



**GODREJ PROPERTIES'  
FIRST-EVER  
MARQUEE  
DEVELOPMENT  
ALONG THE EXPRESSWAY.**



**126 YEARS**  
**IN THE MAKING**

*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.*





**WE'RE HERE TO  
WIN YOUR HEARTS AND SPREAD  
LIFELONG JOY, NOIDA.**

*With 84 projects across India, you can count on us to continue building excellence and trust across your city and the nation. Last year we delivered 2819 homes, along with happiness, comfort, and a sense of belonging to numerous families. This year, we've had the pleasure of helping 1000+ families find their happy homes through bookings made with us. Similarly, we're here again to offer you the same magical feeling once again, Noida.*






NO.	INSTITUTION NAME	TIME (MIN)	KMS
1	THE HERITAGE SCHOOL	4 MIN	2.8 KM
2	SHIV NADAR SCHOOL	9 MIN	6 KM
3	THE SHRIRAM MILLENIUM SCHOOL	12 MIN	7.6 KM
4	CAMBRIDGE SCHOOL	12 MIN	9.7 KM
5	JBM GLOBAL SCHOOL	12 MIN	10 KM
6	STEP BY STEP	14 MIN	10.2 KM
7	DPS NOIDA, 132	13 MIN	12 KM
8	GENESIS GLOBAL SCHOOL	14 MIN	11 KM
9	INDRAPRASTHA GLOBAL SCHOOL	15 MIN	9 KM
10	LOTUS VALLEY SCHOOL	17 MIN	16.5 KM
11	GD GOENKA PUBLIC	17 MIN	10 KM

NO.	HOSPITALS	TIME (MIN)	KMS
1	APOLLO CRADLE & APOLLO SPECTRA	10 MIN	7 KM
2	KAILASH HOSPITAL	10 MIN	8 KM
3	YATHARTH SUPER SPECIALTY	11 MIN	8 KM
4	JAYPEE HOSPITAL	14 MIN	11.5 KM
5	SHARDA HOSPITAL, GREATER NOIDA	14 MIN	11 KM
6	FELIX HOSPITAL	17 MIN	7 KM
7	FORTIS HOSPITAL	17 MIN	11.5 KM

NO.	CORPORATES	TIME (MIN)	KMS
1	ADVANT NAVIS BUSINESS PARK	9 MIN	6.6 KM
2	WIPRO KNOWLEDGE PARK	12 MIN	11.8 KM
3	ADOBE	15 MIN	9.5 KM
4	WEGMANS BUSINESS PARK	16 MIN	14 KM
5	TECHNO PARK BHUTANI	17 MIN	17 KM
6	HCL	18 MIN	7 KM
7	NIIT TECHNOLOGIES	19 MIN	10 KM
8	SEZ - TECH MAHINDRA	21 MIN	12.6 KM
9	MICROSOFT	26 MIN	18.5 KM

NO.	RETAIL	TIME (MIN)	KMS
1	UPTOWN SQUARE	11 MIN	6 KM
2	STARLING EDGE	14 MIN	12 KM
3	ONE29	12 MIN	8.5 KM
4	MALL OF INDIA	23 MIN	20 KM
5	GARDENS GALLERIA	23 MIN	18.5 KM
6	ADVANT NAVIS BUSINESS PARK	9 MIN	6.6 KM

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



**THE NEXT BIG  
HOTSPOT,  
WHERE ALL YOUR HEART'S  
DESIRES COME TO LIFE.**

- *Located in Sector 146, Noida, an upcoming residential corridor that's set to rise to prominence soon.*
- *Short drive to key locations like Noida SEZ, the botanical garden, film city, and more.*
- *Latest residential development in Sector 146, following the success of Sector 137, 143 and 150.*
- *Just 5 Km from Advant Business Park in Sector 142.*





**LIVE IN  
THE CITY'S HEART  
AND ENJOY ALL IT HAS TO OFFER.**

- *A marquee location with enhanced connectivity to Delhi and other cities, just a 25-30 min drive away.*
- *Close proximity to two international airports – Jewar International Airport and IGI International Airport, just an hour's drive.*
- *Easy connectivity to the three major expressways – Noida-Greater Noida Expressway, Yamuna Expressway and FNG Expressway.*





INTRODUCING  
AN UNMATCHED  
**TROPICAL ISLAND  
LIVING EXPERIENCE**



**GODREJ TROPICAL ISLE**  
SECTOR 146, NOIDA



***The Island Life***





Godrej Properties Limited ("Company"), is developing a residential group housing project under the name and style "Godrej Tropical Isle" ("Project"). The project is being developed on a total land measuring 25000 sq mt situated at plot no.GH-01A, Sector-146 Noida, Uttar Pradesh("Project Land"). The Project is being developed over a period of time and comprising of 700 residential unit and 21commercial units and such other development as may be permitted on the Project Land, pursuant to Building Plan bearing no. 2023/03/28/8690, dated 08.06.2023 valid for five years granted by Noida Authority. ("Authority") for the Project (as renewed from time to time). The Project is duly registered with Uttar Pradesh Real Estate Regulatory Authority ("UPRERA") bearing Registration No. dated. (website: [www.up-rera.in](http://www.up-rera.in)). The terms of allotment/sale shall be subject to (a) Application Form, and/or Allotment Letter, and/or Agreement for Sub lease, and/or Sublease deed (b) building plans and other approvals; (c) occupation certificate(s). Building plan and approvals are subject to change and revision.

Nothing contained herein constitutes an invitation to an offer, an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the Company. All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities amenities, recreational areas, as shown are merely artistic impressions. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impressions / digital material, representation, artistic renderings and images as depicted/ shown herein. 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 advise, take further decision regarding/in relation to the Project.

This brochure purely conceptual, illustrative, and used for indicative purposes only and not a legal offering. All specifications, amenities, surroundings, green areas, etc. of the Project shall be as per the final agreement for sub lease between the parties and subject to change, addition, deletion or amendment as may be decided by the Company or as directed by any competent authority in the best interest of the development.

The Company and/or its partners, designated partner, employees, shall not have any liability (financial or otherwise) arising on account of this brochure or any information contained herein towards the viewer /recipient. The Company reserves its right to change or modify or discontinue this brochure.

Nothing contained herein shall construe any scheme or deposit plan or investment advice / offer/ proposal under Securities and Exchange Board of India Act, 1992 and/ or any other applicable laws. Use of information for buying/ investing in the Project by any person shall be deemed to be on the basis of his/ her/ their independent analysis and judgement. Use of information will be governed by Indian Laws, RERA and the competent authorities shall only be Uttar Pradesh RERA authority and courts at Noida.



# MASTER LAYOUT PLAN



SECTOR 146, NOIDA

GODREJ TROPICAL ISLE

# UNIT PLANS

*Godrej* | PROPERTIES

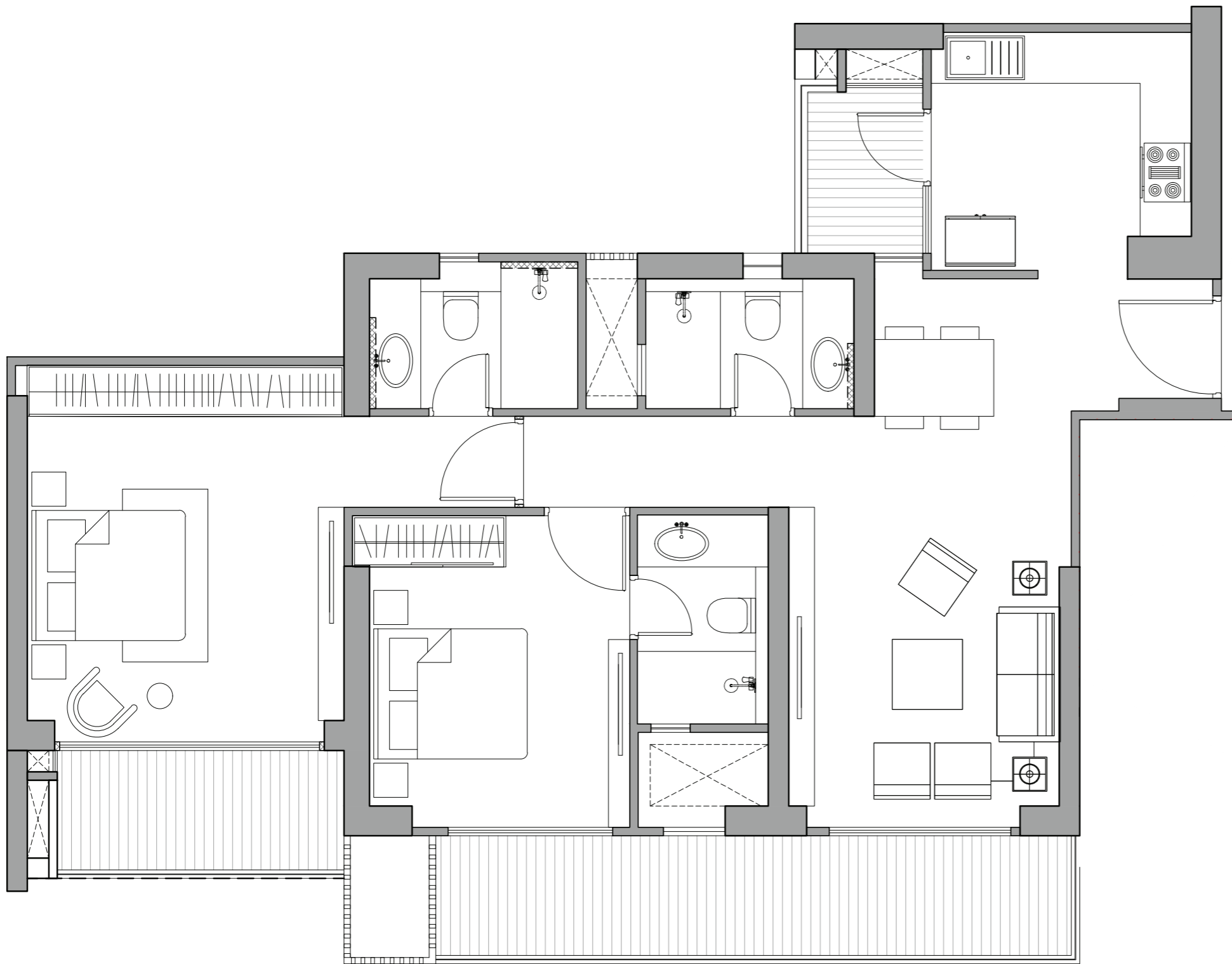


**2 BHK**

SECTOR 146, NOIDA

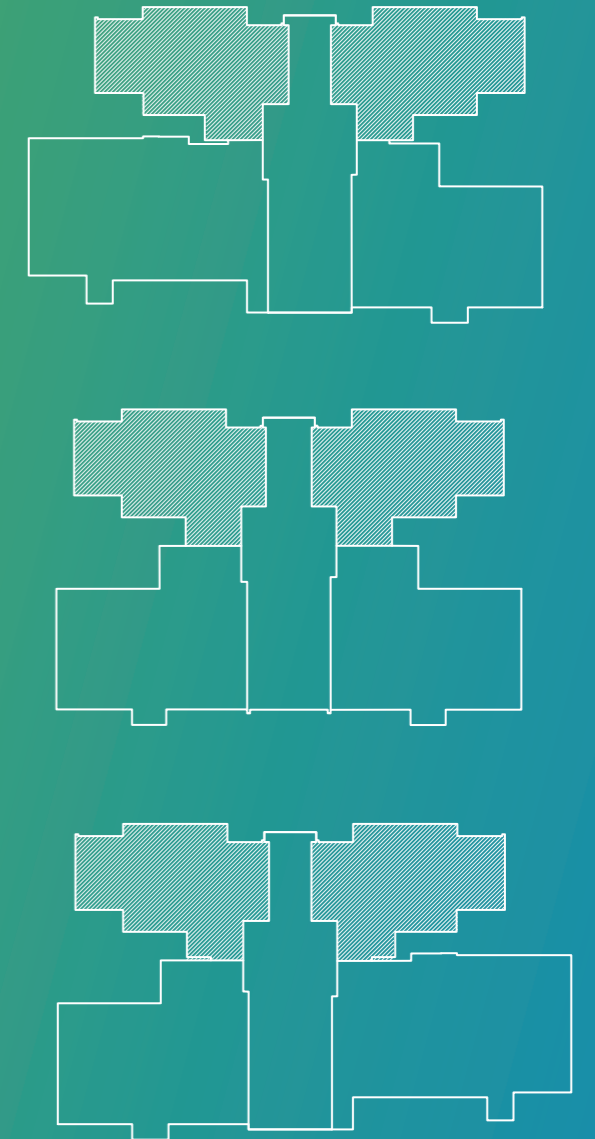
# 2BHK REFUGE (Type-1)

UNIT PLAN



GODREJ TROPICAL ISLE

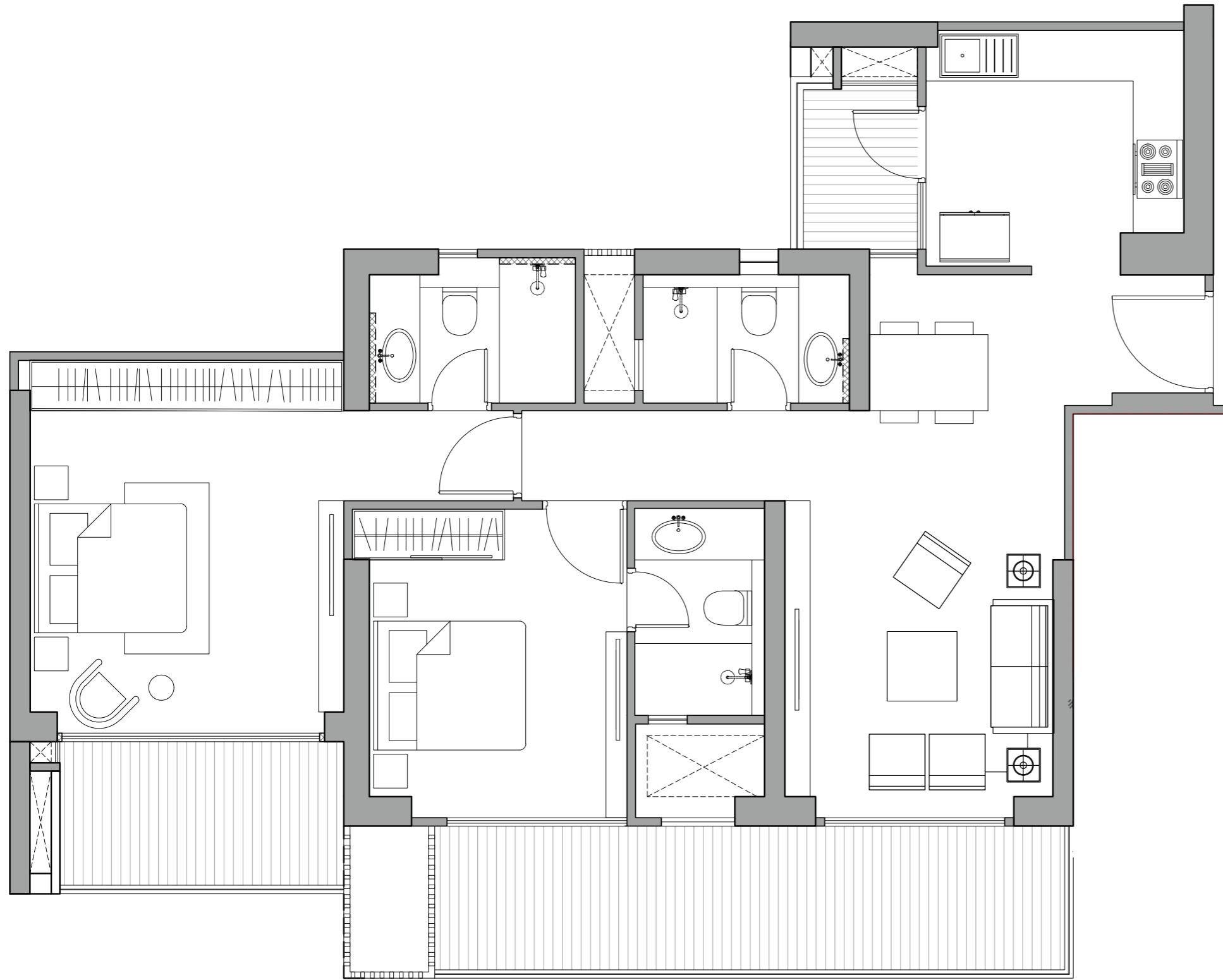
RERA CARPET AREA: 77.24 SQ.MT.  
RERA EXCLUSIVE AREA: 16.87 SQ.MT.



SECTOR 146, NOIDA

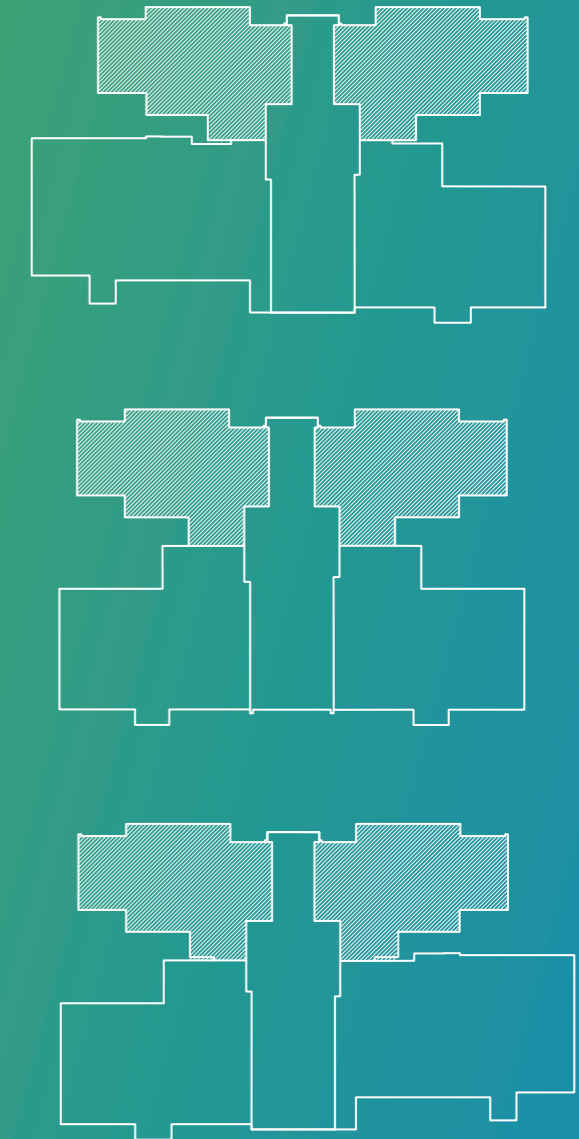
# 2BHK REFUGE (Type-2)

UNIT PLAN



GODREJ TROPICAL ISLE

RERA CARPET AREA: 77.24 SQ.MT.  
RERA EXCLUSIVE AREA: 20.18 SQ.MT.



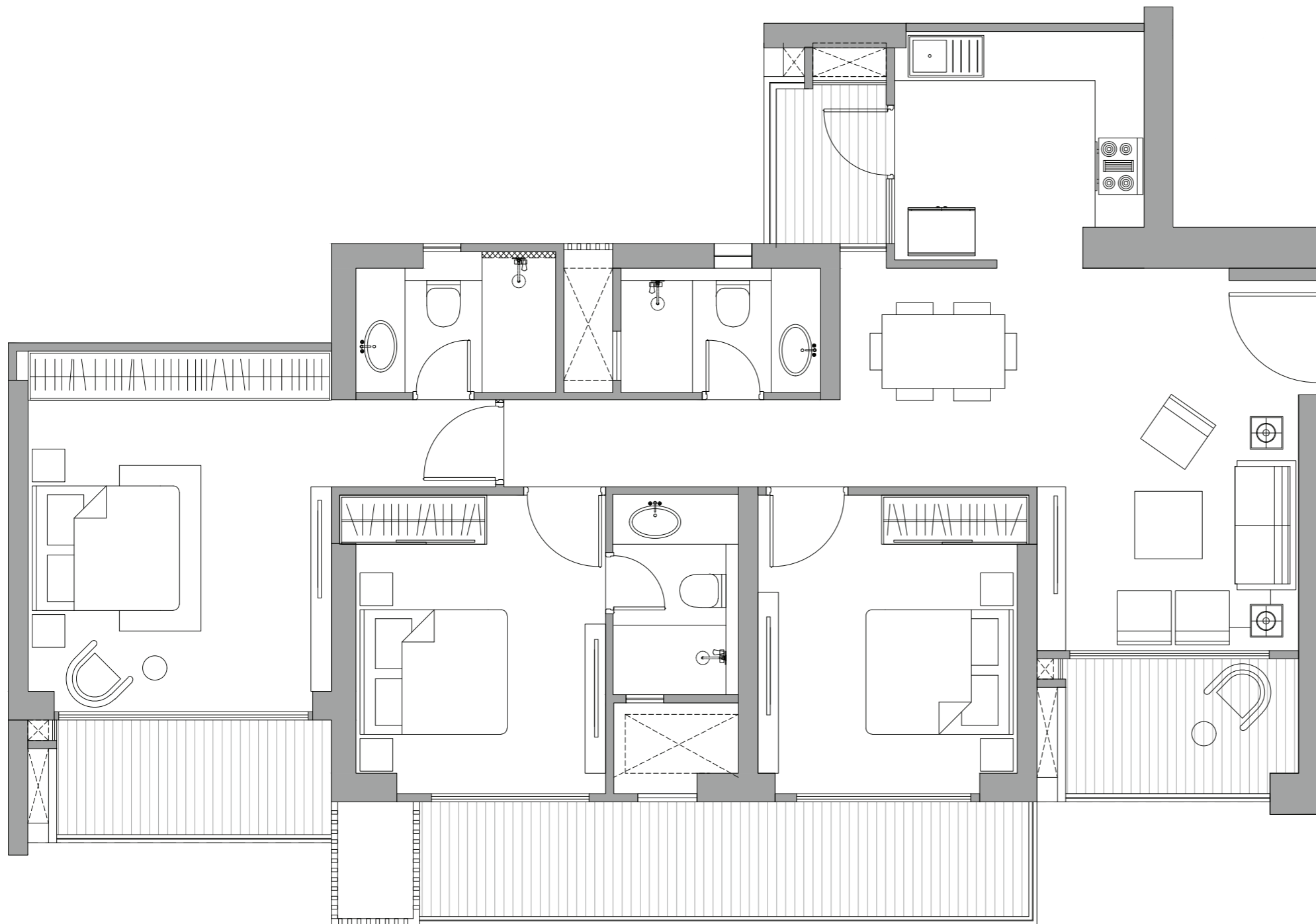


**3 BHK**

SECTOR 146, NOIDA

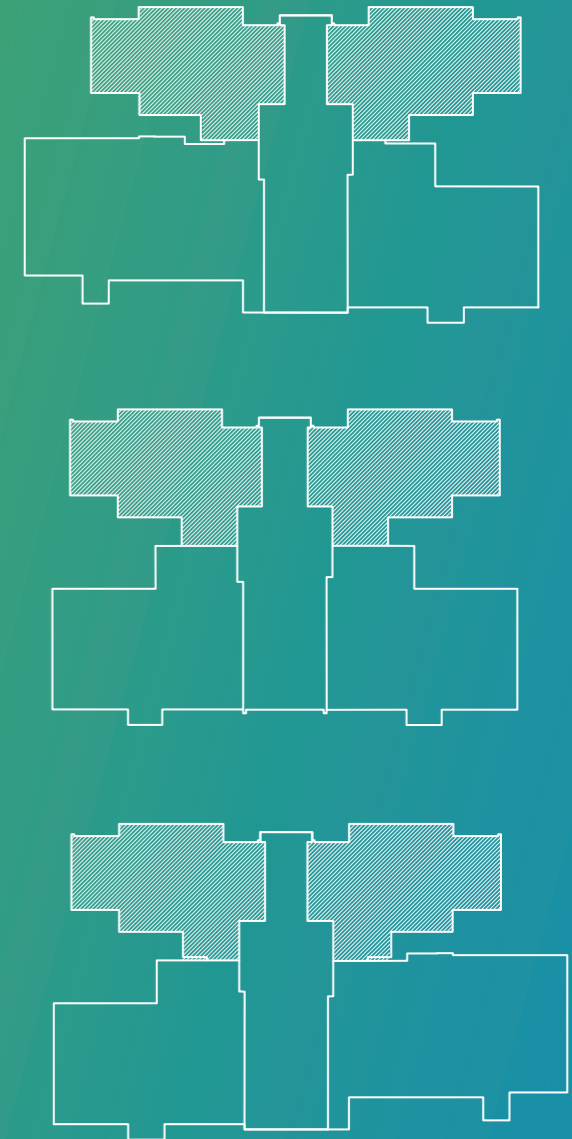
# 3BHK (Type-1)

UNIT PLAN



GODREJ TROPICAL ISLE

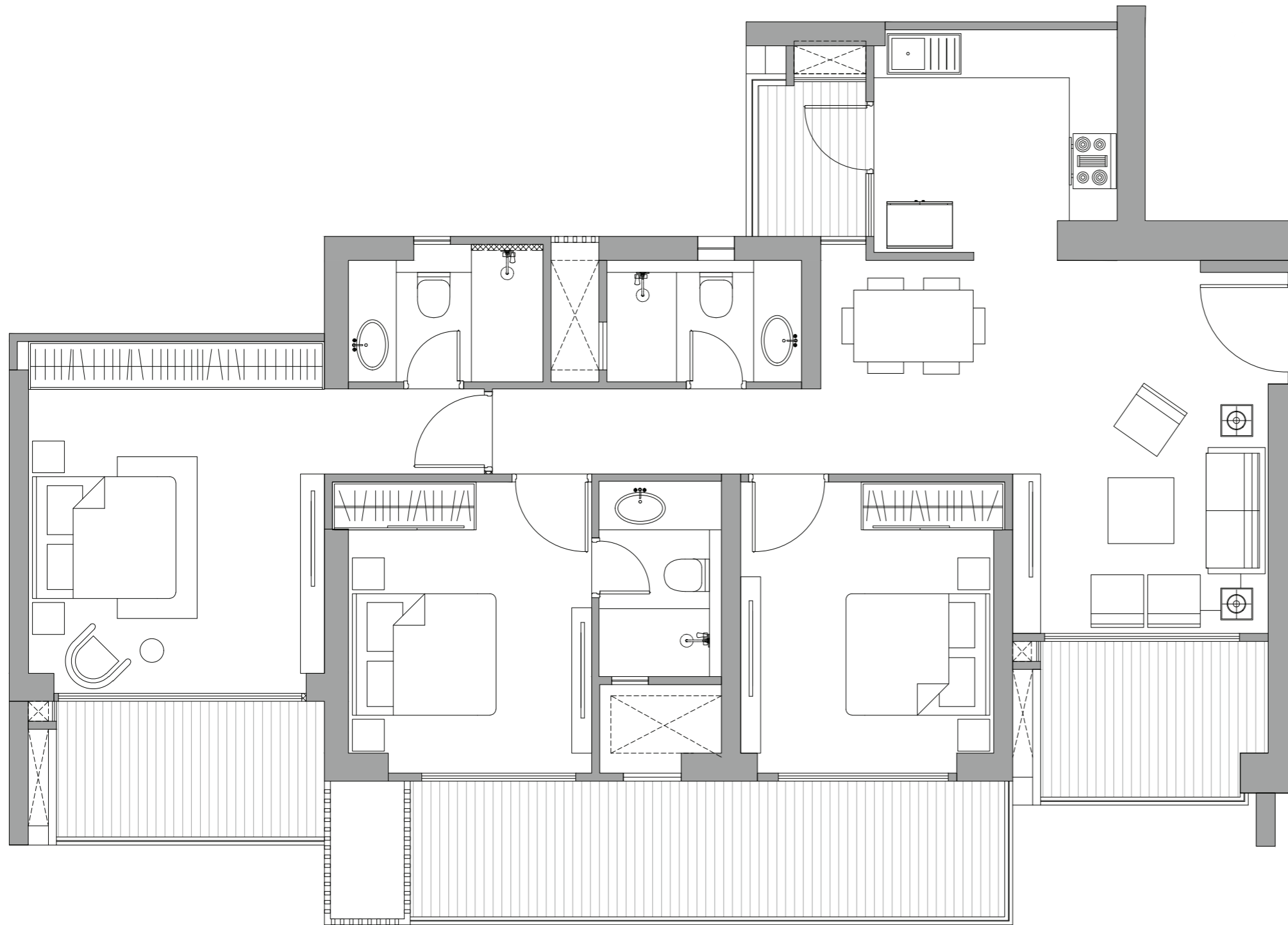
RERA CARPET AREA: 90.84 SQ.MT.  
RERA EXCLUSIVE AREA: 21.38 SQ.MT.



SECTOR 146, NOIDA

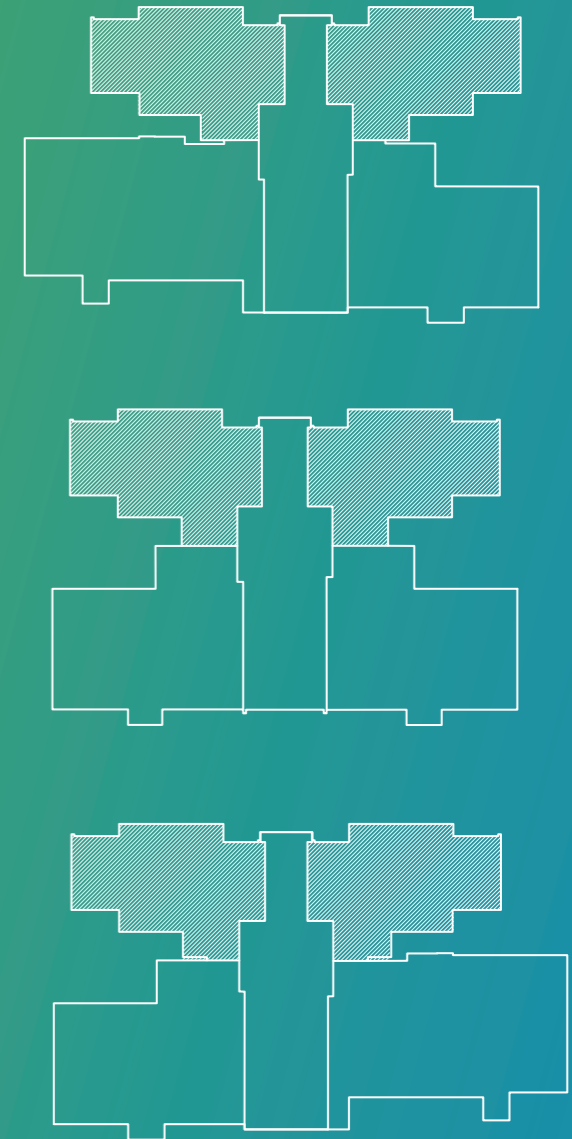
# 3BHK (Type-2)

UNIT PLAN



GODREJ TROPICAL ISLE

RERA CARPET AREA: 90.84 SQ.MT.  
RERA EXCLUSIVE AREA: 25.34 SQ.MT.

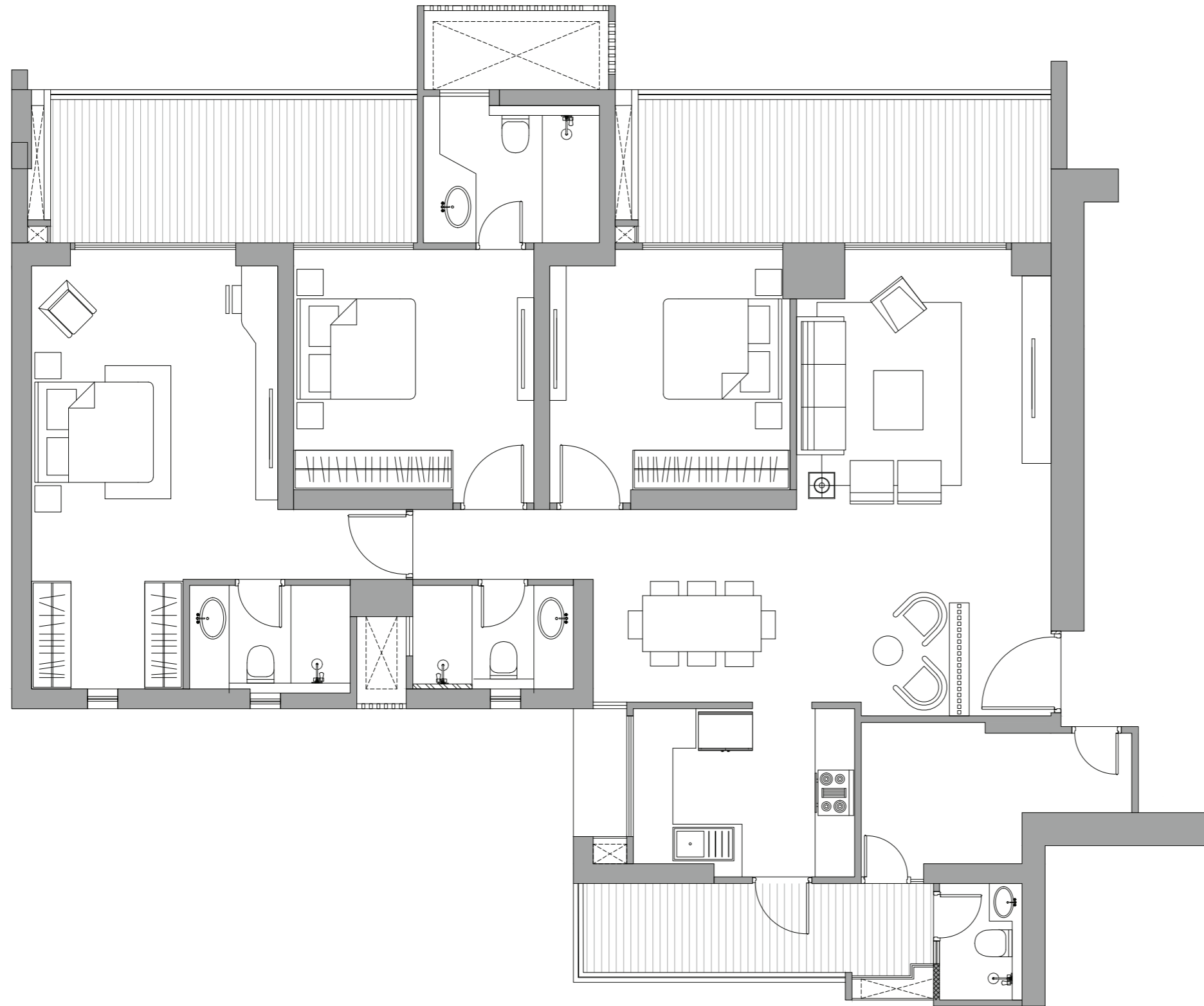




SECTOR 146, NOIDA

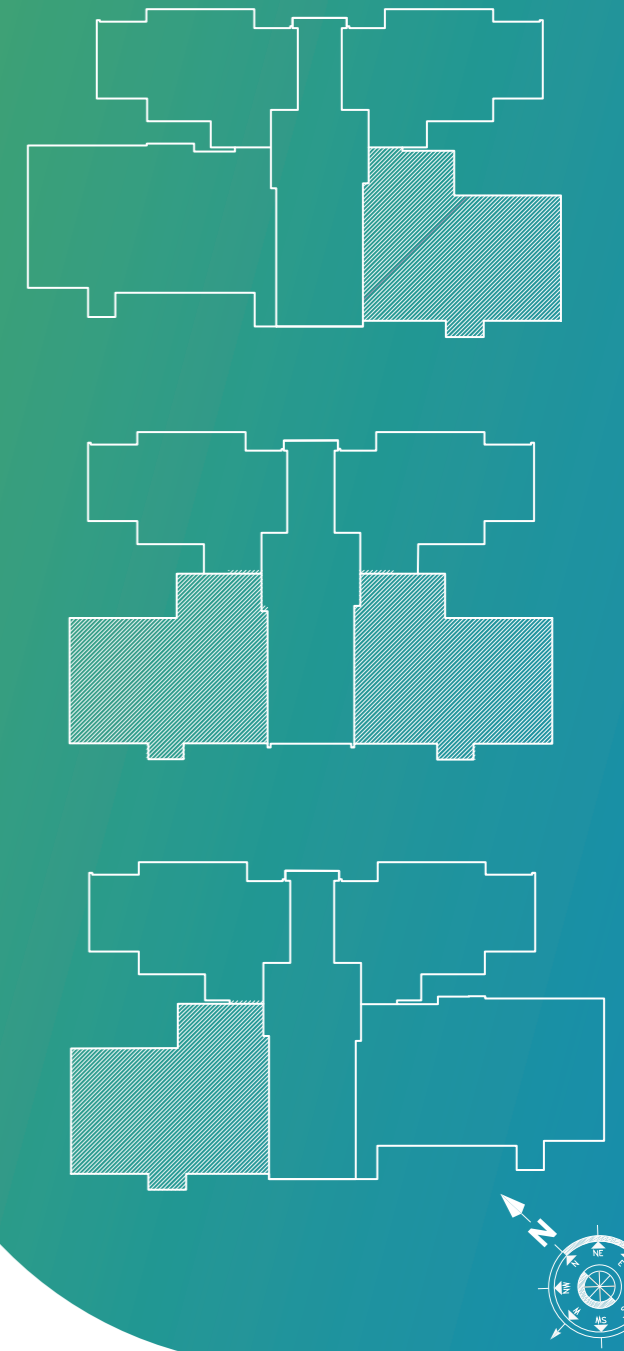
# 3BHK+ST (Type-1)

UNIT PLAN



GODREJ TROPICAL ISLE

RERA CARPET AREA: 127.06 SQ.MT.  
RERA EXCLUSIVE AREA: 32.70 SQ.MT.



SECTOR 146, NOIDA

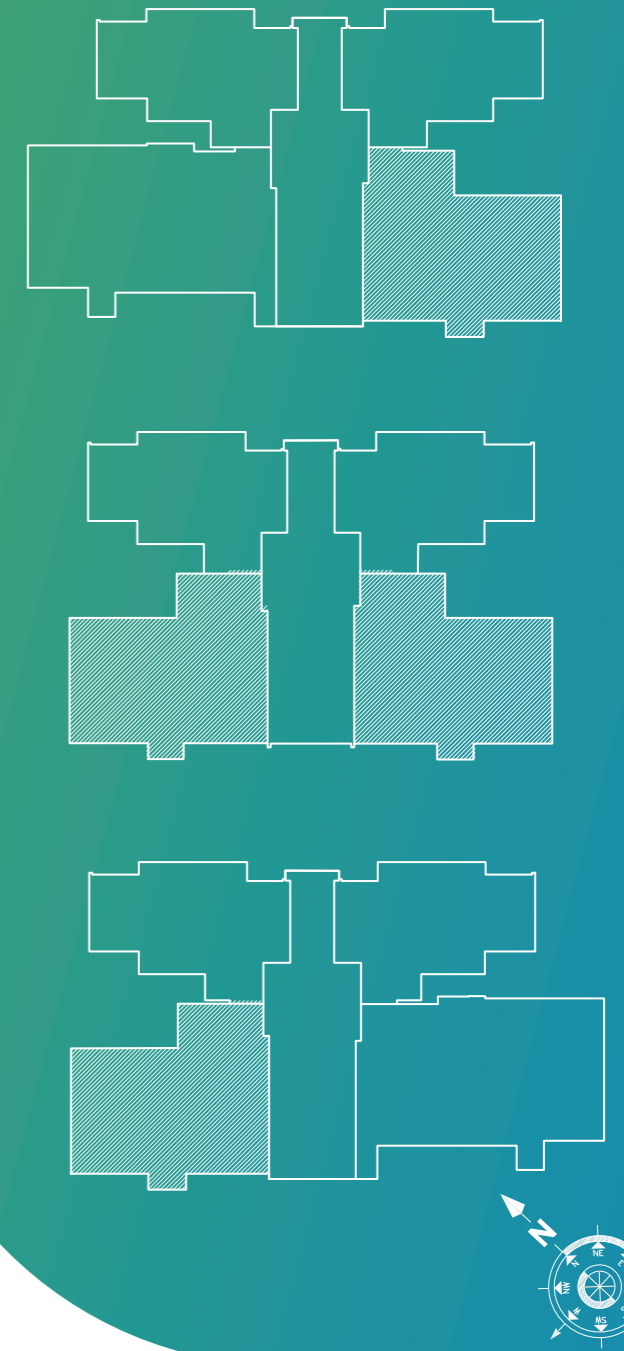
# 3BHK+ST (Type-2)

UNIT PLAN



GODREJ TROPICAL ISLE

RERA CARPET AREA: 127.06 SQ.MT.  
RERA EXCLUSIVE AREA: 36.00 SQ.MT.



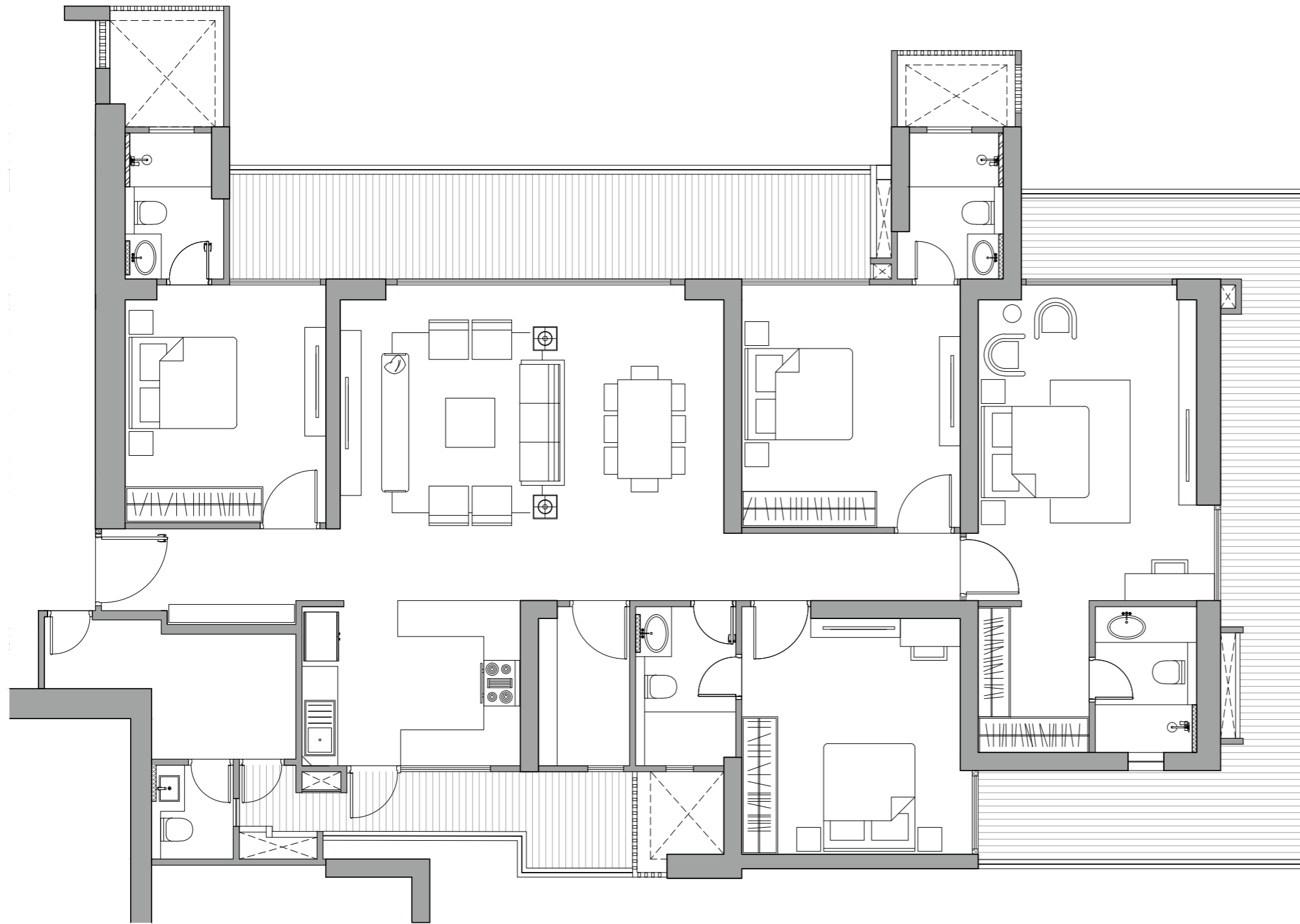


**4BHK**

SECTOR 146, NOIDA

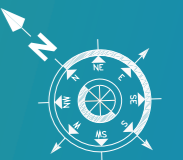
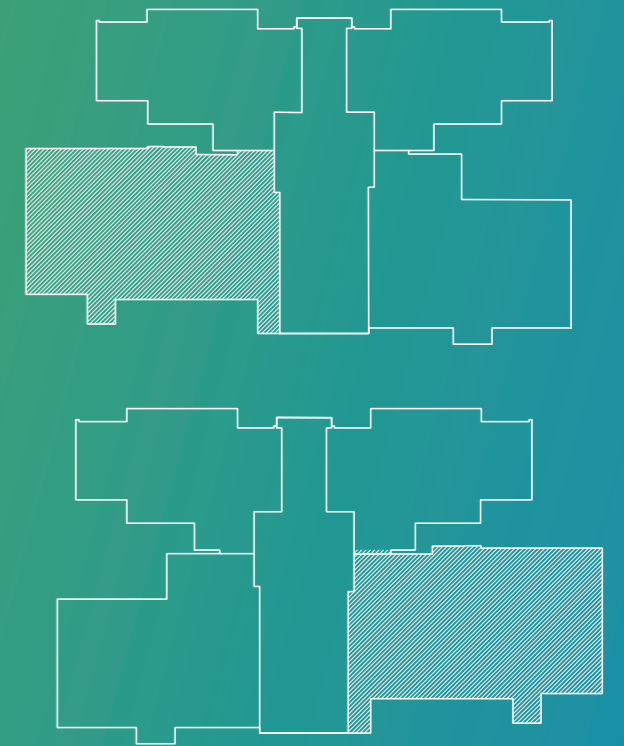
# 4BHK+ST (Type-1)

UNIT PLAN



GODREJ TROPICAL ISLE

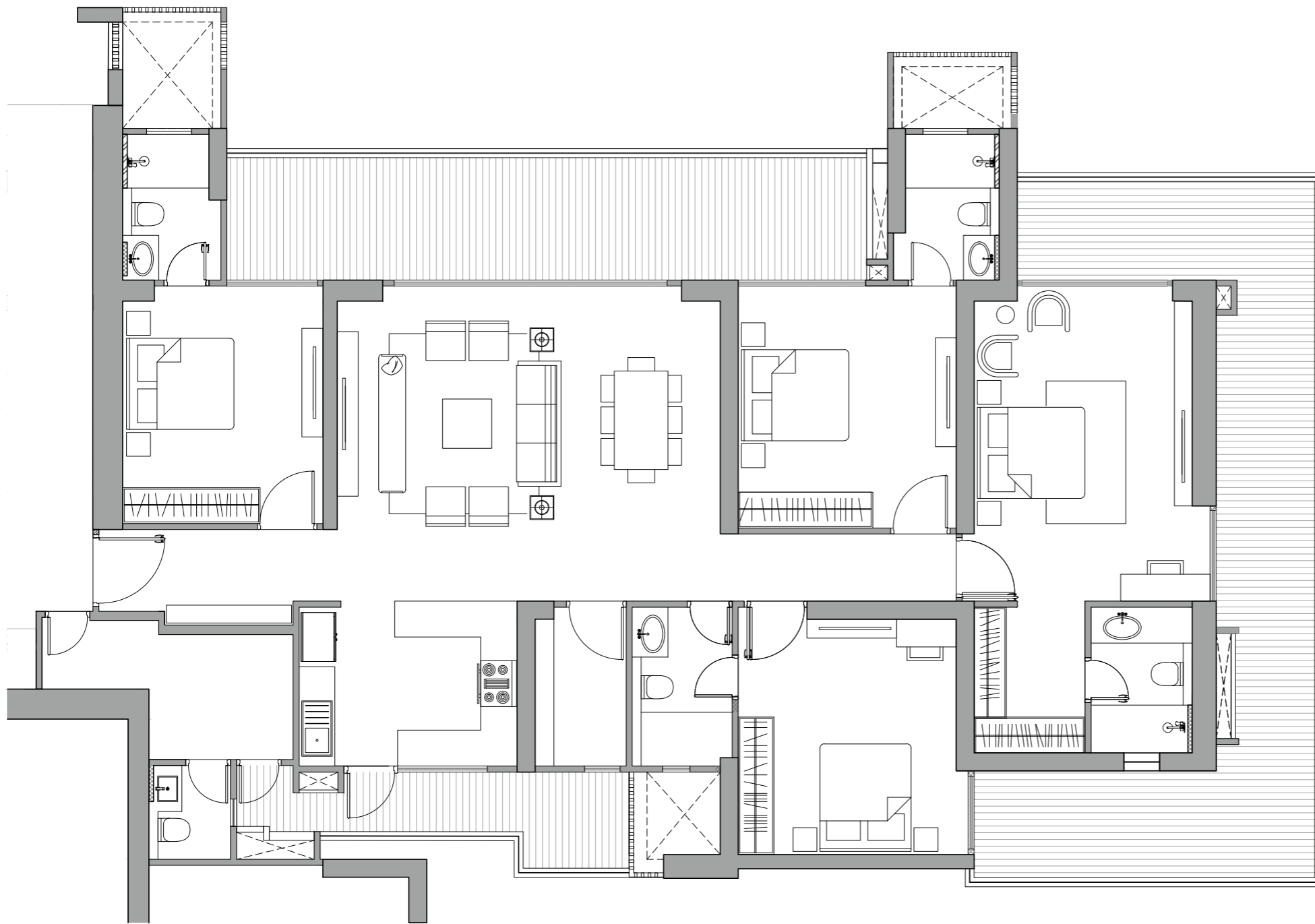
RERA CARPET AREA: 159.26 SQ.MT.  
RERA EXCLUSIVE AREA: 50.49 SQ.MT.



SECTOR 146, NOIDA

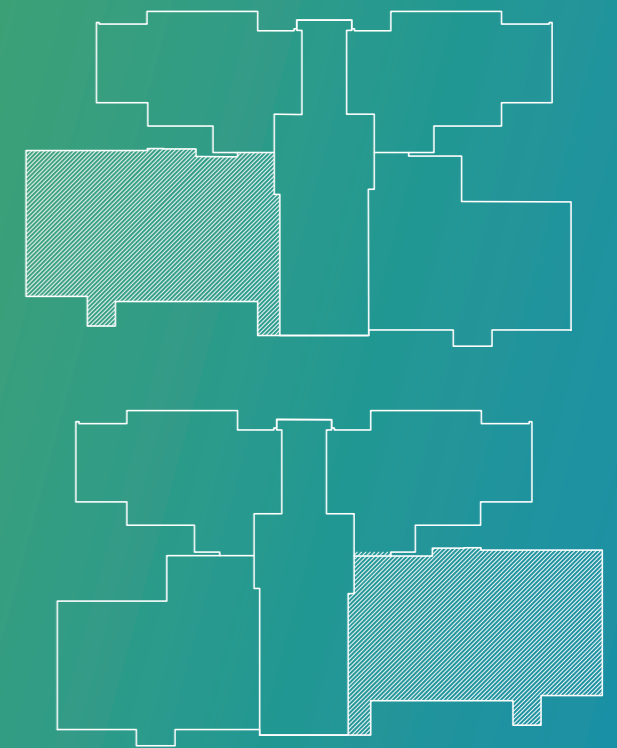
# 4BHK+ST (Type-2)

UNIT PLAN



GODREJ TROPICAL ISLE

RERA CARPET AREA: 159.26 SQ.MT.  
RERA EXCLUSIVE AREA: 60.20 SQ.MT.



SECTOR 146, NOIDA

GODREJ TROPICAL ISLE



Godrej Properties Limited ("Company"), is developing a residential group housing project under the name and style "Godrej Tropical Isle ("Project"), situated at Sector 146, Noida, which is registered with Uttar Pradesh Real Estate Regulatory Authority vide RERA Registration No. UPRERAPRJ303390 available at website: [www.up-rera.in](http://www.up-rera.in)

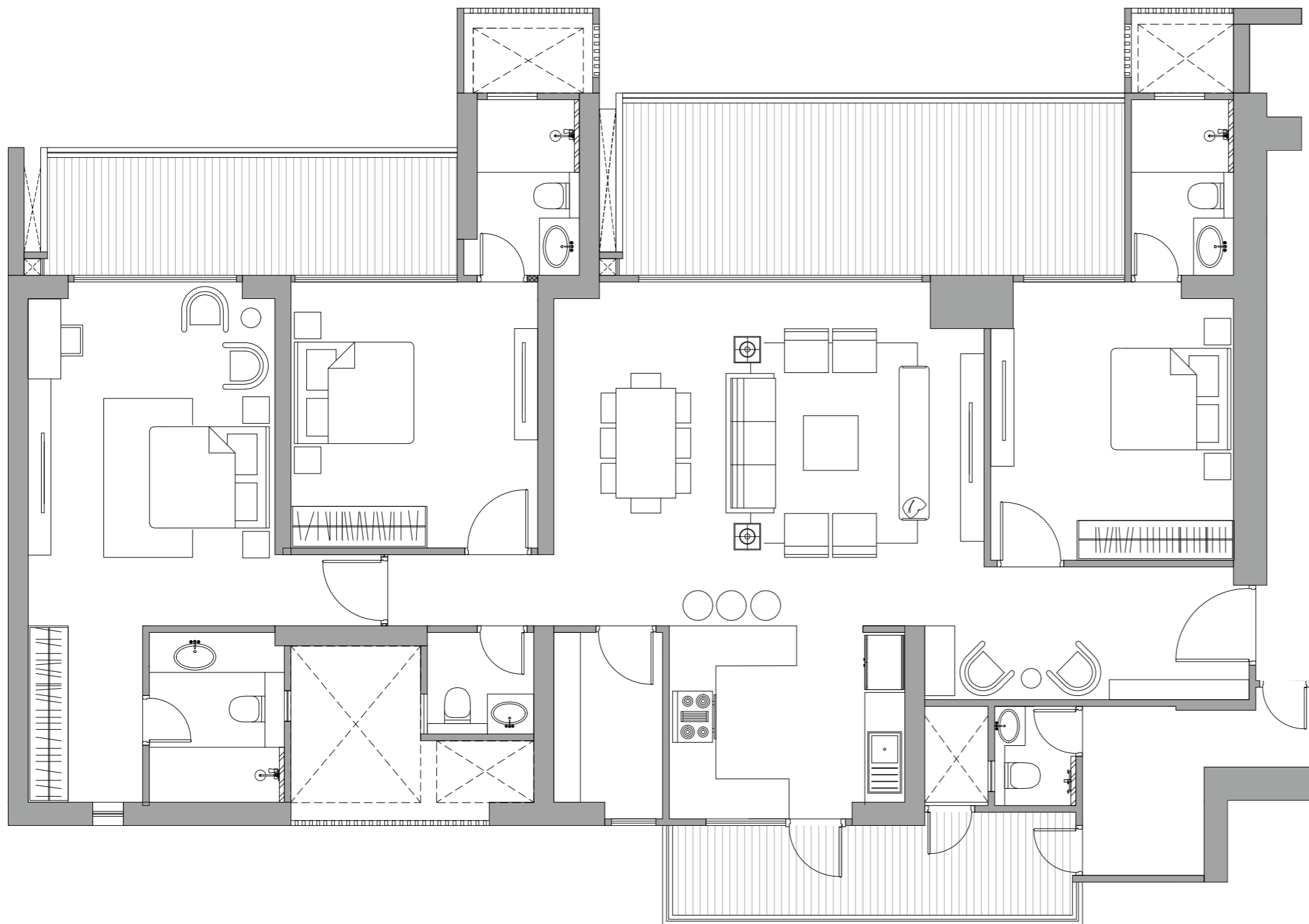
The project is being developed on a total land admeasuring 25000 sq mt situated at plot no. GH-01A, Sector-146 Noida, Uttar Pradesh ("Project Land"). The Project is being developed over a period of time and comprising of 700 residential units, and 21 commercial units and such other development as may be permitted on the Project Land, pursuant to Building Plan bearing no. 2023/03/28/8690, dated 08.06.2023 valid for five years granted by Noida Authority. ("Authority") for the Project (as renewed from time to time).

All information, images 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 advised to exercise their discretion in relying on the information provided and 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](http://www.godrejproperties.com). Terms and conditions apply.

SECTOR 146, NOIDA

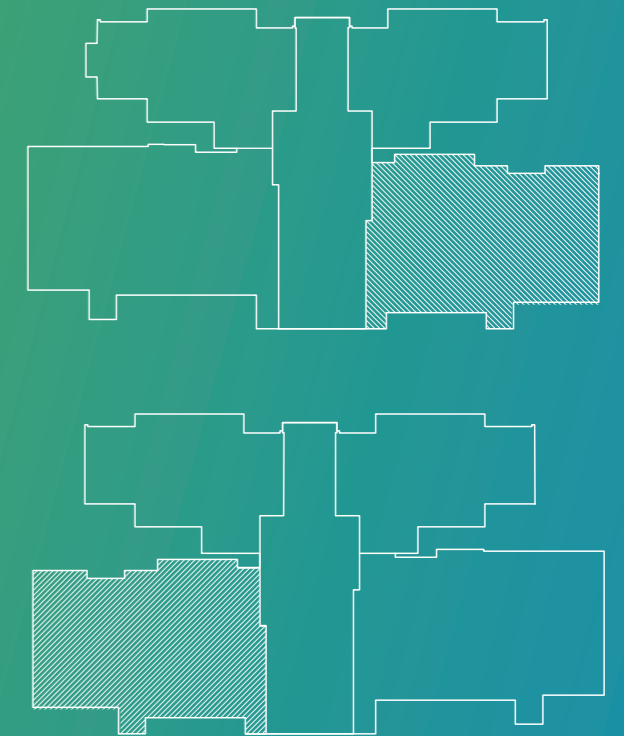
# 3BHK+ST (Type-3)

UNIT PLAN



GODREJ TROPICAL ISLE

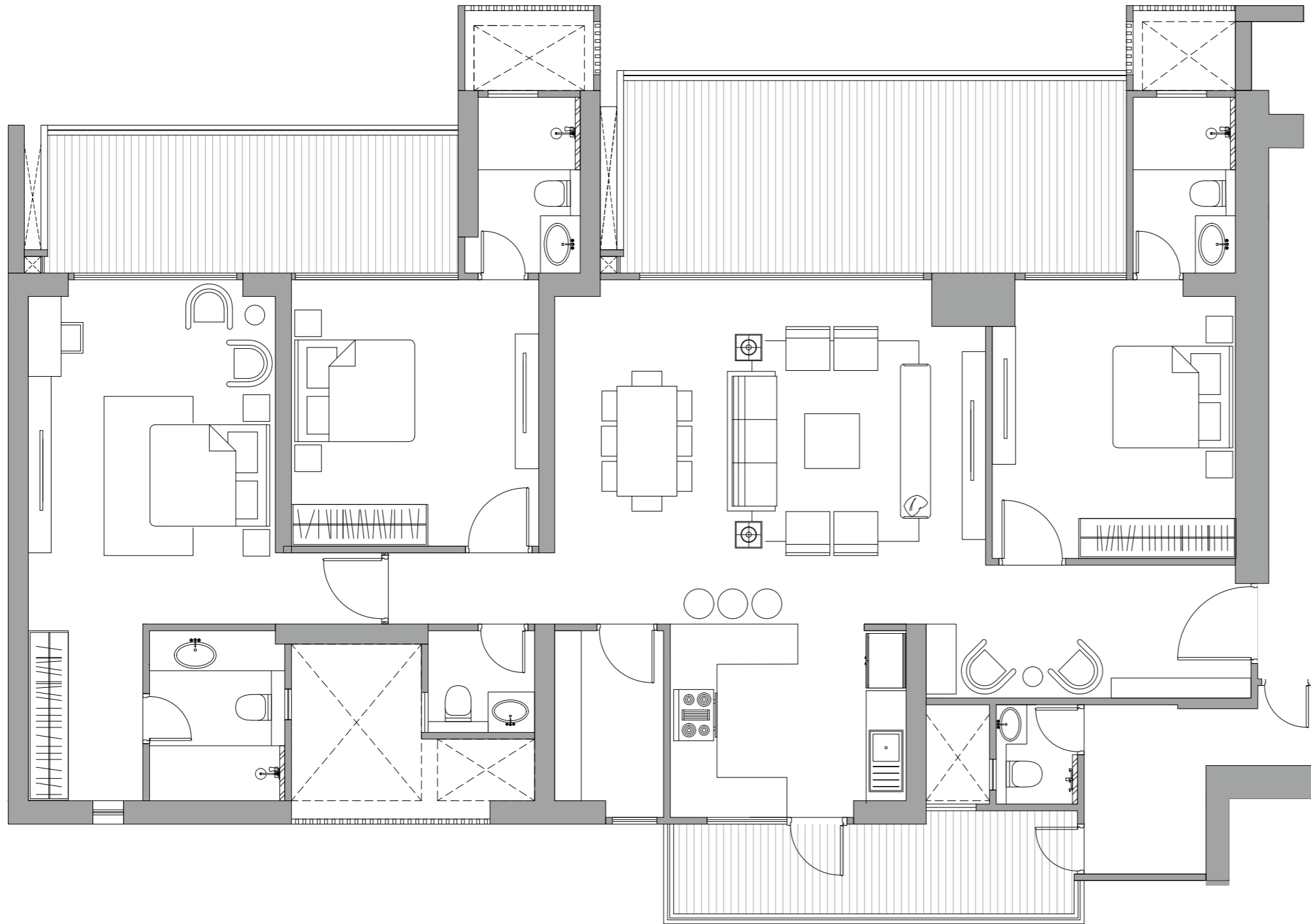
RERA CARPET AREA: 143.04 SQ.MT.  
RERA EXCLUSIVE AREA: 38.80 SQ.MT.



SECTOR 146, NOIDA

# 3BHK+ST (Type-4)

UNIT PLAN



GODREJ TROPICAL ISLE

RERA CARPET AREA: 143.04 SQ.MT.  
RERA EXCLUSIVE AREA: 42.93 SQ.MT.

