RERA Registration No. RC/REP/HARERA/GGM/959/691/2025/62
dated June 26, 2025 available at www.haryanarera.gov.in

THE FIVE FRONDS OF *paradise*

Godrej | PROPERTIES

CONTENT

The roots and *Legacy* that shaped this paradise — 01

Mapping moments of wonder across India's *Skyline* — 02

Landmarks that rise from the roots of every palm — 03

Welcome to *The Palms of Paradise* — 09

The *Five fronds* that bring your paradise to life — 10

The fronds of *Accessibility* — 12

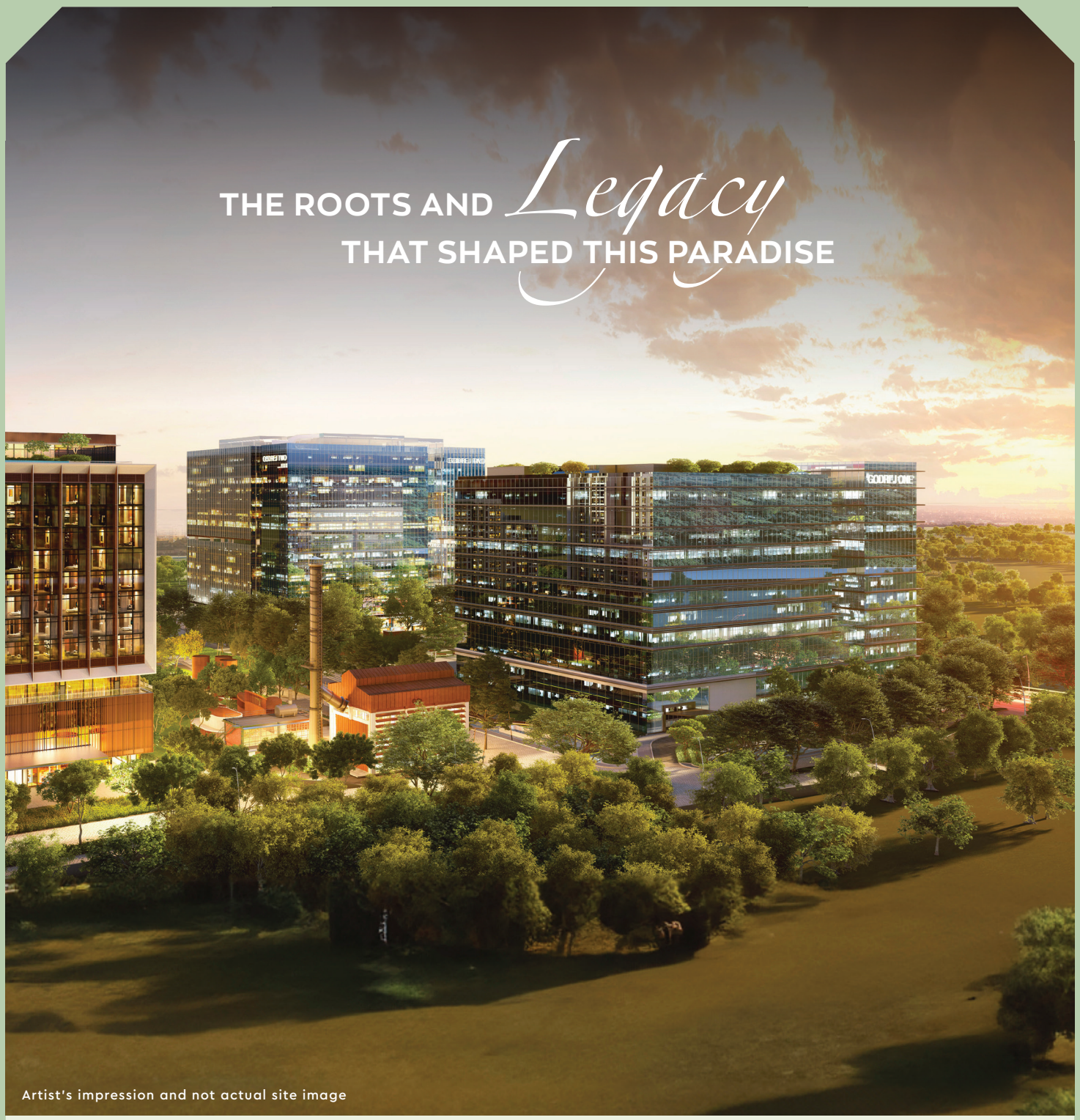
The fronds of *Landscaping* — 19

The fronds of *Identity* — 23

The fronds of *Rejuvenation* — 26

The fronds of *Abundance* — 38

THE ROOTS AND *Legacy* THAT SHAPED THIS PARADISE

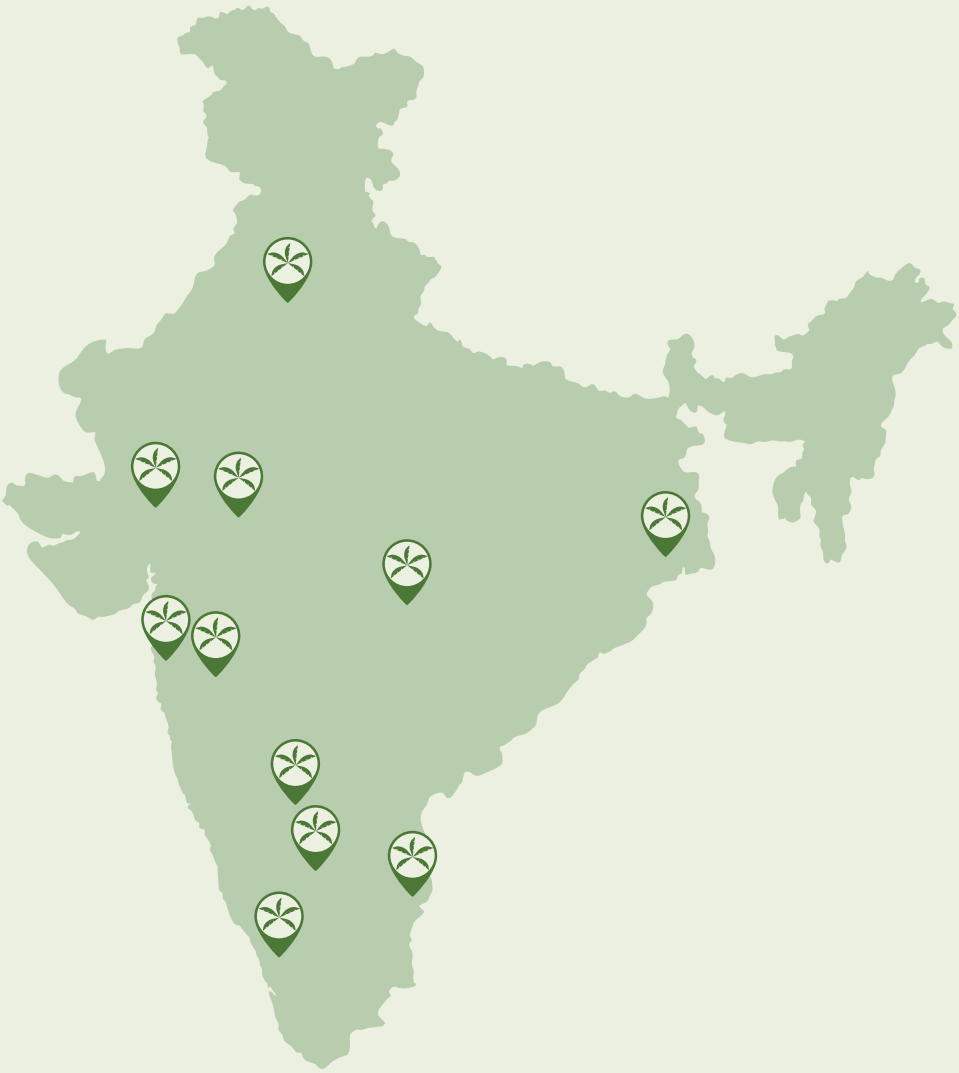


Artist's impression and not actual site image

Since 1897, Godrej's journey has been about more than building, it's been about exploring new horizons. From the Swadeshi movement and crafting locks to shaping homes and powering India's space missions, our legacy of trust and innovation spans over 128 years and touches 1.1 billion lives. Today, that legacy lives on in our recent projects, your gateway to discovering a personal paradise in the city.

Source-www.godrejproperties.com

MAPPING MOMENTS OF WONDER ACROSS INDIA'S *Skyline*



NCR
40.9M sq. ft. / 26 PROJECTS

AHMEDABAD
23.4M sq. ft. / 1 PROJECT

KOLKATA
7.9M sq. ft. / 4 PROJECTS

INDORE
1.2M sq. ft. / 1 PROJECT

NAGPUR
4M sq. ft. / 2 PROJECTS

MUMBAI
48.8M sq. ft. / 29 PROJECTS

PUNE
51.1M sq. ft. / 16 PROJECTS

HYDERABAD
5.2M sq. ft. / 2 PROJECTS

BENGALURU
33.4M sq. ft. / 17 PROJECTS

CHENNAI
5M sq. ft. / 3 PROJECTS

KOCHI
2.2M sq. ft. / 1 PROJECT

Source: Godrej Properties Limited, Annual Report FY'24
https://www.godrejproperties.com/investor/annual-reports

landmarks THAT RISE FROM THE ROOTS OF EVERY PALM



Godrej RK Studios

RERA Registration No. P51800023915 dated 14-1-2020 available at website: http://maharera.mahaonline.gov.in.



Godrej Connaught One

RERA Registration No. DLRERA2022P0001 dated 16-03-2022 available at website: www.rera.delhi.gov.in.



Godrej Avenue Eleven

RERA Registration No. P51900005216 dated 10-08-2028 available at website: http://maharera.mahaonline.gov.in.



Godrej Zenith

RERA Registration No: RC/REP/HARERA/GGM/799/531/2024/26 dated 18.03.2024
available at https://haryanarera.gov.in



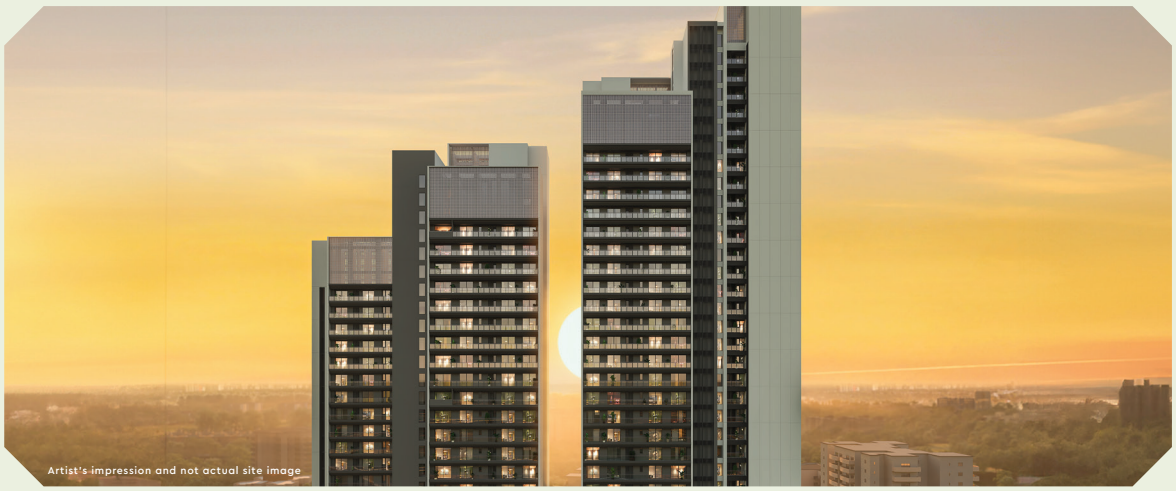
Godrej Vrikshya

RERA registration no. RC/REP/HARERA/GGM/846/578/2024/73
dated July 01, 2024 available at www.haryanarera.gov.in



Godrej Miraya

Rera Registration No. RC/REP/HARERA/GGM/870/602/2024/97
Dated September 24, 2024 available at http://www.haryanarera.gov.in



Godrej Astra

HRERA Registration No. RC/REP/HARERA/GGM/883/615/2024/110 dated November 08, 2024
(website: Haryana Real Estate Regulatory Authority (haryanarera.gov.in)



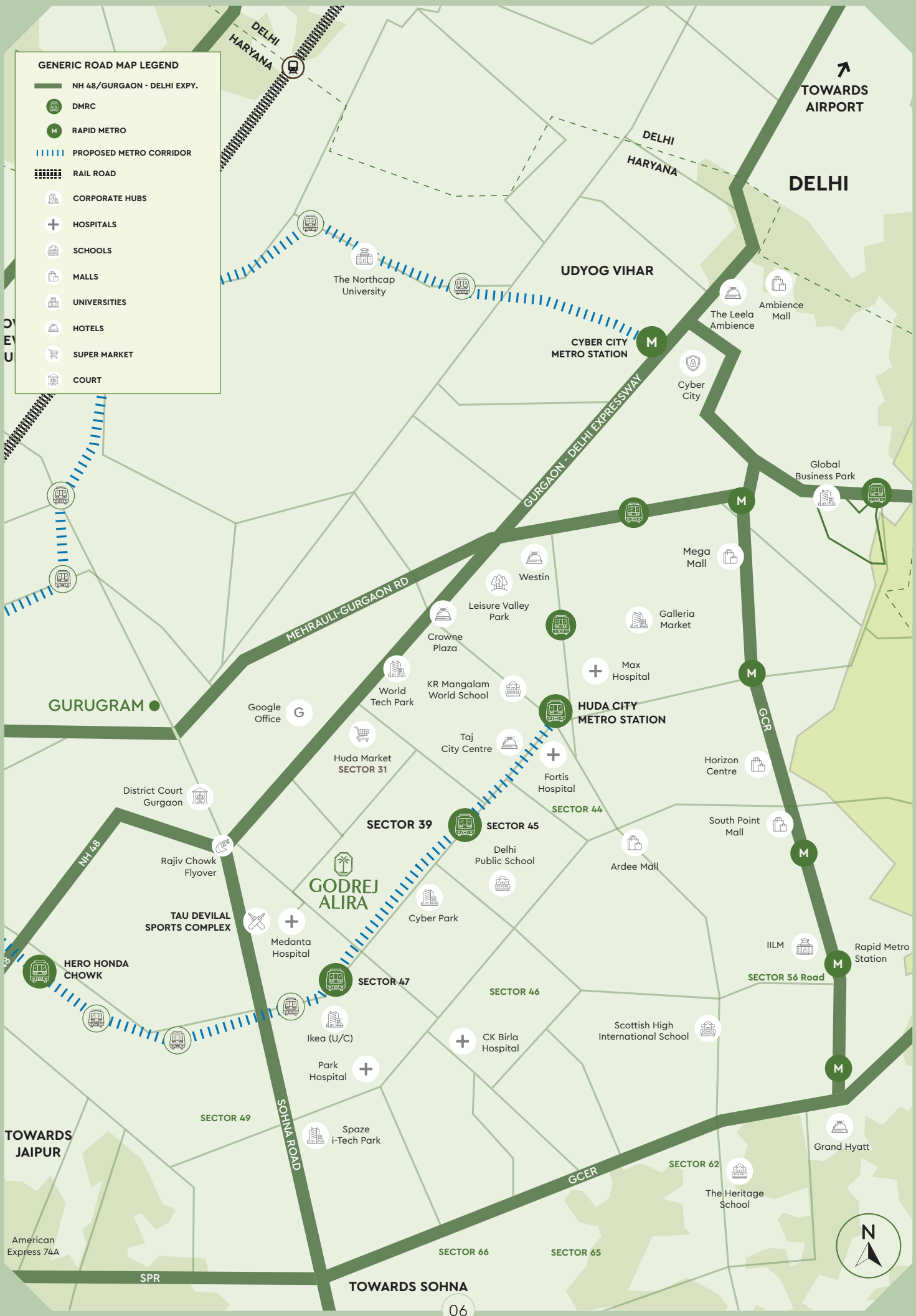
Godrej Jardinia

Uttar Pradesh Real Estate Regulatory Authority vide RERA Registration No
UPRERAPRJ288309/04/2024 dated 08-04-2024 (website: www.up-rera.in)



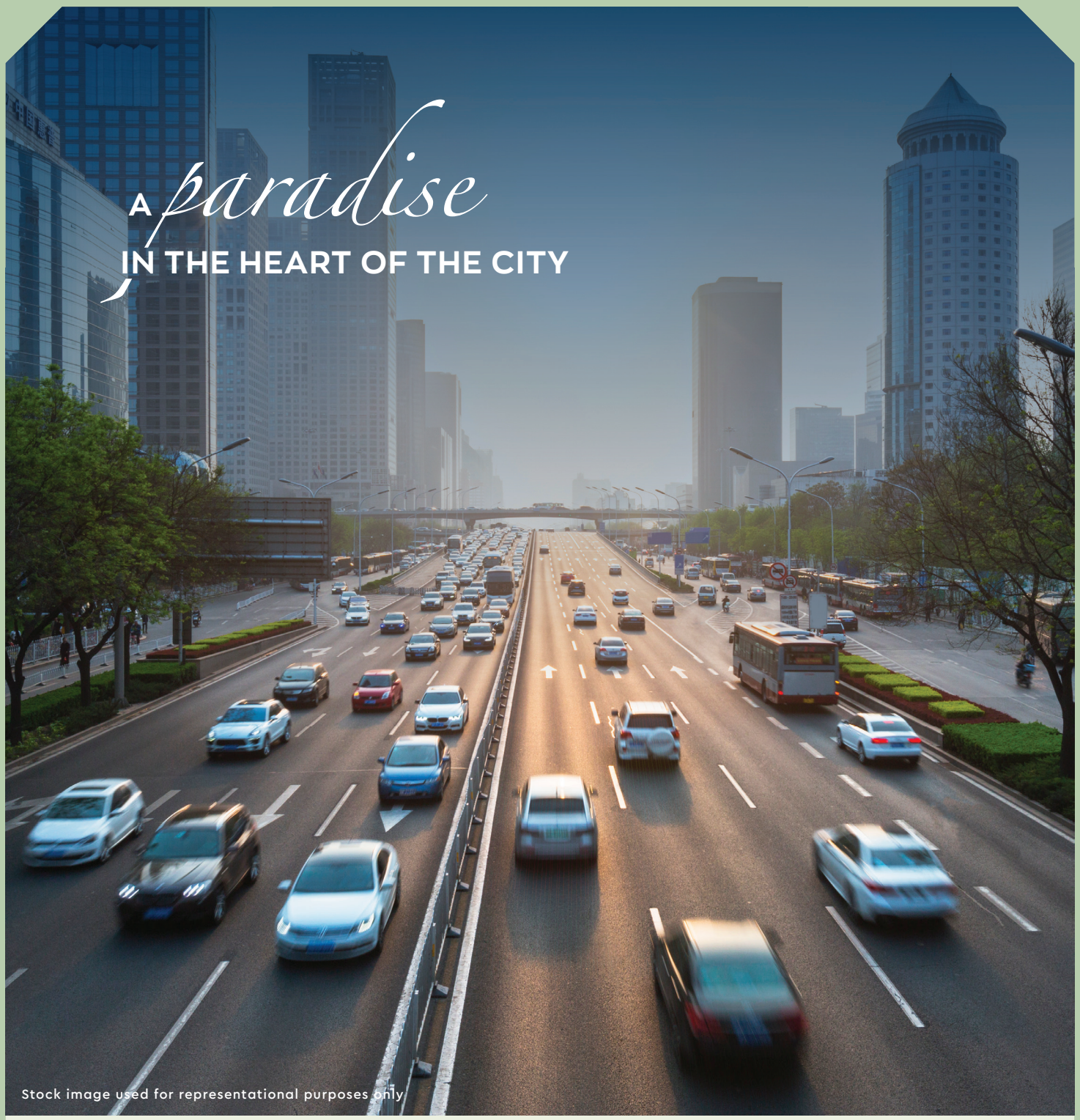
Godrej Riverine

RERA Registration No. UPRERAPRJ763929/11/2024
dated 27-11-2024 website: www.up-rera.in



*As per Google maps, actuals may differ.

A *paradise* IN THE HEART OF THE CITY



Stock image used for representational purposes only

Nestled in Sector 39, just 2 km from Rajiv Chowk, this serene retreat offers easy access to NH 48 and seamless connectivity to Delhi, Cyber City, and more. A perfect blend of convenience and tranquility, this is where palm-lined paths welcome you to a quiet retreat.

INTRODUCING

GODREJ ALIRA

SECTOR 39, GURGAON

THE PALMS OF PARADISE



Stock image used for representational purposes only

In the heart of Sector 39, Godrej Alira isn't just a residence, it's a retreat sculpted from breeze, light, and space. Here, palms aren't decorative, they're directional and intentional. They guide your arrival, soften your steps, cradle your time, and define your view. Like a palm tree, this community is rooted in calm and rises with elegance, each part, every frond that forms their majestic leaves rises in perfect balance of calm and class.

THE *five fronds* THAT BRING YOUR PARADISE TO LIFE



At Godrej Alira, the palms don't just bring tranquil views, they are integral to the foundation of your life. In nature, a palm's fronds create poetry with every move they make, extending outward, catching wind, swaying without sound. Here, each frond represents a distinct expression of life. The fronds here don't stand still, they move with you. From energy to rest, arrival to indulgence, each part of your journey is told through five fronds that make up this paradise.

The essence of Alira

Much like a palm unfurls its fronds to the sun, Godrej Alira reveals its essence through five elemental virtues. Each frond symbolises what you experience within it. The fronds welcome you to witness

Accessibility

Landscaping

Identity

Rejuvenation

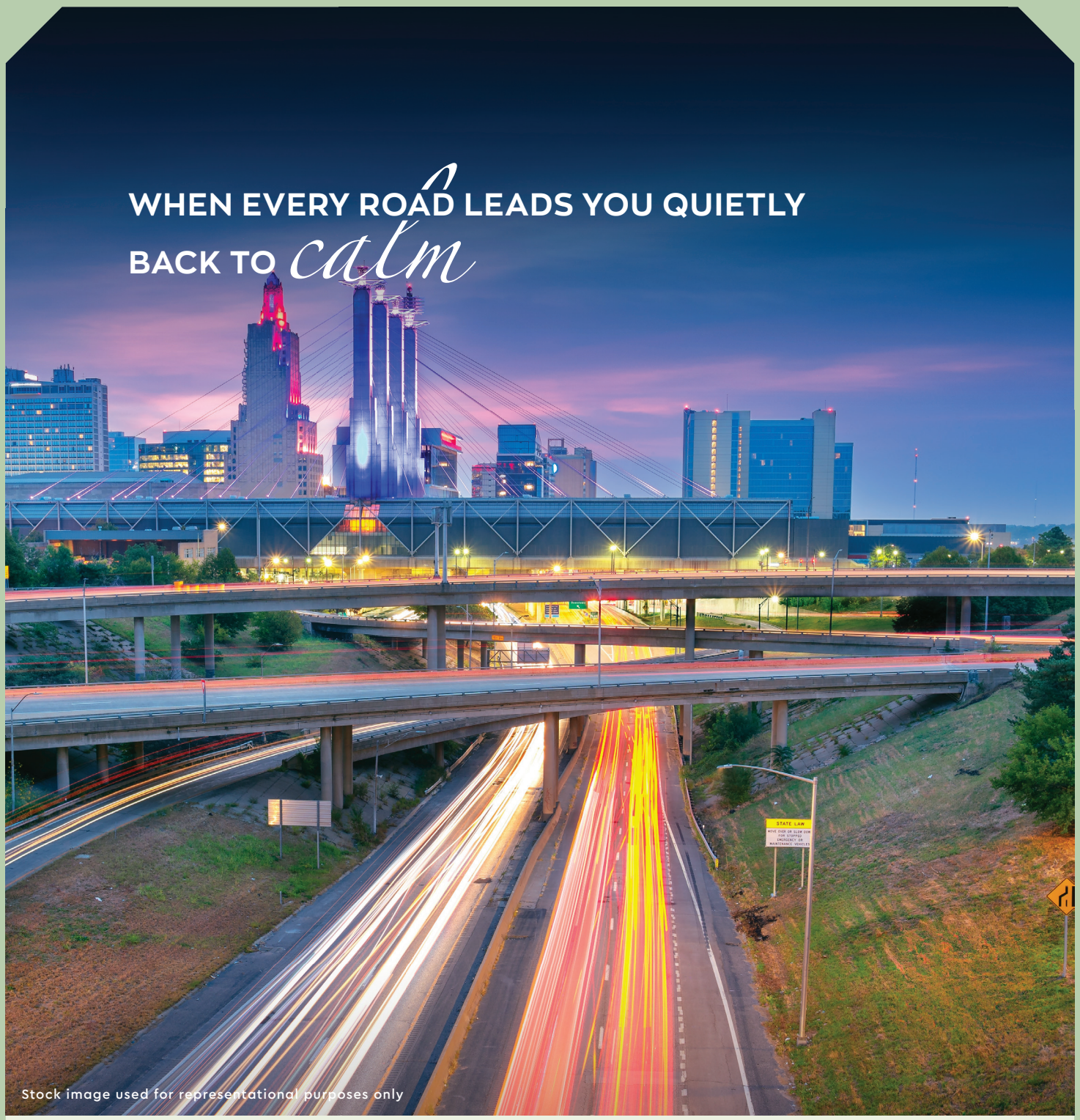
Abundance

all of which come together as a living part of the entire paradise, your abode, where nature, design, and life intertwine.

Together, they form the soul of Alira, a paradise not just imagined, but crafted for you.

THE FRONDS OF ACCESSIBILITY

Like the first frond from a palm tree that leans gently toward the sun, this is where your journey first begins before leading forward into the city.



Stock image used for representational purposes only

Discover a place where you move with ease and arrive without effort. Where the palm's first outstretched frond opens itself towards the world, offering seamless connectivity to all conveniences. Here, accessibility isn't just about roads and routes, it's about an effortless connection between you and the city. Because paradise should never feel far.

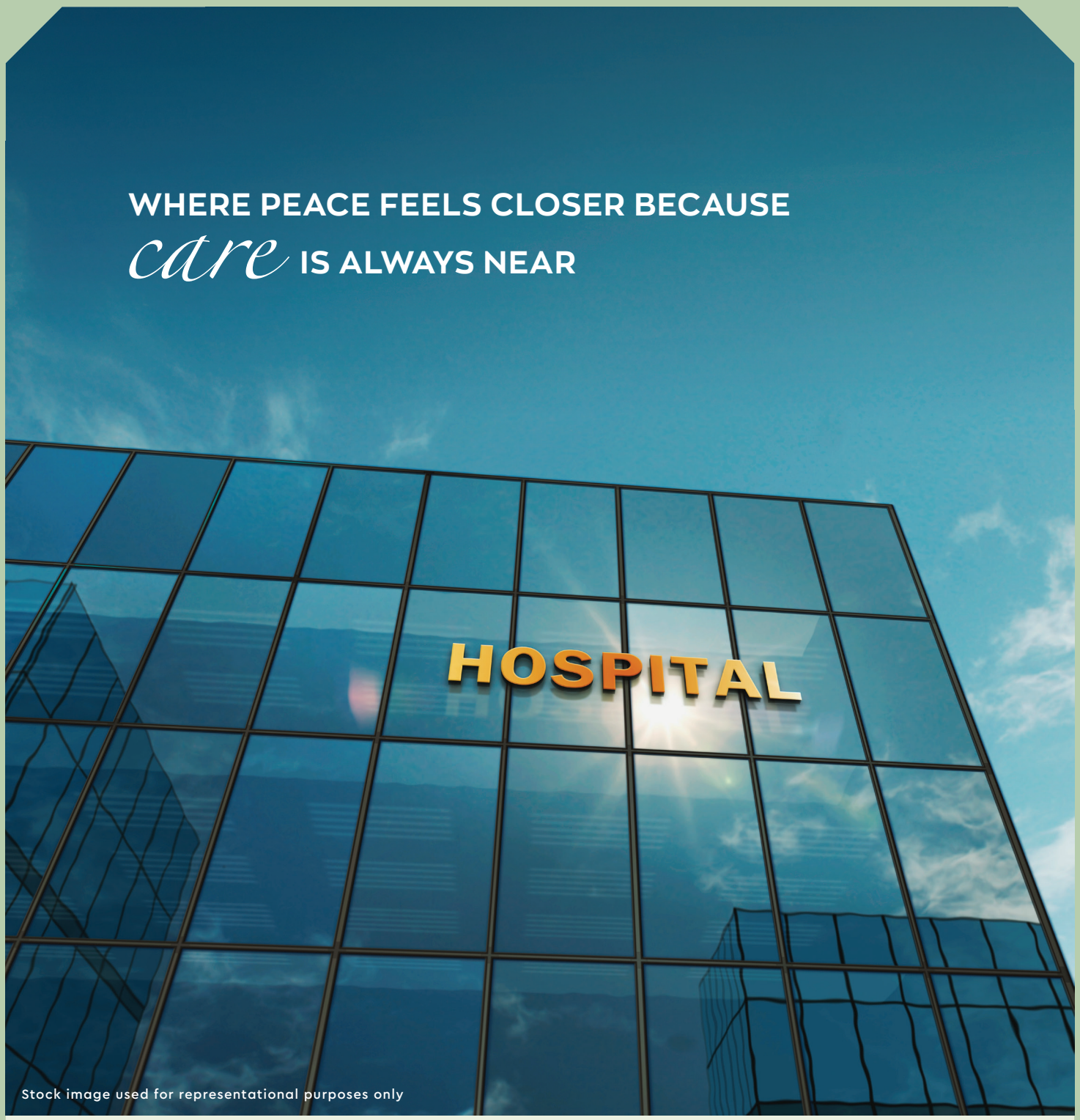


YOUR PIECE OF PARADISE IN THE *heart of the city*

Stock image used for representational purposes only

Here, connectivity blooms like the first frond reaching outward from rooted palms, and your abode keeps you effortlessly connected to everything that matters. Located just 2 km from Rajiv Chowk with easy access to NH 48, and well-connected to Delhi and Cyber City, this central location offers proximity to top schools and entertainment. Glide from work to wellness, and schools to soirées, without ever leaving your calm behind.

WHERE PEACE FEELS CLOSER BECAUSE *care* IS ALWAYS NEAR



Stock image used for representational purposes only

Like a protective frond that curves inward, this location shelters you with care. At life's most delicate crossroads, find comfort in proximity to medical aid. Located just **850 metres from Medanta**, the no. 1 private hospital in India, you're minutes away from world-class medical expertise. Here, top-tier healthcare is always within reach.



YOUR PARADISE IN PLAIN SIGHT, PERFECTLY *connected* TO EVERYTHING

Stock image used for representational purposes only

Imagine a place where life doesn't pull you in one direction, but flows gently in all of them, like a frond fanned open to every path. From corporate towers, to elite schools and vibrant markets, everything you seek for work and leisure is always within reach, balancing the rush of the city with the hush of paradise.



CORPORATE HUBS

KEY LANDMARKS	DISTANCE (KM)	APPROX TIME (MIN)
Orchid Business Park	4.9	12
I-Tech Park	5.0	13
Business Park	5.9	14
Horizon Centre	8.2	22
Twin Tower	10.0	27
Global Business Park	10.2	24
Cyber City	10.7	23

UNIVERSITIES

KEY LANDMARKS	DISTANCE (KM)	APPROX TIME (MIN)
Management Development Institute	4.6	10
IILM Univeristy	8.2	24
Sushant University	8.6	25
The Northcap University	9.4	23
KR Mangalam University	20.8	26

*As per Google maps, actuals may differ.

HOSPITALS

KEY LANDMARKS	DISTANCE (KM)	APPROX TIME (MIN)
Medanta	0.85	4
CK Birla Hospital	3.3	11
Park Hospital	4.0	13
Fortis Hospital	4.6	13
Artemis Hospital	5.0	15
Max Hospital	5.8	16

SCHOOLS

KEY LANDMARKS	DISTANCE (KM)	APPROX TIME (MIN)
DPS	3.4	11
GD Goenka Public School	4.6	11
Lotus Valley International School	4.7	13
KR Mangalam World School	4.8	13
Scottish High International School	7.1	21
Shiv Nadar School	7.7	23
Heritage International Xperiential School	8.7	22

MALLS

KEY LANDMARKS	DISTANCE (KM)	APPROX TIME (MIN)
Ikea Shopping Centre (under-construction)	1.6	4
32nd Avenue	3.1	10
Ardee Mall	6.6	19
Metropolitan mall	6.9	16
Galleria Market	7	19
Worldmark 65	7.5	21
Aria Mall	8.6	21
Cyberhub	10	19
Ambience Mall	11.1	20

*As per Google maps, actuals may differ.

THE FRONDS OF LANDSCAPING

Making a statement without asking to be noticed, your presence here unfolds gloriously, like fronds kissed by the morning light, turning every arrival into a quiet ceremony.



A welcoming arrival

WHERE THE CALM MEETS YOUR FOOTSTEPS

Artist's impression. Not an actual site image.

Like the first light streaming through leaves at dawn, you are greeted with **palm-lined trees** in your tracks, slowing down your heart to match the calm within. Discover a double-height lobby that is designed not just to welcome, but to restore your senses when you enter. This is where the city disappears, and peace finds you.



Welcome nature as your neighbour, where every vista unfurls like a frond in motion, soft, serene, and full of stillness. Each view paints a brushstroke of calm, every step feels like a walk through paradise. With palm trees planted along the periphery, begin your mornings with Mother Earth, under the shade of the palm fronds as they sway to the sounds of peace.



LISTEN TO THE WHISPERS OF PALMS CRADLED BY *tranquil waters*

Artist's impression. Not an actual site image.

A tranquil symphony surrounds you as whispering waters meet a blanket of lush greens. Here, time slows to the rhythm of rippling pools and rustling palms, inviting you to pause, breathe, and belong. Discover every moment in a paradise where calming water and verdant greens abound.



THE FRONDS OF IDENTITY

Not all palms sway, free with the breeze. Some rise tall, stand higher and proudly singular, carrying their crown into the sky, as if meant to be statement-worthy.



From the shadows of the palms, your life emerges with a quiet kind of magnificence. **A singular tower with 33 residential floors**, framed by swaying fronds of palm trees and embraced by lush greens, promises a life of privacy, purpose, and peace. Above the city's restless rhythm, this tower isn't just seen, it's felt, and your own private paradise is born.

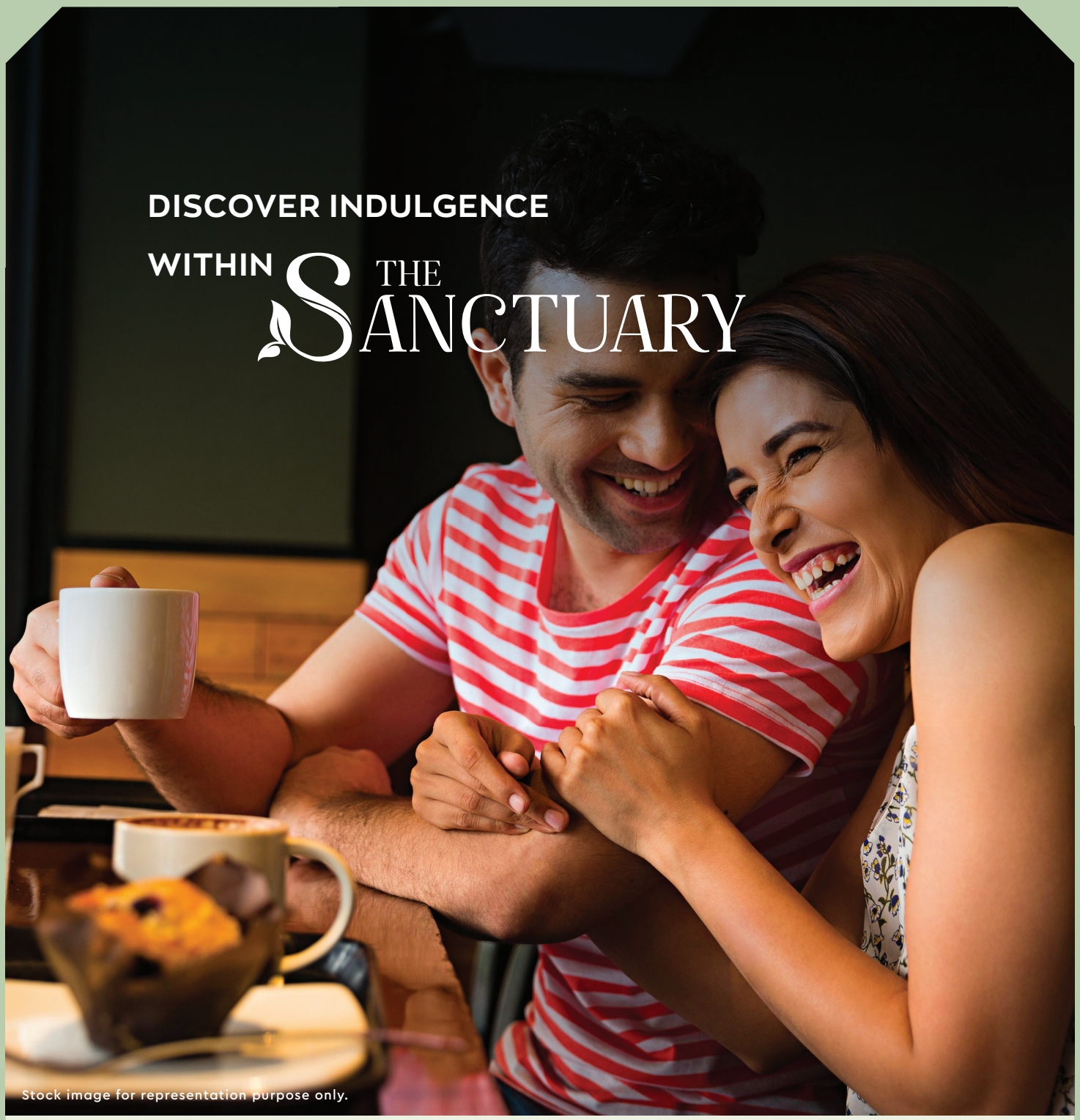


Artist's impression and not actual site image

Intricately carved, the **jaali façade** is more than ornamentation and design, it is inspired by the gentle arch of palm leaves. These patterns, drawn from nature's quiet poetry, filter light and shadow into delicate rhythms, inviting breeze and beauty in equal measure within your own modern sanctuary of calm.

THE FRONDS OF REJUVENATION

In the hush beneath the canopy of the palm trees, where light dances through layers of fronds, is The Sanctuary, a place not made for many, but for the chosen few to reset.



Stock image for representation purpose only.

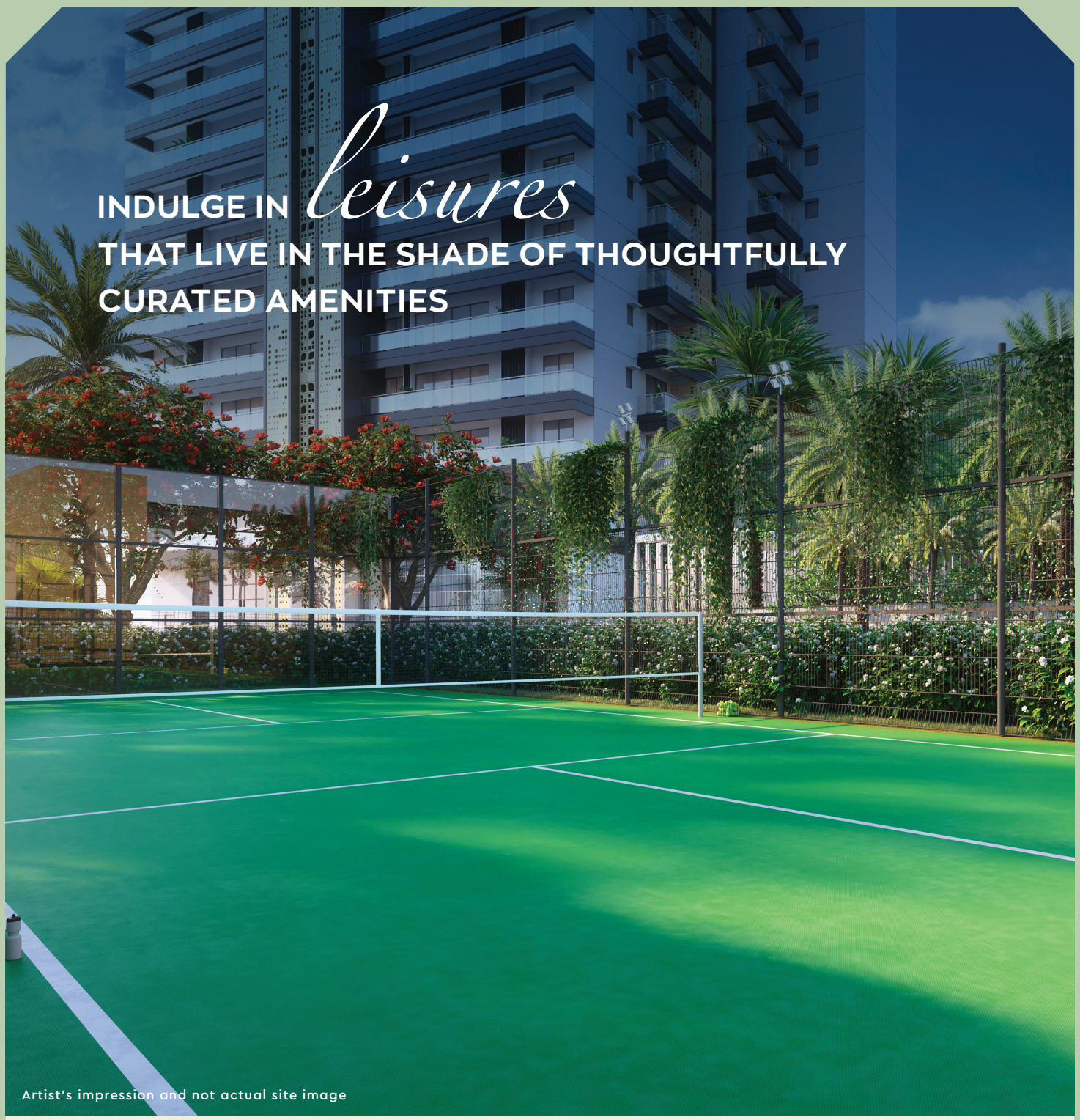
Embrace a sanctuary of connection and calm within the 15,000 sq. ft. clubhouse. Here, wellness finds its rhythm, laughter echoes through curated spaces, and every gathering feels like a return to something deeply familiar. Indulge in a place designed for those who seek solace in stillness and richness in refined moments, this is where space breathes, and time slows just for you.

YOUR *quiet retreat*
WHERE PARADISE UNFOLDS BEHIND CLOSED DOORS



Stock image used for representational purposes only

Discover indulgence that isn't loud, but thoughtful and intentional, like a majestic frond that extends from a palm tree, swaying to the leisurely rhythm of the breeze. With only 132 residences sharing a sprawling 15,000 sq. ft. clubhouse (including the external amenities like the pool and deck), this is what privacy truly feels like. Take a dip in the swimming pool which is chemical free and pure, inviting you to soak in moments of stillness. Life here is designed not for crowds, but for comfort, and indulgences are aplenty, where silence is as luxurious as space, and calm is woven into the very fabric of the architecture.



INDULGE IN *leisures* THAT LIVE IN THE SHADE OF THOUGHTFULLY CURATED AMENITIES

Artist's impression and not actual site image

Surrender yourself to wellness, warmth, and wonder as the palms sway to the rhythm of good times around you. Whether you're swapping stories at the café, watching joy unfold in the kids' play area, or soaking in a bubbling jacuzzi under open skies, the art of slow living is yours to cherish. From dynamic play to peaceful moments of pause, this paradise invites you to stay a little longer, breathe a little deeper, and live a little lighter.



A COURT WHERE EVERY *rally* FINDS THE RIGHT RHYTHM

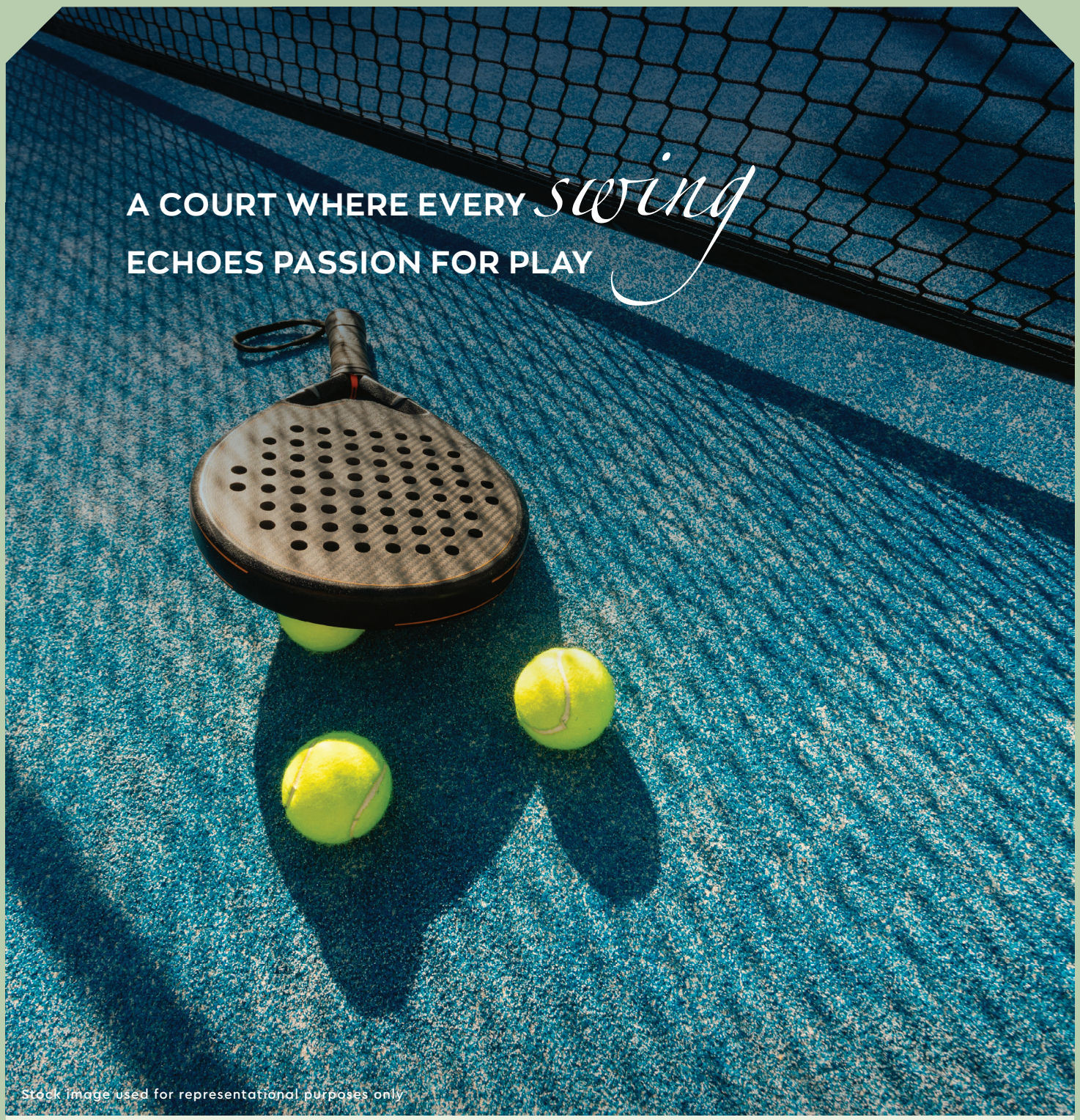
Stock image used for representational purposes only

Let every game at the **Indoor Badminton Court/Multipurpose Court** become your outlet of active play. Here, each rally is not just a game but a graceful duel that uplifts both spirit and sportsmanship.



Stock image used for representational purposes only

Step into a realm where laughter dances with the breeze. Witness fun-filled amenities in the **Kids' Play Area**, where childhood blooms and every day feels like a new adventure.



Stock image used for representational purposes only

Enjoy movement that brings fun and active sport together in the **Padel Court**. Here, every serve is competitive, every rally is fuelled by passion, as your favourite sport finds its home.



Amid palms and quiet greens, find a pastime that soothes your days. With every game designed for balance and ease, the Golf Putting area invites clarity, one put at a time.



Stock image used for representational purposes only

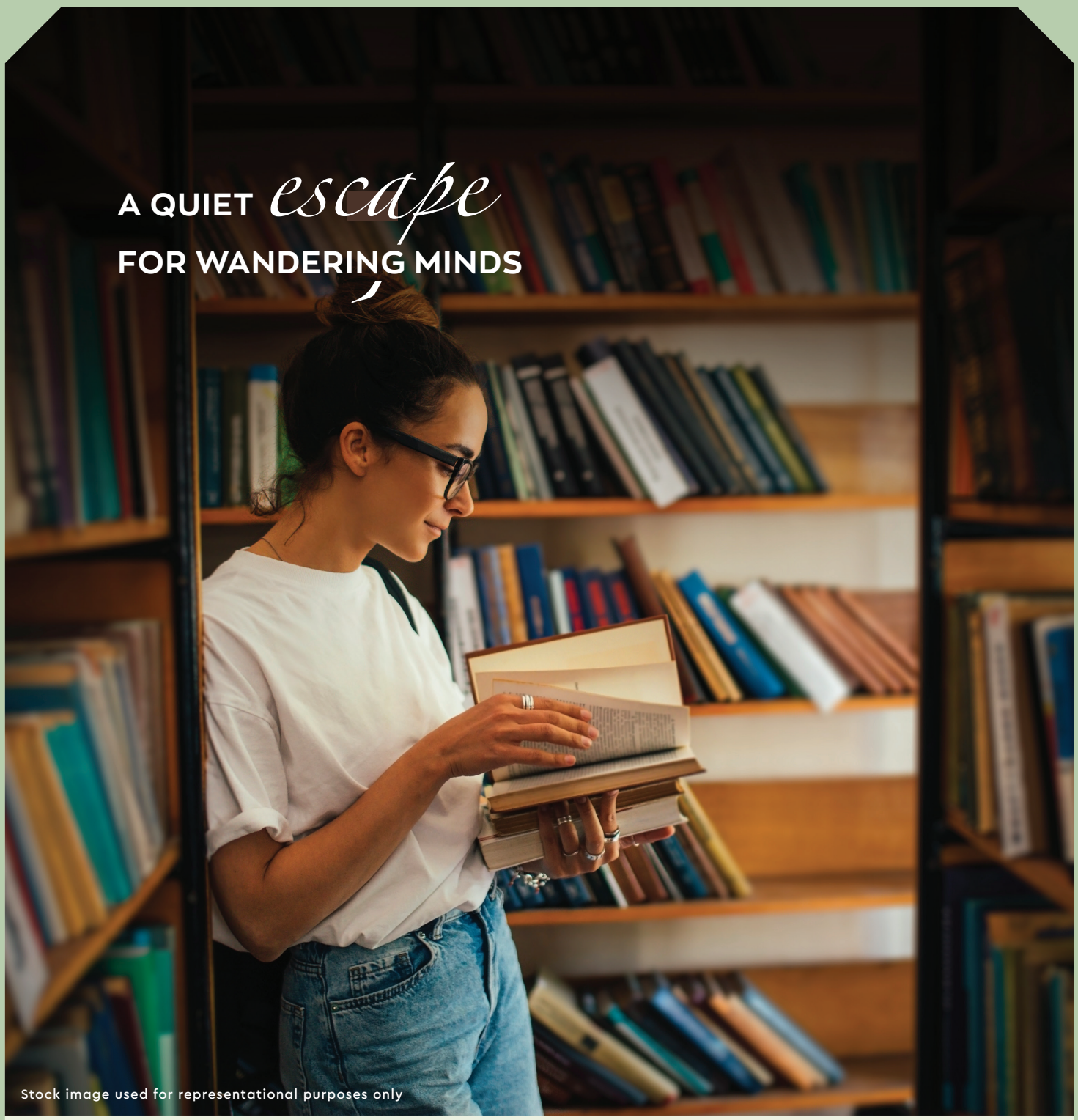
Tucked into a corner of calm, the **café** is where days pause gently. It's a place that invites unhurried conversations, meaningful moments, and reflective solitude.



Stock image used for representational purposes only

Let the water embrace you, under sun or stars, as the **outdoor jacuzzi** becomes your private retreat, where time stills, tension fades, and peace rises with every breath.

A QUIET *escape* FOR WANDERING MINDS



Stock image used for representational purposes only

The perfect escape for readers and dreamers, enjoy spending time in the **library** that is lined with stories and embraced in stillness. Here, every moment is filled a thousand unwritten journeys.

WHERE YOUR *focus* FINDS ITS WORKFLOW



Stock image used for representational purposes only

Amidst palms and peace, the **workspace** invites clarity. Designed for deep thought and effortless productivity, it's where your best ideas unfold while being nurtured by calm.

THE FRONDS OF ABUNDANCE

Where the fronds of paradise stretch wide and the roots run deep, life flows gently.
Behold the quiet luxuries and nuances that make each corner special.



Artist's impression and not actual site image

Like the wide-reaching fronds of a palm, this is where life expands with light, space, and mindfully planned design. It's not just about having more. It's about having more that matters. More openness, more greenery, more intention in how your world is shaped. Here, every detail is curated to offer you the quiet joy of living well, every day.

STEP INTO *masterfully designed* HOMES REMINISCENT OF PARADISE



Stock image used for representational purposes only

Step into homes designed for both presence and pause. Each residence offers **expansive balconies** for skyward living, flowing layouts for everyday ease, and finishes that reflect quiet refinement. Whether you're entertaining, unwinding, or simply being you'll find that luxury here feels intuitive, not excessive.



Stock image used for representational purposes only

Let every step you take, bring you closer to quiet grandeur.
With **Italian Marble Flooring** in Living, Dining & Master Bedroom,
every inch of your space feels cool, timeless, and luxurious.



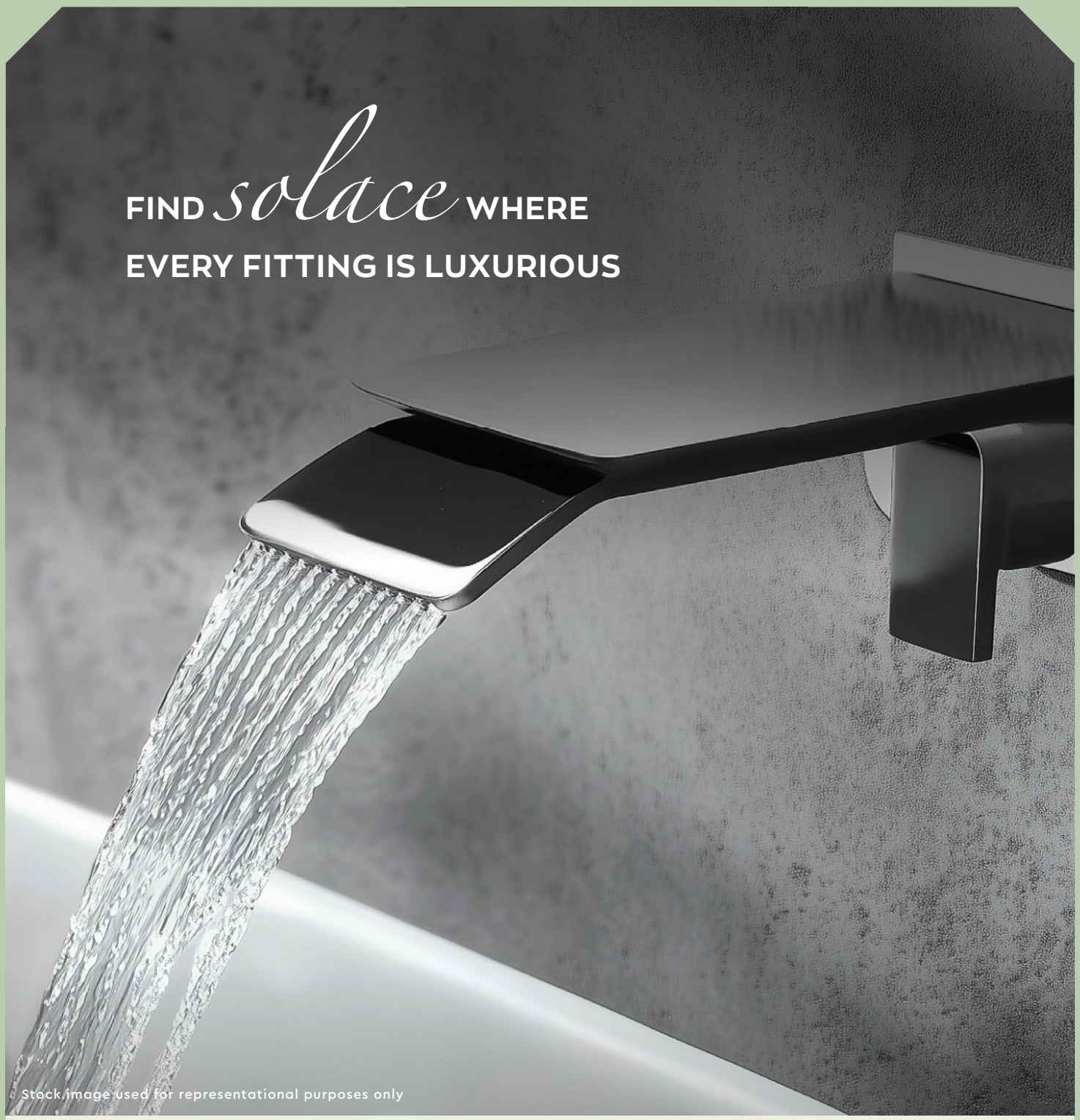
In spaces meant for refreshment, let the floors speak of your refined taste. Enjoy **premium vitrified tile flooring** in your bathrooms that complement the calm of your daily rituals.

EMBRACE MODERN DESIGN IN YOUR *dream* KITCHEN



Stock image used for representational purposes only

Find joy in kitchens that are crafted not just for function, but for fluidity. With **sleek modular** design and contemporary fittings including **a hob and chimney**, let cooking for loved ones bring joy.



Stock image used for representational purposes only

In your sanctuary of calm, even the smallest details speak of refinement. With **premium CP fittings from Grohe** or equivalent in your bathrooms, each moment elevates your everyday into quiet luxury.

LIVE IN HOMES WHERE EVEN THE AIR CARES FOR YOUR *comfort*



Stock image used for representational purposes only

Invisible, intelligent, and efficient, enjoy the **VRV high-wall air conditioning** with efficient climate control which ensures every room feels like a haven. The temperature adapts to your liking, maintaining the perfect balance, no matter the season.



LET THE *outside world* BE KEPT AT BAY FROM YOUR HOME

Stock image used for representational purposes only

Designed for insulation and noise reduction, the **double-glazed windows** crafted by Schüco or equivalent, offer more than views, they cocoon your world in quiet, allowing it to remain undisturbed and serene.



Stock Image used for representational purposes only

Luxury begins with a sense of safety, and the **digital door locks** and advanced security systems woven seamlessly into your home, make sure every arrival feels secure and every moment is worry free.



STEP INTO HOMES WHERE AIR FLOWS FREE AND BREATHING *feels easy*

Stock Image used for representational purposes only

With soaring **3.4-metre floor-to-floor height**, enjoy living in a home that welcomes light, air, and openness in equal measure. Here, every room feels grand and lifts both space and spirit.



In a city that never stops, you've found the one place that does. Your own oasis, where tall palms sway to the rhythm of serenity, and the breeze carries your name. Each frond tells a story of arrival, of stillness, of connection, and of grace and together, they unfold the complete vision of Godrej Alira, a sanctuary rooted in calm and rising in quiet elegance. This is your paradise, where the palms are waiting for you to come home.

RERA Registration No. RC/REP/HARERA/GGM/959/691/2025/62
dated June 26, 2025 available at www.haryanarera.gov.in

GODREJ ALIRA

SECTOR 39, GURGAON

THE PALMS OF PARADISE

Godrej | PROPERTIES

Godrej Properties Limited ("Developer") is developing a group housing colony namely "Godrej Alira" ("Project") on a group housing plot bearing plot no. GH-1, admeasuring 1.974 acres (7990.56 square meters) situated at Sector 39, Gurugram, Haryana ("Project Land"). The Developer had acquired the said Project Land from Haryana Shehri Vikas Pradhikaran vide conveyance deed dated April 22, 2025 duly registered as document no. 1680 with the office of the Sub-Registrar, Wazirabad. The Project is registered with Haryana Real Estate Regulatory Authority, Gurugram ("HRERA") bearing Registration No. RC/REP/HARERA/GGM/959/691/2025/62 dated June 26, 2025 (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) building plan and other approvals; and (c) occupation certificate(s). Building plan and approvals are subject to change and revision.

Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and only after thorough understanding about the Project and taking appropriate advice, take further decision regarding/in relation to the Project. This creative is purely conceptual, 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.godrejproperties.com. Please do not rely on any other website.