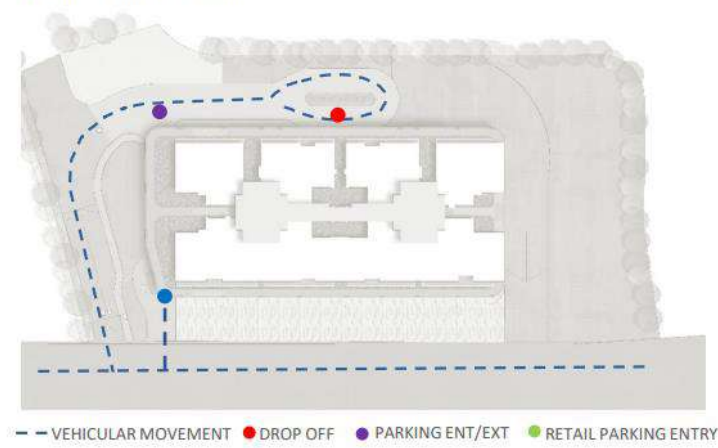
Annexures



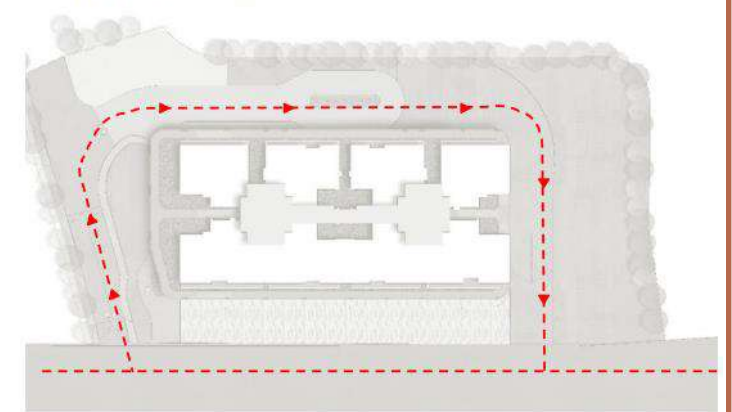
PRODUCT MIX
50% Units Facing the River Side
All 4BHK Units Facing River Side
CENTRAL GREEN



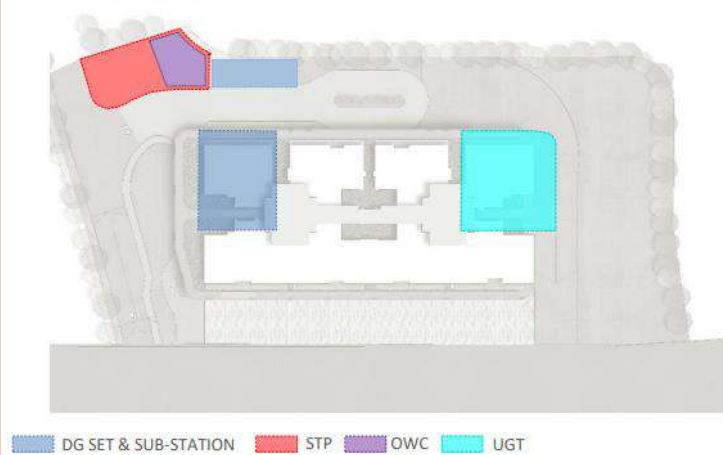
VEHICLE CIRCULATION



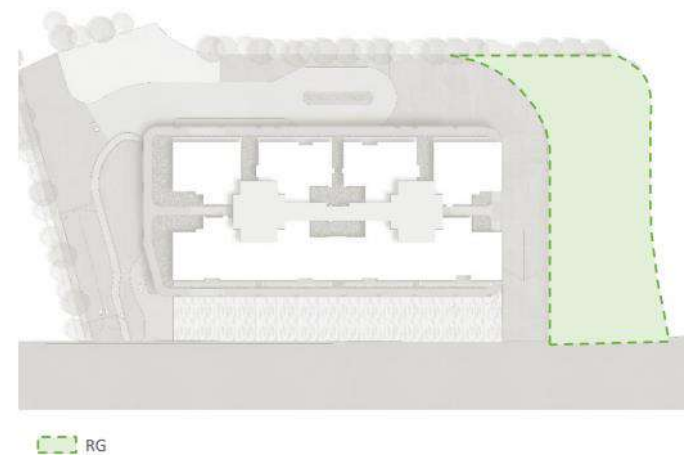
FIRE VEHICLE MOVEMENT



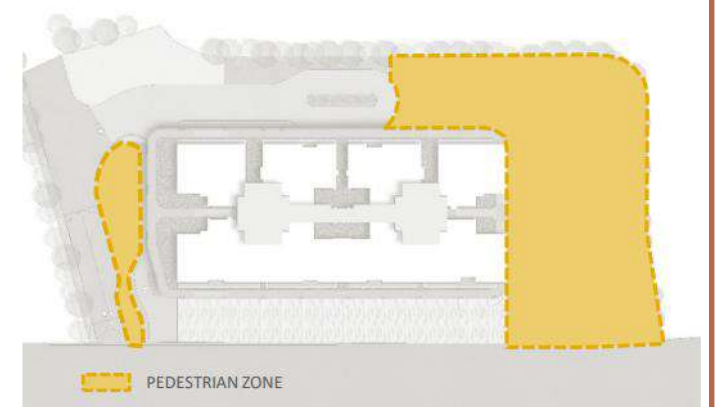
SERVICES



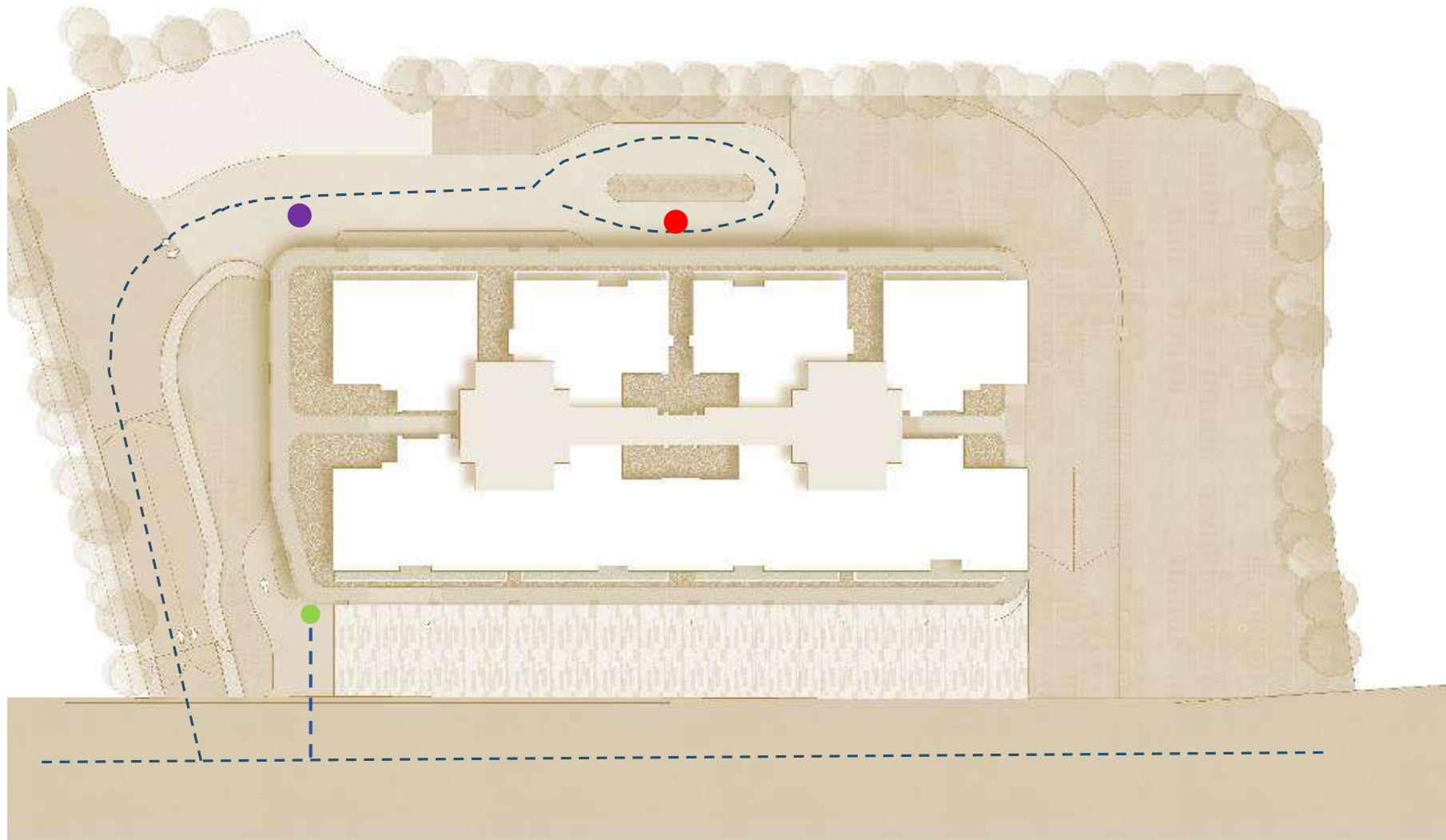
RECREATIONAL GREEN



PEDESTRIAN ZONE



Circulation Plans



— VEHICULAR MOVEMENT ● DROP OFF ● PARKING ENT/EXT ● RETAIL PARKING ENTRY

Vehicular Circulation Plan

Specs Comparison

Granite Counter Top

- About 70 per sqft
- Granite requires resealing to maintain the shine and sheen
- Porous in nature, so can lead to stains
- Granite is hard and durable
- Granite is more prone to harbouring bacteria

Quartz Counter Top

- About 150 per sqft
- Quartz doesn't require annual resealing
- Less porous than granite, keeping it stain-free
- Quartz is harder and thus, more durable than granite
- Due to its non porous nature, quartz doesn't allow bacteria to thrive on it



Quartz Countertop

Competition Mapping

How do we compare with, and destroy the competition?



	Godrej River Crest	Gera Island of Joy	Mahindra Crown	Lodha Giardino	VTP Flamante
Flooring	Marble	Vitrified	Vitrified	Vitrified	Vitrified (1800 x 1200)
MBR Flooring	Marble Finished Vitrified Tiles	Vitrified	Vitrified	Vitrified	Vitrified (1600 x 800)
CP Fittings	Toto/Grohe/Kohler or equivalent	Jaquar or equivalent	Jaquar or equivalent		Kohler, American standard or equivalent
Kitchen Counter	Quartz	Granite	Granite	Granite	Granite

Specs Comparison

Gera's Island of Joy





- 10-12 towers in total
- 1800 units spread in 12.5 acres with a density of 144 units per acre
- We have 208 units in 1.67 acres leading to a density of 125 units per acre
- 3 clubhouses spread across 40,000 sqft for close to 1800 units meaning 7200 people – 5.5 sqft per person
- We have a 15000 sqft clubhouse for 208 units, so around 832 people, meaning 18 sqft per person

Gera's Island of Joy MLP



- Balcony only in MBR and Living
- MBR has a long foyer with wasted space
- Both the other bedrooms are quite small
- Bedroom balcony although 9 ft long is only 3 ft wide, restricting its use

3BHK – 1012 sqft



3BHK Duplex – 1345 sqft



- Although 1345 sqft, the family room on the upper floor is not as usable
- The bedrooms are small so the extra space isn't used well



3.5 BHK – 1414 sqft

- Weirdly shaped living dining breaks the expanse of the room
- Badly shaped kitchen
- MBR is 17' long but also has a separate walk-in wardrobe



- No walk-in wardrobe even in the MBR
- Very large entry foyer (almost 50 sqft)

4BHK – 1489 sqft



Look and Feel of the building

Mahindra's Crown



Master plan



Legends

mahindra
LIFESPACES

- A. Entry / Exit
- B. Entry
- C. Exit
- D. Security cabin
- E. Driveway
- F. Tower drop-off
- G. Services

Ground level amenities:

- 1. Adventure zone
- 2. Kids play area
- 3. Cricket pitch
- 4. Garden
- 5. Outdoor gym
- 6. Pet park
- 7. Jogging track
- 8. Senior citizen zone
- 9. Reflexology path
- 10. Camping area
- 11. Machan

Podium level amenities:

- 12. Activity Deck
- 13. Yoga Lawn
- 14. Party lawn with barbeque area
- 15. Seating area
- 16. Multi-purpose court
- 17. Toddlers play area
- 18. Floor painted games
- 19. Pool Deck with cabanas
- 20. Clubhouse 1
 - Swimming pool
 - Kid's pool
 - Jacuzzi
 - Steam room
 - Badminton courts
 - Squash court
 - Mini-theatre
 - Multi-purpose hall
- 21. Clubhouse 2
 - Hobby room
 - Yoga room
 - Guest room
 - Indoor games room
 - Gymnasium
 - Kid's play area / Creche

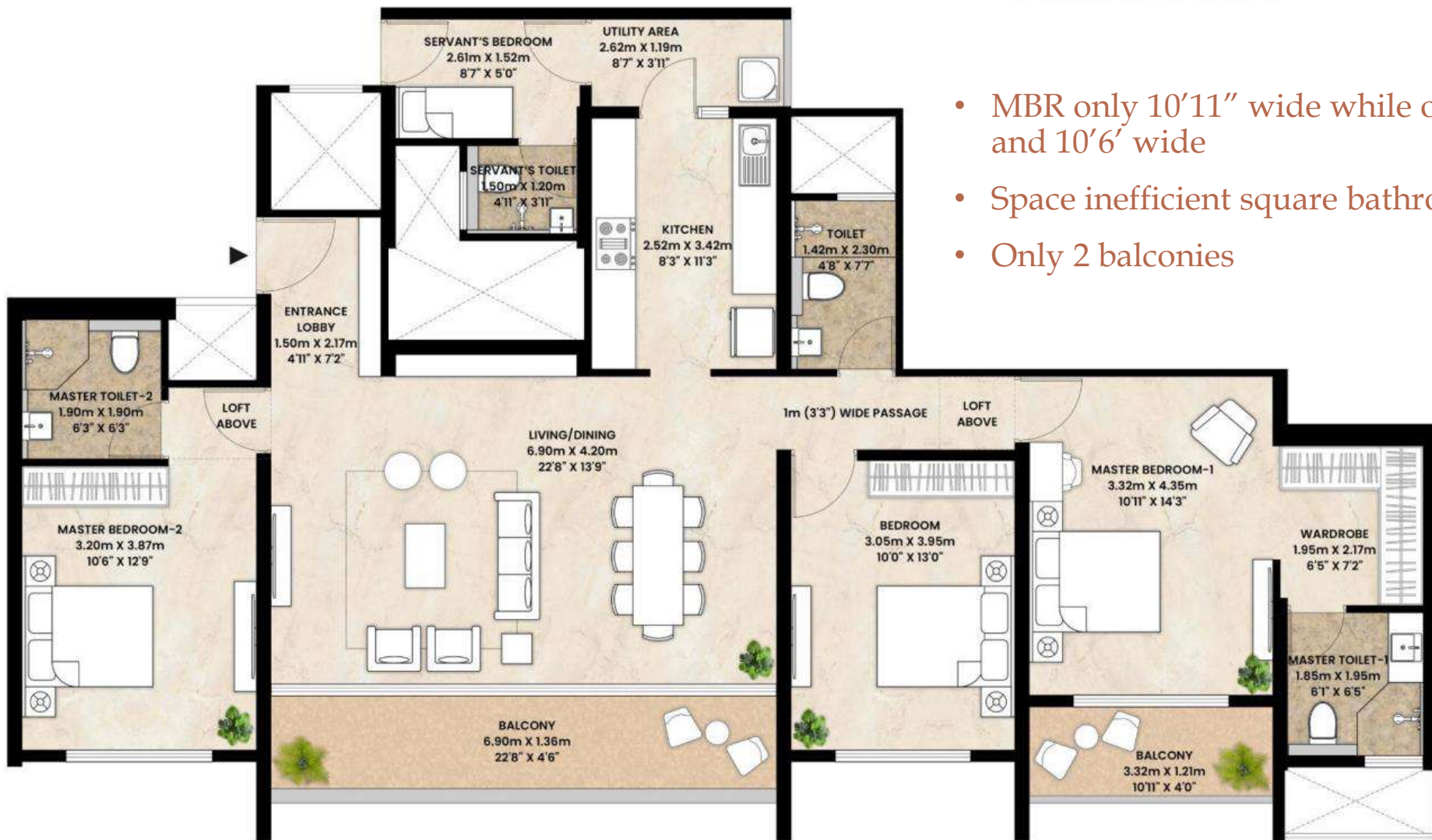
- 8 towers; 6 acres with 1200 units - ~5000 people
- Density of 200 units per acre
- Club of 30,000 sqft - 6 sqft per person
- Kids pool on a different floor from main pool

Mahindra Crown

- MBR only 10'6" wide
- Space inefficient square bathrooms
- 1 huge balcony in living/dining but just a small 2'11" wide unusable balcony in MBR



3BHK - 1237 sqft



- MBR only 10'11" wide while other bedrooms are 10' and 10'6' wide
- Space inefficient square bathrooms
- Only 2 balconies

3BHK - 1407 sqft



- MBR only 10'11" wide while other bedrooms are 10' and 10'6' wide
- Space inefficient square bathrooms
- Only 2 balconies

4BHK – 1598 sqft



Exterior look and feel of the tower

VTP's Flamante





VTP Flamante

Project Master Plan

Family Activities

Ground Level

- 1 Entrance Gates
- 2 Theme Wall at the Entrance
- 3 Clubhouse / Multipurpose Hall
- 4 Seating Plaza
- 5 Infinity-Edge Swimming Pool
- 6 Wooden Deck with Seats
- 8 Party Lawn
- 9 Herbal Garden
- 11 Chit-Chat Plaza
- 12 Mural Wall
- 13 Amphitheater

Podium Level

- 14 Pergola
- 24 Sunken Camp Fire
- 26 Food Counter
- 27 Pavilion
- 28 Stage
- 29 Celebration Lawn
- 30 Seat with Trees
- 32 Lawn Mounds
- 33 Meditation Lawn
- 34 Acupressure Pathway

Kids

- 7 Kids' Pool
- 10 Skating Rink
- 31 Kids' Play Area

Sports

- 15 Multipurpose Court
- 16 Lawn Tennis
- 17 Indoor Games Room
- 18 Squash Court
- 20 Indoor Gymnasium
- 21 Net Cricket Pitch
- 22 Jogging Track
- 23 Cycling Track

Work From Home

- 19 Work-from-Home Zone
- 25 Outdoor Workspaces with Solar Canopies

- 6 Towers; 1200 units; 6 acres; density of 200 per acre
- Club is very small with more outdoor amenities;



- Only 2 balconies with half width
- No walk-in wardrobes
- Smaller toilets compared to our units

3BHK – 1129 sqft



- MBR only 10'11" wide while other bedrooms are 10' and 10'6' wide
- Only 2 balconies with partial widths

4BHK - 1586 sqft



Exterior Look and Feel

Kohinoor Greentastic/Riverdale



NOT YOUR COMPETITION – 3BHK Luxury is 989 sqft there

Kohinoor Riverdale - Greentastic

Lodha Estilo



- 3 towers spread across 3 acres
- Density of 108 units per acre
- Club of 12000 sqft for 324 units;
~9 sqft per person



MLP



- Comparable carpet area
- Staff room is disconnected from the entire home; defeats the purpose of a staff quarter
- 10'6" bedrooms including the master bedroom, with only one bedroom being 10'9" wide
- Large Living/Dining

4BHK – 1819 sqft



- Small study with a weird shape
- Staff room is disconnected from the entire home; defeats the purpose of a staff quarter
- 10'6" bedrooms including the master bedroom, with a very large foyer in the master bedroom
- Large Living/Dining

3.5 BHK – 1615 sqft



- Small study with a weird shape
- Staff room is disconnected from the entire home; defeats the purpose of a staff quarter
- 10'6" bedrooms including the master bedroom, with a very large foyer in the master bedroom
- Small storage space added in the kitchen compared to the T2 layout
- The living is longer as compared to the T2 layout
- Large Living/Dining

3.5 BHK – 1866 sqft

Lodha Giardino





LEGEND

1. ENTRY & EXIT
2. TOWER DROP OFF
3. FEATURE WALL WITH FLOWERING TREES
4. FAMILY POOL
5. KIDS' POOL
6. POOLSIDE CABANA
7. POOL DECK
8. PLAY VILLAGE
 - ADVENTURE PLAY
 - TODDLERS PLAY
9. TREEHOUSE
10. SENIOR CITIZENS GARDEN
11. MULTIPURPOSE LAWN
12. COMMUNITY GARDEN
13. PETS PARK
14. CHESS GARDEN
15. WORK FROM HOME GARDEN
16. TEA PAVILION
17. MEDITATION GARDEN
18. FERN & FOLIAGE GARDEN
19. READING CORNER
20. GANESH TEMPLE ^
21. MULTIPURPOSE COURT
 - BASKETBALL / BADMINTON
22. GREENHOUSE
23. SPORTS FIELD



Lodha Giardino

- 7 towers; 14 acres; 18000 sqft clubhouse



- All bedrooms are 10;6" wide
- Only 1 balcony
- No walk-in wardrobes
- Clearly a lower segment

3BHK – 1108 sqft



- MBR only 10'6" wide while other bedrooms are 10' and 10'6' wide
- Only 2 balconies
- 2 common bathrooms; so 2 bedrooms have bathrooms outside accessible from the common area
- Living and Family Room is too close to each other, most likely useless and a waste of space

4BHK – 1717 sqft



- MBR is a master suite with an extra room
- 2 common bathrooms
- Similar family and living dining area where the space feels wasted
- 4th bedroom is tiny; can be just a small room for a child

3.5 BHK – 1885 sqft



Thank you
