

— WHERE LIFE *f*LOWS —

Godrej | PROPERTIES

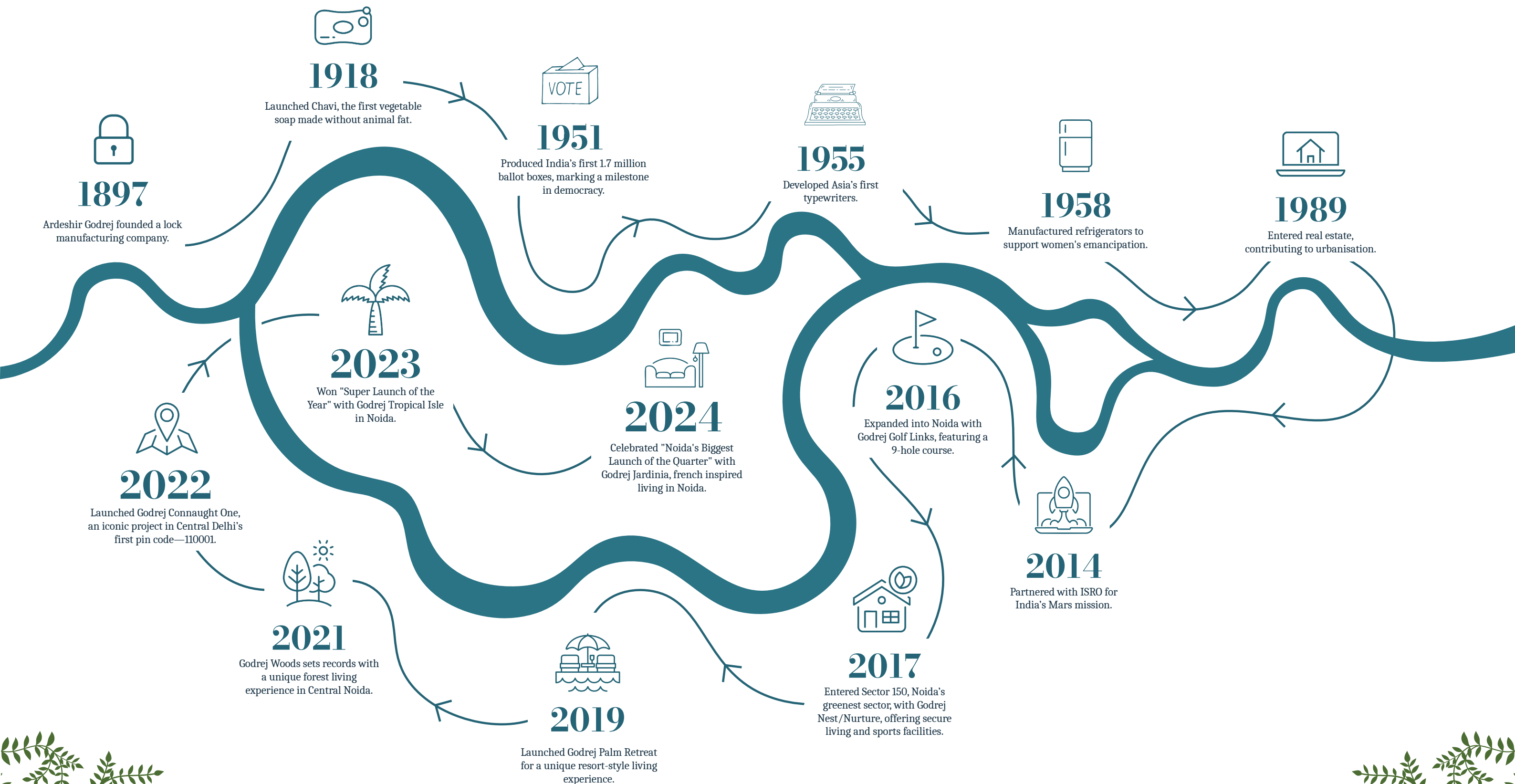
A 128-YEAR LEGACY,
*f*WHERE QUALITY AND TRUST
LOW THROUGH EVERY DETAIL.

The Godrej journey began in 1897, rooted in India's Independence and Swadeshi movement, when Ardeshir Godrej embarked on a vision to secure the nation with a pioneering locks business. Since then, we've set remarkable benchmarks, evolving from a state-of-the-art manufacturing facility in Mumbai to a globally recognised presence that touches over 1.1 billion lives across consumer goods, real estate, appliances, agriculture, and more.

Today, with an impressive portfolio of 112 projects nationwide and over 2,819 homes delivered, we continue to shape the future of living, reaching into the hearts and homes of discerning families and communities. As we build on 128 years of trust, our legacy expands—both on earth and beyond, with our engines powering many of India's space missions.



128 YEARS OF TRUST, GUIDED BY THE FLOW OF EXCELLENCE.



INTRODUCING

GODREJ *Riverine*

— WHERE LIFE FLOWS —
SECTOR 44, NOIDA





YOUR GUIDE TO A FLOWING LIFESTYLE



A Serene Neighbourhood



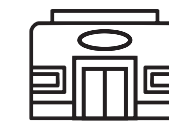
Minds Behind The Masterpiece



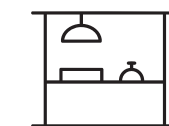
Riverscape: Where Life Is Inspired
By The Journey Of A River



Flow Into
Divine Indulgence



Flow Into A Piece Of Paradise:
Experience Club Atlantis



The Brook Collective:
A New Stream of Exceptional Living

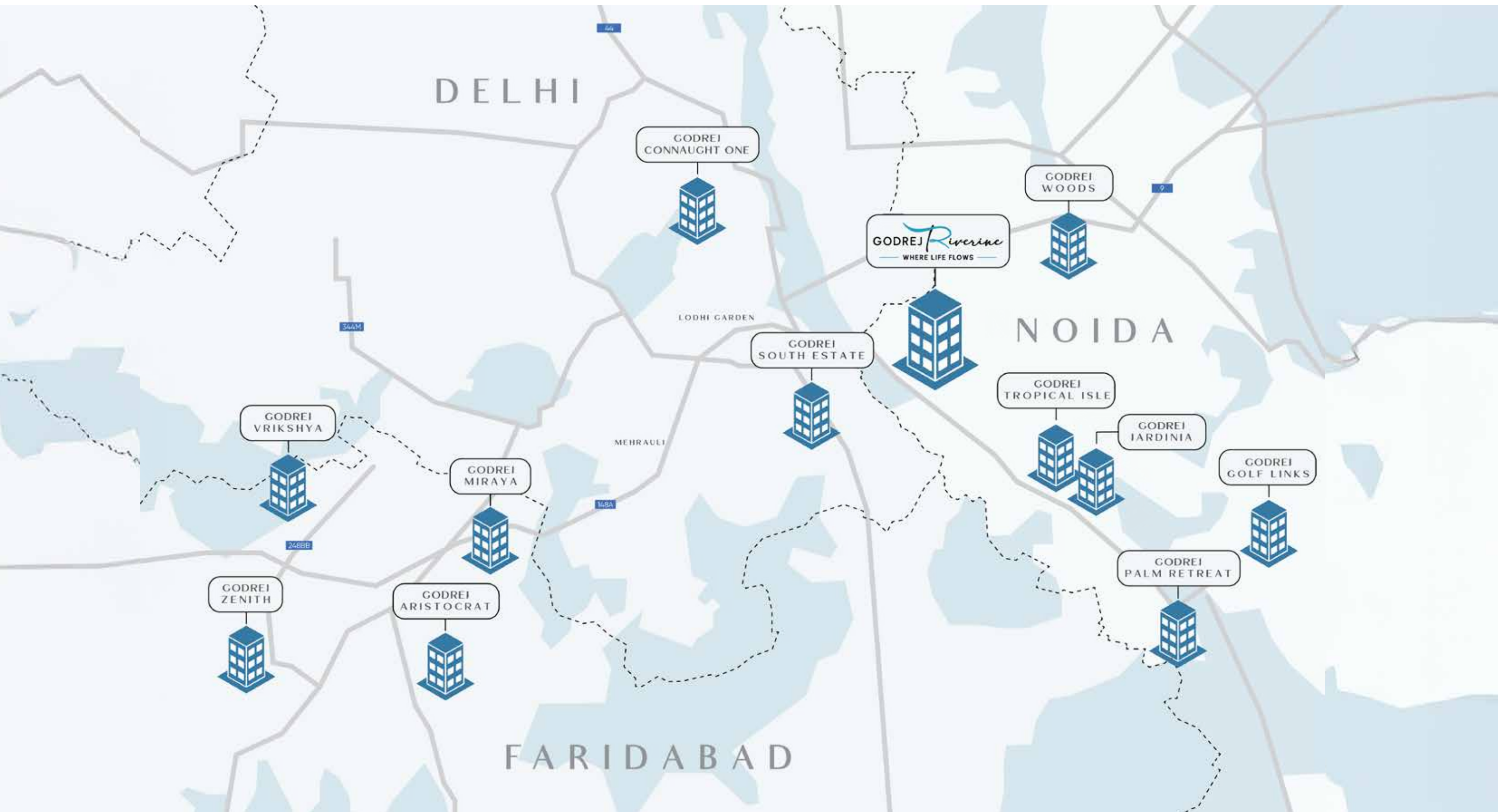


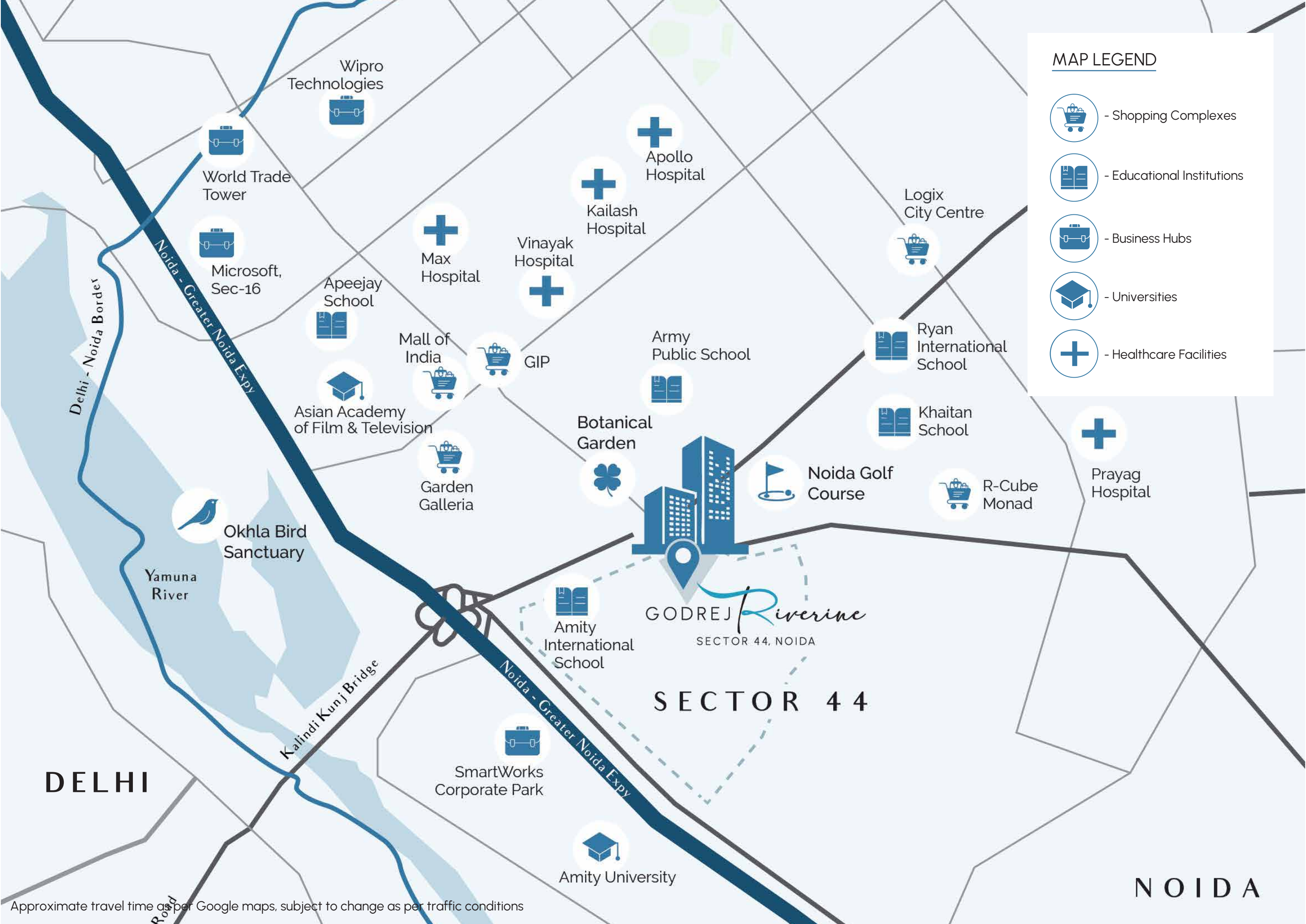
Immerse Yourself In
Exquisitely Crafted Spaces



A SERENE NEIGHBOURHOOD

*f*LOW INTO A NEW ERA OF LUXURY LIVING
WITH GODREJ PROPERTIES ACROSS DELHI-NCR.





MAP LEGEND

- Shopping Complexes
- Educational Institutions
- Business Hubs
- Universities
- Healthcare Facilities

DELHI

NOIDA

Approximate travel time as per Google maps, subject to change as per traffic conditions

FLOW INTO A LIFE OF SEAMLESS CONNECTIVITY.

Located in the heart of Noida and near the prestigious **Noida Golf Course**, our project offers an exceptional blend of accessibility and serene living. This prime location ensures seamless connectivity to key destinations across the NCR, delivering a truly elevated lifestyle for residents and businesses alike.

KEY LANDMARKS

	DISTANCE (KM.)
Botanical Garden Metro	1.4
Noida Golf Course	1.5
DND Flyway	1.9
Sector 18	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

EDUCATIONAL INSTITUTIONS

	DISTANCE (KM.)	TIME (Min.)
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

	DISTANCE (KM.)	TIME (Min.)
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

	DISTANCE (KM.)	TIME (Min.)
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

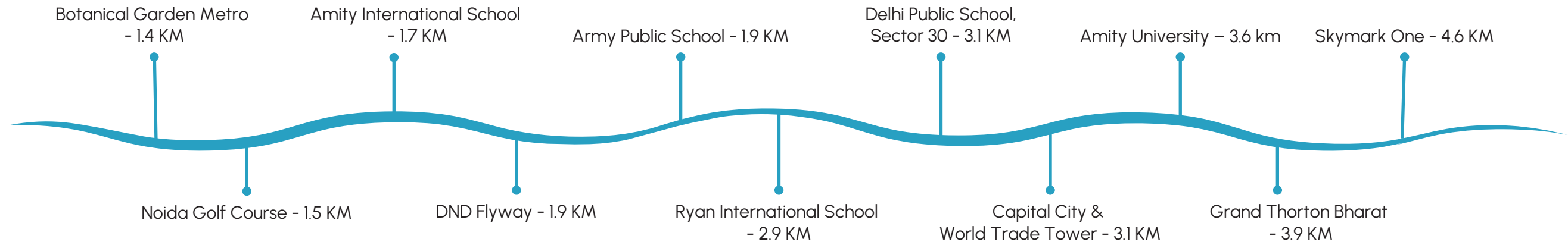
	DISTANCE (KM.)	TIME (Min.)
Amity University	3.6	8
AAFT (Film City)	4.7	11
Maharaja Agrasen College	8.8	20

Our strategic location places destinations within the NCR at your fingertips, offering residents and businesses a rare level of convenience and connectivity. Experience a refined lifestyle where the pulse of the city is effortlessly within reach.

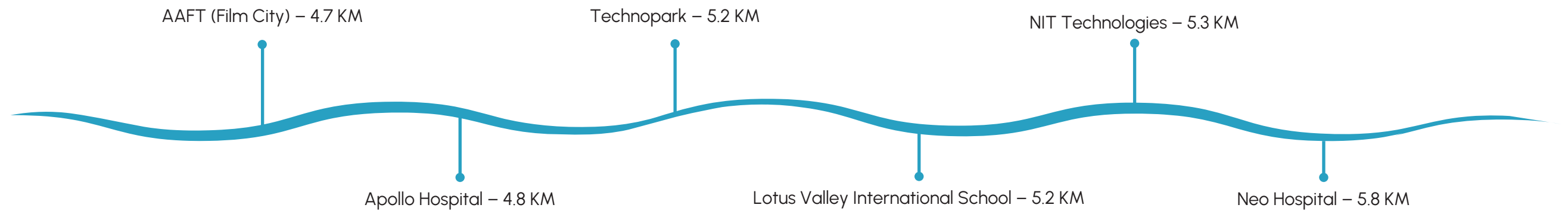
Approximate travel time as per Google maps, subject to change as per traffic conditions

GODREJ *Riverine*

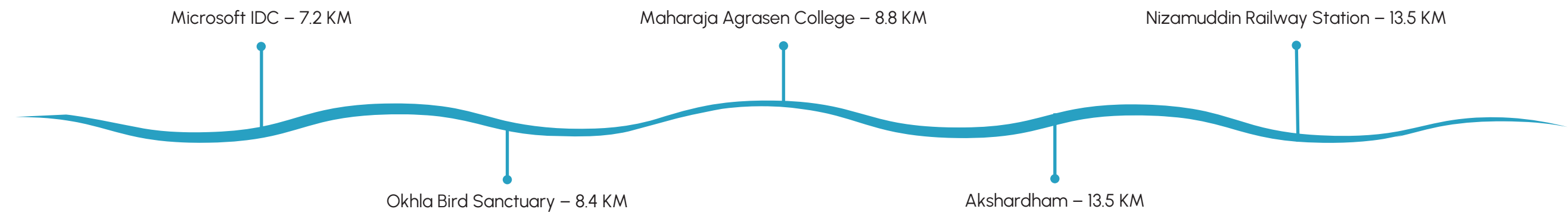
10 MINUTES



15 MINUTES



20 MINUTES



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 5 km from Delhi, it represents a seamless confluence of connectivity and convenience. Located within convenient proximity to two international airports, offering endless connectivity via the national highway.





MINDS BEHIND THE MASTERPIECE

A MASTERPLAN WHERE EVERY ELEMENT
f L O W S I N H A R M O N Y .



ARRIVAL STATEMENTS

- 1. Main entry/exit
- 2. Club entry/exit
- 3. Tower drop off
- 4. Club drop off
- 5. Driveway
- 6. Pathway
- 7. Feature wall
- 8. Guard room

WELLNESS ZONE

- 9. Club deck
- 10. Café garden
- 11. Sunken Lounge
- 12. Paved Plaza
- 13. Reflective pool
- 14. Sun deck
- 15. Floating deck
- 16. Jacuzzi
- 17. Kid's pool
- 18. Swimming pool
- 19. Pool deck
- 20. Party lawn
- 21. Stepped seating
- 22. Waterfall
- 23. Forest seating area
- 24. Cascading water feature
- 25. Brook/water channel
- 26. Reflexology area

SPORTS ZONE

- 27. Toddler play patch (0-4yrs)
- 28. Interactive Fountain
- 29. Skating rink
- 30. Climbing wall
- 31. Kids zone
- 32. Golf putting
- 33. Jogging trail
- 34. Fitness alcove
- 35. Pet park
- 36. Cricket pitch

CONTEMPLATIVE ZONE

- 37. Meditation deck
- 38. Yoga and meditation garden
- 39. Stepped water feature
- 40. Aromatic garden
- 41. Forest alcove
- 42. Nature trail
- 43. Pond
- 44. Lotus pond
- 45. Tree bosque
- 46. Nature forest

SOCIAL ZONE

- 47. Multipurpose lawn
- 48. Amphitheatre
- 49. Pavilion
- 50. Spring garden
- 51. Lotus pond deck seating
- 52. Paddle court
- 53. Elderly seating



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.*The design intent is based on theme of "Forest" not actual "Forest". *The design intent is based on theme of "River" not actual "River". The views shown outside are visible from select units only.