

GODREJ GREEN ESTATE

SECTOR 34, SONIPAT



The Land *of* choice

Godrej | PROPERTIES



A TRUSTED LEGACY OF 125 YEARS

The Godrej story began in 1897, with the manufacture of locks. Since then, we have set several benchmarks. From a state-of-the-art manufacturing facility in a suburb of Mumbai, we've reached homes, offices, industries and the hearts of millions of people in India and around the world. With a proud tradition of many firsts, we find ourselves at work every day, building on the foundation of trust that were laid 125 years ago.



GODREJ ONE, MUMBAI

Godrej One does not fall under the purview of RERA and the Handover for these projects has been completed.

Actual site image.



CRAFTING THOUGHTFUL LIVING SPACES SINCE 1990

Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the Real Estate industry. Our portfolio across 12 cities in India comprises residential and commercial developments. From futuristic elevations to ergonomic interiors, we have focussed on delivering a superior living experience to our residents.

GODREJ TREES, MUMBAI

The Trees, Residential Phase 1 RERA No: P51800000165
The Trees Residential Phase 2 RERA No: P51800000161
The Trees, Origins RERA No: P51800000158, <https://maharera.mahaonline.gov.in>

Artist's impression. Not an actual site photograph.

OUR SUCCESS OVER THE YEARS

GODREJ PROPERTIES HAS BEEN FELICITATED WITH OVER 200 AWARDS AND RECOGNITIONS.



The Most Trusted Brands of India by
Trust Research Advisory's
Brand Trust Report 2019

Builder of the Year
at the 13th CNBC-AWAAZ
Real Estate Awards 2019

Real Estate Company of the Year
at the construction week
Awards 2019

The Economic Times
Best Real Estate Brand 2018

India's Top Builders 2018
at the Construction World Architect
and Builder (CWAB) Awards 2018

Real Estate Company of the Year
at the 8th Annual Construction Week
India Awards 2018

Best Theme Project Of The Year
Godrej Woods
Et Realty Awards 2022

Best Residential Project:
Township Of The Year - Godrej Golf Links
Et Realty Awards 2022



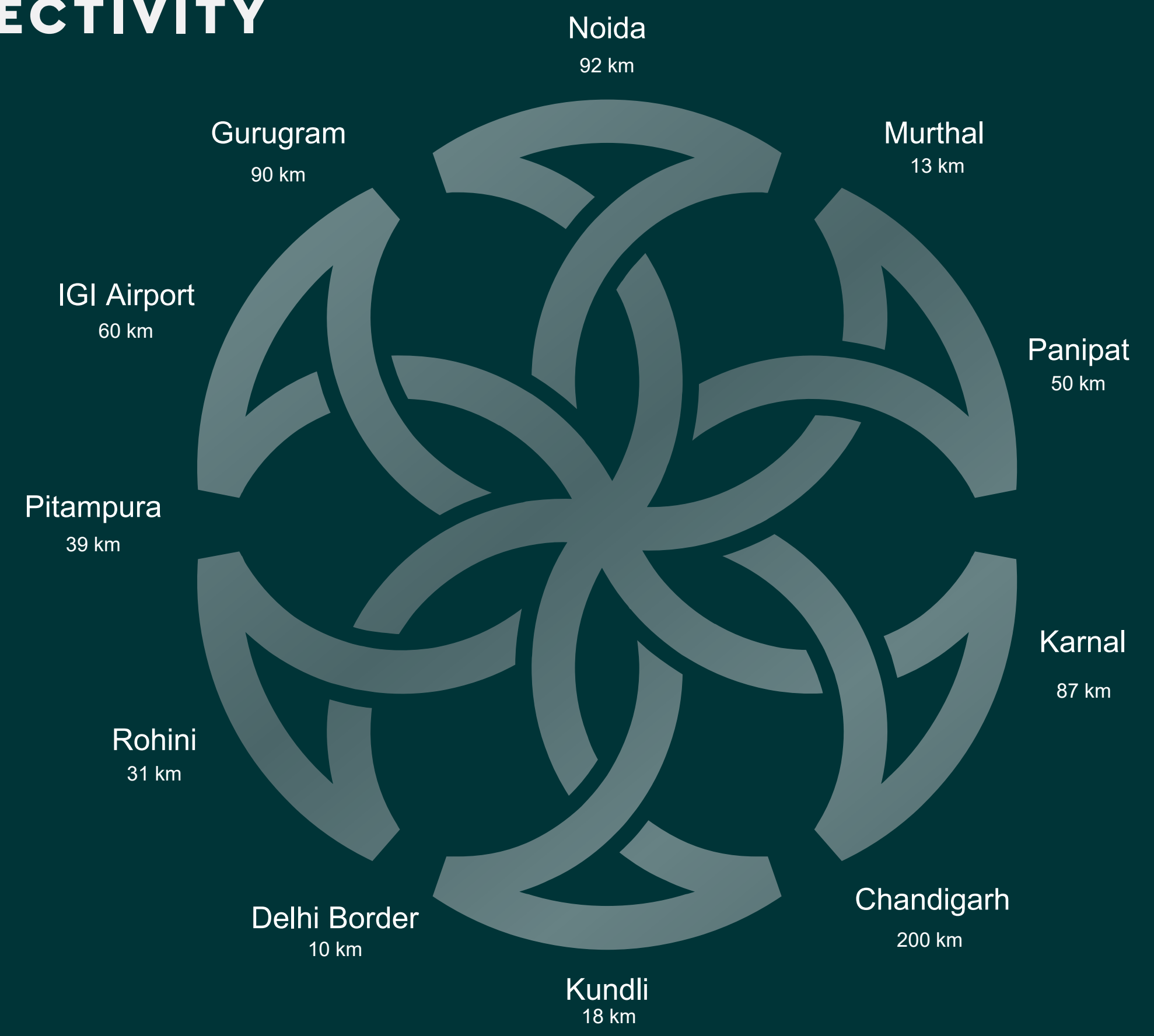
GODREJ PROPERTIES'
FIRST-EVER PLOTTED DEVELOPMENT IN SONIPAT



**LOCATION - SECTOR 34, SONIPAT
STRATEGICALLY LOCATED**



CONNECTIVITY



APPROXIMATE DISTANCE AS PER GOOGLE MAPS



PROPOSED RAPID RAIL TRANSIT SYSTEM HIGHLIGHTS:

- Connecting Delhi-Sonipat-Panipat (extended to Karnal)
- 130-km long high-speed rail corridor (elevated mostly + underground)
- Will be integrated with Pink, Blue, Red & Magenta lines of Delhi Metro
- 12 station + 2 depots
- Proposed Closest Station: Rajeev Gandhi Education City

In Delhi this line will originate from Sarai Kale Khan, connect to Kashmere Gate ISBT and continue heading north along National Highway 44 through the towns of Sonipat, Gannaur, Samalakha to connect Panipat in Haryana.

<https://themetrorailguy.com/delhi-panipat-rrts-information-route-maps-fares-tenders-updates/>

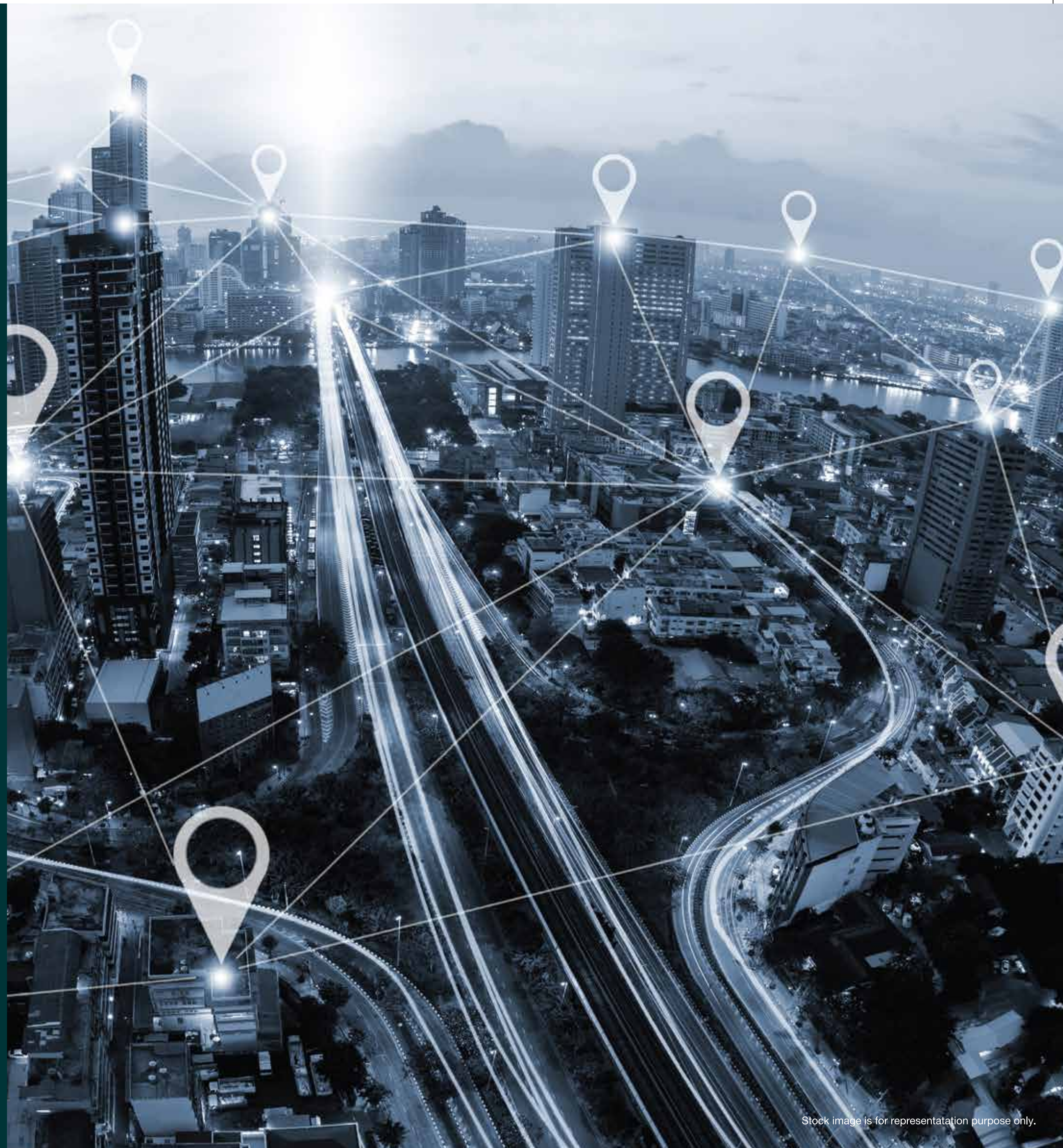
https://ncrpb.nic.in/pdf_files/Draft%20Detail%20Project_RRTS.pdf

<https://www.livemint.com/news/india/delhimeerut-rrts-construction-work-on-schedule-likely-to-be-done-june-2025-11649091109261.html>

<https://ncrtc.in/delhi-panipat-corridor/>

Distance is as per Google Maps

The proposed stations and/or rapid rail transit system are as per the current plans of the competent authority. Developer shall not be held responsible if the authority changes the proposed plans/routes/stations



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**ALL YOUR NEEDS
PERFECTLY ACCESSIBLE**



**EDUCATIONAL
INSTITUTIONS**



HOSPITALS



RETAIL & HOTEL



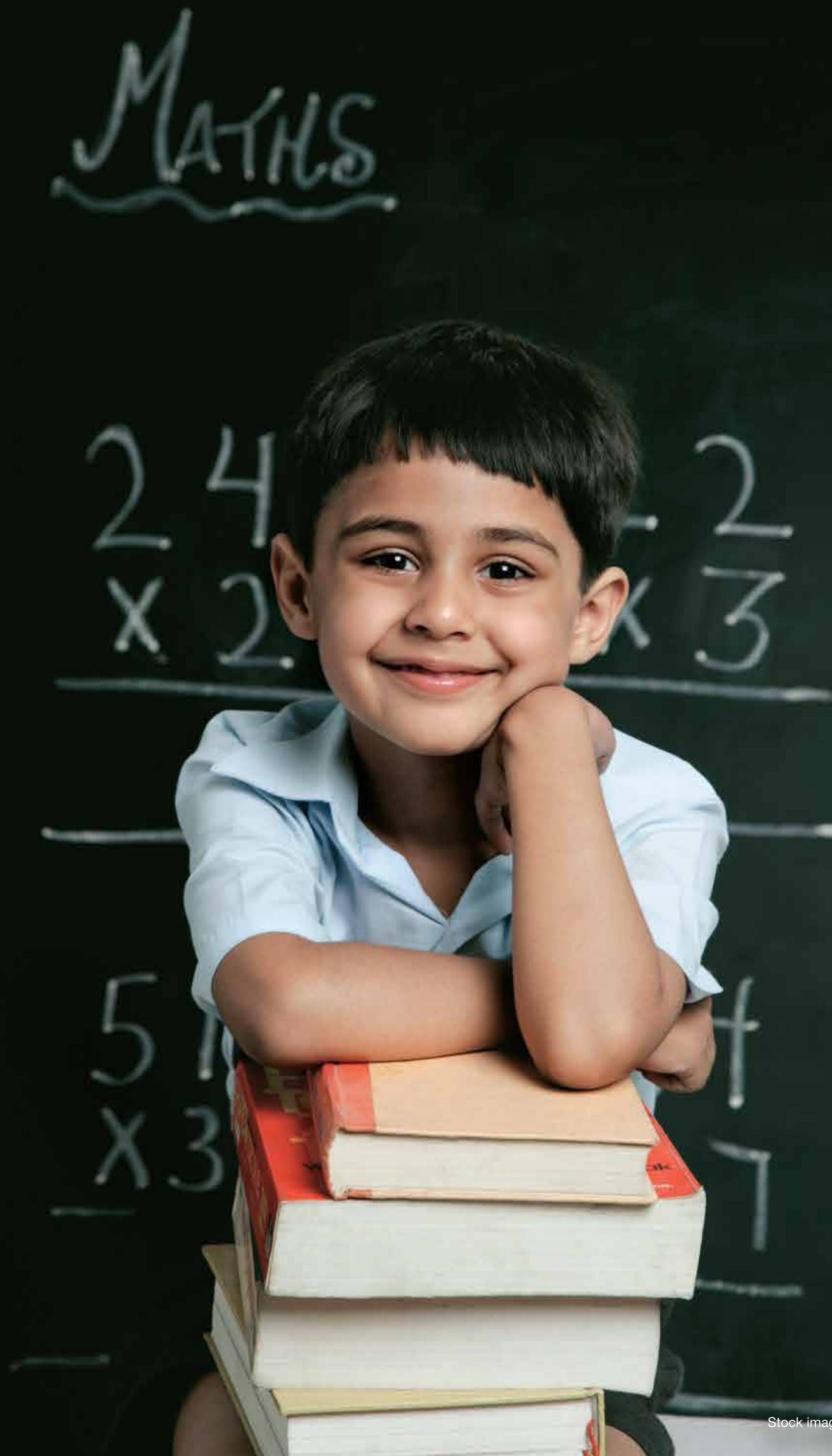
**UPCOMING
INFRASTRUCTURE**



EDUCATION

Education	Distance
O P Jindal Global University (Sector 59)	4.1 km
Navyug Public School (Ramnagar)	6.5 km
The Gateway institute of Engineering and Technology (Sector 11)	6.9 km
Shiva Shiksha Sadan (Dev Nagar)	8.0 km
Delhi Public School (Balagarh - Meerut Road)	11.2 km
South Point Public School (Hanuman Nagar)	12.1 km
Srm University (Rajiv Gandhi Education City)	13.9 km
Modern School (Rajiv Gandhi Education City)	14.0 km

APPROXIMATE DISTANCE AS PER GOOGLE MAPS

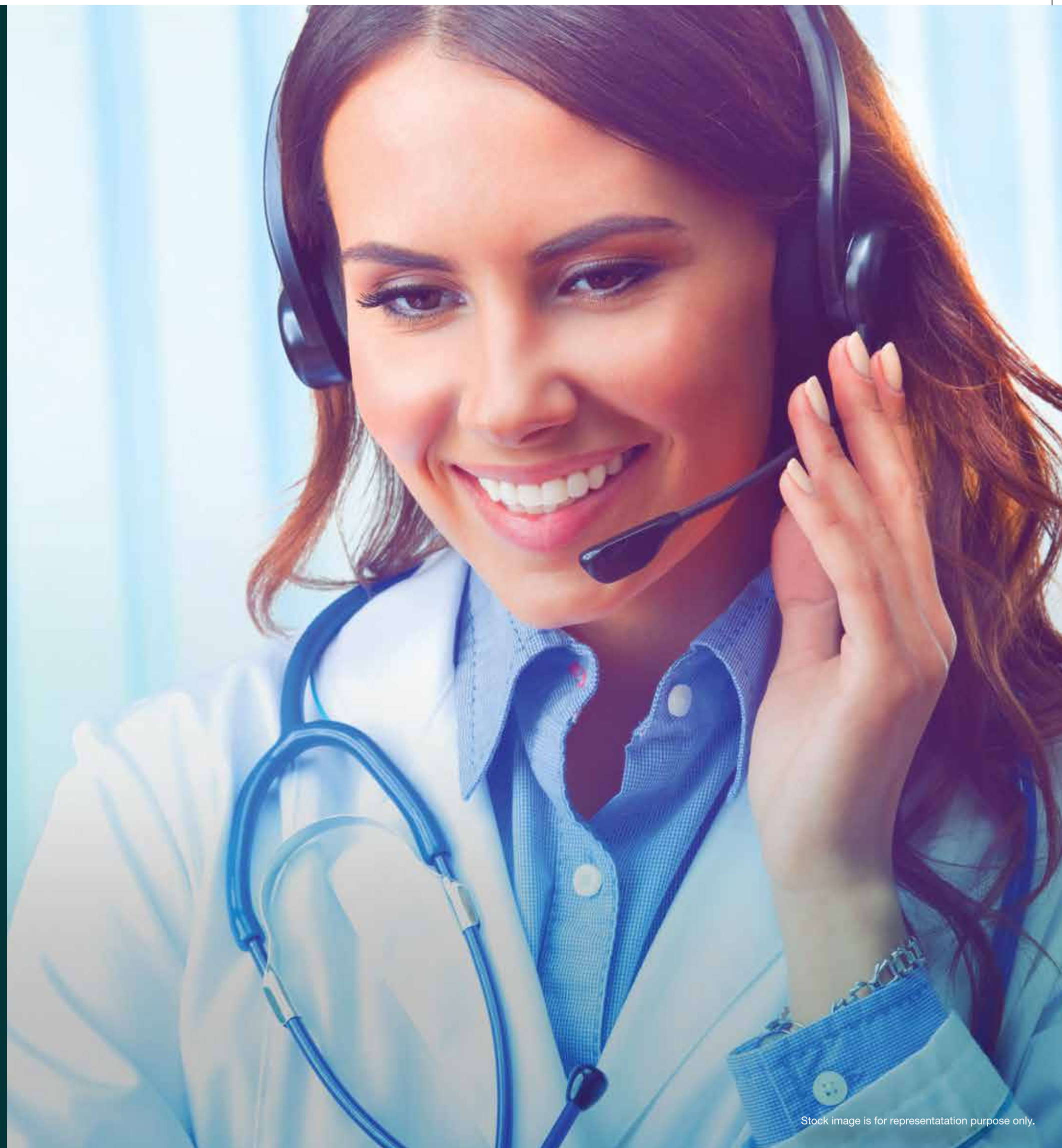


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HOSPITALS

Health care	Distance
Nav Jeevan Hospital (Sector 24)	6.0 km
Cygnus JK Hindu Hospital (Old Rohtak Road)	6.5 km
Saxena Multispeciality Hospital (Delhi Road)	6.9 km
Krishnawati Hospital (Gohana Road)	7.7 km
Sarita Jain Hospital (Mehlana Road)	8.5 km
Darya Ram Hospital (Durga Colony)	9.1 km



APPROXIMATE DISTANCE AS PER GOOGLE MAPS

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RETAIL & HOTELS

Entertainment outlets	Distance
City Mall (Adarsh Nagar)	5.7 km
Tulip Center Point Mall (Janta Colony)	7.8 km
Eminent City Mall (Adarsh Nagar)	8.1 km
Sarovar Portico Hotel (Sector 29)	8.2 km
MG Mall (Sector 14)	8.2 km
Unique Shopping Mall (Housing Board Colony)	9.4 km
Ansal Highway Plaza (Sector 62)	11.9 km
Omaxe City Sonipat (Sector 18)	11.4 km
SK Park Blue Hotel (GT Road, Murthal)	14.0 km
TDI Mall Kundli (Annamalai Nagar)	14.6 km

APPROXIMATE DISTANCE AS PER GOOGLE MAPS



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PROPOSED UPCOMING INFRASTRUCTURE

Future Potential with more industrial hubs planned:

- 2 IMTs¹ in Sonipat's Gohana & Gannuar
- Maruti plant² in Sonipat

Rapid Rail Transit System³ Highlights:

- Connecting Delhi-Sonipat-Panipat (extended to Karnal)
- 130-km long high-speed rail corridor (elevated mostly + underground)
- Will be integrated with Pink, Blue, Red & Magenta lines of Delhi Metro
- 12 station + 2 depots

Information Sources

¹<https://timesofindia.indiatimes.com/city/gurgaon/state-government-to-set-up-two-more-industrial-townships-in-sonipat/articleshow/77861495.cms>

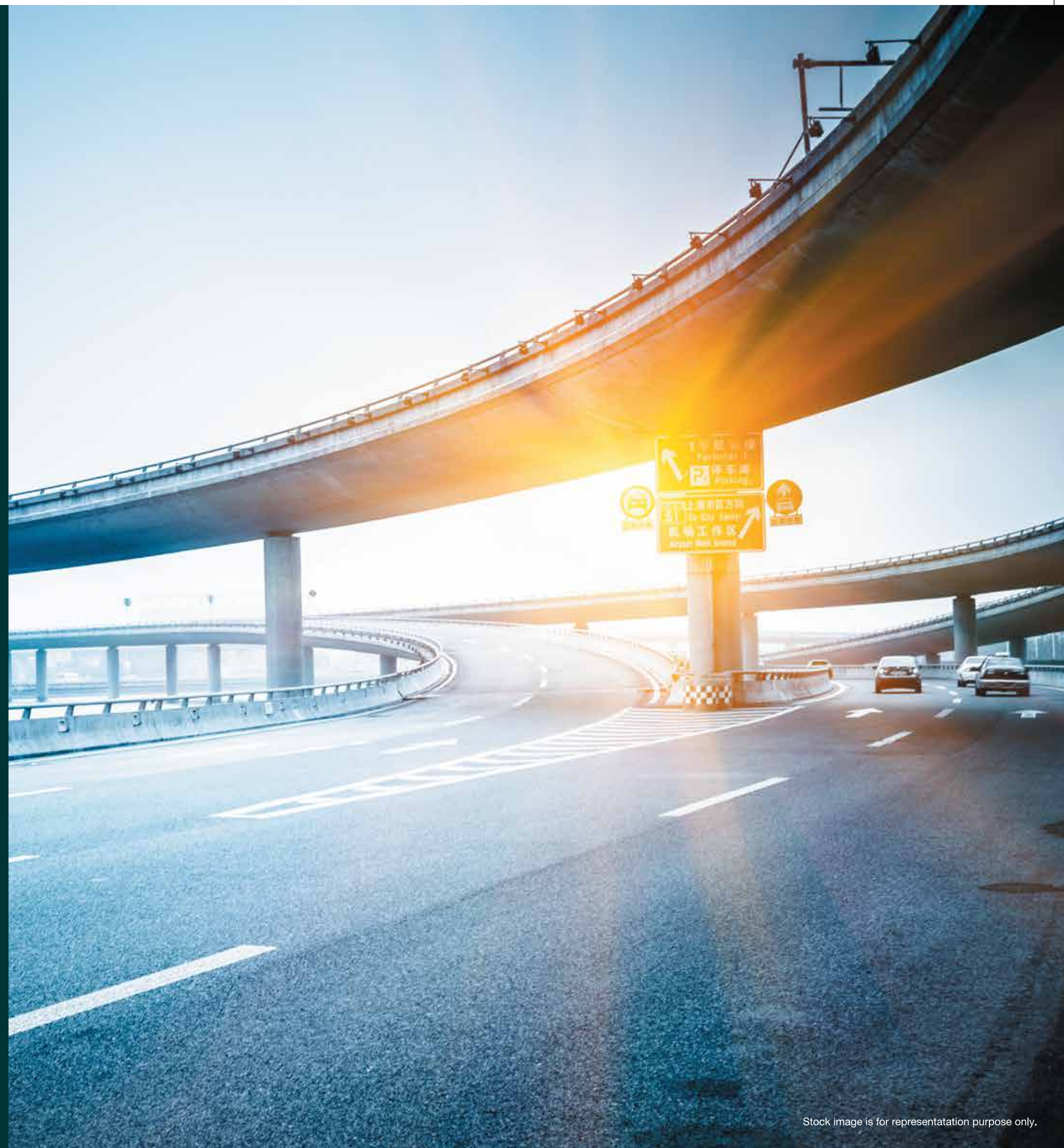
²<https://www.tribuneindia.com/news/haryana/pm-to-lay-stone-of-marutis-kharkhod-a-plant-today-426071>

³https://ncrpb.nic.in/pdf_files/Draft%20Detail%20Project_RRTS.pdf

<https://www.livemint.com/news/india/delhimeerut-rrts-construction-work-on-schedule-likely-to-be-done-june-2025-11649091109261.html>

<https://ncrtc.in/delhi-panipat-corridor/>

Distance is as per Google Maps



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**A LAND INSPIRED
BY LUTYENS'**



INSPIRED BY LUTYENS DELHI

Step into a world of wonder.

Inspired by the iconic design of Lutyens Delhi, Godrej Green Estate welcomes you with its beautiful symmetry.

This style blends western classical grandeur with Indian traditions, and is sure to leave you spellbound.



STEP INTO A WORLD OF 2000+ TREES

Make every morning magical, with 2000+ trees as your neighbours. Listen to the sweetest of birdsongs as you walk through a serene and lush canopy.

Trees will be planted by the developer and will grow to their full potential over time.

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FIND INNER PEACE IN 1.45 HECTARES OF MULTIPLE OPEN SPACES AND GREEN AREAS

With 4 parks to choose from, and 1.45 hectares of multiple open spaces and green areas surrounding your home, live a green life at Godrej Green Estate.



*1.45 hectares land comprises of – Parks , pathways, sport areas, Kids play area, forest areas, Underground STP/WTP. Excluded Community land & road areas.

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**BEGIN YOUR DAY WITH
A REFRESHING WALK
AT THE SCULPTURE COURT**



THE PERFECT TRELLIS GARDEN FOR YOUR LOVED ONES



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**WATCH YOUR KID PERFORM
UNDER THE STARRY SKIES
AT THE OPEN-AIR THEATRE**





**UNWIND AND RELAX
WITH A GLASS OF WINE
AT THE GAZEBO**



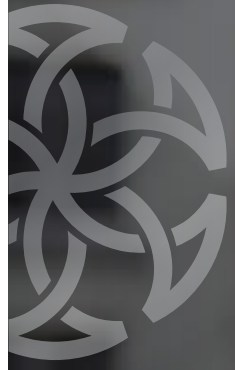
**PLAY A FEW ROUNDS
ON A WEEKEND AT
THE MULTI-PURPOSE COURT**



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**ENJOY A FUN EVENING
WITH FRIENDS & FAMILY
AT THE BARBEQUE AREA**



SAFETY AND SECURITY

With a secure and safe neighborhood, your family can enjoy true freedom and peace at Godrej Green Estate.

50+ CCTV's planned at strategic locations in the project.

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**GODREJ PROPERTIES BRINGS TO SONIPAT
A UNIQUE LUTYENS STYLED CLUBHOUSE**



PRESENTING THE ESTATE CLUB

The commercial complex titled as 'The Estate Club' do not form part of the common area / facilities of the Project and the same is conceptualised on the commercial area. The ownership of 'The Estate Club' shall vest with the Developer and/or subsequent transferee(s). The Developer and/or the subsequent transferee(s) shall have the sole and absolute authority to deal with 'The Estate Club', including but not limited to the right to provide membership and framing of usage policies, in any manner as it may deems fit in its sole discretion. Construction and development of 'The Estate Club' is not be linked in any manner with the development of the Project and/or with the possession/handover of the plots.



AN ELEGANT CLUBHOUSE WITH A POOL



Artist's impression. Not an actual site image.



INTRODUCING GODREJ CONCIERGE



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GODREJ CONCIERGE

EXCLUSIVE COMPLIMENTARY MEMBERSHIP FOR 2 YEARS

- Membership provides access to unique & exclusive concierge services to enhance a resident lifestyle
- Includes domestic, international travel concierge, and a range of benefits across art, dining, nightlife, shopping, fashion, entertainment, sports, etc.



GODREJ CONCIERGE

Sourcing and assistance of tickets to concerts, special events and sporting events	Transportation services – trains, planes, cars, helicopters, jets, boats and more	Travel – personal, business or leisure	Restaurant recommendations and/or reservations	Research – helping you find a nanny agency, looking for a particular suit?
Picking up and delivering a birthday or anniversary gift, gift sourcing, etc	Corporate planning – need help organizing your company's year end function?	Meeting & event / special occasion planning; private parties, 50th birthday party, kids birthday party, etc.	Need a fashion recommendation or stylist?	Arrange for your tee time at a golf club
Visa assistance – helping secure an appointment at a specific embassy	Sourcing of unusual items , difficult to source items	Arranging DJ's , Artists, Emcees etc. for a personal/ business event	Health and fitness: Arranging Gym and Yoga instructors	Entertainment ideas
'Sold out' ticket access	Luxury car rental	Planning & customizing itineraries for holidays	Vault rental – assistance with vault rentals for high valued items i.e.: art, antique jewellery	Security – need a close protection officer?

The Godrej Concierge service(s) mentioned herein are only indicative service(s) and are only intended to show the types of service(s), which may be provided by the developer and/or any third party (to be appointed at the sole discretion of the developer) on payment of certain charges by the plot owners, as may be determined by the developer and/or third party at their sole discretion.



**GET IN SHAPE
WITH A WEL-EQUIPPED
GYMNASIUM**

WELCOME TO



The Land *of* choice



**RESIDENTIAL PLOTS RANGING FROM
APPROX. 83.24 SQUARE METERS – 149.99 SQUARE METERS**



PAYMENT PLAN

MILESTONE	%
APPLICATION MONEY (AM)	₹6 Lakh
WITHIN 18 DAYS FROM BOOKING	10% of COP-AM
WITHIN 45 DAYS FROM BOOKING	10% of COP
ON START OF UNDERGROUND CABLING WORK	20% of COP
ON COMPLETION OF UNDERGROUND DRAINAGE WORK	20% of COP
ON COMPLETION OF ELECTRICAL SUBSTATION	20% of COP
ON APPLICATION OF CC	15% of COP
ON INTIMATION OF POSSESSION	5% of COP

COP-COST OF PROPERTY, AM - APPLICATION MONEY, CC- COMPLETION CERTIFICATE

The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.



RTGS DETAILS

Name of Bank - ICICI BANK

Bank Key/IFSC Code - ICIC0000177

SWIFT Code - ICIC0000177

Bank Number - 777705100129

Account Name - GODREJ GREEN ESTATE COLLECTION MASTER ACCOUNT

Bank Branch - DLF PHASE 1 QUTUB PLAZA BRANCH, GURGAON 122002

Account Type - ESCROW

RERA CERTIFICATE



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Plotted Colony under DDJAY namely "Godrej Green Estate" to be developed over land measuring 48.012 acres situated in the revenue estate of village Rathdana, Sector-34, Sonipat vide

Registration No. HRERA-PKL-SNP-348-2022 Dated: 14.09.2022

2. The promoter of the project is Oasis Landmarks LLP, having its registered office at Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East) Mumbai, Maharashtra-400079. The promoter is a Limited Liability Partnership registered with Registrar Maharashtra, Mumbai with LLP Identity Number: AAC-4016 having PAN No. AADFO9657Q.

Registration No. HRERA-PKL-SNP-348-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

3. This Registration is being granted subject to the following conditions:

- strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
- strictly abide by the declaration made in form REP-II
- apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
- a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.

Registration No. HRERA-PKL-SNP-348-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

- that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- complete the project by 31st March, 2025.

Special Condition

- The promoter shall submit a copy of Demarcation Plan, zoning plan and service plans to the Authority immediately after its approval by Town & Country Planning Department.
- The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 1.686 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.

Geeta Rathee Singh
Member

Nadim Akhtar
Member

Dilbag Singh Sihag
Member

Rajan Gupta
Chairman



Oasis Landmark LLP ("LLP"), is developing a residential plotted colony under the Deen Dayal Jan Awas Yojna scheme namely "Godrej Green Estate" ("Project") comprising of 722 nos of plots and other development as may be permitted on total land admeasuring 232380.5 square yards situated at sector 34, Sonipat ("Project Land") website: www.godrejproperties.com The Project is being developed pursuant to Layout Plan bearing drawing no. 8505 dated 10.08.2022. granted by Director, Town and Country Planning ("DTCP") (as renewed from time to time). The Project is registered with Haryana Real Estate Regulatory Authority, Panchkula ("HRERA") bearing Registration No. HRERA-PKL-SNP-348-2022 dated. 14.09.2022 (website: <https://haryanarera.gov.in/>). The terms of allotment/sale shall be subject to (a) Application Form, Allotment Letter, Agreement for Sale and/or Conveyance Deed; (b) licenses, layout plans and approvals; (c) Completion Certificate. Approvals are subject to change and revision.

This brochure purely conceptual, illustrative, and used for indicative purposes only and not a legal offering. Nothing contained herein constitutes an invitation to an offer, an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the LLP. All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities amenities, recreational areas, as shown are merely artistic impressions. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impressions / digital material, representation, artistic renderings and images as depicted/ shown herein. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and only after thorough understanding about the Project and taking appropriate advise, take further decision regarding/in relation to the Project.

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Nothing contained herein shall construe any scheme or deposit plan or investment advice / offer/ proposal under Securities and Exchange Board of India Act, 1992 and/ or any other applicable laws. Use of information for buying/ investing in the Project by any person shall be deemed to be on the basis of his/ her/ their independent analysis and judgement. Use of information will be governed by Indian Laws, RERA and the competent authorities shall only be Haryana RERA authority and courts at Haryana.

Area: 1 Hectare = 2.471 Acre, 1 Acre = 4840 sq.yds. or 4046.86 sq.mtrs., 1 sq.mtr. = 10.764 sq.ft.

For more information please visit - www.godrejproperties.com.