

# GODREJ GOLF LINKS

GREATER NOIDA

JOINT VENTURE PARTNER



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)



IMAGES ARE ONLY FOR ILLUSTRATIVE PURPOSE  
BDP IS THE LANDSCAPE CONSULTANT FOR GODREJ GOLF LINKS.

# MASTER PLAN & VISION

## ANCHOR

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

## CONSTANT

CENTRAL GREEN, OUTDOOR GYM,  
TOTLOT, SPORTS COURTS

## CONNECTOR

1.8 KM GOLF COURSE LOOP ROAD

## DEFINING

UNIQUE AMENITIES

# ANCHOR



9 HOLE ORGANIC  
GOLF COURSE



ACTUAL PHOTOGRAPH OF THE SITE

HIMALAYAN RANGE PRACTICE  
ACADEMY\*



EXPANSIVE GOLF CLUB



GOLF PARK

# ANCHOR



BOWLING ALLEY



PROSHOP



FINE DINING RESTAURANT



BUSINESS CENTRE

# ANCHOR



SWIMMING POOL



STATE-OF-THE ART SPORTS ARENA



VOLLEY BALL



BASKETBALL COURTS

# ANCHOR



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

UNVEILING LIMITED EDITION  
**LUXURY VILLAS**  
TO EVOKE YOUR SENSES

# EVOKE

GODREJ GOLF LINKS, GREATER NOIDA

RERA REGISTRATION NUMBER - UPRERAPRJ2126  
[www.up-rera.in](http://www.up-rera.in)

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



\*FOR LIMITED UNITS ONLY

IMAGES ARE ONLY FOR ILLUSTRATIVE PURPOSE

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



\*FOR LIMITED UNITS ONLY

IMAGES ARE ONLY FOR ILLUSTRATIVE PURPOSE

# EVOKE A SENSE OF WELLNESS AT THE EXCLUSIVE CLUBHOUSE



# PRIVATE MINIPLEX IN LOUNGE



# PRIVATE ELEVATOR



# DESIGNER KITCHEN WITH BUILT IN APPLIANCES\*



IMAGES ARE ONLY FOR ILLUSTRATIVE PURPOSE

# ITALIAN MARBLE FLOORING IN LIVING & DINING ROOM



IMAGES ARE ONLY FOR ILLUSTRATIVE PURPOSE

# VRV/ VRF\* AIR CONDITIONING



\*FOR LIMITED UNITS ONLY

IMAGES ARE ONLY FOR ILLUSTRATIVE PURPOSE

# WALK-IN CLOSET



IMAGES ARE ONLY FOR ILLUSTRATIVE PURPOSE

CREST  
AT  
GODREJ GOLF LINKS

RERA REGISTRATION NUMBER - UPRERAPRJ151  
[www.up-rera.in](http://www.up-rera.in)

# EXCLUSIVE VILLAS AT CREST



WALK IN CLOSET



DESIGNER KITCHEN WITH  
BUILT IN APPLIANCES



AIR CONDITIONED VILLAS

# PRODUCT CONFIGURATION

## EVOKE

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

## CREST

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



JOINT VENTURE PARTNER



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Site Office: Godrej Golf Links, Plot No. REP 1, Sector – 27, Near Pari Chowk, Greater Noida

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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](http://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.



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# EXQUISITE

GODREJ GOLF LINKS, GREATER NOIDA

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RERA Registration No : UPRERAPRJ13203 | [www.up-rera.in](http://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.

## 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.

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

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Corporate Insider  
2019



The Economic Times  
2018



Construction Times Builders  
Award 2017



CWAB Awards  
2017

*Presenting*  
*Luxurious Villas in the lush green*  
*Golf Course Township in the heart*  
*of Greater Noida*

*RERA Registration No : UPRERAPRJ13203 | [www.up-rera.in](http://www.up-rera.in) 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.*



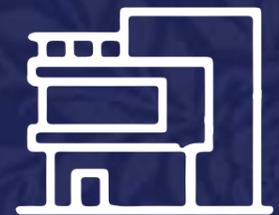
*Strategically  
located*



*Master Club*



*Cluster Greens*



*#StandOutLuxury*

*Godrej Golf Links – Located in  
the heart of Greater Noida*



"MAP NOT TO SCALE"

# Location Map



Stock image for representative purpose only.

# *Airport*

## **Connectivity to proposed International Airport at Jewar\***

\*Source: <https://www.financialexpress.com/photos/business-gallery/734988/jewar-airport-news-2017-greater-noida-5-things-to-know-new-international-airport-uttar-pradesh-jewar-airport-map/>



Stock image for representative purpose only.

# *Metro Station*

**Delta 1 Metro Station – Aqua Line** ✦

Source: <https://www.ndtv.com/business/noida-metros-aqua-line-launch-date-ticket-prices-routes-schedule-capacity-of-delhi-metro-1980115>



Stock image for representative purpose only.

# *Connectivity*

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



## CONNECTIVITY

- 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



## 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



## HOSPITAL

- 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



## RETAIL & BUSINESS PARK

- 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*

*Presenting*  
*the lush green recreational*  
*Golf Course Township*



Artist's impression. Not an actual site photograph.

*Exquisite at Godrej Golf Links*

*Master layout plan*



*Anchor*

*The Expansive Golf Course and Master Club*



Stock image for representative purpose only.

*Exclusive 9 hole golf course*



Actual Site Photograph

# *Himalayan range golf practice academy*

*(Inspired by St. Andrews Golf course, Scotland)*



Artist's impression. Not an actual site photograph.

*Golf decks*



Stock image for representative purpose only.

# *Golf course loop road\**

*\*Motorable road*



Artist's impression. Not an actual site photograph.

*Presenting one of the finest Master Club  
in National Capital Region*



*Plethora of Exclusive Tie ups  
with Coveted Brands*



Stock image for representative purpose only.

## *Spa & Salon by Warren Tricomi\**

*\*Warren Tricomi or equivalent. Service at Master Club Only*



Stock image for representative purpose only.

## *Gymnasium by Holyfield Gyms\**

*\*Holyfeild Gyms or equivalent. Service at Master Club Only*



Stock image for representative purpose only.

## *Sports academy by Tenvic\**

*\*Tenvic or equivalent. Service at Master Club Only*



Stock image for representative purpose only.

## *Golf practice academy by Golfing Nation\**

*\*Golfing Nation or equivalent. Service at Master Club Only*



*Bowling Alley*



*Indoor Heated Pool*



Proshop



Swimming Pool



Fine Dining Restaurant



Business Centre

Stock images for representative purpose only

# *Master club amenities*



Yoga / Meditation Area



Library



Gaming Room



Spa



Squash Court



Kids' Play Area

Stock images for representative purpose only

# *Master club amenities*



Artist's impression. Not an actual site photograph.

# *High Street Retail*

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

*\*The Project is being marketed by Godrej Properties Limited in capacity of a partner in AR Landcraft LLP*



Artist's impression. Not an actual site photograph.

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



Artist's impression. Not an actual site photograph.

*#StandOutLuxury Street*



Artist's impression. Not an actual site photograph.

## *Exclusive Cluster Clubhouse*



Swimming Pool



Lounge



Activity Room



Multipurpose Hall



Squash Court



Music Room

Stock images for representative purpose only

## *Cluster clubhouse amenities*



Artist's impression. Not an actual site photograph.

*Luxurious 4 Bed Villas*



Stock image for representative purpose only.

## *Glass railing for balconies\**

*\*Front facing balcony*



Stock image for representative purpose only.

*Wooden flooring on terrace for private party*



Stock image for representative purpose only

## *Rear and Front Lawns*



Stock image for representative purpose only.

*Private car park space*



Stock image for representative purpose only.

*Engineered marble flooring in living & dining area\**

*\*Villa category V2 and V3*



Stock image for representative purpose only.

*Spacious Bedrooms with laminated wooden flooring*



Stock image for representative purpose only.

*Spacious Balconies*

*Never Before Configuration*

<b>CONFIGURATION</b>	<b>CARPET AREA (SQUARE METER)</b>	<b>EXCLUSIVE AREA (SQUARE METER)</b>	<b>TOTAL AREA (SQUARE METER)</b>
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

JOINT VENTURE PARTNER



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Site Office: Godrej Golf Links, Plot No. REP 1, Sector – 27, Near Pari Chowk, Greater Noida

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

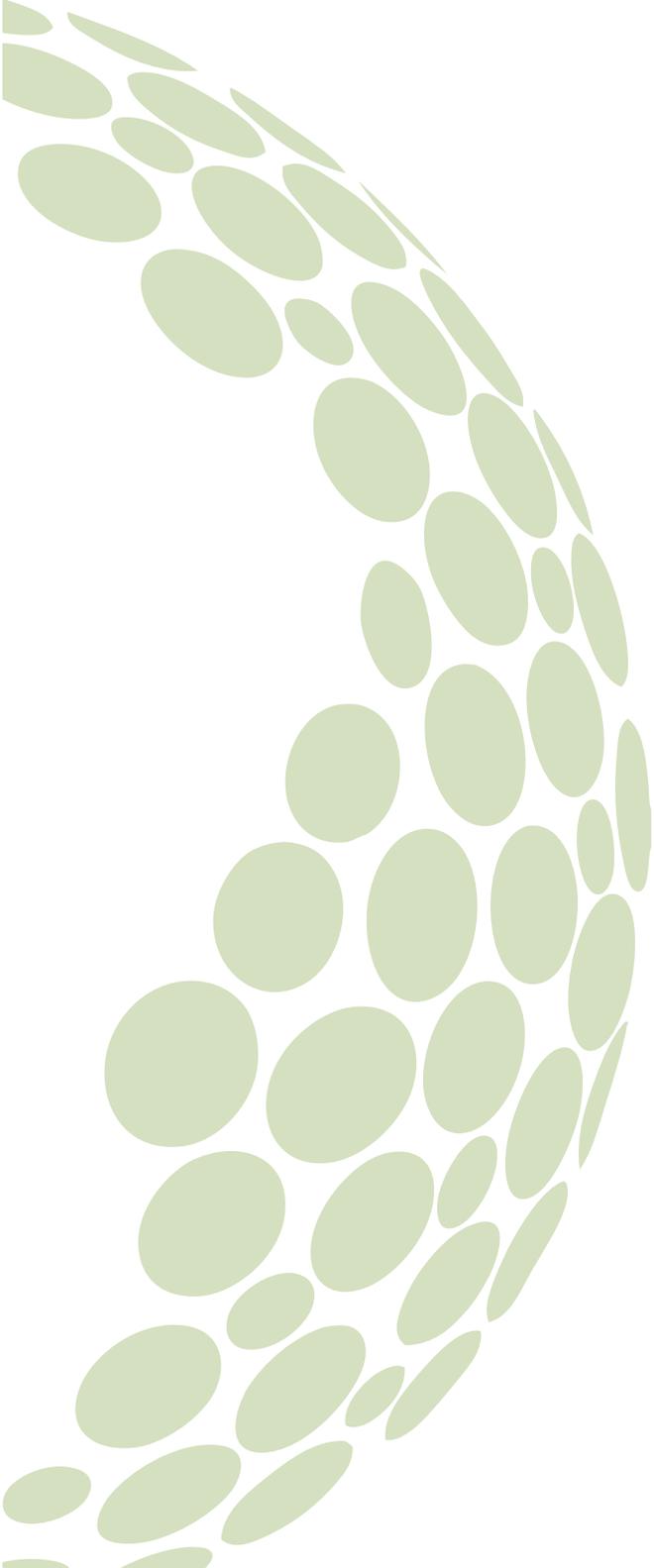
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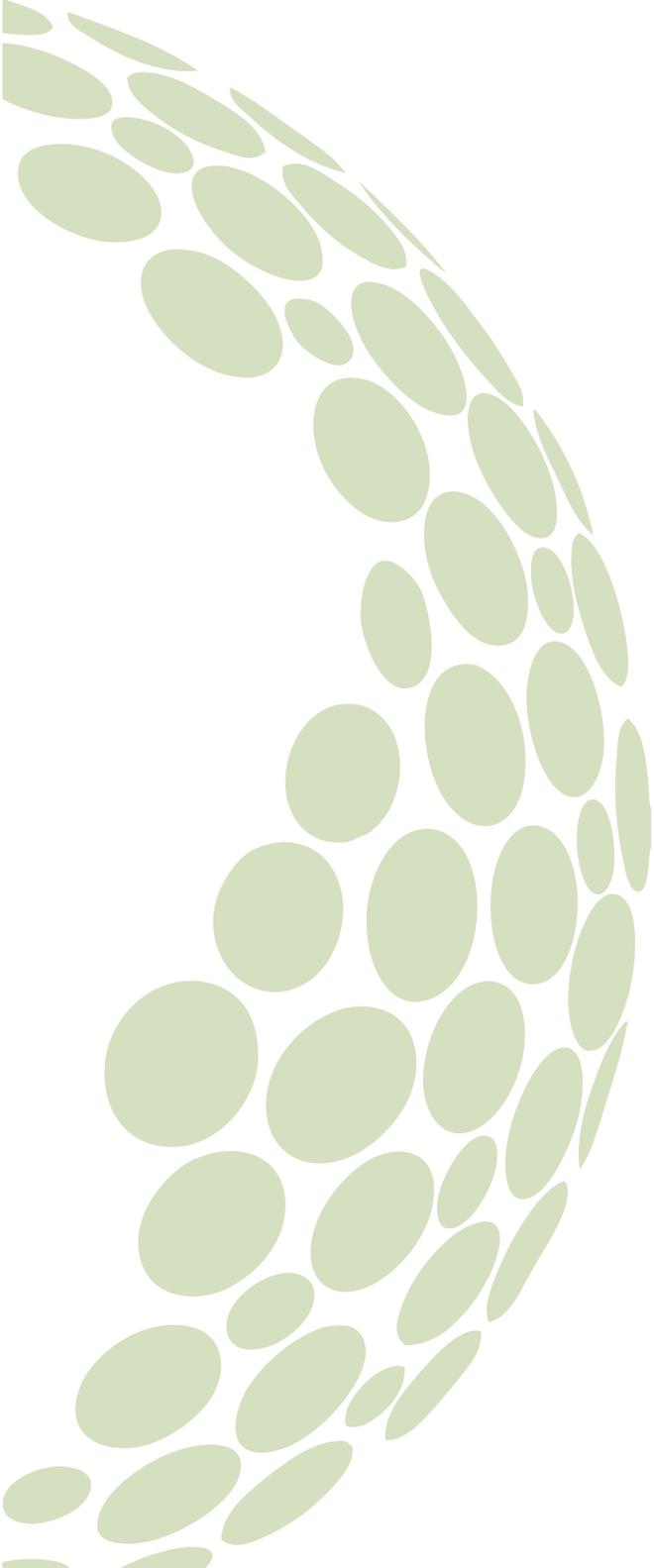


# PARK LANE

AT GODREJ GOLF LINKS, GREATER NOIDA



GODREJ PROPERTIES'  
MASTERPIECE IN INDIA



PRESENTING  
OUR FLAGSHIP PROJECT  
**GODREJ GOLF LINKS**



# THE GOLF TOWNSHIP | EXCLUSIVE PRIVILEGES



Artist's impression. Not an actual site photograph.



# EXCLUSIVE 9 HOLE GOLF COURSE



Artist's impression. Not an actual site photograph.



# EXPANSIVE MASTER GOLF COURSE CLUBHOUSE



Artist's impression. Not an actual site photograph.



# UNWIND IN STYLE BY THE POOLSIDE



Artist's impression. Not an actual site photograph.



RELAX IN THE INDOOR HEATED POOL IN THE MASTER CLUB



Artist's impression. Not an actual site photograph.



Daily Conveniences

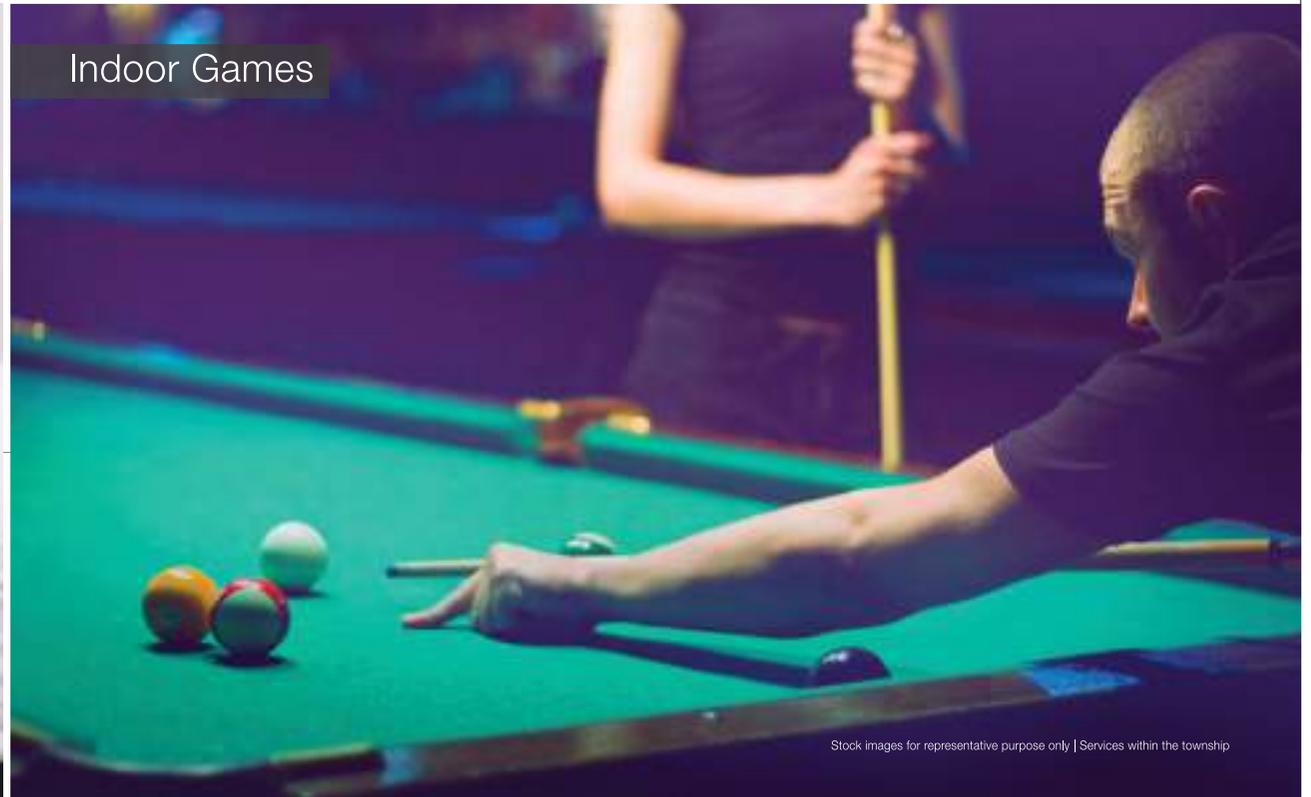


Medical Assistance



24x7 Security

Artist's impression. Not an actual site photograph.



Indoor Games

Stock images for representative purpose only | Services within the township



**GODREJ GOLF LINKS**  
GREATER NOIDA

EXCLUSIVE BRAND  
TIE-UPS



SPA & SALON MANAGED BY **WARREN TRICOMI\***

Service in Master Golf Club only



Artist's impression. Not an actual site photograph.

Warren Tricomi Or Equivalent



# GYMNASIUM MANAGED BY **HOLYFIELD GYMNASIUM\***

Service in Master Golf Club only



Artist's impression, not an actual site photograph.

Holyfield Gymnasium Or Equivalent



# HOSPITALITY BY **SPREE**\*

Service in Master Golf Club only



Artist's impression. Not an actual site photograph.

Spree Or Equivalent



# SPORTS ARENA MANAGED BY **TENVIC SPORTS\***

Service in Master Golf Club only



Artist's impression. Not an actual site photograph.

Tenic Sports Or Equivalent



# INDIA'S FIRST HIMALYAN RANGE GOLF PRACTICE ACADEMY MANAGED BY **GOLFING NATION**\*

Service in Master Golf Club only



Artist's impression. Not an actual site photograph.

Golfing Nation Or Equivalent



# 114 LIMITED EDITION LOW RISE GOLF-SIDE RESIDENCES



Artist's impression. Not an actual site photograph.



# EXCLUSIVE LOW-DENSITY RESIDENCES ENSURING MORE SPACE PER CAPITA



Artist's impression. Not an actual site photograph.



ENJOY LIFE TO THE FULLEST IN THE 3 SIDE OPEN APARTMENTS



Artist's impression. Not an actual site photograph.



## LANDSCAPED DECK IN LIVING ROOM



Artist's impression. Not an actual site photograph.



# DEDICATED ZONES FOR SKY-HIGH INDULGENCES





# SKY GARDENS



Artist's impression. Not an actual site photograph.

BARBEQUE



SEATING PODS



YOGA MEDITATION



Artist's impression. Not an actual site photograph.

STAR GAZING



TERRACE GYM



SEATING LOUNGE



Artist's impression. Not an actual site photograph.



## MESMERISING GREEN VIEWS



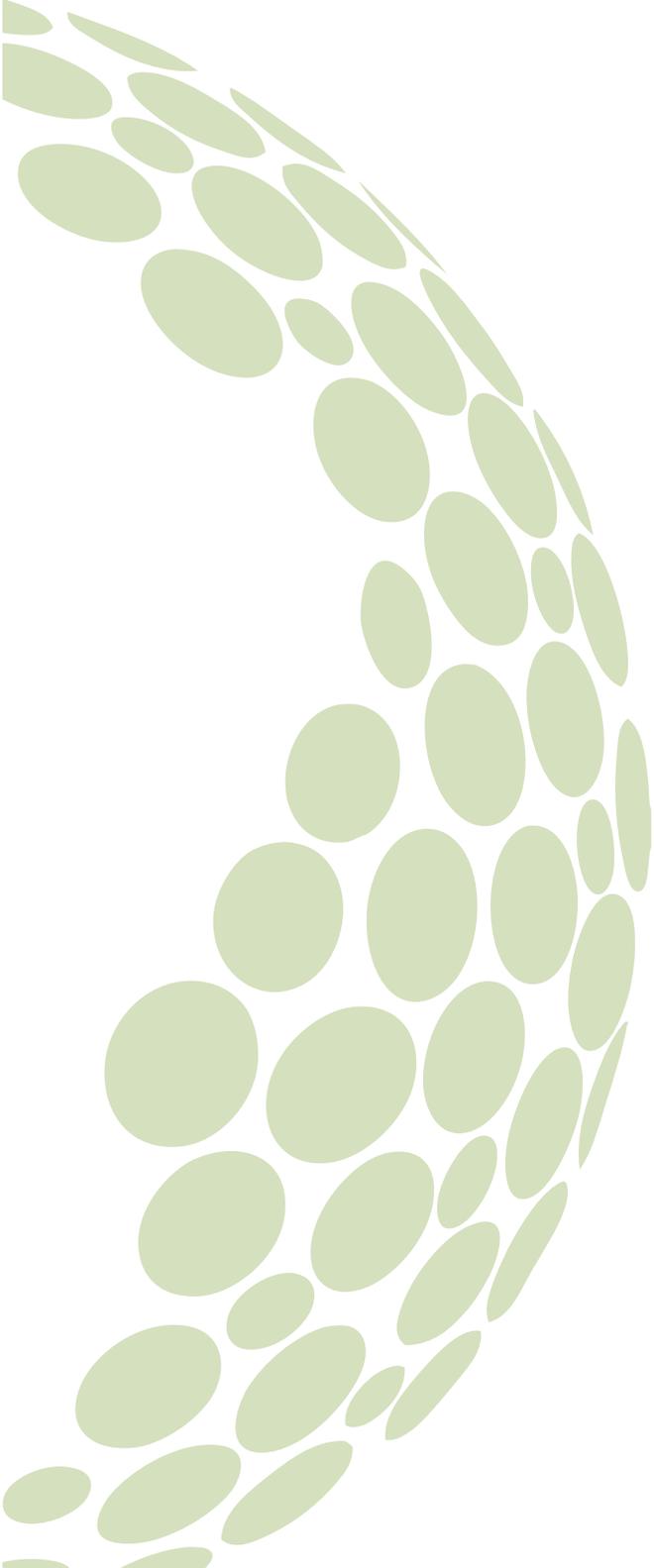
Artist's impression. Not an actual site photograph.



## SPECTACULAR VIEWS OF SWIMMING POOL



Artist's Impression. Not an actual site photograph.



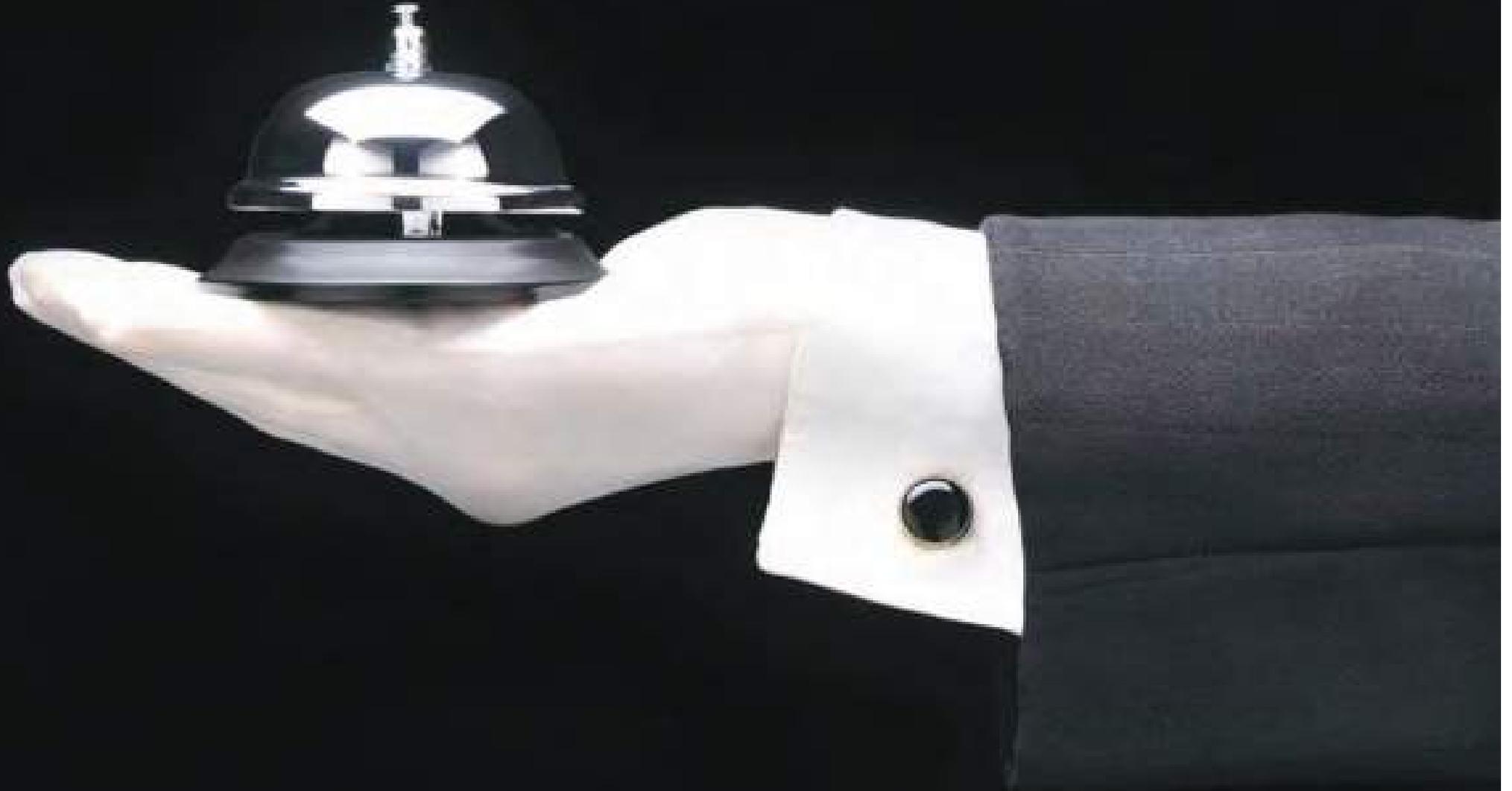
**PARK LANE**

AT GODREJ GOLF LINKS, GREATER NOIDA

EXCLUSIVE AMENITIES



## CONCIERGE SERVICES



Artist's impression. Not an actual site photograph.



Pet Zone

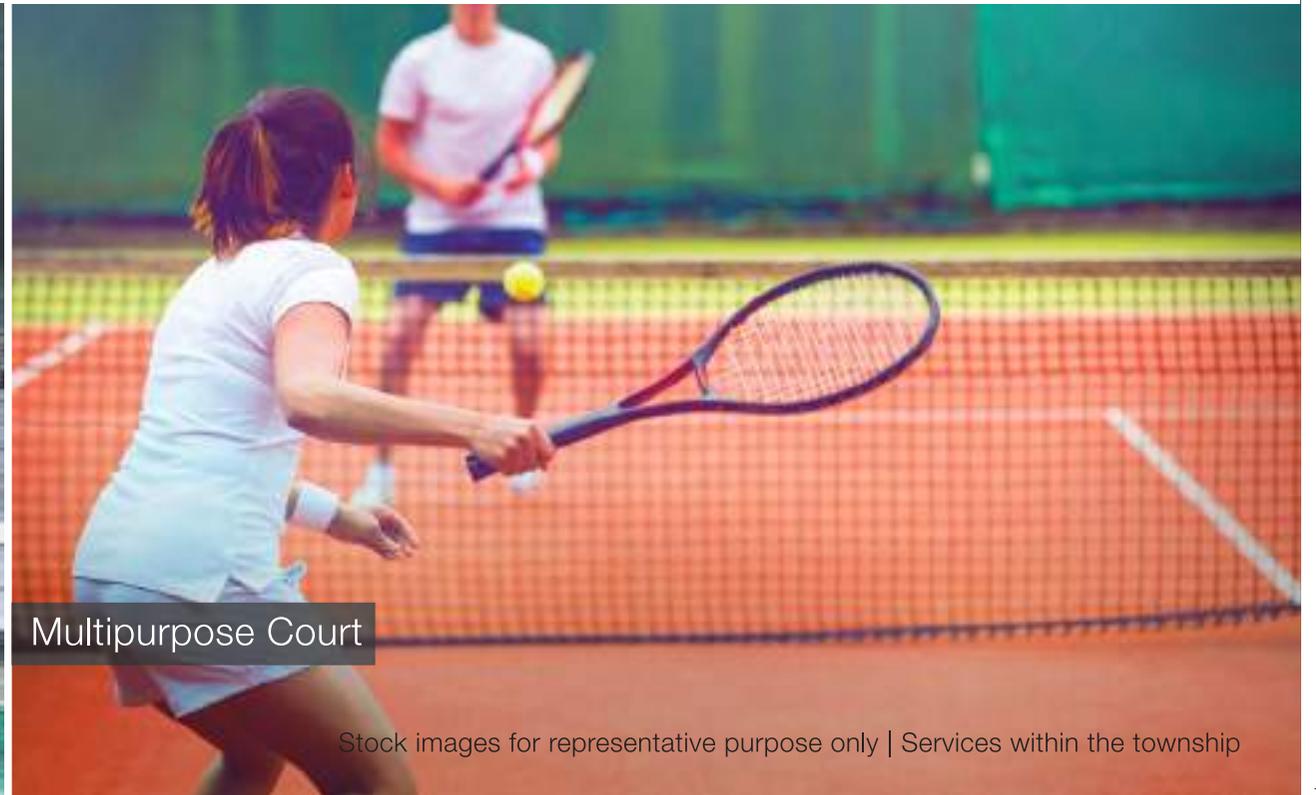


Colour Garden with Koi Pond



Pool Deck with Hardscaping & Softscaping

Artist's impression. Not an actual site photograph.



Multipurpose Court

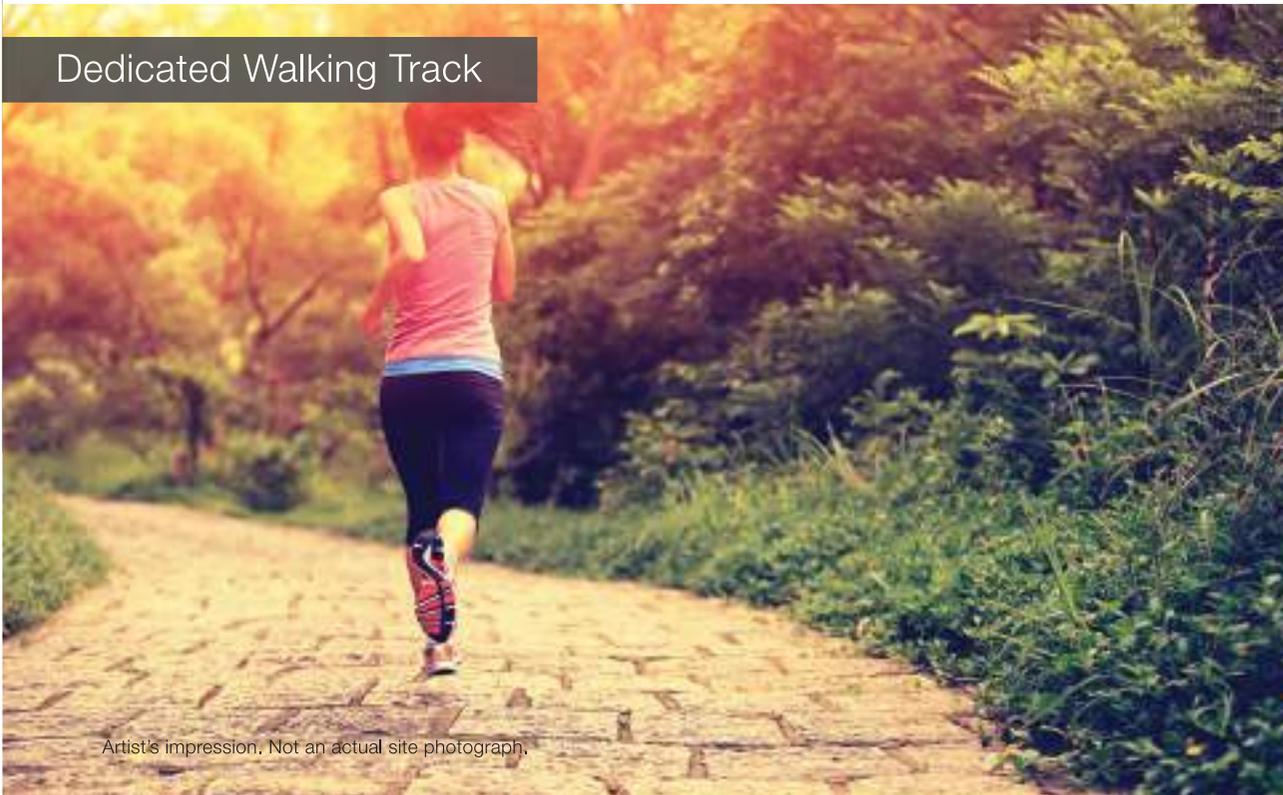
Stock images for representative purpose only | Services within the township



Exclusive Air Conditioned  
Gymnasium & Fitness Arena



Exclusive Swimming Pool



Dedicated Walking Track

Artist's impression. Not an actual site photograph.



Pebbled Pathway/  
Acupressure Pathway

Stock images for representative purpose only | Services within the township

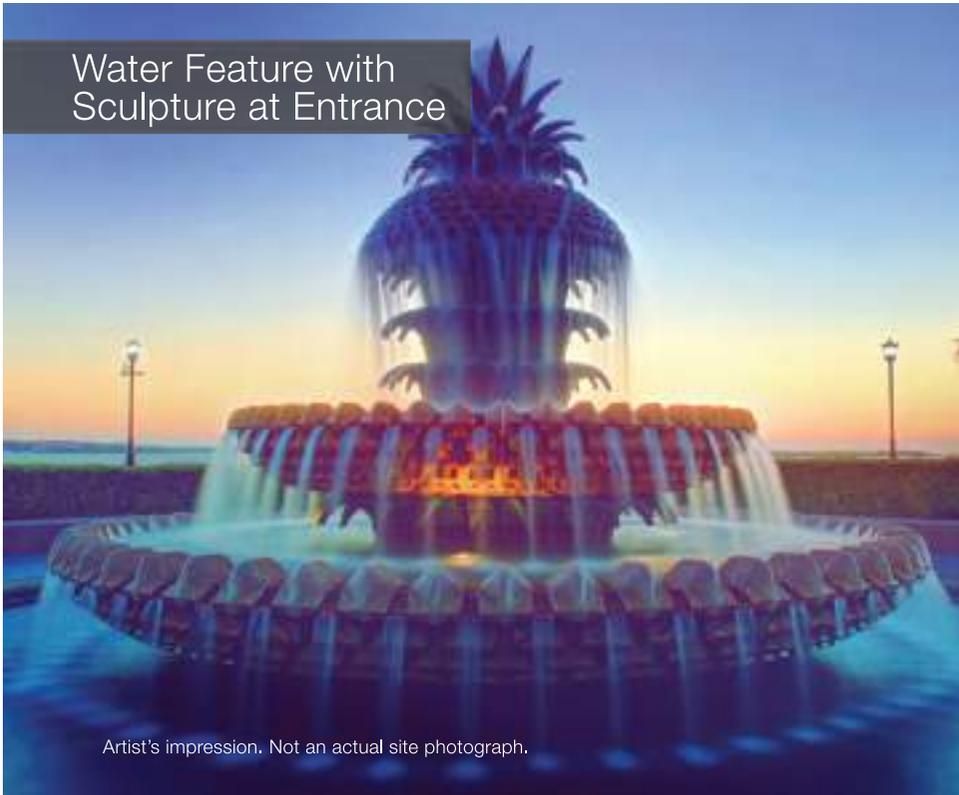
Yoga/Meditation Lawn



Dedicated Senior Citizen Alcove



Water Feature with Sculpture at Entrance

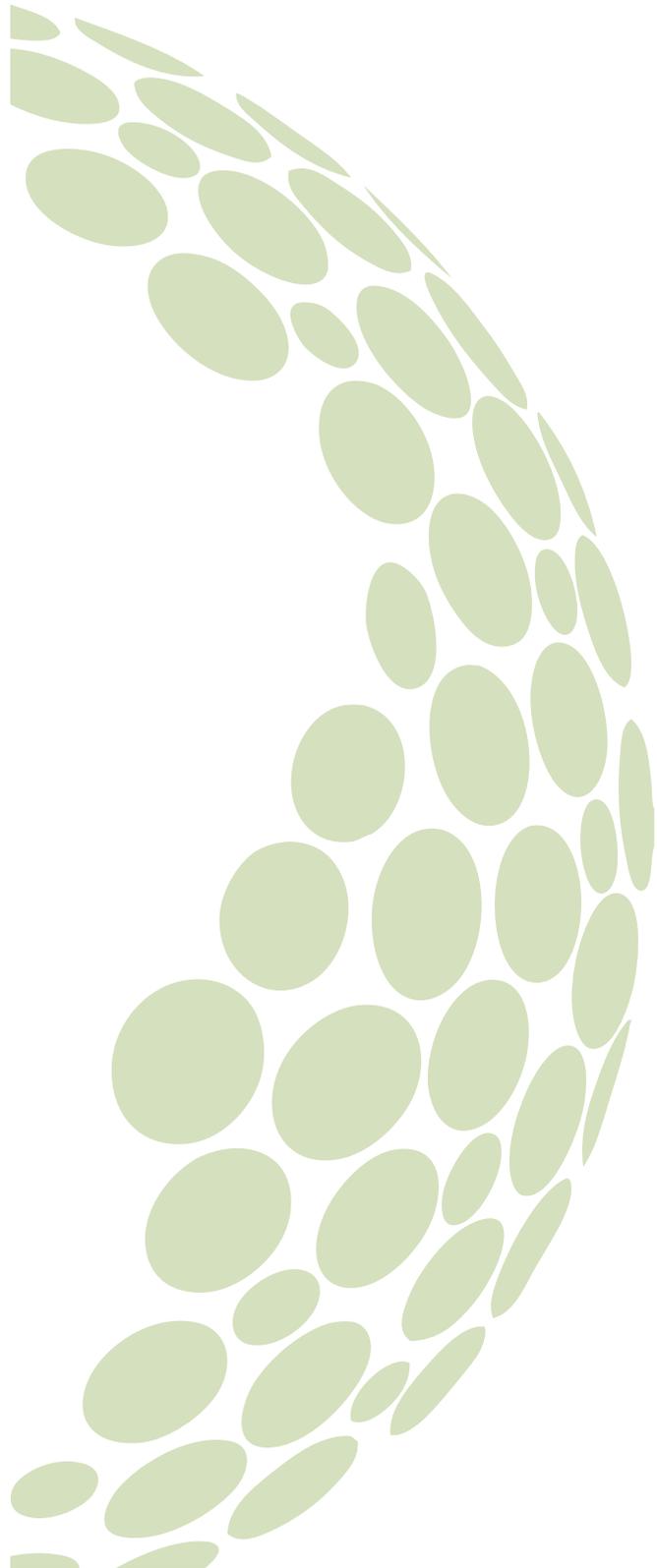


Artist's impression. Not an actual site photograph.

Fragrance Garden Pocket



Stock images for representative purpose only | Services within the township



**PARK LANE**  
AT GODREJ GOLF LINKS, GREATER NOIDA

LUXURY SPECIFICATIONS

Offer Valid For Limited Period Only



## ITALIAN MARBLE FLOORING IN LIVING & DINING ROOMS





# AIR-CONDITIONED RESIDENCES

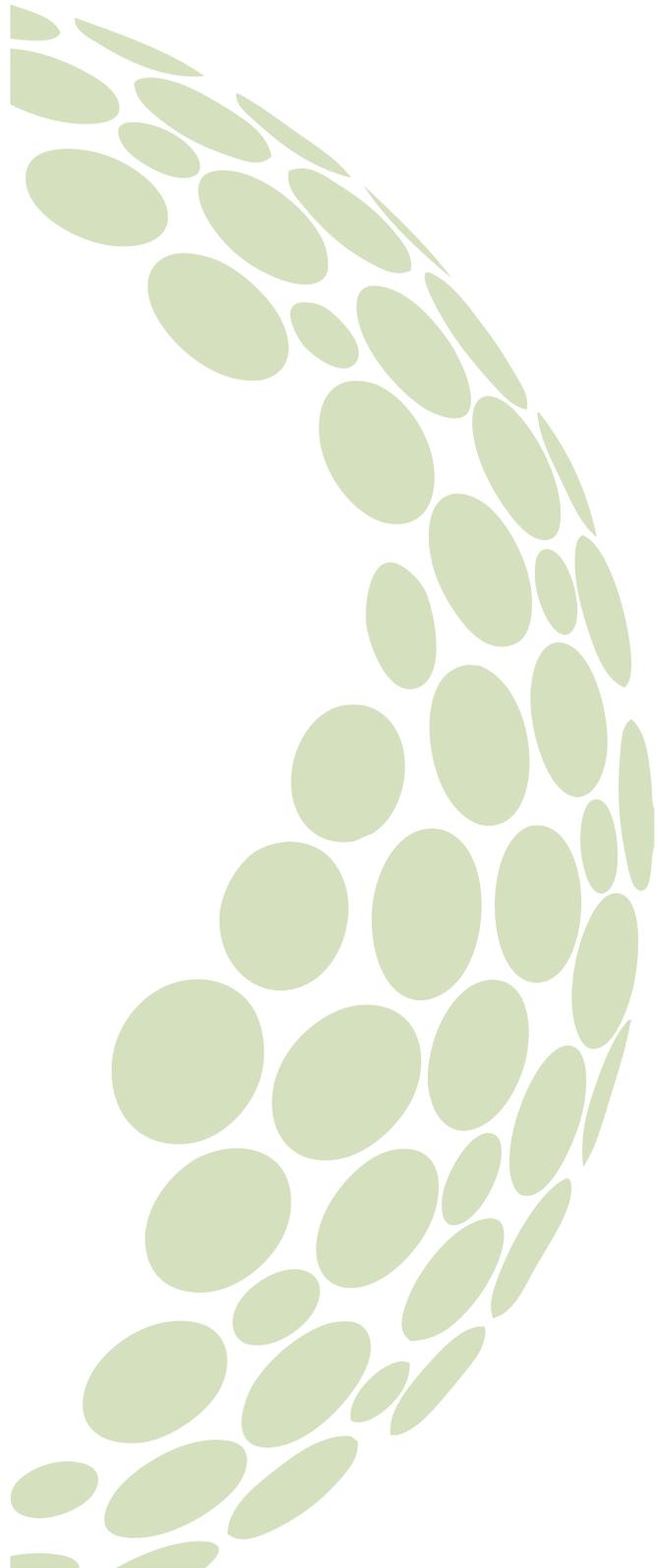




# PREMIUM MODULAR KITCHEN WITH HOB & CHIMNEY



Artist's impression. Not an actual site photograph.



**PARK LANE**  
AT GODREJ GOLF LINKS, GREATER NOIDA

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®



VIDEO DOOR PHONE BY **GODREJ SECURITY SOLUTIONS**





KITCHEN APPLIANCES BY **BOSCH**



**BOSCH**

Invented for life



HOME THEATER BY **BOSE**

***BOSE***®

Bose or equivalent



TELEVISIONS BY **SONY**

**SONY**

Sony or equivalent



AIR CONDITIONERS BY **DAIKIN**



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 & Mattresses - (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



## CONFIGURATIONS

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

JOINT VENTURE PARTNER



ite Office Address: Godrej Golf Links, Plot No. REP 1, Sector - 27, Near Pari Chowk, Greater Noida.

RERA Registration No. for Park Lane at Godrej Golf Links: UPRERAPRJ16697- [www.up-rera.in](http://www.up-rera.in)

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In order to avoid any confusion, please note that the Project Park Lane at Godrej Golf Links ("Project") is approved as "Cluster C" in the master layout plan for the Township. Further, Tower A, B, C & D shown in marketing plans are approved as "Tower B2, C1, C2, B2" respectively in approved building plan bearing number 3914/181 dated January 25, 2017 of the Project. 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 <http://www.godrejproperties.com>. Please do not rely to any other information provided on any other website.



# **GODREJ WINDSOR**

AT GODREJ GOLF LINKS, GREATER NOIDA



STRATEGICALLY LOCATED  
IN THE HEART OF GREATER NOIDA





Stock image for representative purpose only



**METRO STATION**  
DELTA - I IN CLOSE PROXIMITY\*

\*Source: <https://timesofindia.indiatimes.com/city/noida/noida-metro-extends-trial-run-to-alpha-ii/articleshow/62762365.cms>



Stock image for representative purpose only



## CLOSE PROXIMITY TO UPCOMING INTERNATIONAL AIRPORT AT JEWAR\*

\*Source: <https://www.financialexpress.com/photos/business-gallery/734988/jewar-airport-news-2017-greater-noida-5-things-to-know-new-international-airport-uttar-pradesh-jewar-airport-map/>

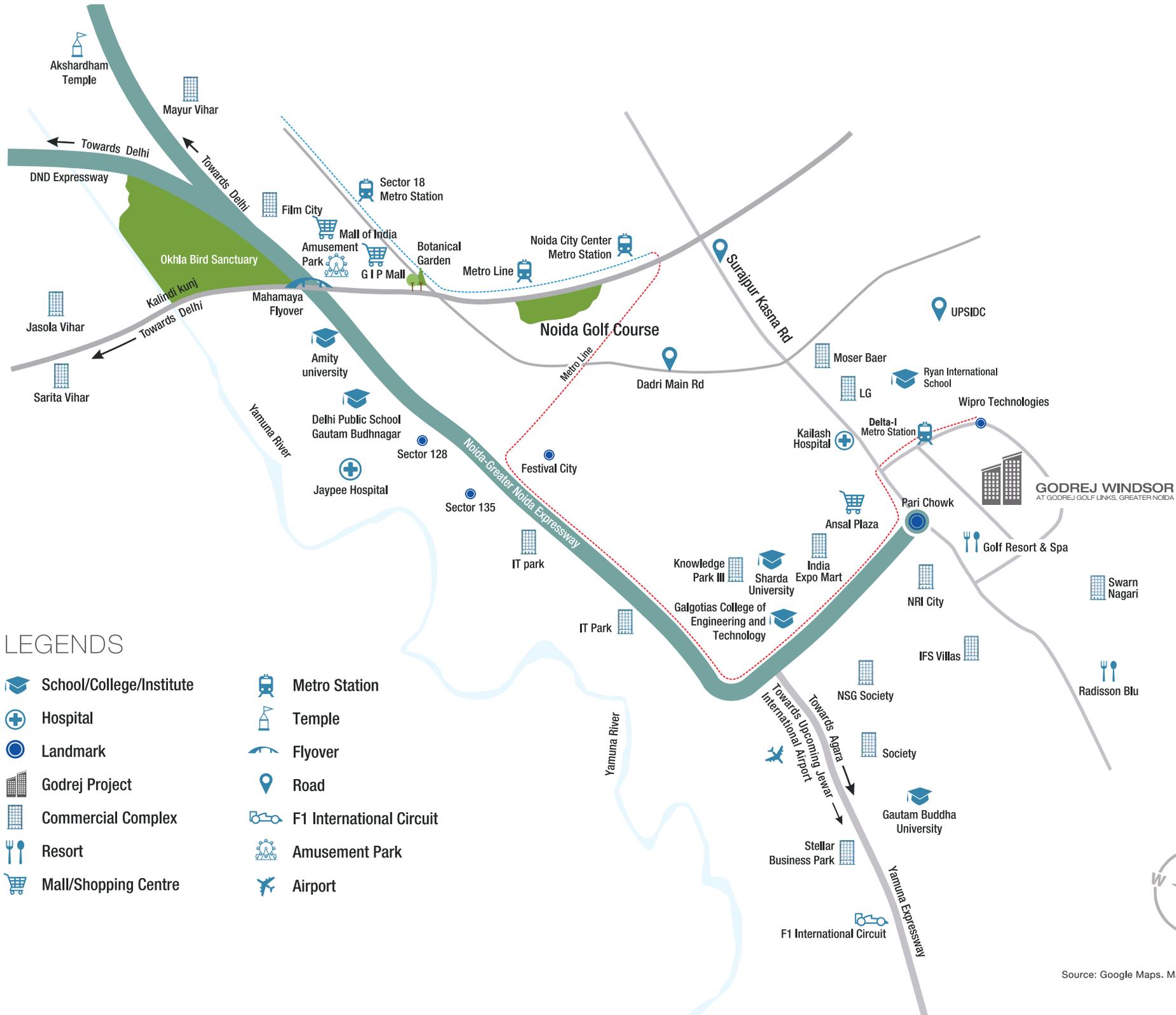


Stock image for representative purpose only



**WELL-CONNECTED TO 3 MAJOR EXPRESSWAYS\***  
NOIDA – GREATER NOIDA EXPRESSWAY, YAMUNA EXPRESSWAY AND  
EASTERN PERIPHERAL EXPRESSWAY

\*Source: <https://indianexpress.com/article/cities/delhi/noidagreater-noida-expressway-where-safety-takes-a-backseat/>



Source: Google Maps. Maps not to scale.

PRESENTING THE BEST OF  
SOCIAL INFRASTRUCTURE NEARBY





## CONNECTIVITY

- 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
- Mayoora School, Sector 126, Noida
- Pathways International School, Sector 100, Noida
- Lotus Valley International School, Sector 126, Noida



## HOSPITAL

- 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



## RETAIL & BUSINESS PARK

- 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\*

\*Source: <https://www.commonfloor.com/guide/wp-content/uploads/2014/09/GN-report.pdf>

# GODREJ GOLF LINKS

## STATE-OF-THE-ART LIFESTYLE

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





Artist's Impression. Not an actual site photograph.



## EXPERIENCE CURATED GREEN AT GODREJ GOLF LINKS - FLAGSHIP PROJECT IN DELHI NCR

 GOLF CLUB

 FAIR GROUND

 9-HOLE GOLF COURSE

 OPEN-AIR THEATRE

 MULTIPURPOSE PARK

 HIGH-STREET RETAIL

 RECREATIONAL CLUB

 SWIMMING CENTER  
INDOOR HEATED POOL

 GOLF LINK ROAD

 SPORTS ARENA

 DRIVE-IN CINEMA

 GOLF VIEWING DECKS



Stock image for representative purpose only



## EXQUISITE 9-HOLE GOLF COURSE

Part of Golf Township



Artist's impression. Not an actual site photograph.



## BEST-IN-CLASS LIFESTYLE AMENITIES - MASTER GOLF CLUB

Part of Golf Township



Stock image for representative purpose only



UNWIND IN STYLE BY THE POOLSIDE

Part of Golf Township



Stock image for representative purpose only



**RELAX IN THE INDOOR HEATED POOL  
IN THE MASTER GOLF CLUB**

Part of Golf Township



Daily Conveniences



Medical Assistance

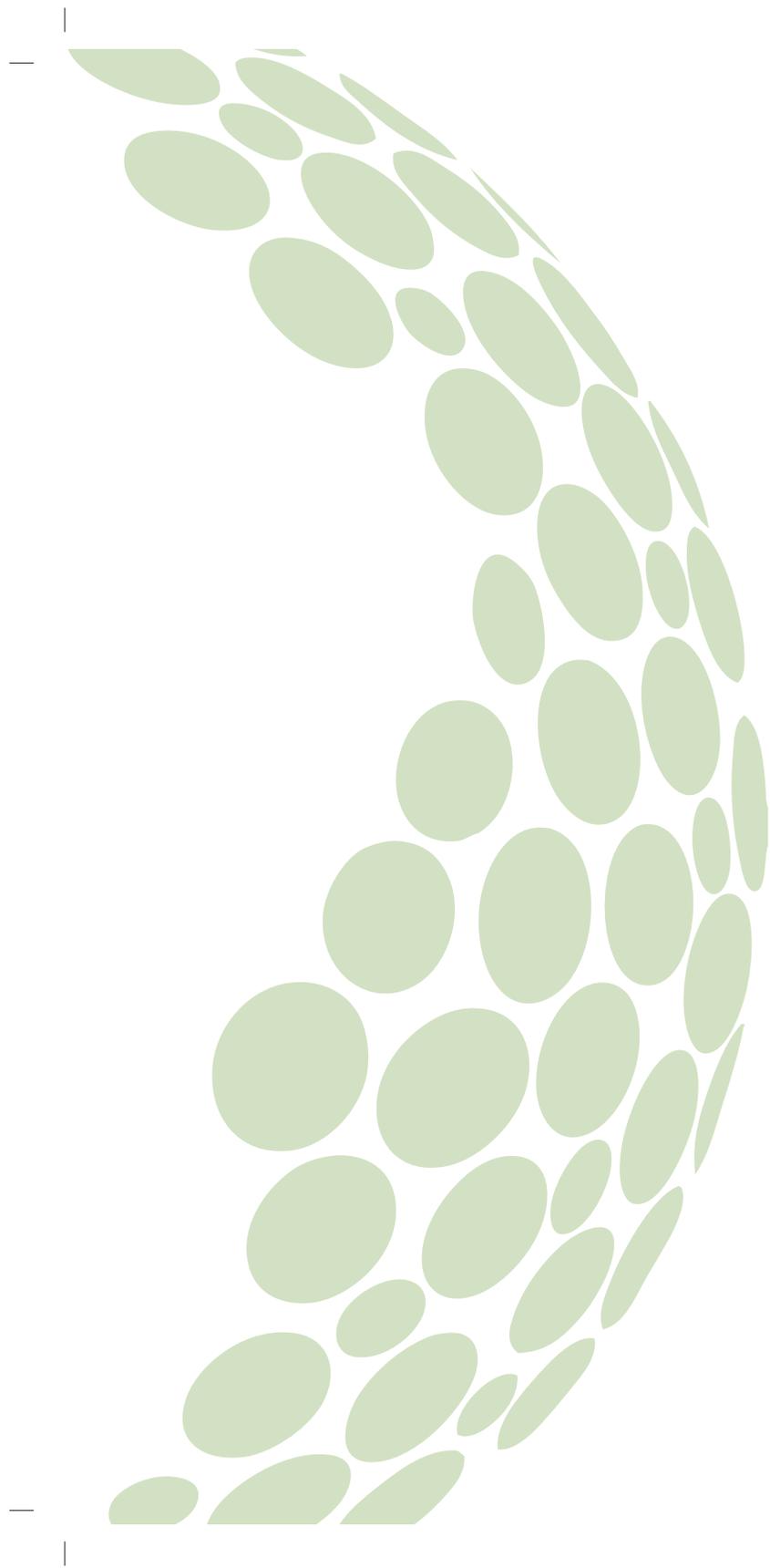


24x7 Security

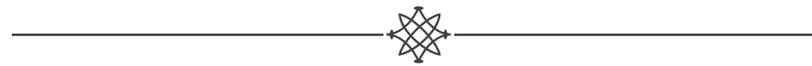


Stock images for representative purpose only | Services within the township

Indoor Games



EXCLUSIVE TIE-UPS WITH  
TOP CLASS BRAND





Stock image for representative purpose only



**SPA & SALON MANAGED BY WARREN TRICOMI\***

Service in Master Golf Club only.  
\*Warren Tricomi or equivalent



Stock image for representative purpose only



**GYMNASIUM MANAGED BY HOLYFIELD GYMS\***

Service in Master Golf Club only.  
\*Holyfield Gyms or equivalent



Stock image for representative purpose only



## HOSPITALITY SERVICES BY SPREE\*

Service in Master Golf Club only.  
\*SPREE or equivalent



Stock image for representative purpose only



**SPORTS ARENA MANAGED BY TENVIC SPORTS\***

Service in Master Golf Club only.  
\*Tenvic Sports or equivalent

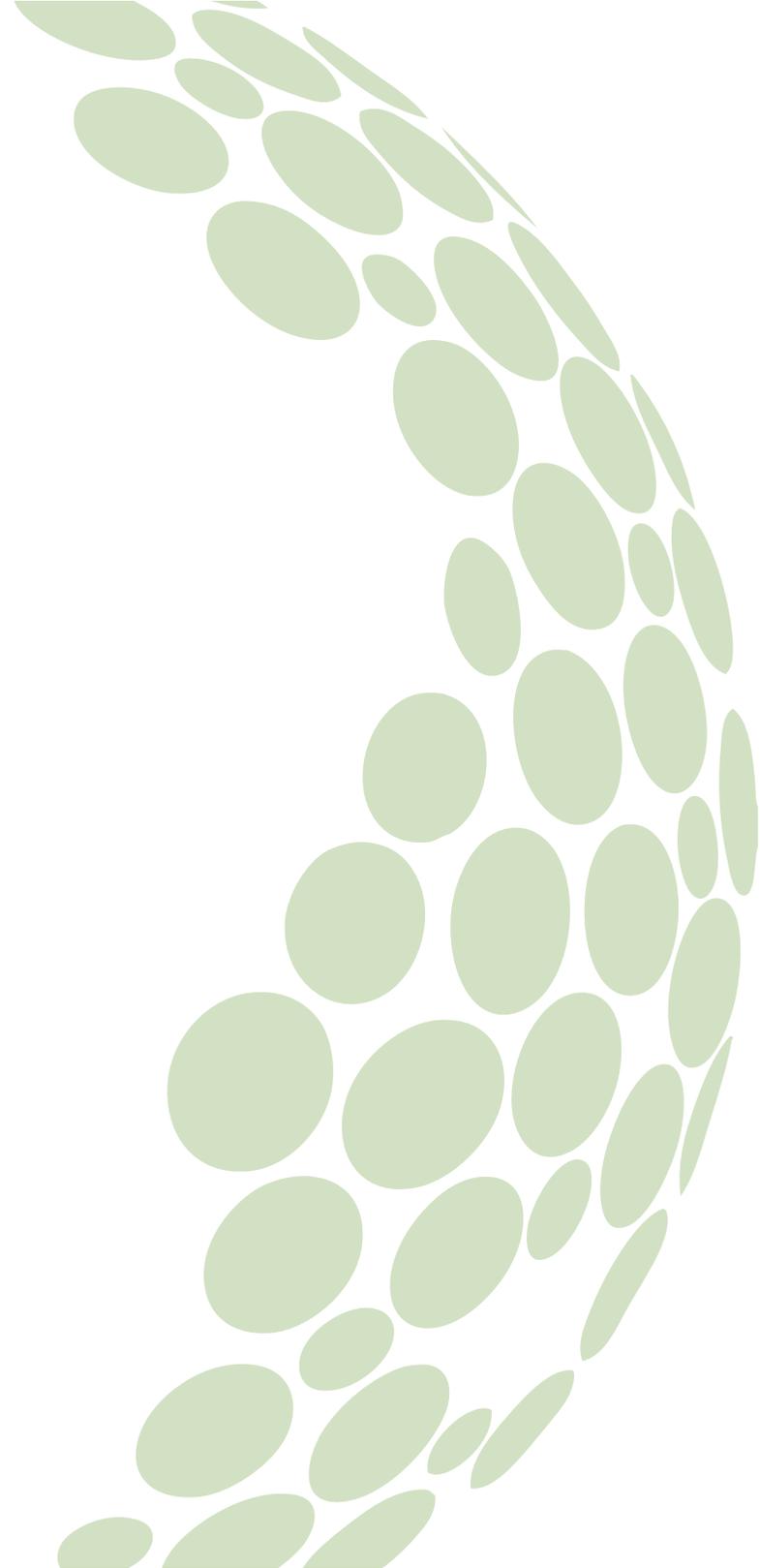


Actual site photograph



INDIA'S FIRST HIMALAYAN RANGE GOLF PRACTICE  
ACADEMY MANAGED BY **GOLFING NATION\***

\*Golfing Nation or equivalent



PRESENTING

GOLF-SIDE RESIDENCES NESTLED  
AMIDST EXPANSIVE GREENS

AT GODREJ GOLF LINKS, GREATER NOIDA



# GODREJ WINDSOR

AT GODREJ GOLF LINKS, GREATER NOIDA



View from limited units only

Artist's impression. Not an actual site photograph



Artist's impression. Not an actual site photograph.



WHERE EXTRAVAGANCE GETS A NEW MEANING



Artist's impression. Not an actual site photograph.



**DEDICATED ZONES FOR SKY-HIGH INDULGENCES**



Stock image for representative purpose only



## MESMERISING GREEN VIEWS



Artist's impression. Not an actual site photograph.



ENJOY BREATHTAKING VIEWS



Artist's impression. Not an actual site photograph.



## IMPORTED MARBLE FLOORING IN LIVING & DINING ROOMS



Artist's impression. Not an actual site photograph.



## AIR-CONDITIONED RESIDENCES

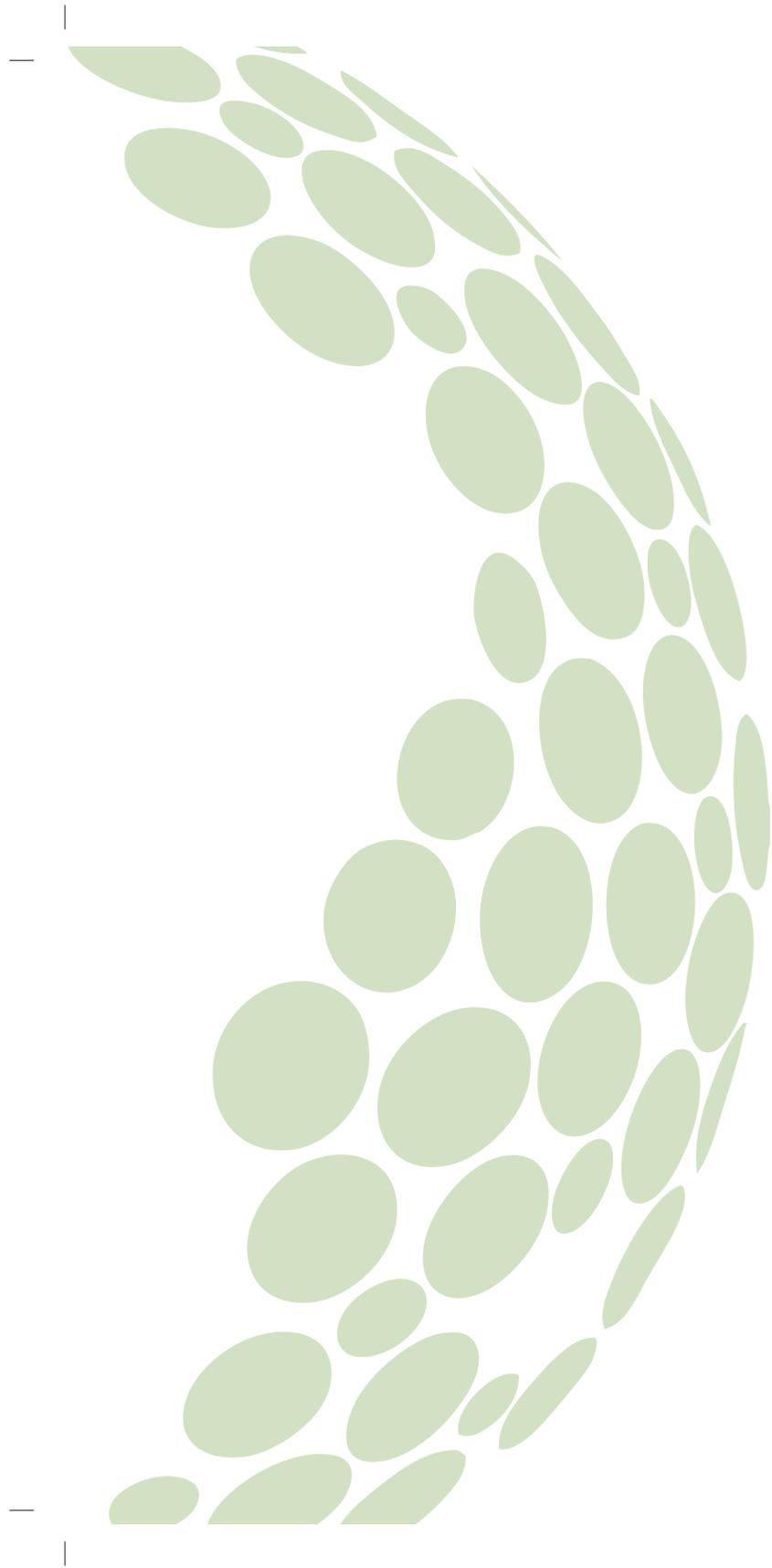


Artist's impression. Not an actual site photograph.



## PREMIUM MODULAR KITCHEN WITH HOB & CHIMNEY

Remaining furnishing are not part of offering and are for representational purpose only



EXCLUSIVE AMENITIES AT  
GODREJ WINDSOR





Colour Garden with Koi Pond



Pet Zone



Stock images for representative purpose only

Multipurpose Court



Pool Deck with Hardscaping & Softscaping



Exclusive Swimming Pool



Exclusive Air Conditioned Gymnasium & Fitness Arena



Pebbled Pathway/Acupressure Pathway



Stock images for representative purpose only

Dedicated Walking/Jogging Track



Yoga/Meditation Lawn

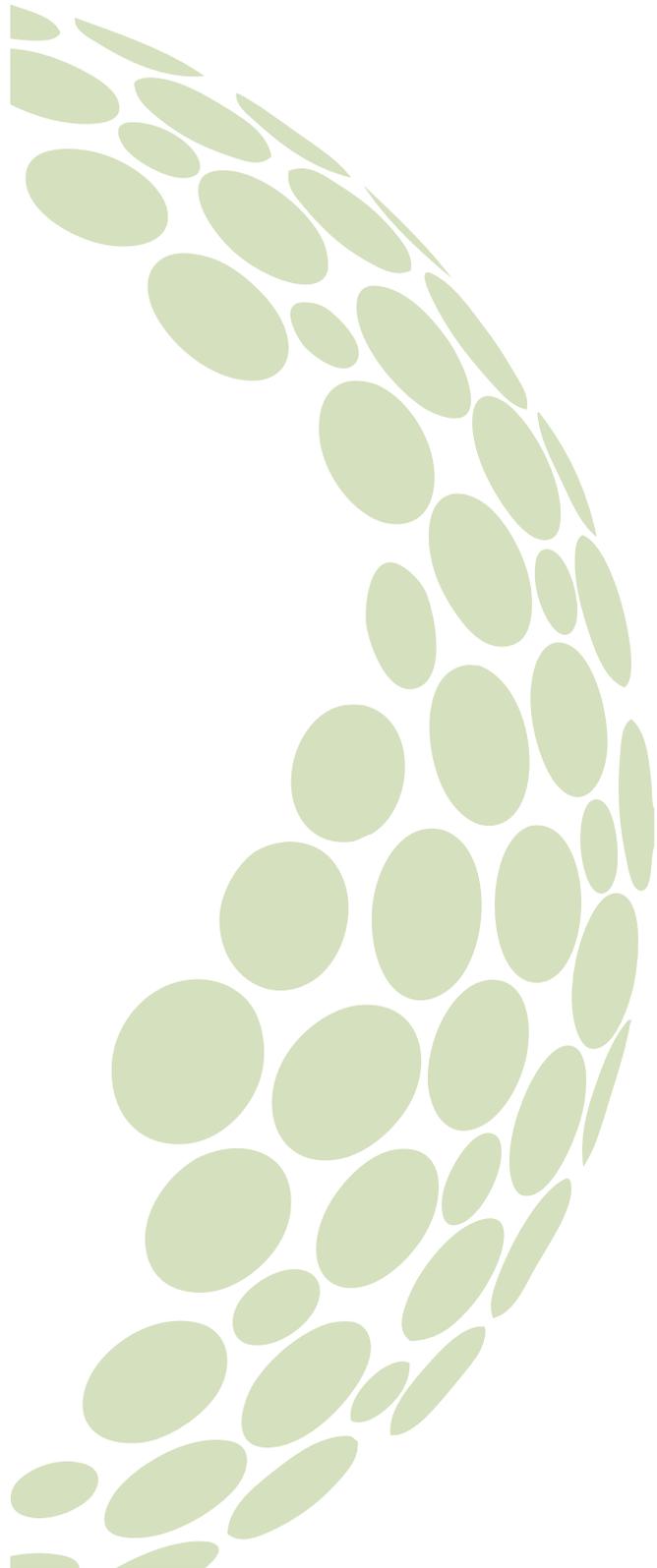


Dedicated Senior Citizen Alcove



Stock images for representative purpose only | Services within the township

Fragrance Garden Pocket



**GODREJ WINDSOR**  
AT GODREJ GOLF LINKS, GREATER NOIDA

ULTRA LUXURY  
SPECIFICATIONS

Ultra Luxury Specification is available at extra cost for limited period offer.



MODULAR KITCHEN AND FURNITURE BY **GODREJ INTERIO**

*Godrej* interio®



# VIDEO DOOR PHONE BY **GODREJ SECURITY SOLUTIONS**





KITCHEN APPLIANCES BY **BOSCH**



**BOSCH**

Invented for life



HOME THEATER BY **BOSE**

***BOSE***®

Bose or equivalent



TELEVISIONS BY **SONY**

**SONY**

Sony or equivalent



AIR CONDITIONERS BY **DAIKIN**



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 & Mattresses - (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

JOINT VENTURE PARTNER



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Site Office Address: Godrej Golf Links, Plot No. REP 1, Sector - 27, Near Pari Chowk, Greater Noida.  
RERA Registration No. for Godrej Windsor at Godrej Golf Links: UPRERAPRJ16712- [www.up-rera.in](http://www.up-rera.in)

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. 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.

In order to avoid any confusion, please note that the Project Godrej Windsor at Godrej Golf Links ("Project") is approved as "Cluster D" in the master layout plan for the Township. Further, Tower A, B, C & D shown in marketing plans are approved as "Tower B2, C1, C2, B2" respectively in approved building plan bearing number 3914/181 dated January 25, 2017 of the Project. 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. RERA Registration No.: UPRERAPRJ16712- [www.up-rera.in](http://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.

# THE SUITES

GODREJ GOLF LINKS, GREATER NOIDA



\*Images for Illustrative Purpose only

# LOCATION PLAN



# FULLY-FURNISHED RESIDENCES



JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# LIVING ROOM



TELEVISION SET



DINING TABLE



SOFA SET & CENTRE TABLE



AIR-CONDITIONER



ELECTRICAL FIXTURES

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# BEDROOM



**WARDROBE IN BEDROOMS**



**AC IN ALL BEDROOMS**



**BED WITH MATTRESS**



**BATHROOM FITTINGS WITH GEYSERS**

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# KITCHEN



MODULAR KITCHEN WITH CHIMNEY AND HOB



WATER PURIFIER



GEYSER



MICROWAVE



REFRIGERATOR

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# GOLF COURSE VIEW RESIDENCES\*



JOINT VENTURE PARTNER



Images for Illustrative Purpose only  
\*For limited Units only



# EXCLUSIVE CLUB



INDOOR BADMINTON COURT



EXCLUSIVE CLUB



SWIMMING POOL



INDOOR GAMES

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# SKY LOUNGE AT 21ST FLOOR



SKY LOUNGE



RESTAURANT



GYMNASIUM

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# CLUB CONCIERGE SERVICES

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- >> 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



JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# CONCIERGE SERVICES



**TRAVEL PLANS & HOTEL RESERVATIONS**



**CONCIERGE DESK**



**CAB SERVICES**



**F&B ROOM SERVICE**



**DOOR-STEP LAUNDRY**

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# CONCIERGE SERVICES



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



JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# CONCIERGE SERVICES



## TRAVEL

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



## AUTO CARE

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

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# CONCIERGE 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

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# CONCIERGE SERVICES



## FOOD & DRINKS

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



## ENTERTAINMENT

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

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



# CONCIERGE SERVICES



## RETAIL

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



## GIFTS & FLOWERS

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

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only



**GODREJ GOLF LINKS**  
GREATER NOIDA

# IT'S TEE TIME FOLKS



- UNIQUELY DESIGNED PRACTICE ACADEMY
- GOLF PARTNER - GOLFING NATION

• ACTUAL SITE IMAGE

JOINT VENTURE PARTNER



\*Images for Illustrative Purpose only

*Godrej* | PROPERTIES

# GRAND GOLF CLUB



\*Images for Illustrative Purpose only

- PRO SHOP
- SWIMMING POOL

- GYMNASIUM
- RESTAURANT

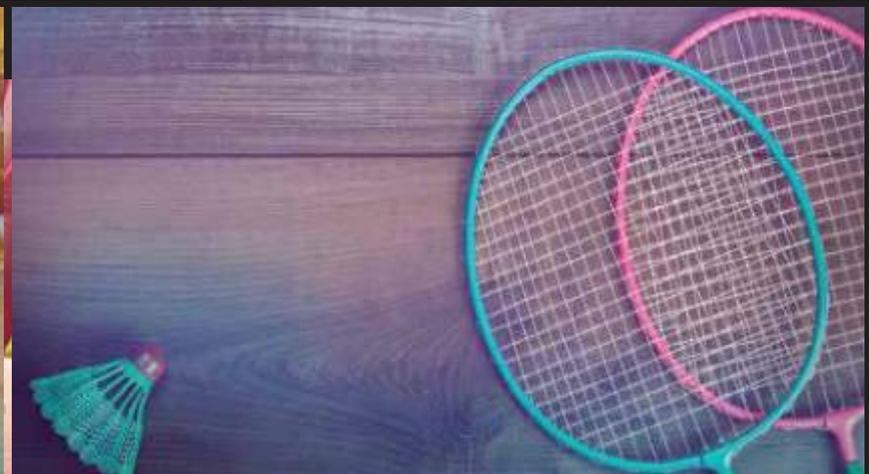
- SPA AND SAUNA
- SALON

- HOSPITALITY PARTNER - SPREE

JOINT VENTURE PARTNER



# SPORTS ARENA\*



- **LAWN TENNIS COURT**
- **JOGGING TRACK**

- **BASKET BALL COURT**
- **CYCLING TRACK**

- **BADMINTON COURT**
- **TRAINING BY TENVIC ACADEMY**

JOINT VENTURE PARTNER



\* Services within the township  
\* Images for Illustrative Purpose only



# 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**



**FULLY FURNISHED STUDIO & 2 BHK HOMES**



**SKY LOUNGE – A ONE OF ITS KIND LEISURE & SOCIAL ZONE**



**THE BEST OF CONCIERGE SERVICES AT YOUR DOORSTEP**

JOINT VENTURE PARTNER



JOINT VENTURE PARTNER



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Site Office: Godrej Golf Links, Plot No. REP 1, Sector – 27, Near Pari Chowk, Greater Noida

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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. FOR THE SUITES : UPRERAPRJ2373**

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

[www.up-rera.in](http://www.up-rera.in)