



EXQUISITE

GODREJ GOLF LINKS, GREATER NOIDA



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.

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**



Business
Excellence
Awards

Corporate Insider
2019



Best Real
Estate Brand

The Economic Times
2018



Best Developer
of the year

Construction Times Builders
Award 2017



India's Top
Builders Award

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 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.



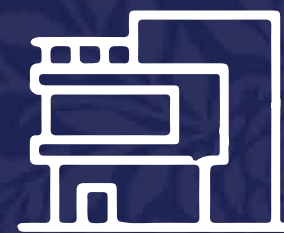
*Strategically
located*



Master Club



Cluster Greens



#StandOutLuxury



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



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*



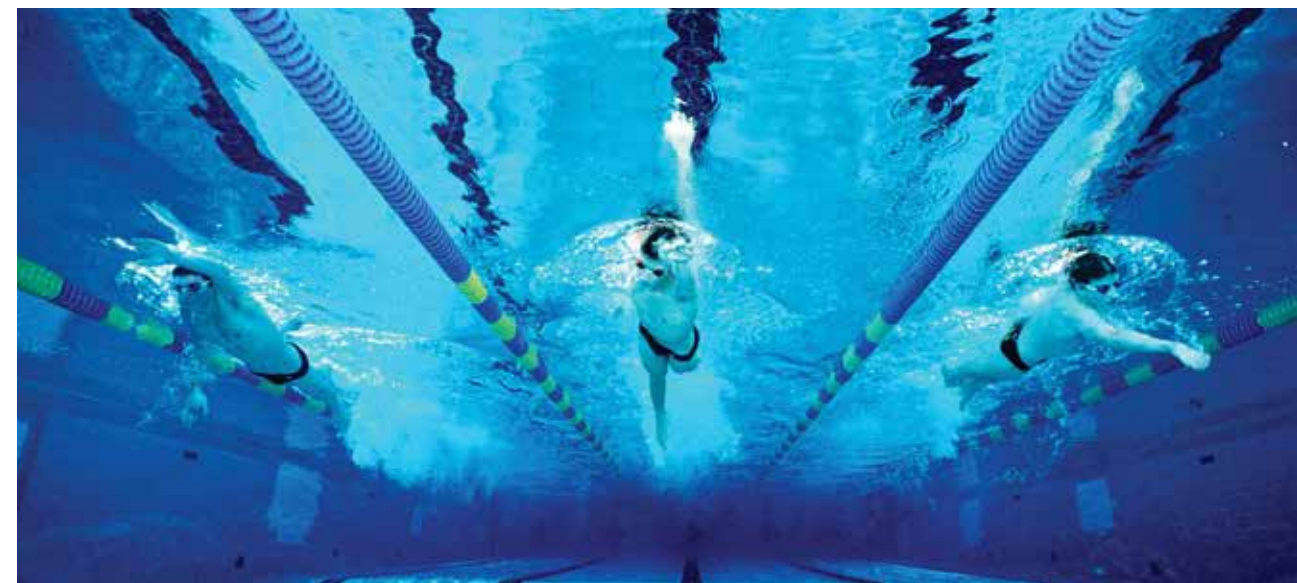
Bowling Alley



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*



*Pre cast construction**

**Valid for Villa category V3 and V4*



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.

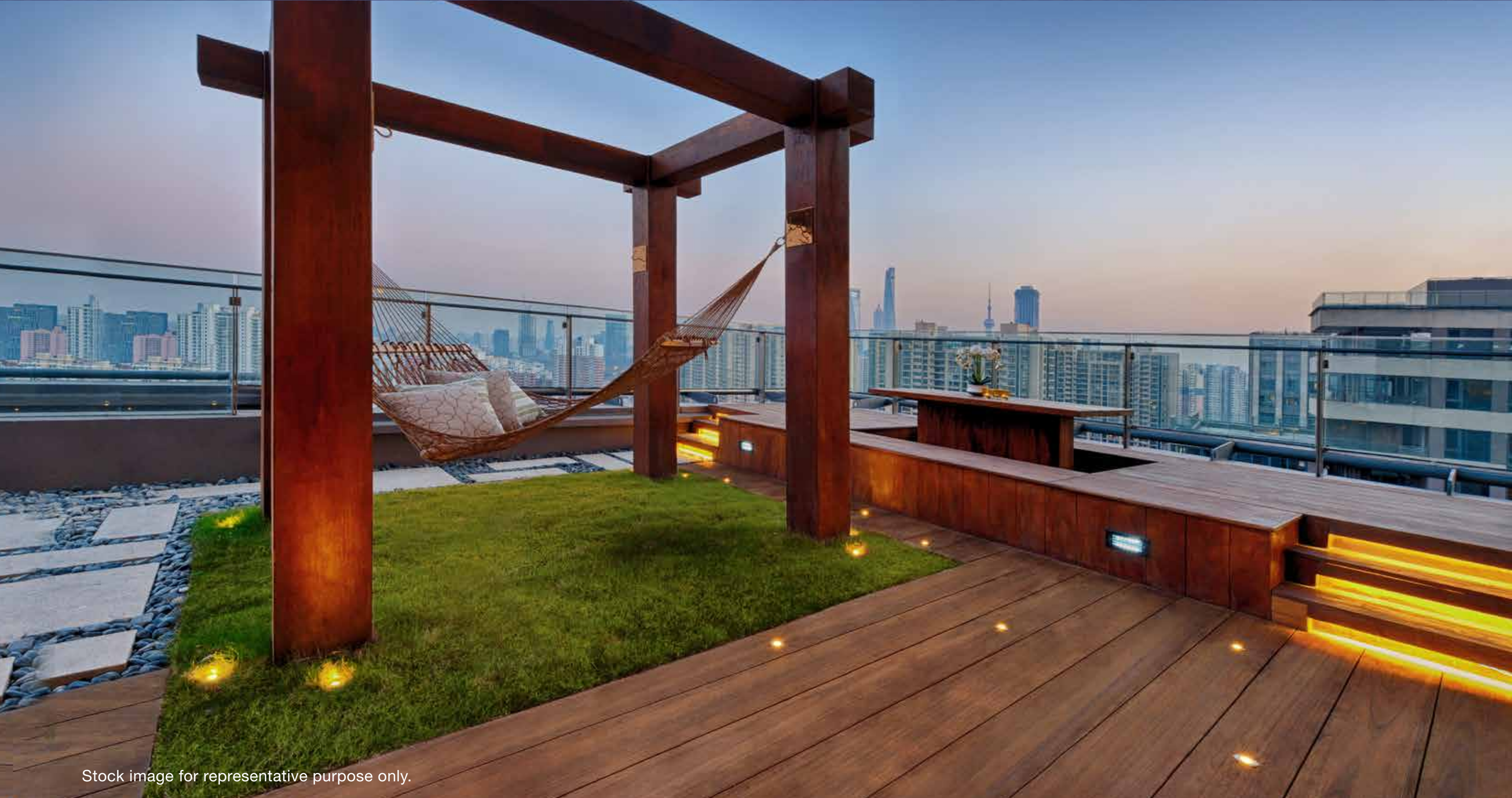
Luxurious 4 Bed Villas



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*



Spacious Bedrooms with laminated wooden flooring



Stock image for representative purpose only.

Spacious Balconies



*Premium Add Ons**

**At an additional cost*



Stock image for representative purpose only.

*Private Party Deck on Terrace
Barbeque pit/Bar Counter*



Stock image for representative purpose only.

Wardrobe



Stock image for representative purpose only.

*Private lift**

**Villa categories V3 only. Already in layout plan for V4 and V5.*



Stock image for representative purpose only.

Sky hot tub on terrace



Stock image for representative purpose only.

*Home theatre system**

**Add-on only in V2 and V3 terrace room.*



Stock image for representative purpose only.

*Modular kitchen**

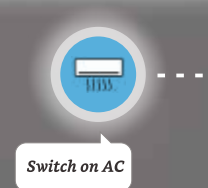
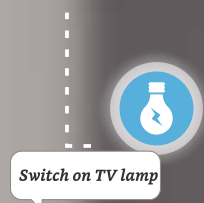
**With cabinets, chimney and hob*



Stock image for representative purpose only.

*Built-in appliances**

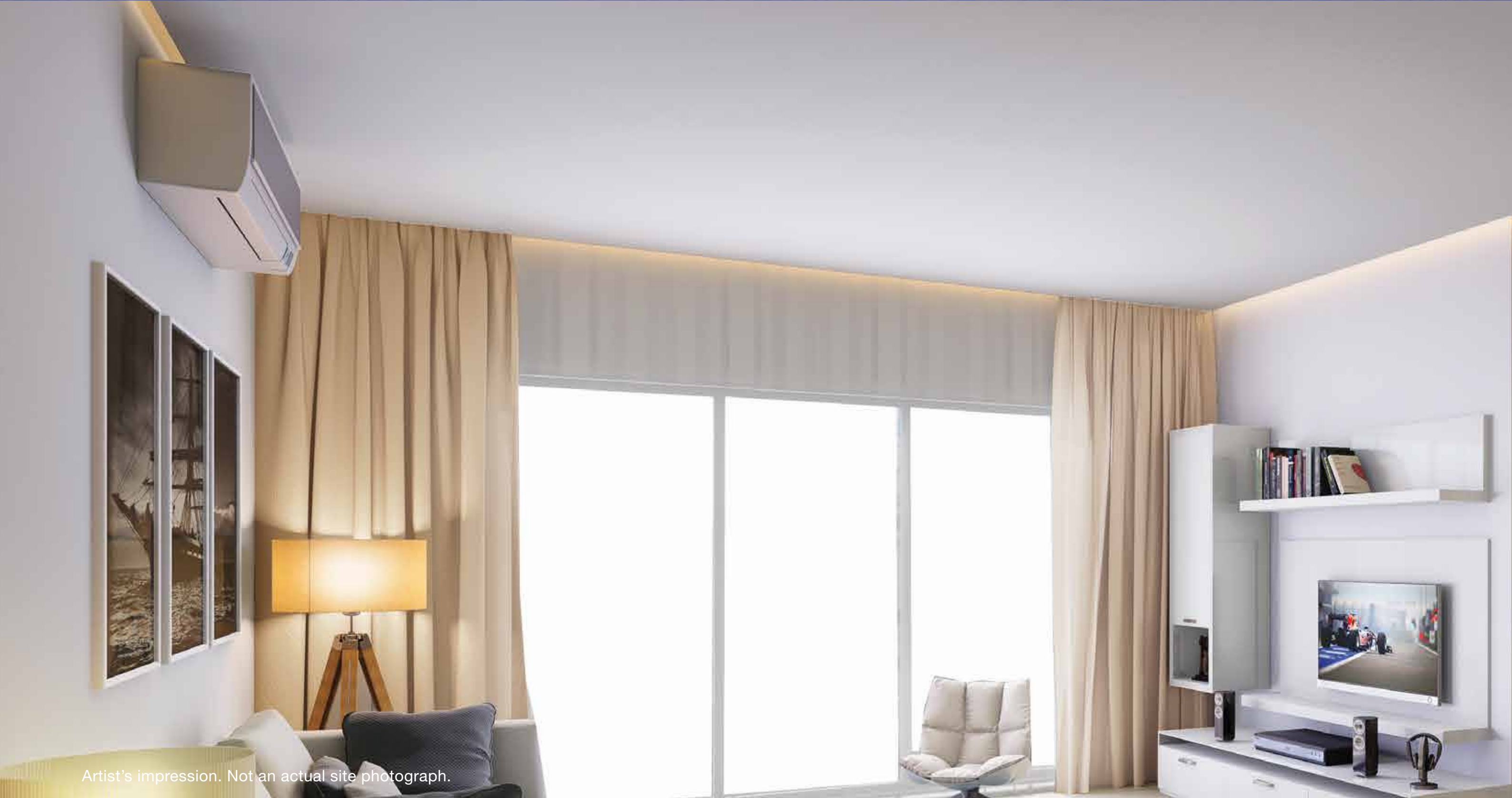
**Refrigerator, Dishwasher, Microwave and Oven*



Stock image for representative purpose only.

Smart home automation

**Home automation only with respect to lights, fan, AC and TV. Temperature and channel change not included.*



Artist's impression. Not an actual site photograph.

*Air Conditioners**

**V2 & V3 – 1 in each Bedroom, 2 in Living/Dining, V4 – 1 in each Bedroom, 1 in Lounge, 2 in Living/Dining, 1 in Basement, V5 – VRV System*



Never Before Configuration

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

JOINT VENTURE PARTNER



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

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