



LIFE SPREADS ITS WINGS



GAUR
ALARIS

A MAGNIFICENT CREATION
THAT GAVE AN IDEA
ITS WINGS.

For centuries, the peacock has symbolised royalty, grace and timeless beauty. At ease in its surroundings, it unveils its magnificent plume in a breathtaking display. A moment that inspires a destination, and a lifestyle worthy of the grand peacock.



AN IDENTITY
AS ENCHANTING
AS ITS INSPIRATION

The graceful spread of a peacock's plume gives the logo its distinctive identity. A timeless expression of beauty, freedom and grandeur, it perfectly reflects the spirit of Gaur Alaris.





IT'S MORE THAN JUST
A LIFESTYLE THAT'S SPREADING
ITS WINGS.



PRESENTING


GAUR
ALARIS





IT'S WHERE SPECTACULAR
VISION SPREADS ITS WINGS.

Themed Luxury Residences

Art Deco Architecture

Approx 4.77 ha. (11.8 Acres) Plot area

8 Towers in Phase 1, 34 Storeys each

Only 4 Residences on each Floor

Floor to Floor Height - 3.35 mtr.



WHEN LAND DREAMS GRAND,
PROGRESS
SPREADS ITS WINGS.



WHERE PROGRESS SHAPES TOMORROW

YAMUNA EXPRESSWAY

A transformative corridor connecting infrastructure, investment and future-ready urban growth.

- **Exceptional Connectivity**
It links Delhi, Noida, Greater Noida, and Agra seamlessly, with the Eastern Peripheral Expressway further boosting accessibility.
- **Growing Social Infrastructure**
Sports infrastructure, universities, and industrial parks already give the region a new identity.
- **Visionary Urban Planning**
Attracting immense global & national investments from Corporate Giants.
- **Strategic Industrial Investments**
Multiple Industrial Zones planned such as Toy Park, MRO, Furniture Hub, Handloom Cluster, Medical Device Park, Metro Coach Factory and many more.



NOIDA INTERNATIONAL AIRPORT

THE EPICENTRE WHERE
A REGION'S ECONOMY TAKE FLIGHT.

The **Noida International Airport** is redefining the Yamuna Expressway as a global destination for investment, business and modern living.



12 million passengers annually in Phase I



Expandable to 70 million passengers annually



3,900-metre runway for wide-body international aircraft



Integrated road, rail and metro connectivity



Cargo, logistics and MRO ecosystem



Driving business, manufacturing and employment growth



Stock Image

A REALM WHERE WORK AND LIFE FIND THEIR NATURAL RHYTHM.

A fast-evolving economic corridor bringing industries, institutions and modern urban development together.

- Rapidly expanding logistics and warehousing network
- Emerging hub for manufacturing, mobility and EV-led industries
- Establishment of leading educational and institutional developments
- Growth of integrated townships, commercial centres and lifestyle destinations



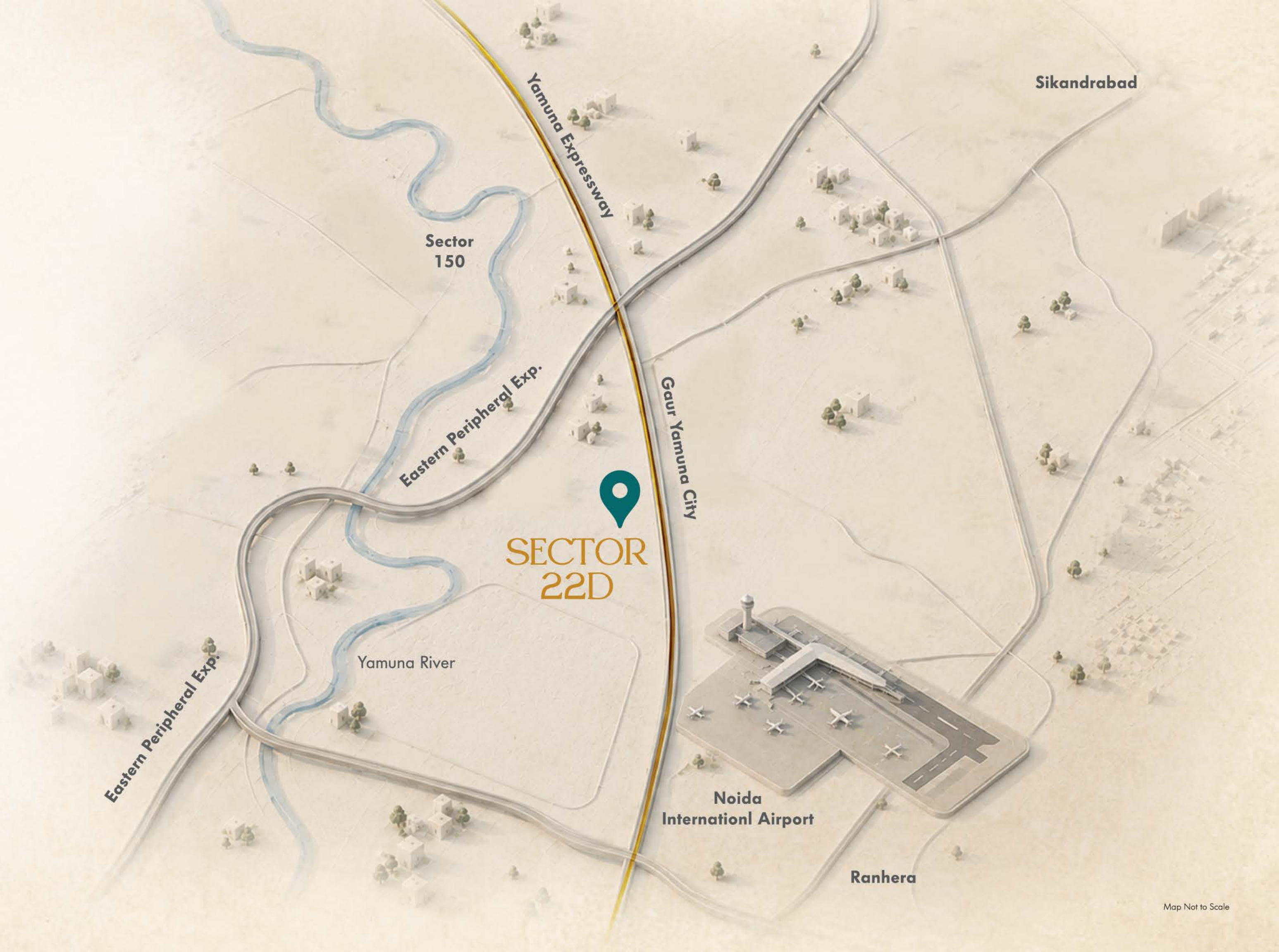


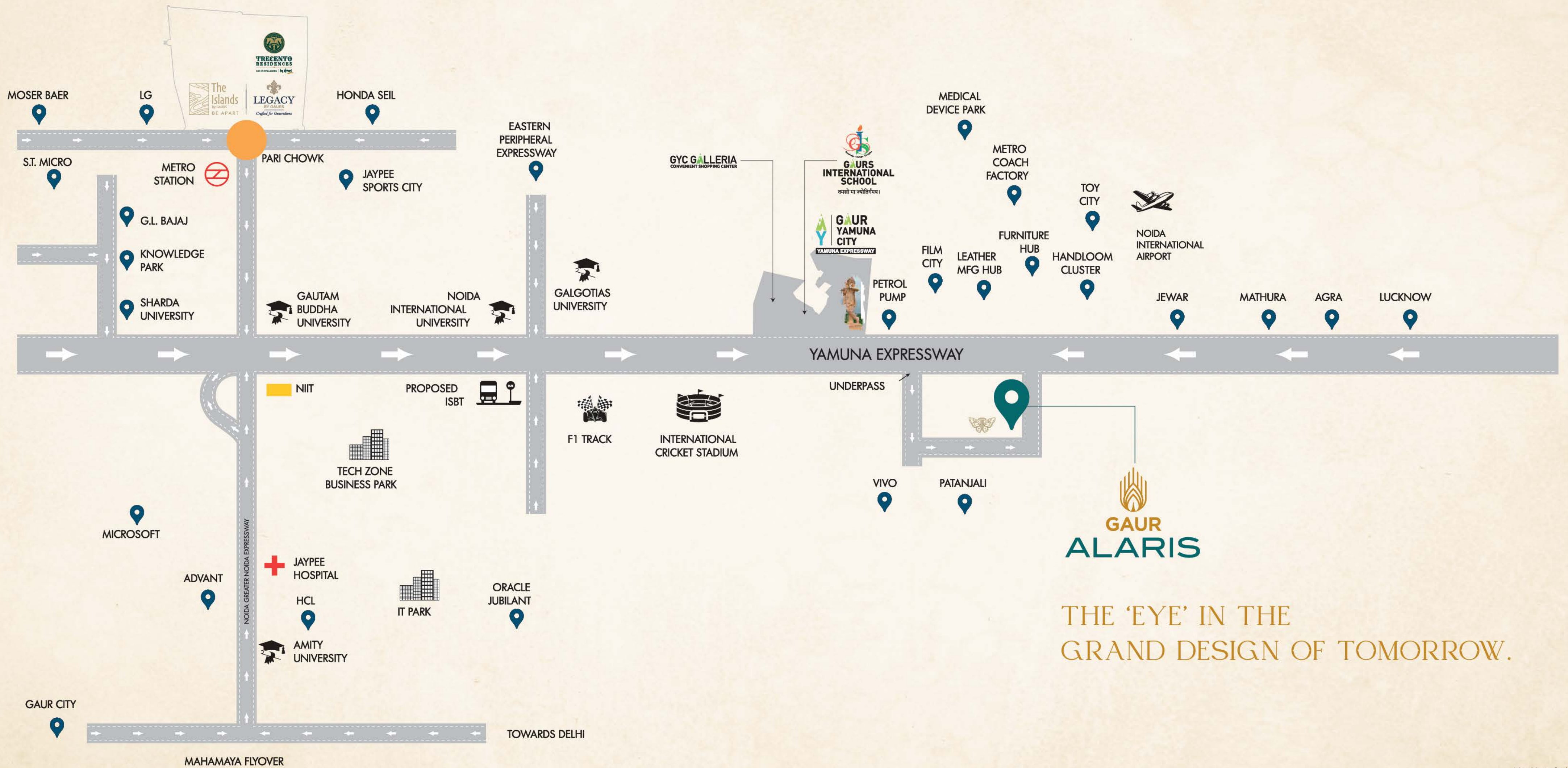
AT THE HEART OF DEVELOPMENT,
POTENTIAL
SPREADS ITS WINGS.

THE CENTREPIECE OF A DESTINATION IN BLOOM.

SECTOR 22D

Some addresses don't simply grow with the region. They become the reason it grows. At the heart of the Yamuna Expressway's transformation, Sector 22D brings together seamless connectivity, landmark infrastructure, emerging business districts and evolving lifestyle experiences. An address where every new development strengthens its promise, making it one of the region's most compelling destinations for the future.





WHERE PLANS OF A FEATHER COME TOGETHER.

Some locations offer convenience.
Others create advantage.

Perfectly positioned on the Yamuna Expressway,
Gaur Alaris brings together connectivity,
opportunity and everyday convenience.





AN ADDRESS WHERE LIFE SPREADS
ITS WINGS.



WHERE ART DECO MEETS MODERN LUXURY



DESIGNED TO BECOME A NEW BENCHMARK



SHAPED BY GLOBALLY RESPECTED DESIGN EXPERTISE

Growing in character and distinction through the contribution of internationally recognised consultants, the development reflects a thoughtful coming together of architecture, landscape, structure, and lifestyle planning. A collaborative vision designed to shape a refined residential environment for the future.

Project Architect: **Hafeez Contractor**

Landscape Architect: **Site Concepts International (SCI), Singapore**

Clubhouse Interior Designer: **Studio Designscape**

Structure: **R D Consultant**

MEP: **Paradise Consultant**



Artist's Impression



WINGS THAT TRANSFORM IDEAS INTO ICONS.

Ar. Hafeez Contractor

Project Architect | Hafeez Contractor

Padma Bhushan awardee Hafeez Contractor has spent over four decades shaping some of India's most iconic landmarks through timeless architecture and visionary planning.

- 40+ Years of Design Excellence
- Hundreds of Landmark Developments
- Creator of Iconic Residential & Commercial Projects



Mr. Clint Owen

Design Director | Site Concepts International

With global expertise across 8+ countries, Site Concepts International crafts landscapes that seamlessly blend nature, movement, and community—creating spaces that are both memorable and enduring.

- Projects Across 8+ Countries
- Hospitality, Residential & Mixed-Use Specialists
- Context-Led Landscape Planning



Ms. Mona Arora

Principal Architect | Studio Designscape

With over 24 years of experience, Mona Arora is known for creating elegant, functional, and timeless interiors through thoughtful planning, refined materiality, and meticulous detailing.

- India's First LEED Platinum-Rated Building
- Multiple LEED Platinum & Gold-Rated Developments
- WADE Asia National Award Winner



 TWO LANDSCAPES. ONE RARE VIEW.



THE ONLY THING BETTER THAN A GREEN VIEW?
TWO SIDE GREEN VIEWS.

At Gaur Alaris, select residences enjoy the privilege of looking upon two signature landscapes, creating an everyday experience that's as rare as it is breathtaking.



A LANDSCAPE THAT SPREADS
ITS WINGS OF ENCHANTMENT.

The landscape at Gaur Alaris unfurls its charm and bliss with thoughtfully planned green spaces with water bodies, tree-lined walkways, shaded leisure zones and more.





PEACOCK- INSPIRED LANDSCAPE GREEN
WHERE BEAUTY UNFURLS



A SYMPHONY UNFOLDS

From social to private, vibrant to relaxed, and innocent to evolved, each landscape zone is designed to create the environment to match your rhythm.

BEAUTIFUL LANDSCAPED
GREENS, THOUGHTFULLY
CURATED INTO 4 DISTINCT
LIFESTYLE ZONES.

AQUA ZONE

SERENITY ZONE

SPORTS ZONE

SOCIAL ZONE





AQUA ZONE

UNFURL YOUR FUN AND
RELAXED SIDE.

- Splash Pad Kids Pool
- Jacuzzi Bubble Pool
- Leisure Pool
- Pool Promenade Plaza
- Lazy Pool
- Lap Pool



SERENITY ZONE

HUES OF GREEN FOR SLOW,
BLISSFUL STRIDES.

- Relaxing/ Seating Planter
- Monsoon Pavilion
- Landscape Deck
- Cloud Mist Walk
- Meditation Walk
- Silent Groove Trail
- Pool Deck



Stock Image

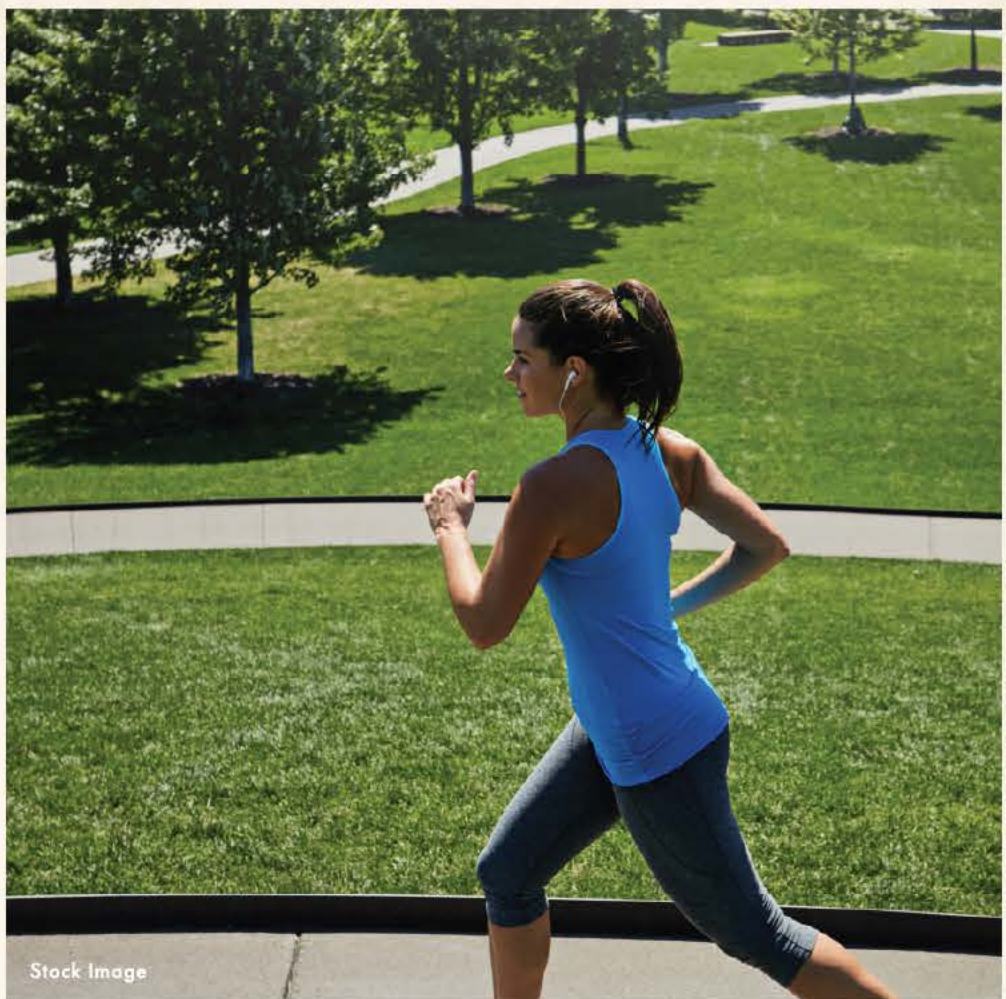
- Outdoor Shower
- Water Feature
- Focal Sculpture Tree
- Flower Garden
- Nest Pavilion Garden



Stock Image



Artist's Impression



SPORTS ZONE

COMPETE WITH OTHER
'PEACOCKS' IN ANY SEASON.

- Multi-purpose Play Court
- Cricket Practice Pitch
- Fitness Station
- Jogging Track
- Skating Rink
- Raindrop Play Zone
- Pickle Ball Court
- Family Picnic Lawn



SOCIAL ZONE

GIVE YOUR MEETINGS
A FUN AGENDA.

- Celebration Activity Lawn
- Senior Citizens Pavilion
- Pet Zone
- Prayer Hall
- Paved Activity plaza
- Amphitheatre





LEISURE SPREADS
ITS WINGS



CLUB REGALIA

Give every day the wings of pure thrill
with curated activities spread across **5 levels**



THE REGION'S LARGEST CLUBHOUSE
WITH 1,00,000 SQ.FT. OF LIFESTYLE SPACE

(Approx. 85,000 sq.ft. Grand Clubhouse & 15,000 sq.ft. Terrace Area)



AN ARRIVAL WORTH REMEMBERING

Inspired by the timeless elegance of Art Deco, it sets the tone for everything that lies beyond where refined design, thoughtful detailing, and enduring character come together to welcome every arrival.





WITH EVERY
EXPERIENCE, FREEDOM
SPREADS ITS WINGS
ACROSS 5 DISTINCTS ZONES



WELLNESS ZONE

REGAIN YOUR VITALITY BEFORE
YOUR NEXT SPECTACULAR DANCE.

- Heated Pool
- Ice/Cold Bath
- Wellness Lounge (Spa)
- Salon
- Gymnasium, Kicking & Boxing Room
- Yoga/Aerobics/Zumba/Pilates

SPORTS ZONE

CHOOSE A RITUAL
TO DISPLAY HIGH ENERGY.

- Badminton Courts (Two)
- Squash Courts (Two)
- Pickleball Courts
- Smash Cricket





Artist's Impression

ENTERTAINMENT ZONE

SO MUCH THRILL YOU'LL WANT TO
SPREAD YOUR PLUME

- Arcade Junction
- Bowling Alley
- Air Hockey
- Foosball Table
- Basketball Table
- Virtual Game Simulator
- Karaoke Room
- Billiards Room
- Card Room
- Carrom Room
- Mini Theater
- Music Room



Stock Image



Artist's Impression

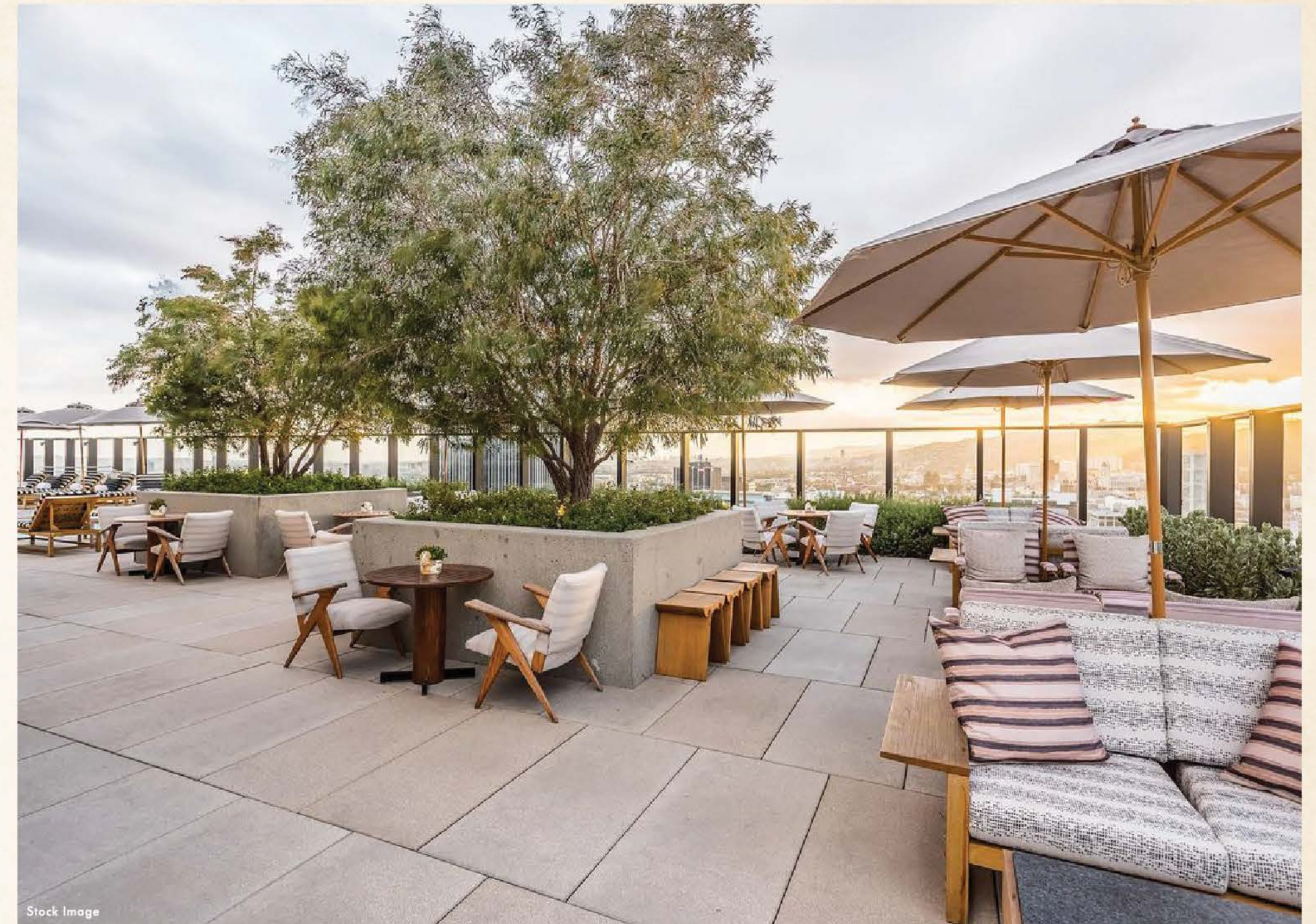


SOCIAL ZONE

MINGLE WITH
LIKE-FEATHERED COMMUNITY

- Banquet Hall
- Pre-function Area
- Party Hall
- Restaurant
- Creche
- Business Centre (Work Station)





TERRACE

A HIGH PERCH WORTH
GETTING TO, EVERY SINGLE TIME.

- Sky Veranda
- Sky Breeze Pavilion
- Horizon Viewing Deck
- Terrace Lawn



WHEN SPACE THINKS
DIFFERENTLY, EXTRAVAGANCE
SPREADS ITS WINGS.



DROPOFF

Artist's Impression

WHERE GRAND
ENTRANCES
BECOME
EVERYDAY
RITUALS.



ENTRANCE LOBBY

Artist's Impression

WHERE LUXURY
MAKES ITS FIRST
IMPRESSION





LIVING ROOM

Artist's Impression

FEEL ROYAL
AMIDST
SPACES THAT
SET YOU FREE.



MASTER BEDROOM

Artist's Impression



REJUVENATE
IN ELEGANCE



KIDS' BEDROOM

A ROOM TO
PLAY AND DREAM



Artist's Impression

LEGENDS:

- 1. MULTI-PURPOSE COURT
- 2. PICKLEBALL COURT
- 3. CRICKET PITCH
- 4. RELAXING/ SEATING PLANTER
- 5. MONSOON PAVILION
- 6. FAMILY PICNIC LAWN
- 7. FITNESS STATION
- 8. RAINDROP PLAY ZONE
- 9. AMPHITHATRE
- 10. LANDSCAPE DECK
- 11. CLOUD MIST WALK
- 12. MEDITATION WALK
- 13. SILENT GROOVE TRAIL
- 14. POOL DECK
- 15. OUTDOOR SHOWER
- 16. LAZY POOL
- 17. LAP POOL
- 18. JACUZZI BUBBLE POOL
- 19. SPLASH PAD KIDS POOL
- 20. LEISURE POOL
- 21. WATER FEATURE
- 22. FOCAL SCULPTURE TREE
- 23. POOL PROMENADE PLAZA
- 24. CELEBRATION ACTIVITY LAWN
- 25. SKATING RINK
- 26. SENIOR CITIZENS PAVILION
- 27. PET ZONE
- 28. JOGGING TRACK
- 29. SKY VERANDA
- 30. SKY BREEZE PAVILION
- 31. TERRACE LAWN
- 32. VIEWING DECK
- 33. PRAYER HALL
- 34. PAVED ACTIVITY PLAZA
- 35. FLOWER GARDEN
- 36. NEST PAVILION GARDEN



MASTER PLAN





TOWERS

ELEGANZA & AUREA

UNIT NO - A & C

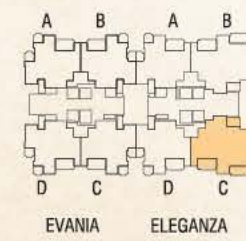
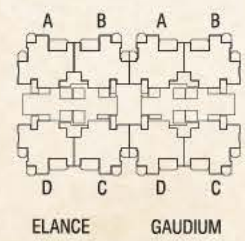
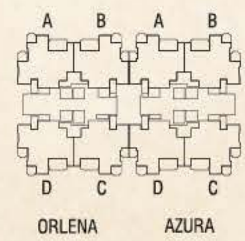
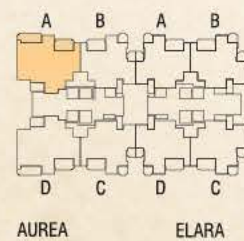
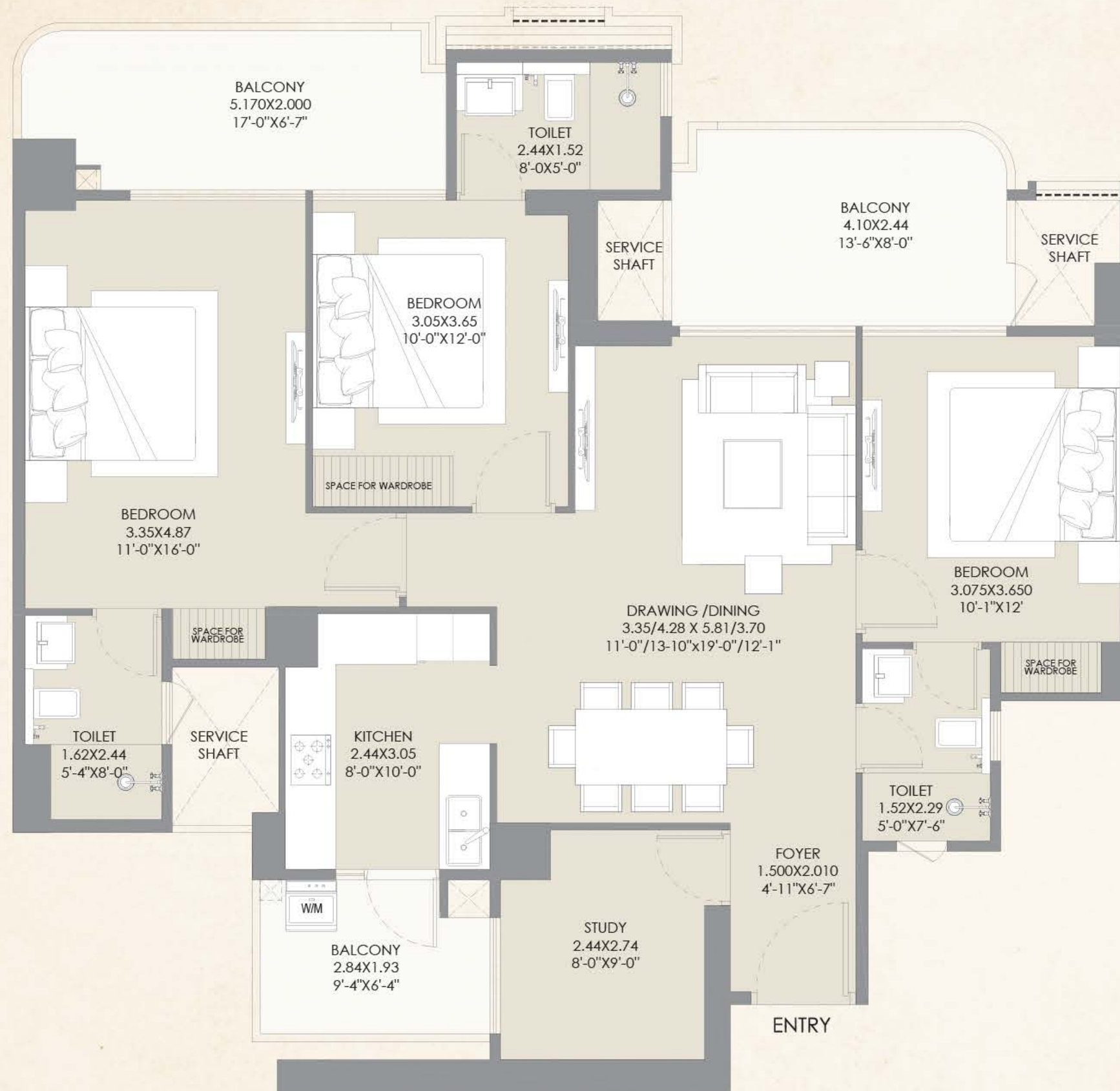
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STILT-3/ UPPER GROUND + 34 STOREYS

3 BED ROOM +STUDY ROOM + LIVING ROOM
+ DINING + FOYER + KITCHEN WITH UTILITY BALCONY
+ 3 TOILETS + 2 BALCONIES

AREA DETAILS

BUILT UP AREA (AS PER RERA) (COVERED AREA + BALCONY AREA)	160.44 sq. mt	1727 sq. ft
CARPET AREA (AS PER RERA)	96.34 sq. mt	1037 sq. ft
COVERED AREA	136.01 sq. mt	1464 sq. ft
BALCONY AREA	24.43 sq. mt	263 sq. ft
COMMON AREA	45.15 sq. mt	486 sq. ft
TOTAL AREA	181.16 sq. mt	1950 sq. ft

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ELEGANZA & AUREA

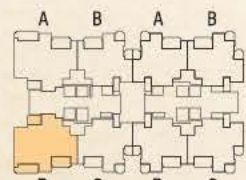
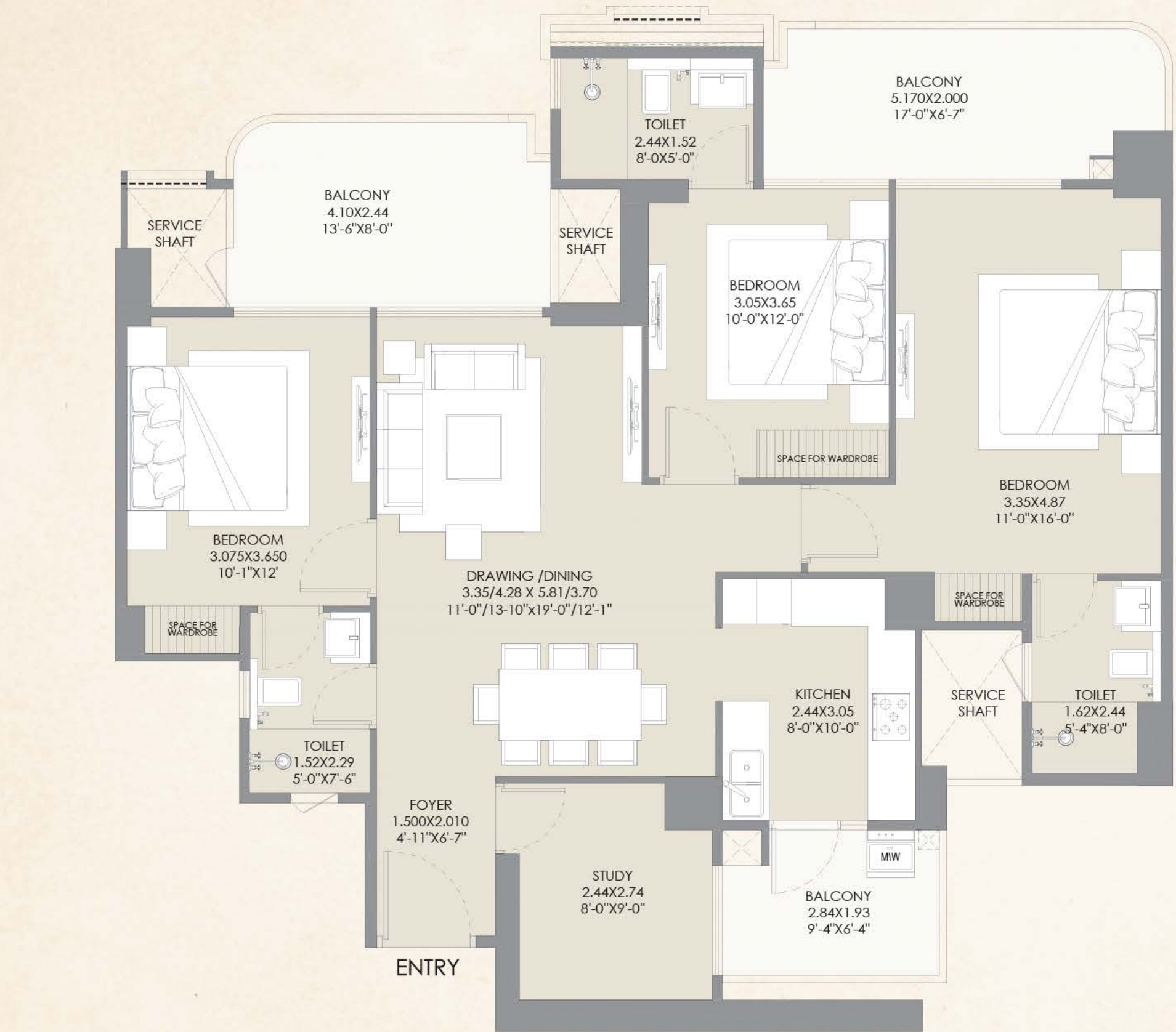
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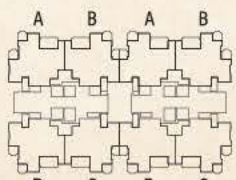
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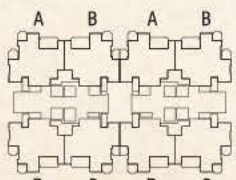
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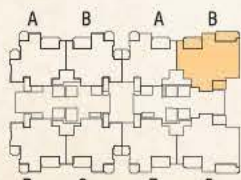
AUREA



ORLENA



ELANCE



EVANIA



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TOWERS

EVANIA, GAUDIUM, ELANCE,
AZURA, ORLENA & ELARA

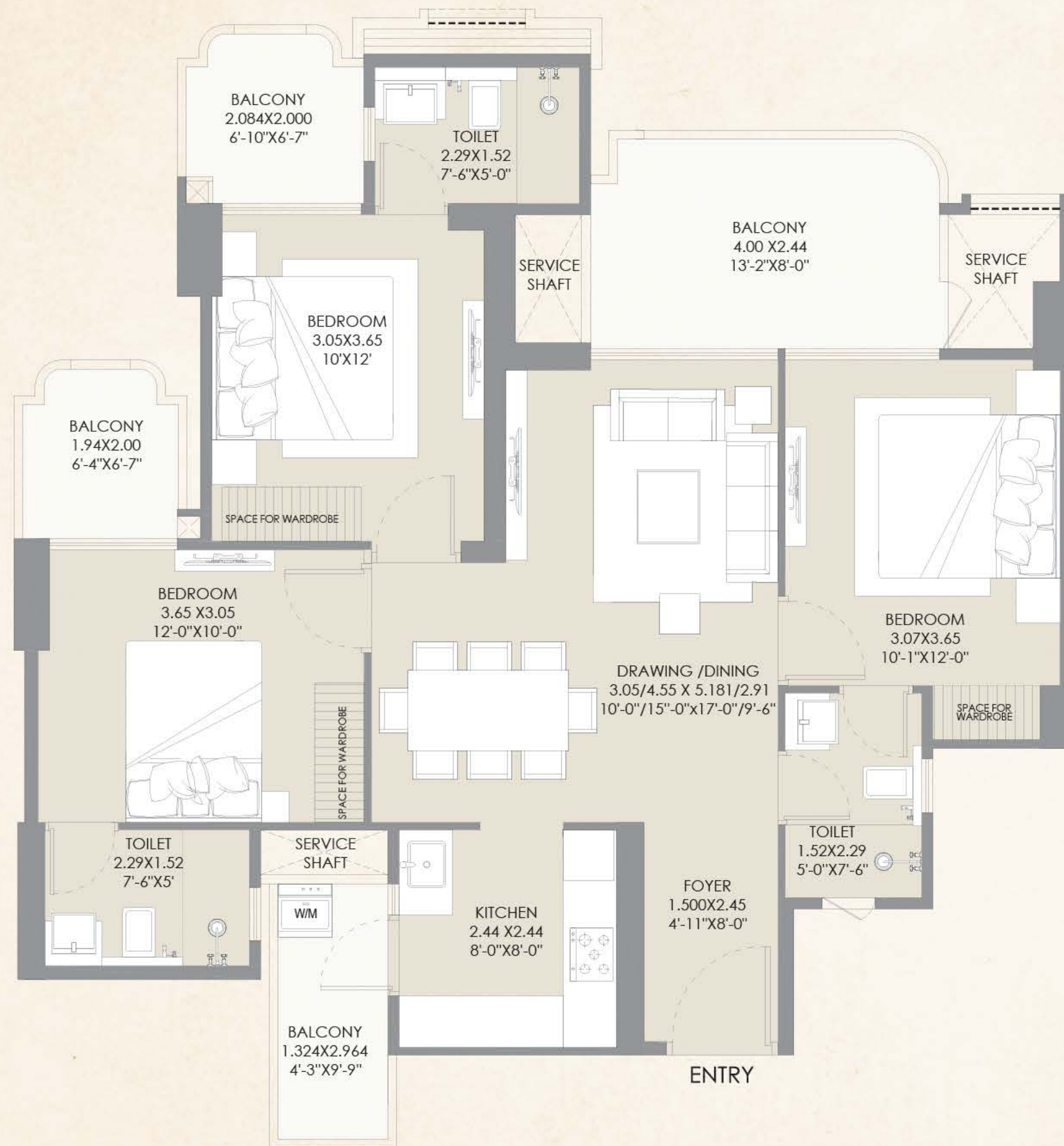
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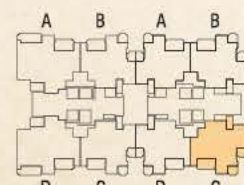
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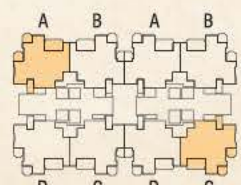
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CARPET AREA (AS PER RERA)	77.48 sq. mt	834 sq. ft
COVERED AREA	110.27 sq. mt	1187 sq. ft
BALCONY AREA	20.90 sq. mt	225 sq. ft
COMMON AREA	35.12 sq. mt	378 sq. ft
TOTAL AREA	145.39 sq. mt	1565 sq. ft



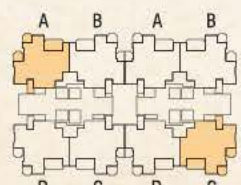
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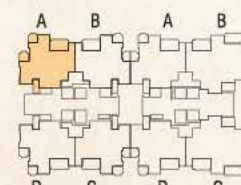
AUREA ELARA



ORLENA AZURA



ELANCE GAUDIUM



EVANIA ELEGANZA



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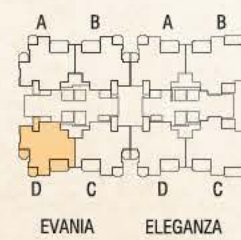
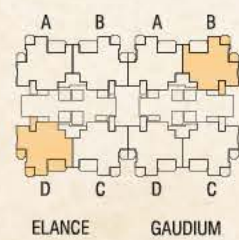
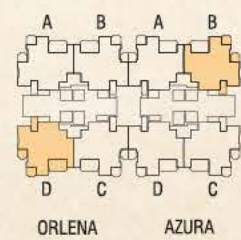
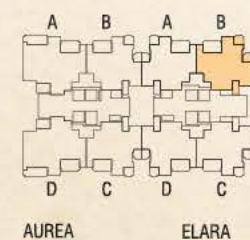
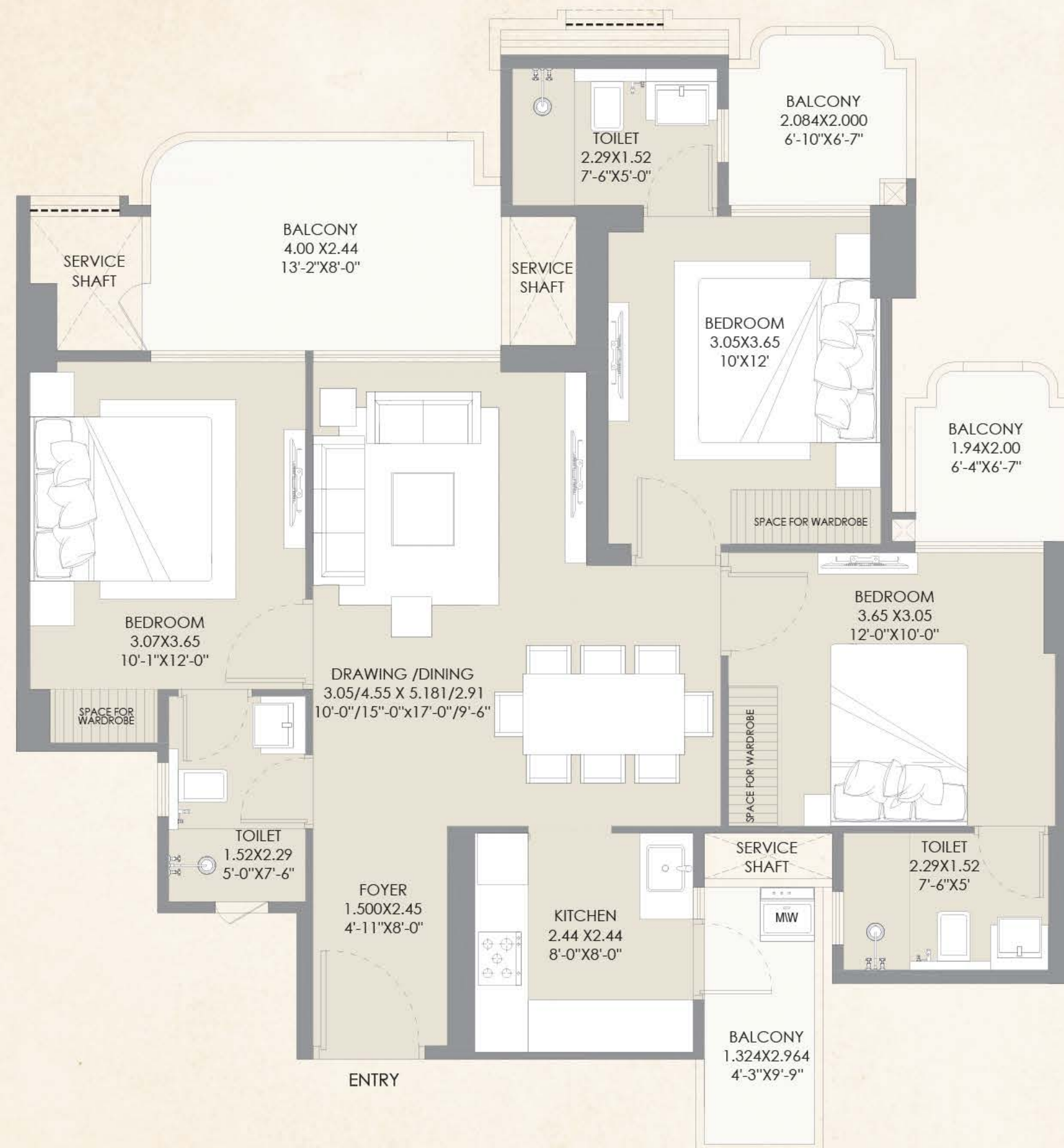
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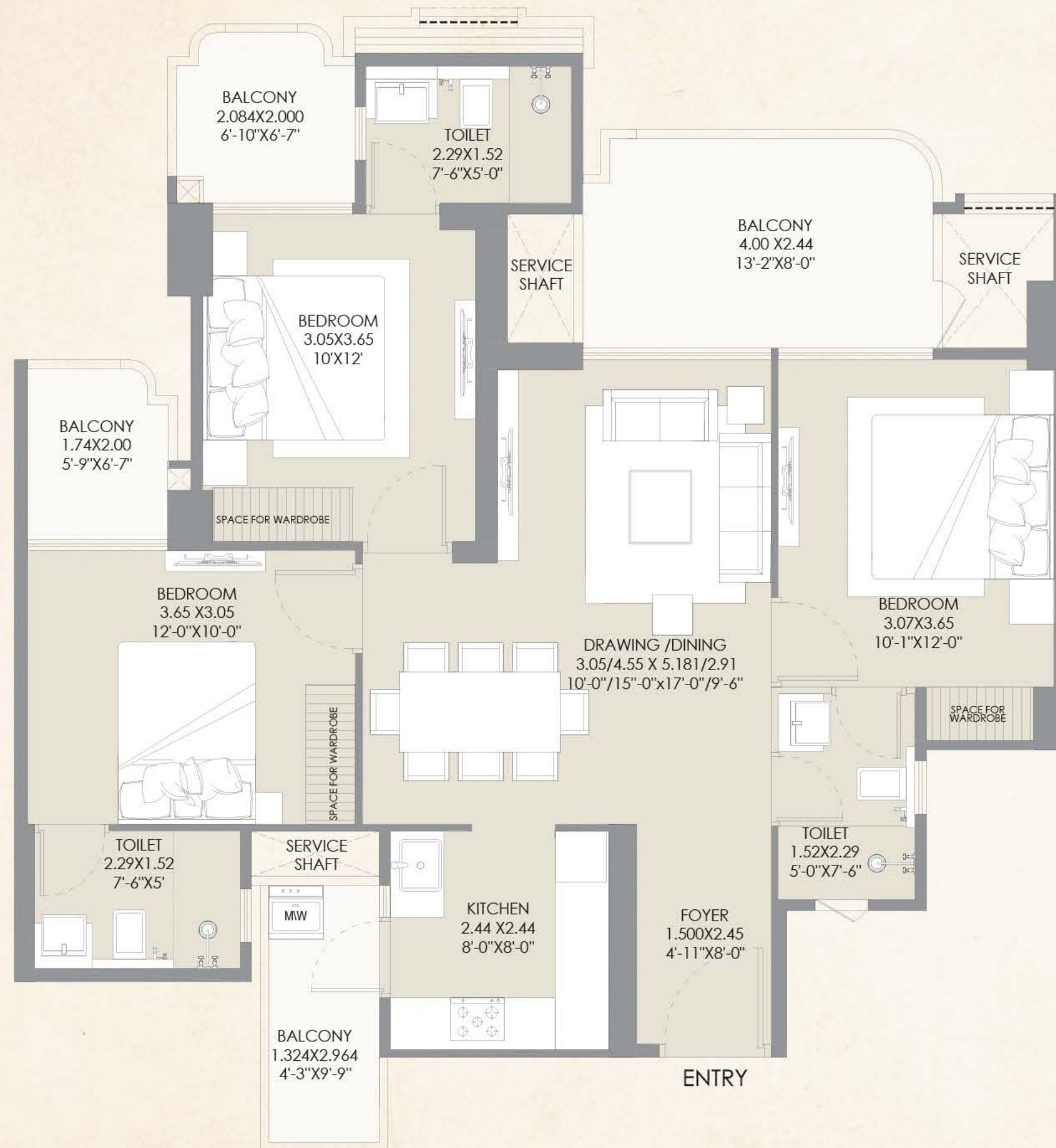
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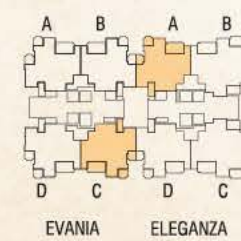
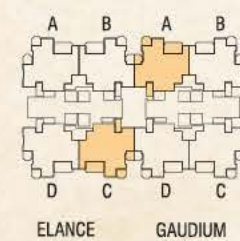
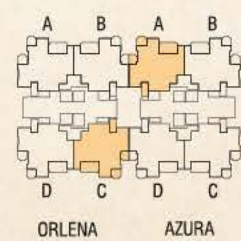
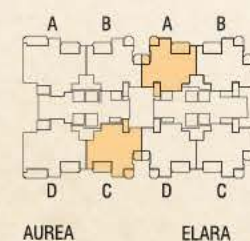
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CARPET AREA (AS PER RERA)	77.48 sq. mt	834 sq. ft
COVERED AREA	109.35 sq. mt	1177 sq. ft
BALCONY AREA	20.53 sq. mt	221 sq. ft
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TOTAL AREA	144.0 sq. mt	1550 sq. ft



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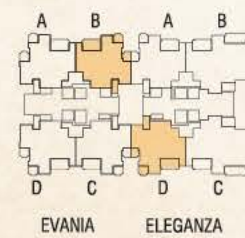
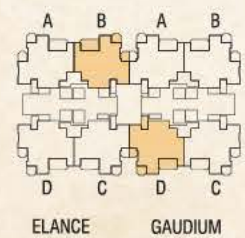
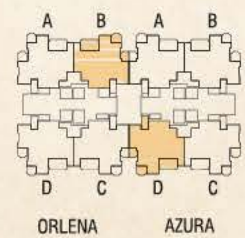
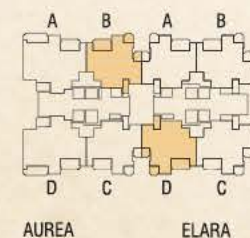
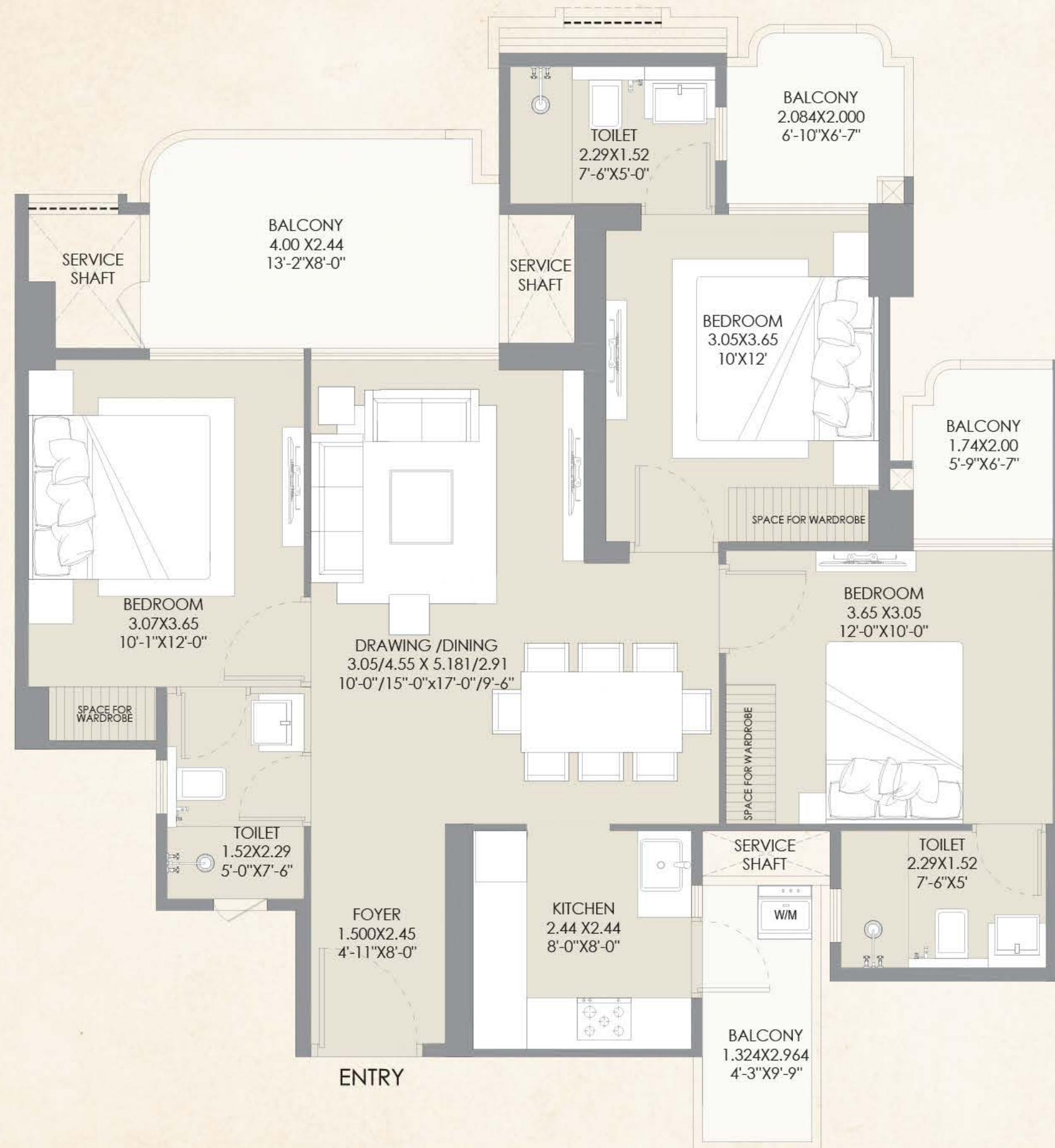
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Artist's Impression

WHEN LUXURY STEPS INTO THE DETAILS, A HOME BECOMES A MASTERPIECE.



FLOORING:

- Drawing & Dining : Tile Flooring
- Kitchen : Tile Flooring
- All Bedrooms : Laminated Wooden Flooring
- Toilets : Tile Flooring
- Balconies : Tile Flooring



KITCHEN:

- Counter : Granite Kitchen Counter with stainless Steel Sink Fitted with R.O./Hob.
- Wood Work : Kitchen Cabinet Only
- Wall Tiles : Tiles 2ft. above working Counter.



WALL FINISH:

- External : Texture Paint
- Internal : All internal walls of the room & Drawing dining room using OBD paint.



WIRING & SWITCHES:

- Wiring : Copper wiring in concealed PVC conduits.
- Switches : Modular switches & sockets in adequate numbers.
- TV Points : In all Rooms



ELECTRICAL FITTINGS:

- Exhaust Fan : In Toilets
- Light Fixture : Ceiling light in Drawing Room All Bedrooms, Kitchen and Toilets as per design.



DOORS & WINDOWS:

- External : UPVC Sliding/Openable Doors & Windows
- Internal : Laminated Flush Doors Fixed in Laminated Engineered wood door frame
- Main Door : Laminated/ Veneer Flush Doors Fixed in Laminated/Veneer Engineered wood door frame



SANITARY WORK:

- Internal Piping : CPVC or Equivalent Pipes & Fittings
- Fittings : All Taps and branded fittings in Chrome -Plated. Branded Wash Basins, Wall mounted W/C in white shades.



AIR CONDITIONING:

- Split Acs : 1.5 Ton AC in Bedrooms & Living/Dining Only



RAILING:

- Balcony : MS Railing, Painted
- Staircase : MS Railing, Painted



FALSE CEILING:

- All Bedrooms, Drawing & Dining & kitchen: Only appropriately designed peripheral boxing shall be provided to conceal fire fighting and other services, as per the approved design.
- Toilets : Grid/WPC ceiling in toilets



SECURITY:

- Main Door : Electronic Lock at Main Door



Representational Image



WINGS THAT TAKE THE LEGACY OF EXCELLENCE FORWARD.

At Gaur's we've always been driven by a simple yet powerful belief.

Bricks and mortar will build you a landmark; but vision and purpose will build you a legacy. Since 1995, every one of our developments has been shaped with this singular intent: to create spaces with meaning, not just materials. To create homes worthy of memories, not just additions.

Our ethos and excellence reflect across our spectrum of homes – from premium and extravagant to affordable and aspirational, and everything in between. Our track record conveys a reassuring tradition of trust and contentment, enjoyed by thousands of delighted families.

A Gaur's home is much more than an address. It's a testament to commitment that's unwavering and craftsmanship that's rare; qualities we're recognized for in the world of real estate.

REAL ESTATE | RETAIL | EDUCATION | HOTELS
NBFC | CONTRACTING | SPORTS | ENERGY

03

GAURS
INTERNATIONAL
SCHOOL

2

OPERATIONAL
LUXURY
HOTELS

02

DELIVERED
RETAIL PROJECTS
(MALLS)

03

DELIVERED
TOWNSHIP
PROJECTS

45+

DELIVERED
RESIDENTIAL
PROJECTS

30+

DELIVERED
COMMERCIAL
PROJECTS



SHAPING MASTERPIECES WITH PURPOSE AND PASSION

Since 1995, Gaur's has been creating more than homes. We have been shaping lifestyles, communities and experiences designed around aspiration and enduring value.

Every development reflects our commitment to thoughtful planning, refined craftsmanship and spaces that enrich everyday life with comfort, harmony and possibility.

Today, our legacy lives across thousands of happy families and flourishing communities — a testament to trust built over decades and a vision that continues to evolve with the future.

Welcome to a world where luxury is crafted with purpose.
Welcome to Gaur's.



Representational Image

A FOUNDATION OF EXCELLENCE

ET NOW REALTY CONCLAVE &
AWARDS - 2026
DEVELOPER OF THE YEAR - NCR
GAUR'S GROUP

HURUN INDIA'S
TOP 50 NEXT GEN
ENTREPRENEUR - 2026
SARTHAK GAUR

REALTY+ CONCLAVE &
EXCELLENCE AWARDS 2025 -
NORTH VILLA PROJECT
OF THE YEAR -
LEGACY BY GAUR'S

REALTY+ CONCLAVE &
EXCELLENCE AWARDS 2025 - NORTH
DEVELOPER OF THE YEAR -
GAUR'S GROUP

REALTY+ CONCLAVE AND
EXCELLENCE AWARDS - NORTH 2024
BEST SELLING
PROJECT OF THE YEAR -
GAUR NYC RESIDENCES

REALTY+ CONCLAVE AND
EXCELLENCE AWARDS - NORTH 2024
THEMED PROJECT
OF THE YEAR -
GAUR NYC RESIDENCES

REALTY+ EXCELLENCE
AWARDS NORTH 2023
ULTRA LUXURY LIFESTYLE
PROJECT OF THE YEAR -
THE ISLANDS BY GAUR'S

REALTY+ EXCELLENCE
AWARDS NORTH 2023
EXCELLENCE IN
DELIVERY -
GAUR WORLD SMARTSTREET

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

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

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

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

3+

DECADES OF UNFALTERING
COMMITMENT

75+

SUCCESSFULLY
DELIVERED PROJECTS

45000+

POSSESSIONS
GIVEN (2014-2025)

75000+

SUCCESSFULLY
DELIVERED UNITS

3 LAKH+

HAPPY SATISFIED
CUSTOMERS

100 MILLION+

SQUARE FEET AREA
SUCCESSFULLY DEVELOPED

RERA NO.: UPRERAPRJ950965/07/2026

<https://up-rera.in/projects>

COLLECTION ACCOUNT DETAILS:

NAME: GAURSONS INDIA PVT LTD COLLECTION

A/C- GAUR ALARIS (PHASE 1)

PROJECT COLLECTION ACCOUNT NO.: 57500001944130

BANK NAME: HDFC BANK LIMITED | **IFSC CODE:** HDFC0002649

BANK ADDRESS: C/25, STELLAR IT PARK, SECTOR - 62,
GREATER NOIDA, UTTAR PRADESH, 201306 | **LAUNCH DATE:** 28-07-26



GAUR
ALARIS



Instagram



Youtube

GAURSONS INDIA PVT LTD.

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