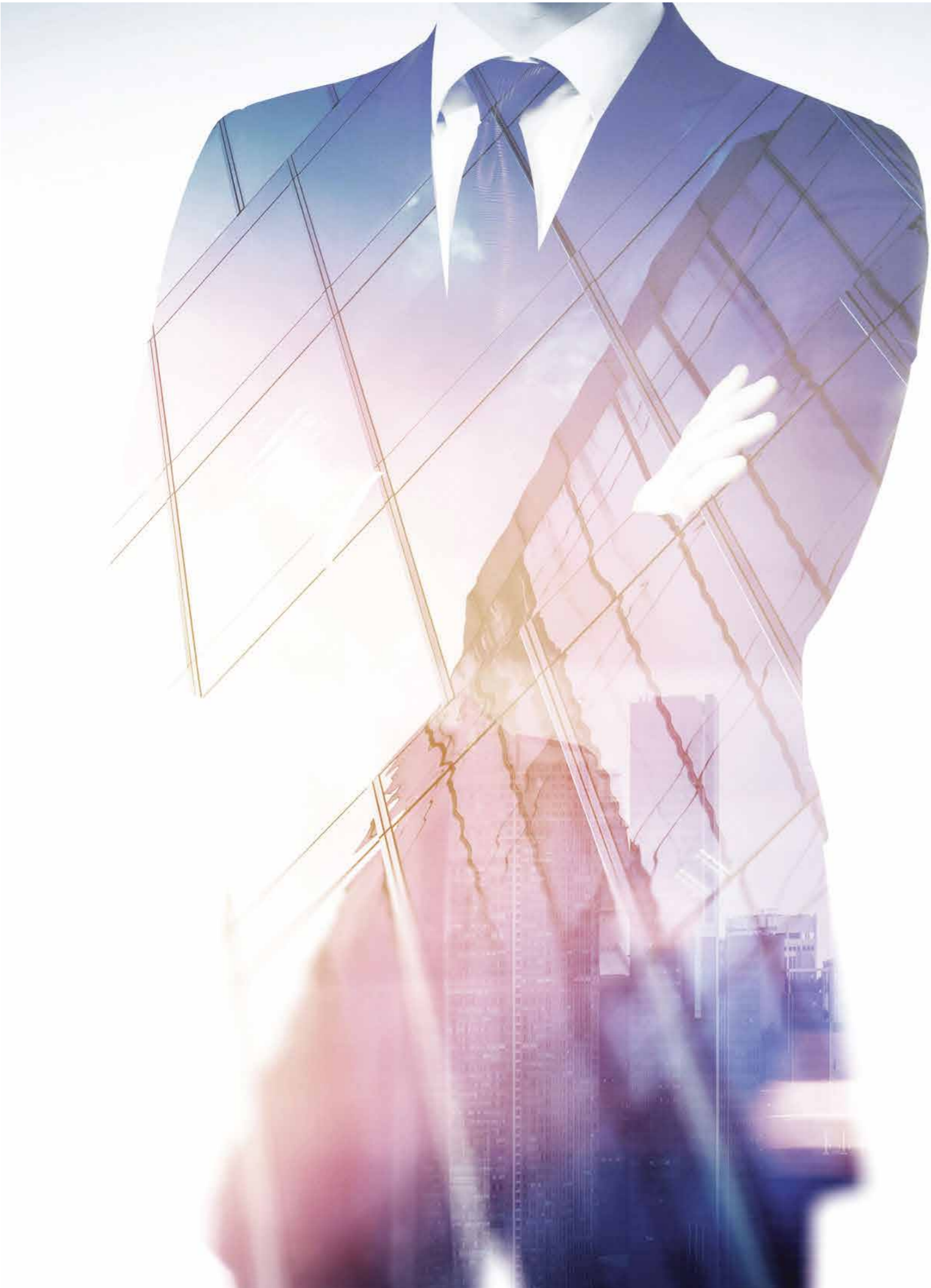


A woman with long dark hair, wearing a light-colored dress, is lifting a baby into the air. The baby is wearing a light blue outfit and sandals. They are outdoors, surrounded by lush green foliage. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The background is a soft-focus forest of green leaves.

# GODREJ HABITAT

SECTOR 3, GURUGRAM



## BRAND GODREJ

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 121-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

IN RECENT YEARS, GODREJ PROPERTIES  
HAS RECEIVED OVER 200 AWARDS & RECOGNITIONS



THE ECONOMIC TIMES  
2018



CNBC-AWAAZ  
REAL ESTATE AWARDS, 2018



8<sup>TH</sup> ANNUAL CONSTRUCTION  
WEEK INDIA AWARDS, 2018



CONSTRUCTION WORLD ARCHITECT  
AND BUILDER (CWAB) AWARDS, 2018



THE INSTITUTE OF DIRECTORS  
27<sup>TH</sup> WORLD CONGRESS ON BUSINESS  
EXCELLENCE AND INNOVATION, 2017



INTRODUCING  
OUR MOST SECURED ADDRESS  
AT THE HEART OF GURUGRAM



Heart of  
Gurugram



Thoughtfully  
Designed



Green  
Development



Clubhouse  
Indulgence



Godrej Properties'  
Most Secured Address



HEART OF  
GURUGRAM

TOWARDS DWARKA, DELHI ↗

TOWARDS IGI AIRPORT ↗



DWARKA EXPRESWAY



KAPAS HERA



DLF CYBER CITY

IFFCO CHOWK



GODREJ HABITAT  
SECTOR 3, GURUGRAM



GOLF COURSE ROAD

FATEHPUR BERI



SULTANPUR  
NATIONAL PARK



GURUGRAM



HUDA CITY CENTER



KANAHI



SHRI SAI MULTI  
SPECIALITY HOSPITAL



MANGAR



LOTUS VALLEY  
INTERNATIONAL SCHOOL



MANESAR



JAIPUR  
ON NH8

# STAY CONNECTED TO THE WORLD





**GODREJ HABITAT**  
SECTOR 3, GURUGRAM

-  School/College/Institute
-  Airport
-  Hospital
-  Mall
-  Commercial
-  Road
-  Hotel
-  Metro Station




 **SCHOOLS & COLLEGES**

- Blue Bells Model School Sector 4
- Lady of Fatima Junior School Sector 7
- ICFAI University Gurgaon Sector 39
- MDI Gurgaon Sector 17
- St. Crispins Senior Secondary Sector 12

 **MALLS & THEATRES**

- Huda Market Sector 14
- Ansal Plaza Sector 23
- Star Mall Sector 30
- Crown Plaza Sector 29
- Ambience Mall Sector 24

 **HOSPITALS**

- Sarvodaya Sector 5
- Sheetla Hospital Sector 8
- Columbia Asia Hospital Sector 23
- Medanta Sector 38
- Max Healthcare Hospital Sector 42

 **INFRASTRUCTURE**

- Airport Delhi
- Rajiv Chowk Sector 33
- IFFCO Chowk Sector 29
- Huda City Centre Sector 33
- MGF Metropolitan Mall Sector 25



## CONNECTIVITY FROM IGI INTERNATIONAL AIRPORT

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# METRO STATIONS IN CLOSE PROXIMITY

• Huda City Centre • MG Road



Stock image for representation purpose only.



## CONNECTIVITY THROUGH TWO MAJOR EXPRESSWAYS

• Dwarka Expressway • NH8

A man with a beard, wearing a grey V-neck sweater over a pink collared shirt, stands in a modern office hallway. He is holding a brown paper coffee cup in his left hand and has a black bag strap over his right shoulder. He is looking towards the camera with a slight smile. In the background, another man in a suit is looking down at his watch, and a third man is partially visible in the foreground on the left, seen from the back. The hallway has large windows and a clean, professional atmosphere.

## CLOSE PROXIMITY TO ESTABLISHED BUSINESS CENTRES OF GURUGRAM

• ASF Technology Park • Unitech Infospace • Maruti Suzuki India Limited

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LAUNCHING

**GODREJ HABITAT**  
SECTOR 3, GURUGRAM



ROYAL WATER FEATURE AT ENTRANCE

Artist's impression. Not an actual site photograph



SPACIOUS LIVING

Artist's impression. Not an actual site photograph



ONLY 4 STANDALONE TOWERS

Artist's impression. Not an actual site photograph





STYLISH FAÇADE

Artist's impression. Not an actual site photograph



LAVISH DOUBLE HEIGHTED LIFT LOBBY



**3 LIFTS IN A TOWER\***

Stock image for representation purpose only.

(\*Towers 1, 3 and 4)



THOUGHTFULLY  
DESIGNED HOMES

HOMES DESIGNED FOR  
EXCELLENT NATURAL DAY LIGHT\*

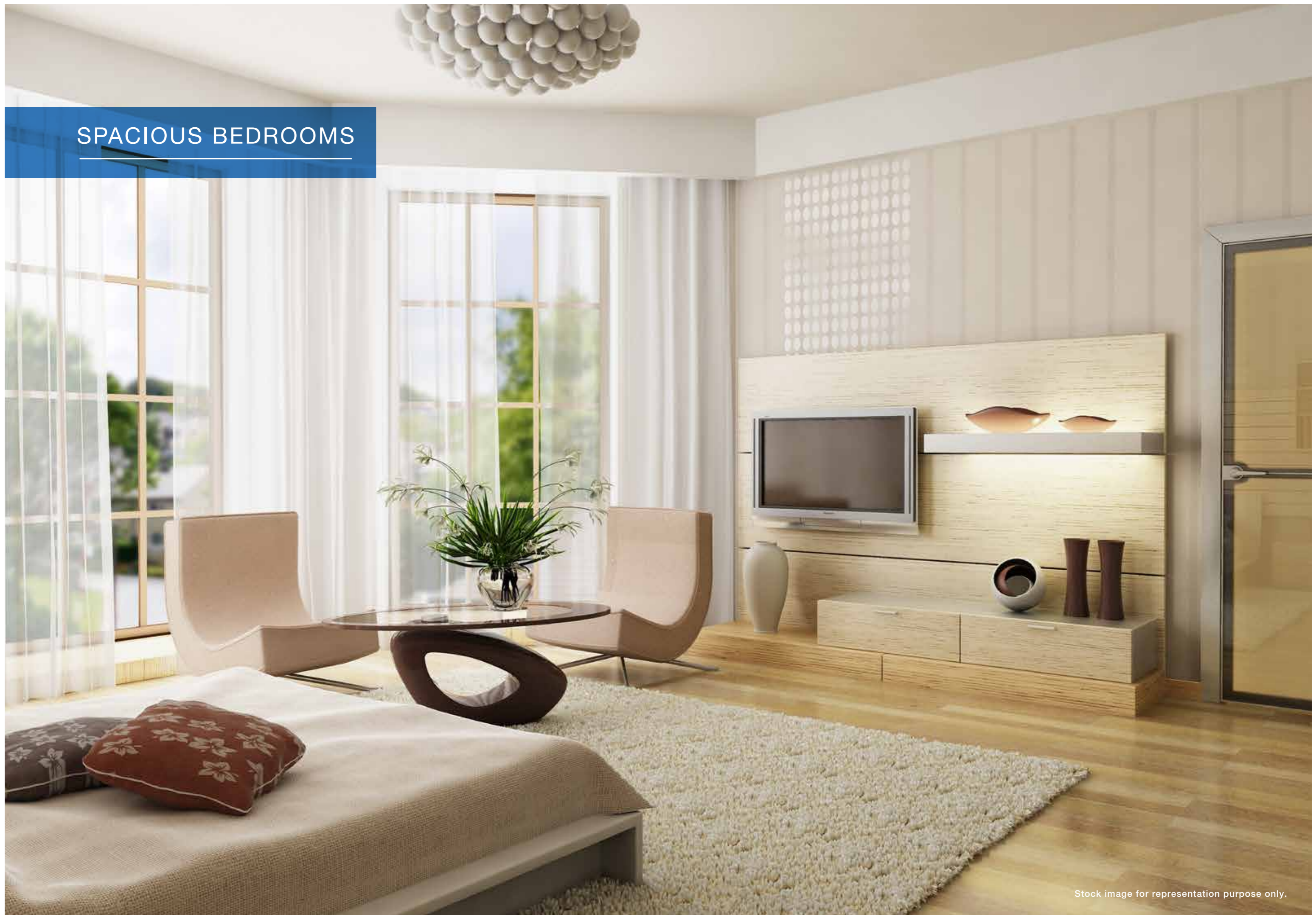


\*For limited units  
Stock image for representation purpose only.

## SPACIOUS BALCONIES



## SPACIOUS BEDROOMS





Exclusive Walk-in for Master Bedroom\*\*



Piped Gas connection in the kitchen\*



24/7 Power backup

\*Hob & Oven not included \*\*Only space for a walk-in wardrobe is being provided. However, the same is not being installed by the Developer.

Stock images for representation purpose only.





GREEN  
DEVELOPMENT

# MASTER LAYOUT PLAN

# GODREJ HABITAT

SECTOR 3, GURUGRAM



## LEGEND

- |                                |  |                            |                           |
|--------------------------------|--|----------------------------|---------------------------|
| 1. Entry/ Exit                 | 8. Kids pool                           | 15. Outdoor Gym            | 22. Tennis court          |
| 2. Arrival Plaza               | 9. Club spill out                      | 16. Garden of swings       | 23. Cricket practice nets |
| 3. Tower drop-off              | 10. Fountain                           | 17. Jogging track          | 24. Convenient Shopping   |
| 4. Vehicular Road              | 11. Community Green                    | 18. Covered walkway        | 25. EWS                   |
| 5. Open Parking                | 12. Herbal garden                      | 19. Floral garden          |                           |
| 6. Cub house/ Community center | 13. Tree of life                       | 20. Kids play zone         |                           |
| 7. Swimming pool               | 14. Yoga meditation with water feature | 21. Half basket ball court |                           |

26. Land admeasuring 3022.49 square meters (three thousand twenty two point four nine) out of the Project Lands is being given to the Government/ Haryana Urban Development Authority under the terms of Pocket Policy dated June 14, 2012 for the purpose of provisioning of community building.



EXPANSIVE GREEN HAVEN

AESTHETICALLY DESIGNED  
GREEN DRIVEWAYS AT THE ENTRANCE



Artist's impression. Not an actual site photograph

COLOUR LANDSCAPE



# HERB GARDEN



# FRUIT TREES



Orange



Guava



Amla



Mango



Pomegranate

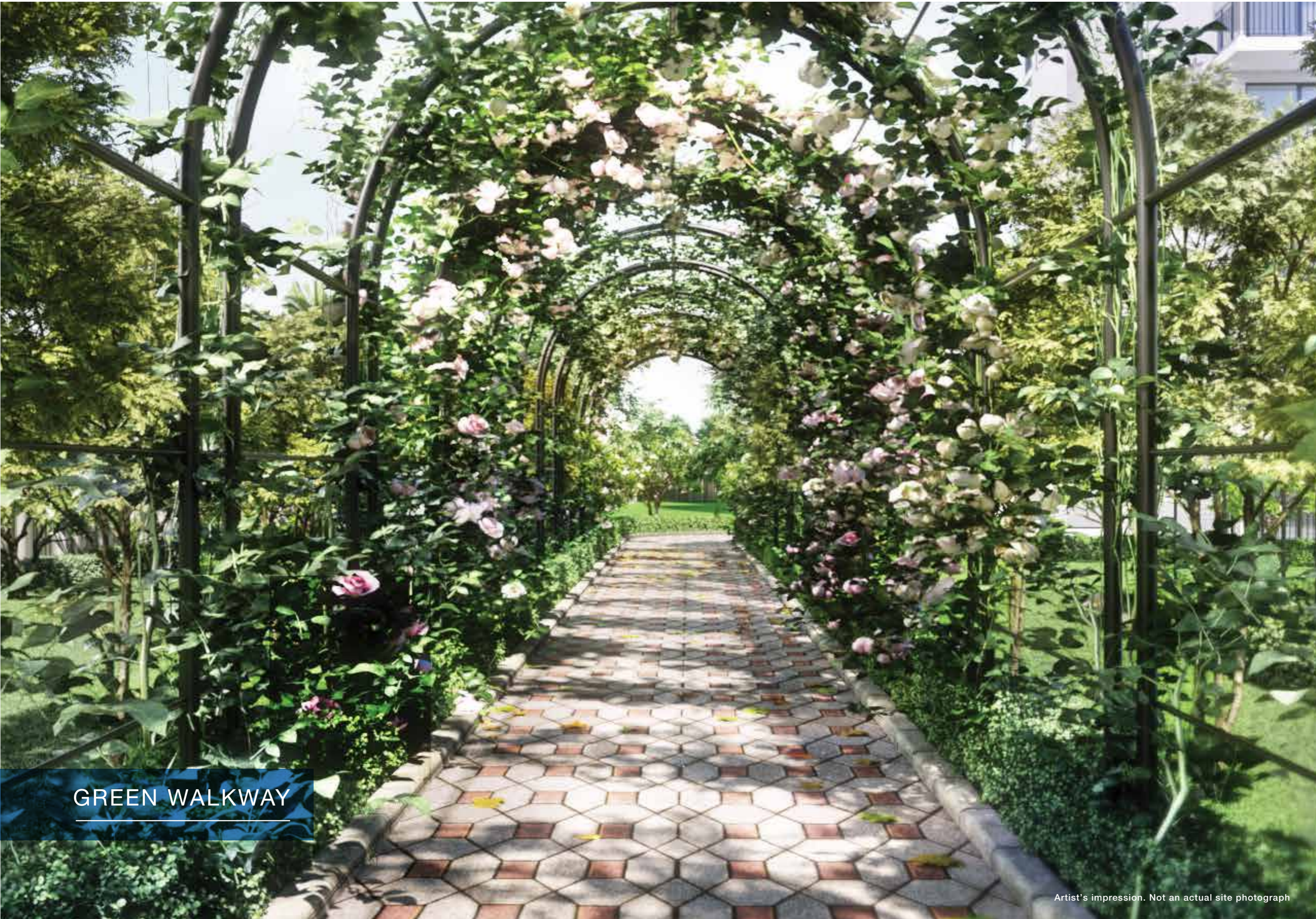
TREE OF LIFE – PANCHTATVA TRACK  
WATER, SAND, PEBBLES, GRASS, WOOD







MEDITATION AREA WITH WATER FEATURE



GREEN WALKWAY

Artist's impression. Not an actual site photograph



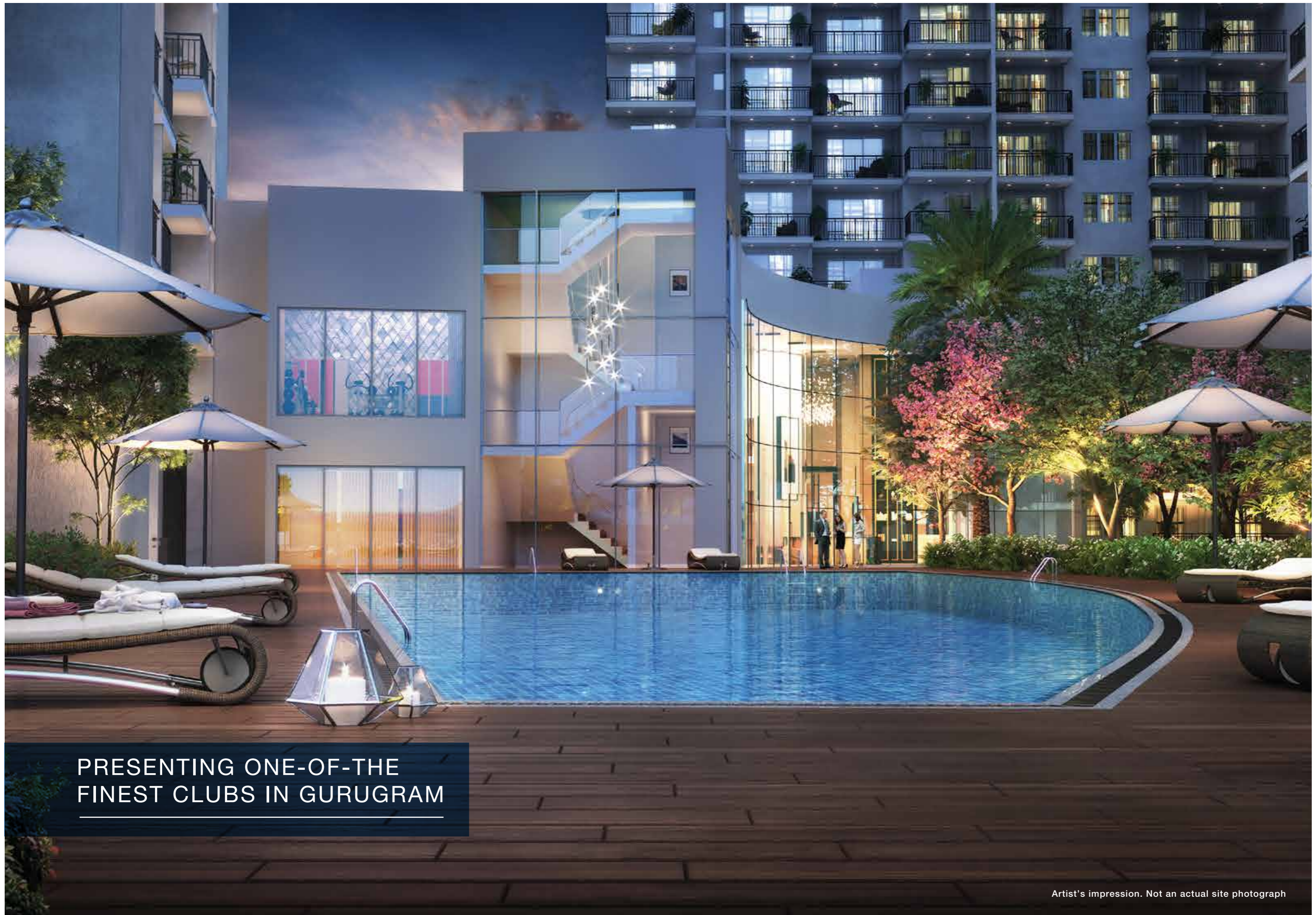
FLORAL GARDEN

A man in a blue t-shirt and black shorts is jogging on a paved path in a park. He is wearing earbuds and a watch. The background is filled with lush green trees and flowering plants, creating a vibrant and healthy atmosphere.

## JOGGING TRACK WITH OXYGEN ENHANCING PLANTS



CLUBHOUSE  
INDULGENCE



PRESENTING ONE-OF-THE  
FINEST CLUBS IN GURUGRAM



INDOOR BADMINTON COURT



TENNIS COURT

Stock image for representation purpose only.





Kids' Play Area



Half Basketball Court



Cricket Pitch



Library

# INDOOR GAMES ARENA



Carom



Chess



Billiards



Table Tennis



Foosball



Banquet Hall



Exclusive Club Café



Cards Room



Dance Sessions



RETAIL AT YOUR DOORSTEP

Stock image for representation purpose only.



STATE-OF-THE-ART GYM

Stock image for representation purpose only.



MINI-THEATRE

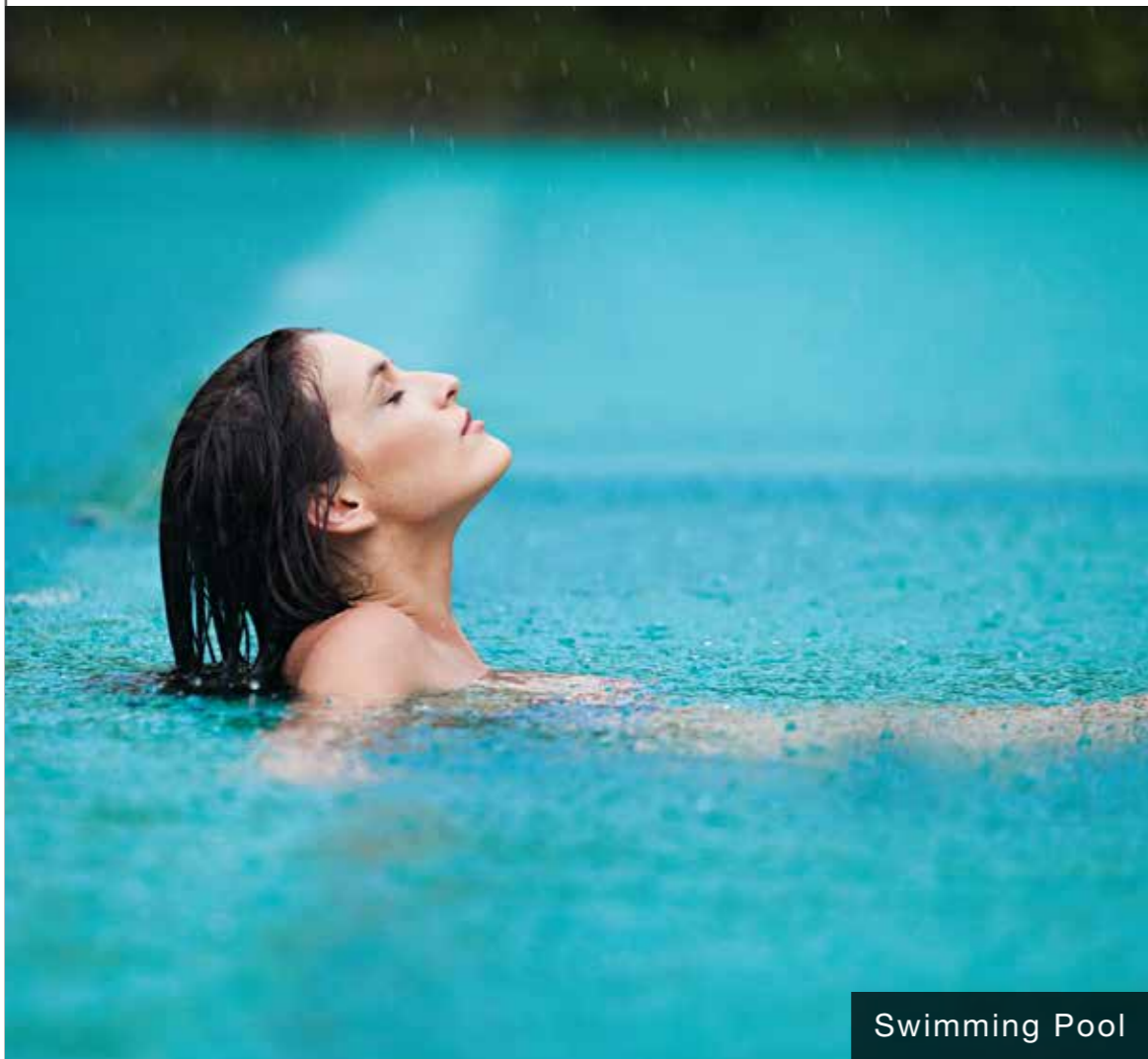
Stock image for representation purpose only.



Salon



Cycling Track



Swimming Pool



Party Lawn next to Club



MAKING SURE  
YOU FEEL SECURE 24/7



TOWER LEVEL



UNIT LEVEL



PROJECT LEVEL



CLUB LEVEL



PERIPHERY LEVEL

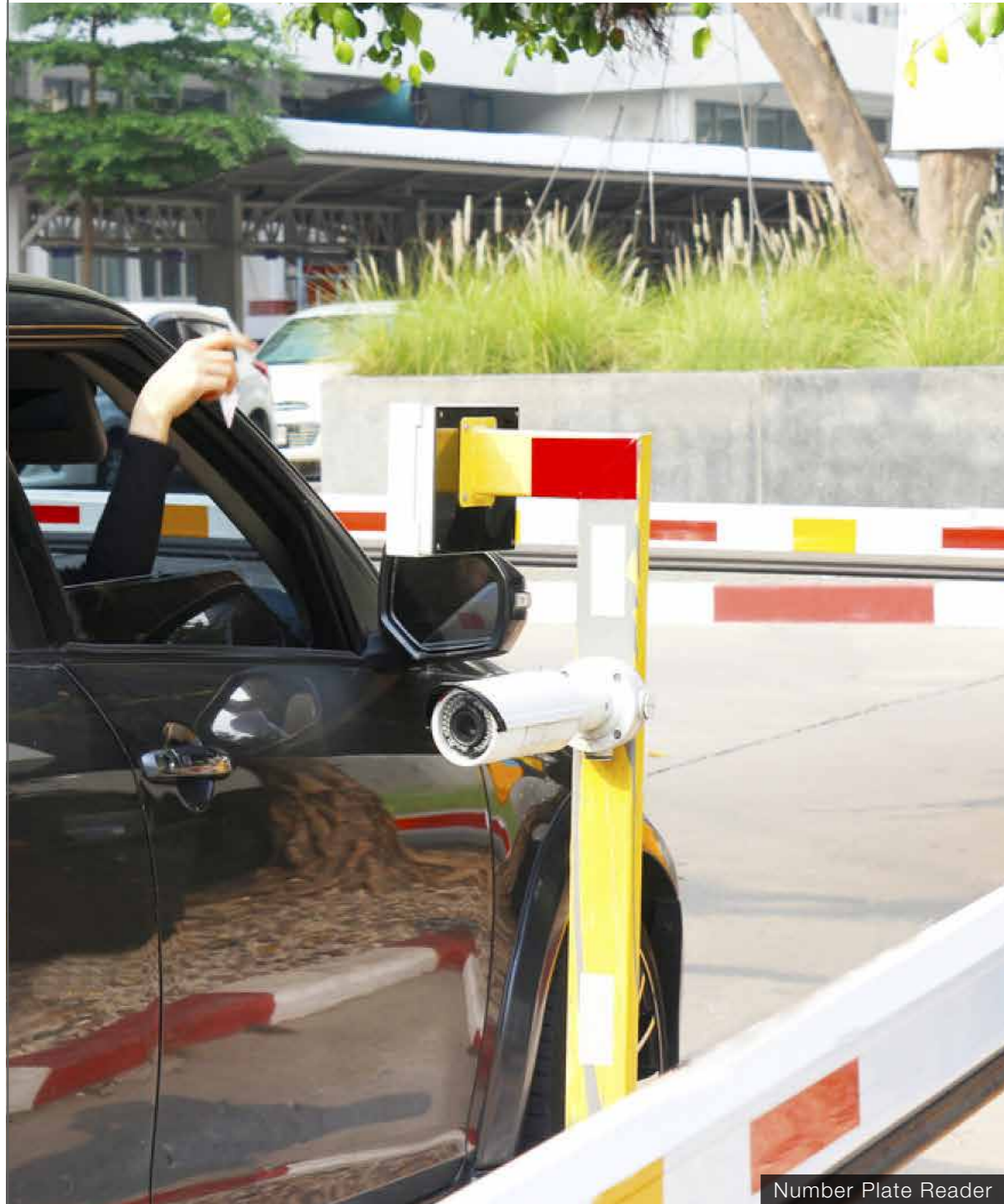


**5  
TIER  
SECURITY**

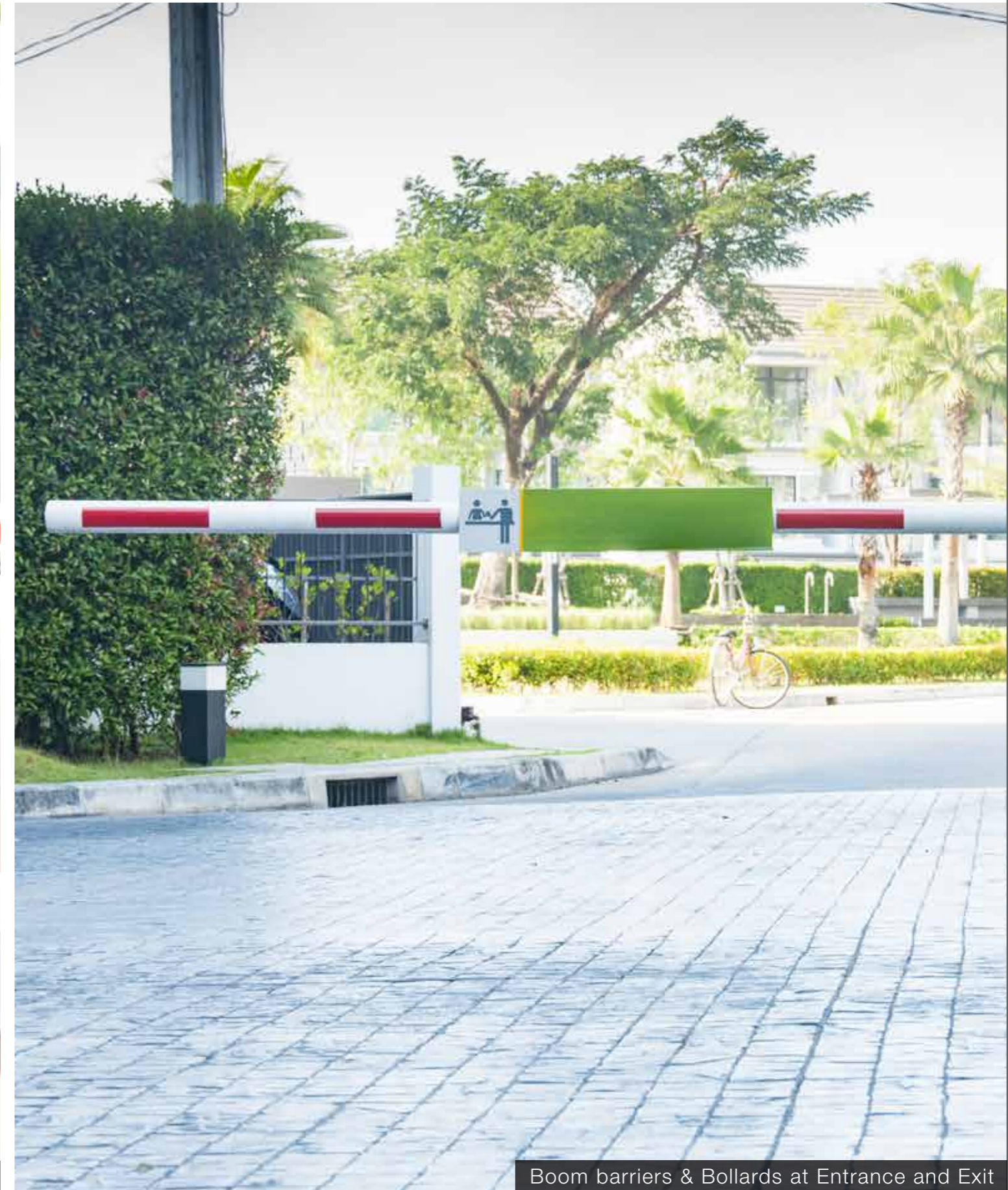


# 01 | PERIPHERY LEVEL:

- Boom barriers & Bollards at Entrance and Exit
- Number Plate Reader
- Photo Beam Security Fence with Automated Alarms
- Cone Antenna Wires



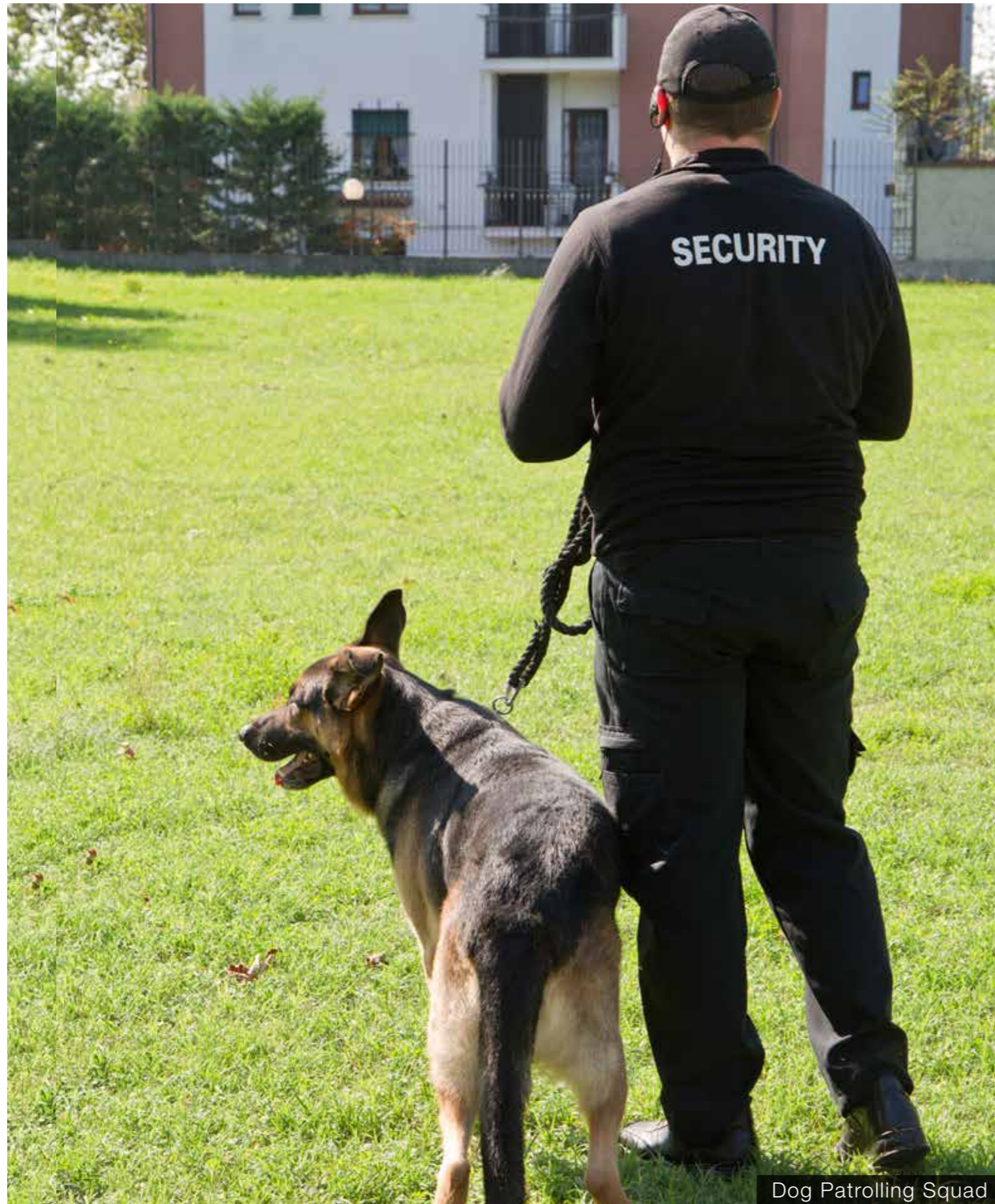
Number Plate Reader



Boom barriers & Bollards at Entrance and Exit

## 02 PROJECT LEVEL:

- CCTV Surveillance
- Verified Security Personnel with Biometric Monitoring
- Dog Patrolling Squad
- Smart Delivery Boxes



### 03 | TOWER LEVEL:

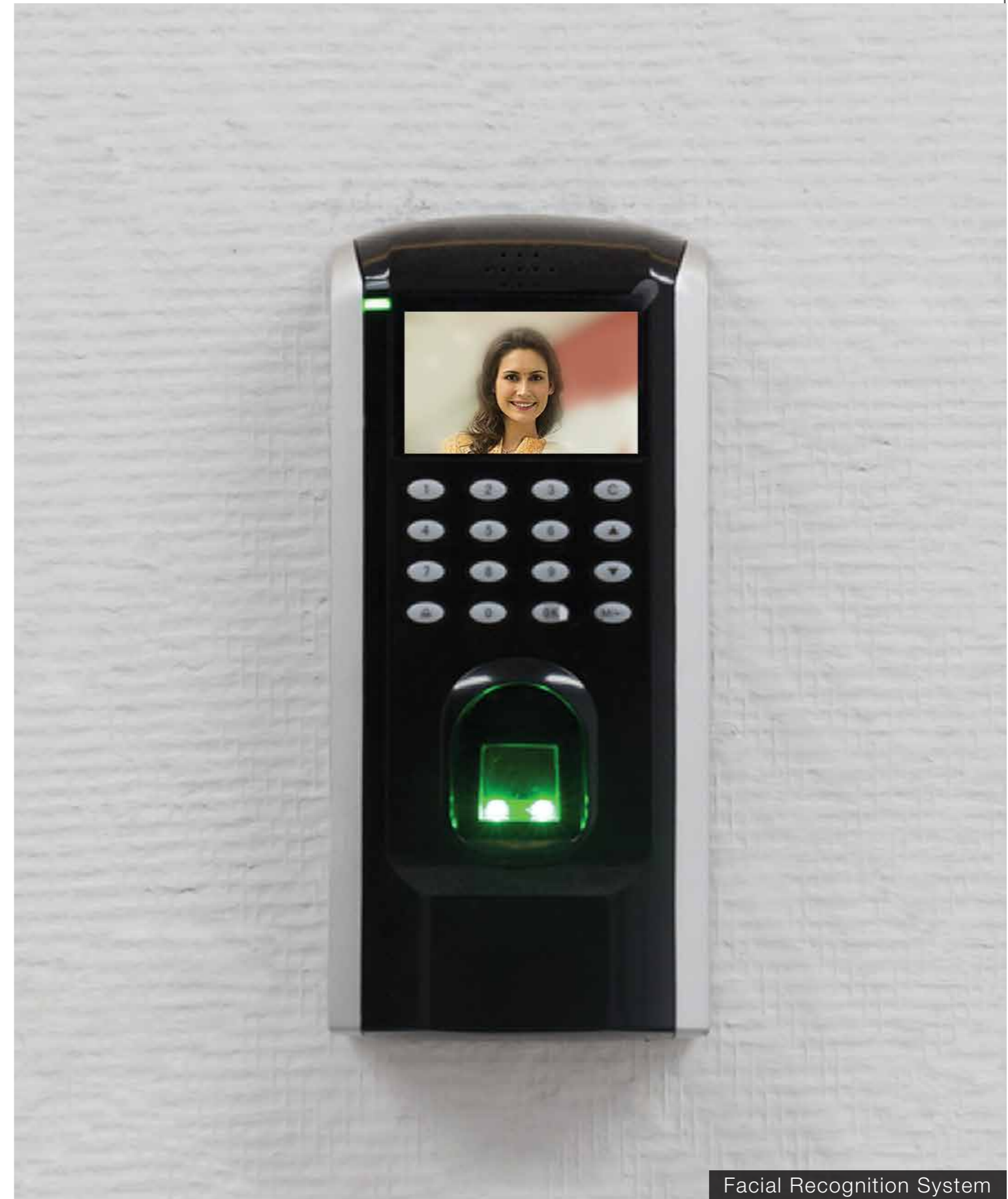
- Facial Recognition System • Smart Access System
- Visitor Management System • CCTV Surveillance at every Floor Lobby



Visitor Management System



CCTV Surveillance at every Floor Lobby



Facial Recognition System

## 04 | UNIT LEVEL:

- Video Based Access
- 4-in-1 High End Locking Solutions
- Fire Sprinklers in Habitable Rooms
- Geo tags monitored by Mobile App



4-in-1 High End Locking Solutions



Video Based Access



Geo tags monitored by Mobile App\*



Fire Sprinklers in Habitable Rooms

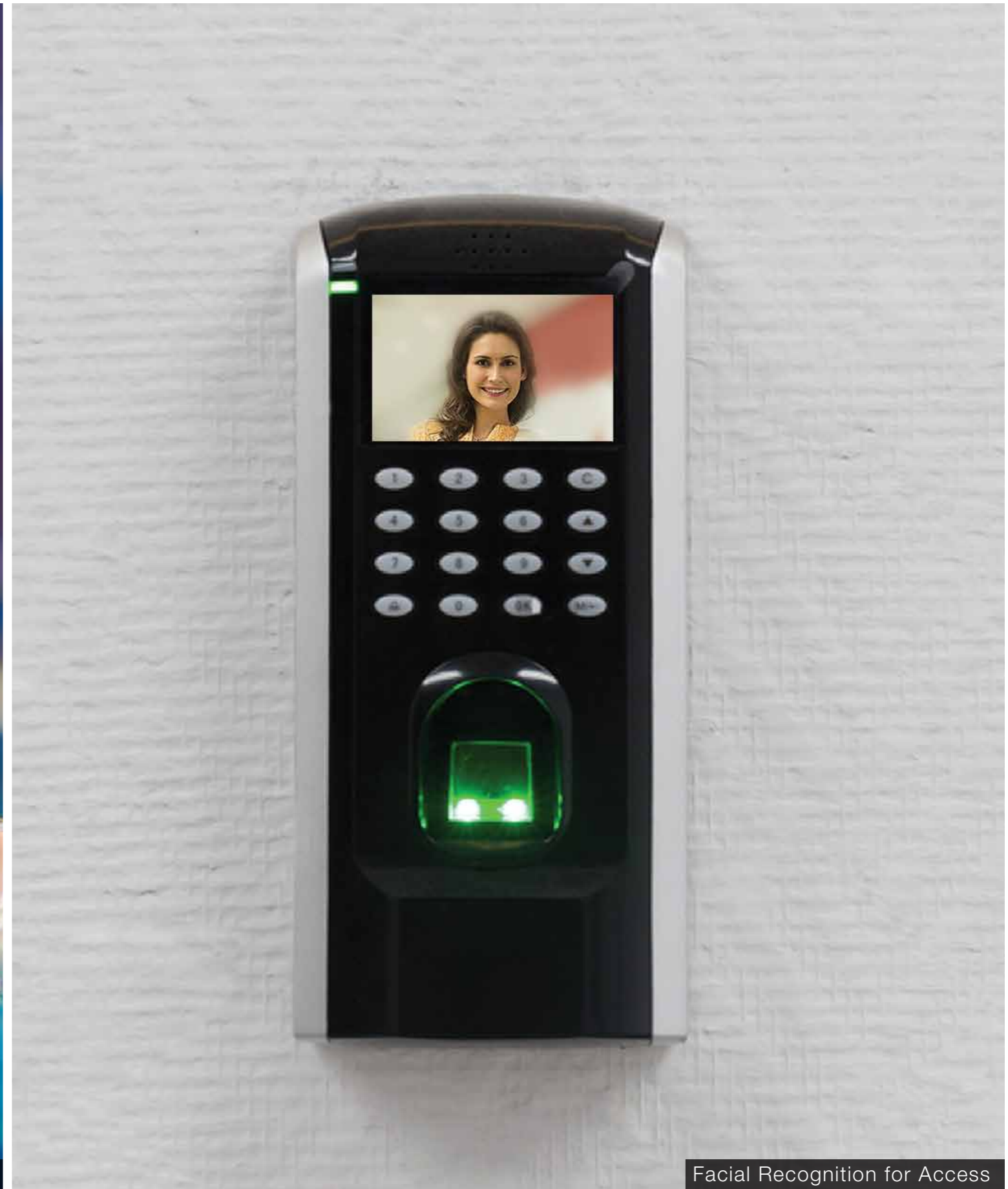
\*2 per unit Stock images for representation purpose only.

# 05 | CLUB LEVEL:

- Life Guard at the Pool
- Facial Recognition for Access



Life guard at swimming Pool\*



Facial Recognition for Access

\*Only during operational hours Stock images for representation purpose only.

## CONFIGURATION

TYOLOGY	CARPET AREA (SQUARE METER)	EXCLUSIVE AREA (SQUARE METER)	TOTAL AREA (SQUARE METER)
2 BHK	84.78	13.38	98.16
3 BHK	116.62	22.43	139.05
4 BHK	146.03	32.08	178.11
4 RHK	146.03	32.08	178.11

LIMITED PERIOD PAYMENT PLAN



\*Pay 10% of Cost of Property ("COP") within 30 days of booking as per the applicable laws, 10% of CoP within 75 days of booking, 10% of CoP within 180 days of booking, 40% of CoP on completion of super structure, 20% on application of Occupation Certificate & 10% on offer of possession.



## PAYMENT PLAN

30%	Application Money (Forms part of the booking amount) .....	₹5 Lakhs
	Within 30 Days from booking (Forms part of the booking amount) .....	10% of CoP-AM*
	Within 75 Days from booking .....	10% of CoP*
	Within 180 Days from booking .....	10% of CoP*
40%	On completion of super-structure .....	40% of CoP*
30%	On Application of OC .....	20% of CoP*
	On offer of Possession .....	10% of CoP*

\*Cost of property ( "Cop") includes EDC & IDC and Interest free maintenance security.  
However, taxes and other charges not included in COP.

## PRIORITY GENERATION PROCESS

₹1 Lakh online payment / DD / Card swipe & ₹4 Lakh current dated cheque

Submission of application form

KYC documents

**Additional Discount of ₹25,000 on online payment**

Premier Allotment option available. Please contact your Relationship Manager within Godrej Properties to upgrade.

**5** KA **1** OFFER\*

\*Pay ₹5 Lakh at time of priority generation and get ₹1 Lakh as discount on Cost of Property

## RTGS DETAILS

Account Title	GODREJ 3 COLLECTION A/C
Account No.	50200035566504
Bank & Branch	HDFC Bank, Splendor Trade Tower, Golf Course Ext. Road, Sec-65, Gurgaon – 122101
IFSC Code	HDFC0003676



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**RERA REGISTRATION NO. RC/REP/HARERA/GGM/317/49/2019/11. WWW.HARYANARERA.GOV.IN**

**Building Plan No. ZP-1266/JD(RD)/2019/5293 Dated: 25/02/2019. License no. 18 of 2018**

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