



Leafsong Retreat

BY HERO HOMES

Sector 99, Mohali

A HERO'S PROMISE



Glory Lies In A Promise Fulfilled

Anyone can make a commitment. What sets a Hero's promise apart is the resolve to turn every assurance into reality. This steadfast approach defines Hero Realty as an organisation deeply committed to its customers, employees, partners and society at large.

As part of the renowned Hero Enterprise, our work ethos is guided by the Group's enduring values of Trust, Care and Nurture. These values shape everything we do, from creating modern, elegant homes and delivering them on time, to building responsibly and making a positive impact on the environment.

Our development philosophy is anchored in six design pillars:

Innovation | Community | Sustainability | Design Essentials | Creativity | Wellbeing

Together, these principles guide the way we conceive, design and deliver our homes. They help us create distinctive spaces that go beyond the ordinary, bringing together functionality, aesthetics and purpose to create a more enriching way of life for you.



As a principle, we have three criteria in mind before engaging in a new business. First, the venture needs to be something one of us is passionate about. Second, it needs to be in an area where we can create a positive social impact. Finally, it must be a venture that can get to a leadership position.

Housing in India is both a serious social challenge and a great economic opportunity. It is a social challenge because the country's population has grown exponentially, yet many citizens do not have the privilege of calling a home their own. It is a great economic opportunity because when housing projects roll out, it has great multipliers in terms of economic activity since an estimated 150 plus industries are linked to this sector and it also creates a large number of jobs at every level of skills.

This phenomenal socio-economic impact has strengthened our conviction to commit ourselves to the business of building homes and community development. The Hero Homes venture is an outcome of this commitment.





Image Used For Reference Purpose

SECTOR 99 MOHALI

LIVE CLOSE
TO EVERYTHING
YOU VALUE

Sector 99, Mohali brings together everything today's families and professionals seek - seamless connectivity, modern infrastructure, premium conveniences and a thriving lifestyle. With easy access to Chandigarh, PR-8 Airport Road, IT hubs, reputed schools, hospitals and leading shopping destinations, everyday living becomes effortless. Surrounded by wide roads, green spaces and premium gated communities, Sector 99 offers the comfort of a well-connected neighbourhood along with the confidence of strong future growth and investment potential.



A SANCTUARY BEYOND THE URBAN RUSH

In a world that never stops, Leafsong Retreat offers a deliberate pause. We invite you to step out of the daily rush and into a setting that encourages lingering, reflection, and deep connection. Here, the noise of the city is replaced by the gentle rhythm of nature, creating a true urban





NATURE SETS THE RHYTHM, YOU FIND YOUR FLOW

At the heart of our retreat lies a vast, 3.5 acres of green that acts as the pulse of the community. This is not just landscaping; it is a living, breathing guide for everyday life. Everything—our homes, our pathways, and our shared spaces—is carefully planned to unfold around this landscape, allowing your movement and connection to flow naturally.





LEAVE THE NOISE BEHIND AT THE THRESHOLD

Your escape begins the moment you arrive. By guiding all vehicular movement to a hidden basement drop-off, we have reclaimed the surface for a completely pedestrian-first landscape. This quiet arrival acts as a threshold, gently slowing your internal rhythm and allowing nature to lead the way for your life within.





DESIGNED FOR DEEP REFLECTION AND ELEVATED LIVING

Our towers are not just structures; they are frames for the greenery that sustains us. Each tower facade follows a shared, graceful rhythm with wraparound* balconies that offer horizontal views of the landscape. Every line, angle, and balcony is choreographed to ensure that nature is always your primary view, blending warmth with modern precision.

*Selected Balconies



RIGHT AT THE CENTRE OF IT ALL

Leafsong Retreat enjoys a coveted Sector 99 address, placing Chandigarh, the International Airport, ISB, IT City, leading healthcare institutions and premier lifestyle destinations within easy reach. A strategically positioned address at the heart of Mohali's growth.



LOCATION ADVANTAGE

SCHOOLS & INSTITUTIONS

Bedford School	4 mins
Learning Paths School	13 mins
Doon International School	13 mins
Gurukul World School	13 mins
Oakridge International School	16 mins
Amity University Punjab	17 mins
Manav Mangal Smart School	19 mins
CGC University	23 mins
Gian Jyoti Institute of Management and Technology	24 mins
Khalsa College of Technology & Business Studies	22 mins
The Lexicon School	28 mins

HOSPITALS & HEALTHCARE

Sohana Hospital	13 mins
Grecian Super Speciality Hospital	14 mins
ACE Heart & Vascular Institute	16 mins
Shalby Multi-Specialty Hospital	17 mins
Fortis Hospital Mohali	18 mins
Max Super Specialty Hospital	18 mins
Indus Super Speciality Hospital	25 mins
Civil Hospital (Phase 6)	30 mins

SPORTING FACILITIES

Multipurpose Sports Stadium	11 mins
IS Bindra Stadium	16 mins

SHOPPING & RECREATIONAL CENTERS

Central Plaza	8 mins
CP67 Mall	12 mins
Bestech Square Mall	13 mins
Thunder Zone Amusement and Water Park	15 mins



Seamlessly Connected To The City

IGBC CERTIFICATION

Setting a new standard for green living, our project proudly stands as one of the largest IGBC Platinum-rated residential developments in Punjab — delivering world-class sustainability without compromising on luxury, comfort, or quality.



Green
Parking Facility



On-site
Renewable Energy



Certified
Green Products



Low VOC Materials,
Paints & Adhesives



Facility for
Physical Wellbeing



AQI
Monitoring System



MAJESTIC TOWERS





Artistic Rendition

3.5 Acres Of Overall Green



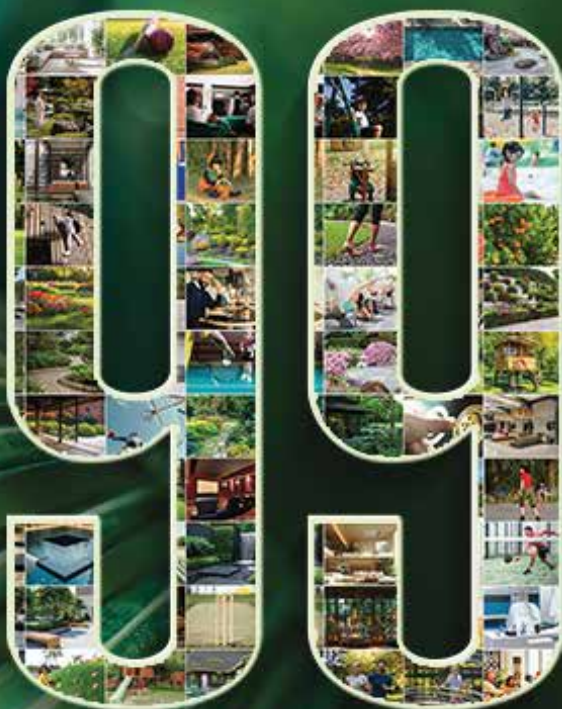
Elevated Interiors



Elegant Modular Kitchen



Image Used For Reference Purpose



WAYS TO LOSE YOURSELF

Life is about choosing how you want to spend your time. With 99 thoughtfully designed experiences, there is much more to explore than traditional amenities. From the calm of Zen gardens and lily ponds to the peaceful yoga and meditation deck, every space is designed for wellness, celebration and quiet moments.



Image Used For Reference Purpose

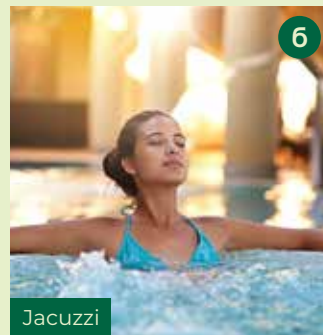
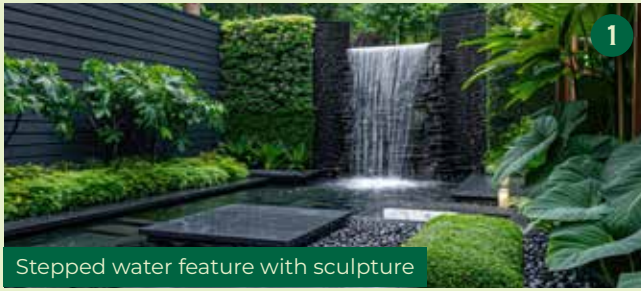
Lagoon Style Swimming Pool



Artistic Rendition Image Used for Reference Purpose

OUTDOOR ACTIVITIES

Enjoy nature, stay active and make the most of every day. From peaceful gardens and sports zones to fun spaces for the family, there's something for everyone to enjoy.



WATER & POOL



GARDENS & NATURE



17

Edible landscape zone



20

Mound garden



18

Succulent garden



19

Bamboo grove



21

Forest



22

Picnic lawn



23

Forest trail



24

Walking track



25

Tennis court



26

Cycle track



27

Badminton court



28

Half basketball court



29

Box cricket



30

Pilates



31

Open gym



33

Yoga / meditation deck



32

Indoor Kids Play Area

SPORTS & FITNESS



Kids' play area

34



Seating deck

35



Tree court with hammock

36



Open-air theatre

37



Play maze

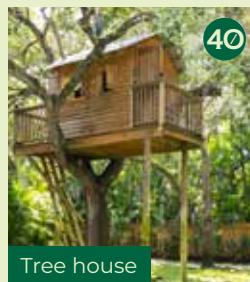
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LEISURE & COMMUNITY



Seating pods

39



Tree house

40



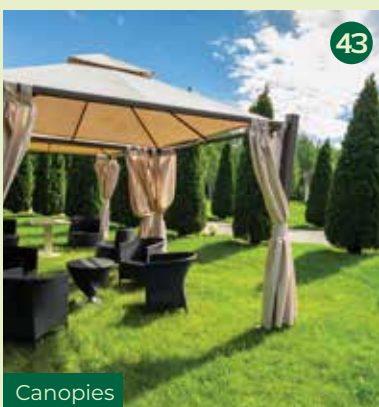
Party pavilion

41



Gazebo seating

42



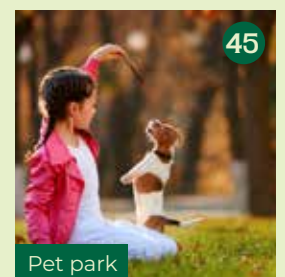
Canopies

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Senior citizen park

44



Pet park

45



Image Used For Reference Purpose

Images Used For Reference Purpose

LIFESTYLE SPACES

Spaces designed for learning, wellbeing and bringing people together. Whether you want to work, relax or spend time with others, there's a space for every part of your lifestyle.



Co-working lounge

46



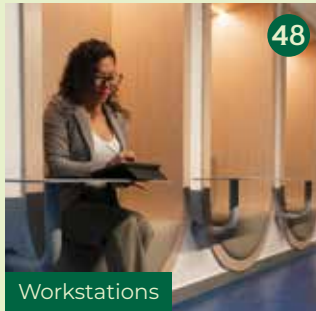
Meeting rooms

47



Library

49



Workstations

48



Art studio

51



Pottery studio

52



Dance studio

53



Art display wall

50

LEARNING & CREATIVITY



Gym

54



Yoga studio

55



Steam room

57



Spa & sauna

56



Salon

58



Juice bar

59



Gardening terrace

60

WELLNESS & REJUVENATION



Café

61



Fine Dining

62



Card room

63



Snooker

64



Banquet hall

65



Board games

66



Miniplex

67



Live chess

68



Live Ludo

69

SPACES WHERE LIFE IS SHARED



Table tennis

70



Air hockey

71



Open Library

73



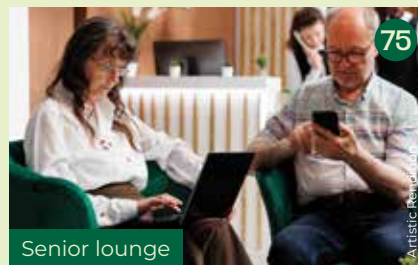
Squash court

72



Crèche

74



Senior lounge

75



Foosball

76



Barbeque hut

77



Sand pit

78



Hopscotch

79



Image Used For Reference Purpose

CONVENIENCE, SAFETY & SERVICES

Enjoy easy, worry-free living with everyday services, seamless conveniences and round-the-clock care. From daily needs to wellness and security, everything is taken care of.



Traffic free zones



Convenience shops



Wheelchair accessible complex



OPD service and Doctor on call

FAMILY & CONVENIENCE



Daily planned activity for seniors



Pet walker/Stroller on call



Ironing service



Delivery runner



88

Gardening & horticulture service



89

Car cleaning & repair on call



90

EV charging



91

Plumber & electrician on call



92

Electrical golf cart services



93

Dedicated car parking

HOME & MOBILITY



94

Emergency alarm system



95

Intercom facility



96

Smoke detectors



97

RWA & maintenance office



98

Power backup



99

24x7 guard on duty

HEALTH & SAFETY



Artistic Rendition

THE CHORD CLUB

WHERE LIFE
FINDS ITS MELODY

The Chord Club, a space for fitness, leisure and togetherness. Its lobby opens directly into the central green, bringing nature closer and creating a calm, refreshing experience even indoors.



The Chord Club



Serene Pool Area



Majestic Double-height Skylit Club Lobby



Other's Property

Other's Property

Other's Property

Other's Property

80'-0" WIDE ROAD
(As per approved master plan)

80'-0" WIDE ROAD
(As per approved master plan)



MASTER LAYOUT



LANDSCAPE AMENITIES LEGEND:

- | | |
|--|-------------------------|
| 1. ENTRY/EXIT | 25. BUTTERFLY GARDEN |
| 2. ARRIVAL PLAZA | 26. PLAY MAZE |
| 3. RAMP TO & FROM BASEMENT | 27. ZEN GARDEN |
| 4. DROP OFF | 28. SEATING DECK |
| 5. STEPPED WATERFEATURE WITH SCULPTURE | 29. REFLEXOLOGY GARDEN |
| 6. SHALLOW WATERFEATURE WITH BUBBLERS | 30. HERB GARDEN |
| 7. ORNAMENTAL PLANTING | 31. SUCCULENT GARDEN |
| 8. STEPPED PLANTING | 32. SEATING PODS |
| 9. BIRD WATCHING ZONE | 33. LILY POND |
| 10. WALKING TRACK | 34. SCULPTURE COURT |
| 11. CYCLE TRACK | 35. YOGA LAWN |
| 12. BADMINTON COURT | 36. CANOPY |
| 13. TENNIS COURT | 37. MOUND GARDEN |
| 14. HALF BASKETBALL COURT | 38. TREE HOUSE |
| 15. BOX CRICKET | 39. PET PARK |
| 16. OPEN GYM | 40. PARTY PAVILION |
| 17. KIDS PLAY AREA | 41. SENIOR CITIZEN PARK |
| 18. TREE COURT WITH HAMMOCKS | 42. FOREST |
| 19. SWIMMING POOL | 43. FOREST TRAIL |
| 20. KIDS POOL | 44. BAMBOO GROVE |
| 21. POOL DECK | 45. SERVICES |
| 22. JACCUZI | 46. FUTURE EXPANSION |
| 23. CENTRAL LAWN | 47. SURFACE PARKING |
| 24. OPEN AIR THEATRE | |

UNIT PLANS



TOWER A1/A2 3BHK+3T+STORE

CARPET AREA	110.05 SQ. MTR.	(1184.55 SQ. FT.)
BALCONY AREA	34.19 SQ. MTR.	(368.03 SQ. FT.)
UNIT BUA	157.39 SQ. MTR.	(1694.11 SQ. FT.)
SALEABLE AREA	200.09 SQ. MTR.	(2153.72 SQ. FT.)

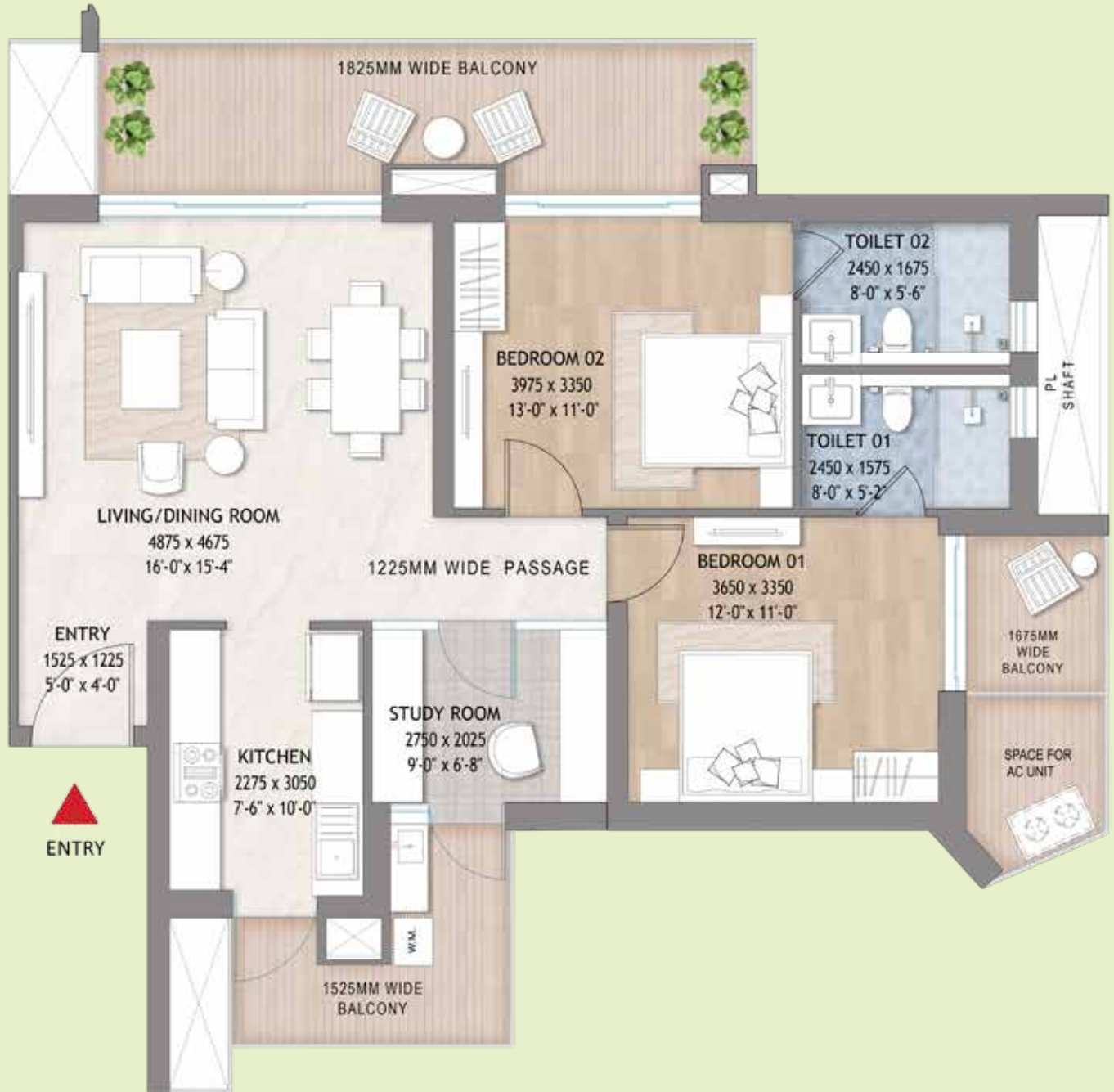
UNIT PLANS



TOWER B1/B2 3BHK+2T+POWDER

CARPET AREA	95.98 SQ. MTR.	(1033.12 SQ. FT.)
BALCONY AREA	33.53 SQ. MTR.	(360.93 SQ. FT.)
UNIT BUA	142.76 SQ. MTR.	(1536.68 SQ. FT.)
SALEABLE AREA	174.50 SQ. MTR.	(1878.4 SQ. FT.)

UNIT PLANS



TOWER C 1 2BHK+STUDY+2T

CARPET AREA	77.65 SQ. MTR.	(835.82 SQ. FT.)
BALCONY AREA	27.37 SQ. MTR.	(294.64 SQ. FT.)
UNIT BUA	116.32 SQ. MTR.	(1252.11 SQ. FT.)
SALEABLE AREA	138.42 SQ. MTR.	(1490 SQ. FT.)

SPECIFICATIONS



LIVING ROOM

FLOORING	Imported Marble
WALLS	Low VOC Acrylic Emulsion Paint
CEILING	False Ceiling and Lights as per Design
DOORS	Pre-Hung Fire-rated Door with Veneer Finish and Polish on both sides
WINDOWS	UPVC/ Aluminum Glazing with Mesh Shutter (Balcony Door only)
OTHERS	Smart Door Lock with Provision for Door Camera

MASTER BEDROOM

FLOORING	Laminated Wooden Flooring
WALLS	Low VOC Acrylic Emulsion Paint
CEILING	Low VOC Acrylic Emulsion Paint
DOORS	Pre-hung Door with Veneer Polish on one side and Laminate Finish on the other side.
WINDOWS	UPVC/Aluminum Glazing with Mesh Shutter (Balcony Door only)
OTHERS	NA

OTHER BEDROOMS

FLOORING	Laminated Wooden Flooring
WALLS	Low VOC Acrylic Emulsion Paint
CEILING	Low VOC Acrylic Emulsion Paint
DOORS	Pre-hung Door with Veneer Polish on one side and Laminate Finish on the other side.
WINDOWS	UPVC/Aluminum Glazing with Mesh Shutter (Balcony Door only)
OTHERS	NA

KITCHEN

FLOORING	Imported Marble
WALLS	Low VOC Acrylic Emulsion Paint Vitrified Tiles/Stone (Height: 2 Feet over Counter)
CEILING	Low VOC Acrylic Emulsion Paint
DOORS	UPVC/Aluminium Door with Toughened Glass
WINDOWS	UPVC/Aluminum Glazing
OTHERS	Granite Counter Top with Double Bowl Sink. Modular Kitchen with Hob & Chimney, RO, Geyser, Microwave Oven (convection), Washing Machine, Refrigerator & Dishwasher.

MASTER TOILET	
FLOORING	Anti Skid Vitrified Tiles
WALLS	Tiles upto False Ceiling as per Design
CEILING	False Ceiling as per Design
DOORS	Pre-hung Door with Laminate Finish on Both Sides.
WINDOWS	UPVC/Aluminium Windows/ventilators
OTHERS	Granite/Composite Stone Counter top as per Design. Vanity with Mirror and Shower Partition with Geyser.

OTHER TOILETS	
FLOORING	Anti Skid Vitrified Tiles
WALLS	Tiles upto False Ceiling as per Design
CEILING	False Ceiling as per Design
DOORS	Pre-hung Door with Laminate Finish on Both Sides. (Common Washroom - Pre-hung Door with Veneer Polish on one side and Laminate Finish on the other Side.)
WINDOWS	UPVC/Aluminium Windows/Ventilators
OTHERS	Granite/Composite Stone Counter top as per Design. Vanity with Mirror and Shower Partition with Geyser.

OTHER TOILETS	
FLOORING	Anti Skid Vitrified Tiles
WALLS	Tiles upto False Ceiling as per Design
CEILING	False Ceiling as per Design
DOORS	Pre-hung Door with Laminate Finish on Both Sides. (Common Washroom - Pre-hung Door with Veneer Polish on one Side and Laminate Finish on the other Side.)
WINDOWS	UPVC/Aluminium Windows/Ventilators
OTHERS	Granite/Composite Stone Counter top as per Design. Mirror with Provision of Geyser.

STORE/ STUDY ROOM	
FLOORING	Vitrified Tiles
WALLS	Low VOC Acrylic Emulsion Paint
CEILING	Low VOC Acrylic Emulsion Paint
DOORS	Pre-hung Door with Veneer Polish on One Side and Laminate Finish on the other side.
WINDOWS	UPVC/Aluminium Windows/Ventilators
OTHERS	NA

BALCONIES	
FLOORING	Anti Skid Vitrified Tiles
WALLS	Matching External Paint (External Grade Weather Shield Paint)
CEILING	Ceiling Paint (Weather Shield)
DOORS	NA
WINDOWS	NA
OTHERS	Glass and Metal Railing as per Façade Design, Utility Balcony - Block Masonry with MS Railing as per Design

Electrical	ISI Marked PVC Conduit and Copper Wire with Modular Switch and Sockets as per Specifications. Provision for Fan and Ceiling Lights
Air Conditioning	VRV with High Wall Unit
CP Fittings and Chinaware	Premium CP Fittings & Chinaware as per Approved Make & Design
Common Areas	1. Air Conditioned Entrance Lobbies with Marble/Stone Flooring as per Selection. 2. Typical Floor Lift Lobby- Vitrified Tiles, Staircase- Stone Finish/Indian Marble as per Selection. 3. Four Lifts Including a Service Lift (Cabin Finish as per Design) 4. Multi-tier Security System in the Township.

DESIGN PARTNERS

Architect ACPL DESIGN LTD.	Landscape Consultant ACPL DESIGN LTD.
Structure Consultant PERCEPTIVE IDEAS CONSULTING ENGINEERS	MEP Consultant SANELAC CONSULTANTS Pvt. Ltd.

**Leafsong
Retreat**
BY HERO HOMES

Disclaimer: LEAFSONG RETREAT" (the "Project") is a residential group housing project being developed by Vikas Parks Private Limited (the "Promoter") at Sector 99, Wave Estate, SAS Nagar, Mohali, Punjab, on Group Housing Chunk Site No. 1, admeasuring 35,273.09 sq. metres, allotted by the Greater Mohali Area Development Authority ("GMADA") vide Allotment Letter Memo No. GMADA/2025-2026/LOA/650 dated 25.08.2025. The Project comprises five (5) multi-storeyed residential towers, together with retail shops, a clubhouse and other allied facilities and amenities, as per the sanctioned plans. The building plan has been sanctioned by GMADA vide Approval Letter No. GMADA/E.O/2026/8906 dated 01.07.2026.

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