



STAY IN THE CITY,  
LIVE IN THE WOODS.



Stock image for representation purpose only.

# GODREJ WOODS

SECTOR 43, NOIDA



GODREJ PROPERTIES

ENTERS

CENTRAL NOIDA

FOR THE

FIRST TIME.



# BEST OF BOTH WORLDS.



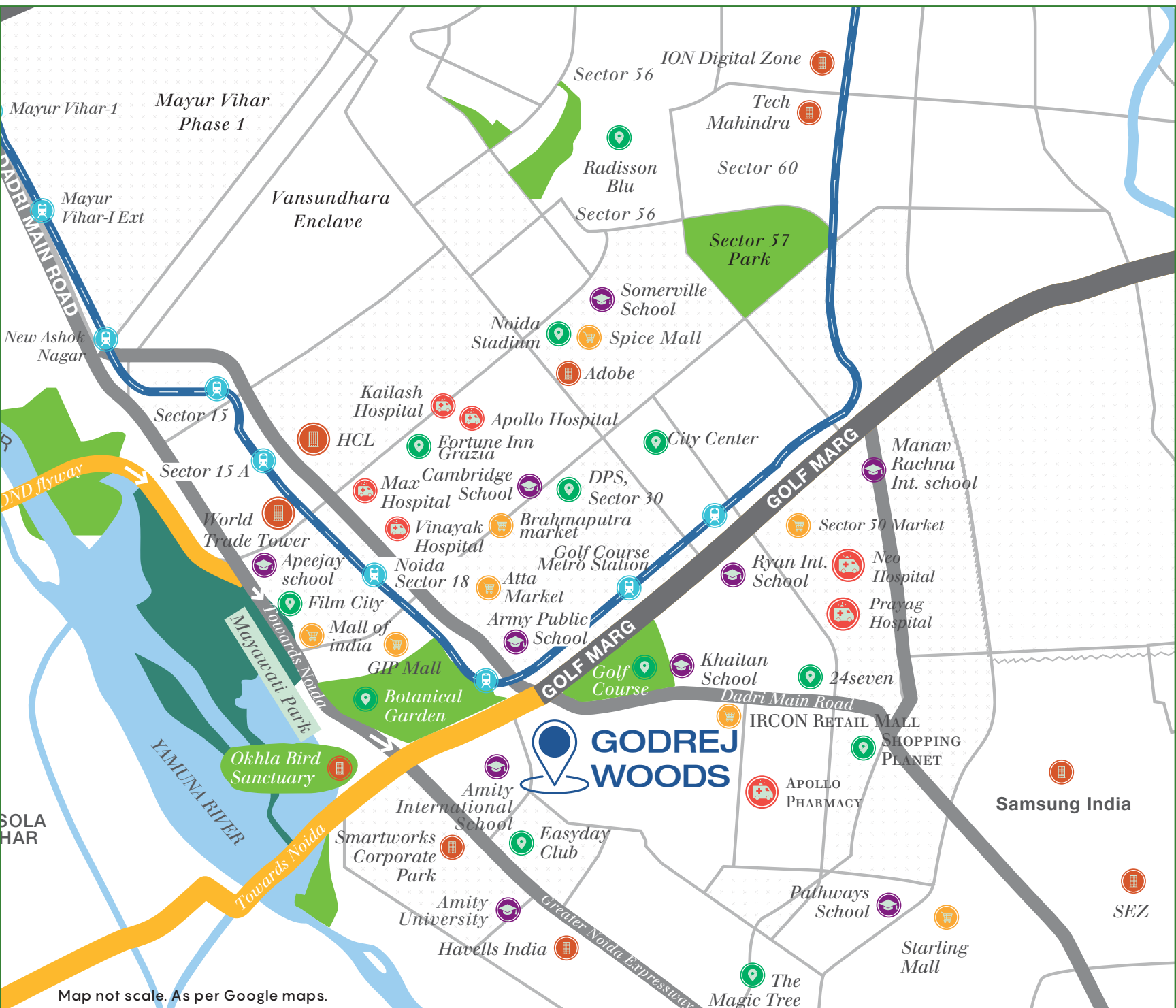
Artist's Impression. Not a Site Photograph.

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Your home in Godrej Woods offers you the best of both worlds. One world has lush green landscapes woven in a natural forest for you. And the other world has every convenience you have ever dreamt of, in its vicinity.



# YOUR OWN ADDRESS IN THE HEART OF NOIDA.



Godrej Woods offers proximity to a variety of important destinations. Just a few kilometers from the World Trade Tower, the Noida-Greater Noida Expressway and with great connectivity to Delhi & the rest of NCR, Sector 43 makes for a very premium address.



# A WORLD WELL-CONNECTED.



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Situated in Sector 43, Noida, Godrej Woods is close to everything you want and anything you'll ever need.



Noida Golf Course,  
950 m



Okhla Bird Sanctuary,  
4.5 km



World Trade Tower,  
4.4 km



Akshardham,  
12 km



Delhi Noida Direct Flyway,  
5.2 km



A NEIGHBOURHOOD YOU'VE  
ALWAYS IMAGINED.



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What for many is a dream, is a reality for you. 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, to practice your swings and perfect them, or even invite your friends over a game.



# LOVE THY NEIGHBOUR- A SANCTUARY NEARBY.



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You'll surely love your neighbours at Godrej Woods. The Okhla Bird Sanctuary, spread over 4 square kilometer<sup>#</sup>, is just 4.5 km from your home. The sanctuary is home to more than 188 species of flora and about 320 species of fauna<sup>#</sup>.

1 square kilometer = 100 hectare

Source:

Google maps as on 06.11.2020

<sup>#</sup><https://www.upecotourism.in/Okhla.aspx> 1

THE WORLD  
AT YOUR DOORSTEP



EDUCATIONAL  
INSTITUTES



HOSPITALS



CORPORATES



SHOPPING &  
EATERIES

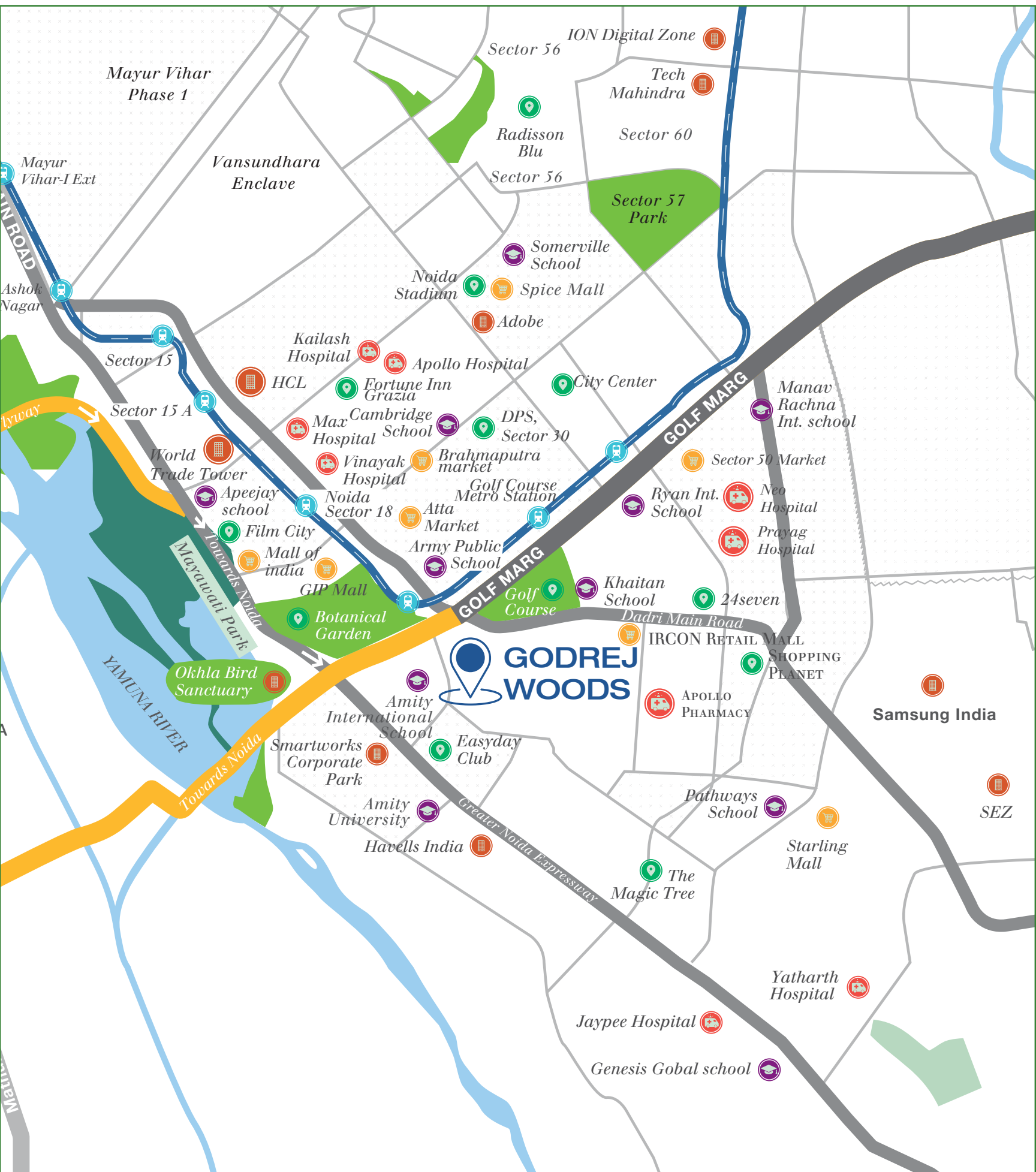


ENTERTAINMENT



# CLOSE TO NATURE, CLOSER TO LIFE.

Though you are next to a lush forest, you are never far from the finest healthcare facilities, world-class educational institutions, star-rated hotels, financial districts and other important locations.



Map not scale. As per Google maps. The term "forest" is being used as an analogy to denote the semblance of greenery planned in the Project to that in a forest. The Project is being developed on residential land and is not notified as a forest.



# CRAFTING EXCLUSIVE LIVING SPACES SINCE 1990.



Godrej South Estate

Artist's Impression



Godrej Golf Links

Artist's Impression



Godrej Palm Retreat

Artist's Impression



Godrej Meridien

Artist's Impression

**GODREJ SOUTH ESTATE:** RERA Registration No. DLRERA2019P0003 available at [www.rera.delhi.gov.in](http://www.rera.delhi.gov.in) | **GODREJ GOLF LINKS:** RERA Registration No. Crest - UPRERAPRJ151; The Suites - UPRERAPRJ2373; Evoke - UPRERAPRJ2126; Park Lane - UPRERAPRJ16697; Windsor - UPRERAPRJ16712; Presidential Villas UPRERAPRJ13203 - Villa Category V2, V3, V4, and V5 in the project Presidential Villas are being marketed as Exquisite at Godrej Golf Links. Details available at <https://www.up-rera.in> | **GODREJ PALM RETREAT:** Godrej Palm Retreat 1 - UPRERAPRJ745601, Godrej Palm Retreat 2 - UPRERAPRJ124632, available at <https://www.up-rera.in> | **GODREJ MERIDIEN:** RERA registration no. is 05 of 2018 and 06 of 2018 dated 18.05.2018, 09 of 2020 dated 10.02.2020.



JOINT VENTURE PARTNER



*Godrej* | PROPERTIES

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## GODREJ PROPERTIES LTD.

### Head Office

Godrej Properties Ltd.  
6th Floor, Godrej One,  
Pirojshanagar, Vikhroli East,  
Mumbai 400 079,  
India.

[www.godrejproperties.com](http://www.godrejproperties.com)

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## GODREJ WOODS

### Regional Office

3rd Floor, UM House,  
Tower A, Plot No.35,  
Sector 44, Gurugram,  
Haryana 122001

Tel: +91-124-4956150

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Site address: Godrej Woods, Plot no. GH-01/A, Sector 43, Noida 201303.

Godrej Woods Phase - I, RERA Registration No. UPRERAPRJ704730 available at <https://www.up-rera.in> | 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, 2021.

This Project is being developed by Roseberry Estate LLP ("Developer"), where Godrej Properties Limited is a partner. The Project is being developed on Plot no. GH-01/A admeasuring 44,310 square metres ("Project Land"), which forms part of the larger plot no. GH-01 admeasuring approx. 1,26,600 square metres ("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. The Project is being developed in phases, where Phase I of the Project i.e. "Godrej Woods Phase - I" includes Towers Indica, Cassia and Rosea comprised in approximately 16,055 square metres out of the Project Land. The balance Project Land shall be developed at a future stage and shall be registered with UPRERA prior to selling and marketing. Customers are advised to apprise themselves of the necessary and relevant information of the Project prior to making any purchase decisions. The term "forest" is being used as an analogy to denote the semblance of greenery planned in the Project to that in a forest. The Project is being developed on residential land and is not notified as a forest. The official website of Godrej Properties Limited is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on any other website.