

SECTOR-95A, GURUGRAM







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 Indira Gandhi International Airport Sec 108 Park Hospital Fun-N-Food Village 2 minutes Conscient One AIIMS Jhajjar Expressway. Palam Vihar Sec 103 DLF 3 Sec 18 Aravali Biodiversity Park Prime Scholars Intl. School SGT University MG Road LTANPUR NATIONAL PAS IFFCO Chowl Sec 104, DHANKOT Sec 102 Sec 4 Leisure Valley Park 8 minutes Ocus Medley Sultantpur Sec 29 Sec 99 National Park Sultanpur The Signature
Advanced Super
Speciality Hospital 5 Paras Sec 99A Hospital National Park DLF Golf & 0 Country Club O Vivekanan Public School Sec 37D Shalom Hills Medanta The Medicity CXURTYARD 2 Hero Honda 10 minutes Sec 37 Sec 46 Artemis Hospital Dronacharya College of Engineering DLF Corporate Green DPG Degree MRG Meridi Sec 56 O Park Hospital **Healthcare Facilities** Sec 57 Sec 65
St. Xaviers
High School
Elan
Miracle Sec 89 Sec 36 College Golf Course Extn. Rd. O Prime Hospital Sec 50 YARD ROOTS CORPORATE Sec 49 Aarvy Healthcare ROOTS UP-COMING RESIDENTIAL Sec 97 Sec 62 St. Xavier's High Sec 92 Medanta Hospital - 15 minutes Sati Chowk Delhi Public School Heritage Xperiential **International Schools** Sec 83 Sec 86 Badshahpur Southern Peripheral Road Government Hospital Sec 96 Hyatt Regency 0 Sec 69 Shri Ram Millennium School Sec 70 Miracle Sapphire 83 Healthcare Apno Ghar Water Park Shri Kailash Hospital Airia Mall Sec 67 The Leopard Trail IMT Manesar Sec 78 Delhi Metro Fortis Hospital Manesar Rapid Metro Cyber City/Cyber Hub - 15 minutes. Proposed Metro

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Karma Lakelands

Leopard

Trail View



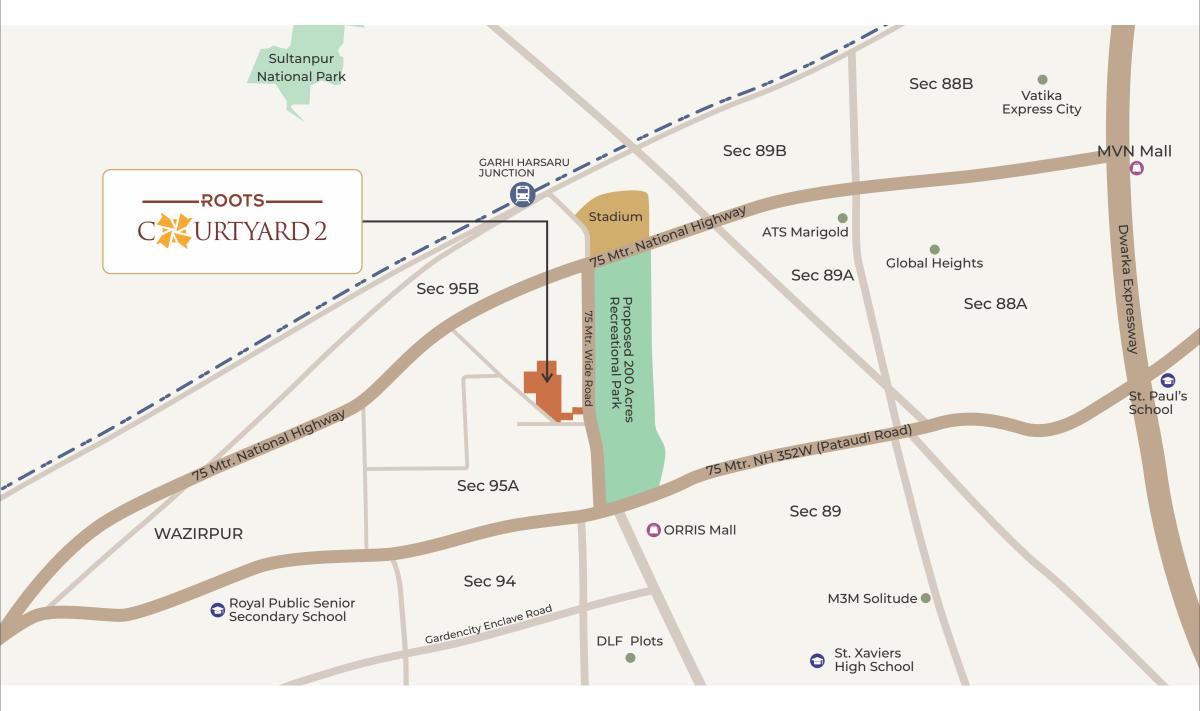
Miracles Healthcare (Apollo Hospitals) - 10 minutes Fortis Hospital Manesar - 12 minutes

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.

Proposed 200 Acre Park













- 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.

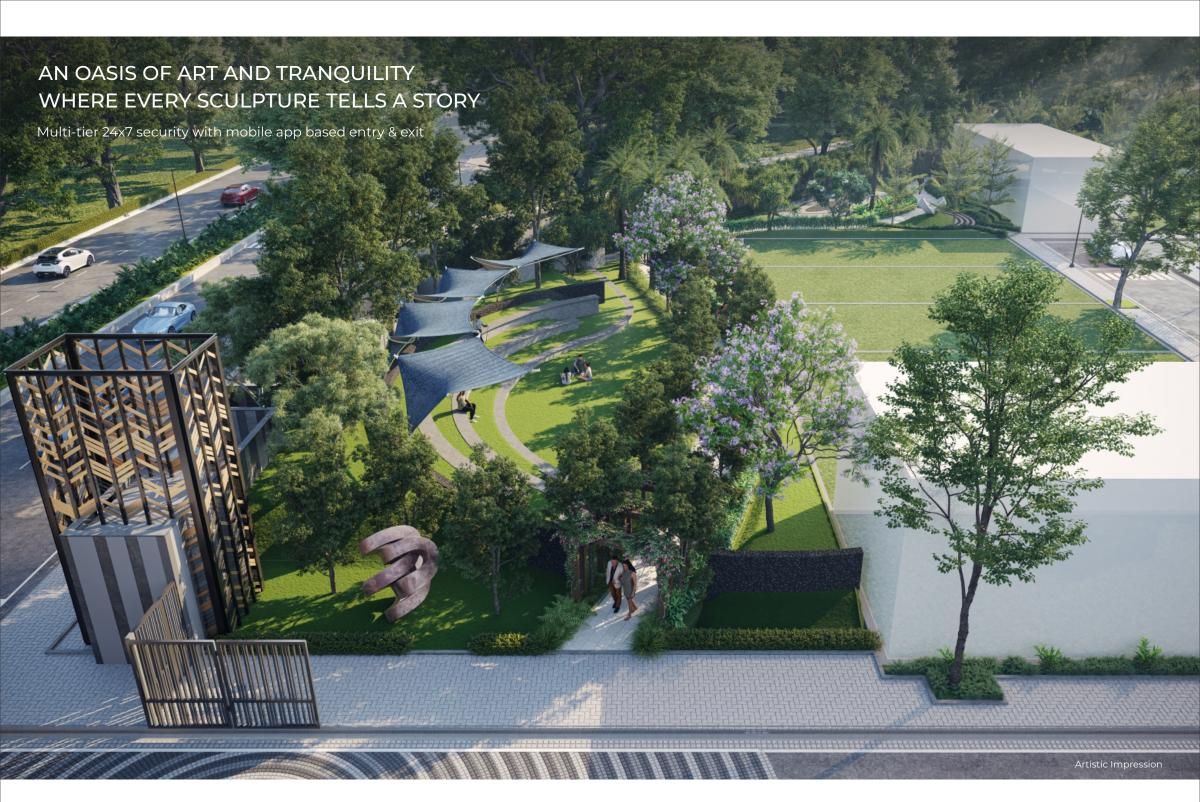
Eco Friendly Practices

- 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



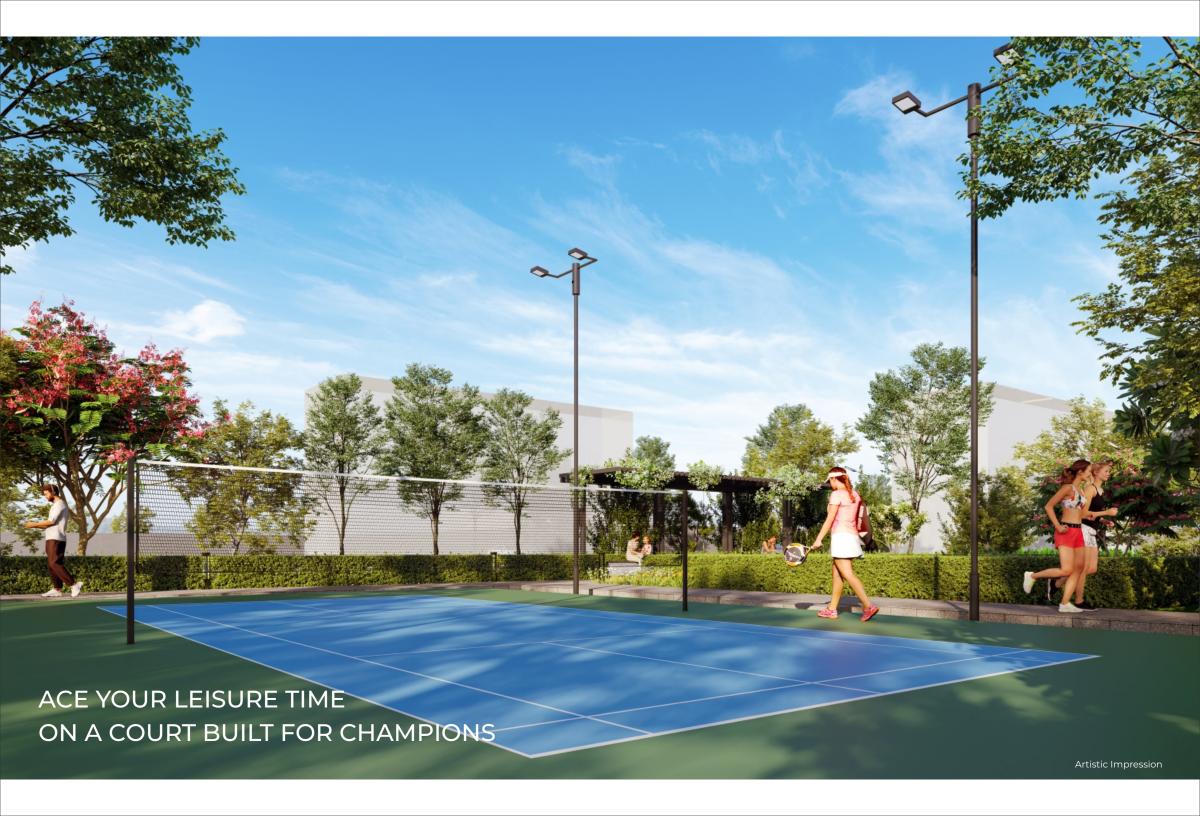


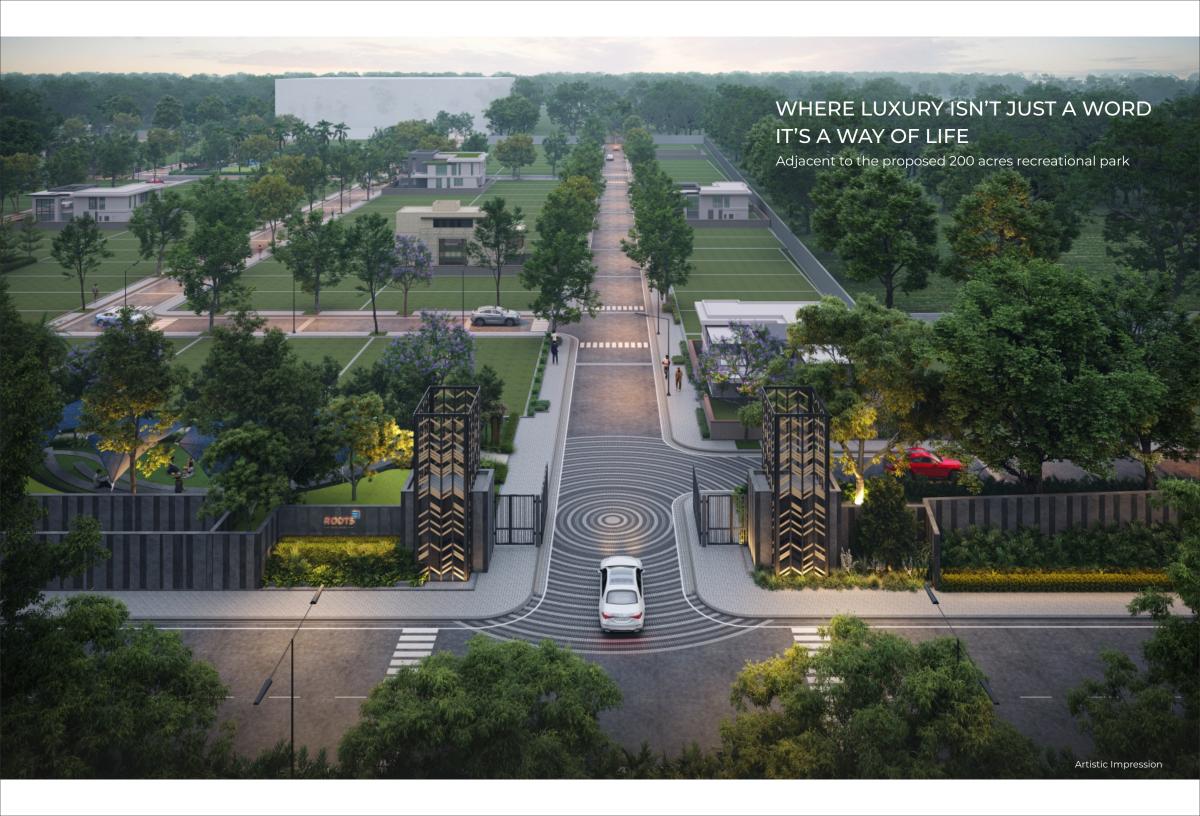


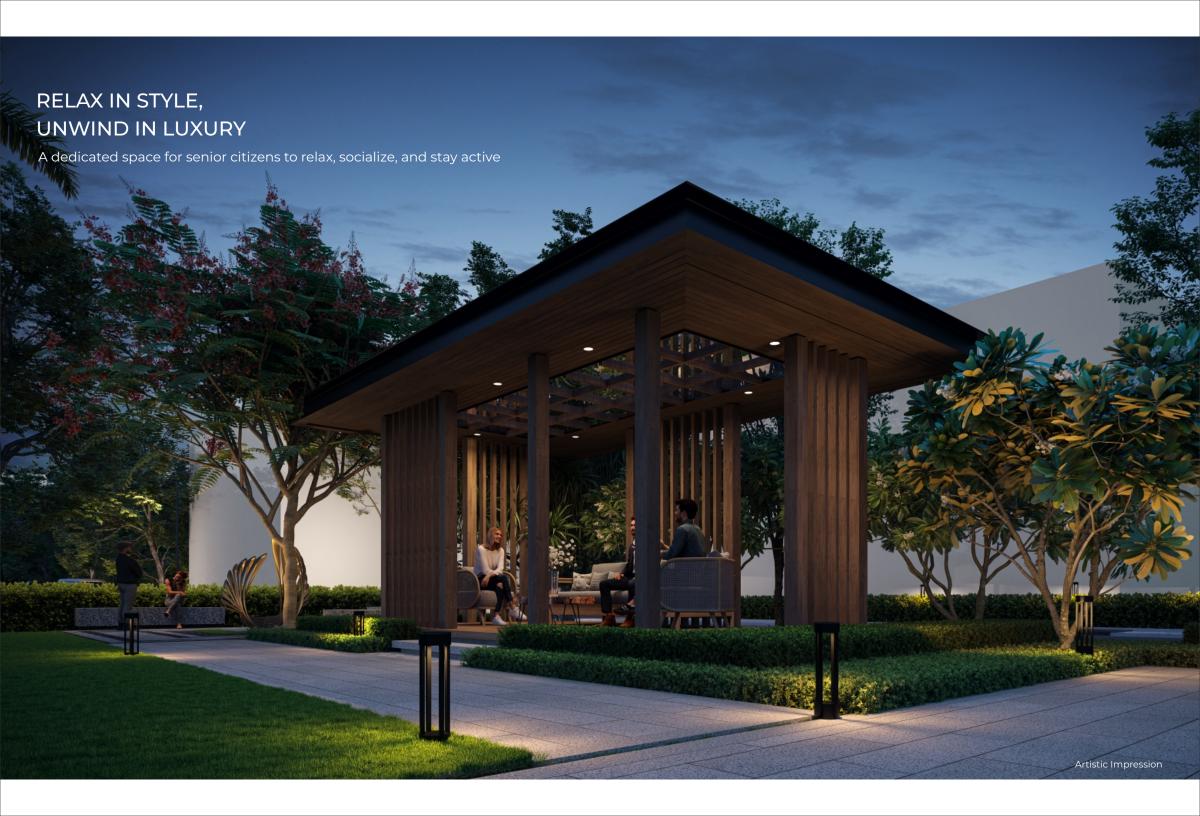




























CLUB HOUSE HIGHLIGHTS

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 (Barbeque Area)
- Toddlers Play Area
- EV Charging Points
- Dance & Yoga Studio
- Multipurpose Hall
- Co-working 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 CourtyardResidential | Sector 48, Sohna



CHD Avenue 71Residential | Sector 71, Gurgaon



Unitech Uniworld GardenResidential | Sector 47, Gurgaon



Orchid PetalsResidential | Sector 49, Gurgaon



Bestech Cyber ParkCommercial | Sector 36, Gurgaon



Vipul WorldTownship | Sector 48 Gurgaon



Bestech CityTownship | Dharuhera



International SchoolEducation | 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 admeasuring 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/GM/770/502/2023/114 of 2023 dated 11-12-2023 (website: Haryana Real Estate Regulatory Authority, Gurugram ("HRERA") bearing registration no. RC/REP/HRERA/GM/770/502/2023/114 of 2023 dated 11-12-2023 (website: Haryana Real Estate Regulatory Authority, Gurugram endor on the proposal provision of the project is registered with Haryana Real Estate Regulatory Authority, Gurugram endored provisional or final allotment and does not form part of and 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 direc