



The Island Life

Godrej | PROPERTIES



Living up to the legacy

The Godrej story began in 1897, with the manufacturing 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 was laid 126 years ago.



Advancing ahead, one home at a time

We don't just create buildings, we craft homes. We curate unmatched experiences. We ensure each of our creations brings you joy and happiness for a lifetime. Our journey over the years is driven by a passion for excellence, a commitment to innovation, and a deep understanding of our customers' aspirations.

2008

Tallest occupied building of India - Planet Godrej

2010

We enter the National Capital Region

2016

Created a fund management subsidiary that raised USD 275 million in the year's largest residential real estate focused fund raise in India

2016

Ranked first among listed global residential developers by Global Real Estate Sustainability Benchmark (GRESB)

2020

Godrej Properties enters Faridabad with plotted development

2022

Record sales at Godrej Retreat and Godrej Woods



1990

Godrej Group enters the philosophy of the real estate industry



2010

Commitment that every single project we develop will be a certified green building



2010

A successful IPO in which we raised USD 100 million



2016

For the first time, Godrej Properties was India's largest publicly listed real estate developer by sales value



2019

Ranked as the Most Trusted Brand of India by Trust Research Advisory's Brand Trust Report



2021

Godrej Retreat plots sold out



A sneak-peek at your island life



COVETED
LOCATION



DESIGNED
BY THE FINEST



TROPICAL
ISLANDS



OPULENT CLUBHOUSE
WITH BRAND PARTNERS



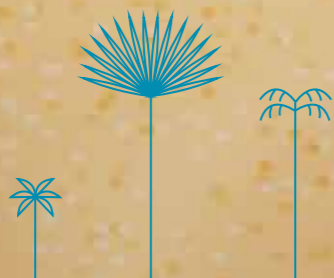
IMPECCABLY CURATED
LUXURY HOMES





**COVETED
LOCATION**

Right by the Expressway





A location of convenience

Discover an exquisite project nestled in the heart of Sector 146, Noida. It offers unparalleled convenience and easy access to the Expressway, making it a sought-after residential destination.



A well-connected world

Your gateway to endless destinations is right around the corner. With two international airports just an hour away, you can take flight to new horizons from this bustling hub of connectivity.



Luxury homes with close proximity to education and healthcare

The map displays the Godrej Tropical Isle project, represented by a blue and green building icon, situated in a well-developed area. The map highlights the following key locations:

- Commercial & IT:** Adobe, NIIT Technologies, HCL, Starling Edge, SEZ – Tech Mahindra, Sector 168 Noida SEZ, Advant Navis Business Park, WIPRO Knowledge Park.
- Healthcare:** Kailash Hospital, Jaypee Hospital, Felix Hospital, Sharda Hospital, Apollo Cradle & Apollo Spectra.
- Education:** Cambridge School, Ryan International School, Amity International School, Pathways School, Lotus Valley School, Genesis Global School, Step By Step, The Shriram Millenium School, Shiv Nadar School, Indraprastha Global School, GD Goenka Public.
- Other Landmarks:** Mall of India, DND Flyway, Noida Greater Noida Expy.

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

A haven of convenience and connectivity



EDUCATIONAL INSTITUTIONS

SHIV NADAR SCHOOL	9 MIN	6 KM	DPS NOIDA, 132	13 MIN	12 KM
THE SHRIRAM MILLENIUM SCHOOL	12 MIN	7.6 KM	GENESIS GLOBAL SCHOOL	14 MIN	11 KM
CAMBRIDGE SCHOOL	12 MIN	9.7 KM	INDRAPRASTHA GLOBAL SCHOOL	15 MIN	9 KM
JBM GLOBAL SCHOOL	12 MIN	10 KM	LOTUS VALLEY SCHOOL	17 MIN	16.5 KM
STEP BY STEP	14 MIN	10.2 KM	GD GOENKA PUBLIC	17 MIN	10 KM



HOSPITALS

APOLLO CRADLE & APOLLO SPECTRA	10 MIN	7 KM	SHARDA HOSPITAL, GREATER NOIDA	14 MIN	11 KM
KAILASH HOSPITAL	10 MIN	8 KM	FELIX HOSPITAL	17 MIN	7 KM
YATHARTH SUPER SPECIALTY	11 MIN	8 KM	FORTIS HOSPITAL	17 MIN	11.5 KM
JAYPEE HOSPITAL	14 MIN	11.5 KM			



CORPORATES

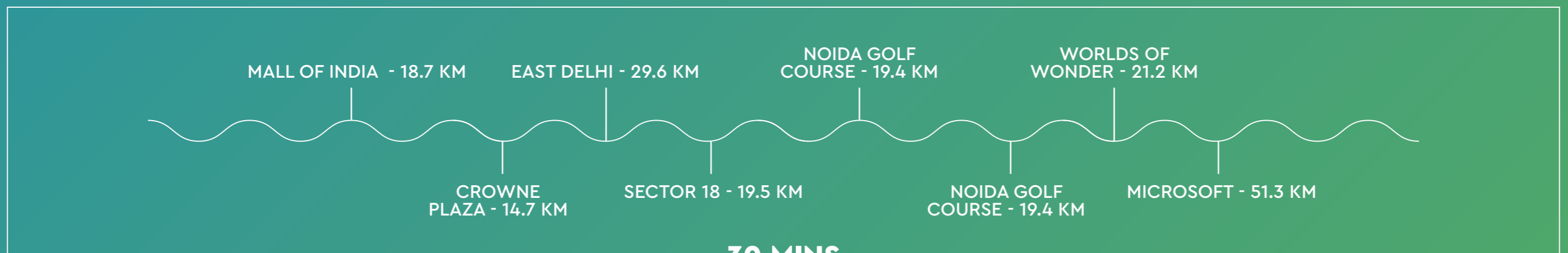
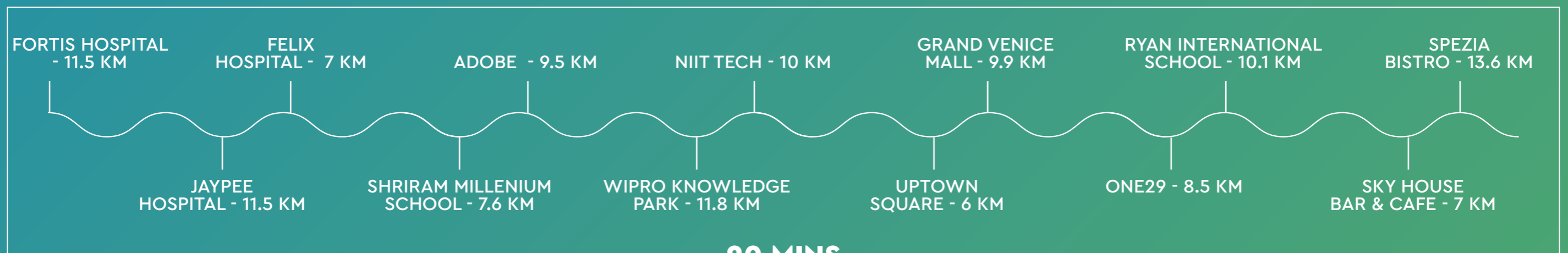
ADVANT NAVIS BUSINESS PARK	9 MIN	6.6 KM	HCL	18 MIN	17 KM
WIPRO KNOWLEDGE PARK	12 MIN	11.8 KM	NIIT TECHNOLOGIES	19 MIN	10 KM
ADOBE	15 MIN	9.5 KM	SEZ - TECH MAHINDRA	21 MIN	12.6 KM
			MICROSOFT	26 MIN	18.5 KM



RETAIL

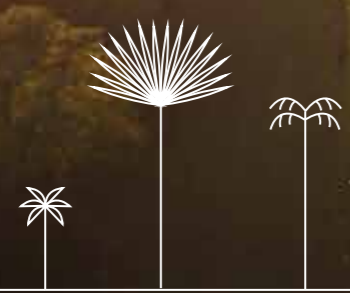
UPTOWN SQUARE	11 MIN	6 KM	MALL OF INDIA	23 MIN	20 KM
STARLING EDGE	14 MIN	12 KM	GARDENS GALLERIA	23 MIN	18.5 KM
ONE29	12 MIN	8.5 KM	ADVANT NAVIS BUSINESS PARK	9 MIN	6.6 KM

A well-connected hub



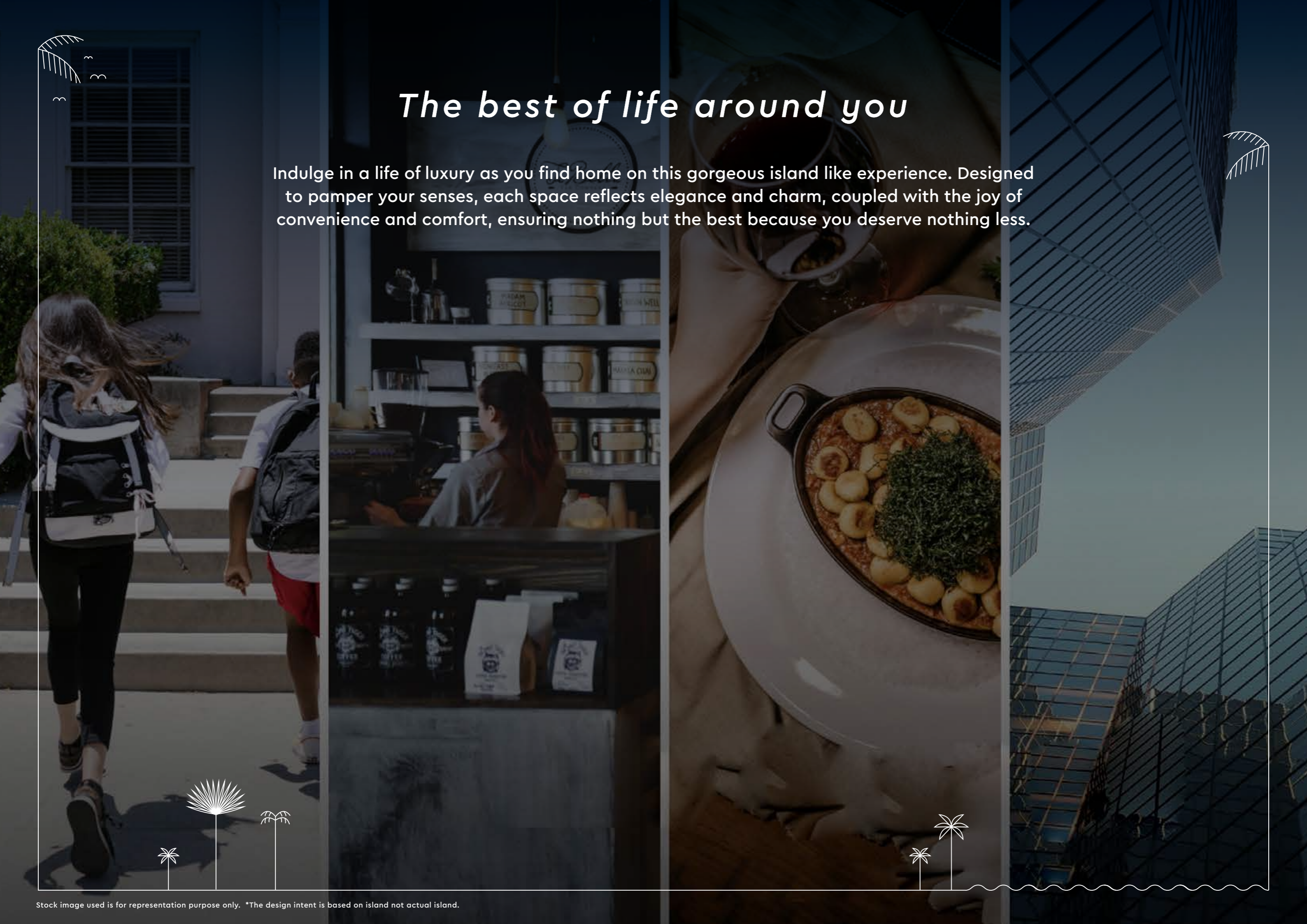
Launching a marquee development, right on the Expressway.

Our marquee development rests on the picturesque Expressway against the backdrop of the cityscape, which offers seamless connectivity to bustling city life and island experience in place of life.



The best of life around you

Indulge in a life of luxury as you find home on this gorgeous island like experience. Designed to pamper your senses, each space reflects elegance and charm, coupled with the joy of convenience and comfort, ensuring nothing but the best because you deserve nothing less.





DESIGNED
BY THE FINEST

The masterminds' impeccable vision

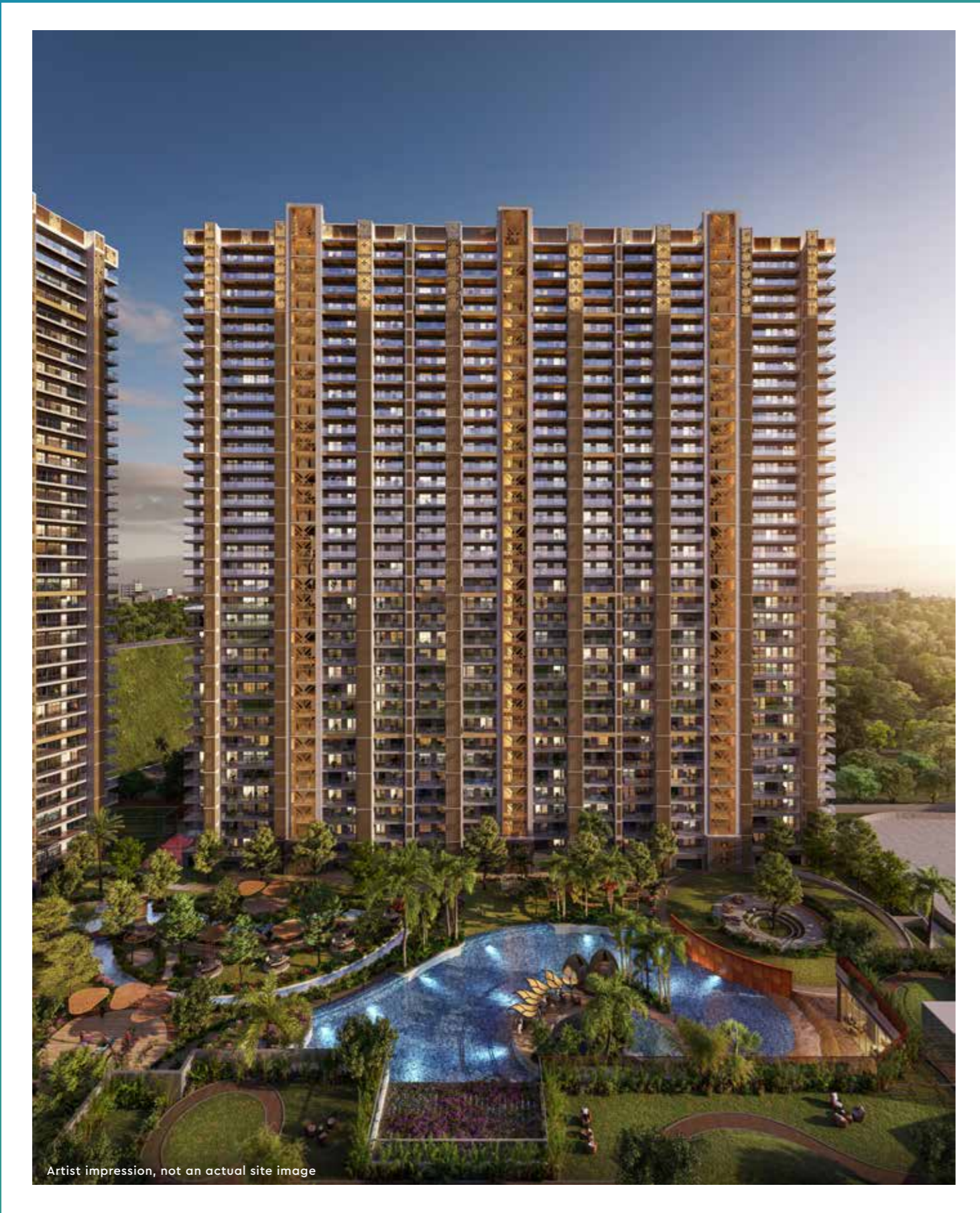
Conceptualised by Landscaping Maestros

Integral Designs, our concept design partners headed by **Samir Mathur**, a specialised landscape architect, are globally recognised for their high quality sustainable landscape design services. Some of their noteworthy projects include **The Khyber Resort & Spa in Kashmir, Lotte Mall in Vietnam, the Marriott in Dominico**, among others. Their expertise has been instrumental in bringing a truly breathtaking tropical island like experience to life at **Godrej Tropical Isle**.

**THE ROSEATE,
DELHI**

Designed by the renowned Hafeez Contractor

The illustrious architect, **Hafeez Contractor**, started his practice with a staff of two and now has the largest architectural firm in the country with 500 employees, 2500 satisfied clients, 72 crores square feet of ongoing projects in 100 cities and 5 countries. He has designed the tallest buildings in the subcontinent, including **The Imperial Towers, Mumbai, 23 Marina in Dubai**; modernized two of the busiest airports in the country and now, joined us to create **Godrej Tropical Isle**, a unique lifestyle experience that beautifully blends tropical island bliss with city living.



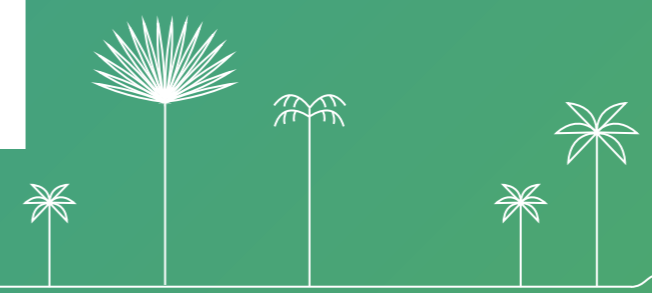
Artist impression, not an actual site image

Experience homes with curated luxury

Come home to your haven at Godrej Tropical Isle, Godrej Properties' first-of-its-kind tropical island themed homes in India.

Where you can soak in the beauty of landscapes inspired by exotic islands and revel in the meticulously designed facade that is inspired by the shapes of Monstera and Cycad leaves.

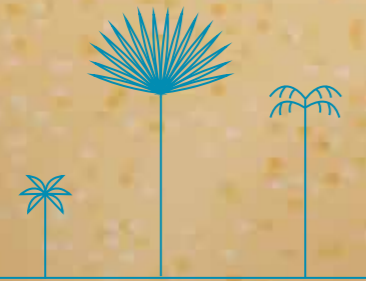
Let the breathtaking island beauty captivate your senses, while keeping you close to the luxuries of city living.





TROPICAL ISLANDS

Indulge in a vibrant tapestry of tropical delights





Welcome to your tropical paradise



Welcome to a place that's brimming with magic
Of golden sands* that twinkle and tease
Of breeze that with wafts the scents of the ocean
Where sunsets are a work of art
Where the skies are masterpieces in blue
Imagine, picture-perfect moments
Of the carefree Bahamas that lets you be
Of Maldives with scintillatingly beautiful water bodies
Imagine the island life, right here in Noida
At Godrej Tropical Isle, tropical island themed residences



After all, life is better on an island. 



A closer look at *The Island Life*



THE TROPICAL CLOUD FOREST

1. MEANDERING PATHWAYS
2. MOUND GARDENS
3. MAZE / ZEN GARDEN
4. FOREST PLAZA AREA
5. KIDS PLAY AREA
6. KIDS PLAY LAWN AREA
7. OUTDOOR ACTIVITY AREA
8. LAWN

THE TROPICAL RAINFOREST

9. THE BEACH EDGE
10. TROPICAL PAVILIONS
11. YOGA FLOATING DECK
12. MEDITATION AREA
13. LOTUS POND
14. BRIDGE OVER LOTUS POND
15. LAWN
16. DECK
17. THE FOREST TRAIL
18. MINI AMPHITHEATER
19. SEATING PODS
20. PAVILION

THE TROPICAL GRASSLAND

21. HERB GARDEN
22. BARBEQUE DECK
23. RAISED DECK
24. ELDERLY SEATING AND EXERCISE PLAZA
25. REFLEXOLOGY PARK
26. SUNKEN AMPHITHEATER
27. MULTIPURPOSE LAWN
28. TREE DECK
29. LAWN
30. PATHWAY CONNECTED TO F.T. RAMP
31. MOUND AREA

THE TROPICAL LAGOON

32. SWIMMING POOL DECK
33. JACUZZI
34. POOL LOUNGERS
35. SWIMMING POOL ZONE 1
36. ISLAND SEATING
37. KID'S POOL
38. RAISED DECK WITH POOL CABANAS
39. FLOATING CAFÉ
40. FLOATING SEATING ISLAND
41. SWIMMING POOL ZONE 2
42. STEPPED / CASCADING WATER FEATURE

MISCELLANEOUS

43. CRICKET PRACTICE NET
44. MULTIPURPOSE COURT
45. PRACTICE GOLF PUTTING GREEN
46. PARTY LAWN
47. EVENT LAWN
48. FIRE TENDER RAMP TO PODIUM

Tropical living inspired by islands from around the world



Tropical Lagoon

Design inspired by French Polynesian Bora Bora islands*



Tropical Rainforest[^]

Design inspired by Australian Rainforest of New Guinea*



Tropical Grasslands-Savannah

Design inspired by Tanzanian Savannah Landscape*



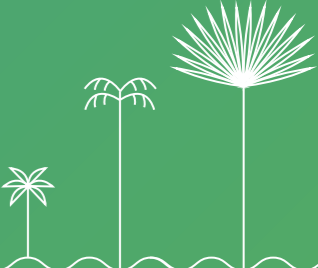
Tropical Cloud Forest[^]

Design inspired by Verdant Island of Borneo*



Stock image used is for representation purpose only. *The Project design is inspired by lagoon, Tropical grassland, cloud forest, tropical rainforest and beaches however they are not present in the Project

THE TROPICAL LAGOON





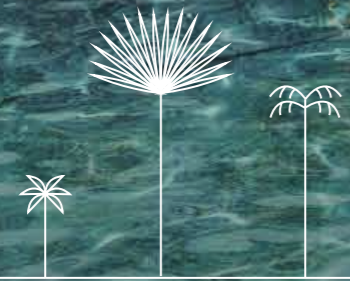
Discover a serene

Tropical Lagoon

Enjoy the island experience inspired by the captivating **French Polynesian Bora Bora Islands***, known for their soft white sand beaches[^], crystal clear waters, and sapphire blue skies. Come, immerse yourself in the tranquility of tropical bliss and experience the magic of island life.

*The Beach Edge**

Enjoy the cool beach breeze at The Beach Edge* with rock elements.



Stock image used is for representation purpose only. *The design is just inspired by beaches and does not have any natural beaches in the Project.

Floating Cafe

Enjoy delectable meals floating on water at The Floating Cafe.



Stepped Cascading Water Feature

Be enchanted with the sounds of cascading water.





Pool Deck



Jacuzzi



Island Seating



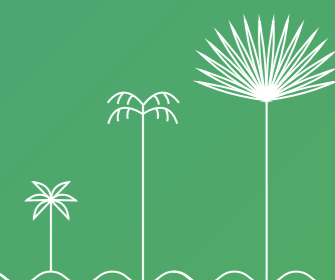
*Raised Deck with
Pool Cabanas*



*Kids
Swimming Pool*



THE TROPICAL GRASSLAND





Walk along the mesmerising

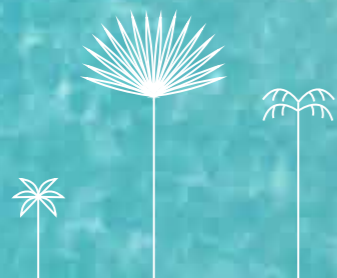
Tropical Grasslands

- Savannah*

Inspired by the astounding Tanzanian Savannah Landscape that is known for its open savannas, endless grasslands, marshes, and woodlands, this area resonates with the rhythm of nature. It offers a deep connection to the land and creates a truly unforgettable island living experience.

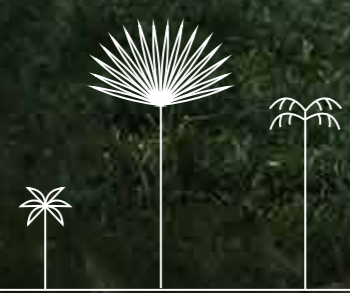
Find nirvana in the Tropical Oasis

Sit back in quietude and enjoy the landscape around you .



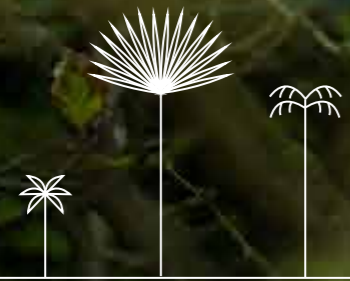
Barbecue Deck

Enjoy an unforgettable barbecue night with friends



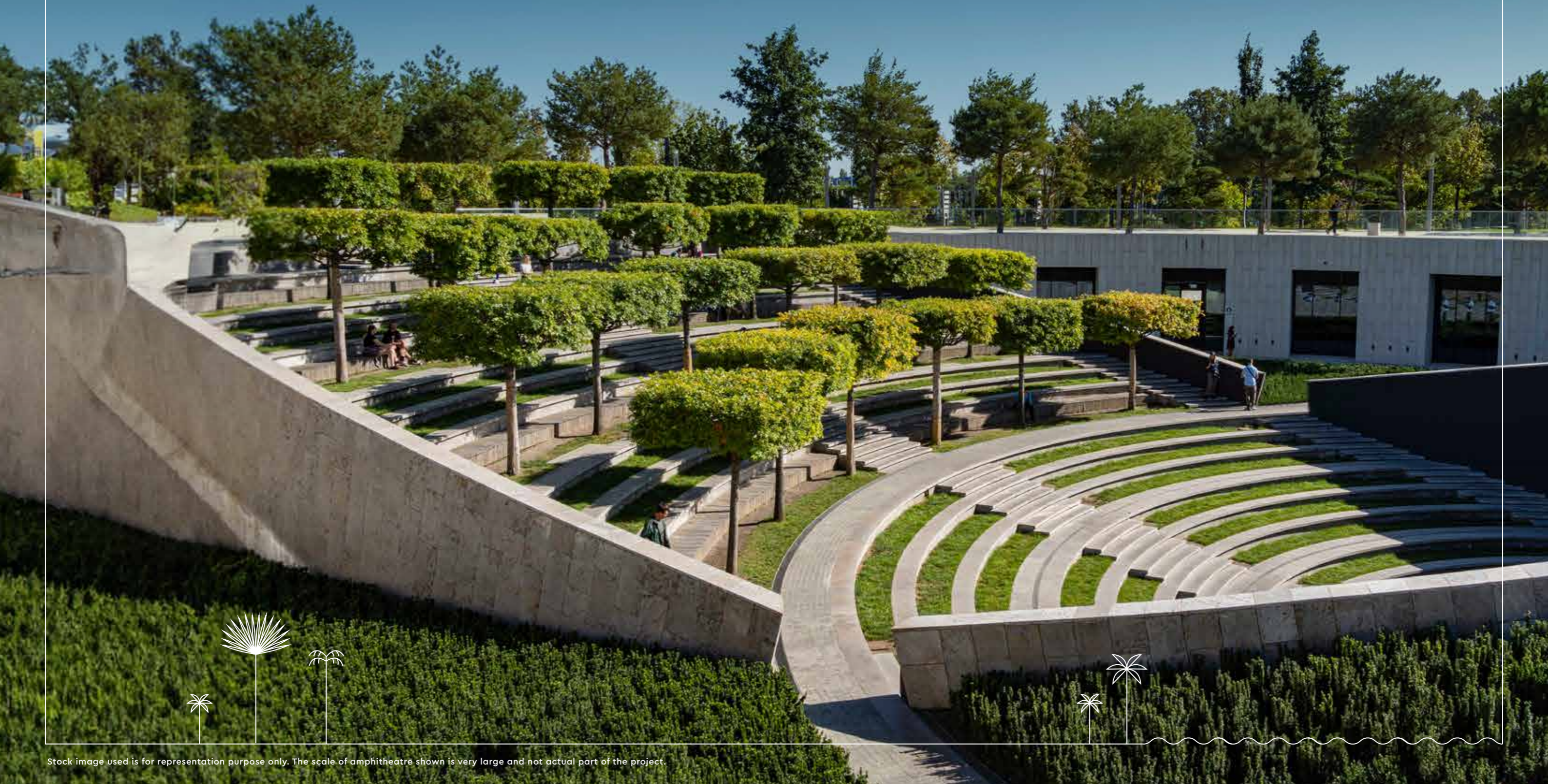
Herb Gardens

Revel in nature's bounty of fruits at the Edible Gardens.



Amphi-theatre

Experience unmatched performances with Sunken Amphitheatre.



Raised Pavilion

Scenic views and mesmerising evenings with Raised Pavilion Structures.



Shaded Elderly Seating and Exercise Plazas



Reflexology Park

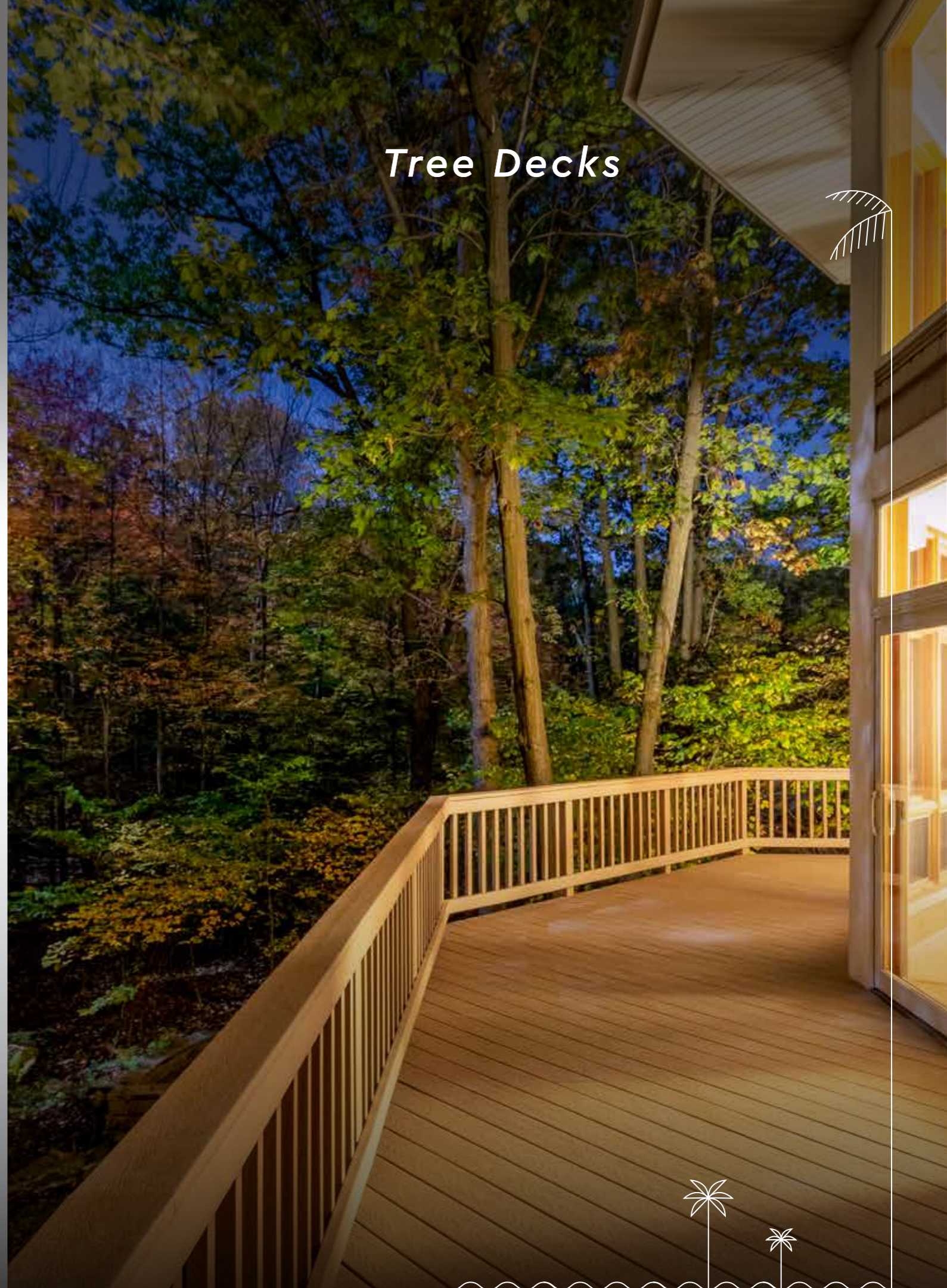


Stock image used is for representation purpose only. The Shaded Elderly seating will be shaded with plantation not structural elements.

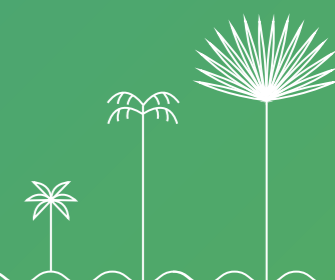
Sloping Lawns



Tree Decks



THE TROPICAL RAINFOREST





Let the
Tropical Rain Forests*
enchant you

Give in to the allure of the island life inspired by the **pristine Australasian Rainforest of New Guinea**, known for its mountainous and lowland areas of high biodiversity. Enjoy tranquil moments and the sounds of nature, intricately intertwined for extraordinary experiences.

Beachside Tranquility

Find solace in tranquil walks along the beach edge*.



Tropical Seating Pavilions

Get the ultimate work from home feels with serene seating alcoves.

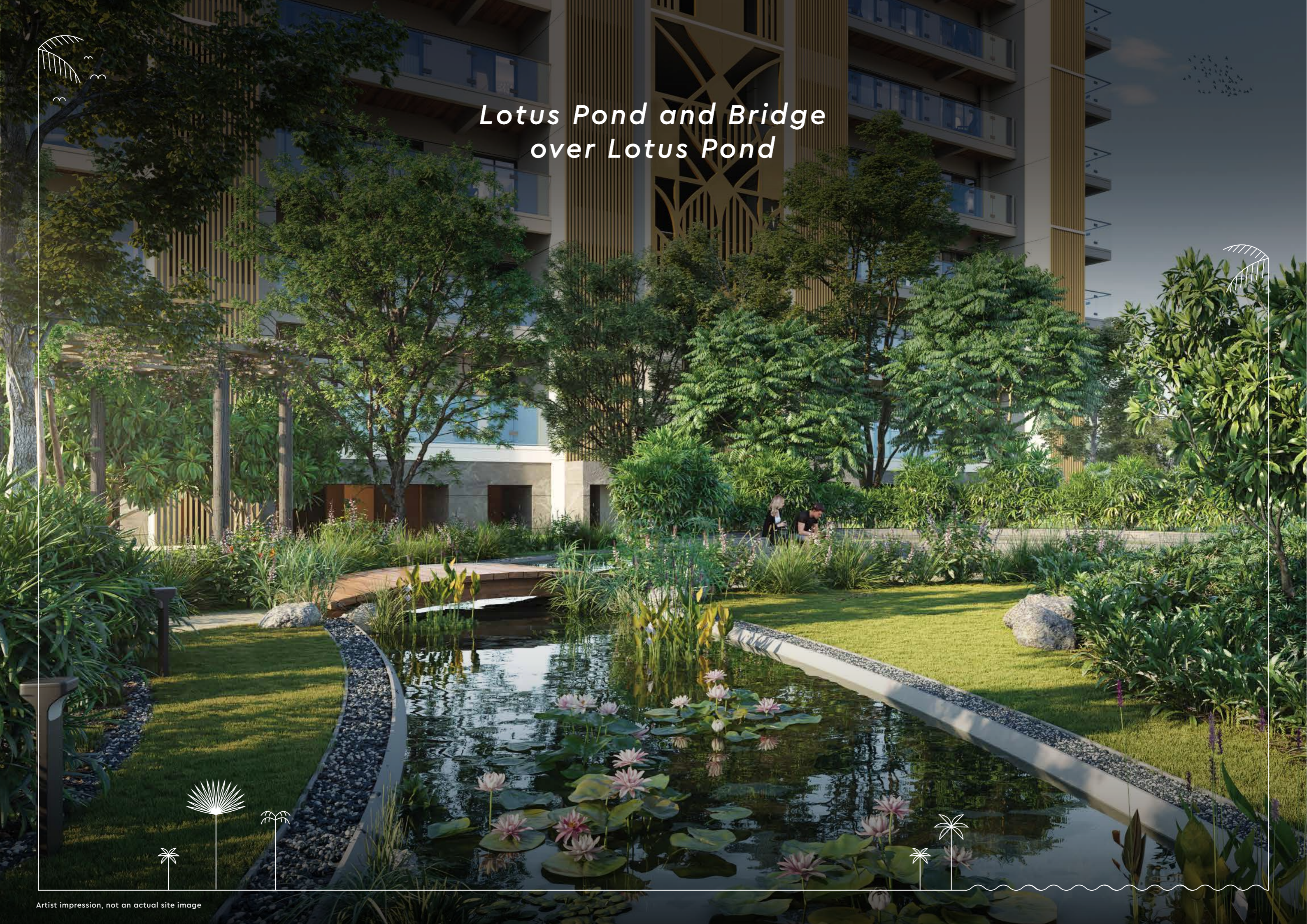


Sunbathing Deck*

Read a book as you spend time sunbathing.



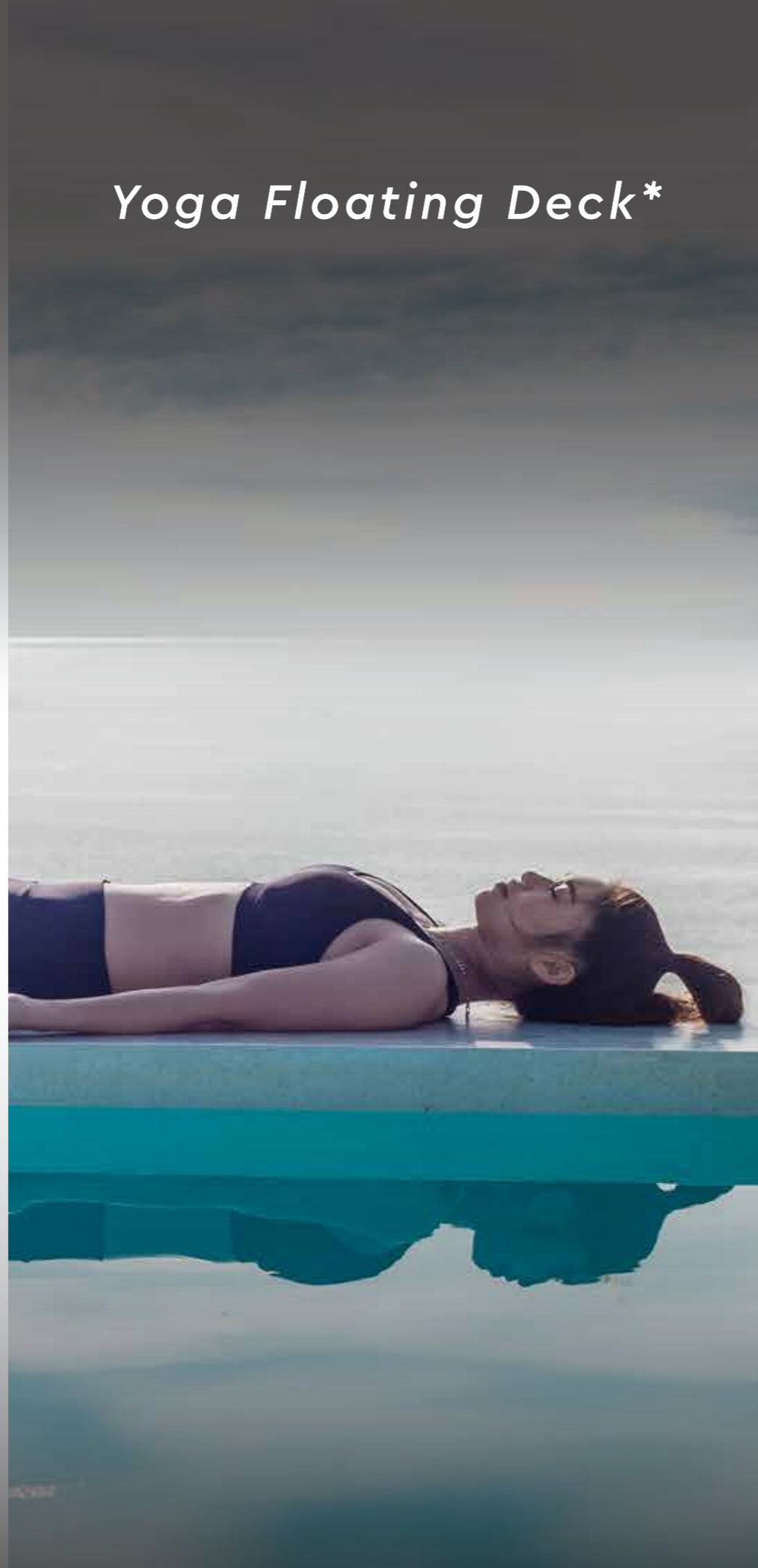
*Lotus Pond and Bridge
over Lotus Pond*



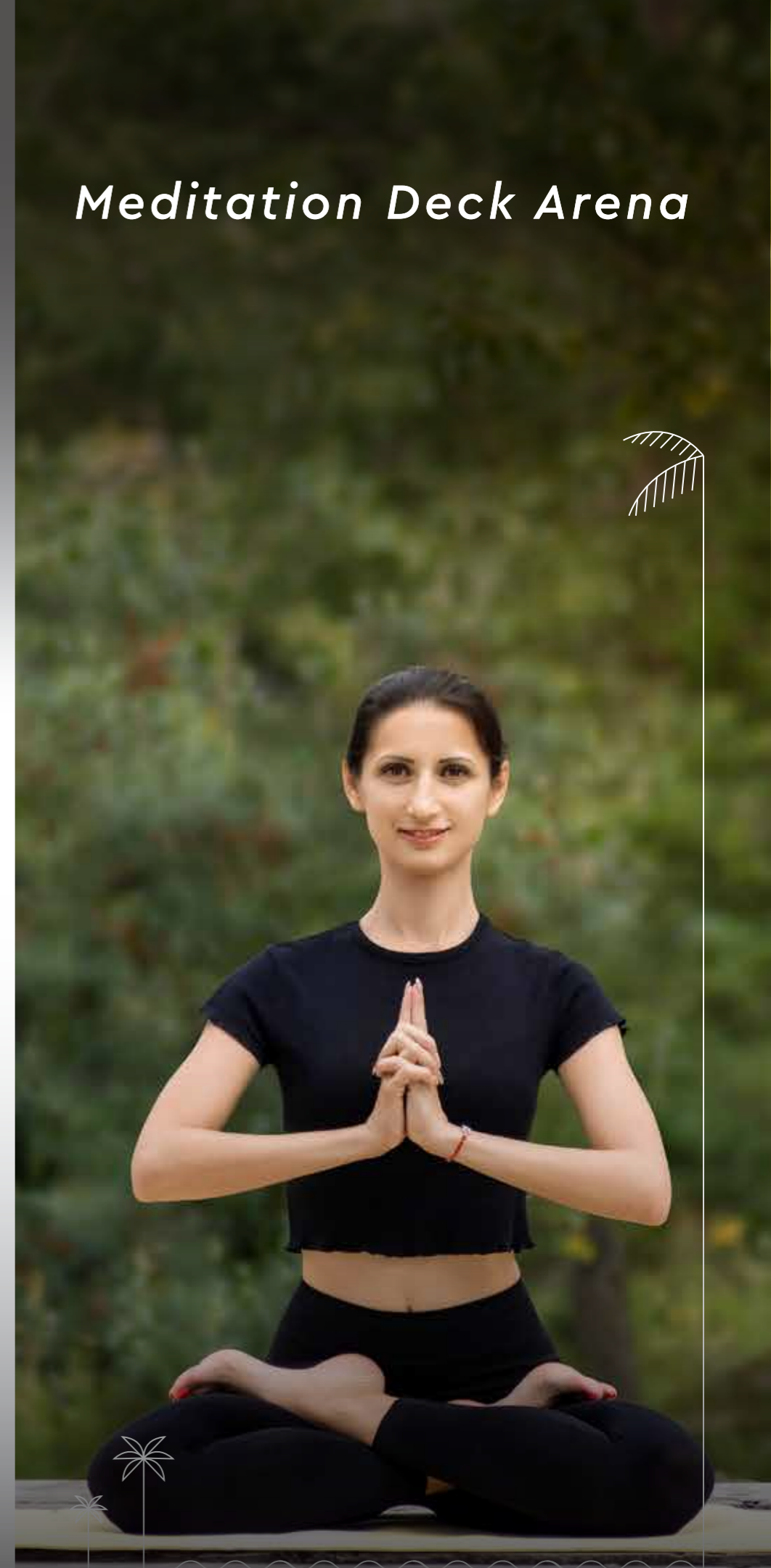
Tropical Seating Alcoves



*Yoga Floating Deck**



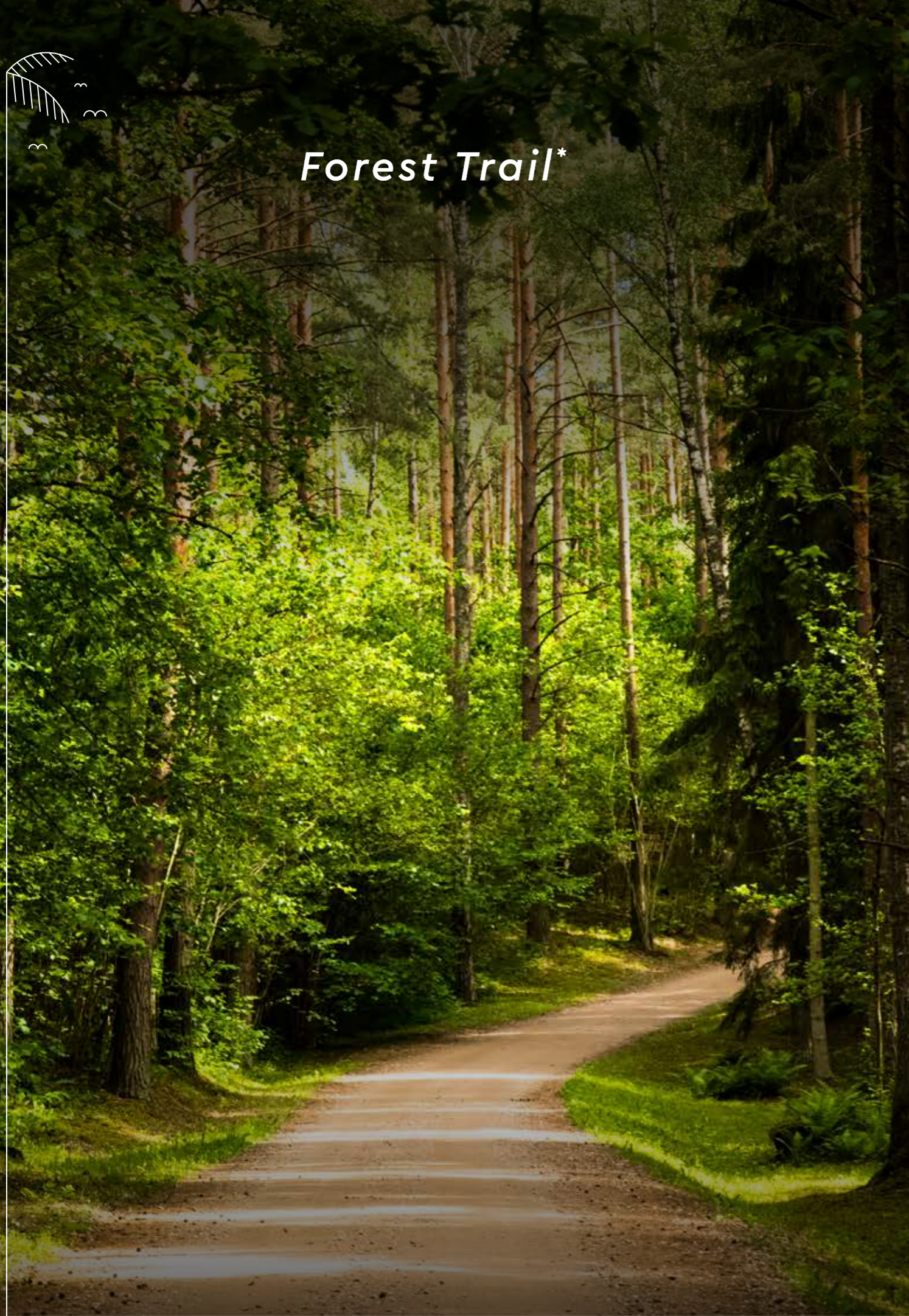
Meditation Deck Arena



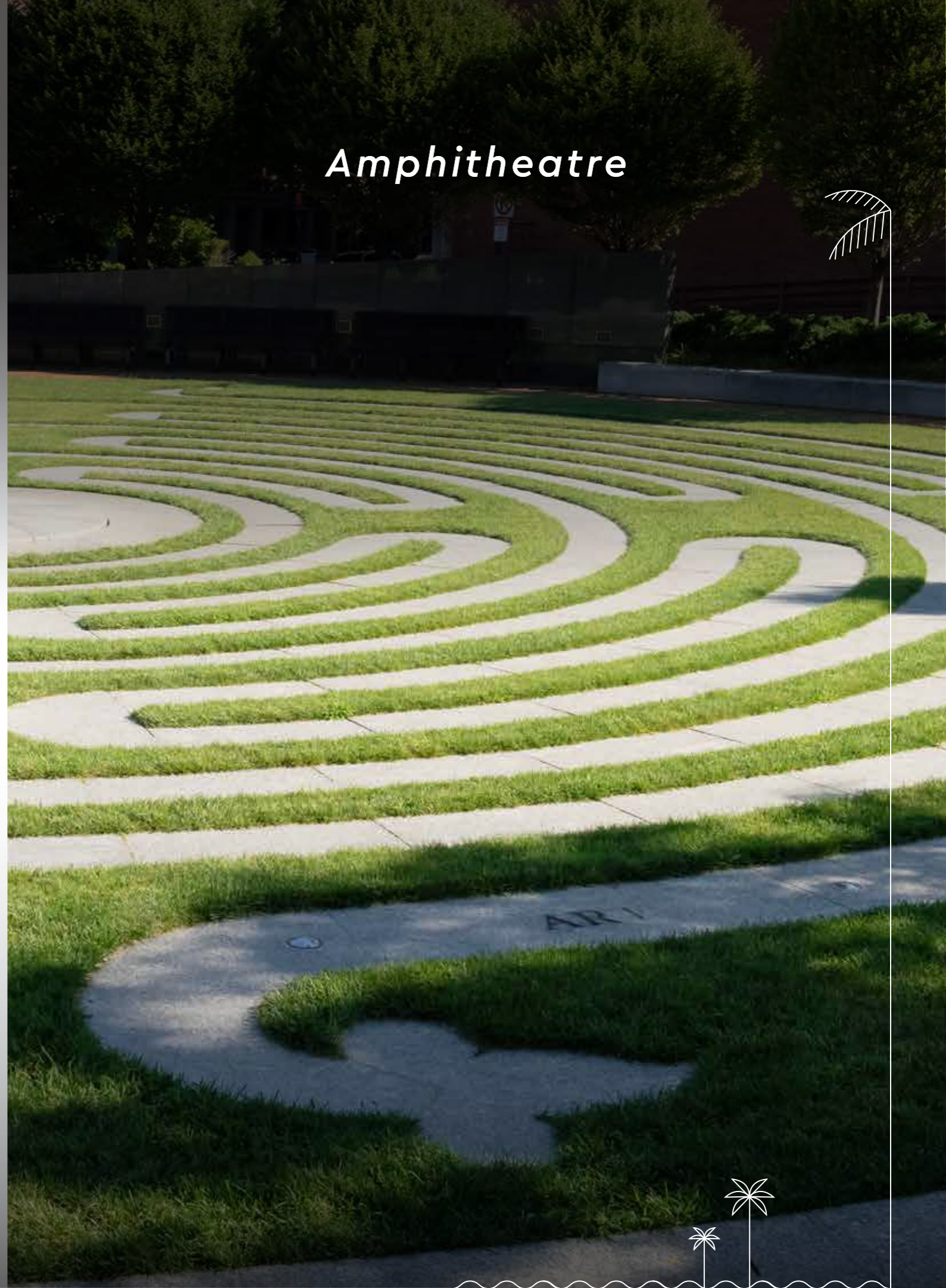

Stock image used is for representation purpose only. *Floating deck is a design intent not actual floating deck.



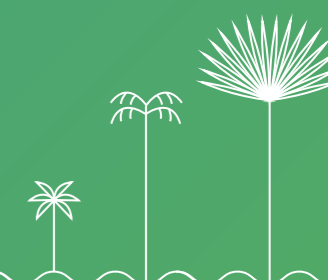
Forest Trail*



Amphitheatre



THE TROPICAL CLOUD FOREST



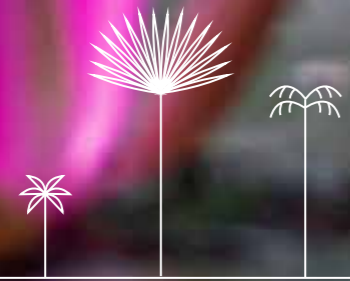


Surround yourself with lush
Tropical Cloud Forests*

Discover a life of wonder on an island inspired by the lush beauty of Borneo, known for its spectacular rock formations, mighty rivers[^] and sweeping jungle-scapes[^]. Immerse yourself in verdant landscapes amidst the magnificence of the island life, which is always in harmony with nature.

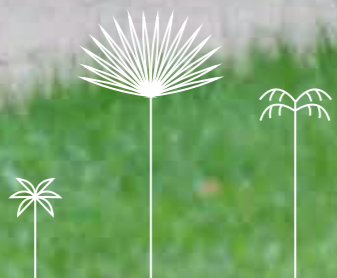
Island with Floating Plants

Experience walking on water with floating island*.



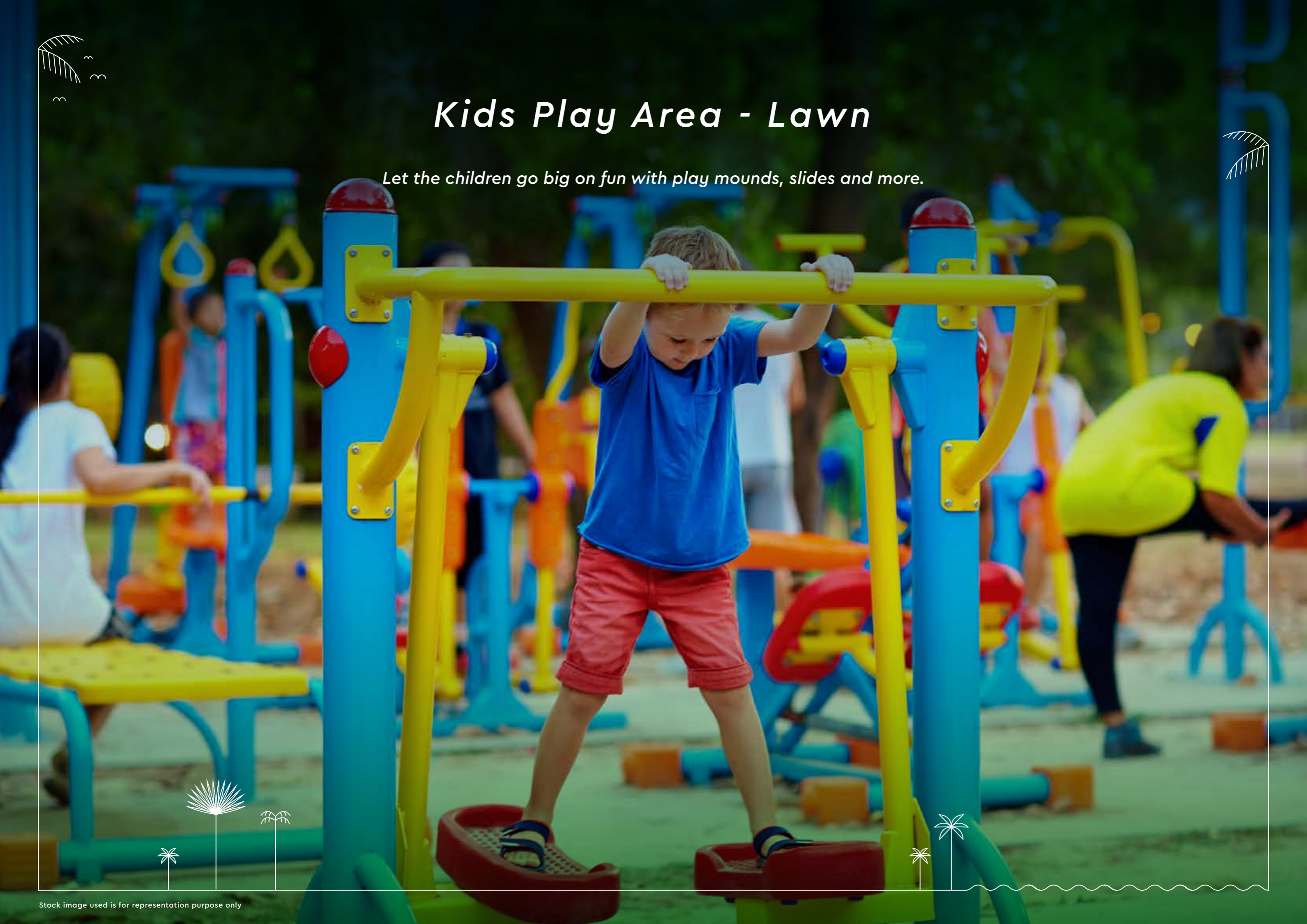
Meandering Pathway

Meander along lush greenery as you contemplate in deep thought.



Kids Play Area - Lawn

Let the children go big on fun with play mounds, slides and more.



Outdoor Exercise Alcoves

Exercise in natural environments with outdoor exercise alcoves.



Mound Gardens

Soak in the charm of structured mounds and misty fountains.



Zen Garden

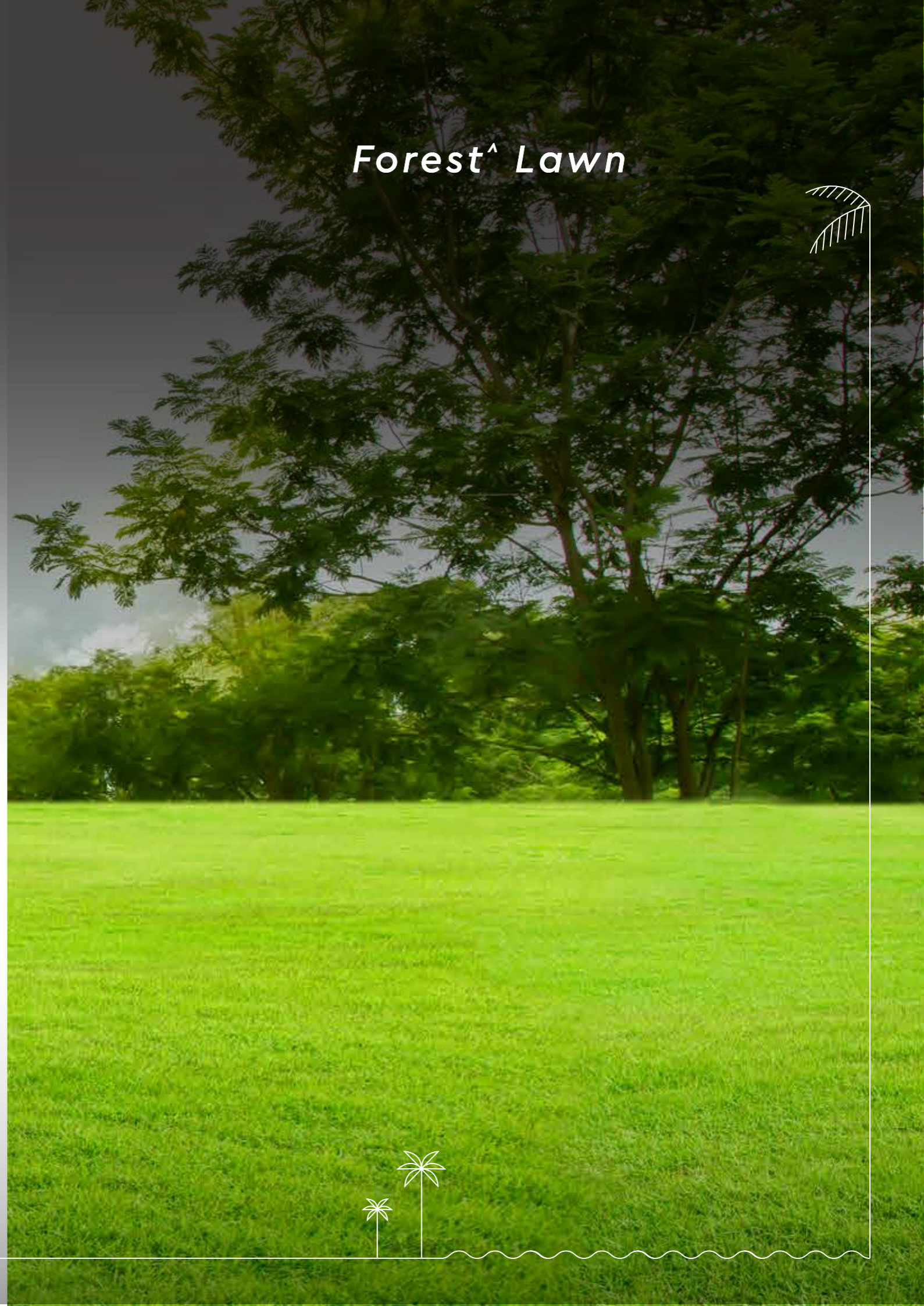




Rooftop* Landscape Area



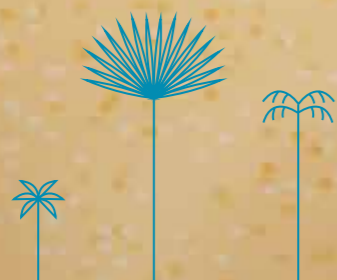
Forest^ Lawn





OPULENT CLUBHOUSE WITH BRAND PARTNERS

Unforgettable partnerships, unforgettable experiences



Presenting
The Tropical Clubhouse
that makes life worth it





THE CABANA

Cafe Shop Shop Cafe Coffee Coffee Shop Coffee Coffee Shop Cafe Cafe

Dive into Tranquility

Rejuvenate your senses as you unwind by the serene poolside.



Salon



Sauna





Ample indoor pursuits to suit your mood

Choose from a variety of activities to keep you active while being indoors, the island life comes with a plethora of exciting indoor amenities for you and your loved ones to make the most of.





Café



*Business Centre
and Library*



*Golf Simulator
Room*





Squash Court



Stock image used is for representation purpose only

Digital Gaming Centre



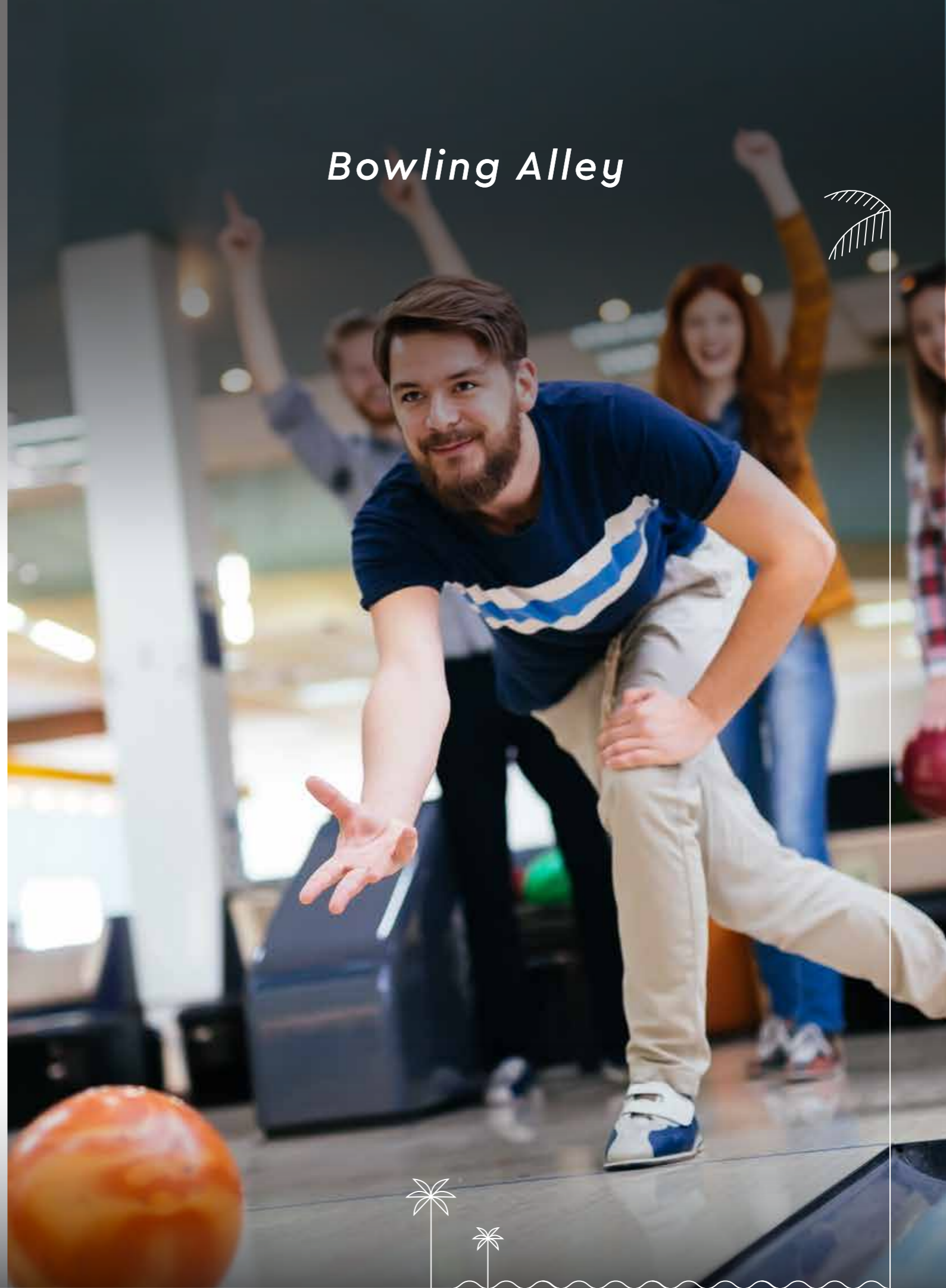
Indoor Badminton Court



Indoor Games Room



Bowling Alley





An active life in the outdoors awaits

Live the active lifestyle of your dreams filled with adventure and relaxation with exciting outdoor amenities to choose from. Whether you're in the mood for a game or some downtime, you can have it all.





*Basketball Court**

Experience the thrill of intense rallies
and fast-paced action



**This is a part of multi-purpose court which includes all the courts*

*Juice Bar by the Beach**

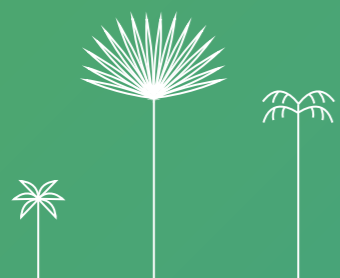
Indulge in a refreshing oasis of flavors as you savour
the goodness of all that's around you.



Bringing you the finest luxury partners



QUINTESSENTIALLY



Concierge Services by Quintessentially

Pamper yourself with exclusive services tailored to suit your every need with Quintessentially*, the world's premier luxury lifestyle group. With impeccable private concierge services to fulfill your every luxury desire, our dedicated teams will handle everything that you wish for and more. From lifestyle management to access to exquisite events, the team will pamper you with exclusive and tailored services, delighting you with the very best.



QUINTESSENTIALLY *or equivalent*

Tropical Spa by Tattva

Rediscover calmness with Tattva*, India's leading spa and wellness brand. We take pride in bringing their extensive network of over 70 spas across 28 cities in the country into a space amidst your island haven. Through this exclusive partnership, you can experience Tattva's signature wellness services right at your doorstep and enrich your life.



Gym by Holyfield Gyms

Embark on your journey towards your fittest self at our state-of-the-art gymnasium. With cutting-edge facilities designed to help you surpass your fitness goals, you can now experience Hollywood trainer Ramona Braganza's renowned 3-2-1 fitness program right here. Get ready to embrace a healthier life, nurturing your mind, body, and spirit every step of the way.



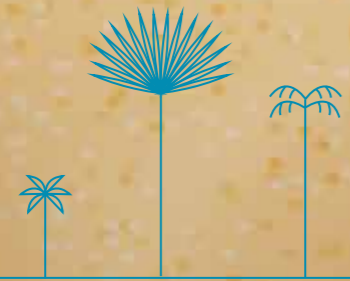
 **HOLYFIELD GYMS**® or equivalent





IMPECCABLY
CURATED
LUXURY HOMES

Experience the art of curated living





Immerse yourself in architectural perfection

Indulge in a visual masterpiece, where part of the facade's element design intent is inspired by Monstera and Cycad leaves. Behold nature's finest details brought to life through a thoughtfully crafted exterior.



Marvel at the Opulence of the Drop-off Lobby

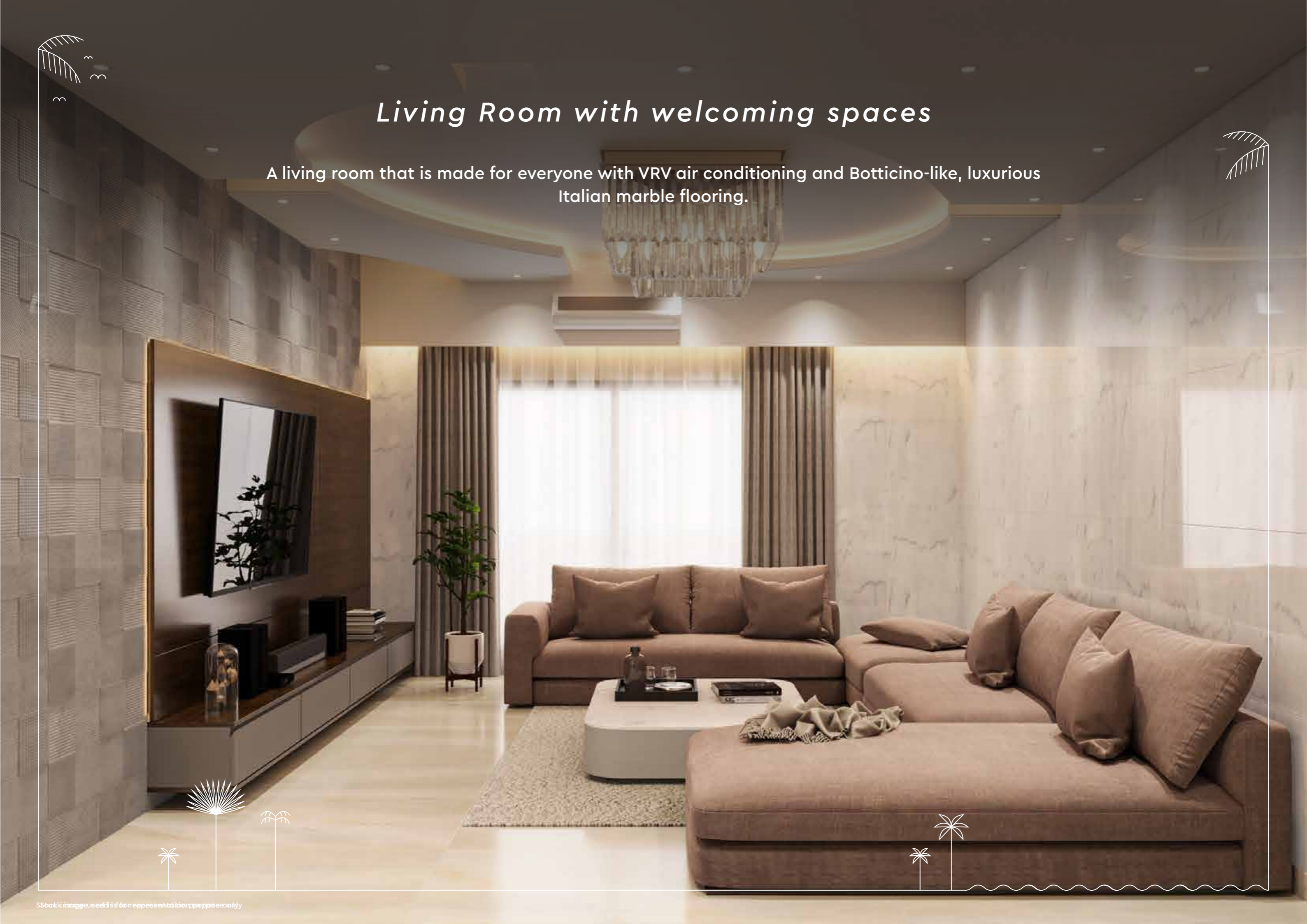
Let magnificence surround you upon arrival at the exquisite drop-off area.

Grand Tower Lobby

Arrive in style as the luxurious lobby will give you every reason to make a grand entrance.

Living Room with welcoming spaces

A living room that is made for everyone with VRV air conditioning and Botticino-like, luxurious Italian marble flooring.



Kitchen for your culinary passions

Prepare delightful meals and garnish them with love in your modular kitchen with chimney & hob and Italian marble flooring.



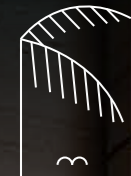
Dinner room that exudes warmth

Enjoy hearty meals with heart to heart conversations in a comforting environment for everyone with VRV air conditioning and Italian marble flooring.



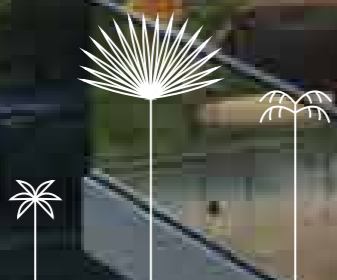
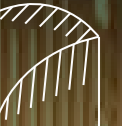
Bedrooms that invite comfort

Double-glazed windows that reduce external noise and help you be more energy efficient by providing more insulation



Expansive Balcony with Decks

Stand on your Sky Deck and take in the magnificence of the tropical landscape that truly makes it feel like another day in paradise.



EASY PAYMENT PLAN

MILESTONE	%
APPLICATION MONEY	5%
WITHIN 30 DAYS	5%
WITHIN 75 DAYS	10%
ON START OF EXCAVATION	10%
ON COMPLETION OF TOWER RAFT	10%
ON COMPLETION OF TOWER GROUND FLOOR SLAB	5%
ON COMPLETION OF 10TH FLOOR SLAB	5%
ON COMPLETION OF 15TH FLOOR SLAB	5%
ON COMPLETION OF 20TH FLOOR SLAB	5%
ON COMPLETION OF 25TH FLOOR SLAB	5%
ON COMPLETION OF TERRACE SLAB	5%
ON COMPLETION OF UNIT INTERNAL PLASTER	10%
ON COMPLETION OF UNIT FLOORING (EXCLUDING WOODEN FLOORING)	10%
ON APPLICATION OF OC	5%
ON INTIMATION OF POSSESSION	5%

PRE-LAUNCH PRICE

TYOLOGY	PRICE RANGE
3 BHK	₹ 2.23 cr - ₹ 2.50 cr
3 BHK + DECK	₹ 2.45 cr - ₹ 2.61 cr
3 BHK + U	₹ 3.30 cr - ₹ 3.67 cr
3 BHK + U + DECK	₹ 3.50 cr - ₹ 3.87 cr
4 BHK + U	₹ 4.50 cr - ₹ 4.99 cr
4 BHK + U + DECK	₹ 4.88 cr - ₹ 5.40 cr

NOTE:- GST, AMC, LEASE RENT, IFMS AND OTHER CHARGES ADDITIONAL



LIMITED PERIOD OFFERS





EARLY BIRD DISCOUNT

₹2,000,000



INSTANT CARD SWIPE DISCOUNT

₹1,00,000

PAY MORE SAVE MORE

₹2,00,000

ON COMPLETION OF 10%



PREMIUM PRIORITY PASS

PREMIUM PRIORITY PASS DISCOUNT

₹5,00,000

OFFERS VALID TILL 15TH AUGUST, 2023

PREMIUM PRIORITY AMOUNT

<i>TYPOLGY</i>	<i>EOI AMOUNT</i>
<i>3 BHK</i>	<i>₹5 LAKH</i>
<i>3 BHK + U</i>	<i>₹10 LAKH</i>
<i>4 BHK + U</i>	<i>₹20 LAKH</i>

OFFERS VALID TILL 15TH AUGUST, 2023

BANK DETAILS

**Cheque in favour - GODREJ PROPERTIES LIMITED
COLLECTION A/C GODREJ TROPICAL ISLE**

Account Number - 923020027662076

IFSC Code - UTIB0000022

Branch Address - NOIDA [UP]

Swift Code - AXISINBB022

Godrej | PROPERTIES

Godrej Properties Limited (Cin no. L74120MH1985PLC035308) ("Company") is developing a residential group housing project namely "Godrej Tropical Isle ("Project"), situated at Sector 146, Noida , which is registered with Uttar Pradesh Real Estate Regulatory Authority vide RERA Registration No. UPRERAPRJ303390 dated 08.06.2023 (website: www.up-rera.in). The Project is being developed over a period of time, pursuant to building plan no. 2023/03/28/8690 dated 08.06.2023 valid for five 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 are an architect's impression. 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. The Project is based on an island based theme and no natural or artificial island are there in the Project. For more information, please visit - www.godrejproperties.com. Terms and conditions apply.