

Avail Home Loan  
Subsidy Under:



**conscient**  
where value meets values

A member of **CREDAI**

\*Terms & Conditions Apply



**habitat78**  
SECTOR 78, FARIDABAD

**SPORTS RESIDENCES**

Awarded GRIHA Pre-certification to obtain 4 Star Rating\*





habitat78  
SECTOR 78, FARIDABAD

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



# Endless Possibilities

At Habitat 78, there is a little more to everything. A little more joy, a little more happiness, a little more smile and a little more to life. Nestled in the elite pincode of Faridabad, Habitat 78 offers a lifestyle that gives convenience, comfort, elegance and bliss for life.

## Fitter Lifestyle

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

## Connected Lifestyle

- Located in 'Smart City' - Faridabad
- 10 minutes drive to Metro Station-Neelam Chowk
- Adjacent to Commercial Sector 79
- Easily accessible through bridge over Agra Canal
- 5 minutes drive to more than 14 reputed schools
- 15 minutes drive to reputed colleges
- Mega hospital planned in vicinity

## Convenient Lifestyle

- Free maintenance by the developer for 5 years<sup>#</sup>
- Price on Carpet Area fixed by Haryana Govt.<sup>#</sup>
- Easy payment plan spread over 3 years<sup>#</sup>
- Upto 90% bank finance\*
- Completion within 4 years from the date of commencement of project<sup>#</sup>



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<sup>#</sup> As per Haryana Affordable Group Housing Policy dated 19.08.2013



# 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 Commercial Area
- ⑧ Community Hall
- ⑨ Crèche
- ⑩ Yoga/ Meditation Area
- ⑪ Electric Sub-station
- ⑫ S.T.P.
- ⑬ U.G.T

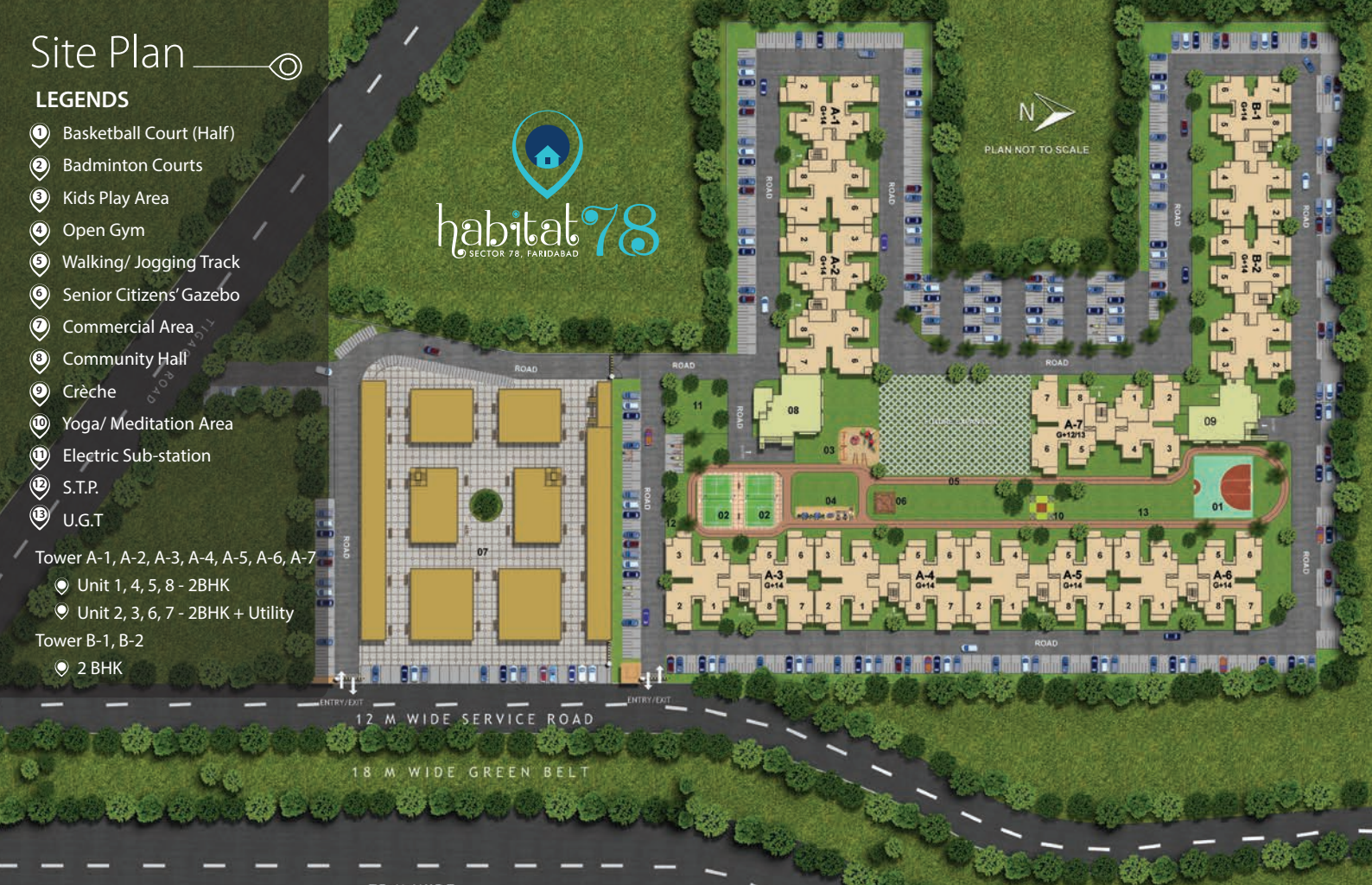
Tower A-1, A-2, A-3, A-4, A-5, A-6, A-7

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 DGTCP 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



2 BHK + Utility - Typical Floor Plan

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

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



## 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 '**Conscient 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.



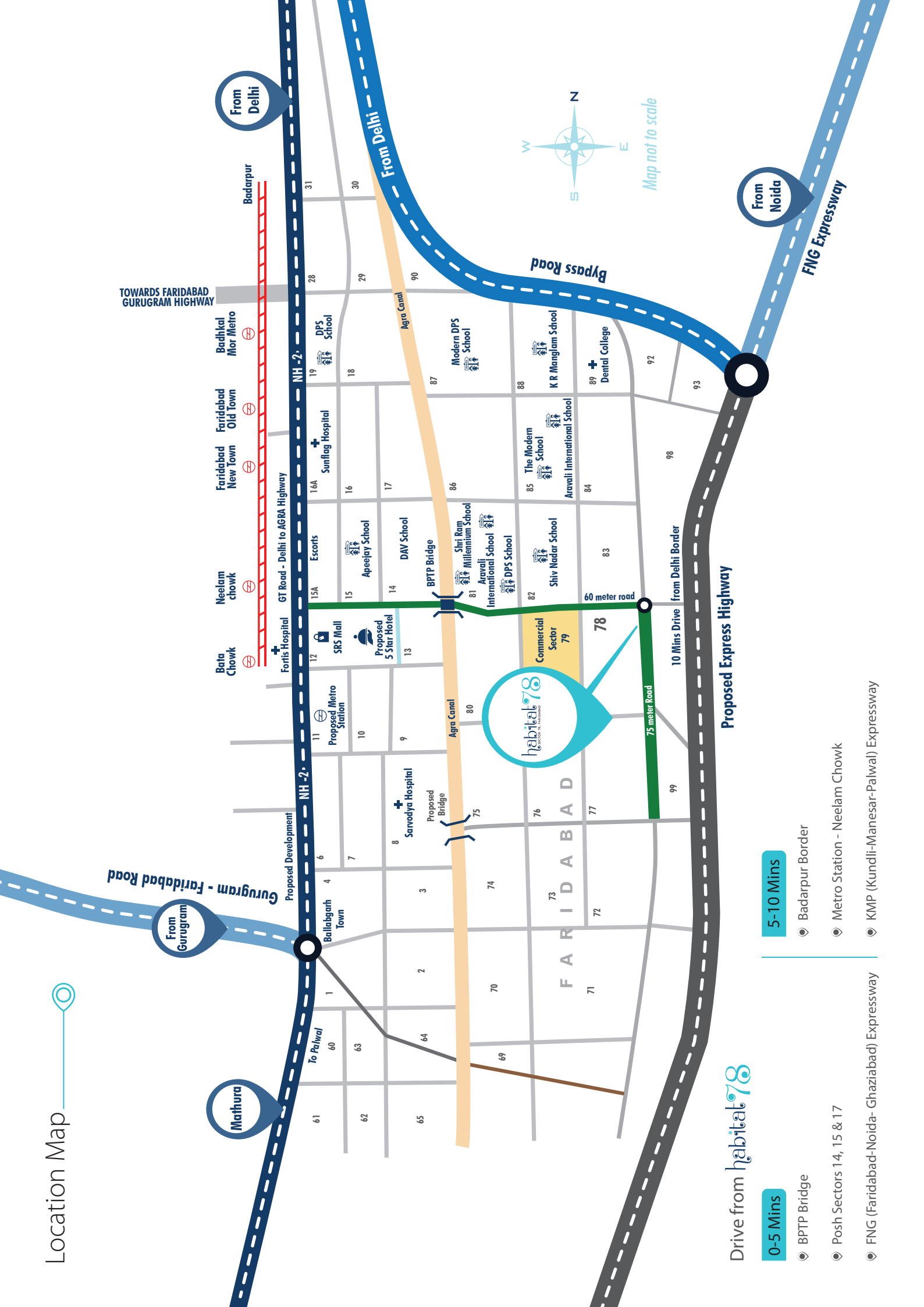
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# Location Map



## Drive from **habitat78**

### 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



## Decades of Value and Trust

Conscient believes that it is the responsibility of the developer to create diverse, innovative and exciting environment spaces. Nearly four decades of experience, more than 10,000 delivered homes and several upcoming projects 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



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



1. Heritage Max - Sector 102, Gurugram | 2. Conscient One - Sector 109, Gurugram | 3. Habitat Arcade - Sector 99A, Gurugram | 4. Casa Mosson - Goa

