

# GOLF ISLAND

*Your shot at a perfect life*







YOUR SHOT AT A  
PERFECT LIFE





# OVER 3 DECADES OF CREATING TIMELESS LANDMARKS

50+ PROJECTS

10K+ CUSTOMERS

06 CITIES

0 DEBT & LITIGATION

A COLLECTIVE STORIED LEGACY OF THE RP GROUP & THE HL GROUP



COMMERCIAL



HOSPITALS



HOTELS



RESIDENTIAL



SCHOOL



# THE CO-DEVELOPERS OF VEGAS MALL

Vegas Mall, Dwarka - Your Ultimate Destination for Shopping and Entertainment!

Located in the heart of Dwarka, the Vegas Mall, spanning over 28000+ sq. mtrs., is a complete destination with Highstreet, 250+ International & National Retail Brands, first Super plex of Delhi, thematic multi-cuisine food court and one of the largest hypermarkets offering unlimited choices, comfort and convenience. Discover the Epitome of Retail Excellence, from fashion to electronics, accessories to home decor, you'll find everything you need and a lot more at Vegas Mall.





# DOMINANT PLAYERS IN BUILDING INFRASTRUCTURE AND REALTY

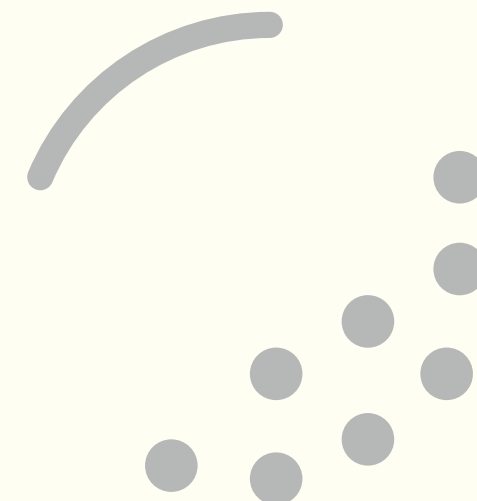


With a remarkable journey spanning over more than three decades, under the leadership of **Mr. Kawal Kumar (Pinki Ji)**, **RP GROUP** has emerged as a leader in the real estate industry, expanding its operations across diverse sectors, including construction, shopping malls, residential apartments, townships, business-corporate towers, educational institutes, hotels, resorts, temples and banquets. Rooted in a commitment to excellence and customer satisfaction, the group has also established a strong foothold in providing optimal financial solutions to its valued customers.

At RP Group, we believe in pursuing boundless dreams by fearlessly embracing challenges that others may timidly avoid. We are driven by the firm belief that a strong will has the power to transform dreams into reality and that limitless effort can conquer any obstacle. These core principles have served as the driving force behind our relentless growth and expansion.

**HL GROUP** founded by **Mr. Suresh Anand** is engaged in various facets of real estate verticals. The group is one of the founder promoter of a very prestigious, modern and state of the art mall-cum-multiplex, a large retail-cum-office and hotel project named as “Vegas Mall” in Dwarka Sub-City, Southwest Delhi that has attracted the most reputed brands in the consumer goods, apparels, fashion, gems and jewellery, entertainment, finance and banking, IT, infrastructure and F&B business. The group has a consistent track record of around three decades in the real estate industry traversing development, promotions, and marketing of commercial, residential, hotels and township projects of over 8 million square feet area. HL Group started its journey as a proprietorship firm, Home Linkers, in 1992, which now consists of various companies, joint ventures and projects in the real estate business.

The flagship company of the Group, Home Linkers Pvt. Ltd., a CREDAI and CII member, has played a vital role in various commercial developments in the Dwarka Sub-City.





# FROM THE PROMOTER'S DESK



**Mr. Kawal Kumar**



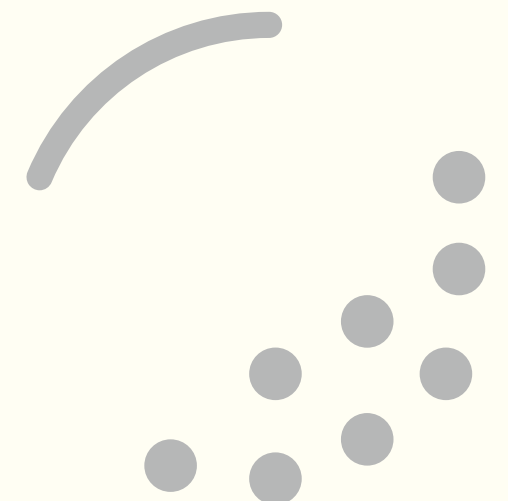
**Mr. Suresh Anand**

## VISION

To become a dominant Real Estate Developer in Delhi NCR  
leading with commitment, credibility and quality.

## MISSION

To deliver exceptional residential and commercial projects with sustainable quality. To surpass  
customer expectations with each delivery, incorporate innovation, uphold ethical practices,  
and contribute towards the growth of the nation.





EXPERIENCE DELHI'S FIRST AND ONLY  
GOLF COURSE FACING LUXURY APARTMENTS





# DWARKA

## A New Destination of Luxury Living in India's Capital

Situated at the western edge of the National Capital, **Dwarka** is one of the largest sub-cities in Asia. It is the last addition to Delhi's Master Plan and is already a part of A **Smart Sub-City Project** under the Delhi Development Authority.

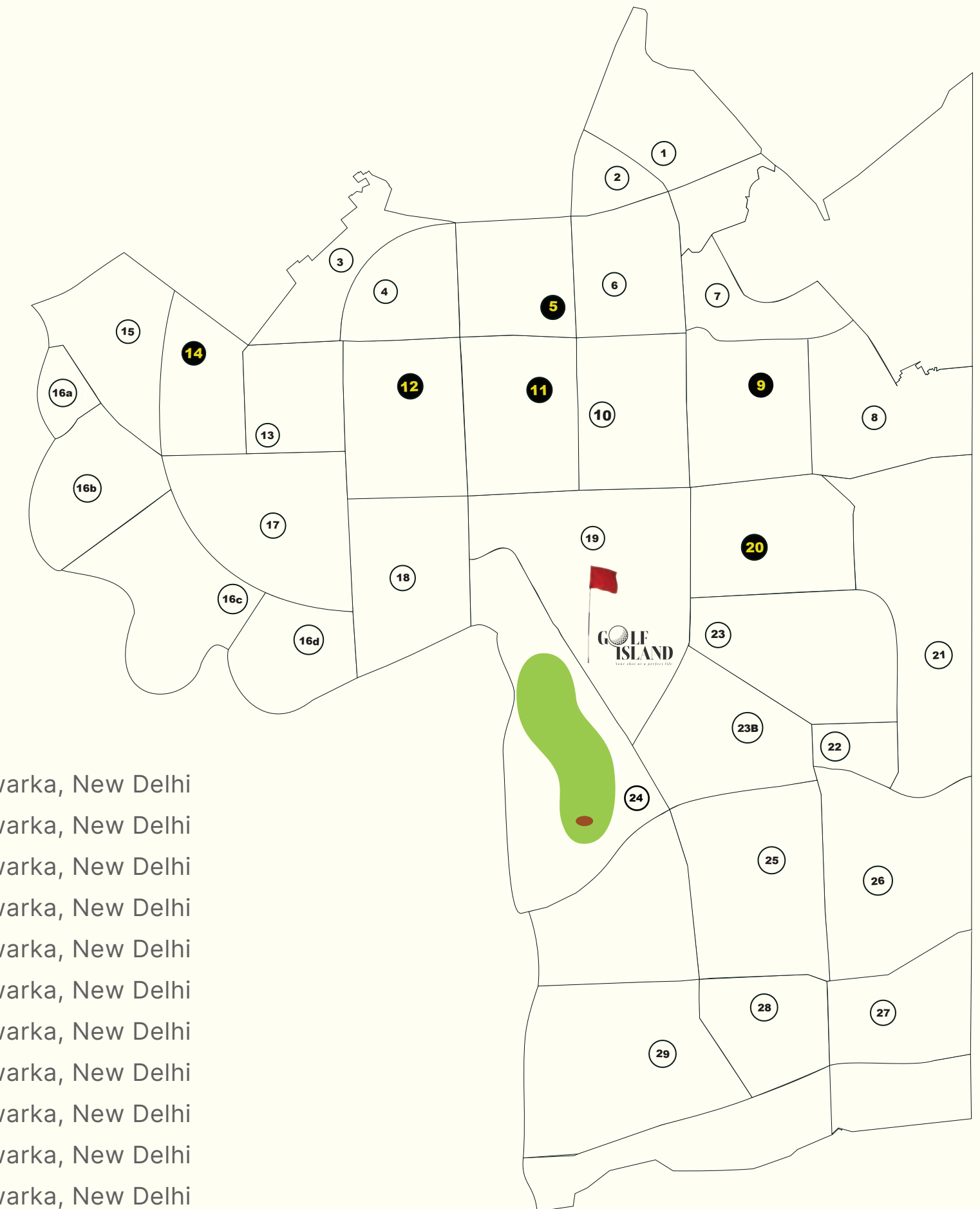
**Most Efficiently Planned**, Dwarka boasts of various social & business amenities like ample community parks, retail markets, shopping malls, commercial offices & hotels that are collectively transforming Dwarka into the most sought after metropolitan address.

**Strategically located** amongst marquee developments, Dwarka enjoys **Closest Proximity** with Aerocity, Gurgaon, South Delhi, West Delhi & Indira Gandhi International Airport & hosts landmarks like India's Longest Golf Course, Diplomatic Enclave, Bharat Vandana Park, India International Convention Centre and the upcoming international-level cricket cum football stadium.

**Situated** in the heart of the National Capital & ease of access to & fro, the Indira Gandhi International Airport, the **popularity** of Dwarka as a residential & Investment Hub can be attributed to its easy approach & well laid infrastructure topped with contemporary design & technology.

HL Square  
Park Royal  
HL Wings  
Centric Plaza  
Tirupati Plaza  
HL Plaza  
HL Galleria  
HL Arcade  
**City Centre**  
**Vegas Mall**  
HL Hub

- Sector 5, Dwarka, New Delhi
- Sector 9, Dwarka, New Delhi
- Sector 11, Dwarka, New Delhi
- Sector 11, Dwarka, New Delhi
- Sector 11, Dwarka, New Delhi
- Sector 12, Dwarka, New Delhi
- Sector 12, Dwarka, New Delhi
- Sector 12, Dwarka, New Delhi
- Sector 12, Dwarka, New Delhi
- Sector 14, Dwarka, New Delhi
- Sector 20, Dwarka, New Delhi







VEGAS MALL

AKASH HOSPITAL

DPS

NATIONAL LAW UNIVERSITY

SEC-12 METRO

NHAI-HQ

INDIRA GANDHI INTERNATIONAL  
AIRPORT

ITC MAURYA

TAJ

DLF  
EMPORIO

AEROCITY

SHIV MURTI

AMBIENCE  
ISLAND

GOLF  
ISLAND

BHARAT VANDANA PARK

INDIA INTERNATIONAL  
CONVENTION & EXPO CENTRE



THE LONGEST  
GOLF COURSE OF INDIA  
– THE LANDMARK OF YOUR HOME





The latest addition to Delhi's golfing, this magnificent 18-hole golf course is set to grace the verdant lands of Dwarka. This work in progress golf course is **the longest in the country**, stretching over a mammoth of **7366 yards**.

Under the initiatives & supervision of the Delhi Development Authority, this golf course is being meticulously developed by the consortium of Pacific Coast Design, New Millennium, Rajinder Kumar Architects & Global Golf India. This iconic golf course will also cater to numerous community activities, spread all over a Clubhouse admeasuring over **8.7 Acres**.

EMBARK ON THIS GOLFING ODYSSEY  
MAKING YOU ALL SET TO TEE OFF IN STYLE.

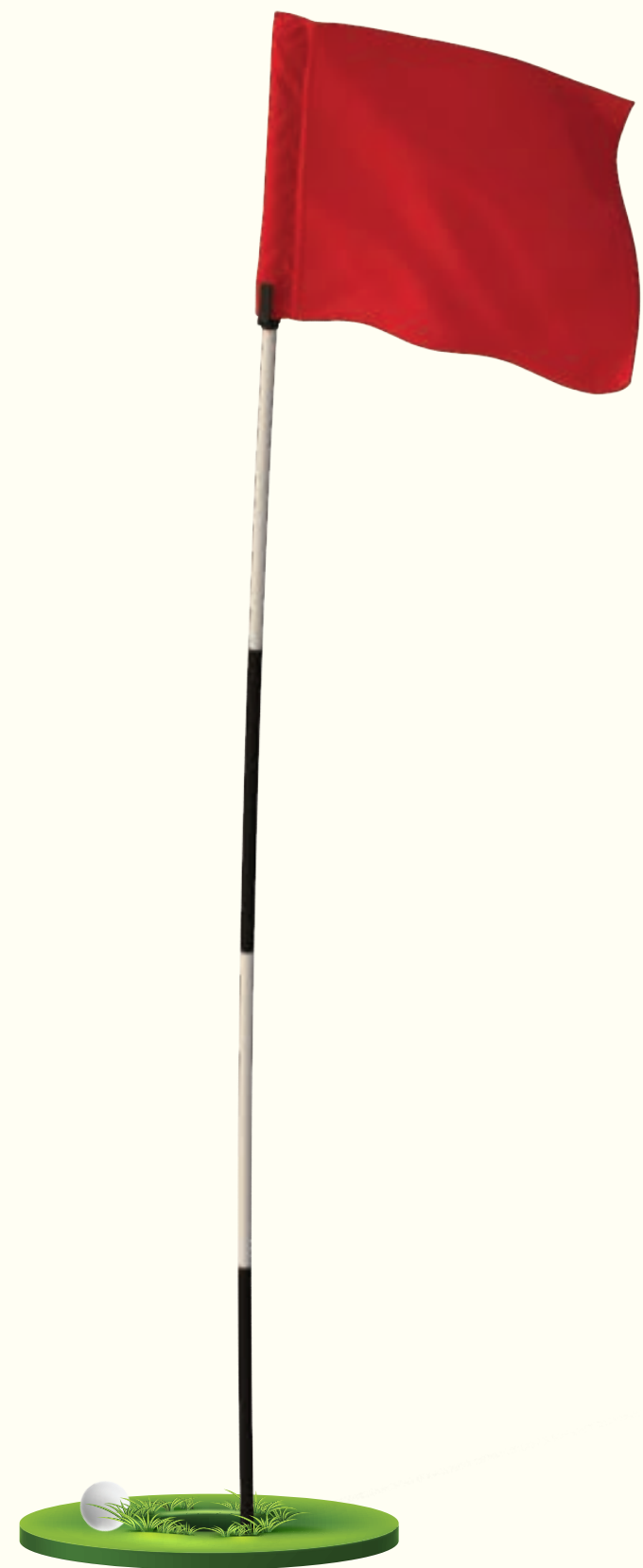




OVERLOOKING  
THE LONGEST  
GOLF COURSE  
IN INDIA

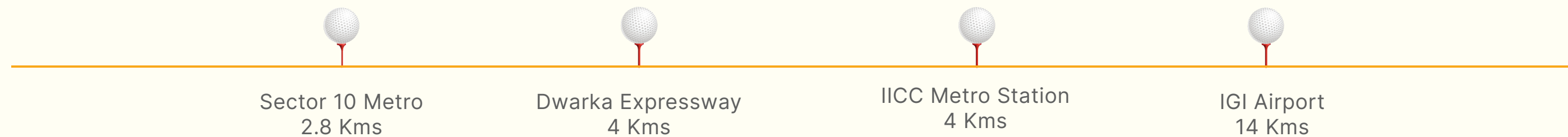






# URBAN LIVING REDEFINING CITY LIFE

## CONNECTIVITY



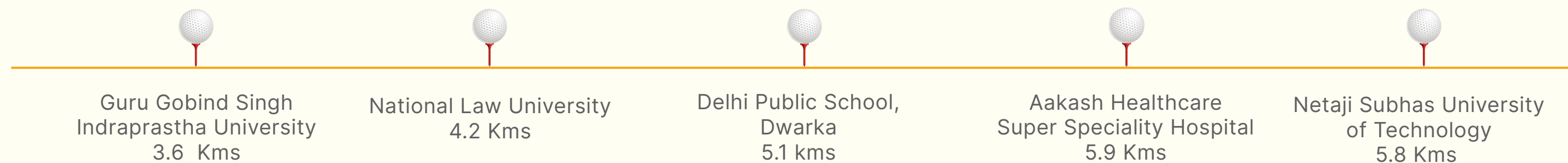
## ENTERTAINMENT GALORE



## BUSINESS & COMMERCIAL HUB



## EDUCATION & HEALTHCARE







GOLF  
ISLAND





# HOME ACROSS AN ICONIC GOLF COURSE

Embrace your home, surrounded with sprawling greens, the chirping of birds & the sounds of nature at its best. Nestled across the Longest Golf Course of India, these upscale residencies enjoy mesmerising views from across - be it a cup of tea in your private balcony or a casual stroll at the Skywalk or even stargazing on a starlit night at the observatory deck.



# 4 SIDE OPEN | 4\* ACRES | 198\* GOLF FACING APARTMENTS

Wake up to a picturesque panorama, as the sun's gentle rays caress your home, filling it with warmth & tranquillity. Here, every apartment is well-lit and ventilated, allowing abundant natural light to penetrate your living space & gentle breezes to waft through your rooms.

Whether you're an avid golfer or simply appreciate the scenic beauty, at Golf Island, you'll experience a slice of paradise every single day!

*\*Land admeasuring: 15,434 Sq. Mtrs.*

*198\* apartments as per current master plan, may be revised with the revision in the new master plan*







# YOU HAVE ARRIVED!

Welcome home to these majestic drop off points where the service team awaits to receive you and your loved ones & assist you at your beck & call. These well-lit, double height drop-off points ensure grandness in your sense of arrival.





PICKUP/DROP OFF POINTS





# A GRAND ENTRANCE: WHERE OPULENCE AWAITS YOU WITH OPEN ARMS

Experience grandness as you enter the double height entrance lobbies, with dazzling chandeliers, adorned walls, and designer furniture. From the majestic entrance to the little details, every element has been crafted to indulge your senses.



A FLAWLESS HARMONY  
OF CALMNESS AND  
AESTHETICS







INCREDIBLY SPACIOUS





## FULLY\* EQUIPPED MODULAR KITCHEN

*\*please refer to the specifications sheet*





THE KIDS ROOM





THE MASTER SUITE



THE RESIDENTS CLUB  
FOR THE PRIVILEGED FEW







INFINITY EDGE LIKE POOL



# UNLEASH YOUR INNER CHAMPION

Aerobics & Pilates

Badminton Court

Basketball Court

Gymnasium

Jogging Track

Swimming Pool







# A LIFE OF EXTRAVAGANCE

Banquet Hall with Pre-Function Area

Business Centre

Café

Golf Simulator

Library

Movie Theatre

Multi Cuisine Restaurant





# CALMNESS & WELLNESS OASIS

Fitness Area

Jacuzzi

Pool

Salon

Spa

Steam & Sauna Facility

Observatory Deck with Telescope Zone







# WONDERLAND FOR KIDS

Air Hockey

Crèche

Foosball

Hopscotch

Kids Play Zone

Kids Pool

Trampoline





360 DEGREE  
SKYWALK WITH  
OBSERVATORY DECK





CENTRAL PIAZZA & BOULEVARD



# LAYOUT AND PLANS







\*Map Not to Scale

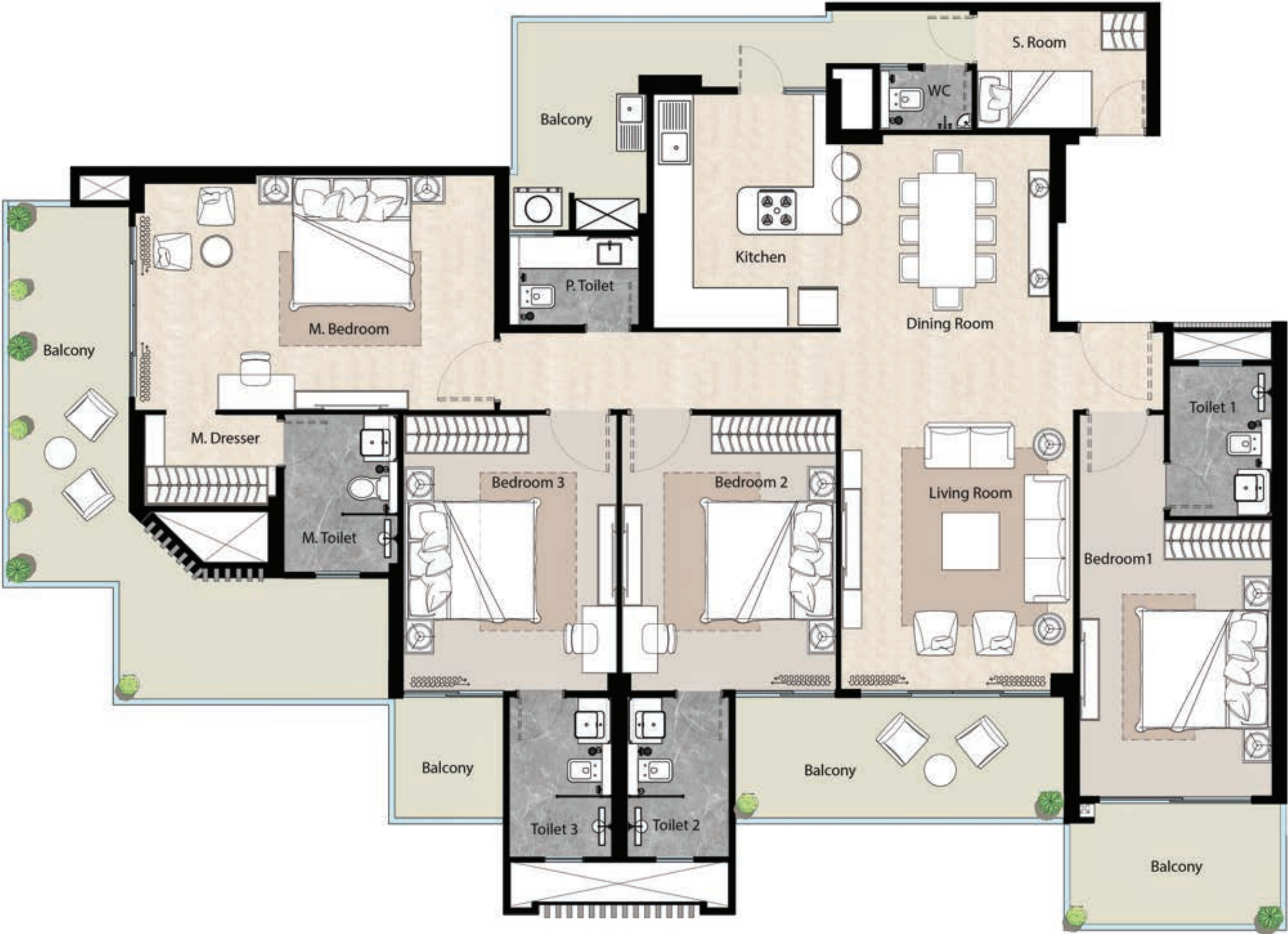


# UNIT - A1, A2

4BHK + P. TOILET + S. ROOM

|                     |               |
|---------------------|---------------|
| Super Saleable Area | 3,176 Sq. Ft. |
| RERA Carpet Area    | 1,588 Sq. Ft. |
| Covered Area        | 1,698 Sq. Ft. |
| Balcony Area        | 573 Sq. Ft.   |
| Private Usable Area | 2,271 Sq. Ft. |

| S. No. | Space\Area  | Size           |
|--------|-------------|----------------|
| 1.     | Bedroom 1   | 9'-11"X14'-3"  |
| 2.     | Toilet 1    | 5'-4"X7'-9"    |
| 3.     | Dining Room | 10'-10"X10'-2" |
| 4.     | Living Room | 12'-9"X18'-6"  |
| 5.     | Kitchen     | 9'-8"X12'-0"   |
| 6.     | Bedroom 2   | 11'-1X14'-3"   |
| 7.     | Toilet 2    | 5'-3"X8'-2"    |
| 8.     | P. Toilet   | 6'-8"X4'-7"    |
| 9.     | Bedroom 3   | 11'-0X14'-3"   |
| 10.    | Toilet 3    | 5'-3"X8'-2"    |
| 11.    | M. Bedroom  | 18'-6"X12'-1"  |
| 12.    | M. Dresser  | 7'-2"X4'-8"    |
| 13.    | M. Toilet   | 5'-11"X8'-1"   |
| 14.    | S. Room     | 8'-9"X6'-1"    |
| 15.    | WC          | 4'-9X3'-0"     |
| 16.    | All Balcony | 6'-6" Wide     |





# UNIT - A3, A4 & B1, B3, B4 & C1

4BHK + P. TOILET + S. ROOM

|                     |               |
|---------------------|---------------|
| Super Saleable Area | 3,120 Sq. Ft. |
| RERA Carpet Area    | 1,630 Sq. Ft. |
| Covered Area        | 1,727 Sq. Ft. |
| Balcony Area        | 462 Sq. Ft.   |
| Private Usable Area | 2,189 Sq. Ft. |

| S. No. | Space\Area  | Size           |
|--------|-------------|----------------|
| 1.     | Bedroom 1   | 9'-11"X14'-2"  |
| 2.     | Toilet 1    | 5'X8'-2"       |
| 3.     | Living Room | 12'-1"X18'-6"  |
| 4.     | Dining Room | 10'-10"X10'-2" |
| 5.     | Kitchen     | 10'-0"X12'-0"  |
| 6.     | Bedroom 2   | 11'-0"X14'-3"  |
| 7.     | Toilet 2    | 5'-3"X8'-2"    |
| 8.     | Bedroom 3   | 11'-0"X14'-3"  |
| 9.     | Toilet 3    | 5'-3"X8'-2"    |
| 10.    | M. Bedroom  | 12'-0"X18'-8"  |
| 11.    | M. Toilet   | 5'-9"X10'-7"   |
| 12.    | M. Dresser  | 5'-9"X6'-3"    |
| 13.    | P. Toilet   | 4'-3"X5'-0"    |
| 14.    | S. Room     | 8'-9"X6'-1"    |
| 15.    | WC          | 4'-9"X3'-0"    |
| 16.    | All balcony | 6'-6" Wide     |



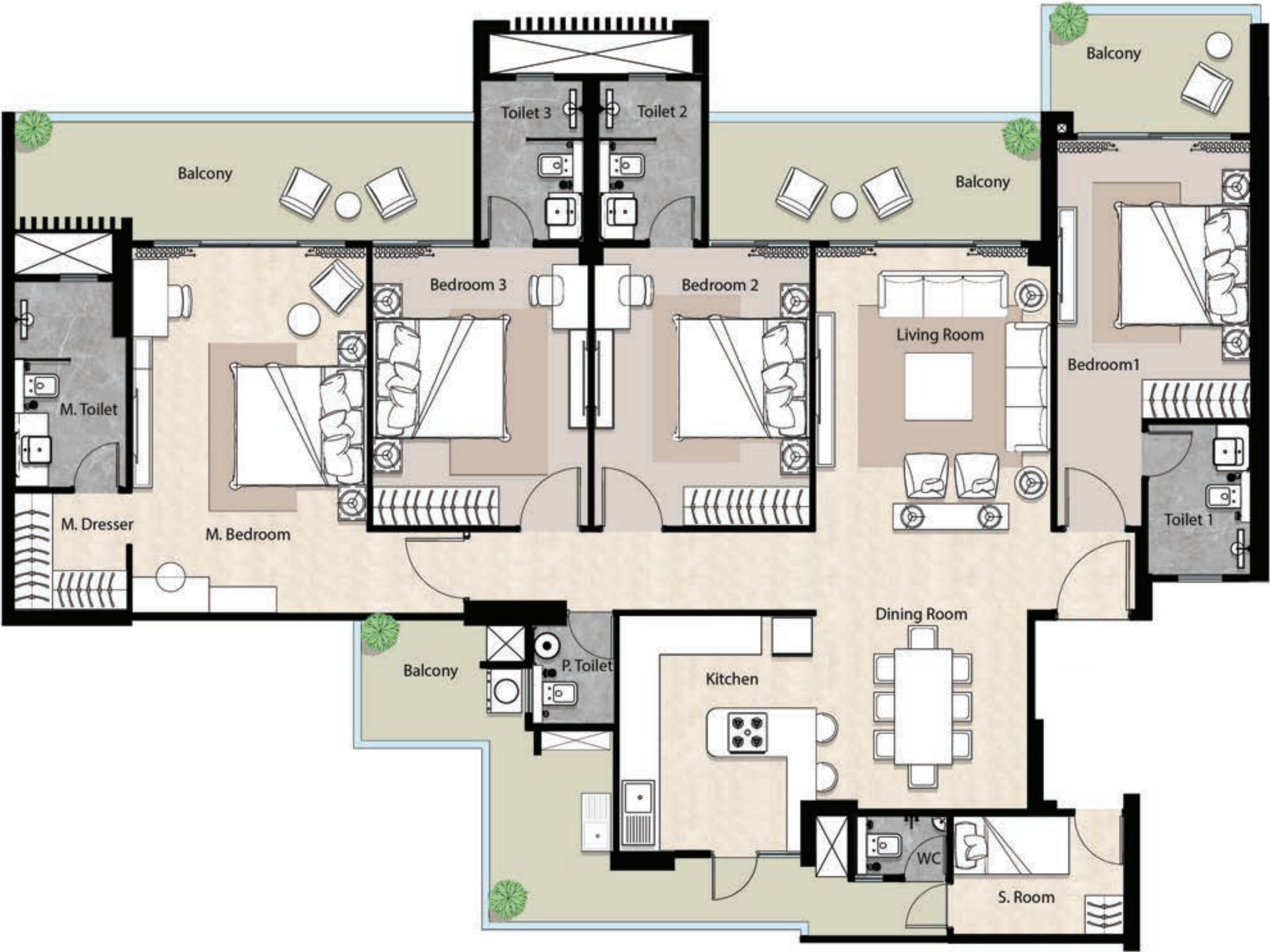


# UNIT - B2 & C2

4BHK + P. TOILET + S. ROOM

|                     |               |
|---------------------|---------------|
| Super Saleable Area | 3,200 Sq. Ft. |
| RERA Carpet Area    | 1,640 Sq. Ft. |
| Covered Area        | 1,741 Sq. Ft. |
| Balcony Area        | 500 Sq. Ft.   |
| Private Usable Area | 2,241 Sq. Ft. |

| S. No. | Space\Area   | Size           |
|--------|--------------|----------------|
| 1.     | Bedroom 1    | 9'-11"X14'-3"  |
| 2.     | Toilet 1     | 5'-4"X7'-9"    |
| 3.     | Living Room  | 12'-1X18'-9"   |
| 4.     | Dining Room  | 10'-10"X9'-11" |
| 5.     | Kitchen      | 10'-0X12'-0"   |
| 6.     | Bedroom 2    | 11'-0X14'-3"   |
| 7.     | Toilet 2     | 5'-3"X8'-2"    |
| 8.     | Bedroom 3    | 11'-0X14'-3"   |
| 9.     | Toilet 3     | 5'-3"X8'-2"    |
| 10.    | M. Bedroom   | 12'-0"X18'-8"  |
| 11.    | M. Toilet    | 5'-9"X10'-7"   |
| 12.    | M. Dresser   | 6'-3"X5'-9 "   |
| 13.    | P. Toilet    | 4'-3"X5'-0     |
| 14.    | S. Room      | 8'-9"X6'-1"    |
| 15.    | WC           | 4'-9X3'-0"     |
| 16.    | All B alcony | 6'-6" Wide     |





# UNIT - F2 & G2

4BHK + P. TOILET + S. ROOM

|                     |               |
|---------------------|---------------|
| Super Saleable Area | 3,180 Sq. Ft. |
| RERA Carpet Area    | 1,660 Sq. Ft. |
| Covered Area        | 1,758 Sq. Ft. |
| Balcony Area        | 472 Sq. Ft.   |
| Private Usable Area | 2,230 Sq. Ft. |

| S. No. | Space\Area  | Size          |
|--------|-------------|---------------|
| 1.     | Bedroom 1   | 10'-0X14'-4"  |
| 2.     | Toilet 1    | 7'-9"X5'-2"   |
| 3.     | Living Room | 12'-4"X18'-6" |
| 4.     | Dining Room | 10'-4"X13'-5" |
| 5.     | Kitchen     | 9'-10"X12'-9" |
| 6.     | Bedroom 2   | 11'-0"X14'-2" |
| 7.     | Toilet 2    | 5'-3"X8'-0"   |
| 8.     | Bedroom 3   | 11'-2"X14'-2" |
| 9.     | Toilet 3    | 5'-7"X9'-1"   |
| 10.    | M. Bedroom  | 12'-0"X18'-6" |
| 11.    | M. Dresser  | 5'-9"X7'-0"   |
| 12.    | M. Toilet   | 5'-9"X8'-5"   |
| 13.    | P. Toilet   | 5'-2"X4'-9"   |
| 14.    | S. Room     | 6'-0X7'-11"   |
| 15.    | WC          | 3'-3"X4'-9"   |
| 16.    | All Balcony | 6'-6" Wide    |





# UNIT - F1 & G1

4BHK + P. TOILET + S. ROOM

|                     |               |
|---------------------|---------------|
| Super Saleable Area | 3,260 Sq. Ft. |
| RERA Carpet Area    | 1,690 Sq. Ft. |
| Covered Area        | 1,772 Sq. Ft. |
| Balcony Area        | 515 Sq. Ft.   |
| Private Usable Area | 2,287 Sq. Ft. |

| S. No. | Space\Area  | Size           |
|--------|-------------|----------------|
| 1.     | Bedroom 3   | 10'-4"X13'-10" |
| 2.     | Toilet 3    | 5'-0"X8'-0"    |
| 3.     | Dining Room | 10'-10"X13'-2" |
| 4.     | Kitchen     | 10'-0"X13'-2"  |
| 5.     | Living Room | 12'-2"X19'-6"  |
| 6.     | Bedroom 2   | 11'-0X14'-3"   |
| 7.     | Toilet 2    | 5'-5"X8'-0"    |
| 8.     | P. Toilet   | 4'-11"X4'-9"   |
| 9.     | Bedroom 1   | 11'-3"X14'-3"  |
| 10.    | Toilet 1    | 5'-7"X9'-2"    |
| 11.    | M. Bedroom  | 12'-0"X18'-6"  |
| 12.    | M. Dresser  | 5'-8"X7'-0"    |
| 13.    | M. Toilet   | 5'-8"X8'-5"    |
| 14.    | S. Room     | 6'-0X8'-3"     |
| 15.    | WC          | 4'-2X4'-1"     |
| 16.    | All Balcony | 6'-6" Wide     |





# UNIT - H1, H2

4BHK + P. TOILET + S. ROOM

|                     |               |
|---------------------|---------------|
| Super Saleable Area | 3,310 Sq. Ft. |
| RERA Carpet Area    | 1,681 Sq. Ft. |
| Covered Area        | 1,780 Sq. Ft. |
| Balcony Area        | 543 Sq. Ft.   |
| Private Usable Area | 2,323 Sq. Ft. |

| S. No. | Space\Area  | Size           |
|--------|-------------|----------------|
| 1.     | Living Room | 12'-3"X15'-10" |
| 2.     | Dining Room | 10'-0X13'-7"   |
| 3.     | kitchen     | 10'-3"X12'-11" |
| 4.     | Bedroom 2   | 11'-2"X14'-3"  |
| 5.     | Toilet 2    | 8'-0X5'-3"     |
| 6.     | Bedroom 3   | 12'-11"X10'-8" |
| 7.     | Toilet 3    | 8'-5"X5'-3"    |
| 8.     | BedRoom 1   | 11'-0X14'-3"   |
| 9.     | Toilet 1    | 5'-3"X8'-8"    |
| 10.    | M. Bedroom  | 12'-1"X18'-6"  |
| 11.    | M. Dresser  | 6'-0"X5'-2"    |
| 12.    | M. Toilet   | 8'-3"X5'-7"    |
| 13.    | P. Toilet   | 5'-3"X4'-7"    |
| 14.    | S. Room     | 5'-8"X8'-1"    |
| 15.    | WC          | 3'-1"X4'-4"    |
| 16.    | All Balcony | 6'-6" Wide     |





# APARTMENT SPECIFICATIONS

## LIVING & DINING ROOM

- Floor:** Italian/Imported marble
- Walls:** Acrylic emulsion paint
- Ceiling:** Part false ceiling with acrylic emulsion paint
- Main Door:** 8 feet high with biometrics/ digital locks

## BEDROOMS

- Floor:** Italian/Imported marble in master bedroom & engineered wooden flooring in all other bedrooms
- Walls:** Acrylic emulsion paint
- Ceiling:** Part false ceiling with acrylic emulsion paint
- Wardrobe:** Modular and designer wardrobe in all rooms

## KITCHEN

- Floor:** Italian/Imported marble
- Walls:** Combination of marble/ granite/ tiles
- Ceiling:** Acrylic emulsion paint
- Counter:** Granite/ Quartz Marble
- Fixtures and Fittings:** CP Fittings with double bowl ss sink
- Appliances:** Modular kitchen with under and over the counter cabinets, crusher, hob & chimney, microwave, oven, refrigerator, geyser

## BATHROOMS

- Floor:** Italian/Imported marble in master bathroom & designer/ anti-skid tiles in all other bathrooms
- Walls:** Combination of designer tiles, acrylic emulsion paint & mirror
- Ceiling:** Acrylic emulsion paint
- Counter:** Granite/Corian/Tiles / Glass or combination of material as per the design recommended by the interiors team
- Sanitaryware/ CP Fittings** - 3 fixture in all bathrooms
- Fittings/ Fixtures:** High quality/ imported CP & sanitary fittings including glass shower partition, under counter vanity, geyser

## S. ROOM

- Floor:** Vitrified Tiles
- Walls:** Acrylic emulsion paint
- Ceiling:** Acrylic emulsion paint
- Toilet:** Ceramic tile flooring & cladding up to door height

## BALCONY

- Floor:** Anti-skid tiles
- Ceiling:** Exterior grade paint
- Railing:** SS & glass



# COMMON AREA SPECIFICATIONS

## LIFT & LIFT LOBBY

**Floor:** Italian/Imported Marble/ Tiles  
**Walls:** Combination of Italian/Imported marble/ stone & acrylic emulsion or any other material as per the design recommended by the interiors team  
**Others:** Air-conditioned lift lobbies, furniture, designer ceiling lights

## ELECTRICAL

**Fixtures/ Fittings:** Modular switches, copper wiring, provision for ceiling fans in all bedrooms & ceiling light in kitchen, bathrooms, balconies & passages  
**Power Back-up:** 100% for apartments & common areas

## BASEMENT

**Floor:** VDF/ tremix flooring/ tiles in the parking  
**Walls:** Oil bound distemper  
**Others:** Stack parking, electric car charging points

## STAIRCASES

**Floor:** Granite/anti-skid tiles  
**Walls:** Oil bound distemper

## EXTERIOR FINISH

Glazing with combination of stone, paint, glass, metal etc. per the design recommended by the elevation design team

## FIRE FIGHTING SYSTEM

Sprinklers, smoke detectors & alarm system as per norms

## STRUCTURE & COMMON AREAS

Earthquake resistant structure  
Top of the line cement, steel and construction parameters are being used at all times, including Mivan shuttering for RCC framework of the flat area  
Insulated Glass Façade  
VRV/VRF Airconditioning for inside the apartments

## SECURITY SYSTEM

Secured gated community with access control at entrances & CCTV for parking areas & entrance lobby at ground floor and other common areas

## PLUMBING

Corrosion proof CPVC piping for water supply inside bathrooms & kitchens & UPVC pipes for stacks



COME HOME TO GOLF ISLAND

YOUR SHOT AT A PERFECT LIFE





**Golf Island Experience Center**

Golf Course Road, Sector 19B,  
Dwarka 110 075, New Delhi (India)

WWW.GOLFISLAND.IN

Disclaimer: Information mentioned in this document for project, 'Golf Island' registered with Delhi Real Estate Regulatory Authority vide Reg. No. DLRERA2023P0007, being constructed by Garur Enterprises LLP (LLP Registration Number AAQ-9151) are only representative and informative only. Information, Images and visuals and/ or any information in any manner whatsoever in this document and other promotional documents are only indicative. The developer reserves rights to make additions, deletion, alterations or amendments as and when it deems fit and proper as per laid down procedures laid down by various authorities without any notice or intimation. No representation or warranties are made as to the accuracy or completeness of information and no commitments are being extended under or with this document. All details mentioned in this brochure may vary or differ for whatsoever reasons. Nothing contained herein form parts of any offer or is legal binding.



