



ICC HOMES PRESENT YOUR DREAM HOME

3 BHK Fully Furnished Residential Floors in

**GODREJ GREEN ESTATE**

SECTOR-34, SONIPAT

GREENEST AND FULLY FUNCTIONAL  
TOWNSHIP NEAR DELHI/KUNDLI BORDER





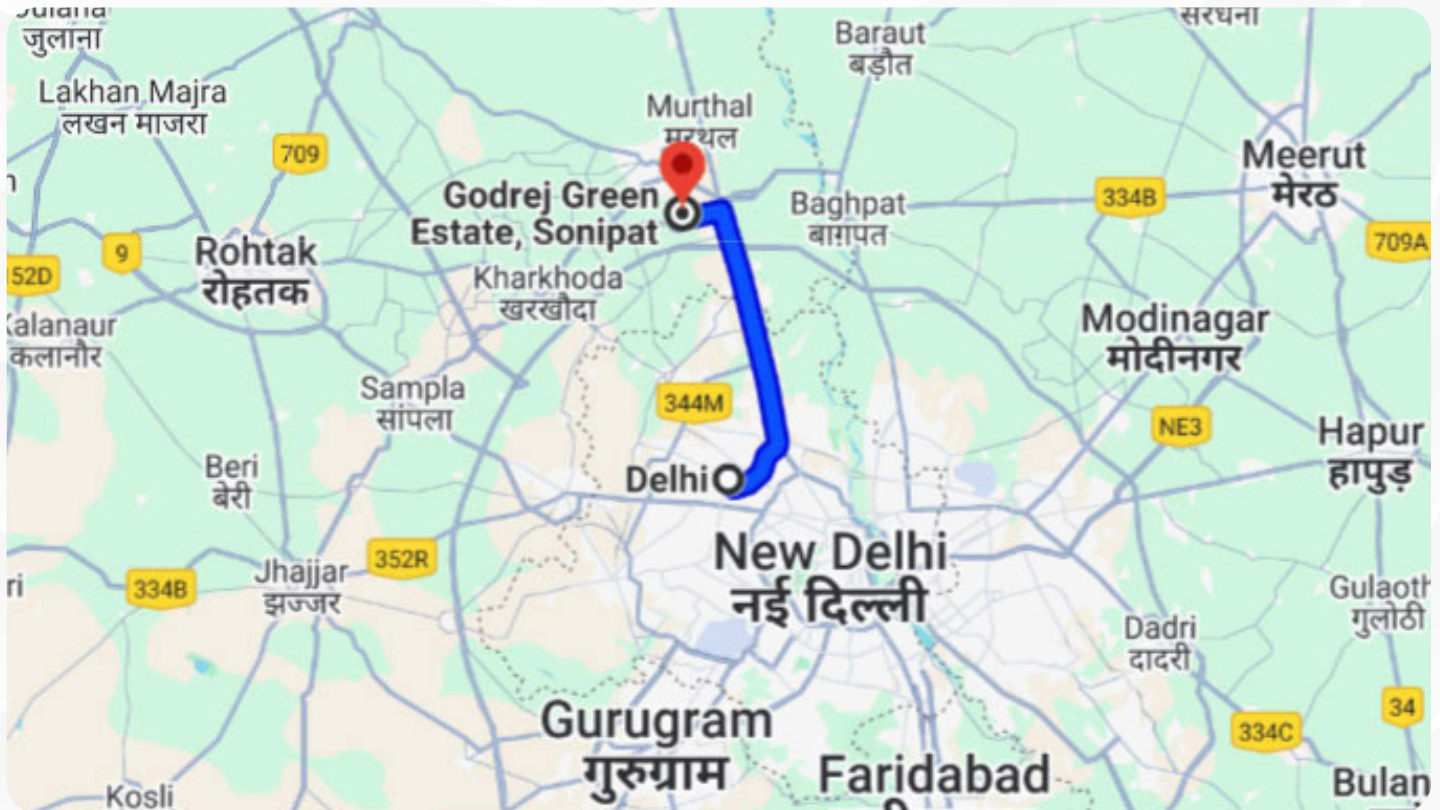
3 BHK Ultra Luxury BUILDER FLOOR at

# GODREJ GREEN ESTATE, SONIPAT



Prime Location with Short Commute Times

# SEAMLESS CONNECTIVITY & EASY ACCESS



## Nearby Places

Only 20 Minutes Drive from Delhi Singhu Border

Easy connectivity with Gurgaon and IGI Airport via newly opened UER-II Expressway

Only 35 minutes drive from Pritam Pura and Shalimar Bagh vide 8 Lane Expressway

Many reputed Schools/ University near township - GD Goenka, VSPK School, OP Jindal University etc.

Many Shopping Centres nearby- Atlas Road Main Market, Sector-15 Market etc.

Many Hotels and Banquet Halls nearby- Ramada, Wyndham, Sarovar Portico, Antillia etc.

Many good Hospitals nearby – Tulip, Primax, Batra Lung & Heart Hospital



# GODREJ GREEN ESTATE TOWNSHIP

- \* Independent Ultra Luxury 3 BHK Residences Crafted and Developed by ICC Homes
- \* 24x7 Security and CCTV Monitoring by Godrej Living maintenance agency for the township
- \* Fully functional Internal Roads, Green Parks, Children Play Areas, Lotus Park, Fountains, Swings, Street lights, Regular Water Supply, Sewer Systems, Electric Substation, Horticulture Maintenance
- \* Roman Architectural style designed Ultra-Modern Club House admeasuring 20,000 sqft , opening on 31st December 2025 with Lounge, Restaurant, Banquet Rooms, Swimming Pools, Gymnasium, and other recreational facilities





# ULTRA-LUXURY INTERIORS THAT REDEFINE LIVING

- ✓ Designer curtains in all bedrooms
- ✓ Latest designer sanitary fittings and fixtures in all washrooms
- ✓ Looking mirrors in all bedrooms with wall paneling
- ✓ Imported Sofa set 5-seater in living room
- ✓ Imported Dining table 6-seater
- ✓ Designer center table
- ✓ Decorative art crafts and show pieces/ wall paintings in living room
- ✓ Carpets and designer rugs complimenting furniture in all bedrooms and living room
- ✓ Wall decoration and designing of bed rooms and living room by experienced interior designers.



## KNOW MORE ABOUT ICC HOMES

We provide floors in 3 categories -  
**Unfurnished Base, Semi Furnished,  
Fully Furnished Category**

### UNIQUE FEATURES AND PROVISIONS ARE

- \* Multi-functional wardrobe for storage in all bedrooms
- \* Modular kitchen with Chimney, Hobb, Microwave/ OTG with latest designs & colors
- \* Designer double beds with side tables and mattresses/pillows in all bed rooms
- \* Split air-conditioners in all bedrooms and living room
- \* All electrical gadgets and fittings- water geysers, Ceiling fans, Exhaust fans, Ceiling lights, Cove lights, Profile lights, with branded company fittings and fire proof wires
- \* TV wooden panels in all bedrooms and living room





# THE PERFECT HOME FOR FIRST-TIME BUYERS

Driven to excellence by professionals having more  
than 18 years' experience in residential  
development in Delhi NCR

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Our homes are Airy and abundance of sunlight  
with 3.5 acres large green areas and over 2000  
trees in Godrej Township

Regular

Premium

Premium Plus

# WHY CHOOSE ICC HOMES



## High-Quality Homes

Quality of construction & Interiors- Same as in posh Delhi areas

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## Affordability

Less than 50% sale price as compared to similar units in posh Delhi areas like- Shalimar Bagh, Pritam Pura, Model Town, Ashok Vihar, Rohini, Prashant Vihar and other adjoining localities.

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## Strategic Conectivity

Metro Connectivity  
UER-II  
MRTS to Panipat  
Easy access to NH-334 B

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## Wide Choice of Floors

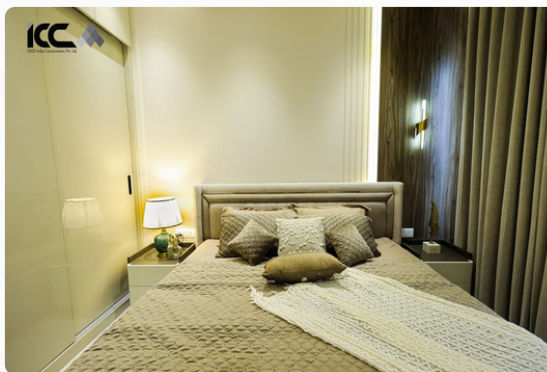
40 floors comprising of Upper Ground floor, First Floor, Second floor, Third floor on offer for Sale/ Booking



# TYPICAL 3BHK FLOOR PLAN

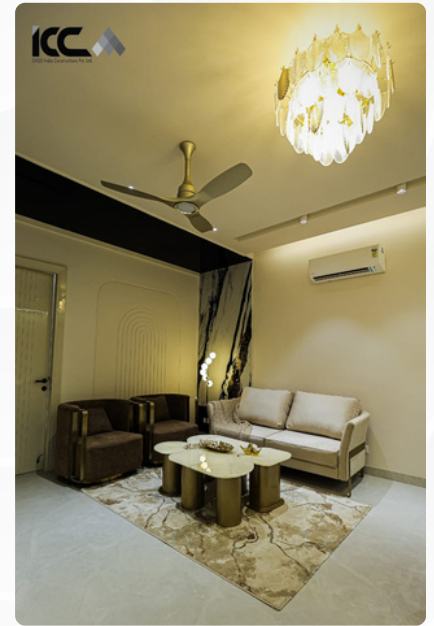


# EXPLORE BEDROOMS





# EXPLORE LIVING ROOM



# EXPLORE KITCHEN





# EXPLORE WASHROOMS





# AMENITIES

Experience a lifestyle of comfort and convenience with thoughtfully curated amenities designed to enrich your everyday living.

\* Club House

\* Fountain Park

\* Gym

\* Swimming Pool

\* Play area

\* Badminton Court





# AMENITIES



# BRANDS WE USED

At ICC Homes, we partner with trusted global brands to deliver unmatched quality, comfort, and elegance—ensuring every detail of your home reflects excellence.



Schindler



TOSTEM



MORE SAFE. MORE SECURE.



# REGULAR FLOOR

## SPECIFICATIONS

Flooring	Brand / Specifications
Tiles (2' x 4')	Varmora / Orient / Kajaria

Doors	Brand / Specifications
Wooden Flush Doors with Handles	Ivory Coast Frame with Melamine Polish
Main Entry Door with Digital Door Handle	Ivory Coast Frame with Melamine Polish
UPVC Outer Doors & Windows	Fenesta / Aluplast or equivalent

Furniture	Brand / Specifications
Wardrobe with Laminate Finish ( Upto 7' height )	Greenlam / Century / Merino
Modular Kitchen with Laminate Finish ( Upto 7' height )	Greenlam / Century / Merino with Hettich / Hafele fittings

Bathrooms	Brand / Specifications
Sanitaryware	Jaquar or equivalent
Walls	Designer Wall Tiles
Floors	Anti Skid Floor Tiles

Interior Walls & Ceiling	Brand / Specifications
Plastic Paint	Berger Paints
Designer POP Ceiling	Sakarni

Electricals	Brand / Specifications
Wiring, Switches and Switch Boards	Finolex / KEI / Havells / L&T
Ceiling Fans	Orient / Crompton
LED Ceiling Lights	Havells / Orient

# PREMIUM FLOOR

## SPECIFICATIONS

Flooring	Brand / Specifications
Tiles (4' x 6')	Varmora / Orient / Kajaria

Doors	Brand / Specifications
PU finish Wooden Doors with Handles	Sirca PU / Asian Paints PU
PU finish Main Door with Digital Door handle	Sirca PU / Asian Paints PU
High Grade Aluminum Outer Doors & Windows	Tostem / Encraft

Furniture	Brand / Specifications
Wardrobe with Acrylic Finish (Upto 10' height)	Dupont / Carian / Sun Acrylam
Modular Kitchen with Acrylic Finish (Upto 10' height)	Dupont / Carian / Sun Acrylam with Hettich / Hafele fittings
Designer looking mirror in bedrooms	Dupont / Carian / Sun Acrylam
TV Panel with Acrylic Back Paneling	

Bathrooms	Brand / Specifications
Sanitaryware	Jaquar / Kohler or equivalent
Walls	Designer Wall Tiles
Floors	Anti Skid Floor Tiles
Glass shower panel with SS frame	Saint Gobain / Asahi

Interior Walls & Ceiling	Brand / Specifications
Royal Emulsion Paint	Asian Paints - Royale / VT
Designer POP Ceiling	Sakarni



# PREMIUM FLOOR

## SPECIFICATIONS

Electricals	Brand / Specifications
Wiring, Switches and Switch Boards	Finolex / KEI / Havells / Norisys
Smart Ceiling Fans	Kuhl / Orient / Crompton
LED Ceiling Lights	Phillips / Panasonic
Invertor Power Backup	Luminous / Su-kam
Profile Lights on Ceiling	Designer Light Solution
Designer Lights on Ceiling	Decorative Lights
Fancy Wall Lights	Designer Light Solution
Chandelier in the Living Room	Decorative Lights
Chandelier in Kitchen Gallery	Decorative Lights

Home Appliances	Brand / Specifications
Water Geysers in Washrooms	Racold / AO Smith / Jaquar
Water Geyser in Kitchen	Havells / Crompton
1.5 ton Split AC in all bedrooms & living room	Daikin / Samsung
Chimney with High Suction Power	Electrolux / Faber
Designer Hobb in the Kitchen	Electrolux / Faber
RO Water Purifier	Kent / Aquaguard
Microwave OTG	Samsung / LG

# PREMIUM PLUS

## SPECIFICATIONS

Latest Italian Furniture, Decorative Lights and Accessories

Bedrooms
Double Bed
Side Tables
Mattress & bed furnishings
Highlight wall paneling behind bed back
Ambient lighting & side lamps
Floor Rugs
Wall Paintings & Decorative Artefacts
Curtain Set ( black out & sheer curtains )

Living Room
6 Seater Dining Table
3+2 Sofa Set
Center Table
Floor Rugs
Wall Paintings & Decorative Artefacts



# COMMON LIFESTYLE FACILITIES IN THE BUILDING

Security Provisions	Brand / Specifications
Digital Lock System with Camera	Godrej / Panasonic
Back side MS Jaal for security	Appolo / JSW
Designer MS front gate	Appolo / JSW

Lift Lobby	Brand / Specifications
Stilt parking to Rooftop	Schindler / OTIS

Stilt Parking	Brand / Specifications
1/4 Usage Rights	Granite flooring, full height wall tiles; Orient / Kajaria
Common Washroom	Jaquar sanitaryware

Rooftop	Brand / Specifications
1/4 Usage Rights	Tile / Granite flooring

Designer Facade	Brand / Specifications
Front Balcony	MS / SS railing 304 grade with toughened glass

Water Connection	Brand / Specifications
Individual water tank & motor	Sintex / Supreme

Electricity Connection	Brand / Specifications
Individual meters	As provided by UHVVN

Township Amenities accessible with the floor
Membership for the Godrej Green Estate Clubhouse
Usage rights for all common facilities, parks and other amenities available

Your Dream Home  
is Waiting

## SAMPLE FLAT IS OPEN FOR YOUR VIEW

A PRIME LOCATION OFFERING PRESTIGE AND  
UNMATCHED VALUE

✱ **Surrounded by Landmark Developments**

Jindal Global City, Jindal Smart City, Eldeco  
Amaya, Express city, Hero Homes, Kraft Homes,  
Mapsco, India Bulls

✱ **Discounted Closing Costs**

Prices are less than 50% of sale price of same  
specifications builder floor in posh North West locality  
of Delhi

**Schedule a  
Personalized  
Site Visit**

### CONTACT US TODAY!

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