



GOLDEN I - THE JEWEL IN THE CROWN OF GREATER NOIDA WEST



WELCOME TO THE JEWEL OF GREATER NOIDA WEST, GOLDEN I

Golden I is among the largest Retail & Technology Services Hub in Greater Noida West, grandly conceived in every sense of the word around the concept of SHOP/WORK/LIVE/ENTERTAIN.

It's sprawling 25 acres of prime land brings in a sense of magnificence & aspires to be the most reputed Central Retail & Business District hub serving over 10,00,000 inhabitants expected to live in the vicinity and perhaps the most celebrated shopping & business landmark of the locality.

As a multi-discipline Business Hub, it comprises a balanced blend of Retail, Showrooms, Lockable Offices, Food Court Spaces, Hypermarkets, Hospitality, Corporate Suites and Residential Apartments. Golden I is easily accessed via the FNG Expressway, Delhi-Meerut Expressway, DND Flyway & proposed Jewar Airport.

GOLDEN I
THE LARGEST COMMERCIAL HUB OF
GREATER NOIDA WEST





Highlights:

- World Class Central Business District with Lockable, Unlockable Office Spaces, Corporate Suites, High Street Retail, F&B, SCO etc.
- Easily Accessible via the Delhi-Meerut Expressway, FNG Expressway, DND Flyway & proposed Noida International Airport.
- Fully paid up land.
- Strategically Located with an expected captive population base of around 10 lac within the vicinity.
- Environmentally sustainable IGBC Certified Gold rated project.
- Designated charging stations for electric vehicles, solar energy backup.
- Zero liquid Waste Discharge System and more.
- One of the largest Convention and Business Centre, Hotels & Living Spaces with a parking capacity of over 5000 cars in the Campus.
- Project designed and planned by renowned Architects SAA Sikka Associates.
- Just a 15 minutes drive from Akshardham Temple.

GREATER NOIDA WEST
WHERE THE FUTURE
IS PRESENT AND ULTRA MODERN
INFRASTRUCTURE IS READY.

CONNECTIVITY



Road

Walking Distance from the proposed Metro Station (Kisan Chowk)
10 minutes drive from Delhi-Meerut Expressway.
20 minutes drive from DND Flyway and Noida Sec18
40 minutes drive through dedicated road connectivity to the new Noida International Airport.



Metro

Walking distance from the proposed metro station (Kissan Chowk) which will connect to Noida, Ghaziabad, Faridabad and Delhi



Rail

Fast and easy access to the upcoming Railway Station at Boraki Greater Noida and which is seen as the futuristic integrated transport hub.



Airport

Zurich AG is developing Asias's largest Airport-Noida International Airport. Security Clearances have been granted. Golden I has easy and fast access to the upcoming Noida International Airport which will drive up the real estate prices in the region.

ECONOMIC OPPORTUNITIES



Dedicated Freight Corridor

Greater Noida is shaping up as India's smartest city and the fastest developing centre of attraction. Located at the intersection of the Western and Eastern dedicated freight corridors, it is also the gateway to the Delhi-Mumbai Industrial Corridor (DMIC). Important expressways originate from this city, namely the Yamuna expressway from Greater Noida to Agra Eastern Peripheral Expressway, will take off at Kundli and will join NH2 at Faridabad via Ghaziabad and Greater Noida.



Mega Data Centres

The Noida Authority has allotted land for mega Data Centres to 13 major companies including Adani, Dixon Technologies, NTT Ltd & Hiranandani group which will bring in investment of Rs 3870 crores and over 50000 jobs. This decision will help business get decentralised from traditional Mumbai and Chennai strongholds and boost real estate in the region



Fastest & Largest Developing Residential Centre

Golden I is surrounded by more than 1000 acres of Residential Development and is poised to serve over 10,00,000 inhabitants expected to live in the vicinity in the near future.



Largest Tech Zone

Golden I is located in one of the Largest Tech Zones. Tech Zone is a preferred locality due to its proximity to various commercial and social hubs. Tech Zone is well connected via DND Expressway and Noida Greater Noida Link Road. State Transport Authority UPSRTC provides bus services to residents. Indira Gandhi International Airport located 40 km away and Noida Sector 51 metro station on blue line of DMRC is about 10 km. Hazrat Nizamuddin Railway Station is about 25 km away.



Nearby Employment Hubs

Nearby employment Hubs of Noida and Greater Noida where companies to name a few L.G, TCS, Yamaha, KPMG, IndiaMART among others provide ample employment opportunities to the Locals.



Vijay Pandey

“ Thank you Golden I for the regular income even in these difficult times. Investing in the Assured Rental Income Scheme was the right decision. I was able to secure a 12% regular income on my investment both in good and bad times, I always knew that the Bank Assurance from a Nationalised Bank was unique and I did the necessary comparison with other real estate offers before investing in Golden I, I am happy to say that I made the best decision of my life. ”

“ The Golden I Assured Rental Scheme is very unique from the rest of the Builder Schemes as it is backed by a Solvency Certificate from a leading Nationalised Bank. I am now contemplating to shift my existing Mutual Fund investment in the Golden I Assured Rental Income Scheme as the 12% interest income is extremely attractive. ”



Abhishek Garg



Yogesh Kumar

“ What a good decision we made, now we have a regular income even in these difficult days. Real estate has been in news lately for all the wrong reasons, but Golden-I has been shining through all the negative news and making positive news with construction happening at a lightening speed and keeping their promises of assured rentals. I now feel assured that I have invested in the right project. ”

“ My investment in Golden I turned out to be perfect. I'm extremely happy to see the progress of project construction inspite of the pandemic. The team at Golden I has shown its determination in completing the construction despite the stringent lockdown. My income for the next few years is now assured as the company has given me a Nationalised Bank's solvency certificate which would ensure that I get a regular income without any worries. ”



Anjali Sharma

YOUR LIFETIME ASSET FOR GREAT RETURNS

**Presenting Unlockable
Office Space for Regular Rental Income**

Get assured rental from
the first day of investment



Pre-possession @ 12%*
Post possession @ 8%* minimum

* Conditions apply, subject to payment plan

**BACKED BY
A NATIONALISED BANK
SOLVENCY CERTIFICATE**



**ENSURING YOUR INVESTMENT
IS THE SAFEST**

THE BEST INVESTMENT YOU CAN MAKE

	GOLDEN I Assured Rental	Mutual Funds	Fixed Deposit	Equity	Gold Bonds
RETURN	12%	10.50-14%*	1.85-6.95%**	10-15%***	2.5%****
RISK	NO RISK	MODERATE RISK	NO RISK	HIGH RISK	NO RISK
ASSURANCE	SOLVENCY CERTIFICATE BY NATIONALISED BANK	NO ASSURANCE	YES	NO ASSURANCE	YES
MONTHLY RETURNS	YES	NO	FIX TENURE	NO	NO
CAPITAL APPRECIATION	YES	NO	NO	NO	NO



Source:

* <https://www.bankbazaar.com/mutual-fund/mutual-fund-returns.html>

** [https://cleartax.in/s/fd-fixed-deposit-interest-rates#:~:text=Fixed%20deposit%20\(FD\)%20accounts%20have,at%20the%20time%20of%20maturity.&text=1.85%25%20p.a.%20%E2%80%93%206.95%25%20p.a.](https://cleartax.in/s/fd-fixed-deposit-interest-rates#:~:text=Fixed%20deposit%20(FD)%20accounts%20have,at%20the%20time%20of%20maturity.&text=1.85%25%20p.a.%20%E2%80%93%206.95%25%20p.a.)

*** <https://www.nerdwallet.com/article/investing/average-stock-market-return>

****<https://cleartax.in/s/sovereign-gold-bonds#:~:text=The%20current%20interest%20rate%20for,current%20market%20price%20of%20gold.>

WHAT MAKES GOLDEN I THE BEST INVESTMENT OPPORTUNITY



YOU WON'T FIND A BETTER DEAL

When you invest in Golden I the security of your investment is assured by a Nationalized Bank. Plus you get higher rental of 12%* when you compare it with savings, fixed deposits, mutual funds and even gold bonds. Moreover your investment in real estate is bound to appreciate over the years.

* Conditions apply, subject to payment plan