

swing
away to luxury



VIHAAN
Golf Bay
YAMUNA EXPRESSWAY
a real golf homes..



where commitment runs deep

At Vihaan Group, commitment isn't just another word it's a habit.... It is the credo that has made the group one of the fastest growing real estate developers in India. Be it excellence in architecture, excellence in robust engineering, excellence in our designs or excellence in our customer relationships, Vihaan today has become synonymous with absolutely the very best, and beyond. Operating within a highly competitive sector, the company is ably managed by Mr. J. P. Singhal and Mr. Ravi Singhal, who have successfully introduced a number of innovative building solutions and has infused new age methodologies into the company. Vihaan Group has catered to various real estate domains like Roads, Bridges, Schools, Group Housing Projects, Shopping Malls, Business Parks and Hotels. The company is working in the real estate industry for the last 5 decades and is known for its commitment of on time delivery and quality construction. At present Vihaan Group's passion and commitment for providing excellence in real estate has been awarded by BCI as The Best Emerging Residential Developer (NCR) 2013.



Mr. J.P. Singhal
(CMD, Vihaan Group)
Honored by Smt. Sonia Gandhi
(President of the Indian National
Congress & (Member of Parliament)



Awarded Best Emerging
Residential Developer
of Delhi/NCR by Builder Council
of India in 2013"

Works executed for:





Project: School Building
 • Location: Dilshad Gardan • Client: PWD
 • Status: Completed



Project: Flyover • Location: Jhajjar Riwari Road (Haryana) • Client: Railway • Status: Inprogress



Project: School
 • Location: Loni Road, Shadhara • Client: PWD
 • Status: Completed



Project: Railway Gaurd's & Driver's Rest House
 • Location: Opp. Tughlaqabad Metro Station
 • Client: Railway • Status: Completed



Project: Running Room • Location: Tughlaqabad
 • Client: Railway • Status: Completed



Hostel Building for Rail Drivers (TKD)
 Client: N. Railway



Project: Rail underpass
 • Location: Sanjay Gandhi Transport Nagar, Delhi • Client: Railway
 • Status: In progress



Project: Border Roads
 • Location: Indo Pak Border, Gujrat
 • Client: CPWD Border Fencing Division
 • Status: Completed



Project: Border Fencing
 • Location: India - Pakistan Border Tharad (Gujarat) • Client: Border Fencing Division (Central Govt.) • Status: Completed



Project: Rail underpass • Location: Samaypur Badli Railway crossing No.9 • Client: Railway
 • Status: Completed



Project: Roadover Bridge • Location: Vill. Pallawas, NH-71, Haryana • Client: Railway
 • Status: In progress



Project: NCAP Building • Location: Pusa Road
 Client: PWD • Status: Completed

ONGOING PROJECT



Vihaan Group has completed various project nation wide in:

• Haryana • Uttar Pradesh • Rajasthan • Gujrat • Delhi • Maharashtra • Madhya Pradesh



a destination dedicated *to all the creature comforts*

Greet the beautiful sunshine in the sweeping vistas, get into a reverie amidst the beautiful landscape or just play golf for hours altogether. We are sure that you will never be weary of the beauty of Vihaan GolfBay. From the lush green surroundings to the intricate detailing of each home, these warm and spacious 2 and 3 BHK apartments at Vihaan GolfBay are indeed the quintessence of the good life. So if you love the luxury, then you'll feel right at home here.



experience golfing on designer fairways

The fully private 9-hole golf course at GolfBay has been customized to fit the character and needs of the community. Designed by world-renowned golf course architects, Andy Johnson Design, USA, the course has been intelligently planned to allow non-golfers to easily learn the game. It will inspire a real pride within the community. Even be the envy of others who will long to play here.

Andy Johnson

Principal Andy Johnson Design



Hole: 1
YARDS: 105
PAR: 3



Hole: 2
YARDS: 80
PAR: 3



Hole: 3
YARDS: 260
PAR: 4



Hole: 4
YARDS: 85
PAR: 3



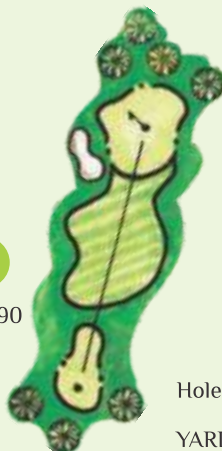
Hole: 5
YARDS: 75
PAR: 3



Hole: 6
YARDS: 290
PAR: 4



Hole: 7
YARDS: 290
PAR: 4



Hole: 8
YARDS: 65
PAR: 3



Hole: 9
YARDS: 100
PAR: 3



locales as enviable as the dream homes

Vihaan GolfBay is part of Green Bay, an international standard township with integrated residential and sporting-cum-recreational areas. The 100-acre community incorporates a 9-hole golf course, premium residential plots, a full-facility clubhouse, apartments, resort hotel, institutional area and a commercial tower.

The environs boast of all conveniences of a luxury township complete with plug-and-play infrastructural support. The grand entry boulevard leads to an iconic landmark The Golfbay Club. The wide landscaped roads are embedded with planned services, while the creative use of low-maintenance materials has been conceptualized in the external areas. In essence, it promises to be a most rejuvenating ambience for its residents.

LANDSCAPE PHILOSOPHY

The township's landscape concept is founded on a resort-like environment with direct views/glimpses of the Golf Course and neighborhood parks for residents young and old. Tree-lined streets with mature canopies lend shade as well as seasonal variations in form and colour. Pedestrian paths and cycle tracks help to serve the community's recreational needs.





a lifestyle meant to elevate the spirit

Vihaan GolfBay is not only about luxury living but indulging oneself. The whole project is loaded with luxurious amenities that you and all your family will love to be pampered with. Not only young residents but kids and senior citizens also have their own space here. The magnificence and beauty of Vihaan GolfBay welcomes you with open arms. This beautifully laid residential complex promises an entirely new dimension to luxury living.

- Ample Car Parking • Walk Way • Water Body • Jogging Track
- Amphitheater • Children's Play Area • Sandpit • Gazebo
- Sitting Space for Senior Citizens





a carefully designed hub of rejuvenation



Whether one is opting for a sporty relaxation or a peaceful holistic lifestyle, GolfBay Club is the place to be. An evening of fast paced tennis or meditation in the yoga deck will rejuvenate one, after a day of mundane schedule. There is a multi-facility Sports Hall, State-of-the-art Gym, Spa and a Swimming Pool within the club premises. We are sure that the five star ambience here will uplift your mood every time you step in.

Vihaan GolfBay has all complete indoor and outdoor rejuvenating facilities like

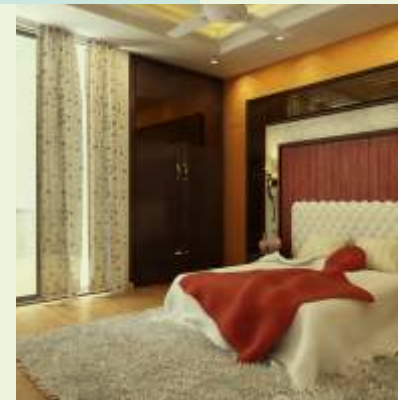
- Swimming Pool • Snooker • Chess • Badminton • Table Tennis
- Gymnasium • Spa • Lawn Tennis Court • Yoga Deck



All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

specifications

	LIVING DINING	MASTER BEDROOM	OTHER BEDROOMS	KITCHEN	TOILET (MASTER BEDROOM)	TOILET (OTHER BEDROOM)	TOILET (SERVANT ROOM)
Wall Finish	Birla / J.K. Putty with oil bound distemper	Birla / J.K. Putty with oil bound distemper	Birla / J.K. Putty with oil bound distemper	Designer Ceramic Tiles up to 2'-0" above counter	Designer Ceramic Tiles up to 7'-0"	Designer Ceramic Tiles up to 7'-0"	Birla / J.K. Putty with oil bound distemper
Flooring	High End Vitrified Tiles (Kajaria / Imported Equivalent)	Wooden Laminated	Vitrified Tiles (Kajaria / Imported Equivalent)	Anti Skid Vitrified Ceramic Tiles (Kajaria Sornani / Orient Imported Equivalent)	Anti Skid Vitrified Ceramic Tiles (Kajaria Sornani / Orient Imported Equivalent)	Anti Skid Vitrified Ceramic Tiles (Kajaria Sornani / Orient Imported Equivalent)	Anti Skid Vitrified Ceramic Tiles (Kajaria Sornani / Orient Imported Equivalent)
Ceiling	POP cornices & ceiling white	POP cornices & ceiling white	POP cornices & ceiling white	POP cornices & ceiling white	POP cornices & ceiling white	POP cornices & ceiling white	POP cornices & ceiling white
Fittings	Hard wood frame with molding skin / flush door, Modular switches (Anchor / Havells or Equivalent)	Hard wood frame with molding skin / flush door, Modular switches (Anchor / Havells or Equivalent)	Hard wood frame with molding skin / flush door, Modular switches (Anchor / Havells or Equivalent)	Counter in Granite Stone, CP fixture & Fitting of best quality provision for geyser water supply	Counter in Granite Stone, CP fixture & Fitting of best quality provision for geyser water supply	Counter in Granite Stone, CP fixture & Fitting of best quality provision for geyser water supply	Counter in Granite Stone, CP fixture & Fitting of best quality provision for geyser water supply
External Facing Finishing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing



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greenbay
GOLF VILLAGE

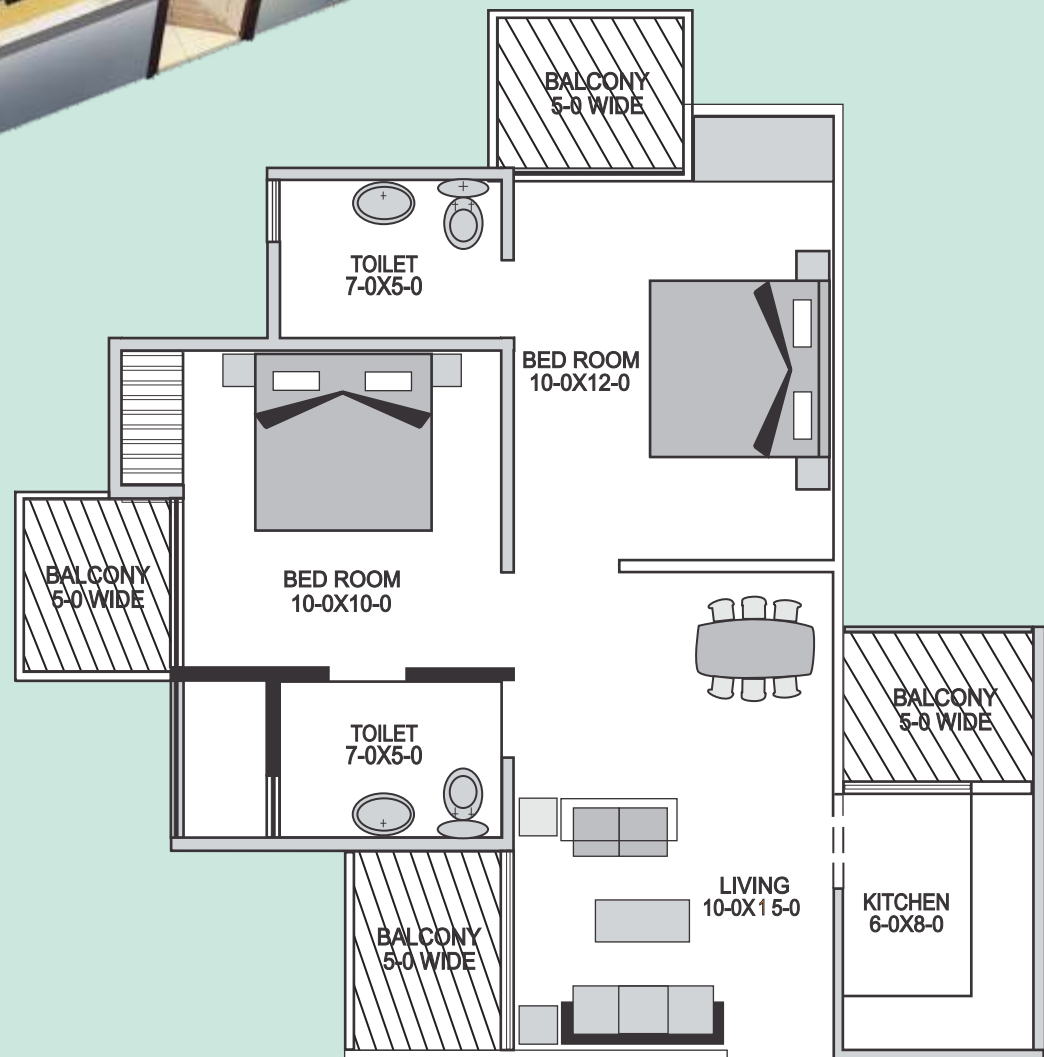


Developer Approvals

- Lease Deed Executed on 27th March 2012
- Sub Lease Deed Executed on 24 January 2014
- Land Allotment letter No. 26/YEA-RT-02/2011 dated 17/02/2011
- Possession of land taken from Yamuna Expressway Industrial Development Authority vide Letter No:- YEA/Sampatti/178/2012 dated 28/03/2012
- Plan Approved by Yamuna Expressway Industrial Development Authority vide Letter No:- Y.E.A/Niyojan/BP-48/301 dated 04/09/2015
- Fire Noc No:- R-59/J.D./F.S./Lucknow-15(Gautam.)/356 Dated 28/07/2015

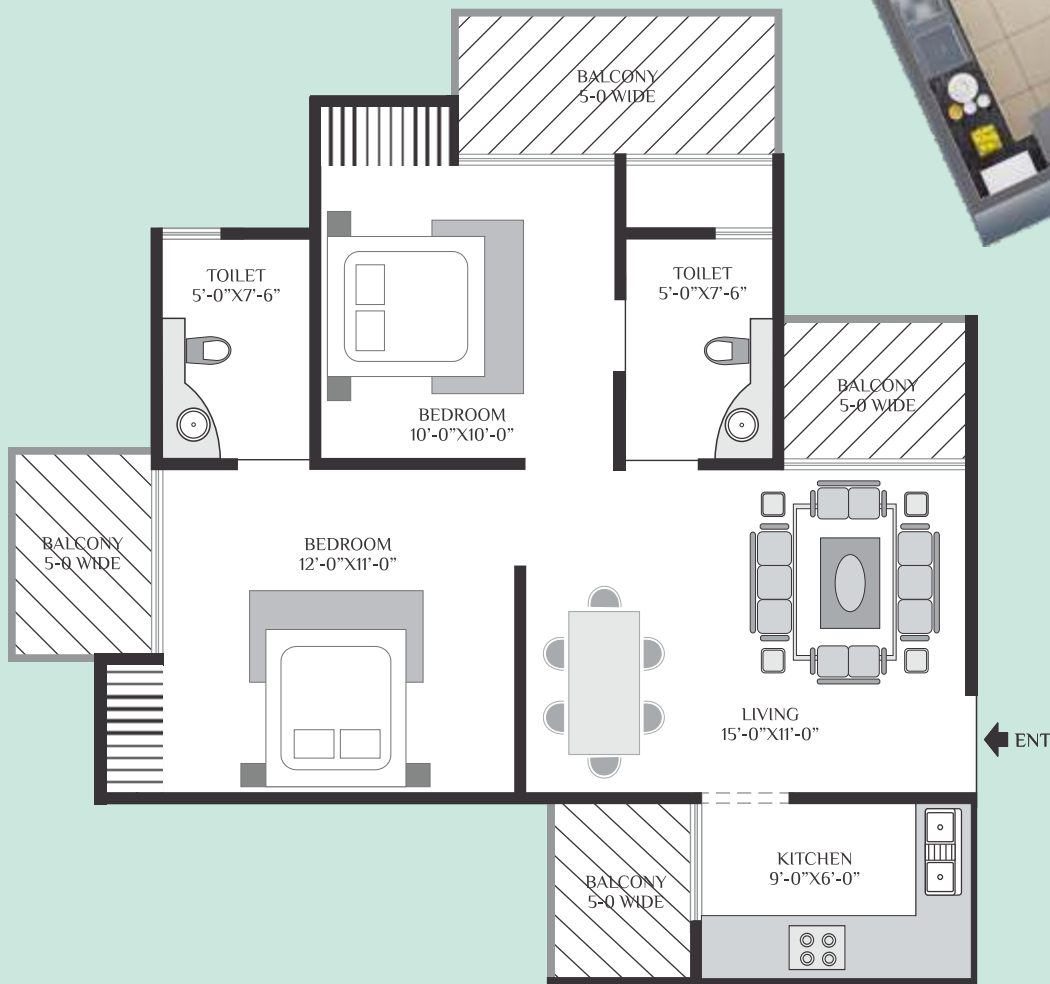


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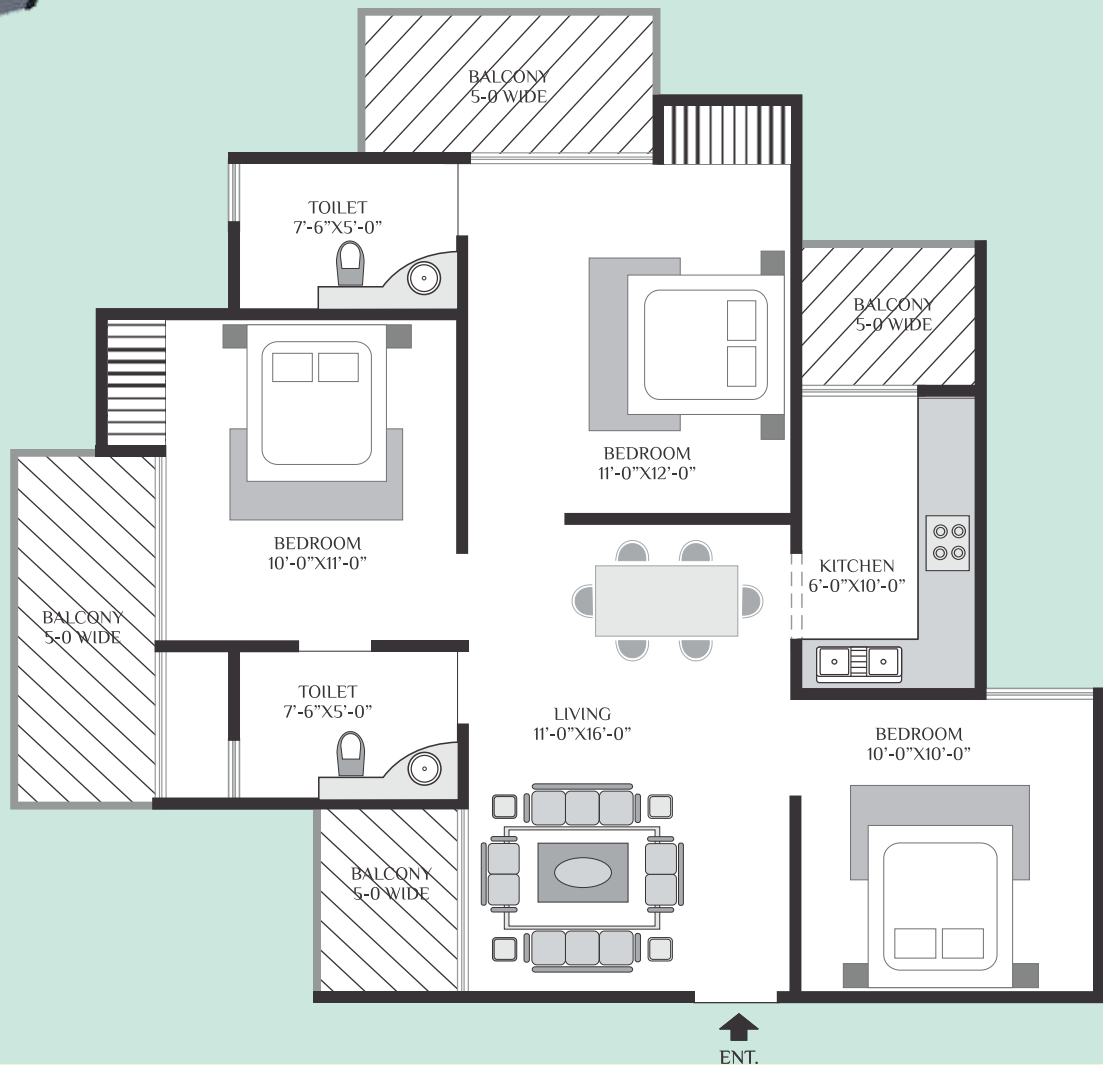
Carpet Area - 526 Sq. Ft.
 Balcony Area - 140 Sq. Ft.
 External Wall & Column Area - 70 Sq. Ft.
 Total Covered Area - 736 Sq. Ft.
 Common Area 209 Sq. Ft.
 Total Area - 945 Sq. Ft.

TYPE: 2
SUPER AREA: 945 SQ. FT.
2 BEDROOMS + 2 TOILETS



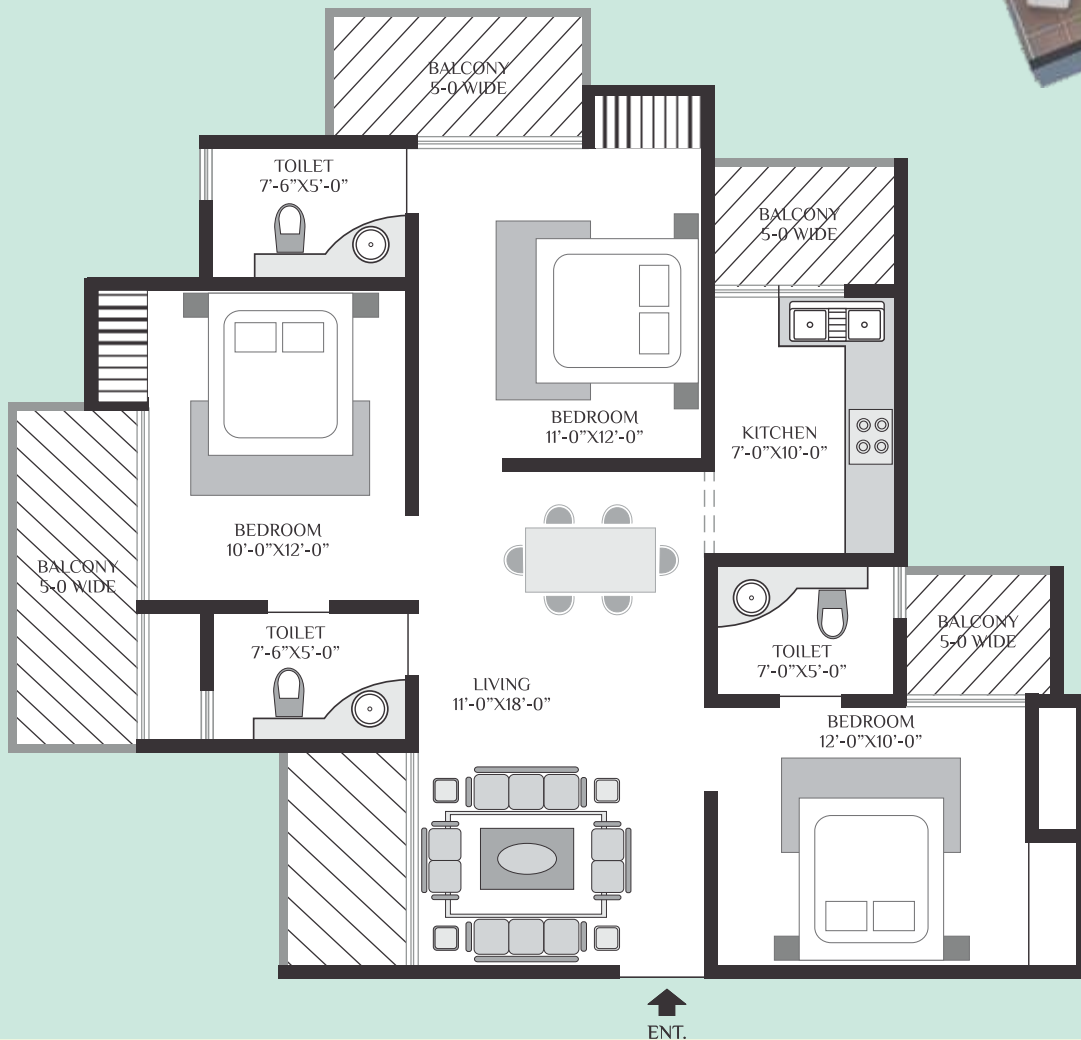
Carpet Area - 578 Sq. Ft.
 Balcony Area - 171 Sq. Ft.
 External Wall & Column Area - 84 Sq. Ft.
 Total Covered Area - 833 Sq. Ft.
 Common Area 227 Sq. Ft.
 Total Area - 1060 Sq. Ft.

TYPE: 2 +
SUPER AREA: 1060 SQ. FT.
2 BEDROOMS + 2 TOILETS



Carpet Area - 694 Sq. Ft.
 Balcony Area - 175 Sq. Ft.
 External Wall & Column Area - 78 Sq. Ft.
 Total Covered Area - 947 Sq. Ft.
 Common Area 328 Sq. Ft.
 Total Area - 1275 Sq. Ft.

TYPE: 3
SUPER AREA: 1275 SQ. FT.
3 BEDROOMS + 2 TOILETS

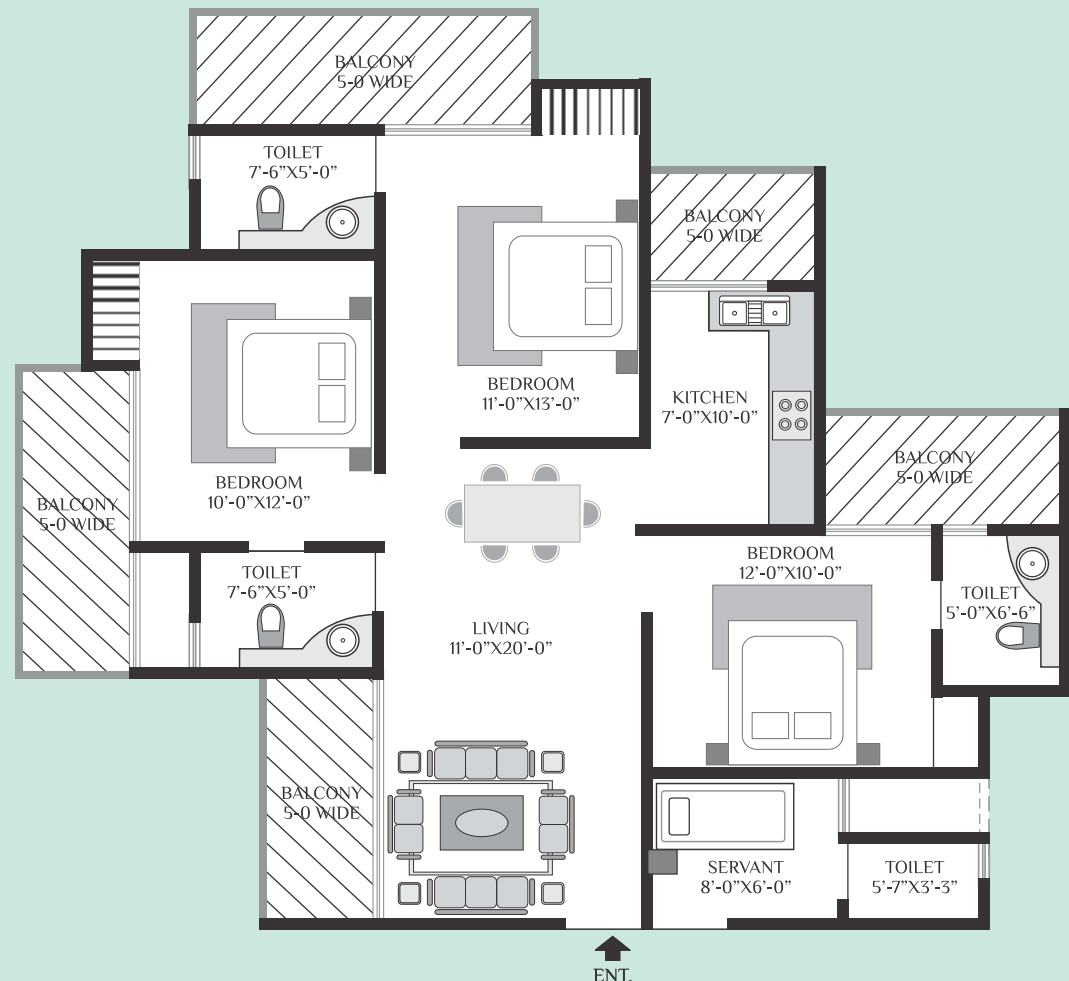


Carpet Area - 822 Sq. Ft.
 Balcony Area - 221 Sq. Ft.
 External Wall & Column Area - 65 Sq. Ft.
 Total Covered Area - 1108 Sq. Ft.
 Common Area 402 Sq. Ft.
 Total Area - 1510 Sq. Ft.

TYPE: 3 +
 SUPER AREA: 1510 SQ. FT.
 3 BEDROOMS + 3 TOILETS

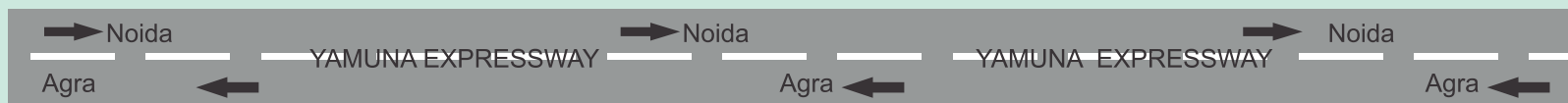



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Carpet Area - 901 Sq. Ft.
 Balcony Area - 278 Sq. Ft.
 External Wall & Column Area - 71 Sq. Ft.
 Total Covered Area - 1250 Sq. Ft.
 Common Area 475 Sq. Ft.
 Total Area - 1725 Sq. Ft.

TYPE: 3 + S
 SUPER AREA: 1725 SQ. FT.
 3 BEDROOMS + SERVANT + 4 TOILETS



- | | | |
|-------------------------|--------------------------|--|
| 1. Entrance | 8. Half Basketball Court | • Bang on the Yamuna Expressway |
| 2. Lawn | 9. Guard | • Adjacent to Buddh Formula 1 Circuit |
| 3. Swimming Pool | 10. Golf Course | • Right next to the Proposed Night Safari |
| 4. Kids' Pool | 11. Ramps | • Enroute to Proposed Airport |
| 5. Children's Play Area | 12. Jogging Track | • School, Hospital & Shopping Centre in close Vicinity |
| 6. Water Bodies | 13. Road | • Easy & Speedy Connectivity from Delhi |
| 7. Gazebo | 14. Parking | • A preferred destination for people working in South Delhi, Noida & Gr. Noida |



 TYPE-1 = 425 sq. ft.	 TYPE-2 = 945 sq. ft.	 TYPE-2+ = 1060 sq. ft.
 TYPE-3 = 1275 sq. ft.	 TYPE-3+ = 1510 sq. ft.	 TYPE-3+S = 1725 sq. ft.



Location Advantage

Located bang on Yamuna Expressway. Next to Software Technology Park with many multi national companies and sophisticated residential properties, world class educational institutes and healthcare facilities.

1. 3Km from F1 Track
2. 5 Km from Galgotia University
3. Near cricket stadium and night safari
4. 10 mins drive from Pari Chowck
5. 15 mins from Atta market
6. 20 mins from Delhi
7. Hundreds Acres Conserved Forest

Advantages of Yamuna Expressway

1. Budhdha International circuit F1 track is on Yamuna Expressway and is fully functional.
2. Cricket stadium near completion.
3. IT park already operational.
4. Jaypee Sports Complex.
5. Operational Universities
6. Night Safari.



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