



YOUR LAND FOR YOUR PALACE

*There is only one difference...*

Between  
THE RICH  
& *The* *Royal*

*There is only one difference...*

Between  
A FAMILY  
& *A*

*Dynasty*

*There is only one difference...*

Between  
A HOME  
& *A Heritage*

The Difference Between  
A PLOT  
&  
*A Land*

---



*Presenting*



A LAND WHERE YOU CAN BUILD YOUR OWN PALACE!

---

*PALATIAL LIVING, RESERVED FOR 90 FAMILIES.*



All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.

*Royal Lands,  
as far as the eye can see.*

WITH ONLY 90 LAND PARCELS FOR 90 FAMILIES,  
EACH SPANNING A MINIMUM 10,000 SQUARE METER (2.5 ACRES),  
GAUR MULBERRY MANSIONS USHERS IN A NEW ERA FOR KINGS.

*Mulberry  
Mansions*



All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



*The Right to Choose,  
Reserved for the Few.*

AT GAUR MULBERRY MANSIONS YOU HAVE THE RIGHT  
TO BUILD YOUR PALACE ANY WAY YOU WISH. IN OTHER WORDS,  
THE 10,000 SQUARE METER (2.5 ACRES) BLANK CANVAS YOU OWN,  
WILL BE A BLANK CANVAS OF ENDLESS POSSIBILITIES.

*Mulberry  
Mansions*



\*Distances are approximate and not exact.



*Centered enough for convenience.  
Private enough for exclusivity.*





## LEGENDS

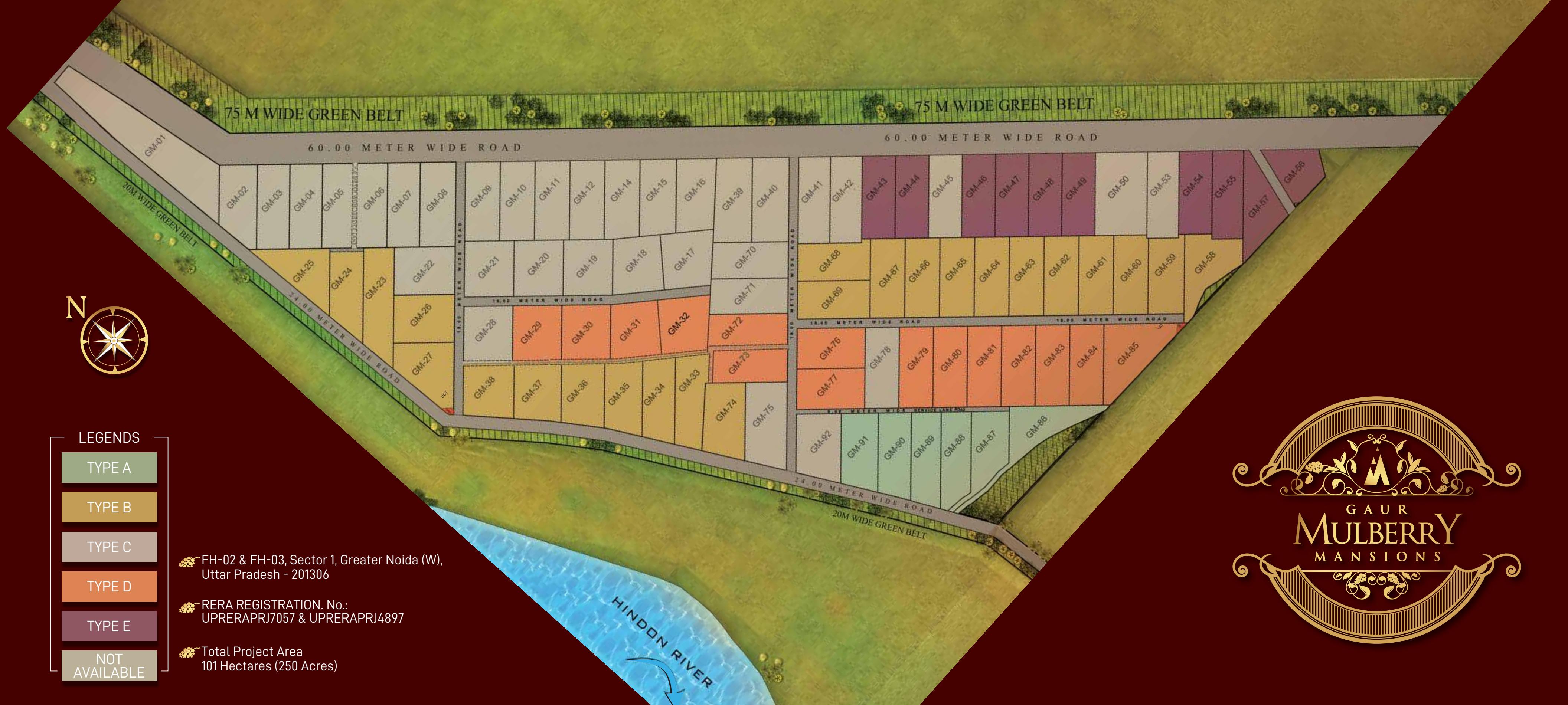
- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- NOT AVAILABLE

- FH-02 & FH-03, Sector 1, Greater Noida (W)  
Uttar Pradesh - 201306
- RERA REGISTRATION. No.:  
UPRERAPRJ7057 & UPRERAPRJ4897
- Total Project Area  
101 Hectares (250 Acres)

## Disclaimer

Gaur Mulberry Mansions FH-02 - Allotment Letter: PROP/INSTITUTIONAL/FH/2011/3609 Dated 25/04/11 by GNIDA | Agreement to Lease - Book No. 1 Voll. 8723, Page No. 387 to 416, Registration No. 10708 Dated 17/06/2011, SRO-Sadar, Gr. Noida | Lease Deed: Book No. 1 Voll. 11920, Page No. 393 to 422, Registration No. 21325 Dated 03/11/12, SRO-Sadar, Gr. Noida | Sanction Letter: PLG/(BP) 3066-OPA No. 8217 Dated 04/12/12, by GNIDA | Supplementary Sub-lease deed: Book No. 1 Voll. 19152, Page No. 89 to 136, Registration No. 25484 Dated 04/12/15, SRO-Sadar, Gr. Noida | Final Supplementary Sub-lease deed: Book No. 1 Voll. 22469, Page No. 221 to 238, Registration No. 745 Dated 13/01/17, SRO-Sadar, Gr. Noida

Gaur Mulberry Mansions FH-03 - Allotment Letter: PROP/INSTITUTIONAL/FH/2011/3520 Dated 20/04/11 by GNIDA | Agreement to Lease - Book No. 1 Voll. 8512, Page No. 1 to 26, Registration No. 8285 Dated 11/05/11, SRO-Sadar, Gr. Noida | Lease Deed: Book No. 1 Voll. 11921, Page No. 35 to 64, Registration No. 21328 Dated 03/11/12, SRO-Sadar, Gr. Noida | Sanction Letter: PLG/(BP) 3065-OPA No. 8218 Dated 04/12/12, by GNIDA | Revised Sanction Letter: PLG/(BP) 3065/22 Dated 04/05/17, by GNIDA | Supplementary Sub-lease deed: Book No. 1 Voll. 19152, Page No. 137 to 188, Registration No. 25485 Dated 04/12/15, SRO-Sadar, Gr. Noida | Final Supplementary Sub-lease deed: Book No. 1 Voll. 22469, Page No. 291 to 308, Registration No. 747 Dated 13/01/17, SRO-Sadar, Gr. Noida

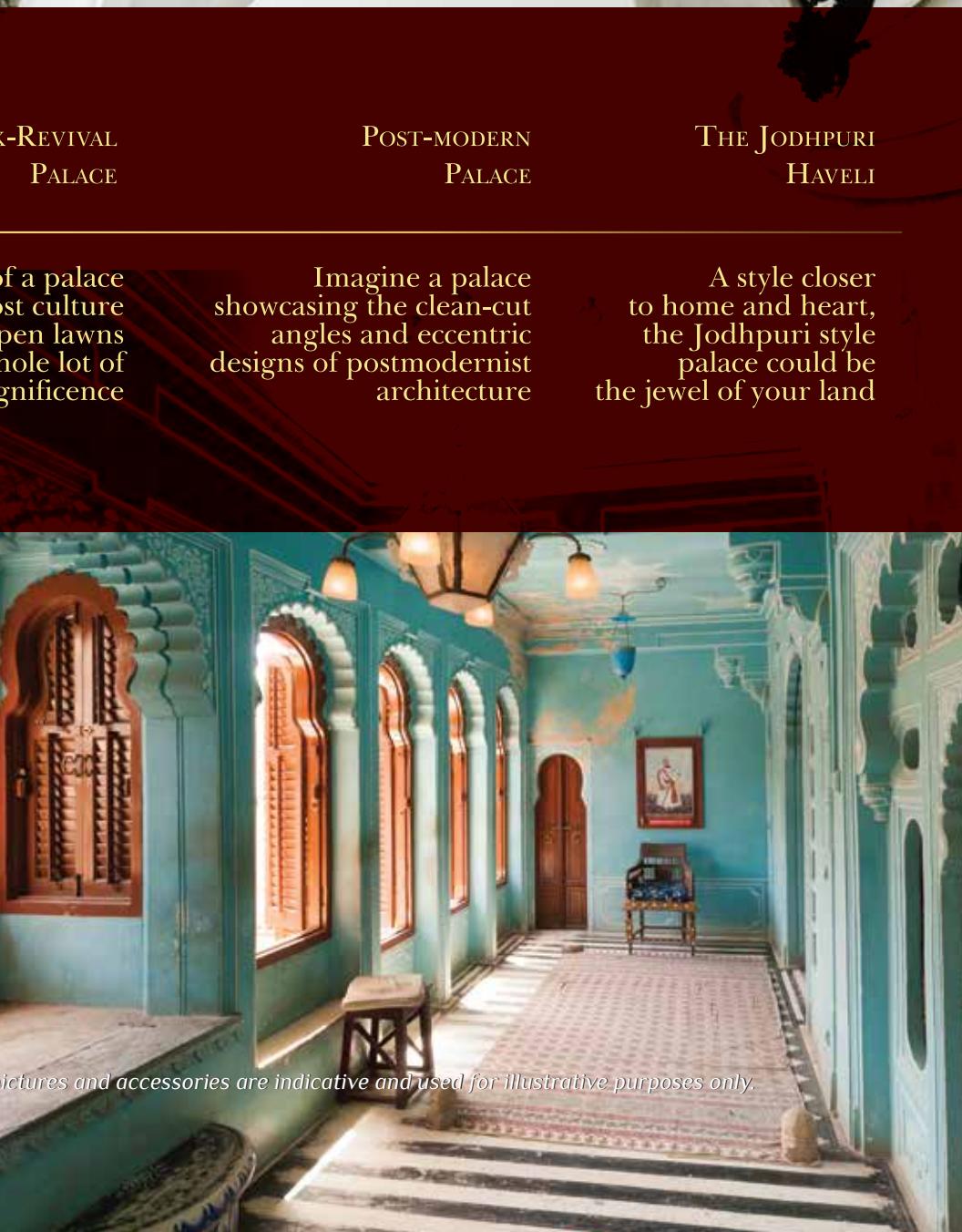
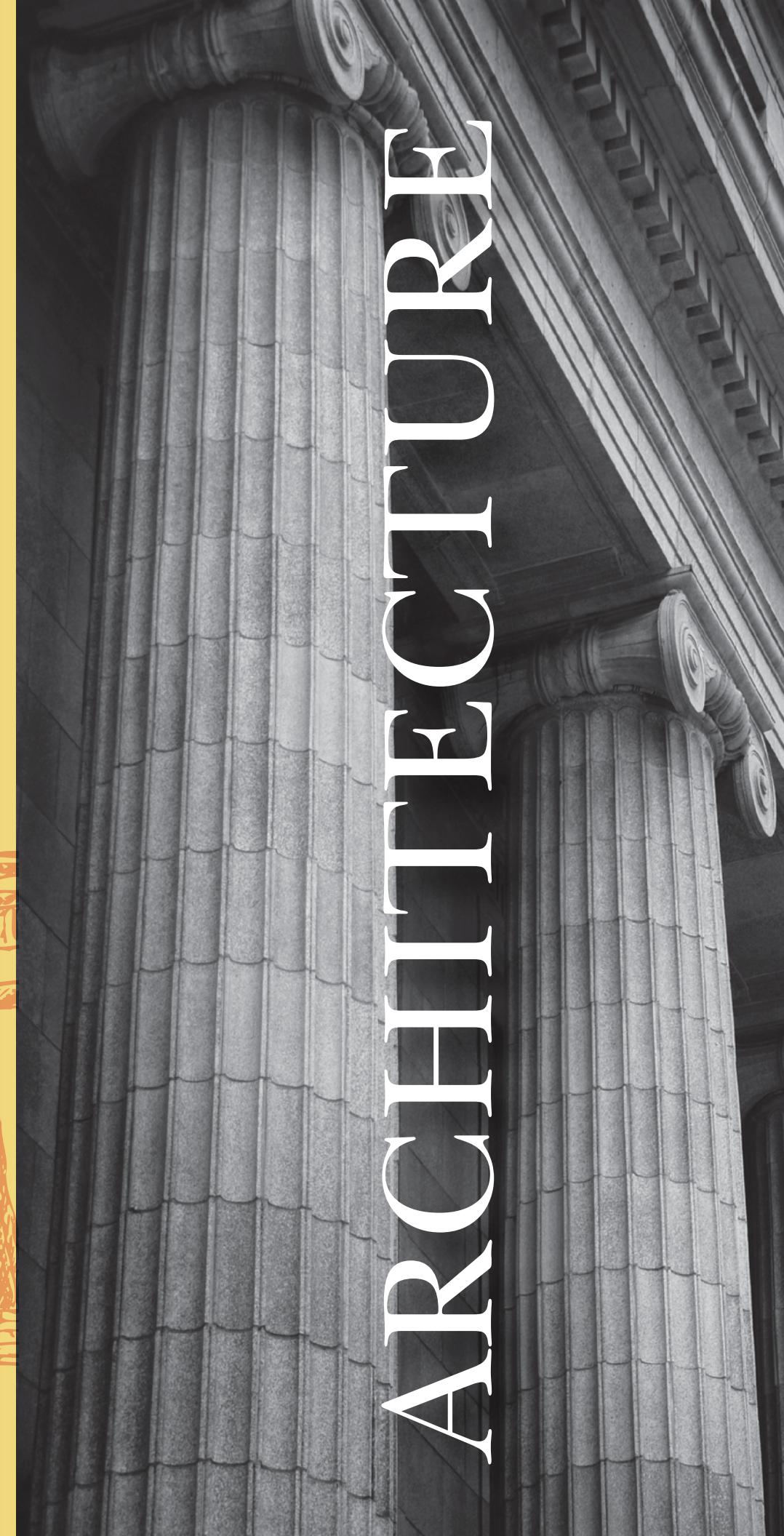


WITH THE ACRES  
AT YOUR COMMAND,  
THINK OF ALL  
YOU COULD DO.

A FEW IDEAS,  
TO REV UP  
YOUR IMAGINATION.



# ARCHITECTURE



## THE CLASSIC FRENCH STYLE CHÂTEAU

When it comes to exuding class, you could simply take your inspiration from the French

## THE VICTORIAN PALACE

Classy, imposing and as charming as ever, Victorian architecture could give your palace its own character

## THE GREEK-REVIVAL PALACE

Think of a palace inspired by a lost culture with columns, open lawns and a whole lot of magnificence

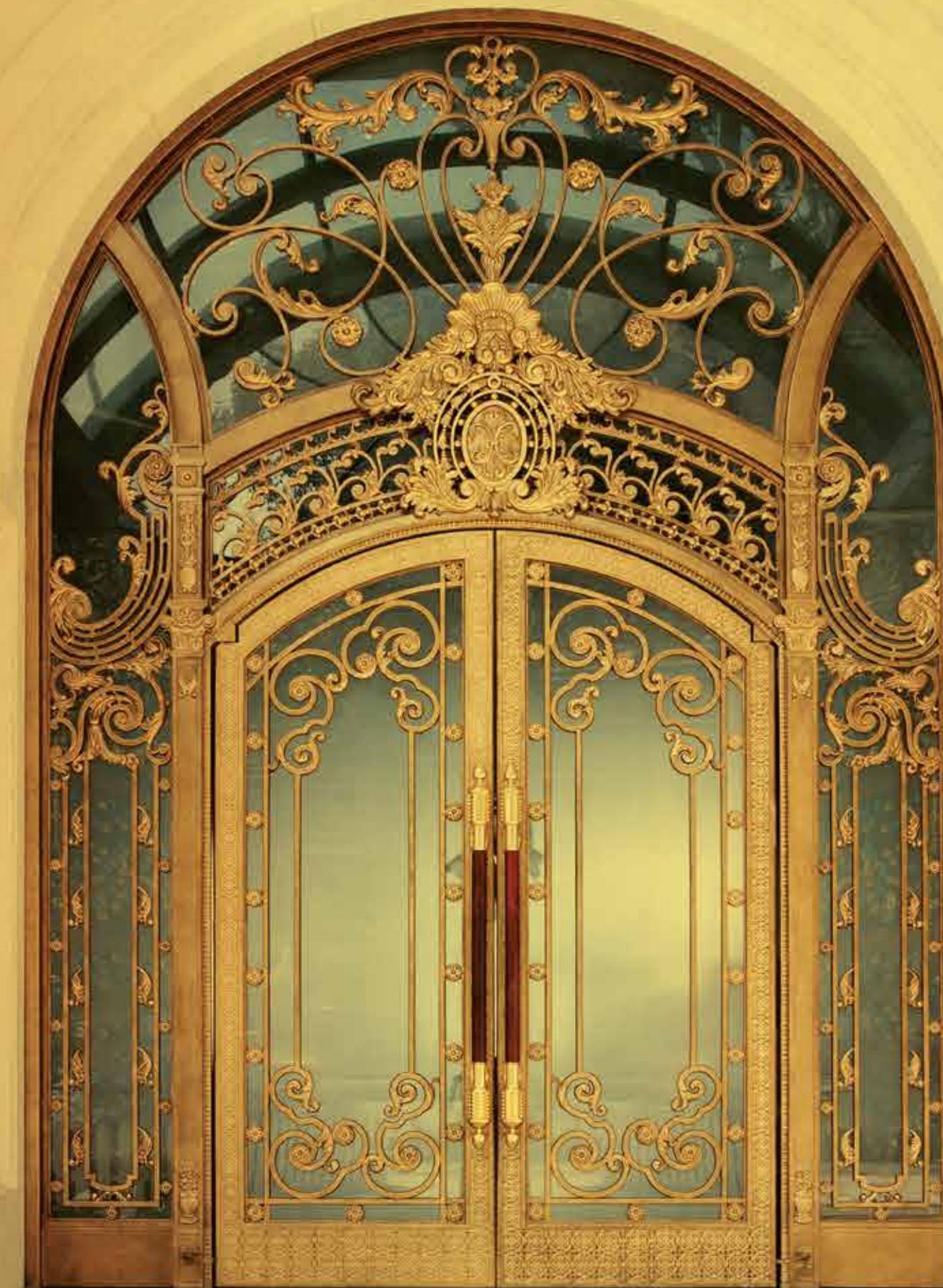
## POST-MODERN PALACE

Imagine a palace showcasing the clean-cut angles and eccentric designs of postmodernist architecture

## THE JODHPURI HAVELI

A style closer to home and heart, the Jodhpuri style palace could be the jewel of your land

All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



THE PALACE CHAMBERS  
- INTERIORS

*Mulberry  
Mansions*



All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



JUST IMAGINE  
HOW YOUR  
GUESTS' JAW  
WOULD DROP  
THE MOMENT  
THEY ENTER



All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.

ENVISION  
A DRAWING  
ROOM THAT  
DOES JUSTICE  
TO YOUR  
STATUS &  
EXCELLENT  
TASTE



All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.

IN A  
BED CHAMBER  
FIT FOR A KING,  
YOU COULD  
HAVE THE  
PERFECT START  
AND END TO  
YOUR DAY.



All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.

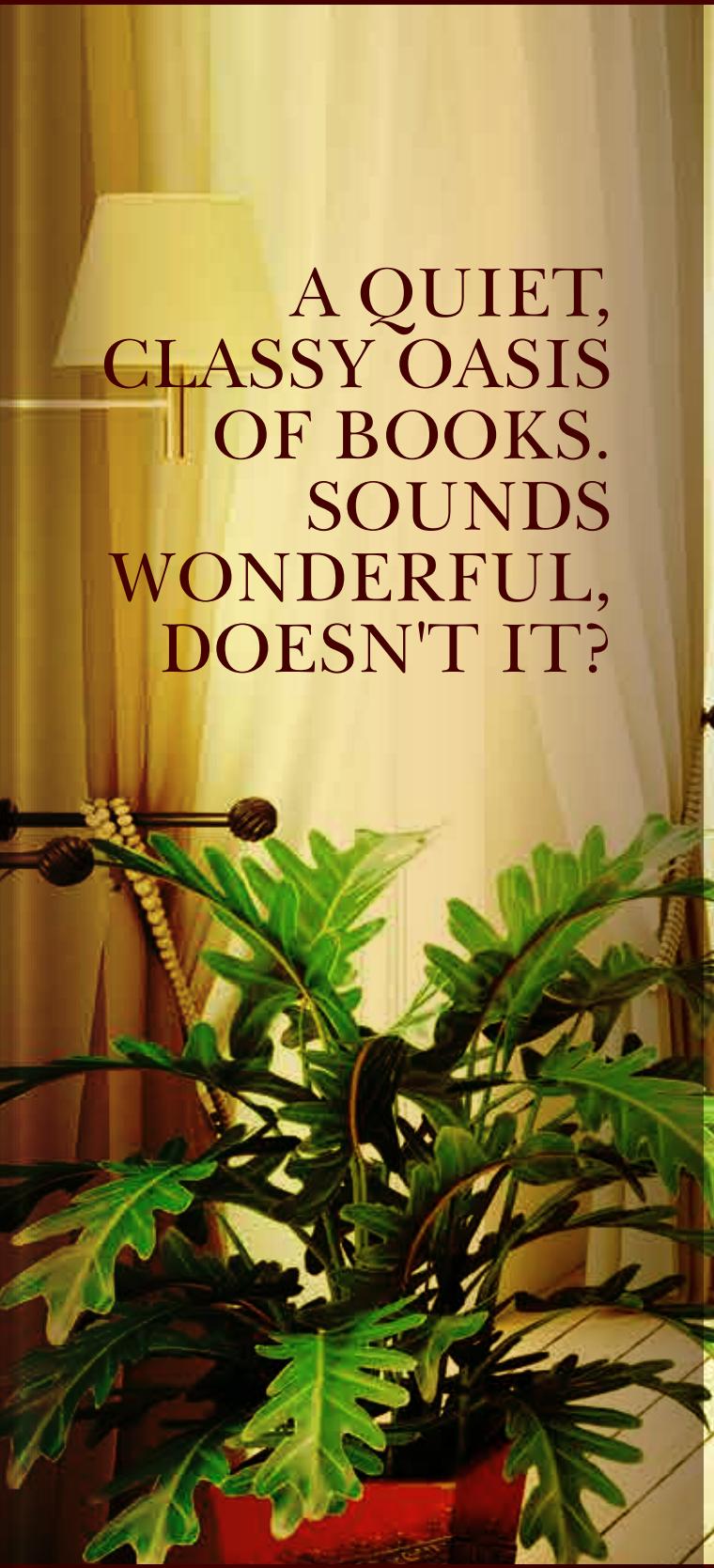


All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.

IMAGINE  
A PERFECT  
CELLAR FOR  
ALL YOUR  
LOVELY  
VINTAGES



All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



A QUIET,  
CLASSY OASIS  
OF BOOKS.  
SOUNDS  
WONDERFUL,  
DOESN'T IT?



All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



THE PALACE GROUNDS

- EXTERIORS

*Mulberry  
Mansions*





A SPRAWLING  
GOLF COURSE COULD  
PUT A WHOLE  
NEW SWING  
ON YOUR SUNDAY  
AFTERNOONS

All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



WHAT COULD  
BE A BETTER PLACE  
TO MIX BUSINESS  
WITH PLEASURE  
THAN A LAVISH POOL?

All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



HOW ABOUT  
AN ELEGANT PARTY LAWN  
FOR PRIVATE AND  
SOCIAL FUNCTIONS, ON  
YOUR OWN ESTATE?

All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



A LANDSCAPED  
GARDEN WITH  
GAZEBOS AND  
FOUNTAINS - NOW  
THAT COULD BE  
A SIGHT TO BEHOLD

All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



IMAGINE A  
HOME-COOKED  
MEAL WITH  
INGREDIENTS FROM  
YOUR OWN  
ORGANIC GARDEN

All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only.



## Specifications of Farmhouse / Mansions Development

Gaur Mulberry Mansions is a plotted layout development.

Respective Farmhouse/Mansion can be constructed after taking due approvals from GNIDA.

The above, 'Gaur Mulberry Mansions' project's drainage and sewerage services will be connected to GNIDA services.

Electricity for individual Farmhouse/Mansion can be obtained from NPCL/UPPCL as per requirement.

The Farmhouse land will be offered in, "as is where is" condition.

For some Farmhouse/Mansions plots, full/part boundary wall may be erected by the developer and charged accordingly.

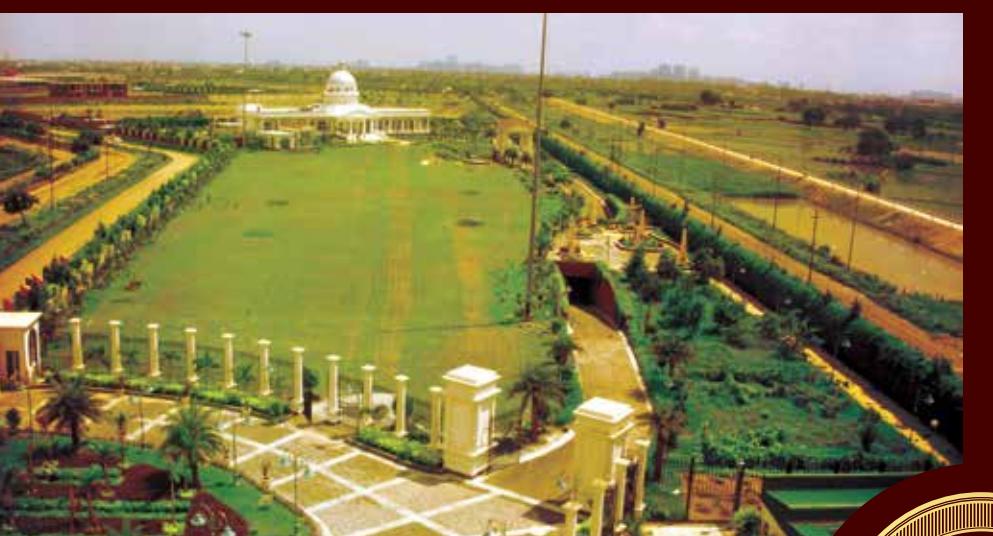
Internal roads/service lanes with respective services will be developed by the developer however, their maintenance will be charged proportionately.

The developer may revise/complete the plotted layout as per GNIDA directions/regulations.

Taking the grand shape of ornate palaces, the city's regalia have already begun erecting masterpieces on their canvas.

*Let's take a glimpse...*

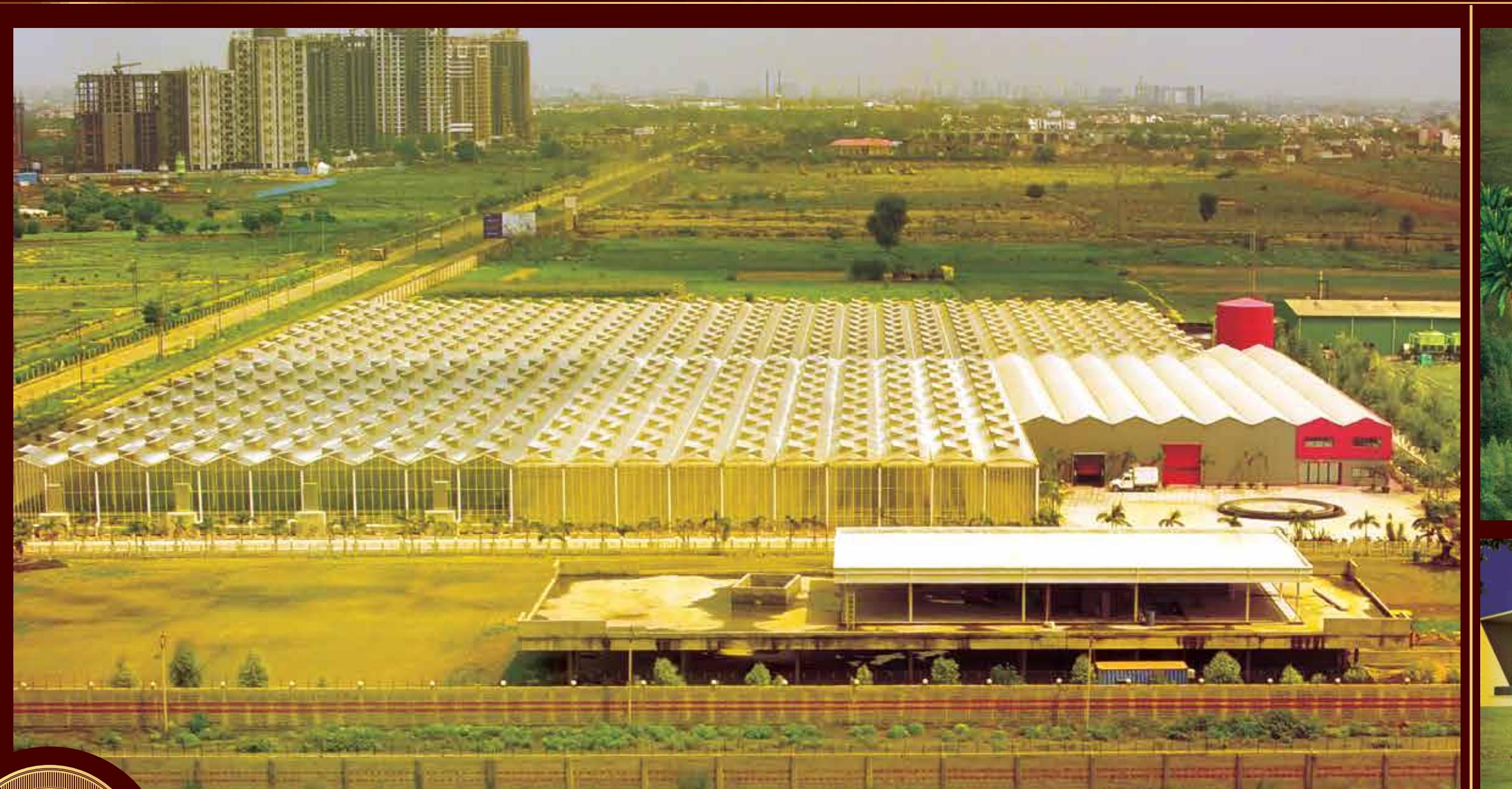
All Actual Images



A PALACE, TRULY IMPERIAL, MATERIALIZES  
FROM A DREAM INTO A BREATH-TAKING REALITY



AN ARRAY OF PROUD, REGAL STRUCTURES  
BECOME THE PRIDE OF MANY HEARTS



Actual Image



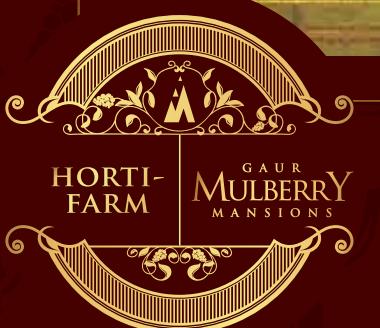
Artistic Image



Artistic Image



Actual Image



A VISION TAKING THE SHAPE  
OF SOMETHING TRULY MAJESTIC



54



## Wall of Fame



## The team behind the scenes

FOUNDED IN THE YEAR 1995, WE HAVE ESTABLISHED OURSELVES AS ONE OF THE LEADING REAL ESTATE DEVELOPERS IN INDIA. EVER SINCE OUR INCEPTION, THE COMPANY HAS STEADILY BECOME A BYWORD FOR EXCELLENCE IN ENGINEERING, INNOVATION AND BUSINESS ETHOS. TODAY, 25 YEARS LATER, THIS JOURNEY OF HUMBLE BEGINNINGS HAS REACHED STAGGERING NEW HEIGHTS. GAURS GROUP AND THE DRIVING FORCES BEHIND IT ARE THE PROUD PIONEERS OF 50+ PROJECTS DELIVERED (COMMERCIAL AND RESIDENTIAL) TOTALING TO ALMOST 5.1 MILLION SQUARE METERS AND HAVE DELIVERED 50000+ PROPERTY UNITS ON TIME. TODAY, OUR GROUP HAS A PLETHORA OF PRESTIGIOUS PROJECTS TO OUR NAME IN RESIDENTIAL, COMMERCIAL AND RETAIL VERTICALS IN THE AREAS OF DELHI NCR, U.P AND BEYOND. AS WE AT GAURS, NOW PRESENT TO YOU OUR MOST EXQUISITE PROJECT YET - GAUR MULBERRY MANSIONS, IT ONLY GOES TO SHOW THAT, FOR US AND OUR TEAM, SKY IS THE ONLY LIMIT.



#### ONGOING RERA REGISTERED PROJECTS

Gaur Mulberry Mansions, Gr. Noida (West)  
UPRERAPRJ7057, UPRERAPRJ4897

3rd Parkview (KrishnVillas) Gaur Yamuna City  
UPRERAPRJ16103

Gaur Saundaryam, Ph-2, Gr. Noida (West)  
UPRERAPRJ6335

Gaurs Siddhartham, Siddharth Vihar  
UPRERAPRJ3935

2nd Parkview, Gaur Yamuna City  
UPRERAPRJ4464

Victorian Villas (6th Parkview), Gaur Yamuna City  
UPRERAPRJ15838

16th Parkview, Gaur Yamuna City  
UPRERAPRJ6801

32nd Parkview, Gaur Yamuna City  
UPRERAPRJ4193

7th Avenue, Gaur City, Gr. Noida (West)  
UPRERAPRJ6695

14th Avenue, Gaur City-2, Gr. Noida (West)  
UPRERAPRJ6742

Gaur City Mall, Gr. Noida (West)  
UPRERAPRJ6934

Gaur City Arcade, Gr. Noida (West)  
UPRERAPRJ10206

GYC Galleria, Gaur Yamuna City  
UPRERAPRJ4602

Gaurs Runway Suites, Gaur Yamuna City  
UPRERAPRJ351477

Gaur City Center, Gr. Noida West  
UPRERAPRJ4780

Gaurs Platinum Towers (Gaur Sportswood)  
Sector-79, Noida UPRERAPRJ3528

Gaur World Street, Greater Noida (West)  
UPRERAPRJ674297

Gaur Castlevania (4th Parkview), Gaur Yamuna City  
UPRERAPRJ538911



#### DELIVERED RESIDENTIAL PROJECTS

Gaur Residency, Chander Nagar  
Gaur Galaxy, Vaishali

Gaur Heights, Vaishali  
Gaur Ganga, Vaishali

Gaur Ganga 1, Vaishali  
Gaur Ganga 2, Vaishali

Gaur Green City, Indirapuram  
Gaur Green Avenue, Indirapuram

Gaur Green Vista, Indirapuram  
Gaur Valerio, Indirapuram

Gaur Homes, Govindpuram  
Gaur Homes Elegante, Govindpuram

Gaur Grandeur, Noida  
Gaur Global Village, Crossings Republik

Gaur Gracious, Moradabad  
Gaur Cascades, Raj Nagar Extn. Ghaziabad

Gaur Saundaryam, Ph-1, Gr. Noida (West)  
1st Avenue, Gaur City

4th Avenue, Gaur City  
5th Avenue, Gaur City

6th Avenue, Gaur City  
10th Avenue, Gaur City-2

11th Avenue, Gaur City-2  
12th Avenue, Gaur City-2

16th Avenue, Gaur City-2  
Gaur Sportswood, Sector-79, Noida

Gaur Atulyam, Gr. Noida



#### GAURS INTERNATIONAL SCHOOL

Gaur City-2, Greater Noida (West)  
Gaur Yamuna City, Yamuna Expressway (Under Construction)  
Gaurs Siddhartham, Siddharth Vihar (Under Construction)



#### DELIVERED COMMERCIAL PROJECTS

Gaur Central Mall, RDC, Rajnagar, Ghaziabad  
Gaur High Street (Rajnagar Extn.), Ghaziabad  
Gaur Gravity, Indirapuram, Ghaziabad  
Gaur Square, Govindpuram, Ghaziabad  
Gaur City Plaza, Gaur City, Gr. Noida (West)  
Gaur Biz Park, Indirapuram, Ghaziabad  
Gaur City Galleria, Gr. Noida (West)



*We welcome you to create a life  
that is in every sense of the word,  
Palatial.*





REAL ESTATE | RETAIL | EDUCATION | HOTELS | SPORTS | INFRASTRUCTURE | MEDIA

### Gaur Mulberry Mansions

Corporate Office: Gaur Biz Park, Plot No.1, Abhay Khand II, Indirapuram Ghaziabad - 201014

Site Address: FH-02 & FH-03, Sector 1, Gr Noida (West), Uttar Pradesh- 201306.

 [gaursonsindia.com](http://gaursonsindia.com)

Member of  


RERA REGN. NO.: UPRERAPRJ7057 & UPRERAPRJ4897 | [www.up-rera.in](http://www.up-rera.in)

Project Finance Partner



25 YEARS OF UNFALTERING COMMITMENT | 50+ SUCCESSFULLY DELIVERED PROJECTS | 30000+ POSSESSIONS GIVEN (2014-19) | 50000+ SUCCESSFULLY DELIVERED UNITS