



LEAFSONG RETREAT

SECTOR MU, GREATER NOIDA



L E A F

S O N G



Combining the elements of a half turned leaf, a musical note and the letters 'L' and 'S' from the name itself, the logo was created.



Urban Resort

In a city that gives us everything except pause, homes must do more than shelter – they must restore. Our project delivers a true urban retreat, offering a home that feels like a retreat, without leaving the city.

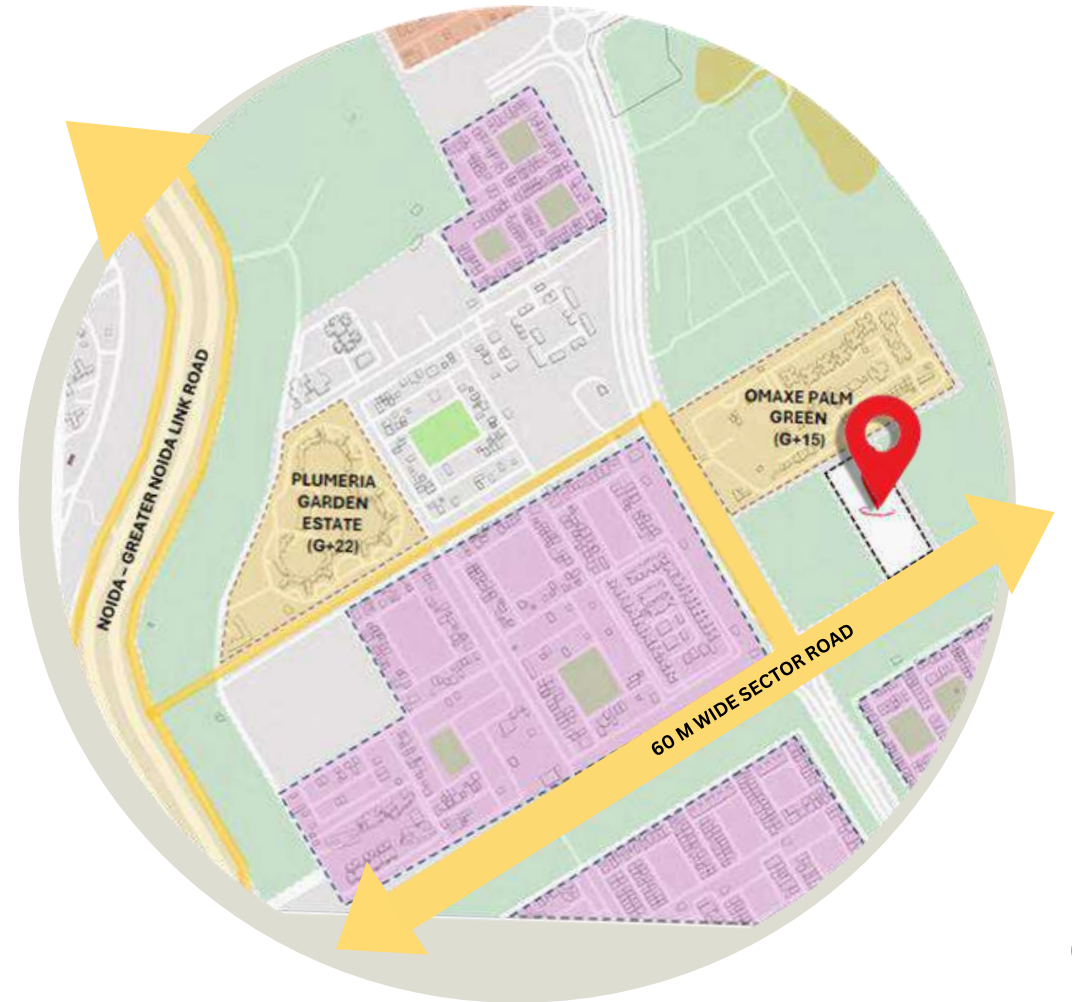
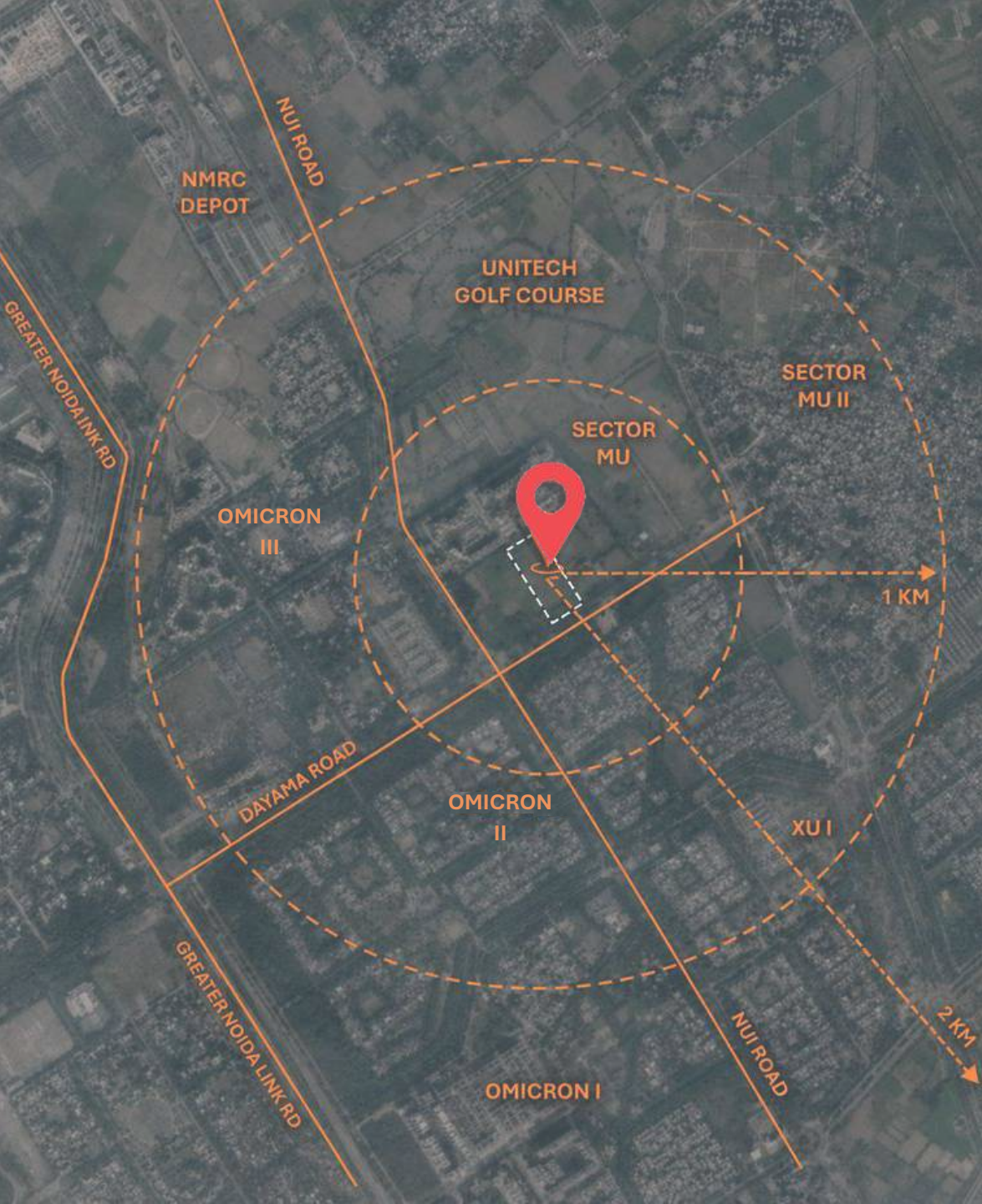
Live Slow. Live Well. Live Here.



“Live Slow” is about designing the outdoors as an antidote to fast, high-pressure urban life. Spaces that gently encourage residents to breathe, linger, walk, sit, and connect.

Site Location

GREATER NOIDA Sector MU



-  Mid to low rise residential
-  High rise residential
-  Greenscape/ Open Space

-  Site
 -  Access Roads
-  N

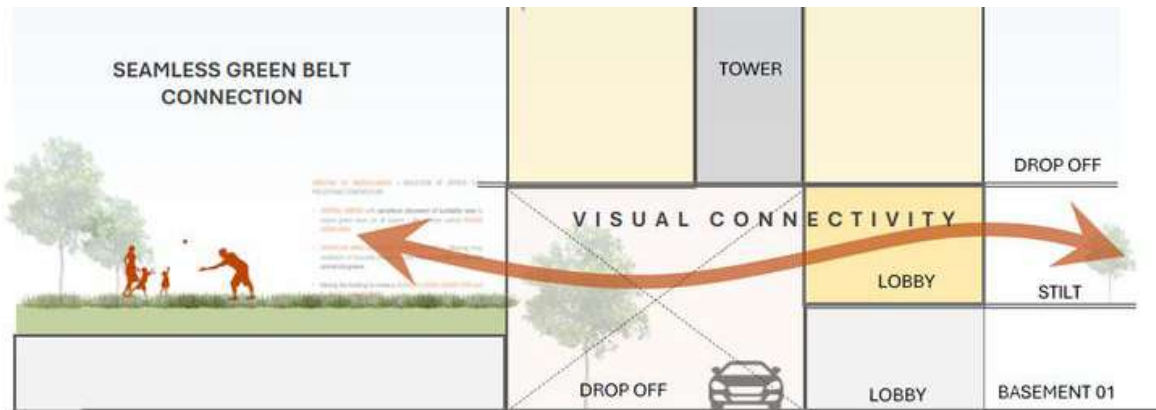


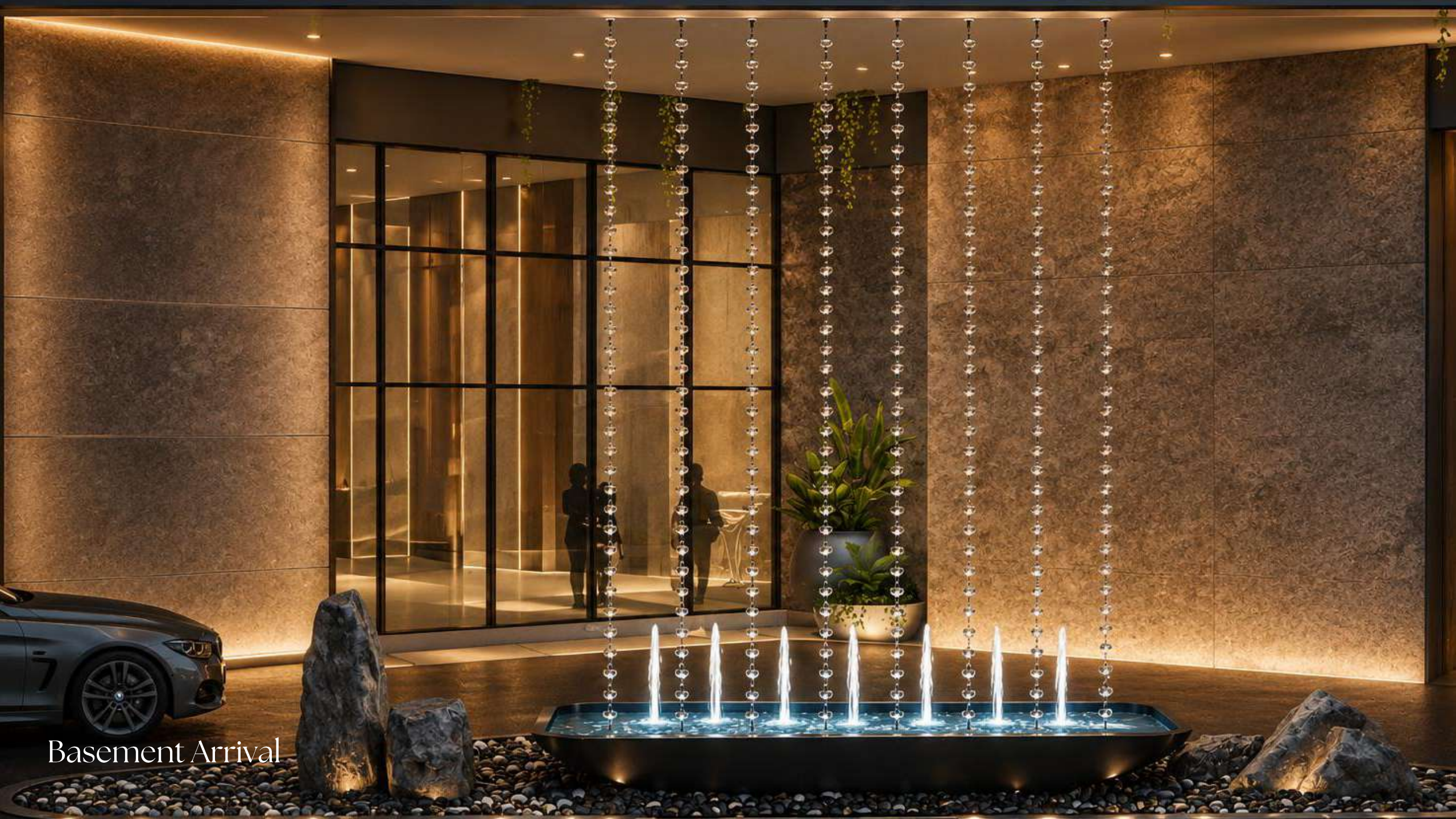
The Arrival

More than access — a crafted moment of arrival. Designed to feel less like a security checkpoint and more like a seamless homecoming, welcoming you into the space before you even step through the door.

Arrival Experience

All vehicular movement, including the primary drop-offs, happens at the basement level, where expansive cut-outs beneath the three towers invite natural light. From here, the arrival journey unfolds through green courtyards within the lobbies, transforming it into a vibrant and seamless transition from arrival to home.



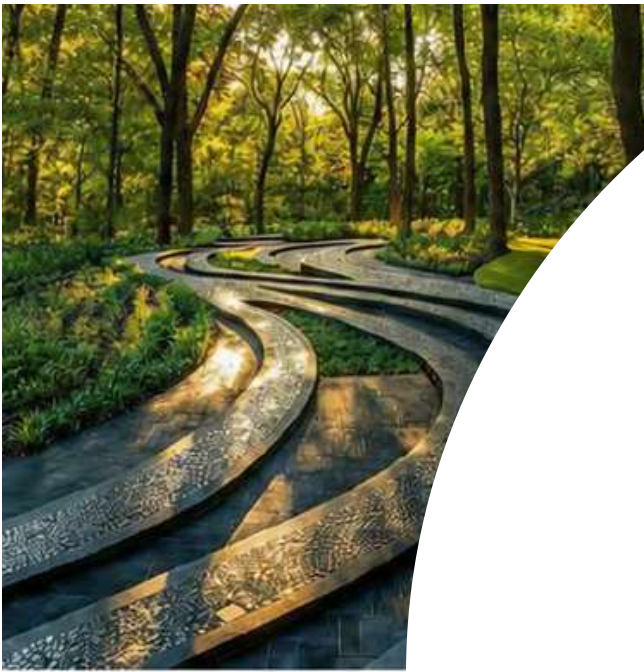


Basement Arrival



 LEAF SONG RETREAT

Tower Entry



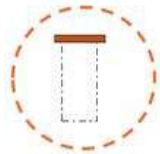
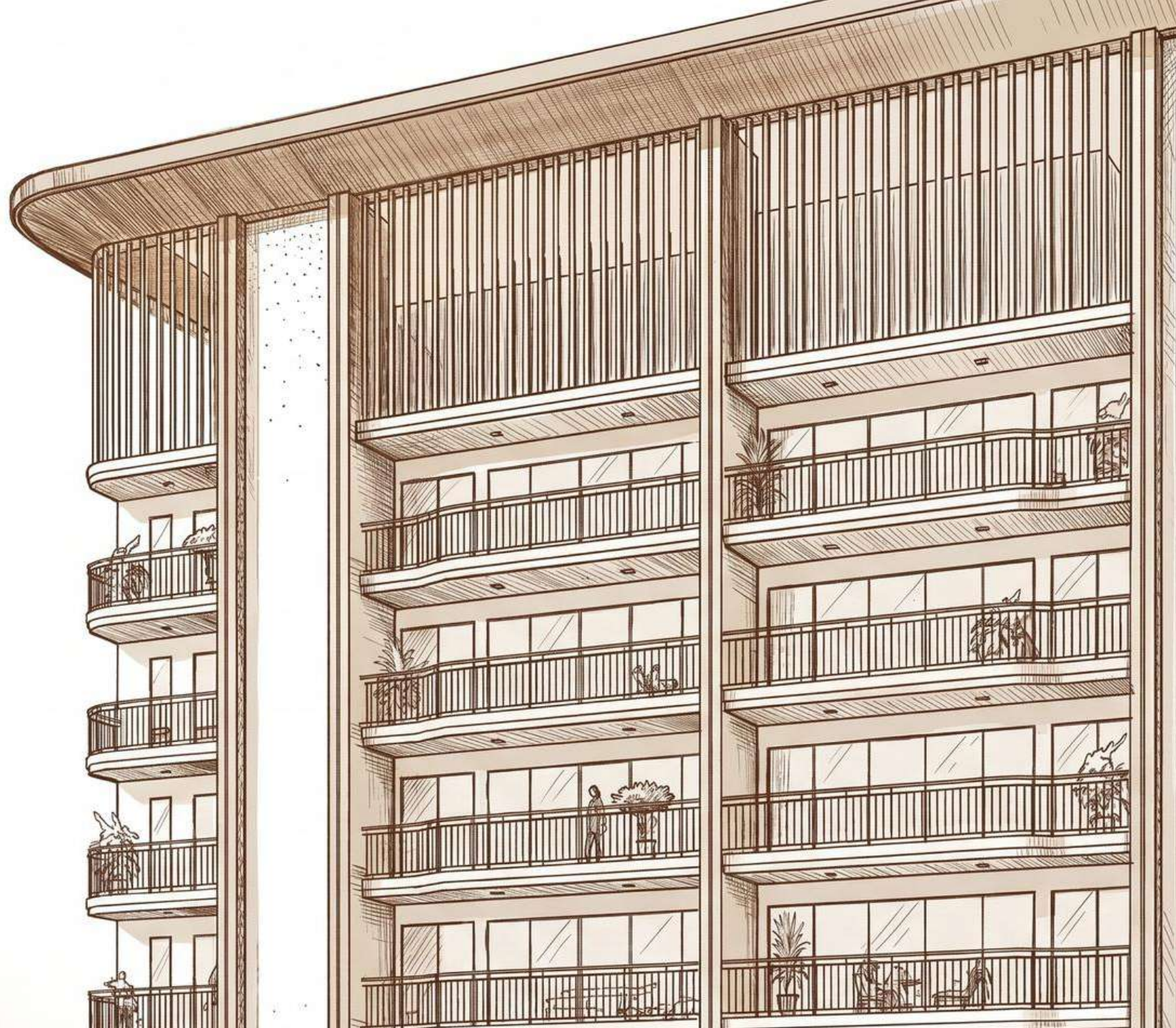
Urban Resort Living Experience

Where built form dissolves into nature through green buffers, organic paths, layered planting, water features and curated views.





The facade



LANDMARK
ICON - CROWN



VERTICALITY



PLAY OF
TEXTURE



SOFT EDGES &
FLUID FORM

An urban sculpture in motion — rising with rhythm, softened by
curves, and crowned as a landmark.







Landscaping

“A SEQUENCE OF CALM — CARVED INTO NATURE”

“Serene spaces that blend natural landscaping, personal wellness, and private seclusion with lively community areas.”



Retreat Gardens



Wellness & Comfort



Privacy & Exclusivity

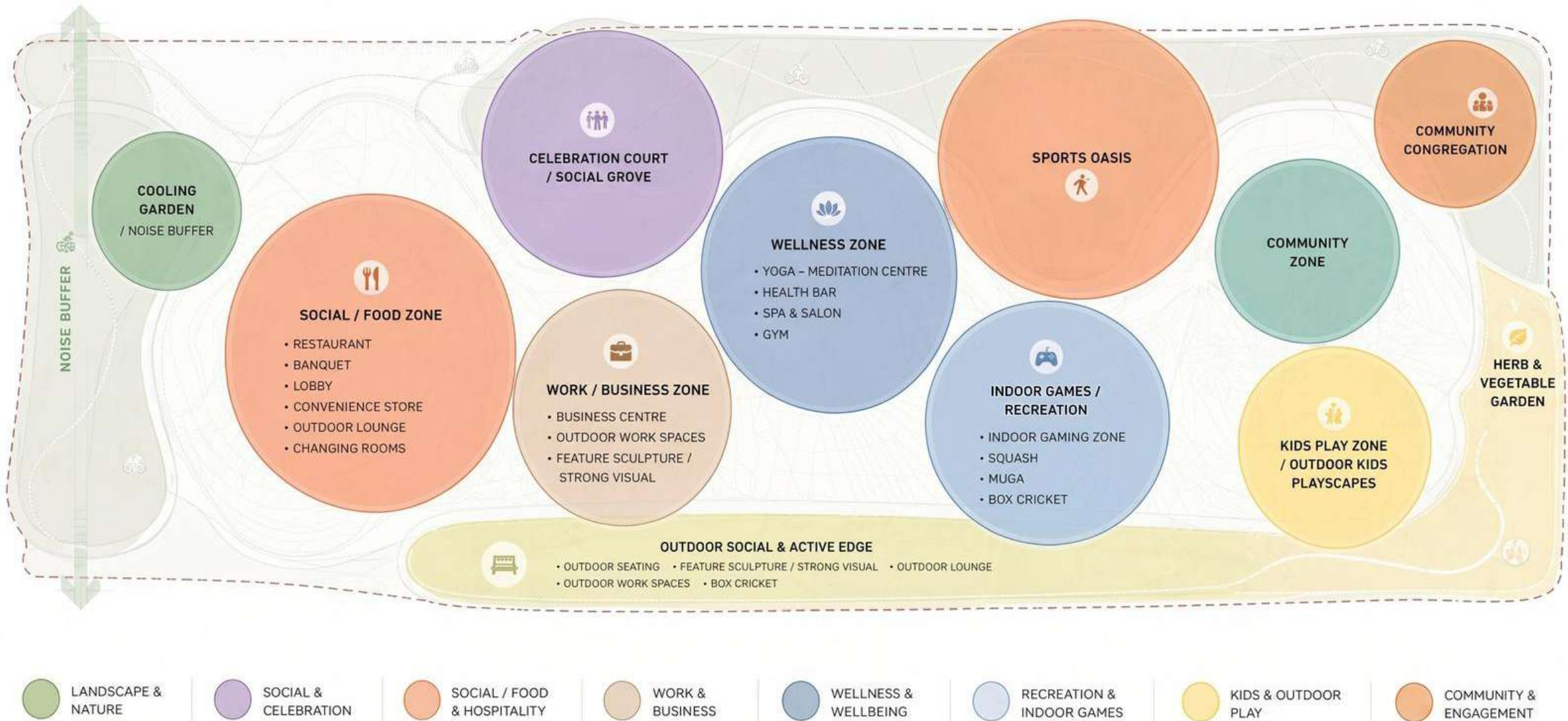


Community Harmony



The Zoning

Every zone has a mood. Every movement has a purpose.



Three zones. One connected experience.

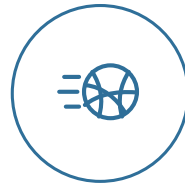
A curated sequence of social, active and restorative environments—linked by a clear spatial narrative.



SOCIAL HEART

Celebration Court

The community's social heart—an adaptable setting for everyday gatherings, milestone celebrations and shared leisure across generations.



ACTIVE HUB

Sport Oasis

A dynamic destination for movement, play and recharge—bringing fitness, recreation and social activity together in one energetic setting.



**RESTORATIVE
RETREAT**

Wellness Grove

A shaded green retreat that reconnects residents with nature through calm, restorative spaces for pause, refreshment and everyday renewal.

The Celebration Courts





OA

T



YOGA

A



PARTY
GATHERING

“A multi-purpose space which can be used as Banquet spillover, group yoga and for wellness”



Lawn



The Sports Oasis |

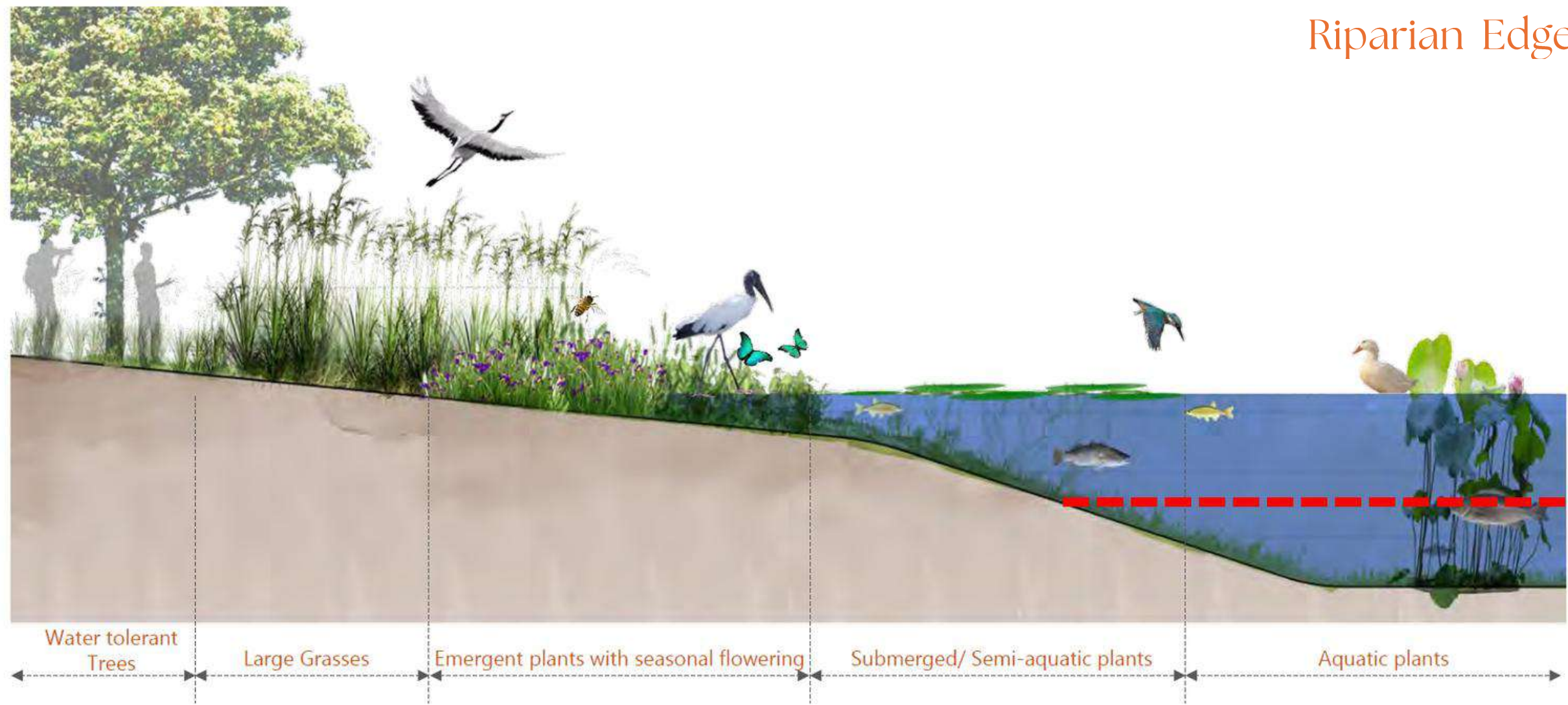


Cricket Pitch



Kids Play Area

Riparian Edge



- | | | | | | | | |
|--|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |
| Mitragyna parviflora | Aristida adscensionis | Canna flacida | Pontederia cordata | Saggitaria latifolia | Zantedeschia_aethiopica | Nymphaea alba | Nymphaea nouchali |





Butterfly Garden



Pergola Seating

“EDUCATIVE RETREAT GARDEN”



Disclaimer: For Reference Only

01



Learning about the
Flora and Fauna

02



Pond Aeration through
Cycling

03



Herb Garden



COMMUNITY UMBRELLA

“EXTENSION TO THE EVERYDAY WELLNESS NEEDS”



A Grand Clubhouse

Experience the perfect blend of luxury, leisure, and togetherness



Disclaimer: For Reference Only



Cycling/
Jogging Track



Al fresco
Seating



Outdoor
Workspaces



Chess Park



Cricket Pitch



Bowling Alley



Kids Play Area



Tree House



Three moods. One emotional rhythm.

Together, these colours become more than a palette—they shape the emotional rhythm of the clubhouse.



SOCIAL WARMTH

Parley

A palette of warmth, comfort and understated elegance.

WARMTH

COMFORT

ELEGANCE

WELCOME + GATHER



VIBRANT ENERGY

Pulse

A vibrant expression of energy and social connection.

ENERGY

EXPRESSION

CONNECTION

ENGAGE + CONNECT



QUIET RESTORE

Pause

A calming sanctuary inspired by nature, balance and quiet reflection.

NATURE

BALANCE

REFLECTION

SLOW + RESTORE

Parley

Spaces that welcome warmth
and quiet hospitality

1 Concierge

2 Laughter & Social Club

3 Festive Hub

4 Pre-function & Banquet

5 Restaurant

6 Convenience Store

7 Book Nook





CONCIERGE

Personalized assistance and seamless services to make every day effortless.



BOOK NOOK

Unwind with your favorite books in a peaceful and cozy reading corner.



SOCIAL CLUB

Connect, socialize, and create lasting memories in a vibrant community space.



BANQUET



RESTAURANT



CONVENIENCE STORE



SOCIAL CENTRE

Pulse

Spaces that surge with energy
and celebrate joy



Pet Area

1

Open Gym

2

Gym

3

Squash Court

4

Zumba Aerobics

5

Play Area

6



PET AREA

Dedicated play and exercise zones where your furry companions can thrive.



OPEN GYM

Stay active anytime with open fitness spaces designed for all workout styles.



GYM

State-of-the-art fitness equipment to support your health and wellness journey.



DO NOT
DREAM
OF IT
TRAIN
FOR IT

You
become
what
you
consistently
choose

GYM



SQUASH COURT

Challenge yourself with an exciting game in a professionally designed squash court.



AEROBICS

Boost your energy and fitness through engaging group exercise and dance sessions.



INDOOR ARENA

Enjoy indoor recreation, games, and entertainment in a versatile activity space.



ZUMBA/AEROBICS



INDOOR ARENA

Pause

Celebrate calm, peace and the
beauty of pause



Senior Lounge

1

Art Studio

2

Community Zone

3

Knowledge Center

4

Yoga Room

5

Kids Arena

6

Spaloon

7



SENIOR LOUNGE

A warm and welcoming space to relax, connect, and enjoy meaningful moments with friends.



YOGA & MEDITATION

Restore balance and inner peace through guided yoga and mindful meditation.



KNOWLEDGE CENTER

Discover, learn, and grow with access to books, workshops, and engaging educational resources.



YOGA & MEDITATION



KNOWLEDGE CENTER



ART ROOM

Unleash your creativity through painting, crafts, and inspiring artistic experiences.



SPA & WELLNESS

Relax, rejuvenate, and refresh with luxurious wellness treatments and holistic therapies.



SALON

Look and feel your best with expert grooming, beauty, and self-care services.



KIDS ARENA



SALON



PODIUM

“AN EXTENSION TO EVERYDAY WELLNESS”

Podium Plan



- 1. Stepped Seating
- 2. Slide
- 3. Kids Play Area
- 4. Cafe Seating - Pool Deck
- 5. Shallow Pool
- 6. Lap Pool
- 7. Jacuzzi

- 1. Kids Pool
- 2. Cafe
- 3. Pantry
- 4. Trellis Seating
- 5. Rolling Mound
- 6. Pause Garden
- 7. Changing Room



Lap Pool

Refresh, recharge, and glide through a beautifully designed lap pool that blends wellness with luxury.



Pool Deck Café

Relax, connect, and unwind in an elegant poolside café with scenic views and inviting outdoor seating.



LAP POOL



KIDS PLAY AREA



PAUSE GARDEN



STEPPED SEATING



Master Layout Plan



1. Arrival
2. Guard Rooms
3. Arrival Drop Off
4. Noise Buffer
5. Buggy Parking
6. Cooling Pond
7. Loungers
8. Hammock Garden
9. Reflexology Path
10. Jogging /Cycling Track

11. Ramp to Basement
12. Lawn
13. OAT
14. Butterfly Garden
15. Pickleball Court
16. Basketball Court
17. Pergola Sitting
18. Community Congregation Lawn
19. Herb and Vegetable Garden
20. Sculpture Court

21. Surprise Fountain
22. Tree House
23. Outdoor Tot-lot
24. Bowling Alley
25. Cricket Pitch
26. Chess Park
27. Business Park Spillover
28. Banquet Waterbody Drop Off
29. Restaurant Spillover
30. Ramp From Basement

31. Stepped sitting
32. Slide
33. Kid's play area
34. Café Seating – Pool Deck
35. Shallow pool
36. Lap pool
37. Jacuzzi
38. Kid's Pool
39. Café
40. Pantry

41. Trellis seating
42. Rolling mound area
43. Pause garden
44. Changing rooms



UNIT PLANS

Cluster Plans T1 & T2



Cluster Plans T3



3BHK 3T+SR

TOWER T1/T2

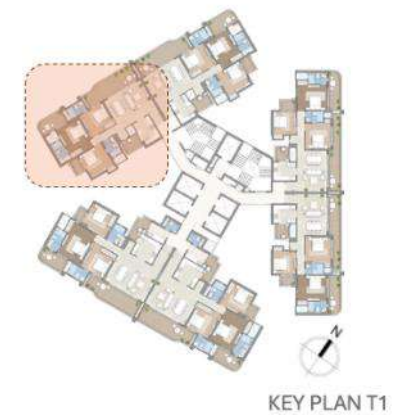
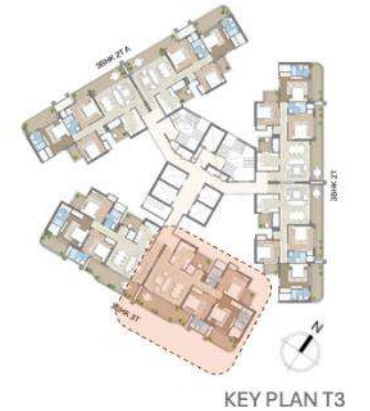
Saleable Area: 2289.34 sqft



3BHK 3T

TOWER T1/T2/T3

Saleable Area: 1937.52 sqft



3BHK 2T

TOWER T1/T2/T3

Saleable Area: 1674.00 sqft.



KEY PLAN T3



KEY PLAN T1&2

3 BHK 2T (A)

TOWER T3

Saleable Area: 1656 sqft



KEY PLAN T3



KEY PLAN T1&2



LIVING ROOM



BEDROOM



KITCHEN



BALCONY



*Find your calm, right in
the heart of the city.*

Consulting firms



ARCHITECTURE CONSULTANT

morphogenesis.

Delhi | Mumbai | Bengaluru | Pune



LANDSCAPE CONSULTANT

morphogenesis.

Delhi | Mumbai | Bengaluru | Pune



INTERIOR DESIGN CONSULTANT

OchreInk

Architects & Interior Designers



CUSTOMER VALUE PROPOSITION



OFFER 1
ERV SYSTEM – AQI CONTROLLED HOMES & CLUB

*Artistic Impression



OFFER 2

THOUGHTFULLY CRAFTED MODULAR KITCHEN – HOB CHIMNEY, R.O, GEYSER



OFFER 3

ENGINEERED MARBLE FLOORING

*Artistic Impression



OFFER 4

ALL WEATHER SPLIT AIR CONDITIONERS – DAIKIN OR EQUIVALENT

*Artistic Impression



OFFER 5

LIVING ROOM: FALSE CEILING & LIGHTS AS PER DESIGN

*Artistic Impression



OFFER 6

FULLY DONE-UP MASTER BEDROOM TOILET – VANITY, SHOWER CUBICLE, MIRROR AND GEYSER

*Artistic Impression



OFFER 7
FREE TRANSFER – POST 25%

*Artistic Impression

CUSTOMER VALUE PROPOSITION

SEVEN OFFERS



AQI- CONTROLLED HOMES & CLUB

ERV SYSTEM



MODULAR KITCHEN

Hob, Chimney, R.O.
& Geyser



ENGINEERED MARBLE FLOORING



ALL-WEATHER SPLIT ACs

Daikin or equivalent



FALSE CEILING & LIGHTS

Living room –
As per
design



MASTER BEDROOM TOILET

Vanity, Shower Cubicle,
Mirror & Geyser



FREE TRANSFER POST 25%

Added Luxury Specification Cost



OFFER 8

HERO'S CHOICE PAYMENT PLAN

*Artistic Impression

HERO'S CHOICE PAYMENT PLAN

FOR LAUNCH PERIOD ONLY

PAYMENT PLAN	
INSTALMENT DESCRIPTION	%
EOI at ₹10,00,000	10.00%
Booking amount 10% less EOI amount	
Within 60 days from the date of booking	10.00%
Within 120 days from the date of booking	5.00%
Completion of Ground Floor or 18 months*	12.50%
Completion of 10 th Floor or 25 months*	10.00%
Completion of 18 th Floor or 32 months*	10.00%
Completion of Super Structure	12.50%
Initiation of Flooring (excluding wooden)	15.00%
Application of OC	10.00%
Offer for possession**	5.00%
TOTAL	100.00%

→ Only 25% | 1st year

→ Only 12.5% | 2nd year

→ Only 20% | 3rd year

→ 42.5% | 4th year

Note: GST, IFMS, Lease rent & Other charges additional
**Lease rent will be collected on offer for possession
*Which ever is later

BSP
₹10,999*/SQ.FT.
PRE-LAUNCH PRICE
TILL 25th OCTOBER 2026

Note: GST, IFMS, Lease rent & Other charges additional

BSP
₹11,499*/SQ.FT.
PRICE FROM 26TH OCTOBER
2026 - ALLOTMENT DAY

Note: GST, IFMS, Lease rent & Other charges additional

BSP
₹13,000*/SQ.FT.
LAUNCH PRICE

Note: GST, IFMS, Lease rent & Other charges additional

₹10,999*/SQ.FT.

PRE-LAUNCH PRICE TILL 25TH OCTOBER 2026

Added Luxury Specification Cost Included

Note: GST, IFMS, Lease rent & Other charges additional

THANK
YOU
