

**GREATER NOIDA**

RERA Registration No. UPRERAPRJ438937/04/2026  
dated 02/04/2026 (website: <https://www.up-rera.in>)  
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Collection Account Number: 777705754509 (ICICI Bank)



**CROWN  
RESIDENCES**  
AT GODREJ GOLF LINKS







Artistic impression for representation purposes only

## A LEGACY PERFECTED OVER THE YEARS.

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Since 1897, Ardeshir Godrej built more than locks, he built trust and vision. Today, Godrej spans real estate, appliances, security, furniture, consumer goods, agri-business and aerospace.

This 129-year legacy continues to define every project that's thoughtfully designed, responsibly built and rooted in innovation and perfection.



Chippyana  
Buzurg  
Train Station

# LOCATION MAP

↑  
DELHI

Minda Corporation LTD -  
Ecotech III

LG Electronics-  
Ecotech II

DPS Greater Noida  
(Delta 1)

Aster Public  
School

Wipro LTD-  
Knowledge Park IV

Depot Station

GNIDA  
Office

Aqua Line

CROWN  
RESIDENCES  
AT GODREJ GOLF LINKS

Alpha II

Delta 1

Alpha I

Knowledge  
Park I

Alpha 1

Jaypee  
Greens

Pari  
Chowk

Expo Inn

Knowledge  
Park II

Jaypee Greens  
Pari Chowk

Prakash Hospital  
(Multi-specialty)

Yatharth Super  
Speciality Hospital

Mahanandan  
Superspeciality  
Hospital

Shri Krishna Life  
Line Hospital

PI I & II

Ivory Hospital

G.D. Goenka  
Public School

Fortis Hospital -  
Greater Noida

Honda Cars

Aavaam Hospital

Orion Hospital

GIMS Hospital  
(Govt Institute of Medical Sciences)

TOWARDS  
NOIDA  
INTERNATIONAL  
AIRPORT  
↓

AQUA METRO LINE

EASTERN PERIPHERAL  
EXPRESSWAY

NOIDA - GREATER NOIDA  
WEST LINK ROAD

NOIDA - GREATER  
NOIDA EXPRESSWAY

SURAJPUR - KASNA ROAD

YAMUNA EXPRESSWAY

SCHOOLS

UNIVERSITIES  
AND COLLEGES

COMMERCIAL &  
INDUSTRIAL DEVELOPMENTS

HOSPITAL

HOTEL

Map not to scale





## A PERFECT LOCATION FOR LUXURY AND LEISURE.

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With premium residences, upscale dining and lush green golf vistas, the location offers a lifestyle that feels perfectly balanced and complete.



## PLACED PERFECTLY. WIDELY CONNECTED.

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When every direction leads to ease, every day feels leisurely. Easy connectivity to key destinations brings life, work, and leisure together in perfect flow, allowing you to spend less time getting there and more time being there.

| BUSINESS HUBS                  | DISTANCE (KM) |
|--------------------------------|---------------|
| Knowledge Park I               | 4.6           |
| Knowledge Park II & III        | 5.2 & 7.8     |
| Ecotech I (Industrial Cluster) | 6.5           |
| Wegmans Business Park          | 7.3           |
| Haier Industrial Park          | 8.3           |
| Globus IT Park                 | 8.5           |
| Stellar Business Park          | 10.8          |

| HOSPITALS                                           | DISTANCE (KM) |
|-----------------------------------------------------|---------------|
| Shri Krishna Life Line Hospital                     | 1.5           |
| Ivory Hospital                                      | 2.2           |
| Prakash Hospital (Multispeciality)                  | 3.1           |
| Fortis Hospital – Greater Noida                     | 3.4           |
| Promhex Multispeciality Hospital                    | 3.4           |
| Yatharth Hospital                                   | 3.5           |
| Aavaam Hospital                                     | 4.6           |
| Orion Hospital                                      | 5.3           |
| Mahanandan Superspeciality Hospital                 | 5.3           |
| GIMS Hospital (Govt. Institute of Medical Sciences) | 7.4           |



| SCHOOLS                                     | DISTANCE (KM) |
|---------------------------------------------|---------------|
| Holy Public School                          | 2.2           |
| Ursuline Convent School                     | 2.4           |
| Nishi Gurukul School                        | 2.4           |
| Greater Noida World School (GNWS)           | 3.6           |
| BrainTree Global School (The Vedic Gurukul) | 4             |
| Lotus World School                          | 4.7           |
| R.M. Arya Public School                     | 5.8           |

| CONNECTIVITY                        | DISTANCE (KM) |
|-------------------------------------|---------------|
| Delta 1                             | 2.3           |
| Pari Chowk                          | 3.3           |
| Alpha 1 (Aqua Line)                 | 3.6           |
| Ajaibpur Railway Station            | 10            |
| Noida International Airport (Jewar) | 45.4          |
| IGI Airport Terminal 3 (Delhi)      | 57.6          |

| MALLS                        | DISTANCE (KM) |
|------------------------------|---------------|
| Eldeco Arcadia               | 1.4           |
| Grand Venice Mall (TGV Mall) | 3             |
| Mall Of Expressway           | 4             |
| IThums Galleria              | 8             |





## PERFECTLY CONNECTED VIA METRO, ROAD, AND AIR.

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Effortlessly connected to the city and beyond, this address ensures easy access via metro, road, and air, where every journey is off to a perfect start.





## PERFECTLY CONNECTED TO PROGRESS AND GROWTH.

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This is an address that's placed right where it matters.  
With three major expressways close by, you're always a step ahead,  
whether it's business, getaways or easy access to key social hubs.

### **Noida-Greater Noida Expressway:**

A six-lane highway connecting Noida and Greater Noida is set to redefine connectivity.

### **Yamuna Expressway:**

A 165-km long expressway connecting Agra and Greater Noida, powers economic and industrial growth.

### **Eastern Peripheral Expressway:**

Bypasses Delhi while connecting Ghaziabad, Greater Noida, Palwal, and Sonapat allowing smoother flow of inter-city traffic.





## TAKING OFF TOWARDS THE PERFECT FUTURE.

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With easy connectivity, the world is closer than ever.

- Noida International Airport (Jewar) is expected to commence operations from June 2026.
- Creating new opportunities for international travel, trade and business.
- Looking to serve 70 million passengers annually in the first phase itself.

Source : [https://centreforaviation.com/data/profiles/newairports/delhi-noida-international-airport?utm\\_source=chatgpt.com](https://centreforaviation.com/data/profiles/newairports/delhi-noida-international-airport?utm_source=chatgpt.com)





## A PERFECT GOLF-SIDE WAY OF LIFE.

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A vast 9-hole golf course brings in perfection beyond splendour. Expansive greens set the perfect stage to play, rejoice and celebrate, making every game a moment of pure joy.



INTRODUCING



## CROWN RESIDENCES

AT GODREJ GOLF LINKS

SHOT AT SITE

### A TOWNSHIP WHERE LIFE FINDS ITS PERFECT SWING.

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Welcome to a 100-acre\* golf township, where green living meets golf-centric amenities in perfect harmony. A 9-hole course, indulgent clubhouse, modern gym, sports facilities, and expert-led recovery spaces ensure the best of what life has to offer.

\*Approximately 4,04,686 sq mts.





## THE PERFECT GROVE TO HEAL, SLOW DOWN AND JUST BE.

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Rooted in a wellness-first philosophy,  
Crown Residences blends The Wellness Pavilion  
and Living Leaf Greenscape to nurture mind,  
body and spirit in perfect harmony.

All surroundings, specifications, amenities, green areas, etc. shall be as per the final agreement for sale/sub-lease between the Parties and subject to change, addition, deletion or amendment as may be decided by the developer or directed by competent authority.





## A HOST OF AMENITIES COME TOGETHER FOR THE PERFECT LIFE.

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**Golf-Centric  
Living**



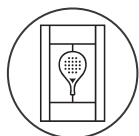
**10-Acre  
Park**



**Wellness  
Pavilion**



**The Living  
Leaf**



**Active Lifestyle  
Amenities**

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## A STATE-OF-THE-ART SPACE FOR PERFECT RESTORATIVE CARE.

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Guided  
Movement



Active  
Rehab



Pilates



Recovery &  
Therapy





## THE PERFECT BACKDROP TO YOUR EVENING STROLLS.

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Acres of lush, open greens add a quiet charm  
to every moment.

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## NATURE AND DESIGN PERFECTLY ALIGNED FOR YOUR ARRIVAL.

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A warm, nature-led welcome  
every time you arrive.





## A PERFECT LIFESTYLE FOR THE SELECT FEW.

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Select residences with pristine  
golf course views.

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## A HOME WHERE LIFE TEES OFF IN PERFECTION.

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Acres of lush greens, manicured fairways and open horizons set the course for a life of leisure, indulgence and perfection, right by the golf course.

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AR Landcraft LLP ("Developer") is developing a residential complex namely "Crown Residences at Godrej Golf Links" ("Project") over a portion of the recreational entertainment plot bearing no. REP-1 situated at Sector 27, Greater Noida, admeasuring 4,03,575 square meters ("Project Land"). The Developer had acquired the said Project Land from Greater Noida Industrial Development Authority ("GNIDA") on leasehold basis by and under the lease deed dated 12th November, 2014, duly registered as document no. 34217, book no. 1, volume no. 17146 and page no. 165 with the office of the Sub-Registrar, Gautam Buddh Nagar ("Lease Deed"). The Project is being developed, pursuant to building plan no 1678, dated 07/05/2025 granted by GNIDA for the Project and any further revisions and renewals in future. The Developer hereby declares that it has availed construction finance ("Facility") from ICICI Bank Limited ("Lender") and has secured the Facility by mortgaging the township land in favour of the Lender. The Project is registered with Uttar Pradesh Real Estate Regulatory Authority ("UPRERA") bearing Registration No. UPRERAPRJ438937/04/2026 dated 02/04/2026 (website: <https://www.up-rera.in>).

The terms of allotment/sale shall be subject to (a) application form, allotment letter, agreement for sub-lease and/or sub-lease deed; (b) building plan and other approvals; and (c) occupation certificate(s). Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and only after thorough understanding about the Project and taking appropriate advice, take further decision regarding/in relation to the Project.

This creative is purely conceptual, illustrative and used for indicative purposes only and not a legal offering. All specifications, amenities, surroundings, greens areas, etc. of the Project shall be as per the final agreement for sale/sub-lease between the Parties and subject to change, addition, deletion or amendment as may be decided by the Developer or as directed by any competent authority in the best interest of the development. The official website of the Developer is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on any other website. \*This is a marketing expression basis the unique positioning, scale, and amenities offered by the Project in comparison to existing residential options. T&C Apply.