GODREJ GOLF LINKS GREATER NOIDA

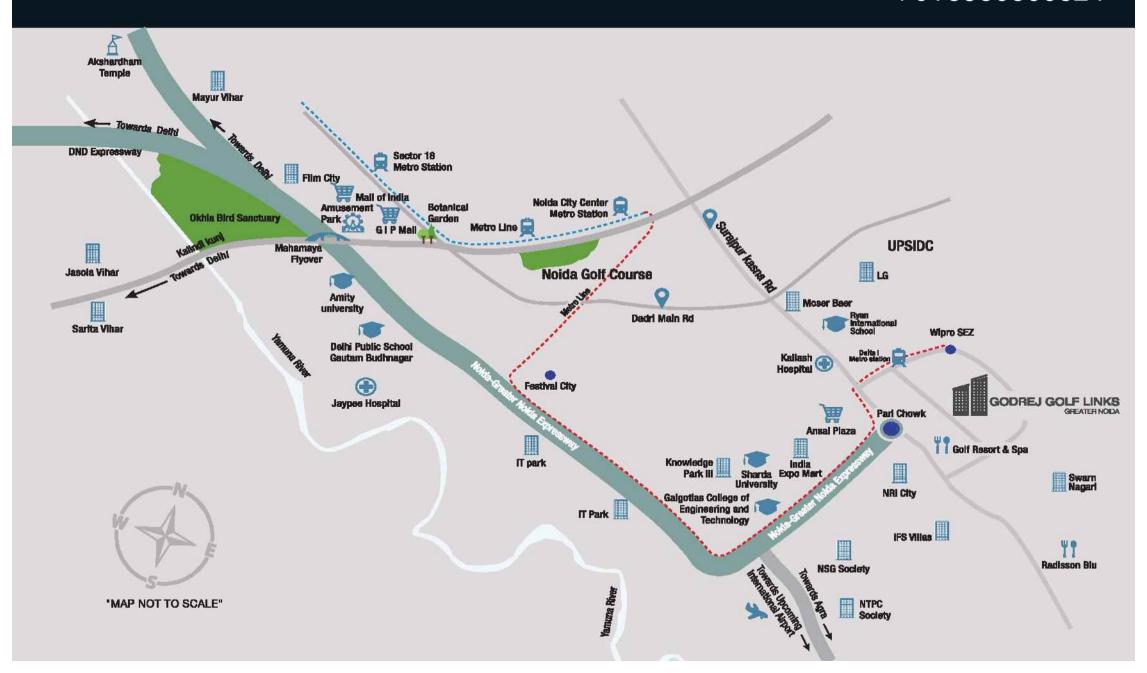
JOINT VENTURE PARTNER



Goorej | PROPERTIES

PRESENTING ONE OF NCR'S BEST GOLF TOWNSHIP

LOCATION MAP



CONNECTIVITY



CLOSE PROXIMITY TO UPCOMING INTERNATIONAL AIRPORT



CLOSE PROXIMITY FROM
DELTA I - METRO STATION



CONNECTED WITH 3 MAJOR EXPRESSWAYS

TAJ EX, NOIDA-GR NOIDA EX, FNG EX

MASTER PLAN & VISION BDP (UK)



MASTER PLAN & VISION

ANCHOR

GOLF COURSE, MASTER CLUB, SPORTS ARENA, HIGH STREET RETAIL

CONNECTOR

1.8 KM GOLF COURSE LOOP ROAD

CONSTANT

CENTRAL GREEN, OUTDOOR GYM, TOTLOT, SPORTS COURTS

DEFINING

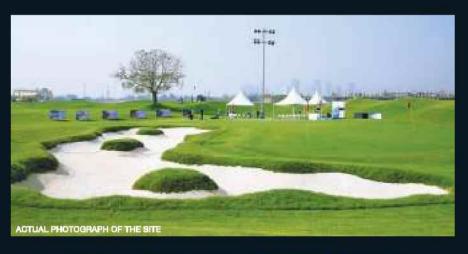
UNIQUE AMENITIES



9 HOLE ORGANIC GOLF COURSE



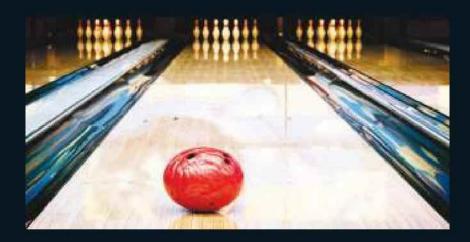
EXPANSIVE GOLF CLUB



HIMALAYAN RANGE PRACTICE ACADEMY*



GOLF PARK





BOWLING ALLEY

PROSHOP



FINE DINING RESTAURANT



BUSINESS CENTRE



SWIMMING POOL



STATE-OF THE ART SPORTS ARENA



VOLLEY BALL



BASKETBALL COURTS





LAWN TENNIS

INDOOR HEATED POOL



HIGH STREET RETAIL

CONNECTOR

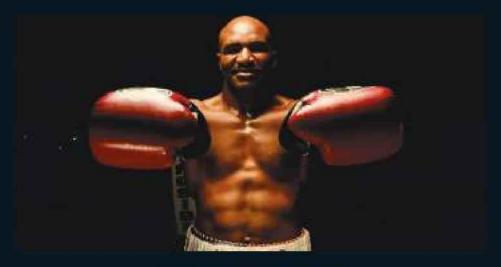
1.8 KM GOLF COURSE LOOP ROAD



BRAND TIE-UPS



SPA & SALON BY WARREN TRICOMI



GYMNASIUM BY HOLYFIELD GYMS



SPORTS ACADEMY BY TENVIC



GOLF ACADEMY BY GOLFING NATION +918586866824

UNVEILING LIMITED EDITION

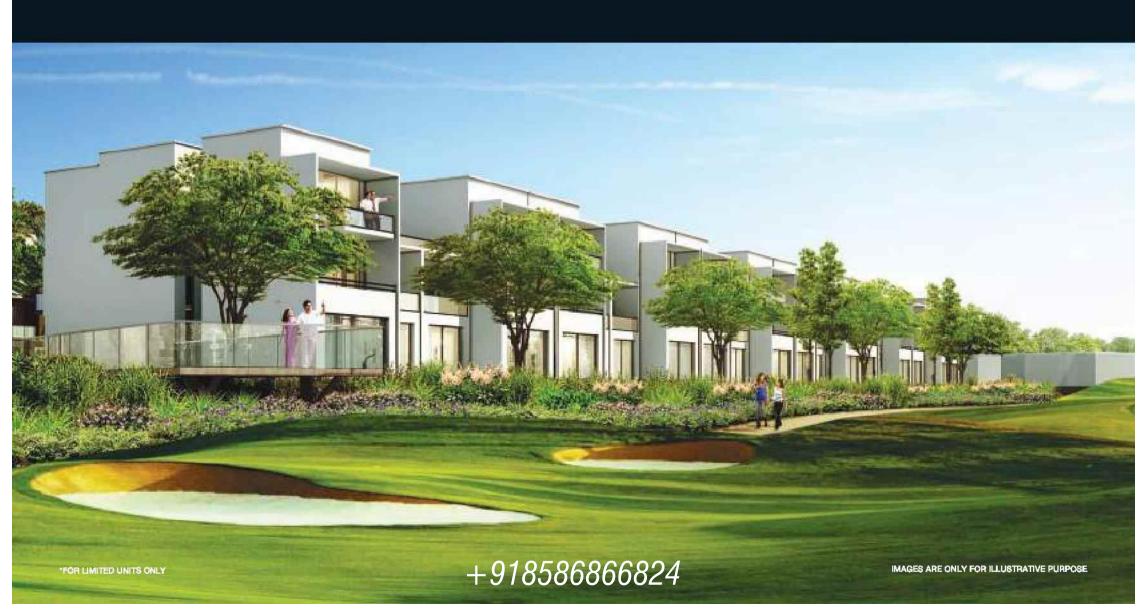
LUXURY VILLAS

TO EVOKE YOUR SENSES

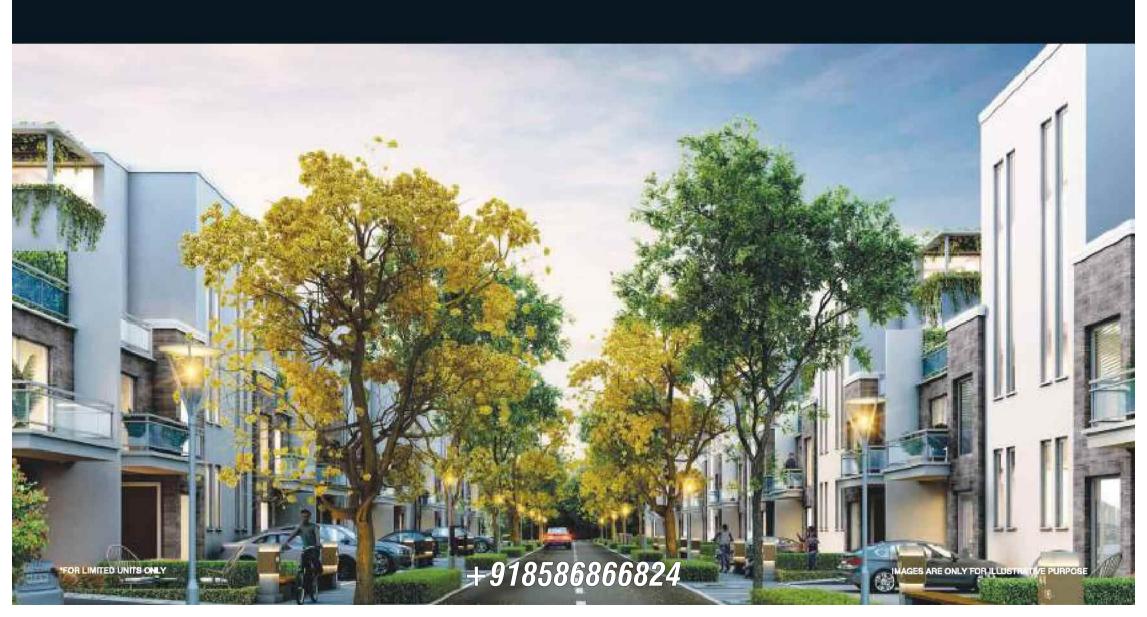
EVOKE

GODREJ GOLF LINKS, GREATER NOIDA

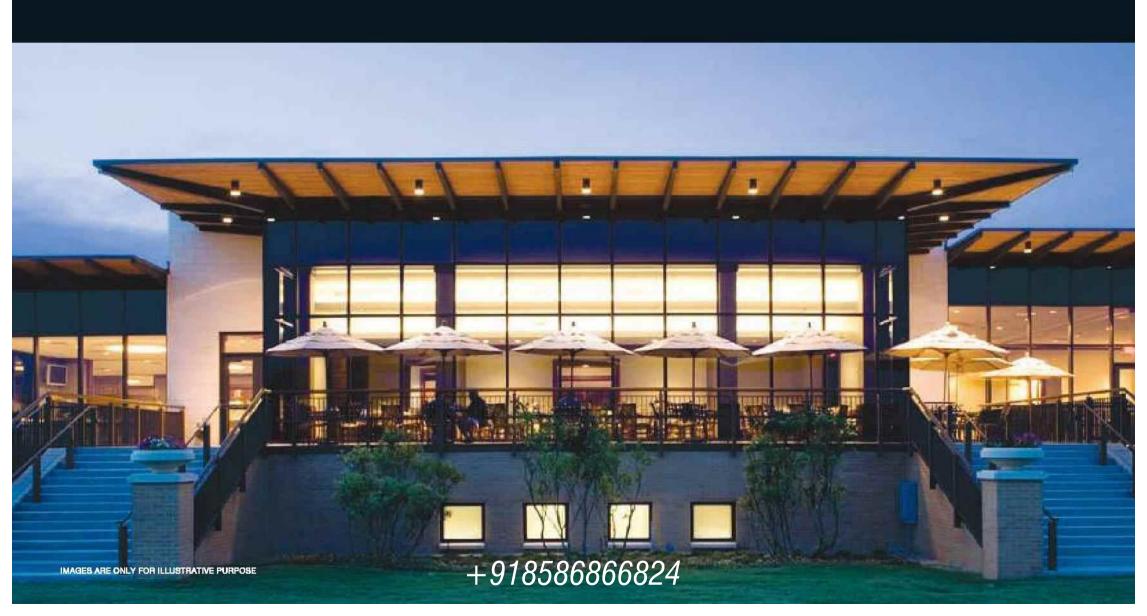
EVOKE THE JOY OF LIVING THE HIGH LIFE WITH GOLF COURSE VIEWS*



EVOKE THE JOY OF LIVING THE HIGH LIFE WITH LUSH GREEN STREET VIEWS*



EVOKE A SENSE OF WELLNESS AT THE EXCLUSIVE CLUBHOUSE



PRIVATE MINIPLEX IN LOUNGE



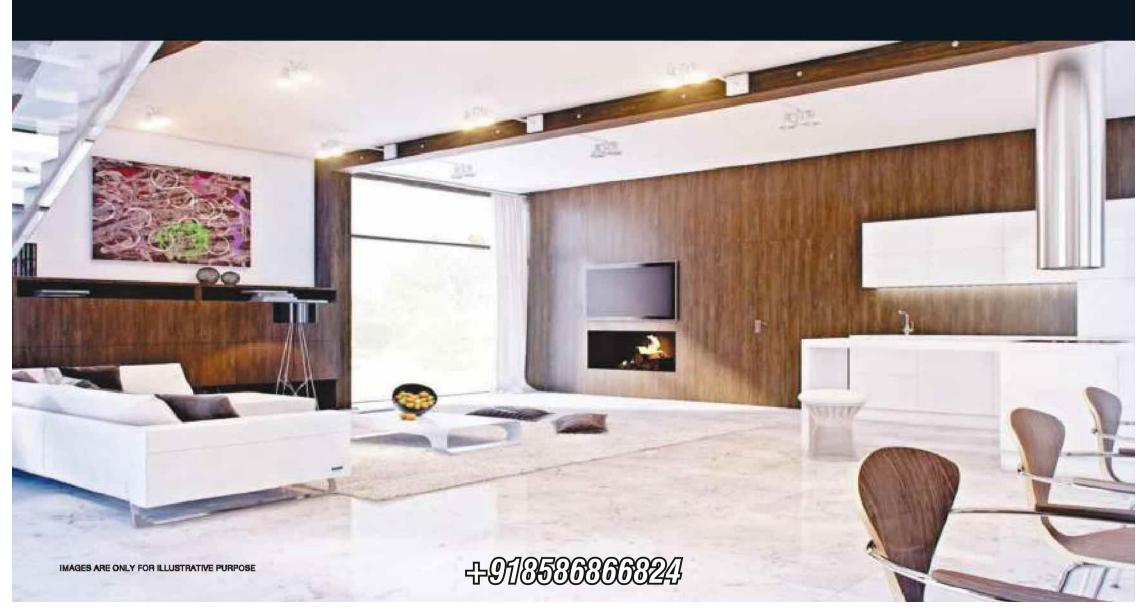
PRIVATE ELEVATOR



DESIGNER KITCHEN WITH BUILT IN APPLIANCES*



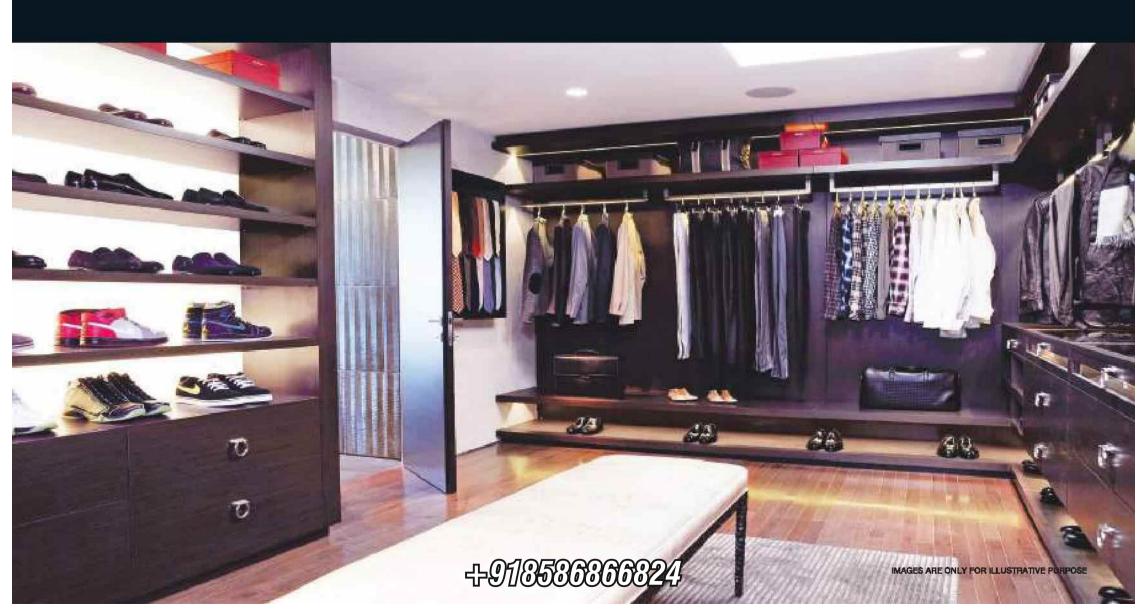
ITALIAN MARBLE FLOORING IN LIVING & DINING ROOM



VRV/ VRF* AIR CONDITIONING



WALK-IN CLOSET



CREST AT GODREJ GOLF LINKS

EXCLUSIVE VILLAS AT CREST



WALK IN CLOSET



DESIGNER KITCHEN WITH BUILT IN APPLIANCES



AIR CONDITIONED VILLAS

PRODUCT CONFIGURATION

EVOKE

Villa type	Carpet Area (SQM) Starting from	Exclusive Area (SQM) Starting from	Total Area (SQM) Starting from
V4	228	160	388
V5	264	231	496

CREST

Villa type	Carpet Area (SQM) Starting from	Exclusive Area (SQM) Starting from	Total Area (SQM) Starting from
V1	150	82	233
V2	166	115	281





This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, items, electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit. All specifications of the unit shall be as per the final agreement between the Parties.

The Developer hereby declares that it has availed construction finance ("Facility") from ICICI Bank Limited ("Lender") and has secured the Facility by mortgaging the Township Land in favour of the Lender. The Lender will provide No objection certificate for the sale of unit, as and when required

RERA Registration No.: UPRERAPRJ16697- www.up-rera.in.

The official website of the company is http://www.godrejproperties.com. Please do not rely to any other information provided on any other website.





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

In recent years, Godrej Properties has received over 200 awards and recognitions, including 'The Economic Times Best Real Estate Brand 2018', 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018, 'Real Estate Company of the Year' at the 8th Annual Construction Week India Awards 2018, India's Top Builders 2018 at the Construction World Architect and Builder (CWAB) AWARDS 2018 and the Golden Peacock National Quality Award – 2017 at the Institute Of Directors 27th World Congress on Business Excellence and Innovation.

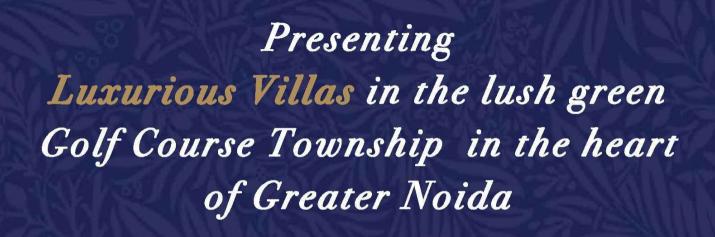
In the last 3 years, Godrej Properties has received over 200 awards and recognitions













Strategically located



Master Club

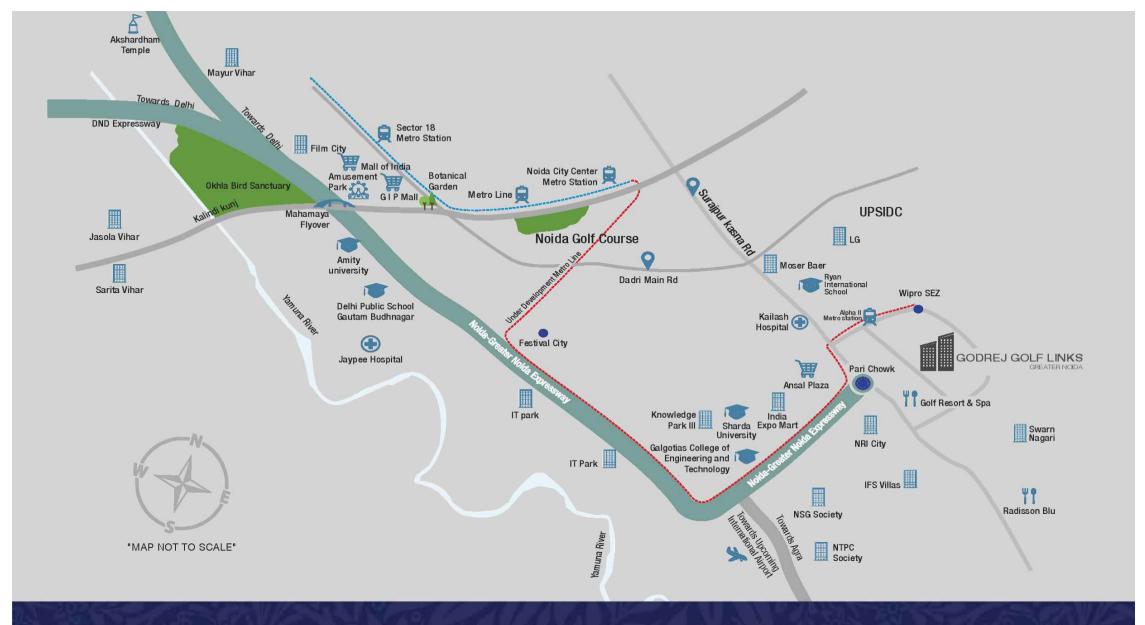


Cluster Greens

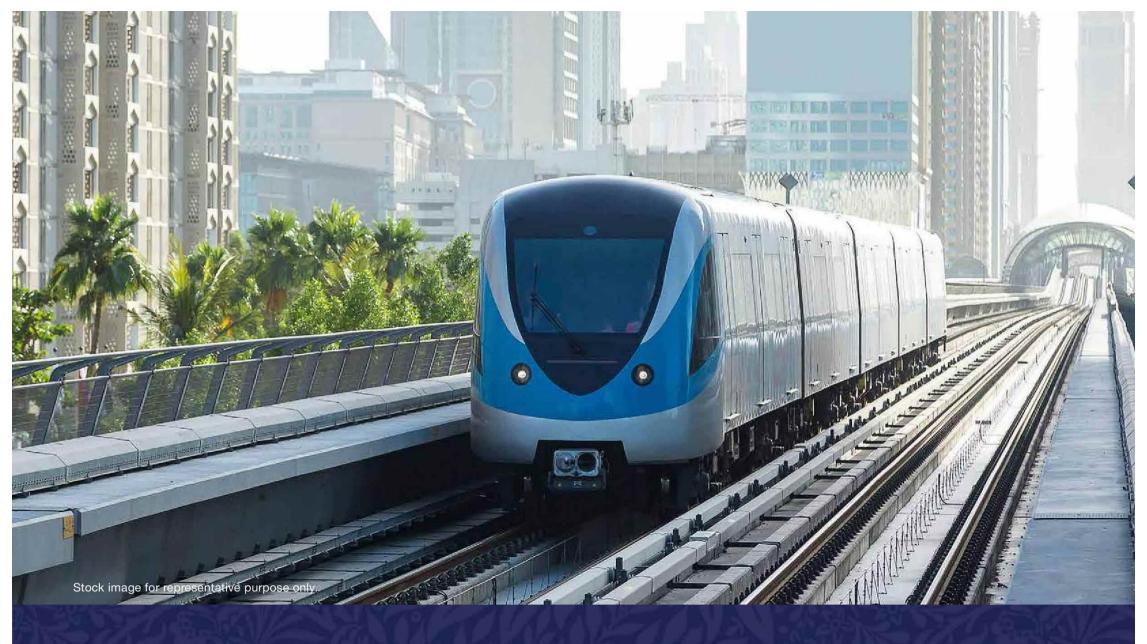


#StandOutLuxury

Godrej Golf Links - Located in the heart of Greater Noida +918586866824

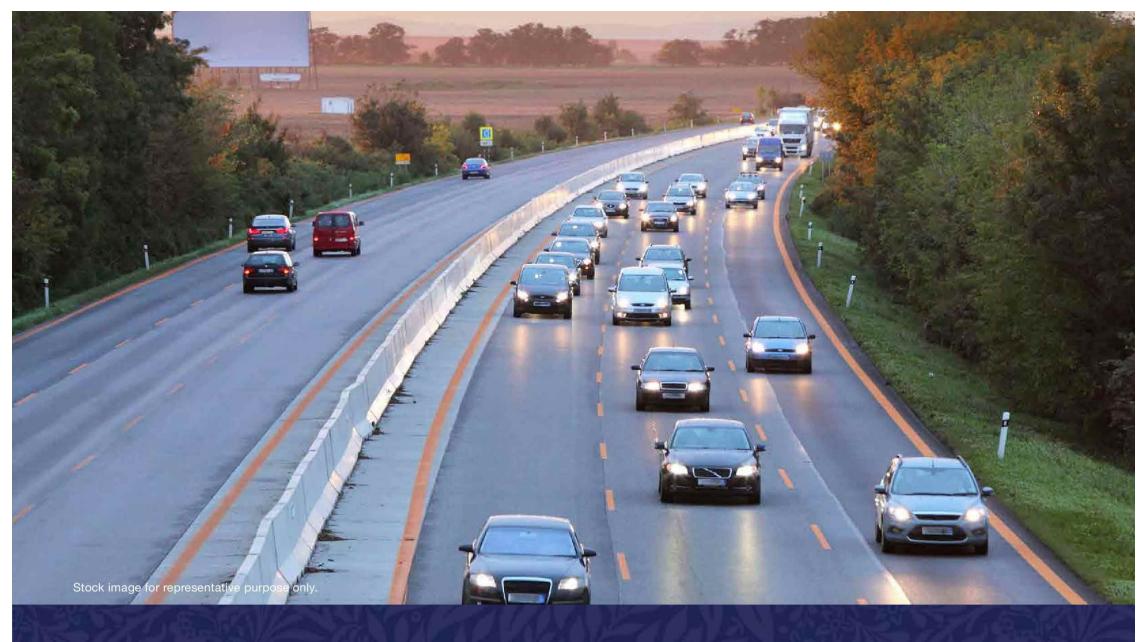






Metro Station

Delta 1 Metro Station - Aqua Line*



Connectivity

Noida-Greater Noida Expressway | Yamuna Expressway | FNG Expressway | DND Expressway



- Noida Greater Noida Expressway
- Yamuna Expressway Connects Noida and Greater Noida to the rest of UP
- Eastern Peripheral Expressway Connects NH-1 & NH-48
- Proposed Jewar International Airport



- Gautam Buddh University, Pari Chowk, Chi IV, Greater Noida
- · Amity University, Sector 125, Noida
- Asian Academy of Film & Television, Sector 16A, Noida
- Genesis International School, Sector 132, Noida

- Amity International School, Sector 44 Noida
- Delhi Public School, Sector 30, Noida
- Shiv Nadar School, Sector 168, Noida
- Somerville Public School, Sector 22, Noida

- Cambridge School, Sector 27, Noida
- · Mayoor School, Sector 126, Noida
- Pathways International School, Sector 100, Noida
- Lotus Valley International School, Sector 126, Noida

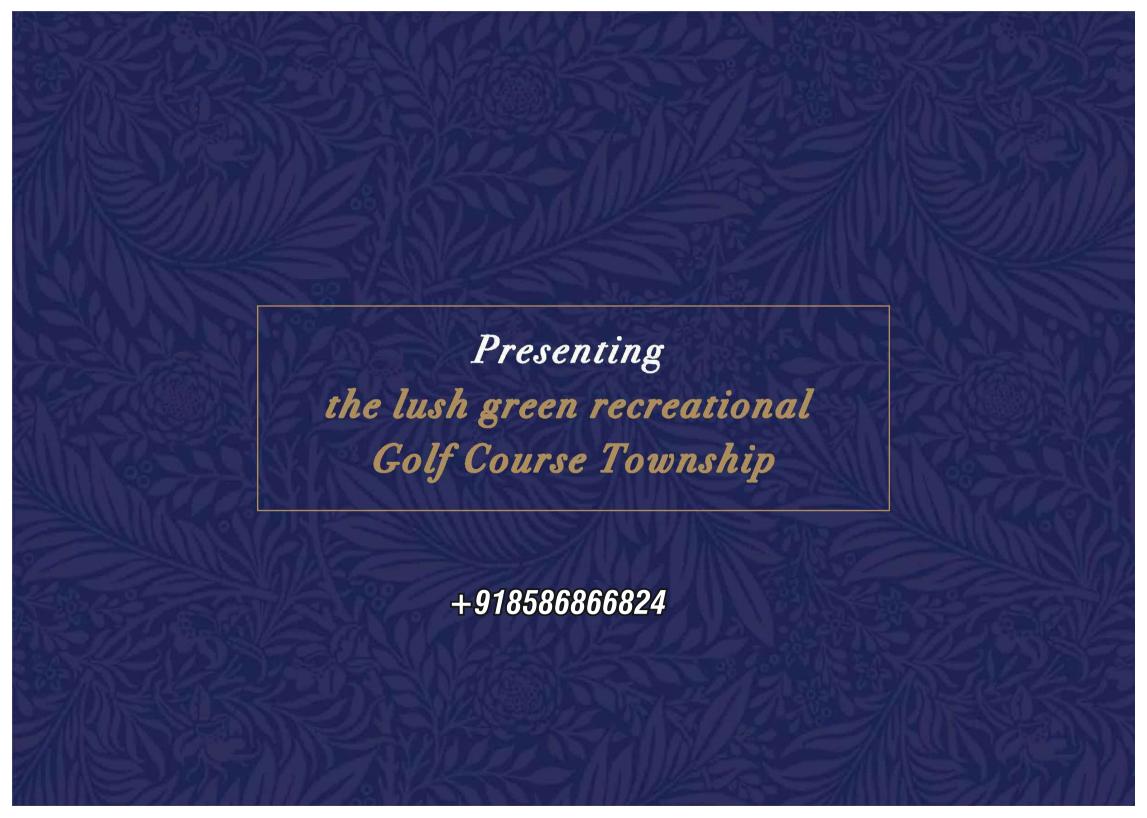


- Jaypee Hospital, Sector 128, Noida
- · Kailash Hospital, Sector 27, Noida
- Max Hospital, Sector 19, Noida
- Sharda Hospital, Knowledge Park III Greater Noida
- Naveen Hospital, Sector Alpha II, Greater Noida
- Yartharth Hospital, Sector 110, Noida Omega-I, Greater Noida
- Felix Hospital, Sector 137, Noida



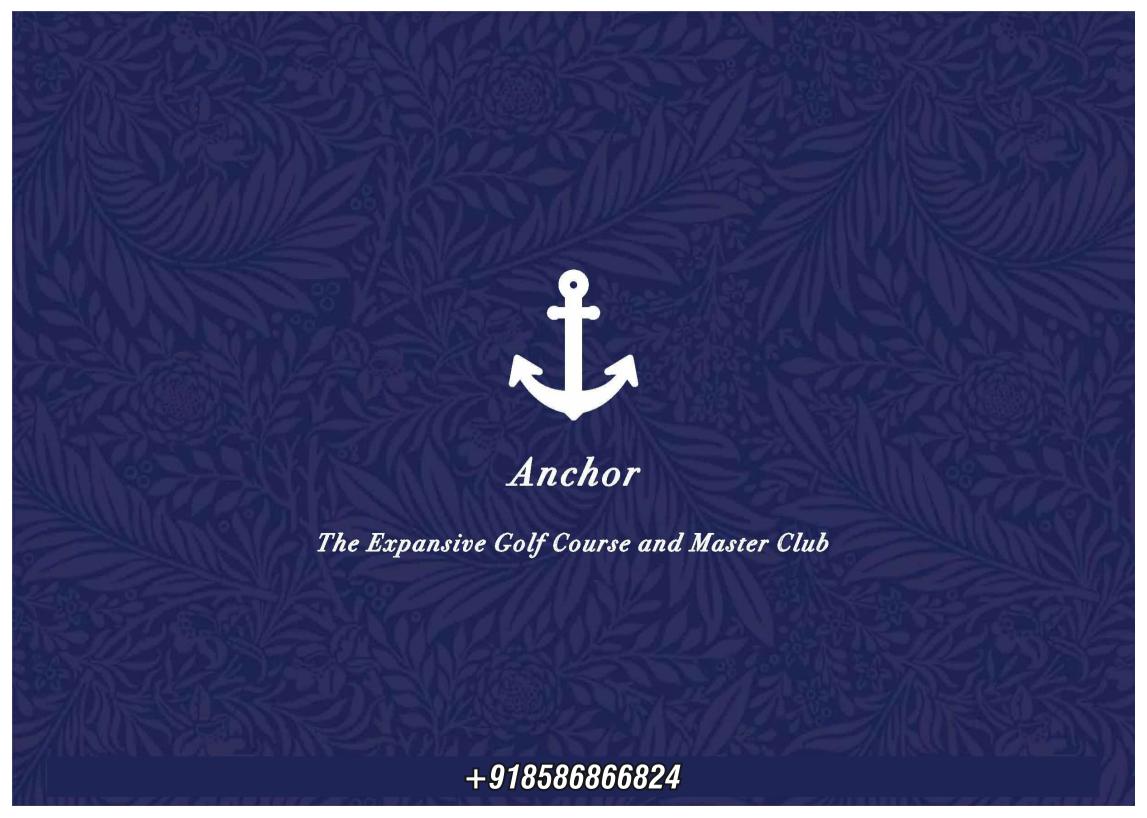
- Grand Venice Mall, Site IV, Pari Chowk, Greater Noida
- Omaxe Cannaught Place, Sector Beta II, Greater Noida
- Ansal Plaza, Omega II, Pari Chowk, Greater Noida
- MSX Mall, Sector 2, Noida Sector 18, Greater Noida
- Wipro Technologies, Delta 1, Greater Noida
- Candor Techspace, Sector 62, Noida Sector 135, Noida
- · Advant Navis, Sector 142, Noida
- Moser Baer, Sector 80, Noida
- KPMG, Sector 142, Noida
- Stellar Business Park, Tech Zone, Greater Noida

The best of social infrastructure





Master layout plan



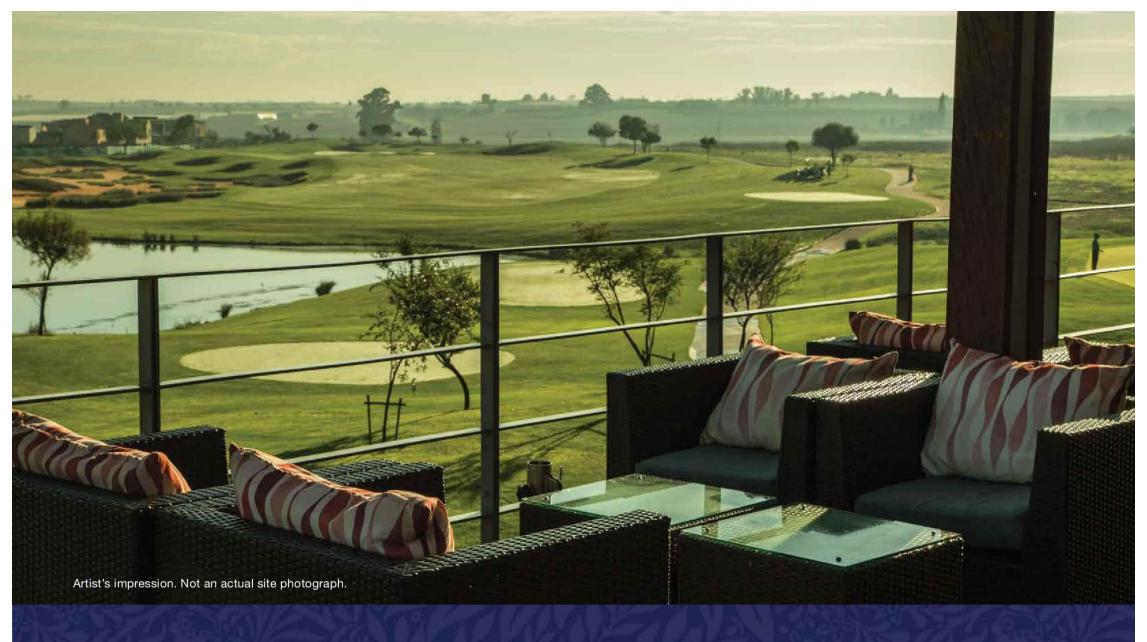


Exclusive 9 hole golf course

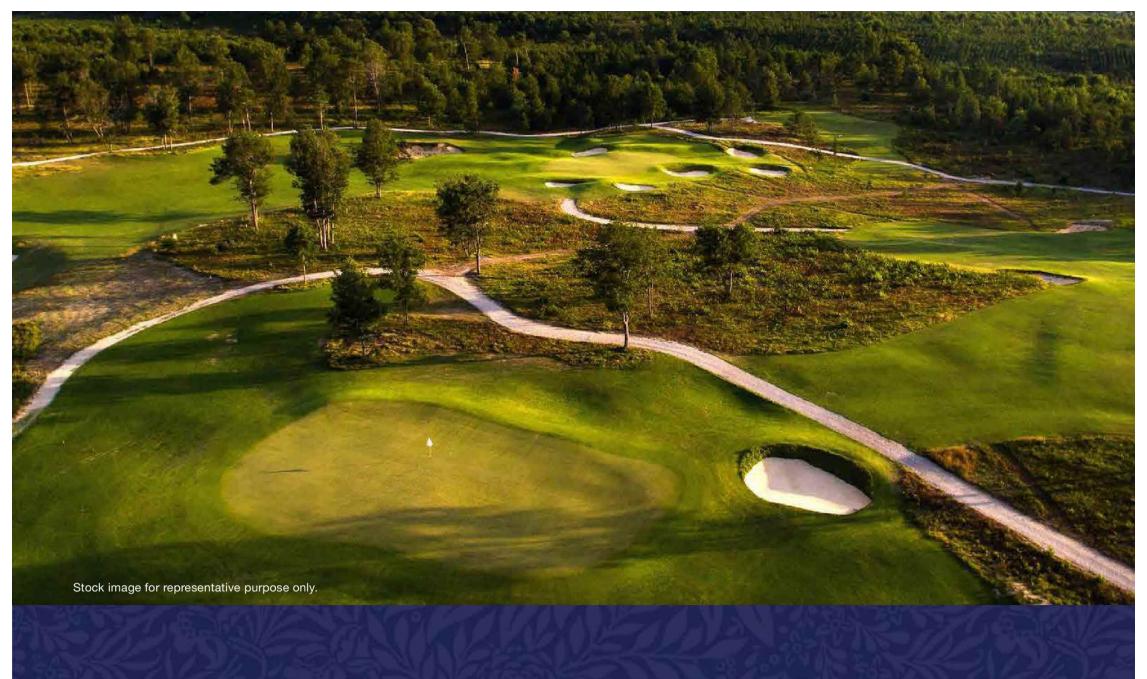


Himalayan range golf practice academy

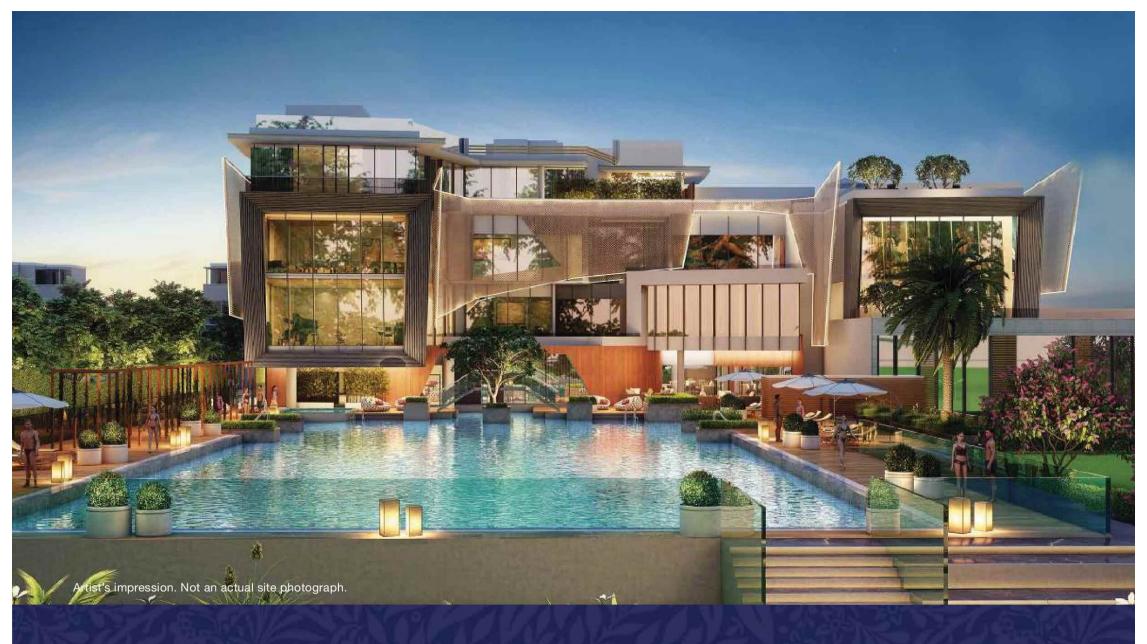
(Inspired by St. Andrews Golf course, Scotland)



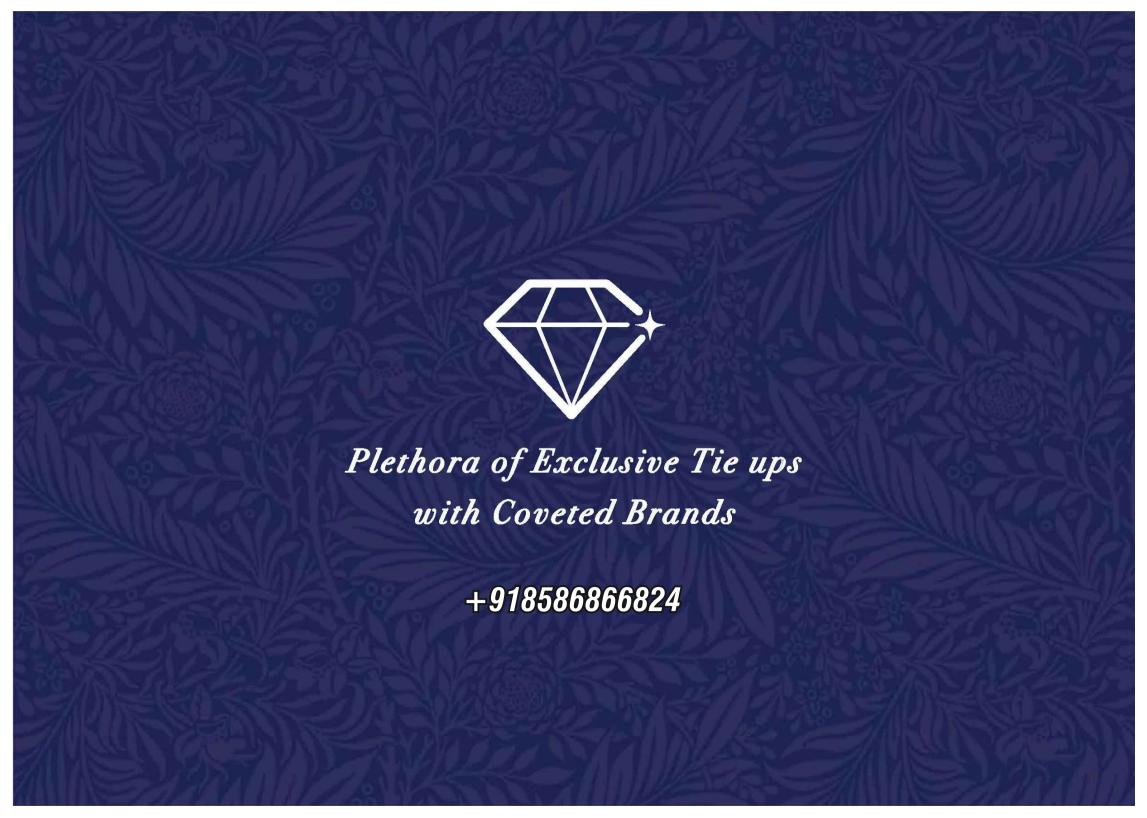
Golf decks

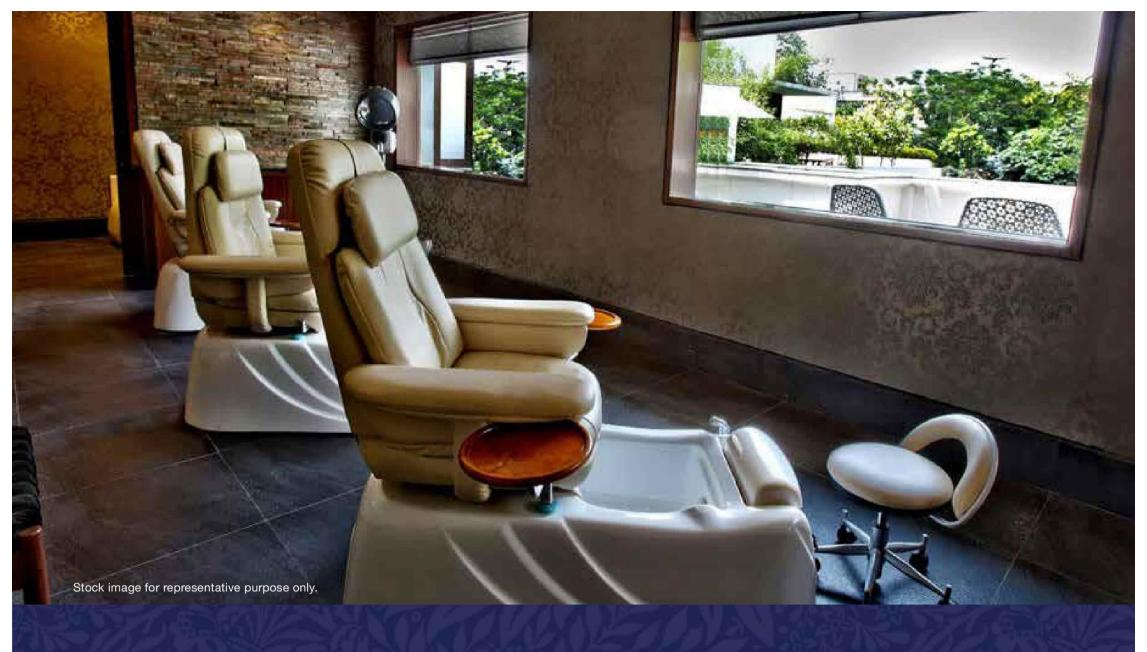


Golf course loop road*

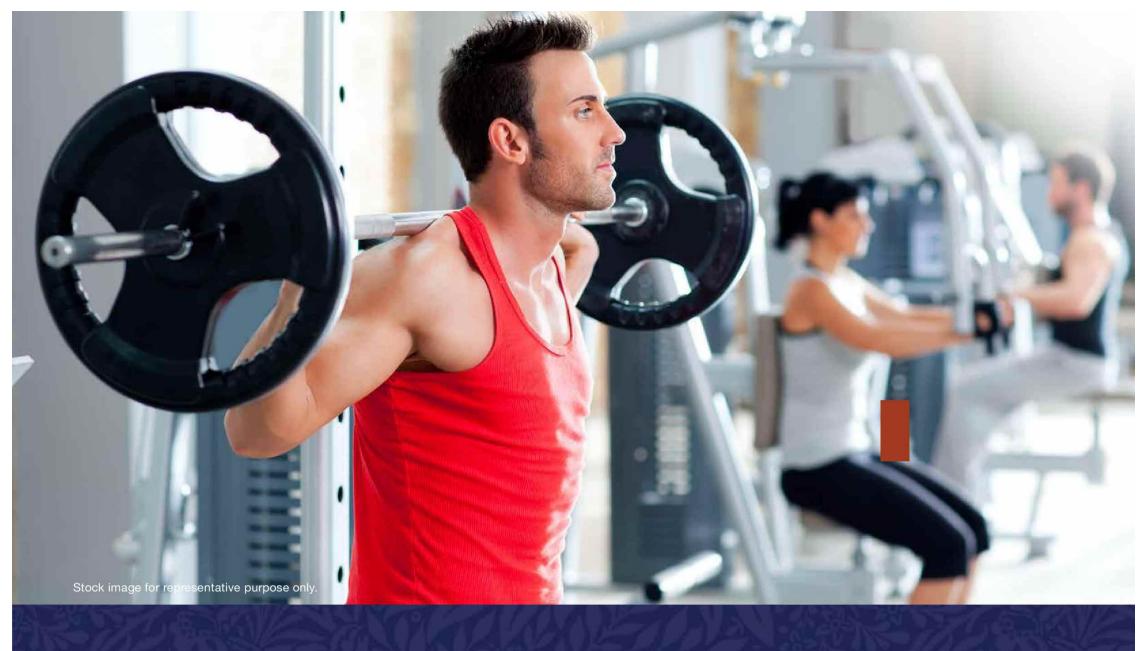


Presenting one of the finest Master Club in National Capital Region +918586866824

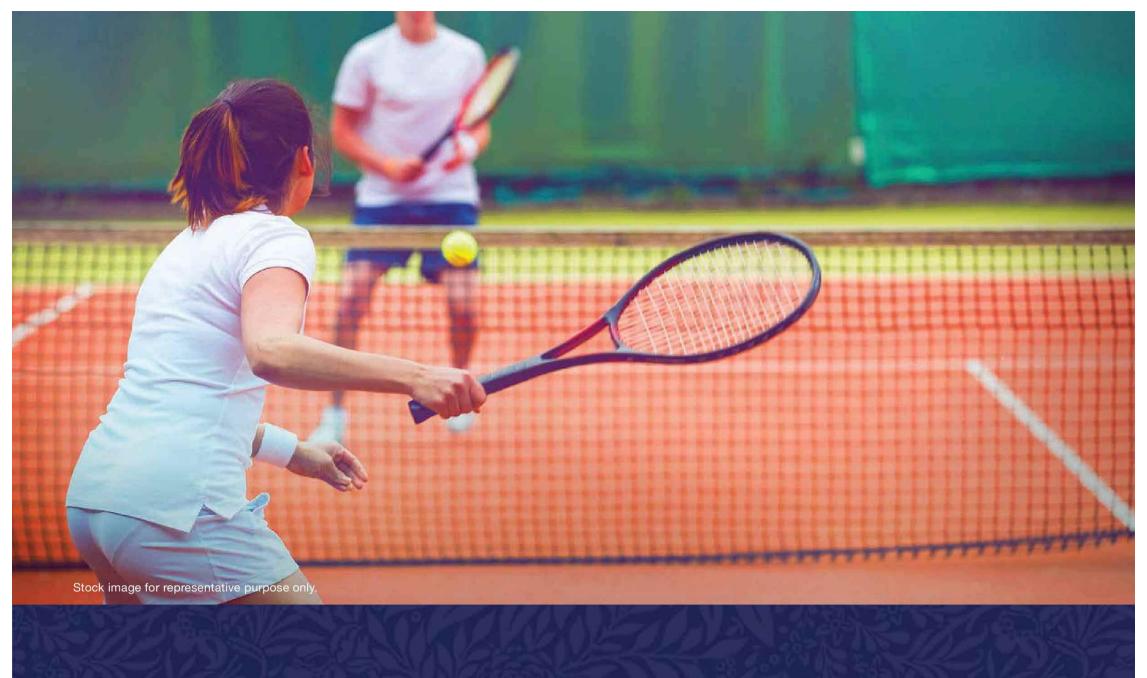




Spa & Salon by Warren Tricomi*



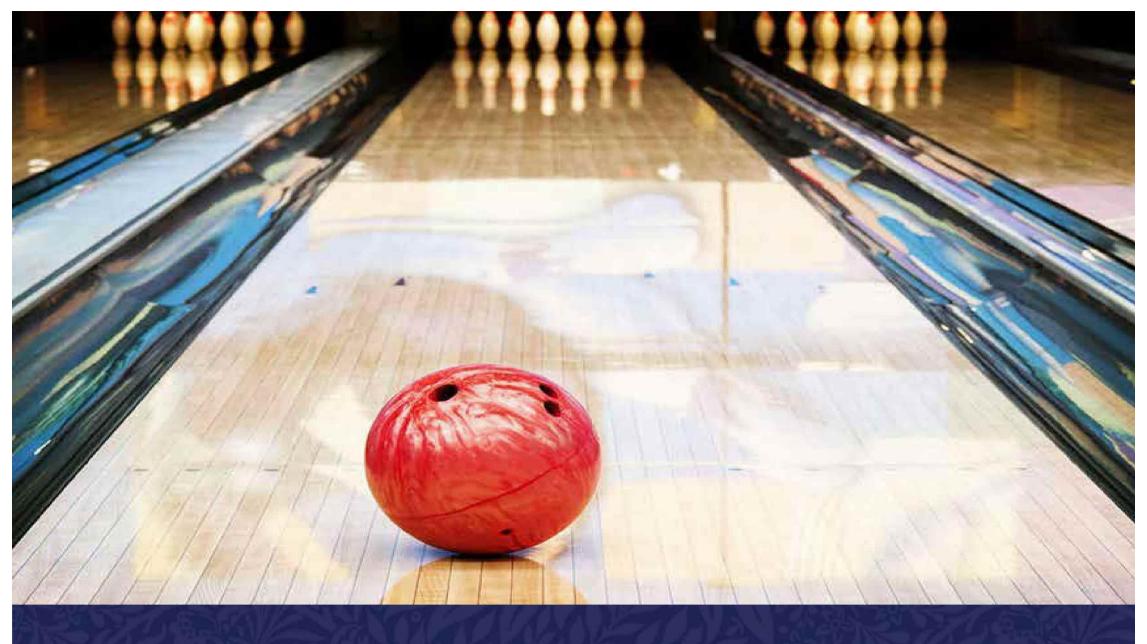
Gymnasium by Holyfield Gyms*



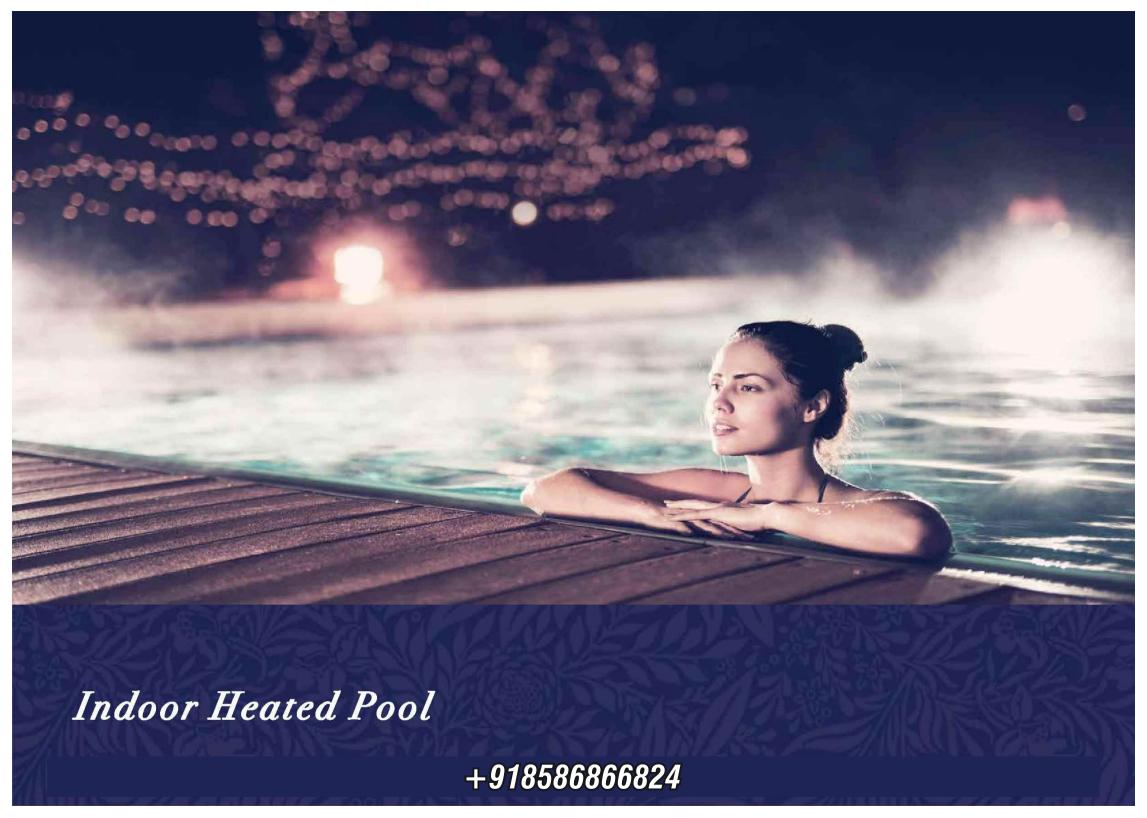
Sports academy by Tenvic*



Golf practice academy by Golfing Nation*



Bowling Alley









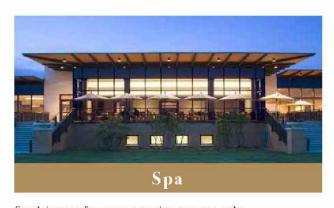


Stock images for representative purpose only













Stock images for representative purpose only

Master club amenities



High Street Retail

First ever 125 square meters villas of Godrej Properties in India* +918586866824



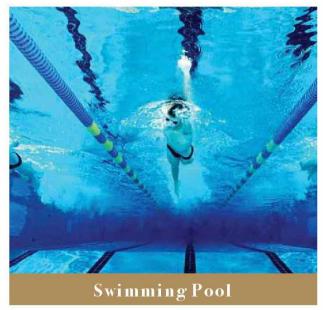
Presenting Luxurious villas with high street retail and golf course round the corner +91858686824



#StandOutLuxury Street



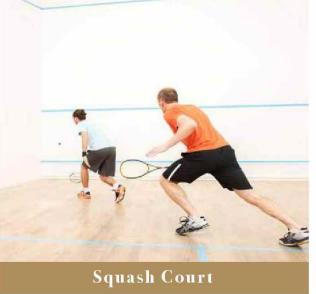
Exclusive Cluster Clubhouse











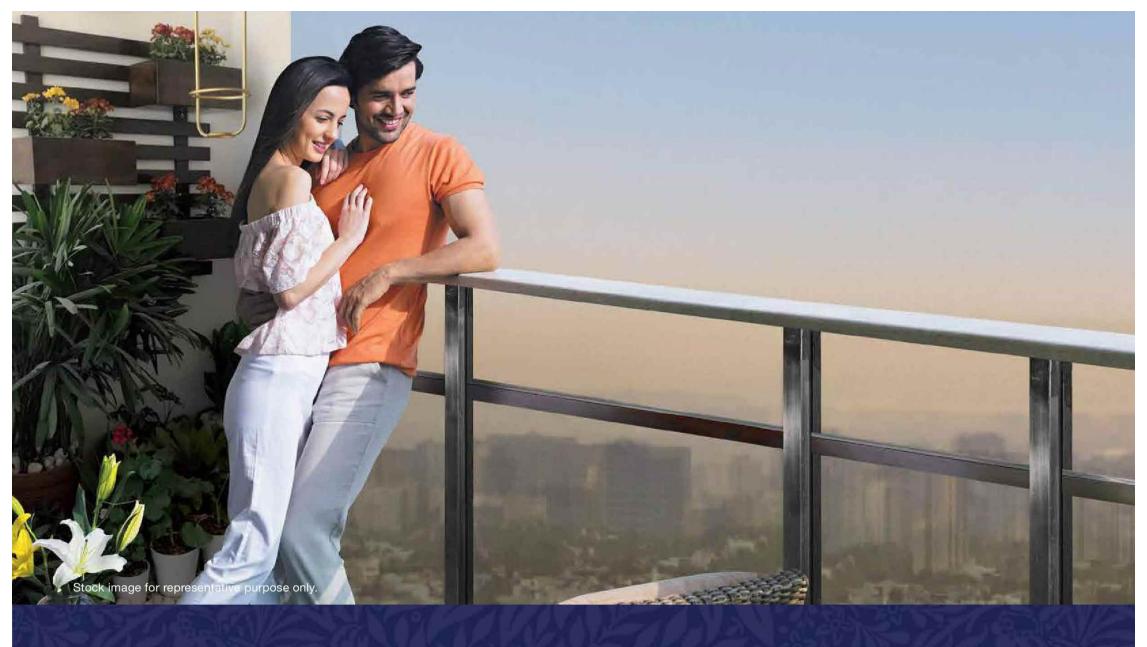


Stock images for representative purpose only

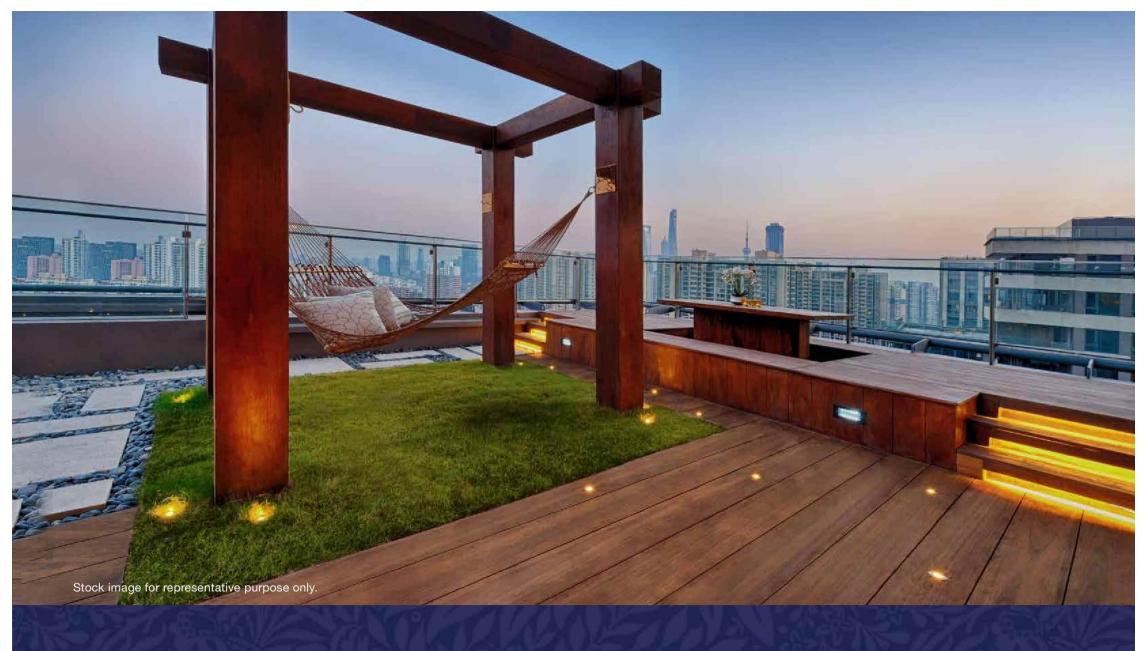
Cluster clubhouse amenities



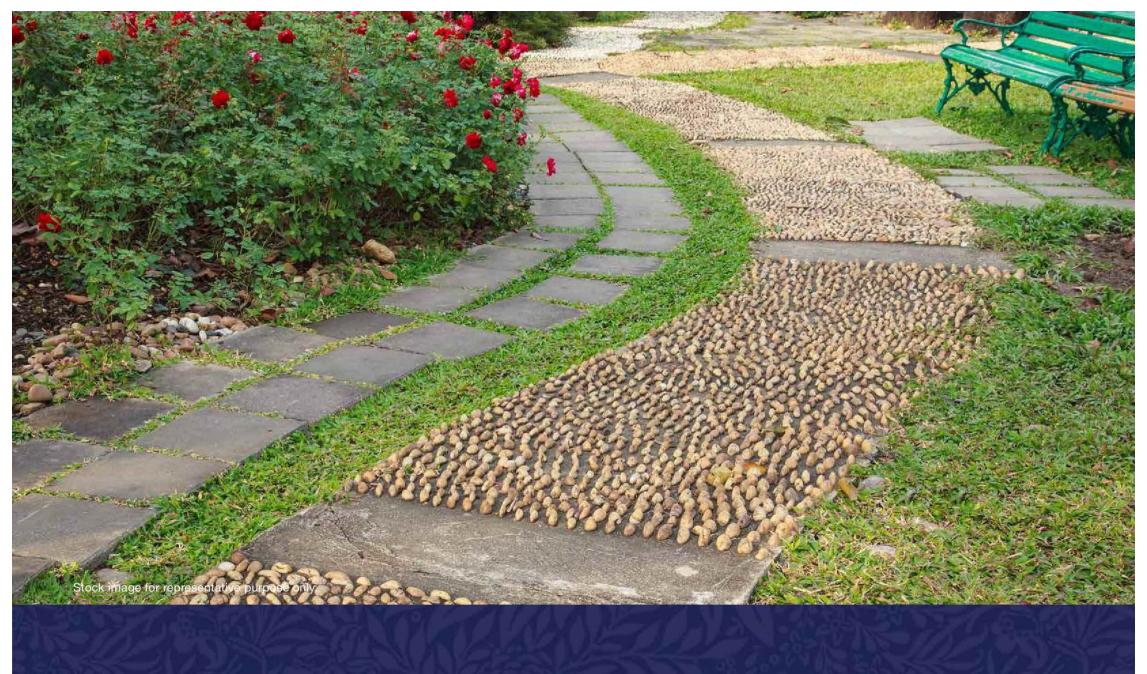
Luxurious 4 Bed Villas



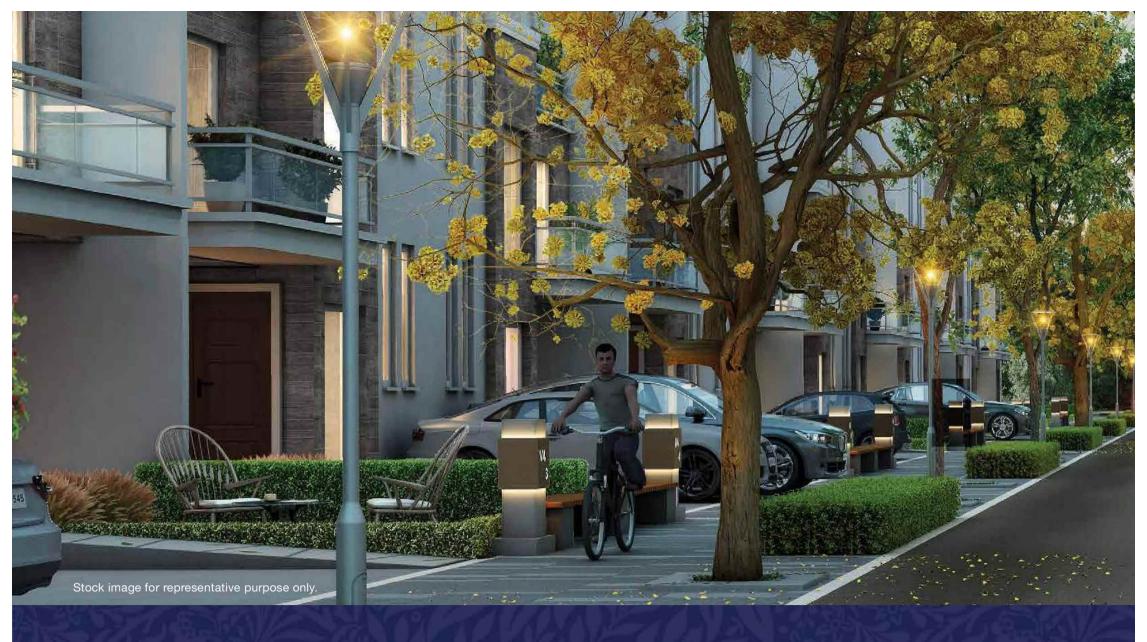
Glass railing for balconies*



Wooden flooring on terrace for private party



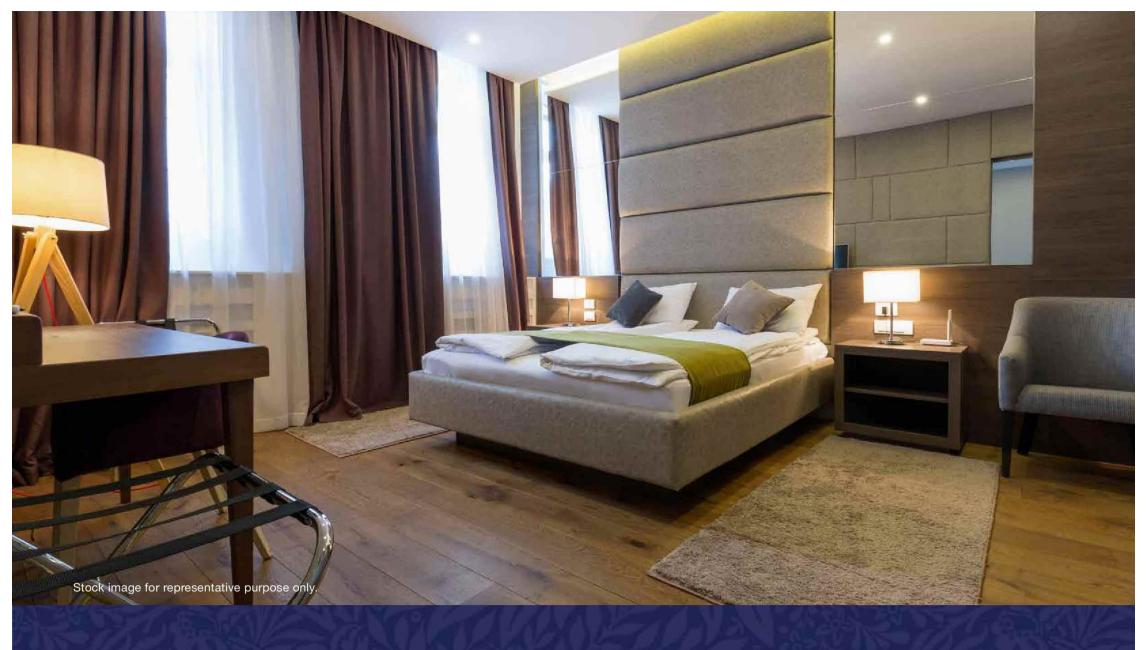
Rear and Front Lawns



Private car park space



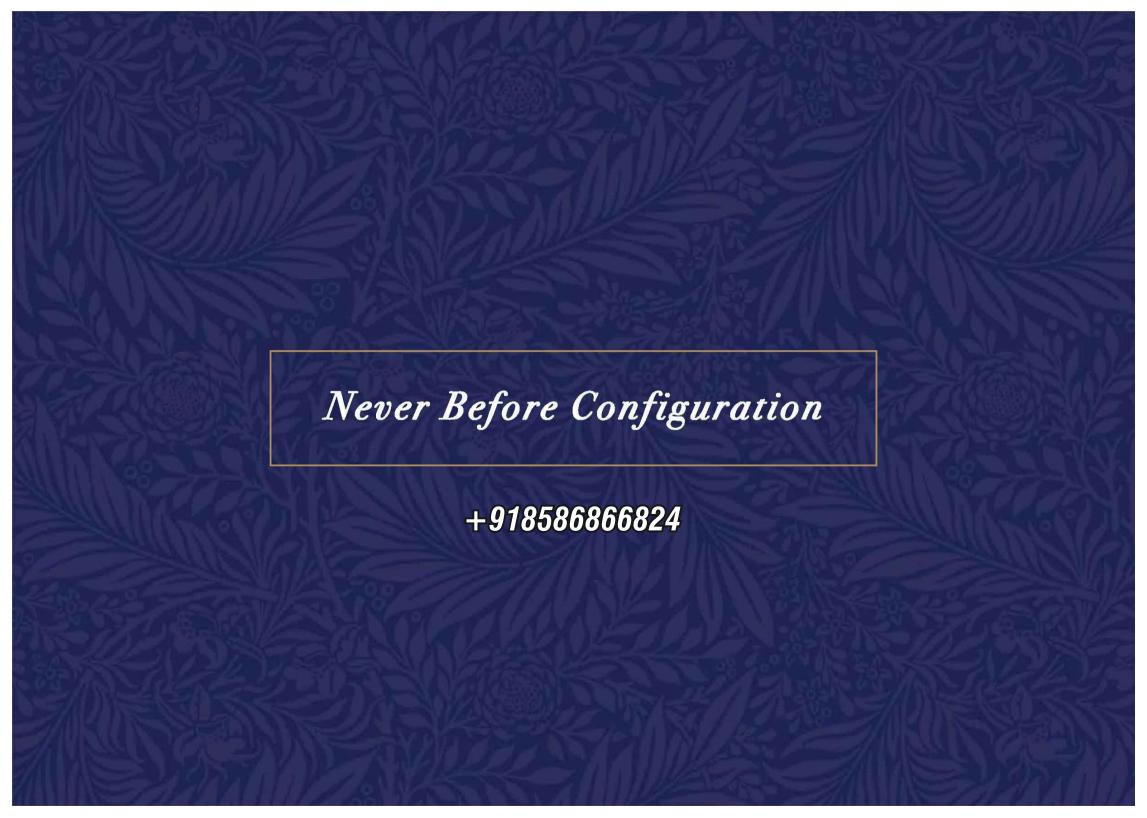
Engineered marble flooring in living & dining area*



Spacious Bedrooms with laminated wooden flooring



Spacious Balconies



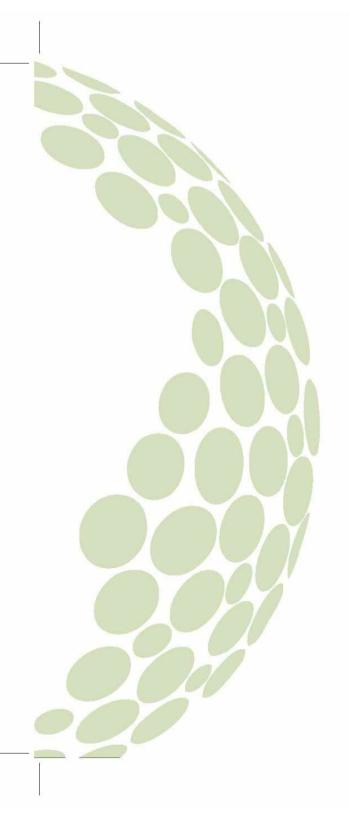
CONFIGURATION	CARPET AREA (SQUARE METER)	EXCLUSIVE AREA (SQUARE METER)	TOTAL AREA (SQUARE METER)
V3	198.83 - 201.55	146.44	345.27-347.99
V4	227.513-231.253	158.527 - 160.497	386.97-391.52
V5	264.44 - 269.22	227.8 - 232.25	494.25-499.46



RERA Registration No: UPRERAPRJ13203| www.up-rera.in | Master Plan bearing no PLG/BP-3459/vol-2/253 dated January 13, 2017

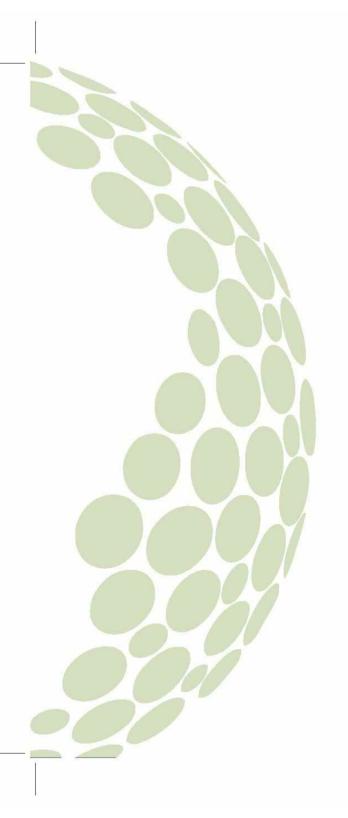
The Project has been registered with UPRERA under the name "Presidential Villas". Villa Category V2, V3, V4, and V5 in the project Presidential Villas are being marketed as Exquisite at Godrej Golf Links.

This contains artistic impressions and stock images and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, items, electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit. All specifications of the unit shall be as per the final agreement between the Parties. The project is being developed by AR Landcraft LLP ("Developer"). The Developer, hereby declares that it has availed construction finance ("Facility") from ICICI Bank Limited ("Lender") and has secured the Facility by mortgaging the Township Land in favour of the Lender. The Official website of the company is www.godrejproperties.com. Please do not rely on any other information on any other website

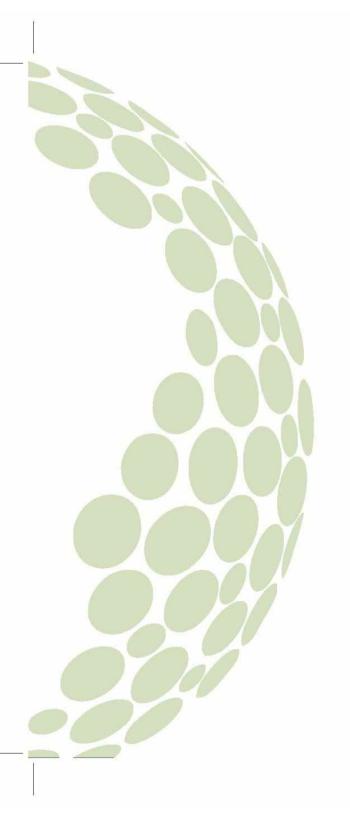


PARK LANE

AT GODREJ GOLF LINKS, GREATER NOIDA



GODREJ PROPERTIES' MASTERPIECE IN INDIA



PRESENTING OUR FLAGSHIP PROJECT GODREJ GOLF LINKS

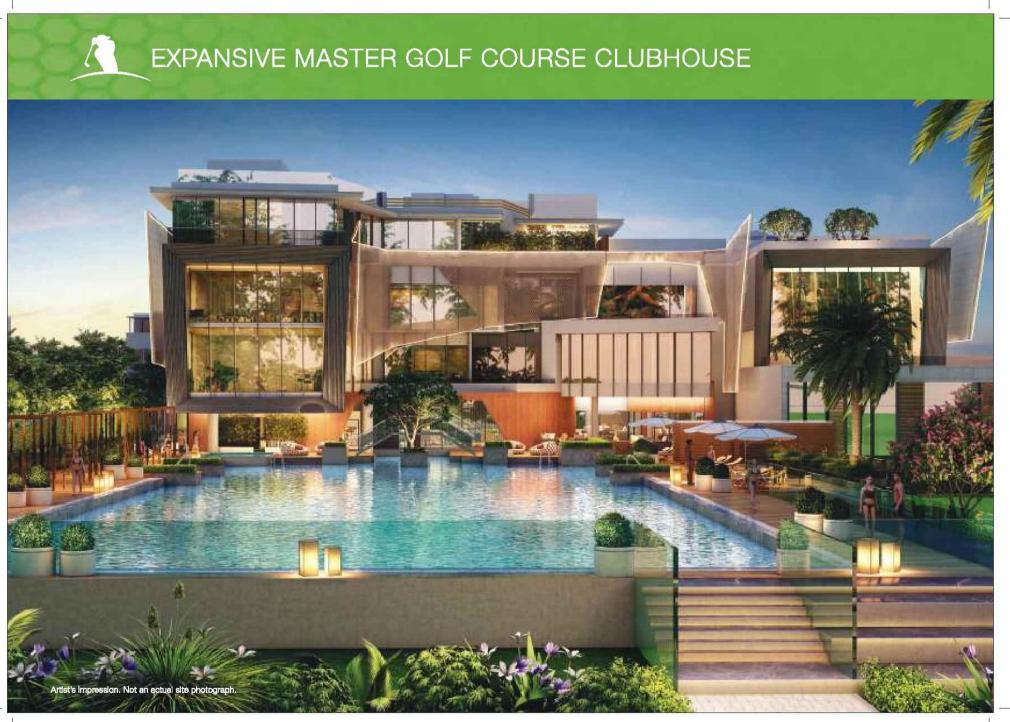


THE GOLF TOWNSHIP | EXCLUSIVE PRIVILEGES





+918586866824



+918586866824





+918586866824

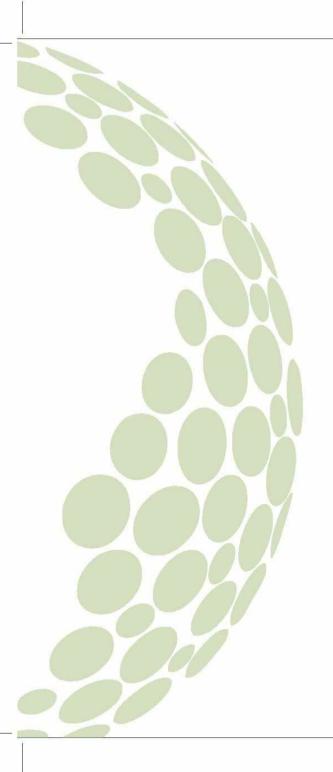








+918586866824



GODREJ GOLF LINKS | EXCLUSIVE BRAND | TIE-UPS



SPA & SALON MANAGED BY WARREN TRICOMI*

Service In Master Golf Club only





Service In Master Golf Club only





+918586866824



+918586866824

Tenvic Sports Or Equivalent



Service in Master Golf Club only





114 LIMITED EDITION LOW RISE GOLF-SIDE RESIDENCES





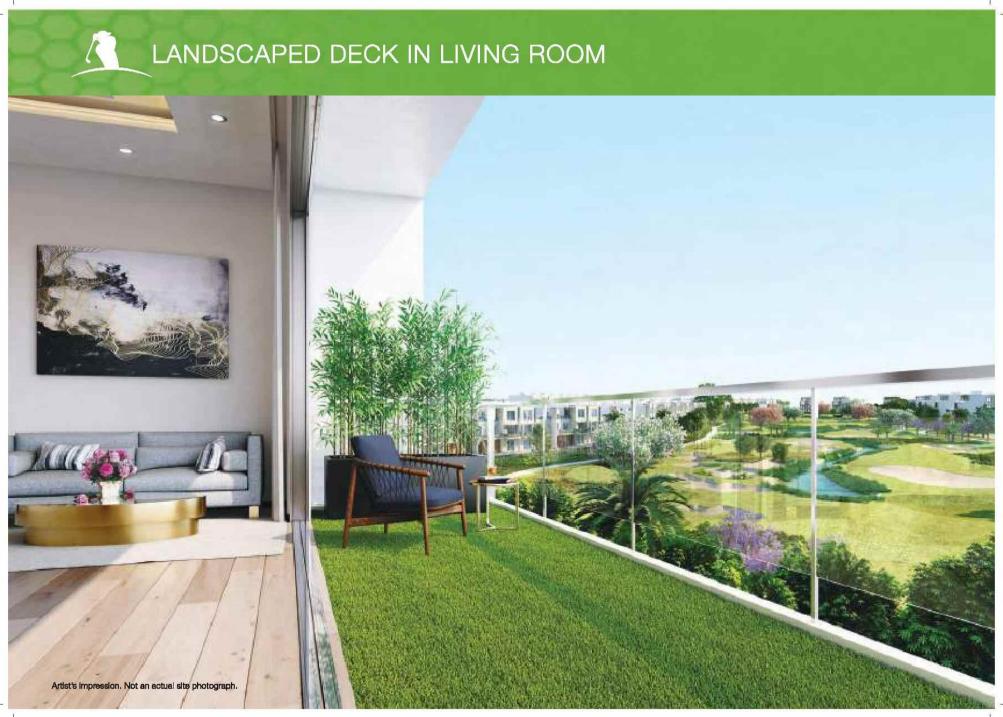
EXCLUSIVE LOW-DENSITY RESIDENCES ENSURING MORE SPACE PER CAPITA





ENJOY LIFE TO THE FULLEST IN THE 3 SIDE OPEN APARTMENTS



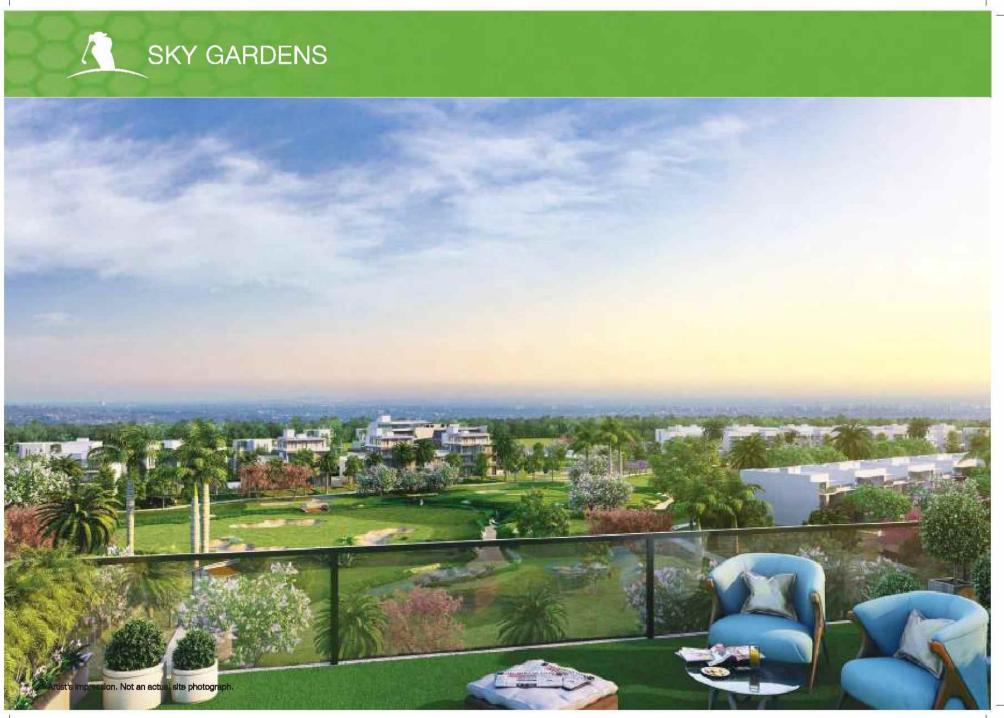


+918586866824



DEDICATED ZONES FOR SKY-HIGH INDULGENCES





+918586866824



+918586866824



+918586866824

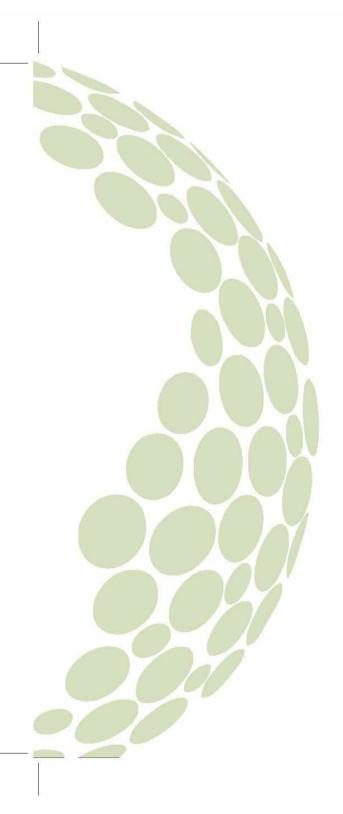


+918586866824

1

SPECTACULAR VIEWS OF SWIMMING POOL





PARK LANE EXCLUSIVE AMENITIES AT GODREJ GOLF LINKS, GREATER NOIDA



CONCIERGE SERVICES







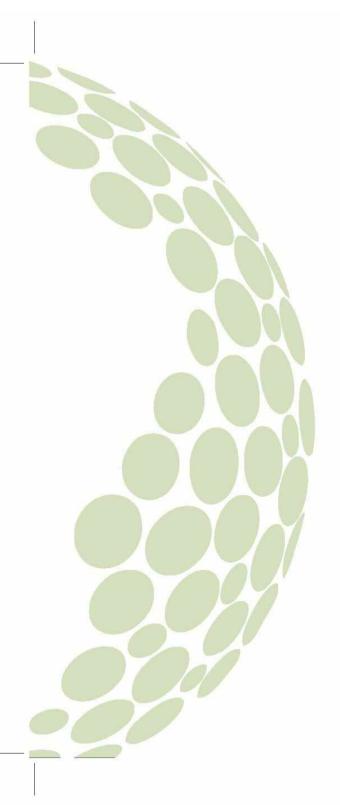






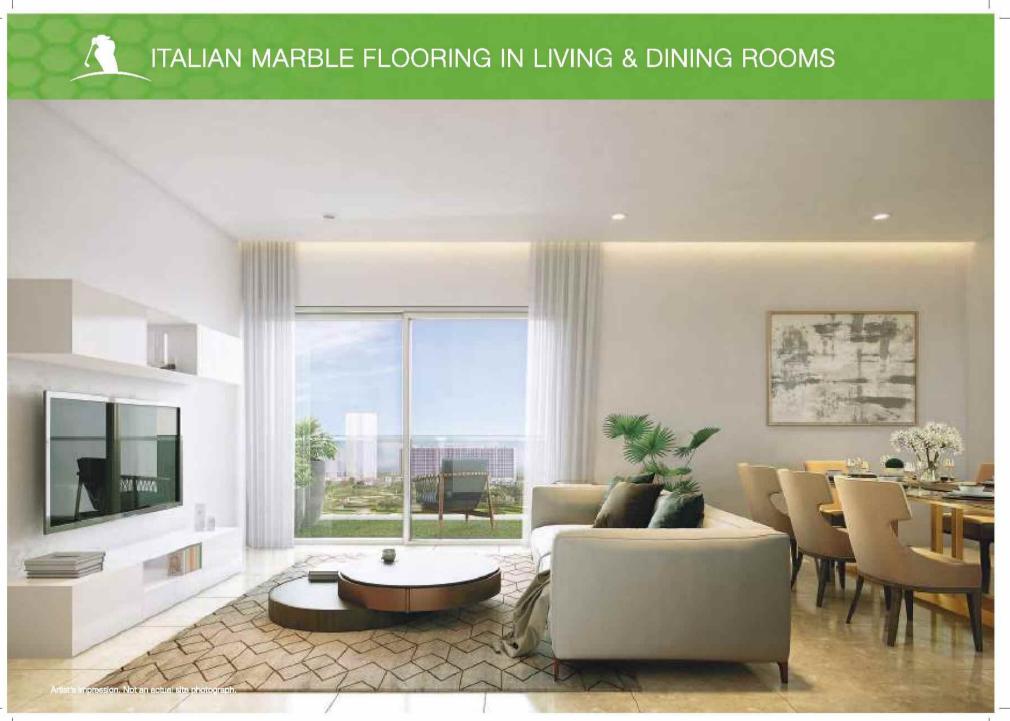
+918586866824



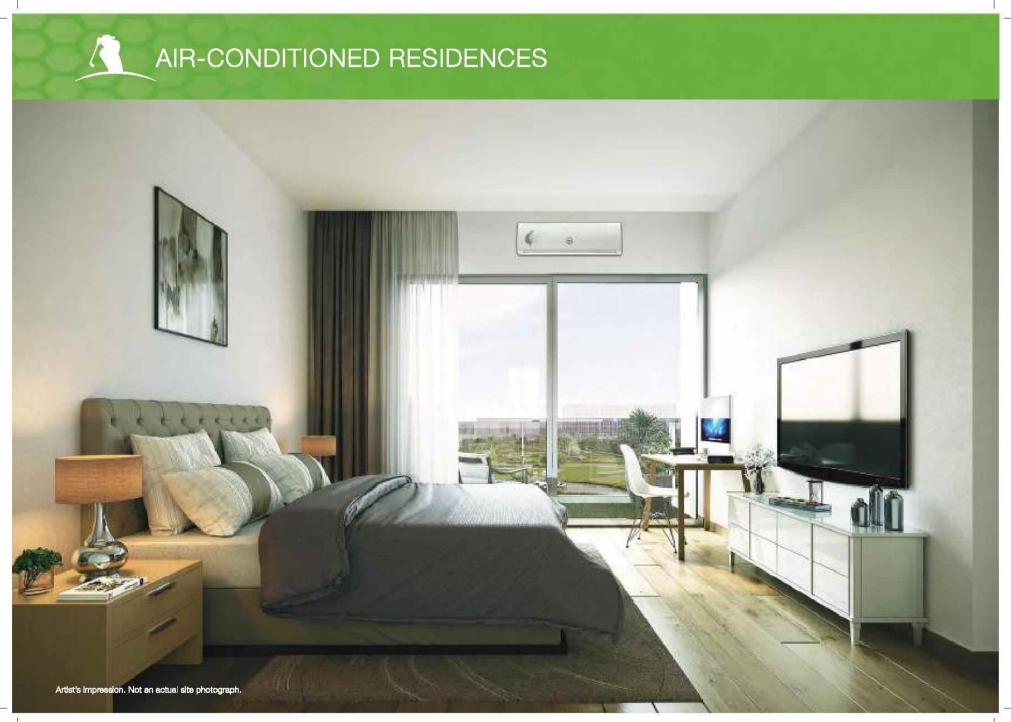




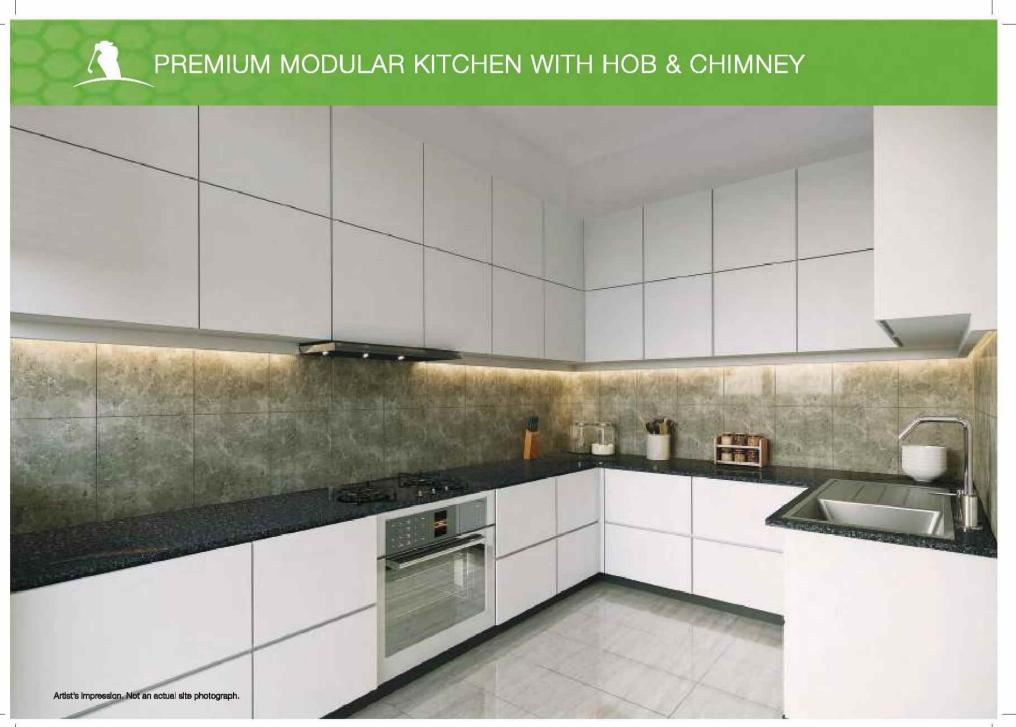
PARK LANE LUXURY SPECIFICATIONS AT GODREJ GOLF LINKS, GREATER NOIDA



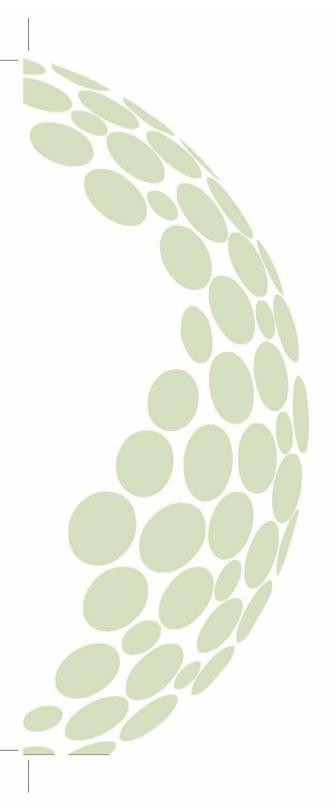
+918586866824



+918586866824



+918586866824



PARK LANE | ULTRA LUXURY | SPECIFICATIONS

Ultra Luxury Specification is available at extra cost for limited period offer. Detail mentioned in page no. 46



MODULAR KITCHEN AND FURNITURE BY GODREJ INTERIO



Godrej Interio or equivalent

VIDEO DOOR PHONE BY GODREJ SECURITY SOLUTIONS



Godrej Security Solutions or equivalent



Bosch or equivalent



Bose or equivalent

SONY

Sony or equivalent





Daikin or equivalent

TWO PALETTES TO CHOOSE FROM

LUXURY PALETTE	ULTRA LUXURY PALETTE	
Air conditioners in all room by Daikin (3 BHK - 5 ACs., 4 BHK - 6 ACs)	Air conditioners in all rooms by Daikin (3 BHK - 5 ACs., 4 BHK - 6 ACs.)	
Video Door Phone	Video Door Phone	
Wardrobe + Loft (2 doors) in Master Bedroom	Wardrobe + Loft (2 doors) in all bedrooms	
Modular Kitchen including hob & Chimney	Modular Kitchen including hob & Chimney with branded built-in appliances i.e. Microwave, Dishwasher, Refrigerator & washing Machine	
	Home Theatre by Bose	
	Water Purifier by Kent	
	Television by Sony in Living (60 inches) & Master Bedroom (40 inches)	
	Beds & Matresses - (King size in Master and Queen in others) with side tables	
	Lights by Philips	
	Locker in Master Bedroom wardrobe	
	Geyser in all bathroom by Racold	
	5 Seater Sofa Set + Central Table	
	Wi-fi Camera in Living	

Configuration	Carpet Area (Sq.M.)	Exclusive Area (Sq.M.)	Total Area (Sq.M.)
3 BHK	97	18.60	115.60
3 BHK + Utility	103.70	20	123.70
4 BHK + Utility	126	20.60	146.60

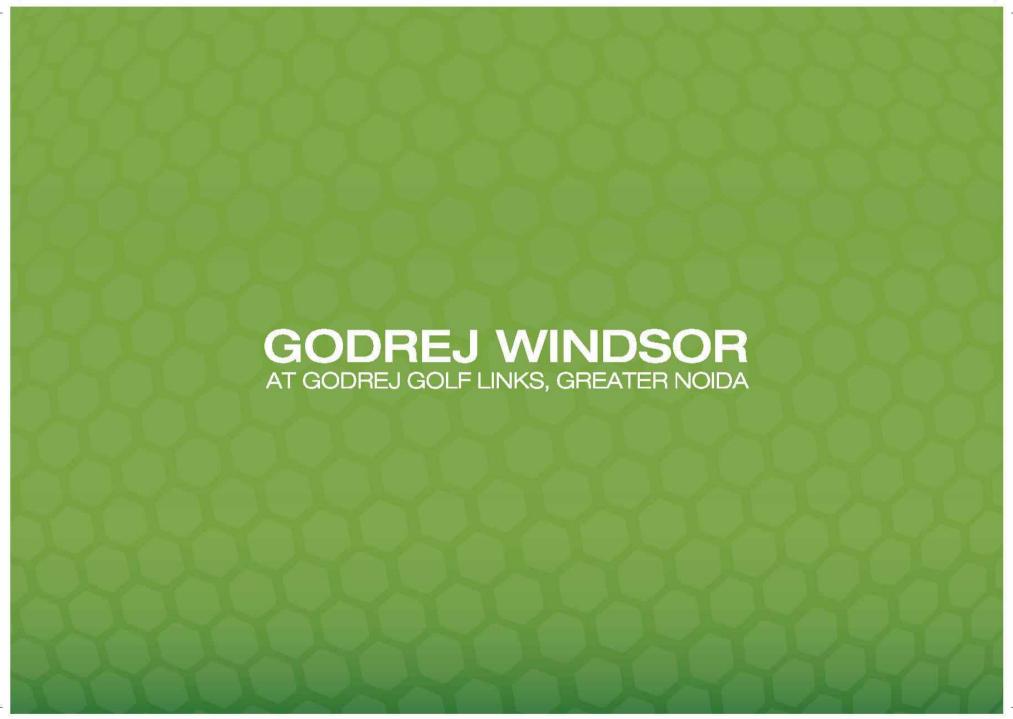
JOINTVENTURE PARTNER

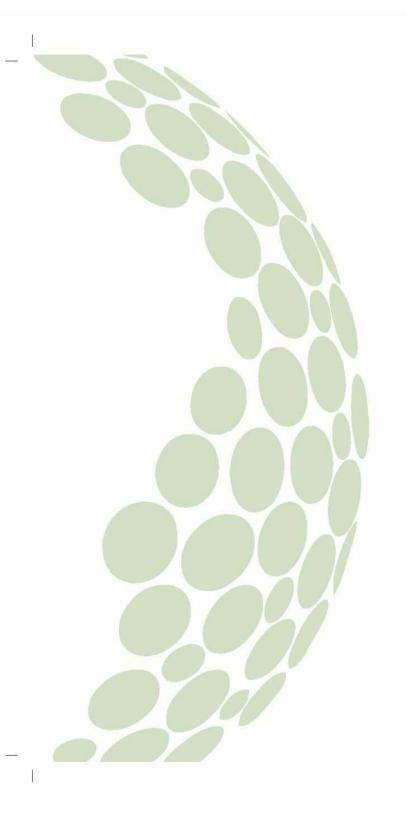
ACE

Tutilling ACE pleasings

Godrej | PROPERTIES

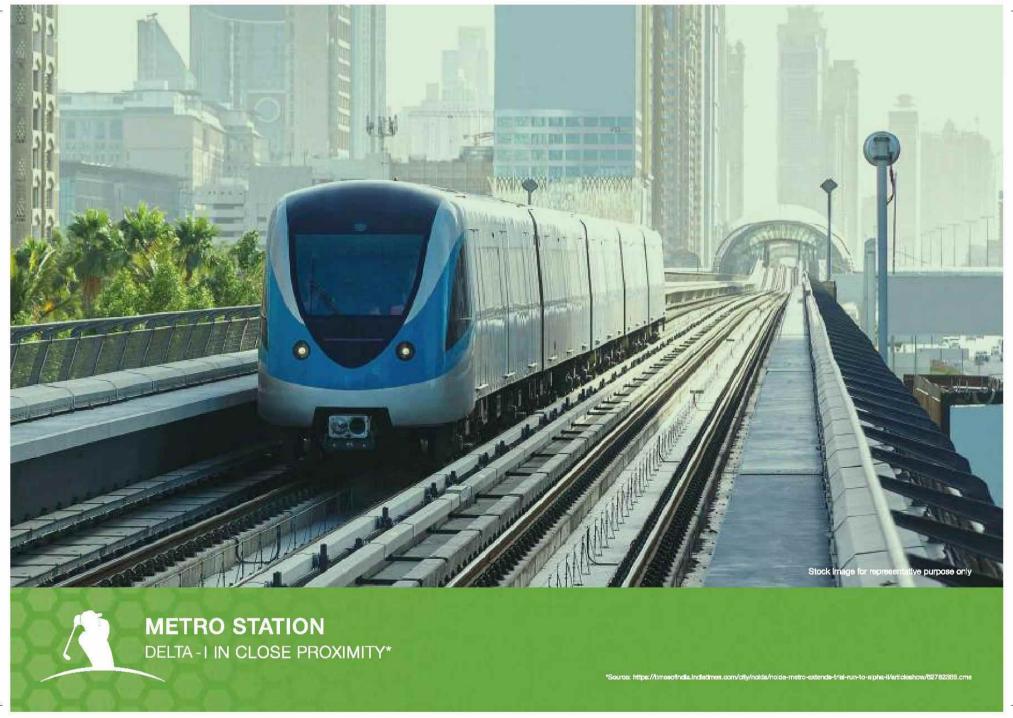
8586866824



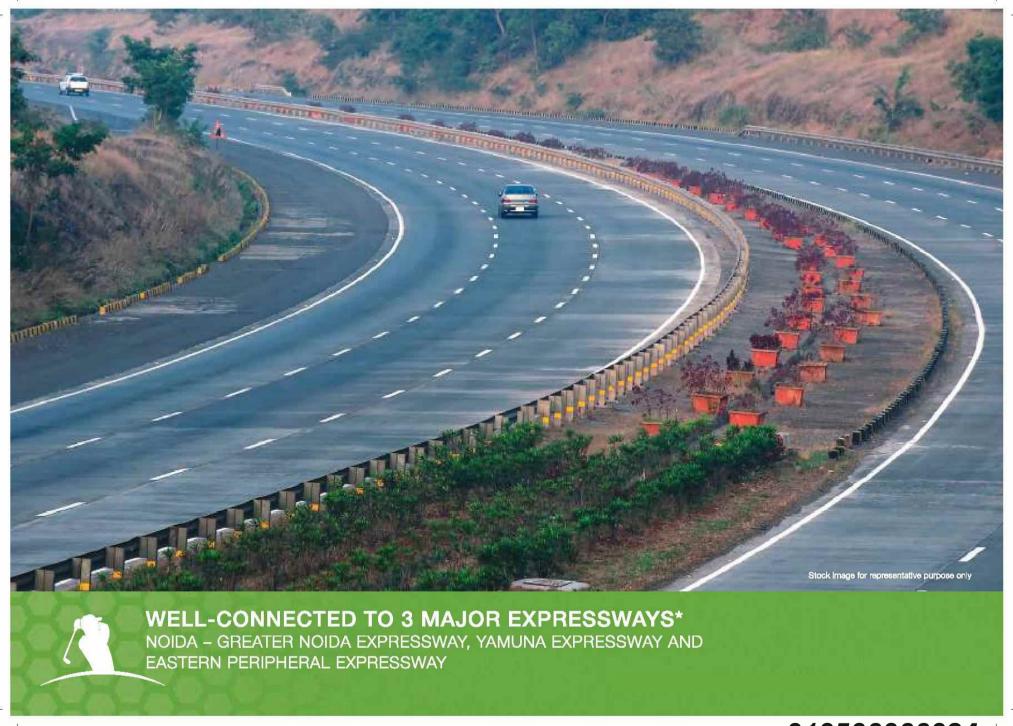


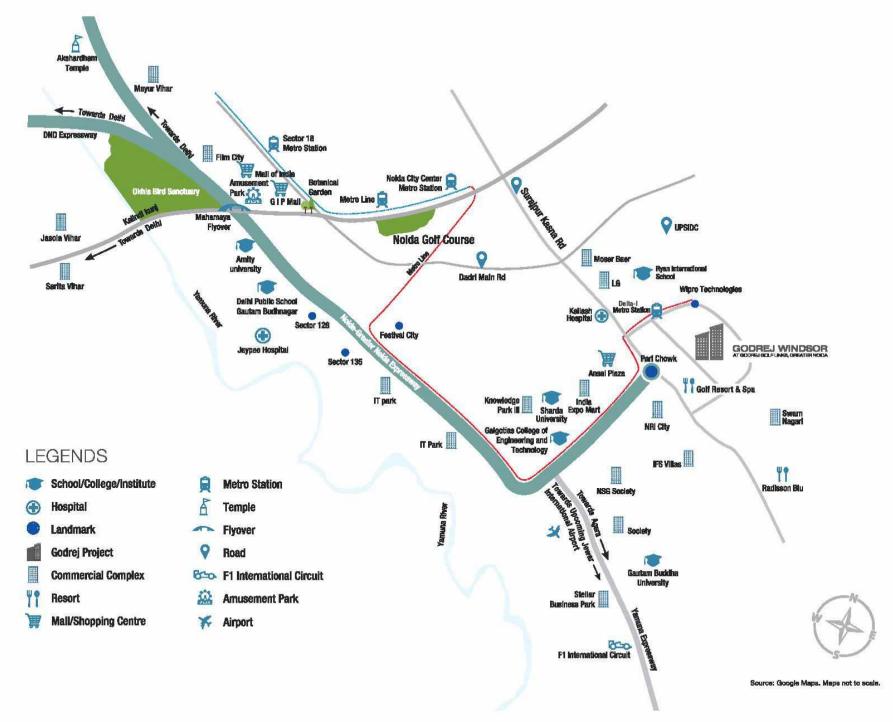
STRATEGICALLY LOCATED IN THE HEART OF GREATER NOIDA



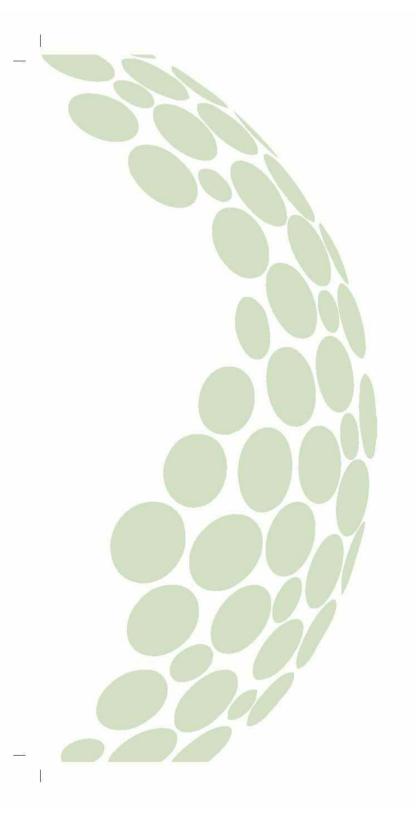








+918586866824



PRESENTING THE BEST OF SOCIAL INFRASTRUCTURE NEARBY

-----\



- Noida Greater Noida Expressway
- Yamuna Expressway Connects Noida and Greater Noida to the rest of UP
- Eastern Peripheral Expressway Connects NH-1 & NH-48
- Upcoming Jewar International Airport



EDUCATION

- Gautam Buddh University, Pari Chowk, Chi IV, Greater Noida
- · Amity University, Sector 125, Noida
- Asian Academy of Film & Television, Sector 16A, Noida
- Genesis International School, Sector 132, Noida

- Amity International School, Sector 44 Noida
- Delhi Public School, Sector 30, Noida
- · Shiv Nadar School, Sector 168, Noida
- Somerville Public School, Sector 22, Noida

- · Cambridge School, Sector 27, Noida
- Mayoor School, Sector 126, Noida
- Pathways International School, Sector 100, Noida
- Lotus Valley International School, Sector 126, Noida



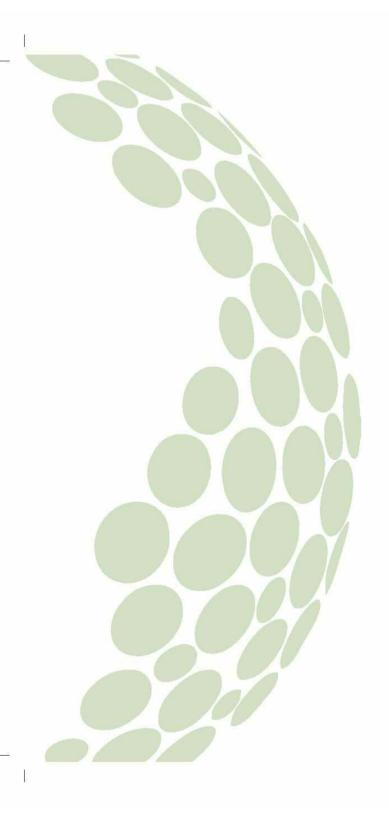
- · Jaypee Hospital, Sector 128, Noida
- · Kailash Hospital, Sector 27, Noida
- · Max Hospital, Sector 19, Noida
- Sharda Hospital, Knowledge Park III Greater Noida
- Naveen Hospital, Sector Alpha II, Greater Noida
- Yartharth Hospital, Sector 110, Noida Omega-I, Greater Noida
- Felix Hospital, Sector 137, Noida



- Grand Venice Mall, Site IV, Pari Chowk, Greater Noida
- Omaxe Cannaught Place, Sector Beta II, Greater Noida
- Ansal Plaza, Omega II, Pari Chowk, Greater Noida
- MSX Mall, Sector 2, Noida Sector 18, Greater Noida
- Wipro Technologies, Delta 1, Greater Noida
- Candor Techspace, Sector 62, Noida Sector 135, Noida
- · Advant Navis, Sector 142, Noida
- Moser Baer, Sector 80, Noida
- KPMG, Sector 142, Noida
- Stellar Business Park, Tech Zone, Greater Noida



SOCIAL INFRASTRUCTURE*



GODREJ GOLF LINKS

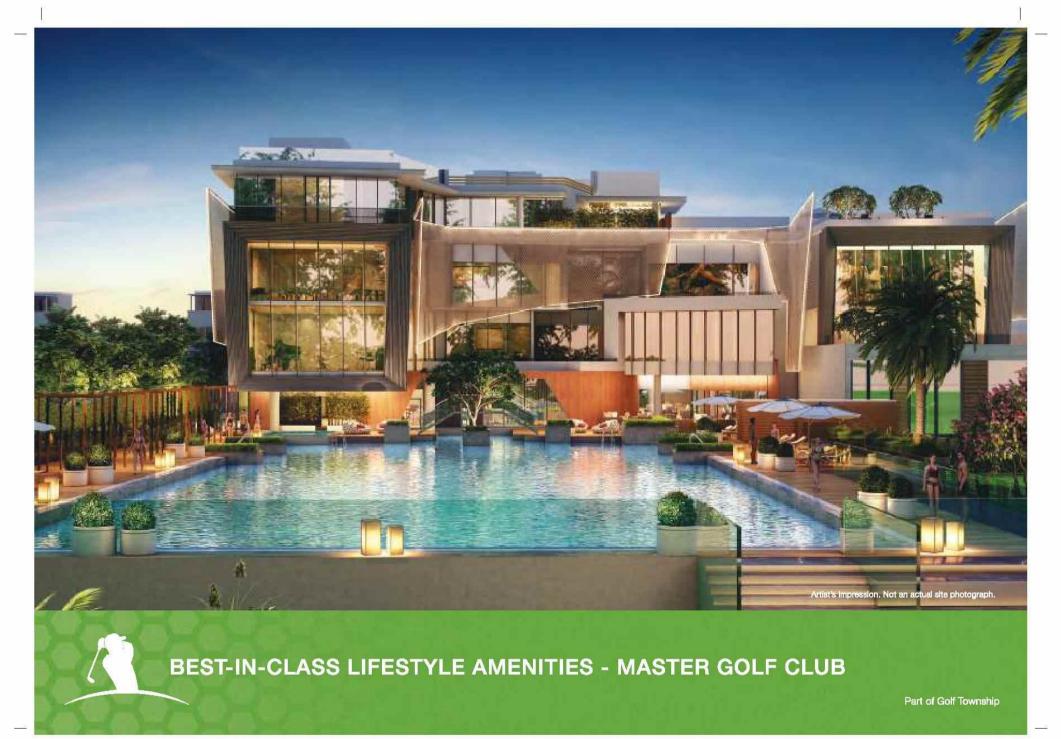
STATE-OF-THE-ART LIFESTYLE

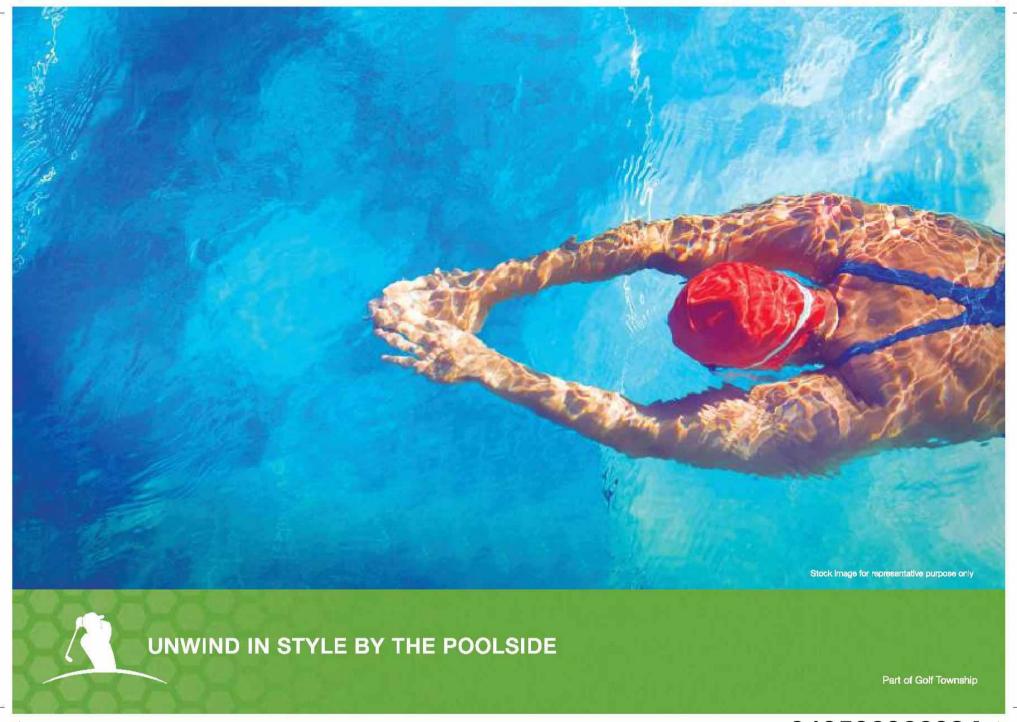
Live fresh in a green environment and stay healthy with exquisite lifestyle amenities.

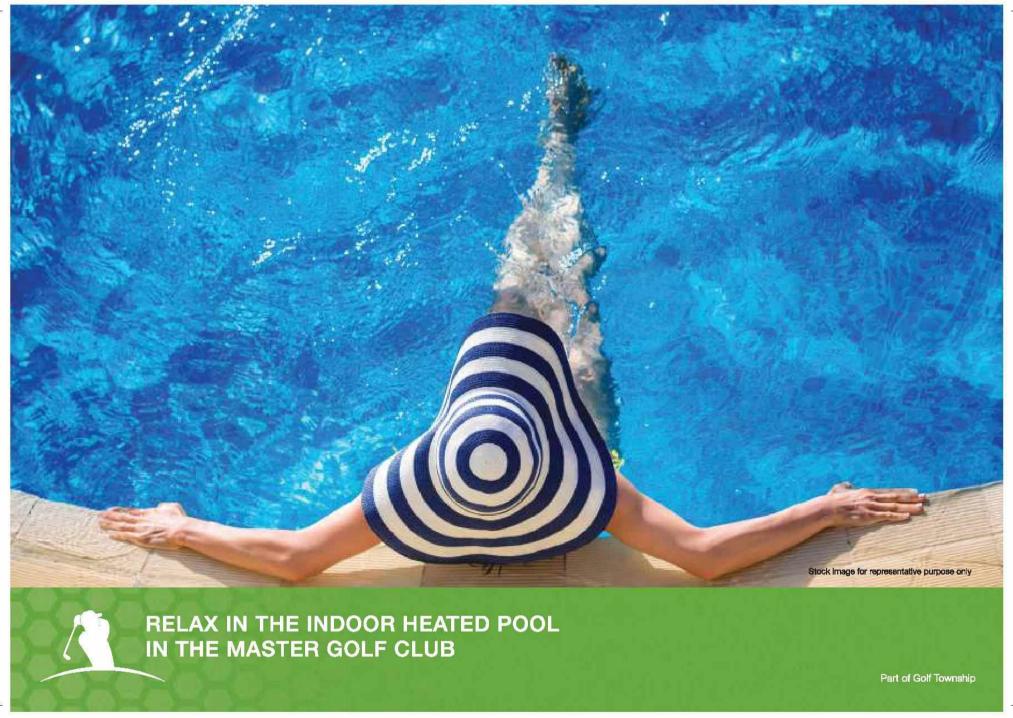








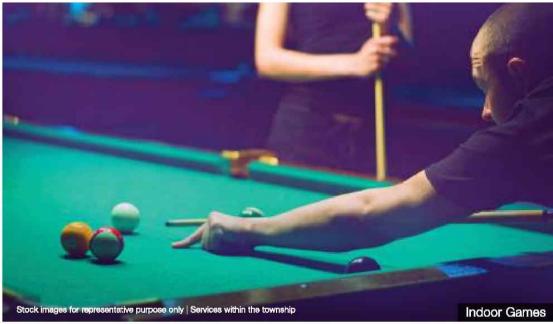


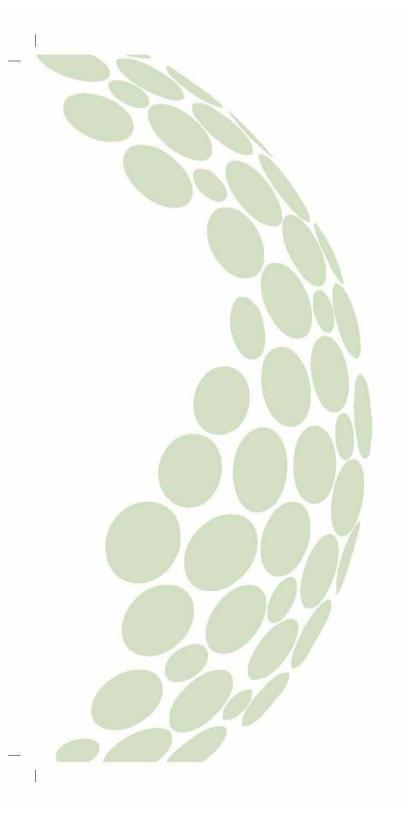








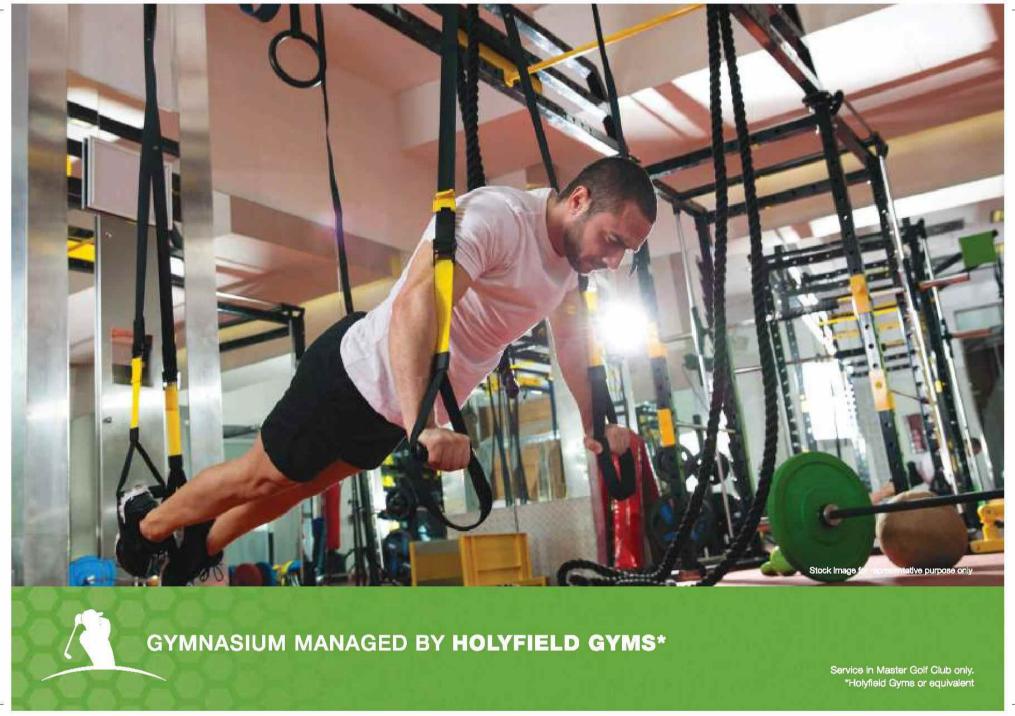




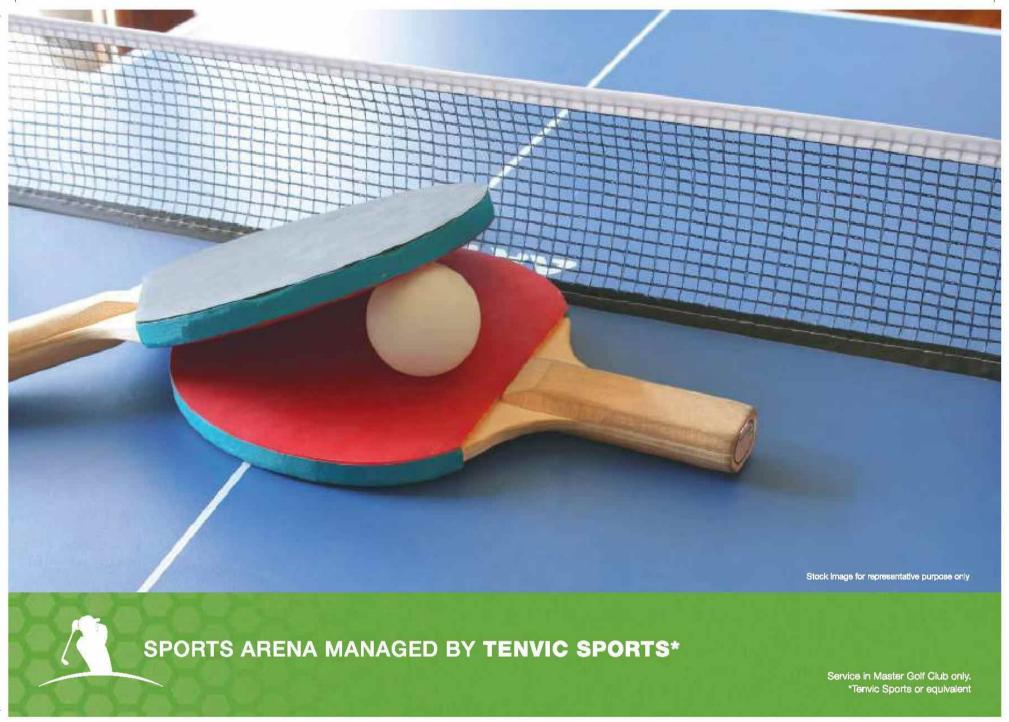
EXCLUSIVE TIE-UPS WITH TOP CLASS BRAND

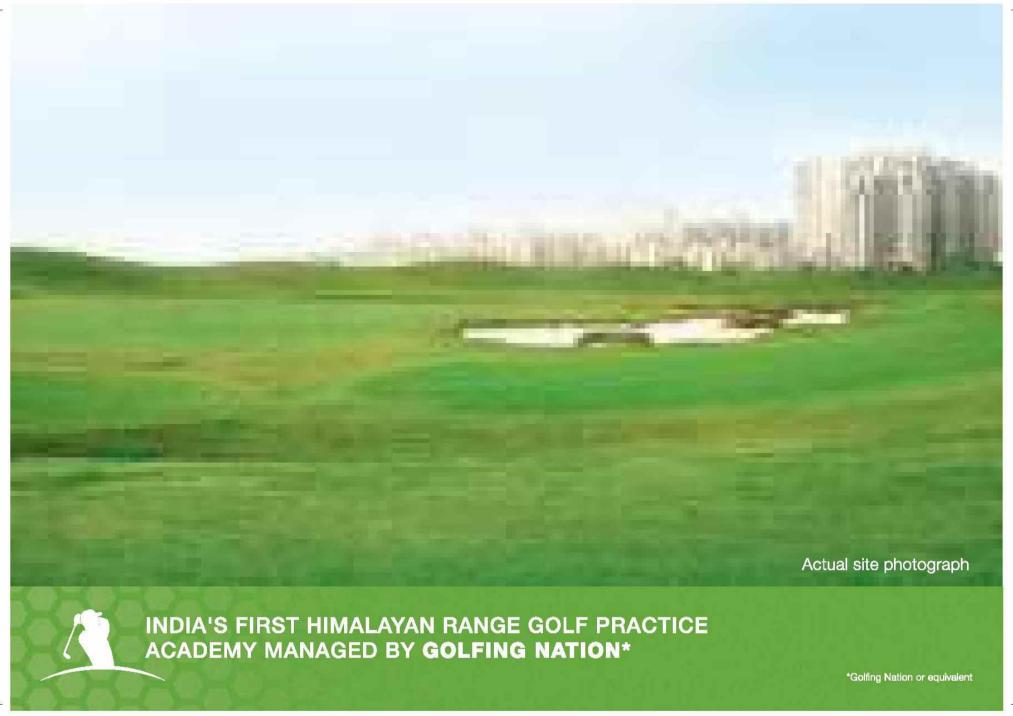


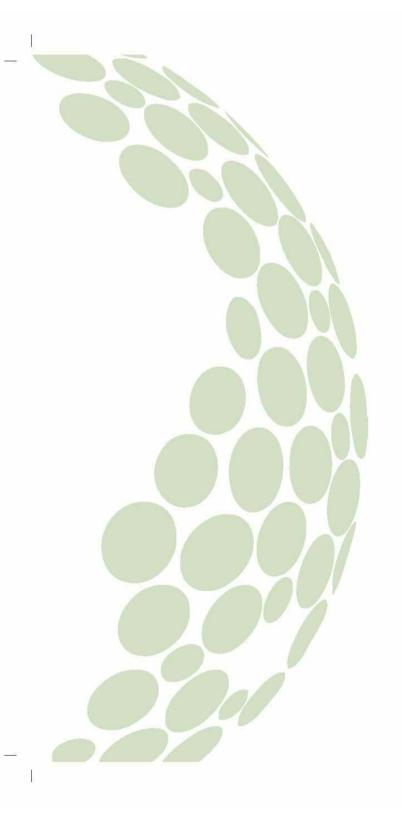












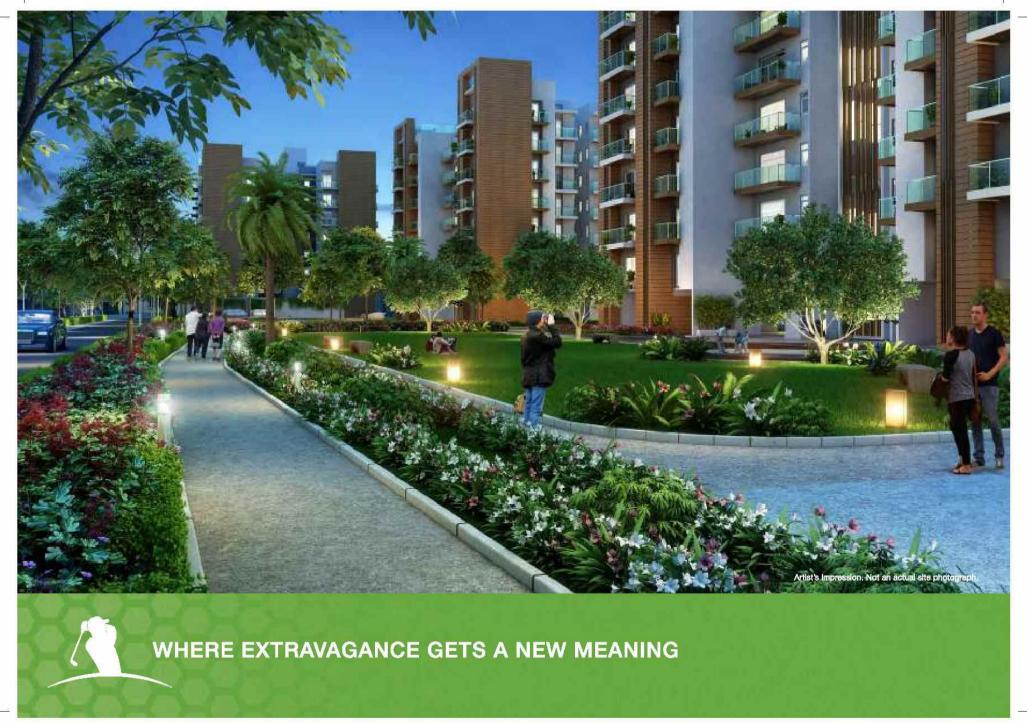
PRESENTING

GOLF-SIDE RESIDENCES NESTLED AMIDST EXPANSIVE GREENS

AT GODREJ GOLF LINKS, GREATER NOIDA







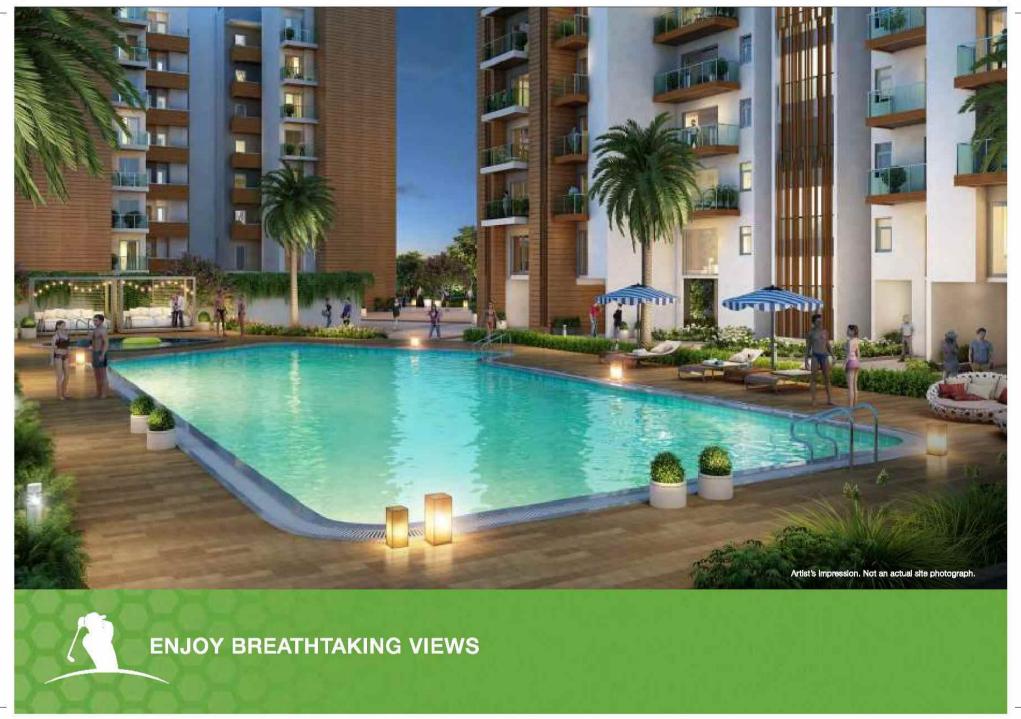


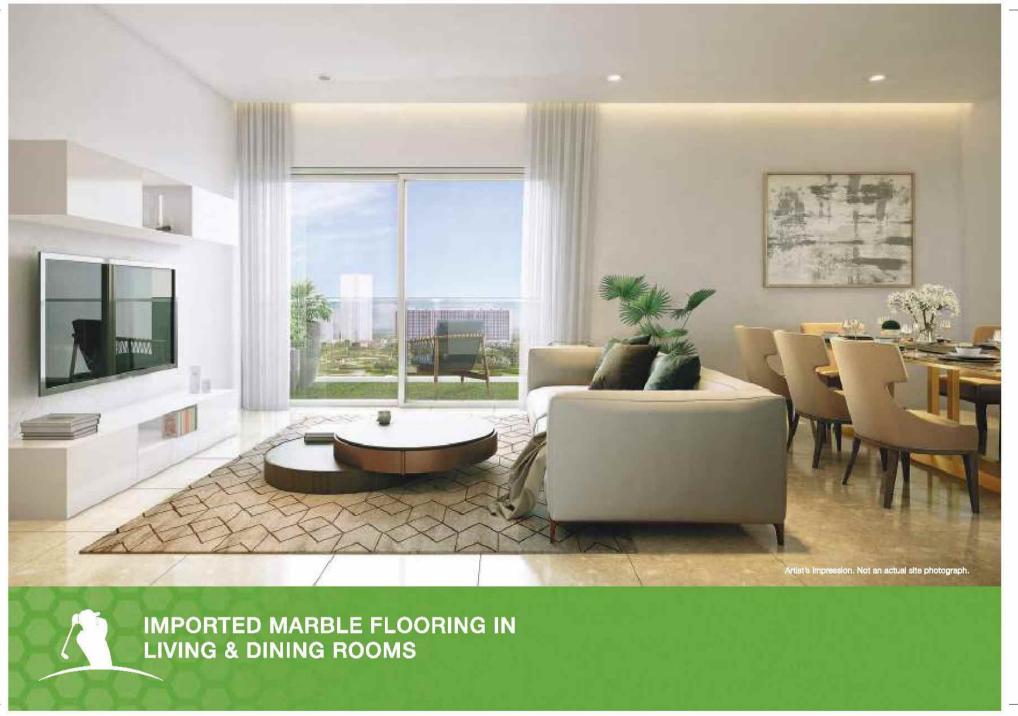


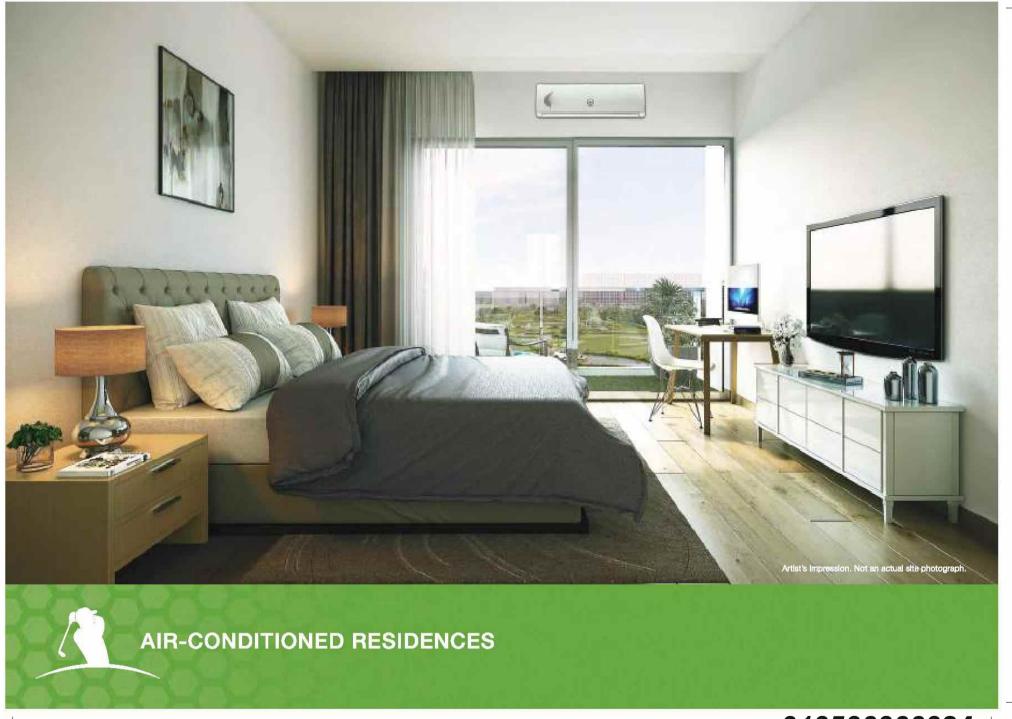
DEDICATED ZONES FOR SKY-HIGH INDULGENCES

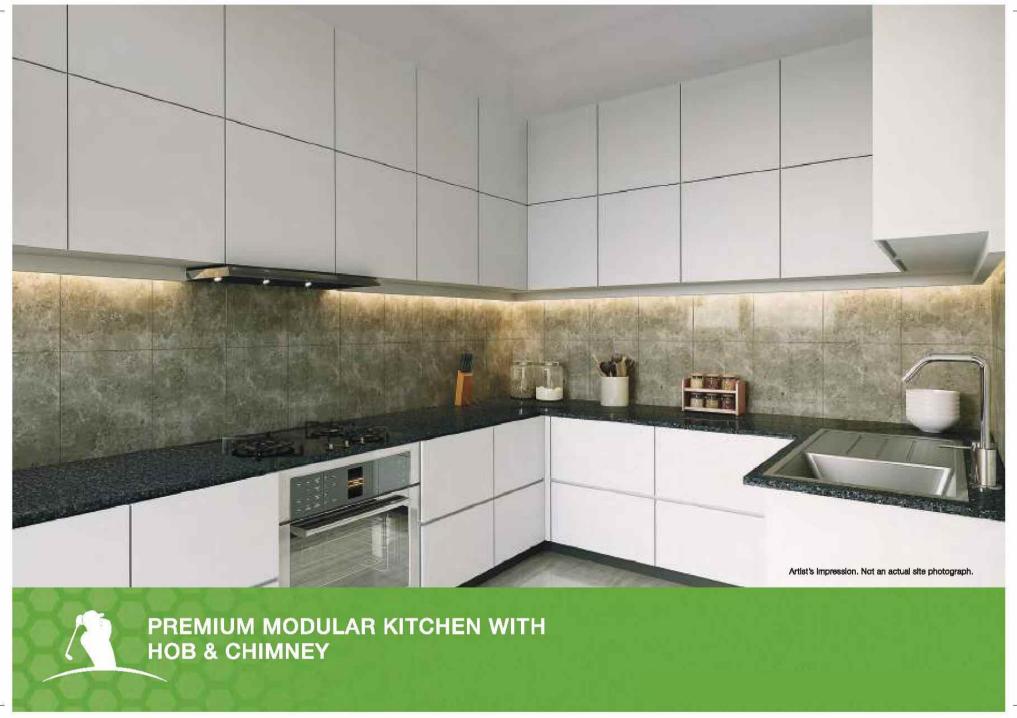


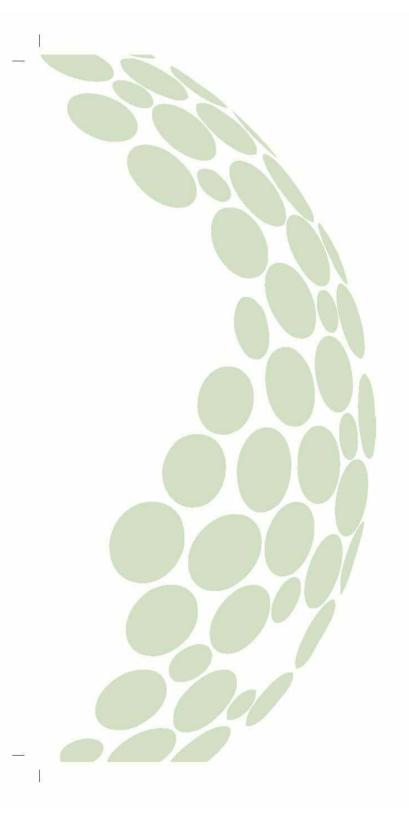
+918586866824











EXCLUSIVE AMENITIES AT GODREJ WINDSOR

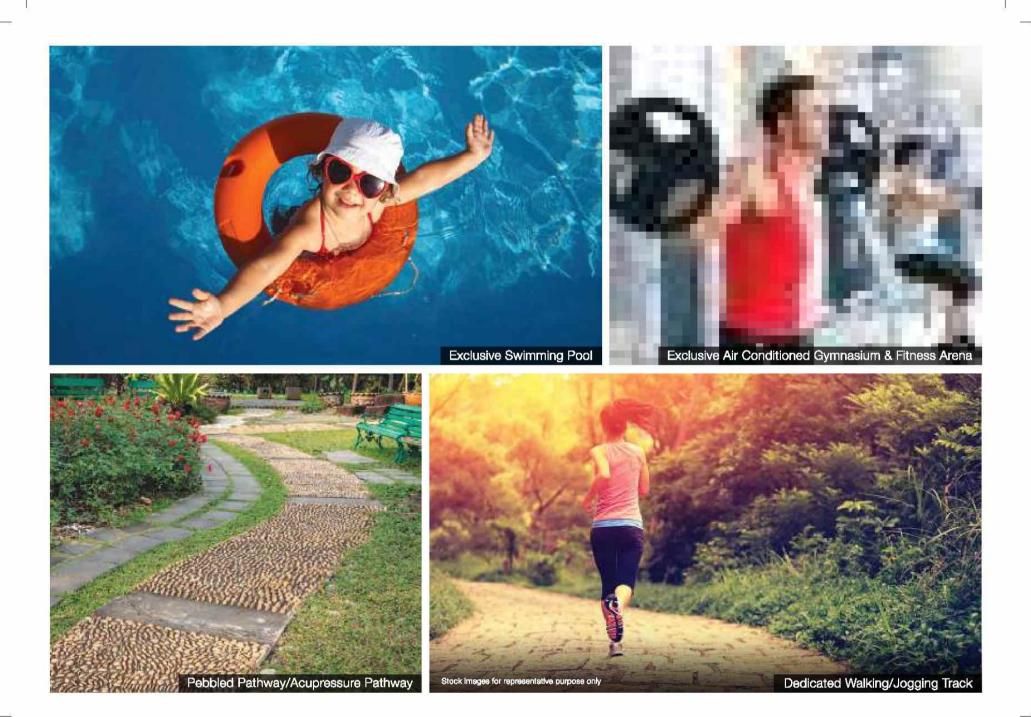








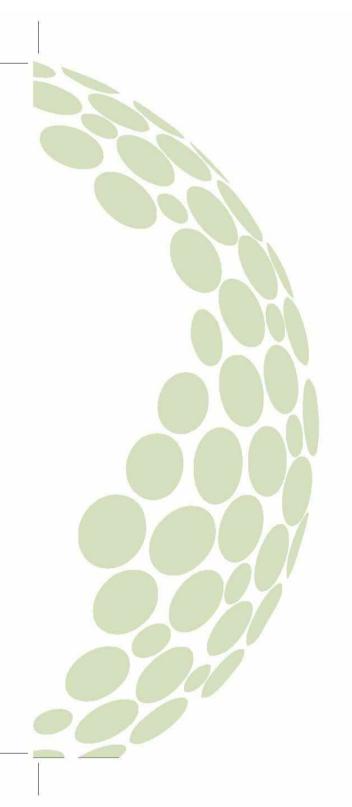












GODREJ WINDSOR AT GODREJ GOLF LINKS, GREATER NOIDA SPECIFICATIONS



MODULAR KITCHEN AND FURNITURE BY GODREJ INTERIO





VIDEO DOOR PHONE BY GODREJ SECURITY SOLUTIONS







SONY





LUXURY PALETTE	ULTRA LUXURY PALETTE
Air conditioners in all room by Daikin (3 BHK - 5 ACs., 4 BHK - 6 ACs)	Air conditioners in all rooms by Daikin (3 BHK - 5 ACs., 4 BHK - 6 ACs.)
Video Door Phone	Video Door Phone
Wardrobe + Loft (2 doors) in Master Bedroom	Wardrobe + Loft (2 doors) in all bedrooms
Modular Kitchen including hob & Chimney	Modular Kitchen including hob & Chimney with branded built-in appliances i.e. Microwave, Dishwasher, Refrigerator & washing Machine
	Home Theatre by Bose
	Water Purifier by Kent
	Television by Sony in Living (60 inches) & Master Bedroom (40 inches)
	Beds & Matresses - (King size in Master and Queen in others) with side tables
	Lights by Philips
	Locker in Master Bedroom wardrobe
	Geyser in all bathroom by Racold
	5 Seater Sofa Set + Central Table
	Wi-fi Camera in Living



THE SUITES

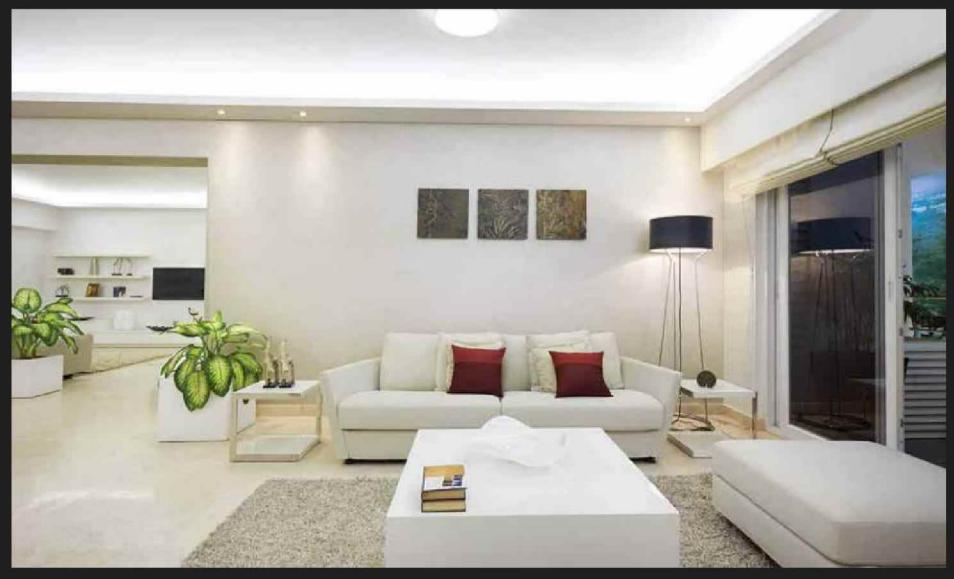
GODREJ GOLF LINKS, GREATER NOIDA



LOCATION PLAN



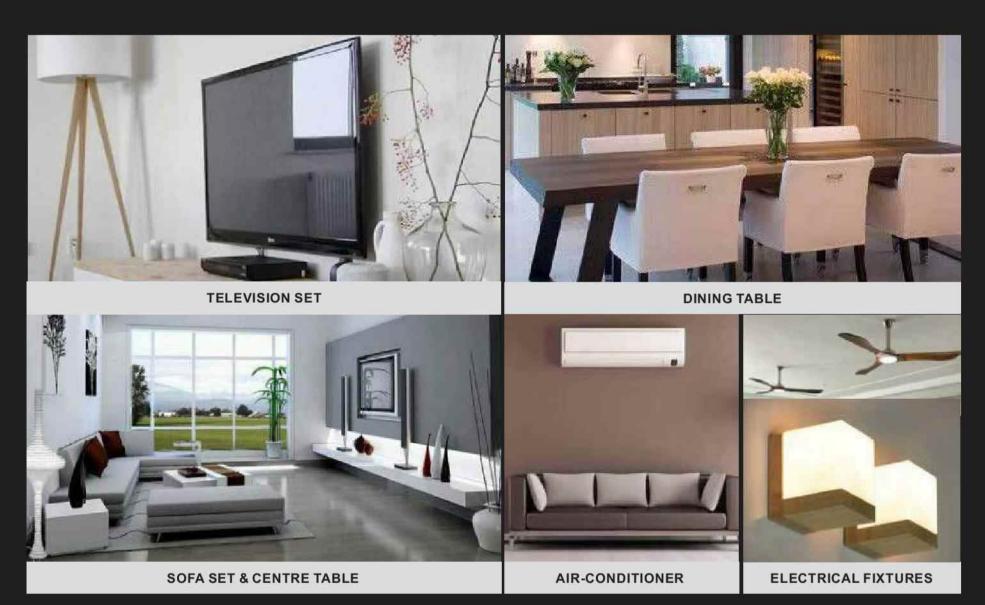
FULLY-FURNISHED RESIDENCES







LIVING ROOM







BEDROOM





BED WITH MATTRESS



AC IN ALL BEDROOMS



BATHROOM FITTINGS WITH GEYSERS







KITCHEN







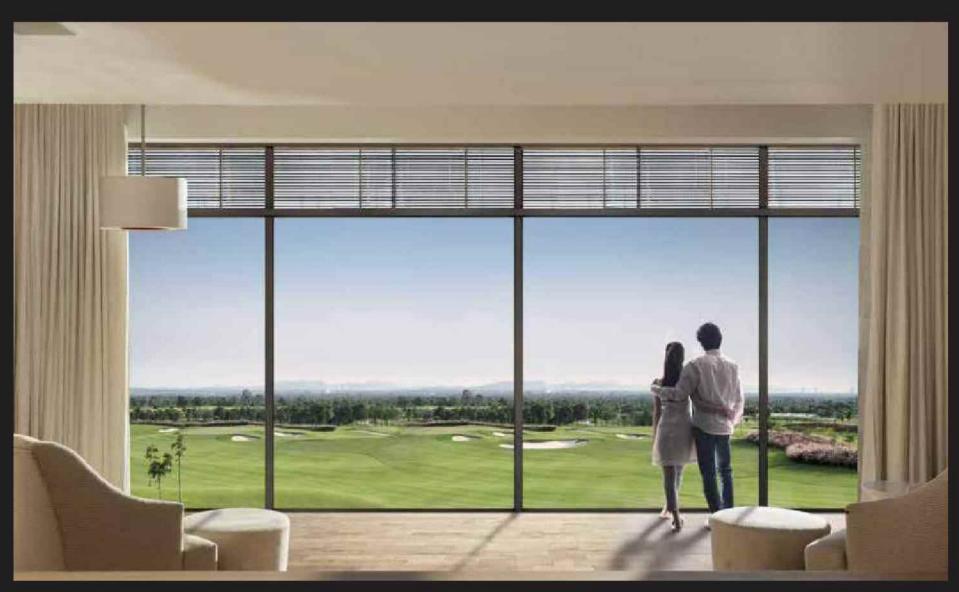








GOLF COURSE VIEW RESIDENCES*







EXCLUSIVE CLUB





INDOOR BADMINTON COURT









SKY LOUNGE AT 21ST FLOOR











CLUB CONCIERGE SERVICES

- >> Access to the very finest of products and services, endless benefits and exclusive privileges
- >> Create a sense of community and exclusivity amongst members
- >> Dedicated call centre
- >> Physical concierge after possession















CONCIERGE DESK

CAB SERVICES







JOINT VENTURE PARTNER





- >> TRAVEL
- >> AUTO CARE
- >> PERSONAL WELLNESS & HOMECARE
- >> ENTERTAINMENT
- >> RETAIL AND GIFTS
- >> FOOD AND DRINKS
- >> ESSENTIAL PAPER WORK













TRAVEL

- >> Tickets
- >> Hotels
- >> Transportation
- >> Spas
- >> Travel Papers





AUTO CARE

- >> Maintenance and Repairs
- >> Buy and Sell Cars
- >> Car Paperwork
- >> Car Finance
- >> Car Services









HOME CARE

- >> Home Assistance
- >> Buy Sell and more
- >> Referrals
- >> Errand Run
- >> Home Appliances
- >> Paper Work





PERSONAL WELLNESS

- >> Doctor Referral
- >> Health Screenings
- >> Healthy Accesses
- >> Gyms, Spas and more









FOOD & DRINKS

- >> Fine Dining Recommendations
- >> Business Entertainment
- >> Table for Two
- >> Personal Chef
- >> Nightlife





ENTERTAINMENT

- >> Events
- >> Tickets
- >> Sporting
- >> Experiences
- >> Les Entertainer
- >> Red Carpet & VIP











RETAIL

- >> Research a Product
- >> Shopping Assistance
- >> Personal Shopper
- >> Shops
- >> Services
- >> Featured Stores







GIFTS & FLOWERS

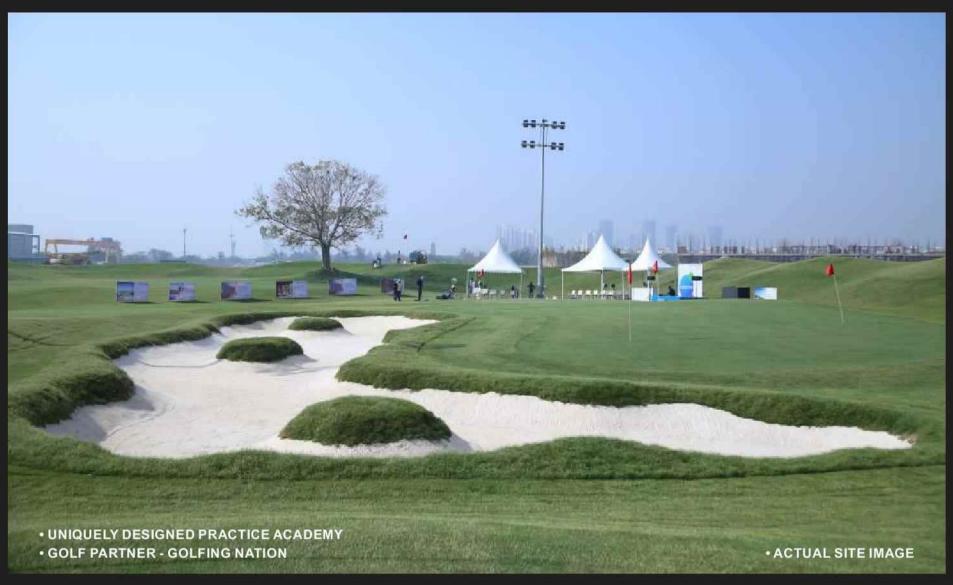
- >> Gifts for Every Occasion
- >> Business Gifts
- >> Chocolates
- >> Flowers





GODREJ GOLF LINKS GREATER NOIDA

IT'S TEE TIME FOLKS







GRAND GOLF CLUB



- PRO SHOP
- SWIMMING POOL

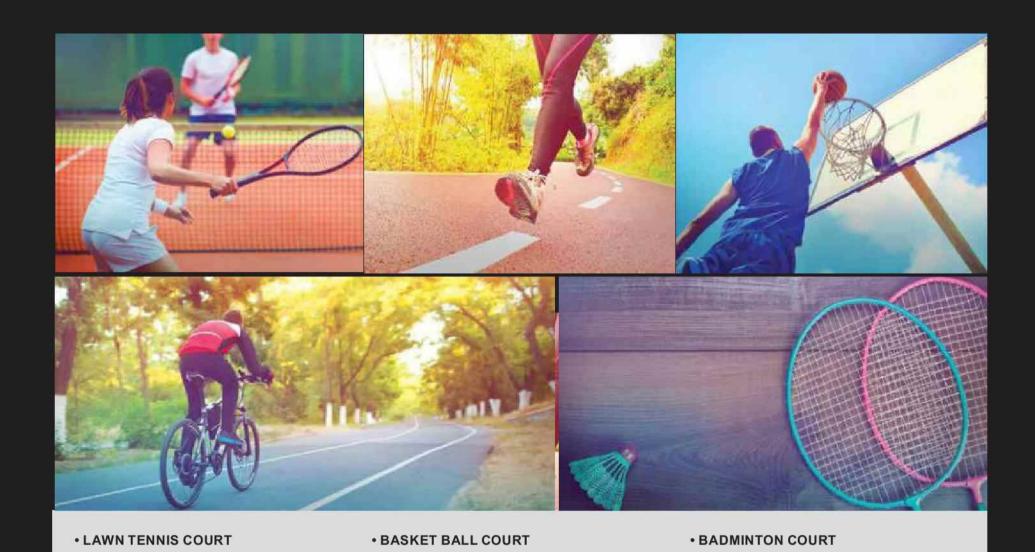
- GYMNASIUM
- RESTAURANT
- SPA AND SAUNA
- HOSPITALITY PARTNER SPREE

· SALON





SPORTS ARENA*



JOINT VENTURE PARTNER

JOGGING TRACK



• CYCLING TRACK



• TRAINING BY TENVIC ACADEMY

COMMERCIAL HUB*



JOINT VENTURE PARTNER



* Services within the township
*Images for Illustrative Purpose only



COMPELLING REASONS TO BUY



*UNHINDERED VIEW OF 9 HOLE GOLF COURSE





SKY LOUNGE - A ONE OF ITS KIND LEISURE & SOCIAL ZONE



JOINT VENTURE PARTNER



GOOTS | PROPERTIES

JOINT VENTURE PARTNER





8586866824