





a realm of **sporty living**



Get the lifestyle that other covet. Live in Gaur Sportswood, a residential paradise. Complete with lots of greenery, amusements and latest amenities, it is a place where you will discover life in its difference hues. Here in spacious apartment are will equipped to embrace all your dreams. Operational Club and soothing green landscapes, well planted pathways and jogging tracks will make you free closer to nature.

So come home to a clean, green and carefree living.

GAUR 
SPORTSWOOD
live it up
SECTOR-79, NOIDA



ACTUAL PHOTOGRAPH OF CLUB



I LOVE BADMINTON
BECAUSE
IT'S SERVE MY
CONSCIOUSNESS

ACTUAL PHOTOGRAPH OF CLUB







luxury, **location and convenience**

Gaurs Sportswood is situated at the best location of Sector 79, Noida and offers exquisite apartments for a luxurious life. The project is surrounded by a 45 m road facing a 35 m wide green belt. The project is well connected to the other parts of the city and is just 7 kms away from the existing Noida City Centre Metro Station.



luxuriate in the **unending range of comforts**



- 3BHK + Servant Room & 4BHK
- Lavish residential project (A part of Sports City Noida)
- Low density project maintaining a wide Expanse of Greenery
- Approx. 2602 sq. mtr. (28,000 sq. ft.) Community Center (club)
- Two level Basement Parking with extra height to accommodate mechanical parking for future requirements
- Each building with double height entrance lobby
- Apartments designed with extra floor to floor height (11 ft.)
- Every Building with a drop-off plaza
- All apartments have (2.40 mtr. / 8 ft. door height for the Grand Impression
- Temple within the complex
- Three tier 24X7 Security with CCTV camera, video phone in each apartment
- High speed elevators in each block
- Plumbing done with CPVC pipes to avoid corrosion
- Convenient Shopping plaza within Complex
- Rainwater Harvesting
- Separate Entrance Lobby for each block
- Amphitheater



FLOORING

- Vitrified tiles (600x1200) in Drawing, Dining, Kitchen & Entrance Lobby
- Vitrified tiles (600x600) in all Bedrooms
- Ceramic tiles in Toilets and Balconies

WALLS & CEILING FINISH

- POP/Gypsum Plaster finished walls & ceiling with OBD
- 2'-0" dado above the working top and 4'-6" from the floor level on remaining walls by ceramic tiles

KITCHEN

- Individual RO unit in Kitchen for drinking water
- Wood work in Kitchen with Accessories

TOILETS

- Granite counter washbasin in Master Bedroom Toilet
- Wall mounted EWC
- White sanitary ware
- CP fittings (Jaquar or Marc or equivalent standard)
- Mirror and towel rack
- Ceramic tiles on walls up to Ceiling in wet area and on remaining wall up to 4'-0" height
- Shower area separated by fixed glass partition in master bedroom
- Ceiling exhaust fan in each toilet

extraordinary combination of **design & details**



DOORS & WINDOWS

- Outer doors & windows aluminium powder coated/UPVC
- Internal Wooden Door Frames made of Meranti or equivalent wood
- Good quality hardware fittings
- One Almirah in all Bedrooms
- All Doors laminated Flush Shutter of 8'-0" Height

ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling
- One tube light/CFL light in each room
- Conduits for DTH connection without wire
- Intercom facilities for communication with lobby, main gate and other apartments
- Provision only for split AC points in All Bedrooms, Drawing & Dining area
- Video door phone in Main door

NOTES: • The colour and design of the tiles can be changed without any prior notice. • Variation in the 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 $\pm 3\%$ charges are applicable.



Community Center (Clubhouse) for the lifestyle **you always desired**



It is always good to relax and enjoy a fun-filled evening with friends and family after a long day at work. The clubhouse in the project assures you the same kind of relaxation and rejuvenation when you just feel like giving up after a hectic day. With a provision of amazing recreational facilities, outdoor and indoor games, the clubhouse of the project makes it the best place to give your mind a peaceful time for itself. You can also play various sports like Chess, Table Tennis, Carrom, Badminton, Volleyball, Cricket Pitch, Squash Court, Billiards, Basketball etc which will also be the best workout you can have. The clubhouse also offers banquet hall for family or official gatherings and dine-in facility in the restaurant.



UNIT TYPE - S1

CARPET AREA	- 120.81 SQ. MT. (1300 SQ. FT.)
EXTERNAL WALLS & COLUMNS AREA	- 8.55 SQ. MT. (92.00 SQ. FT.)
BALCONY AREA	- 44.60 SQ. MT (480.00 SQ. FT.)
COMMON AREA	- 37.86 SQ. MT (408.00 SQ. FT.)
TOTAL AREA	- 211.82 SQ. MT (2280 SQFT)

- 3 BEDROOM
- LIVING /DINING
- KITCHEN
- 2 DRESSING
- 3 TOILETS
- POWDER ROOM
- SERVANT
- FOYER
- LOBBY
- BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor area of an 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, column & structural walls of the apartment.

**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, munties, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.

1 Sqm=10.764 sq.ft,304.8mm=1'-0"

The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



TOWER - B & C



TOWERS-G & J

UNIT TYPE - S3

CARPET AREA	- 97.47 SQ. MT. (1049 SQ. FT.)
EXTERNAL WALLS & COLUMNS AREA	- 10.13 SQ. MT. (109.00 SQ. FT.)
BALCONY AREA	- 27.10 SQ. MT (292.00 SQ. FT.)
COMMON AREA	- 37.17 SQ. MT (400.00 SQ. FT.)
TOTAL AREA	- 171.87 SQ. MT (1850 SQ. FT.)

- 3 BEDROOM
- LIVING /DINING
- KITCHEN
- 2 DRESSING
- 3 TOILETS
- FOYER
- BALCONIES



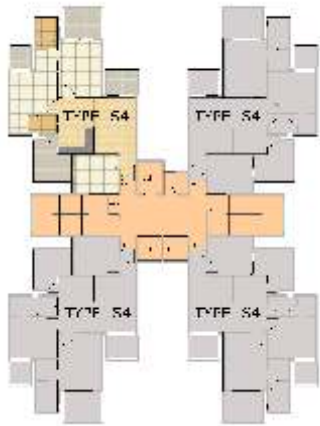
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TOWERS-D,E,F



UNIT TYPE - S4

CARPET AREA	- 85.10 SQ. MT. (916.00 SQ. FT.)
EXTERNAL WALLS & COLUMNS AREA	- 9.65 SQ. MT. (104.00 SQ. FT.)
BALCONY AREA	- 26.67 SQ. MT (287.00 SQ. FT.)
COMMON AREA	- 35.58 SQ. MT (383.00 SQ. FT.)
TOTAL AREA	- 157.00 SQ. MT (1690.00 SQ. FT.)

- 3 BEDROOM
- LIVING /DINING
- KITCHEN
- 1 DRESSING
- 3 TOILETS
- FOYER
- BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor area of an 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, column & structural walls of the apartment.

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1 Sqm=10.764 sq.ft,304.8mm=1'-0"

The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



TOWER-H & I

UNIT TYPE - S5

CARPET AREA	- 90.60 SQ. MT. (975.00 SQ. FT.)
EXTERNAL WALLS & COLUMNS AREA	- 8.98 SQ. MT. (97.00 SQ. FT.)
BALCONY AREA	- 23.23 SQ. MT (250.00 SQ. FT.)
COMMON AREA	- 35.12 SQ. MT (378.00 SQ. FT.)
TOTAL AREA	- 157.93 SQ. MT (1700.00 SQ. FT.)

- 3 BEDROOM
- LIVING /DINING
- KITCHEN
- 2 DRESSING
- 3 TOILETS
- FOYER
- BALCONIES



Disclaimer:

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1 Sqm=10.764 sq.ft,304.8mm=1'-0"

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SPORTS WOOD ARCADE COMMERCIAL

SITE PLAN



GAUR
PLATINUM
 TOWERS

LEGEND

- | | | | | |
|--|------------------------|------------------------------------|--------------------------|------------------------------|
| ENTRY GATE | THEME GARDEN | TENSILE SHELTER WITH SEATING BELOW | SWIMMING POOL | BANQUET HALL/PARTY HALL |
| ENTRANCE PLAZA | SITTING PAVILION | SKATING RINK | KIDS POOL | BANQUET SPILLOVER-PARTY LAWN |
| 6M WIDE ROAD | SENIOR CITIZEN SIT OUT | TENNIS COURT | JACUZZI | BADMINTON COURT |
| DROP OFF PLAZA | DRY STEAM GARDEN | BASKET BALL COURT | WOODEN DECK | SQUASH |
| WATER BODY | YOGA COURT | TEMPLE | COMMUNITY CENTRE (CLUB)- | |
| FEATURE WALL | STEPPED SITTING AREA | E.S.S. | -DROP OFF PLAZA | |
| LANDSCAPE LAWN | SIT OUT AREA | COMMERCIAL | | |
| PATHWAY/JOGGING TRACK | LADIES ALCOVE | COMMUNITY CENTRE (CLUB) | | |
| AMPHITHEATRE | | | | |
| PLAY AREA/CHILDREN'S PLAY AREA/TODDLER'S | | | | |

PROJECT SPECIFICATIONS

TOTAL NO. OF FLATS	: 800
NO. OF FLOORS	: 2Basements+Stilt+20/27FLOORS*
NO. OF FLATS PER FLOOR	: 1&4
NO. OF LIFTS PER BLOCK	: 3 (2 NO-10 PASSENGER LIFTS & 1 NO- 13 PASSENGER LIFT)

SPECIFICATION OF LIFTS :
EXTERNAL DOOR- IN BOTH BASEMENT & STILT FLOOR HAVE STAINLESS STEEL MIRROR & TYPICAL FLOOR HAVE MS PAINTED.
INTERNAL CAR-STAINLESS STEEL WALL & GRANITE STONE FLOORING.

ENTRANCE LOBBY OF BLOCK

GROUND FLOOR ENTRANCE LOBBY AREA	:(235 SQ.MT. / 2529 SQ.FT.)
LOWER & UPPER BASEMENT LOBBY AREA	:(75 SQ.MT. / 807 SQ.FT.)
FLOORING -	:VITRIFIED TILES
CEILING	: POP FALSE CEILING
PAINTING	: OBD
LIFT FASCIA	: TILES
LIGHTING	: CEILING MOUNTED LIGHT FIXTURES
DOOR -	: S.S DOORS

STAIRCASE

a) FLOORING	: MARBLE STONE FLOORING (STAIRCASE NO. 1&2)
b) PAINTING	: OBD PAINTS
c) RAILING	: MS RAILING
d)LIGHTING	: CEILING MOUNTED LIGHT FIXTURE/ TUBE LIGHT

TERRACE

a) FLOORING	: TILES/TRIMIX CONCRETE
b) PAINTING	: TEXTURE PAINT
c) PARAPET	: R.C.C/ M.S RAILING
d)WATER TANK	: R.C.C

VISITOR 'S / DIFFERENTLY ABLE TOILET-

a) 1 IN EACH BLOCK	:3.25SQ. MT/ 35 SQ. FT. APPROX.
b) FLOORING	: TILES
c) PAINTING	: OBD
d) WALL CLADDING	: TILES
e) W.C	: EUROPEAN W.C
f)CP FITTINGS	: CHROME PLATED

BASEMENT AREA - LOWER & UPPER BASEMENT.

a) ROAD AND PARKING	: TRIMIX CONCRETE FLOORING
b) LIGHTING	: CEILING MOUNTED LIGHT FIXTURE/ TUBE LIGHT
c) PARKING SIZE	: 13.75 SQMT
d) RAMP	: CHEQUERED TILES

VISITOR PARKING-

3 VISITORS PARKING FOR EACH BLOCK
1 DISABLE PERSON PARKING FOR EACH BLOCK

COMMUNITY CENTER (CLUB)

-APPROXIMATE AREA- 2602 SQ. MT. / 28000 SQ.FT. CONSIST OF:

- a) **COMMUNITY HALL WITH KITCHEN & MALE FEMALE TOILET - 1 NO.**
AREA – 269.41 SQ.MT. / 2900 SQ.FT.
FLOORING – VITRIFIED TILES / MARBLE STONE
CEILING – POP FALSE CEILING
WALLS – OBD PAINT / WALL PAPERS / WOODEN PANELING
- b) **GYM & YOGA - 1 NO.**
AREA – 400 SQ.MT. / 4300 SQ.FT.
FLOORING – VINYL / RUBBER FLOORING
WALL – MIRROR / OBD PAINT
CEILING – PERFORATED GYPSUM TILES / POP FALSE CEILING
EQUIPMENTS :- TREADMILL – 4 NOS. / DRIVE SYSTEM – 2 NOS. / COMMERCIAL SPINER
BMX – 3 NOS. / WATER ROWER BEECH ROWING MACHINE – 1 NO. / MULTI PRESS 1 NO./ LEG EXTENSION – 1 NO. / LAT PULLDOWN & SEATED ROW – 1 NO. / CABLE CROSSOVER – 1 NO. / POWER CENTER COMBO BENCH – 2 NO / DUMBBELL RACK – 1 NO / ROUND DUMBBLES / WEIGHT PLATES / RODS
- c) **Changing Room With Steam & Sauna Male/Female - 1 No. Each**
AREA – 103 SQ.MT. / 1100 SQ.FT.
FLOORING – VITRIFIED TILES
WALLS – TILES & OBD PAINT
CEILING – POP & GRID FALSE CEILING
- D) **LOBBY AREA**
AREA – 139.35 SQ.MT. / 1500 SQ.FT.
FLOORING – VITRIFIED TILES
WALLS – TILES & OBD PAINT
CEILING – POP & GRID FALSE CEILING
- E) **SQUAST COURT (AREA APPROX – 60 SQ.MT / 645 SQ.FT.) – 1 NO.**
- F) **INDOOR GAMES & KIDS PLAY AREA – 339 SQ.MT. / 3650 SQ.FT.**
FLOORING – VITRIFIED TILES
WALLS – WALL PAPERS & OBD PAINT
CEILING – POP FALSE CEILING
EQUIPMENT – POOL TABLE – 1NO. / BILLIARD TABLE – 1 NO. / TABLE TENNIS – 2 NOS. / CARRON TABLE – 1 NOS. / CHESS TABLE - 2 NOS.
- g) **Badminton Court - 1 No.**
Area – 157.93 sq.mt. / 1700 sq.ft.
Flooring – Vinyl Flooring & Vitrified Tiles
Walls – OBD Paint
Ceiling – Paint
- h) **Restaurant Area – 95 sq.mt. / 1022 sq.ft.**

SWIMMING POOL, KIDS POOL, DECK & SPILL OVER PART LAWN

AREA – 800 SQ.MT. / 8611 SQ.FT.

SWIMMING POOL :-

a) SIZE	: 12 M X 24.0 M
b) DEPTH	: 1.2 M (Max.)
c) FINISHES	: TILES/ STONE
KIDS POOL:-	
a) SIZE	: 2.7 M X 9.0 M
b) DEPTH	: 0.6 M (Max.)
c) FINISHES	: TILES/ STONE

LANDSCAPING AT PODIUM – (Total Area Approx. 16200 sq.mt. / 174376 SQ.FT.) which includes

1. Hard Landscape - Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles
2. Soft Landscape :- Natural Grass / Artificial Grass pad / GrassLawn/Shrubs/Plants/Trees
- 3 Lighting - Pole Light
- 4 Kids Play Area- 1 Nos.

- 4 KIDS & TODDLER PLAY AREA- 1 NO.
- EQUIPMENTS :- TRIANGULAR CLIMBER – 1 NO. / STEPPING STONE – 1 NO. / 4 SEATER SEE SAW – 1 NO. / 2 SEATER SEE SAW – 1 NO. / MERRY GO ROUND – 1 NO. / PARALLEL BARS – 1 NO. / FIERO A SWING – 1 NO. / MERRY GO HIP HOP – 1 NO. / ESPIRIT X MULTI PLAY STATION – 1 NO. / HUGO MPS MULTI PLAY STATION – 1 NO
- 5. BASKET BALL COURT – 1 NO.
- 6. TENNIS COURT – 1 NOS.
- 7. SKATING RINK - 1 NO.
- 8. JOGGING TRACK.
- 9. PRAY HALL - 1 NO.
- 10. REFLEXOLOGY PATH.
- 11. AMPHITHEATRE (OAT)
- 12. GREEN LAWN

ESS AND DG (MAXIMUM CAPACITY)

a) DG SETS	: 750 KVA - 6 Nos.
b) TRANSFORMER	: 2000 KVA 4 NOS.
c) SOLAR PLANT	: 65KW FOR COMMON LIGHT OF BASEMENTS.

ORGANIC WASTE COMPOST PLANT (IN UPPER BASEMENT) – APPROX. 75 SQ.MT./807 SQ.FT.)

STP – 150 KLD – 2 NOS. (IN LOWER BASEMENT) – APPROX. 350 SQ.MT./3767 SQ.FT.)

R.W.A ROOM - (on UPPER BASEMENT) – approx. 85 sq.mt./915 sq.ft.)

a) FLOORING	: VITRIFIED TILES
b) CEILING	: PERFORATED GYPSUM FALSE CEILING
c) WALLS	: OBD PAINT

MAINTENANCE ROOM - (on upper basement) - approx. 87 sq.mt./936.46 sq.ft.)

a) FLOORING	: VITRIFIED TILES
b) CEILING	: PAINTED OBD
c) WALLS	: OBD PAINT

L.T PANEL ROOM (IN UPPER BASEMENT) – APPROX. 110 SQ.MT./ 1184 SQ.FT.)

a) FLOORING	: IPS
b) WALLS	: OBD PAINT

NDTV PROPERTY AWARD 2016
BEST TOWNSHIP PROJECT-GAUR CITY

NDTV PROPERTY AWARD 2015
BEST EXECUTION-TRACK RECORD- GAUR CITY



CNBC AWAAZ REAL ESTATE AWARD 2016
BEST TOWNSHIP PROJECT-GAUR CITY



MAGPIE ESTATE AWARDS-2016
DEVELOPER OF THE YEAR



5-OBSERVER'S DAWN AWARD 2016
TRUSTED BUILDER OF THE YEAR



Gaurs stands for "The synonym of trust in realty", a fact that thousands of its customers would vouch for. With a proud history of delivering projects on time and as per promised specifications, Gaurs is a name to reckon with when it comes to real estate in the NCR. With a burgeoning list of residential projects, Gaurs has been involved in providing living spaces ranging from high end apartments to highly affordable accommodations to thousands of families today. The company has been incessantly delivering projects on time and with committed specifications along with stressing on the customer's trust which has become the winning mantra for Gaurs.

Foundation

Gaursons India Limited foundation was laid in the year 1995 and since then the company has never looked back. Since its very first year, the company has been busy creating spaces that surpass international quality, architectural excellence and customer satisfaction. This journey has witnessed many successful milestones along the way. Some of them include providing dream homes to the discerning few and building remarkable infrastructure in the major parts of the NCR.

Gaurs has been earning laurels through satisfying thousands of customers and crafting brilliance with its architectural projects, ever since its inception in 1995. The trust of the customers has been one of the phenomenal factors in taking the group to new heights of consistent growth and development.





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. NH-5
Gaur Saundaryam, Ph-1, 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



DELIVERED COMMERCIAL PROJECTS

Gaur Central Mall, RDC, Rajnagar, Gzb.
Gaur High Street (Rajnagar Extn.), Gzb.
Gaur Gravity, Gzb.
Gaur Square, Govindpuram, Gzb.
Gaur City Plaza- Gaur City, Gr. Noida (West)
Gaur Biz Park, Indirapuram
Gaur City Galleria, Gr. Noida (West)



OUR RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida
UPRERAPRJ6838
Gaur Saundaryam, Ph-2, Gr. Noida (West)
UPRERAPRJ6335
Gaur Siddhartham, Siddharth Vihar
UPRERAPRJ3935
Gaur Sportswood, Sector-79, Noida
UPRERAPRJ3528
2nd Parkview, Yamuna Expressway
UPRERAPRJ4464
16th Parkview, Yamuna Expressway
UPRERAPRJ6801
32nd Parkview, Yamuna Expressway
UPRERAPRJ4193
7th Avenue, Gaur City, Gr. Noida (West)
UPRERAPRJ6695
14th Avenue, Gaur City-2, Gr. Noida (West)
UPRERAPRJ6742
Gaur Mulberry Mansions, Gr. Noida (West)
UPRERAPRJ7057, UPRERAPRJ4897
Gaur City Center, Gr. Noida (West)
UPRERAPRJ4780
Gaur City Mall, Gr. Noida (West)
UPRERAPRJ6934
Gaur City Arcade Gr. Noida (West)
UPRERAPRJ10206
GYC Galleria, Yamuna Expressway
UPRERAPRJ4602

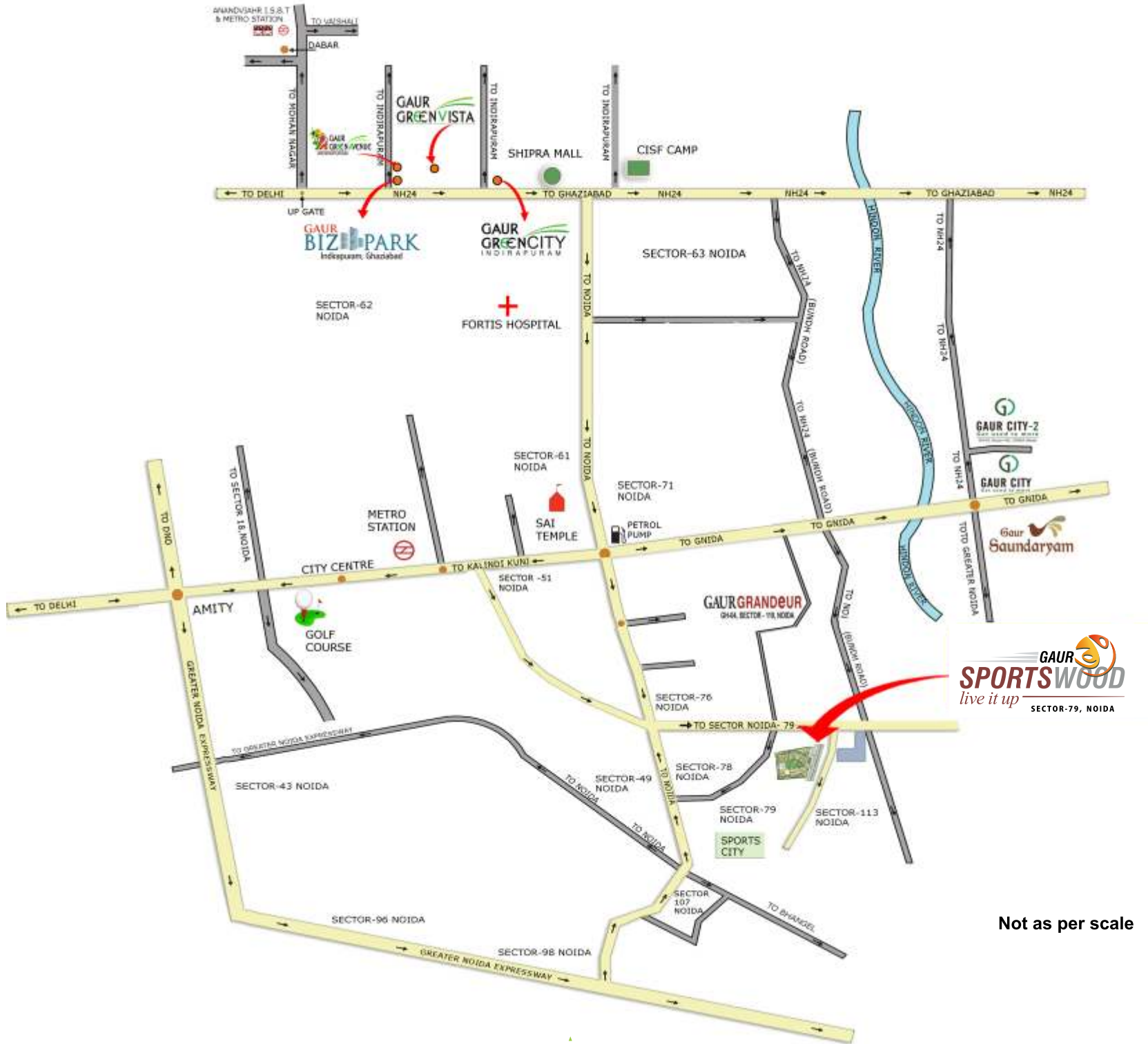


GAURS INTERNATIONAL SCHOOL

CBSE Affiliated
Gaur City-2, Greater Noida (West)



location map



GAURS
ur own world

GAURSONS SPORTSWOOD PVT. LTD.

Corporate Off.: GAUR BIZ PARK, Plot No.1, Abhay Khand-II, Indirapuram, Ghaziabad, U.P. -201014

Site Off.: Gaur Sportswood, Sector 79, Noida

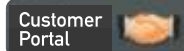
Cal : 95 55 70 22 22 • E : customercare@gaursonsindia.com

RERA REG. NO.: UPRERAPRJ3528

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