



COMMERCIAL SERVICED APARTMENTS AND OFFICES

19 Years of Leadership
Over 8,500 homes delivered
Over 8,500 homes to be delivered in next 15 months
All projects delivered on time
Over 17,000 homes under construction
3 Mega Integrated Townships
Gaur Central Mall Delivered
RDC Raj Nagar, Ghaziabad
Coming Soon - Gaur City Mall in
Greater Noida (West) & Dehradun

GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.
Corporate Office:
Gaur Biz Park, Plot No. 1, Abhay Khand II
Indirapuram, Ghaziabad (UP) 201010

Site Office:
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Disclaimer: Super Built-up area:- The constructed area of the project comprising of polly line area of the apartment and other constructed area of common use. All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq. ft., 304.8 mm=1'-0".



GAUR SUITES

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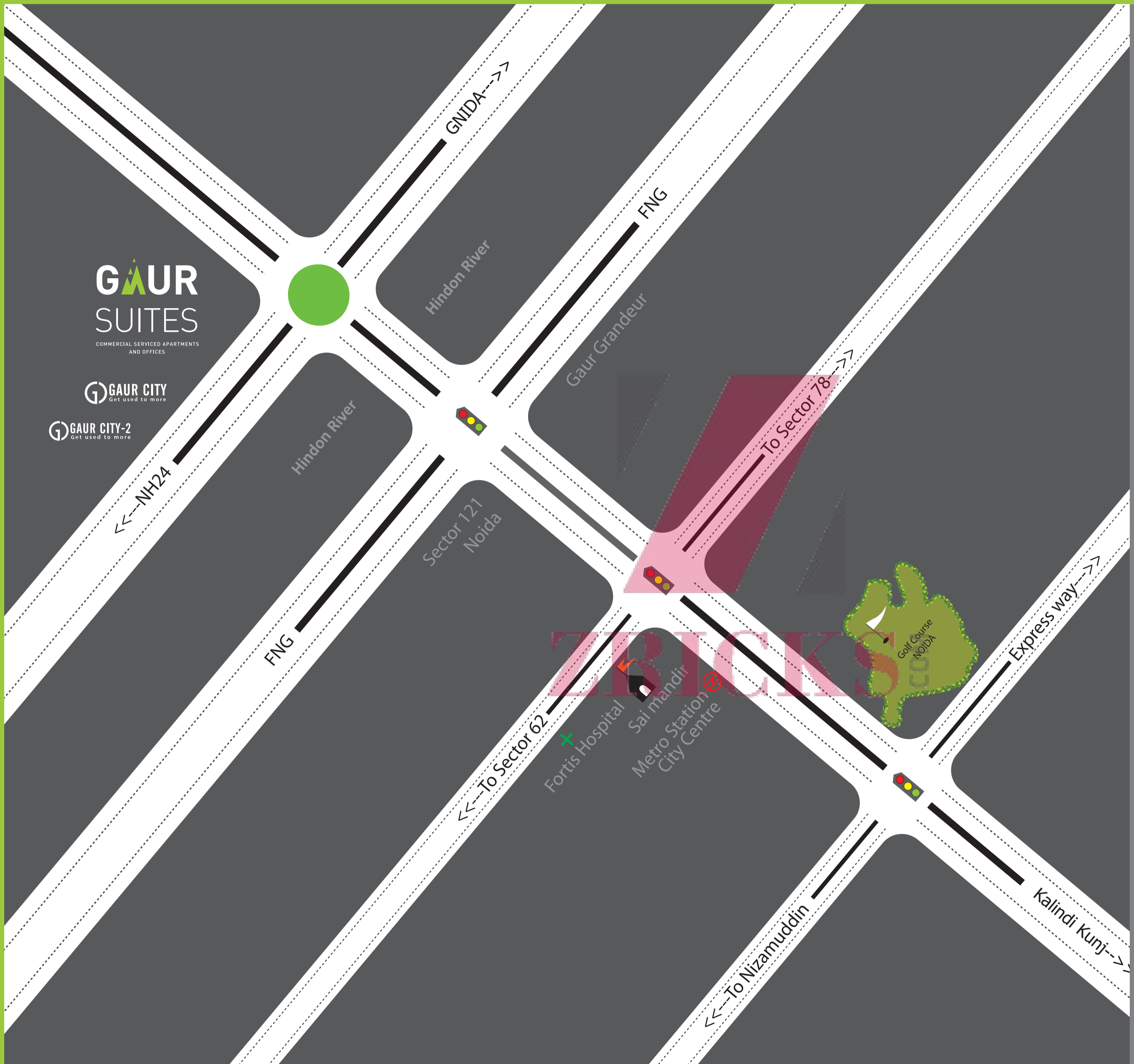
Give in to the Seamless Experience

Located in the sprawling 237 acre Gaur City in Noida Extension, Gaur Suites Commercial Serviced Apartments promises memorable stay in the western part of Greater Noida. The serviced suites have been aesthetically designed, yet they retain a veneer of simplicity. Ideal for professionals, the functional suites are aimed at those who seek the comforts of a luxurious condominium while staying here or while working from here. The serviced apartments are part of a project that includes an 11 lakh sq. ft. destination mall, fitted with a six screen multiplex. Our friendly, 24-hour personal assistants will help you acquaint with your neighbourhood. Meanwhile the housekeeping, club, and entertainment facilities will add to the experience of enjoying your stay here. Be prepared to be pampered by the personal experience recreated at Gaur Suites Commercial Serviced Apartments. Give it a chance, and it can be your home away from home.

Residential and commercial suites

- Independent entrance lobby at ground floor
- Club terrace on top floor
- Connectivity within mall area
- Dedicated conference and meeting rooms to meet business needs
- Family entertainment center

Brands associated with Gaursons Group:
Shoppers Stop, Hyper City, Auchan, Looks Saloon, Wave Cinemas, Max, Pizza Hut, McDonald's, Croma, Benetton,
Van Heusen, Allen Solly, People Store, Lee, New U, Bata, Woodland, Adidas & Reebok



A High Profile Investment Destination

Gaur Suites is strategically located on the Greater Noida extension. It is an integral part of Gaur City in Greater Noida (West) and adjacent to Gaur City Chowk.

The suites boast of a beautiful, serene view as the buildings are flanked by a green belt on one side and a stadium on the other. The location is conveniently adjacent to the proposed metro station at Gaur City Chowk and about a 15-minute drive from the existing metro station. Further, it is easily accessible to commuters from Delhi NCR & the airport.

An investment in Gaur City Mall will add to your profile. After all, Gaur Suites is part of an 11 lakh sq. ft. integrated commercial project that involves a 7,50,000 sq ft mall with high expected footfall. This not only differentiates it from other projects in the neighbourhood, but also imparts the commercial serviced suites with high appreciation potential. Being part of such a high-footfall, integrated commercial/service apartment project ensures enormous business opportunities. There is also a scope to convert these commercial suites into full-fledged offices. The business environment in Noida and Greater Noida will only accentuate business opportunities in the extended-stay segment.

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Experience a New World of Convenience

Gaur City Mall is luxury personified. It is a destination for millions of people living within the vicinity of Ghaziabad, Noida & Noida Extension. It provides great conveniences for the people staying in Gaur City & Gaur City-2 and adjoining residential areas of Noida Extension where over 1.8 lakh families will be residing within a 3-5 km radius. Spread over 6 floors across 7,50,000 sq. ft., this mall will house top national and international fashion brands, a hypermarket, kids and adult entertainment, 3 large departmental stores, high end brands, 6 screen multiplex and multi-cuisine restaurants.

In addition to 7,50,000 sq. ft. over 800 multi purpose commercial suites integrated with mall area gives its occupants a perfect place for extended stay and business. It is a perfect blend of shopping and fun for your whole family. The large spaces will enhance your shopping experience, while you will be busy splurging on gourmet food, movies, hi-end brands ranging from cosmetics, appareals & accessories, personal care and electronic stores.

We are confident that with so many entertainment options, Gaur City Mall will satisfy our large number of discerning customers.

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A Luxury Home Away from Home

Some people seize an opportunity in every moment. They see the chance to live better, live it on the fast track and with an added zing. They live life on the go and do it for themselves, every waking minute.

Gaur Suites within Gaur City is where you'll find our innovative commercial suites. They are not only fully serviced, but they are also multi-purpose and an economical alternative to a hotel for travelling executives (particularly those staying over longer stretches of time).

- On-demand housekeeping
- Connectivity within area of the mall, ensuring unlimited entertainment and shopping
- Rooftop garden and swimming pool
- Buildings has 100 m-wide green belt on one side and an 18 acre stadium on the other

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An Office to Match Your World Class Ideas

Each suite is equipped with a commercial license, enabling it to be used as a business space (eminently suitable for new and start-up enterprises). Whatever be your need - serviced commercial suites, home, office, art or photographic studios, exhibition gallery, medical clinic or consulting suites - residents can allocate space according to their needs. Here every required service has been arranged to be close at hand: Wi-fi connectivity, video conferencing lounge, housekeeping on demand, clubhouse with fully-equipped 24-hour gym, power backup, security and cafeteria.

These multi-utility studios offer a world of infinite possibilities. Use them your way.

- Facility of converting residential into office and vice versa
- Family entertainment center
- Wi-Fi enabled complex
- Dedicated conference and meeting rooms to meet business needs
- Dedicated banquet facilities
- On-demand food and beverages
- Maintenance by a reputed international maintenance agency

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Here The Fun Never Ends

State-of-the-art club encompassing
facilities such as:

- Swimming Pool
- Gymnasium
- Sauna
- Jacuzzi
- Billiards Table
- Discotheque
- Table Tennis
- Card Table



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Entertainment Galore

- Luxurious five-star hotel property
- Business lounge & corporate club
- Large banquet
- Multi-cuisine specialty restaurants
- High-end retail
- Lounge-cum-nightclub on connecting bridge



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Committed To Excellence

With a heritage of delivering projects on time and as per promised specifications, Gaursons is a name to reckon with when it comes to real estate in Delhi NCR. With a burgeoning list of residential projects - that encompass high-end apartments to highly affordable accommodations occupied by thousands of contented families - Gaursons stress on the customer's trust has become the winning mantra.

A fact that all our previous customers would vouch for.

Specifications of Furnished Service Apartments

- One Double Bed + Mattress+ Side Table
- One Study Table + Chair
- Curtains
- One No. Split Air Conditioner (1.5 Tonne)
- Sofa + 1 Centre Table
- Cupboard
- One Geyser (25 Liter)
- One Chimney
- One Exhaust Fan in Toilet
- One Hot Plate
- One set of Cutlery
- One Refrigerator (50 Ltrs)
- One 32" Television
- One T.V. Console
- Two Fans
- Light Shade
- 1 Individual RO Unit
- Microwave
- Towel rack in Bathroom
- Pressing Iron without Stand
- Pillow/ Pillow Covers
- Bed Sheet, Bed Cover
- Coffee & Tea Maker
- Toaster
- Kitchenette with Granite working top and stainless steel sink
- Modular Kitchenette

NOTES:

- The Colour, model, size, capacity, brand and design of any item can be changed without any prior notice. However they will be provided of good standard.
- The request for any change in construction/specification/furnishing of any type in the service apartment will not be entertained.
- This specification will only be provided on payment of specification/furnishing charges as per pricelist.
- Products will be provided only as per availability in the market.

Specification of Unfurnished Service Apartment

FLOORING

- Vitrified tiles 2'x2' in Foyer Area, Wooden Laminated Flooring in remaining area
- Ceramic tiles in Toilet and Balcony

WALLS AND CEILING FINISH

- POP finish walls & False ceiling with Lighting

TOILET

- Ceramic tiles on walls up to door level
- Counter wash basin, CP fittings and mirror, Glass Partition in Shower Area
- White EWC, CP Fitting

DOORS & WINDOWS

- Outer Doors and Windows Aluminum Powder Coated/UPVC
- Internal Door-frames made of Maranti or Equivalent Wood
- Internal Doors made of Laminated Flush Shutter
- Main entry door frame of Maranti or equivalent wood with Laminated Door Shutter
- Good Quality Hardware Fittings with Card Entry

ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points on wall

TELEPHONE

- Intercom facilities

NOTES:

- The Colour and design of tiles and motifs can be changed without any prior notice.
- Variation in 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 $\pm 3\%$ without any change in cost. However, in case the variation is beyond $\pm 3\%$, pro rata charges are applicable.
- The request for any change in construction / specification of any type in the apartment will not be entertained

Furnishing/Specification of Office Space in Gaur City Mall

- 1) Reception Backdrop Partition
- 2) Reception Table
- 3) Reception Chair
- 4) Reception Visitor Sofa
- 5) Meeting Table
- 6) Meeting Chair 4nos.
- 7) Workstation with overhead storage
- 8) Workstation Chair 3nos.
- 9) Cabin Glass Partition with door
- 10) T.V. with Paneling
- 11) Cabin Sofa
- 12) Cabin Office Table
- 13) Cabin Office side Table
- 14) Cabin Office Chair 3nos.
- 15) Cabin Storage Cabinet
- 16) Cabin Backdrop Paneling
- 17) Vertical Blinds
- 18) Air Conditioner 1.5 ton split
- 19) Ceiling fan
- 20) Toilet Geyser
- 21) Exhaust fan

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