



# **GODREJ AIR**

SECTOR 85, GURUGRAM





Welcome to Godrej Air where one can breathe in pure air while living the holistic life at the same time. The air quality within Godrej Air is 10x better than the rest of Delhi and the Air Quality Index (AQI) is a testament to that. So go ahead, take a deep breath without having to think twice.

Air Quality Index (AQI) Value	0 - 50	51-100	101-150	151-200	201-300	301-500
Levels of Health Concern	Good	Moderate	Unhealthy for Sensitive Groups	Unhealthy	Very Unhealthy	Hazardous

\*10X air quality benefit is as per Air Quality Index (AQI) survey done on site under controlled conditions by the developer — The AQI measured reflects the pm 2.5 concentration.





Strategically  
located



#BreatheEasy



Sustainable  
living



Contemporary  
lifestyle

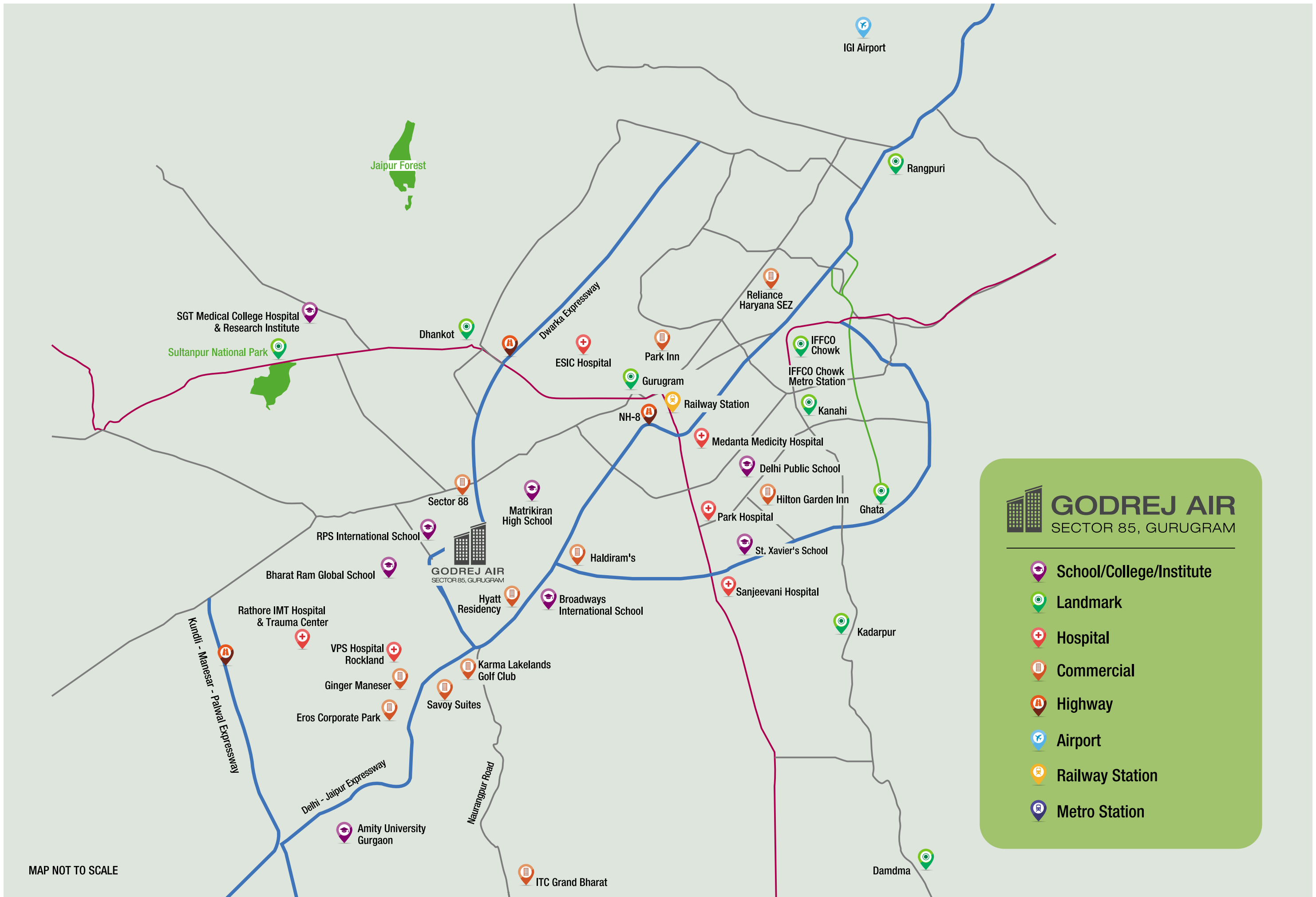


Thoughtfully  
designed



*Strategically  
Located*





MAP NOT TO SCALE

## GODREJ AIR

SECTOR 85, GURUGRAM

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- 🎓 School/College/Institute
- 📍 Landmark
- + Hospital
- 🏢 Commercial
- 🛣️ Highway
- ✈️ Airport
- 🚂 Railway Station
- 🚇 Metro Station





Stock image for representative purpose only

## ESTABLISHED SOCIAL INFRASTRUCTURE

New Gurugram is considered as the destination next - as many upcoming developments, commercial establishments, SMEs and start-ups are taking shape here. At Godrej Air, you are connected to a world of opportunities and superior infrastructural developments at all times.

### EDUCATION



- Delhi Public School - Sec 84
- St. Xavier's School - Sec 81
- Bharat Ram Global School - Sec 83
- Matrikiran High School - Sec 84
- RPS International School - Sec 89
- Amity University - Manesar

### HOSPITAL



- VPS Hospital Rockland - Sec 5
- Park Hospital - Sec 47
- Medanta - Sec 39
- IMT Hospital & Trauma Center- Sec 7
- SGT Med. College & Institute - Budhera

### RETAIL, HOTEL & BUSINESS PARK



- Sapphire Mall - Sec 83
- Inox - Sec 83
- Reliance Trends - Sec 83
- Reliance Digital - Sec 83
- Subway - Sec 83
- Hyatt Residency - Sec 83
- Savoy Suites - Sec 1, IMT Manesar
- Mc Donald's - Sec 1, IMT Manesar
- Eros Corporate Park - Sec 2, Manesar
- Karma Lakelands Golf Club - Sec 80



SIGNAL FREE CONNECTIVITY  
FROM NH8

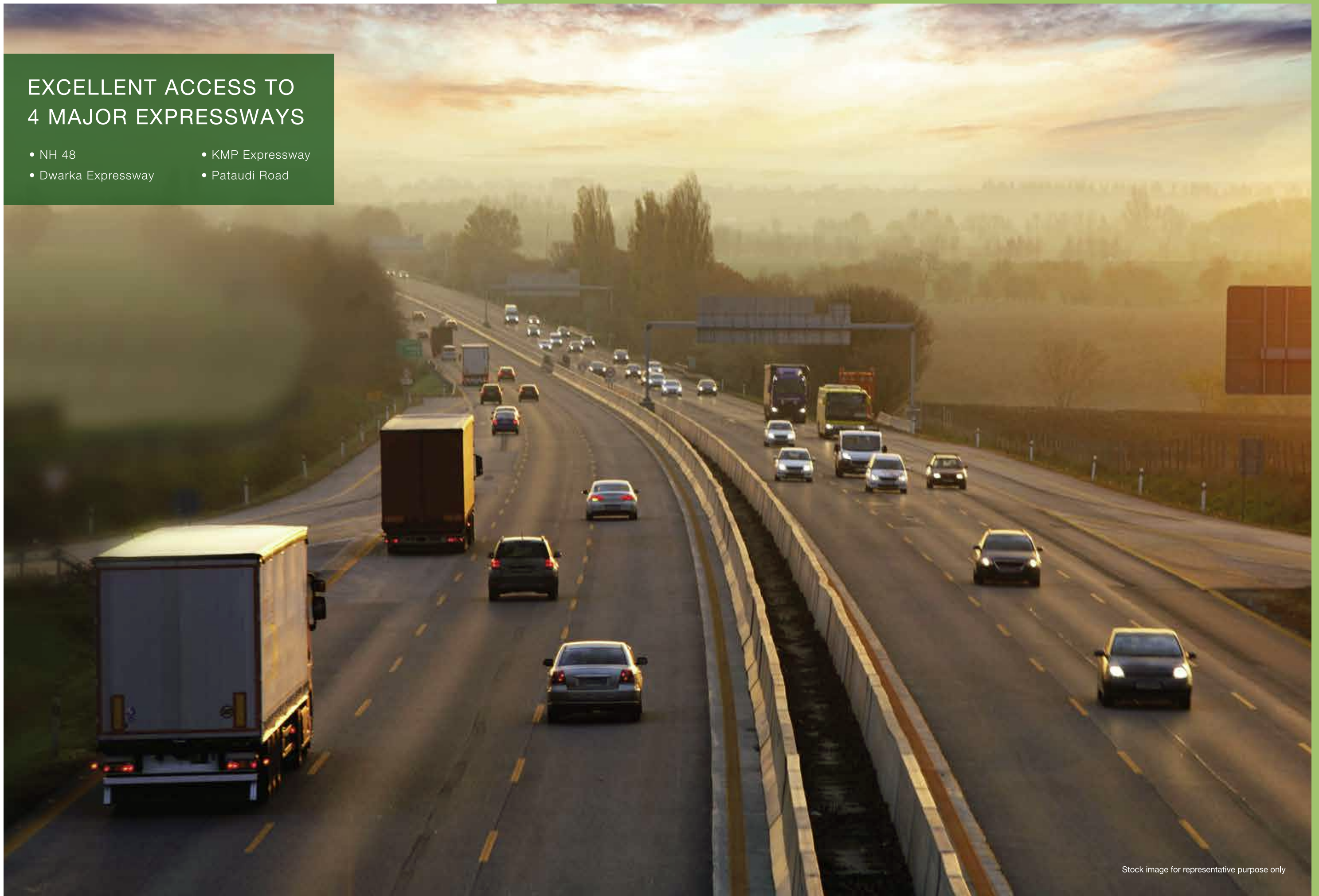


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## EXCELLENT ACCESS TO 4 MAJOR EXPRESSWAYS

- NH 48
- Dwarka Expressway
- KMP Expressway
- Pataudi Road



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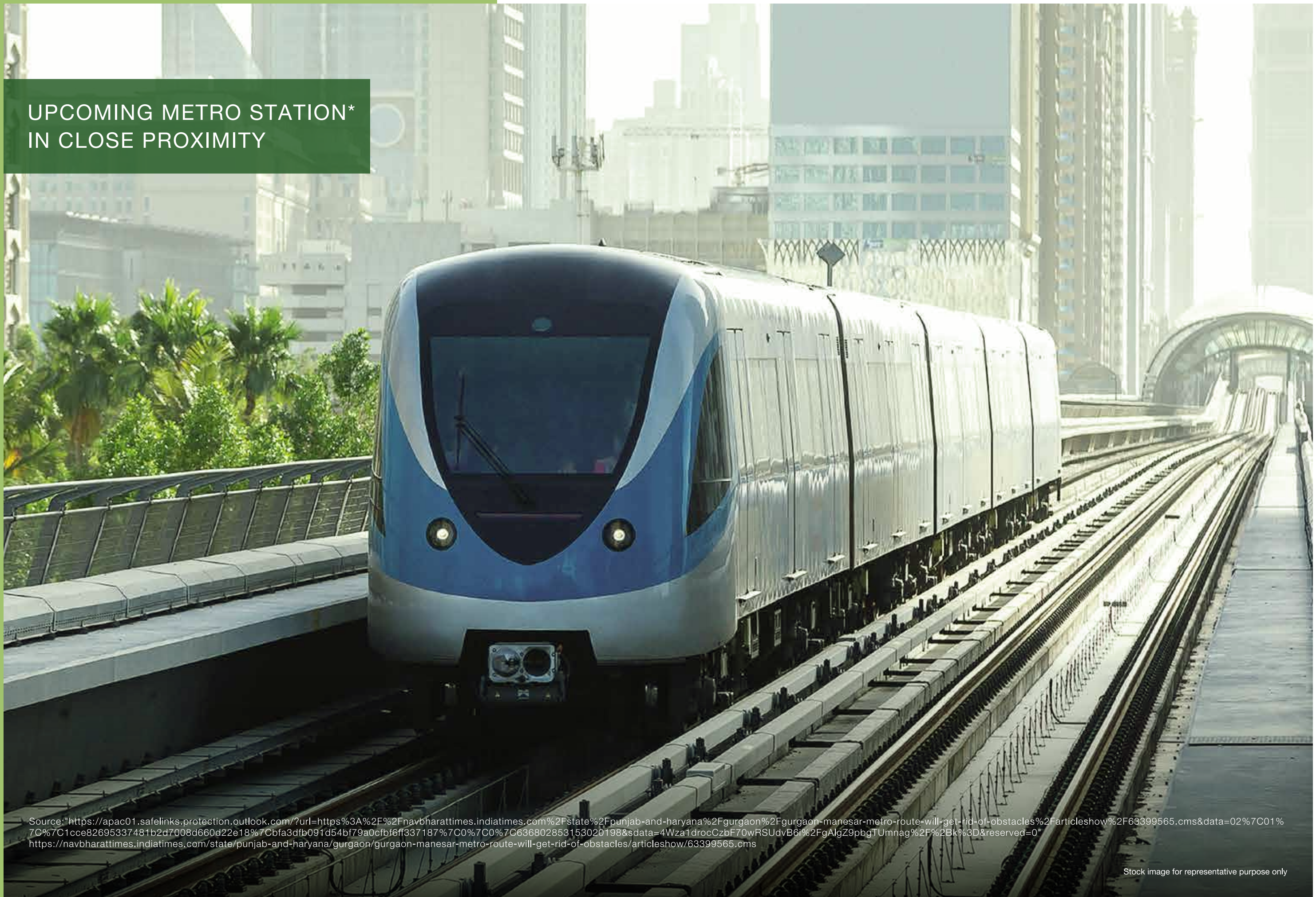
SEAMLESS CONNECTIVITY FROM THE  
INDIRA GANDHI INTERNATIONAL AIRPORT



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UPCOMING METRO STATION\*  
IN CLOSE PROXIMITY



Source: <https://apac01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fnavbharattimes.indiatimes.com%2Fstate%2Fpunjab-and-haryana%2Fgurgaon%2Fgurgaon-manesar-metro-route-will-get-rid-of-obstacles%2Farticleshow%2F63399565.cms&data=02%7C01%7C%7C1c8e82695337481b2d7008d660d22e18%7Cbfa3dfb091d54bf79a0cfbf6ff337187%7C0%7C0%7C636802853153020198&sd=4Wza1drocCzbf70wRSUdvB6i%2FgAlgZ9pbgTUmng%2F%2Bk%3D&reserved=0>  
<https://navbharattimes.indiatimes.com/state/punjab-and-haryana/gurgaon/gurgaon-manesar-metro-route-will-get-rid-of-obstacles/articleshow/63399565.cms>

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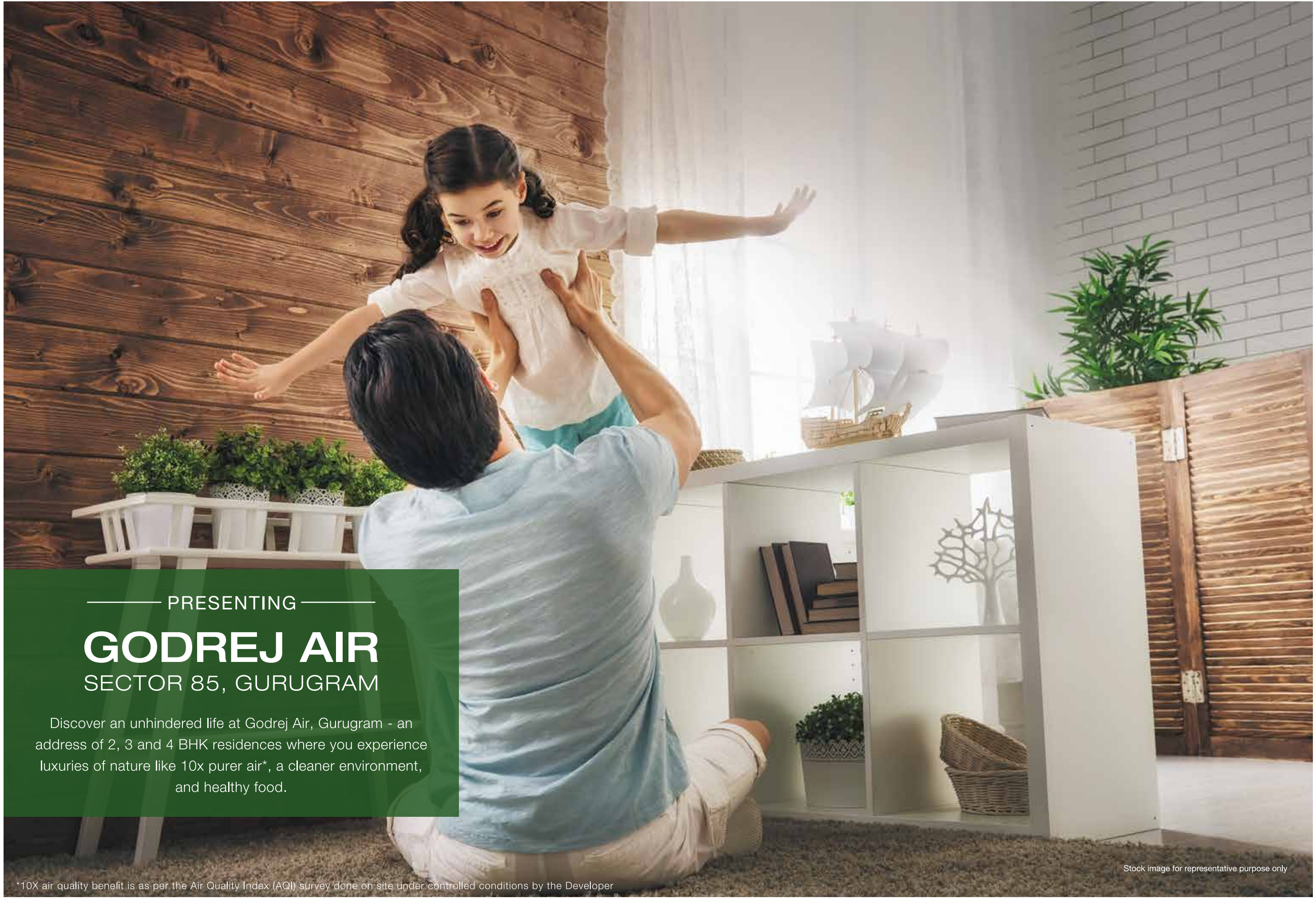


THE UPCOMING COMMERCIAL HUB  
IN SECTOR 88 IS IN CLOSE PROXIMITY

Stock image for representative purpose only

Disclaimer: Commercial Hub is not part of Godrej Air and is to be developed by third party.





— PRESENTING —  
**GODREJ AIR**  
SECTOR 85, GURUGRAM

Discover an unhindered life at Godrej Air, Gurugram - an address of 2, 3 and 4 BHK residences where you experience luxuries of nature like 10x purer air\*, a cleaner environment, and healthy food.

\*10X air quality benefit is as per the Air Quality Index (AQI) survey done on site under controlled conditions by the Developer

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*Breathe Easy*



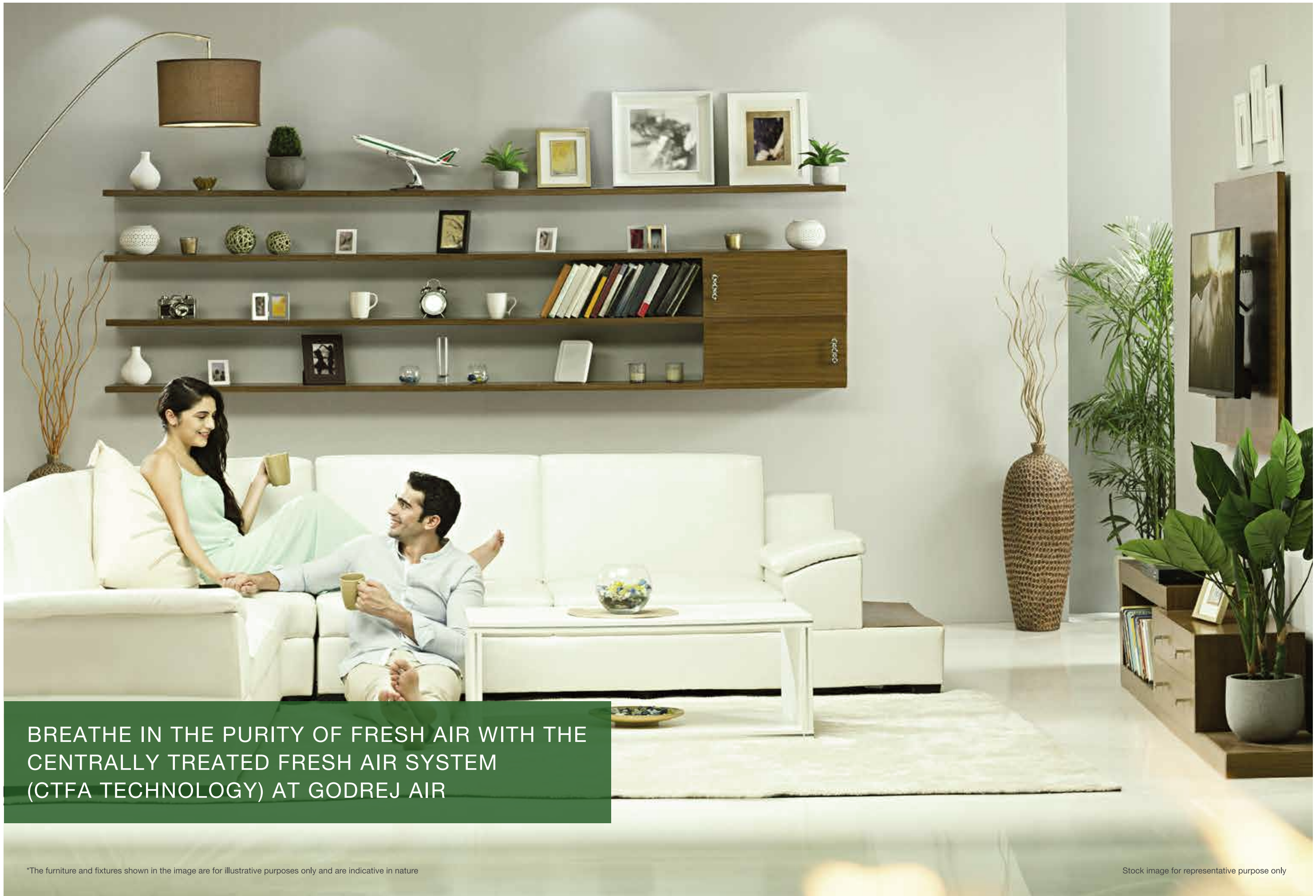
## BREATHE IN 10X PURER AIR\*

Experience excellent levels of AQI every single day

\*10X air quality benefit is as per the Air Quality Index (AQI) survey done on site under controlled conditions by the Developer

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BREATHE IN THE PURITY OF FRESH AIR WITH THE CENTRALLY TREATED FRESH AIR SYSTEM (CTFA TECHNOLOGY) AT GODREJ AIR

\*The furniture and fixtures shown in the image are for illustrative purposes only and are indicative in nature

Stock image for representative purpose only



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## A REVOLUTIONARY AIR PURIFICATION SYSTEM IS HERE - **CTFA**

Presenting a cutting-edge air purifying system – Centrally Treated Fresh Air or (CTFA) at Godrej Air. A simple and highly effective technology, it purifies air with complete ease and gives you a home that is fresh, clean and pollutant free.

In simple terms, CTFA is a centralized air purification system which runs through the entire home and is well hidden from view. It does its job silently while producing exceptional results. It helps remove stale air, controls carbon dioxide and eliminates harmful germs up to PM 2.5. A unique thing is that it traps harmful bacteria and doesn't allow them to breed again.

This makes the room's natural freshness last longer which in turn helps keep you and your loved ones lead a healthier life.

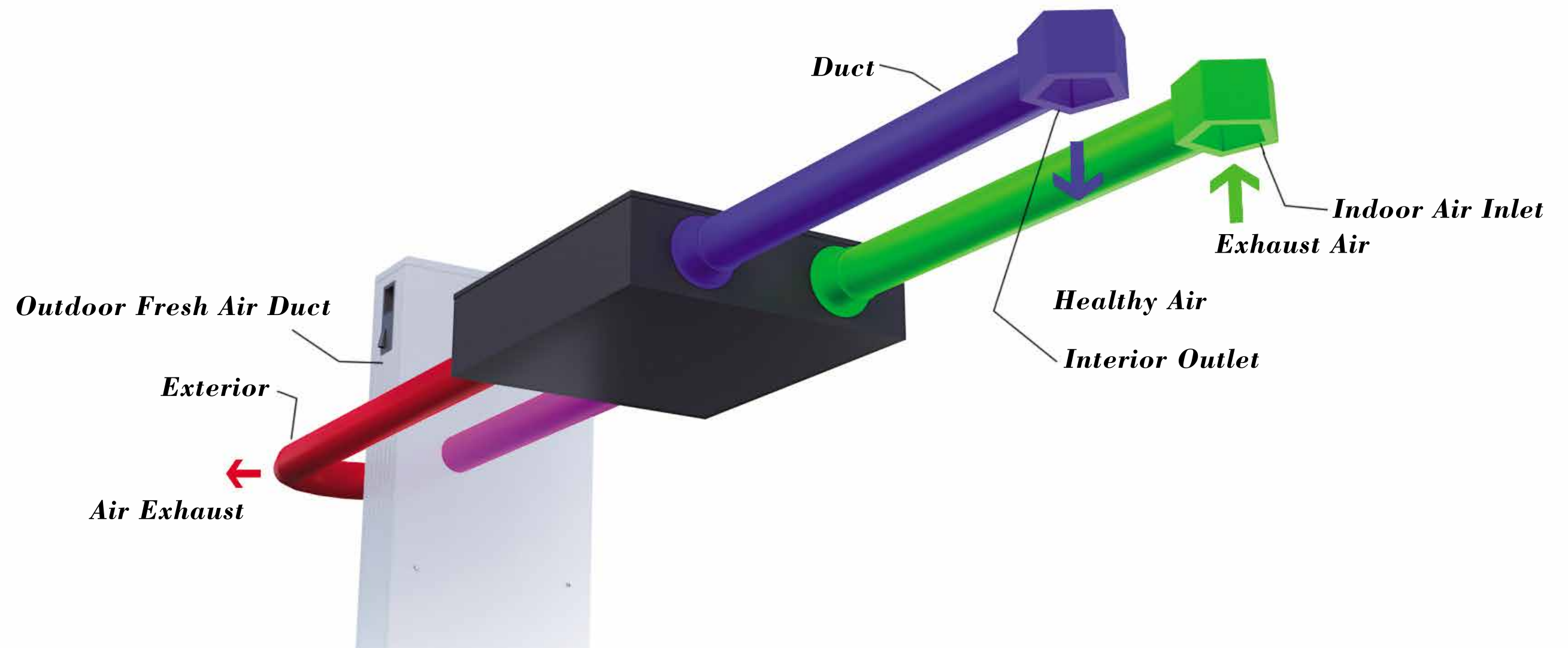
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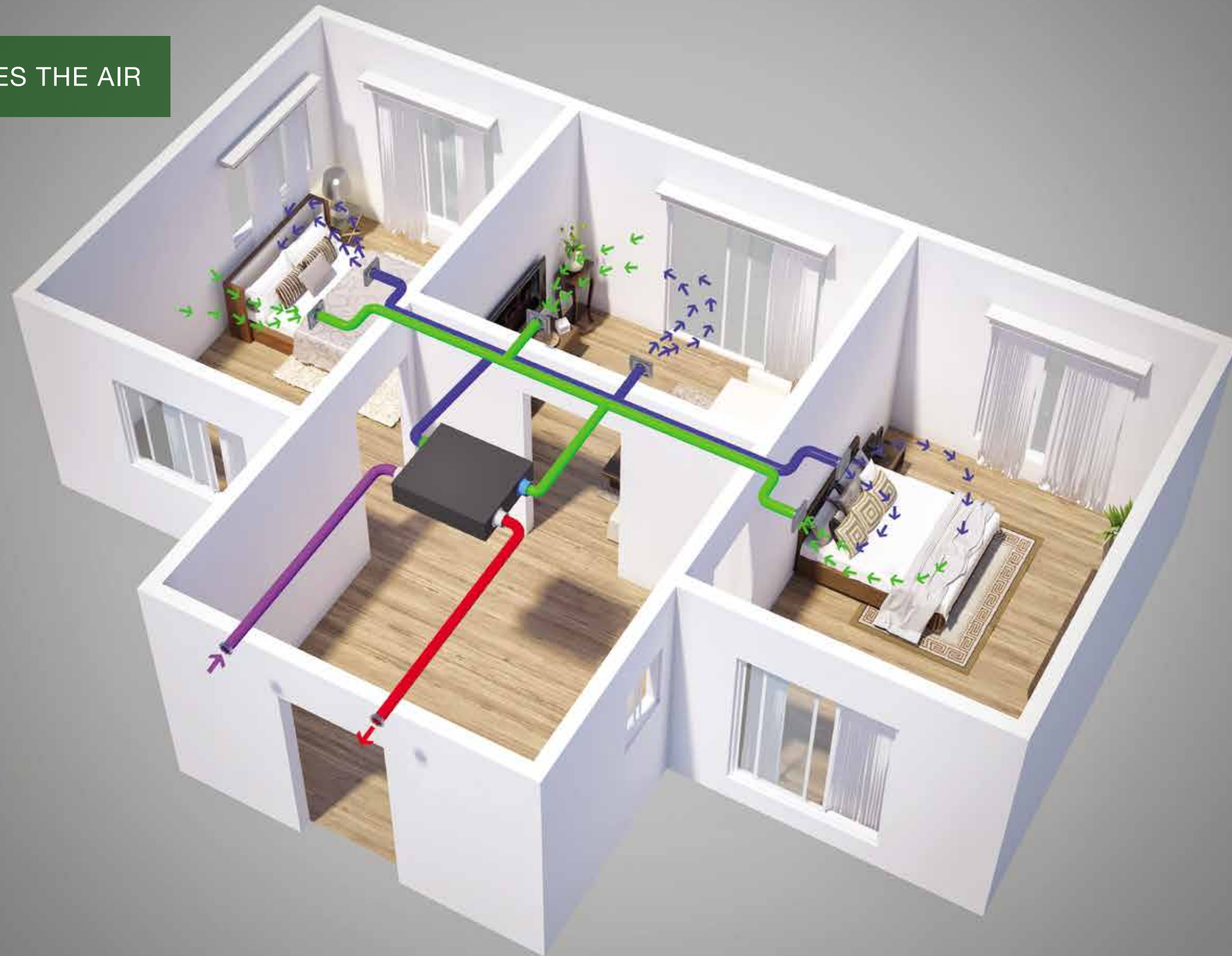
CENTRALLY TREATED FRESH AIR  
(CTFA TECHNOLOGY)\*



\*The maintenance of the CTFA shall be customer's responsibility



## HOW IT PURIFIES THE AIR







## BREATHE FRESHER

Experience freshness as you walk past lobbies and common areas that are adorned with planters specially selected to purify the air. Feel rejuvenated as you step into a home and breathe fresher air.

Artist's Impression. Not an actual site photograph.





VERTICAL GREEN FEATURE WALL  
AT TOWER LOBBY

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DOUBLE HEIGHT SPACIOUS LOBBIES  
WITH OXY RICH ZONES



Artist's Impression. Not an actual site photograph.





NATURAL AIR CLEANERS LIKE  
**SALT LAMPS AND BEE WAX CANDLES**  
IN THE COMMON TOWER AREAS

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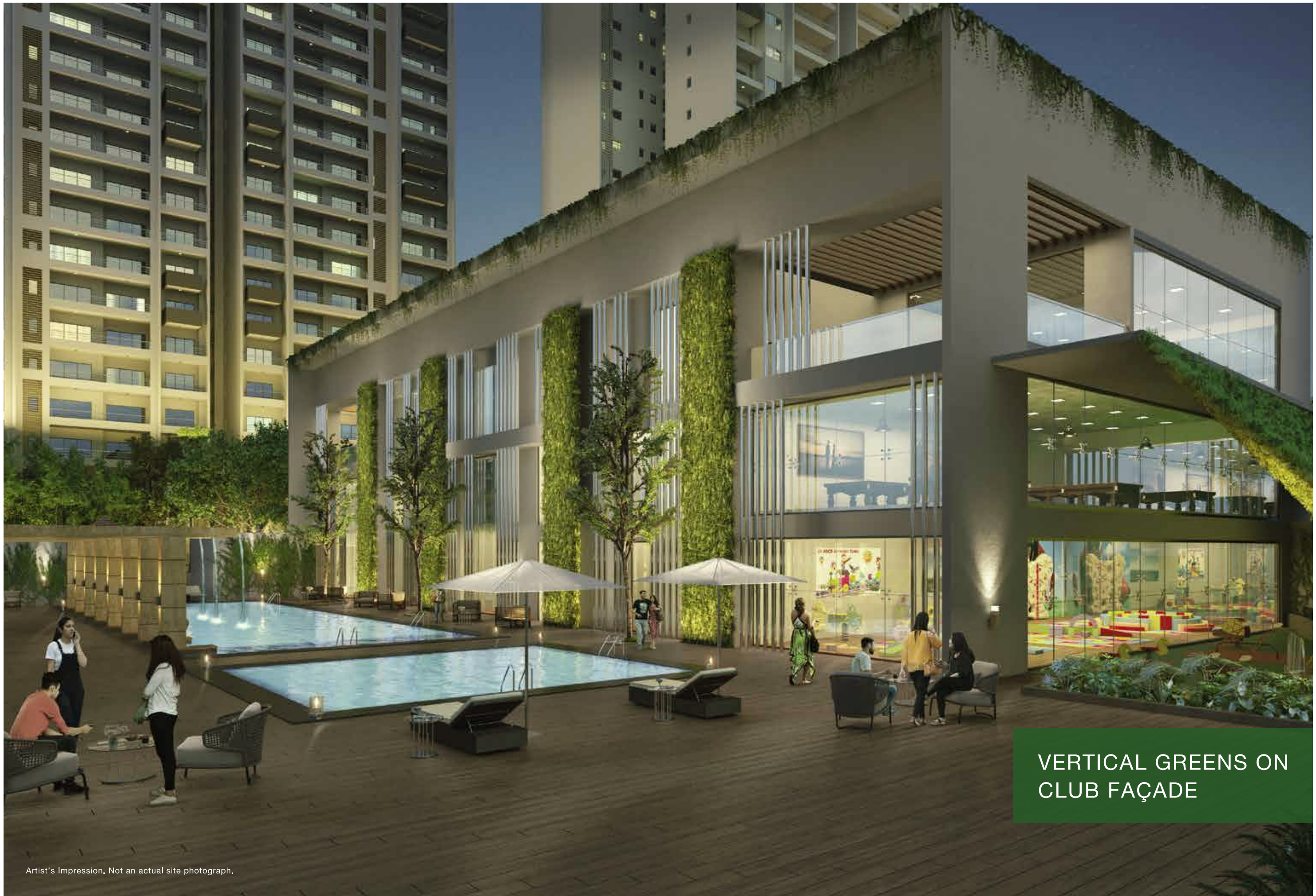


## CLUB LIVING MADE NATURAL

The club at Godrej Air, Gurugram has been designed to offer you amenities with a healthy dose of well-being. With vertical greens on the club's façade, an oxy pavilion, terrace greens on the upper level etc. life here will be the perfect balance of mind, body and soul.

Stock image for representative purpose only





VERTICAL GREENS ON CLUB FAÇADE

Artist's Impression. Not an actual site photograph.



## LANDSCAPED TERRACE GREENS\*



\*Terrace garden only at Clubhouse

Stock Image for representative purpose only



PURIFYING GREEN SCREENS  
AT KIDS' PLAY AREA



Artist's Impression. Not an actual site photograph.





Cassia Fistula



Chonsia Speciosa



Plumeria Alba



Bauhinia Alba

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## TREE BOULEVARDS HAVE 6 VARIETIES OF TREES CHOSEN FOR POLLUTION CONTROLLING PROPERTIES

- Bauhinia Alba
- Chonsia Speciosa
- Cassia Fistula
- Terminalia Mantly
- Plumeria Alba
- Ficus Benjanina



OXYGEN RICH ZONE ALONG  
THE JOGGING TRACK\*



\*Plants and trees along the jogging track

Stock image for representative purpose only





CREEPER SHADES OVER OPEN CAR PARKS\*,  
SCULPTURED HEDGES AND GREEN MOUNDS

\*Select slots

Artist's Impression. Not an actual site photograph.



SCULPTURED HEDGES AND  
GREEN MOUNDS



Artist's Impression. Not an actual site photograph.



AESTHETICALLY DESIGNED SCULPTURES  
THAT DANCE TO THE TUNES OF THE WIND



Artist's Impression. Not an actual site photograph.





Gardenia



Rose



Cestrum Diurnum



Jasminam Sambae



Jasminam Pubeccence

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THE FRAGRANCE GARDEN HAS 11 VARIETIES OF FLOWERS CHOSEN FOR THEIR FRAGRANCE AND HEALING ABILITIES

- Jasminam Sambae
- Jasminam Pubeccence
- Gardenia
- Cestrum Nocturum
- Cestrum Diurnum
- Rose
- Plumenia





Calendula



Mint



Stevia



Aloevera

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CAREFULLY SELECTED MEDICINAL PLANTS ARE A GREAT SOURCE OF HEALTH AND WELL-BEING.

- Aloe vera
- Stevia
- Ginger
- Mint
- Calendula
- Kadi Patta





Allamanda



Nerium Oleander



Calliandra Breviceps



Ficus Panda



Tecoma Capensis



Tacoma Gaudichudi

Stock images for representative purpose only

## 13 VARIETIES OF PLANTERS HAVE BEEN USED FOR ORNAMENTAL AND OVERALL IMPROVEMENT OF HEALTH

- Allamanda
- Hamedia Patens
- Ficus Panda
- Areca Palm
- Tabernamontana Caronaria
- Tacoma Gaudichudi
- Tecoma Capensis
- Calliandra Breviceps
- Raphis Palm
- Fan Palm
- Nerium Oleander
- Bamboo
- Cucas Spps





*Sustainable  
Living*





LOW CHLORINE SWIMMING POOL

Stock image for representative purpose only





## CENTRAL WATER SOFTENING PLANT

There is a central water softening plant at Godrej Air which provides you with soft water that is mild on the skin and hair. It also helps preserve the life of water appliances such as water heaters and laundry equipment while saving you money on monthly energy costs.

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## WATER EFFICIENT FIXTURES

Godrej Air is adorned with low-flow water efficient fixtures in restrooms, kitchens which are designed to help conserve water.



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## RAINWATER HARVESTING

Special care has been taken to harvest rain water with a system designed to capture the run-off water from the roof and other areas.

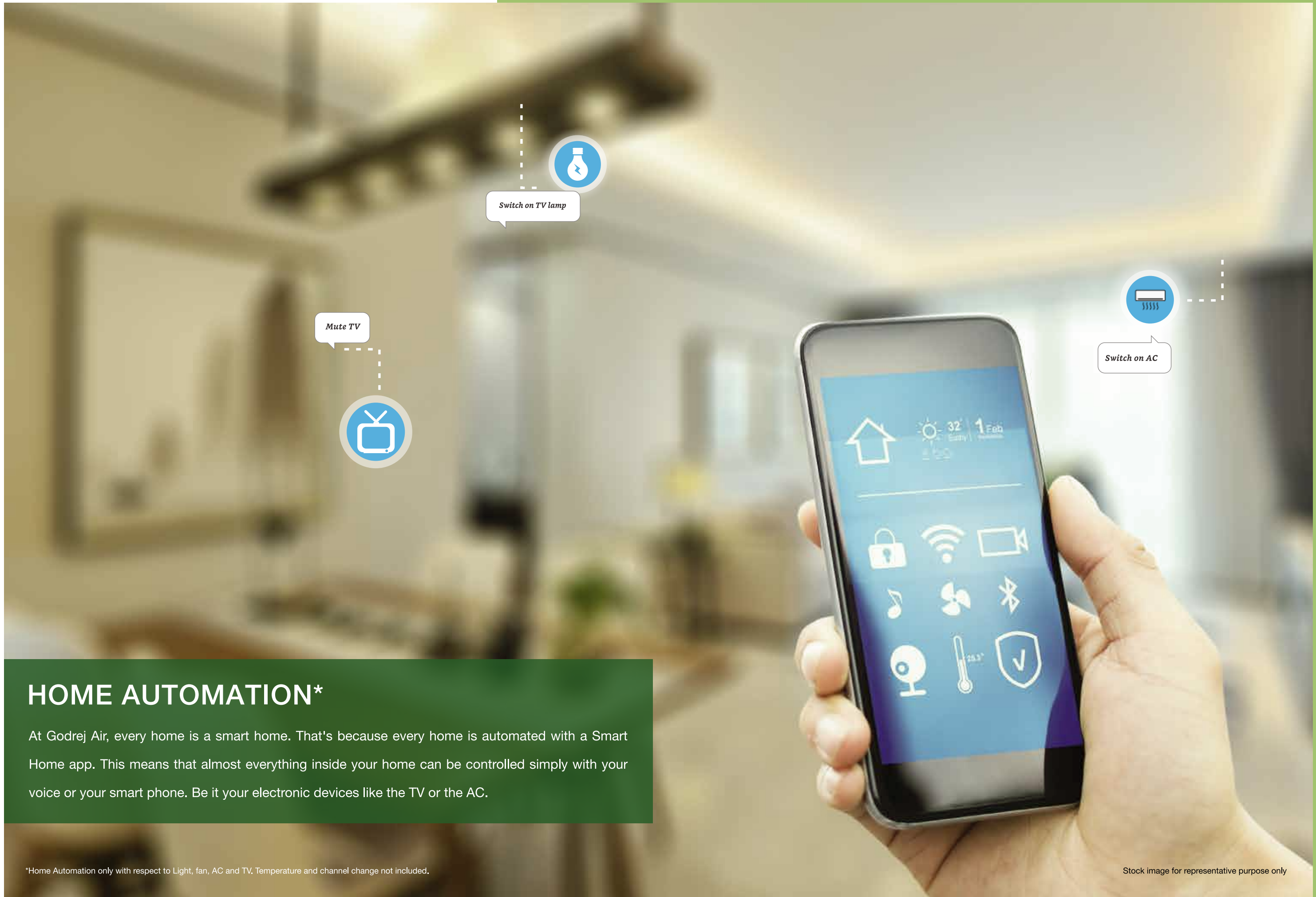
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***Contemporary  
Lifestyle***





## HOME AUTOMATION\*

At Godrej Air, every home is a smart home. That's because every home is automated with a Smart Home app. This means that almost everything inside your home can be controlled simply with your voice or your smart phone. Be it your electronic devices like the TV or the AC.

\*Home Automation only with respect to Light, fan, AC and TV. Temperature and channel change not included.

Stock image for representative purpose only





UNWIND AT THE SWIMMING POOL

Artist's Impression. Not an actual site photograph.





STATE OF THE ART FITNESS ARENA

Stock image for representative purpose only



WELLNESS CLUB MANAGED  
BY BRANDED PARTNERS\*



\*Branded partners to be decided by the Developer alone

Stock image for representative purpose only





DANCE ACADEMY MANAGED  
BY DELHI DANCE ACADEMY\*

\*Or equivalent

Stock image for representative purpose only





STAY ENTERTAINED AT  
THE MINI THEATRE

Stock image for representative purpose only





SQUASH COURT

Stock image for representative purpose only



INDOOR BADMINTON COURT



Stock image for representative purpose only



## HALF BASKET BALL COURT



Stock image for representative purpose only



PROFESSIONALLY RUN CRECHE



Stock image for representative purpose only





LIBRARY

Stock image for representative purpose only





BRANDED RETAIL SPACES\*  
AT YOUR DOORSTEP

\*Branded partners to be decided by the Developer alone

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HEALTH CAFÉ AT CLUB

Stock image for representative purpose only



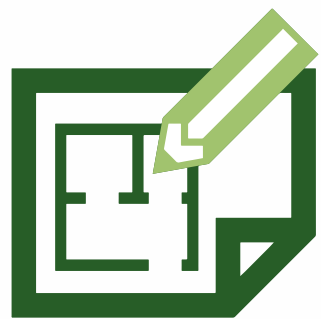


## ORGANIC FOOD DELIVERY AT YOUR DOORSTEP

Get fresh and organic food delivered to your doorstep which helps in maintaining a better physical, mental and emotional health.

Stock image for representative purpose only





*Thoughtfully  
Designed*

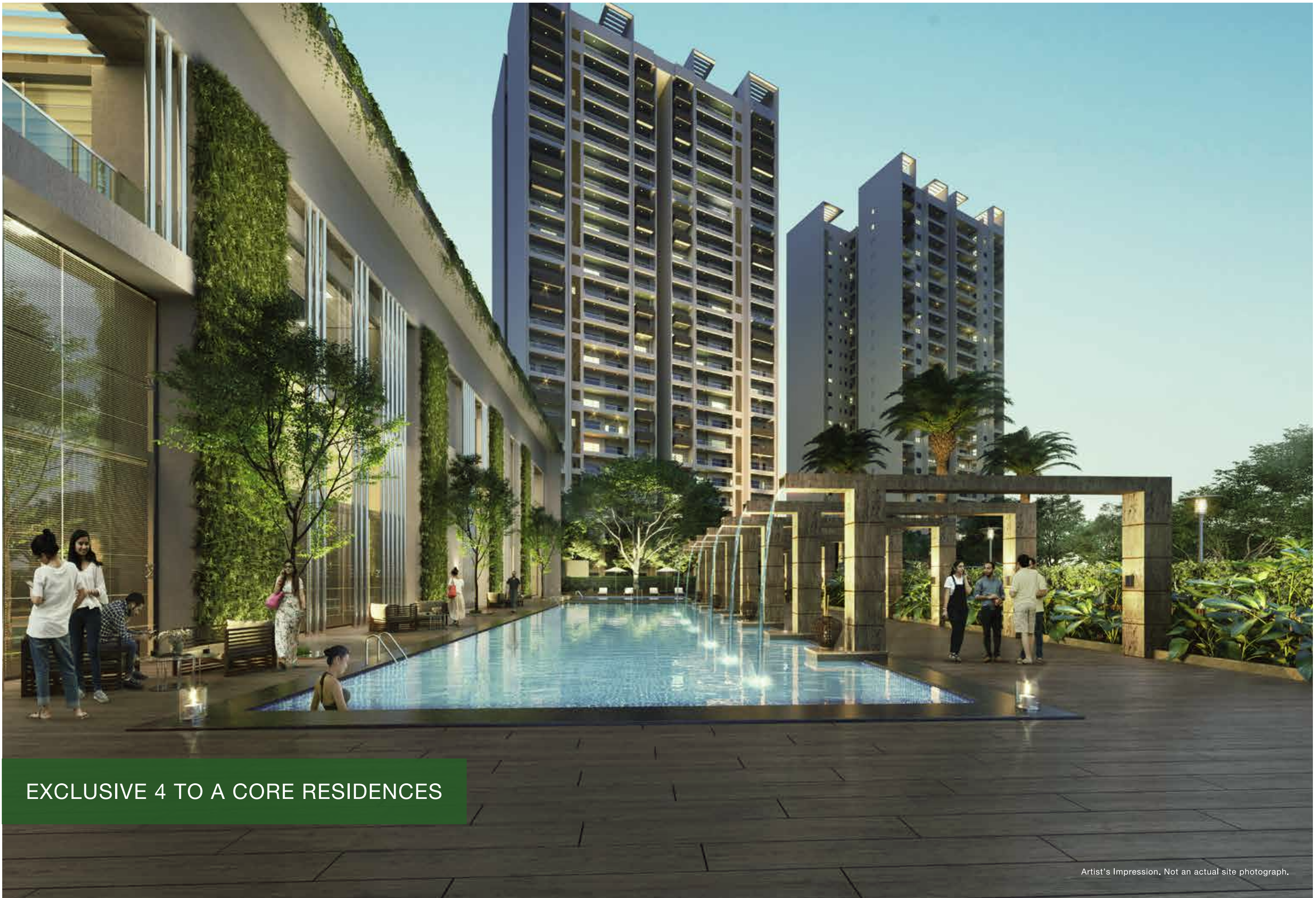


LOW DENSITY LIVING  
(ONLY 51 HOMES PER ACRE)



Artist's Impression. Not an actual site photograph.





EXCLUSIVE 4 TO A CORE RESIDENCES

Artist's Impression. Not an actual site photograph.



## SPACIOUS RESIDENCES



\*10X air quality benefit is as per the Air Quality Index (AQI) survey done on site under controlled conditions by the Developer

Artist's Impression. Not an actual site photograph.





*A secured address with  
3 Tier security*





Project Level Security



Video Door Phone for Iconic Towers\*

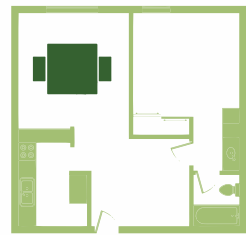


Visitor Management System



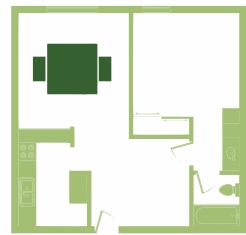
CCTV Surveillance\*





## ***Floor Plans***





***2 BHK***



# GODREJ AIR

SECTOR 85, GURUGRAM

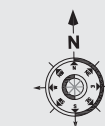
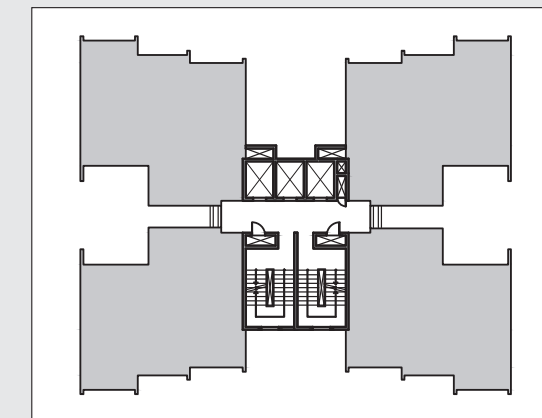
## TOWER A3

UNIT: 2 BHK TYPE 1

UNIT CARPET AREA - 76 SQ.MTS.

UNIT BALCONY AREA - 16 SQ.MTS.

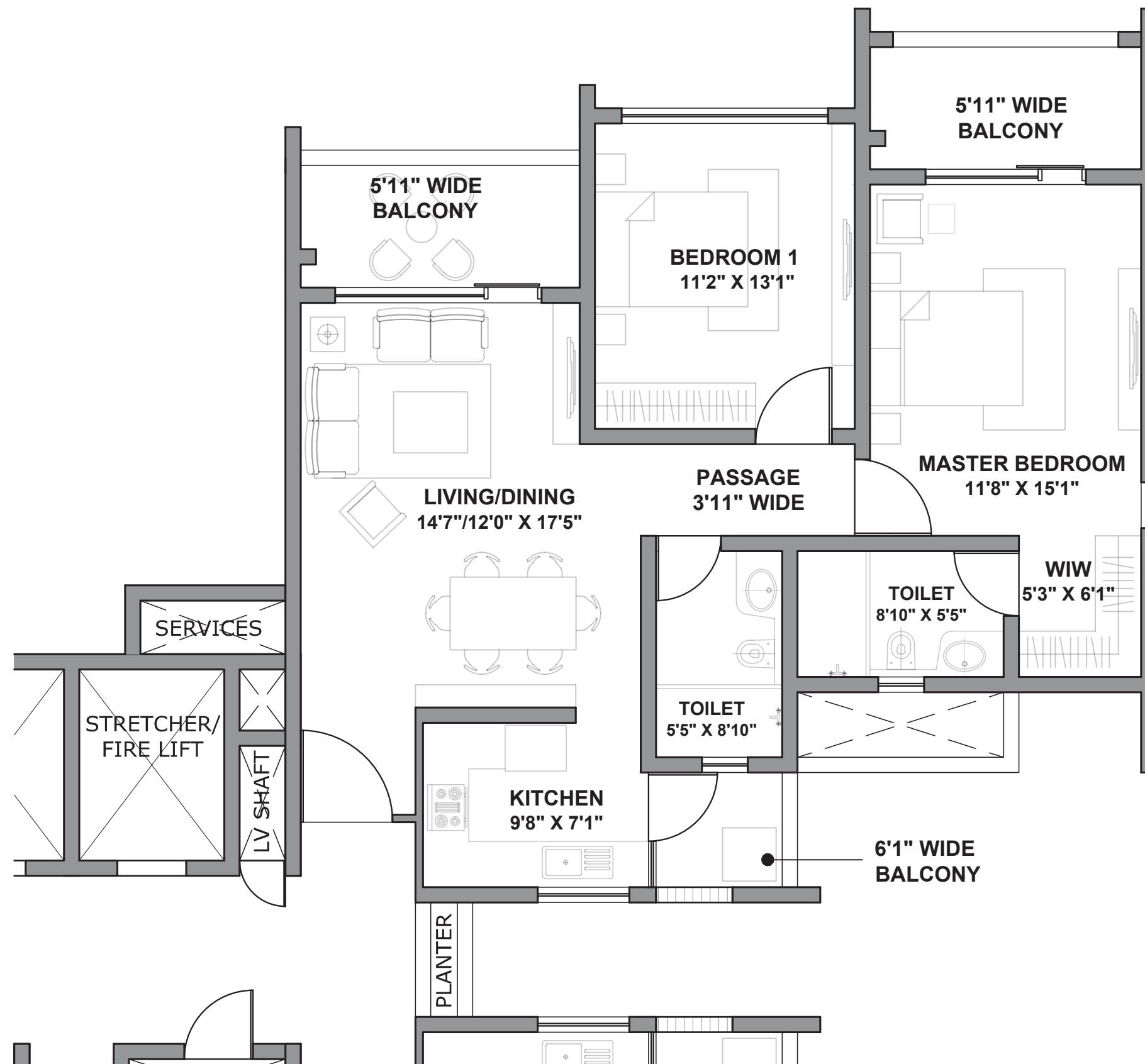
TOTAL AREA - 92 SQ.MTS.



RERA registration for Godrej Air (in four phases). Bearing No. RC/REP/HARERA/GGM/2018/32; RC/REP/HARERA/GGM/2018/33; RC/REP/HARERA/GGM/2018/34 & No. RC/REP/HARERA/GGM/2018/35 all dated 07.12.2018. License No. 115 of 2012. Building Plan Approval - Memo No. ZP-853/AD(RA)/2018/30817 dated 31.10.2018. available at [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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1 sq.mt. = 10.7639 sq.ft.





# GODREJ AIR

SECTOR 85, GURUGRAM

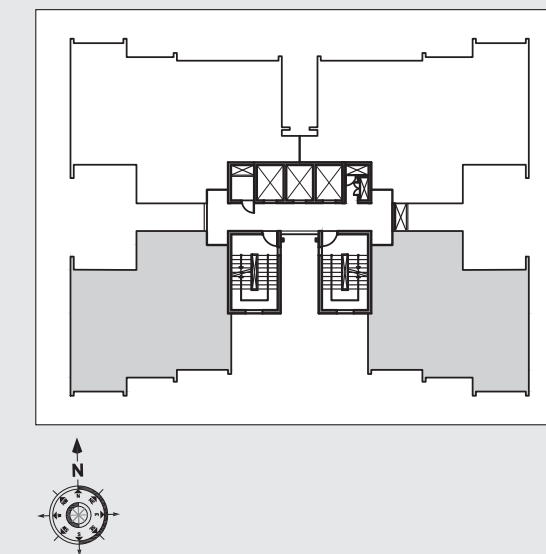
## TOWER A5

UNIT: 2 BHK - TYPE 2

UNIT CARPET AREA - 76 SQ.MTS.

UNIT BALCONY AREA - 16 SQ.MTS.

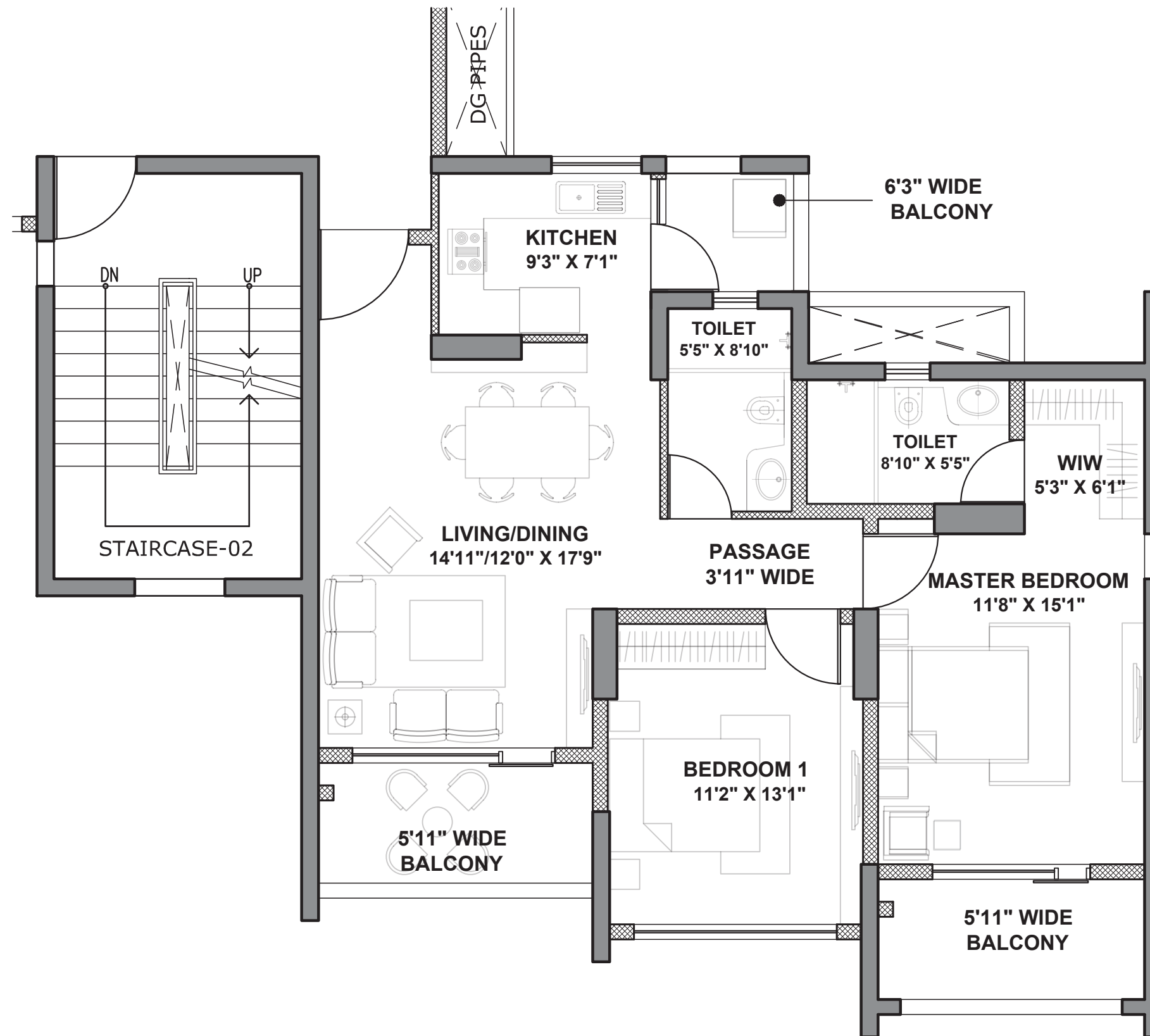
TOTAL AREA - 92 SQ.MTS.



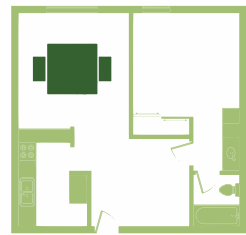
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***3 BHK***



# GODREJ AIR

SECTOR 85, GURUGRAM

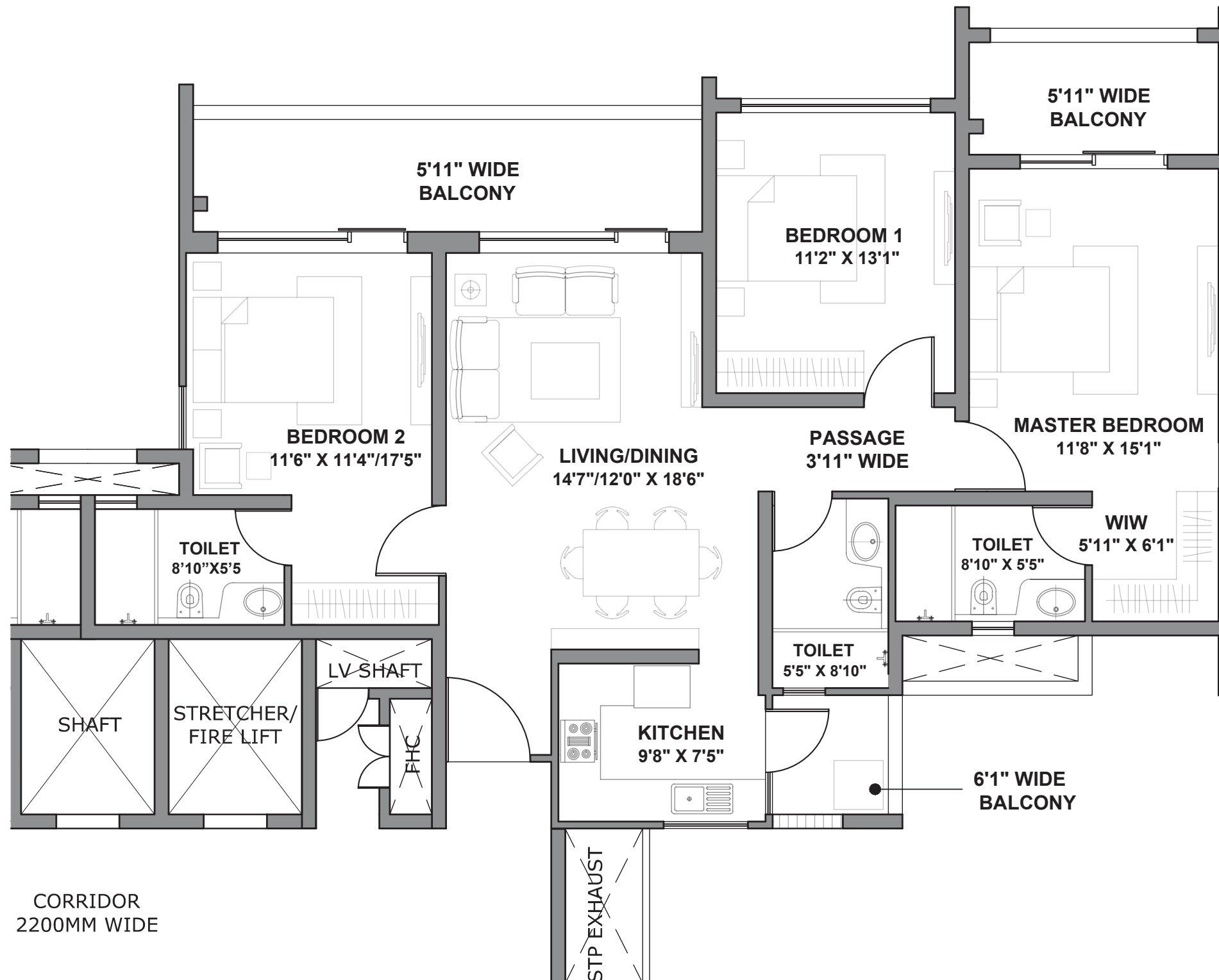
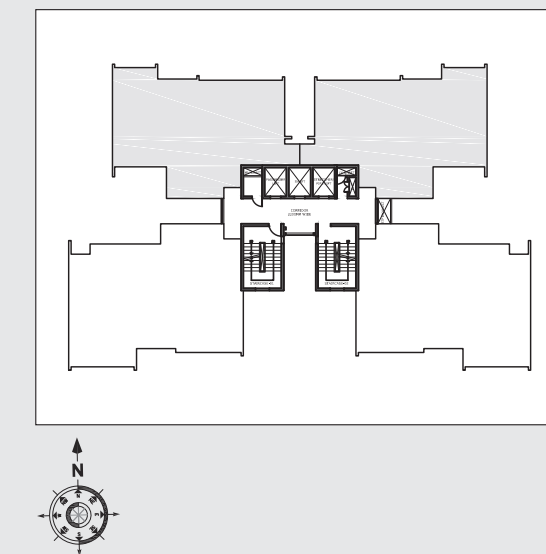
## TOWER A1

UNIT: 3 BHK TYPE 1

UNIT CARPET AREA - 99 SQ.MTS.

UNIT BALCONY AREA - 23 SQ.MTS.

TOTAL CARPET AREA - 122 SQ.MTS.



RERA registration for Godrej Air (in four phases). Bearing No. RC/REP/HARERA/GGM/2018/32; RC/REP/HARERA/GGM/2018/33; RC/REP/HARERA/GGM/2018/34 & No. RC/REP/HARERA/GGM/2018/35 all dated 07.12.2018. License No. 115 of 2012. Building Plan Approval - Memo No. ZP-853/AD(RA)/2018/30817 dated 31.10.2018. available at [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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# GODREJ AIR

SECTOR 85, GURUGRAM

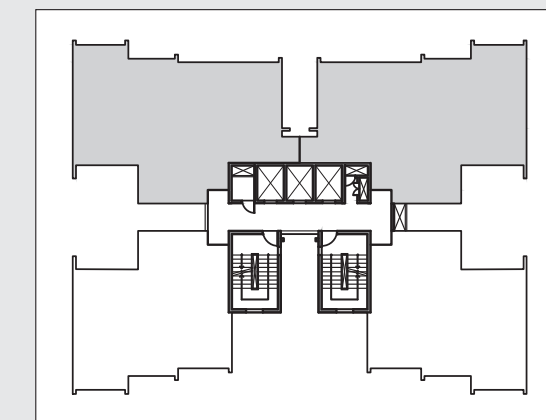
## TOWER A5

UNIT: 3 BHK - TYPE 2

UNIT CARPET AREA - 98 SQ.MTS.

UNIT BALCONY AREA - 22 SQ.MTS.

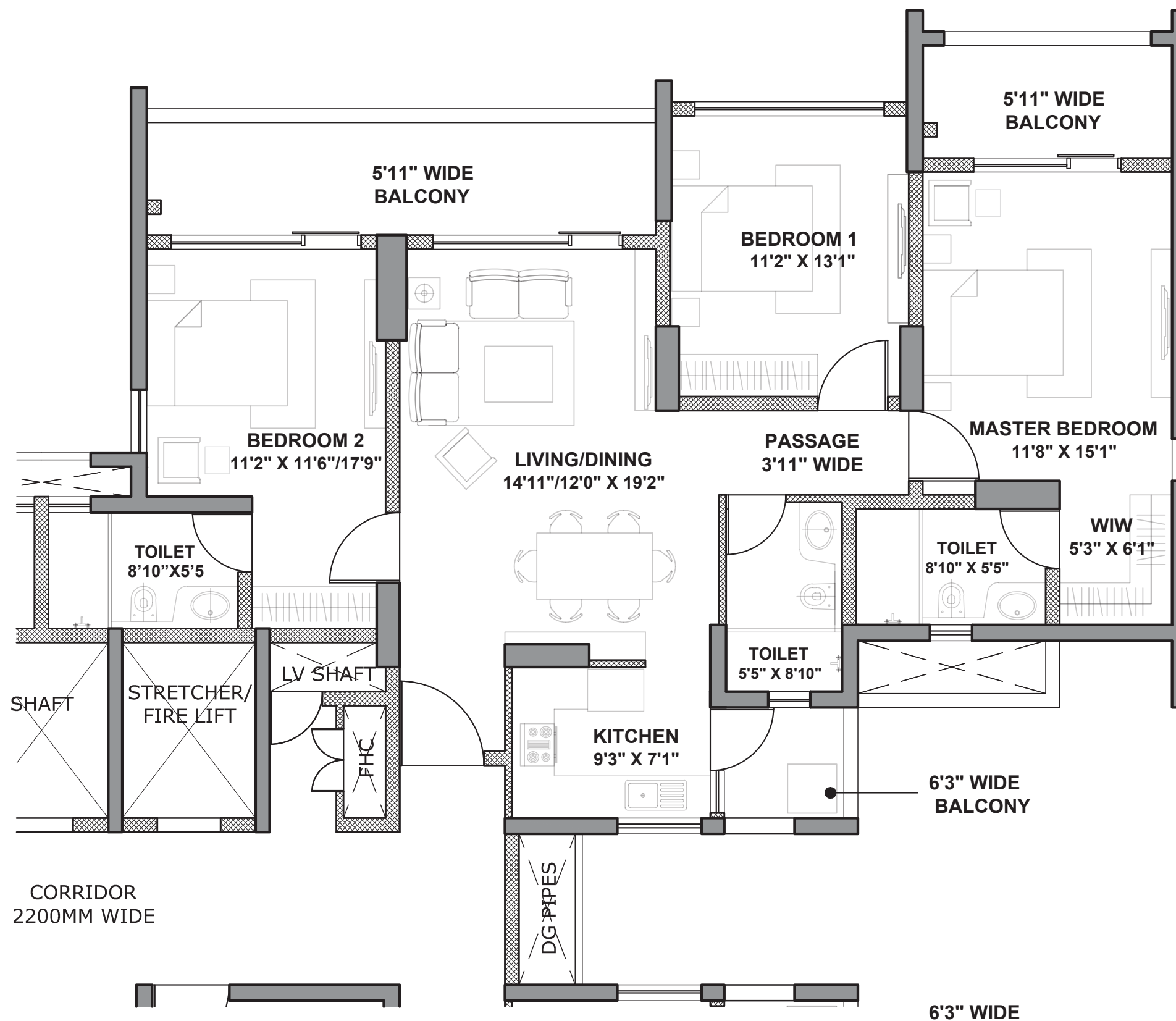
TOTAL AREA - 120 SQ.MTS.



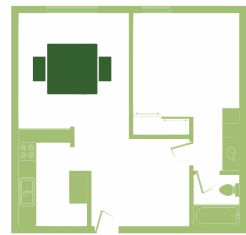
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***3 BHK + Utility***



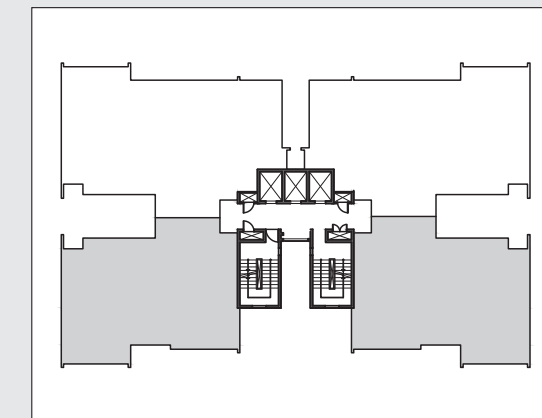
# GODREJ AIR

SECTOR 85, GURUGRAM

## TOWER A2

**UNIT: 3 BHK + UTILITY**

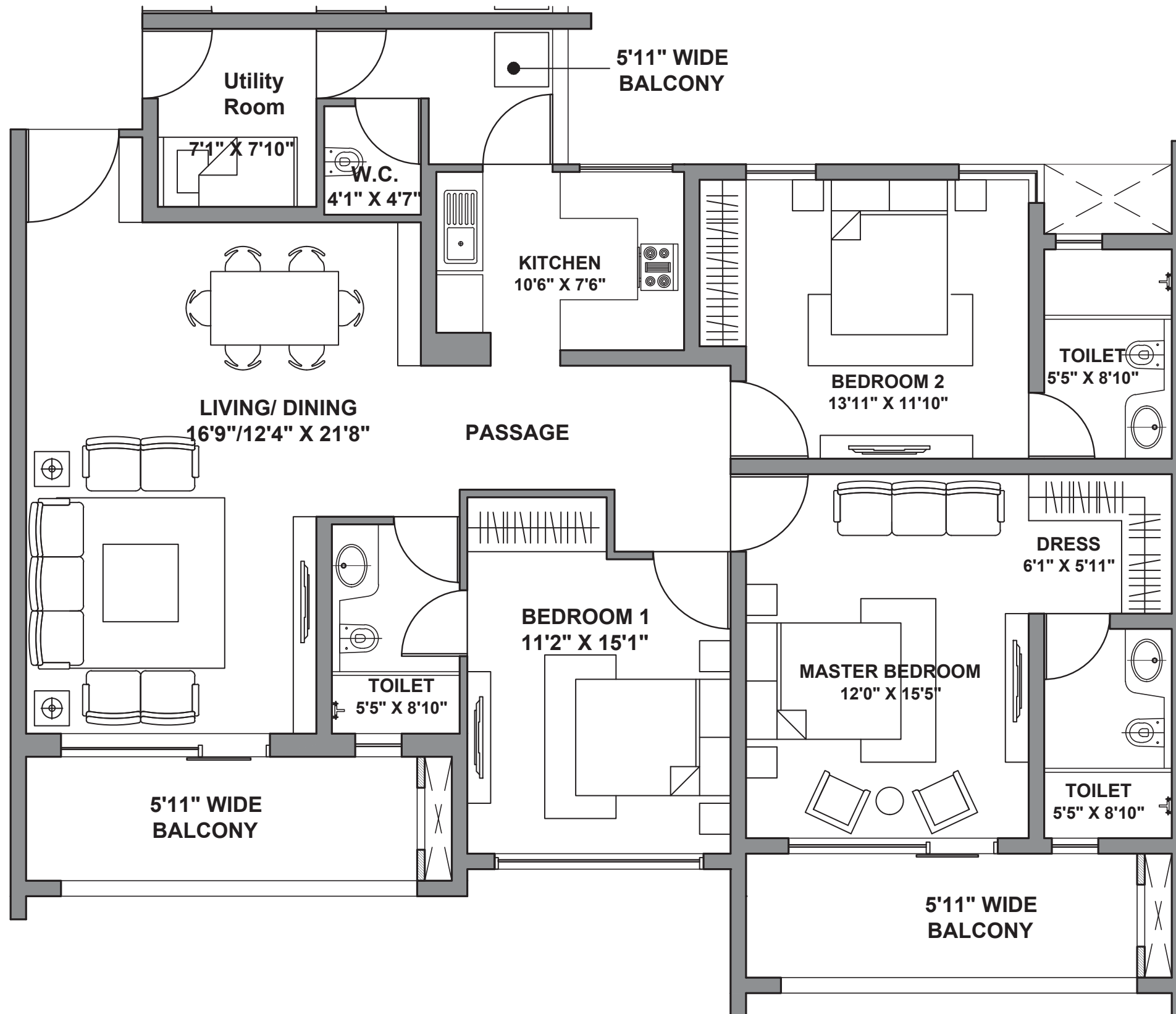
UNIT CARPET AREA - 117 SQ.MTS.  
 UNIT BALCONY AREA - 23 SQ.MTS.  
 TOTAL AREA - 140 SQ.MTS.



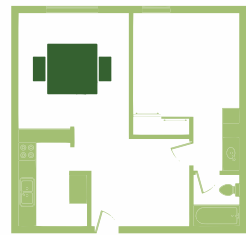
RERA registration for Godrej Air (in four phases). Bearing No. RC/REP/HARERA/GGM/2018/32; RC/REP/HARERA/GGM/2018/33; RC/REP/HARERA/GGM/2018/34 & No. RC/REP/HARERA/GGM/2018/35 all dated 07.12.2018. License No. 115 of 2012. Building Plan Approval - Memo No. ZP-853/AD(RA)/2018/30817 dated 31.10.2018. available at [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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***4 BHK + Utility***



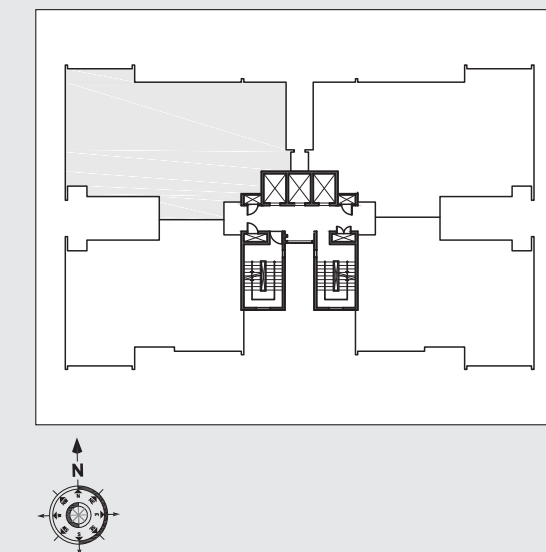
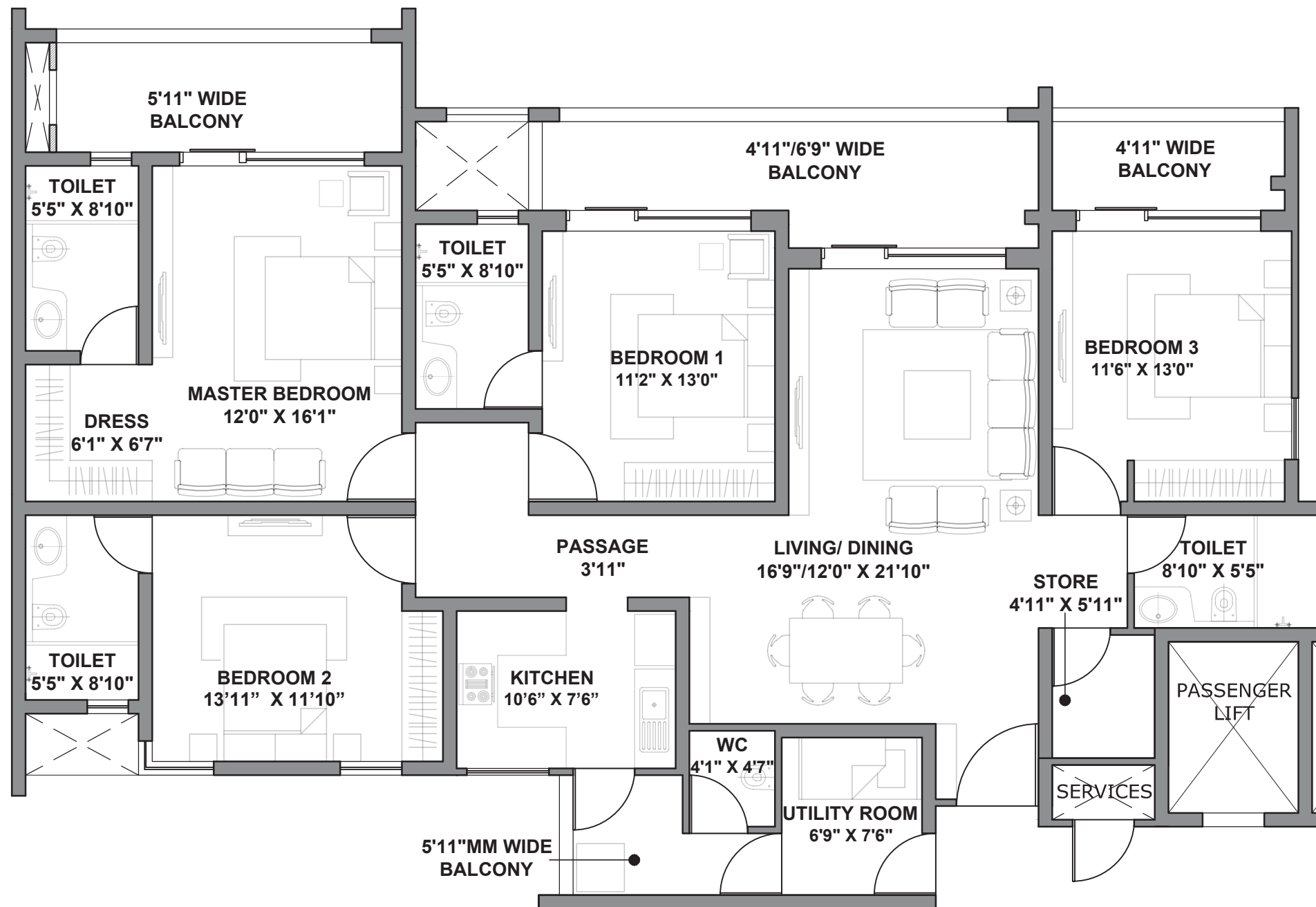
# GODREJ AIR

SECTOR 85, GURUGRAM

## TOWER A2

UNIT: 4 BHK + UTILITY

UNIT CARPET AREA - 139 SQ.MTS.  
 UNIT BALCONY AREA - 32 SQ.MTS.  
 TOTAL AREA - 171 SQ.MTS.



RERA registration for Godrej Air (in four phases). Bearing No. RC/REP/HARERA/GGM/2018/32; RC/REP/HARERA/GGM/2018/33; RC/REP/HARERA/GGM/2018/34 & No. RC/REP/HARERA/GGM/2018/35 all dated 07.12.2018. License No. 115 of 2012. Building Plan Approval - Memo No. ZP-853/AD(RA)/2018/30817 dated 31.10.2018. available at [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. Fixtures, furniture shown in the layout plan are for representational purposes only and do not form part of the standard specifications/amenities/services to be provided in the unit. All specifications of the unit shall be as per the final agreement between the Parties.

1 sq.mt. = 10.7639 sq.ft.



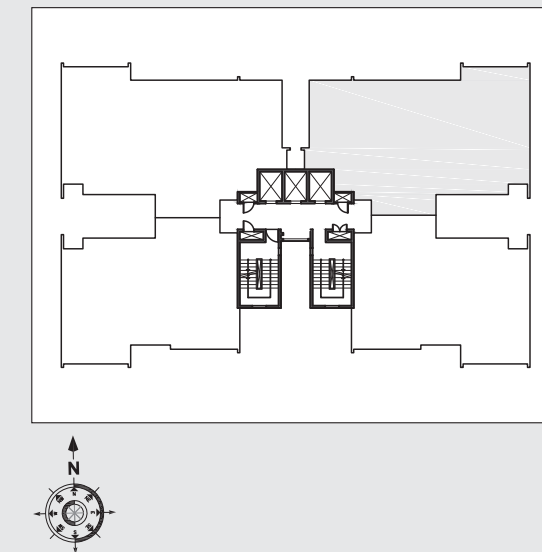
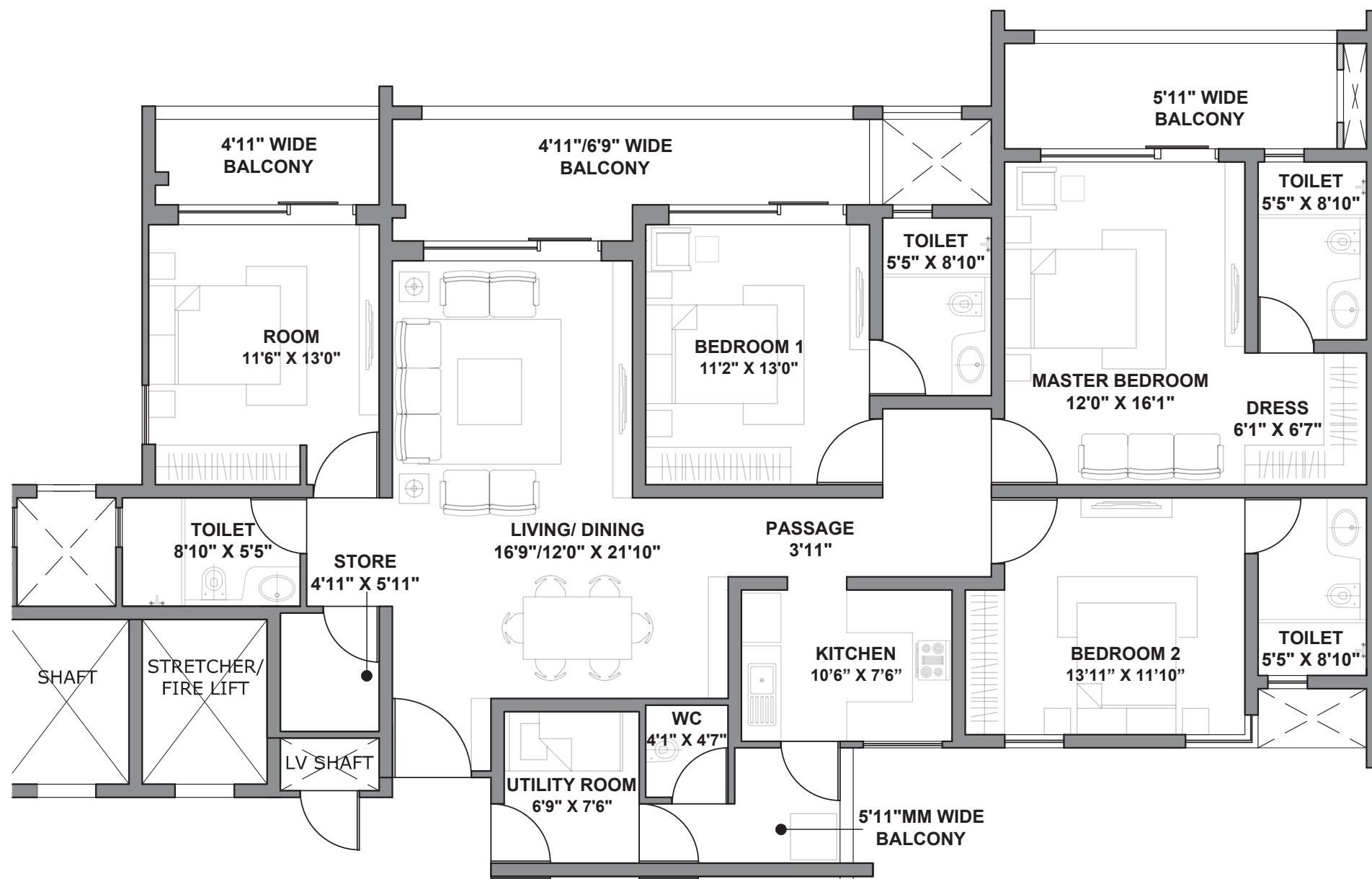
# GODREJ AIR

SECTOR 85, GURUGRAM

## TOWER A2

**UNIT: 4 RHK + UTILITY**

UNIT CARPET AREA - 139 SQ.MTS.  
 UNIT BALCONY AREA - 32 SQ.MTS.  
 TOTAL AREA - 171 SQ.MTS.



RERA registration for Godrej Air (in four phases). Bearing No. RC/REP/HARERA/GGM/2018/32; RC/REP/HARERA/GGM/2018/33; RC/REP/HARERA/GGM/2018/34 & No. RC/REP/HARERA/GGM/2018/35 all dated 07.12.2018. License No. 115 of 2012. Building Plan Approval - Memo No. ZP-853/AD(RA)/2018/30817 dated 31.10.2018. available at [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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1 sq.mt. = 10.7639 sq.ft.





*Special  
Introductory Offer*



## *Pricing*

Typology	Pre Launch Price (Cr)	Launch Price (Cr)
2 BHK	<b>0.73 - 0.82</b>	<b>0.83 - 0.92</b>
3 BHK	<b>1.02 - 1.13</b>	<b>1.12 - 1.23</b>
3 BHK + Utility	<b>1.31 - 1.39</b>	<b>1.41 - 1.49</b>
4 BHK + Utility	<b>1.61 - 1.74</b>	<b>1.71 - 1.84</b>

\*All-inclusive price, Govt Taxes Extra



## *Payment Plan*

**30%**

Token Amount (T.A.)	5 Lakhs
Within 30 days	10%* - T.A.
Within 75 Days	10%*
Within 180 Days	10%*

**40%**

Completion of Superstructure	40%
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**30%**

Application of OC	20%*
On intimation of possession	10%*

\*T&C apply | OC: Occupancy Certificate



## *Priority Generation Process*

₹1 lakh online payment / DD / Card swipe & ₹4 lakhs current dated cheque

Submission of application form

KYC documents

*Additional Discount of ₹25,000 on online payment*

*Premier Allotment option available. Please contact your Relationship Manager within Godrej Properties to upgrade.*



## *Payment Details*

Typology	Tower	Account Details
2 BHK	A3	A/C Name: GODREJ AIR I A/C No: 50200033607470 Bank Name & Branch: HDFC BANK Ltd, Sec-65 ,Gurgaon, Haryana IFSC Code: HDFC0003676
	A5	A/C Name: GODREJ AIR II A/C No: 50200033607483 Bank Name & Branch: HDFC BANK Ltd, Sec-65 ,Gurgaon, Haryana IFSC Code: HDFC0003676



## *Payment Details*

Typology	Tower	Account Details
3 BHK	A1	A/C Name: GODREJ AIR III A/C No: 50200033607496 Bank Name & Branch: HDFC BANK Ltd, Sec-65 ,Gurgaon, Haryana IFSC Code: HDFC0003676
	A5	A/C Name: GODREJ AIR II A/C No: 50200033607483 Bank Name & Branch: HDFC BANK Ltd, Sec-65 ,Gurgaon, Haryana IFSC Code: HDFC0003676



## *Payment Details*

Typology	Tower	Account Details
3 BHK + Utility	A2	A/C Name: GODREJ AIR III A/C No: 50200033607496 Bank Name & Branch: HDFC BANK Ltd, Sec-65, Gurgaon, Haryana IFSC Code: HDFC0003676
	A4	A/C Name: GODREJ AIR I A/C No: 50200033607470 Bank Name & Branch: HDFC BANK Ltd, Sec-65, Gurgaon, Haryana IFSC Code: HDFC0003676



## *Payment Details*

Typology	Tower	Account Details
4 BHK + Utility	A2	A/C Name: GODREJ AIR III A/C No: 50200033607496 Bank Name & Branch: HDFC BANK Ltd, Sec-65, Gurgaon, Haryana IFSC Code: HDFC0003676
	A4	A/C Name: GODREJ AIR I A/C No: 50200033607470 Bank Name & Branch: HDFC BANK Ltd, Sec-65, Gurgaon, Haryana IFSC Code: HDFC0003676