

# SPACES FOR THE NEW INDIA



# LPW

LIVE. PLAY. WORK

## DIVERSE ASPIRATIONS, ONE DESTINATION

It's not business as usual, as the world is today undergoing a massive transformation, in terms of living, working or doing business. With 'self-reliance' becoming the need of the hour for all of us, it's time to own spaces ensuring safety, productivity, privacy and freedom.

**LIVE.PLAY.WORK (LPW)** is a unique mix of multi-use spaces thoughtfully conceived to fit your needs, expectations and demands.



INTRODUCING

**LPW**

LIVE. PLAY. WORK



Launching  
Modern  
Flexi Spaces  
for the  
Future-ready  
Generation.  
Set within



GAUR CHOWK, GR. NOIDA (W)

**LPW**  
LIVE. PLAY. WORK



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



## EMBRACE THE NEXT NORMAL, NOW!

The unprecedented times today have posed many challenges to all of us by transforming the way we live, work or celebrate life. We either surrender to the on going crisis or rise to the occasion by adapting to the 'change', in order to sustain and subsequently stay ahead.

### Work-Life Reimagined & Spaces Redesigned, at LPW

Coming together to live, work, socialize and collaborate without compromising on safety has today become the most vital need for everyone. Migrate to the world-class multi-use setting, intelligently designed to create spaces that ensure safety, nurture warmth, creativity, and rejuvenation; all in one place. Optimize the work-life harmony through enhanced psychological safety, enriching relationships, good health, minimal physical efforts & stress. Come, let's be safe and feel safe too.



**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



# THE SUBTLE ART OF BALANCING LIFE & WORK

## STRESS-FREE COMMUTING

Increase productive hours by reducing the number of hours and of-course the amount of stress you spend travelling.



## MORE FAMILY TIME

Spend more quality time in the company of your loved ones, with an easy access to various recreational & fun facilities



## LESS DISTRACTION, MORE RELAXATION

Feel free to unwind and rejuvenate when you can or feel life; after all you are now working at your convenience.



## BEING ECO-FRIENDLY

Contribute to positive environmental impact by enhancing workspace sustainability through energy-saving, sanitation and smart recycling methods.



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





## FOLDABLE, FURNISHED & FUTURISTIC

Fully-customizable spaces best suited for Young Professionals, Entrepreneurs, Start ups, Home Seekers, Artists, Designers, Architects, CAs, Students and Musicians etc. Set up within Gaur City Center, this innovative model will let you break free from the shackles of conventional live-and-work culture.

A part of the iconic Gaur City Center

- Covering multiple floors
- Immaculate space planning
- Idyllic indoor-outdoor harmony





# HEALTHY, FUN-FILLED & INSPIRING.... SPACES!

LPW is equipped with a broad range of club facilities, catering to the needs of millennial professionals, entrepreneurs or whosoever interested in exclusive, one-of-a-kind creative and corporate work ambiance. Moreover, the emphasis is laid on creating a safe environment, keeping in mind requisite safety and hygiene measures.

- Gymnasium
- Cafeteria
- Yoga and Meditation Center
- Arcade Zone
- Deck Area
- Terrace Golf Putting Area
- Business Center





# YOUR SPACES, DESIGNED YOUR WAY



Luxury Living Suites



Intelligent Work Spaces



Cozy Hostel Stay



Safe Office,  
Home Office



Start-up  
Offices

EVERYTHING  
YOU NEED FOR  
NETWORKING,  
MEETING OR  
FOCUSSING ON  
YOUR WORK!



**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.





# LUXURY LIVING SUITES

Reserved for those who aspire to lead in every walk of life, each apartment is designed to exhibit a tasteful and unique style. Be it work, leisure or pleasure, these apartments with privileged access to world-class amenities, make for the perfect accommodation.

Ideal for Young Couples, Small Families, Professionals & Students etc.

- Luxury apartments
- Aesthetically crafted
- Elegant Specifications
- Compact & cozy interiors
- Leisure, fitness & recreation

## UNIT PLAN



*Disclaimer:* All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



# UNIT PLAN - TOP VIEW



## 3D VIEW

**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.





# FOR SUCCESS SEEKERS

These spaces are designed to cater to different needs of entrepreneurs/ business people. Every office is classy, luxurious and most importantly customizable. Just choose as per your business requirement and get going.

Best suited to Entrepreneurs,  
Business set ups etc.

- Modern offices
- Flexible as per businesses
- Feature-loaded
- Fully-functional

## UNIT PLAN



*Disclaimer:* All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



# UNIT PLAN - TOP VIEW



# 3D VIEW

**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



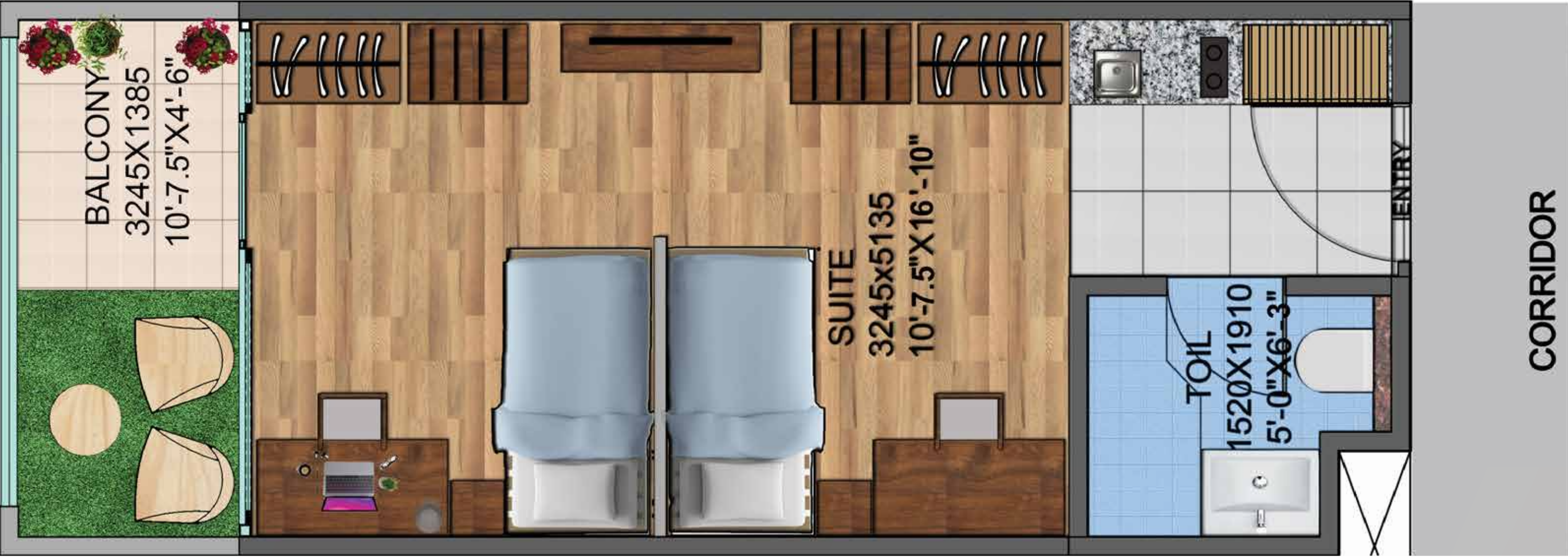


# BE FUTURE READY

iNest is thoughtfully designed as a state-of-the-art hostel, exclusively designed for Students and Young Professionals. Strategic location, luxury accommodation, safe premises, modern facilities, Wi-Fi, fully-equipped pantry, everything here is top-notch. It is where you stay, relax, reenergize for a brighter tomorrow.

- State-of-the-art hostel / Shared Accomodation / PG
- Private & shared occupancy
- All essential facilities
- 24x7 safety & privacy

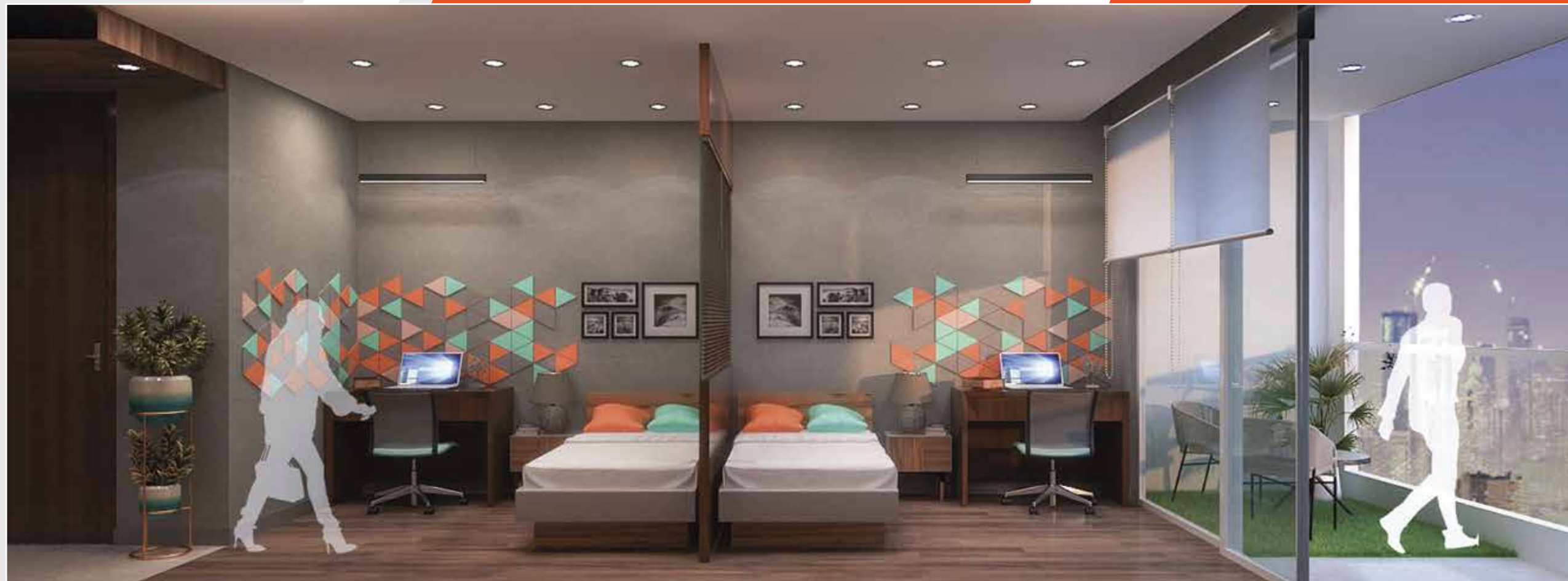
## UNIT PLAN



**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



# UNIT PLAN - TOP VIEW



## 3D VIEW

**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.





# SMALL OFFICE, HOME OFFICE

Experience freedom at its best at SOHO. Home at work or work at home, these spaces have today become the need of the hour and are favourite amongst the gen-next citizens. Perfect for Entrepreneurs, Freelancers, Young Couples and Self-employed etc.

- Living-cum-working spaces
- Suited to diverse occupations/businesses
- Finest leisure & recreation facilities
- Conducive work ambiance

## UNIT PLAN



*Disclaimer:* All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



# UNIT PLAN - TOP VIEW



## 3D VIEW

**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



Start Up Suites

Make a Smart Start

## KICKSTART YOUR JOURNEY

Any smart entrepreneur would want their workplace to have a prime location, good infrastructure, a motivating atmosphere, all the essential facilities and most importantly, the perfect space to boost productivity and creative freedom. These office spaces scale high on all these parameters, thus making the perfect choice.

For Entrepreneurs, Self-employed,  
Freelancers

- Conducive work ambiance
- Best facilities & support system
- Start-up friendly ambiance
- Suited to diverse professions

## UNIT PLAN



**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



# UNIT PLAN - TOP VIEW



Start up Suites  
Make a Smart Start



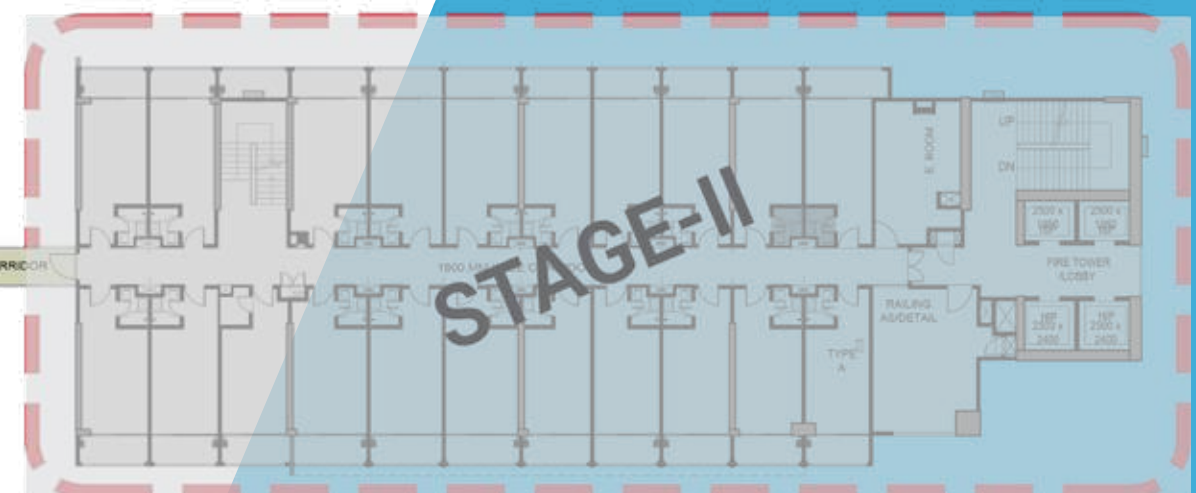
# 3D VIEW

**Disclaimer:** All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.





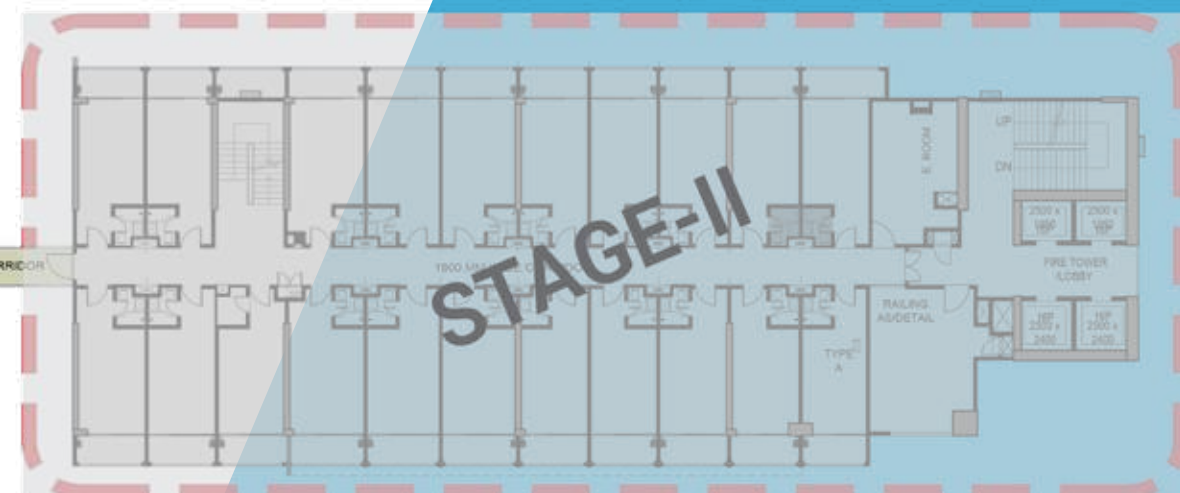
14th Floor Plan







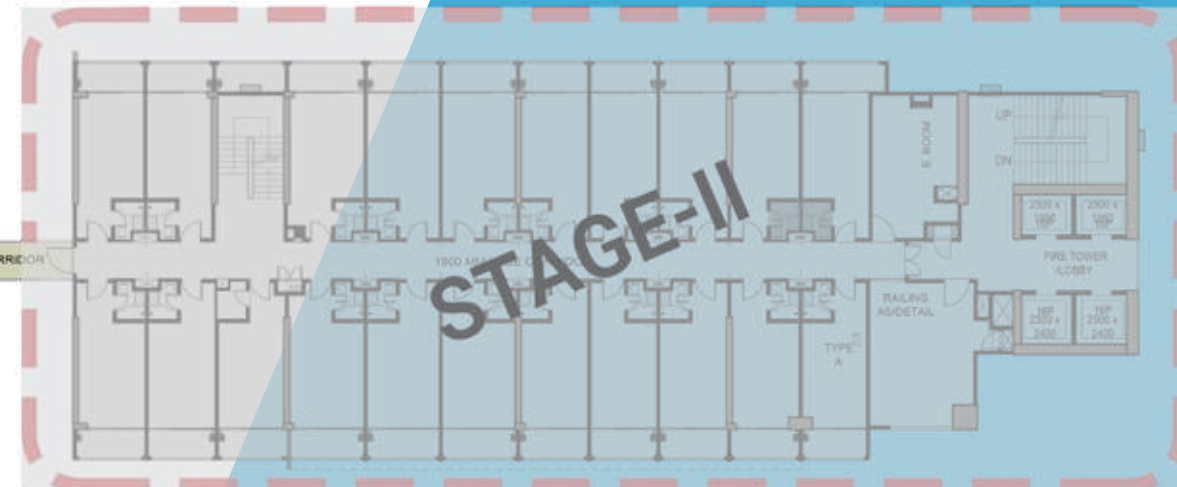
15th Floor Plan







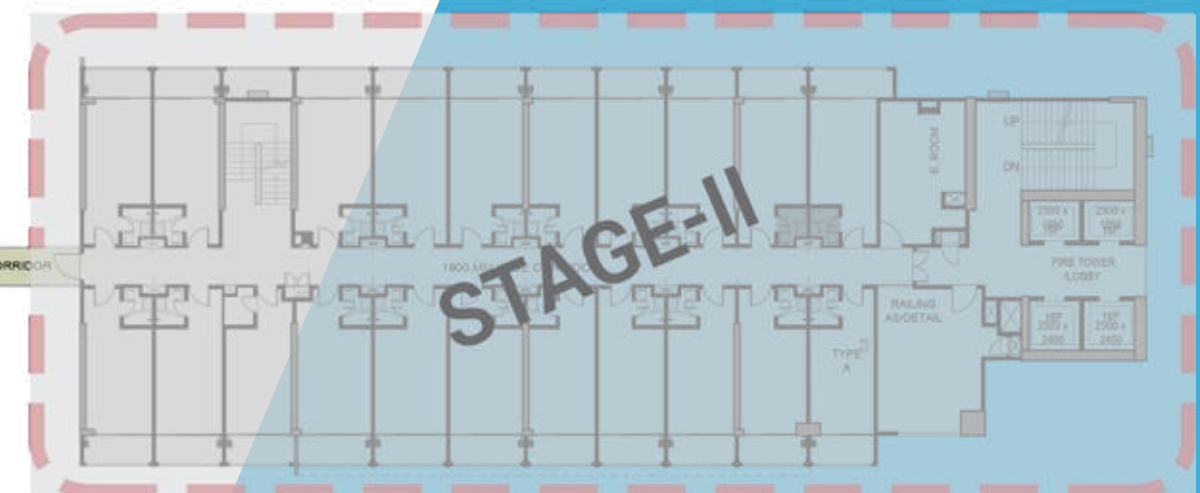
16th Floor Plan







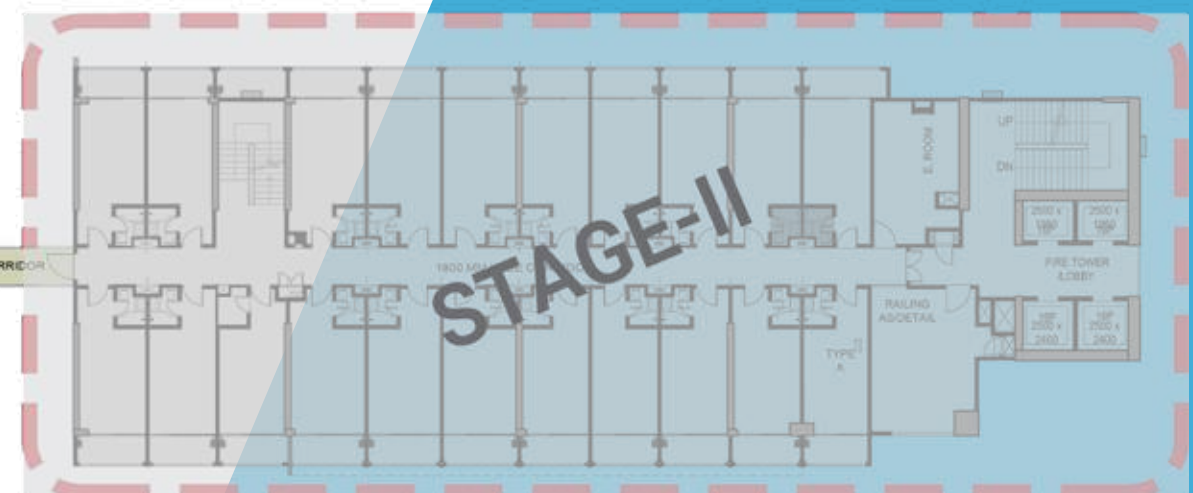
## 17th Floor Plan







## 18th Floor Plan





## AT A LOCATION THAT KEEPS YOU AHEAD

Greater Noida West is today one of the most sought after realty destinations in India. Its proximity to Delhi and Noida has been a major catalyst for the growth and development. Meticulous space management, robust infrastructure, huge business potential and relatively pollution-free surroundings rank it higher on the preference list of investors.

- Set within 95.91 Hectare (237 acre) Township - Gaur City
- Gaur City is home to 25,000 families (approx.), a population of almost 1.5 lakh residents
- Almost 5 lakh population to reside in the vicinity in the next 2-3 years.

### SUPERFAST CONNECTIVITY

- Located right on Gaur Chowk
- Strategically situated corner plot
- Just a few-minute drive from Delhi, Ghaziabad & Noida.
- 4 Kms from NH-9 (NH-24)
- Approved Metro line connectivity
- Next to upcoming first Metro station of Gr. Noida West





## PROPOSED SPECIFICATIONS

### DETAILS OF HUB

TOTAL NO. OF UNITS	384 Nos.
NO. OF FLOORS	Ground Floor Lobby Area only / 14th , 15th , 16th , 17th & 18th Floor
CEILING HEIGHT	3400 mm Height Floor to Floor

### LIFTS AND ESCALATORS

LIFTS	2 Sets of 3 Nos. Lifts 1 Set of 4 No. Lifts (Catering to Floors at all levels)
SPECIFICATION OF LIFTS	SS Finish from Inside and Outside

### LOBBY AND COMMON AREAS

FLOORING	Granite Flooring / Vitrified Tile Flooring
CEILING	Metal Grid Ceiling
PAINTING	OBD Paints
RAILING	M.S Railing
WALLS	Plastered Walls with Paint
ELECTRICITY	Common Area and Corridor Lighting
FIRE FIGHTING	As Per Fire NOC
STAIRCASE	Granite / Tile Flooring
LIGHTING	Tube Light / Ceiling Mounted / LED Light Fixture

### BASEMENT AREA

ROAD AND PARKING	VDF Trimix Concrete Flooring
LIGHTING	Tube Light / Ceiling Mounted / LED Light Fixture
COMMON PARKING	As Per Drawings
RAMP	Chequered Tiles / Trimix Concrete Flooring
FIRE FIGHTING	As per Norms

### SERVICES

DG SET	As per Load Requirement
STP	As Per Load Requirement

### GYMNASIUM SPECIFICATION

AREA	95.22 sq. mt (1025 sq. ft.)
FLOORING	Vitrified Tiles + Rubber Flooring
CEILING	POP finished with paint
WALLS	Paint over Plaster with Mirrors on walls
EQUIPMENTS	Treadmill-2 nos. , Bikes- 2 nos., Cross Trainer - 2 Nos., Bench- 2 Nos. With 2 Sets of Weight
TOILETS	Separate Male & Female Toilets.

### CAFE SPECIFICATION

AREA	95.22 sq. mt (1025 sq. ft.)
FLOORING	Vitrified Tiles
CEILING	POP Ceiling with paint
SITTING	Approx 30-35 Nos.
PANTRY	As Per Layout



## PROPOSED SPECIFICATIONS

	Semi Finished	Fully Finished	Luxury Finished
<b>FLOORING</b>			
Bare shell RCC slab only – Flooring to be done by buyer	Y		
Vitrified tiles (600X600 mm) flooring in Rooms		Y	
Ceramic tiles (300X300 mm) flooring in Balcony Areas	Y	Y	
Vitrified tiles (600 X 1200 mm) flooring in Rooms			Y
Half portion artificial grass carpet and half portion with Ceramic tiles (300X300 mm) flooring in Balcony Areas.			Y
<b>WALL AND CEILING FINISHES</b>			
POP finishes wall, exposed RCC ceiling without any false ceiling and without plaster.	Y	Y	
POP finishes with Plastic paint in wall and ceiling		Y	Y
<b>PANTRY</b>			
Dry pantry platform with sink on granite countertop		Y	Y
600 mm DADO above working top		Y	Y
Wood work below the working top with fittings		Y	Y
Wooden kitchen overhead cabinet with fittings		Y	Y
<b>TOILET</b>			
Ceramic tiles (300 X 300 mm ) Flooring	Y	Y	Y
Ceramic tile (300 X 450 mm) on walls up to door level.	Y	Y	
White sanitary ware with EWC, CP fittings and mirror in toilet.	Y		
Counter wash basin, CP fittings and mirror and glass partition in shower area.		Y	Y
Ceramic tiles (300 X 600 mm) on wall upto door height.			Y
White EWC		Y	Y
<b>DOORS AND WINDOWS</b>			
UPVC Outer door and window	Y	Y	Y
Main entry door frame made of Marandi or equivalent wood with laminated door shutter	Y	Y	Y
Internal door frame made of Marandi or equivalent wood with laminated flush shutter	Y	Y	Y
Good quality hardware fitting	Y	Y	Y
<b>ELECTRICAL</b>			
Copper wire in PVC conduit with MCB supported circuit (only till one point, no internal wiring)	Y		
Copper wire in PVC conduit with MCB supported circuit and adequate power and light point.		Y	Y
LED light		Y	Y
<b>TELEPHONE</b>			
Intercom facilities	Y		
Intercom facilities with telephone equipment		Y	Y

## OTHER ITEMS

	Semi Finished	Fully Finished	Luxury Finished
One double bed with mattress (4" thick) and side table		Y	
One study table (600x1000 mm) with chair`		Y	Y
Single layer Curtains		Y	
2 Seater Sofa with one center table		Y	Y
Cupboard		Y	Y
One exhaust fan in toilet		Y	Y
One 32" Television with TV console		Y	Y
One fan		Y	Y
One individual RO unit		Y	Y
One Towel rack in bathroom		Y	Y
Pillow / Pillow covers - 1 Set		Y	Y
Bed Sheet, Bed cover- 1 Set		Y	Y
One double bed with mattress (10" thick) and side table			Y
Curtain with shear			Y
One number split air conditioner (1.5 Tonne)			Y
One Geyser (25 Litres)			Y
One Induction plate			Y
One set of cutlery			Y
One refrigerator (45 Litres)			Y
Lamp Shades – 2 Nos			Y
One Microwave			Y
Pressing iron without stand			Y
One Toaster			Y
Floor Mat – 2 Nos			Y
Sofa Cushion – 2 Nos			Y
One Wall clock			Y
Wallpaper behind bed in bedroom			Y
One dustbin			Y
One Magazine holder			Y
One Flowerpot			Y
Big Towels in toilets- 1 Set			Y
One Dustbin in toilet			Y
One hand Vacuum cleaner			Y
Hangers in wardrobe – 5 Nos			Y
One Electric kettle			Y
2 outdoor chairs and one central table (450 mm Diameter) in balcony area			Y
One light in balcony			Y



## PROPOSED SPECIFICATIONS

	Semi Finished	Fully Finished	Luxury Finished
<b>FLOORING</b>			
Bare shell RCC slab only – Flooring to be done by buyer	Y		
Vitrified tiles (600X600 mm) flooring in Rooms		Y	
Ceramic tiles (300X300 mm) flooring in Balcony Areas	Y	Y	
Vitrified tiles (600 X 1200 mm) flooring in Rooms			Y
Half portion artificial grass carpet and half portion with Ceramic tiles (300X300 mm) flooring in Balcony Areas.			Y
<b>WALL AND CEILING FINISHES</b>			
POP finishes wall, exposed RCC ceiling without any false ceiling and without plaster and No paint.	Y		
POP finishes with Plastic paint in wall and ceiling		Y	Y
<b>PANTRY</b>			
Dry pantry platform with sink on granite countertop		Y	Y
600 mm DADO above working top		Y	Y
Woodwork below the working top with fittings		Y	Y
Wooden kitchen overhead cabinet with fittings		Y	Y
<b>TOILET</b>			
Ceramic tiles (300 X 300 mm ) Flooring	Y	Y	Y
Ceramic tile (300 X 450 mm) on walls up to door level	Y	Y	Y
White sanitary ware with EWC, CP fittings and mirror in toilet	Y		
Counter wash basin, CP fittings and mirror and glass partition in shower area	Y		Y
Ceramic tiles (300 X 600 mm) on wall upto door height.			Y
White EWC		Y	Y
<b>DOORS AND WINDOWS</b>			
UPVC Outer door and window	Y	Y	Y
Main entry door frame made of Marandi or equivalent wood with laminated door shutter	Y	Y	Y
Internal door frame made of Marandi or equivalent wood with laminated flush shutter	Y	Y	Y
Good quality hardware fitting	Y	Y	Y
<b>ELECTRICAL</b>			
Copper wire in PVC conduit with MCB supported circuit (only till one point, no internal wiring)	Y		
Copper wire in PVC conduit with MCB supported circuit and adequate power and light point in wall and ceiling		Y	
Copper wire in PVC conduit with MCB supported circuit and adequate power and light point.			Y
LED light		Y	Y
<b>TELEPHONE</b>			
Intercom facilities	Y		
Intercom facilities with telephone equipment		Y	Y

## OTHER ITEMS

	Semi Finished	Fully Finished	Luxury Finished
Wooden partition upto 1800 mm height.		Y	Y
Two Single bed with mattress (4" thick)		Y	
Study table (600x1000 mm) with chair - 2 Nos		Y	Y
Single layer Curtains		Y	
2 nos side table		Y	Y
Cupboard - 2 Nos		Y	Y
One exhaust fan in toilet		Y	Y
One 32" Television with TV console		Y	Y
One fan		Y	Y
One individual RO unit		Y	Y
One Towel rack in bathroom		Y	Y
Pillow / Pillow covers - 1 Set		Y	Y
Bed Sheet, Bed cover - 1 Set		Y	Y
Two Single bed with mattress (10" thick)			Y
Curtain with shear			Y
One number split air conditioner (1.5 Tonne)			Y
Low height drawer set - 2 Nos			Y
One Geyser (25 Litres)			Y
One Induction plate			Y
One set of cutlery			Y
One refrigerator (45 Litres)			Y
Lamp shades – 2 Nos			Y
One Microwave			Y
Pressing iron without stand			Y
One Toaster			Y
Floor Mat – 2 Nos			Y
One Wall clock			Y
Wallpaper behind bed in bedroom			Y
One dustbin – 2 Nos			Y
Magazine holder- 2 Nos			Y
Flowerpot- 2 Nos			Y
One Big Towels in toilets			Y
One Dustbin in toilet			Y
One hand Vacuum cleaner			Y
Hangers in wardrobe – 5 Nos			Y
One Electric kettle			Y
2 outdoor chairs and one central table (450 mm Diameter) in balcony area			Y
One light in balcony			Y



## PROPOSED SPECIFICATIONS

	Semi Finished	Luxury Finished
<b>FLOORING</b>		
Vitrified tiles (600X1200 mm) Flooring in Rooms.	Y	Y
Half portion artificial grass carpet and half portion with Ceramic tiles (300X300 mm) flooring in Balcony Areas		Y
<b>WALL AND CEILING FINISHES</b>		
POP finishes with Plastic paint in wall and ceiling	Y	Y
<b>PANTRY</b>		
Dry pantry platform with sink on granite counter top		Y
600 mm DADO above working top		Y
Wood work below the working top with fittings		Y
Wooden kitchen overhead cabinet with fittings		Y
<b>TOILET</b>		
Ceramic tiles (300 X 300 mm ) Flooring	Y	Y
Ceramic tile (300 X 600 mm) on walls up to door level	Y	Y
Counter wash basin, CP fittings and mirror and glass partition in shower area	Y	Y
White EWC	Y	Y
<b>DOORS AND WINDOWS</b>		
UPVC Outer door and window	Y	Y
Main entry door frame made of Marandi or equivalent wood with laminated door shutter	Y	Y
Internal door frame made of Marandi or equivalent wood with laminated flush shutter	Y	Y
Good quality hardware fitting	Y	Y
<b>ELECTRICAL</b>		
Copper wire in PVC conduit with MCB supported circuit and adequate power and light point.		Y
LED light		Y
<b>TELEPHONE</b>		
Intercom facilities with telephone equipment		Y

## OTHER ITEMS

	Semi Finished	Luxury Finished
One office executive table (1650x750 mm) with side table (750x300 mm) and 4 executive leatherette chairs		Y
10 mm thick & 7' high toughened glass partition with door.		Y
One meeting table (900x500 mm) with 2 computer chair without armrest.		Y
Roller Blinds		Y
One number split air conditioner (1.5 Tonne)		Y
Modular work station with overhead storage for 4 person.		Y
4 Computer chair without armrest.		Y
Cupboard / File cabinets- 01 no		Y
One Geyser (25 Litres)		Y
One exhaust fan in toilet		Y
One Induction plate		Y
One set of cutlery		Y
One refrigerator (45 Litres)		Y
One 32" Television		Y
Fans - 2 Nos		Y
One individual RO unit		Y
One Microwave		Y
Towel rack in bathroom		Y
One Toaster		Y
Floor Mat - 2 Nos		Y
One Wall clock		Y
One dustbin		Y
One Magazine holder		Y
One Flowerpot		Y
Dustbin in toilet		Y
One hand Vacuum cleaner		Y
One Electric kettle		Y
2 outdoor chair and one central table (450 mm Diameter) in balcony area		Y
One light in balcony		Y



## PROPOSED SPECIFICATIONS

	Semi Finished	Luxury Finished
<b>FLOORING</b>		
Vitrified tiles (600X1200 mm) Flooring in Rooms.	Y	Y
Half portion artificial grass carpet and half portion with Ceramic tiles (300X300 mm) flooring in Balcony Areas		Y
<b>WALL AND CEILING FINISHES</b>		
POP finishes with Plastic paint in wall and ceiling	Y	Y
<b>PANTRY</b>		
Dry pantry platform with sink on granite counter top		Y
600 mm DADO above working top		Y
Wood work below the working top with fittings		Y
Wooden kitchen overhead cabinet with fittings		Y
<b>TOILET</b>		
Ceramic tiles (300 X 300 mm ) Flooring	Y	Y
Ceramic tile (300 X 600 mm) on walls up to door level	Y	Y
Counter wash basin, CP fittings and mirror and glass partition in shower area	Y	Y
White EWC	Y	Y
<b>DOORS AND WINDOWS</b>		
UPVC Outer door and window	Y	Y
Main entry door frame made of Marandi or equivalent wood with laminated door shutter	Y	Y
Internal door frame made of Marandi or equivalent wood with laminated flush shutter	Y	Y
Good quality hardware fitting	Y	Y
<b>ELECTRICAL</b>		
Copper wire in PVC conduit with MCB supported circuit and adequate power and light point.		Y
LED light		Y
<b>TELEPHONE</b>		
Intercom facilities with telephone equipment		Y

## OTHER ITEMS

	Semi Finished	Luxury Finished
One double (Queen Size) bed with mattress (10" thick) and side table		Y
One seat with a fabric finish.		Y
10 mm thick & 7' high toughened glass partition.		Y
One number split air conditioner (1.5 Tonne)		Y
Cupboards and File cabinet – 01 No each		Y
Meeting table (650X1500) with side credenza and 3 executive chairs		Y
One Geyser (25 Litres)		Y
One induction plate		Y
One set of cutlery		Y
One refrigerator (45 Litres)		Y
One 32" Television		Y
One fan		Y
Lamp shades – 2 Nos		Y
One individual RO unit		Y
One Microwave		Y
One Towel rack in bathroom		Y
One Pressing iron without stand		Y
Pillow / Pillow covers – 1 set		Y
Bed Sheet, Bed cover – 1 set		Y
One Toaster		Y
Floor Mat – 2 Nos		Y
One Wall clock		Y
Wallpaper behind bed in bedroom		Y
One dustbin		Y
One Magazine holder		Y
One Flowerpot		Y
Big Towels in toilets – 1 set		Y
One Dustbin in toilet		Y
One hand Vacuum cleaner		Y
Hangers in wardrobe – 5 Nos		Y
One Electric kettle		Y
Curtain with shear		Y
2 outdoor chairs and one central table (450 mm Diameter) in balcony area.		Y
One light in balcony area		Y



## PROPOSED SPECIFICATIONS

	Semi Finished	Luxury Finished
<b>FLOORING</b>		
Vitrified tiles (600X1200 mm) Flooring in Rooms.	Y	Y
Half portion artificial grass carpet and half portion with Ceramic tiles (300X300 mm) flooring in Balcony Areas		Y
<b>WALL AND CEILING FINISHES</b>		
POP finishes with Plastic paint in wall and ceiling	Y	Y
<b>PANTRY</b>		
Dry pantry platform with sink on granite counter top		Y
600 mm DADO above working top		Y
Wood work below the working top with fittings		Y
Wooden kitchen overhead cabinet with fittings		Y
<b>TOILET</b>		
Ceramic tiles (300 X 300 mm ) Flooring	Y	Y
Ceramic tile (300 X 600 mm) on walls up to door level	Y	Y
Counter wash basin, CP fittings and mirror and glass partition in shower area	Y	Y
White EWC	Y	Y
<b>DOORS AND WINDOWS</b>		
UPVC Outer door and window	Y	Y
Main entry door frame made of Marandi or equivalent wood with laminated door shutter	Y	Y
Internal door frame made of Marandi or equivalent wood with laminated flush shutter	Y	Y
Good quality hardware fitting	Y	Y
<b>ELECTRICAL</b>		
Copper wire in PVC conduit with MCB supported circuit and adequate power and light point.		Y
LED light		Y
<b>TELEPHONE</b>		
Intercom facilities with telephone equipment		Y

## OTHER ITEMS

	Semi Finished	Luxury Finished
One single bed with mattress (10" thick) and side table		Y
One seat with fabric finish.		Y
10 mm thick & 7' high toughened glass partition with door.		Y
One meeting table (500 x 900 mm) with 2 computer chair without armrest.		Y
One number split air conditioner (1.5 Tonne)		Y
Cupboards and File cabinet- 1 No each		Y
One office executive table (600 x 1200 mm) with back storage (300x1200 mm) and 3 executive leatherette chairs without armrest.		Y
Modular work station (500 mm wide ) for 2 person		Y
2 computer chairs without armrest		Y
One Geyser (25 Litres)		Y
One exhaust fan in toilet		Y
One Induction plate		Y
One set of cutlery		Y
One refrigerator (45 Litres)		Y
One 32" Television with TV console		Y
Fan – 2 Nos		Y
Lamp shades – 2 Nos		Y
One Microwave		Y
One Towel rack in bathroom		Y
One Pressing iron without stand		Y
Pillow / Pillow covers – 1 Set		Y
Bed Sheet, Bed cover – 1 Set		Y
One Toaster		Y
Floor Mat – 2 Nos		Y
One Wall clock		Y
Wall paper behind bed in bedroom		Y
One dustbin		Y
One Magazine holder		Y
One Flowerpot		Y
One Big Towels in toilets		Y
One Dustbin in toilet		Y
One hand Vacuum cleaner		Y
Hangers in wardrobe – 5 Nos		Y
One Electric kettle		Y
Curtain with shear		Y
2 outdoor chairs and one central table (450 mm Diameter) in balcony area.		Y
One light in balcony area.		Y



# AWARDS & RECOGNITIONS

## SUCCESS FOUNDED ON TRUST

Ever since its inception in the year 1995, Gaur has been revered as an icon of excellence in the world of real estate. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, Gaur's stress on customer's trust has become the winning mantra.

The pointed, unnerving focus on creating a better tomorrow has been the driving force at Gaur. It is our foresight, eye for perfect locations and excellence in execution that has earned us a much-deserved success throughout our long journey. And armed with the confidence and verve to enrich lives, one can safely say that the future belongs to Gaur.



**SMART CITY EMPOWERING INDIA AWARDS 2019**  
BEST SMART CITY DEVELOPER OF THE YEAR  
GAURSONS INDIA



**CNBC AWAAZ REAL ESTATE AWARDS 2018-19**  
BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH ZONE  
GAUR CITY-2



**PMAY EMPOWERING INDIA AWARDS 2019**  
THE MOST WELL PLANNED UPCOMING PROJECT IN EWS CATEGORY  
GAUR SIDDHARTHAM



**TIMES BUSINESS AWARDS 2019**  
BEST REAL ESTATE DEVELOPER OF THE YEAR  
GAURSONS INDIA



**CNBC AWAAZ REAL ESTATE AWARDS 2017-18**  
BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NATIONAL  
GAUR CASCADES



**CNBC AWAAZ REAL ESTATE AWARDS 2017-18**  
BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH INDIA  
GAUR CASCADES



**NDTV PROPERTY AWARDS 2016-17**  
BUDGET APARTMENT PROJECT OF THE YEAR (2017) TIER 1 CITIES  
GAUR CASCADES



**NDTV PROPERTY AWARDS 2016-17**  
BEST TOWNSHIP PROJECT  
GAUR CITY



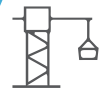
**CNBC AWAAZ REAL ESTATE AWARDS 2016-17**  
BEST TOWNSHIP PROJECT  
GAUR CITY



**NDTV PROPERTY AWARDS 2015**  
BEST EXECUTION - TRACK RECORD  
GAUR CITY



# THE HALLMARKS TO OUR CREDIT



## ONGOING RERA REGISTERED PROJECTS

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

KrishnVilas (3rd Parkview)  
Gaur Yamuna City UPRERAPRJ16103

Gaurs Siddhartham, Siddharth Vihar,  
Ghaziabad UPRERAPRJ3935

Victorian Villas (6th Parkview)  
Gaur Yamuna City UPRERAPRJ15838

16th Parkview Phase-II,  
Gaur Yamuna City UPRERAPRJ6801

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

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

Gaur City Mall Ph-II,  
Gr. Noida (West) UPRERAPRJ6934

Gaurs Runway Suites,  
Gaur Yamuna City UPRERAPRJ351477

Gaur City Center Ph-II,  
Gr. Noida (West) UPRERAPRJ4780

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

Aerocity Yamuna, Gaur Yamuna City  
UPRERAPRJ342117

Gaur World SmartStreet,  
(Formerly known as Gaur World Street)  
Gr. Noida (W) UPRERAPRJ674297

7th Parkview, Gaur Yamuna City  
Sports Villas  
Aero Villas  
Shri Radhey Kunj  
UPRERAPRJ16087

Gaur Lakeshore Villas (1st-A Parkview),  
Gaur Yamuna City UPRERAPRJ574384

Gaur Waterfront Plots, (1st-B Parkview),  
Gaur Yamuna City UPRERAPRJ235739



## DELIVERED COMMERCIAL PROJECTS

Gaur Plaza, Shalimar Garden, Ghaziabad

Gaur Residency-Gravity, Chander Nagar, Ghaziabad

Gaur Galaxy-Gravity, Vaishali, Ghaziabad

Gaur Square Govindpuram, Ghaziabad

Gaur Green City-Gravity, Indirapuram, Ghaziabad

Gaur Homes-Gravity, Govindpuram, Ghaziabad

Gaur Heights-Gravity, Vaishali, Ghaziabad

Gaur Ganga-Gravity, Vaishali, Ghaziabad

Gaur Ganga-I-Gravity, Vaishali, Ghaziabad

Gaur Ganga-II-Gravity, Vaishali, Ghaziabad

Gaur Green Vista-Gravity, Indirapuram, Ghaziabad

Gaur Gracious-Gravity, Moradabad

Gaur Global Village-Gravity, NH-24, Ghaziabad

Gaur Grandeur-Gravity, Sector-119, Noida

Gaur Valerio-Gravity, Indirapuram, Ghaziabad

Gaur Cascades-Hi-Street, NH-58, Raj Nagar Extn.

Gaur Biz Park, Indirapuram, Ghaziabad

Gaur Gravity, Indirapuram, Ghaziabad

Gaur City Plaza, Gaur City, Greater Noida West

Gaur City Galleria, Gaur City, Greater Noida West

Gaur City Arcade, Gaur City, Greater Noida West

GYC Galleria, Gaur Yamuna City, Yamuna  
Expressway

Gaur Atulyam-Gravity, Gr. Noida

Gaur Saundaryam High-Street, Greater Noida West

Gaurs Sportswood Arcade, Sec-79, Noida

Gaur City Center Phase-I, Gr. Noida (W)

14th Avenue High Street, Gr. Noida (W)



## 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, 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

14th Avenue, Ph-1, Gaur City-2

7th Avenue, Ph-1, Gaur City

2nd Parkview, Gaur Yamuna City

16th Parkview Phase-1, Gaur Yamuna City

32nd Parkview, Gaur Yamuna City



## EDUCATION

**Gaurs International School**

Gaur City-2, Greater Noida (West)

Gaur Yamuna City, Yamuna Expressway

Gaurs Siddhartham, Siddharth Vihar, Ghaziabad (Under Development)



## RETAIL

**Gaur City Mall,**  
Gaur Chowk, Gaur City, Greater Noida (W)

**Gaur Central Mall,**  
RDC, Raj Nagar, Ghaziabad



## HOTEL

The Gaurs Sarovar Portico, Gaur City,  
Greater Noida (West)

26

YEARS OF UNFALTERING  
COMMITMENT

50+

SUCCESSFULLY  
DELIVERED PROJECTS

20000+

UNITS  
UNDER DEVELOPMENT

35000+

POSSESSIONS  
GIVEN (2014-2020)

50000+

DELIVERED UNITS

100000+

HAPPY CUSTOMERS

6000000+

SQUARE METER  
AREA DEVELOPED





## LOCATION MAP



Not as per scale



### GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

Corporate Off.: Gaur Biz Park, Plot No. 1, Abhay Kand II, Indirapuram, Ghaziabad, U.P - 201014  
 Site Off.: Gaur City, Gaur Chowk, GH-01, Sec-4, Gr. NOIDA (W)  
 GAUR CITY CENTER RERA REGN, NO.: UPRERA PRJ4780 | www.up-rera.in

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

<a href="http://www.gaursonsindia.com">www.gaursonsindia.com</a>	Member of <b>CREDAI</b>	<a href="http://www.gaursonsindia.com">www.gaursonsindia.com</a> <b>Customer Portal</b> Payment Gateway for existing customers	 <a href="https://www.facebook.com/GaursonsIndiaPrivateLimited">www.facebook.com/GaursonsIndiaPrivateLimited</a>	 <a href="https://www.twitter.com/gaursons_india">www.twitter.com/gaursons_india</a>	Download the Gaursons Mobile App 	CONSTRUCTION FINANCE PARTNER 
--	-------------------------	--	---	---	--------------------------------------	----------------------------------

AFTER SALES CUSTOMER CARE 1800 180 3052