

RERA NO.: UPRERAPRJ710489/10/2025

<https://up-rera.in/projects> | Project launch date: 4/10/25

Promoter name: Green Bay Infrastructure Pvt. Ltd.

Collection A/C No.: 6064002900000016 | IFSC code: PUNB0606400

Bank name: Punjab National Bank | Address: Shiv Mandir Market Complex,
Bhangel, Noida, Phase-2, Gautam Buddha Nagar, U.P. - 201304



THE MONARQUE

SECTOR-22D, YAMUNA EXPRESSWAY

THE WORLD OF UNREAL ESTATE



Artistic impression



PREMIUM LANDMARK OF YAMUNA EXPRESSWAY

Strategically Located on
the Yamuna Expressway

Spacious 3.5 & 4.5 BHK
Luxury Residences

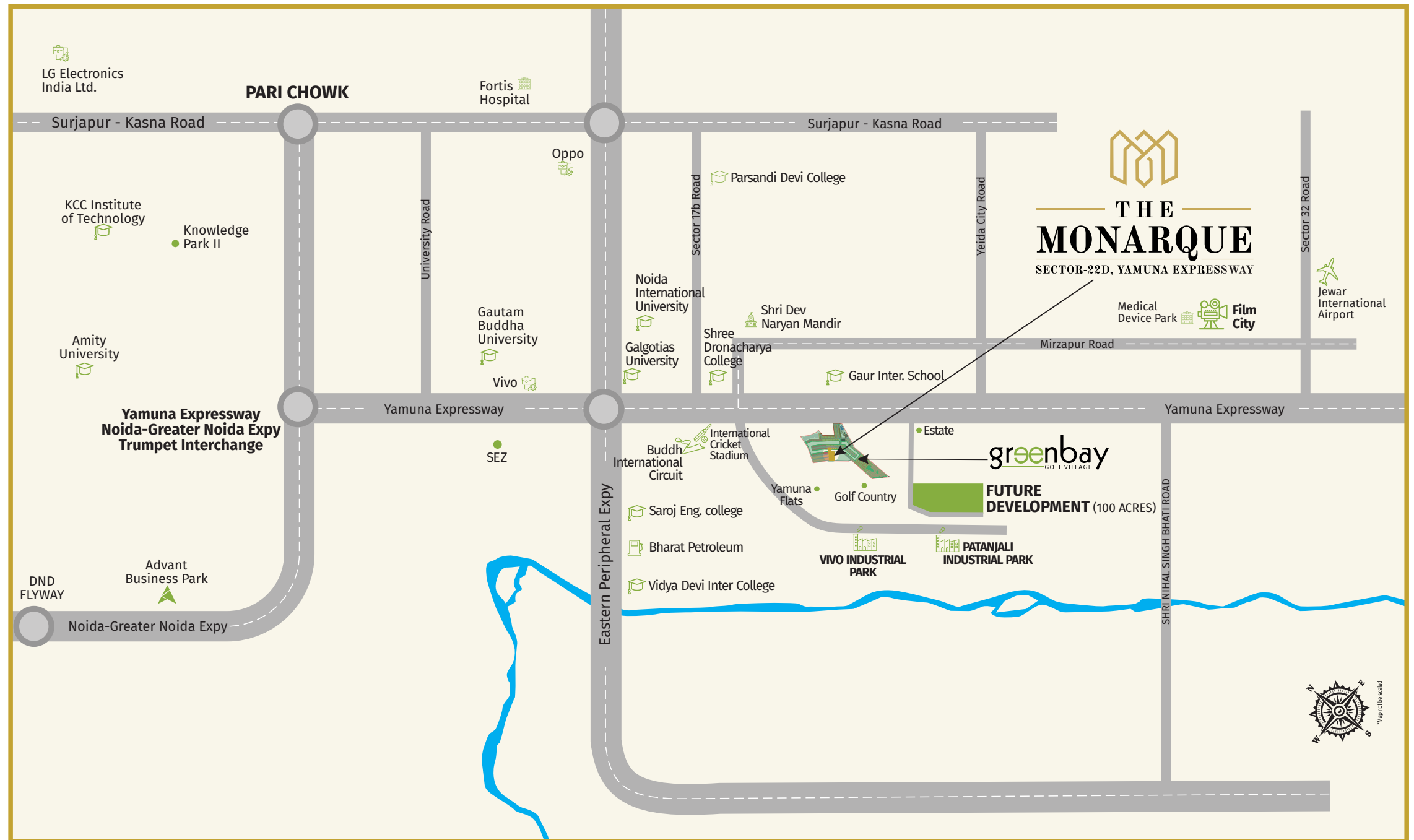
3 Majestic Towers Rising
to 28 Floors

A luxurious haven spread
across 4.22 acres

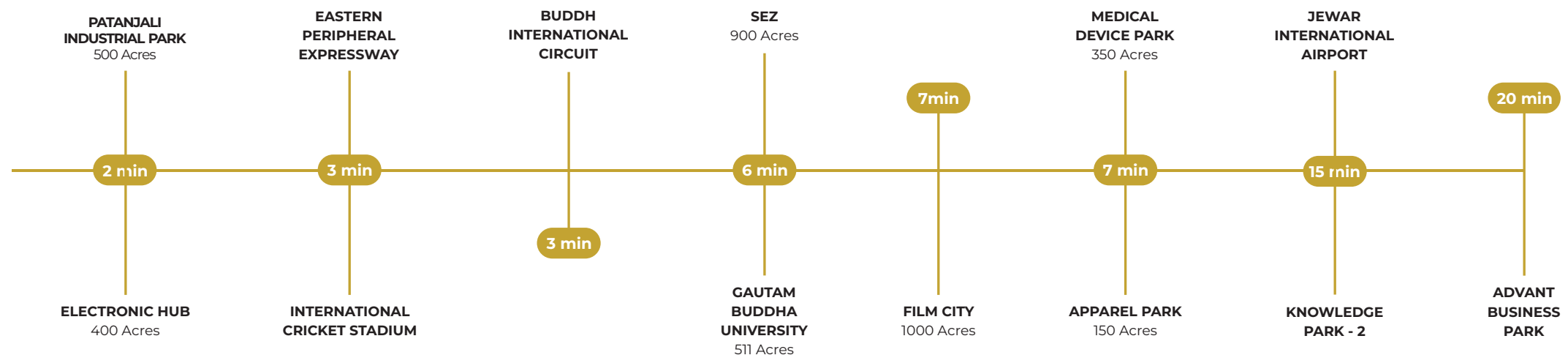
Part of the Iconic 100-Acre
Greenbay Golf Village

Crafted by the Visionaries
at Confluence Consultancy

LOCATION MAP



*Proposed pictorial depiction





Artistic impression

WHY UNREAL ESTATE?



18m Entry
Boulevard



State of the Art
Project
Development



Extremely Low
Density Living



12-hole Executive
Golf Course



Multiple Clubhouses
for Residents



Efficient
Layouts



Double-Height
Lobbies



Deck BalconY
with Jacuzzi



Overlooking Acres
of Forest Reserves



No Vehicular Movement
Inside the Project

SITE PLAN

THE MONARQUE
SECTOR-22D, YAMUNA EXPRESSWAY



LEGEND

- | | | |
|---------------------------------|---|-------------------------|
| 1. ARRIVAL COURT | 9. REFLEXOLOGY & YOGA GARDEN | 17. TREE COURT |
| 2. GOLF COURSE | 10. HEDGE GARDEN | 18. MULTI PURPOSE COURT |
| 3. CLUB DROP OFF | 11. SIT-OUT | 19. TOT LOT |
| 4. MINI GOLF COURSE | 12. PAVILION GARDEN | 20. CRICKET PITCH |
| 5. WATER FEATURE WITH SCULPTURE | 13. WATER FEATURE WITH FLOATING PLANTER | 21. TENNIS COURT |
| 6. BANQUET DROP OFF | 14. CENTRAL LAWN | 22. ORCHARD |
| 7. WATER BODY | 15. OAT | |
| 8. PARTY LAWN | 16. CUT- OUT | |



*Proposed pictorial depiction



BEYOND FOUR WALLS

- | Lavish 3.5 & 4.5 BHK Residences
- | High ceilings and wide open spaces for a sense of grandeur
- | Smart zoning for privacy and function living, dining, and bedrooms distinctly placed
- | Luxuriously appointed bathrooms with top-tier sanitary ware and fittings
- | Panoramic views of forest greens & Golf Course



Artistic impression



Artistic impression



Artistic impression



Artistic impression



WELCOME TO THE CLUB MONARQUE WHERE LUXURY LIVES NEXT DOOR



Artistic impression



Artistic impression



Artistic impression

The Club Monarque takes luxury to new heights. Its three interconnected realms bring together the finest in health, entertainment, and leisure for those who demand the extraordinary.

Wellness Club

All-weather swimming pool, kids' pool, jacuzzi, meeting room

Activity Club Fully Equipped Gym, Golf simulator, spa, kids' play area

Celebration Club

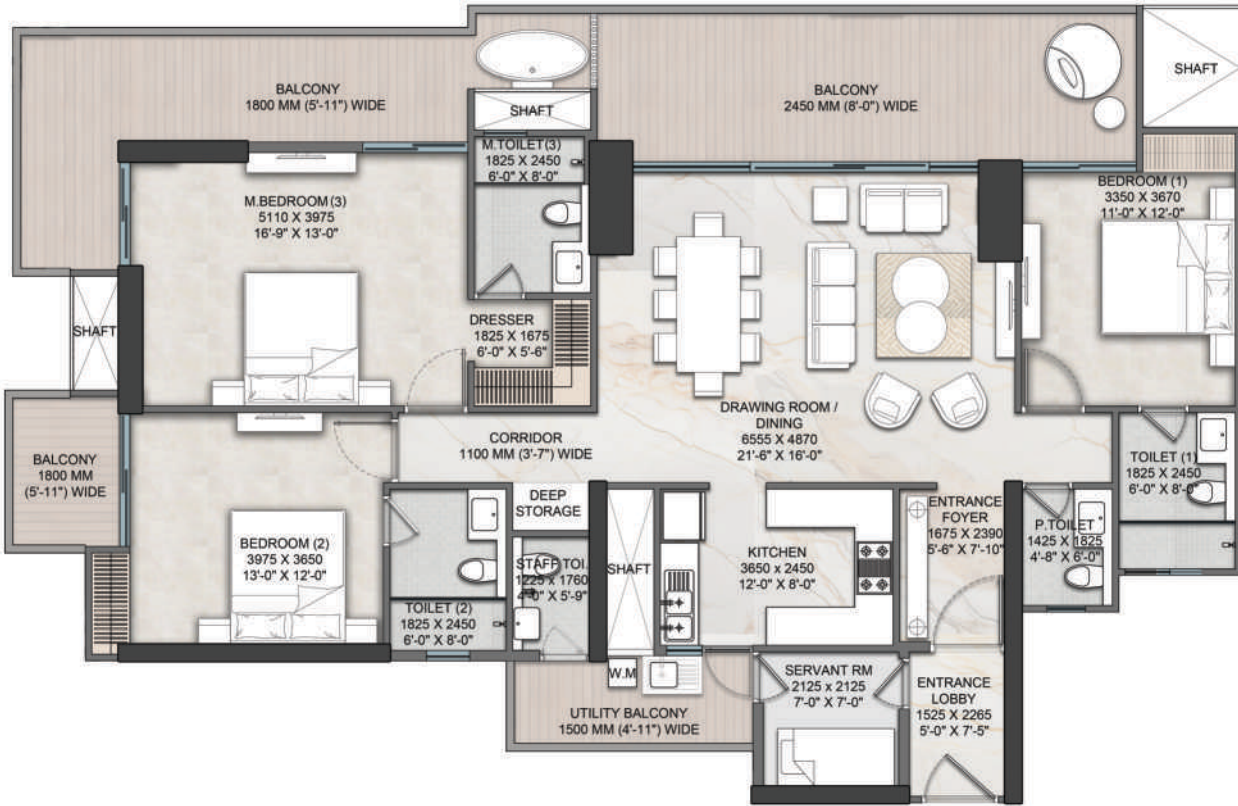
Patisserie, restaurant & bar

THE FLOOR PLAN

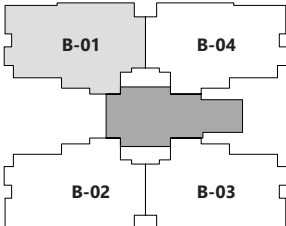
3BHK + SERVANT

TOWER- B TOWER- C
UNIT B- 01 to B- 04 UNIT C- 01 to C- 04

SALEABLE AREA: 228.35 SQ.M. (2458 SQ.FT.)
BUILT AREA: 196.02 SQ.M. (2110 SQ.FT.)
RERA CARPET AREA: 135.17 SQ.M. (1455 SQ.FT.)



- Entrance Lobby
- Entrance Foyer
- Drawing/Dining Room
- 1 Master Bedroom
Dress Area
- 2 Bedrooms
- Kitchen
- 3 Balconies
- 1 Utility Balcony
- 5 Toilets
- Servant Room



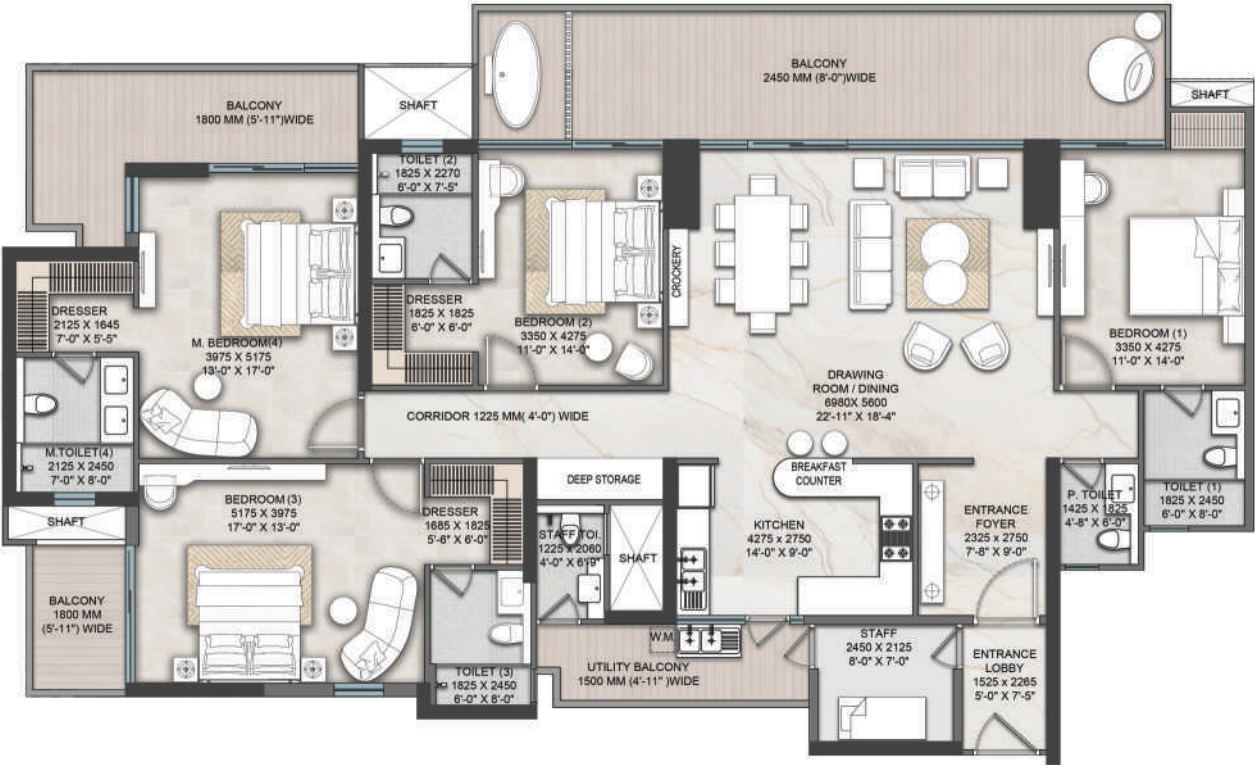
KEY PLAN

*Proposed pictorial depiction

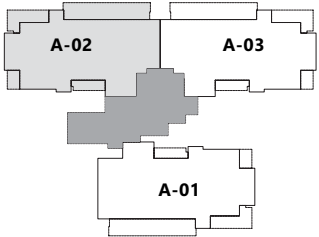
4BHK + SERVANT

TOWER- A
UNIT A- 02

SALEABLE AREA: 337.42 SQ.M. (3632 SQ.FT.)
BUILT AREA: 261.70 SQ.M. (2817 SQ.FT.)
RERA CARPET AREA: 189.33 SQ.M. (2038 SQ.FT.)



- Entrance Lobby
- Entrance Foyer
- Living and Dining
- Kitchen
- 3 Bedrooms with
Dress Area
- 1 Bedroom
- 3 Balconies
- 1 Utility Balcony
- 6 Toilets
- Servant Room



KEY PLAN

*Proposed pictorial depiction

SPECIFICATIONS

LIVING/ DINING/FOYER/ LOUNGE/ PASSAGE

Floor	Large Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish

MASTER BEDROOM

Floor	Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish
Balcony	Jaccuzi

OTHER BEDROOM/ MULTIPURPOSE ROOM

Floor	Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish

MASTER TOILET

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Wall Tile, Dado up to 7 feet
Ceiling	Grid Ceiling with Provision of Geyser
Fixture /Fittings	Vanity Counter with Top, Shower Partition
Sanitary Ware	Jaquar, Somani or Equivalent Make
CP Fittings	Jaquar, Somani or Equivalent Make
Toilet Accessories	Jaquar, Somani or Equivalent Make

OTHER TOILETS

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Wall Tile, Dado up to 7 feet
Ceiling	Grid Ceiling with Provision of Geyser
Fixture /Fittings	Vanity Counter with Top
Sanitary Ware	Jaquar, Somani or Equivalent Make
CP Fittings	Jaquar, Somani or Equivalent Make
Toilet Accessories	Jaquar, Somani or Equivalent Make

KITCHEN

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Combination of Stone/ Vitrified Tiles 2 fit Above Counter & Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Counters	Granite/Engineered Stone Counter Top or Equivalent
Fixture /Fittings	Modular Kitchen with Chimney Hob Sink + Drain Board CP Fittings - Jaquar, Somani or Equivalent Make

UNIT BALCONIES

Flooring	Anti Skid Vitrified tiles / Equivalent
Ceiling	OBD
Railing	MS Railing with Toughened Glass
Wall	Combination of Texture Paint/Cement Paint/ External Emulsion Paint

SERVANT/UTILITY ROOM

Floor	Anti Skid Vitrified Tiles / Equivalent
Wall	Emulsion Paint
Ceiling	Emulsion Paint

SERVANT/UTILITY TOILET

Floor	Anti Skid Vitrified Tiles / Equivalent
Wall	Emulsion Paint
Ceiling	Emulsion Paint
Sanitary Ware & CP Fittings	Roca/ Hindware or Equivalent Make
Fitting	CP Fittings Local make

LIFT LOBBY

Lift	3 High Speed Lift & 1 Normal Speed Service Lift for Each Tower
Floor	Anti Skid Vitrified Tiles /Engineered Stone/ Equivalent
Wall	Combination of Engineering Stone/ Marble Equivalent/Paint - Local Make
Ceiling	POP/Gypsum Boxing as and Where Required

OTHER

Power Back Up	A min of 5 KVA Mandatory Power Back-up for each Unit/Apartment to be Provided at Additional Cost & Shall be Calculated at 50% diversity, i.e. Genset of Capacity 50% of Total Shall be Installed. Provided that the Allottee may request the Promoter for additional load sanction and the Promoter may permit the Allottee additional load as may be required subject to permissible available load and additional costs on pro rata basis.
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Note: Specifications mentioned herein under are indicative & subject to change to equivalent substitutes due to non availability of the material. There might be color variation in flooring due to different manufacturing lots.

DOORS

Main Door	9 Feet Large Hardwood/ Engineered Door Frame with Veneer Flush Door in High Gloss Finish or Equivalent
Internal Doors	Standard Hardwood/ Engineered Door Frame with Laminated Flush Doors or Equivalent

EXTERNAL GLAZING

Windows/Glazing	UPVC Frames with Clear Toughened Glass
External Wall Finish	Combination of Texture Paint/Cement Paint/ External Emulsion Paint

AIR CONDITIONING

Air Conditioning	Split A/C in all Bedrooms, Living & Dining Area
Fixtures/ Fittings	Switches (Havells/Northwest/ Schneider or Equivalent Make)

COMMON AREAS

Basement Floor	RCC Trimix Floor
Walls & Ceiling	OBD
Parking	Signages & Markings
Corridors - Flooring	Combination of Stone/ Vitrified Tiles
Corridors - Ceiling and Wall	OBD
Main Staircase & Fire Staircase	Tile / Kota Stone
Railing	MS Railing with Paint

GREENBAY GOLF VILLAGE

HOME TO THE UBER-CHIC DESIGNED FOR THOSE WHO ARE GAME FOR AN ACTIVE LIFE.

Greenbay Golf Village is the very first gated, low density residential township delivered on Yamuna Expressway, braced with a 12-hole executive golf course within the development. Now that's what we call a nice tee-off! Spread over 100 acres, it imbibes an unmatched satisfaction of residing in a self-sustained environment, endowed with an ambience that exudes elegance, aesthetics and an eye for detail.

Sipping a cup of tea in your balcony, feeling the balmy sun and looking over the gracious greens - where every home is a true delight. Located next to a verdant forest reserve in the back, Greenbay Golf Village is a real sanctuary in that sense. This fully private golf course has been customised to allow the non-golfers to learn the game easily and the avid golfers to take their game to the next level. Golf is not merely a sport here, it is a way of life for those who live the game.



THE
MONARQUE
SECTOR-22D, YAMUNA EXPRESSWAY

Site Office Plot No. GH-2, TS 06, Sector-22D, Yamuna Expressway, Gautam Buddh Nagar, Uttar Pradesh

Corp. Office J-10/5, DLF Phase-II, M.G. Road, Gurugram - 122 002

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Lease deed dated 27.03.2012 | Project name-The Monarque | License number-YEA/PLNG/685 dated 19.09.2024



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