PARDOSIOKAS

HRERA REGISTRATION NO. RC/REP/HARERA/GGM/XYZ/XYZ
HTTPS://HARYANARERA.GOV.IN

# SAKURA

SECTOR 90, GURUGRAM

*Where Life Blooms*

Pardos Craft Homes Private Limited

A life well lived is not built.

*It blooms.*

In nature. In wellness. In moments. In stillness. In you.


Nature makes life *bloom*
The green that breathes beside you.
The sky that gives you room.
The earth beneath your feet.

# Moments of joy are what make life meaningful

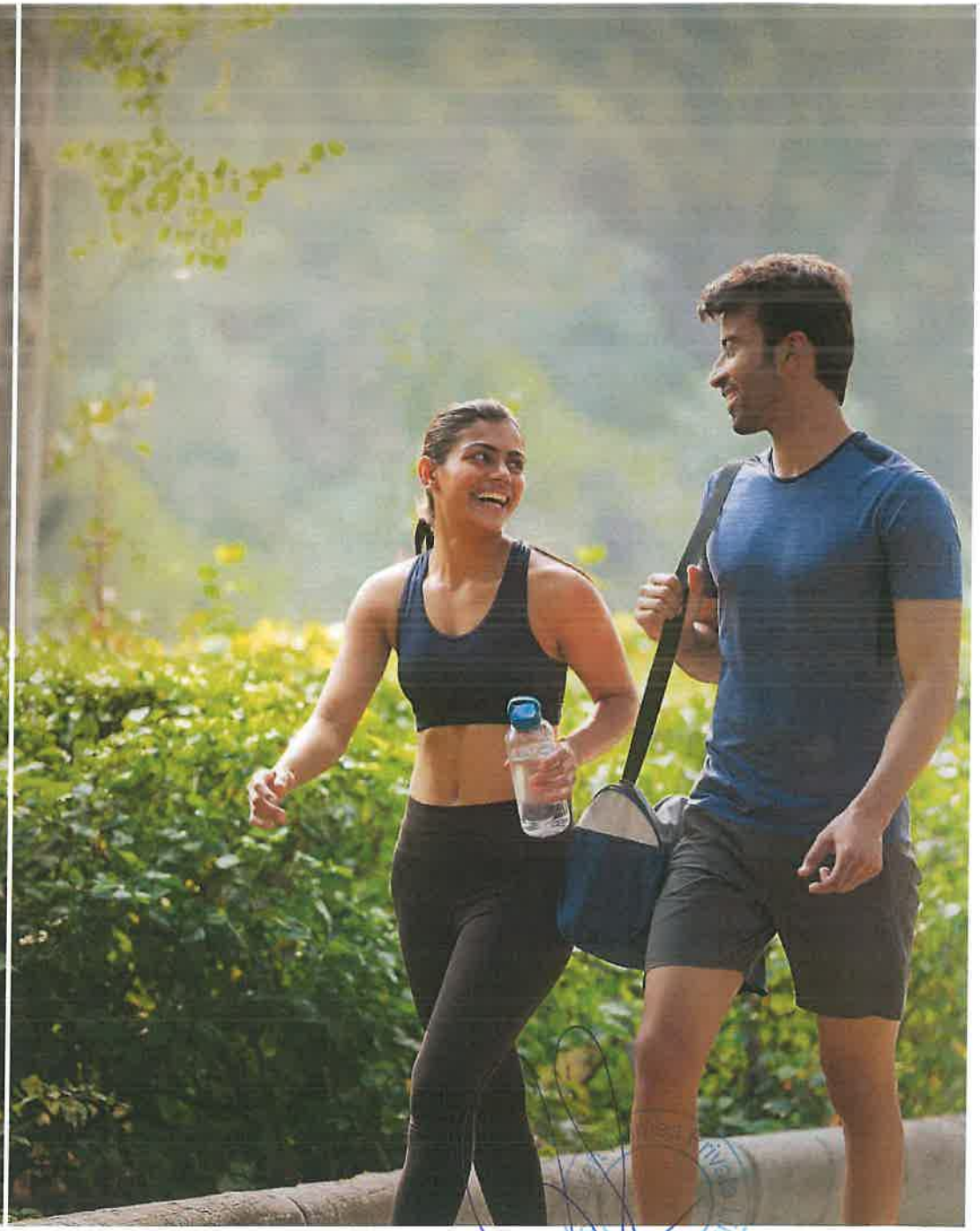
A laugh. A glance. A conversation that lingers.
The little moments we carry with us.



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# Wellness is what helps life thrive

A morning walk.
A swim at the clubhouse.
Simple rituals that nurture
everyday wellbeing.

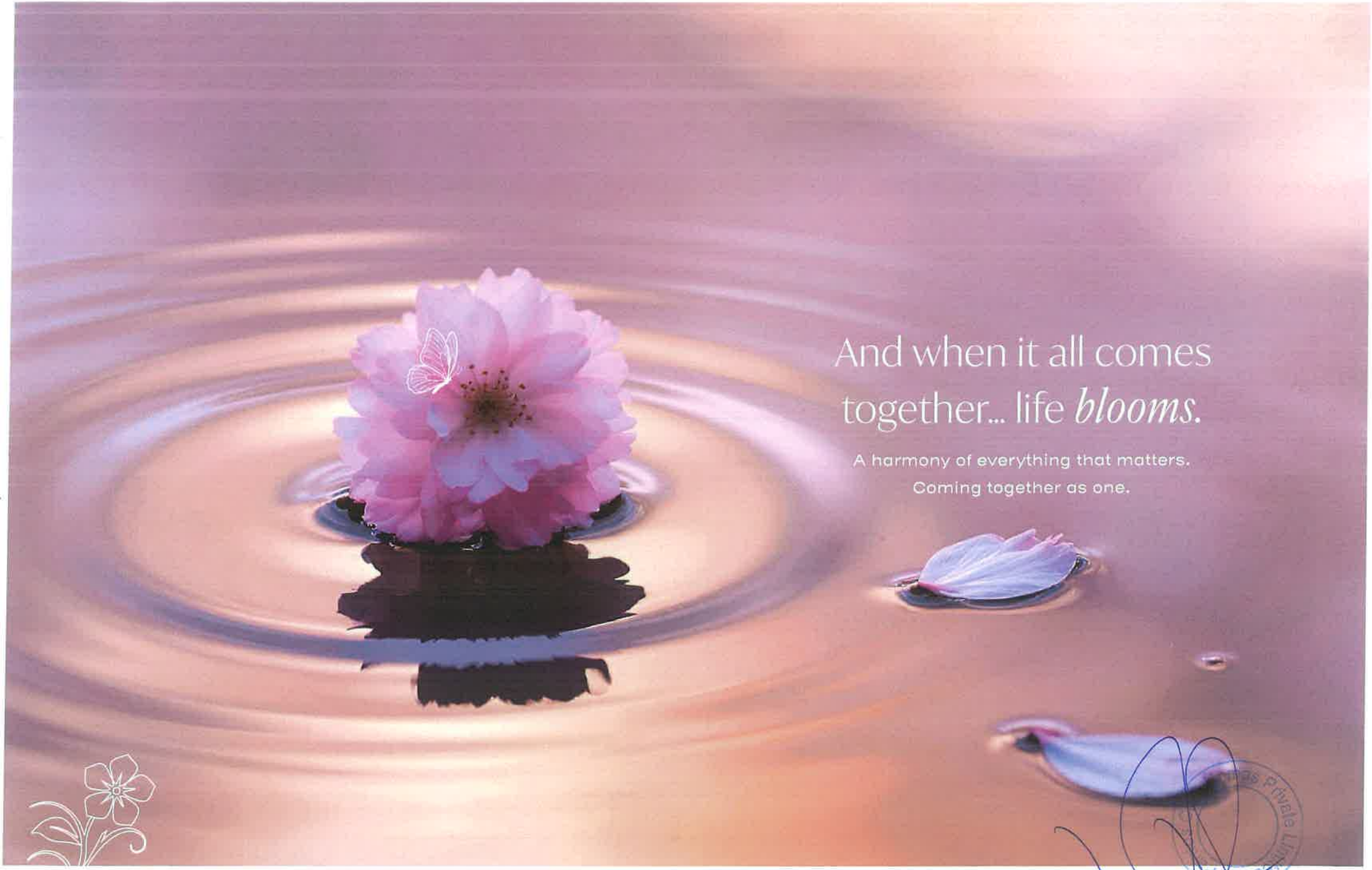




# Stillness is what brings life into balance

Where everything feels just right.
Where nothing feels rushed.

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And when it all comes
together... life *blooms.*
A harmony of everything that matters.
Coming together as one.

WELCOME TO

# SAKURA

Sakura, the Japanese cherry blossom, symbolises beauty in its most effortless form, delicate, timeless, and deeply meaningful.

Rooted in nature, nurtured by wellbeing, shaped by meaningful moments, and balanced by stillness, Sakura by Pardos Okas is thoughtfully envisioned for a more fulfilling way of life.

In Sector 90, Gurugram, open architecture, purposeful spaces, and a seamless connection with nature come together beautifully.



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Nine towers. One vision.
A place where every detail is designed
for life to unfold beautifully.

# To thrive. To belong.
# *To bloom.*

# Designed to help *you bloom.*

**9 Towers. One Oasis.**
Arranged around a central green sanctuary.

**Private Elevator Lobbies**
A more personal arrival.

**75% Homes Facing Greens**
Nature remains in sight, every day.

**Dual-Aspect Residences**
Cross ventilation and natural light.

**Japanese-Inspired Design**
Rooted in simplicity, harmony and balance.

**Meditation Terraces**
Spaces for stillness above the city.

**4 Homes To A Core**
Privacy by design.

**Botanical Walkways**
A landscape designed to be explored.

**Infinity Pool**
Wellness meets open skies.

**Private Miniplex**
A cinematic escape, reserved for residents.

**Grand Clubhouse**
Spaces to gather, celebrate and unwind.

**Badminton & Squash Courts**
Badminton & Squash Courts

**Smart Home Automation**
Future-ready living.

**Business Centre & Meeting Rooms**
Business Centre & Meeting Rooms

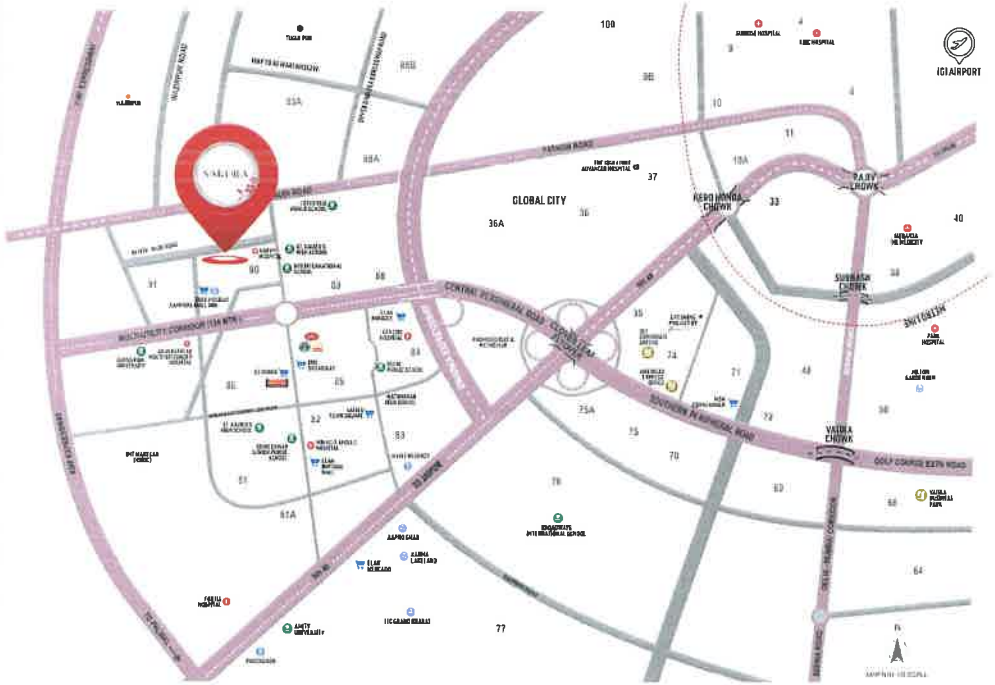
**Sustainable By Design**
Solar, EV charging and rainwater harvesting

**Café & Social Lounge**
Where conversations flow as effortlessly as coffee.

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# LOCATION MAP

SCHOOL
HOSPITAL
AIRPORT
TEMPLE
SHOPPING




# Where, possibilities grow and connections *bloom*

## SCHOOLS

Kidzee / Bachpan
3–5 mins

Pranavananda International School
5 mins

Knowledge Tree World School
8–10 mins

## HOSPITALS

Aarvy Healthcare Super Speciality
3–5 mins

Genesis Hospital
6–8 mins

Miracles Apollo Cradle / Spectra
7–10 mins

## COMMERCIAL & RETAIL

Local high street (Sector 90 / 83)
5–10 mins

Sapphire 83 / Vatika Town Square
8–12 mins

Elan Miracle
12–15 mins

Ambience Mall
25–30 mins

## RECREATION & LIFESTYLE

In-sector gyms & entertainment
2–5 mins

Tau Devi Lal Park
12–15 mins

Sultanpur National Park
15–20 mins

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# Every detail is intentional. Felt more than seen.

A plus-shaped layout embraces a central green, bringing nature closer to every home. Movement is effortless, paths intuitive, and every arrival feels easy.

At still level, the architecture opens into a shaded, landscaped realm – calm, connected, and quietly vibrant.

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This is more than
landscaping.
This is living with
NATURE.



# 75% of HOMES

## look out over green.

A grand entrance boulevard framed by trees and cascading water, setting the tone for what lies within.

—

Fragrant botanical pathways weaving seamlessly between towers.

—

Meditation pavilions tucked into quiet, contemplative pockets.

Not a patch. Not a gesture.
It's a real, thriving ecosystem that grows, breathes, and blooms.

### LANDSCAPE HIGHLIGHTS

Water bodies designed to cool the environment, soften the air, and calm the mind

—

Indigenous plantations that root the landscape in its natural context

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Vertical gardens rising along façades, adding layers of living green

—

Rooftop gardens opening up to sky views and elevated tranquility

—

A continuous green network across terraces, connecting every level

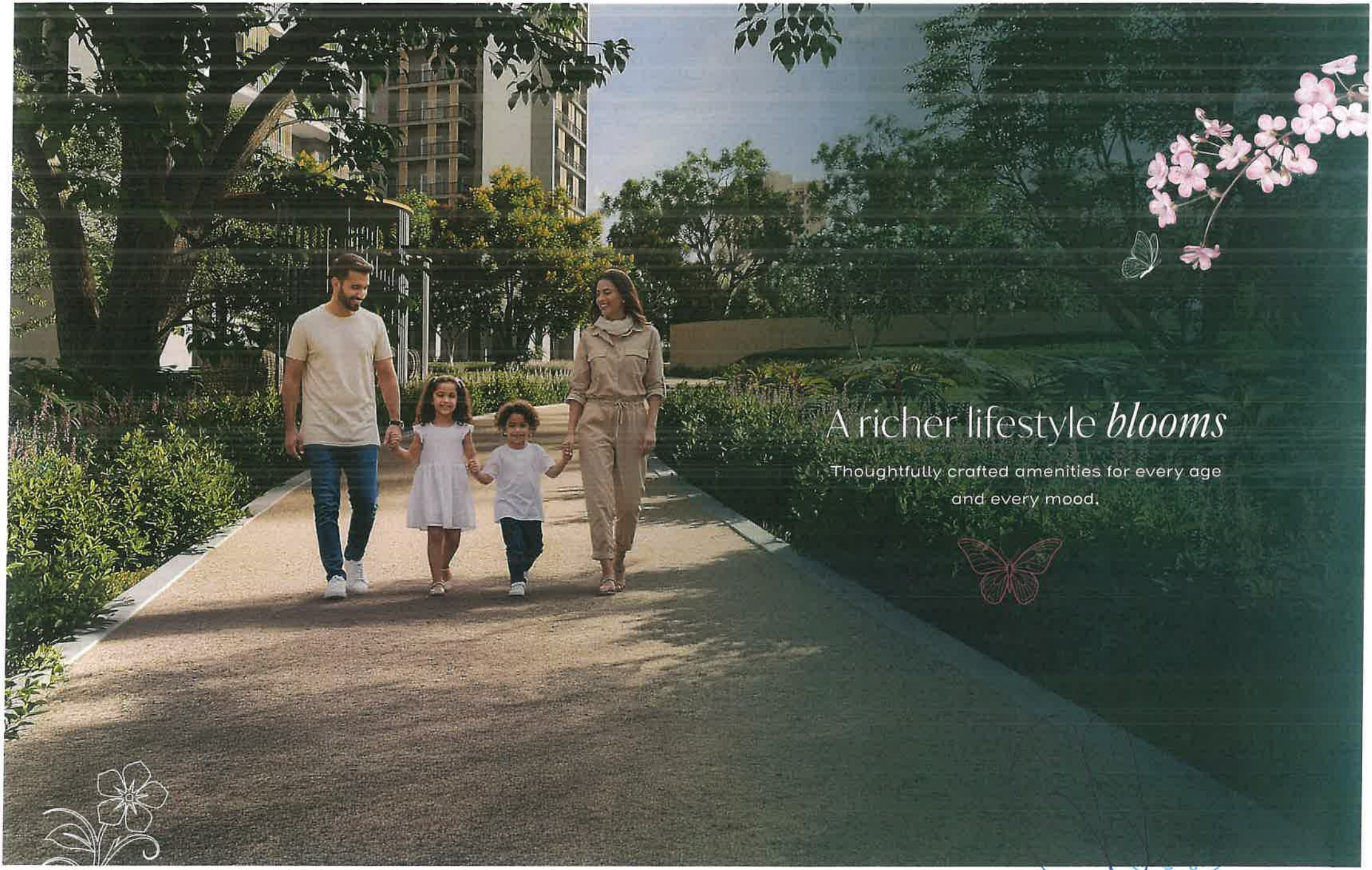
Prestige Estates Projects Pvt. Ltd.



# The landscape changes With the seasons.

Pink blossom canopies in spring, shaded green boulevards through summer, and sculptural branching forms that define the winter light. A Miyawaki Forest Walk lines the boundary: dense native plantation that filters noise, cleans air, and deepens the sense of sanctuary.

## Biophilic design, not as a feature. As a philosophy.


A richer lifestyle *blooms*
Thoughtfully crafted amenities for every age
and every mood.

# Triple-level Clubhouse

Rising across three thoughtfully designed levels, Sakura's clubhouse is a refined retreat for recreation, wellness and meaningful connections.

Surrounded by landscaped greens, it balances vibrant social spaces with quiet corners to unwind, bringing a richer rhythm to everyday life.











Yoga / Meditation Lawn

Fitness Zone

Reflexology Garden

Elderly Lawn

# Wellness & Mindfulness blooms



Kids Play Lounge

Kids Library

Creative Zone

Interactive Floor Games

Mini Theatre






Kids Pool

Jacuzz

Climbing Wall

Interactive Floor Games



# Family & Kids

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# Sports & Active Living



- Padel Court
- Pickleball Court
- Half Basketball Court
- Cricket Practice Pitch
- Skating Rink






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- Arrival Lounge
- Reading Lounge
- Community Sit Out
- Celebration Lawn
- Amphitheatre
- Party Hall
- Pre-function Area
- Cafe
- Salon

# Social and Celebration Spaces

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# Surrender to soulful living. In its purest *bloom*

Spaces for your moodboard

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# A Portfolio of Sucess

Okas Residency, Pardos Okas Enclave, Okas Enclave and Sukoon stand as enduing examples of our promise – delivering spaces that inspire belonging, growth, and lasting value



PARDOS | OKAS

Together Pardos Real Estate & Okas function with a deeply embedded system of accountability and reporting at every stage to assure quality construction and timely delivery.

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PARDOS REAL ESTATE

Pardos Real Estate is a new age customer centric and delivery focused real estate development company.

Backed by construction professionals with 40+ years of experience and 50+ projects delivered across India.

The company is focused to deliver high-quality residential, commercial, and industrial assets to its customers. Currently the company has active presence in cities like Gurugram, Lucknow, Dharuhera & Mohali.

www.pardosrealestate.com

OKAS

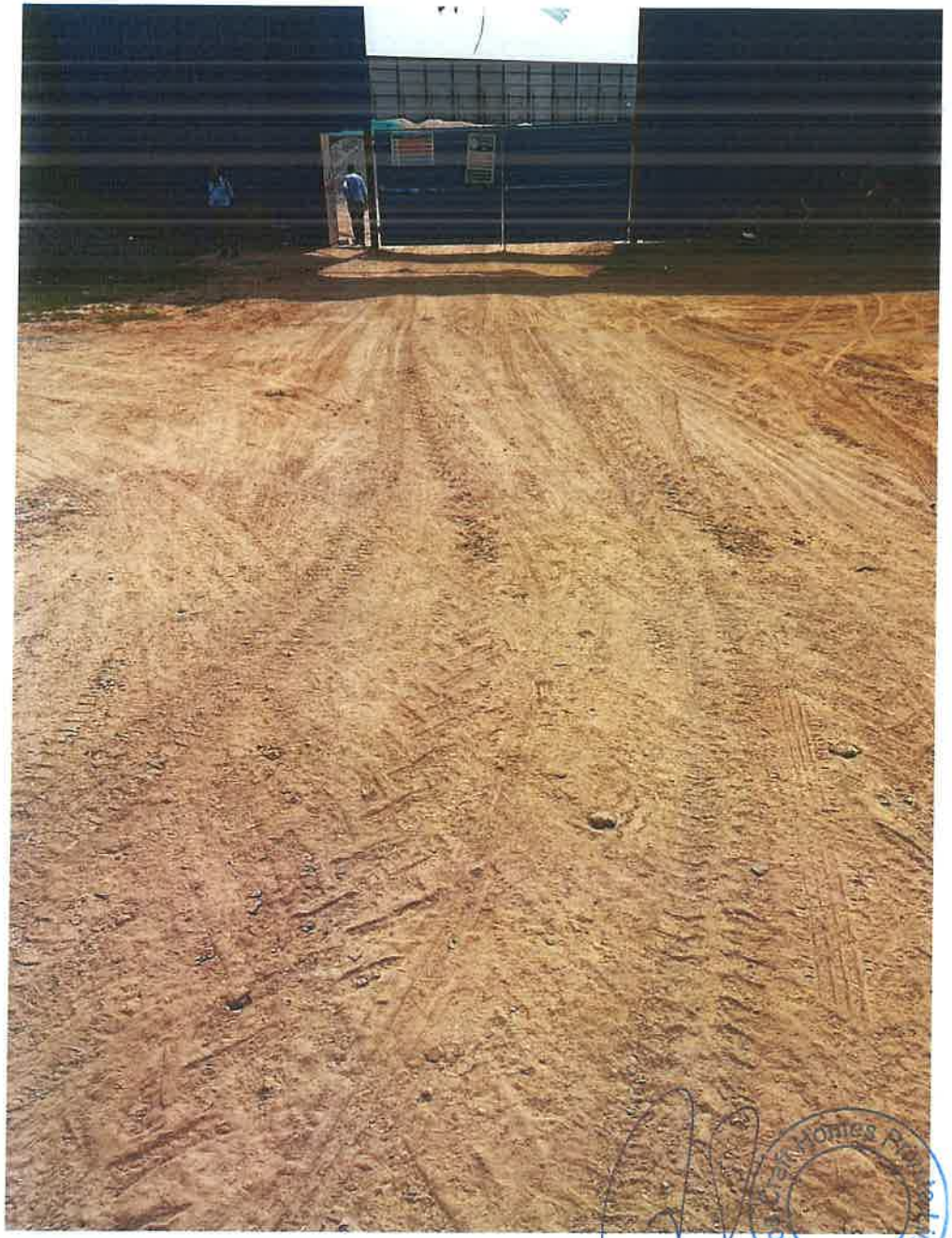
A private equity real estate investment initiative focuses on residential, commercial, and industrial plots, as well as land aggregation.

Okas emphasizes Quality Construction, Innovation, Due Diligence, Timely Delivery, and Sustainability.

Okas aims to transform the residential and commercial landscape through innovative craftsmanship, unique design, and pioneering materials, ensuring accountability and quality at every stage.

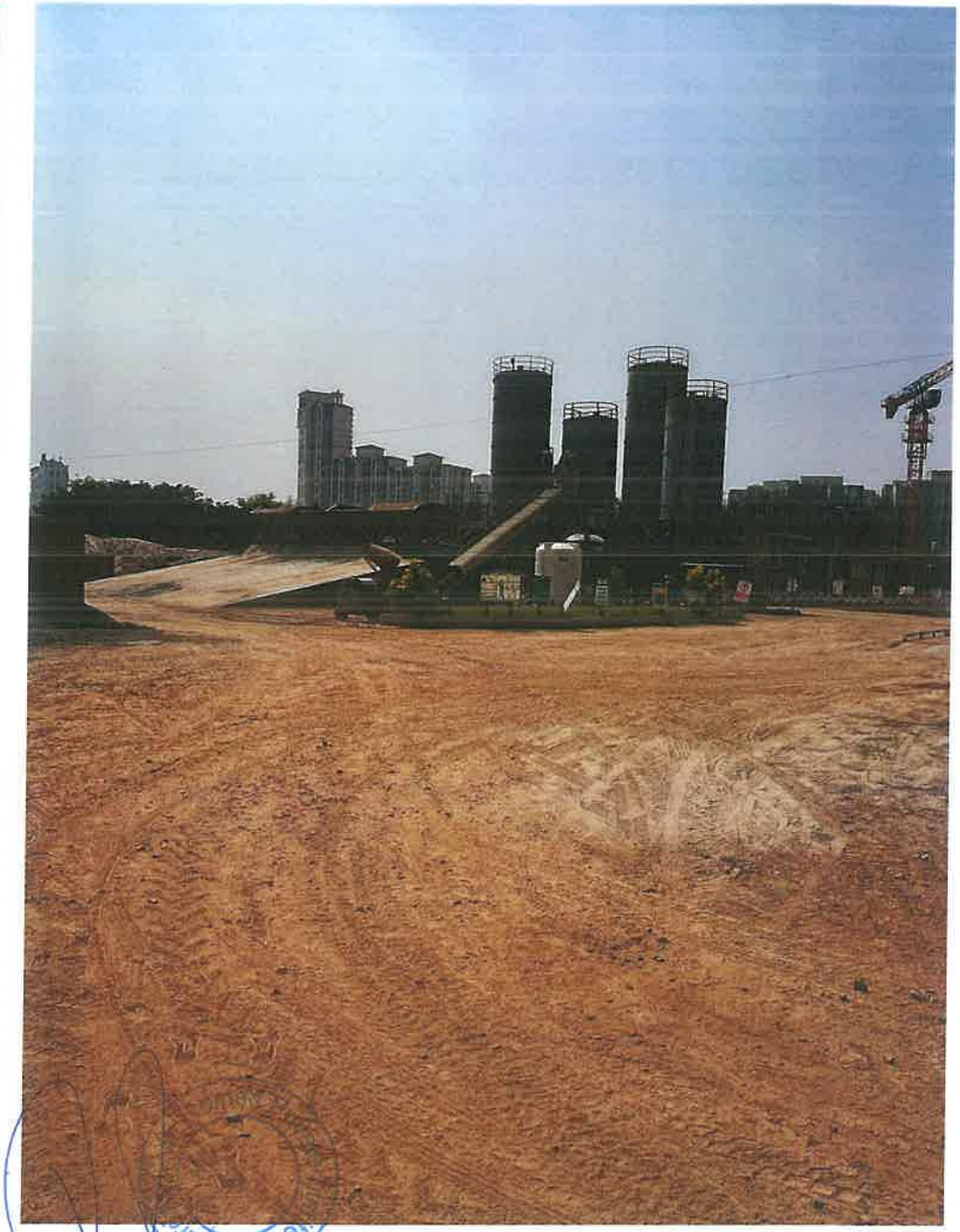
www.okas.in

Okas Craft Homes Private Limited




PARDOS|OKAS





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Parkcraft Homes Private Limited

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Parados Craft Homes Private Limited

## Payment Receipt Template

**[Developer's / Company's Name or Authorized Broker's Name]**
Office Address: [Insert Complete Gurugram Office Address]
RERA Registration No: [Insert HARERA Registration Number, if applicable]
CIN/GSTIN: [Insert Company Identification/GST Number]

**RECEIPT OF PAYMENT**

**Receipt No:** [e.g., RCP-2026/001]
**Dated:** [e.g., July 4, 2026]
**Customer ID:** [e.g., CUST-12345]

Received with thanks from **Mr./Mrs./M/s [Buyer's Full Name]**, having resident address at **[Buyer's Current Address]**, the sum of **Rs. [Amount in Numbers]/-** (Rupees **[Amount in Words]** only) on account of [Plot / Apartment / Commercial Unit]. & Project Name

**Payment Details:**

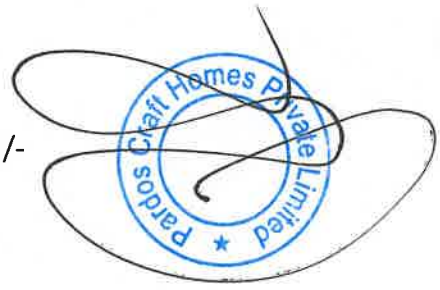
- **Mode of Payment:** [Cash / Cheque / Demand Draft / RTGS / NEFT]
- **Instrument / Transaction No:** [e.g., 500123 / UTIBR52026070412345678]
- **Dated:** [Date of the transaction]
- **Drawn On (Bank Name):** [Name of the buyer's bank]
- **Payable At:** [e.g., Gurugram, Haryana] [1, 2, 3]

**Property Details:**

- **Project Name:** [e.g., Pardos Sukoon or some other name]
- **Project Location/Sector:** [e.g., Sector 90,Gurugram]
- **Unit/Apartment No:** [e.g., Unit 4B, Tower A]
- **Carpet Area:** [e.g., 2,500 Sq. Ft.] Balcony Area:_____
- **Sellable area** – if applicable

**Financial Summary:**

- **Total Sale Consideration:** Rs. [Total Price]/-
- **This Advance / Installment Paid:** Rs. [Amount Paid]/-



**Disclaimer/Notes & Terms:**

1. This receipt is issued acknowledging the remittance mentioned above. All cheques/demand drafts/online transfers are subject to realization and clearance.
2. This is purely a receipt for the remittance and does not entitle the buyer to claim ownership, title, or a final confirmed allotment unless the formal Builder-Buyer Agreement (BBA) or Agreement to Sell has been officially executed .
3. The transaction is strictly governed by the application form submitted and the terms and conditions outlined in the RERA-approved Builder-Buyer Agreement . [1, 2, 3]
4. Any applicable taxes, including GST, are included/excluded [specify as applicable] in the stated amount.

**For [Developer / Company Name]**

*(Affix Revenue Stamp)*

**(Authorized Signatory / Stamp)**
Name: _____
Designation: _____

**Deposited By:**

*(Signature of Buyer)*
Name: _____

