

— ROOTS —

SECTOR-95A, GURUGRAM

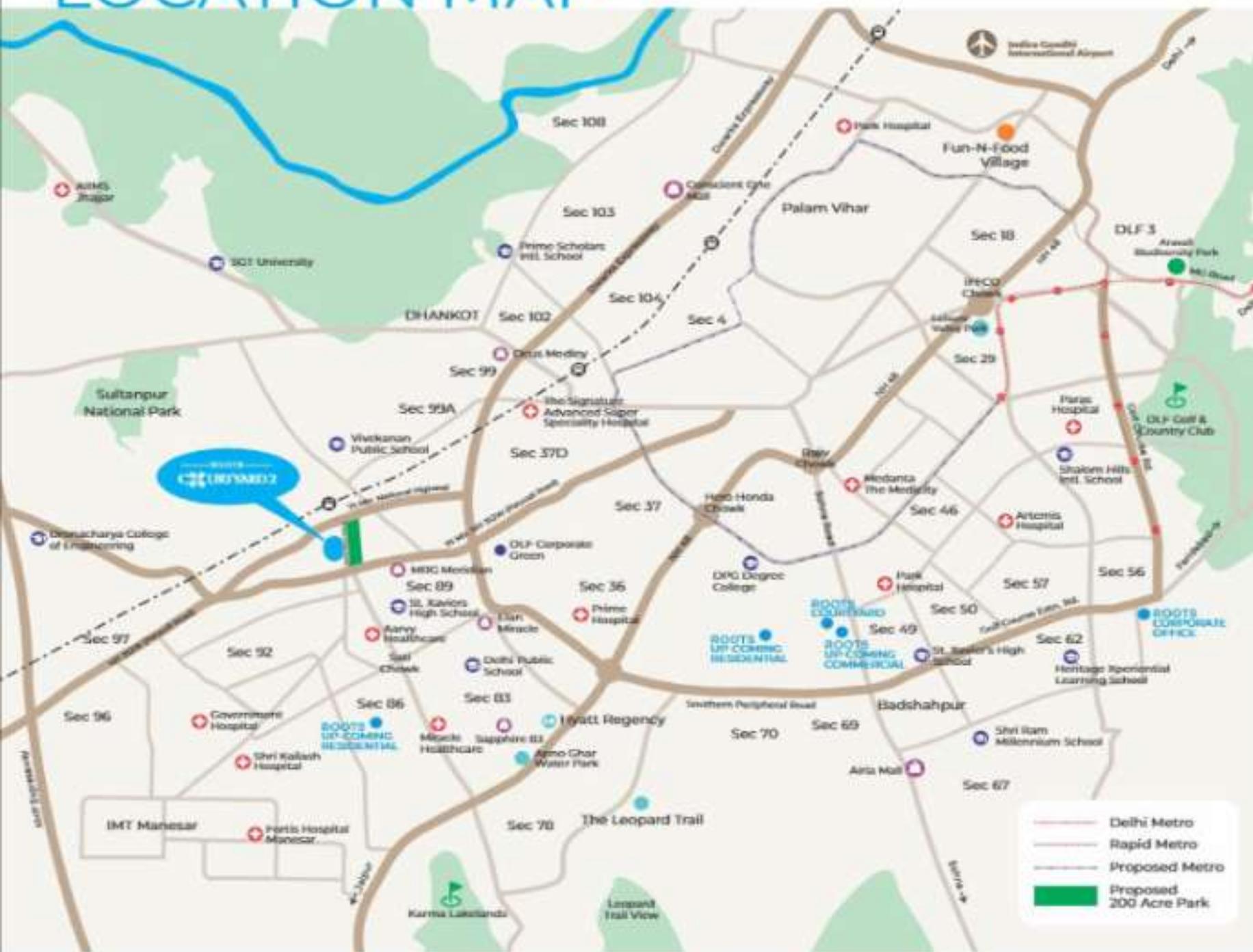


ROOTS COURTYARD 2

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



ROOTS
COURTYARD 2



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

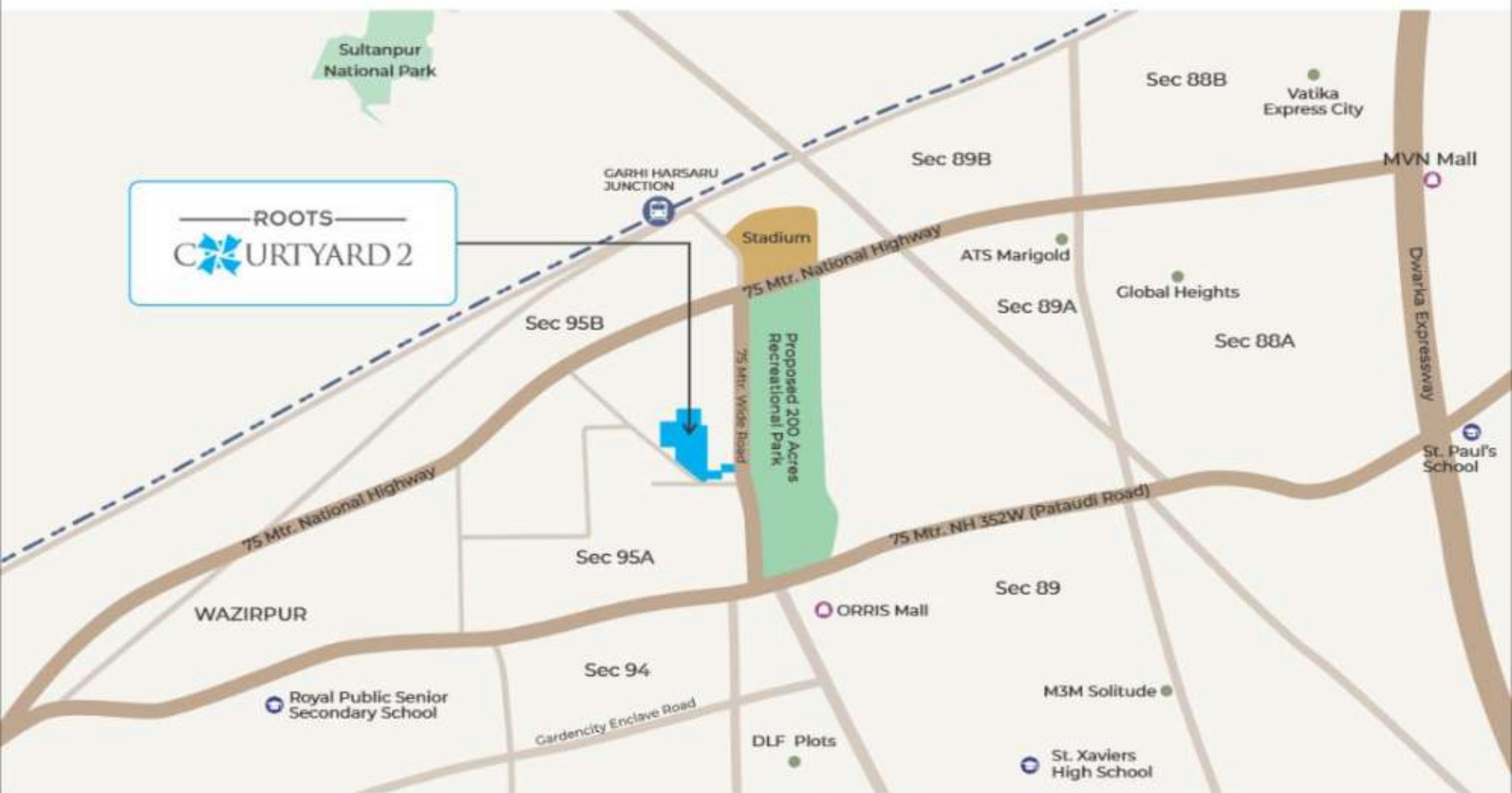
Aarvy Healthcare Hospital - 5 Minutes
Miracles Healthcare (Apollo Hospitals) - 10 minutes
Fortis Hospital Manesar - 12 minutes
Medanta Hospital - 15 minutes

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 Gurgaon - 6 minutes

Cyber City/Cyber Hub - 15 minutes



MASTER PLAN



PROJECT HIGHLIGHTS

- **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



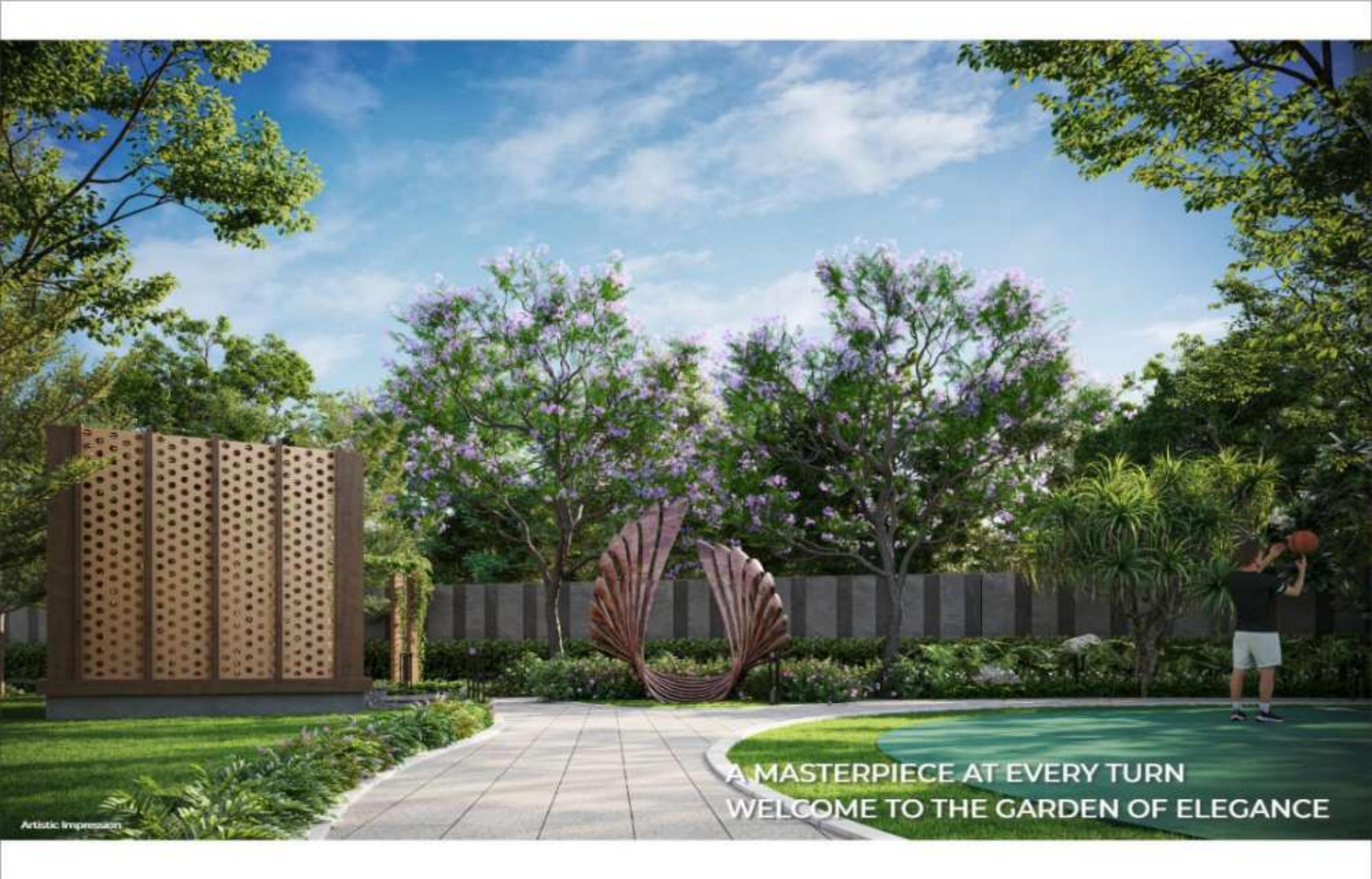
Artistic Impression

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

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



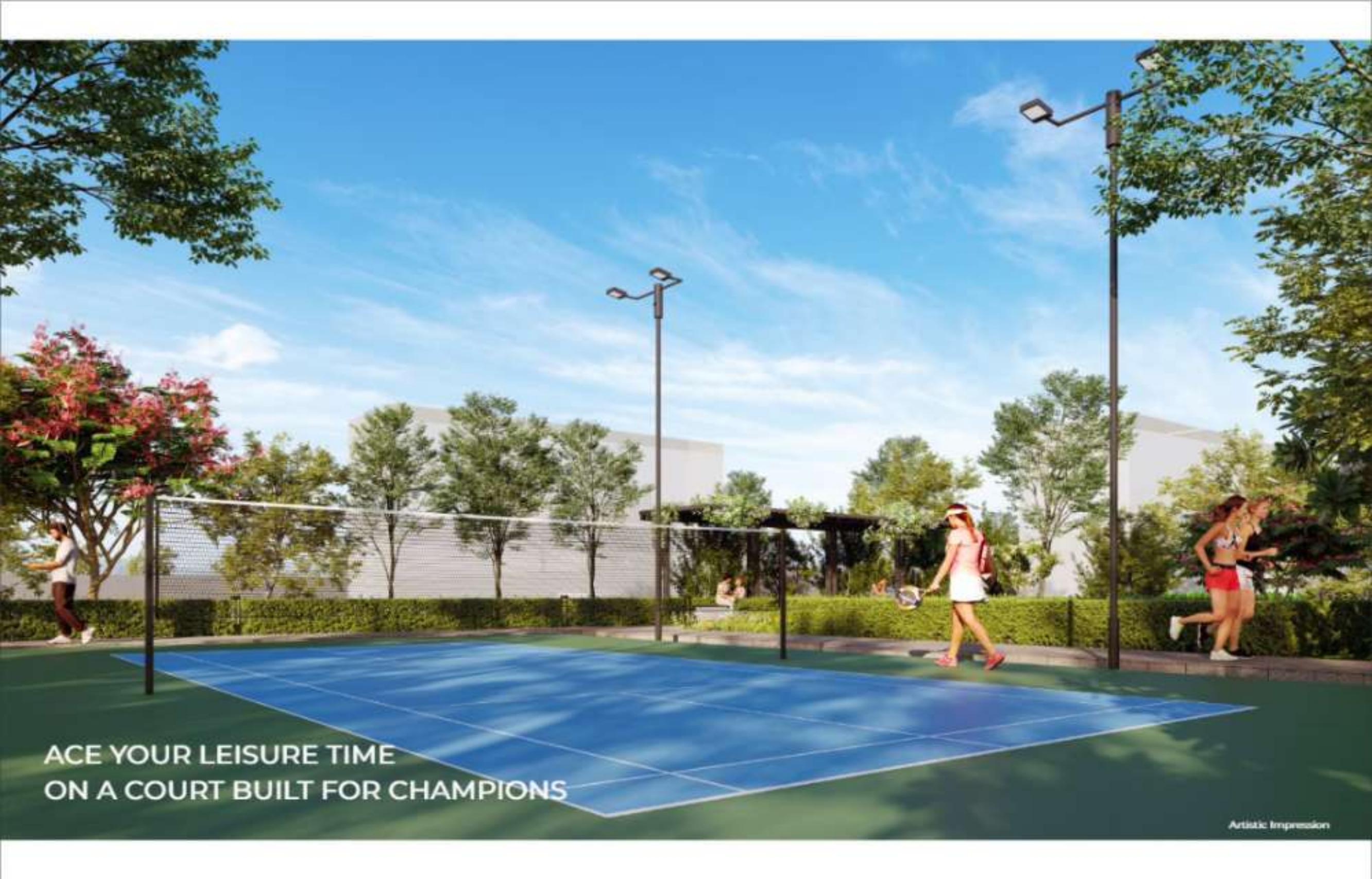
Artistic Impression



A MASTERPIECE AT EVERY TURN
WELCOME TO THE GARDEN OF ELEGANCE

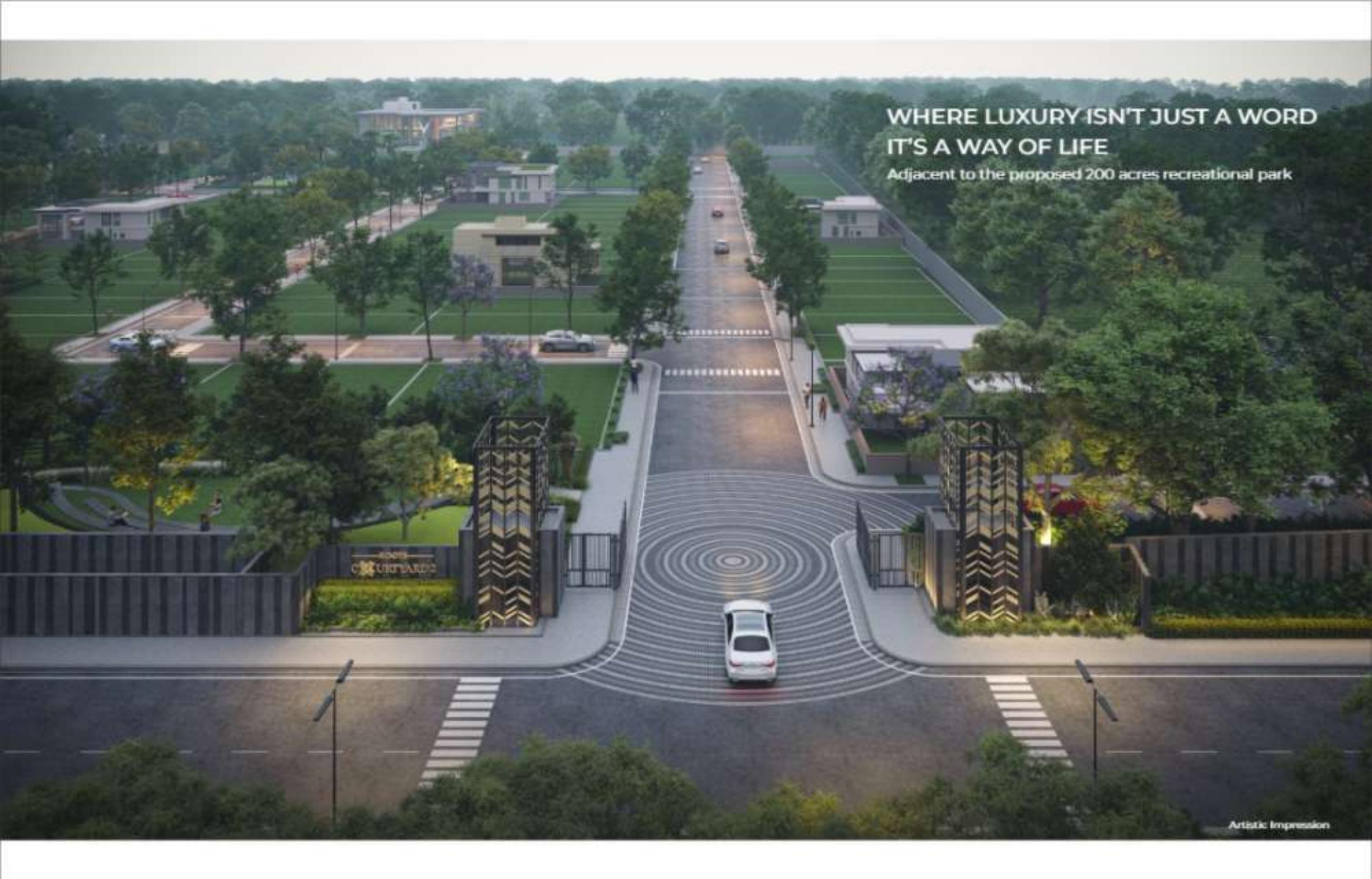


RELAX. UNWIND.
LET LUXURY TAKE A SEAT WITH YOU



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

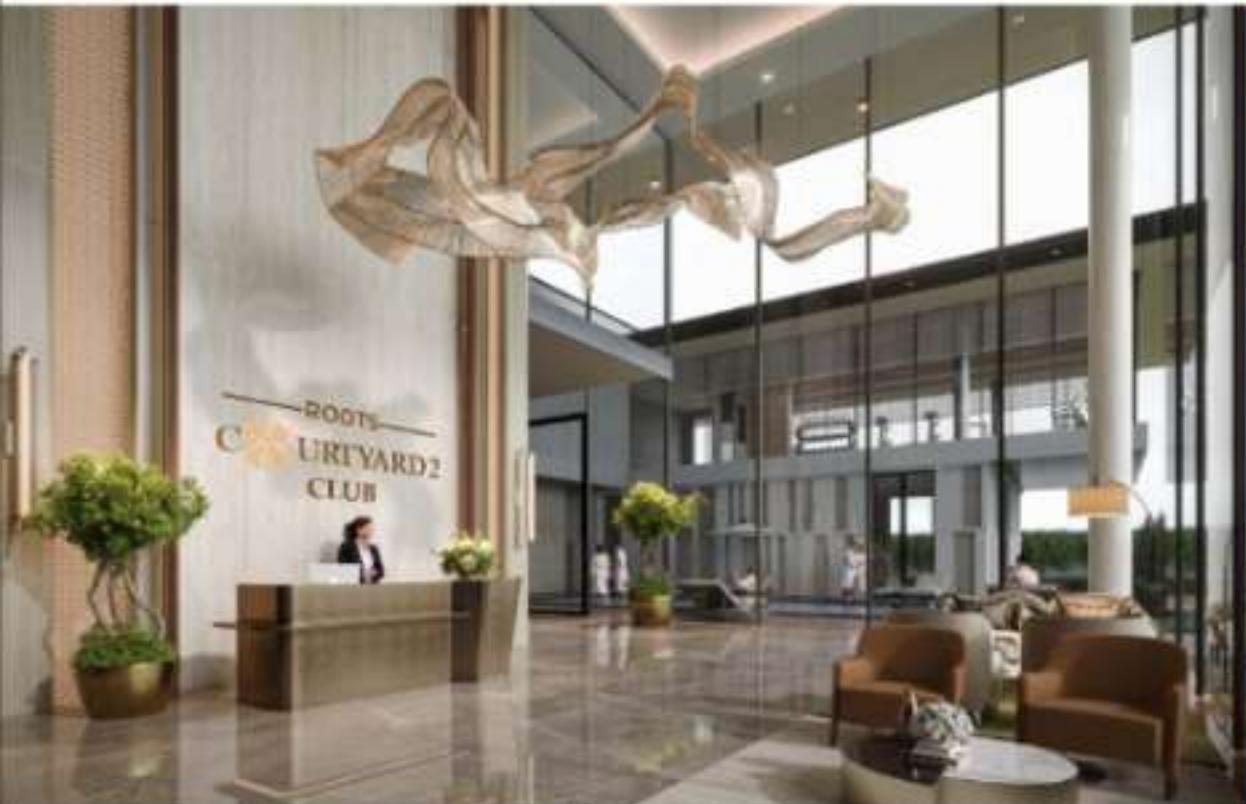


Artistic Impression

CLUB HOUSE WITH MODERN FACILITIES







Artistic Impression

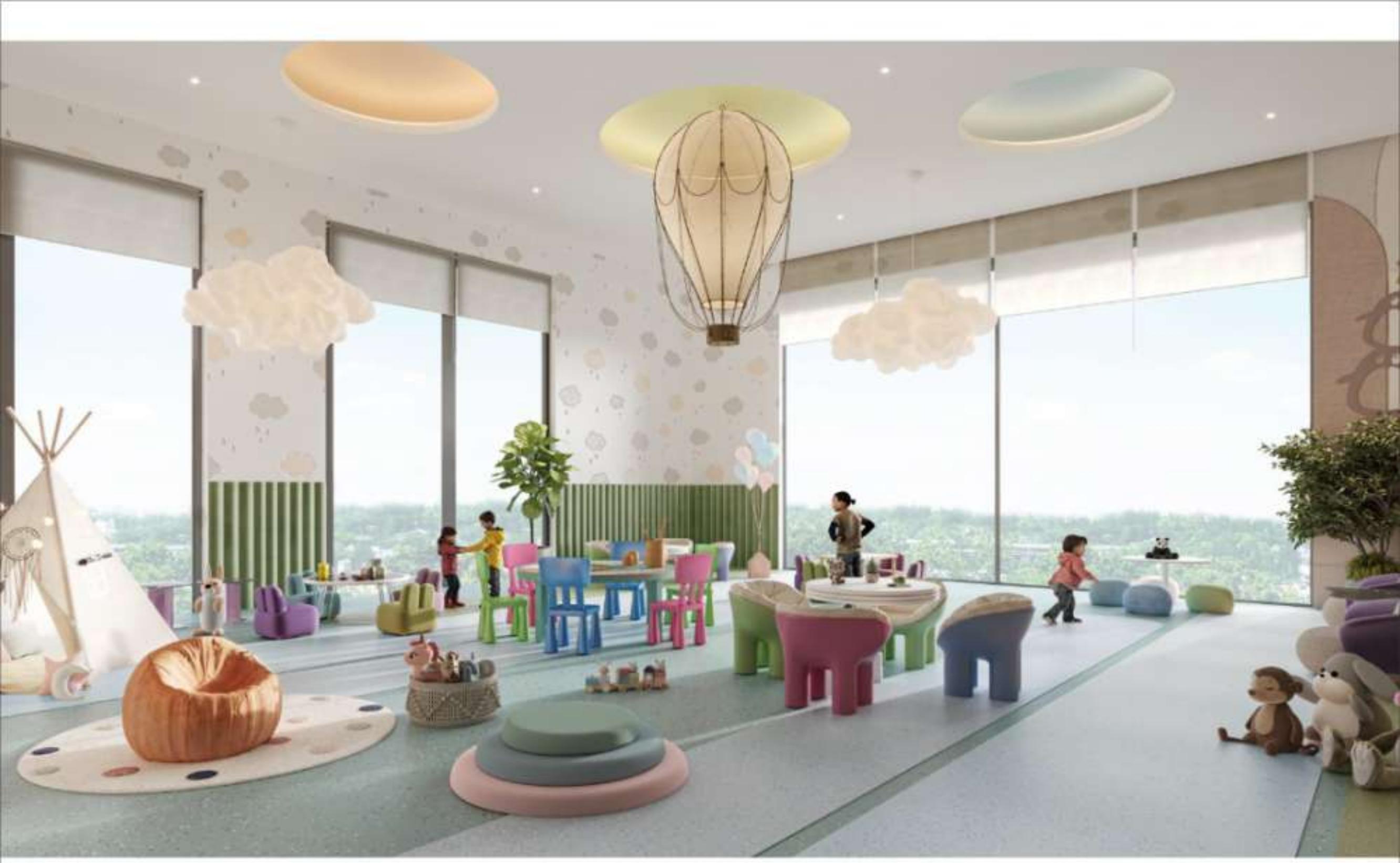
CLUB HOUSE HIGHLIGHTS

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 Courtyard 1

Residential | Sector 48, Gurgaon



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: "Devots Developers Pvt. Ltd. ("Developer") is developing a plotted township, namely "Devots Courtyards" ("Project") situated at Sector-95A, Gurugram, administered 12.47 acres ("Project Land") in pursuance of Scheme bearing no. 2620 of 2023 dated 01.03.2023. The Project is registered with Haryana Real Estate Regulatory Authority, Gurugram ("HRERA") bearing registration no. HRE/3/9403/AC/CM/7706/02/2025/94 of 2025 dated 01-12-2023 (website: Haryana Real Estate Regulatory Authority (haryana.realty.gov.in)). The terms of sale/ment/lease shall be subject to (i) application form, statement letter, agreement form and/or conveyance deed; (ii) layout, building plan and other approvals; and (iii) occupation certificate/d). Building plan and approvals are subject to change and revision. Nothing contained herein constitutes an invitation to offer, proposal or final offer/ment 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), views, shapes and positions and whatever facilities, amenities and recreational services 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, green 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.developers.com. Please do not rely on any other website. The Developer and/or its directors, managers, employees, representatives shall not have any liability (direct or otherwise) arising on account of this brochure or any information contained herein towards the viewer/expert. Nothing contained herein shall constitute any scheme/ 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/leasing 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 shall be governed by laws of India and the competent authorities shall only be HRERA and court of Gurugram.