



INTRODUCING

GODREJ *Riverine*

— WHERE LIFE FLOWS —

SECTOR 44, NOIDA

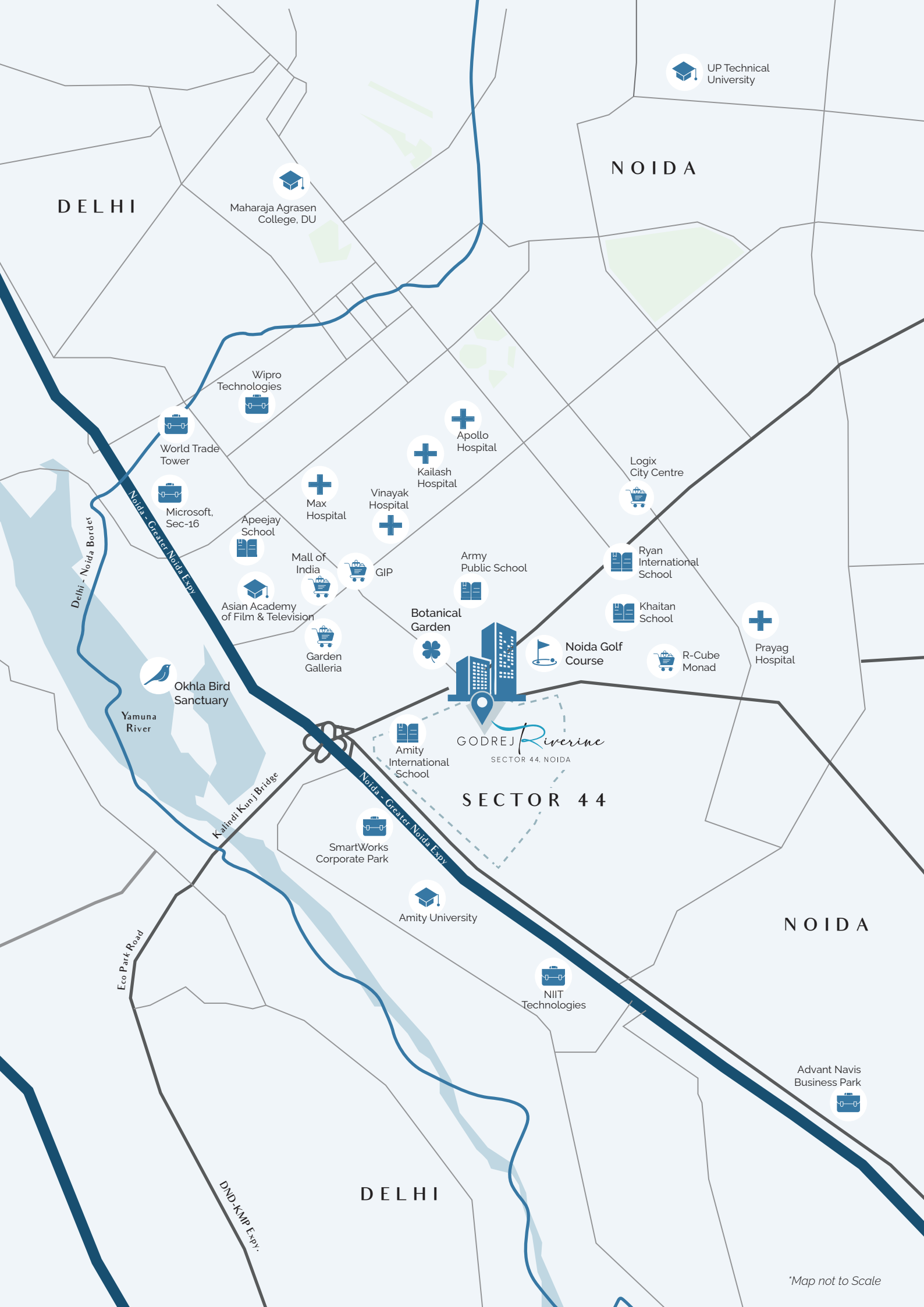


A 128 YEAR LEGACY,
WHERE QUALITY AND TRUST
*f*LOW THROUGH EVERY DETAIL.



Actual image of Godrej One

Founded in 1897 during India's Swadeshi movement, Godrej has emerged as a symbol of innovation and integrity. Over 128 years, we have transcended boundaries, enriching over 1.1 billion lives globally across luxury real estate, consumer goods, and more. With 84 landmark developments and a key role in powering India's space missions, we're dedicated to creating lasting legacies. We continue to offer exceptional living experiences while shaping the future with unmatched quality and vision.



DELHI

NOIDA

UP Technical University

Maharaja Agrasen College, DU

Wipro Technologies

World Trade Tower

Microsoft, Sec-16

Apeejay School

Asian Academy of Film & Television

Okhla Bird Sanctuary

Yamuna River

Kalindi Kunj Bridge

Max Hospital

Vinayak Hospital

Kailash Hospital

Apollo Hospital

Mall of India

GIP

Garden Galleria

Army Public School

Botanical Garden

Logix City Centre

Ryan International School

Khaitan School

Noida Golf Course

R-Cube Monad

Prayag Hospital



Amity International School

GODREJ Riverine

SECTOR 44, NOIDA

SECTOR 44

SmartWorks Corporate Park

Amity University

NIIT Technologies

NOIDA

Advant Navis Business Park

DELHI

Eco Park Road

DND-KMP Expy.

*Map not to Scale

THE SECTOR 44

THE HEART OF NOIDA,

PULSING WITH LIFE AND SERENITY.

Embraced by the verdant Noida Golf Course and the lush Botanical Garden, Sector 44 Noida offers a sanctuary of greenery amidst urban splendor. The finest schools, universities, and hospitals are within reach, ensuring life's essentials are always nearby. Just 1 km from Delhi and 10 km from South Delhi, it represents a seamless confluence of connectivity and convenience. With two international airports nearby, the world feels closer.

Approximate travel time as per Google Maps, subject to change due to traffic conditions.



*f*LOW INTO A LIFE OF SEAMLESS CONNECTIVITY

Nestled in the heart of Noida, near the prestigious Noida Golf Course, this prime location offers a seamless blend of convenience and refinement. It provides excellent connectivity to major destinations across the NCR, ensuring an exceptional lifestyle for both residents and businesses.



HERE THE WORLD FLOWS AROUND YOU.

<u>KEY LANDMARKS</u>	<u>DISTANCE (KM.)</u>
Botanical Garden Metro	1.4
Noida Golf Course	1.5
DND Flyway	1.9
Sector 18 Entertainment Hub	3.3
Capital City & World Trade Tower	3.1
Okhla Bird Sanctuary	8.4
Akshardham	11
Nizamuddin Railway Station	13.5
Indira Gandhi International Airport	28.5
Noida International Airport	64.4

Approximate travel time as per Google Maps, subject to change due to traffic conditions.



<u>EDUCATIONAL INSTITUTIONS</u>	<u>DISTANCE (KM.)</u>	<u>TIME (Min.)</u>
Amity International School	1.7	5
Army Public School	1.9	6
Ryan International School	2.9	8
Delhi Public School, Sector 30	3.1	10
Lotus Valley International School	5.2	11

HEALTHCARE FACILITIES

Kailash Hospital & Heart Institute	3.7	11
Max Multispecialty Centre	4.1	13
Apollo Hospital	4.8	12
Neo Hospital	5.8	14

CORPORATE HUBS

Grand Thorton Bharat	3.9	8
Skymark One	4.6	9
Technopark	5.2	10
NIIT Technologies	5.3	11
Microsoft IDC	7.2	12

UNIVERSITIES

Amity University	3.6	8
AAFT (Film City)	4.7	11
Maharaja Agrasen College	8.8	20

Approximate travel time as per Google Maps, subject to change due to traffic conditions.

Our prime location seamlessly connects you to key destinations across NCR, offering unmatched convenience for residents and businesses alike. Reinvent living with the city's rhythm always near.

*f*LOW INTO THE MIDST OF EVERYTHING IMPORTANT

Positioned in the prime Sector 44 of Noida this exclusive address draws inspiration from the grace of water, embodying growth, harmony, and serenity. Perfectly connected to iconic landmarks like the DND Flyway, Noida Golf Course, and major business hubs, it offers unmatched convenience. Just 1.4 km from the Botanical Garden Metro and 28.5 km from Indira Gandhi International Airport, this haven blends ease of access and a high-quality lifestyle.

Approximate travel time as per Google Maps, subject to change due to traffic conditions.



WHERE LIFE IS INSPIRED BY THE JOURNEY OF A RIVER

"The Journey of a River" is an intricately designed landscape that traces the river's transformative path from its source to its confluence. The journey begins at the clubhouse, where the waterfall symbolises a river's origin, flowing gracefully into a stream that winds through diverse landscapes. The design beautifully intertwines water, nature, and wellness, celebrating the river's journey as a symbol of growth, tranquility, and the life-giving rhythm of waterways.





THE SOURCE

WHERE IT ALL BEGINS



THE HEART

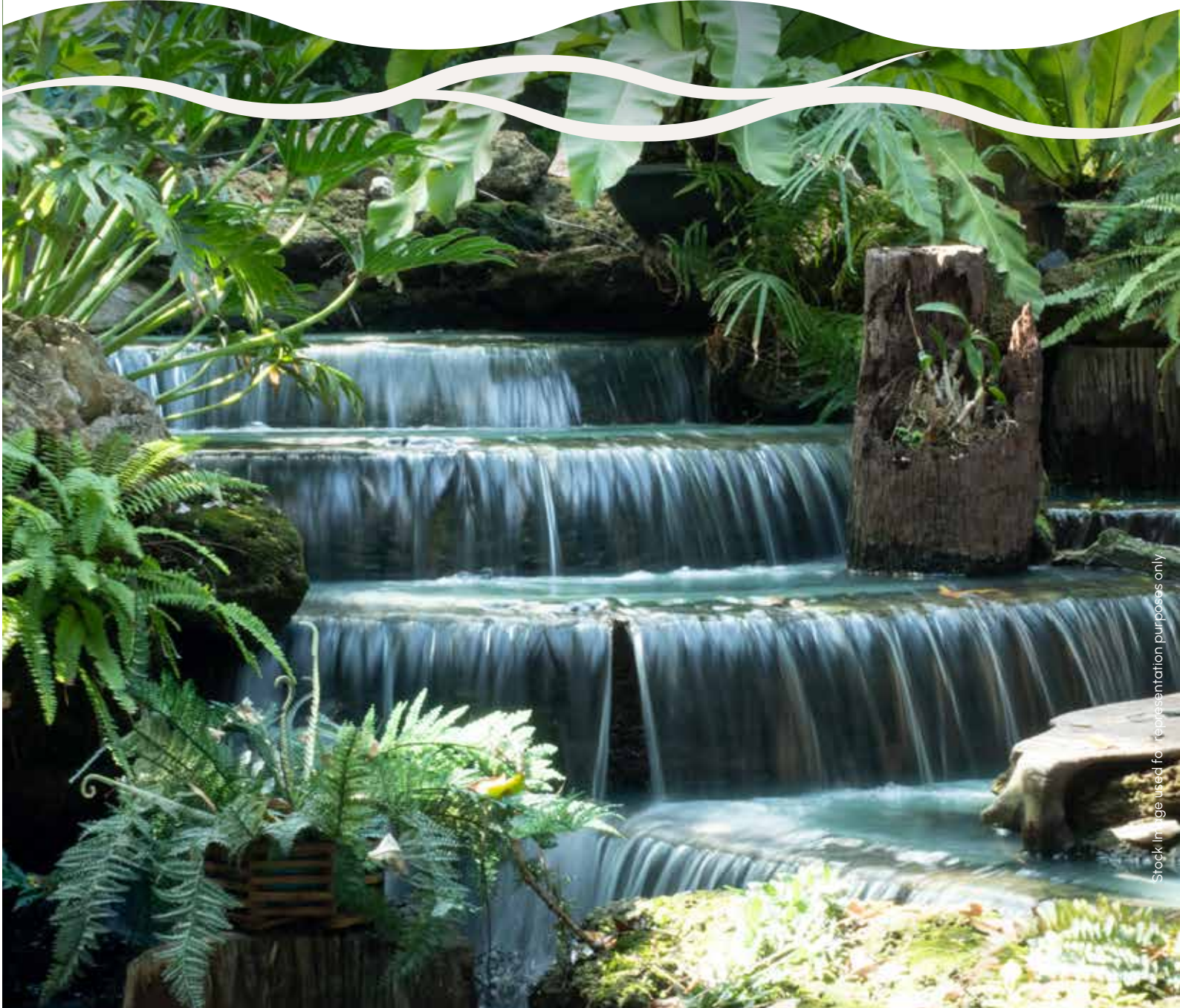
WHERE LIFE COMES TOGETHER



THE DELTA

WHERE LIFE UNWINDS

Embark on the "Journey of a river"—a story of life and renewal. It begins at the [Source](#), where the waterfall echoes the promise of a new beginning, surrounded by the sunken lounge and a fine-dining restaurant. It meanders through the vibrant [Heart](#), alive with yoga and fitness spaces that celebrate energy and vitality. Finally, it finds peace at the tranquil [Delta](#), where the forest edge and a lotus pond invites serenity and calm. The journey follows the river's rhythm, flowing with grace.





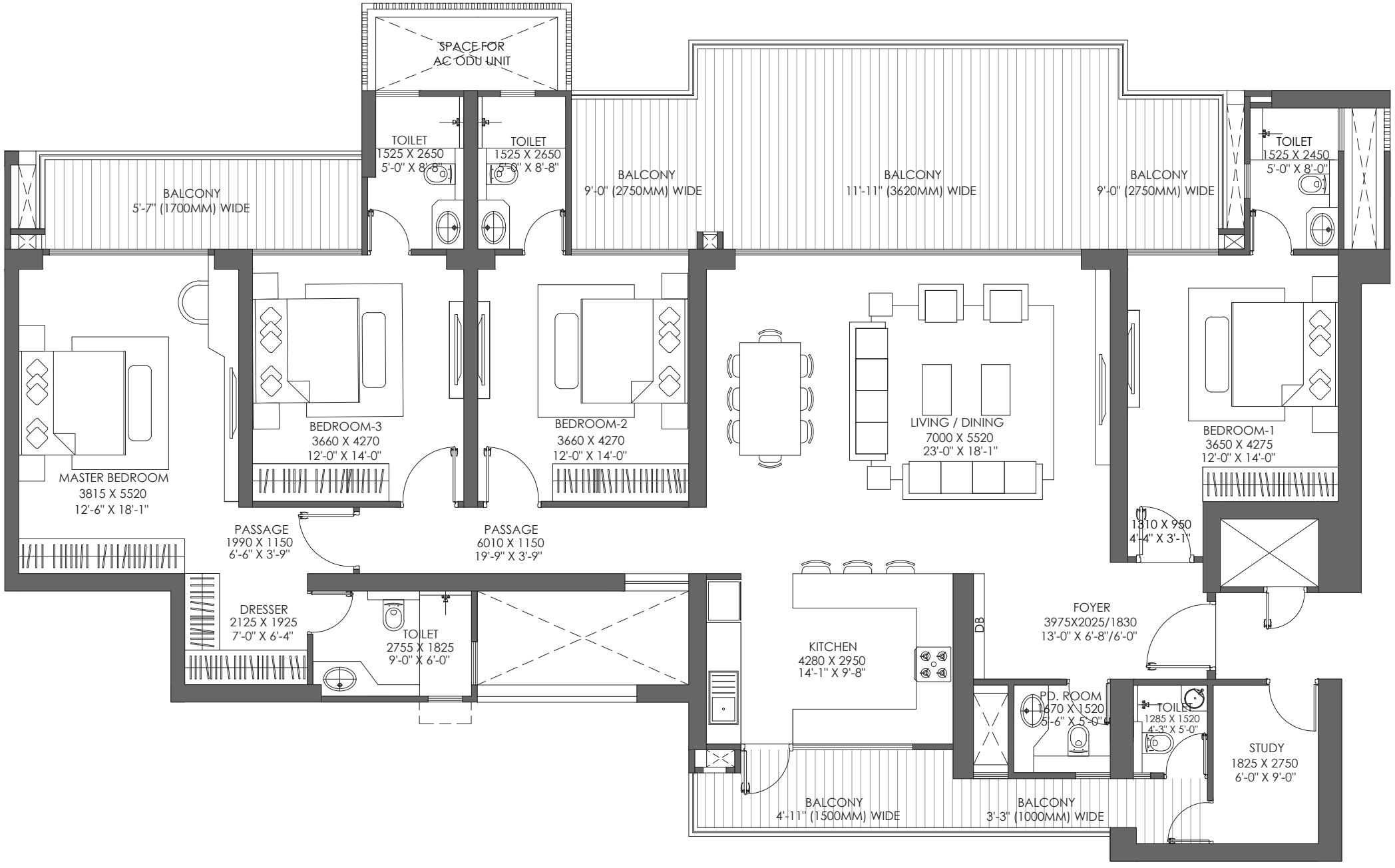
*U*NIT PLAN

— 4 BHK —

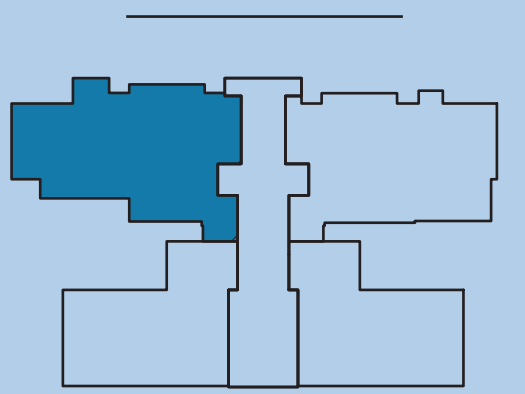




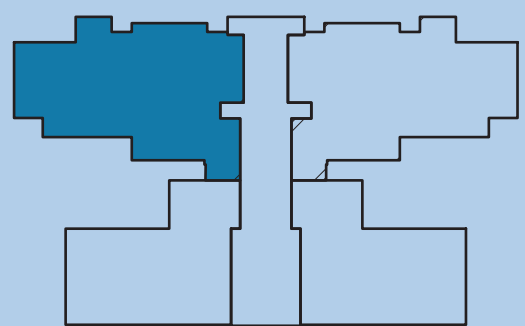
UNIT PLAN / 4BHK + STUDY (TYPE 2)



RERA CARPET AREA : 176.50 SQMT
RERA EXCLUSIVE AREA : 53.50 SQMT



TOWER - 1

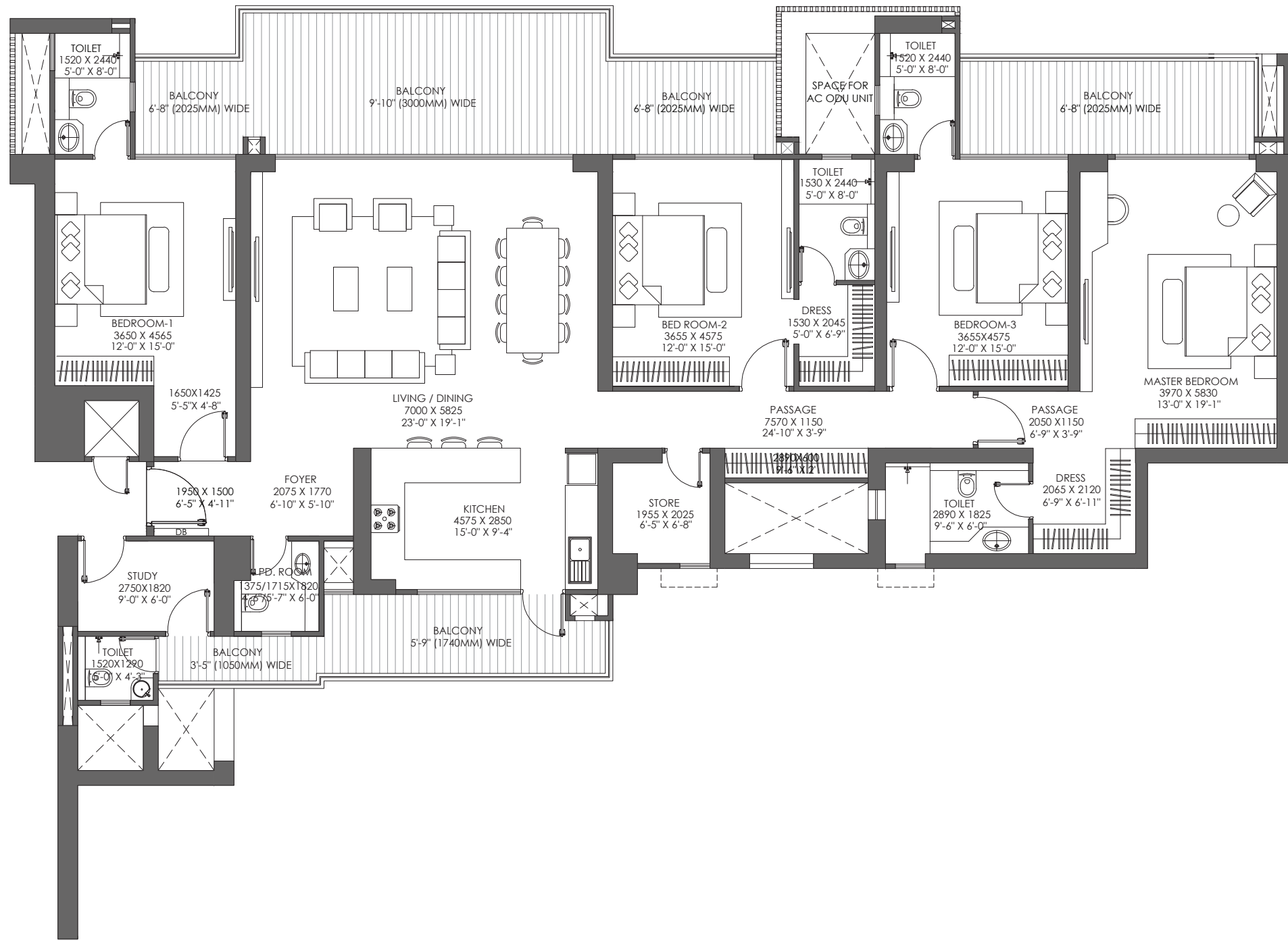


TOWER - 2

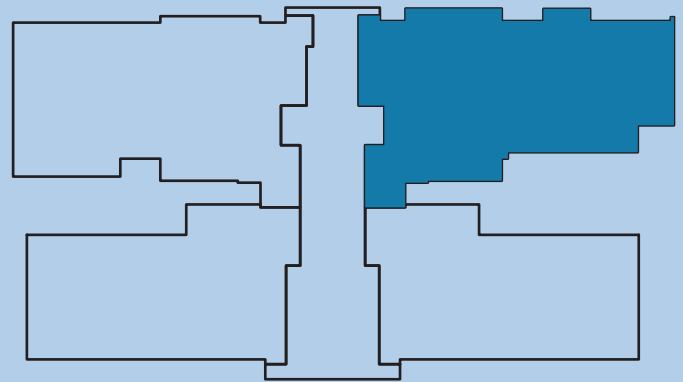




UNIT PLAN / 4BHK + STUDY + STORE (TYPE 3)



RERA CARPET AREA : 197.50 SQMT
RERA EXCLUSIVE AREA : 53.60 SQMT

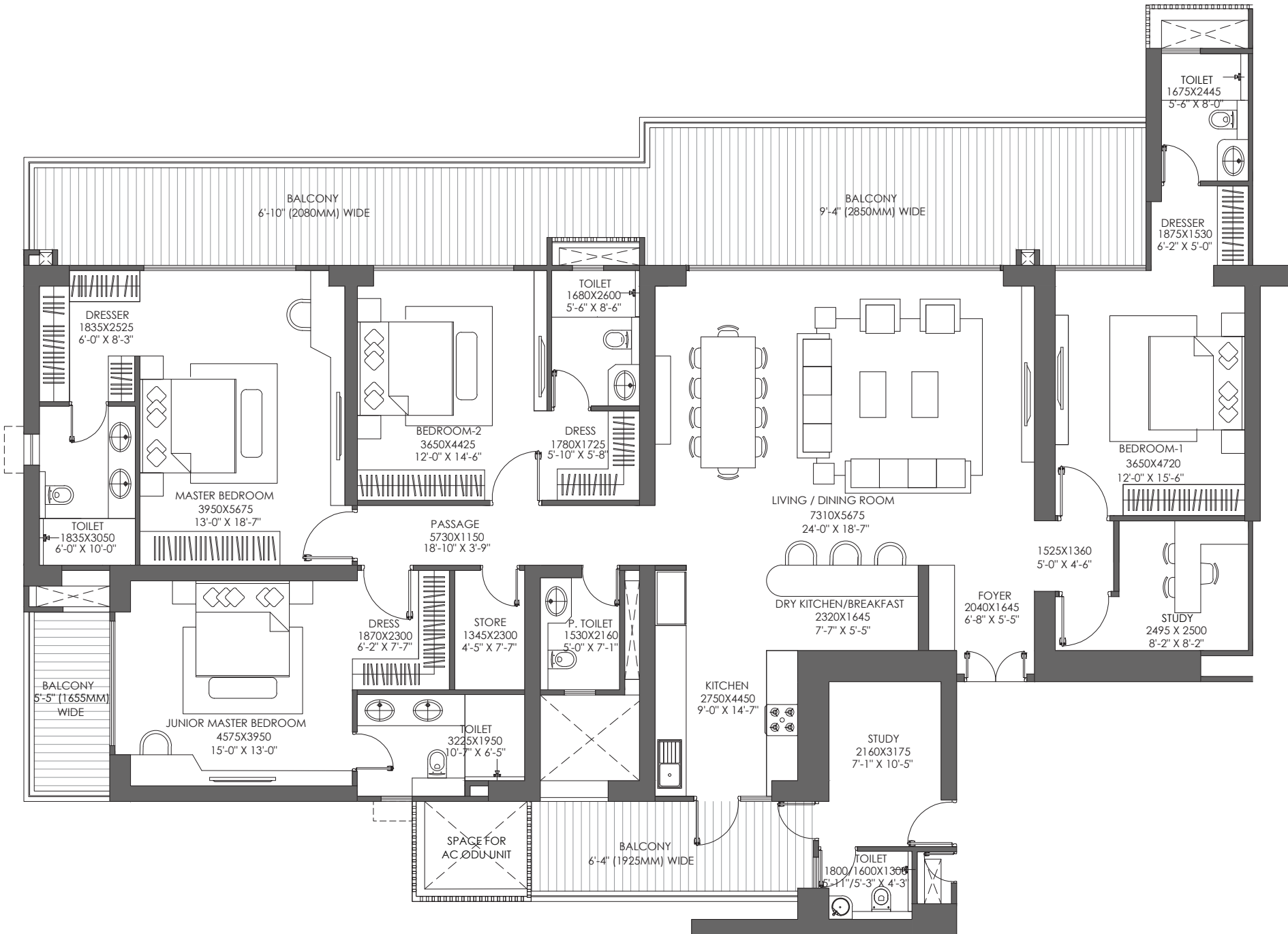


TOWER - 3

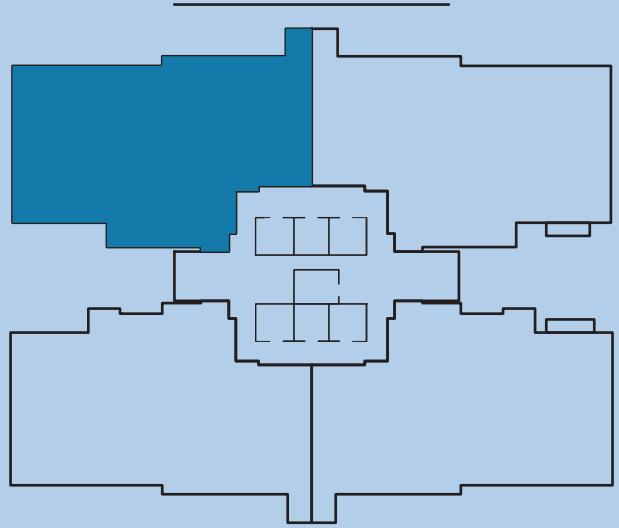




UNIT PLAN / 4BHK + 2 STUDY + STORE (TYPE 5)



RERA CARPET AREA : 214.90 SQMT
RERA EXCLUSIVE AREA : 60.30 SQMT

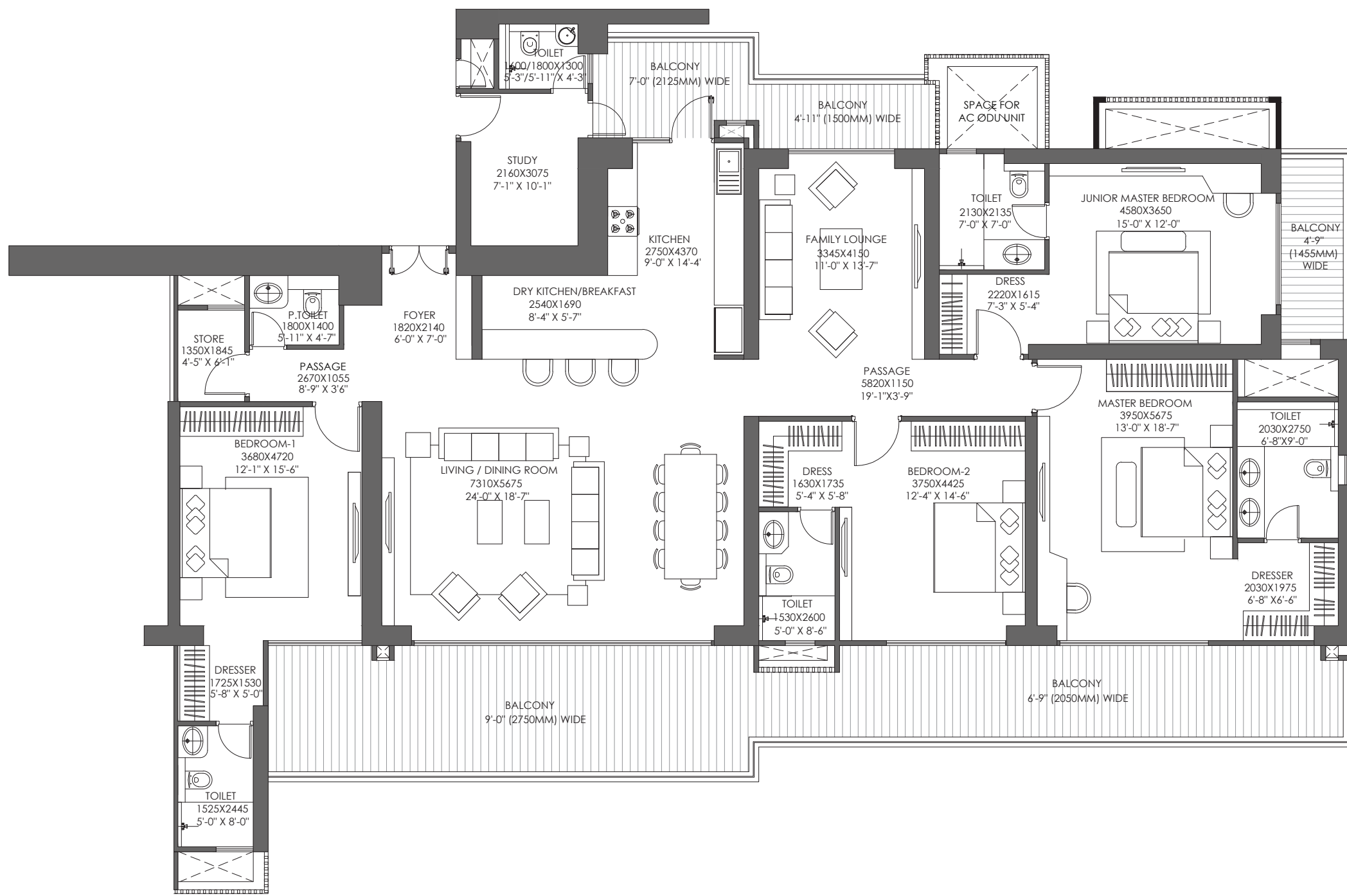


TOWER - 4

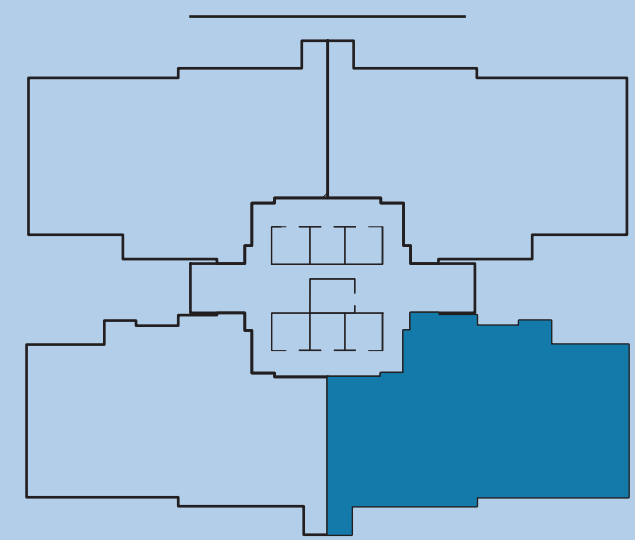




UNIT PLAN / 4BHK + STUDY + FAMILY LOUNGE (TYPE 6)



RERA CARPET AREA : 216.60 SQMT
RERA EXCLUSIVE AREA : 60.50 SQMT



TOWER - 4





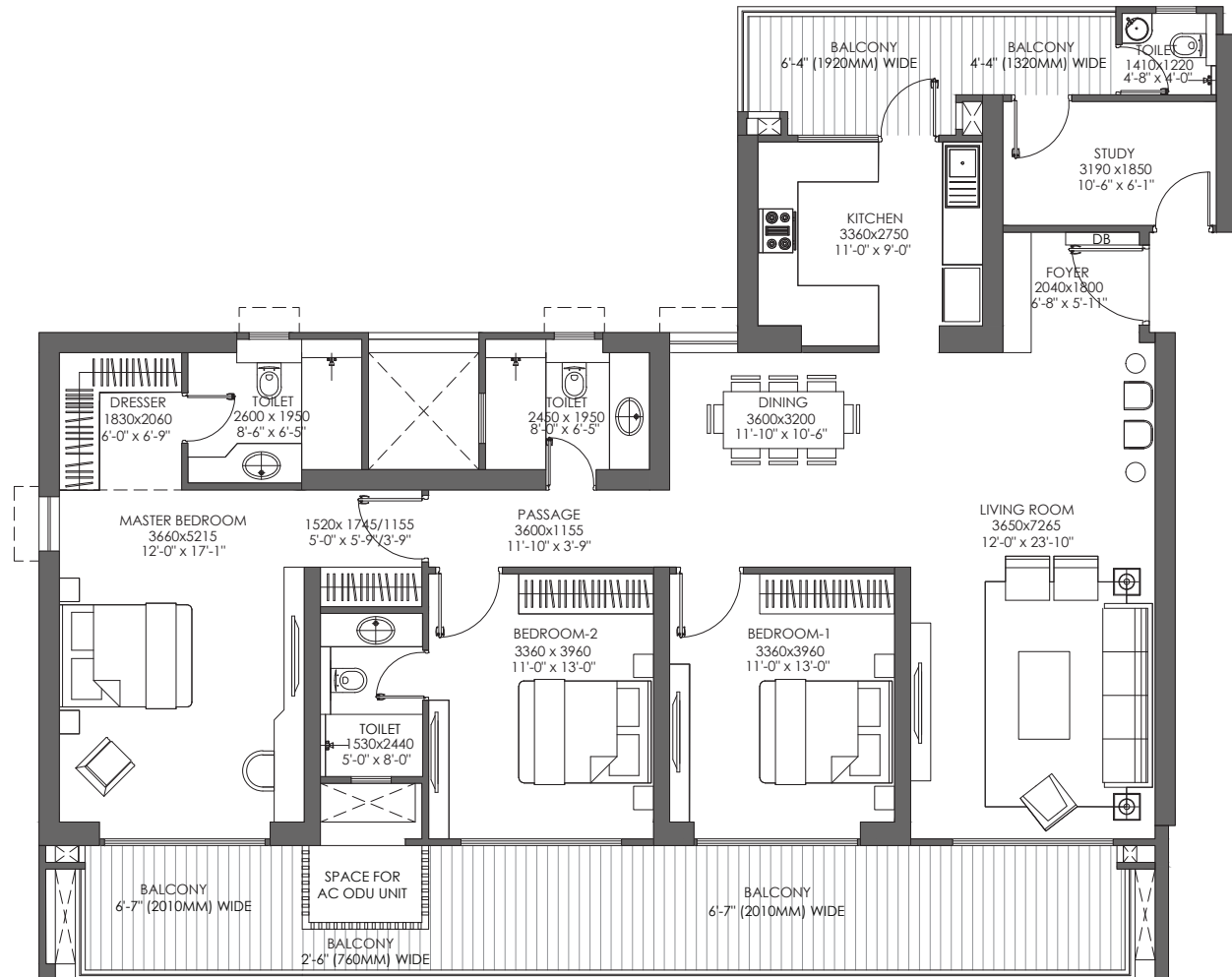
*U*NIT PLAN

— 3 BHK —

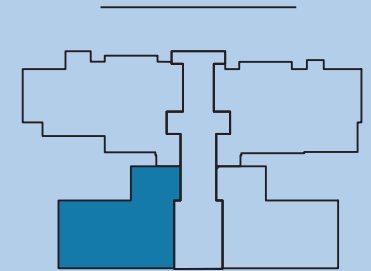




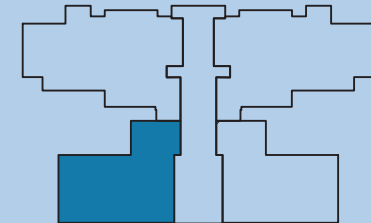
UNIT PLAN / 3BHK + STUDY (TYPE 1)



RERA CARPET AREA : 136.10 SQMT
RERA EXCLUSIVE AREA : 34.30 SQMT



TOWER - 1

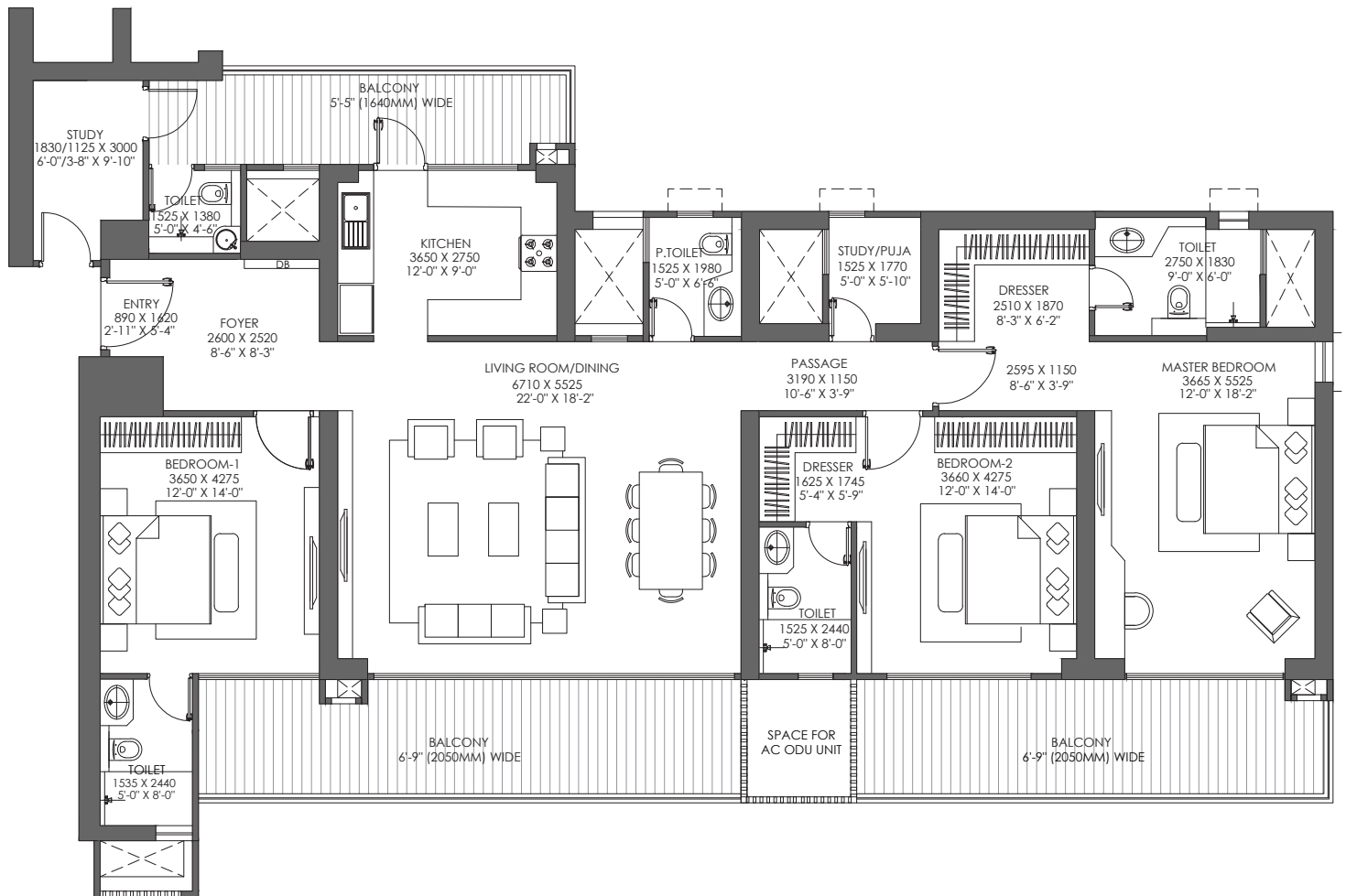


TOWER - 2

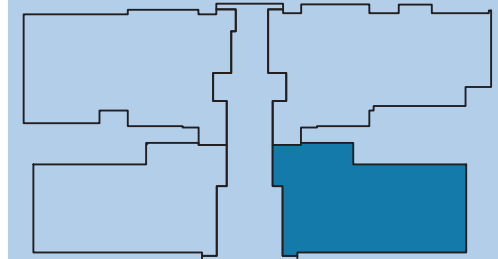




UNIT PLAN / 3BHK + 2 STUDY (TYPE 2)



RERA CARPET AREA : 154.00 SQMT
RERA EXCLUSIVE AREA : 41.10 SQMT



TOWER - 3





Godrej | PROPERTIES

Godrej Properties Limited (Cin no. L74120MH1985PLC035308) ("Company") is developing a residential group housing project namely Godrej Riverine ("Project"), situated at Sector 44, Noida, which is registered with Uttar Pradesh Real Estate Regulatory Authority vide RERA Registration No UPRERAPRJ763929/11/2024 dated 27-11-2024 (website: www.up-rera.in). The Project is being developed over a period of time, pursuant to building plan no. 2024/08/05/11046, dated 2024-08-05 valid for 5 years granted by Noida Authority for the Project and any further revisions and renewals in future. The terms of allotment/sale shall be subject to documents executed with the Company and approvals. Approvals are subject to change and revision.

All information and visuals, drawings, plans or sketches are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. Recipients/ viewers are requested to verify all the details, specifications, including areas, amenities, services, payment plans and other relevant terms independently, have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying in the Project. For more information, please visit – www.godrejproperties.com. Terms and conditions apply.