



habitat 78

SECTOR 78, FARIDABAD

**SPORTS RESIDENCES**

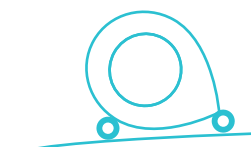


\*All images are an artistic conceptualization and do not purport to replicate the exact product.

## Adding Style to Lifestyle

Morning walks are breezier now. Kids have more energy now. The conversations are sweeter. The neighbours are warmer. Your friends come more often. There is pride in your eyes. There are endless ways to celebrate life now.

habitat78 - Endless Possibilities







# Faridabad Next: Adding Future to the Present

Being the most well-connected and ingeniously developed city of Haryana, Faridabad is listed among the 'Smart City' of India. Nestled near its periphery is Faridabad Next, slated for long term sustainability and growth due to its proximity to Gurgaon, Noida, Greater Noida and South Delhi.

- 📍 Granted status of Smart City
- 📍 Presence of industrial giants like Yamaha, Havells, JCB and more.
- 📍 Smart inter-state and intra-state connectivity
- 📍 Smart governance
- 📍 Connectivity through Kalindi-Kunj Bypass
- 📍 Proximity to FNG corridor
- 📍 Connectivity through longest metro corridor- Violet line
- 📍 Easily accessible through bridge over Agra Canal

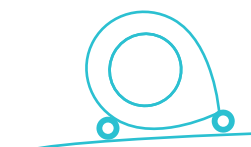
## Drive from habitat 78

### 0-5 Mins

- 📍 BPTP Bridge
- 📍 Posh Sectors 14, 15 & 17
- 📍 FNG (Faridabad-Noida- Ghaziabad) Expressway

### 5-10 Mins

- 📍 Badarpur Border
- 📍 Metro Station - Neelam Chowk
- 📍 KMP (Kundli-Manesar-Palwal) Expressway



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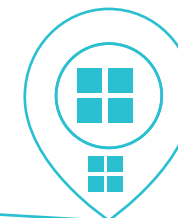


## Adding Comfort to Zone

A house becomes a home when it puts you into a comfort zone.

habitat78 is all about comfort and more.

- ◆ Adjacent to Commercial Sector 79
- ◆ 5 minutes drive to more than 14 reputed schools like Shriram Millennium School, Modern School, GD Goenka, KR Mangalam, Shiv Nadar, DPS, etc.
- ◆ 15 minutes drive to colleges like YMCA College of Engineering, CITM, Lingaya's University, Institute of Management & Technology, etc.
- ◆ 100 bed hospital planned by AIMS (Asian Institute of Medical Sciences) in close proximity
- ◆ Mega hospital planned in vicinity



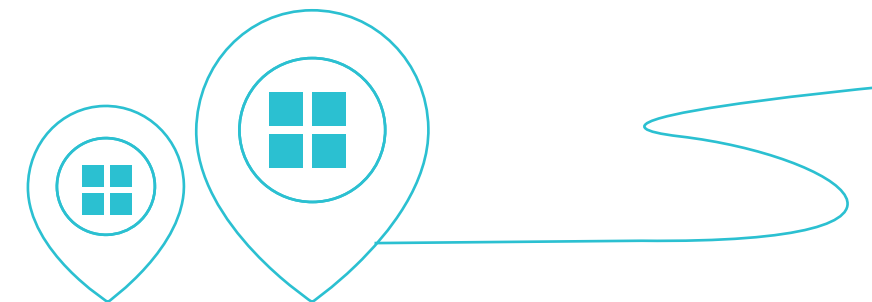




## Easy to reach Bliss to stay

habitat78 gives a little more to everything. A little more joy, a little more happiness, a little more smile and a little more to life.



- ◆ Located on 75 meter bypass road
- ◆ Excellent connectivity to Noida and Ghaziabad through upcoming FNG Expressway
- ◆ ~ 15000 residential units including Omaxe Spa Village and New Heights in vicinity already developed
- ◆ Convenience Shops delivering daily needs at your doorstep
- ◆ Adjacent to a proposed Secondary School
- ◆ Adjacent to Commercial Sector 79 with mall(s) and shopping complexes





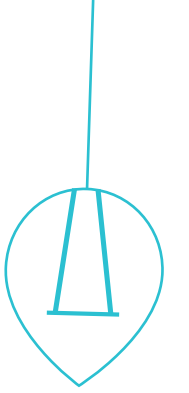


## Endless Possibilities at habitat78

-  Completion within 4 years from the date of commencement of project#
-  Free maintenance by the developer for 5 years#
-  Price on Carpet Area fixed by Haryana Govt.#
-  Easy payment plan spread over 3 years#
-  Upto 90% bank finance \*
-  Efficiently designed apartments
-  Optimal utilization of space
-  Enclosed kitchen
-  Large spacious balconies
-  Well ventilated living/dining room







## Longevity comes with Living

habitat78 is dedicated to your health, fitness and passion in sports.

- Outdoor Gym
- Flood-Lit Badminton Courts
- Basketball Court (Half)
- Kids Play Area
- Walking/ Jogging Track
- Table Tennis
- Card Tables
- Board Games
- Yoga/ Meditation
- Senior Citizens' Gazebo
- Community Hall
- Crèche





## Commercial comes with Convenience

habitat78 is where a house becomes a home when it offers convenience.

A shopping arcade is next to your home to facilitate daily needs.

- Commercial Arcade at a walking distance
- Adjacent to Sector 79 with abundant showrooms, restaurants and mall(s)





## Value comes with Sustainability

**Green Rating for Integrated Habitat Assessment (GRIHA)** is a 'green building' rating system that assesses the performance of a building with respect to energy efficiency, water conservation, material conservation, waste management, renewable energy adoption, etc. so as to create a low impact development to the best possible extent.

Conscient 'Habitat 78' project is the first value home project in North India to have obtained GRIHA pre-certification in its attempt to benefit the community by providing better habitable environment conditions. This project will employ measures to minimize building resource consumption, waste generation, and overall ecological impact to within certain nationally acceptable limits/ benchmarks, during the life cycle of the project.

Few measures the project will employ in line with GRIHA include: Rain water harvesting, Water efficient plumbing fixtures, LED lighting in common areas, Solar power system, Basic amenities within the project, Irrigation system, Day lighting, Organic waste treatment, Low VOC paints, Disable friendly design.



# Site Plan



## LEGENDS

- ① Basketball Court (Half)
- ② Badminton Courts
- ③ Kids Play Area
- ④ Open Gym
- ⑤ Walking/ Jogging Track
- ⑥ Senior Citizens' Gazebo
- ⑦ Yoga/ Meditation Area
- ⑧ Community Hall
- ⑨ Crèche
- ⑩ Electric Sub-station
- ⑪ S.T.P.
- ⑫ U.G.T
- Shops

Tower A-1, A-2, A-3, A-4, A-5, A-6, A-7

- Unit 1, 4, 5, 8 - 2BHK
- Unit 2, 3, 6, 7 - 2BHK + Utility

Tower B-1, B-2

- 2 BHK



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. 15 of 2016 dated 26.09.2016 (Total Licensed Area is 7.394 Acres). Building plans approved vide DGTCPC office memo no. ZP-1129/SD(DK)/2017/6452 dated 06.04.2017 for developing 1067 dwelling residential units and commercial development. This project is being developed under Haryana Affordable Group Housing Policy dated 19.08.2013 and modifications and amendments thereto. 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.



# Unit Plan



## 2 BHK - Typical Floor Plan



	Sq. Mtr.	Sq. Ft.
Carpet Area	45.102	485.477
Balcony Area	9.348	100.622

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.

1 Square Meter = 10.764 Square Feet  
1 Foot = 0.3048 Meter

# Unit Plan



## 2 BHK + Utility - Typical Floor Plan



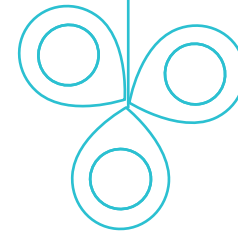
	Sq. Mtr.	Sq. Ft.
Carpet Area	58.505	629.747
Balcony Area	9.391	101.084

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# Specifications



## Living & Dining Room

The walls in the living and dining room 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 look pleasing with white wash/color wash and tiles on floors. MS/Aluminium Windows with glass & flush door shutters are finished with enamel paint.

## Kitchen

Kitchen have 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 looks stylish with tiles and enamel painted MS railings.

## External

The façade looks graceful with pleasing combination of water repellent acrylic paint.

## Misc.

- 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

Safety is the paramount concern which is why the multistoried structure is earthquake resistant.

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# Price List

Unit Type	Carpet Area (Sq. Mtr. / Sq. Ft.)	Balcony Area (Sq. Mtr. / Sq. Ft.)	Unit Price (Rupees)	Booking Amount (Rupees)
2 BHK	45.102 / 485.477	9.348 / 100.622	19,91,908	99,000
2 BHK + Utility	58.505 / 629.747	9.391 / 101.084	25,68,988	1,28,000

1 Square Meter = 10.764 Square Feet  
1 Foot = 0.3048 Meter

# Payment Plan

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

The above mentioned price list, payment plan and terms & conditions will be applicable as per 'Affordable Group Housing Policy dated 19.08.2013' notified by Haryana Government and any other subsequent notifications as applicable.

## Indicative Terms and Conditions:

- External Developmental Charges (EDC)/ Internal Developmental charges (IDC) and other charges/taxes will be charged as per Affordable Group Housing Policy dated 19.08.2013 and other documents issued by Government of Haryana from time to time.
- Cheque(s) / Pay Order(s) / Demand Draft(s) should be made in favour of 'Consient A/C Habitat 78'.
- Date of offer of allotment will be deemed as the date of publication of list of successful allottees in the newspaper.
- Stamp Duty (SD), Registration Charges (RC) and other Document Charges shall be payable with the last installment based on prevailing rates at that time.
- Government taxes and levies like VAT, GST, ST, Cess etc. as applicable from time to time will be extra and shall be payable additionally along with each installment.
- Revision in rates/plans shall be applicable as per Affordable Group Housing Policy dated 19.08.2013 and further amendments issued by Government of Haryana from time to time.
- Third party charges including Govt. charges and taxes, shall be extra and will be demanded as and when applicable.
- Any other Charges including but not limited to Administrative charges, shall be payable extra.
- Any default in payment shall invite interest @15% per annum.
- Non-Payment/Delay in payment of any installment / Cancellation / Surrender of flat shall attract a deduction / forfeiture of money (as per Haryana Affordable Group Housing Policy dated 19.08.2013).
- Terms & Conditions mentioned here are merely indicative with a view to acquaint the applicant and are not exhaustive. For details, please refer to Haryana Affordable Group Housing Policy dated 19.08.2013 and all its subsequent amendments.





## Decades of Value and Trust

Conscient believes that it is the responsibility of the developer to create diverse, innovative and exciting environment spaces that inspire and engage their inhabitants and enable a better, more enriched way to be. Nearly four decades of experience with more than 10,000 homes delivered in NCR along with several residential and commercial projects in the pipeline in NCR, Goa and Dehradun vouch for our commitment and expertise. Every single Conscient project is an enterprise in contemporary design and aesthetics.



## Recently Delivered Projects



All images are actual project images.

1. Infiniti Bay - Goa

2. Calem Grove 3 - Goa

3. Ocean Deck - Goa

4. Arborea - Dehradun

5. Calem Grove - Goa

6. Heritage One - Sector 62, Gurugram

## Some of Our Projects Under Construction



All images are an artistic impressions.

1. Heritage Max - Sector 102, Gurugram

2. Conscient One - Sector 109, Gurugram

3. Habitat Arcade - Sector 99A, Gurugram

4. Casa Mosson - Goa





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