

—ROOTS—
C URTYARD 2
SECTOR-95A, GURUGRAM

ROOTS COURTYARD 2

is a premium plotted development by Roots Developers, strategically located in Sector 95A, Gurugram, on proposed 75-meter-wide sector road, ensuring seamless connectivity and accessibility. Spread across 12.447 acres, this thoughtfully planned project features 197 residential plots, ranging from 147 sq. yards to 179 sq. yards, designed to meet the needs of modern living.

Adding to its appeal, the project is adjacent to a proposed 200 acres recreational park, offering residents unparalleled access to green spaces and leisure amenities. With a strong focus on sustainability, community living, and modern infrastructure, Roots Courtyard 2 redefines residential living in one of Gurugram's fastest-growing sectors. Combining a prime location, eco-friendly practices, and contemporary amenities, this development offers exceptional value to homebuyers seeking a harmonious blend of nature and urban convenience.

LOCATION MAP



2 minutes
Dwarka
Expressway.



4 minutes
NH-48



8 minutes
Sultanpur
National Park



9 minutes
Western Peripheral
Highway



10 minutes
IMT Manesar



20 minutes
IGI Airport

Healthcare Facilities

Aarvy Healthcare Hospital - 5 Minutes
Miracles Healthcare (Apollo Hospitals) - 10 minutes
Fortis Hospital Manesar - 12 minutes
Medanta Hospital - 15 minutes

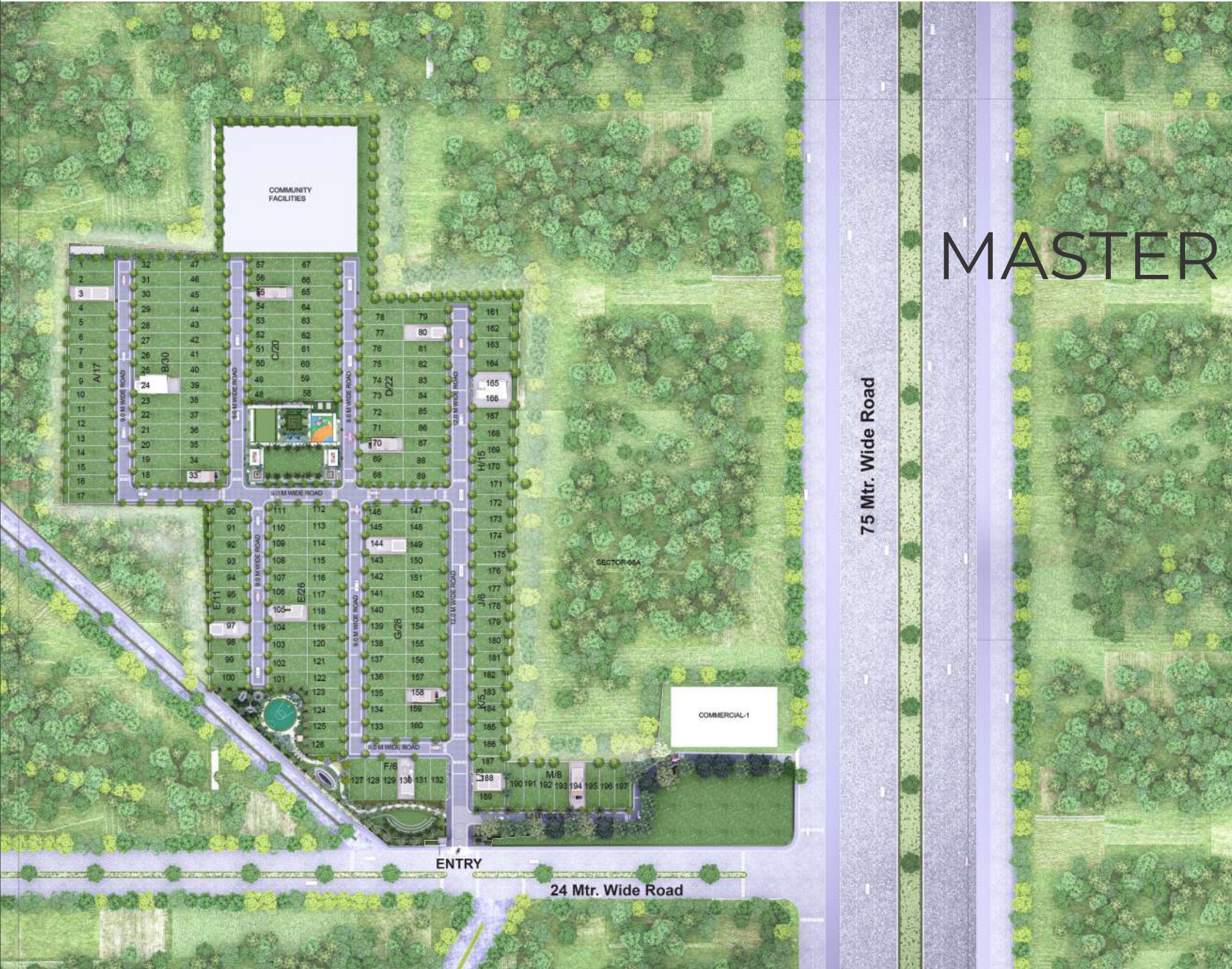
International Schools

St. Xavier's High School - 4 minutes
Delhi Public School - 12 minutes
The Shri Ram School - 20 minutes
Heritage Xperiential Learning School - 25 minutes

Shopping Commercial Hub, New Gurugram - 6 minutes.

Cyber City/Cyber Hub - 15 minutes.





MASTER PLAN

Sr. No.	Plot No.	Plot Area (in Sqm.)		Plot Area (in Sqm.)	Plot Area (in Sqm.)
01	1 to 17	6.689	21.420	143.28	171.36
02	18 to 47	6.980	21.420	149.51	171.81
03	48 to 67	6.620	21.420	141.80	169.59
04	68 to 89	7.350	20.100	147.74	176.69
05	90 to 126	7.710	17.850	137.62	164.59
06	127 to 132	7.140	19.300	137.80	164.80
07	133 to 160	7.620	17.850	136.02	182.67
08	161 to 175	8.030	17.850	143.34	171.43
09	176 to 181	8.030	16.710	134.18	160.47
10	182 to 186	8.030	15.540	124.79	149.50
11	187 to 189	8.030	15.540	124.79	149.50
12	190 to 197	7.000	21.290	149.03	178.23

PROJECT HIGHLIGHTS



Artistic Impression



Artistic Impression

- **197 Residential Plots:** Sizes range from 147 sq. yards to 179 sq. yards. Each plot is designed to accommodate spacious 3 BHK homes on every floor ensuring ample room for your family to grow and thrive
- Fully functional club house
- Dedicated retail spaces for everyday essentials
- Uninterrupted Power supply for all residential and commercial needs.
- **Eco Friendly Practices**
 - Rain Water Harvesting
 - Waste Management System
 - Underground Water Treatment Plant (RO)
 - Underground Electricity wires Facilities
 - Jogging Tracks with Lush Green
 - Amphitheater
 - Pet Park
 - Badminton & Basketball Court
 - Skating Rink
 - Kid's Play Area

WHERE EVERY ENTRY IS A STATEMENT
OF ELEGANCE AND EXCLUSIVITY

Gated Community with Internal Roads - Multiple 12M and 9M wide roads for seamless connectivity



Artistic Impression

EVERY DETAIL, A MASTERPIECE EVERY MOMENT, PURE INDULGENCE

CCTV Surveillance with controlled access & trained personnels



Artistic Impression

CRAFTED IN STONE, ROOTED IN NATURE EXPERIENCE ARTISTRY IN EVERY STEP

Expansive green spaces designed for a sustainable and serene environment



Artistic Impression

AN OASIS OF ART AND TRANQUILITY WHERE EVERY SCULPTURE TELLS A STORY

Multi-tier 24x7 security with mobile app based entry & exit



Artistic Impression



Artistic Impression

A MASTERPIECE AT EVERY TURN
WELCOME TO THE GARDEN OF ELEGANCE



RELAX. UNWIND.
LET LUXURY TAKE A SEAT WITH YOU



ACE YOUR LEISURE TIME
ON A COURT BUILT FOR CHAMPIONS

Artistic Impression



WHERE LUXURY ISN'T JUST A WORD
IT'S A WAY OF LIFE

Adjacent to the proposed 200 acres recreational park

RELAX IN STYLE, UNWIND IN LUXURY

A dedicated space for senior citizens to relax, socialize, and stay active



Artistic Impression

CLUB HOUSE WITH MODERN FACILITIES



CLUBHOUSE HIGHLIGHTS

The clubhouse isn't just an amenity; it's the soul of a luxury living experience. Designed to offer the perfect blend of recreation, relaxation, and exclusivity, it serves as a vibrant hub for social gatherings, wellness activities, and premium leisure. Whether you seek a serene escape or an energetic space to unwind, the clubhouse provides an elevated lifestyle where every moment feels indulgent.

Key Highlights of the Clubhouse:

- Swimming pool
- Card Room
- Library
- Table Tennis Room
- Restaurant
- Open Sky Deck (Barbecue Area)
- Toddlers Play Area
- EV Charging Points
- Dance & Yoga Studio
- Multipurpose Hall
- Co-work Corner



OUR JOURNEY

With over Four decades of expertise since its establishment in 1981, Roots Developers has built a legacy of trust, innovation, and excellence in India's real estate and infrastructure sector. The company boasts a diverse portfolio, encompassing premium residential plots, high-end commercial spaces, mixed-use developments, and innovative warehousing solutions. Rooted in a commitment to sustainability, the company integrates eco-friendly practices into every project, ensuring future-ready infrastructure. Known for its customer-centric approach, Roots Developers prioritizes quality construction, timely execution, and customer satisfaction. Through strategic collaborations with top real estate brands, the company has delivered landmark projects that redefine urban living and set new benchmarks in the industry.



DELIVERING EXCELLENCE TOGETHER

Over the years, we have successfully delivered a series of landmark projects that redefine excellence in real estate. Each development stands as a testament to our commitment to quality, innovation, and timely execution. From premium residential communities to state-of-the-art commercial spaces, our projects have not only met but exceeded customer expectations. With a focus on superior construction, prime locations, and modern amenities, we have transformed aspirations into reality. Our track record of delivering on promises has earned us the trust of homebuyers and investors alike, reinforcing our position as a leader in the industry.



Roots Courtyard
Residential | Sector 48, Sohna



CHD Avenue 71
Residential | Sector 71, Gurgaon



Unitech Uniworld Garden
Residential | Sector 47, Gurgaon



Orchid Petals
Residential | Sector 49, Gurgaon



Bestech Cyber Park
Commercial | Sector 36, Gurgaon



Vipul World
Township | Sector 48 Gurgaon



Bestech City
Township | Dharuhera



International School
Education | Sector 48, Gurgaon



Warehouse
Warehouse | Gurgaon



THANK YOU

DISCLAIMER: "Roots Developers Pvt. Ltd. ("Developer") is developing a plotted township namely "Roots Courtyards2" ("Project") situated at Sector-95A, Gurugram measuring 12.447 acres ("Project Land") in pursuance of license bearing no. 2570 of 2022 dated 01.02.2022. The Project is registered with Haryana Real Estate Regulatory Authority, Gurugram ("HRERA") bearing registration no. RC/REP/HRERA/GGM/770/502/2023/114 of 2023 dated 11-12-2023 (website: Haryana Real Estate Regulatory Authority (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, building plan and other approvals; and (c) occupation certificate(s). Building plan and approvals are subject to change and revision. Nothing contained herein constitutes an invitation to 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 Developer. All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities, amenities and recreational areas as shown are merely artistic impressions. No warranty is expressly or impliedly given that the completed development of the Project will comply in any degree with such artistic impressions / digital material, representations, artistic renderings and images as depicted/ shown herein. This brochure is, illustrative, and used for indicative purposes only and not a legal offering. All specifications, amenities, surroundings, greens areas, etc. of the Project shall be as per the final agreement for sale between the Parties and subject to change, addition, deletion or amendment as may be decided by the Developer or as directed by any competent authority in the best interest of the development. The official website of the Developer is www.roots-developers.com. Please do not rely on any other website. The Developer and/or its directors, managers, employees, representatives shall not have any liability (financial or otherwise) arising on account of this brochure or any information contained herein towards the viewer/recipient. 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 contained herein will be governed by laws of India and the competent authorities shall only be HRERA and courts at Gurugram.