

SONIPAT

RERA Registration No. HRERA-PKL-SNP-348-2022 dated 14.09.2022
Available at website: <https://haryanarera.gov.in/>

GODREJ GREEN ESTATE



Scan to enter
The Land of Choice



The Land *of* choice

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 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 is 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

Project being developed by Oasis Landmarks LLP





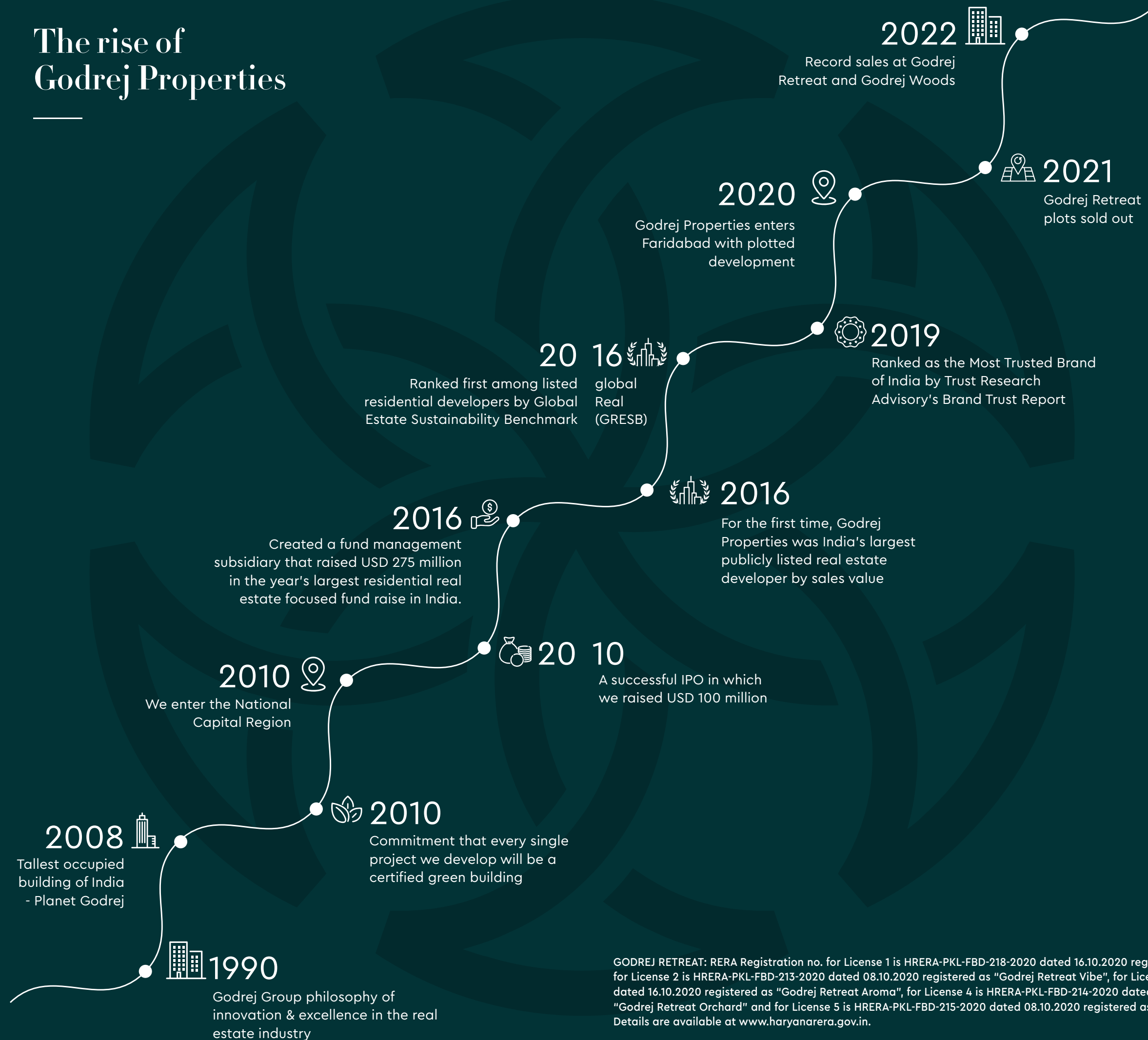
Godrej Properties brings the Godrej group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties' development combines a 125-year legacy of excellence and trust, with a commitment to cutting-edge design and technology.



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

Actual photograph of Godrej One

The rise of Godrej Properties



GODREJ RETREAT: RERA Registration no. for License 1 is HRERA-PKL-FBD-218-2020 dated 16.10.2020 registered as "Godrej Retreat Vista"; for License 2 is HRERA-PKL-FBD-213-2020 dated 08.10.2020 registered as "Godrej Retreat Vibe"; for License 3 is HRERA-PKL-FBD-219-2020 dated 16.10.2020 registered as "Godrej Retreat Aroma"; for License 4 is HRERA-PKL-FBD-214-2020 dated 08.10.2020 registered as "Godrej Retreat Orchard" and for License 5 is HRERA-PKL-FBD-215-2020 dated 08.10.2020 registered as "Godrej Retreat Symphony". Details are available at www.haryanarera.gov.in.

GODREJ WOODS: RERA Registration No for Godrej Woods Phase - I, UPRERAPRJ704730, Godrej Woods Phase II UPRERAPRJ145318 and Godrej Woods Phase III UPRERAPRJ773536 available at <https://www.up-rera.in>

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

Our Iconic Address

GODREJ RETREAT

SECTOR 83, FARIDABAD



GODREJ NATURE +

SOHNA, GURUGRAM



GODREJ PRIMA

OKHLA, DELHI



GODREJ MERIDIEN

SECTOR 106, GURUGRAM

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GODREJ SOUTH ESTATE: RERA Registration No. DLRERA2019P0003 available at www.rera.delhi.gov.in Godrej Prima is one of the tower in the Project Godrej South Estate

GODREJ MERIDIEN: RERA No: Registration No.: RC/REP/HARERA/GGM/2018/05, RC/REP/HARERA/GGM/2018/06 and RC/REP/HARERA/GGM/2020/09 available at www.haryanarera.gov.in

GODREJ NATURE+: RERA Registration No. for the project Godrej Nature Plus RC/REP/HARERA/GGM/2018/18 dated 30.01.2018 and revised on 15.06.2021 available at www.haryanarera.gov.in



Sonipat: A smart location that keeps you well connected

The rise of Sonipat

Sharing its boundary with Delhi, Sonipat is a prominent industrial hub that's rapidly becoming a destination that promises the best of healthcare, education, hospitality and shopping with a high future potential.



HEALTHCARE



EDUCATION



HOSPITALITY



SHOPPING



Stay in close vicinity to top educational institutes.

Your new home at Godrej Green Estate understands what's important to you. Now stay in close proximity to top educational institutes such as Delhi Public School, Sunrise International School and many more.



HEALTHCARE

Reputed healthcare centres are round the corner.

Stay conveniently connected to top hospitals from your new home at Godrej Green Estate. Cygnus JK Hindu Hospital, Krishnawati Hospital are among some of the top hospitals in your vicinity.



ENTERTAINMENT OUTLETS

Good times are closer to you than ever before!

Stay entertained any time of the day by
visiting your favourite mall. Godrej Green
Estate keeps MG Mall, City Walk Mall and
other modern conveniences in close proximity
to you and your family.



UPCOMING INFRASTRUCTURE

Live in a futuristic landmark.

The future is bright at Sonipat. With ongoing development and planned industrial hubs such as 2 IMTs in Gohana & Gannuar as well as a Maruti plant, there is a lot of potential.

*Source of information:
<https://timesofindia.indiatimes.com/city/gurgaon/state-government-to-set-up-two-more-industrial-townships-in-sonipat/articleshow/77861495.cms>
<https://www.tribuneindia.com/news/haryana/pm-to-lay-stone-of-marutis-kharkhoda-plant-today-426071>

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Experience Smarter Commuting with Proposed Rapid Rail System

Your new home keeps you close to the rapid rail transit system. This means better connectivity and a hassle-free commute to any destination on your mind, any time of the day.

Proposed RRTS

*Source of information:

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>

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Welcome to
Godrej Green Estate



The Land *of* choice

SONIPAT

Our first ever plotted development in Sonipat brings you
2000+ trees, well-planned security and a grand clubhouse
filled with everything you need.



Feel inspired with Lutyens themed gardens.

The traditional British architecture at Godrej Green Estate is guaranteed to make your lifestyle feel one of a kind.



A lavish lifestyle that's inspired by Lutyens.

The magnificent Lutyens architecture gives a
regal outlook to your lavish home.



Take a leisure stroll in Lutyens inspired gardens.

Our beautiful gardens inspired by Lutyens
make for a truly memorable stroll.





Your grand gateway to
the life of your dreams.





2,000+ trees are calling you home.

Enjoy greater peace of mind in your new
home with 2,000+ trees by your side.

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

Stock image is for representation purpose only



Live the dream with
1.45 hectares of organised open space.

Lead a therapeutic lifestyle at all times with
lush greens and open spaces.





Artist impression. Not actual site photograph.



LEGEND

● ENTRY/EXIT

● A1 CENTRAL PARK

- OPEN AIR THEATRE
- CHILDRENS PLAY PARK
- MULTIPLAY COURT
- GAZEBO SEATING
- SCULPTURE COURT
- WALKING TRACK
- TOT-LOT AREA AND SEATING
- BARBEQUE AREA

● A2 LOTUS PARK

- ENTRANCE TRELLIS
- LOTUS POND
- HERBS AND FLOWER BED
- TREE COURT

● A3 FLORAL PARK

- ENTRANCE TRELLIS
- GAZEBO SEATING
- FLORAL PLANTERBED
- TRELLIS WITH SEATING

● B5 ORCHAD PARK

- ENTRANCE TRELLIS
- GAZEBO
- CHILDREN'S PLAY AREA
- EDIBLE GARDEN OVER STP
- SEATING PLAZA
- FLAG POST AND SEATING PLAZA
- ORCHARD
- FOREST DECK WITH SEATING

Disclaimer- That the area falling under 24 meter road, which forms part of the licenced land will be developed by the Developer. However, the Developer shall not be responsible/liable in any manner for construction/development/maintenance/repair of the (a) 24 meter road which are neither in the developer's ownership nor form part of the licenced land; and (b) 45 meter wide sector road; and the same shall be developed by government/competent authority as per their extant policies and guidelines.



FLORAL PARK



LOTUS PARK



ORCHARD PARK



CENTRAL PARK



Floral Park

A lovely gazebo, floral planters, intricately designed, places to sit-out; the Floral Park will fast become a favourite of yours when you want to feel closer to nature.

Stock image is for representation purpose only

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



Lotus Park

This unique garden is a combination of beautiful architecture along with lotus ponds and flower planter beds. Spend time at the gazebo or just stretch your legs.



Orchard Park

What does the mango, the jamun and the amla have in common? You can find all of them (and more) anytime you visit the Orchard Park. Isn't your new home wonderful?

Stock image is for representation purpose only

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



Central Park

Whether it's an early morning stroll or a sunset from your deck, the central park views are a sight to behold.



An enhanced lifestyle with well-planned security.

Enjoy the finer things in life while we keep you and your loved ones safe and sound.





Why purchasing a plot is a better option?

Enjoy smart and convenient commuting with the rapid rail transit system in your neighborhood.



LOW ACQUISITION COST



MINIMAL MAINTENANCE COST



HIGHER APPRECIATION POTENTIAL



PRIVACY



LOWER PROPERTY TAX



FLEXIBILITY IN CONSTRUCTION

RERA CERTIFICATES


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

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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:

- i) 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.
- ii) strictly abide by the declaration made in form REP-II
- iii) 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.
- iv) 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.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



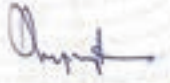
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HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

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

Special Condition

- a. 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.
- b. 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 Rathor Singh Nadim Akhtar Dilbag Singh Sihag Rajan Gupta
Member Member Member Chairman