

Embrace LIFE



GORAKHPUR'S 1st
DIGITAL SMART CITY



About US

We believe that in this fast-paced, rapidly changing world, whether individuals in business, or in service need convenient, accessible, superior-value life style opportunities at par with the metro cities in the country. The project **"Paalm Paradise"**, makes the entrepreneurs confident enough, to open and up-bring the life style of the society towards the road map of International arena. The "Paalm Paradise" is the flagship project of Aisshpra Lifespaces, and the project is ventured by the entrepreneurs having proven track records.

HARI PRASAD GOPI KRISHAN SARAF PVT. LTD.

Established in 1940, **Aisshpra Gems and Jewels** is persistently revolutionizing the art of jewellery making in India. For the last 78 years, the Group has been delivering exceptional jewellery pieces and unmatched services to their esteemed customers.

VIKAS KEJRIWAL GROUP OF COMPANIES

Mr. Vikas Kejriwal an experienced fashion apparel & fabric exporter as well as 25 years of real estate project experience would jointly accomplish their dream project within the stipulated time frame.

K. K. CONSTRUCTION & BUILDERS

Aisshpra Lifespaces has further joined hands for its group housing with a company of International repute K. K. CONSTRUCTION & BUILDERS, who are having rich experience of 30 years in the field of Civil Construction, executed hundreds of Civil Construction Projects successfully in the Domestic ground as well as in abroad.





Embrace Nature

Paalm Paradise stands at the center of Nature, Glamour & Development. At Paalm Paradise, your Mornings are greeted with refreshing winds and Nights are treated with the sight of twinkling stars in crystal clear sky. It is graced by a vast expanse of open area which would invigorate your mind, body, soul and gift you with the most pleasant experience of your life.

- ▶ **Overlooking greenery**
- ▶ **Broader tree-lined boulevards**
- ▶ **Panoramic outdoor settings**
- ▶ **Ramgarh tal lake**
- ▶ **Open spaces for free-spirited Lifestyle**





Embrace **Luxury**



Palm Paradise welcomes you to a Home that's both exquisite and fully equipped with World Class elements. The entire city is very carefully crafted to provide you with the best of amenities & comforts, also providing ample space for your living.

- ▶ **Grand inviting reception**
- ▶ **Three side open flat**
- ▶ **Meditation & yoga pavilion**
- ▶ **World class smart digital life**
- ▶ **Digitally enabled colony**
- ▶ **24 x 7 power backup for lift corridor & common area**
- ▶ **Colony developed by national and international famed architect & landscapist**
- ▶ **The project is developed considering the "vastu" & geopathic stress remedies**



Embrace **Smart Living**



SMART DIGITAL LIFE

The Colony will be equipped with the smart digital umbrella for infotainment like society notice, bills etc., display through mobile app / Television, video telephony, cloud space & gaming and optional home automation. The infrastructure of smart city shall be created by hi-speed fibre cable network, with state of art control room.

- ▶ **Digitally connected colony**
- ▶ **Environment friendly golf - cart for internal transportation of people from their flat to the main gate**
- ▶ **CCTV surveillance**

ENVIRONMENT, SECURITY & SAFETY

- ▶ **Earthquake resistant, seismic zone –V construction**
- ▶ **Rain water harvesting, garbage cleaning & sewage treatment plant**
- ▶ **Safety & security system**



Embrace **Happiness**



Paalm Paradise exclusively offers you an entry to the world of most advanced Recreational Zone. It offers you huge range of possibilities for uplifting your fitness, boosting your confidence and recreating lives to meet the ultimate Goal of Life. Every element here is chosen with perfection for encouraging a life of Ambition & Optimism.

- **Open, Green environment friendly colony**
- **Park**
- **Jogging area**
- **Yoga meditation area**

LUXURY CLUB COMING SOON



FEATURE OF PALM TREE CLUB



- Refreshing swimming pool • Pool-side sit-out arrangement • Meditation & yoga pavilion • Spa & beauty salon • Special film screening theater • Fully equipped gymnasium | Sports, adventure & fun activities
- Room for indoor games • Conference room • Table tennis & billiards room • Lawn tennis, badminton court, cardroom etc.

Disclaimer : T&C apply. Not a part of standard offering.



Embrace Living



LOCATION

- The Project "Paalm paradise" situated almost in the heart of the city, but, keeps you away from the City Noise and pollution and allows you to enjoy the lake side tranquility.
- The area surrounds a large tourist complex which included a Buddha museum, a Planetarium, a park and the facilities for water sports, was developed close to the lake and also a proposed Zoo site. In future the City will have a link to the Express Highway, International Airport at Kushinagar.



STRUCTURE & CONSTRUCTION

- Earthquake resistant, seismic zone – V construction (First time in the region)
- Vaastu compatible construction with geopathic stress remedies
- Total green landscaping
- These flats are 3 sides open assuring proper cross ventilation,
- Colony established around far away from main road preventing noise & pollution
- 24 meter & 18 meter trunk road
- Underground drainage system & electric cable laying
- Digitally connected Colony
- Colony developed by India & International famed architects & landscapers.



AMENITIES

- 24x7 Emergency power backup to lift, corridor and even inside flat (optional).
- Rainwater harvesting, garbage cleaning & sewage treatment plant.
- The CCTV camera surveillance with day & night capability shall be installed even in every critical areas of the city.
- A battery powered, environment friendly golf cart is planned to facilitate the movements of all the people from their respective flat to the main gate, since the city is spread over a large area.
- Independent EPBX communication system (Intercom) shall be installed for all the flat owners to contact with the reception.
- Parks, jogging area, children's play area
- Environmental friendly colony



SAFETY & SECURITIES

- Advanced safety & security system.
- Total project is above the HFL (High Flood Level)
- RCC boundary Wall



DIGITAL SMART CITY

- Allows you to have an optical fiber digital network to create basic infrastructure for the services of internet / intranet, cloud space, satellite television network, telephone network, IP camera setup through a single platform.
- Allows all residents to communicate through a mobile app or TV with society service network for lodging complains / view status of complaints / view billing information etc.
- Apart from the above, the optional additional attachment can be possible for setting up the home automation gas leak sensor, parking sensor etc.



Embrace **Desire**

Actual site photographs





Actual site photographs



2 BHK Flat,
Covered Area 60.09 Sq.M / Carpet Area 51.43 Sq.M (Approx)



3 BHK Flat,
 Covered Area 70.26 Sq.M / Carpet Area 61.43 Sq.M (Approx)



Disclaimer: Visual representation shown is purely conceptual and does not represent any planned layout, elevation or specification.

1



2

1



2 BHK + Study Flat,
 Covered Area 70.98 Sq.M / Carpet Area 60.37 Sq.M (Approx)

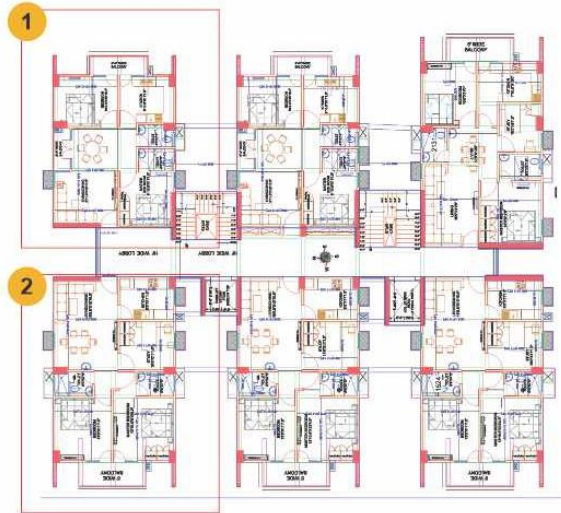




3 BHK Flat,
Covered Area 82.94 Sq.M / Carpet Area 72.31 Sq.M (Approx)



Disclaimer: Visual representation shown is purely conceptual and does not represent any planned layout, elevation or specification.



2 BHK Flat,
 Covered Area 78.75 Sq.M / Carpet Area 65.6 Sq.M (Approx)



2 BHK + Study Flat,
 Covered Area 97.54 Sq.M / Carpet Area 83.16 Sq.M (Approx)



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1



3 BHK Flat,
Covered Area 123.43 Sq.M / Carpet Area 100.33 Sq.M (Approx)

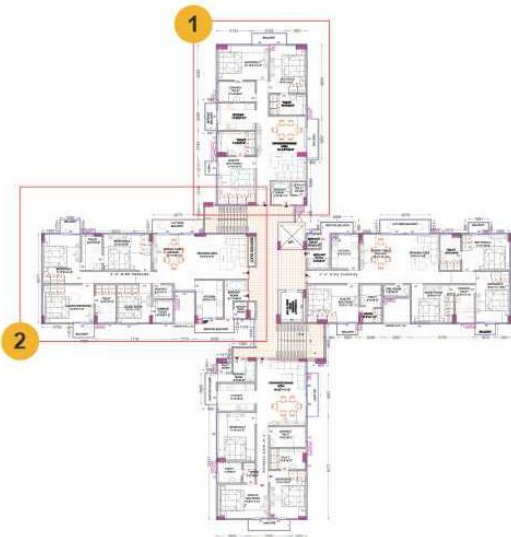




4 BHK Flat,
 Covered Area 154.61 Sq.M / Carpet Area 126.05 Sq.M (Approx)



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3 BHK Flat, (With Servant Room)
Covered Area 126.38 Sq.M / Carpet Area 109.91 Sq.M (Approx)





Location **Advantage**

Tourist Places

Planetarium



Buddha Meuseum



Nauka Vihar



Tallest National
Flag place of
Uttar Pradesh



Prani Udyan (Zoo)





Airport
10
Kms



Bus Stanion
8
Kms



Express Highway
4
Kms



DD University
6
Kms



Railway Station
9.2
Kms



Civil Hospital
8
Kms



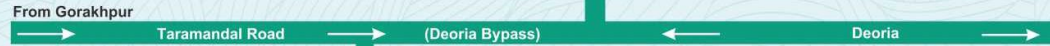
AIIMS
9.4
Kms



Medical College
14.5
Kms

LOCATION MAP

Not to Scale



This Project is
RERA Registered



PROJECT RERA REGISTRATION NO.

Paalm Paradise Phase I : UPRERAPRJ8695
Paalm Paradise Phase II : UPRERAPRJ119189
Paalm Paradise Phase III : UPRERAPRJ417824
Paalm Paradise Phase IV : UPRERAPRJ617384

RAILWAY STATION 7 KMS
CLOSE TO AIIMS

EXPRESS HIGHWAY 4 KMS
BUDDHA MUSEUM

CIVIL HOSPITAL 7 KMS
GORAKHPUR ZOO

RAMGARH TAL LAKE
PLANETARIUM



A venture by:

HARI PRASAD GOPI KRISHNA SARAF PVT. LTD. | VIKAS KEJRIWAL GROUP OF COMPANIES | K.K. GROUP OF COMPANIES

Evolved as a pioneer real estate conglomerate, the group specializes in building the most innovative projects at the most-sought-after locations. The essence of our philosophy lies in creating unparalleled opportunities for luxury seekers, investors and shareholders. Our dedicated team works hard with sustained effort to attain the highest levels of leadership, integrity and excellence. We are keen to provide the best standards of service to ensure our customers satisfaction. Constant improvement, individual success and professionalism are few of our core values that distinguish us from others. We create a culture that leverages the strengths of employees and associates, empowers customers, and gives us a framework to lead change across the industry.

Toll Free No: 1800 120 9949 | Phone No: +91 8948888881, 7705008263

Corp. Office: 2nd floor, Baldev Plaza, Golghar, Gorakhpur - 273001 (U.P) India | E-mail: admin@als.net.in

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