

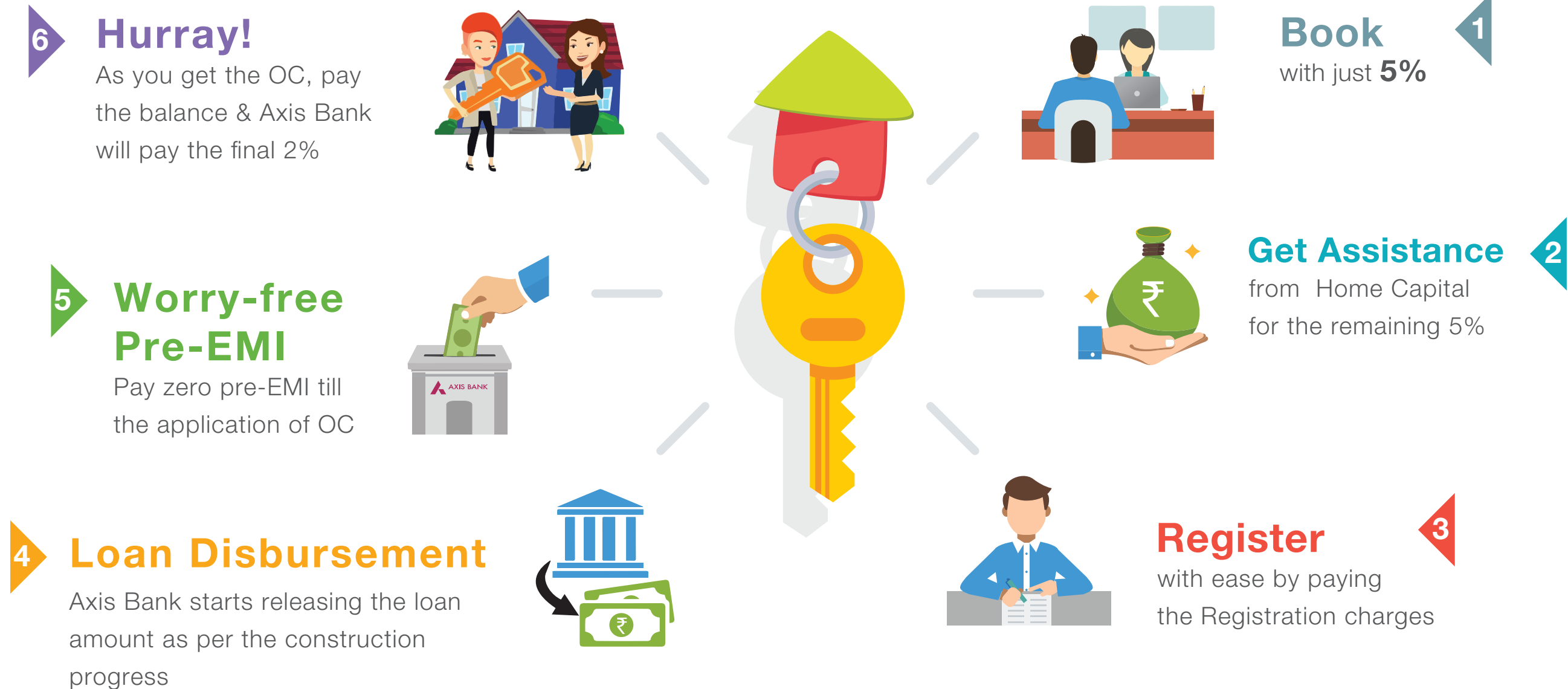
# EASY BEGINNINGS



**THINK OF US  
AS FAMILY  
WHO WILL HELP  
YOU GET ON  
YOUR FEET**

*Godrej* | PROPERTIES

# THE JOURNEY TO YOUR HOME



## T&C Apply.

Upon payment of ₹5 lakh (for selected inventory) or 5% of total sale consideration an identified unit will be reserved for the Purchaser ("Booking Amount"). Upon payment of next 5% of total sale consideration as per the payment plan ("Second Tranche"), a binding agreement ("Agreement") shall be executed in favor of the Purchaser. For payment of Second Tranche, the Purchaser may choose to avail no cost financing from Home Capital as per the terms stipulated by Home Capital for which Godrej Properties shall not be responsible or liable. The unit shall be conveyed in favour of the Purchaser upon timely payment of the balance consideration as per the payment plan and in accordance with applicable law. In the event of any delay / non-payment of the Balance Consideration, the booking / reservation of the unit shall stand terminated as per the terms of the Agreement. The purchaser may choose to avail financing of a portion of balance consideration under the subvention scheme (approved by selected banks), whereunder the Purchaser has to pay pre-EMI till application of Occupation Certificate on select projects subject to the eligibility of the Purchaser to avail financing option from Home Capital and/or the banks which shall be decided by the banks and home capital as per their norms. The Developer is merely facilitating financing options for the Purchaser without any obligation or responsibility towards the funding or the loan eligibility / disbursement. The sale is subject to terms of the Application Form and the Agreement, including specification. Godrej Nest: Project is being developed by Brick Rise Development Pvt. Ltd. Developer has appointed Godrej Properties Limited as Development Manager. Developer has availed construction finance from IndusInd Bank Ltd. by mortgaging 36000 sq. meters of project land not forming part of Godrej Nest. NOC shall be provided by the bank as and when required. Godrej Golf Links and Godrej Oasis: Developer has availed construction finance from ICICI bank Ltd. by mortgaging the project land with it. NOC shall be provided by the bank as and when required. Recipients are advised to apprise themselves of the necessary and relevant information of the project / offer prior to making any purchase decisions. Govt charges/EDC/IDC/lease rent/ applicable taxes extra.

The sale is subject to terms of application form and Agreement for sale. All specifications of the unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The images shown are artist's impressions/stock images. The details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the flat. The official website of Godrej Properties Ltd. is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.



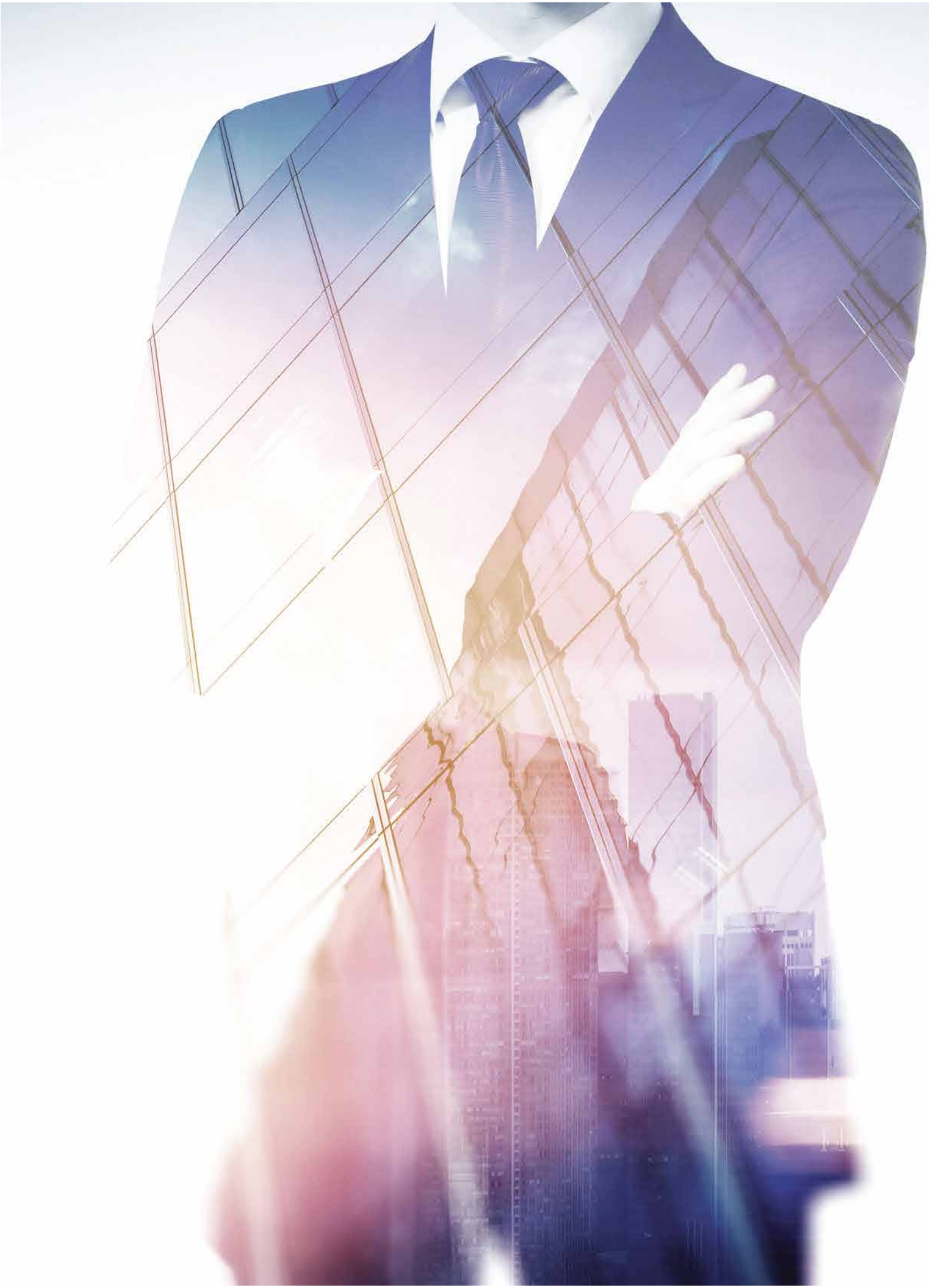
A woman with long dark hair, wearing a light-colored dress, is lifting a baby into the air. The baby is wearing a light blue onesie and dark sandals. They are outdoors in a garden with lush green foliage and warm sunlight filtering through the leaves, creating a bokeh effect. The scene is joyful and serene.

# GODREJ HABITAT

SECTOR 3, GURUGRAM

Stock image for representation purpose only.





## 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.

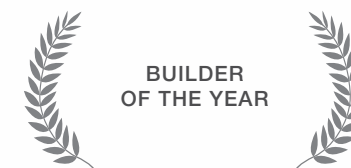
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IN RECENT YEARS, GODREJ PROPERTIES  
HAS RECEIVED OVER 200 AWARDS & RECOGNITIONS

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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

GET EASY ACCESS TO  
IMPORTANT LANDMARKS



TOWARDS IGI AIRPORT



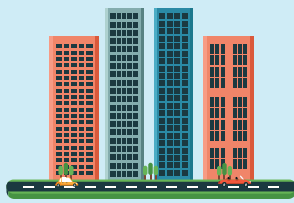
KAPAS HERA



DLF CYBER CITY



TOWARDS DWARKA, DELHI



GODREJ HABITAT  
SECTOR 3, GURUGRAM



IFFCO CHOWK



HUDA CITY CENTER

GOLF COURSE ROAD



FATEHPUR BERI



SULTANPUR  
NATIONAL PARK



GURUGRAM



KANAHI



SHRI SAI MULTI  
SPECIALITY HOSPITAL



LOTUS VALLEY  
INTERNATIONAL SCHOOL



MANGAR



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. Crispin's 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





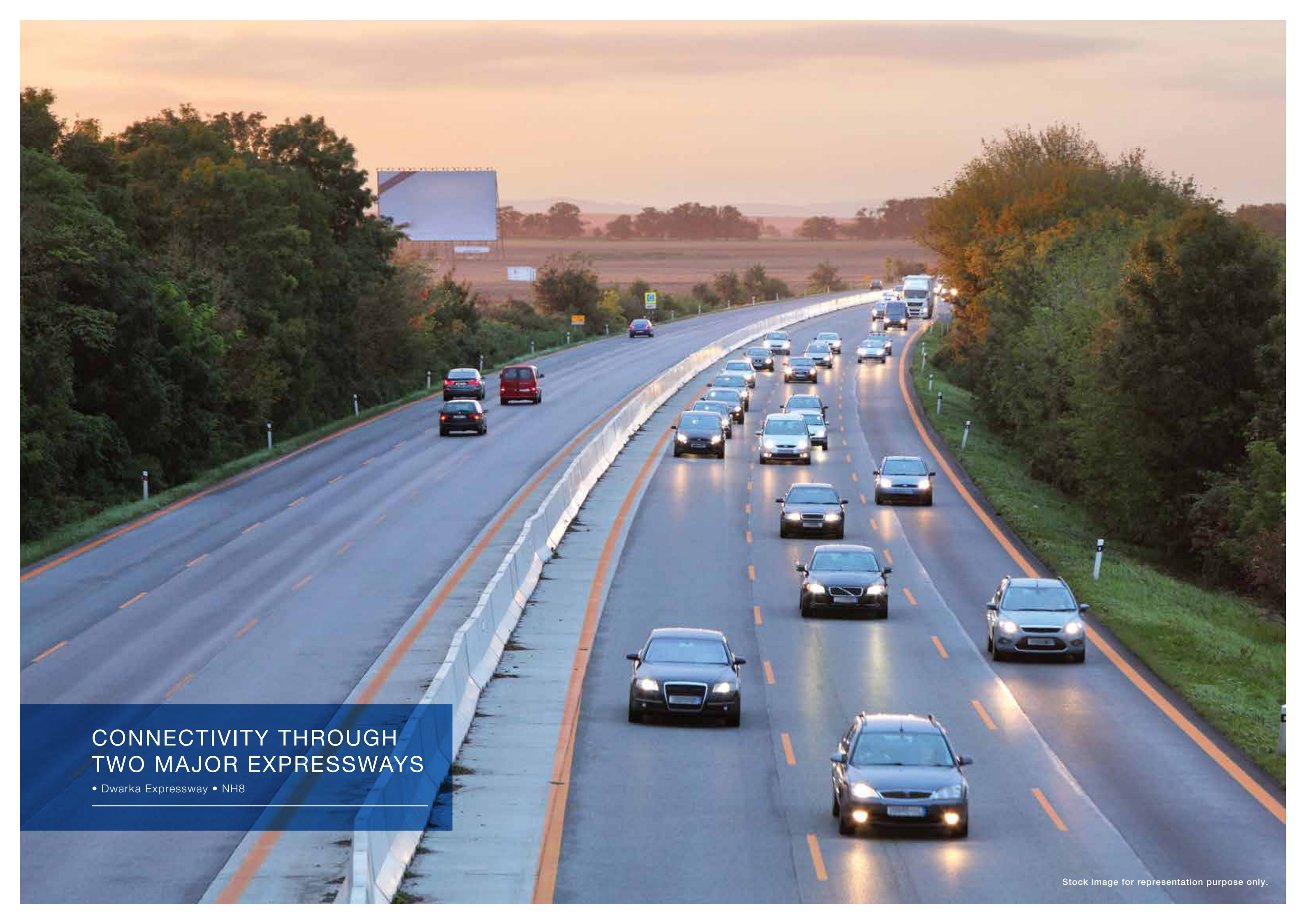
# METRO STATIONS IN CLOSE PROXIMITY

• Huda City Centre • MG Road



Stock image for representation purpose only.



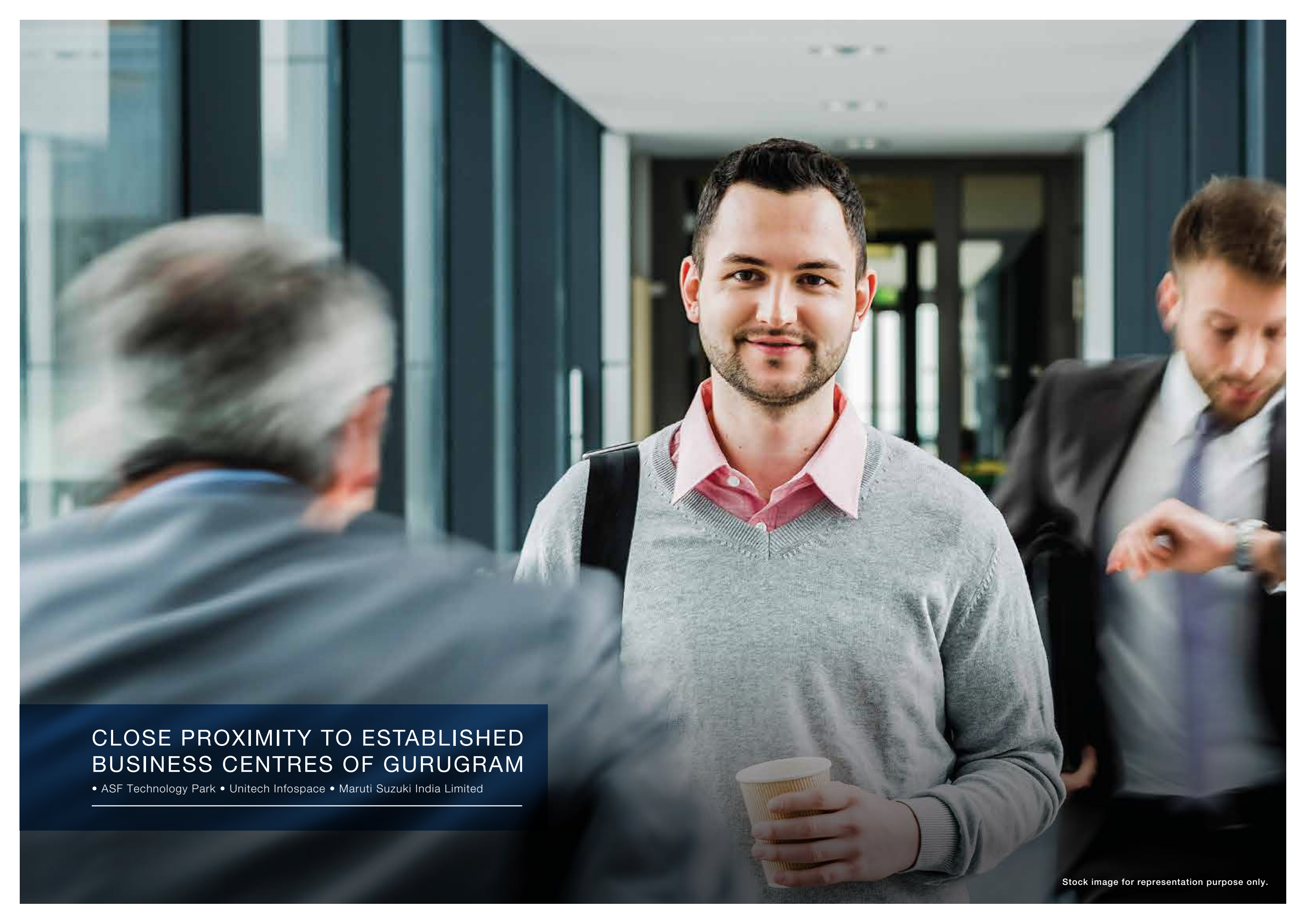


## CONNECTIVITY THROUGH TWO MAJOR EXPRESSWAYS

• Dwarka Expressway • NH8

Stock image for representation purpose only.



A man with a beard and short dark hair, wearing a grey V-neck sweater over a pink collared shirt, stands in a modern office hallway. He is holding a white disposable coffee cup in his right hand and looking towards the camera with a slight smile. In the background, another man in a suit is blurred, and the hallway features large windows and glass partitions.

## CLOSE PROXIMITY TO ESTABLISHED BUSINESS CENTRES OF GURUGRAM

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

Stock image for representation purpose only.





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

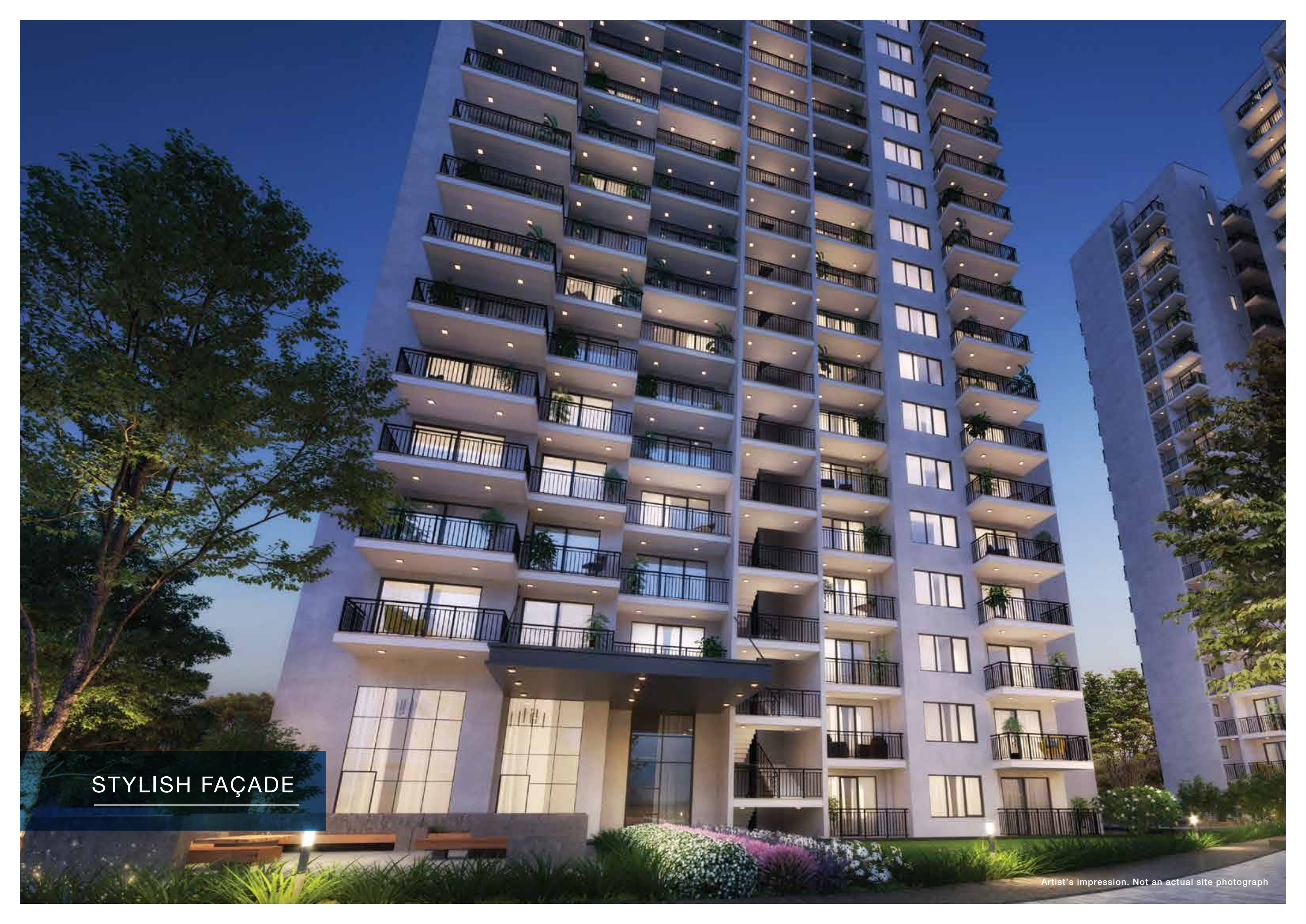




ONLY 4 STANDALONE TOWERS

Artist's impression. Not an actual site photograph



A tall, modern apartment building at dusk. The building has a light-colored facade and many balconies with black railings. The balconies are lit from within, and the windows are also lit. The building is surrounded by trees and landscaping. The sky is a deep blue.

STYLISH FAÇADE

Artist's impression. Not an actual site photograph





LAVISH DOUBLE HEIGHTED LIFT LOBBY

Stock image for representation purpose only.





3 LIFTS IN A TOWER\*

(\*Towers 1, 3 and 4)

Stock image for representation purpose only.





THOUGHTFULLY  
DESIGNED HOMES



HOMES DESIGNED FOR  
EXCELLENT NATURAL DAY LIGHT\*



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



## SPACIOUS BALCONIES



Stock image for representation purpose only.



## SPACIOUS BEDROOMS



Stock image for representation purpose only.





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.







MASTER LAYOUT PLAN



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 Basketball 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

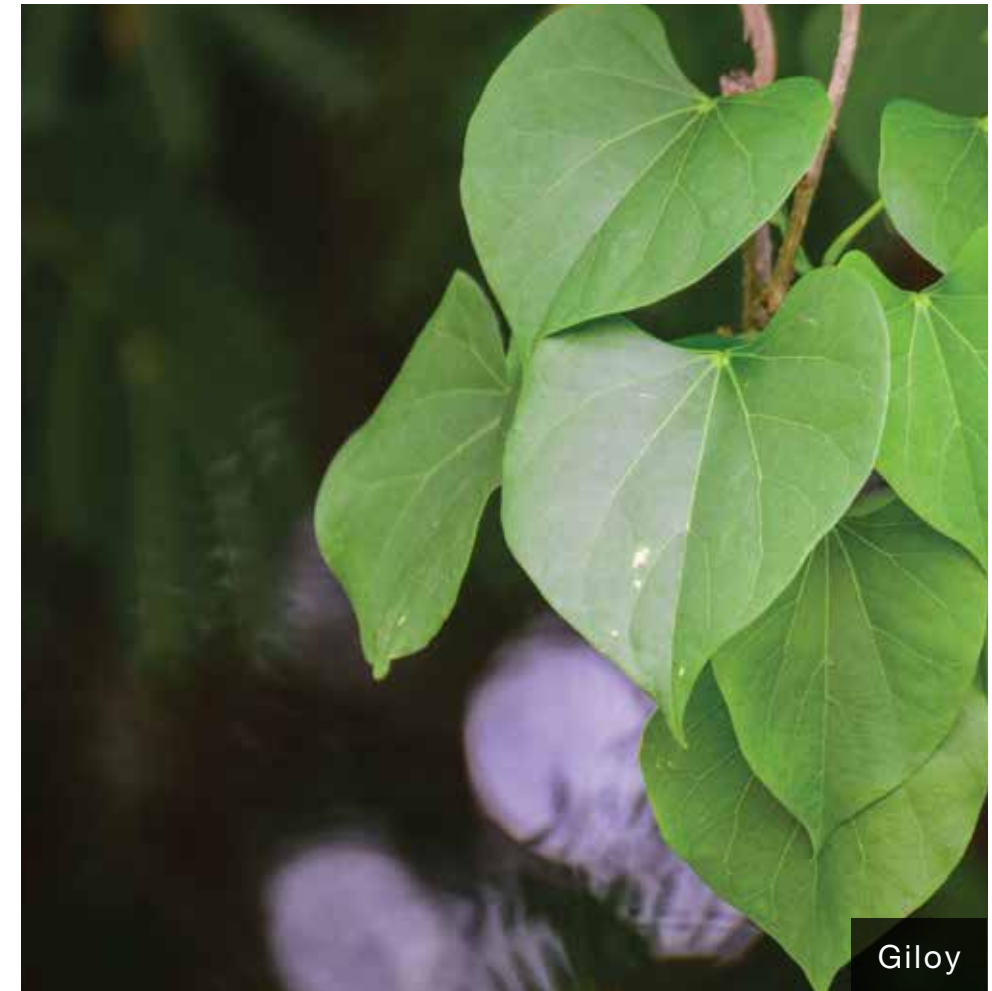


## COLOUR LANDSCAPE





## HERB GARDEN



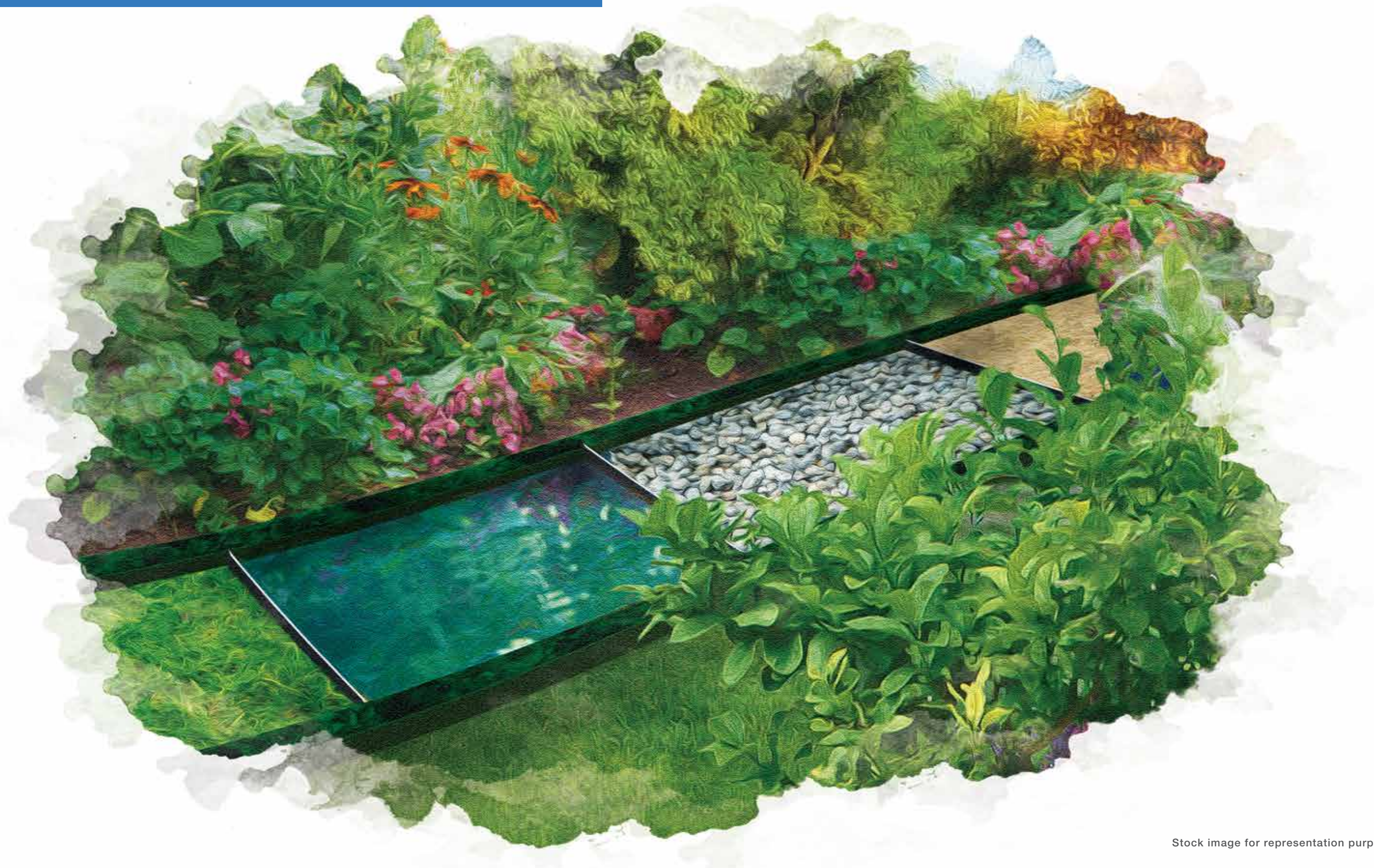


## FRUIT TREES





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







MEDITATION AREA WITH WATER FEATURE



A perspective view of a garden walkway. A straight path of light-colored paving stones leads towards a bright opening at the end of a series of arches. The arches are made of dark metal and are completely covered with thick, green climbing vines. On either side of the path, there are raised flower beds. The beds on the left contain red and white flowers, while the beds on the right are filled with pink and white roses. The overall atmosphere is peaceful and verdant.

## GREEN WALKWAY

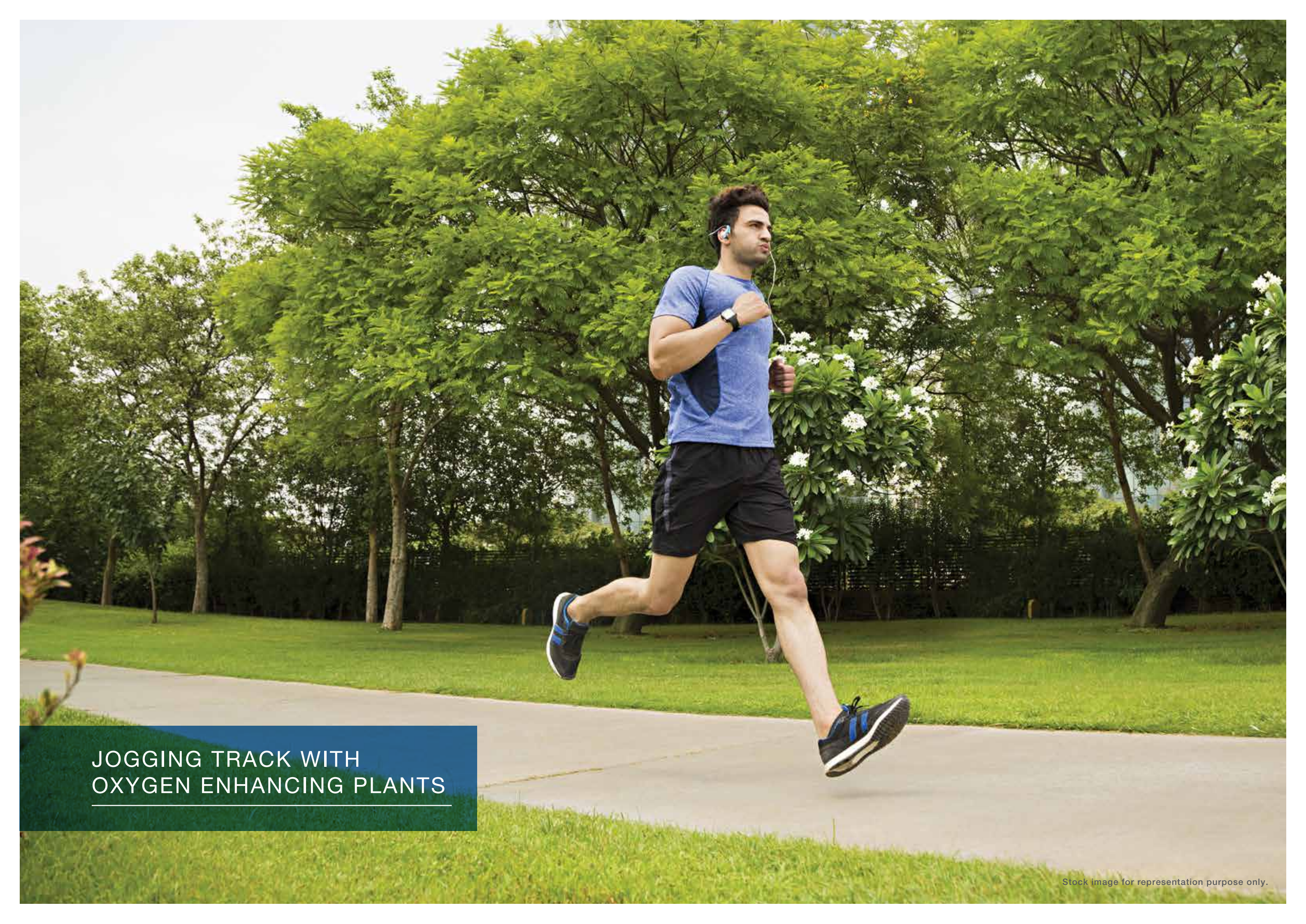
Artist's impression. Not an actual site photograph





FLORAL GARDEN



A man in a blue t-shirt and black shorts is jogging on a paved path. He is wearing a watch and earphones. The background is filled with lush green trees and plants, including some with white flowers. The scene is bright and sunny.

## JOGGING TRACK WITH OXYGEN ENHANCING PLANTS

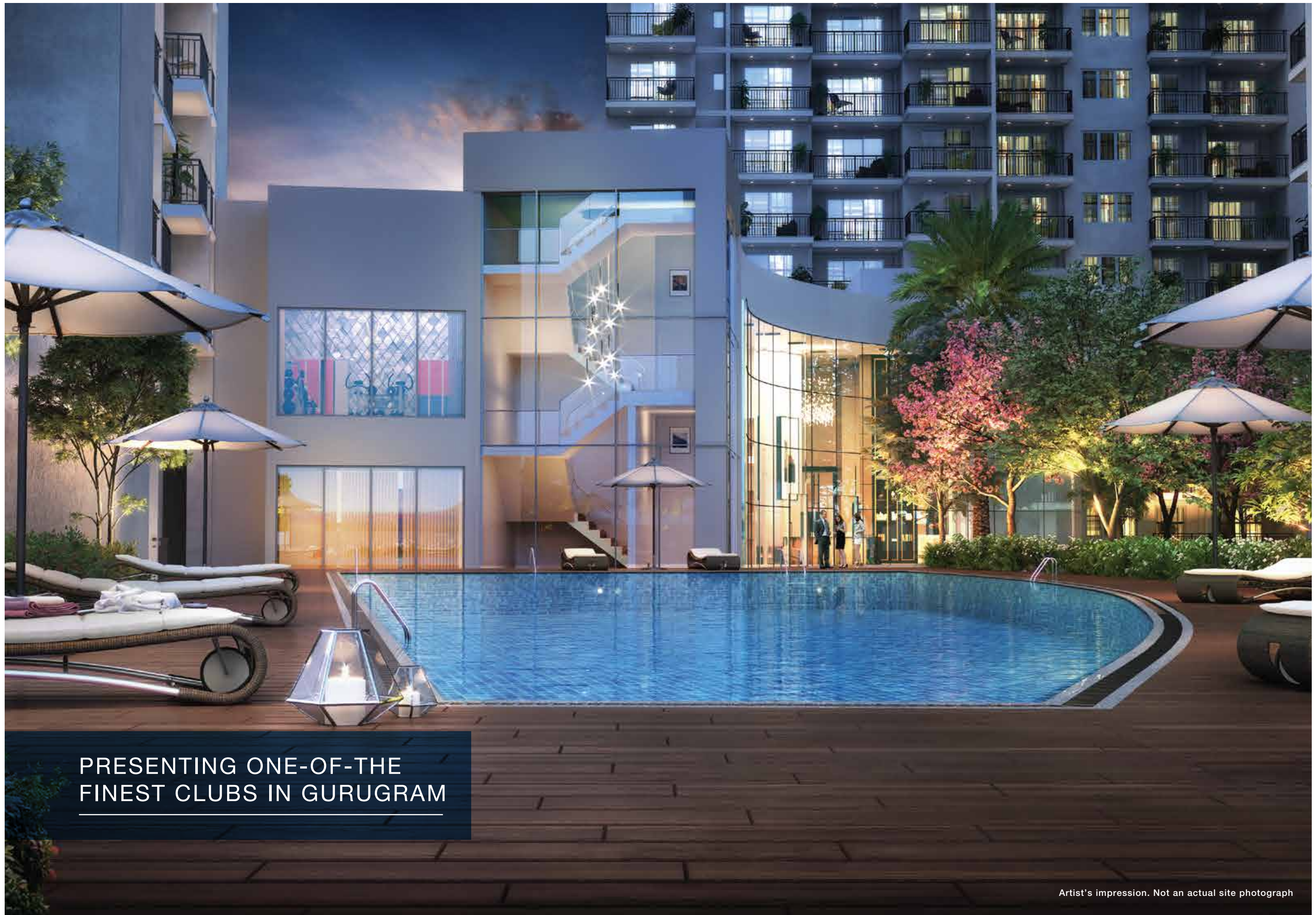
Stock image for representation purpose only.





CLUBHOUSE  
INDULGENCE





PRESENTING ONE-OF-THE  
FINEST CLUBS IN GURUGRAM

Artist's impression. Not an actual site photograph





INDOOR BADMINTON COURT





TENNIS COURT

Stock image for representation purpose only.





Kids' Play Area



Half Basketball Court



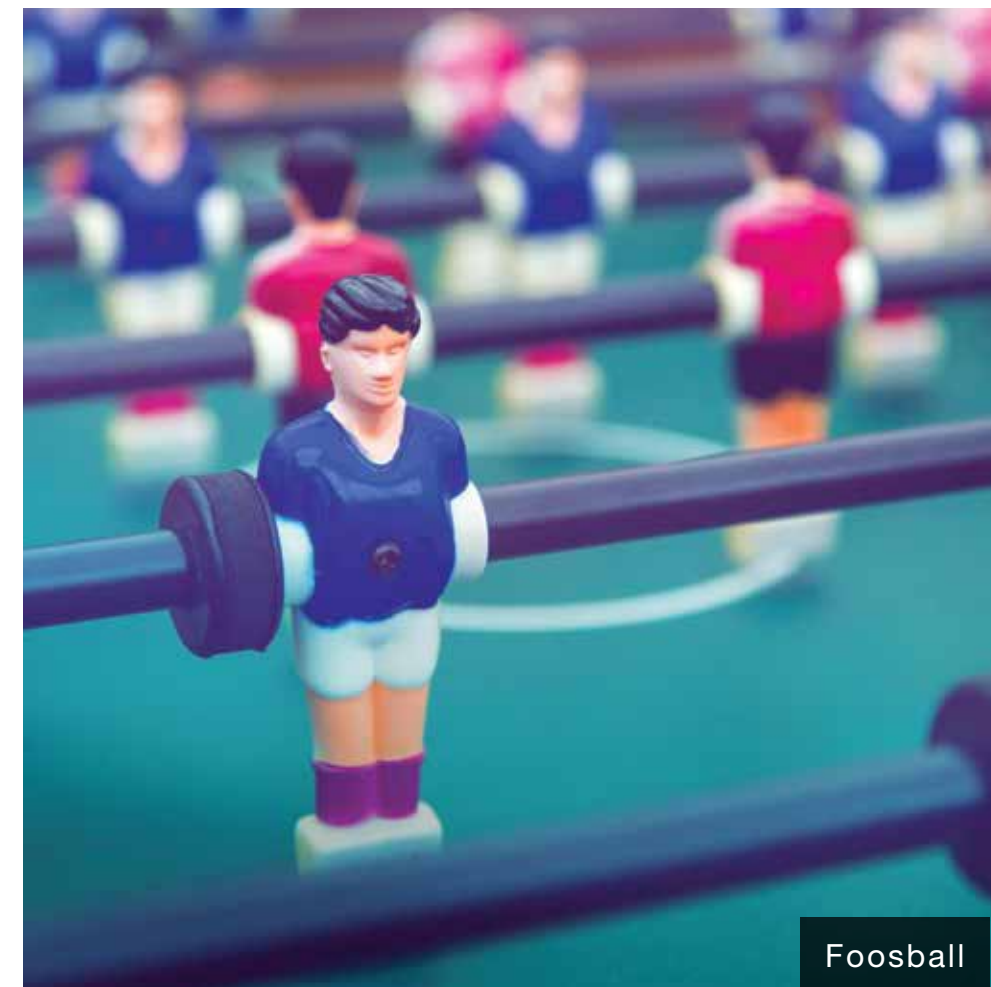
Cricket Pitch



Library



## INDOOR GAMES ARENA







Banquet Hall



Exclusive Club Café



Cards Room



Dance Sessions





RETAIL AT YOUR DOORSTEP

Stock image for representation purpose only.





STATE-OF-THE-ART GYM





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





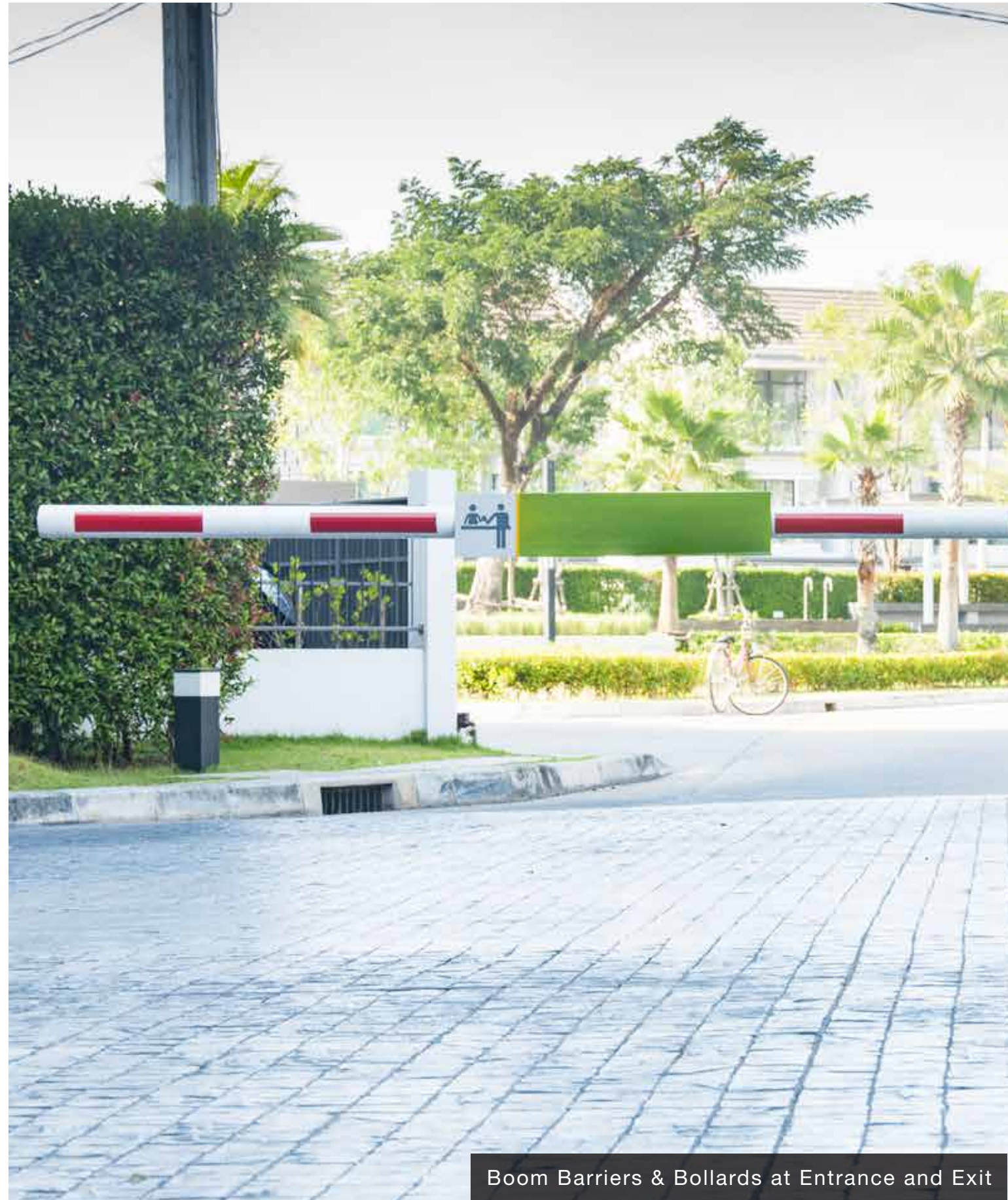


## 01 | PERIPHERY LEVEL:

- 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





## 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.

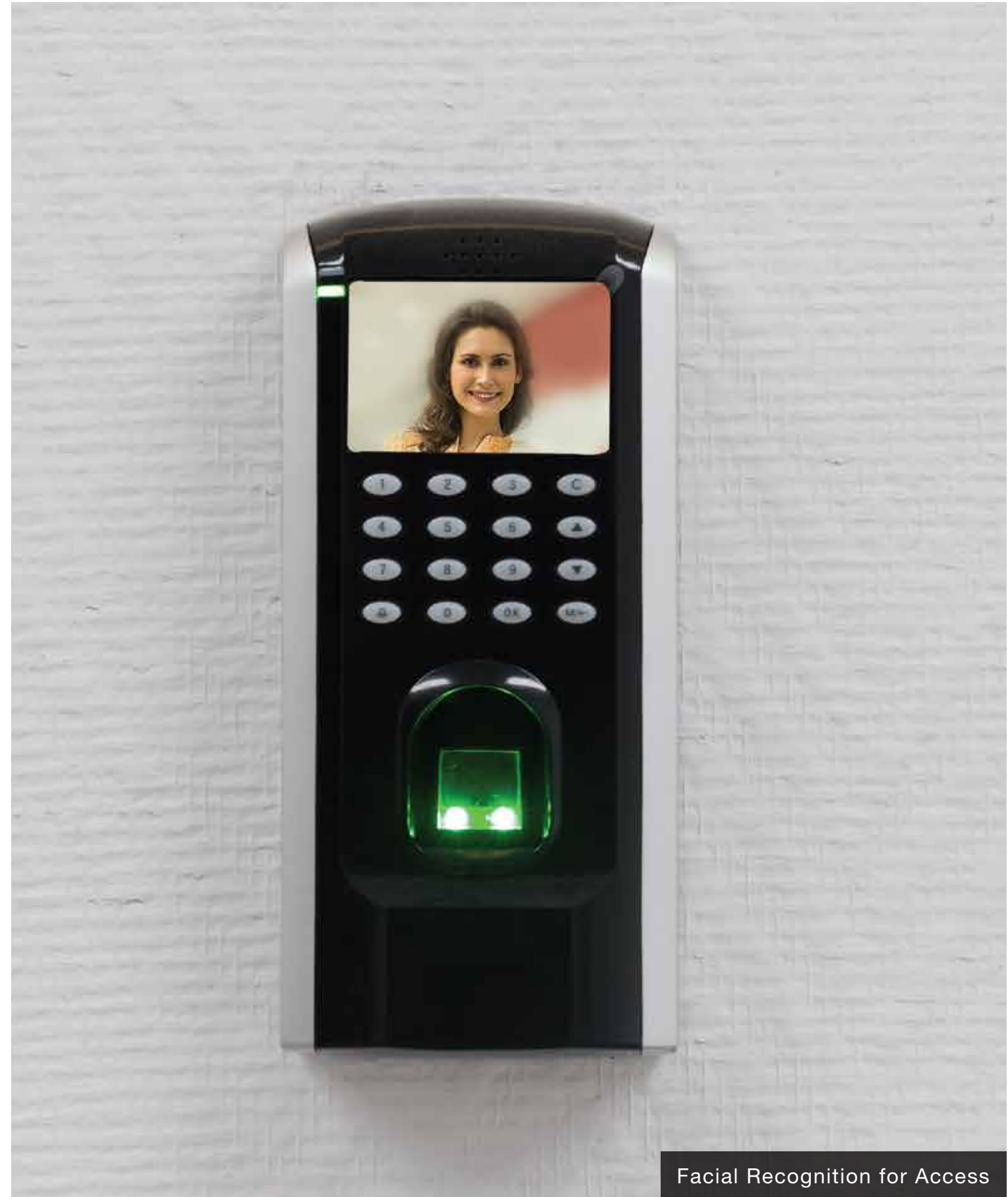


## 05 | CLUB LEVEL:

- 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

| TYPOLOGY        | AREA (SQ. M.) | MIN (CR.) |
|-----------------|---------------|-----------|
| 3 BHK           | 139.05        | ₹ 1.62    |
| 2 BHK           | 98.16         | ₹ 1.12    |
| 4 RHK           | 178.11        | ₹ 2.10    |
| 4 BHK           | 178.11        | ₹ 2.11    |
| 2 BHK - TYPE 01 | 94.72         | ₹ 1.17    |
| 3 BHK - TYPE 01 | 137.16        | ₹ 1.71    |

1 SQ.M. = 10.76 SQ.FT.



## LIMITED PERIOD PAYMENT PLAN

**30%**

**40%**

**30%**

\*

\*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                         | 40% of CoP*    |
|     | super-structure .....                    |                |
| 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, other taxes and 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,<br>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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