

GODREJ WOODS

SECTOR 43, NOIDA

**STAY IN THE CITY,
LIVE IN THE WOODS**

JOINT VENTURE PARTNER



Godrej | **PROPERTIES**

RERA Registration No for Godrej Woods Phase - I, UPRERAPRJ704730, Godrej Woods Phase II UPRERAPRJ145318 and Godrej Woods Phase III UPRERAPRJ773536 available at <https://www.up-rera.in>.

Stock image for representative purpose only.

**YOUR BEST LIFE AMONG
THE BEST OF NATURE**

An aerial photograph of a city during autumn, showing a mix of residential houses and taller apartment buildings. The trees are in various stages of fall color, from green to bright yellow and orange. A large, semi-transparent watermark of a stylized tree is overlaid on the left side of the image. The sky is a clear, bright blue with some light, wispy clouds near the horizon.

**THE SCENIC WOODS
AWAIT YOUR COMPANY**

A TRUSTED LEGACY OF 125 YEARS

The Godrej story began in 1897, with the manufacture of locks. Since then, we have set several benchmarks. From a state-of-the-art manufacturing facility in a suburb of Mumbai, we've reached homes, offices, industries and the hearts of millions of people in India and around the world. With a proud tradition of many firsts, we find ourselves at work every day, building on the foundation of trust that were laid 125 years ago.



GODREJ ONE, MUMBAI

Godrej One does not fall under the purview of RERA and the Handover for these projects has been completed.

Artist impression, not an actual site image.

CRAFTING THOUGHTFUL LIVING SPACES SINCE 1990

Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the Real Estate industry. Our portfolio across 12 cities in India comprises residential and commercial developments. From futuristic elevations to ergonomic interiors, we have focussed on delivering a superior living experience to our residents.

GODREJ TREES, MUMBAI

The Trees, Residential Phase 1 RERA No: P51800000165
The Trees Residential Phase 2 RERA No: P51800000161
The Trees, Origins RERA No: P51800000158, <https://maharera.mahaonline.gov.in>

Artist's impression. Not an actual site photograph.

OUR SUCCESS OVER THE YEARS

GODREJ PROPERTIES HAS BEEN FELICITATED WITH OVER
200 AWARDS AND RECOGNITIONS.



The Most Trusted Brands of India by
Trust Research Advisory's
Brand Trust Report 2019

Builder of the Year
at the 13th CNBC-AWAAZ
Real Estate Awards 2019

Real Estate Company of the Year
at the construction week
Awards 2019

The Economic Times
Best Real Estate Brand 2018

India's Top Builders 2018
at the Construction World Architect
and Builder (CWAB) Awards 2018

Real Estate Company of the Year
at the 8th Annual Construction Week
India Awards 2018

Best Theme Project Of The Year
Godrej Woods
Et Realty Awards 2022

Best Residential Project:
Township Of The Year - Godrej Golf Links
Et Realty Awards 2022



LOCATION

LIVE IN THE HEART OF NOIDA

A WORLD WELL-CONNECTED

Godrej Woods in Sector 43, Noida offers proximity to a number of important destinations. It's well-connected to Delhi and the rest of NCR while giving you access to the Noida-Greater Noida Expressway.

Noida Golf Course - 950 m

World Trade Tower - 4.4 km

Okhla Bird Sanctuary - 4.5 km

Akshardham - 12 km

DND - 5.2 km

Source as per Google maps as on 06.11.2020.



THE WORLD AROUND YOU



Source as per Google maps as on 06.11.2020.

Map not to scale

GODREJ WOODS, YOU'RE NEVER TOO FAR FROM ANYTHING



SCHOOLS

- | | | | |
|--|----------|---|----------|
| • Ryan International School, Sector 39 | - 1.7 km | • Somerville International School, Sector 132 | - 6 km |
| • Army Public School | - 2.5km | • Lotus Valley Intl. School, Sector 126 | - 6.6 km |
| • Amity International School | - 2.5km | • Genesis Global School, Sector 132 | - 8 km |
| • DPS, Sector 29 | - 3.3km | • Shriram Millenium School, Sector 135 | - 10 km |



HOSPITALS & HEALTHCARE FACILITIES

- | | | | |
|--|----------|------------------------------|----------|
| • Kailash Hospital, Sector 27 | - 3.7 km | • Apollo Hospital, Sector 26 | - 4.8 km |
| • Max Multi-Speciality Centre, Sector 19 | - 3.8 km | • Fortis, Sector 62 | - 9.1 km |
| • Neo Hospital, Sector 50 | - 4.2km | • Felix Hospital, Sector 137 | - 11 km |



CORPORATES

- | | | | |
|--------------------------------|----------|--------------------------------|---------|
| • New Bridge Business Centre | - 4.5km | • Honda Cars India Ltd. | - 29 km |
| • Wipro Technologies, Sector 3 | - 4.5 km | • LG Electronics India H.O. | - 28 km |
| • NIIT Technologies Ltd. | - 5.3km | • Ansal IT City and Parks Ltd. | - 28 km |
| • Vatika Business Centre | - 10 km | | |
| • Techno Park , Sector 127 | - 6.6km | | |

GODREJ WOODS, YOU'RE NEVER TOO FAR FROM ANYTHING



SHOPPING

- | | | | |
|---------------------|----------|------------------------------------|----------|
| • IRCON Retail Mall | - 750 m | • The Great India Place, Sector 18 | - 3 km |
| • Garden Galleria | - 3.3 km | • City Centre Mall | - 2.5 km |
| • Mall of India | - 4.5 km | | |



COLLEGES & TECHNICAL INSTITUTES

- | | | | |
|--|----------|--------------------------------------|----------|
| • Asian Academy of Film and Television, Sector 16A | - 4.8 km | • UP Technical University, Sector 62 | - 8.7 km |
| • Amity University, Sector 125 | - 5.6 km | • Sharda University | - 27 km |
| • Maharaja Agrasen College DU | - 6.9 km | • Galgotia University, Sector 17A | - 37 km |



**THOUGHTFULLY
CRAFTED SPACES**



SINGAPORE-STYLE LIVING IN CENTRAL NOIDA

Warner Wong Design, our concept architect for landscape is renowned globally for its brilliant designs like Bandung Hilton Hotel, Azure Santhome- Singapore, St. Regis- Maldives, to name a few. The design of Godrej Woods has been inspired by one of Singapore's landmarks, the Mandai Resort, where sprawling canopies of trees have been built into its modern architecture.



CHANGING THE LANDSCAPE OF DESIGN

Our landscape architect Oracle has several notable creations to its credit. Including the Namah Resort, Hotel Savoy, Novotel, Bay Island Resort, to name just a few. This leading design consultancy provides services in landscape architecture, and helps its clients with site planning and construction administration services.

The group has been associated with prestigious projects in the following categories: Residential and Group Housing | Hotels and Hospitality | Clubs, recreational and leisure Office and mixed retail | Institutional | Parks and Gardens | Hydroelectric Power Projects Regional and urban planning for SEZs, townships and heritage precincts.

THE MASTERS BEHIND THE MASTERPIECE

RSP, the architect of Godrej Woods, is one of the most established architectural and engineering companies in the world. With over 60 years of experience, RSP has delivered innovative and sustainable design solutions to all their clients. Their architectural brilliance can be witnessed in projects like The Oberoi - Gurugram, The Taj – Bangalore, Karle Zenith - Bangalore, to name a few.

A close-up photograph of a person's hand reaching out to touch a branch of green leaves. The background is a dense field of similar green foliage, creating a sense of being in nature. The lighting is soft, highlighting the texture of the leaves and the skin of the hand.

BUILDING A SUSTAINABLE FUTURE, ONE PROJECT AT A TIME

Godrej Properties is one of the five founding members of the IFC-led sustainable housing leadership consortium with a mandate to drive sustainability in the Indian housing sector. In 2010, we committed to making every project a certified green building. Godrej Woods is rated Gold by the IGBC (Indian Green Building Council).

YOUR VERY OWN URBAN FOREST*

Add a touch of magic to every morning, with the sweetest birdsong and sightings, thanks to the Okhla Bird Sanctuary located just 4.5 km away from your home. Wander amid 600 trees** all to yourself, with over 3,750 M2 of urban forest with green linkages of about 1,250 M2.

*The term "forest" is being used as an analogy to denote the semblance of greenery in the Project to that in a forest. The Project is being developed on residential land and is not notified as a forest. **Shall form part of the entire project. Plantation will be sourced and planted by the developer within the project with the help of Landscape Consultant. This activity is estimated to be completed on and before the completion of the entire project.

THE PERFECT PLACE TO PERFECT THAT SWING

At Godrej Woods, your home is right next to a 97-acre golf course. This 18-hole golf course is just the perfect place to unwind after a long day, practice your swings and perfect them, or even invite your friends over for a game.

THE GIFT OF GOOD HEALTH

Take a dip of good health with your loved ones, in your very own pristine rivulet. And give your senses some natural therapy, with a stroll on the elevated walkway. This and much more, without having to part with the luxuries of living in a city.

A PODIUM FULL OF INDULGENCES

Come live your grandest life yet. With a range of amenities curated especially for you and your loved ones.



TENNIS COURT



2 INFINITY-EDGE SWIMMING POOLS



BARBECUE ARENA



BASKETBALL COURT



KIDS PLAY AREA



PERGOLAS AND INTERACTIVE FOUNTAIN

A LAVISH CLUBHOUSE TO INDULGE ALL YOUR SENSES

Discover a whole new world of luxury at your exclusive 464 M² wellness clubhouse. That pampers you with every world-class amenity you could desire.

Lounge with a wide variety of world-class amenities at your very own lavish clubhouse.



GYM WITH
FOREST VIEWS



SAUNA AND
STEAM ROOM



TERRACE
CAFÉ



15-SEATER
MINIPLEX



YOGA
STUDIO



BADMINTON
COURT



BANQUET
HALL



INDOOR
RESTAURANT

PARTNERING WITH THE VERY BEST

At Godrej Woods, we bring the most trusted brands right to your doorstep. So they can satisfy your every desire, whenever you want it.



WELLNESS PARTNER



FITNESS PARTNER



HOSPITALITY PARTNER



CONCIERGE PARTNER



CRECHE PARTNER

SAY HELLO TO YOUR GREENEST AND BRIGHTEST LIFE YET

JOINT VENTURE PARTNER

SHIPRA
GROUP

Godrej | PROPERTIES

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Building Plan No. Noida/Mu.Va.NI/III-305/2021/1181 dated January 08, 2021. Master Layout Plan No. Noida/Plg/III-304/2020/1171 dated October 06, 2020. Site Office: Plot no. GH-01/A, Sector 43, Dist. Gautam Budh Nagar, Uttar Pradesh Noida 201303.

The Project is being developed by Roseberry Estate LLP ("Developer"), wherein Godrej Properties Limited is a partner. The Project is being developed on a mixed use complex by the name of "Godrej Woods" comprising of residential units and commercial units on the plot admeasuring approx. 44,310 square meters (approx. 10.95 acres/ 4.41 hectares), ("Project Land") which forms the part of larger plot no GH-01 admeasuring 31.28 acres/ 12.66 hectares ("Group Housing Plot"). The balance land in the Group Housing Plot is not a part of the Project and is not being developed by the Developer. Phase I of the Project i.e. "Godrej Woods - Phase I" ("Phase I") comprises of 3 Towers - Indica, Cassia and Rosea and contains 430 residential units, comprised in approximately 16,055 square meters of the Project Land, and Phase II of the Project i.e. "Godrej Woods - Phase II" ("Phase II") comprises of 5 Residential Towers- Cyprus, Robusta, Alba, Verbena and Fern having 536 residential units being marketed under the campaign name of #Evergreen at Godrej Woods and a separate block comprising of 35 commercial units, comprised in approximately 20,602 square meters out of the Project Land. Phase III of the Project i.e. "Godrej Woods - Phase III" ("Phase III") comprises of 2 Residential Towers- Regia and Plumeria having 269 residential units, comprised in approximately 7,653 square meters out of the Project Land, being marketed under the campaign name of #Plumeria at Godrej Woods. The term Phase shall refer to Phase I, Phase II and Phase III individually.

All the specifications of the apartment shall be as per the final agreement executed with the Developer. Customers are advised to apprise themselves of the necessary and relevant information of the Project prior to making any purchase decision. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on any other website.