







Being developed as Metro centre for Scientifically-planned sector providing quality urban environment, layouts with community and to attract economic activities and recreational centers, parks and population to decongest Delhi playgrounds at the sector level Has emerged Wide road network as a modern model with broad, tree-lined of far-sighted AT INDIA'S avenues town planning MOST PROMISING **BUSINESS DESTINATION** NOIDA, GR NOIDA (W) Home to reputed schools like GIS & DPS, Somerville; institutions for Ample area engineering & management studies under green cover and also to few renowned hospitals Disclaimer: All information above is in reference from newspapers and news portals.

WHERE THE WORLD HAS ARRIVED





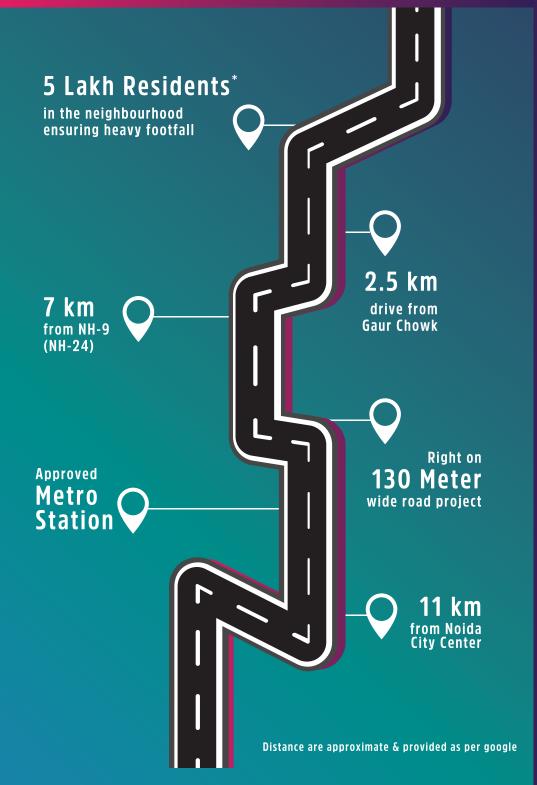


LOCATION MAP



GREAT BUSINESSES ARE SEAMLESSLY CONNECTED TO THE WORLD

LOCATION ADVANTAGES



The image/images used above is for illustrative purposes only. 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.

Disclaimer: All information above is in reference

from newspapers and news portals. * Estimated population in next three years





WHERE EVERYTHING COMES UNDER



We bring you a new world order of doing business in the most profitable way. Gaur World Smartstreet is a unique amalgamation of commercial and retail to churn out business opportunities as never before. Intelligently located near the prime location of Gaur Chowk, surrounded by several group housing projects and close to 5 lakh residents in the vicinity to provide you with a readymade clientele for unprecedented success.

EXCLUSIVE RESIDENTIAL DEVELOPMENT IN VICINITY ENSURING MAXIMUM FOOTFALL

LOCATED AROUND LEADING BUSINESS CENTRES AND RESIDENTIAL TO GATHER MAXIMUM EYEBALLS



SPREAD OVER A BUILT-UP AREA OF

1.1 LAKH SQ.MT. (12 LAKH SQ. FT.)

A VIBRANT AND UPSCALE DESTINATION SHOPPING AND BUSINESS CENTER





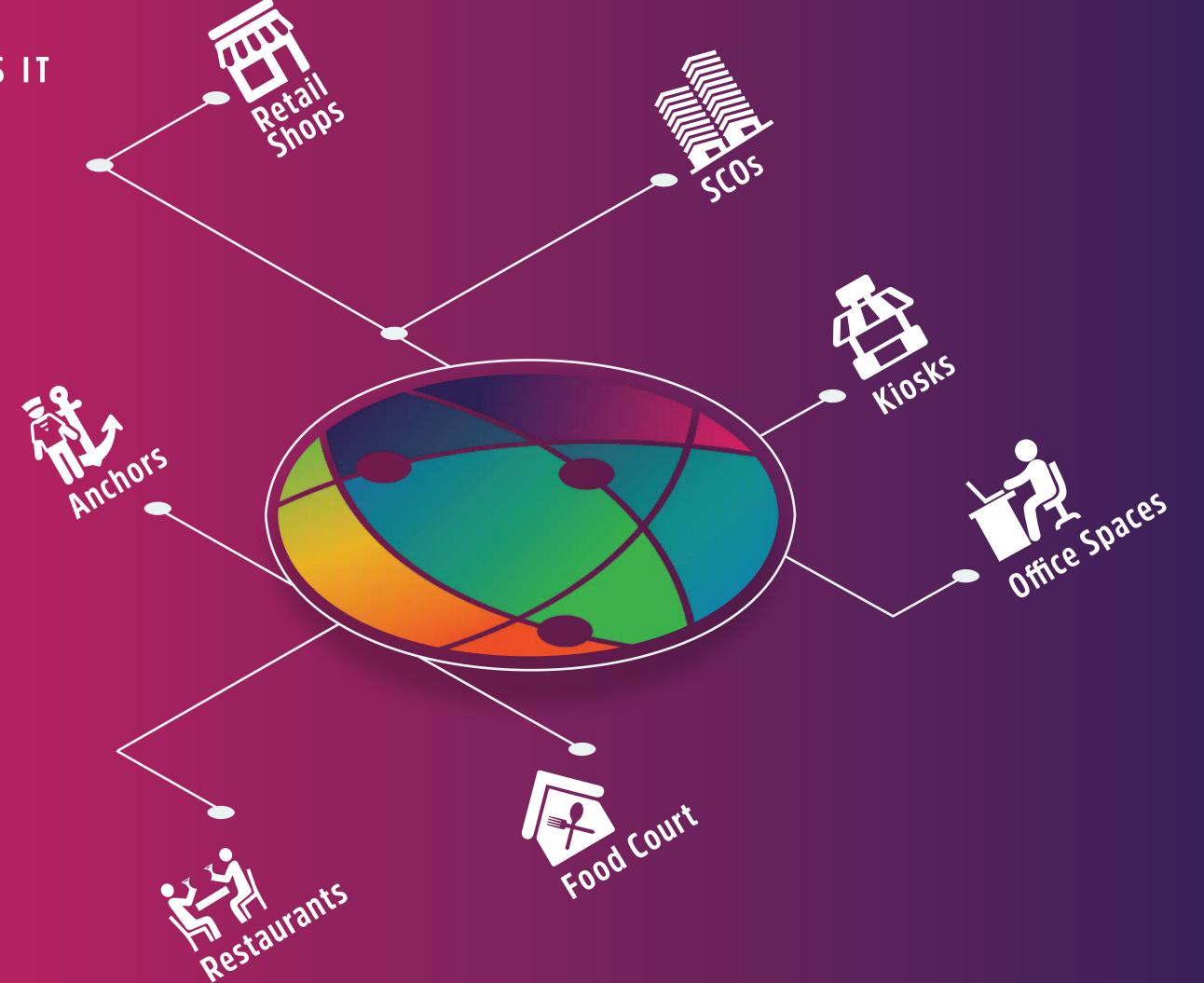
ONE-STOP DESTINATION, WHERE YOU SHOP, DINE, MEET, CELEBRATE AND CREATE MEMORIES





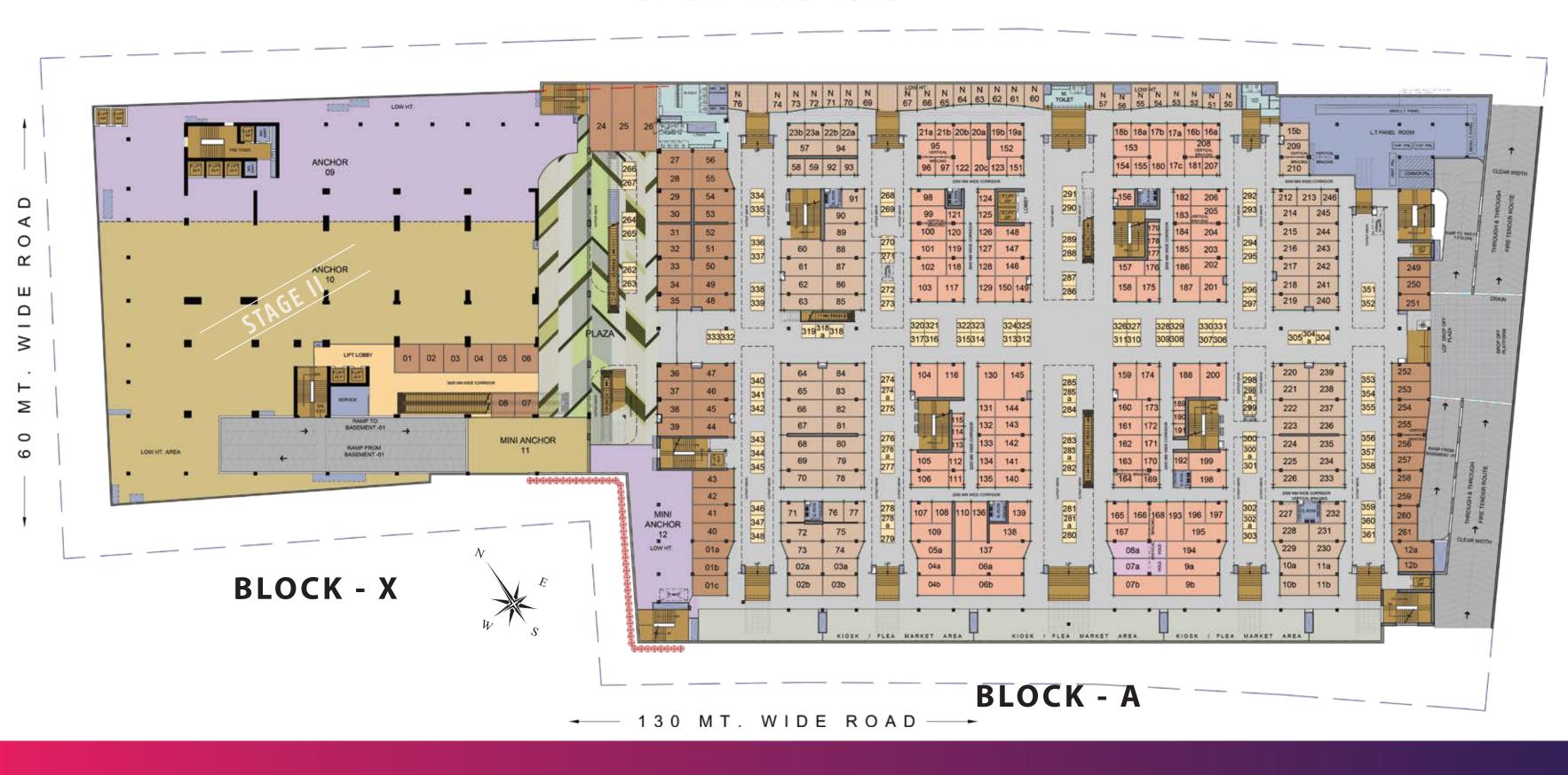


WHERE THE GRAVITY
OF DETAILING WILL
PULL YOU TOWARDS IT





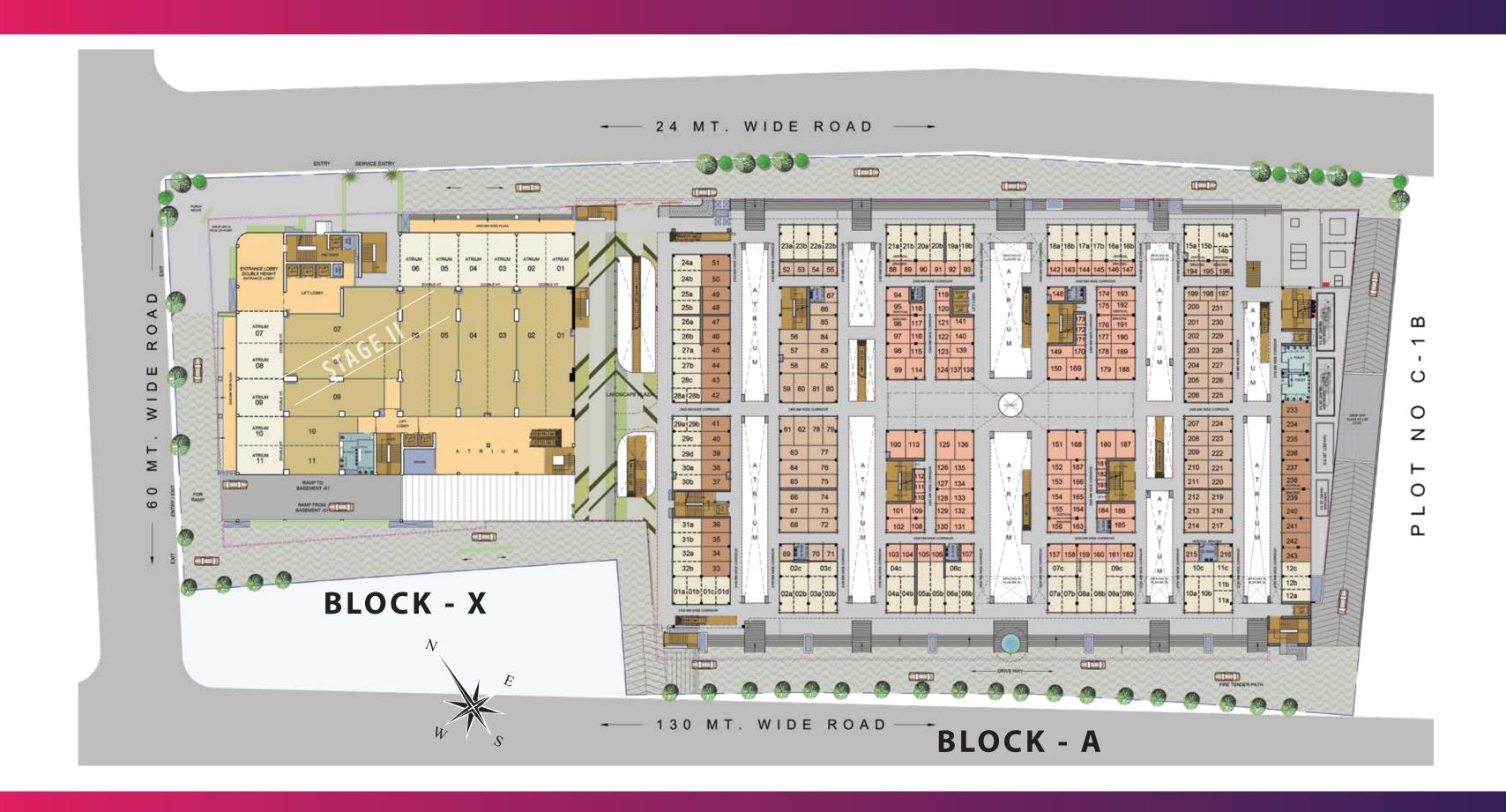
24 MT. WIDE ROAD



GROUND FLOOR PLAN

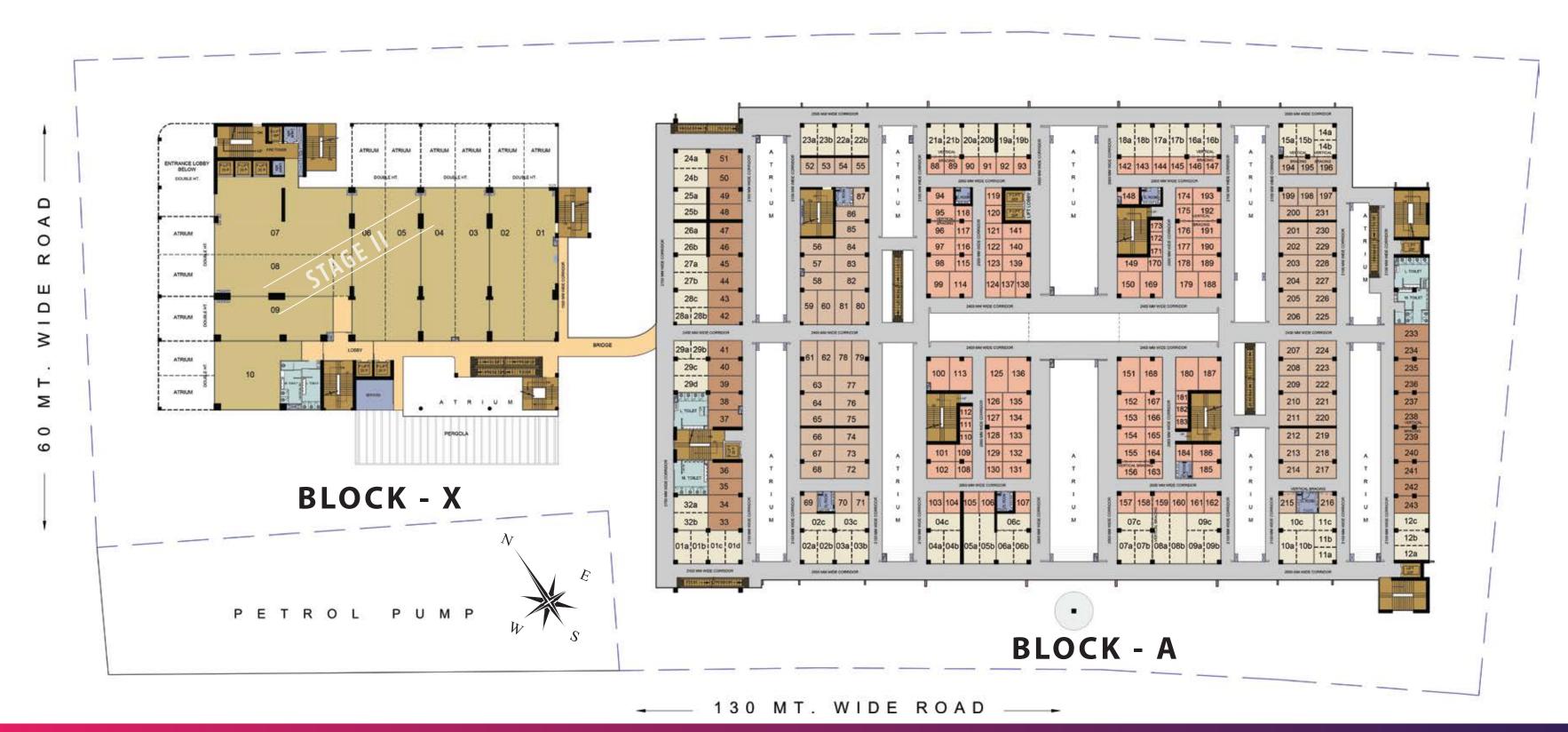
Note: Typical Shops Nos.: X/A GF XXX | X/A - Block | GF - Ground Floor | XXX - Shop Number







→ 24 MT. WIDE ROAD →



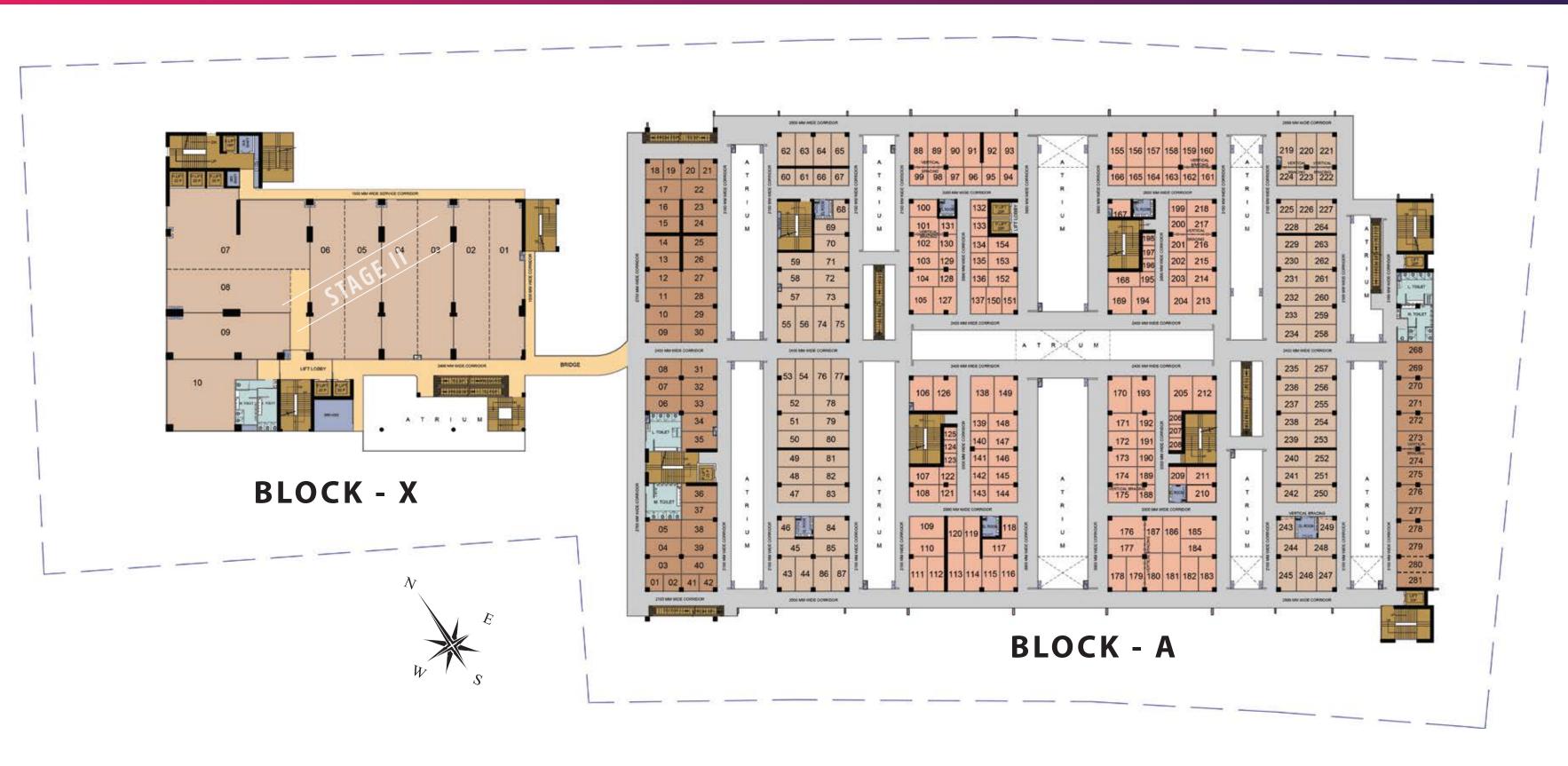
SECOND FLOOR PLAN

Note: Typical Shops Nos.: X/A SF XXX | X/A - Block | SF - Second Floor | XXX - Shop Number





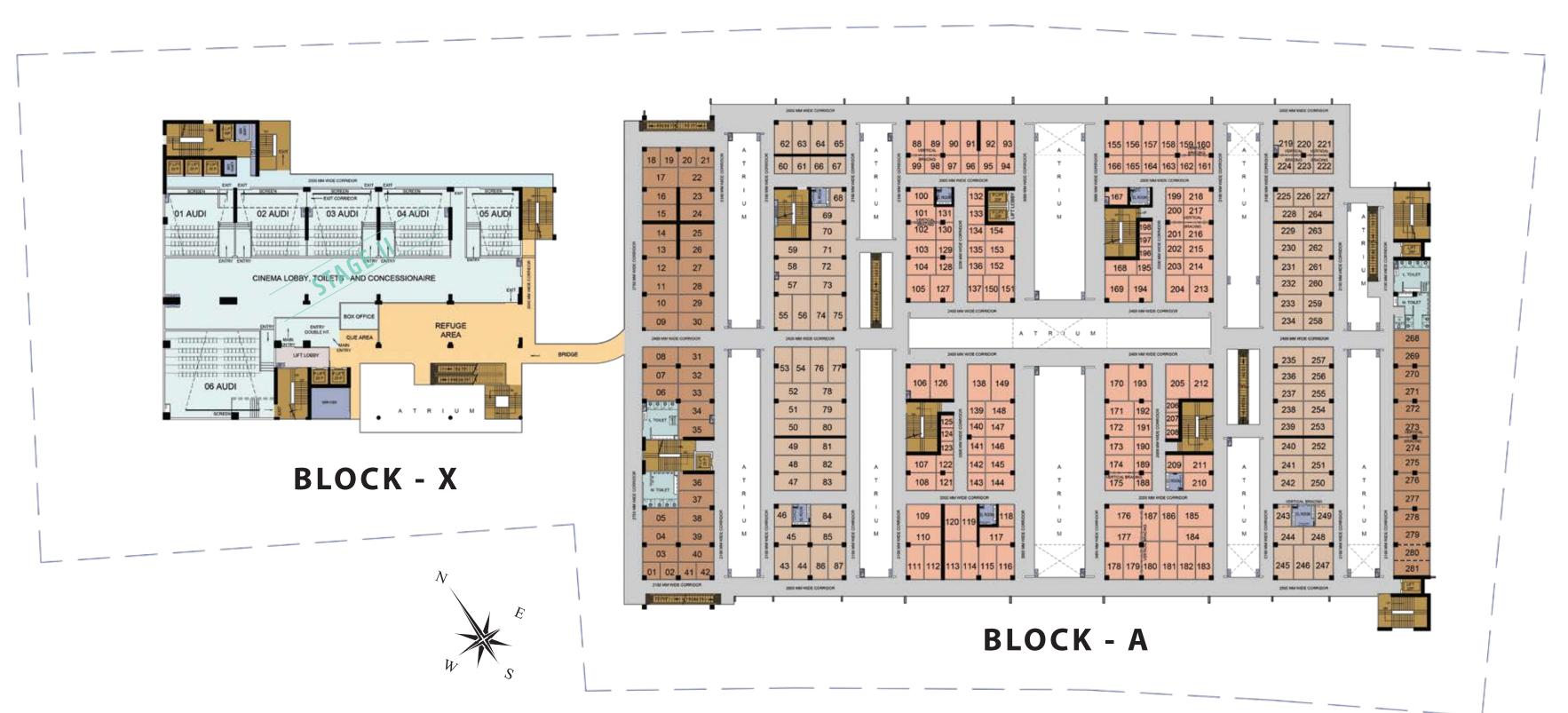




FOURTH FLOOR PLAN

Note: Typical Shops Nos.: X/A FOF XXX | X/A - Block | FOF - Fourth Floor | XXX - Shop Number









SIXTH FLOOR PLAN

Note: Typical Shops Nos.: X/A SIF XXX | X/A - Block | SIF - Sixth Floor | XXX - Shop Number





SEVENTH FLOOR PLAN

Note: Typical Shops Nos.: X/A SEV XXX | X/A - Block | SEV - Seventh Floor | XXX - Shop Number





SPECIFICATIONS

FLOOR DESCRIPTIONS

TOTAL NO. OF SHOPS

2461 approx

NO. OF FLOORS

Two Basements (Parking & Services)

Lower Ground Floor to Fourth Floor (Shopping / Restaurants / Retail) Fifth Floor to Seventh Floor (Shopping / Food Courts / Retail / Office)

NO. OF SHOPS PER FLOOR

LOWER GROUND FLOOR

302 Shops, Kiosk - 109 No (Approx.)

286 Shops (Approx.) **GROUND FLOOR** 282 Shops (Approx.) FIRST FLOOR 282 Shops (Approx.) SECOND FLOOR THIRD FLOOR 278 Shops (Approx.) 278 Shops (Approx.) **FOURTH FLOOR** FIFTH FLOOR 215 Shops (Approx.) 215 Shops (Approx.) SIXTH FLOOR SEVENTH FLOOR 163 Shops (Approx.)

VITAL INFORMATION

AIR CONDITIONING

DX water cooled compressor will be installed. Air-conditioning unit for

shops, retail areas.

offices etc. will be charged extra as per market rate.

CEILING HEIGHT

4.6 m Clear Height under slab for Basement 1 & 2 (Parking)

4.3 m (14' - 0" approx.) Clear Height under slab for

Lower Ground Floor To Seventh Floor

LIFTS AND ESCALATORS

SEPARATE LIFTS

ESCALATORS

5 No. of lifts for Shopping Area (Make Otis / Fujitec / Kone / Equivalent)

SPECIFICATION OF LIFTS

SS Finish from Inside and Outside (as per manufacturer) 2 Nos. of Escalators catering from B2 to B1 & B1 to LGF

2 Nos. of Escalators from LGF to GF

5 Nos. of Escalator from Ground Floor to Seventh Floor for Upward &

Downward Movement at each floor. (Make: Otis / Fujitec / Kone / Equivalent)

LOBBY AND COMMON AREAS

FLOORING

RAILING

Granite Flooring / Tile

Exposed DECK sheet with running Service Area CEILING

Dry wall painting partitions with Granite & Tile finishing up to 4'0" and balance WALLS & PAINTING

area OBD upto beam bottom / false ceiling which ever is lower (Make: ICI Dulux /

Asian / Berger or Equivalent Quality)

M.S Railing in Internal Area & Glass Railing in External Area

Common Area Electrical works with Corridor Lighting **ELECTRICITY**

As per NOC FIRE FIGHTING

Granite Flooring / Tile STAIRCASE

COMMON TOILETS

(Male, Female and Specially-abled)

FLOORING Anti-Skid Tile Flooring

PAINTING **OBD Paints**

WALL CLADDING Tile Cladding on Dado upto 8' - 0" height

WC **European WC Wall Mounted**

CP FITTING Chrome Plated

SHOPS / OFFICES / FOOD OUTLETS

FLOORING Concrete floor laid on deck sheet - ready to receive any flooring by owner/buyer

WALLS 75 mm thick Dry Wall Partition (No paints)

CEILING Steel structure with deck sheet

DOORS M.S Rolling Shutters fixed from inside of shop front

ELECTRICITY (Metered electricity with cable tap off provided as per load sheet at one point)

with DG backup

FIRE FIGHTING As Per Fire NOC

BASEMENT AREA

FLOORING Finishing (Concrete)

LIGHTING Tube Light / Ceiling Mounted LED Light Fixture

COMMON PARKING As per Drawings

RAMP **Trimix Concrete Flooring**

LANDSCAPING

HARD LANDSCAPE Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees SOFT LANDSCAPE

LIGHTING As per Design

ESS AND DG (MAX CAPACITY)

DG SET As Per Load Requirement (for common areas and common essential services)

TRANSFORMER As Per Load Requirement

STP

CAPACITY (IN BASEMENT) As per Design (Area Approx. 350 sq.m.)

ELECTRICITY PANEL

CAPACITY (IN BASEMENT) As per Design (Area Approx. 370 sq.m.)

> **EXECUTION OF FAST CONSTRUCTION** BY IMPLEMENTING LATEST COMPOSITE STEEL STRUCTURE TECHNOLOGY

EXECUTED BY



JSW SEVERFIELD STRUCTURES LTD

ADVANTAGES OF USING STEEL STRUCTURE









PEST AND INSECT







CONSTRUCTION



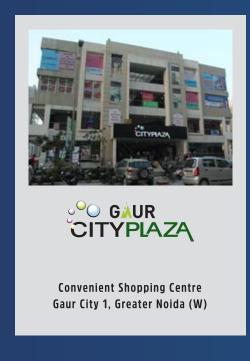
COMMERCIAL DEVELOPMENT @ GAURS

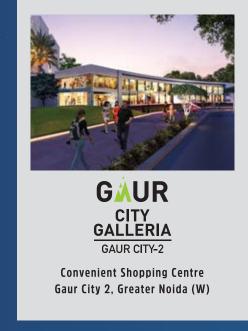
Ever since its inception in 1995, Gaurs have relentlessly pursued excellence, achieving enviable success in every project. The focus of every project has always been architectural excellence and customer satisfaction which should be embedded with transparency and sustainability. Gaurs have delivered 65000+ units across 65+ successful projects with more than 100000 happy customers in the span of 29 years of unfaltering commitment. The group has developed almost 35 retail & commercial projects in the NCR region.

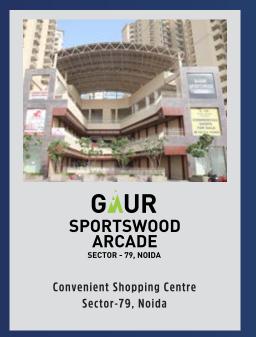
Total No. of Commercial Projects: 35

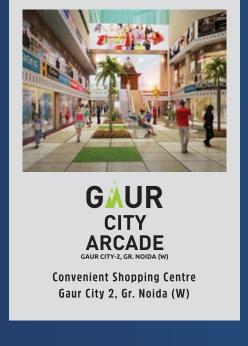
Total Built-up Area of Commercial Projects: 5.0 Lakh sq. mtr. (53 Lakh sq. ft.) approx

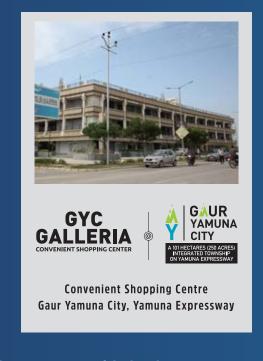














A WORLD OF **SHOPPING RETAIL** & BUSINESS





THE FIRST & THE BIGGEST MALL OF GR. NOIDA (WEST)

- THE BIGGEST 9 SCREEN MULTIPLEX THE BIGGEST ATRIUM THE BIGGEST OPEN ARENA
- THE BIGGEST FOOD COURT THE BIGGEST HYPER MARKET THE BIGGEST BRANDS IN TOWN
 THE LARGEST MULTI-LEVEL CAR PARKING













































SUCCESS FOUNDED ON TRUST

Ever since its inception in the year 1995, Gaurs 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, Gaurs' 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 Gaurs. 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 Gaurs.

AWARDS & ACCOLADES

REALTY+ EXCELLENCE AWARDS NORTH 2023 ULTRA LUXURY LIFESTYLE 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



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



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

REALTY+ EXCELLENCE **AWARDS NORTH 2023** MOST POPULAR MALL OF THE YEAR - GAUR CITY MALL

SMART CITY EMPOWERING INDIA AWARDS 2020 BEST SMART CITY 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 2016-17 BEST TOWNSHIP** PROJECT - GAUR CITY

REALTY+ EXCELLENCE **AWARDS NORTH 2023** - GAUR WORLD SMARTSTREET

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

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

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

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

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

DELIVERED COMMERCIAL PROJECTS

Gaur Plaza, Ghaziabad

Gaur Residency-Gravity, Ghaziabad

Gaur Galaxy-Gravity, Ghaziabad

Gaur Square, Ghaziabad

Gaur Green City-Gravity, Ghaziabad

Gaur Homes-Gravity, Ghaziabad

Gaur Heights-Gravity, Ghaziabad

Gaur Ganga-Gravity, Ghaziabad

Gaur Ganga-I-Gravity, Ghaziabad

Gaur Ganga-II-Gravity, Ghaziabad

Gaur Green Vista-Gravity, Ghaziabad

Gaur Gracious-Gravity, Moradabad

Gaur Global Village-Gravity, Ghaziabad

Gaur Grandeur-Gravity, Noida Gaur Valerio-Gravity, Ghaziabad Gaur Cascades-Hi-Street, Ghaziabad

Gaur Biz Park, Ghaziabad

Gaur Gravity, Ghaziabad

Gaur City Plaza, Gaur City, Gr. Noida (West)

Gaur City Galleria, Gaur City, Gr. Noida (West)

Gaur City Arcade, Gaur City, Gr. Noida (West)

GYC Galleria, Gaur Yamuna City, Yamuna Xway

Gaur Atulyam-Gravity, Gr. Noida

Gaur Saundaryam High-Street, Gr. Noida (West)

Gaurs Sportswood Arcade, Noida

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

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

Gaur World SmartStreet, Gr. Noida (West)

Aerocity Yamuna, Gaur Yamuna City, Yamuna Xway

DELIVERED RESIDENTIAL PROJECTS

Gaur Residency, Ghaziabad

Gaur Galaxy, Ghaziabad

Gaur Heights, Ghaziabad

Gaur Ganga, Ghaziabad

Gaur Ganga 1, Ghaziabad

Gaur Ganga 2, Ghaziabad

Gaur Green City, Ghaziabad

Gaur Green Avenue, Ghaziabad Gaur Green Vista, Ghaziabad

Gaur Valerio, Ghaziabad

Gaur Homes, Ghaziabad

Gaur Homes Elegante, Ghaziabad

Gaur Grandeur, Noida

Gaur Global Village, Ghaziabad Gaur Gracious, Moradabad

Gaur Cascades, Ghaziabad

Gaur Saundaryam, Gr. Noida (West)

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

4th Avenue, Gaur City, Gr. Noida (West)

5th Avenue, Gaur City, Gr. Noida (West)

6th Avenue, Gaur City, Gr. Noida (West)

10th Avenue, Gaur City-2, Gr. Noida (West)

11th Avenue, Gaur City-2, Gr. Noida (West) 12th Avenue, Gaur City-2, Gr. Noida (West)

16th Avenue, Gaur City-2, Gr. Noida (West)

Gaur Sportswood, Sector-79, Noida

Gaur Atulyam, Gr. Noida

14th Avenue, Ph-1, Gaur City-2, Gr. Noida (West)

7th Avenue, Ph-1, Gaur City, Gr. Noida (West)

2nd Parkview, Gaur Yamuna City, Yamuna Xway

16th Parkview, Gaur Yamuna City, Yamuna Xway

32nd Parkview, Gaur Yamuna City, Yamuna Xway

Gaurs Platinum Towers, Sector-79, Noida

KrishnVilas (3rd Parkview) Gaur Yamuna City, Yamuna Xway

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

7th Parkview, Gaur Yamuna City, Yamuna Xway

Gaur Lakeshore Villas (1st-A Parkview), GYC

Gaur Waterfront Plots, (1st-B Parkview), GYC

Gaurs Siddhartham, Siddharth Vihar, Ghaziabad

DELIVERED RETAIL PROJECTS

Gaur City Mall, Gr. Noida (West)

Gaur Central Mall, Ghaziabad

HOTELS

The Gaurs Sarovar Premiere, Gaur City, Gr. Noida (West)

Radisson, Gr Noida West (Under Development)

EDUCATION

Gaurs International School

Gaur City-2, Gr. Noida (West)

Junior Wing, Gaur City - 2, Gr. Noida (West)

Gaur Yamuna City, Yamuna Expressway Gaurs Siddhartham, Siddharth Vihar, Ghaziabad

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

ONGOING RERA REGISTERED PROJECTS

- 7th Avenue, Phase-II, Gaur City, Gr. Noida (West) UPRERAPRJ6695
- 14th Avenue Phase-II, Gaur City-2, Gr. Noida (West) UPRERAPRJ6742

Gaur City Center Ph-II,

Gaurs Runway Suites, Gaur Yamuna City UPRERAPRJ351477

Gr. Noida (West) UPRERAPRJ4780

WEBSITE OF UP RERA: WWW.UP-RERA.IN

The Islands by Gaurs, Greater Noida UPRERAPRJ734569

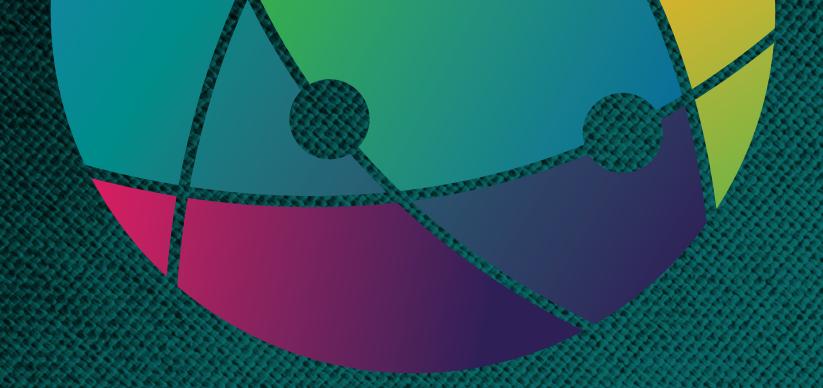
Gaur Aero Mall & Passport Studios by Gaurs, Ghaziabad UPRERAPRJ663149

Trecento Residences - A by Gaurs, Greater Noida UPRERAPRJ283531

Ghaziabad UPRERAPRJ941355

Gaur NYC Residences, DMXP UPRERAPRJ188811/08/2024

Gaur Aero Heights,





SITE ADDRESS: Plot No. C1-A, Sector-16B, Gr. Noida (West)

CORPORATE OFFICE: Gaur Biz Park, Plot No. 1, Abhay Khand II, Indirapuram, Ghaziabad (U.P.) 201014 India

RERA NO.: UPRERAPRJ674297 https://up-rera.in/projects



FASTIDIOUS BUILDMART PRIVATE LIMITED-COLLECTION A/C

PROJECT COLLECTION ACCOUNT NO.: 5645825124 | KOTAK MAHINDRA BANK LTD | IFSC CODE: KKBK0005289 ADITYA CITY CENTER, INDIRAPURAM, GHAZIABAD (UP) | BRANCH MAIL ID: akhil.sharma@kotak.com



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