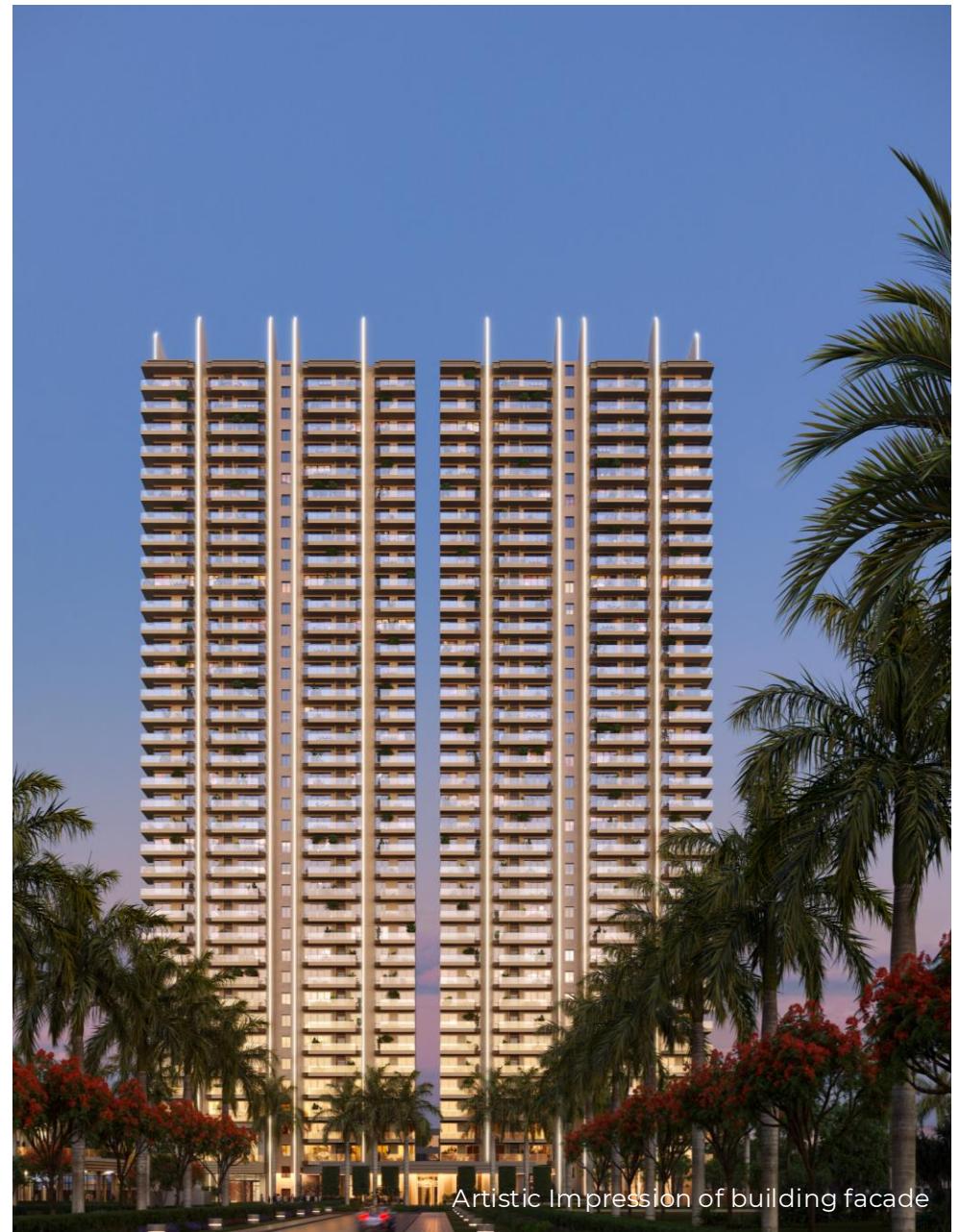


ELAIRAH
RESIDENCES
— BY CONSCIENT —

ELAIRA RESIDENCES

conscient⁷

A journey of milestones, achievements, and
limitless possibilities



Artistic Impression of building facade

700+ EOIs

Exceptional market response demonstrating strong demand and confidence in Elaira Residences from potential buyers

SALES EXCELLENCE

250+

Units Sold Out

Strong conversion from interest
to sales

3X

Over Subscription

EOI to sales

Market Confidence is High

and momentum continues to build

INTERNATIONAL LAUNCH

MACAU LAUNCH



April 10, 2025

A first for Gurgaon Real-estate: Launched on International Shores

Partner Count



135 Partners

Strong network participating in the celebration



Artistic Impression of Tower

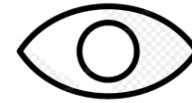
WHAT'S NEXT?

SEIZE YOUR OPPORTUNITY

For those who missed the initial offering, here's the **SECOND CHANCE**



Exclusive 3BHK Residences



Premium Views Assured



Priority Allotment



Limitless Payment Plans



Surprise Incentive

Location Advantage

conscient 



Strategic Sector 80

Premium address in Gurugram's fastest-growing corridor with seamless connectivity to key business districts.



Exceptional Connectivity

Just 2 minutes from NH8, 7 minutes from Southern Peripheral Road, and 15 minutes from Golf Course Extension Road.



Planned Township

Developed under HSIIDC with pre-planned infrastructure ensuring systematic growth and world-class amenities.



Green Living

Surrounded by expansive green belts that ensure cleaner air, lower AQI levels, and a healthier environment for your family.



Uninterrupted Views

Every tower offers panoramic vistas with no obstructions, giving you an elevated lifestyle experience.

Project USPs

Project Concept – Integrated Living

- Design Excellence -
- Cascading Greens
- Naturally, Lit apartments (Extended frontage)
- Sculptural Façade
- No Social Housing
- Unified Design Approach

Master Layout Plan

— 24 MTR WIDE ROAD



N

LEGEND

1. Entrance Plaza
2. Basement Ramp
3. Visitor Parking
4. Clubhouse Drop-off
5. Clubhouse
6. Landscape Podium
7. Multipurpose Green Lawn
8. Tower Drop-off
9. Tower Entrance Lobby
10. Garden Lounge
11. Meditation Lawn
12. Yoga Deck
13. Plunge Pool
14. Covered Swimming Pool
15. Pocket Lounge
16. Kid's Playard
17. Jogging & Walking Track
18. Padel Ball Court
19. Pet Park

PROPOSED 60 MTR WIDE ROAD

Design Excellence

75,000 Sq. Ft. Clubhouse

An expansive lifestyle hub offering premium amenities and social spaces for the entire family.

Integrated Living

Seamlessly blending residential comfort with lifestyle amenities for holistic urban living.

Artistic Impression of Clubhouse

Design Excellence

Twin Towers Concept

Iconic architectural statement with optimized layouts and exclusive privacy for residents.



Sustainable Infrastructure

Pre certified IGBC PLATINUM rating.



Indian Green Building Council (IGBC)

hereby precertifies

Conscient - 3

Group Housing Plot No. GH-03, Measuring 22501 Sq Mtrs. Sector - 80, Residential Estate Manesar,
Gurugram

(IGBC Registration No: GH240625)

*The project has demonstrated intent to design and build
high performance building in accordance with*

IGBC Green Homes Rating System

Precertified Platinum

September 2024

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Sharukh Mistry
Chair, IGBC Green Homes

B Thiagarajan
Chairman, IGBC

K S Venkatagiri
Executive Director, CII-Godrej GBC

Design Excellence



Ceremonial arrival

experience change render

Experience grandeur with expansive lobbies adorned with lush greenery, creating a resort-like ambiance.

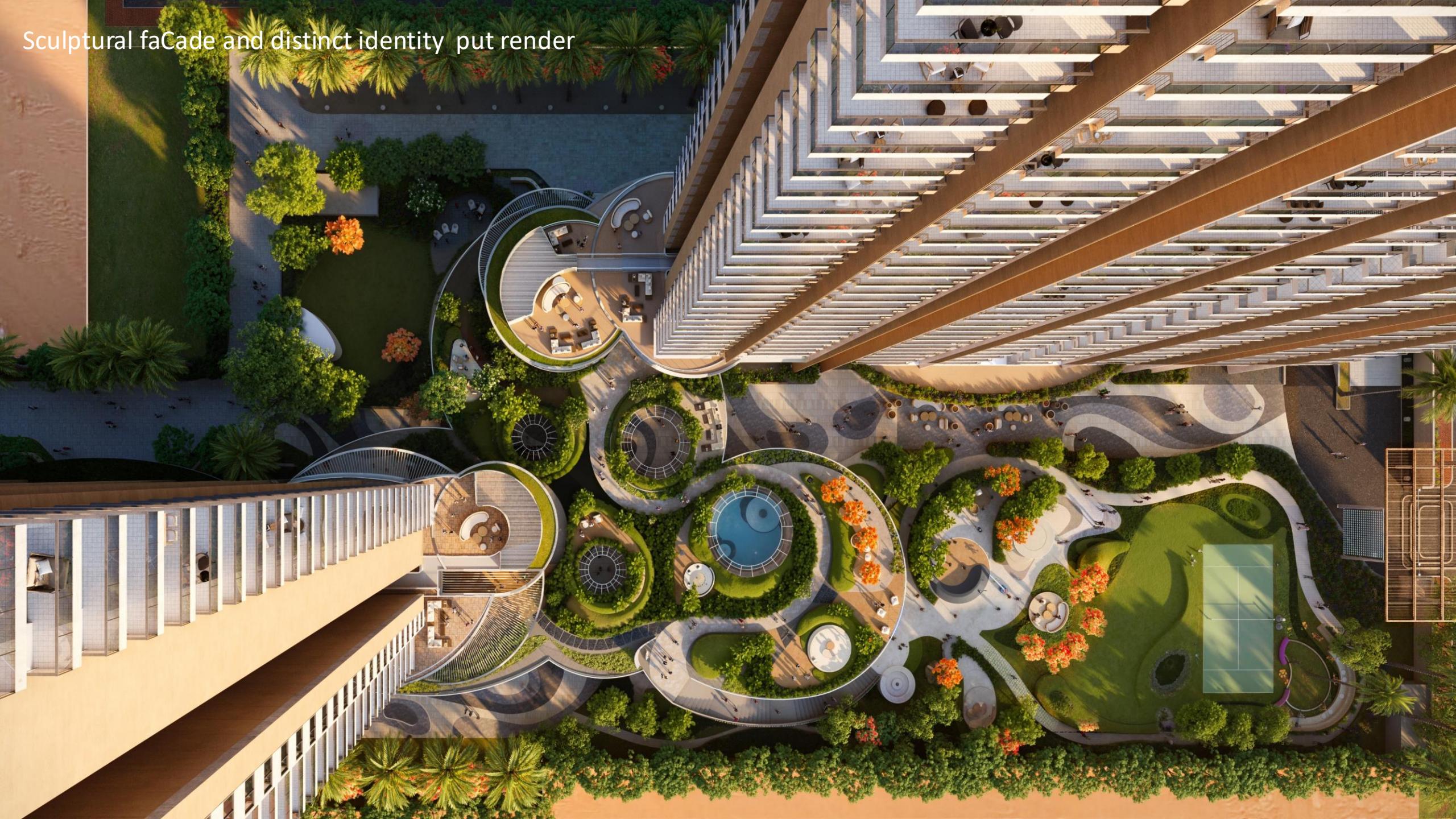
Well planned Amenities

Ground-level swimming pool and first-floor sports facilities ensure convenience and exclusivity.



Cascading Greens

Sculptural faCade and distinct identity put render





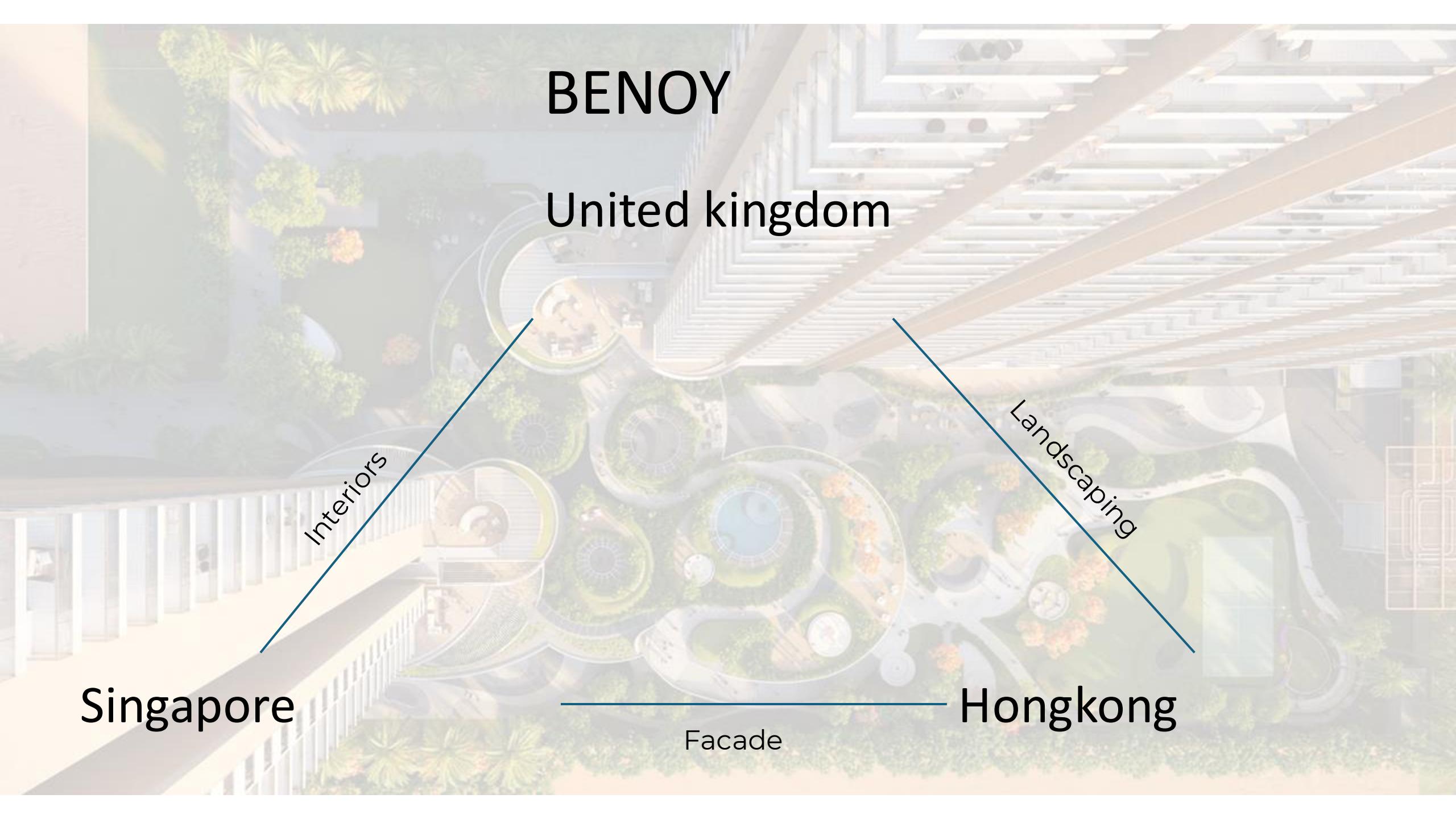
Grandeur with intimacy



No social housing



Extended frontage /
natural lit apartment



BENOY

United kingdom

Singapore

Interiors

Facade

Hongkong

Landscaping

Designed by Global Masters

conscient 75+



Benoy

Award-winning international design firm

75+

Years of Excellence

Decades of architectural mastery across Europe,
Middle East, Asia Pacific, and America.

Benoy's renowned expertise instills confidence
among stakeholders, delivering projects that
redefine luxury and functionality. Their portfolio
speaks to uncompromising quality and visionary
design.



Ferrari World , Abu Dhabi



Hong Kong Airport – T1



Konoz, Saudi Arabia



Changi Airport Singapore

CONSTRUCTION PARTNER



**Nagarjuna Construction Company
Limited**



LUCKNOW STADIUM



AGARTALA AIRPORT



AIIMS BILASPUR



LUCKNOW AIRPORT

PROJECT MILESTONE JOURNEY





*ARTISTIC IMPRESSION

conscient 7

Investment Opportunity

₹15,500 ++

Per Square Foot

Competitive pricing for premium township living in Gurugram's most sought-after location.



25:25:50 Payment Plan

Flexible payment structure: 25% on booking, 25% during construction, and 50% on possession.

WHAT'S IN IT FOR YOU?

- ELAIRA PHASE 1 – MACAU
- ELAIRA PHASE 2 - ?

THANK YOU

We sincerely appreciate your valuable time and keen interest in Elaira Residences