



habitat  
residences  
SECTOR 78 | FARIDABAD

**HRERA**  
CERTIFIED

HRERA-PKL-FBD-170-2019  
Dated: 24.10.2019



**4 DECADES  
OF EXPERIENCE**

**~11,000 HOMES  
DELIVERED**

**5 MILLION + SQ.FT.  
UNDER DEVELOPMENT**

### AFFORDABLE HOUSING - HABITATS, SECTOR-99A, GURUGRAM



Actual Site Images

### AFFORDABLE HOUSING - HABITAT78, SECTOR-78, FARIDABAD



Actual Site Images



## RECENTLY DELIVERED PROJECTS



1 HERITAGE MAX - GURUGRAM | 2 INFINITI BAY - GOA | 3 OCEAN DECK - GOA | 4 CALEM GROVE 3 - GOA | 5 HERITAGE ONE - GURUGRAM | 6 ARBOREA - DEHRADUN

# LOCATION MAP



## LEGEND

SCHOOL	HOSPITAL
A Aravali School	M SDM Hospital
B DPS School	N Asian Fidelis Hospital
C Shiv Nadar School	O Amrita Hospital
D Mathers Pride School	P Sarvodaya Hospital
E The Shriram School	Q GRG Hospital
F Modern School	R Metro Hospital
G Lingayas University	S Asian Hospital
H DPS School	T ESIC Hospital
I Manav Rachna University	U BK Hospital
J Aravali International School	V Fortis Hospital
K Manaskriti School	W Park Hospital
L Modern DPS School	X Sarvodaya Hospital
	Y NIMS Hospital

- - - - - METRO LINE
- - - - - RAILWAY LINE
- - - - - DMIC (DELHI MUMBAI INDUSTRIAL CORRIDOR)





## STRATEGIC LOCATION

- Bang on FNG Expressway (75 mtr. Road)
- Close proximity to commercial Sector-79 with Shopping Mall etc.
- 10 minutes drive from Neelam Chowk & Bata Chowk Metro Station
- 15 minutes drive from KGP Expressway
- 5 - 10 minutes drive to reputed Schools, Colleges & Hospitals







Artistic Impression

Courtyard View





Artistic Impression

Kids Play Area



## LEGEND

- 01 Kids Play Area
- 02 Senior Citizens' Gazebo
- 03 Basketball Court (Half)
- 04 Badminton Court
- 05 Milk & Vegetable Booth
- 06 S.T.P.
- 07 U.G.T.
- 08 Community Centre
- 09 Crèche
- 10 Retail

### Tower D-1, D-2, D-7, D-8 (2BHK + UTILITY)

- Unit 1, 4, 5, 8 - Type 1
- Unit 2, 3, 6, 7 - Type 2

### Tower D-3, D-4, D-5, D-6 (2BHK + UTILITY)

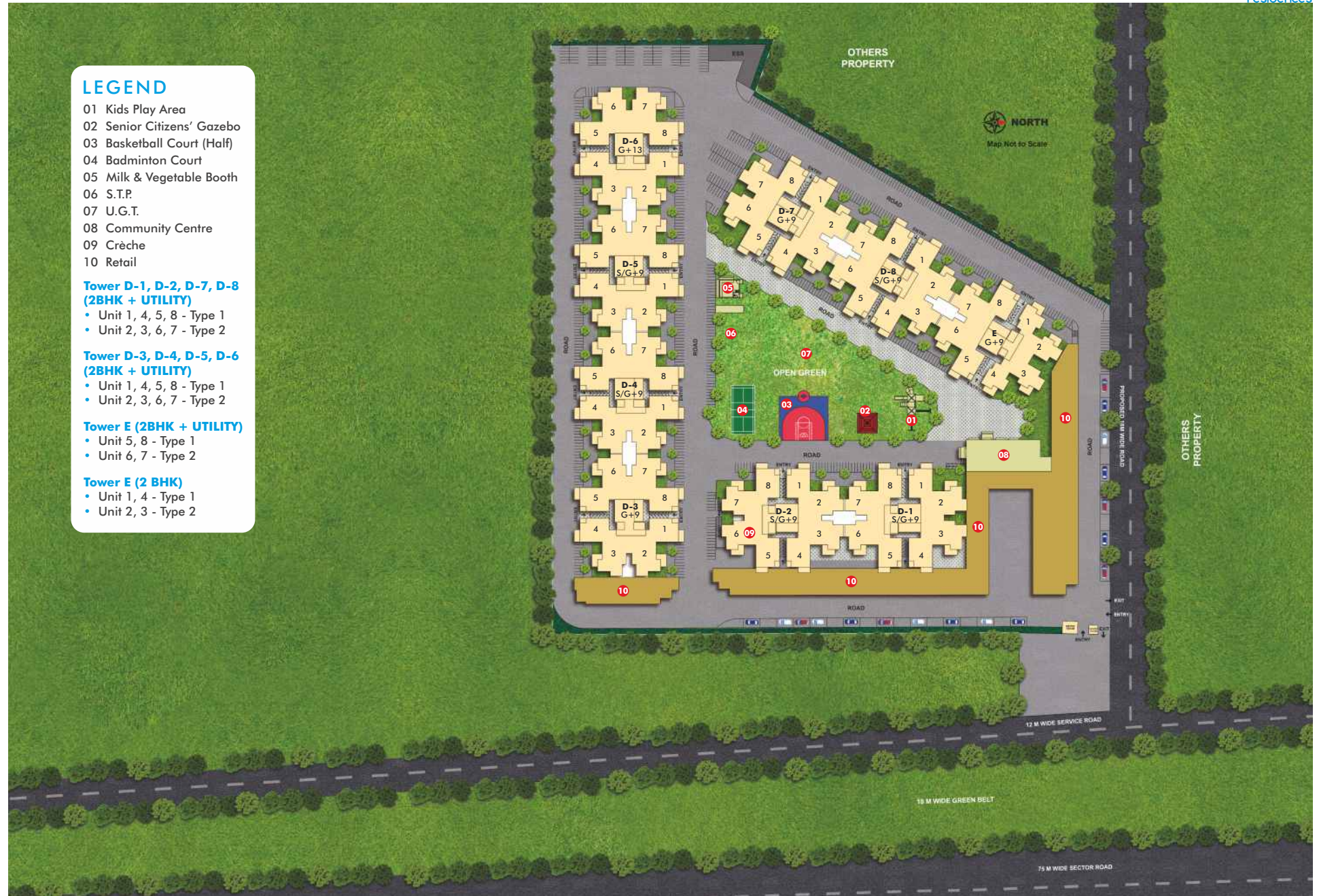
- Unit 1, 4, 5, 8 - Type 1
- Unit 2, 3, 6, 7 - Type 2

### Tower E (2BHK + UTILITY)

- Unit 5, 8 - Type 1
- Unit 6, 7 - Type 2

### Tower E (2 BHK)

- Unit 1, 4 - Type 1
- Unit 2, 3 - Type 2



Disclaimer: The proposed affordable group housing scheme in Sector-78, Faridabad is duly approved/ licensed by the Office of Director General, Town & Country Planning Dept., Haryana vide License no. 63 of 2019 dated 05.06.2019 (Area measuring 5.08125 Acres). The Master Plan is as per the Building Plans approved vide DGTCP office memo no. ZP-1129/JD(RM)/2019/28274 dated 18.11.2019 for developing 732 dwelling units and commercial development. This project is being developed under Haryana Affordable Group Housing Policy dated 19.08.2013 and modifications and amendments thereto. The Project has been registered with Haryana RERA (Panchkula) vide registration number HRERA-PKL-FBD-170-2019 dated: 24.10.2019 and the details of the Project are available on the website [www.haryanarera.gov.in](http://www.haryanarera.gov.in) under registered projects. All the approvals can be checked in the office of the Developer. The Developer reserves the right to get the approved building plans revised at any stage till completion of the buildings as per prevailing government norms.



## TYPE 1 (20 UNITS)

**Carpet Area**  
48.066 sq.mtr/  
517.382 sq.ft.  
**Balcony Area**  
7.097 sq.mtr/  
76.392 sq.ft.

₹ 21,07,724/-



## TYPE 2 (20 UNITS)

**Carpet Area**  
48.982 sq.mtr/  
527.242 sq.ft.  
**Balcony Area**  
6.887 sq.mtr/  
74.131 sq.ft.

₹ 21,46,033/-





## TYPE 1 (345 UNITS)

**Carpet Area**  
59.080 sq.mtr/  
635.937 sq.ft.  
**Balcony Area**  
7.203 sq.mtr/  
77.533 sq.ft.

**₹ 25,82,514/-**



## TYPE 2 (347 UNITS)

**Carpet Area**  
59.998 sq.mtr/  
645.818 sq.ft.  
**Balcony Area**  
7.243 sq.mtr/  
77.963 sq.ft.

**₹ 26,22,259/-**





## AMENITIES

- Badminton Court
- Basketball Court (Half)
- Kid's Play Area
- Crèche
- Community Hall
- Yoga/Meditation Area
- Senior Citizen's Gazebo
- Retail / Shops







## BENEFITS OF IGBC \_\_\_\_\_

- **Better water utility** through efficient plumbing fixtures & water closets, rain water harvesting and waste water recycling
- **Reduced energy bills** owed to efficient LED's in common areas, use of solar panels & solar reflecting paints
- **Waste management** through waste segregation at source to produce compost for landscape areas
- **Improved indoor air quality** through use of low VOC paints





## SAMPLE FLAT IMAGES



# SAMPLE FLAT IMAGES



To visit the sample flat  
contact:  
**09311550699**



# SPECIFICATIONS

## LOBBY

- The walls in the lobby look pleasant with white wash/color wash. Floors come with tiles. MS/Aluminium Windows with glass and flush door shutters look elegant with enamel paint finishing.

## BEDROOMS/ UTILITY

- Rooms have white wash / color wash and tiles on floors. MS/ Aluminium Windows with glass & flush door shutters are finished with enamel paint.

## KITCHEN

Kitchen has stone counter top with 2 feet tiles above the counter. The floors are made up of tiles.

## TOILETS

- Toilets are aesthetically designed with CP and sanitary ware, tiled walls up to 7 feet for bathing area, 4 feet for the rest of the area and floors with tiles.

## BALCONIES

- Balconies have tiles and enamel painted MS railings.

## EXTERNAL

- The façade has a combination of water repellent acrylic paint.

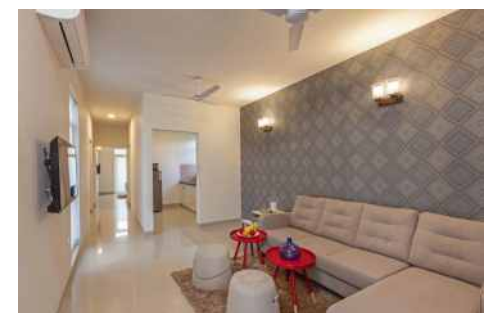
## MISCELLANEOUS

- Power back-up for lifts, water pumps and selected/emergency lights for common areas of tower.
- Lifts with automatic rescue device.
- Concealed wiring with sheet & switches.

## STRUCTURE

- Earthquake resistant structure.

Disclaimer: This does not constitute a legal offer. All site plans, floor plans, layout plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. Soft furnishing, cupboards, Furniture and Gadgets are not part of the offering. All images are an artistic conceptualization and do not purport to replicate the exact products.



Actual Sample Images

# PAYMENT SCHEDULE

LINKED STAGE	INSTALLMENT
At the time of submission of the Application for Allotment	5 % of the Total Cost
Within Fifteen days from the date of issuance of Allotment Letter	20 % of the Total Cost
Within Six months from the date of issuance of Allotment Letter	12.5 % of the Total Cost
Within Twelve months from the date of issuance of Allotment Letter	12.5 % of the Total Cost
Within Eighteen months from the date of issuance of Allotment Letter	12.5 % of the Total Cost
Within Twenty-Four months from the date of issuance of Allotment Letter	12.5 % of the Total Cost
Within Thirty months from the date of issuance of Allotment Letter	12.5 % of the Total Cost
Within Thirty-Six months from the date of issuance of Allotment Letter	12.5 % of the Total Cost

**5 YEARS FREE MAINTENANCE<sup>#</sup>**

**UPTO 90% LOAN AVAILABLE FROM LEADING BANKS**

**PAY ONLY FOR CARPET AREA IN 3 YEARS**

**SAVE UPTO 2.67 LACS UNDER PRADHAN MANTRI AWAS YOJANA\***

\* Terms & Conditions apply  
# As per Haryana Affordable Group Housing Policy dated 19.08.2013

## Terms & Conditions:

- All payments to be made through Cheque(s)/Demand Draft(s)/Pay Order(s) drawn in favour of **'Habitat Residences Master A/C U/O CIPL'**, payable at New Delhi.
- Payment subject to realization of Cheque(s)/Demand Draft(s)/Pay Order(s).
- Stamp duty, registration charges, legal documentation charges and other miscellaneous charges, as applicable shall be separately borne and paid by the applicant, at the time of registration of the sale deed.
- Government taxes and levies like VAT, GST, cess, etc., as applicable from time to time will be payable extra.
- GST at applicable rates shall be payable additionally along with each installment. The total cost of the Apartment is tentative and exclusive of applicable charges (if any) including development charges, taxes, duties, levies, cess, etc. and all such charges, taxes, duties, levies, cess, etc. shall be payable by the Applicant in addition to the total cost of the apartment. Further, the company shall be entitled to levy and recover any revision in the rates of the Apartment in future in accordance with Haryana Affordable Group Housing Policy and/or other applicable laws and correspondingly increase the total cost of the Apartment.
- The company shall be entitled to levy and recover External Development Charges (EDC) and/or any revision thereto in future in accordance with Haryana Affordable Group Housing Policy and/or other applicable laws and correspondingly increase the amount of the total cost of the apartment.
- The above prices/payment schedule are subject to revision/withdrawal at any time in accordance with the Haryana Affordable Group Housing Policy and/or other applicable laws and modifications and amendments thereto.
- If and when any allotment is made in my/our favour, the same shall be subject to the terms of the Haryana Affordable Group Housing Policy and/or other applicable laws.





**Property Point**  
**+91 - 9311550699**