

GREATER NOIDA

RERA Registration No. UPRERAPRJ438937/04/2026
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Collection Account Number: 777705754509 (ICICI Bank)



**CROWN
RESIDENCES**
AT GODREJ GOLF LINKS





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A LEGACY PERFECTED OVER THE YEARS.

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**

 **DPS Greater Noida (Delta 1)**
 **LG Electronics- Ecotech II**

 **Aster Public School**

 **Wipro LTD- Knowledge Park IV**

 **Depot Station**

 **GNIDA Office**

Aqua Line

Alpha II

 **Delta 1**

 **CROWN RESIDENCES**
AT GODREJ GOLF LINKS

Alpha I

 **Alpha 1**

 **Delhi Technical Campus**

 **Sharda University**

 **GL Bajaj Institute of Technology & Management**

 **KCC Institute of Technology & Management**

 **NIET (Noida Institute of Engineering & Technology)**

 **Birla Institute of Management Technology (BIMTECH)**

Sector 148

 **Noida Sec 148**

 **Knowledge Park I**
 **Expo Inn**

 **Knowledge Park II**

 **Jaypee Greens Pari Chowk**

 **Pari Chowk**

 **Jaypee Greens**

 **Shri Krishna Life Line Hospital**

PI I & II

 **Ivory Hospital**

 **Prakash Hospital (Multi-specialty)**

 **Yatharth Super Speciality Hospital**

 **G.D. Goenka Public School**

 **Fortis Hospital - Greater Noida**

 **Honda Cars**

 **Mahanandan Superspeciality Hospital**

 **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

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A PERFECT LOCATION FOR LUXURY AND LEISURE.

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.

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



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PERFECTLY CONNECTED VIA METRO, ROAD, AND AIR.

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.

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.

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



A PERFECT GOLF-SIDE WAY OF LIFE.

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

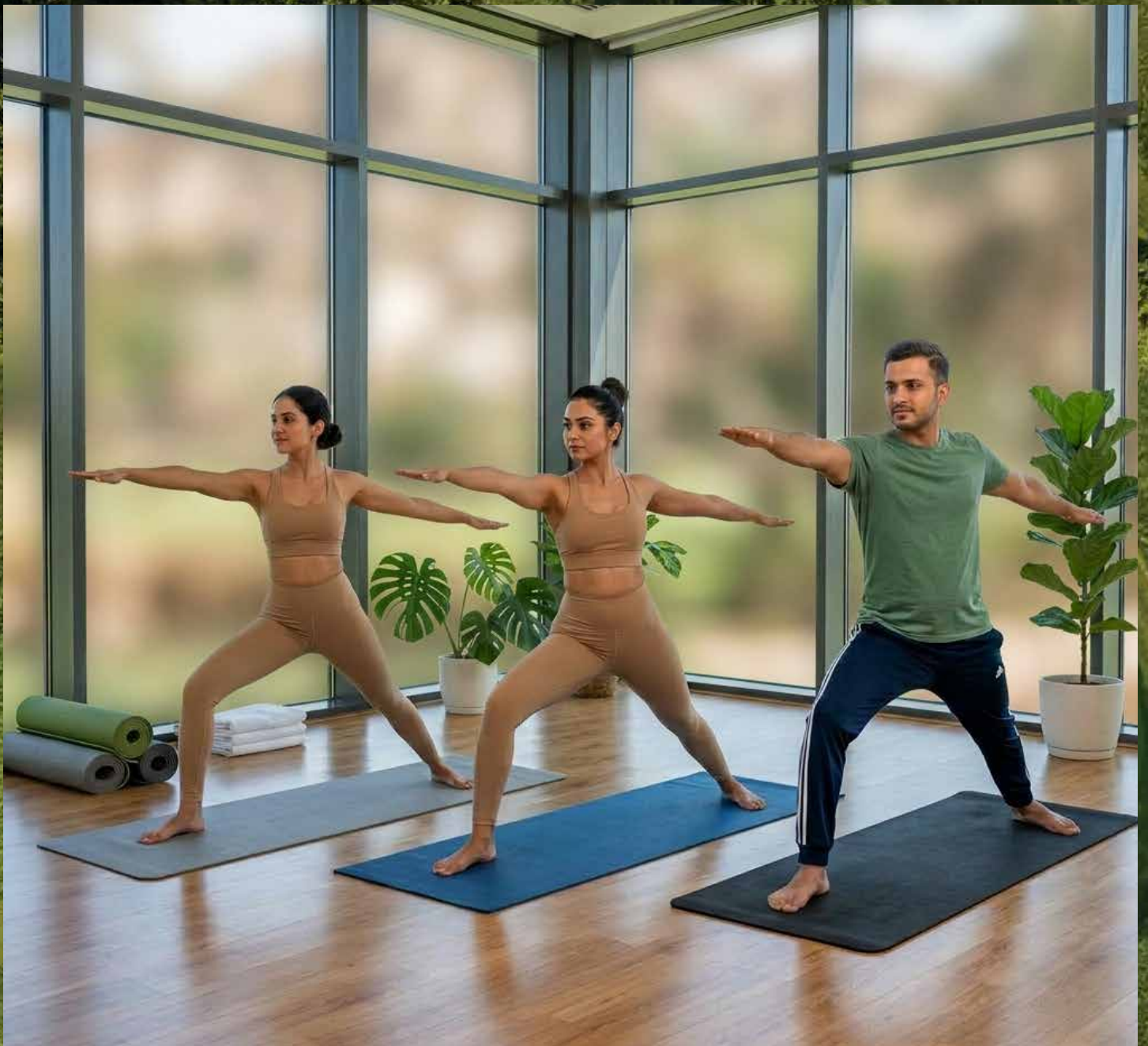
AT GODREJ GOLF LINKS

SHOT AT SITE

A TOWNSHIP WHERE LIFE FINDS ITS PERFECT SWING.

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.

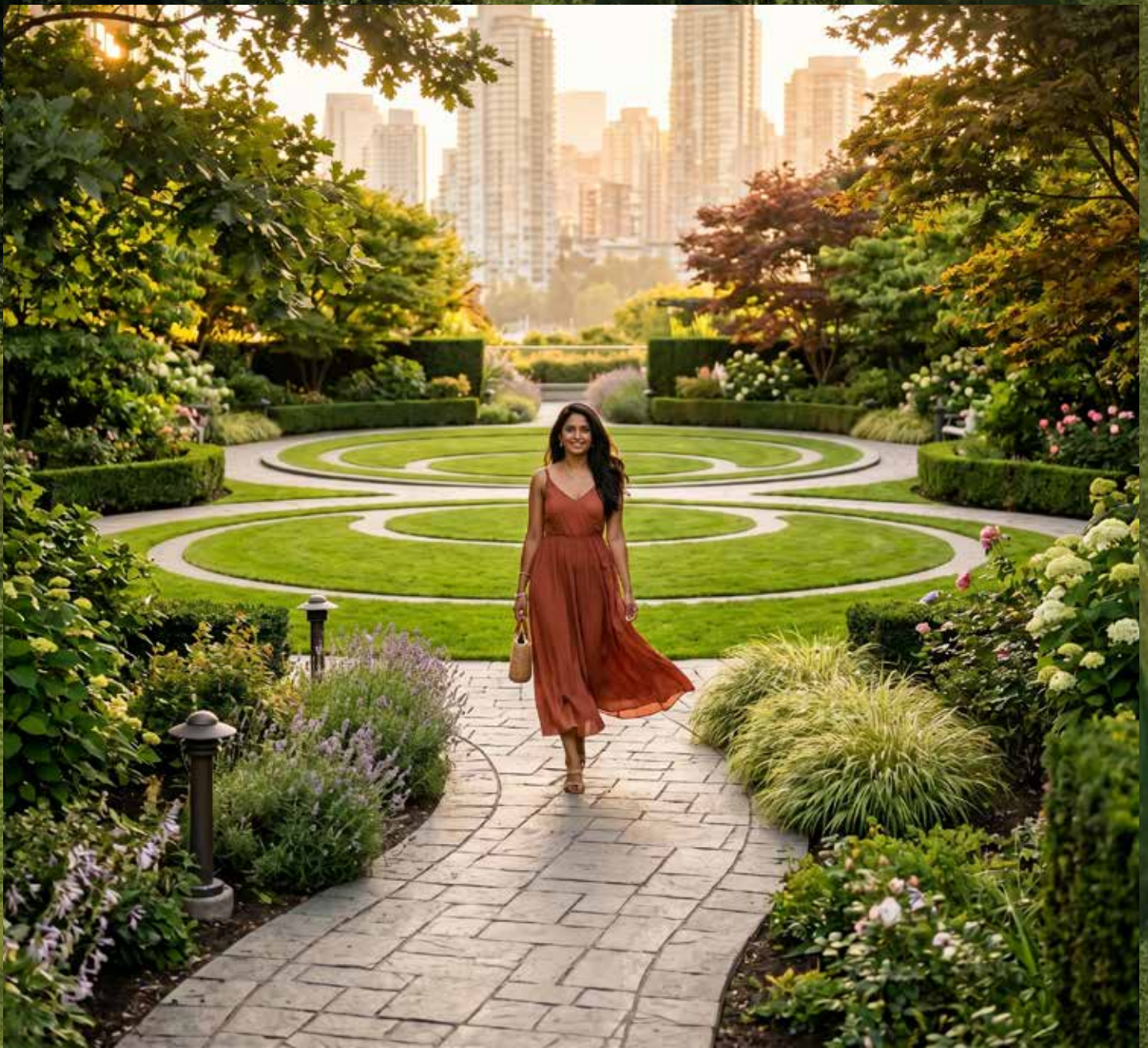
*Approximately 4,04,686 sq mts.



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

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.



**Golf-Centric
Living**



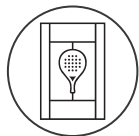
**10-Acre
Park**



**Wellness
Pavilion**



**The Living
Leaf**



**Active Lifestyle
Amenities**

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



Guided
Movement



Active
Rehab



Pilates



Recovery &
Therapy



THE PERFECT BACKDROP TO YOUR EVENING STROLLS.

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

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NATURE AND DESIGN PERFECTLY ALIGNED FOR YOUR ARRIVAL.

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



A PERFECT LIFESTYLE FOR THE SELECT FEW.

Select residences with pristine
golf course views.

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 HOME WHERE LIFE TEES OFF IN PERFECTION.

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.

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.



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. 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.