

# SOLITAIRE

GODREJ NEST, SECTOR 150, NOIDA

GODREJ NEST has been registered with Uttar Pradesh RERA Authority in two phases. Godrej Nest Phase -1 UPRERAPRJ13521 and Godrej Nest Phase-2 UPRERAPRJ14252; website- <http://up-rera.in>  
The two towers situated in Godrej Nest Phase-2 are being marketed as "Solitaire" and have been approved as Tower B1 and B2 in the sanctioned building plan dated 30.09.2016 bearing No. IV-1490/929



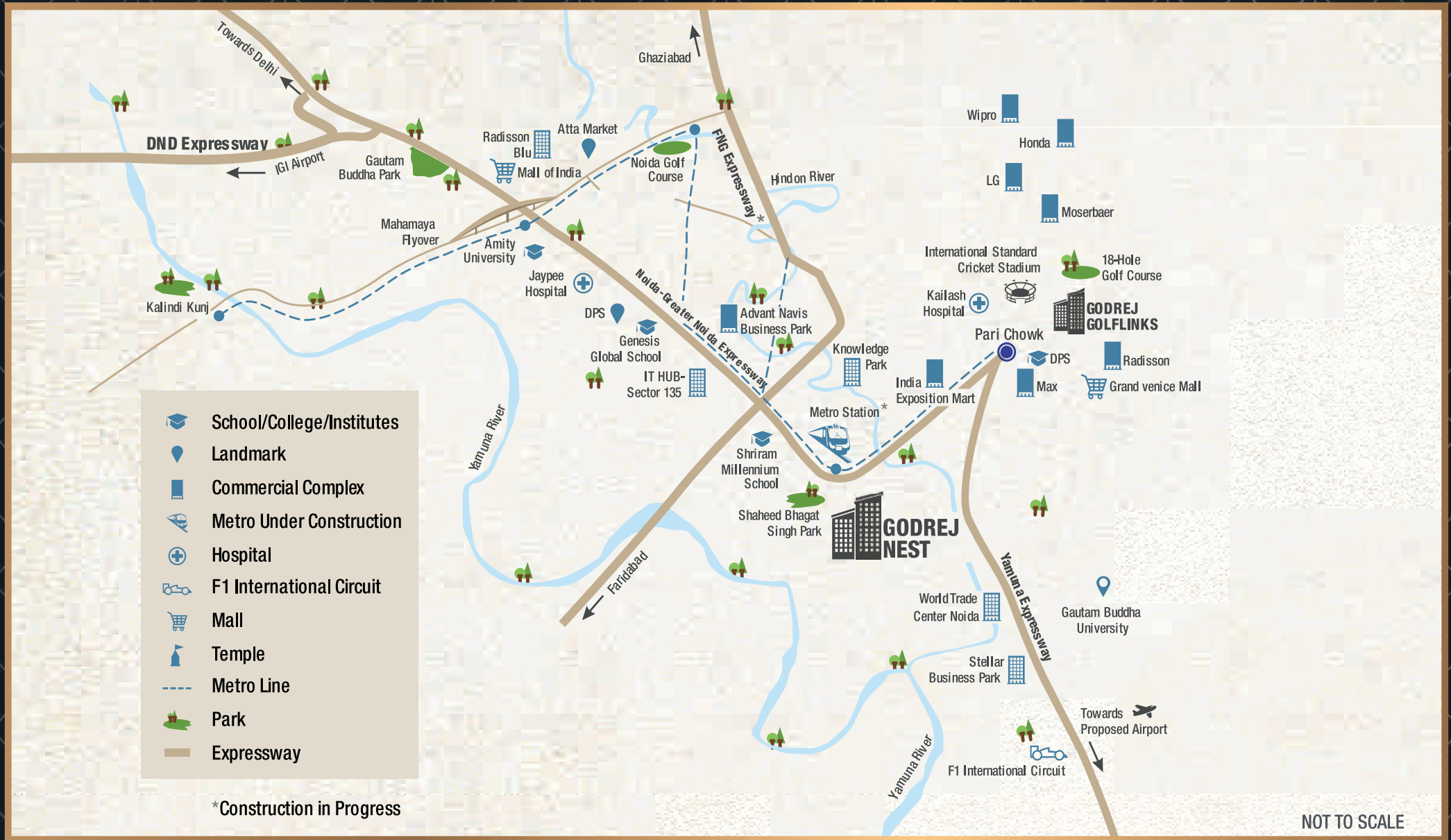
**INTRODUCING 24X7**



**PRIVILEGED LIVING**



# LOCATION MAP



# CONNECTIVITY



SEAMLESS CONNECTIVITY  
FROM PROPOSED  
INTERNATIONAL AIRPORT



UPCOMING METRO  
CONNECTIVITY TO  
CONNAUGHT PLACE,  
IGI AIRPORT, NDLS  
AND GURGAON



SIGNAL FREE CONNECTIVITY  
TO DELHI VIA NOIDA -  
GR. NOIDA E-WAY



# NEARBY SOCIAL INFRASTRUCTURE



## SCHOOLS

- Lotus Valley International School, Sector 126, Noida
- DPS, Sector 132, Noida
- Somerville International School, Sector 132, Noida
- Shriram Millennium School, Sector 135, Noida
- Genesis Global School, Sector 132, Noida



## HEALTHCARE

- Fortis Hospital, Sector 62, Noida
- Max Hospital, Gr. Noida
- Kailash Hospital, Knowledge park, Gr. Noida
- Jaypee Hospital, Sector 128, Noida



## COMMERCIAL

- Accenture, Sector 135, Noida
- KPMG, Sector 142, Noida
- Samsung, Sector 142, Noida
- TCS, Sector 153, Noida
- Oxygen Business Park, Sector 144, Noida



## COLLEGES & TECHNICAL INSTITUTES

- Amity University, Sector 125, Noida
- Galgotia University, Knowledge Park, Gr. Noida
- Sharda University, Knowledge Park, Gr. Noida

# PART OF MEGA SPORTS CITY



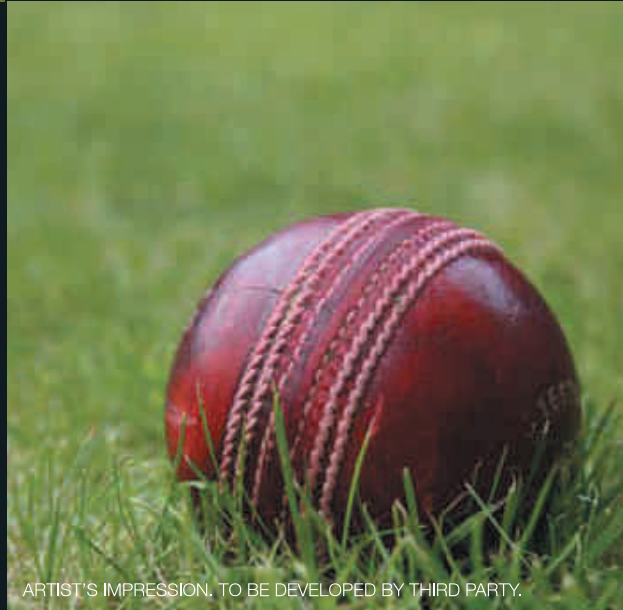
ARTIST'S IMPRESSION. TO BE DEVELOPED BY THIRD PARTY.

INTERNATIONAL STANDARD  
CRICKET ACADEMY\*



ARTIST'S IMPRESSION. TO BE DEVELOPED BY THIRD PARTY.

▲  
9 HOLE GOLF COURSE\*  
&  
GOLF CLUB\*



ARTIST'S IMPRESSION. TO BE DEVELOPED BY THIRD PARTY.

▲  
EXPANSIVE RETAIL\*  
&  
ENTERTAINMENT CENTRE\*

\* FACILITIES PROVIDED AS PART OF APPROVED MASTER PLAN FOR SPORTS CITY SC-02.  
DO NOT FORM A PART OF GODREJ NEST



# MASTER LAYOUT PLAN



## LEGENDS

1. Entry Plaza
2. Tower Drop Off
3. Driveway
4. Parking
- 5A. Tower Drop Off Plaza
- 5B. Iconic Tower Drop Off Plaza
- 5C. Building Lobby
- 5D. Arcade
- 5E. Art Gallery
6. Private Greens
7. Pathway/ Jogging Trail
8. Alcove Of Solace
9. Pavilions of Reciprocity
10. Textured Garden
11. Herbs Garden
12. Reflexology Garden
13. Contemplation Pavilion
14. Aromatic Garden
15. Tree Mall
16. Ferns Garden
17. Walk Of Tranquility
18. Amphitheatre
19. Central Lawn
20. Digital Alcove
- 21A. Tree Bosque
- 21B. Yoga/ Meditation Lawn
22. Cloud Park
23. Swimming Pool
24. Pool Deck
25. Relaxation Pool
26. Lili Pond
27. Surprise Fountain
28. Kids Pool
29. Infinity Edge
30. Kids Play Area
31. Party Lawn
32. Zen Garden
33. Lawn Of Expression
34. Walk Of Infinity
- 35A. Board Game With Changeable Flooring
- 35B. Maze Garden
36. Infinity Plaza
37. Fitness Alcove
38. Skating Strip
39. Retention Pond
40. Half Basketball Court
41. Tennis Court
42. Cricket Pitch
43. Commercial Plaza





**24X7 CONVENIENCES**



**ASPIRED BY MANY  
ENJOYED BY YOU**





SPORTS & GAMES

# 24x7 GYM



NOT A SITE PHOTOGRAPH. ARTIST'S IMPRESSION



# 24x7 SPORTING ARENAS

TENNIS / CRICKET PITCH / BASKETBALL / CHANGEABLE FLOORING BOARD GAMES / SKATING STRIP



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# 24x7 SWIMMING POOL

KIDS POOL, RELAXATION POOL



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# 24x7 INDOOR GAMES



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WORK & LEISURE



# 24x7 CAFÉ



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# 24x7 PARTY LOUNGE



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# E-LIBRARY BY I LOVE READ\*



\*OR EQUIVALENT

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HEALTH & WELLNESS



# 24x7 MEDICAL HELPLINE

DOCTOR ON CALL / AMBULANCE



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# 24x7 PHARMACY AT COMMERCIAL PLAZA



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# 24x7 FITNESS & WELLNESS

WALK OF INFINITY / YOGA / MEDITATION



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SECURED LIVING





# LIVE SECURED

YOUR SECURED ADDRESS  
AT NOIDA



# EMBRACE A LIFE THAT COMES WITH 5-TIER SECURITY NET



CITY LEVEL  
SECURITY



NEIGHBORHOOD  
SECURITY



PERIMETER  
SECURITY



PROJECT LEVEL  
SECURITY



UNIT LEVEL  
SECURITY



# 24x7 SECURITY



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# CITY LEVEL SECURITY\*

PERSONAL BIKE ESCORT | ESCORT GUARD



\*TO BE PRE-BOOKED FROM GODREJ NEST TO ANY POINT IN DELHI / NCR

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# NEIGHBOURHOOD\* SECURITY

SHUTTLE SERVICE ARMED WITH CCTV AND PERSONNEL

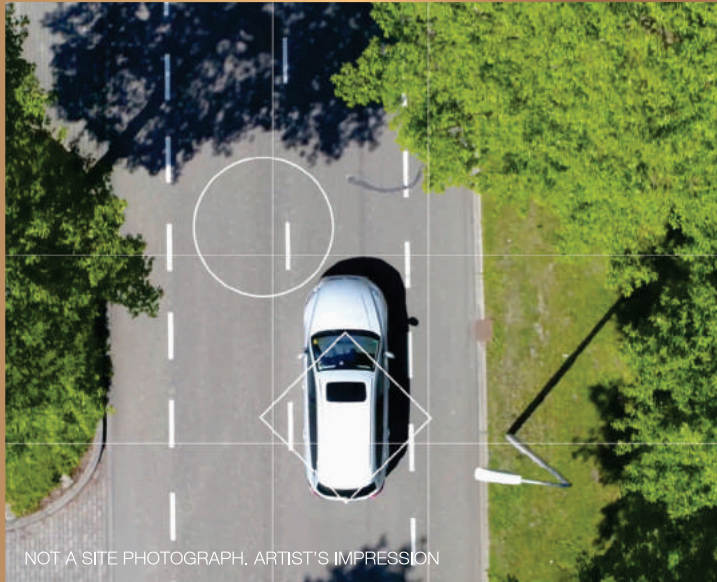


\*GODREJ NEST TO SELECT DESTINATIONS DURING PRE-DEFINED TIME SLOTS

NOT ACTUAL SITE PHOTOGRAPHS. ARTIST'S IMPRESSION



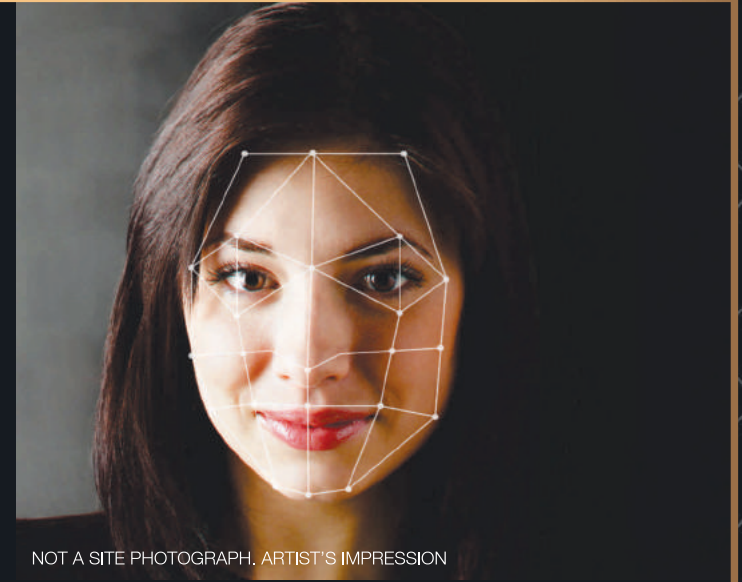
# PERIMETER SECURITY



DOG PATROLLING



UNDER VEHICLE SCANNER



FACE DETECTOR



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# PROJECT LEVEL SECURITY



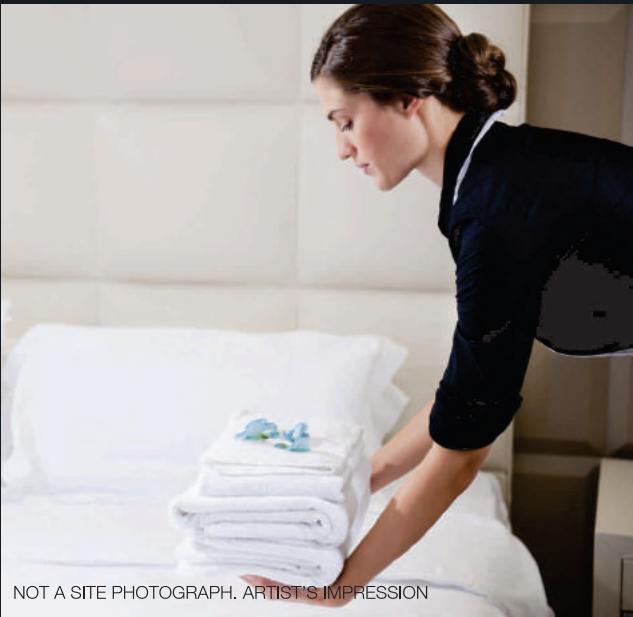
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VERIFIED SERVICE PROVIDERS  
LIKE DOMESTIC HELP



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EMERGENCY SERVICES  
ON CALL



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ROUND THE CLOCK  
CCTV SURVEILLANCE





# UNIT LEVEL SECURITY



RIM LOCK  
ON MAIN DOOR



VIDEO DOOR PHONE



BURGLAR ALARM SYSTEM  
WITH SOS





EXCLUSIVE PRIVILEGES



# GYM BY PRO SPORT\*



\*OR EQUIVALENT

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# MUSIC & DANCE CLASSES BY DELHI DANCE ACADEMY\*



\*OR EQUIVALENT

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# CONCIERGE SERVICES BY CLUB CONCIERGE\*



\*OR EQUIVALENT

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# PRODUCT DETAILS



# UNIT CONFIGURATION

Unit Type	Carpet Area (Sq.mt)	Exclusive Area (Sq.mt)	Total Area (Sq.mt)
<b>SOLITAIRE</b>			
3 BHK + S. WC	104.90	22.00	127.00
3BHK+2 Store/Utility	113.60	23.54	138.00
<b>ICONIC</b>			
Iconic Tower - 3 BHK + 2 Store/Utility	126.40	26.50	152.00
Iconic Tower - 4 BHK + Utility/Store	150.36	28.70	179.00
Iconic Tower - 4BHK+Utility/Store + Family Lounge/Study	169.20	32.00	201.00



# PRICING AND SPECIFICATIONS

## SOLITAIRE

CONFIGURATION	LAUNCH PRICE*
3 BHK + S. WC	₹ 1.06 - 1.12 Cr.
3 BHK + 2 Store/Utility	₹ 1.14 - 1.20 Cr.

PREMIUM PALLETE: MODULAR KITCHEN WITH HOB & CHIMNEY ONLY | SPLIT AC'S IN ALL ROOMS  
WOODEN FLOORING IN BEDROOMS

## ICONIC

CONFIGURATION	LAUNCH PRICE*
Iconic Tower - 3 BHK + 2 Store/Utility	₹ 1.49 - 1.55 Cr.
Iconic Tower - 4 BHK + Utility/Store	₹ 1.66 - 1.73 Cr.
Iconic Tower - 4BHK+Utility/Store + Family Lounge/Study	₹ 1.93 - 2.01 Cr.

LUXURY PALLETE: ITALIAN MARBLE IN LIVING & DINING AREA | MODULAR KITCHEN WITH HOB & CHIMNEY ONLY  
& BUILT IN APPLIANCES (DISH WASHER, OTG, OVEN & REFRIGERATOR) |  
WARDROBE & SHOWER CUBICAL IN MASTER BEDROOM) | SPLIT AC'S IN ALL ROOMS

- Govt Charges & Taxes extra as applicable. Lease rent will be charged to the Applicant at the time of possession of the Unit as per actuals. Club membership charges of Rs 1 Lac over & above the Cost of Property.



# PAYMENT PLAN

MILESTONE	AMOUNT#
Token Amount (forms part of the booking amount)	5 Lakh
Within 18 days of Booking (forms part of the booking amount)	10% of COP - T.A.
Within 60 Days of Booking (forms part of the booking amount)	10% of COP+CC
Completion of Raft	10% of COP
Completion of 2nd Floor Slab	10% of COP
Completion of 10th Floor Slab	10% of COP
Completion of 15th Floor Slab	10% of COP
Completion of Superstructure	10% of COP
Completion of Internal Plaster	10% of COP
Completion of Flooring (except Wooden flooring)	10% of COP
Possession	10% of COP

COP – Cost of Property | CC – Clubhouse charges





OUR JOINT VENTURE PARTNER  
**LOTUS GREENS**



Site Address: Godrej Nest, Plot No. SC-02/ H & I, Sec 150, Noida

**RERA Registration: In two phases i.e. Godrej Nest Phase -1 UPRERAPRJ13521 and Godrej Nest Phase-2 UPRERAPRJ14252; website- <http://up-rera.in>. "Solitaire" comprises of two towers registered under Godrej Nest Phase-2 UPRERAPRJ14252 i.e. Tower B1 and B2. Tower D1 is being marketed as Iconic Tower. Building Plan has been sanctioned on 30.09.2016 bearing No. IV-1490/929.**

This is not an offer, an invitation to offer and/or commitment of any nature. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All specifications of the unit shall be as per the final agreement between the Parties. That the inclusions reflected in the image are not part of the offer and are only illustrative in nature. The present project is being developed by Brick Rise Developers Pvt. Ltd. (A subsidiary of Lotus Greens Constructions Pvt. Ltd.) who has appointed Godrej Properties Limited as the Development Manager for the same. Brick Rise Developers Pvt. Ltd. availed construction finance for the present Project from IndusInd Bank Ltd and has mortgaged 36000 sq mtrs out of total land other than land comprised under Godrej Nest.

"24x7" only applicable on those amenities/conveniences which are permissible under the applicable laws to function for 24/7 and are subject to approval/s from concerned government authorities. The operators, agents, service providers are subject to change. In the event such proposed amenities are non- functional for 24 hours, then we do not assume any liability or responsibility for the same and customers shall have no claims against us nor demand any indemnity whatsoever.