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MAHARERA REGISTRATION NO. PM126000250138



Symphony of Lights

*Every remarkable creation has a source,
ours is light*

Contact

+91 914 555 1399 / +91 8788 369 503



illuminating progress, year after year

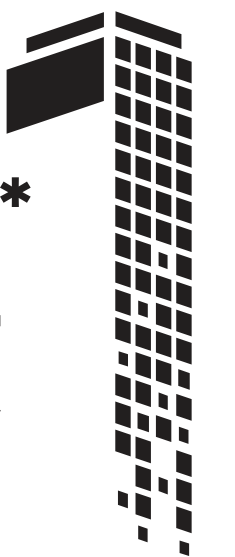
For over 128 years, Godrej has set the standard for inspired living – building more than 175 projects across 15 cities and touching the lives of over 85,000 families. With each new address, the legacy is not just counted in numbers, but in the trust, well – being and vibrant communities that grow, year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

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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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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.



CORPORATES – Just Mins Away

• Hitachi	0.9 km	I	3 min Drive
• SAP India	0.9 km	I	3 min Drive
• Amdocs	1km	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	• One North	0.25	1 min Drive
Km I	• Magarpatta City Township	0.35 Km	1 min Drive		
I	• Amanora Township	1.5 Km	I	1 min Drive	
				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
• Cloudnine	5.8 km	I	Drive 21 min Drive

MASTER LAYOUT PLAN



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.



Artist's impression for representational purpose only.



*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

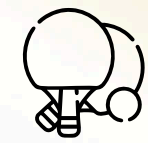


TABLE TENNIS



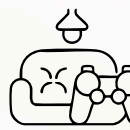
SQUASH COURTS



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



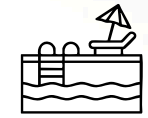
YOGA DECK

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Entertainment & relaxation

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



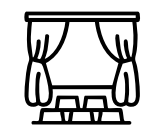
SUNKEN
LOUNGERS



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

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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



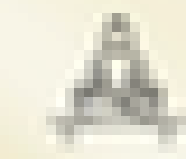
JUNGLE GYM AREA



YOGA LAWN



PADDLE COURT



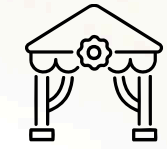
MEDITATION DECK



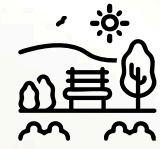
PET PARK

Evening experiences

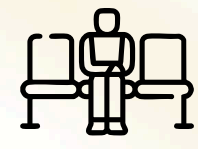
As evening falls, experience togetherness and relaxation in ambient landscapes – perfect for winding down, socializing and savoring serene moments in the open air.



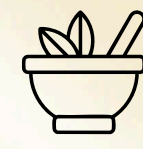
CELEBRATION LAWN



CENTRAL LAWN



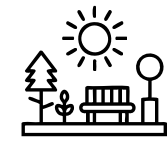
NEST SEATINGS



HERB GARDEN



KID'S PLAY AREA



SEATING PLAZA WITH
AROMATIC GARDEN



SCULPTURE
PLAZA



ELDERLY
SEATING PLAZA



FEATURE
WATERBODY



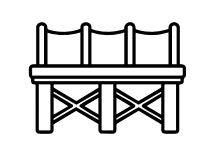
COVERED
GAMES AREA



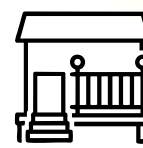
CHIT – CHAT
AREA



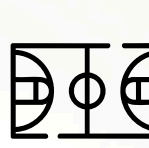
COCOON
SEATING AREA



BOARD
WALK AREA



RAISED DECK
NEST SEATING AREA



MULTI
PLAYGROUND





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



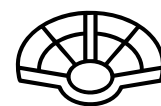
ARTWORK & SCULPTURES



FOREST ZONE



4 – SEASON GARDENS



GRAND AMPHITHEATRE



HIGH STREET RETAIL





Everyday needs, an elevator away

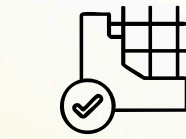
Enjoy the ease of having premium brands and boutique stores just steps from your doorstep. Whether picking up daily essentials or indulging in a little luxury, shopping here means spending less time in traffic and more time where it matters most – at home with those you love. Convenience, choice and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

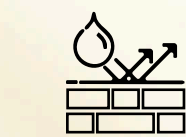


The Godrej standards of quality



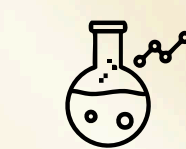
HIGH-QUALITY, CERTIFIED STEEL HELPS BUILD STRONG AND EARTHQUAKE-RESISTANT STRUCTURES.

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



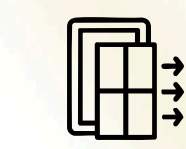
PROVISION OF MICRO-CONCRETE BAND IN WATERPROOFING AND EPOXY GROUTING IN TILES.

- 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.



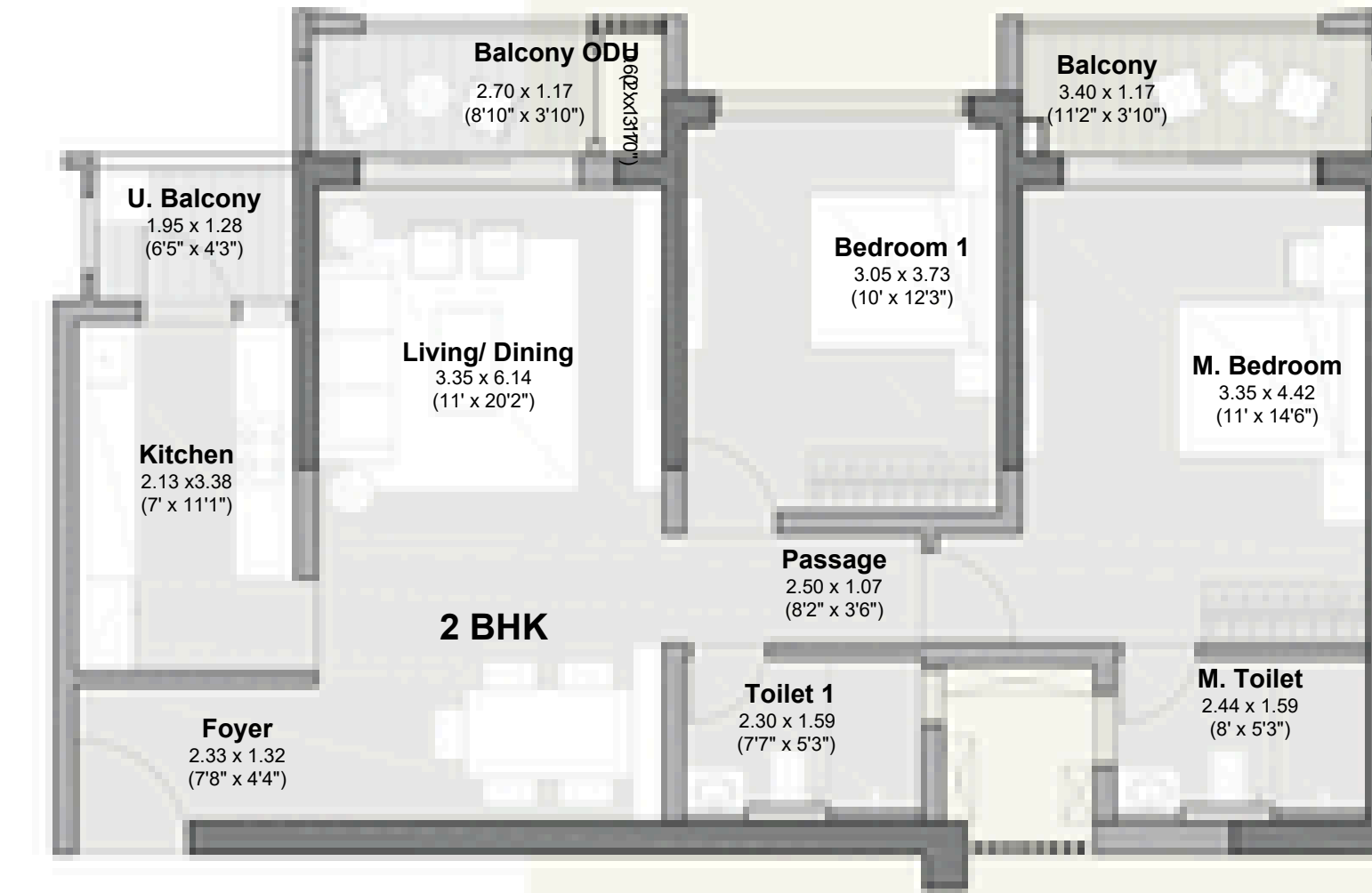
IN AN INDUSTRY-FIRST PRACTICE, DAMP PROOFING DONE TO ENSURE NO SEEPAGE OR DAMPNES.

- 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 TYPE : 2 BHK – Premium

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



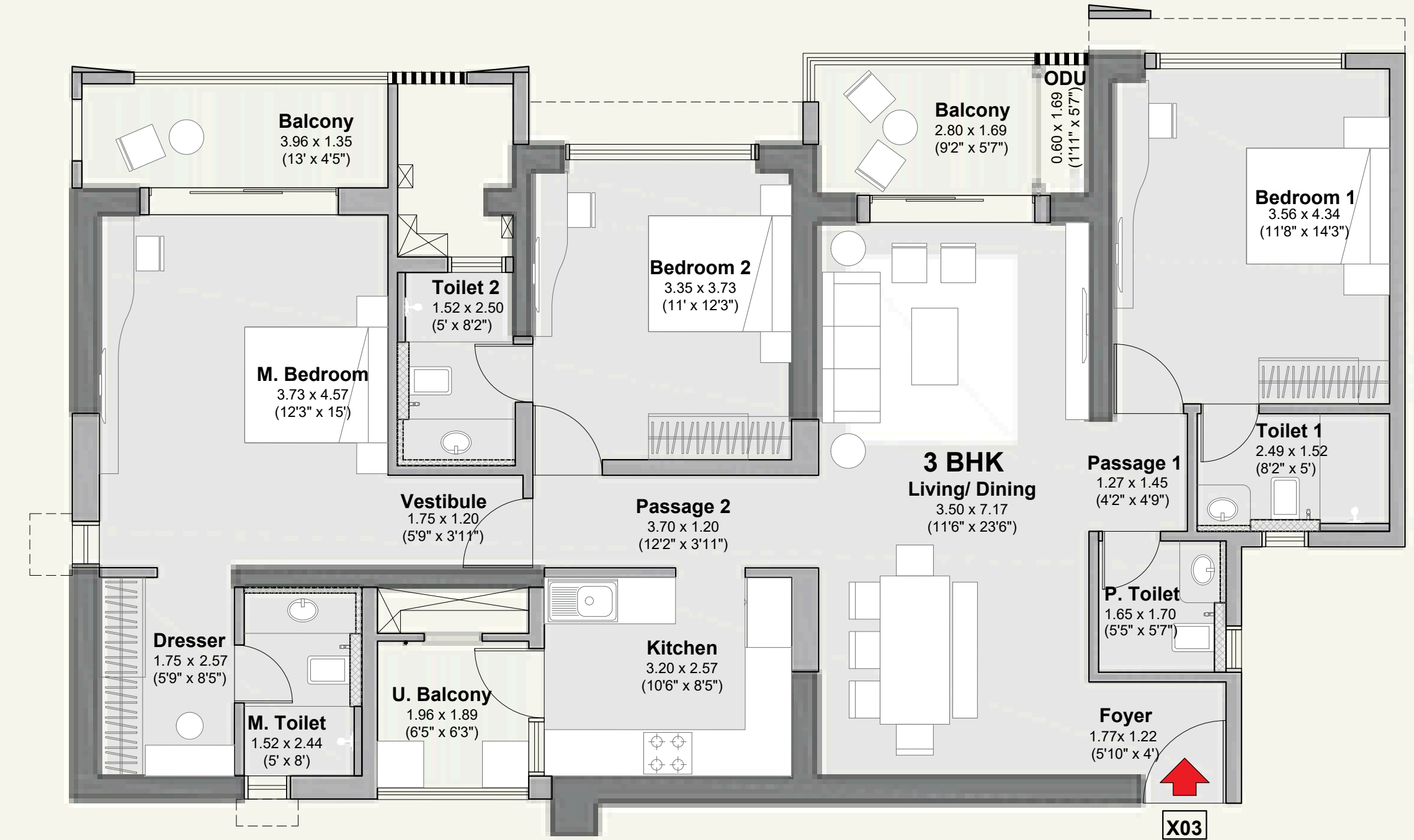
AREAS AS PER RERA				
Unit Type	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	Total Area (sqft)
2 BHK	75.35	9.67	85.02	915.16

UNIT TYPE : 3 BHK – Premium



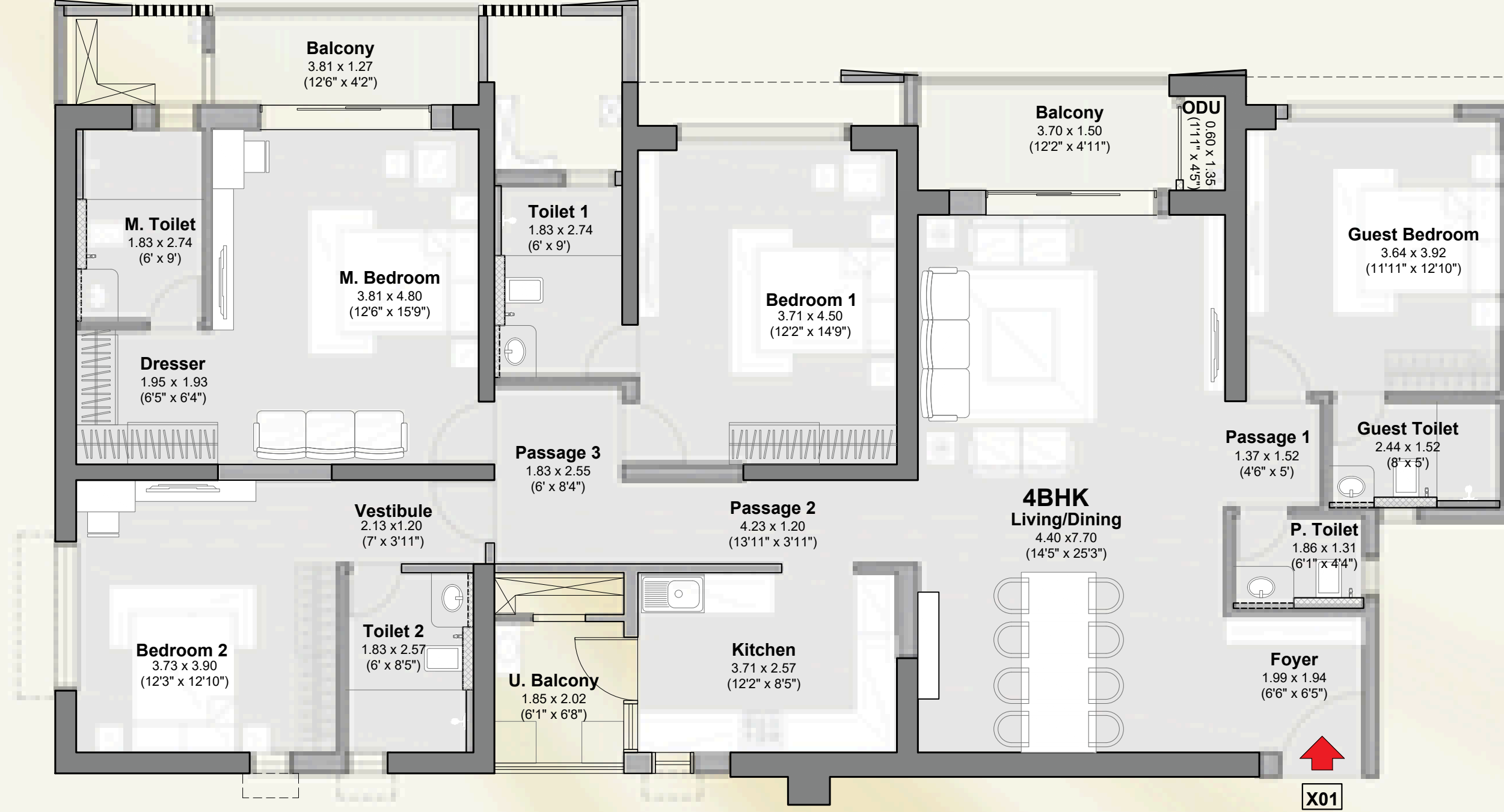
AREAS AS PER RERA				
Unit Type	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	Total Area (sqft)
3 BHK	97.17	11.16	108.33	1166.06

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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