

SECTOR 43, NOIDA.

#EVERGREEN  
AT GODREJ WOODS



Stock image for representative purpose only.



LIFE IN NATURE'S EMBRACE

JOINT VENTURE PARTNER



RERA Registration No for Godrej Woods Phase - I, UPRERAPRJ704730 and Godrej Woods Phase II UPRERAPRJ145318 on website - <http://up-rera.in>







Actual site photograph.

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



## A LEGACY OF 124 YEARS AND, A COMMITMENT OF A LIFETIME

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 foundations of trust that were laid 124 years ago.





Artist's impression. Not an actual site photograph.

**Godrej Trees, Mumbai**

## 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 of residential and commercial developments. From futuristic elevations to ergonomic interiors, we have focussed on delivering a superior living experience to our residents.

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>





WE'VE BEEN  
RECOGNIZED AS  
THE NATIONAL BRAND  
LEADER BY  
THE TRACK2REALTY  
BRANDXREPORT  
2019-20



AND WE PROMISE TO  
BUILD ON IT





Artist's impression. Not an actual site photograph.

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 Golf Links,  
Greater Noida**

## 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 13<sup>th</sup> 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 8<sup>th</sup> Annual Construction Week  
India Awards 2018





## YOUR OWN ADDRESS IN THE HEART OF NOIDA

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



# A JOURNEY TO THE WOODS



LOCATION



THOUGHTFUL  
DESIGN



CLUBHOUSE &  
PARTNERS



URBAN FOREST



ABOUT  
YOUR HOME



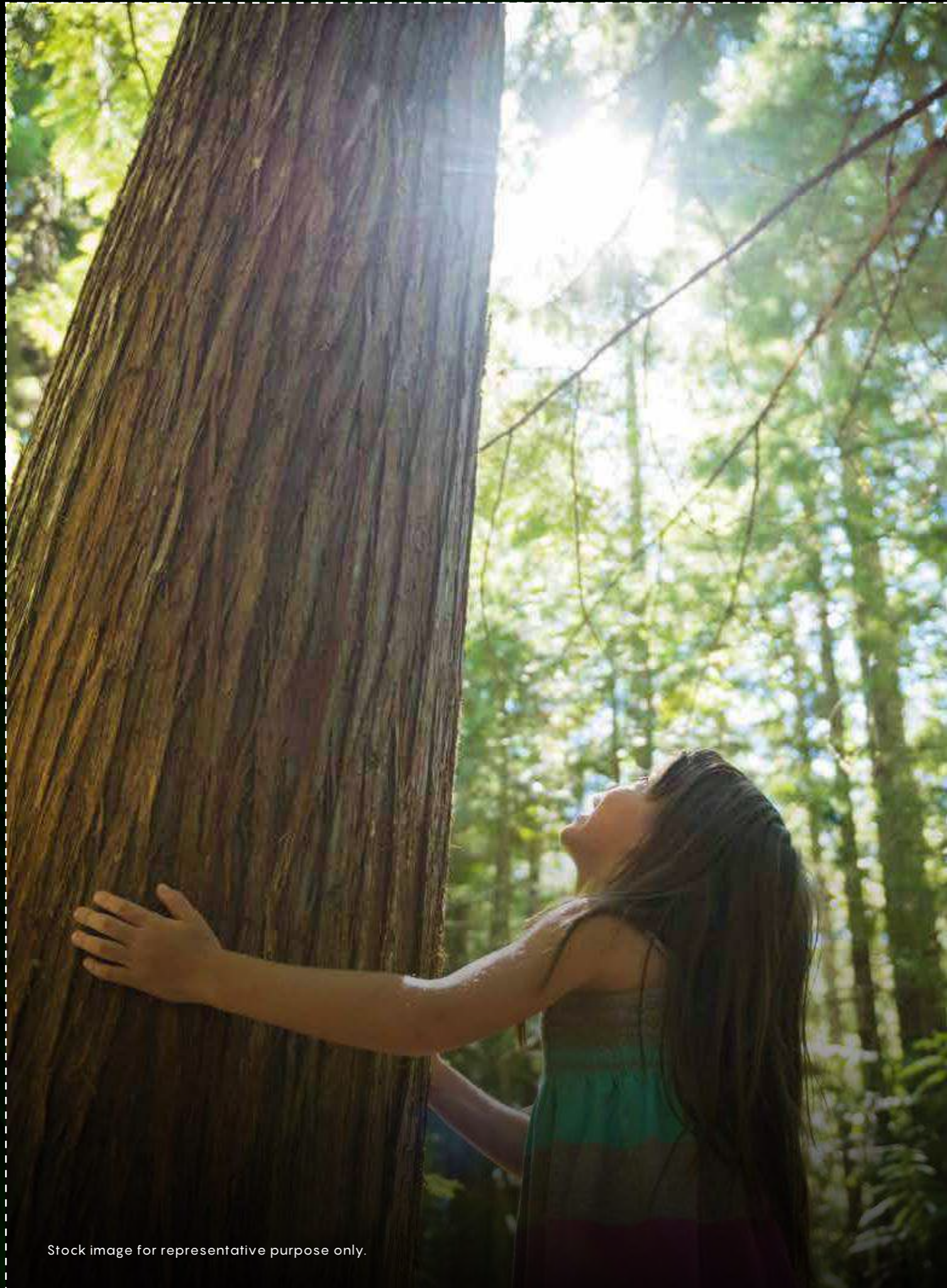


## LOCATION

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LIVE IN THE HEART OF NOIDA





Stock image for representative purpose only.

## WELCOME TO YOUR HOME IN CENTRAL NOIDA

Everyone wants to live in the heart of the city, and stay close to the creature comforts that we have become accustomed to. And that's why, we all end up compromising on the greener side of life. Not anymore.

At Godrej Woods, you're not just close to important locations, but you even have an urban forest, right in the middle of a city. Welcome to Godrej Woods.





Stock image for representative purpose only.

## A WORLD WELL-CONNECTED

#Evergreen at 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, and also you have access to the Noida-Greater Noida Expressway.

Noida Golf Course - 950 m

World Trade Tower - 4.4 km

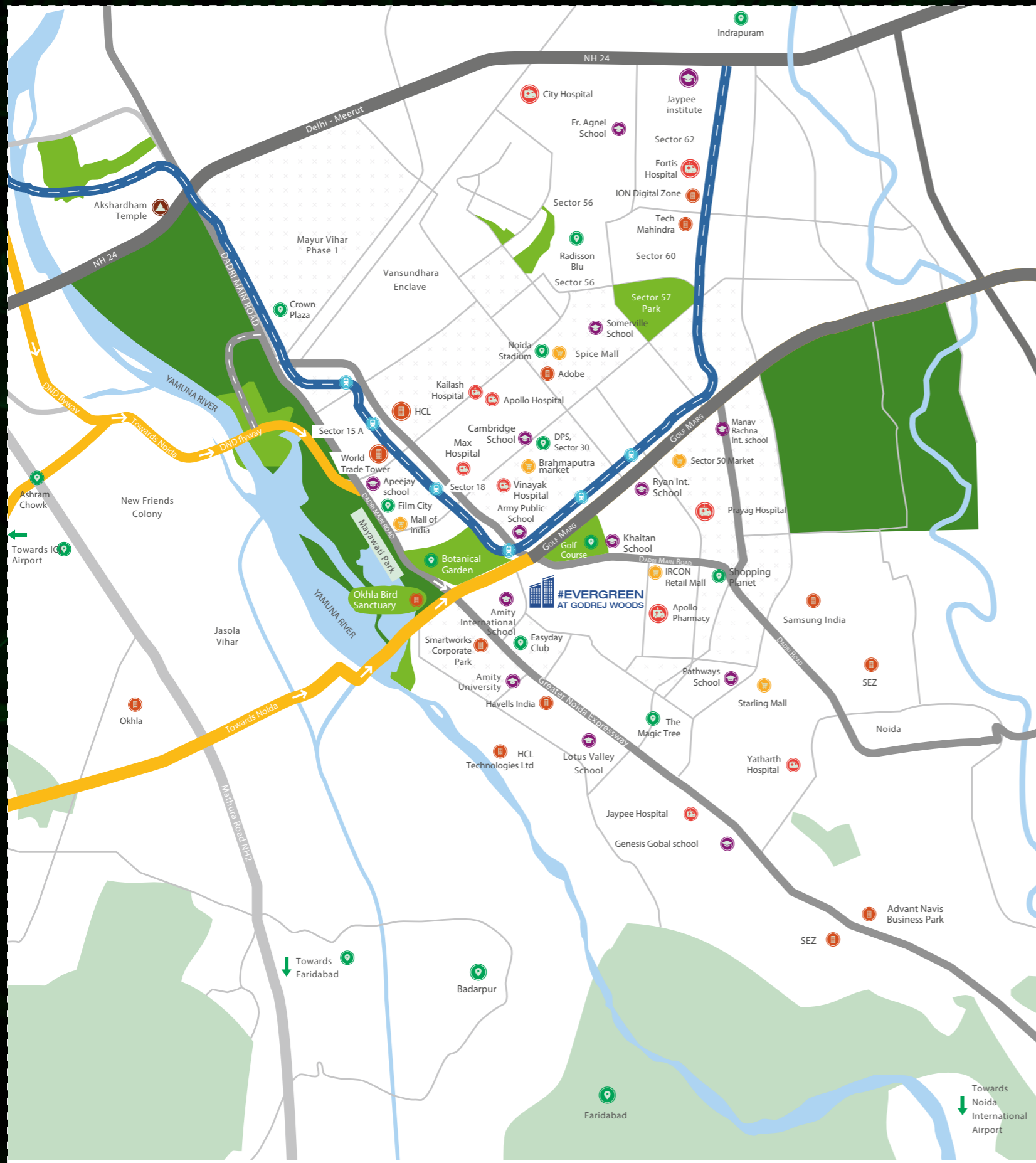
Okhla Bird Sanctuary - 4.5 km

Akshardham - 12 km

DND - 5.2 km

Source as per Google maps as on 06.11.2020.





Map not to scale

- Landmark | ● School/Colleges | ● Hospital | ● Mall | ● Hotel/Restaurant | ● Temple | ● Railway Station
- Tech Park/Companies | — Metro | ■ Green Land | ■ Water Body

Source as per Google maps as on 06.11.2020. MAP NOT SCALE

AT THE CENTER OF  
EVERYTHING





## STAY IN THE CITY, LIVE IN THE WOODS

Though you have a beautiful, dense forest within your development, you're never too far from the finer healthcare facilities, world-class educational institutions, star-rated hotels, financial districts and other landmarks.

Artist's impression. Not an actual site photograph.  
Building footprints denote future development, which shall be developed at a future stage, and shall be registered with UPRERA prior to selling and marketing.





THE WORLD  
AROUND YOU

Source as per Google maps as on 06.11.2020.

Map not to scale



# #EVERGREEN AT 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                   | - 2.5 km | • Lotus Valley Intl. School, Sector 126       | - 6.6 km |
| • Amity International School           | - 2.5 km | • Genesis Global School, Sector 132           | - 8 km   |
| • DPS, Sector 29                       | - 3.3 km | • 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                | - 4.2 km | • Felix Hospital, Sector 137 | - 11 km  |



## CORPORATES

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



# #EVERGREEN AT 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 |                                    |          |



## EATERIES

- |                       |          |                   |          |
|-----------------------|----------|-------------------|----------|
| • 18+ Café and Lounge | - 1.7 km | • FitBuddy's Café | - 3.5 km |
| • Public Café         | - 1.7 km | • Kalpak          | - 5.2 km |
| • Roovez Restro       | - 2.1 km | • Libet Café      | - 6 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  |

Source: Google maps as on 06.11.2020





Stock image for representative purpose only.

A SERENE NEIGHBOURHOOD





Stock image for representative purpose only.

## THE PERFECT PLACE TO PERFECT THAT SWING

#Evergreen 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.

<https://www.noidagolfcourse.com/index.php?id=cp6>; Does not form a part of the project





Stock image for representative purpose only.

## A SANCTUARY NEARBY

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 hectares

Source: Google maps as on 06.11.2020 | <sup>#</sup><https://www.upecotourism.in/Okhla.aspx>





THOUGHTFUL DESIGN

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CREATIVE MINDS AT WORK



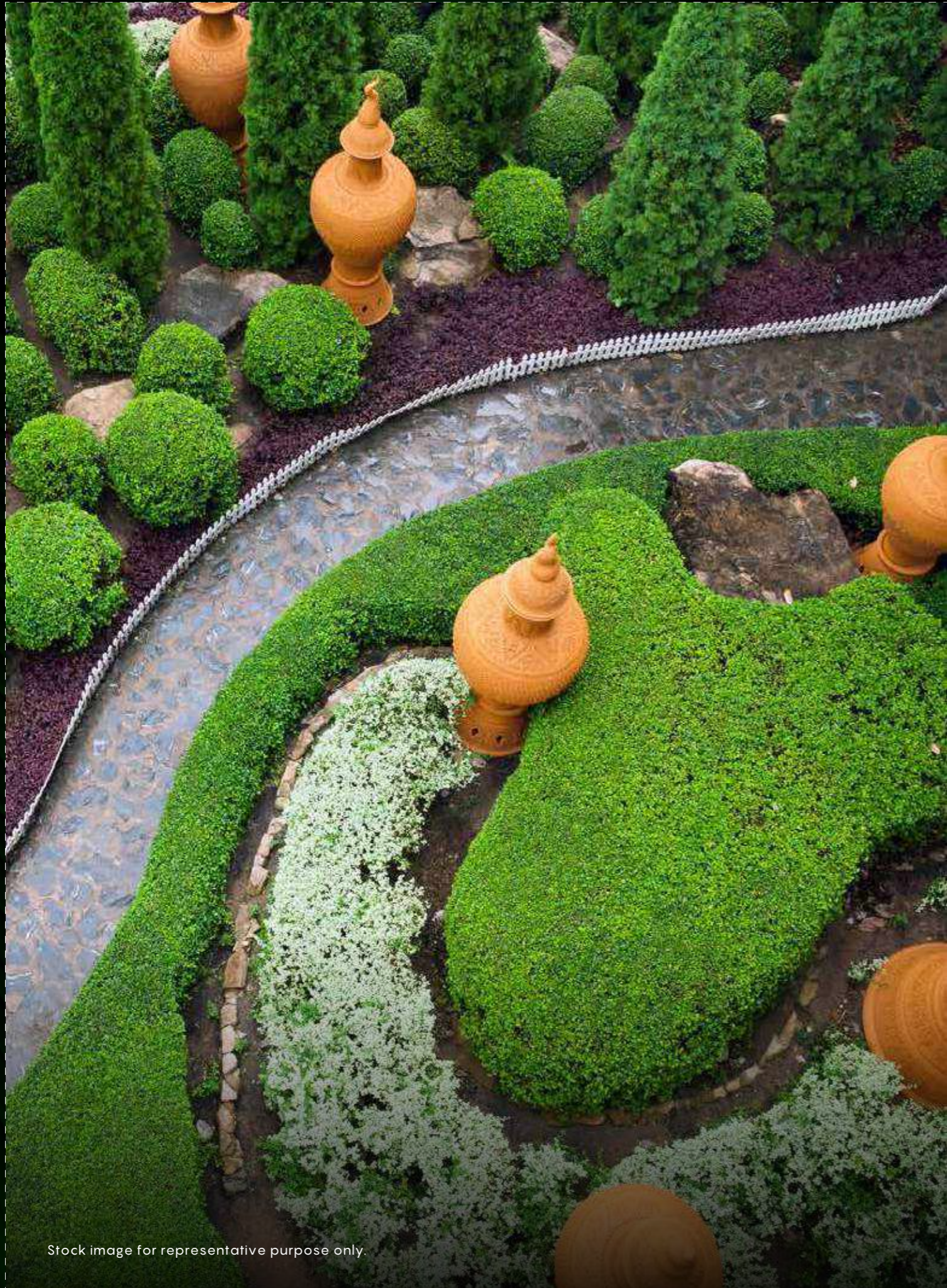


Artist's impression. Not an actual site photograph.

## 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 #Evergreen at Godrej Woods has been inspired by one of Singapore's landmarks, Mandai resort, where sprawling canopies of trees have been built into its modern architecture.





Stock image for representative purpose only.

## CHANGING THE LANDSCAPE OF DESIGN WITH ORACLE, OUR LANDSCAPE ARCHITECT

Our landscape architect has several notable creations including Namah Resort, Hotel Savoy, Novotel, Bay Island Resort to name a few. This leading design consultancy provides services in the field of 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.





Stock image for representative purpose only.

The Oberoi, Gurugram

## THE MASTERS BEHIND THE MASTERPIECE

RSP, the architect of #Evergreen at 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.





Stock image for representative purpose only.

## **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 that our every project would be a certified green building.

Godrej Woods is gold rated by IGBC  
(Indian Green building council)





# URBAN FOREST

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LIVING IN THE WOODS





Artist's impression. Not an actual site photograph.

## YOUR PRIVATE URBAN FOREST

When the chirps of those winged visitors wake you to views of green, your mornings are free of worldly worries. You have a forest all to yourself, to wander amidst ~600 trees\* in the development and can splash around with loved ones in your very own pristine rivulet. You own this world of serenity and would keep it close to you for a lifetime. A stroll on the elevated walkway will lift you to the top of your green world; a spectacle from which, would be reminiscent of childhood paintings. All this, nestled within the very luxury of the city, is a dream come true.

\*Shall form part of the entire project. Plantation will be sourced and planted by the developer within the project with the help of our Landscape Consultant. This activity is estimated to be completed on or before the completion of the entire project.



# SECTOR 43, NOIDA

# #EVERGREEN AT GODREJ WOODS

## LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. ENTRY TO PODIUM                | 2. DROP OFF FEATURE WALL     |
| 3. KIDSPLAY (TOT LOT)             | 4. KIDS PLAY (6-12 YRS)      |
| 5. ACTIVITY LAWN                  | 6. COMMUNAL DECK             |
| 7. TENNIS LAWN                    | 8. ORCHARD                   |
| 9. FAMILY POOL                    | 10. KIDS POOL                |
| 11. EXCLUSIVE POOL                | 12. LAP POOL                 |
| 13. JACUZZI                       | 14. MOUND                    |
| 15. BADMINTON COURT               | 16. OPEN SHOWER              |
| 17. FLOATING PLANTERS             | 18. WATER FEATURE            |
| 19. PERGOLA                       | 20. RECESSED FOUNTAIN        |
| 21. KIDS DECK                     | 22. POOL DECK                |
| 23. LAWN                          | 24. SCULPTURE LAWN           |
| 25. FAMILY SPACE                  | 26. ART PAVILION             |
| 27. COMMUNAL SQUARE               | 28. FIRE TENDER PATH         |
| 29. STEPPED SEATING               | 30. PRIVATE GREEN            |
| 31. OUTLOOK COURT                 | 32. ANYWHERE SEATING         |
| 33. HEDGES                        | 34. GRAND PAVILION           |
| 35. ENTRY TO SITE                 | 36. GUARD ROOM               |
| 37. DROP-OFF                      | 38. PARKING                  |
| 39. URBAN FOREST ARM              | 40. WATER CASCADE            |
| 41. STEPS LEADING TO URBAN FOREST | 42. BIO-POND / RIVULET       |
| 43. FOREST TRAIL                  | 44. COMMON LAWN              |
| 45. ACTIVE ZONE                   | 46. FITNESS DECK             |
| 47. NINE SQUARE GARDEN            | 48. SWING                    |
| 49. FOREST DECK                   | 50. TENT CAMPING GROUND      |
| 51. LOG CAMPING GROUND            | 52. TREE HOUSE               |
| 53. CAMPING GROUND                | 54. FAMILY ZONE              |
| 55. YOGA DECK                     | 56. WATER FRONT              |
| 57. HERB GARDEN/ FARMLAND         | 58. SKY WALK                 |
| 59. OUTDOOR COURTSIDE SEATING     | 60. ENTRY PAVILION           |
| 61. BASKETBALL COURT              | 62. TOWER EDGE PLANTER       |
| 63. SEASONAL FLOWERING BED        | 64. SERVICE DECK             |
| 65. SUBMERGED RECLINERS           | 66. STEPS/RAMP TO CLUB HOUSE |



\*\*Artist's Impression.

JOINT VENTURE PARTNER



RERA Registration No for Godrej Woods Phase - I, UPRERAPRJ704730 and Godrej Woods Phase II UPRERAPRJ145318 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-304/2020/1171dated October 06, 2020.

Site Office: Plot no. GH-01/A, Sector 43, Dist. Gautam Budh Nagar, Uttar Pradesh Noida 201303. | Campaign Name: #Evergreen | Project Name: Godrej Woods Phase II

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 3 Residential Towers- Cyprus, Robusta, Alba having 323 residential units and 2 remaining Residential Towers that shall be developed and launched at future stage and a block comprising of 35 commercial units, comprised in approximately 20,602 square meters out of the Project Land. The term Phase shall refer to Phase I and Phase II individually. The balance 7,653 square meters of the Project Land ("Future Development") shall be developed at a future stage and shall be registered with UPRERA prior to selling and marketing. "The park is proposed and to be developed by government and other authorities in Sector 43, Noida. We cannot predict the timing of the proposed development of the park as they are beyond our control. We shall not be responsible or liable in delay of such development. Source: <https://bit.ly/3yuMGsE>". \*\*This contains artistic impression and is for informational purpose only and no warranty is expressly or impliedly given that the completed development will comply in any degree as depicted. The official website of Godrej Properties Limited is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on any other website.





A WORLD FULL OF REAL  
LUXURIES

Stock image for representative purpose only.





Stock image for representative purpose only.

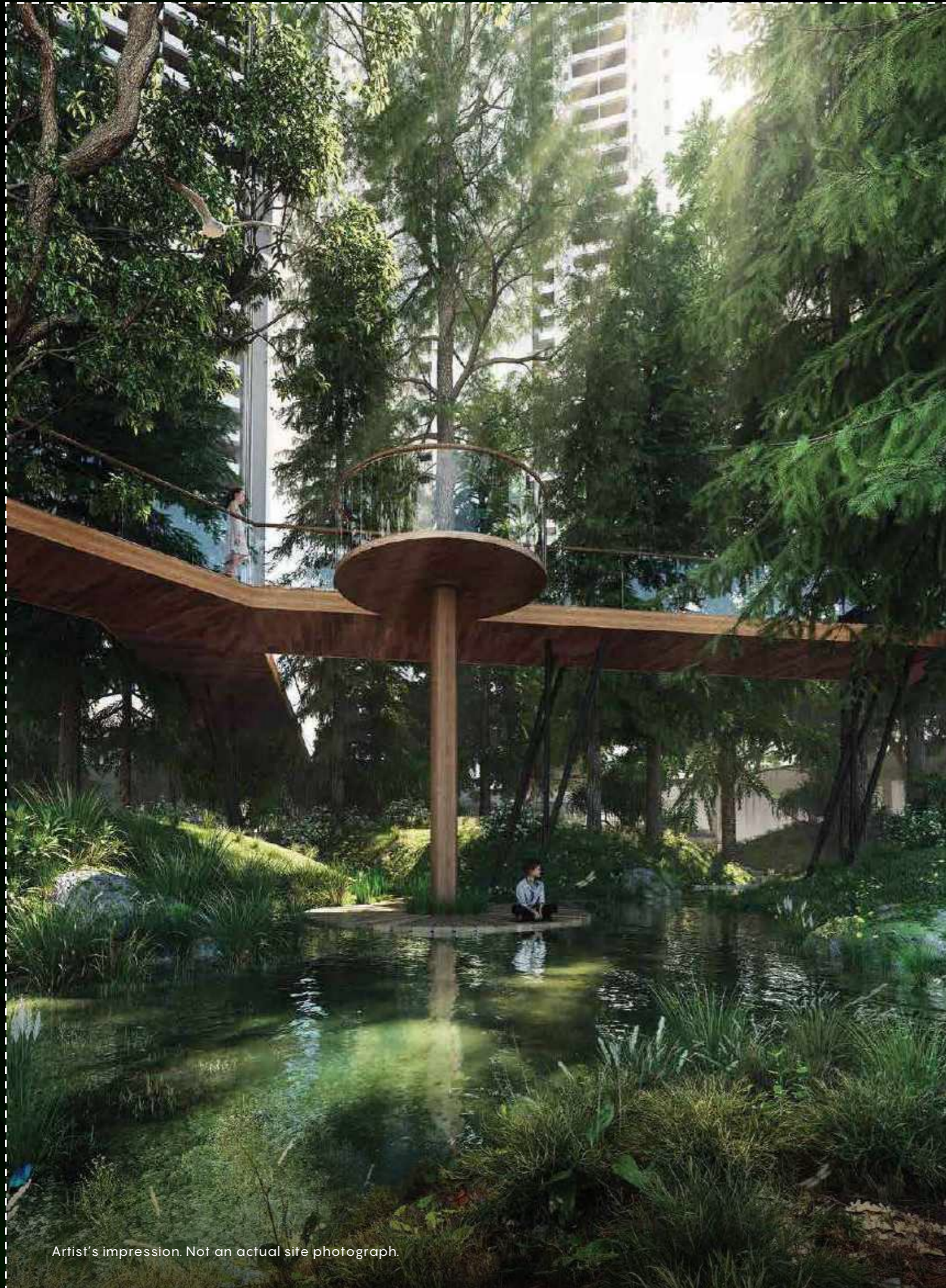
1 Sq. m. = 10.76 Sq. Ft.

## BELONG TO THE WOODS

Your home in the forest is cocooned in the serenity of your own private retreat. It's nestled among ~600 trees\* with over 3750 Square Meter of urban forest with green linkages of about 1250 Square Meter

\*Shall form part of the entire project. Plantation will be sourced and planted by the developer within the project with the help of our Landscape Consultant. This activity is estimated to be completed on or before the completion of the entire project.



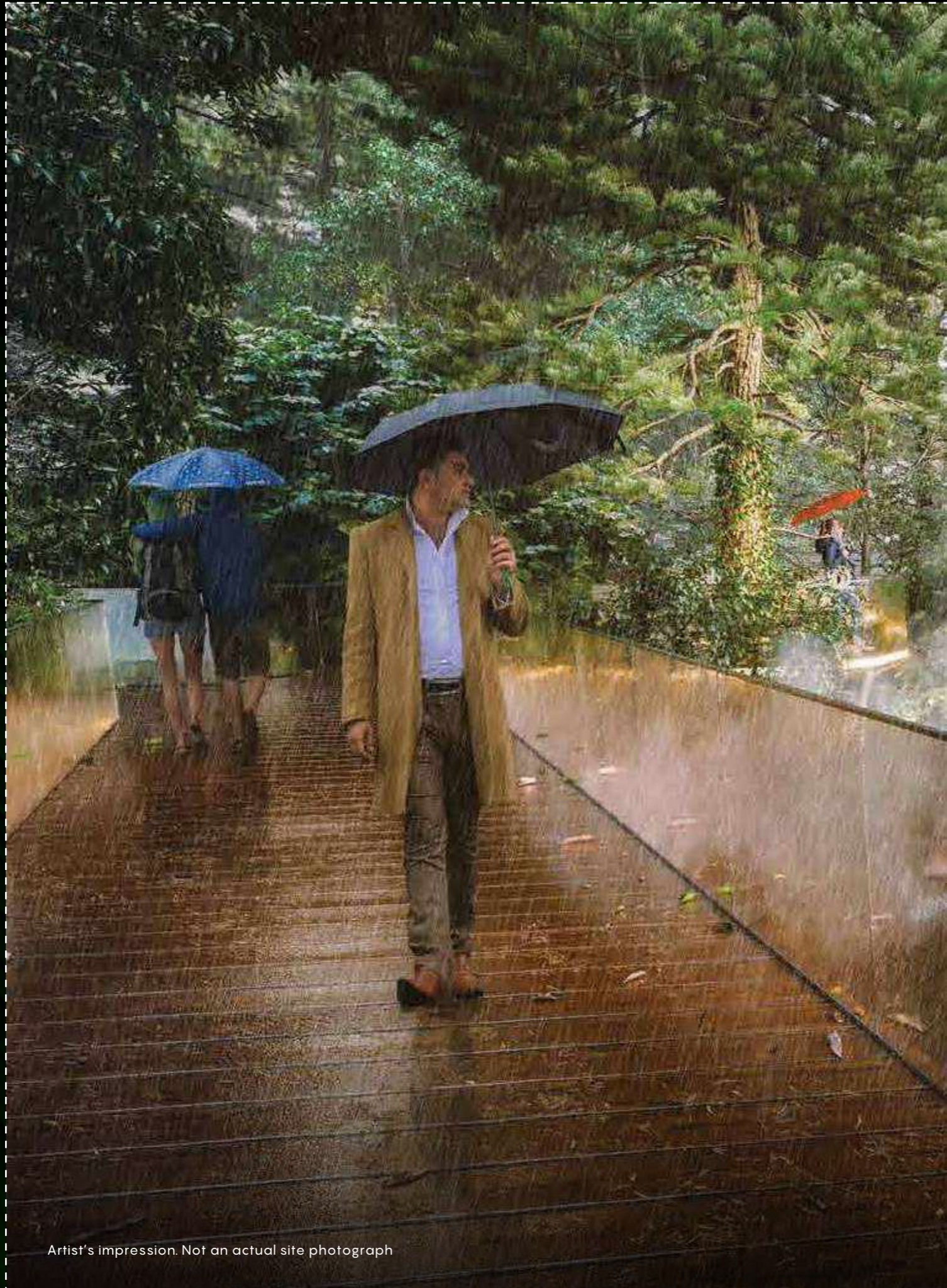


Artist's impression. Not an actual site photograph.

## THEIR FIRST ADVENTURE

A rivulet flowing along the forest, where your little ones can set out on an adventure.





Artist's impression. Not an actual site photograph

## THOSE LONG WALKS

An elevated walkway that runs over the forest, where you have the perfect place for your 'together time'.

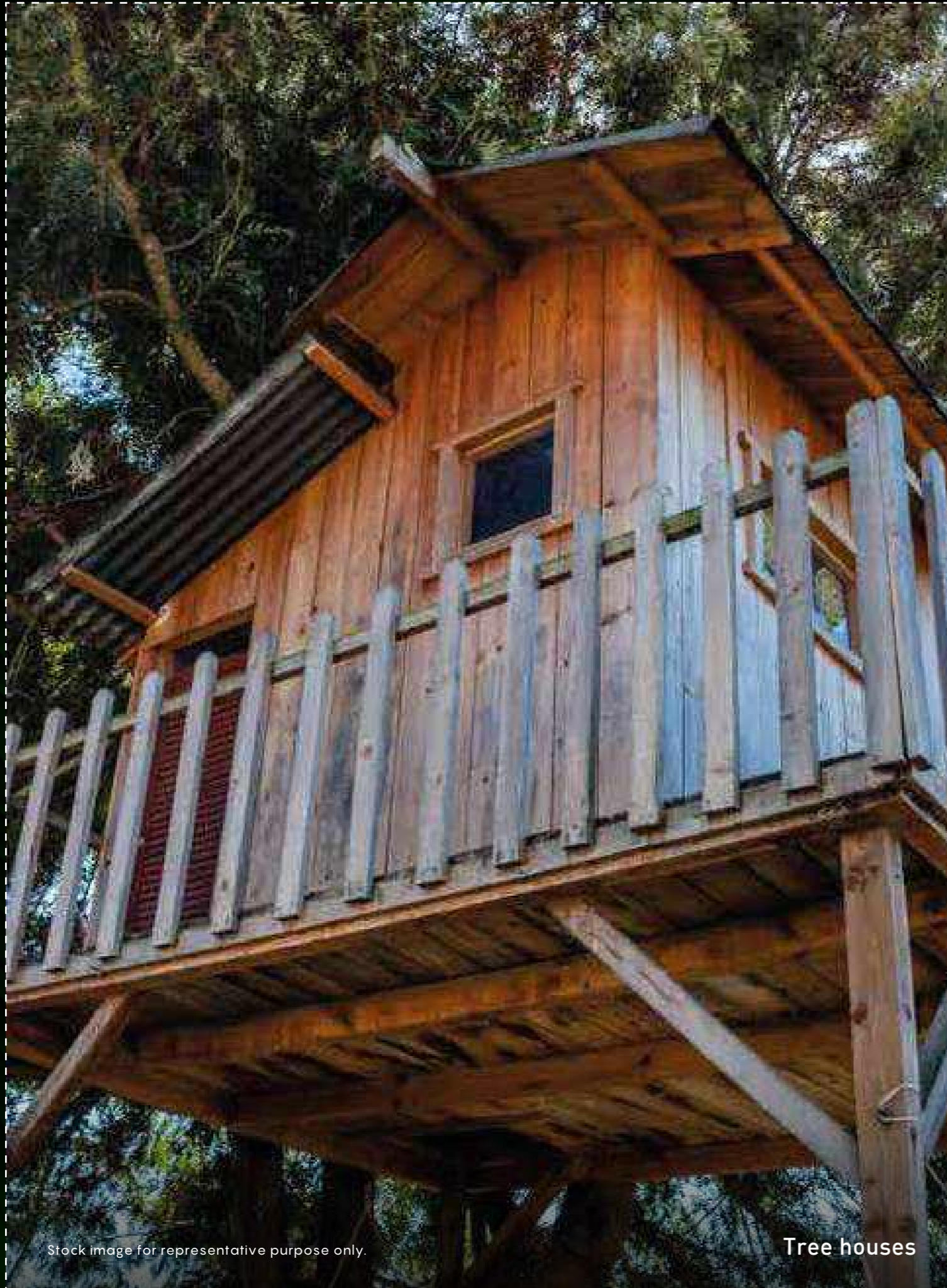




Artist's impression. Not an actual site photograph

The length of the elevated walkway is over 90 meters.  
And, this is just the perfect place  
to enjoy the splendid views of the forest.





Stock image for representative purpose only.

Tree houses

## GROW IN THE WOODS

Give your children the childhood they deserve. At Godrej Woods, we have designed spaces for your little ones to make their best days of life a lifelong holiday.





Stock image for representative purpose only.

Kids' play area

GROW IN THE WOODS





Stock image for representative purpose only.

Camping area

GROW IN THE WOODS





Artist's impression. Not an actual site photograph.

SOLACE AMIDST GREE





Artist's impression. Not an actual site photograph.

SHARE STORIES OF BLISS  
WITH LOVED ONES IN  
SHADED EXPANSES





Artist's impression. Not an actual site photograph.

LEISURE IS BEST  
EXPERIENCED WITH TREES  
AS NEIGHBOURS





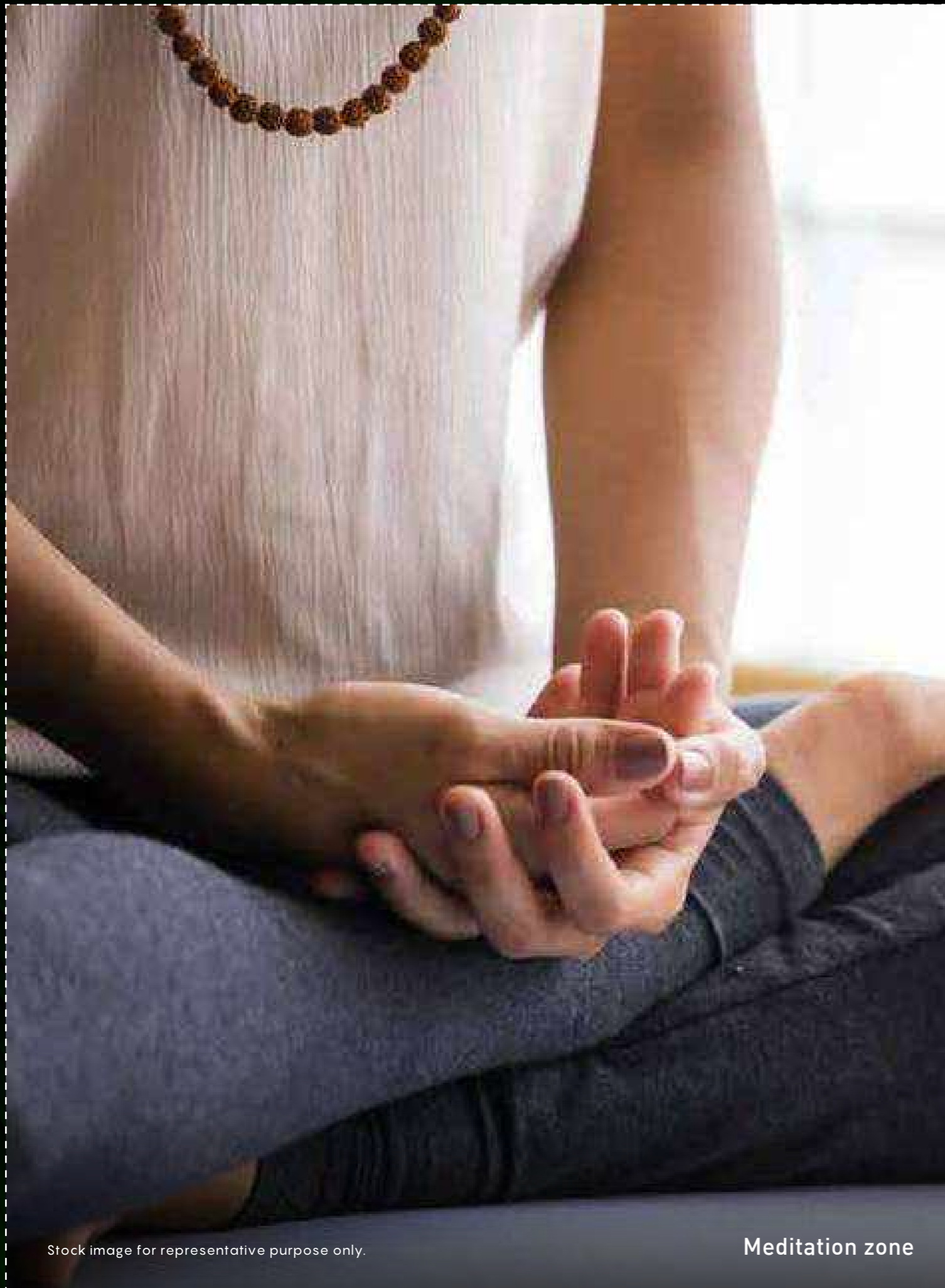
Stock image for representative purpose only.

Fitness Deck

## THE ADDRESS OF GOOD HEALTH

Make fitness a part of your lifestyle. Here, we have crafted spaces where you can nurture your mind, body and soul and live a healthy life.





Stock image for representative purpose only.

Meditation zone

## THE ADDRESS OF GOOD HEALTH





Stock image for representative purpose only.

Forest trails

# THE ADDRESS OF GOOD HEALTH





## GO OFFLINE

Spend less time online and network with people in real time.  
At Godrej Woods, we have built spaces where you can interact  
with people, grow your network, and also celebrate  
special days of your life.

Stock images are for representative purpose only.

\*An area will be demarcated within the Project where the residents can grow their own produce, which will be entirely at their risk and cost. The Developer shall not monitor or be responsible in any manner whatsoever for the crops/ plants to be grown, maintained and consumed by the residents from this area.





Mango



Chikoo



Guava



Jackfruit



Sirish



Chhatin saptparni

## THE TREES OF LIFE

At Godrej Woods, your home is nestled among ~600 trees\*.

And we are planting many different species of trees and shrubs to achieve a healthy mix and diversify our urban forest.

\*Shall form part of the entire project. Plantation will be sourced and planted by the developer within the project with the help of our Landscape Consultant. This activity is estimated to be completed on or before the completion of the entire project.

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Silverline



Dragonfly



Red Vented Bulbul



Tailorbird



Hawk Cuckoo



Shaheen Falcon

## MAKE NEW FRIENDS

Your home in the middle of a 3750 Square Meter urban forest, comes with its own diverse ecosystem. It's not just your home, but it'll also provide shelter to many different species of animals and birds.





Stock image for representative purpose only.

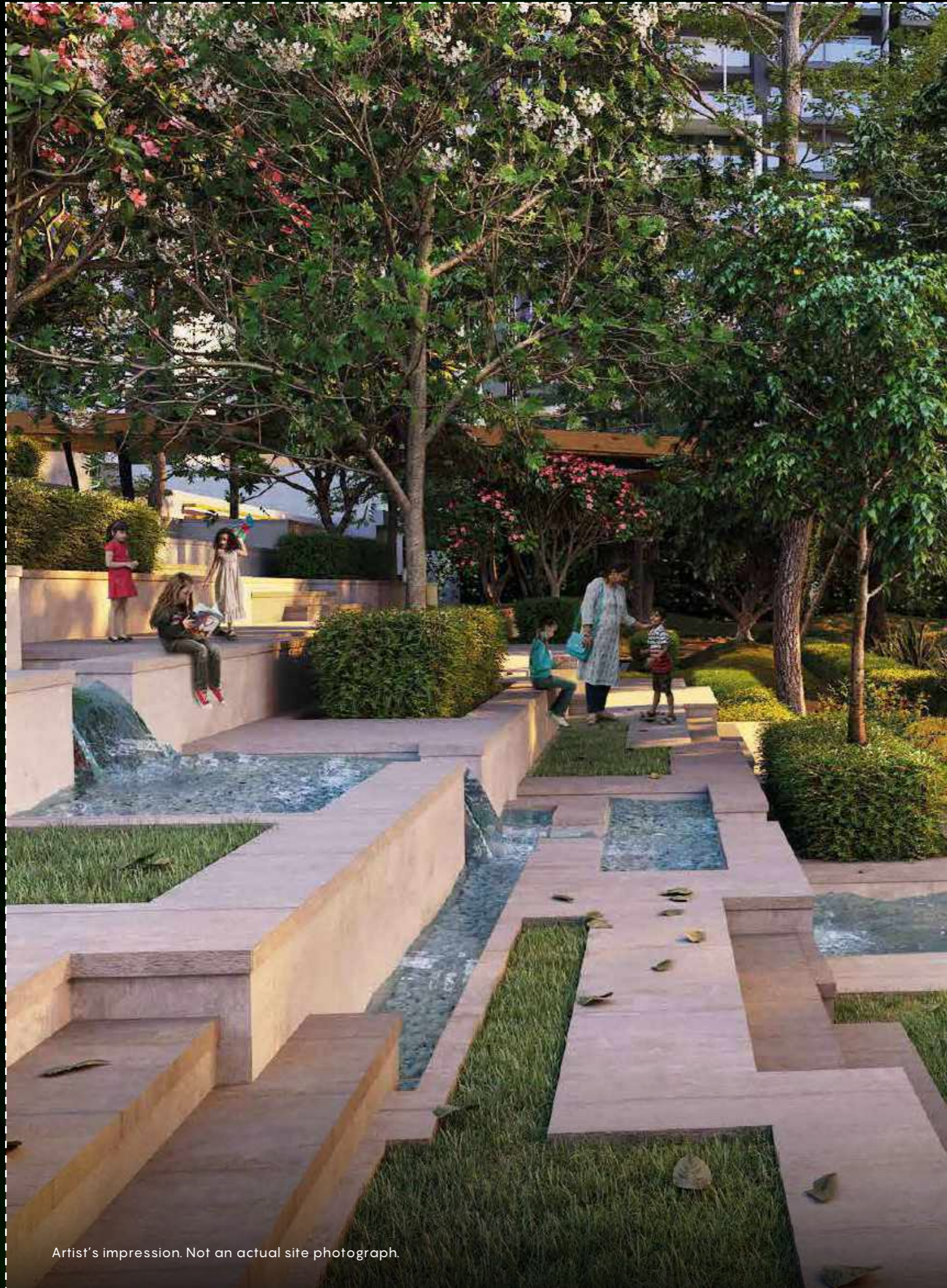
**Urban Farm**

## THE GIFT OF GOOD HEALTH

An Urban Farm, where your loved ones can eat fresh and healthy food every day.

An area will be demarcated within the Project where the residents can grow their own produce, which will be entirely at their risk and cost. The Developer shall not monitor or be responsible in any manner whatsoever for the crops/ plants to be grown, maintained and consumed by the residents from this area.





Artist's impression. Not an actual site photograph.

## THE STAIRWAY TO HEAVEN

A grand life awaits you at the podium level. Here, you'll find yourself in the midst of a range of amenities curated especially for you and the ones closest to you.





Stock image for representative purpose only.

Tennis Court

## PERFECT YOUR ACES

A Tennis Court, where you can improve your game and also teach it to your little ones.





Artist's impression. Not an actual site photograph.

## SET YOURSELF FREE

2 Infinity Edge Swimming Pools overlooking the forest, where you can disconnect from the outside world. And a Pool with Jacuzzi, where you can wash away all your stress.





Stock image for representative purpose only.

Barbecue Area

## THE PERFECT VENUE

A Barbecue Area facing the forest, where every celebration is a memorable one.





Stock image for representative purpose only.

**Basketball Court**

## DUNK IT WITH STYLE

A Basketball Court, where you can challenge your little champs to beat your score.





Mango trees



Kids play area



Floating planters



Pergolas to sit and relax



Interactive water fountain



Sculpture lawn

## LIKE A VACATION

There's so much more to indulge into #Evergreen at Godrej Woods. The luxurious amenities at the podium level ensure that you'll never have a boring moment. And when you move in here, you'll definitely feel that you're on the longest vacation ever.

Stock images are for representative purpose only.



A woman with long brown hair, wearing a vibrant green, long-sleeved, floor-length dress, stands on a wooden balcony. She is seen from behind, with her arms resting on the balcony railing. The balcony overlooks a lush green landscape with dense trees and a parking lot with a few cars. The scene is captured in a soft, natural light, possibly during the golden hour. The entire image is framed by a white dashed border.

# GREEN VIEWS FROM EVERY HOME

To avoid any confusion, please note that the green views are available from internal green within the project, green belt in vicinity and the park proposed and to be developed by government and other authorities in Sector 43, Noida. We cannot predict the timing of the proposed development of the park as they are beyond our control. We shall not be responsible or liable in delay of such development.  
Source: <https://bit.ly/3yuMGsE>

Stock image for representative purpose only.





Artist's impression. Not an actual site photograph.

**A LUSH PARK\* SERVING SERENE  
CITY VIEWS EMBEDDED IN GREENS  
WHERE YOU CAN TAKE AN  
ELABORATE STROLL TO DRAIN  
AWAY WORLDLY WORRIES.**

\*To avoid any confusion, please note a park is proposed to be developed by government and other authorities in vicinity as indicated in the sector plan (sector 43), Noida. We cannot predict the exact area & timing of the proposed development of the park as they are beyond our control. We shall not be responsible or liable for delay or any change/variation in such development.





Stock image for representative purpose only.

VIEWS OF INTERNAL GREENS  
OUTLINED WITH ORCHARDS\*

\*For select unit only.





# CLUBHOUSE & PARTNERS

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THE WORLD OF INDULGENCE

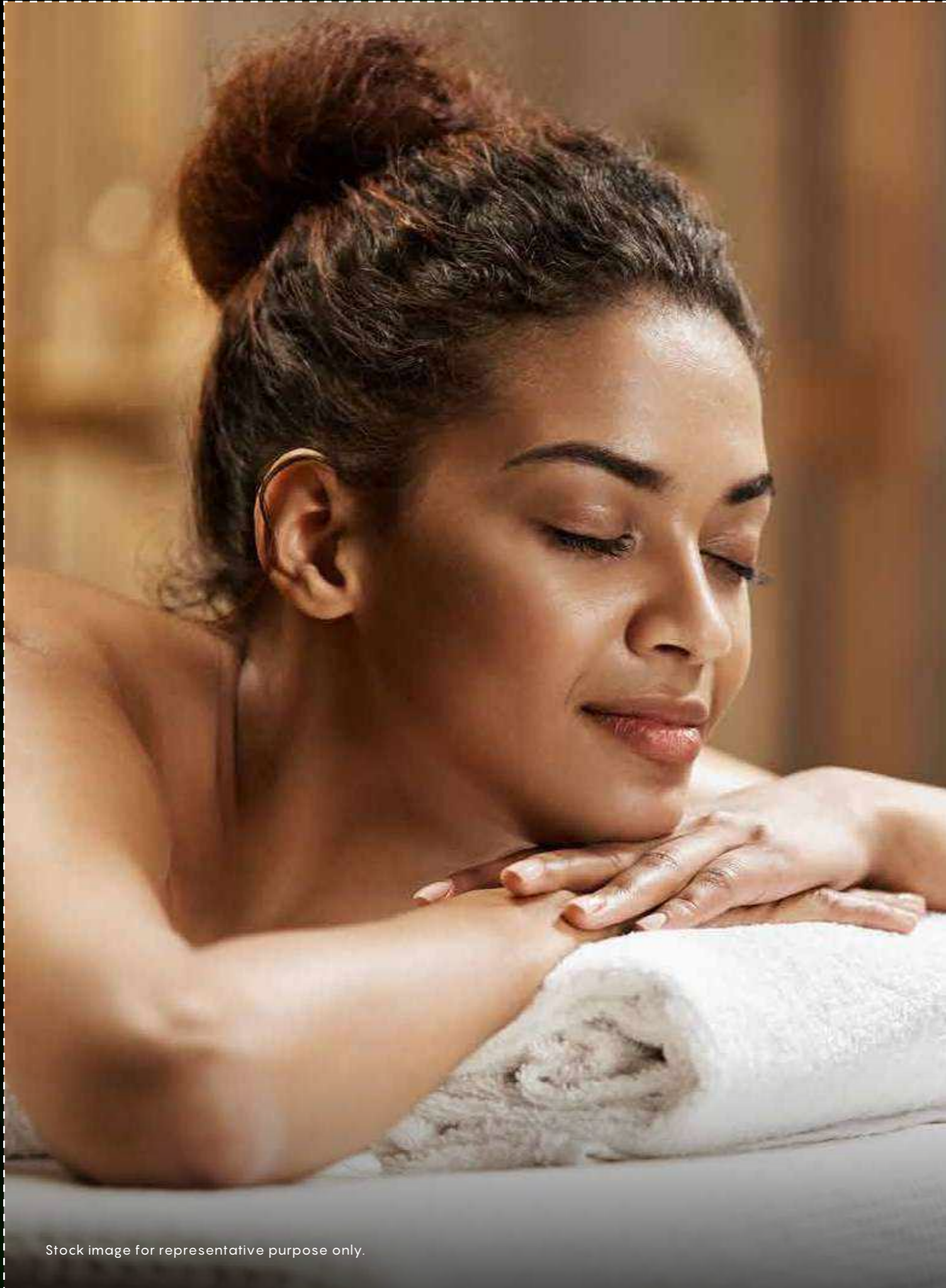




Stock image for representative purpose only.

PARTNERING WITH THE BEST





Stock image for representative purpose only.

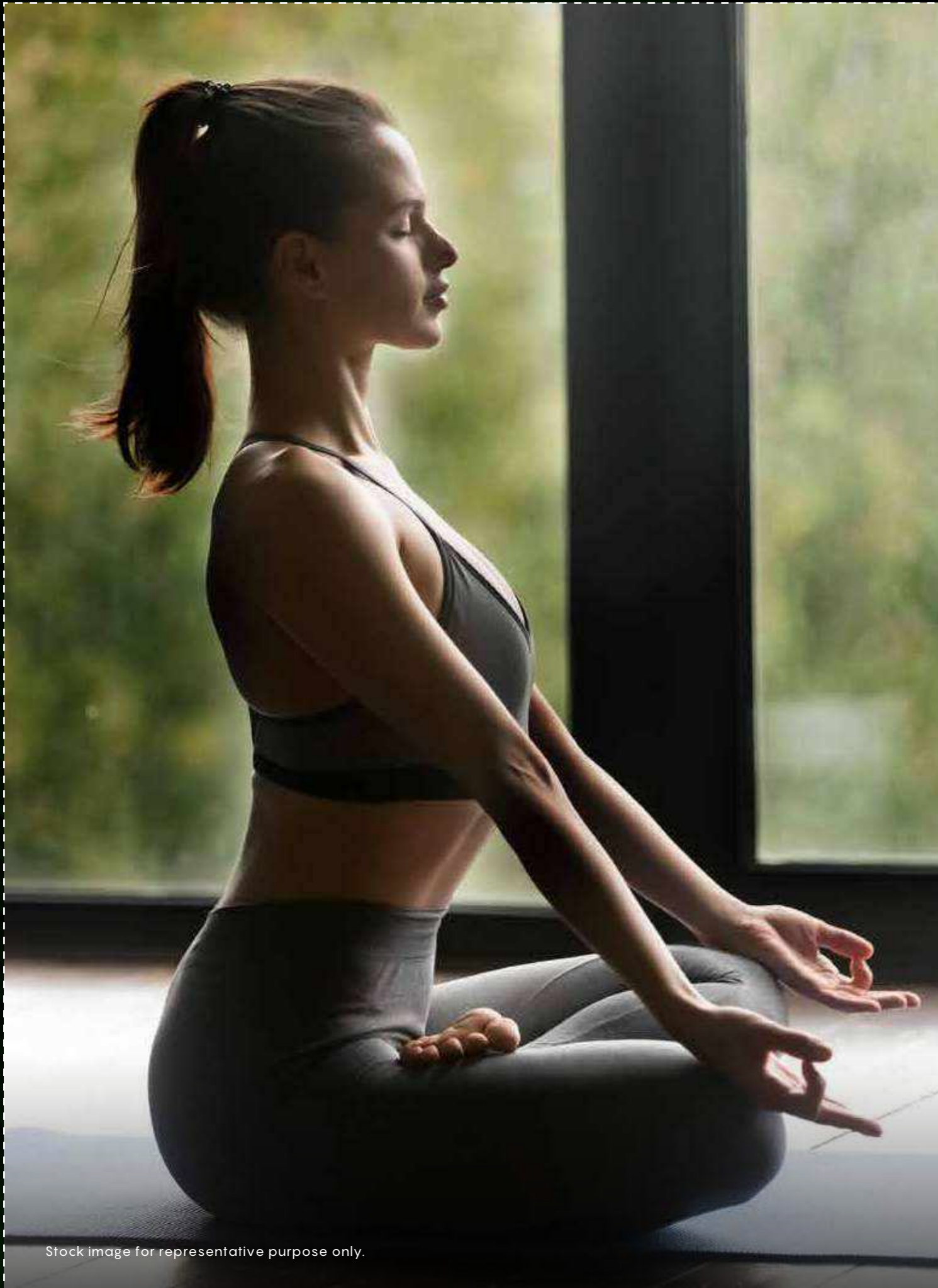


WELLNESS  
PARTNER

With more than 60 spas across 24 cities in India, Tattva\* is India's preferred spa and wellness brand. With our partnership, the spa will offer its signature wellness services at your doorstep, to bring calm to your life.

\*Or equivalent





Stock image for representative purpose only.



FITNESS  
PARTNER

Prosport\* offers a revolutionary form of customised fitness. Designed by world-class fitness experts. Crafted for training, minus injuries. And to bring out the athlete in every individual.

\*Or equivalent





Stock image for representative purpose only.



**HOSPITALITY  
PARTNER**

Spree Hospitality\* is India's largest professional club operator and is present all over the country. With expertise in club management, they have partnered with many well-known developers to manage the clubhouse of their properties.

\*Or equivalent





Stock image for representative purpose only.

QUINTESSENTIALLY | **CONCIERGE  
PARTNER**

Presenting the world's leading luxury lifestyle group,  
Quintessentially\* that offers you private concierge  
services such as lifestyle management and takes you to  
unparalleled global events and places.

\*Or equivalent





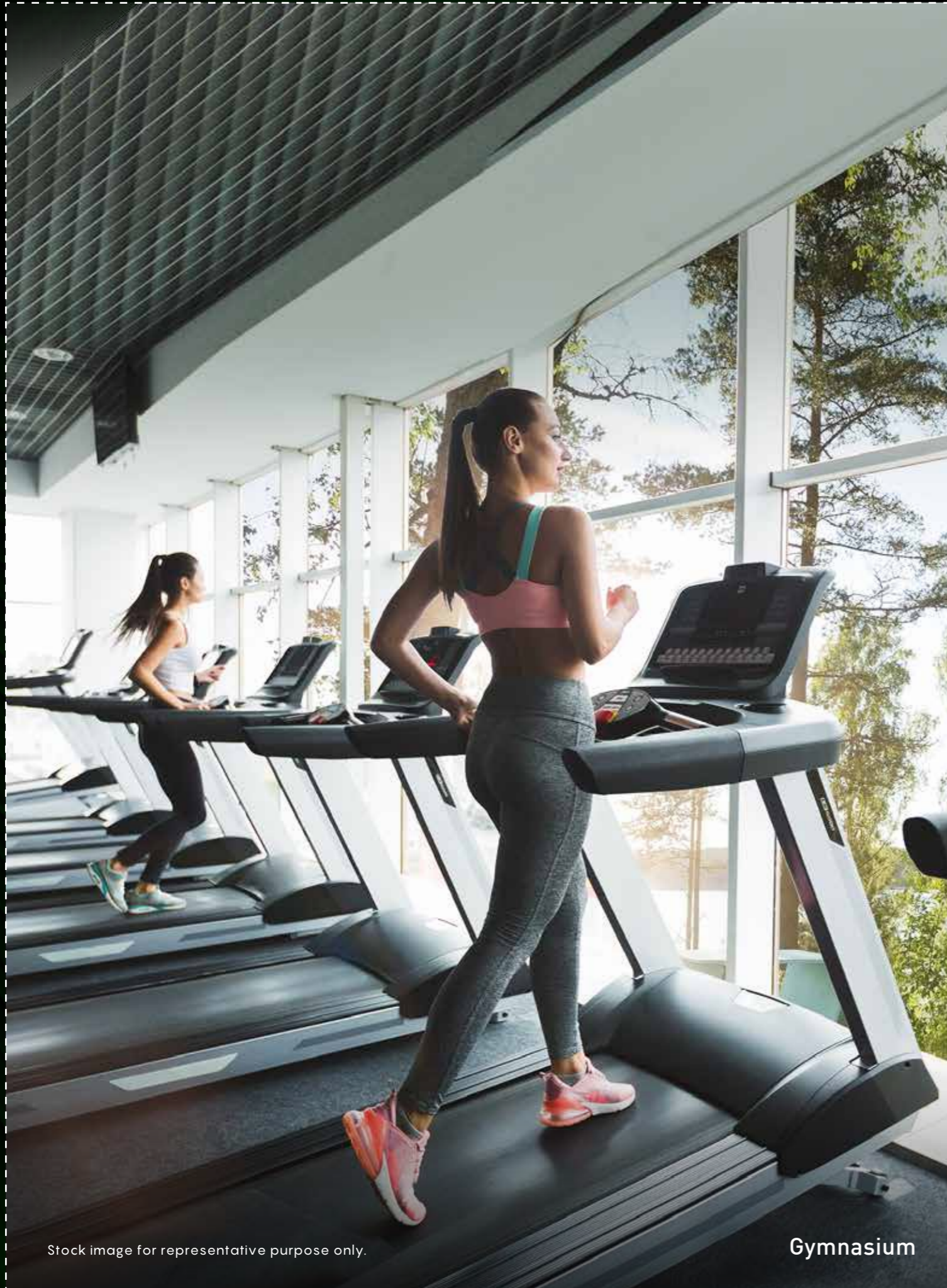
Artist's impression. Not an actual site photograph

## LUXURIES IN THE WOODS

Live the life you've always imagined #Evergreen at Godrej Woods. Your home comes with a grand clubhouse where all the finer things in life come together under one roof.

Building footprints denote future development that shall be developed at a future stage and shall be registered with UPRERA prior to selling and marketing.





Stock image for representative purpose only.

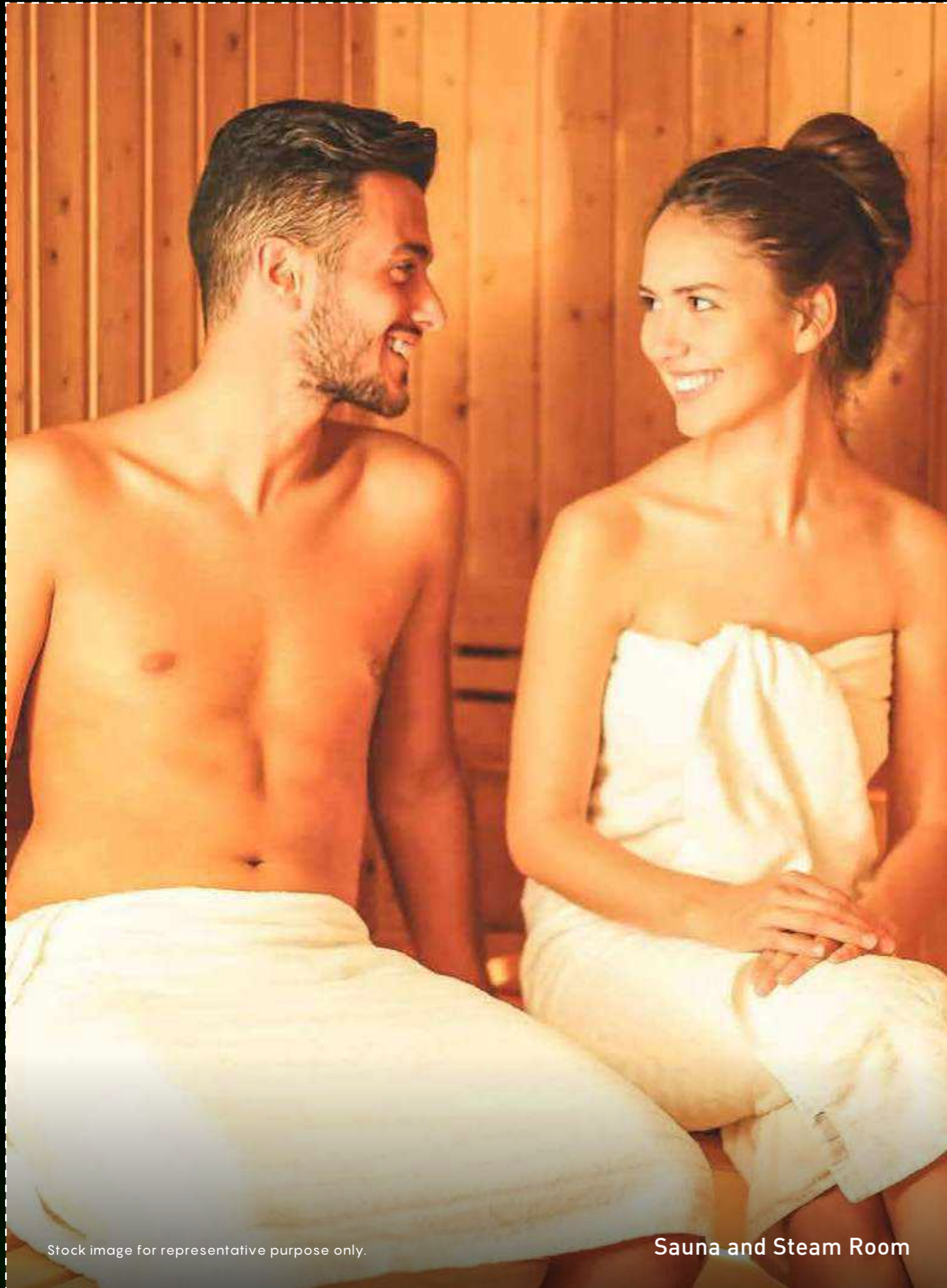
Gymnasium

## START LIVING HEALTHY

A modern Gym with spectacular views of the forest,\*  
where you can achieve your health goals.

\*Views of the greenery within the project.





Stock image for representative purpose only.

Sauna and Steam Room

## DISCONNECT WITH THE WORLD OUTSIDE

A state-of-the-art Sauna and Steam Room, to help you  
decompress from the hectic city life.





Stock image for representative purpose only.

Terrace Café

## A WARM CUP OF BLISS

A Terrace Café overlooking the forest\*, to make your breaks even more refreshing.

\*Views of the greenery within the project.





Stock image for representative purpose only.

Miniplex

## HAVE YOUR OWN FILM FESTIVAL

A 15-seater Miniplex, where you can binge watch your  
favourite movies and shows.





Stock image for representative purpose only.

Yoga Studio

## CONNECT WITH YOUR INNER SELF

A Yoga Studio, where you can find solitude and enjoy a  
conversation with yourself.





Stock image for representative purpose only.

Badminton Court

## SMASH AWAY ALL YOUR STRESS

A Badminton Court, to sweat all your stress out after  
a busy day at work.





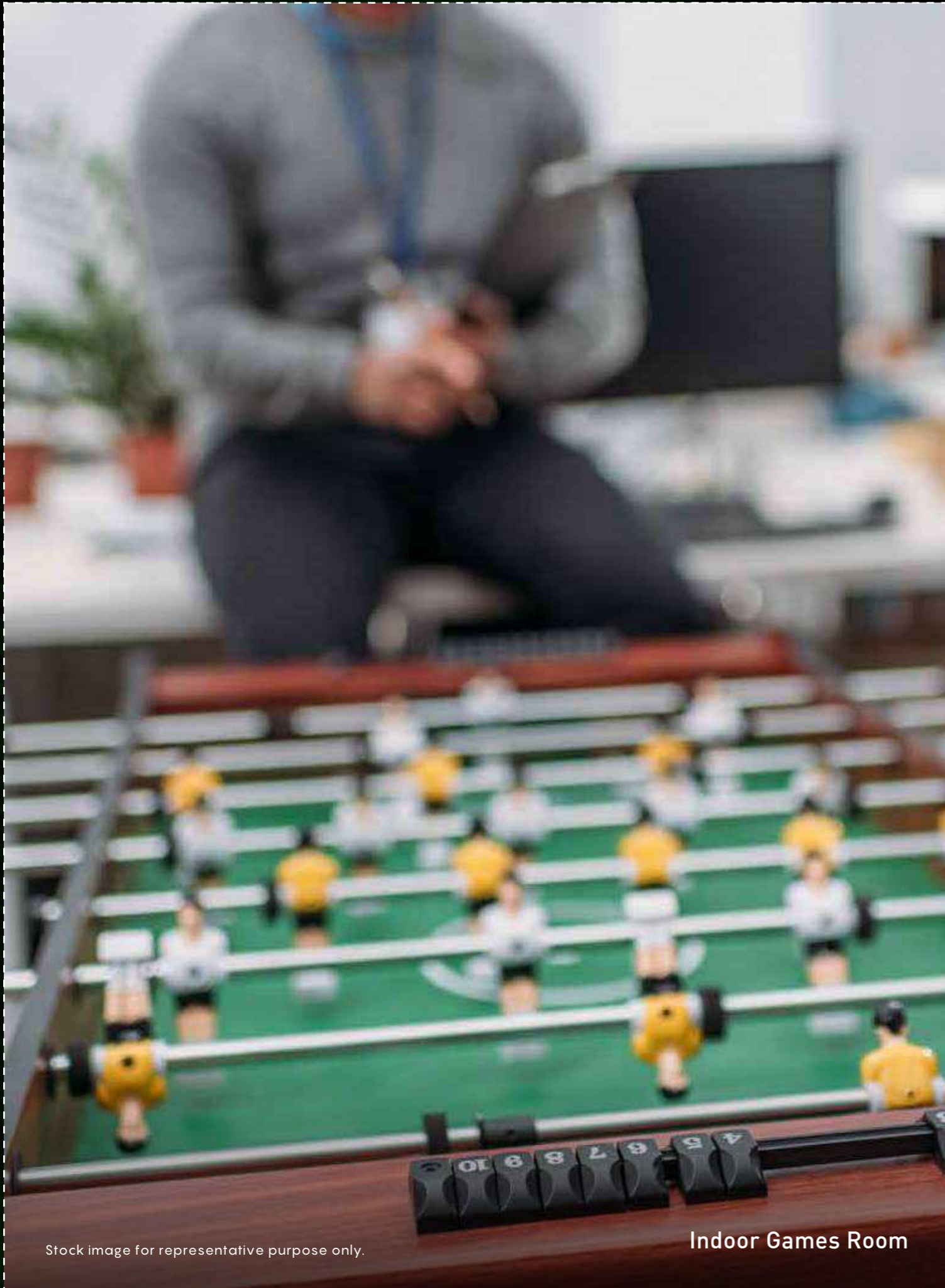
Stock image for representative purpose only.

Cards Room

## FLASH YOUR CARD SKILLS

A Cards Room where you can invite your friends  
over a game of poker.





## GO BACK TO THE GOOD OLD DAYS

An Indoor Games Room, where your kids can be kids and  
you can relive your childhood.

Stock image for representative purpose only.

Indoor Games Room





Stock image for representative purpose only.

Banquet Hall

## MAKE EVERY CELEBRATION AN UNFORGETTABLE ONE

A magnificent Banquet Hall, where you can celebrate  
ever special day of your life.





Stock image for representative purpose only.

Business Center

## YOUR BUSINESS PITCHES PERFECTED IN THE RIGHT AMBIENCE

Enjoy the convenience of a business centre within the premises, to get those numbers right.





Stock image for representative purpose only.

Restaurant

## RAISE A TOAST TO A BEAUTIFUL VIEW

An indoor restaurant with outdoor seating area for those romantic dinners with your better half.





# ABOUT YOUR HOME

---

2, 3 & 4 BHK LUXURIOUS HOMES





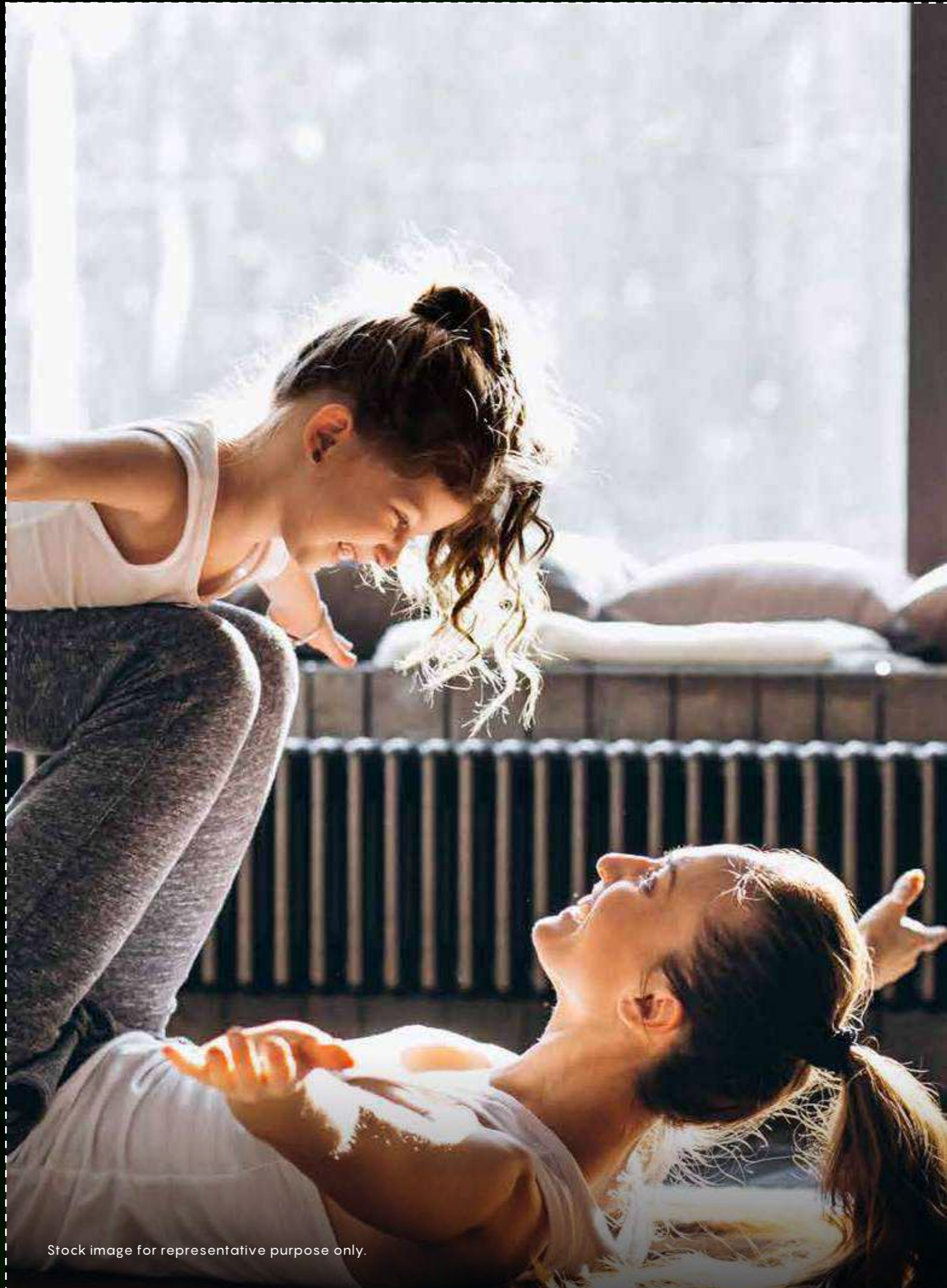
Artist's impression. Not an actual site photograph.

## A VIEW WITH A HOME

Our homes #Evergreen at Godrej Woods ensure you have access to the most amazing views\* from your home.

\*View from select units only.





Stock image for representative purpose only.

## A HOME THAT SHINES BRIGHT AND BEAUTIFUL

Our apartments are designed in a way to ensure maximum sunlight enters your home. And the cross ventilation,\* lets your home breathe fresh air, all day long.

\*For select units.





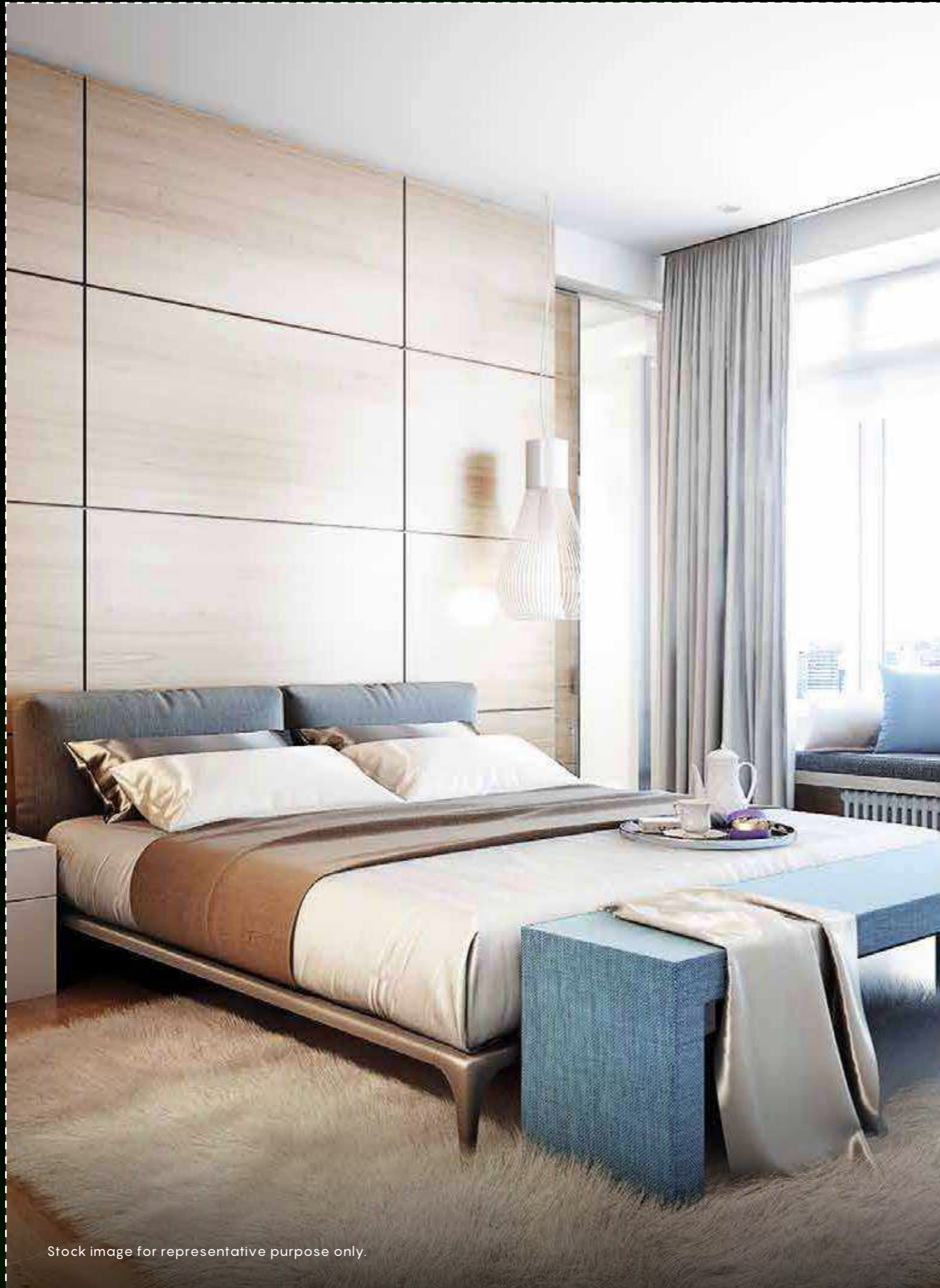
Artist's impression. Not an actual site photograph.

## MORE ROOM FOR HAPPINESS

Enjoy the luxury of space at Godrej Woods. Our long-running balconies\*, spacious living rooms, bedrooms, make sure that you live your life king size.

\*For 3 BHK typology.





Stock image for representative purpose only.

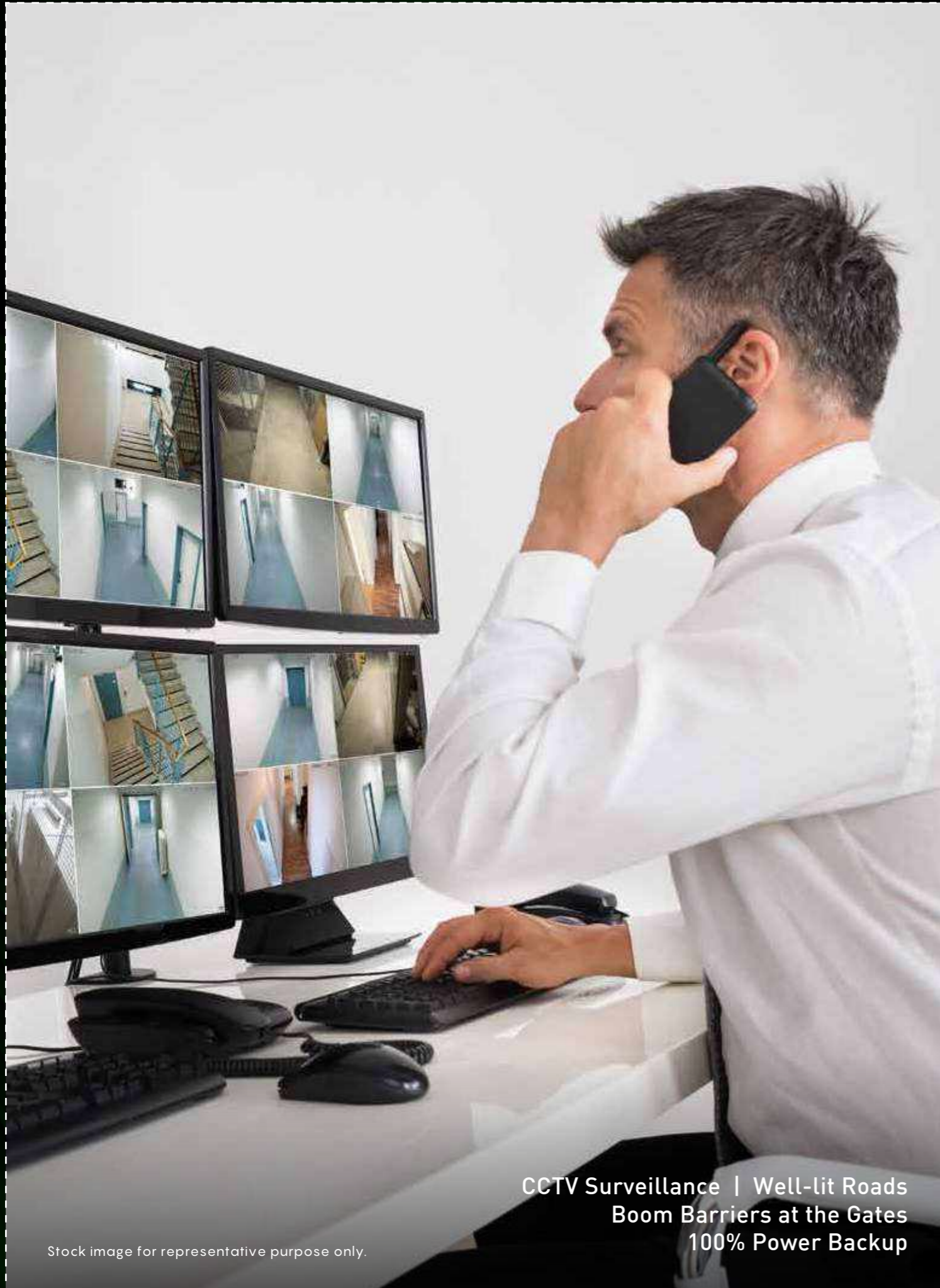
## FEEL LIKE ROYALTY

If home is the most comfortable place on earth, our bedrooms will testify this fact.

The spacious bedrooms at Godrej Woods lets you indulge in palace-like luxury and have enough space for all your dreams.

For 3 BHK typology.





CCTV Surveillance | Well-lit Roads  
Boom Barriers at the Gates  
100% Power Backup

Stock image for representative purpose only.

## A SAFE HAVEN

#Evergreen at Godrej Woods, your loved ones are as safe as can be. Our homes are equipped with advanced security systems to create a secured environment.



**#EVERGREEN**  
**AT GODREJ WOODS**

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# UNIT PLANS

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JOINT VENTURE PARTNER



*Godrej* | PROPERTIES



**#EVERGREEN**  
**AT GODREJ WOODS**

---

**2 BHK**

---

JOINT VENTURE PARTNER



*Godrej* | **PROPERTIES**



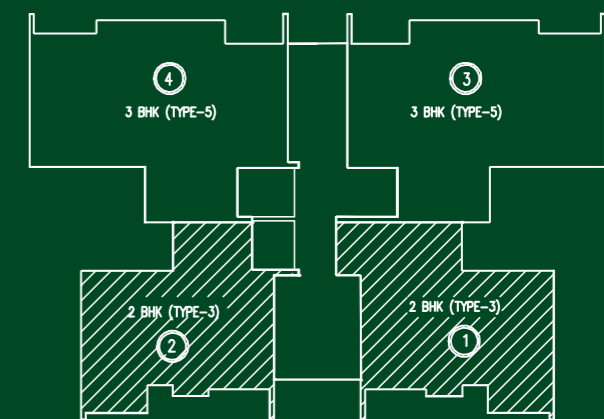
# TOWER 5 – 2 BHK (TYPE 3)

(2<sup>ND</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 21<sup>ST</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 25<sup>TH</sup>, 26<sup>TH</sup>, 27<sup>TH</sup> FLOOR)



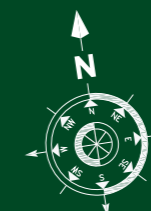
# #EVERGREEN AT GODREJ WOODS

RERA CARPET AREA: 56.88 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 11.42 M<sup>2</sup>



2<sup>ND</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 21<sup>ST</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 25<sup>TH</sup>, 26<sup>TH</sup>, 27<sup>TH</sup> FLOORS

## TOWER 5



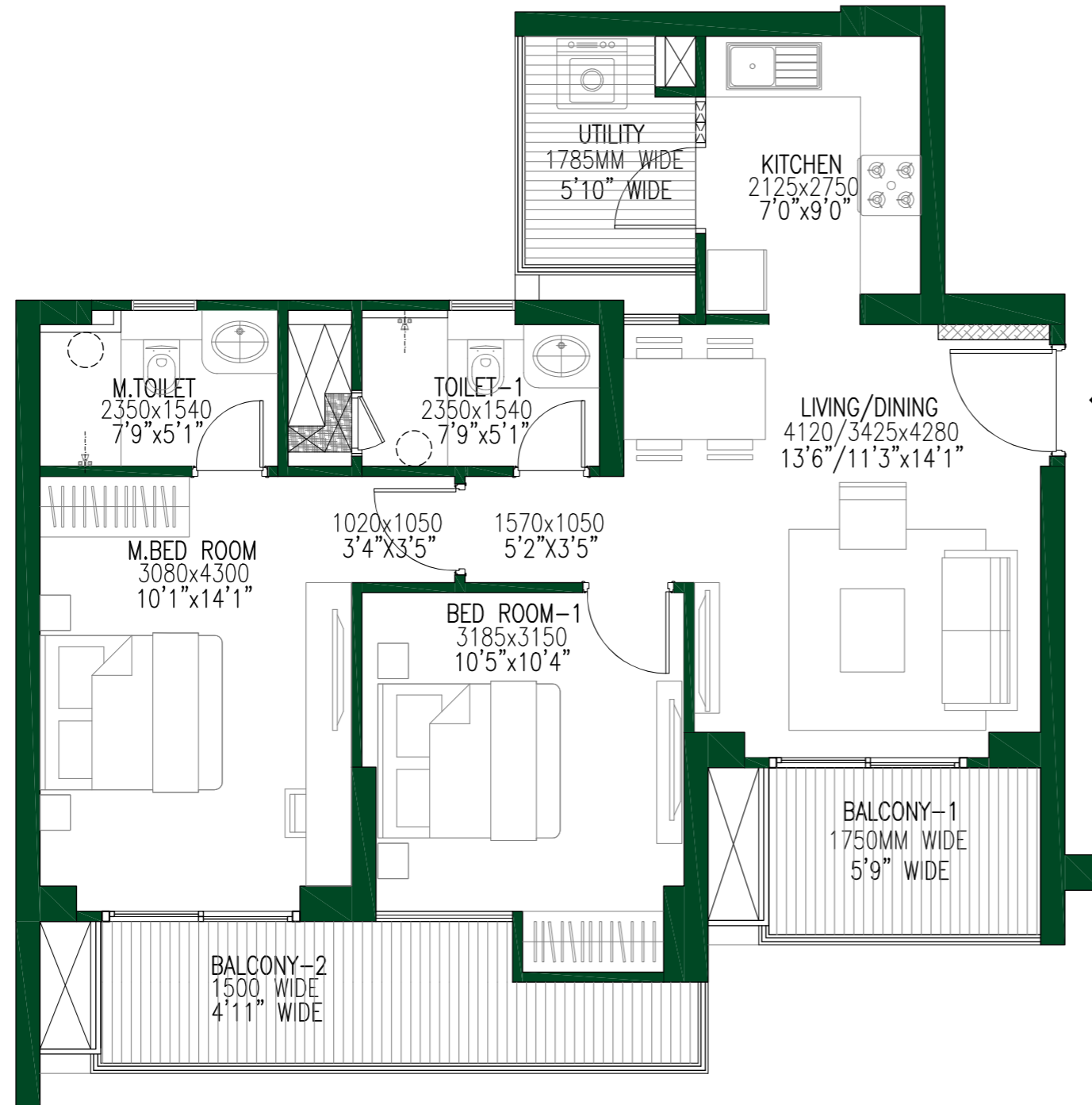
This contains artistic impression and is for informational purpose only and no warranty is expressly or impliedly given that the completed development will comply in any degree as depicted.

1 Sq.mt = 10.7639 Sq.ft



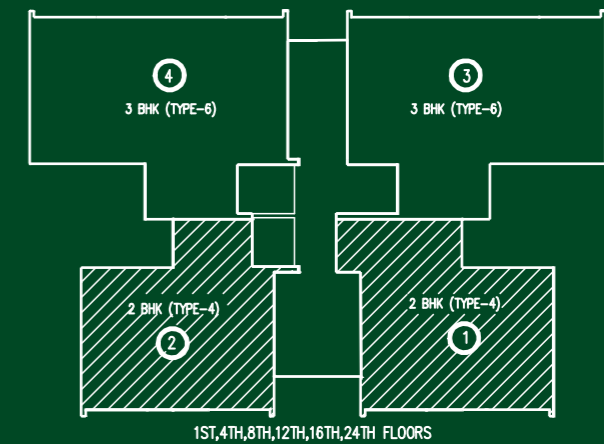
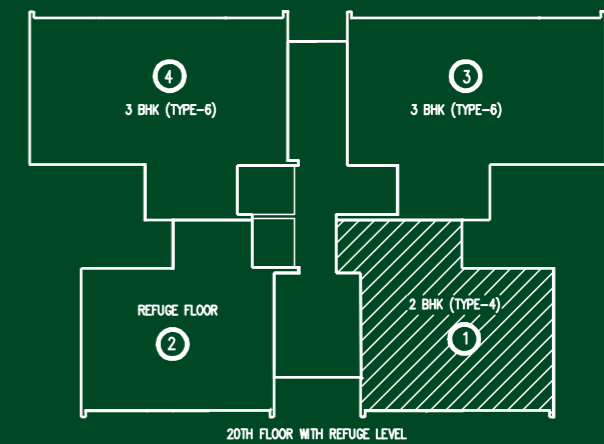
# TOWER 5 – 2 BHK (TYPE-4)

(1<sup>ST</sup>, 4<sup>TH</sup>, 8<sup>TH</sup>, 12<sup>TH</sup>, 16<sup>TH</sup>, 24<sup>TH</sup> FLOOR & Only Unit No. 1 on 20<sup>TH</sup> FLOOR)

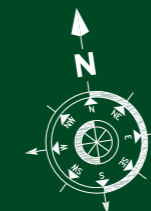


## #EVERGREEN AT GODREJ WOODS

RERA CARPET AREA: 56.88 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 14.92 M<sup>2</sup>



TOWER 5



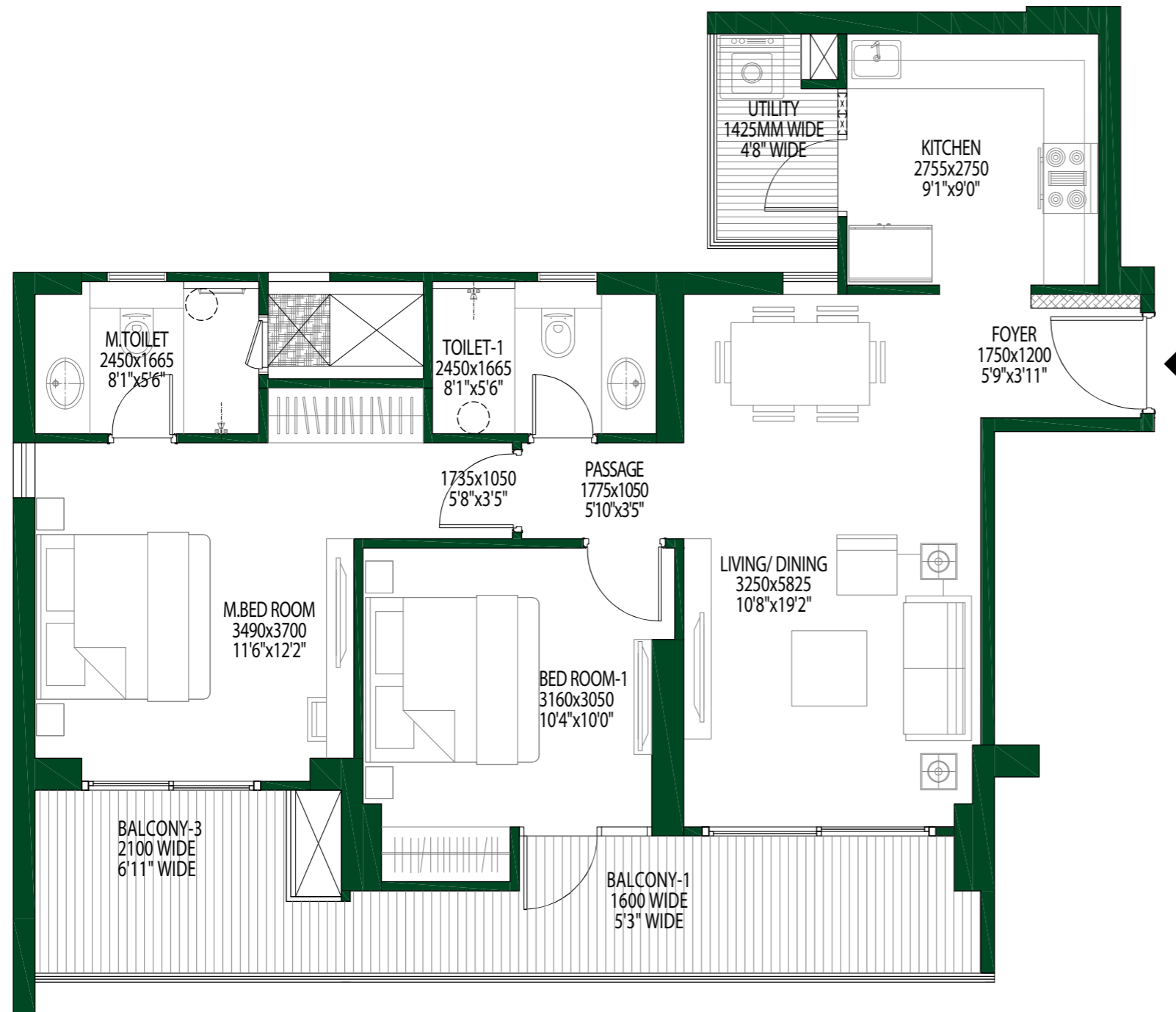
This contains artistic impression and is for informational purpose only and no warranty is expressly or impliedly given that the completed development will comply in any degree as depicted.

1 Sq.mt = 10.7639 Sq.ft



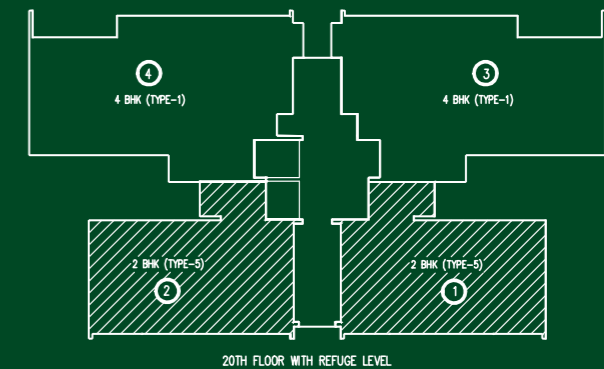
# TOWER 4, 6 – 2 BHK (TYPE-5)

(20<sup>TH</sup> FLOOR)



#EVERGREEN  
AT GODREJ WOODS

RERA CARPET AREA: 67.03 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 17.53 M<sup>2</sup>



TOWER 4, 6



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1 Sq.mt = 10.7639 Sq.ft



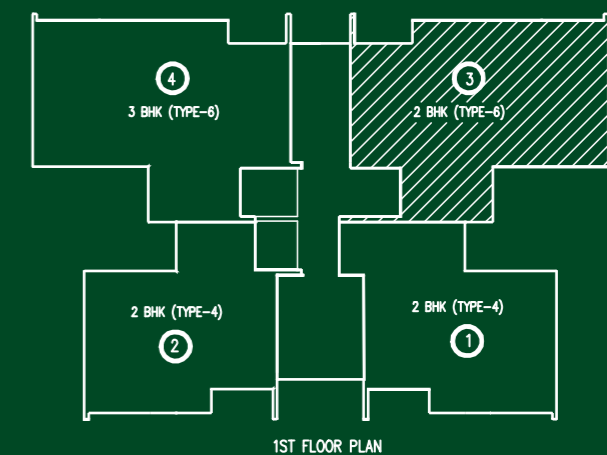
# TOWER 5 - 2 BHK (TYPE-6)

(1<sup>ST</sup> FLOOR)

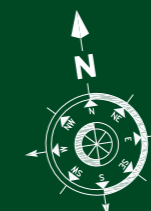


**#EVERGREEN**  
AT GODREJ WOODS

RERA CARPET AREA: 67.22 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 17.91 M<sup>2</sup>



TOWER 5



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1 Sq.mt = 10.7639 Sq.ft



**#EVERGREEN**  
**AT GODREJ WOODS**

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**3 BHK**

---

JOINT VENTURE PARTNER



*Godrej* | **PROPERTIES**

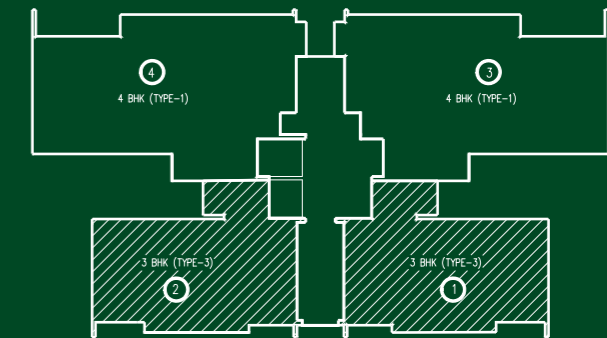
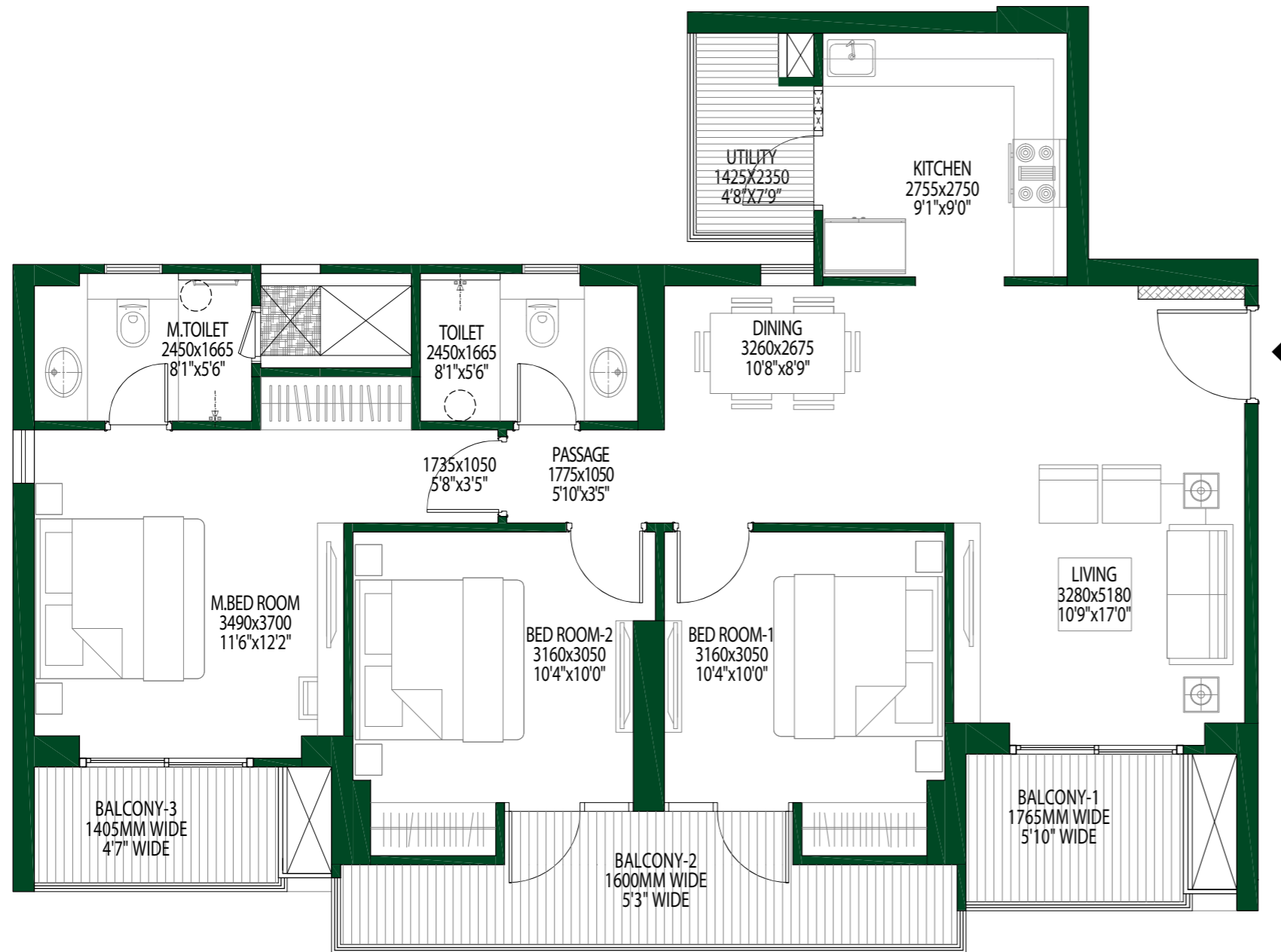


# TOWER 4, 6 – 3 BHK (TYPE-3)

(2<sup>ND</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 21<sup>ST</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 25<sup>TH</sup>, 26<sup>TH</sup>, 27<sup>TH</sup> FLOORS)

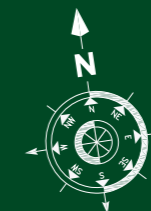
#EVERGREEN  
AT GODREJ WOODS

RERA CARPET AREA: 82.25 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 18.36 M<sup>2</sup>



2<sup>ND</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 21<sup>ST</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 25<sup>TH</sup>, 26<sup>TH</sup>, 27<sup>TH</sup> FLOORS

TOWER 4, 6



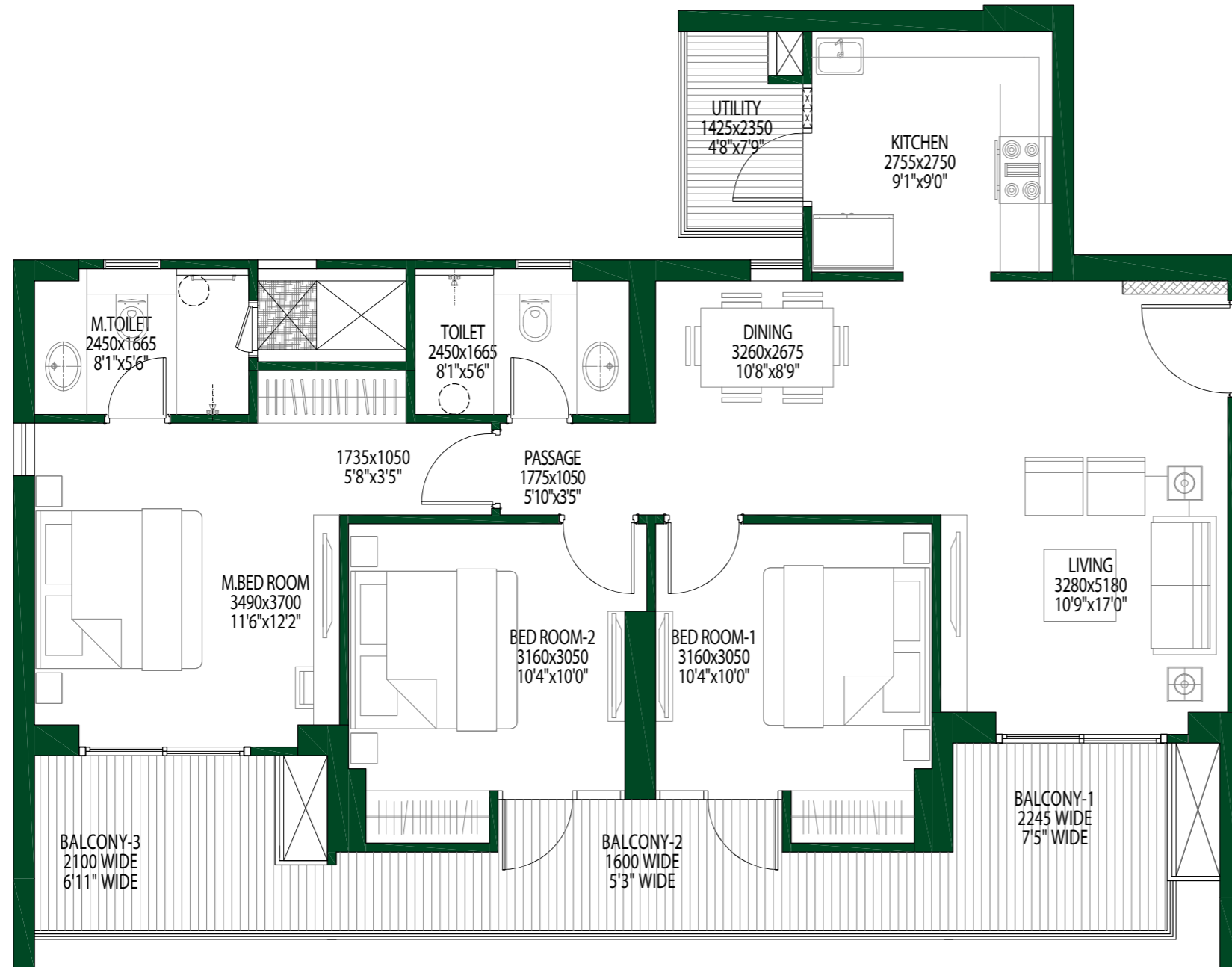
This contains artistic impression and is for informational purpose only and no warranty is expressly or impliedly given that the completed development will comply in any degree as depicted.

1 Sq.mt = 10.7639 Sq.ft



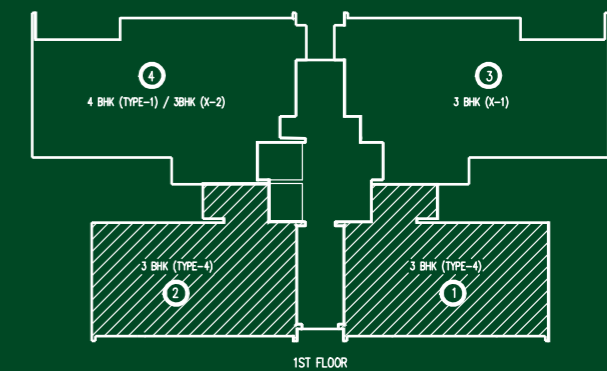
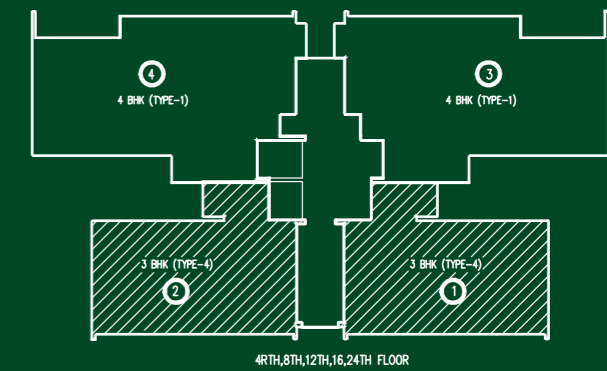
# TOWER 4, 6 – 3 BHK (TYPE-4)

(1<sup>ST</sup>, 4<sup>TH</sup>, 8<sup>TH</sup>, 12<sup>TH</sup>, 16<sup>TH</sup>, 24<sup>TH</sup> FLOORS)

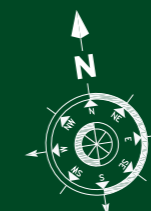


## #EVERGREEN AT GODREJ WOODS

RERA CARPET AREA: 82.25 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 21.98 M<sup>2</sup>



TOWER 4, 6



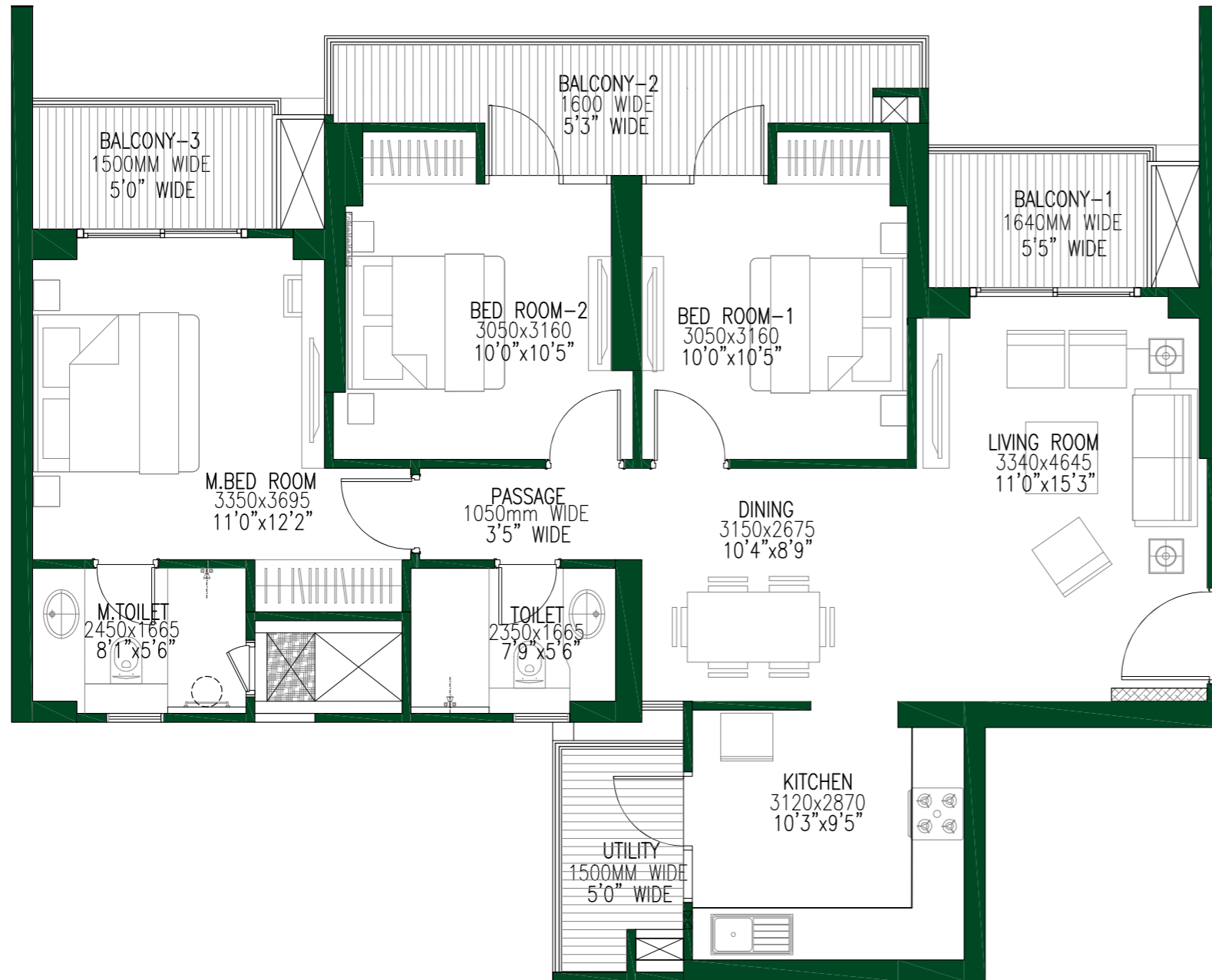
This contains artistic impression and is for informational purpose only and no warranty is expressly or impliedly given that the completed development will comply in any degree as depicted.

1 Sq.mt = 10.7639 Sq.ft



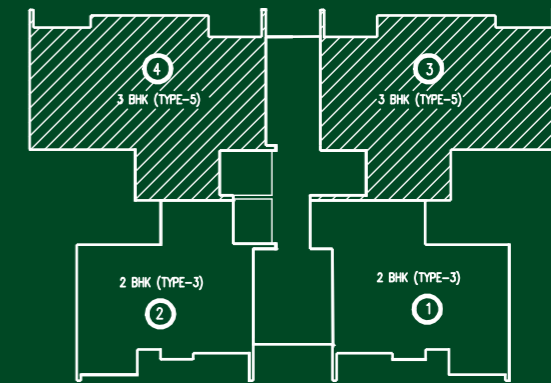
# TOWER 5 – 3 BHK (TYPE-5)

(2<sup>ND</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 21<sup>ST</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 25<sup>TH</sup>, 26<sup>TH</sup>, 27<sup>TH</sup> FLOOR)



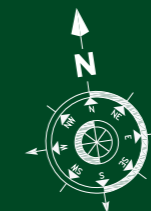
**#EVERGREEN  
AT GODREJ WOODS**

**RERA CARPET AREA: 81.21 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 18.52 M<sup>2</sup>**



2<sup>ND</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 21<sup>ST</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 25<sup>TH</sup>, 26<sup>TH</sup>, 27<sup>TH</sup> FLOORS

**TOWER 5**



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1 Sq.mt = 10.7639 Sq.ft



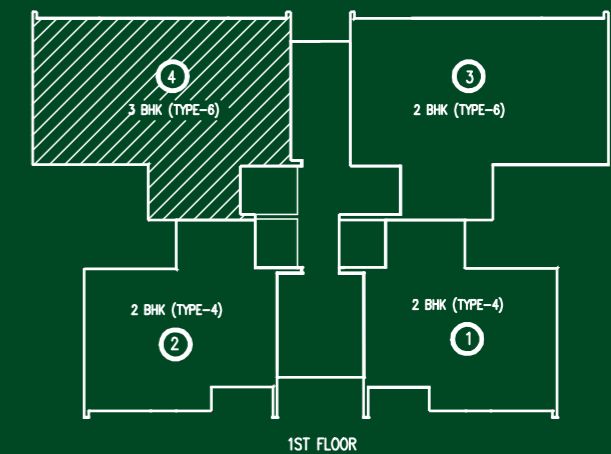
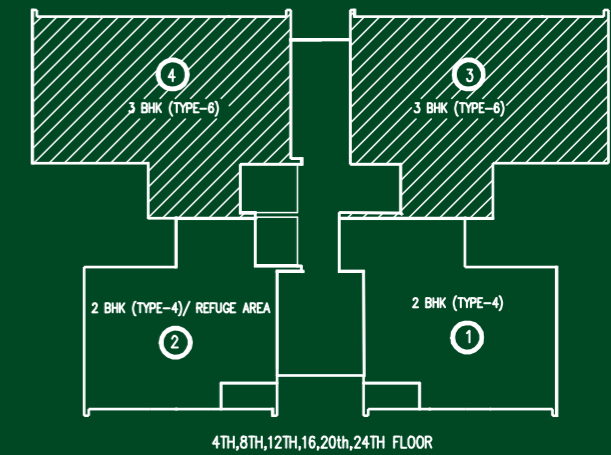
# TOWER 5 – 3 BHK (TYPE-6)

(4<sup>TH</sup>, 8<sup>TH</sup>, 12<sup>TH</sup>, 16<sup>TH</sup>, 20<sup>TH</sup>, 24<sup>TH</sup> FLOOR & Only Unit No. 4 on 1<sup>ST</sup> FLOOR)

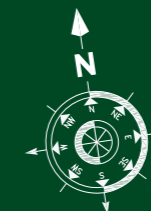


## #EVERGREEN AT GODREJ WOODS

RERA CARPET AREA: 81.21 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 24.10 M<sup>2</sup>



TOWER 5



This contains artistic impression and is for informational purpose only and no warranty is expressly or impliedly given that the completed development will comply in any degree as depicted.

1 Sq.mt = 10.7639 Sq.ft



**#EVERGREEN**  
**AT GODREJ WOODS**

---

**4 BHK**

---

JOINT VENTURE PARTNER



*Godrej* | **PROPERTIES**



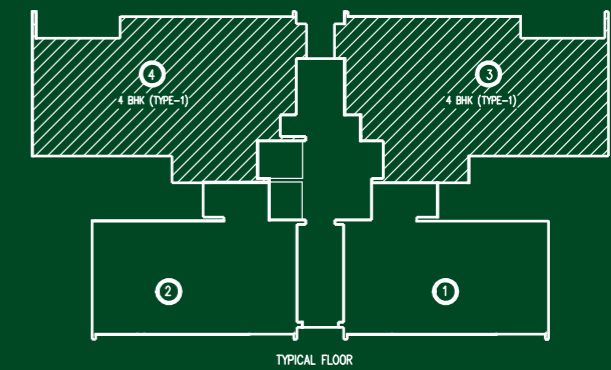
# TOWER 4, 6 – 4 BHK (TYPE-1)

(1<sup>ST</sup> FLOOR); Tower 4 & 6 (2<sup>ND</sup>-27<sup>TH</sup> FLOOR)

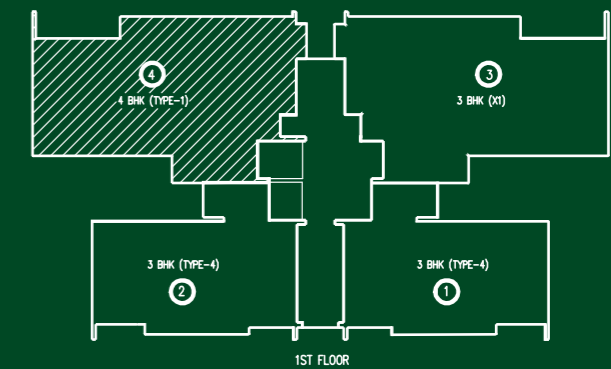


## #EVERGREEN AT GODREJ WOODS

RERA CARPET AREA: 118.57 M<sup>2</sup>  
RERA EXCLUSIVE AREA: 30.28 M<sup>2</sup>



TYPICAL FLOOR  
TOWER 4, 6



1ST FLOOR  
TOWER 4



This contains artistic impression and is for informational purpose only and no warranty is expressly or impliedly given that the completed development will comply in any degree as depicted.

1 Sq.mt = 10.7639 Sq.ft



# SPECIFICATIONS

Living, Dining, Passage - Botticino Marble Flooring, Aluminium/UPVC Frame D/W, Acrylic Emulsion Paint on Walls, OBD Paint on Ceiling

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Bedrooms - Laminated Wooden Flooring, Aluminium/UPVC Frame D/W, Acrylic Emulsion Paint on Walls, OBD Paint on Ceiling

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Kitchen - Botticino Marble Flooring, 2 ft. high Tile Dado above Counter, Granite Top with SS sink, Aluminium/UPVC Frame D/W, OBD Paint

---

Toilets - Anti-skid Tile Flooring, 7 ft. Tile cladding, Aluminium/UPVC Frame D/W, OBD Paint

---

Balcony - Anti-skid Tile Flooring, MS Railing, External Grade Weather Resistant Paint

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Doors - Moulded / Laminated Door Shutter

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Fixtures & Fittings - American Standard make or equivalent

All the specification 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.



## EASY 20X5 PAYMENT PLAN

Payment Milestone	Percentage Payment of COP	
Application Money (AM)	5%	20% NEAR BOOKING
Within 30 Days of Booking	5%	
Within 60 Days of Booking	10%	
On Completion of 14 <sup>th</sup> Floor Slab	20%	20% MID STRUCTURE
On Completion of 20 <sup>th</sup> Floor Slab	20%	20% NEAR STRUCTURE
On Completion of 27 <sup>th</sup> Floor Slab	10%	20% POST STRUCTURE
On Completion of Flat flooring, except Wooden flooring	10%	
On Completion of Installation of Lift	10%	20% NEAR POSSESSION
On Application of OC	5%	
On Intimation of Possession	5%	

COP = APR + IFMS + LR + GST



## PRE-LAUNCH / LAUNCH PRICE DETAILS

### PRE-LAUNCH PRICE

Typology	Price Range* (in Crore)
2 BHK	₹ 1.08 – ₹ 1.21
3 BHK	₹ 1.55 – ₹ 1.80
3 BHK (Type 4 & Type 6)	₹ 1.63 – ₹ 1.90
4 BHK	₹ 2.36 – ₹ 2.72

### LAUNCH PRICE

Typology	Price Range* (in Crore)
2 BHK	₹ 1.19 – ₹ 1.32
3 BHK	₹ 1.71 – ₹ 1.95
3 BHK (Type 4 & Type 6)	₹ 1.79 – ₹ 2.06
4 BHK	₹ 2.58 – ₹ 2.94

\*LR, GST and other Govt. charges extra.



Company Name - ROSEBERRY ESTATE LLP

---

Bank Account Title - ROSEBERRY COLLECTION A/C GODREJ WOODS II

---

Account Number - 50200055769771

---

IFSC Code - HDFC0000088

---

Branch Address - ANSALS FORTUNE ARCADE, K - BLOCK,  
SECTOR - 18, NOIDA



## SOME ICONIC ADDRESSES BY GODREJ PROPERTIES



Artist's impression. Not an actual site photograph

### GODREJ SOUTH ESTATE

Godrej South Estate is an address that redefines the skyline of South Delhi. It's an address with the stature that towers far above the rest, and comes with intricate design and a deep understanding of what luxury truly is.



Artist's impression. Not an actual site photograph

### GODREJ GOLF LINKS

Godrej Golf Links is a world where you could get a sense of freshness with comfort nestled around the premium Golf-side Villaments. It's an address where green is the new luxury, and offers you a signature life.



Artist's impression. Not an actual site photograph

### GODREJ PALM RETREAT

Godrej Palm Retreat is a home where living life to the fullest takes a whole new meaning. These enchanting apartments will make your life seem like a never-ending vacation.

Godrej South Estate - RERA Registration No. DLRERA2019P0003, available at [www.rera.delhi.gov.in](http://www.rera.delhi.gov.in). Building Plan sanctioned vide ID No. 10048555 dated 30.04.2019.

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>. Master Plan bearing no. PLG/BP-3459/vol-2/253 dated January 13, 2017. Building plan bearing number PLG/(BP)/3914/181 dated January 25, 2017 and PLG/(BP)/30905/7995 dated October 28, 2016.

Godrej Palm Retreat 1 - UPRERAPRJ745601, Godrej Palm Retreat 2 - UPRERAPRJ124632, available at <https://www.up-rera.in>. Building Plan No. NOIDA/M.V.N/2019/1V-1485/1121 dated 15.05.2019. This Project is being Developed by ACE Infracity Developers Pvt. Ltd. ("Developers") which has been appointed by Godrej Properties Development Limited as Development Manager.



## GODREJ PROPERTIES LTD.

**Head Office** Godrej Properties Ltd. 5<sup>th</sup> Floor, Godrej One, Pirojshanagar, Vikhroli East, Mumbai 400 079, India.

## GODREJ WOODS

**Regional Office** 3<sup>rd</sup> Floor, UM House, Tower A, Plot No.35, Sector 44, Gurugram, Haryana 122001

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Site address: Godrej Woods, Sector 43, Noida.

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RERA Registration No for Godrej Woods Phase - I, UPRERAPRJ704730 and Godrej Woods Phase II UPRERAPRJ145318 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, 2020.

**Site Office:** Plot no. GH-01/A, Sector 43, Dist. Gautam Budh Nagar, Uttar Pradesh Noida 201303.

**Campaign Name:** #Evergreen | **Project Name:** Godrej Woods Phase II

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 3 Residential Towers- Cyprus, Robusta, Alba having 323 residential units and 2 remaining Residential Towers that shall be developed and launched at future stage and a block comprising of 35 commercial units, comprised in approximately 20,602 square meters out of the Project Land. The term Phase shall refer to Phase I and Phase II individually. The balance 7,653 square meters of the Project Land ("Future Development") shall be developed at a future stage and shall be registered with UPRERA prior to selling and marketing. The term "forest" is being used as an analogy to denote the semblance of greenery in the Project to that in a forest. All the specification 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](http://www.godrejproperties.com). Please do not rely on any other website.