HRERA No. - RC/REP/HARERA/GGM/974/706/2025/77 Date: 28.07.2025.
(website: www.haryanarera.gov.in)

AIRIA

CORPORATE TOWER

Where

BUSINESSES RISE Above



A Nation Rising Higher

Already the world's fourth-largest economy, India is riding a wave of unprecedented growth and optimism. Every sector has felt its touch, including real estate.

India’s Economy: Built to Reach Further



Real estate market is valued at **USD 482** billion in 2024, projected to double to **USD 1.18** trillion by 2033.

Source: MARC Group

India’s GDP is expected to reach **USD 4.187** trillion by 2025.

Source: IMF, The Indian Express

Home to **110+** unicorns and **100,000** startups, India is the world’s 3rd-largest startup hub.

Source: Business Standard

The Ground Where

Leaders Rise

Gurugram isn’t just NCR’s powerhouse; it is the launchpad where businesses rise taller and dreams find their highest reach.



REFERENCE IMAGE

Gurugram: Where **Global Business** Finds Its Tallest Stage

Home to **350+** Fortune **500** companies.
Source: India Today

7.2 million sq. ft. of office space leased in **H1** 2025-a record high.
Source: Economic Times

Gurugram contributed **65%**
of all office leasing across NCR in early 2025.
Source: Economic Times



Rising to Meet Tomorrow's Demand

India's ascent isn't just being observed; it is being anticipated. With deep insight into evolving market dynamics, we're reshaping the skyline with projects that are designed to meet scale, ambition and sophistication.

Where Demand Meets Design: Forecasting India's Commercial Real Estate Future

India's commercial real estate market is expanding rapidly, from **USD 49.8 billion** in 2024 to an estimated **USD 253.3 billion** by 2033 at a CAGR of **19.8%**, driven by urbanisation and Grade-A office demand.
Source: OpenPR

70% of NCR's office leasing in Q2 2025 came from Gurugram, with **~65%** fresh take-up, not renewals.
Source: Cushman & Wakefield

Rents in Gurugram CBD grew **10–12%** YoY, outpacing the NCR average of **5–7%.**
Source: Cushman & Wakefield



At the Crossroads of

Opportunities and Reach

Gurugram, Sector 68, is not just a pin on the map; it's the point where growth stories converge. With AIRIA at its heart, it transforms into a landmark that raises the bar, placing you higher on Gurugram's growth curve.



ARTISTIC IMPRESSION



AIRIA Mall redefined Gurugram's lifestyle.

It changed the way people shop, dine and live in the city. It's a vision that became a landmark, and a landmark that set new benchmarks.

ARTISTIC IMPRESSION

From **Proven Success to New Horizons**

What began as an idea is now a benchmark, with numbers that speak for themselves.

700+
Food Court Sitting Capacity

100%
Occupancy

5.5
Lakh Sq. Ft. Grade A Retail Space

7
Screen Multiplex

110+
Global Brands

25+
Upscale Dining Choices

We've written a story of success with AIRIA Mall.

It's a story of trust, innovation, and experiences that endure. Now, we turn the page.

Airia is unfolding a new chapter and building on its legacy to set the stage for what comes next as it grows taller.

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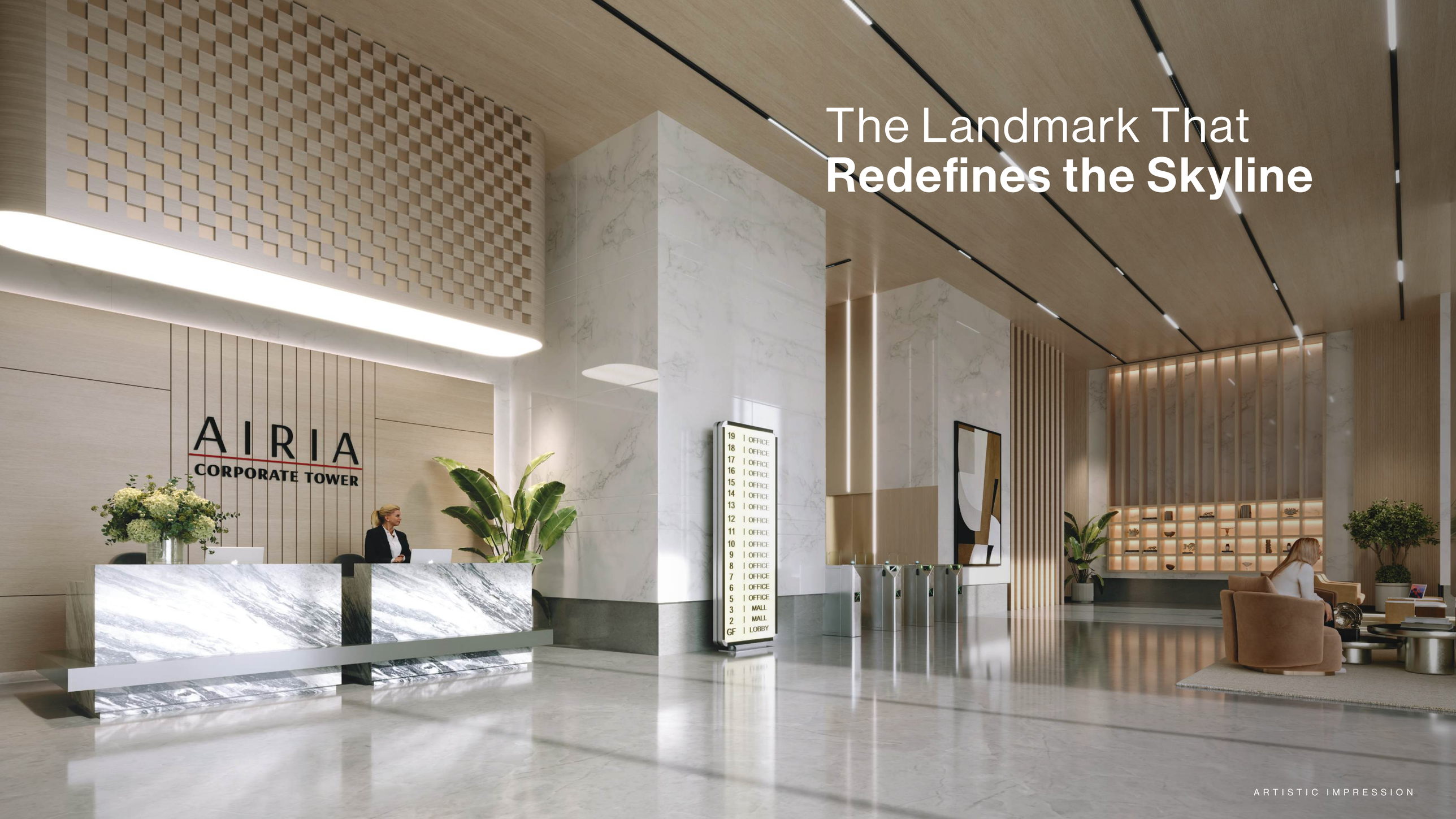
PRESENTING

AIRIA

CORPORATE TOWER



ARTISTIC IMPRESSION



The Landmark That **Redefines the Skyline**

ARTISTIC IMPRESSION


Workspaces designed
for **visionaries**
ARTISTIC IMPRESSION

Where

Ambition Finds its Orbit

AIRIA redefines what it means to be seen, connected, and celebrated, placing your business at the highest point of visibility and ambition in Gurugram.



REFERENCE IMAGE



Next-gen office spaces

15 storeys of offices above retail

One of a kind & tallest on NH 248A

Floor Plate Size: Approx. 25,000 Sq. Ft.

ARTISTIC IMPRESSION

Connectivity Advantage: Here Every Route Leads Ahead

Sector 68, Gurugram, is perfectly positioned at the crossroads of convenience and connectivity. With seamless access to NH 248A, Sohna Road, and Golf Course Extension Road, it places you in the heart of NCR's fastest-growing business and lifestyle corridors.



On **NH 248A**



Approx. 5 Min.* from **Southern Peripheral Road**



Approx. 5 Min.* from **Golf Course Extension Road**



Approx. 12 Min.* from **Delhi-Mumbai Expressway (NE4)**



Approx. 13 Min.* from **National Highway 48**



Approx. 15 Min.* from **Dwarka Expressway Region**

*Distance/time are approximate estimates and may vary upon weather and traffic conditions

Nearby Landmarks

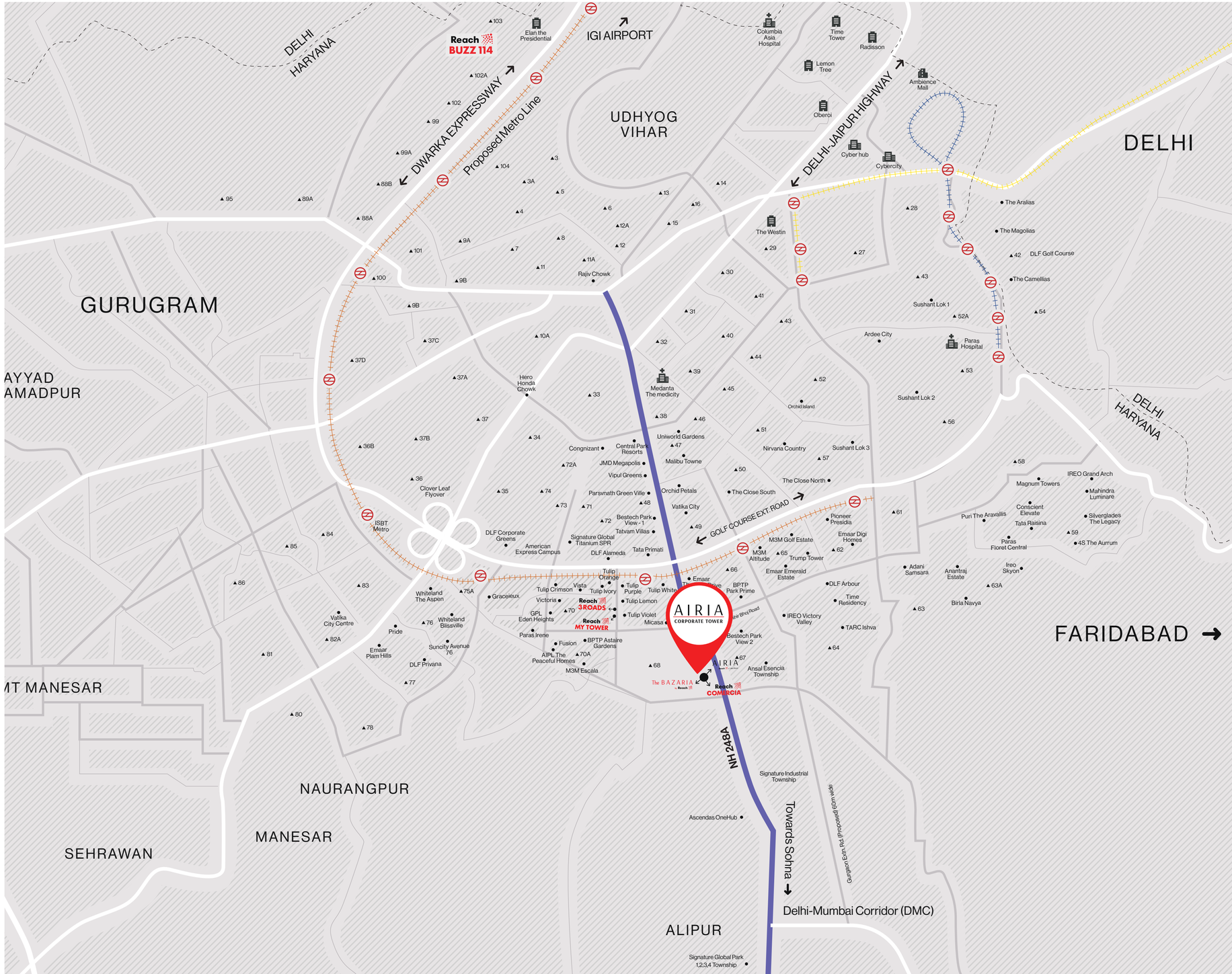
Residential

DLF Arbour	- 10 Min.*
Central Park Resorts	- 12 Min.*
Trump Tower	- 11 Min.*
TARC Ishva	- 12 Min.*
Tatvam Villas	- 9 Min.*

Corporate Parks

Genpact	- 7 Min.*
American Express	- 15 Min.*
AIPL Business Club	- 10 Min.*
Worldmark	- 8 Min.*
Capital Business Park	- 10 Min.*

*Distance/time are approximate estimates and may vary upon weather and traffic conditions





Rise Into Balance

Here, work gives way to life without pause. With AIRIA Mall just next door, evenings turn into escapes, from shopping and dining to moments of pure unwinding. Here, work harmonises with life, without any effort.

ARTISTIC IMPRESSION

Crafted

for the Heights You Seek

This is not a space for the everyday. It's for visionaries who see beyond limits, leaders who aim taller, and businesses that demand more. AIRIA is where ambition finds its true height.



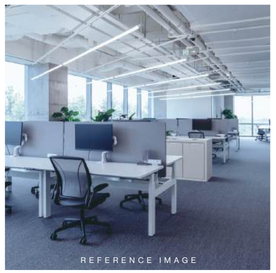
ARTISTIC IMPRESSION

Every Detail, **Built to Elevate**

Crafted for the stars of tomorrow, with smarter spaces, sharper edges, & sky-high ambition

IGBC Gold Pre-Certified

Project has been demonstrated intent to design and build high performance building in accordance with IGBC Green New Buildings Rating System.



IP-based integrated security

A smart security ecosystem powered by IP-based systems. Stay connected, protected, and in control, always.

Maximum natural light

Large openings and thoughtful design flood every space with daylight. For brighter moods, better health, and reduced energy use.



8 High-speed elevators + a service elevator

Seamless vertical mobility with swift, high-speed elevators. Spend less time waiting, and more time living.



Recycled water & rain harvesting pits

Sustainable water practices with recycling and rain harvesting. Designed to conserve today, for a better tomorrow.





Floor to ceiling height

Approximately 4.1-metre heights add openness and luxury. Breathe easy in spaces that feel grand and expansive.



Clean floor plates

Smartly designed floor plates for maximum usable space. Optimised layouts that work better, and feel bigger.



Wide colum span

Column to column distance for an open uninstructed layout. Designed to enhance spatial grandeur and architectural flexibility.

Master Plan


OTHERS PROPERTY
PROPOSED 24M WIDE ROAD
Reach The BAZARIA
(Commercial Plots)
MALL DROP-OFF
Corporate Tower
OFFICE BUILDING
(5TH TO 19TH LEVELS)
(Office Spaces for Sale)
Expansion of AIRIA Mall
(Lease Model)
DROP-OFF
Reach The BAZARIA
(Commercial Plots)
PROPOSED 24M WIDE SECTOR ROAD
OCUS 24K
(COMMERCIAL PROJECT)
Reach Comercia
(Commercial
Office Towers)
(OC Received in 2017)
Existing AIRIA Mall
(Retail development)
(OC Received in 2019)
DROP-OFF
DLF ARCADE 68
(COMMERCIAL PROJECT)
12M WIDE SERVICE
18M WIDE GREEN BELT
SOHNA ROAD 60M WIDE

Type 1

Floor Layout



Typical complete floor plan with combination of multiple units for reference only. Not to scale

Type 2

Floor Layout



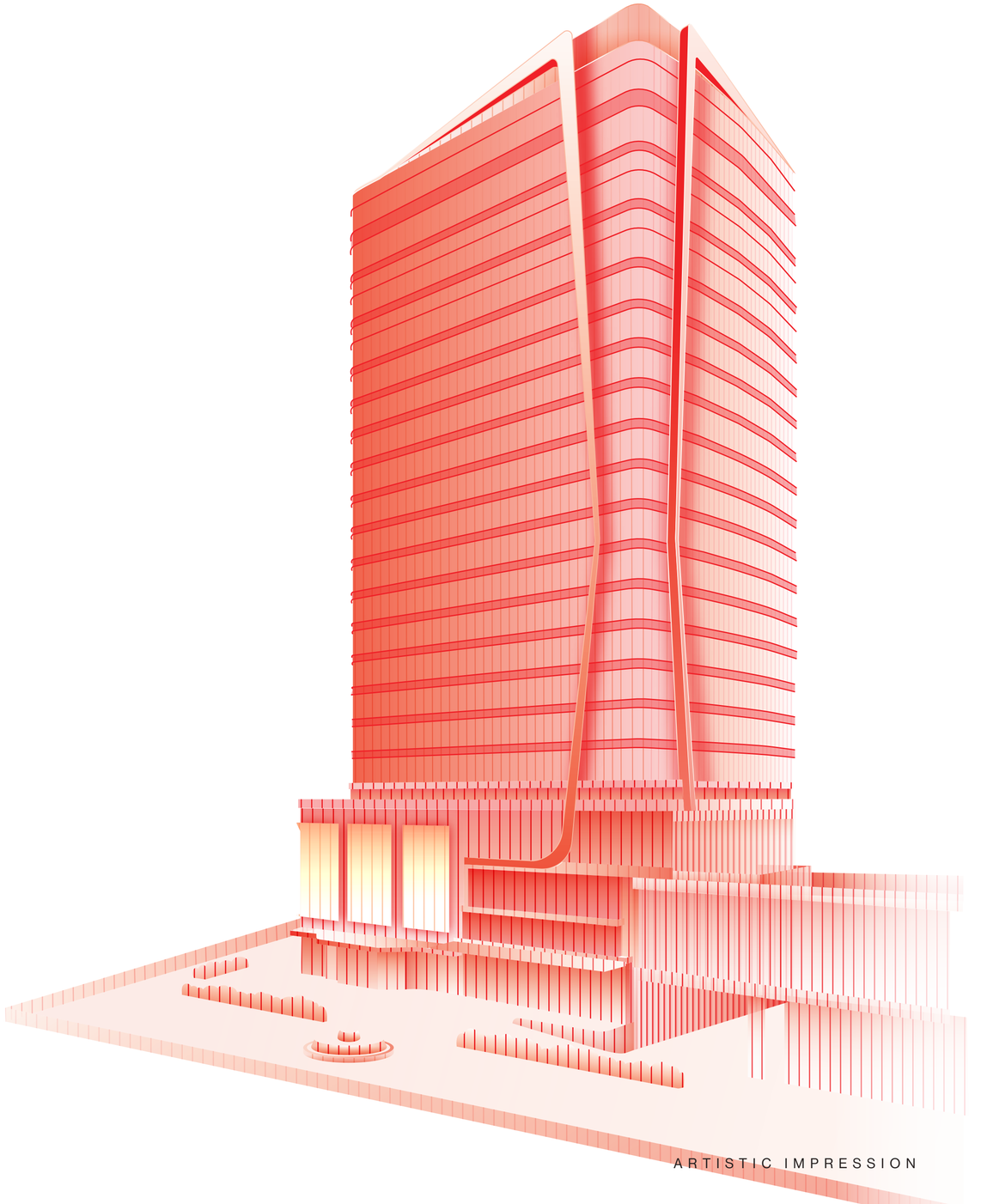
Typical complete floor plan with combination of multiple units for reference only. Not to scale

Reach

BUILDING SPACES THAT THRIVE

For over a decade, Reach Group has been a driving force in Gurugram's commercial real estate developments. With a deep commitment to excellence, innovation, and a customer-first approach, we create spaces that thrive. Our projects are designed with thoughtfulness and purpose, ensuring every detail enhances the experience of those who step in. We have developed over 2 million square feet of prime real estate in Gurugram, from state-of-the-art office complexes to carefully curated retail and mixed-use spaces. Each project reflects our mindful approach, combining smart design with a welcoming feel.

At Reach Group, we believe in building environments where businesses flourish, communities grow, and people step into happiness. Our dedication to quality, trust, and transparency drives us to work with leading architects and engineers, ensuring every project exceeds expectations and delivers lasting value. With every space we create, we stay true to our purpose: Building spaces that thrive.



ARTISTIC IMPRESSION

Our **Projects**

A retail destination that wins over customers and retailers.



AIRIA

Reach & LakeShore

Reach MY TOWER



An office bathed in sunlight.

Commercial plots where retail flourishes.



The BAZARIA by Reach



Reach COMERCIA

A workplace that enhances productivity.

Reach BUZZ 114



A workplace that enhances productivity.

A retail destination that brings your wishlist to life.



Reach 3ROADS

Our Consultants

- **International Architect /Design Partner -**
  Gensler and Associates/International Ltd. (60 Years Of Experience) World-renowned for cutting-edge and impactful architectural design

- **Contractor -**
  Classic Civil Engineers Pvt. Ltd. (31 years of Experience)(Core and Shell) Reliable contractors for core and shell construction works

- **Local Architect -**
  ACPL Design Ltd. (53 Years of Experience) Veteran architects delivering landmark projects across India and the UAE.

- **Lighting consultant -**
  LET Design Lighting Consultants (20 Years of Experience) Experts in innovative and efficient architectural lighting

- **Landscape consultant -**
  ROHA (11 Years of Experience) Creators of vibrant, ecologically-driven landscape designs

- **Project Management Consultant (PMC) -**
  Colliers International India Property Services Pvt. Ltd. (30 Years of Experience in India) Delivering excellence in end-to-end project management and execution across diverse real estate sectors.



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Reach

BUILDING SPACES THAT THRIVE

Disclaimer: Airia Corporate Tower, is an office complex in the commercial project namely "Airia" ("Project") being developed by Reach Promoters Private Limited ("Developer"), having HARERA registration No. RC/REP/HARERA/GGM/974/706/2025/77 dated 28-07-2025 available on https://haryanarera.gov.in/. The images, visuals, contents, plans and layouts herein are for illustration purposes only, not to scale and are only depicting the envisioned appearance. The approach time may vary subject to weather, traffic or other external factors. The referencing of any operators or brands, if any, is only hypothetical and for reference purposes only. The Developer reserves the right to make changes without prior notice as per applicable laws. The approvals can be checked at the RERA website and/or at the office of the Developer. Interested buyers are advised to verify all Project details independently before making any purchasing decisions. Nothing herein shall constitute an offer or invitation to offer. All sales shall be subject to the terms of Application Form and Agreement for Sale. Unit Conversions: 1 sq. ft. = 0.0929 sq. mtr.; 1 km = 1000 mtr.; 1 min = 60 seconds