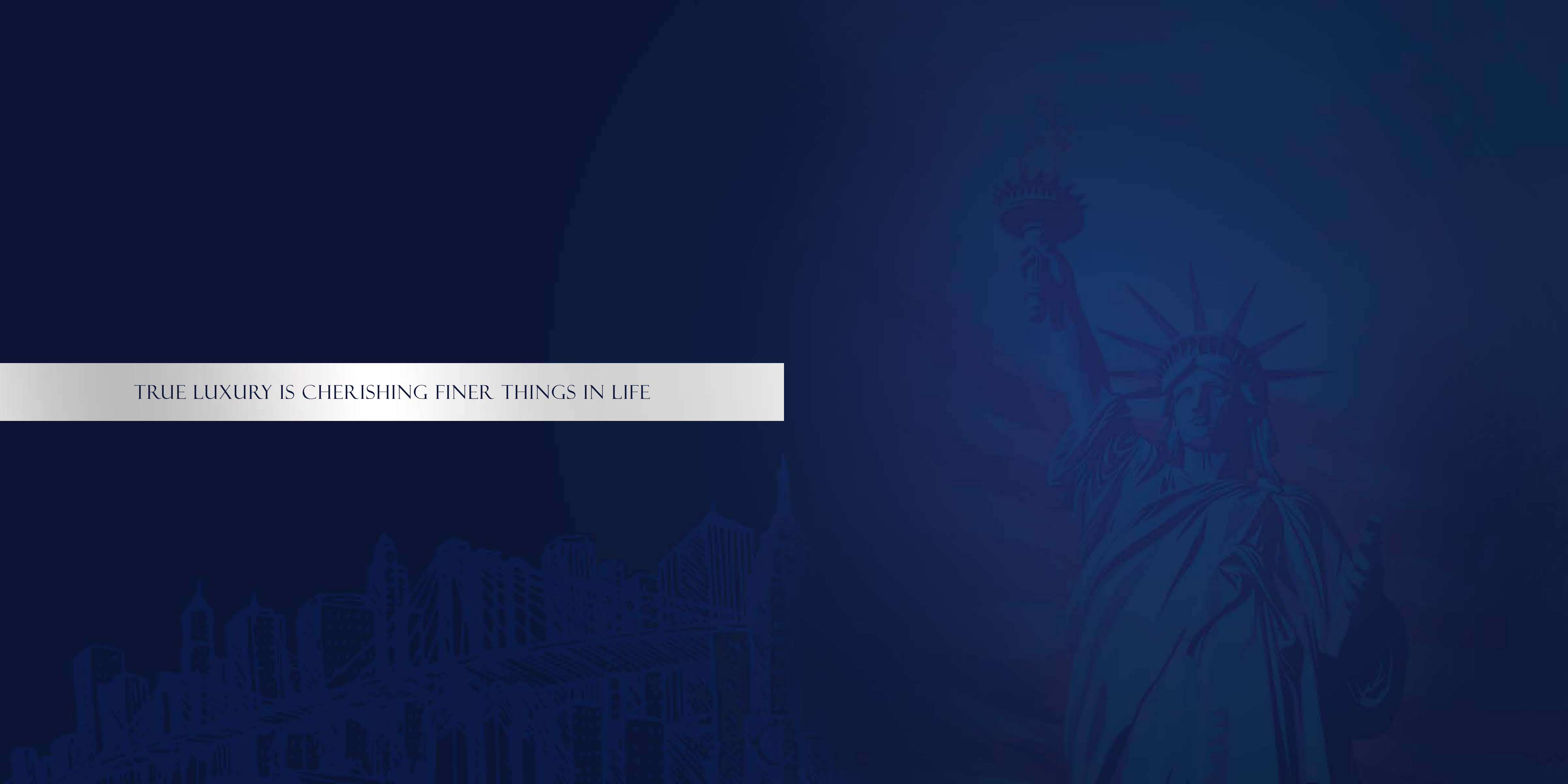


RERA NO.: UPRERAPRJ188811/08/2024
<https://up-rera.in/projects>



GAURS
your own world

TRUE LUXURY IS CHERISHING FINER THINGS IN LIFE



WHERE LIFE IS AN
ABUNDANCE OF LUXURY





THAT PAINTS
YOUR EVERY CHOICE
WITH GRANDEUR

AN ADDRESS INSPIRED BY THE ARCHITECTURAL AUDACITY OF MANHATTAN

A City Ahead of Time. A name that conjures images of towering ambition, relentless energy, and a spirit that never sleeps. It's a city where dreams take flight, where possibilities soar above the concrete canyons, and every corner whispers tales of untold success.





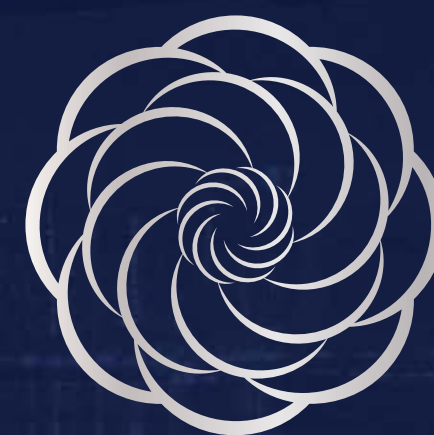
SOMEWHERE BETWEEN LIVING AND DREAMING, THERE'S CENTRAL PARK

For over 170 years, Central Park has served as New York City's surreal green heart, a sanctuary for residents and visitors alike. It has witnessed love stories unfold on its winding paths, artistic inspiration bloom under its ancient trees, and countless moments of peace and contemplation. It is a microcosm of nature's resilience, a testament to the human spirit's desire for connection and escape.

WELCOME TO A PLACE THAT
REDEFINES THE PARAMETERS OF LUXURY

And it is from this very spirit that our **exceptional residences draw its inspiration.** We envision a haven that captures
the essence of Central Park – a private oasis to nurture your well-being and cultivate cherished memories.

INTRODUCING



GAUR
NYC
RESIDENCES

THE QUINTESSENTIAL LIFE



4 BHK Globally Inspired
Luxury Residences



THE PERFECT LIFE NOW HAS AN ADDRESS

Welcome to Gaur NYC Residences.

Be greeted by a world brimming with exclusivity the moment you step in. Get ready for an experience that's draped in sophistication and knows exactly how to make your everyday class apart. Nestled at Delhi-Meerut Expressway, the new hotspot of Delhi NCR, the striking design with its flowing curves is an architectural marvel in itself. Tick every wish off your bucket list as you explore endless leisure possibilities within this exclusive address.





AT NCR'S BEST NEIGHBOURHOOD ON THE HIGHWAY OF PROGRESS

Live at the centre of connectivity. Everything you desire is here. Gaur NYC Residences benefits from excellent connectivity and accessibility, encompassing well-developed roads, and convenient access to all major landmarks. Enjoy reduced commuting time to all the major landmarks of Delhi and significant areas in the neighbourhood. Signal free corridors from Pragati Maidan and Sarai Kale Khan, also makes travelling easy and efficient.

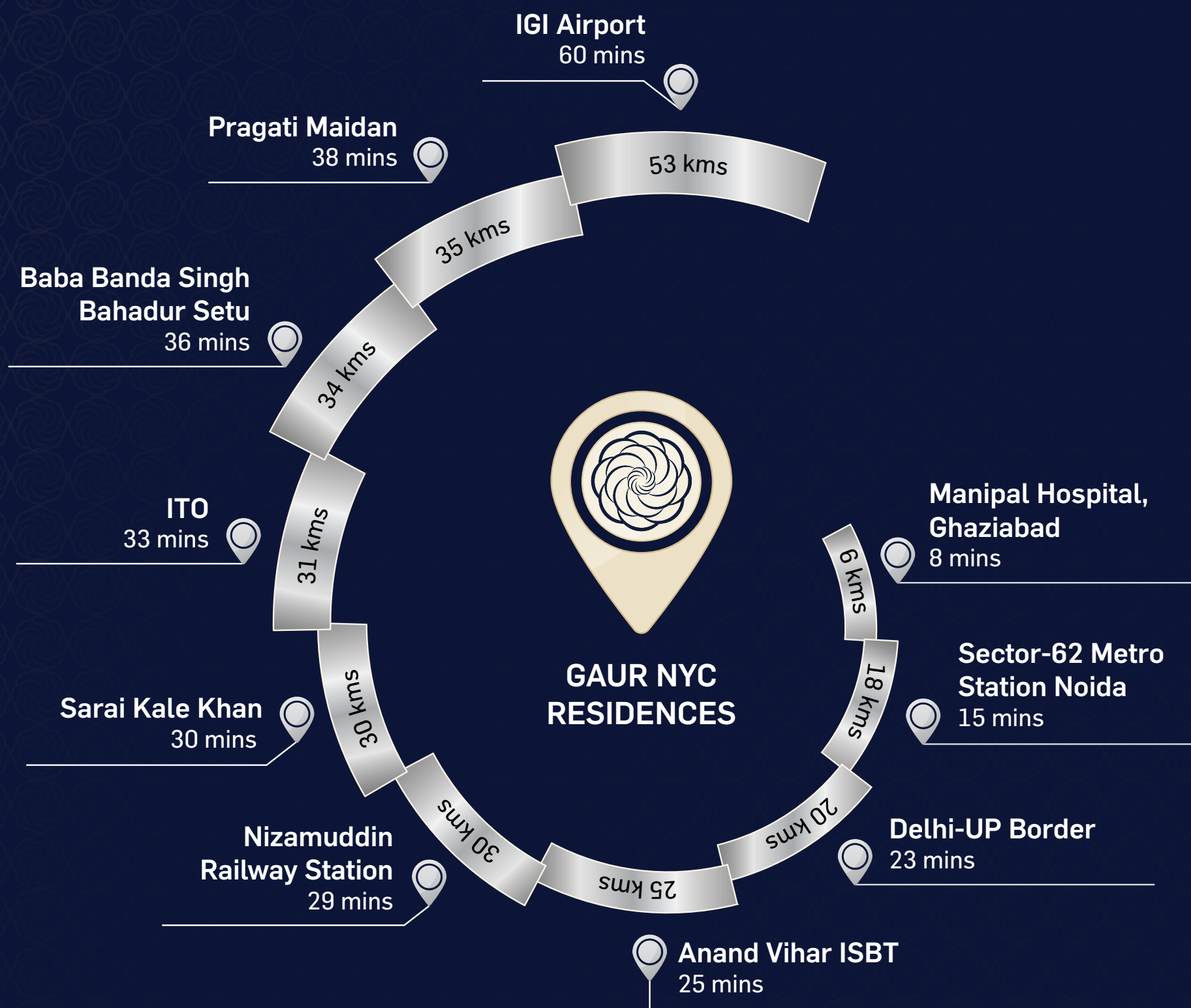
Right on Delhi - Meerut Expressway | Very close to Eastern Peripheral Expressway | Seamless connectivity to Delhi, Noida, Meerut, Hapur and beyond | Conveniently connected to 3 airports - Indira Gandhi International Airport, Hindon Airport Civil Terminal, and upcoming Noida International Airport

Schools - Ryan International School, Gaur International School, DPS, Gurukul, St. Xavier's High School, Khaitan World School and many more...

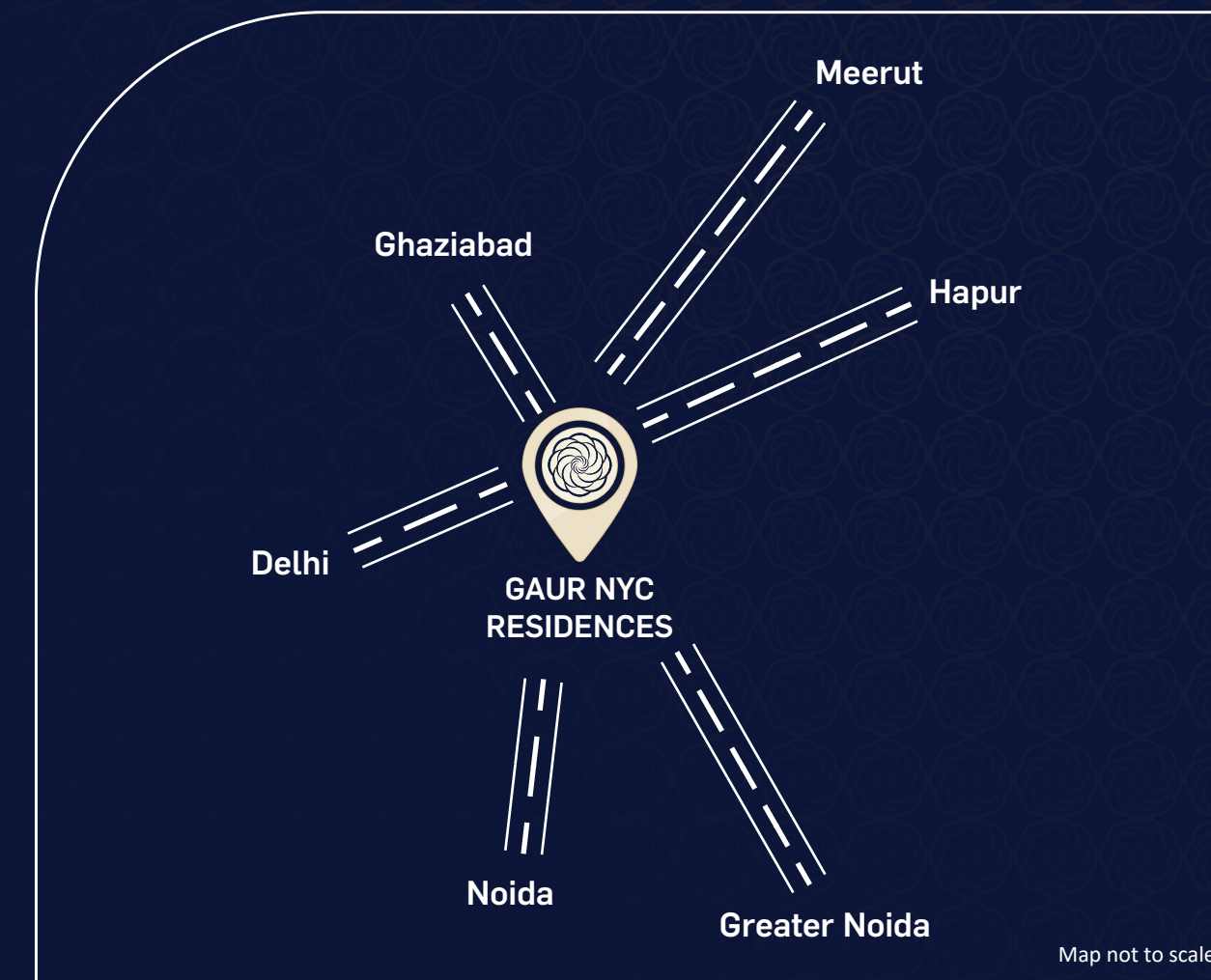
Colleges - AKGEC, ABES, IMS, IMT, Amity University and many more...

Hospitals - Manipal Hospital, Sarvodaya Hospital, Yashoda Hospital and many more...

Shopping Malls - Gaur City Mall, Gaur Central RDC, North India Mall and many more...



Disclaimer - All distances are approximate and time mentioned to cover these distances is under normal traffic conditions, the time may vary depending on the traffic and time of the day.



WHERE YOU TRAVEL LESS AND LIVE MORE

Living at Gaur NYC Residences makes your travelling woes a cake walk. Truly no location gives you the sheer commuting capability. Experience the freedom of hassle free access to major junctions, allowing you to effortlessly navigate to key destinations in Delhi, Ghaziabad, Noida, Greater Noida, Meerut, Hapur, and beyond.

ENTER A WORLD
OF COMFORT AND LUXURY



A LIFE EXQUISITELY CRAFTED TO CAPTIVATE EVERY SENSE

Discover your dream address at **Gaur NYC Residences**, inviting you to experience a resort lifestyle that's one with nature, yet brimming with luxury. With sweeping panoramic vistas greeting you from every angle, our architectural marvel proudly captures the essence of New York's iconic skyline. Sunkissed interiors beckon you to relax and rejuvenate, creating a haven where every moment is infused with tranquility and sophistication.





YOUR GATEWAY TO QUINTESSENTIAL LIFE

The awe and bliss starts to soothe you from the moment you step inside. Gaur NYC Residences welcomes you with a vehicle-free zone, making your arrivals a grand one. Leave the stress of parking and immerse yourself in a world of refined living. This thoughtfully designed space prioritises pedestrian comfort and fosters a sense of community.

WHERE SOPHISTICATION SETS THE STAGE FOR LUXURY LIVING

From the moment you step inside, you're enveloped in an atmosphere of refined opulence and timeless beauty. As you gaze upon the double height lobby and intricate architectural details, you can't help but feel a sense of awe and wonder at the sheer magnificence of it all. Each tower is equipped with dedicated 4 High-speed elevators (3 for residences and 1 for service) whisk you away effortlessly, minimising wait times and maximising anticipation.



WHERE YOUR
LOVED ONES WILL MAKE
MEMORIES





A SPACE THAT SCRIPTS
TIMELESS STORIES

WHERE EVERY
DETAIL WHISPERS
SOPHISTICATED COMFORT



WHERE LIFE EMBRACES
COMFORTABLE LIVING





WHERE YOU ENJOY THE CITY'S PACE PEACEFULLY

Here's to an extension of your soul, a place to reconnect with yourself and the world around you. At Gaur NYC Residences, every home is equipped with balconies overlooking breathtaking vistas. Enjoy uninterrupted views, capture the city's pulse amid serene nature with a hot cup in your hand and fulfilment in your heart.



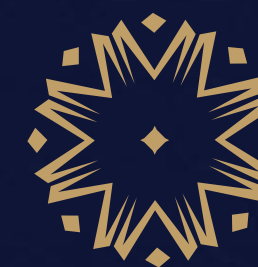
WHERE YOU TURN EVERY MEAL INTO A MASTERPIECE

Good food has the power to uplift moods and bring families together, and at Gaur NYC Residences you experience this and beyond. Ample workspace, adorned with exquisite finishes, allows your creativity to flourish, making cooking a delightful experience. Indulge in the joy of cooking and creating memorable moments with your loved ones.

WELCOME TO EXTRAVAGANT ZONES WITH
HOST OF AMENITIES CURATED TO PAMPER
YOUR EXTRAORDINARY CHOICES



CENTRAL PARK
THE LANDSCAPE



CLUB
MADISON
THE CLUB HOUSE

THERE IS NO GREATER LUXURY THAN LIVING AMIDST NATURE

Central Park, a bustling area of Manhattan where many exotic narratives and fondest of bonds are nurtured. Our landscapes are reminiscent of the Park's charm, paving a way to an ambience where rare luxury intertwined with nature's bliss.



CENTRAL PARK

THE LANDSCAPE



AN ODE TO

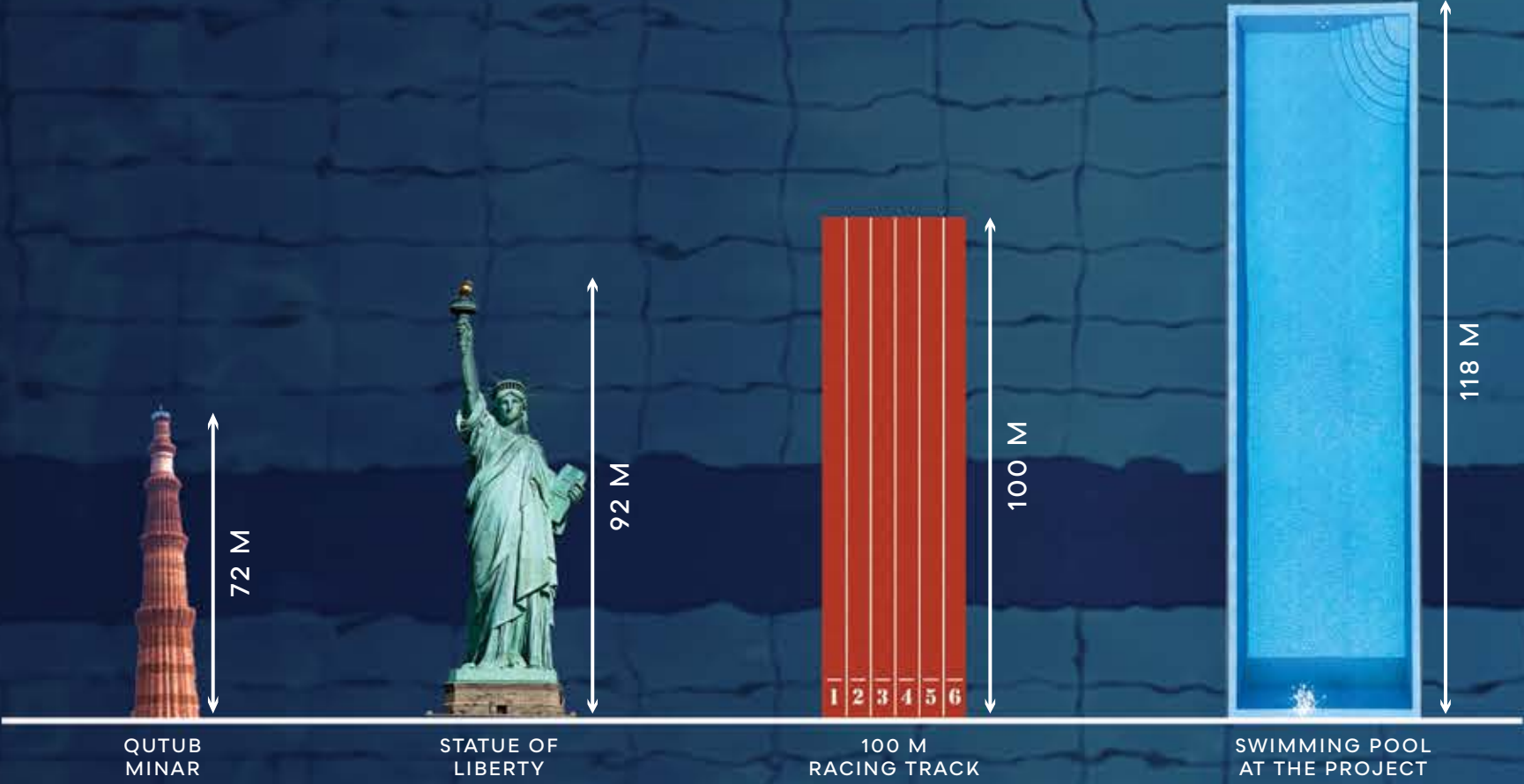


CENTRAL PARK

Sculpted keeping in mind the allure of New York, Gaur NYC Residences personify splendour. The lavish landscapes, lush greenery and expansive spaces ensure that there's room for everything except boredom.



HIT THE LONGEST LAP OF
YOUR LIFE HERE



DO MORE THAN JUST
SWIMMING AT A
MASSIVE 118 METER POOL
(MORE THAN TWICE OF OLYMPICS SIZE)

118 METER

Actual shape of the pool may differ from the illustration above

All the stock images used are for illustration/reference purpose only



Family Pool | Kids Pool | Shallow Pool

DIVE INTO THE DEEP END OF LUXURY

Discover 118-metre swimming pool, longer than even Olympic size pool. Let history be the testament, no one has ever attempted to offer a pool of such massive size. And this is just the beginning, our blissful aqua zone hosts swimming pool designed for every age group and for your unique mood.

Large Family pool with decks for fun family retreat

Low depth shallow pool for little ones ensuring safe and enjoyable water play

Segregated Party pool for festive aquatic celebrations

All the stock images used are for illustration/reference purpose only

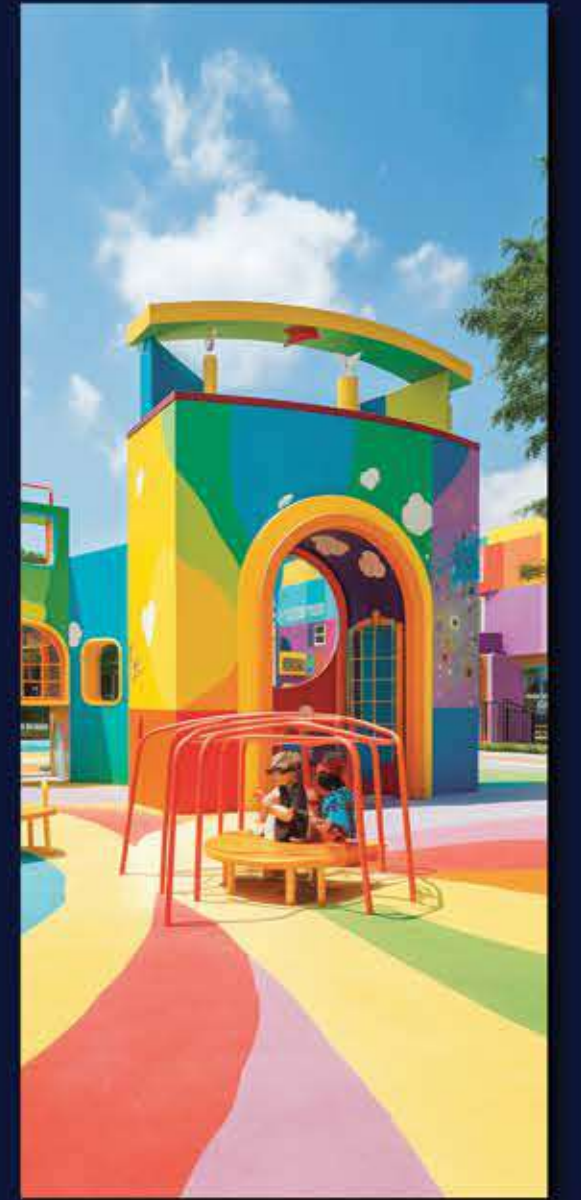
MELT YOUR WANDERLUST WOES WITH LANDSCAPES SO LUSCIOUS

Everyday here at Gaur NYC Residences feels like a vacation at your favourite resort. Welcome to the world designed to pamper, inspire, and refresh your soul. Feel the connection between your breath and the gentle breeze and feel alive with laughter and the rhythm of live music. There something for every mood that leads you to life live to the fullest.



Artistic Impression

LET NATURE, NURTURE YOUR BODY, MIND AND SOUL





CENTRAL PARK

THE LANDSCAPE

WHERE ELSE WILL YOU IMMERSE YOURSELF
IN THE OASIS OF TRANQUILLITY

WORLD-CLASS AMENITIES THAT MAKE
EVERYDAY A GETAWAY

AQUA



Family Pool
Shallow Pool
Kids Pool
Lap Pool
Party Pool
Koi Pond

SOCIAL



Prayer Hall (Temple)
Reflexology Path
Deck
OAT/Stepped Seating
Pet Area

SPORTS



Lawn Tennis Court
Cricket Pitch
Mini Football
Jogging Track
Open Badminton
Court - Lower Level
Basketball Court
Putting Golf

KIDS



Totlot Area
Preteen Area

ZEN



Miyawaki Forest
Lawn
Tree Court
Senior Citizen Sitout
Therapeutic Garden
Hedge Garden with Sitout

A CLUBHOUSE WHERE TIME
BECOMES TIMELESS AND JOY ENDLESS.

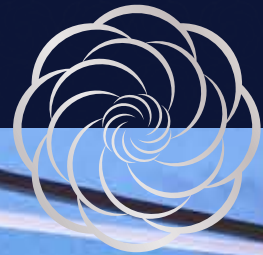
For your exclusive choices, here's a clubhouse that offers you an ocean of merriments. Embrace the rarest form of luxury as you enjoy the finest of amenities in our clubhouse, experience levels of leisure and recreation at a clubhouse inspired by Madison Square. Just like Madison Square Garden electrifies crowds, our clubhouse pulsates with life.





A CLUBHOUSE SO
EXTRAVAGANT, JUST
STEPPING IN MAKES A STATEMENT

DIVE INTO
GRANDEUR ALL YEAR



NO LIMITS, JUST CHOICES





COMPOSE YOUR PERFECT DAY WITH COUNTLESS MELODIES OF LUXURY

For your exclusive choices, here's a clubhouse that offers you an ocean of merriments.
Embrace the rarest form of luxury as you enjoy the finest of amenities in our clubhouse.

AQUA



Indoor Heated Pool

KIDS



Pre Teen Play Area

SOCIAL



Audio Visual Room (Theatre)
with Lobby

Karaoke Room

Music Room

Arts Room

Small Community Hall
(Party Hall) - 2 No's

Senior Citizen Room

- Card Room

Rooms

Community Hall (Restaurant)

Community Hall with Lobby
(Party Hall)

Office

- Co-Working Area

- Meeting Room

- Business Center

SPORTS



Badminton Court- 1 No

Squash Court- 1 No

Golf Simulator Gaming

Lounge

- Pool Table

- Bowling Alley

- Foosball Table

- Air Hockey Table

WELLNESS



State Of The Art Gymnasium

- Calisthenics

- Pilates

Kick Boxing

Spa & Changing Room

Yoga Room



PLANS MASTERED
WITH PRECISION



MASTER PLAN



LEGEND:

A. ENTRANCE

1. ENTRANCE PLAZA
2. ENTRY & EXIT RAMPS
3. COMMERCIAL DROP OFF
4. COMMUNITY BUILDING (CLUB) DROP OFF
5. COMMUNITY HALL (PARTY HALL) DROP OFF
6. GOLF CART
7. SCHOOL BUS WAITING ROOM
8. GUARD ROOM

B. SWIMMING POOL

9. KIDS POOL
10. FAMILY POOL
11. SHALLOW POOL
12. DECK
14. TOILET & CHANGING ROOM
15. LAP POOL
16. VIEWING DECK
17. KOI POND
18. PARTY POOL

C. CENTRAL PARK LANDSCAPE

19. MIYAWAKI FOREST
20. CRICKET PITCH
21. PET AREA
22. PRAYER HALL (TEMPLE)
23. REFELEXOLOGY PATH
24. LAWN
25. OAT/ STEPPED SEATING
26. TREE COURT
27. TOTLOT
28. PRETEEN
29. LAWN TENNIS COURT
30. BASKETBALL COURT
31. SITOUT
32. OPEN BADMINTON COURT - LOWER LEVEL
33. MINI FOOTBALL
34. HEDGE GARDEN WITH SITOUT
35. THERAPEUTIC GARDEN
36. JOGGING TRACK
37. SENIOR CITIZEN SITOUT
38. SCULPTURE GARDEN

D. PUTTING GOLF



TYPICAL FLOOR PLAN

TOWER:
GAUR NYC EMPIRE | UNIT - 01

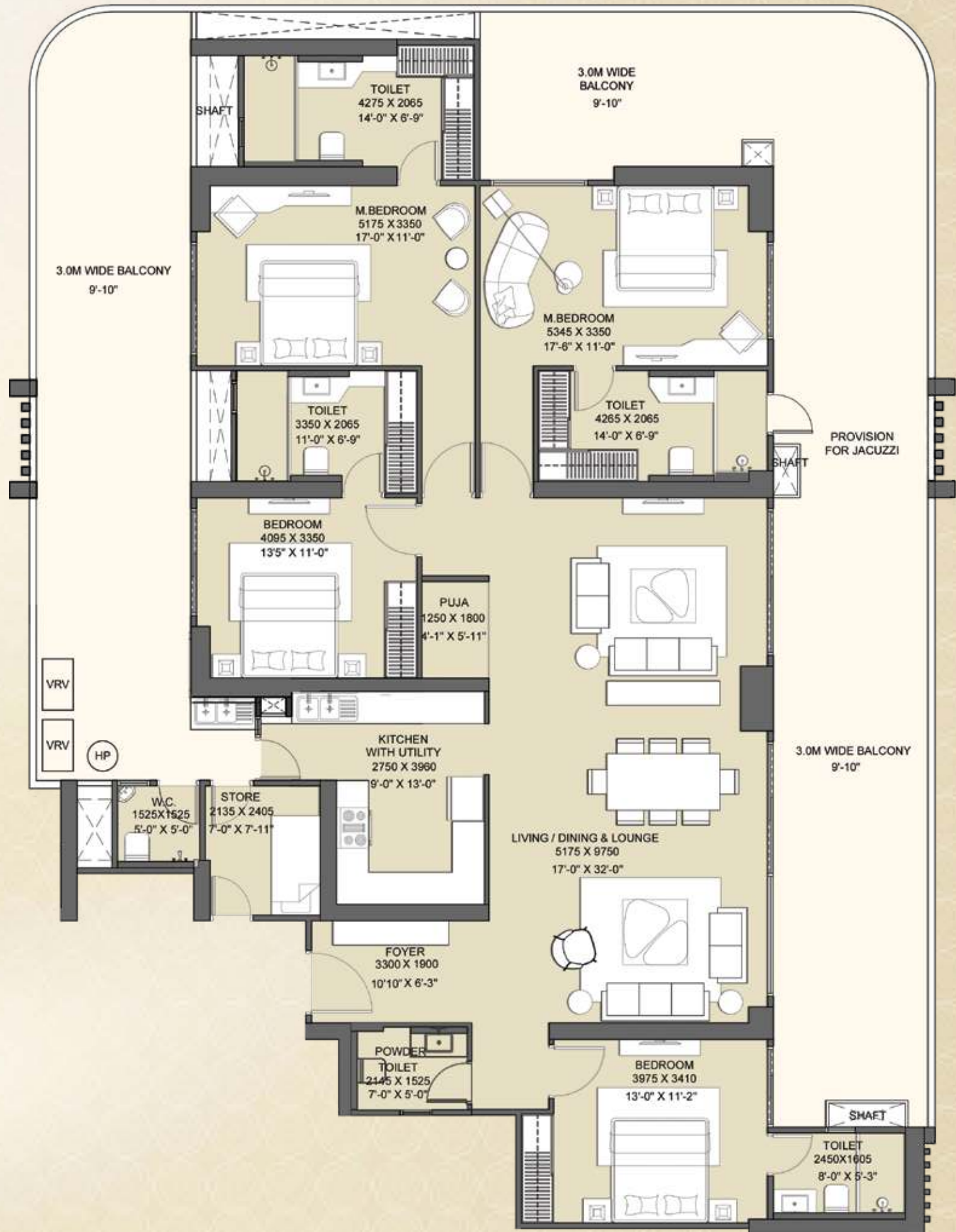
2 BASEMENT + CLUB ON GROUND, 1ST AND 2ND FLOOR
WITH COMMERCIAL AREA ON GROUND &
1ST FLOOR + 28 FLOORS INCLUDING 1 SERVICE FLOOR

FOYER + LIVING/DINING & LOUNGE +
4 BEDROOMS + PUJA + KITCHEN WITH UTILITY +
4 TOILETS + 1 POWDER TOILET + 2 BIG BALCONIES + STORE + WC



AREA DETAILS

RERA CARPET AREA	= 193.10 SQ.MT./ 2078 SQ.FT.
COVERED AREA	= 207.00 SQ.MT./ 2228 SQ.FT.
BALCONY AREA	= 122.6 SQ.MT./ 1320 SQ.FT.
COMMON AREA (FLOOR)	= 49.91 SQ.MT./ 537 SQ.FT.
TOTAL AREA	= 464.52 SQ.MT./ 5000 SQ.FT.



Disclaimer : The total area loading of other constructed areas including the constructed common areas over the RERA carpet area, which is duly mentioned in the layout plan of the respective apartment.
Carpet Area : The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversions, Area 1.000 Sq.mt. = 10.764 Sq.ft., Dimension 304.8 mm=1.0 Foot.



TYPICAL FLOOR PLAN

TOWER:
GAUR NYC EMPIRE | UNIT - 02

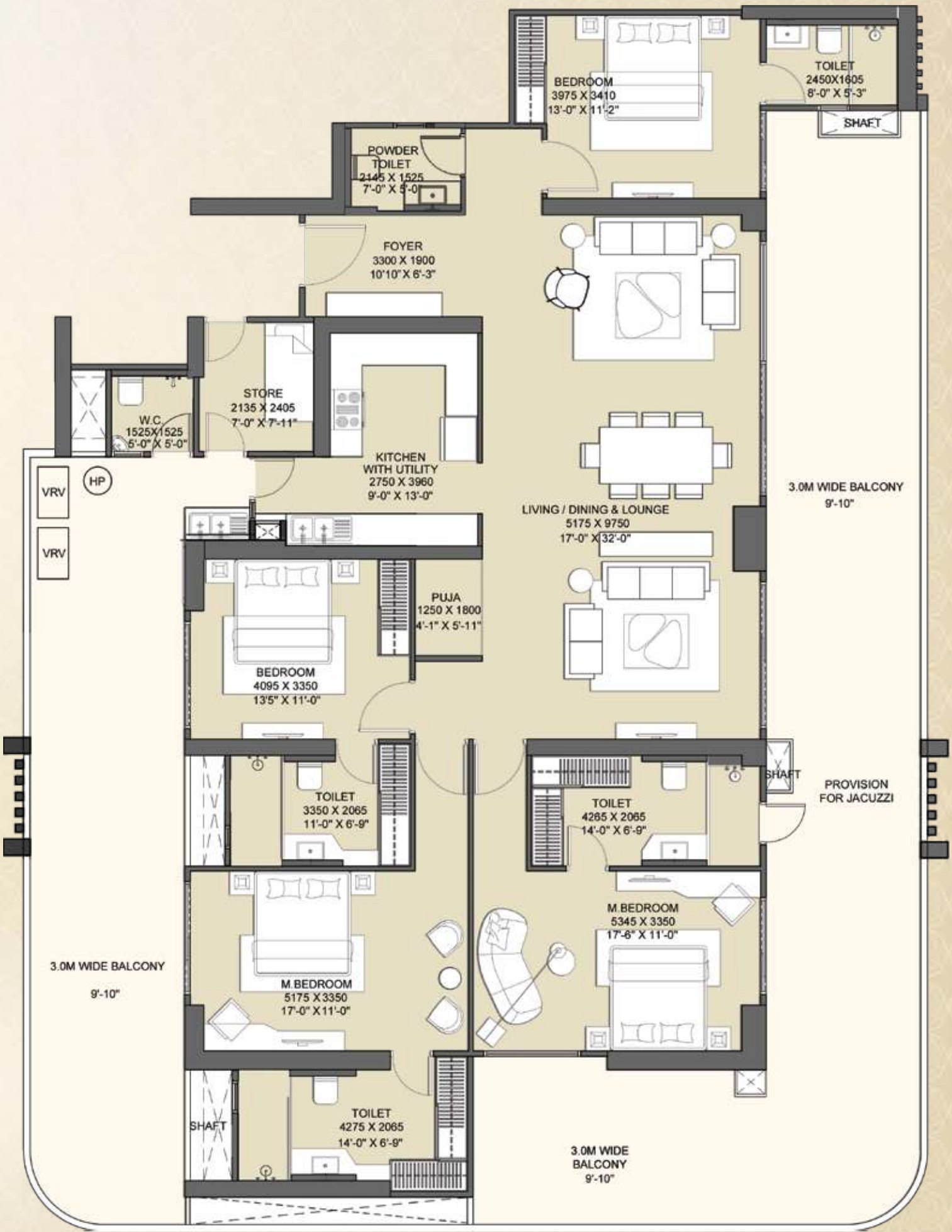
2 BASEMENT + CLUB ON GROUND, 1ST AND 2ND FLOOR
WITH COMMERCIAL AREA ON GROUND &
1ST FLOOR + 28 FLOORS INCLUDING 1 SERVICE FLOOR

FOYER + LIVING/DINING & LOUNGE +
4 BEDROOMS + PUJA + KITCHEN WITH UTILITY +
4 TOILETS + 1 POWDER TOILET + 2 BIG BALCONIES + STORE + WC



AREA DETAILS

RERA CARPET AREA	= 193.10 SQ.MT./ 2078 SQ.FT.
COVERED AREA	= 207.00 SQ.MT./ 2228 SQ.FT.
BALCONY AREA	= 122.6 SQ.MT./ 1320 SQ.FT.
COMMON AREA (FLOOR)	= 49.91 SQ.MT./ 537 SQ.FT.
TOTAL AREA	= 464.52 SQ.MT./ 5000 SQ.FT.



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TYPICAL FLOOR PLAN

TOWER:
ASTOR AND BARCLAY | UNIT - 03 & 07

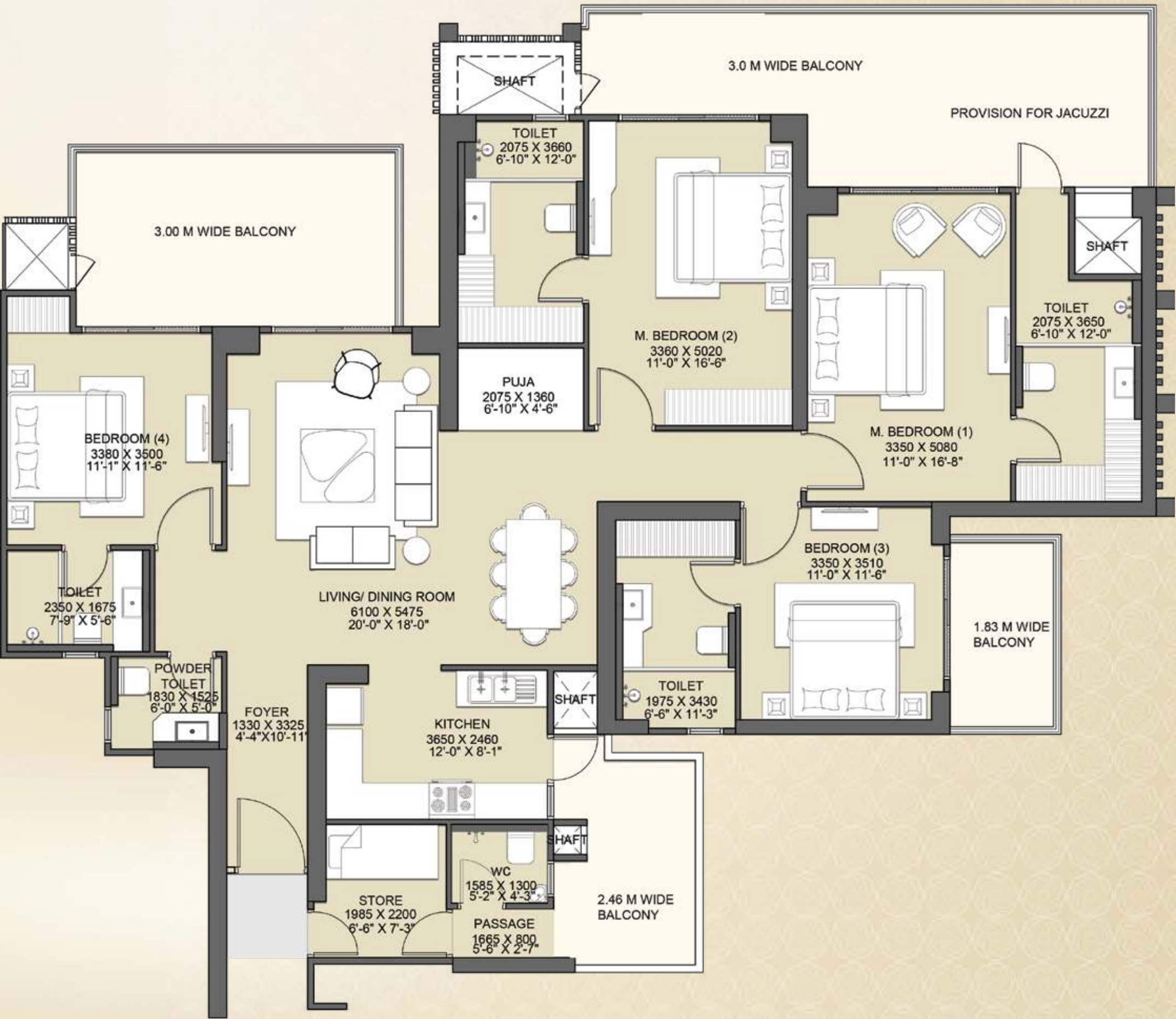
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



AREA DETAILS

RERA CARPET AREA	= 154.02 SQ.MT./ 1658 SQ.FT.
COVERED AREA	= 166.41 SQ.MT./ 1791 SQ.FT.
BALCONY AREA	= 55.17 SQ.MT./ 594 SQ.FT.
COMMON AREA (FLOOR)	= 54.70 SQ.MT./ 589 SQ.FT.
TOTAL AREA	= 312.62 SQ.MT./ 3365 SQ.FT.



Disclaimer : The total area loading of other constructed areas including the constructed common areas over the RERA carpet area, which is duly mentioned in the layout plan of the respective apartment.
Carpet Area : The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. The typical unit plan shown above does not apply for the floors 16, 17, 24 and 25.
Scales for conversions, Area 1.000 Sq.mt. = 10.764 Sq.ft., Dimension 304.8 mm=1.0 Foot.



TYPICAL FLOOR PLAN

TOWER:
ASTOR AND BARCLAY | UNIT - 04 & 08

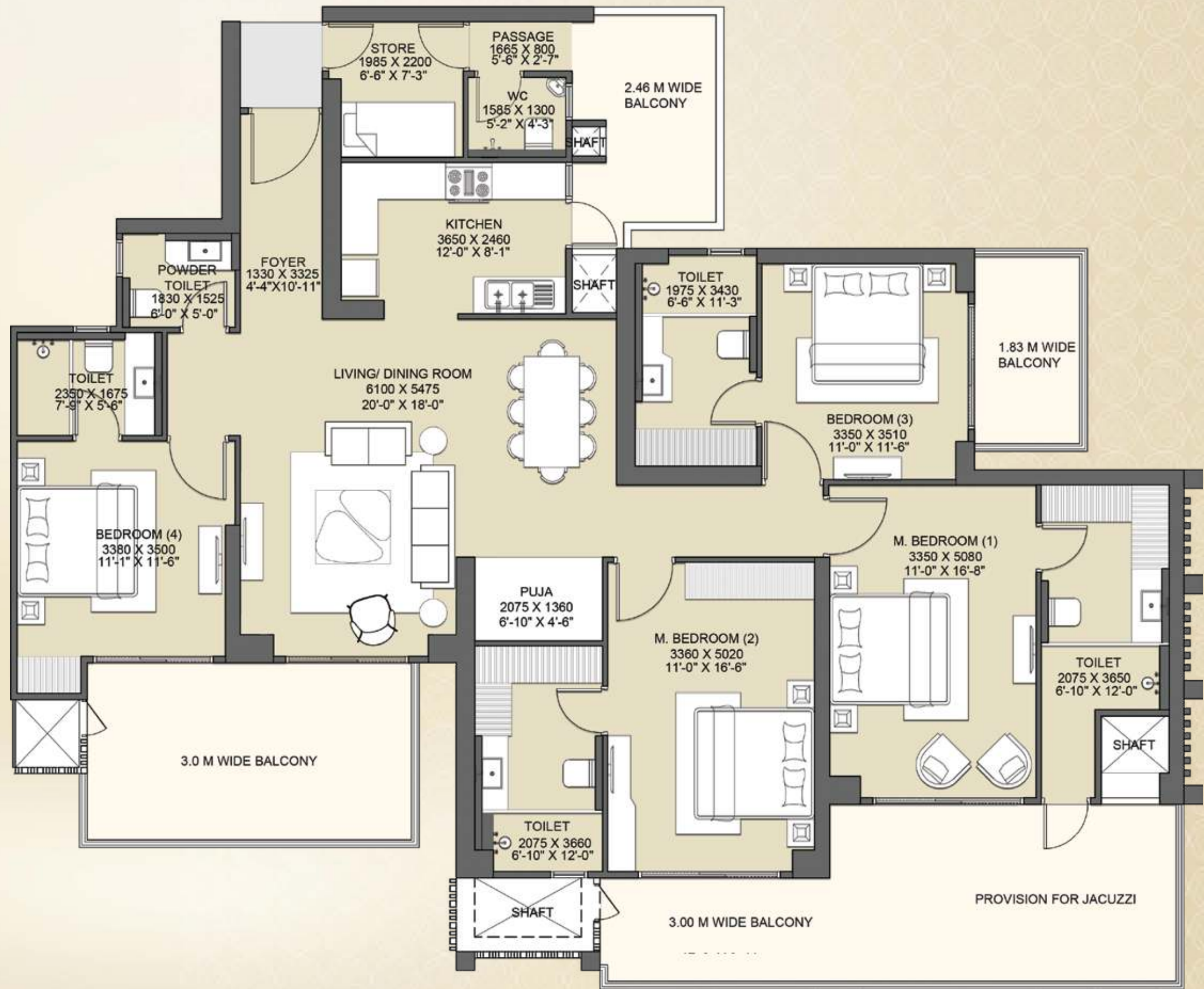
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +
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AREA DETAILS

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TOTAL AREA	= 312.62 SQ.MT./ 3365 SQ.FT.



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TYPICAL FLOOR PLAN

TOWER:
ASTOR AND BARCLAY | UNIT - 05 & 09

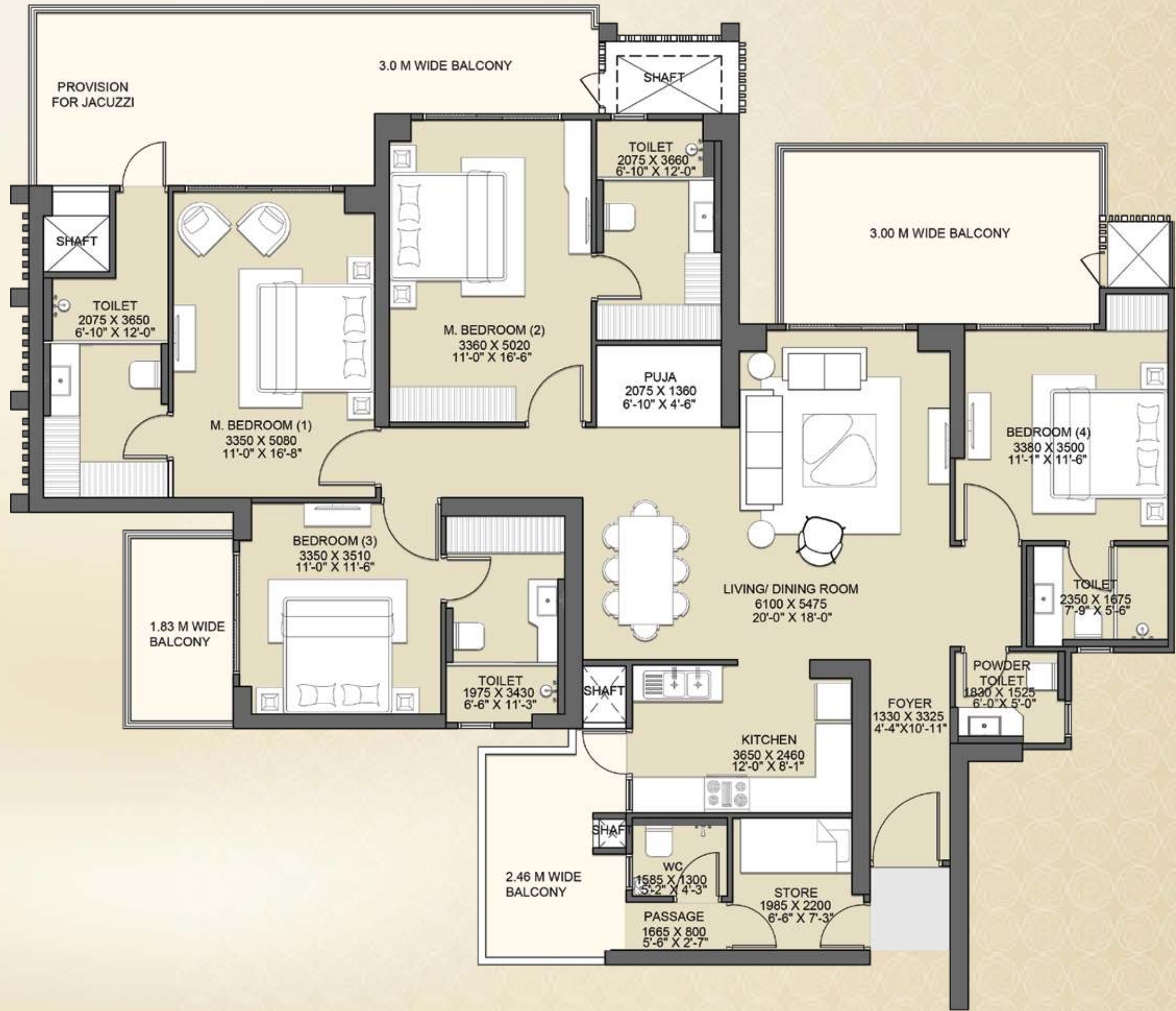
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



AREA DETAILS

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COMMON AREA (FLOOR)	= 54.70 SQ.MT./ 589 SQ.FT.
TOTAL AREA	= 312.62 SQ.MT./ 3365 SQ.FT.



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TYPICAL FLOOR PLAN

TOWER:
ASTOR AND BARCLAY | UNIT - 06 & 10

2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



AREA DETAILS

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TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 11, 17 & 21

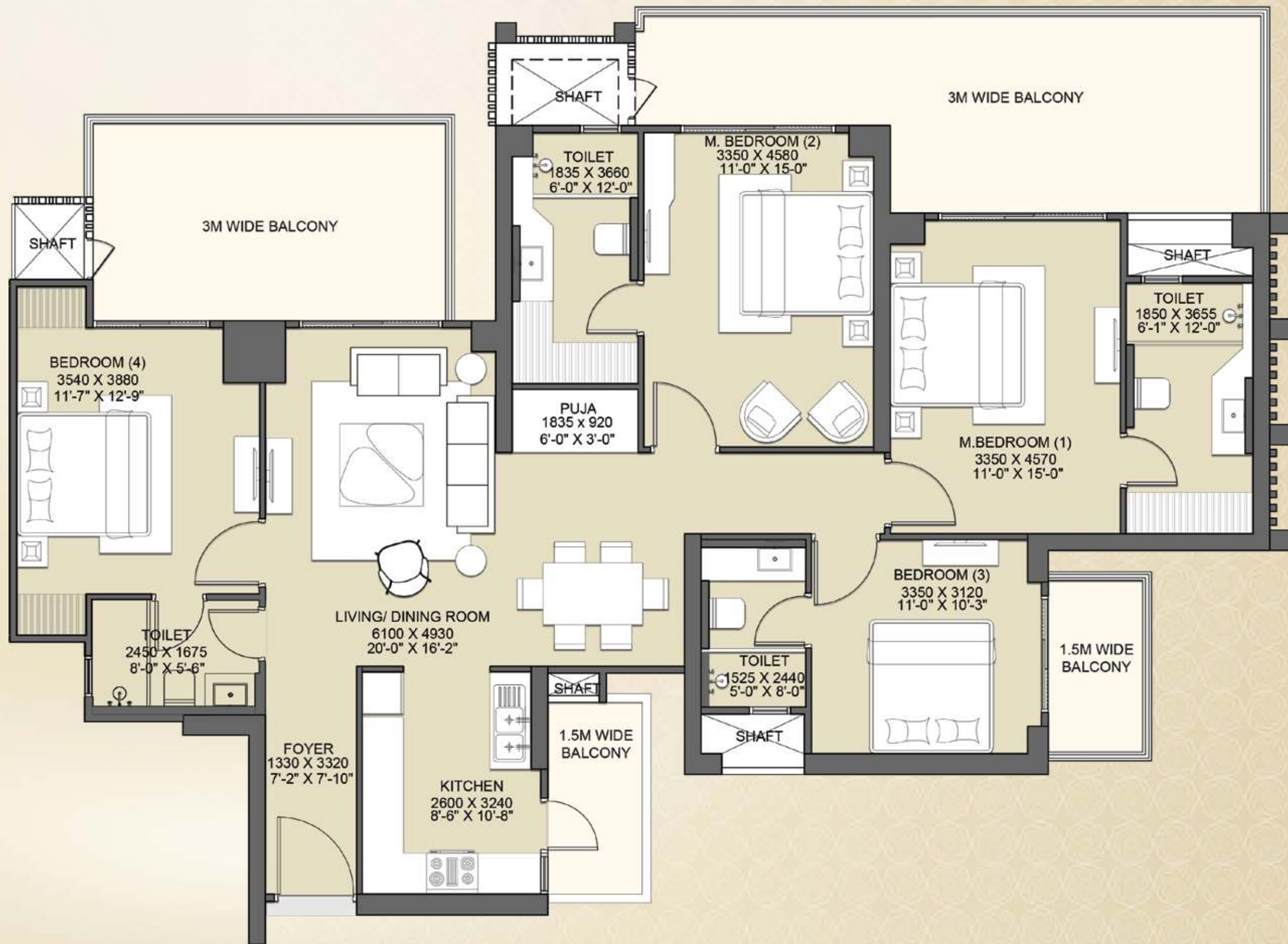
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY +
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

RERA CARPET AREA	= 123.20 SQ.MT./ 1326 SQ.FT.
COVERED AREA	= 135.57 SQ.MT./ 1459 SQ.FT.
BALCONY AREA	= 47.45 SQ.MT./ 511 SQ.FT.
COMMON AREA (FLOOR)	= 45.83 SQ.MT./ 493 SQ.FT.
TOTAL AREA	= 258.27 SQ.MT./ 2780 SQ.FT.



Disclaimer : The total area loading of other constructed areas including the constructed common areas over the RERA carpet area, which is duly mentioned in the layout plan of the respective apartment.
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Scales for conversions, Area 1.000 Sq.mt. = 10.764 Sq.ft., Dimension 304.8 mm=1.0 Foot.



TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 12, 18 & 22

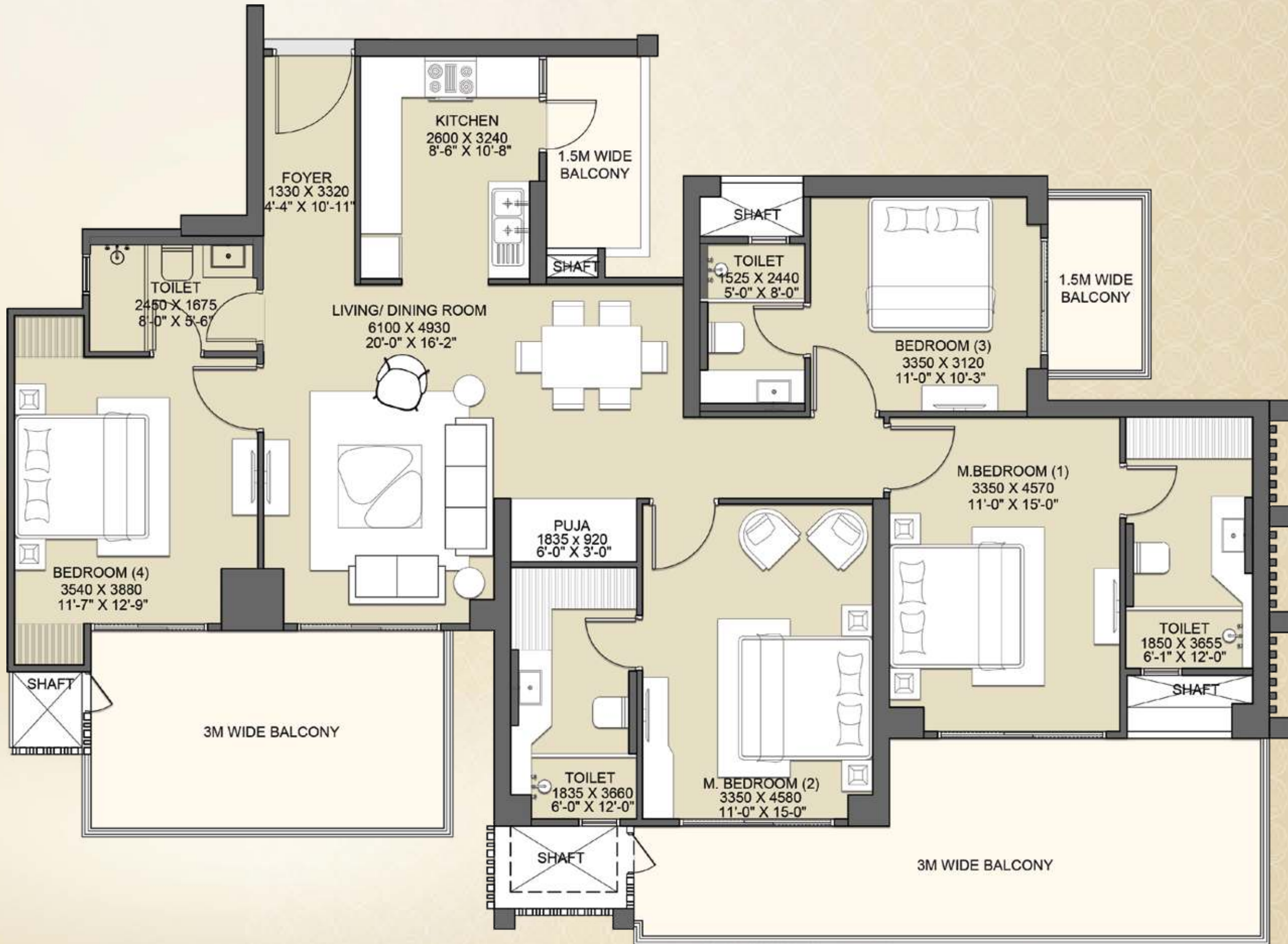
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TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 15, 19 & 23

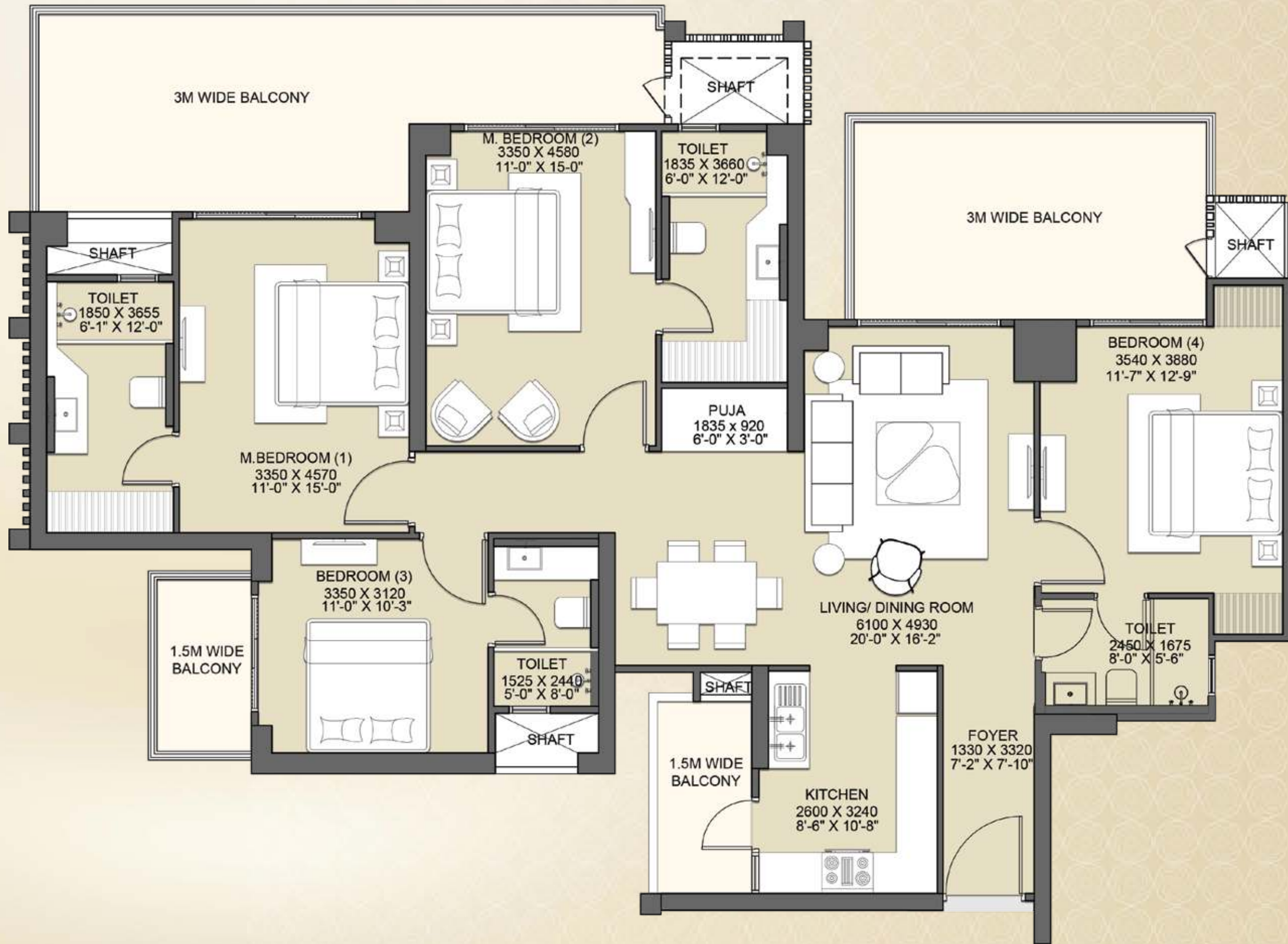
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

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BALCONY AREA	= 47.45 SQ.MT./ 511 SQ.FT.
COMMON AREA (FLOOR)	= 45.83 SQ.MT./ 493 SQ.FT.
TOTAL AREA	= 258.27 SQ.MT./ 2780 SQ.FT.



Disclaimer : The total area loading of other constructed areas including the constructed common areas over the RERA carpet area, which is duly mentioned in the layout plan of the respective apartment.
Carpet Area : The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. The typical unit plan shown above does not apply for the floors 16, 17, 24 and 25.
Scales for conversions, Area 1.000 Sq.mt. = 10.764 Sq.ft., Dimension 304.8 mm=1.0 Foot.



TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 16, 20 & 24

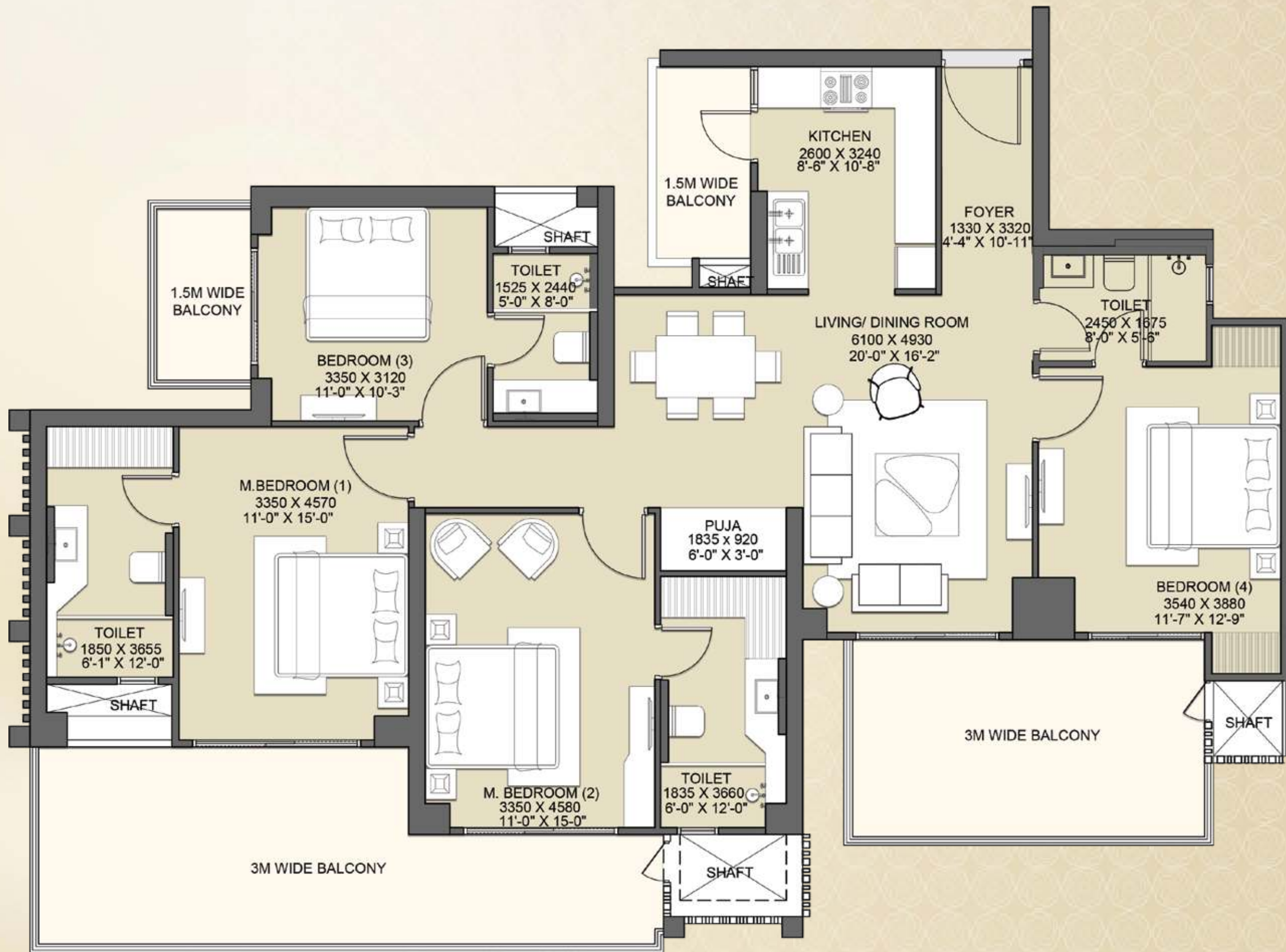
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY +
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

RERA CARPET AREA	= 123.20 SQ.MT./ 1326 SQ.FT.
COVERED AREA	= 135.57 SQ.MT./ 1459 SQ.FT.
BALCONY AREA	= 47.45 SQ.MT./ 511 SQ.FT.
COMMON AREA (FLOOR)	= 45.83 SQ.MT./ 493 SQ.FT.
TOTAL AREA	= 258.27 SQ.MT./ 2780 SQ.FT.



Disclaimer : The total area loading of other constructed areas including the constructed common areas over the RERA carpet area, which is duly mentioned in the layout plan of the respective apartment.
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TYPICAL FLOOR PLAN

TOWER:
LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 25, 29, 33 & 37

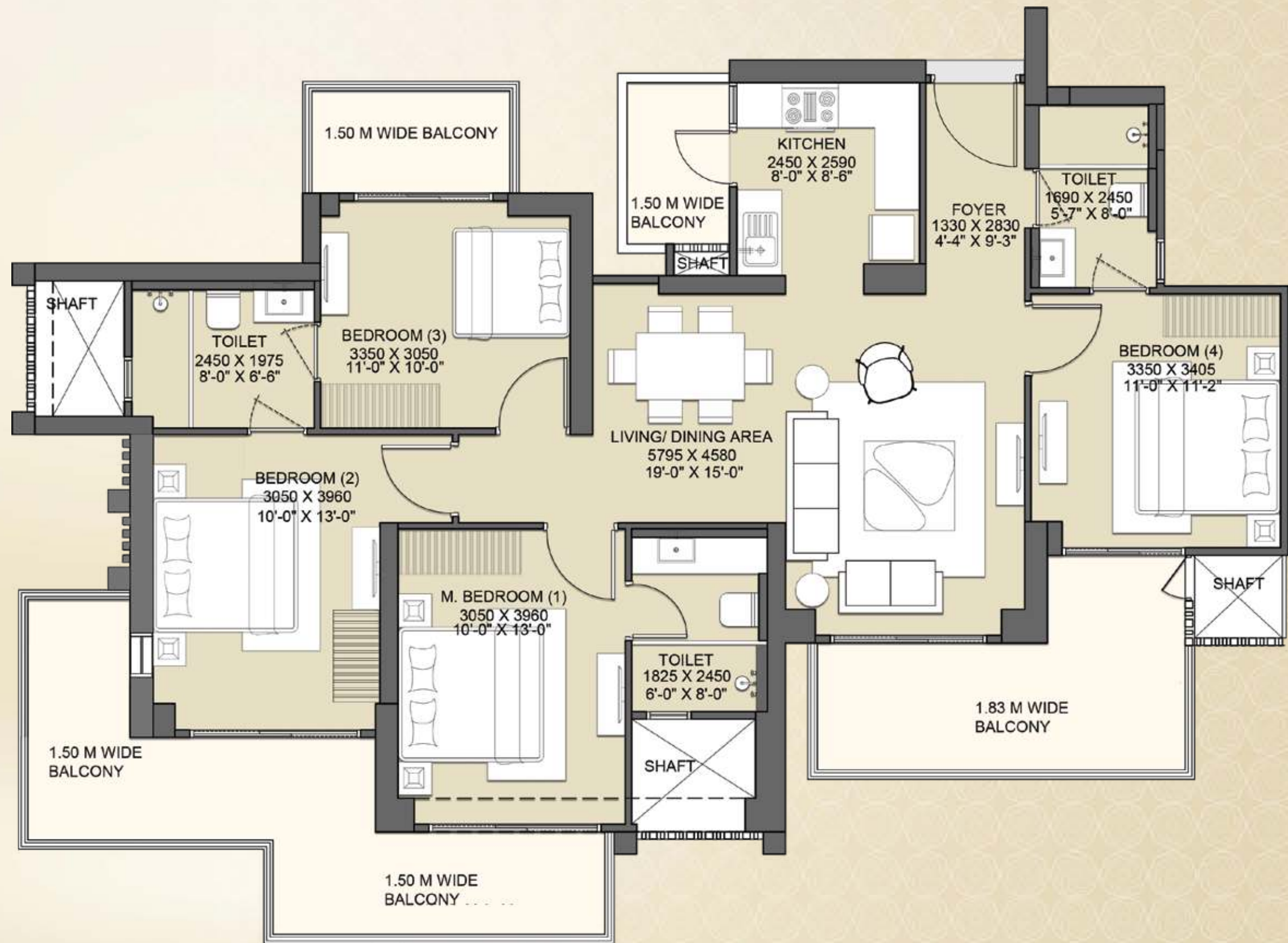
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 33 FLOORS

FOYER + LIVING & DINING +
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +
3 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

RERA CARPET AREA	= 98.68 SQ.MT./ 1062 SQ.FT.
COVERED AREA	= 109.05 SQ.MT./ 1174 SQ.FT.
BALCONY AREA	= 36.31 SQ.MT./ 390 SQ.FT.
COMMON AREA (FLOOR)	= 47.41 SQ.MT./ 510 SQ.FT.
TOTAL AREA	= 205.32 SQ.MT./ 2210 SQ.FT.



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Carpet Area : The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. The typical unit plan shown above does not apply for the floors 16, 17, 24, 25, 33 and 34
Scales for conversions, Area 1.000 Sq.mt. = 10.764 Sq.ft., Dimension 304.8 mm=1.0 Foot.



TYPICAL FLOOR PLAN

TOWER:
LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 26, 30, 34 & 38

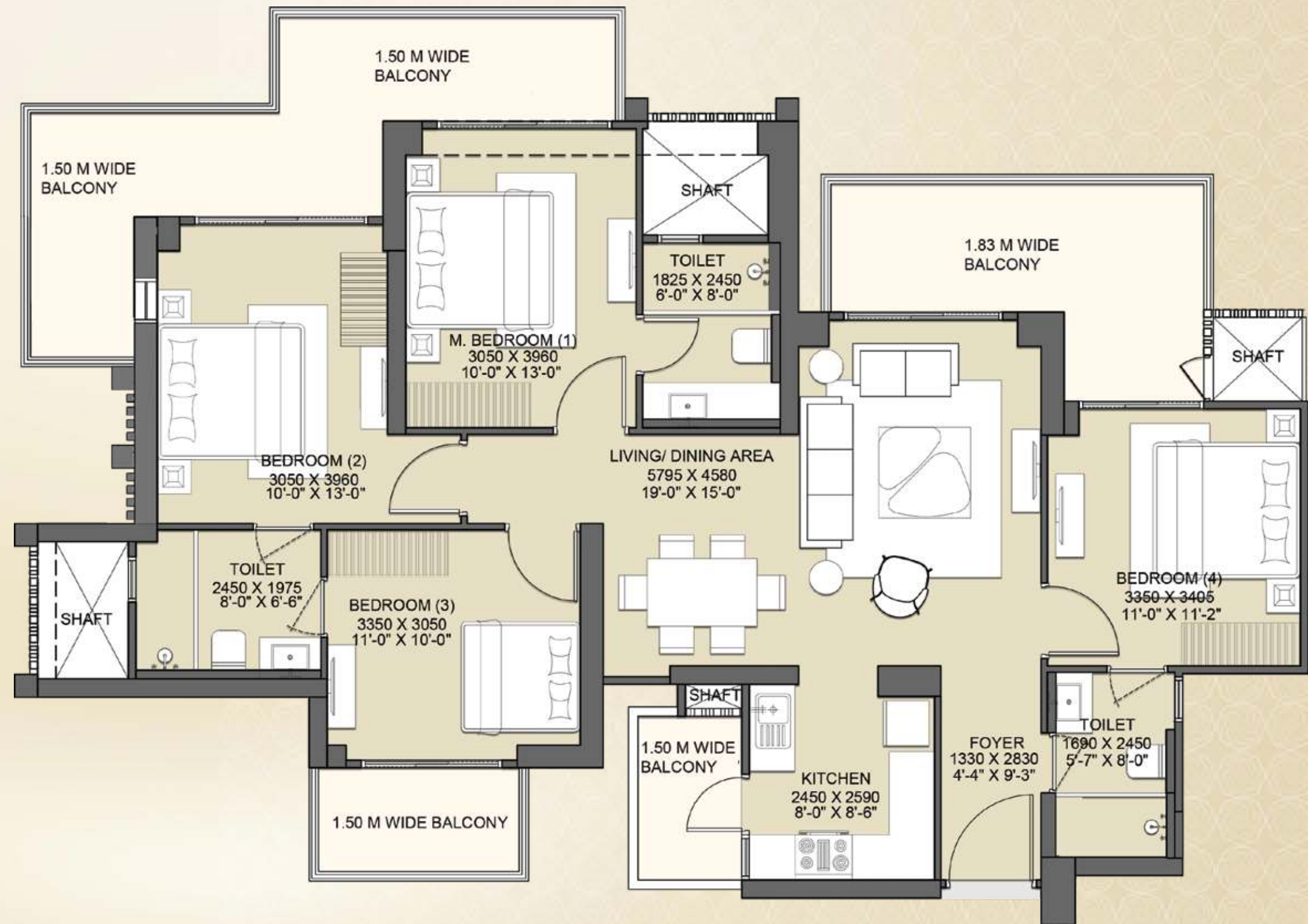
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 33 FLOORS

FOYER + LIVING & DINING +
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +
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AREA DETAILS

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TYPICAL FLOOR PLAN

TOWER:
LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 27, 31, 35 & 39

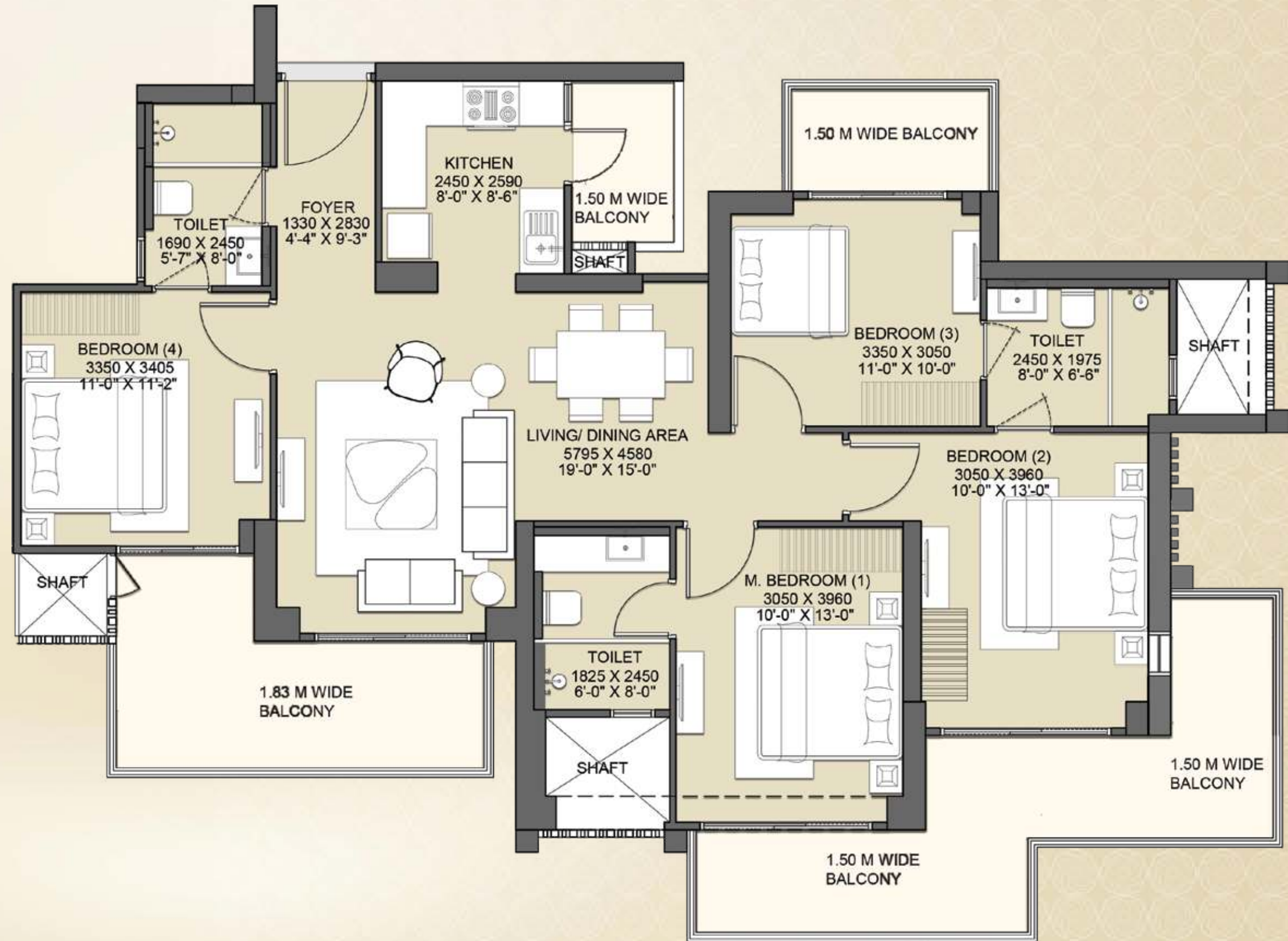
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 33 FLOORS

FOYER + LIVING & DINING +
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +
3 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

RERA CARPET AREA	= 98.68 SQ.MT./ 1062 SQ.FT.
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Scales for conversions, Area 1.000 Sq.mt. = 10.764 Sq.ft., Dimension 304.8 mm=1.0 Foot.



TYPICAL FLOOR PLAN

TOWER:
LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 28, 32, 36 & 40

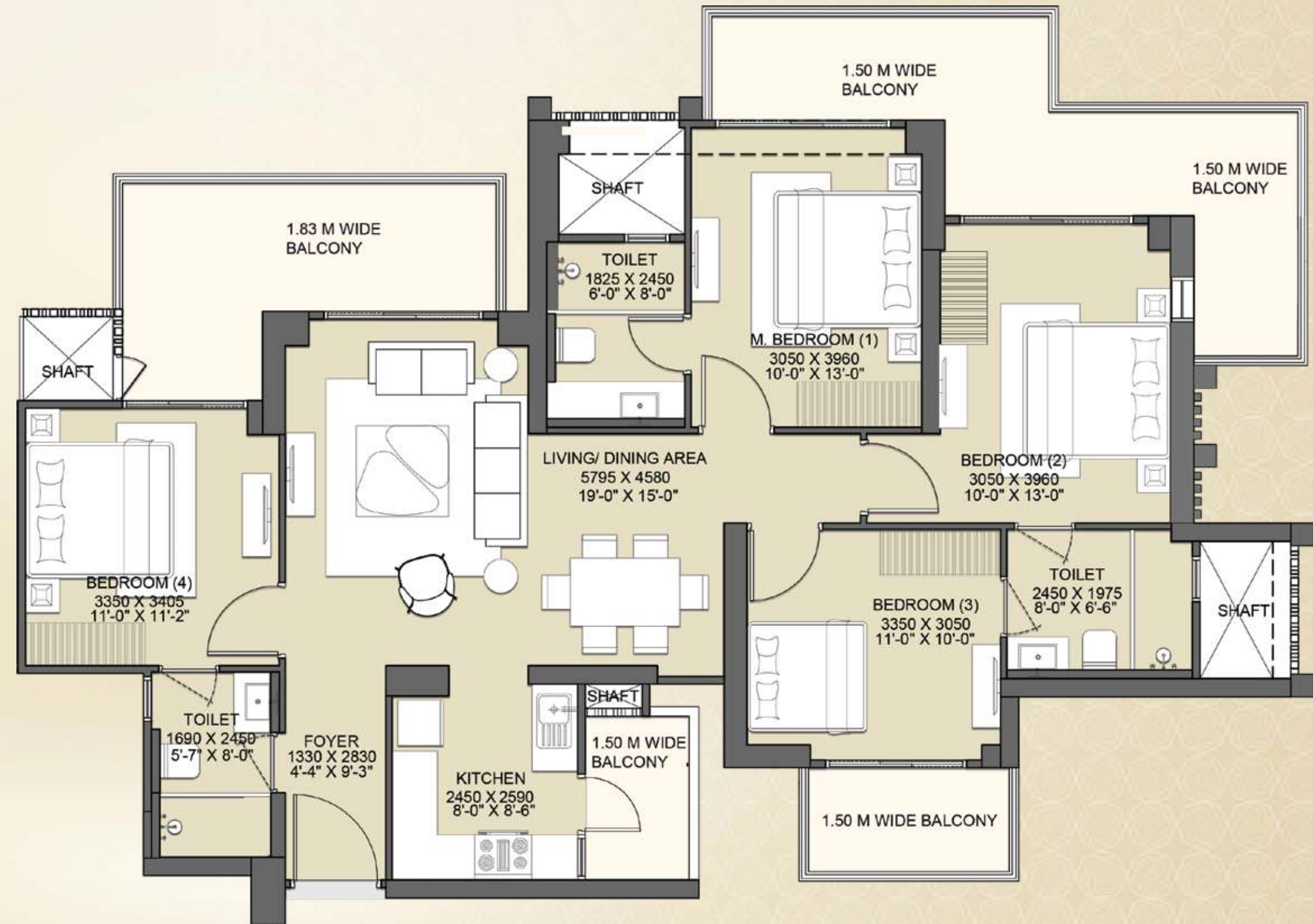
2 BASEMENT + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 33 FLOORS

FOYER + LIVING & DINING +
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +
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AREA DETAILS

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GAUR NYC RESIDENCES

DETAILS OF GROUP HOUSING

Total Number of Units	1216
Total Number of Towers	Ten (10) - Gaur NYC Empire, Astor, Barclay, Bloomberg, Chrysler, Hudson, Leonard, Lexington, Liberty, Regis
Floor to Floor Height	Gaur NYC Empire (3.90 Mtr), All other towers (3.6 Mtr)

Community Facility: Club on ground, first and second floor of Tower Gaur NYC Empire is having lobby, waiting lounge, rooms, office (co-working spaces, business center) gymnasium, squash court, badminton court, yoga room, senior citizen room, indoor heated pool, community hall, audio visual room, art, music and karaoke room, golf simulator, preteen play area, landscaped garden along with swimming pool.

Note: All the above said Community Facilities will be shared between all towers.
Habitat Floor at 30th & 31st flor of Gaur NYC Empire tower is dedicated for the exclusive use of Gaur NYC Empire residents only.

SPECIFICATIONS

FLOORING:

Living	-	Tile Flooring
Dining	-	Tile Flooring
Kitchen	-	Tile Flooring
All Bedrooms	-	Laminated Wooden flooring
Toilets	-	Tile Flooring
W.C.	-	Tile Flooring

WIRING & SWITCHES:

Wiring	-	Fire Retardant copper wiring in concealed PVC conduits
Switches	-	Modular switches & sockets
TV Points	-	In Living/Dining and all Bed Rooms

AC:

Split ACs	-	1.5T each in Bedrooms, Living/Dining only
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KITCHEN:

Counter	-	Kitchen Counter with Stainless Steel Sink Fitted with R.O./Hob/Chimney (Indian brand) with Exhaust Pipe
Wood Work	-	Kitchen Cabinet
Wall Tile	-	Ceramic Tiles up to 2ft. above working Counter

ELECTRICAL FITTINGS:

Exhaust Fan	-	In Kitchen & Toilets
Light Fixture	-	False ceiling light in Living/Dining Room and All Bedrooms.

Wardrobe	-	One wardrobe in each Bed Rooms
Wall Tile	-	Ceramic Tiles in Toilets

DOORS & WINDOWS:

External	-	uPVC Sliding or Openable Doors & Windows
Internal	-	Flush Door fixed in hardwood or Engineered wood Door frame

WALL FINISH:

External	-	Texture Paint
Internal	-	All internal walls of the Room & Living/Dining with OBD Paint

SECURITY:

Internal	-	Electronic Door Lock
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SANITARY WORK:

Internal Piping	-	CPVC Pipes & Fittings
Fitting in toilets	-	All Taps and fitting in Chrome Finish; Wash Basins and W/C in White Shade

CREATING MASTERPIECES WITH INTENTION AND HEART

At Gaur's, luxury isn't built with bricks, it's crafted with stories and this has stayed the same since our inception in the year 1995.

Gaur's has been revered as an icon of excellence in the world of real estate because we don't just create spaces, we craft experiences. Each landmark is a refined brushstroke in our ongoing quest to elevate the art of living, from high-end apartments to highly affordable accommodations occupied by thousands of happy and flourishing families.

Life in a Gaur's home is an exceptional life, woven with countless memories. For us, your trust and happiness is our winning mantra. Our dedicated craftsmen, chosen for their unwavering commitment to excellence, pour their passion into every detail to surpass your every expectation.

Welcome to a world beyond the ordinary, where luxury is not just a label, but a legacy. Welcome to Gaur's.



IGBC PRECERTIFIED GOLD BUILDING



THE PROJECT HAS BEEN MORTGAGED TO STANDARD CHARTERED CAPITAL LIMITED AND STANDARD CHARTERED BANK.



MILESTONES WE ARE PROUD OF

35

DELIVERED RESIDENTIAL PROJECTS

30

DELIVERED COMMERCIAL PROJECTS

4

GAURS INTERNATIONAL SCHOOL

3

DELIVERED TOWNSHIP PROJECTS

2

DELIVERED RETAIL PROJECTS (MALLS)

1

CRICKET TEAM & SOLAR POWER PLANT

AWARDS & ACCOLADES



MILESTONES WE ARE PROUD OF

3

Decades of Unflinching
Commitment

65+

Successfully
Delivered Projects

45000+

Possessions Given
(2014-2023)

65000+

Successfully
Delivered Units

1 Lakh+

Happy
Customers

6 Million+

Square Meter
(65 Million+ Square Feet)
Area Developed



**REALTY+ EXCELLENCE
AWARDS 2022**
LUXURY PROJECT OF THE YEAR
- **THE ISLANDS BY GAURS**



**MAPIC INDIA SHOPPING CENTER
AWARDS 2022**
BEST MALL FOR LEISURE AND
ENTERTAINMENT - DELHI NCR
- **GAUR CITY MALL**



**SMART CITY EMPOWERING INDIA
AWARDS 2020**
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
- **GAURS 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**

RERA NO.: UPRERAPRJ188811/08/2024
<https://up-rera.in/projects>



GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

SITE ADDRESS: PLOT NO. GH-06, SECTOR-03, WAVE CITY, NH-9 (NH-24)
DELHI-MEERUT EXPRESSWAY, GHAZIABAD (U.P.)

www.gaursonsindia.com



Corporate Office: Gaur Biz Park, Plot No.-1, Abhay Khand-II, Indirapuram, Ghaziabad - 201010 (U.P.) India

AFTER SALES CUSTOMER CARE 1800 309 3052