



the project is
designed & conceived
by world known

Architect
Landscape
Consultant

in collaboration with the following technical consultants:

Co-ordination architect,
Team of architects from
Gaursons India Pvt. Limited
headed by Ar. Kailash Aggarwal.



Landscape by
Singapore based consultant,
Taib Landscape Studio Pvt Ltd



Structural consultant,
VMS Consultants
Pvt. Ltd., Mumbai



Services Consultant,
Consummate
Engineering Services
Pvt. Ltd., Noida



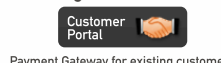
Corp. Office: Gaursons Realty Pvt. Ltd. Plot No.-1, Abhay Khand-2, Indirapuram, Gzb.
Site Address: GH-05 C, Sec -Techzone-4, Greater Noida
www.gaursonsindia.com

Gaur Saundaryam Phase II, RERA Registration Number: UPRERAPRJ6335

RESIDENTIAL | TOWNSHIPS | COMMERCIAL | MANSIONS | EDUCATION | HOSPITALITY



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PRINT DATE: 06-02-2018/RP


GAURS
ur own world

*destination for the
privileged few*

Gaur
Saundaryam
GREATER NOIDA (WEST)

*Gaur Saundaryam
Phase 1 successfully delivered.
The showcased pictures of the project and the
fully operational Clubhouse are the
testimonies of our achievements.*

*Our team is all set to deliver the Phase 2 of
Gaur Saundaryam well in time...
...the journey continues*

Actual Image 



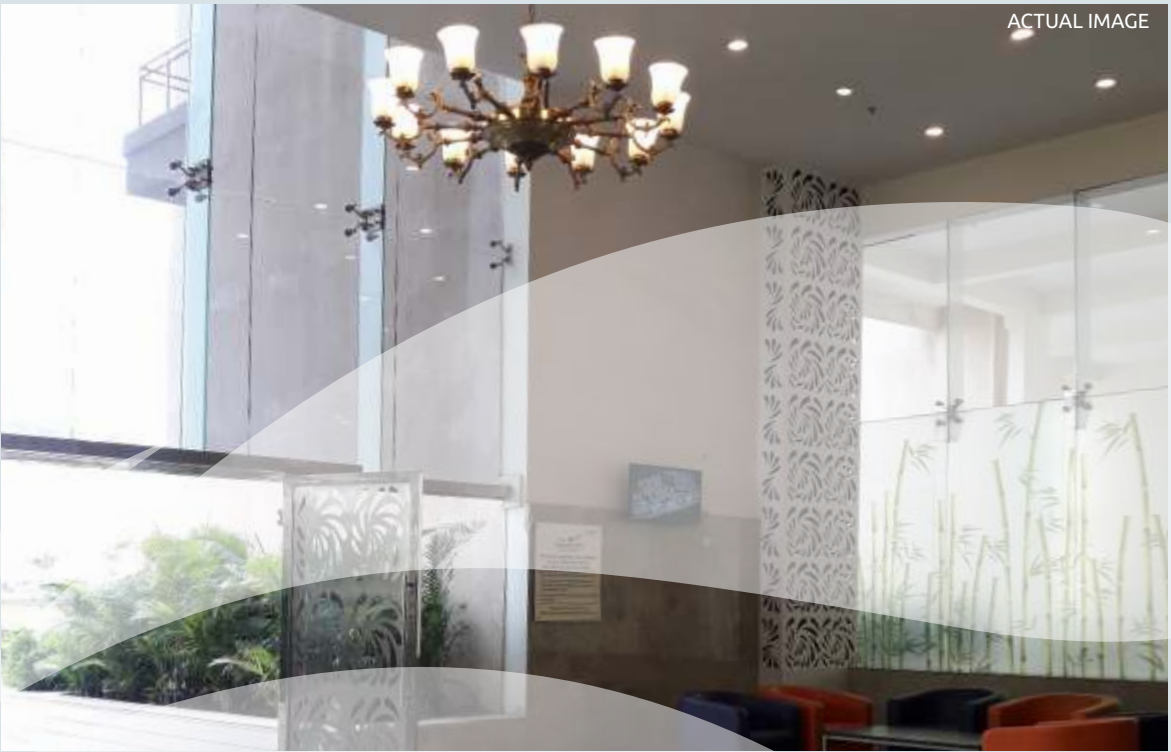


luxurious lifestyle comfortable living

Gaur Saundaryam offers 3/4/5 BHK to those who are in the look out for serenity and refuge of nature as well as convenience of location. The luxurious apartments amidst a green landscape uplift your mood by its proper ventilation, flow of air and sunlight, proper space & architectural design. It also has a fully operational Clubhouse comprising swimming pool, sauna, steam etc., which will enable you to rejuvenate after a day's hard work. Gaur Saundaryam is situated in Greater Noida (w) at a high proximity to Delhi. The 130 m wide road near 6 lane FNG expressway gives the project a far more affordable and convenient nature than other locations. Gaur Saundaryam Offers homes that will make your dream come true of a blissful living.



All specifications, images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, pl. refer to the specifications mentioned in the subsequent page of the brochure



your home, your paradise!

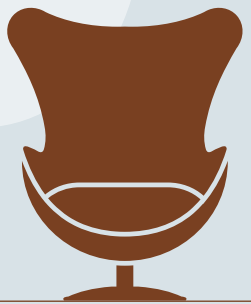
With some amazing features and rich specifications, your home becomes your paradise.

Project Amenities

- Low density project maintaining a wide expanse of greenery
- Traffic free ground floor with a resort like ambience
- Approx. 4645 sq. mt. club with double to triple height floor
- Two level basement parking with provision of expandable mechanical parking space
- Green Building project with a pre certified Gold Rating
- Each building contains double height entrance lobby & covered landscape at ground floor
- Every building contains a drop-off plaza with covered porch

Apartment Highlights:

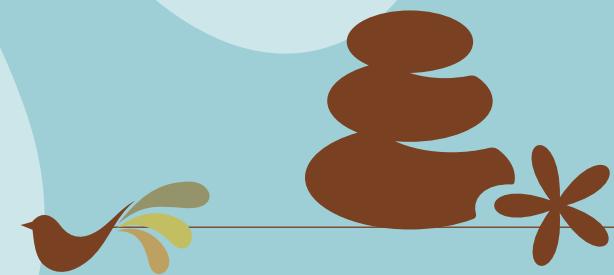
- Apartments designed with extra floor to floor height (11'-0")
- Each apartment contains a dedicated service area for plumbing, geyser, outdoor A.C. unit etc.
- Kitchen utility balcony with one extra sink
- All apartments have 8'-0" door height for that grand impression
- Individual R. O. unit for drinking water
- High speed elevators in each block
- Three tier 24x7 Security with CCTV camera, video phone in each apartment.
- Plumbing done with CPVC pipes or equal to avoid corrosion

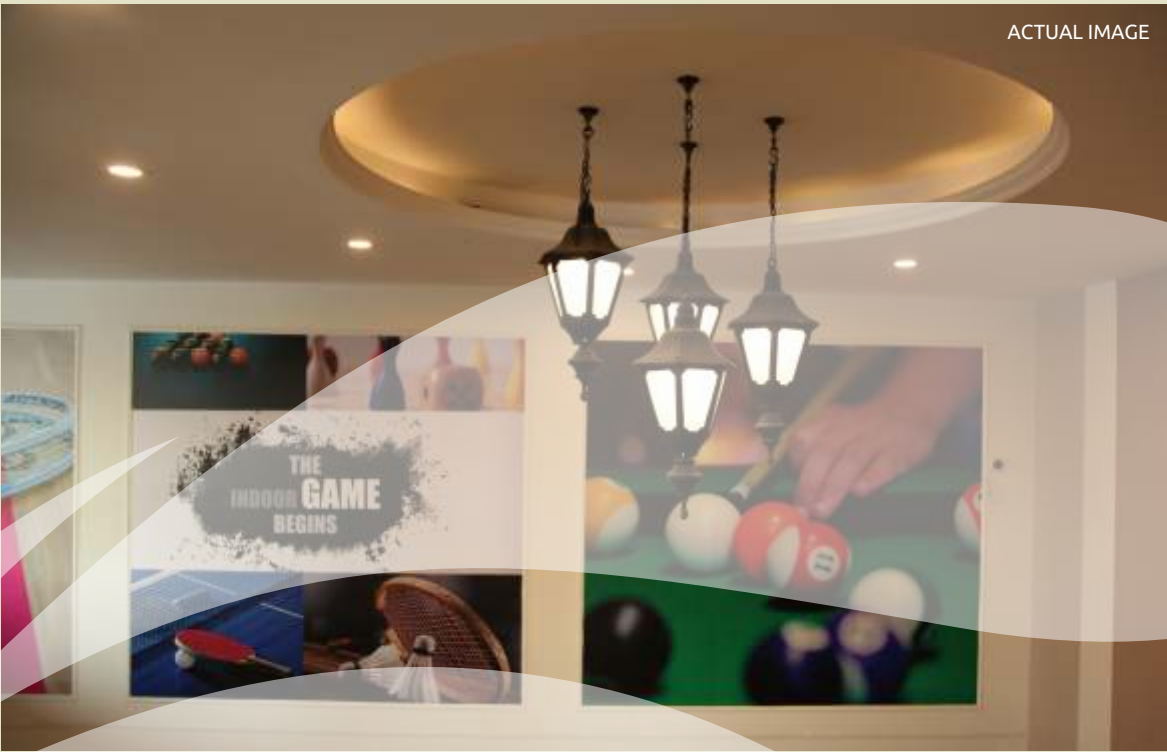




rejuvenate your soul and mind!

After a tiring day at work, come rejuvenate yourself so that you begin the next day with all the energy. The swimming pool within the state-of-the-art club, is the best place where the entire family can enjoy and learn swimming together. The soothing ambiance of our Steam and Sauna room will give you the perfect rejuvenation warped in luxury. The exquisite cafeteria will be the perfect setting for getting some zesty chat with a cup of coffee and snacks. Whatever be the mood, once you step inside this cafeteria, it will jazz up your spirit instantly. So, don't miss the opportunity to relax your tired body and stressed mind.

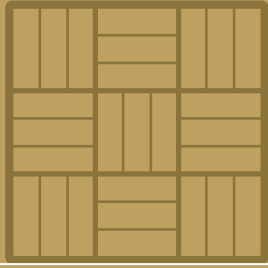




modern conveniences and entertainment, all within your reach

The multipurpose gym is a great option to achieve a fit body. It's an absolute heaven for the health and fitness enthusiasts with all the latest training equipments. While looking for some amusement on free evenings you can choose from various indoor and outdoor game options at our state-of-the-art operational clubhouse. A variety of game options like Chess, Table Tennis, Carrom, Badminton, Volleyball, Cricket Pitch, Squash Court, Billiards, Basketball etc. will be there for your recreation. Departmental Store, Shops and covered Kids' Play Area within the complex is available so that you need not step outside the residential area.





*everything you need,
all right here*

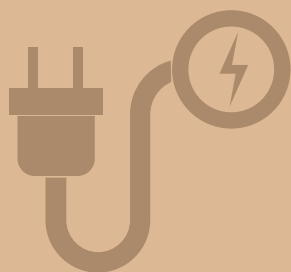
FLOORING

- Vitrified tiles (600x1200) in Drawing, Dining, Kitchen & Entrance Lobby
- Vitrified tiles (600x600) in all Bedrooms
- Ceramic tiles in Toilets and Balconies.



WALLS & CEILING FINISH

- POP/Gypsum Plaster finished walls & ceiling with OBD
- Modular Kitchen with Accessories
- 2'-0" dado above the working top and 4'-6" from the floor level on remaining walls by ceramic tiles
- Individual RO unit for drinking water.



DOORS & WINDOWS

- Outer doors & windows aluminium powder coated/UPVC
- Internal Wooden Door Frames made of Maranti or equivalent wood
- Good quality hardware fittings
- One Wooden Almirah in each Bedroom
- All Doors laminated Flush Shutter of 8'-0" Height.

ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling
- One tube light/CFL light in each Room
- Conduits for DTH connection without wire
- Intercom facilities for communication with lobby, main gate and other apartments
- Provision of split AC points in All Bedrooms, Drawing & Dining area
- Video door phone on Main door.



TOILETS

- Granite counter washbasin
- Wall mounted EWC
- CP fittings (Jaguar or equivalent)
- Mirror And towel rack
- Ceramic tiles on walls up to Ceiling in wet area and on remaining wall up to 4'-0" height
- Texture paint up to ceiling
- Shower area separated by fixed glass partition
- Ceiling Exhaust fan in each toilet.



NOTES

- The colour and design of the tiles can be changed without any prior notice.
- Variation in the colour and size of vitrified tiles/granite may occur.
- Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to +_3% without any change in cost, however, in case the variation is beyond +_3% charges are applicable.

Actual Images



SITE PLAN (Typical Level)

Phase - I
Plot Area : 45548.00 sqm.

Phase - II
Plot Area: 25552.00 sqm.

Total Plot Area : 71100.00 sqm. (17.57 Acres)



LEGEND

- Approach road with pathway & Median Planting
- Entry Gate
- Entrance Plaza
- Waterbody at entrance gate
- Feature wall at main entry
- Drop-off Plaza
- Pathway / Jogging Track
- Plumeria Court
- Ladies Alcove
- Tensile Shelter with Seating Below
- Play Area
- Swimming Pool
- Banquet Spillover-Party Lawn
- Basketball Court
- Tennis Court
- Volleyball Court
- Cricket Practice Pitch
- Landscaped Court
- Temple area with Seating
- Swimming Pool
- Kids' Pool
- Jacuzzi
- Amphitheater
- Sensory Garden-Touch-Reflexology Path
- Sensory Garden-Taste-Fruit Garden
- Sensory Garden-Smell-Aroma Garden with Meditation Deck
- Sensory Garden-Sight-Sculpture Court
- Sensory Garden-Sound-Bamboo Court
- Seating Deck with Sheltor Alcove



CLUSTER PLAN

Unit Plan (Type-K1)

Amantha Tower (S+27 Floors)

Carpet Area = 150.10 Sq. Mt. (1615.00 Sq. Ft.) | External Wall & Column Area = 8.85 Sq. Mt. (96.00 Sq. Ft.)

Balcony Area = 34.56 Sq. Mt. (372.00 Sq. Ft.) | Service Area = 5.30 Sq. Mt. (57.00 Sq. Ft.)

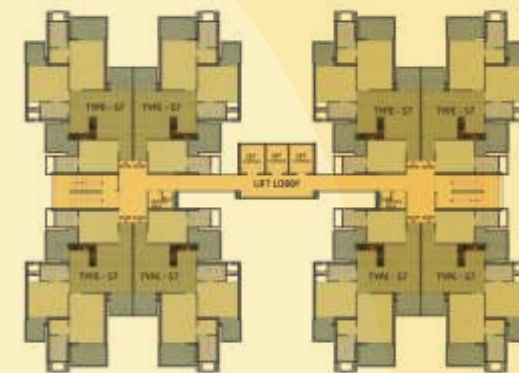
Common Area = 41.80 Sq. Mt. (450.00 Sq. Ft.) | Total Area = 240.610 Sq. Mt. (2590.00 Sq. Ft.)

4 Bedrooms+Living+Dining+Kitchen+5 Toilets+2 Dressing+Entrance Foyer+Balconies+Service Area+Servant Room+Store

Disclaimer:

Carpet Area(as per RERA guidelines): The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.
Total Area: The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, mummies, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.

1 Sqm=10.764 sq.ft,304.8mm=1'-0" The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



CLUSTER PLAN

Unit Plan (Type-S7)

Blossom (S+22 Floors) / Jasmine (S+22) / Tulip (S+27 Floors)

Carpet Area = 88.00 Sq. Mt. (947.00 Sq. Ft.) | External Wall & Column Area = 8.89 Sq. Mt. (96.00 Sq. Ft.)

Balcony Area = 21.00 Sq. Mt. (226.00 Sq. Ft.) | Service Area = 4.30 Sq. Mt. (46.00 Sq. Ft.)

Common Area = 31.10 Sq. Mt. (335.00 Sq. Ft.) | Total Area = 153.29 Sq. Mt. (1650.00 Sq. Ft.)

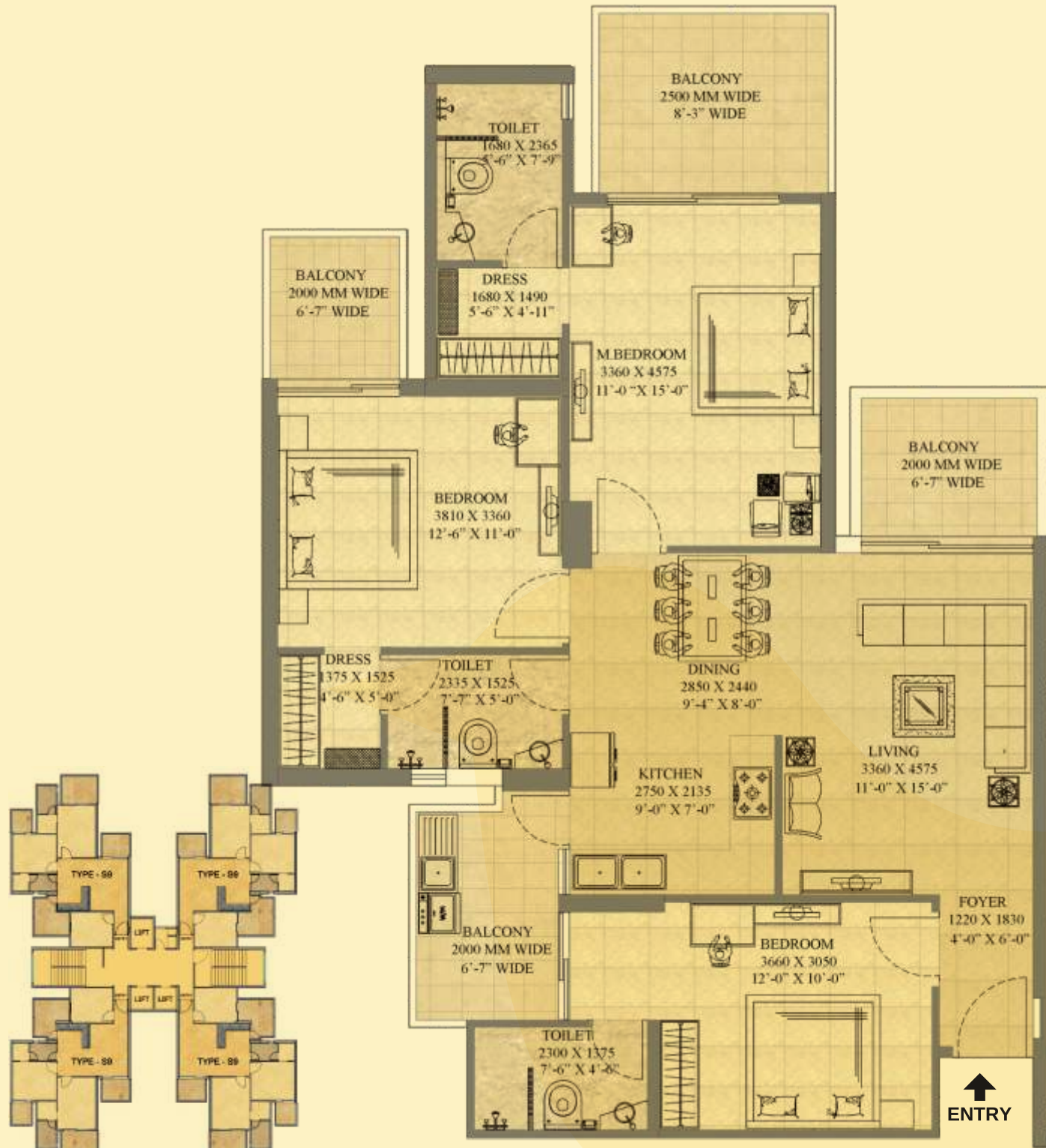
3 Bedrooms+Living+Dining+Kitchen+3 Toilets+1 Dressing +Entrance Foyer+Balconies+Service Area

Disclaimer:

Carpet Area(as per RERA guidelines): The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.
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CLUSTER PLAN

Unit Plan (Type-S9)
Orchid Tower (S+27 Floors)
Carpet Area = 90.60 Sq. Mt. (975.00 Sq. Ft.) | External Wall = 8.98 Sq. Mt. (97.00 Sq. Ft.)
Balcony Area = 23.23 Sq. Mt. (250.00 Sq. Ft.) | Common Area = 35.12 Sq. Mt. (378.00 Sq. Ft.)
Total Area = 157.93 Sq. Mt. (1700.00 Sq. Ft.)
3 Bedrooms+Living+Dining+Kitchen+3 Toilets+2 Dressing+Entrance Foyer+Balconies

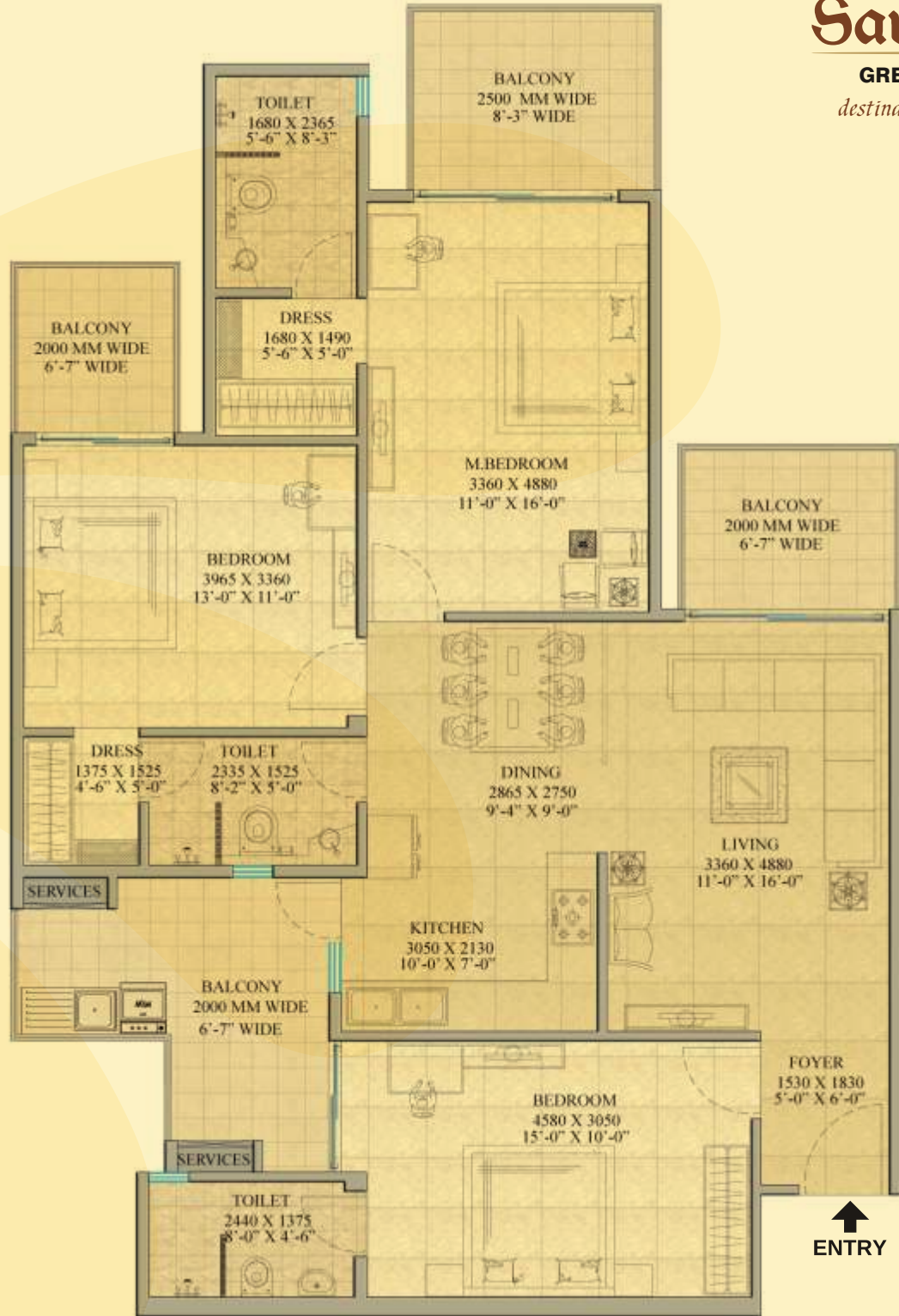
Disclaimer:
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Total Area: The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lifts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, mummies, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.
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CLUSTER PLAN

Unit Plan (Type-S8)
Aster Tower (S+27 Floors)
Carpet Area = 97.47 Sq. Mt. (1049.00 Sq. Ft.) | External Wall & Column Area = 10.13 Sq. Mt. (109.00 Sq. Ft.)
Balcony Area = 27.10 Sq. Mt. (292.00 Sq. Ft.) | Common Area = 37.17 Sq. Mt. (400.00 Sq. Ft.)
Total Area = 171.87 Sq. Mt. (1850.00 Sq. Ft.)
3 Bedrooms+Living+Dining+Kitchen+3 Toilets+1 Dressing +Entrance Foyer+Balconies

Disclaimer:
Carpet Area(as per RERA guidelines): The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.
Total Area: The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lifts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, mummies, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.
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Specification of Project		
Total No. of Blocks	:	13
Total No. of Flats	:	2068
No. of Floors	:	2 Basements + Stilt + 21/22/27 Floors
No. of Flats Per Floor/ Per Block/Tower	:	4/8 Nos.
No. of Lifts Per Block	:	3 Nos. (2-10 Passengers + 1-13 passengers)
Specification of Lift	:	External Door (MS Painted) Internal Car - Stainless Steel Wall & Granite Stone
Flooring.		Make : Fujitec Speed : 1.5 to 1.75m/second

1. Entrance Lobby OF Block a. Ground Floor Entrance Lobby Area - (120 sq. mt. / 1291 sq. ft.) b. Lower & Upper Basement Lobby Area - (50 sq. mt. / 538 sq. ft.) c. Flooring : Vitrified Tiles d. Ceiling : POP False Ceiling e. Painting : OBD f. Lift Facia : Tiles g. Lighting : Ceiling Mounted Light Fixtures h. Door : S.S Doors	7. Club Approximate Area - 5500 sq. mt. / 59202 sq. ft. consists of: a. Community Hall with Entrance Lobby, Office, Kitchen & Male / Female Toilet - 1 No • Area : 610 sq. mt. / 6566 sq. ft. • Flooring : Vitrified Tiles / Marble Stone • Ceiling : Pop False Ceiling • Walls : OBD Paint / Wallpapers / Wooden Paneling b. Gym & Yoga - 1 No • Area : 425 sq. mt. / 4574 sq. ft. • Flooring : Vinyl / Rubber Flooring • Wall : Mirror / OBD Paint • Ceiling : Perforated Gypsum Tiles / POP False Celing • Equipment : Tread Mill - 4Nos. Elliptical - 1No. Recumbent 6R - 1No. Upright Bike - 1No. Spin BMX Pro - 2Nos. Water Rower Beech Rowing Machine - 1No. Multi-Press - 1No. Leg Extension - 1No. Function Training Center - 1No. Power Center Combo Bench - 1No. Pro Club Line Adjustable Bench - 1No. Pro Style Ab Board - 1No. Dumbbell Rack - 1No. Plate Tree - 1No. c. Changing Room With Steam & Sauna Male/Female - 1 No. Each • Area : 215 sq. mt. / 2314 sq. ft. • Flooring : Vitrified Tiles • Walls : Tiles & OBD Paint • Ceiling : Pop & Grid False Ceiling d. Lobby, Office & Kids' Play Area • Area : 280 sq. mt. / 3014 sq. ft. • Flooring : Vitrified Tiles • Walls : Tiles & OBD Paint • Ceiling : Pop & Grid False Ceiling
2. Staircase a. Flooring : Marble Stone Flooring (Staircase No - 1 & 2) b. Painting : OBD Paint c. Railing : MS Railing d. Lighting : Ceiling Mounted Light Fixture	
3. Terrace a. Flooring : Tiles / Trimix Concrete b. Painting : Texture Paint c. Parapet : R.C.C / M.S Railing d. Water Tank : R.C.C	
4. Visitor's / Differently Able Toilet a. 1 in each Block : 3.25 sq. mt. / 35 sq. ft. Approx. b. Flooring : Tiles c. Painting : OBD d. Wall Cladding : Tiles e. W.C. : European W.C. f. CP Fittings : Chrome Plated	
5. Basement Area - Lower & Upper Basement. a. Road & Parking : Trimix Concrete Flooring b. Lighting : Ceiling Mounted Light Fixture c. Parking size : 13.75 sq. mt. d. Ramp : Chequered Tiles	
6. Visitor Parking 2 Nos. Visitors Parking for each Block 1 Handicapped Person Parking for each Block	

e. Squash Court • Area : Approx 60 sq. mt. / 645 sq. ft. - 1No.	<ul style="list-style-type: none">Reflexology PathAmphitheatreGreen Lawn
f. Indoor Games Area With Lobby • Area : 140 sq. mt. / 1506 sq. ft. • Flooring : Vitrified Tiles • Walls : Wallpapers & OBD Paint • Ceiling : Pop False Ceiling • Equipment : Pool Table - 1No / Carrom Table - 2 Nos. Chess Table - 2 Nos.	9. ESS & DG (Maximum Capacity) • DG Sets : 1000 KVA - 6 Nos. • Transformers : 2000 KVA- 3 Nos. • Solar Plant : 65 KW for Common Light of Basements.
g. Badminton Court & Table Tennis • Area : 480 sq. mt. / 5166 sq. ft. • Flooring : Vinyl Flooring & Vitrified Tiles • Walls : OBD Paint • Ceiling : Paint • Equipment : Badminton Court - 2 Nos. & Table Tennis - 2 Nos.	10. Organic Waste Compost Plant In Lower Basement : Approx. 200 sq. mt. / 2150 sq. ft.)
h. Restaurant & Departmental Store • Area : 920 sq. mt. / 9900 sq. ft.	11. STP – 150 KLD – 2 Nos. In Lower Basement : Approx. 500 sq. mt. / 5380 sq. ft.)
i. Swimming Pool , Kids Pool , Deck & Spill Over Part Lawn • Area : 1810 sq. mt. / 19482 sq. ft. • Swimming Pool (Irregular Shape) Size : 17m x 32m Depth : 1.2m Finishes : Tiles / Stone • Kids Pool (Irregular Shape) Size : 4m x 9m Depth : 0.6m Finishes : Tiles / Stone	12. R.W.A Room In Upper Basement : Approx. 100 sq. mt. / 1076 sq. ft.) • Flooring : Vitrified Tiles • Ceiling : Perforated Gypsum False Ceiling • Walls : OBD Paint
8. Landscaping: • Area : Approx. 26490 sq. mt. / 285138 sq. ft. • Hard Landscape : Tiles / Trimix Concrete / Pavers / Kerb - Stone / Chequered Tiles • Soft Landscape : Natural Grass / Artificial Grass pad / Grass Lawn / Shrubs / Plants / Trees • Lighting : Pole Light • Kids' Play Area: 1 No. Toddler Multi Play Station - 1No. Parallel Bars - 1No. Four Seater Seesaw Hugo - 1No. Triangular Climber Hugo - 1No. Merry Go Round - 1No. Sitting Pods Hugo - 1 No. Fiero A Swing - 1 No. • Basketball Court : 1 No. • Tennis Court : 2 Nos. • Volleyball Court : 1 No. • Skating Rink : 1 No. • Cricket Pitch : 1 No. • Jogging Track : • Prayer Hall : 1 No.	13. Maintenance Room In Upper Basement : Approx. 100 sq. mt. /1076 sq. ft.) • Flooring : Vitrified Tiles • Ceiling : Perforated Gypsum False Ceiling • Walls : OBD Paint
	14. L.T Panel Room: In Upper Basement : Approx. 150 sq. mt. / 1614 sq. ft.) • Flooring : IPS • Walls : OBD Paint
<div><p>GREATER NOIDA (WEST) <i>destination for the privileged few</i></p></div>	

SUCCESS FOUNDED ON TRUST

With a proud history of delivering projects on time and as per promised specifications, Gaursons is a name to reckon with when it comes to real estate in NCR. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, Gaursons’ stress on customer’s trust has become the winning mantra. A fact our customers would vouch for."The synonym of trust in realty" that’s what Gaursons India Limited stands for. Setting a strong foundation to every endeavor for building better infrastructure. The future surely belongs to this enterprising real estate group.

A good foundation Founded in the year 1995, Gaursons India Pvt. Ltd. (previously known as Gaursons India Ltd.) has never looked back. Since the very first year of its inception, it is on a journey of architectural excellence and customer satisfaction. This journey has had many successful milestones along the way. This multi interest, multi-utility, real estate company is determined to create new architectural marvels in the future. Growth rate, beyond words and beyond all expectation Since 1995, thousands of satisfied customers of Gaursons and brilliance in all their architectural projects have given the group the success it deserves. Through the years, customers have shown their faith and support in all the real estate endeavors of the Gaursons. This trust of customers has been the one single factor which has propelled the company to phenomenal heights of consistent growth and development.

NDTV PROPERTY AWARD 2016
BEST TOWNSHIP PROJECT-GAUR CITY



NDTV PROPERTY AWARD 2015
BEST EXECUTION-TRACK RECORD- GAUR CITY



CNBC AWAAZ REAL ESTATE AWARD 2016
BEST TOWNSHIP PROJECT-GAUR CITY



MAGPIE ESTATE AWARDS-2016
DEVELOPER OF THE YEAR



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. NH-5
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



DELIVERED COMMERCIAL PROJECTS

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



GAURS INTERNATIONAL SCHOOL

CBSE Affiliated
Gaur City-2, Greater Noida (West)



OUR RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida UPRERAPRJ6838
Gaur Saundaryam, Ph-2, Gr. Noida (West) UPRERAPRJ6335
Gaur Siddhartham, Siddharth Vihar UPRERAPRJ3935
Gaur Sportswood, Sector-79, Noida UPRERAPRJ3528
2nd Parkview, Yamuna Expressway UPRERAPRJ4464
16th Parkview, Yamuna Expressway UPRERAPRJ6801
32nd Parkview, Yamuna Expressway UPRERAPRJ4193
7th Avenue, Gaur City, Gr. Noida (West) UPRERAPRJ6695
14th Avenue, Gaur City-2, Gr. Noida (West) UPRERAPRJ6742
Gaur Mulberry Mansions, Gr. Noida (West) UPRERAPRJ7057, UPRERAPRJ4897
Gaur City Center, Gr. Noida (West) UPRERAPRJ4780
Gaur City Mall, Gr. Noida (West) UPRERAPRJ6934
Gaur City Arcade, Gr. Noida (West) UPRERAPRJ10206
GYC Galleria, Yamuna Ex[ressway UPRERAPRJ4602