



A SMART INVESTMENT YOU WILL APPRECIATE  
WITH GREATER NOIDA'S RISE.

INTRODUCING



# GODREJ AVENUE 9

GREATER NOIDA

*Made to appreciate*

A photograph of two women walking through a modern, brightly lit shopping mall. They are both smiling and carrying several brown paper shopping bags. The woman on the left is wearing a light blue button-down shirt and beige shorts, while the woman on the right is wearing a red and white patterned short-sleeved shirt and a long, light-colored skirt. The mall has a high ceiling with recessed lighting and glass railings. The overall atmosphere is bright and contemporary.

GODREJ PROPERTIES'  
**FIRST EVER RETAIL**  
AND LIFESTYLE DESTINATION IN DELHI NCR.

Greater Noida is growing. So are its expectations. From indulgent experiences, gourmet dining, exceptional social infrastructure, to entertainment zones and more, the city is fast becoming a place where everything comes together.

And now, it's ready for a retail destination that lives up to all that promise. A one-of-a-kind address that merges the buzz of a mall and the ease of high street retail, this is a sign of where the city's headed.

# A LANDMARK LEGACY

OF 128 YEARS THAT KEEPS ON APPRECIATING.

Founded in 1897 by Ardeshir Godrej, the Godrej journey began during India's independence and the Swadeshi movement, with a simple lock and a bold vision.

Today, Godrej touches over 1.1 billion lives across sectors like agriculture, consumer goods, real estate, appliances and more.

# COMMERCIAL

PROJECTS.



## **GODREJ BKC**

BANDRA, MUMBAI



## **GODREJ ONE**

VIKHROLI, MUMBAI



## **GODREJ SQUARE**

PREMIUM OFFICE SPACES  
LBS MARG, MUMBAI



## **GODREJ GCR**

GOLF COURSE ROAD, GURGAON



A RETAIL SPACE YOU WILL APPRECIATE,  
**IN VALUE AND  
EXPERIENCE.**

If you've been waiting for the right retail opportunity, this is it. Strategically located within a 100-acre township and surrounded by vibrant residential communities, Godrej Avenue 9 enjoys direct access to over 1.47 lakh residents in Greater Noida. Surrounded by reputed schools, universities, industries, and a thriving social infrastructure.

WHERE LOCATION MEETS

# SMART INVESTMENTS.



# A RETAIL EXPERIENCE

CRAFTED FOR EVERYONE TO APPRECIATE.



STRATEGIC CORNER LOCATION  
FOR MAXIMUM VISIBILITY



10 ACRES OF  
CENTRAL GREEN VIEWS



EASY ACCESS FROM THE MAIN ROAD ALLOWS  
FOR FREQUENT AND/OR REPEAT VISITS



PROXIMITY TO  
NOIDA INTERNATIONAL AIRPORT & IGI AIRPORT



PART OF A 100-ACRE GOLF TOWNSHIP,  
PROMISING STEADY FOOTFALL



ACCESS TO AFFLUENT COMMUNITIES  
IN NEARBY RESIDENTIAL AREAS  
OF GREATER NOIDA

A LANDMARK  
**RETAIL ADDRESS**  
DESIGNED FOR APPRECIATION.

FEC & ENTERTAINMENT ZONE



Stock image for representation purpose only.

F&B



Stock image for representation purpose only.

SHOPPING



Stock image for representation purpose only.


CINEMA



Stock image for representation purpose only.

Discover a vibrant retail destination designed with diverse formats and multi-utility spaces. From F&B and shopping to cinemas, family entertainment centres, and leisure zones, it caters to thousands of families. Here, you don't just shop, you slow down, explore, and truly appreciate more from retail.

TAKE OFF TOWARDS A  
**DESTINATION**  
THAT'S APPRECIATING IN EVERY WAY.



Located in proximity to the upcoming international airport, this location is perfectly placed to ride the wave of travel, leisure and international business with 12M annual passengers expected in 2025, poised to grow to 70M.

# A CENTRAL ATRIUM

THAT LETS YOU APPRECIATE THE VIEW.

Breathe easy as you shop under a grand, open-to-sky Central Atrium. With natural light, open flow, and an airy ambience, it turns every visit into an experience worth appreciating.



Seamless Flow



Natural Ambience



Bright And Open

# A FUTURE

THAT PEOPLE WILL APPRECIATE IN EVERY WAY.

Godrej Avenue 9 brings a one-of-a-kind retail destination to Greater Noida, with shopping, leisure and entertainment, all thoughtfully designed for modern families. It's where experience meets opportunity and every day feels like a step towards growth.

ARE YOU READY TO  
**INVEST IN RETAIL**  
THAT CREATES OPPORTUNITIES?





JOINT VENTURE PARTNER



AR Landcraft LLP ("Developer") is developing a retail complex namely "Godrej Avenue 9" ("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. UPRERAPRJ839208/07/2025 dated July 19, 2025 (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 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 retail options.