

GMAURS
your own world

Aspire
LEISURE
PARK by **GMAURS**

LANDMARK LUXURY RESIDENCES

A HON'BLE SUPREME COURT MONITORED HOUSING PROJECT



UNFOLD THE NEWEST LANDMARK OF GREATER NOIDA (W)

*Image for reference only.

APPROVED BY HON'BLE SUPREME COURT MONITORED HOUSING PROJECTS THROUGH LD,
COURT RECEIVER - EXECUTED THROUGH NBCC INDIA LTD.



For over three decades, we have curated architectural masterpieces that reflect trust, triumphs, and enduring excellence. Now, we unveil a new icon of elegance, the most coveted address in Greater Noida (W), just 2 km from Gaur Chowk. Set in a distinguished locale brimming with promise, this is not just an address — it is a legacy, redefined in luxury.

Leisurely Life in the heart of the city



*Image for reference only.

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COURT RECEIVER - EXECUTED THROUGH **NBCC INDIA LTD.**

NOT JUST AN ADDRESS,
AN EMBLEM OF LEISURELY LIVING

PRESENTING

Aspire
**LEISURE
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*Artistic Impression

A MASTERPIECE AT A MASTER LOCATION



Luxury Living which is Close to Everywhere

Experience a living canvas where masterful craftsmanship meets an unmatched location. Presenting 3 & 4 BHK + Servant Landmark Luxury Residences, loaded with ultra-modern amenities. Every detail is thoughtfully designed to reflect elegance, offering a lifestyle as exclusive as its address.



Image for reference only.



Pinned to perfection
at the region's Finest
Landmark

Your dream home rises where excellence
meets place, at the very heart of it all.

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All distances are approximate.

- 📍 GAUR CHOWK - 2 KMS.
- 📍 MULBERRY CHOWK - 3 KMS.
- 📍 NOIDA - 4 KMS.
- 📍 NH 24 - 7 KMS.
- ✈️ HINDON AIRPORT - 24 KMS.
- ✈️ IGI AIRPORT - 41 KMS.
- ✈️ NOIDA AIRPORT - 62 KMS.

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Aspire
Centurian Park
by GAURS

**GAUR
CHOWK**

**EK MURTI
CHOWK**

LOCATION MAP

Map not to scale



The Region's Finest.
Perfected for You.

Live close to life's essentials
From shopping centers and shopping malls
to schools, hospitals, and metro stations,
everything you need for everyday
convenience is just minutes away.



Artistic Impression



Crafted to perfection.
 Positioned to impress.



Nestled in the heart of the city



Approx 7 acres of Project Expanse



Project facing 60 Mtr. & 45 Mtr. Road Front



Total 7 towers including Iconic Tower



25 floors In each Typical Tower



33 Floors in Iconic Tower



Lavish Clubhouse (2226 Sq. Mt.) 23960 Sq. Ft.



Podium style living with 4 Level Parking



Central Greens & Waterbodies



Sunlight Zones in all Typical Towers



Expansive Residences



Great Connectivity



*Image for reference only.

UNFOLD GRANDEUR WITH EVERY STEP AND VIEW

Where space embraces serenity with expansive layouts and elegantly crafted balconies, these landmark luxury residences redefine leisure living. Set in the heart of the city, it offers panoramic views and a sense of calm, making every day feel like a scenic escape.



*Image for reference only.

ELEGANCE REDEFINED - SPACIOUS LIVING AREA

Grand living rooms to offer openness, warmth, and a refined aesthetic — perfect for everyday comfort and elegant entertaining.



*Image for reference only.

EVERY CORNER WHISPERS CALM AND COMFORT

A perfect bedroom where mornings begin gently and nights end in comfort. Spacious, sunlit, and serene — thoughtfully designed with a well-planned layout that brings you calm and comfort.



*Image for reference only.

WELL-DESIGNED RESTROOMS FOR YOUR COMFORT



EVERY DISH SHALL TELL A STORY OF LOVE



Every floor is a statement
in the sky at the Iconic Tower.

Rising 33 floors into the skyline, this landmark
tower redefines elevated living.

With only 2 residences per floor, each home
offers expansive layouts, premium finishes,
and awe-inspiring panoramic views,
delivering a lifestyle of unmatched comfort,
exclusivity, and architectural brilliance.



*Artistic Impression

ICONIC TOWER



TYPICAL TOWERS



Intelligently designed for natural light & ventilation. Each tower is thoughtfully planned to provide ample sunlight, and a refreshing living environment throughout the day.

*Artistic Impression

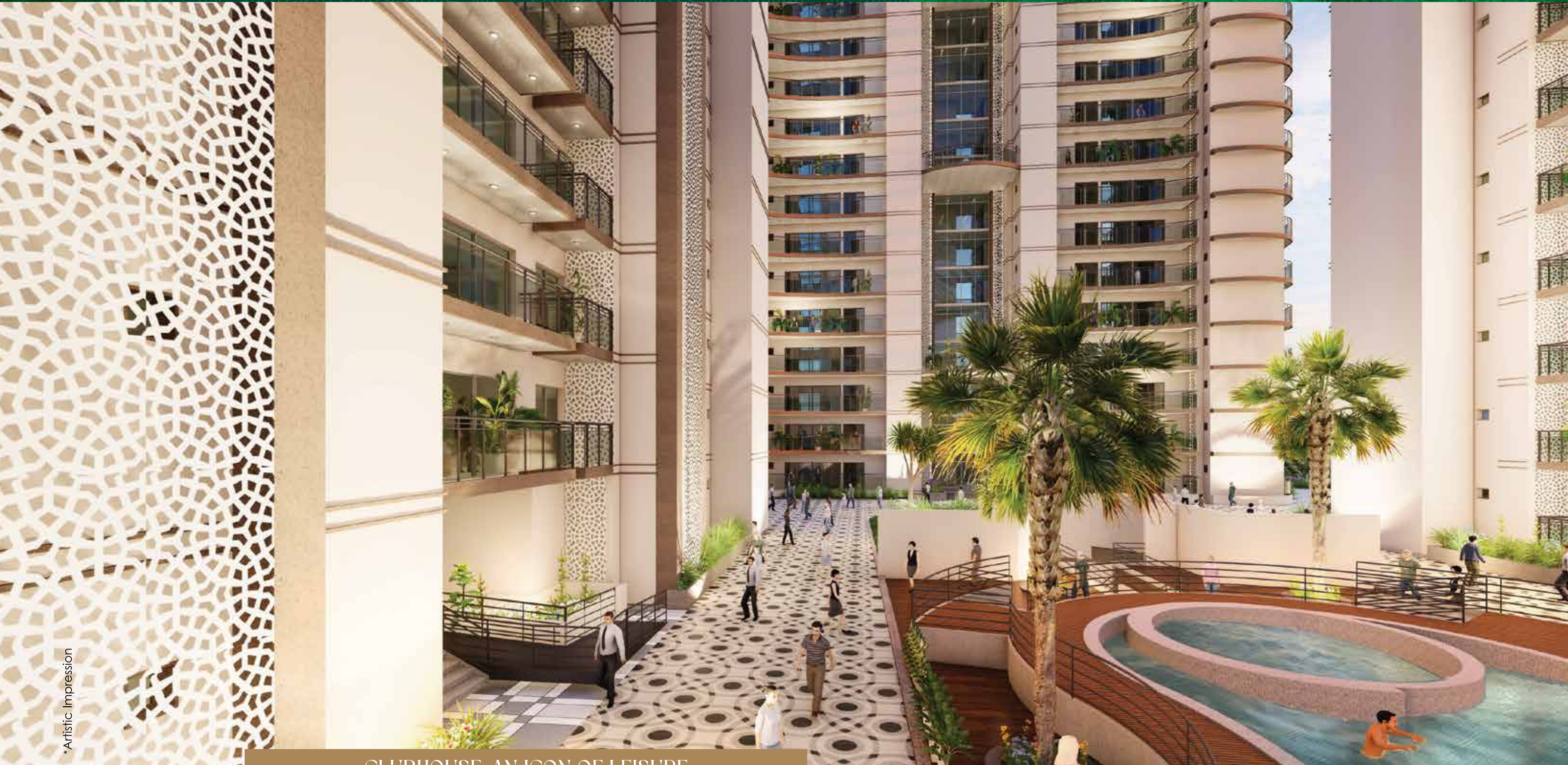
EXPERIENCE
THE ART OF LEISURE IN
AN ULTRA-MODERN CLUBHOUSE



The Art of Leisure. Perfected.

Where Leisure Meets Luxury!
Immerse yourself in an Ultra-Modern Clubhouse,
exquisitely designed across 2,226 sq. mt. (23,960 sq. ft.).

A sanctuary of unmatched amenities and thoughtfully
crafted experiences, dedicated to a life of leisure and
sophistication.



*Artistic Impression

CLUBHOUSE. AN ICON OF LEISURE



Experience lavish club
indoor indulgences, crafted
for your elevated lifestyle

Wellness, Leisure & Rejuvenation —
All under one roof, indulge in ultra-modern
indoor clubhouse amenities designed to
nourish your mind, body, and soul,
creating a truly cherished and elevated lifestyle.

*All images are for reference only.

CLUB & SWIMMING POOL

- Spacious, open plan layout for socializing
- Large Swimming Pool surrounded by greenery
- Versatile areas for hosting events and small gatherings

COMMUNITY HALL

- Capacity of 70-80 people
- Includes a stage, seating area, serving area and washrooms
- Ideal for Large Gatherings

CAFETERIA & COFFEE SHOP

- Indoor & Outdoor seating
- Bar Tables and Sofa Seating available

WELL EQUIPPED GYMNASIUM

- Modern Workout Machines
- Dedicated Spaces For Cardio And Weight Training

INDOOR GAME AREA

- Pool Table & Board Games
- Air Hockey and Foosball



LAVISH SWIMMING POOL

A Rejuvenating splash of luxury awaits.



INDOOR GAMING ZONE



Indoor gaming redefined with Pool, Boards, and beyond.



COMMUNITY HALL



From small Meet-ups to grand memories, all under one roof



MIND, BODY AND SOUL ZONE



Train Harder. Smarter. in a Gym that has it all

*All Images are for reference only.



Wellness begins outdoors. Fresh Air. Freer Living.

Immerse yourself in open-air indulgence with thoughtfully designed outdoor amenities, creating moments of joy, freedom, and a lifestyle beyond walls.

Artistic Impression

OPEN GYM & SPORTS

- Open Gym facilities
- Two Badminton Courts
- Half Basketball Court
- Yoga Lawn

OUTDOOR AREAS

- Gazebo Seating
- Kids' Play Area

PARK & WATER BODIES

- Wellness begins where water flows and green grows.

HUMAN LUDO

- Life-sized, physical version of the classic Ludo board game.

CENTRAL GREENS

- Wake up to fresh air and greener views everyday.



CENTRAL GREENS



Breathe in the fresh air, soak up the green vibes



HUMAN LUDO



Big Moves. Bigger Fun with Human Ludo



OPEN GYM & YOGA LAWN



Relax. Refuel. Reconnect. at your community cafe.

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FLOOR PLANS

Expansive layouts designed for a truly leisurely lifestyle.



MASTER PLAN



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TYPICAL PLAN

Unit Numbering

T1 = TOWER
 G = GROUND LEVEL
 01 = FLAT NO
T1 - G01

T1 = TOWER
 1 = FIRST FLOOR
 01 = FLAT NO
T1 - 101

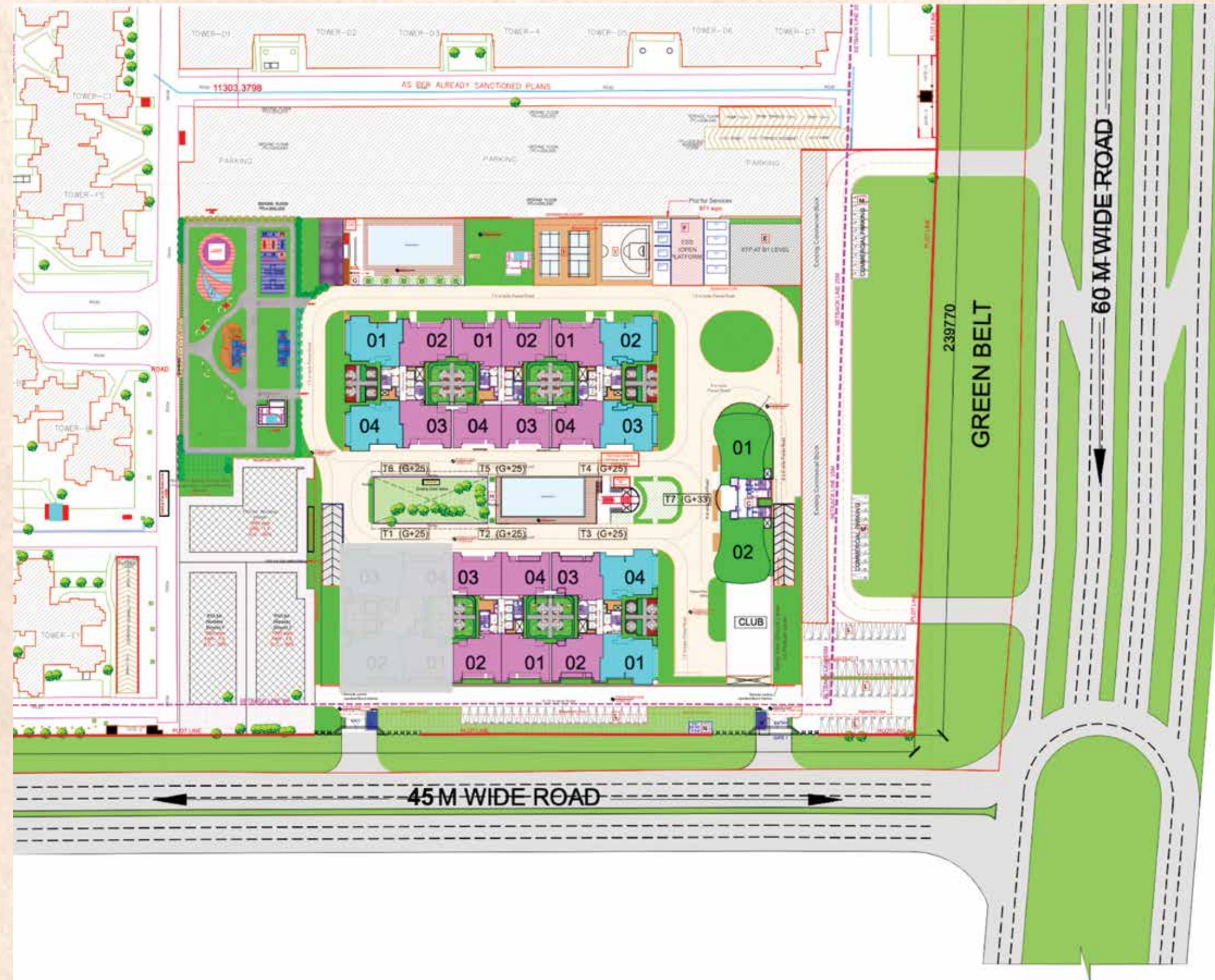
T1 = TOWER
 2 = SECOND FLOOR
 01 = FLAT NO
T1 - 201

R = REFUGEE AREA

4 BHK

3 BHK

4 BHK ICONIC





ICONIC TOWER
CLUSTER PLAN
T7 (G+33)

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2 UNITS OF 4 BHK ON EACH FLOOR
COMMON TERRACE
(3rd, 8th, 13th, 18th, 23rd, 28th & 33rd FLOOR)



ICONIC TOWER
FLOOR PLAN
T7 (G+33)

4 BHK + SERV. ROOM
350.19 SQ. MT. / 3769 SQ. FT.

AREA DETAILS

CARPET AREA	=	177.92 SQ. MT. / 1915 SQ. FT.
EXTERNAL WALL AREA	=	19.28 SQ. MT. / 208 SQ. FT.
BALCONY AREA	=	60.70 SQ. MT. / 653 SQ. FT.
BUILT-UP AREA	=	257.901 SQ. MT. / 2776 SQ. FT.
SUPER BUILT-UP AREA	=	350.19 SQ. MT. / 3769 SQ. FT.

AREA NAME	FEET & INCHES (LENGTH X WIDTH)
Drawing Room	18'3" X 16'2"
Dinning Room	11'6" X 12'4"
Balcony-1	4'3" Wide (Varies)
Balcony-2	7' Wide (Varies)
Store	5'2" X 12'
Powder Toilet	5'10" X 6'8"
Master Bedroom	13'2" X 15'10"
Dress	5'10" X 7'2"
Toilet-1	15'9" X 8'1"
Balcony-3	6'10" Wide (Varies)
Bedroom-1	11'7" X 11'6"
Wardrobe	6'10" X 1'11"
Toilet-2	7'1" X 6'
Bedroom-2	11'8" X 10'10"
Wardrobe (Bedroom-2)	1'11" X 7'6"
Toilet-3	8'2" X 5'
Balcony-4	3'4" Wide (Varies)
Bedroom-3	13'4" X 11'7"
Toilet-4	8'2" X 5'9"
Kitchen	9'8" X 10'2"
Pooja Niche	3'11" X 7'6"
Servant Room	9'7" X 8'10"
Toilet-5	4'11" X 6'3"





ICONIC TOWER
FLOOR PLAN
T7 (G+33)

DUPLEX 5 BHK + SERV. ROOM

674.71 SQ. MT. / 7263 SQ. FT.

AREA DETAILS

CARPET AREA	=	286.91 SQ. MT. / 3088 SQ. FT.
EXTERNAL WALL AREA	=	35.30 SQ. MT. / 380 SQ. FT.
BALCONY AREA	=	168.85 SQ. MT. / 1818 SQ. FT.
BUILT-UP AREA	=	491.062 SQ. MT. / 5286 SQ. FT.
SUPER BUILT-UP AREA	=	674.71 SQ. MT. / 7263 SQ. FT.

DUPLEX - LOWER FLOOR

AREA NAME	FEET & INCHES (LENGTH X WIDTH)
Drawing Room	17'8" X 23'7"
Dining Room	11'1" X 12'5"
Balcony -1	4'3" Wide (Varies)
Balcony -2	6'10" Wide (Varies)
Store	4'11" X 11'5"
Toilet-4	7'10" X 5'2"
Master Bedroom	12'9" X 15'5"
Dress	5'10" X 6'10"
Toilet-1	5'10" X 7'6"
Balcony-3	6'10" Wide (Varies)
Bedroom -1	11'5" X 11'9"
Wardrobe(Bedroom-1)	11'5" X 11'9"
Toilet-2	8'2" X 5'10"
Bedroom -2	12'9" X 11'5"
Toilet-3	7'10" X 5'10"
Kitchen	9'10" X 9'10"
Servant Room	8'10" X 8'10"
Toilet-5	4'11" X 5'10"

DUPLEX - UPPER FLOOR

AREA NAME	FEET & INCHES (LENGTH X WIDTH)
Drawing Room	16'4" X 20'4"
Terrace	47'6" X 15'5"
Balcony -2	6'10" Wide (Varies)
Toilet-2	7'10" X 6'6"
Bedroom-1	11'5" X 11'9"
Wardrobe	6'10" X 1'11"
Toilet -1	8'2" X 5'10"
Bedroom -1	4'3" Wide (Varies)
Bedroom -2	11'5" X 14'1"
Pantry	14'5" X 5'10"

DUPLEX - LOWER FLOOR



DUPLEX - UPPER FLOOR

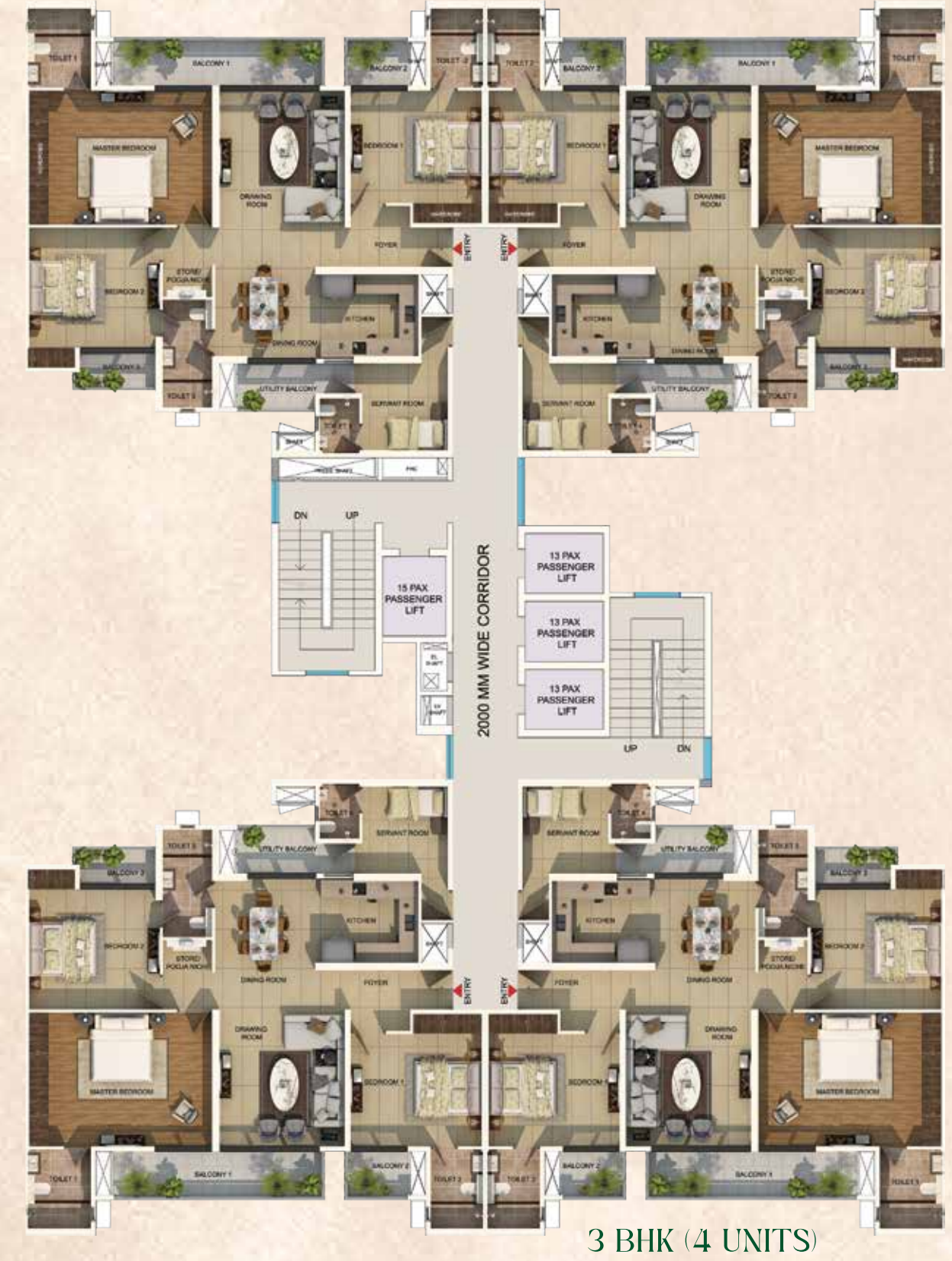




TYPICAL TOWER
CLUSTER PLAN
TYPE 1



TYPICAL TOWER
CLUSTER PLAN
TYPE 2





TYPICAL TOWER T1 TO T6 (G+25)

4 BHK + SERV. ROOM

258.58 SQ. MT. / 2783 SQ. FT.

AREA DETAILS

CARPET AREA	=	158.78 SQ. MT. / 1709 SQ. FT.
EXTERNAL WALL AREA	=	17.86 SQ. MT. / 192 SQ. FT.
BALCONY AREA	=	27.2 SQ. MT. / 293 SQ. FT.
BUILT-UP AREA	=	203.84 SQ. MT. / 2194 SQ. FT.
SUPER BUILT-UP AREA	=	258.58 SQ. MT. / 2783 SQ. FT.

AREA NAME	FEET & INCHES (LENGTH X WIDTH)
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Drawing Room	18'4" X 17'9"
Dinning Room	9'6" X 9'3"
Balcony-1	16'2" X 5'
Utility Balcony	12'10" X 4'4"
Foyer	10'6" X 3'11"
Master Bedroom	16'10" X 12'6"
Dressing Room	7'5" X 5'11"
Toilet-1	9' X 5'11"
Balcony-2	5'2" X 26'11"
Bedroom-1	13'2" X 11'4"
Wardrobe	6'9" X 1'11"
Toilet-2	5'2" X 8'
Bedroom-2	11'2" X 10'11"
Wardrobe	5' X 1'11"
Toilet-3	5'4" X 7'4"
Balcony-3	6' X 4'
Bedroom-3	10'9" X 13'2"
Toilet-4	5'4" X 7'10"
Kitchen	10'4" X 8'2"
Store/ Pooja Niche	7'5" X 4'
Servant Room	8'7" X 7'5"
Toilet-5	4' X 5'7"
Powder Toilet	5'4" X 4'6"





TYPICAL TOWER
T1 TO T6 (G+25)

3 BHK + SERV. ROOM
213.58 SQ. MT. / 2299 SQ. FT.

AREA DETAILS

3BHK + SERV IN 4 BHK TOWER

3 BHK + SERV IN 3 BHK TOWER

CARPET AREA	=	125.76 SQ. MT. / 1353 SQ. FT.
EXTERNAL WALL AREA	=	15.18 SQ. MT. / 164 SQ. FT.
BALCONY AREA	=	20.7 SQ. MT. / 223 SQ. FT.
BUILT-UP AREA	=	161.64 SQ. MT. / 1740 SQ. FT.
SUPER BUILT-UP AREA	=	213.58 SQ. MT. / 2299 SQ. FT.



AREA NAME	FEET & INCHES (LENGTH X WIDTH)
DRAWING ROOM	12'7" X 13'9"
DINNING ROOM	10'0" X 9'2"
BALCONY-1	21'3" X 4'11"
UTILITY BALCONY	7'1" X 4'11"
FOYER	10'5" X 3'11"
MASTER BEDROOM	16'5" X 13'6"
WARDROBE (MASTER B)	1'11" X 13'6"
TOILET-1	6'3" X 7'11"
BEDROOM-1	13'2" X 11'4"
WARDROBE (BEDROOM-1)	6'10" X 1'11"
TOILET-2	5'3" X 7'11"
BALCONY-2	6'4" X 4'11"
BEDROOM-2	13'1" X 12'1"
WARDROBE(BEDROOM-2)	4'6" X 1'11"
TOILET-3	4'11" X 10'9"
BALCONY-3	8'4" X 4'11"
KITCHEN	10'5" X 8'2"
STORE/ POOJA NICHE	4'11" X 3'3"
SERVANT ROOM	8'7" X 8'8"
TOILET-4	3'11" X 5'5"



SPECIFICATIONS OF APARTMENTS



DRAWING ROOM

WALL FINISH	Low voc plastic emulsion above skirting. Factory made flush door with veneer finish on both sides
CEILING FINISH	Low voc plastic emulsion
FLOOR FINISH	1200 x 600mm glazed vitrified tiles



KITCHEN

WALL FINISH	Glazed ceramic tiles 600mmx300mm above counter up to 600mm and in the chimney area and low voc plastic emulsion
CEILING FINISH	Ceiling finish :low voc plastic emulsion
FLOOR FINISH	1200 x600mm glazed vitrified tiles



TOILETS

WALL FINISH	Glazed ceramic tiles of size 600mm x 300mm from floor to false ceiling height
CEILING FINISH	Perforated false ceiling 600 x 600 mm
FLOOR FINISH	450 x 450mm anti skid vitrified tiles



MASTER BEDROOM

WALL FINISH	Low voc plastic emulsion above skirting
CEILING FINISH	Low voc plastic emulsion
FLOOR FINISH	Laminated wooden flooring



BEDROOM

WALL FINISH	Low voc plastic emulsion above skirting. Factory made flush door with veneer finish on both sides
CEILING FINISH	Low voc plastic emulsion
FLOOR FINISH	1200 x 600mm glazed vitrified tile



STUDY / STORE

WALL FINISH	Low voc plastic emulsion above skirting
CEILING FINISH	Low voc plastic emulsion
FLOOR FINISH	600 x 600mm glazed vitrified tile



BALCONY

WALL FINISH	100 mm high skirting matching the floor material and texture paint
CEILING FINISH	External grade paint
FLOOR FINISH	450 x 450mm anti skid vitrified tiles



SPECIFICATIONS OF COMMON AREA



MAIN ENTRANCE LIFT LOBBY - GROUND FLOOR

WALL FINISH	Full height wall cladding up to ceiling with porcelain stone tile in lift lobbies as per drawings & design
CEILING FINISH	False ceiling with cove and profile lights
FLOOR FINISH	Combination of 18 mm thick granite stone



COMMON AREA - GROUND FLOOR

WALL FINISH	Wall cladding with granite stone in combination on lift wall. Rest of the area to be finished with low voc acrylic emulsion paint
CEILING FINISH	Ceiling finish :low voc acrylic emulsion paint with enclosed fire pipes
FLOOR FINISH	Combination of 18 mm thick granite stone



LIFT LOBBY - BASEMENT & TYPICAL FLOOR

WALL FINISH	1200 mm high dado with porcelain stone tile, low plastic emulsion
CEILING FINISH	False ceiling with cove profile lights
FLOOR FINISH	Combination of 18 mm thick granite stone



LIFT LOBBY - BASEMENT & TYPICAL FLOOR

WALL FINISH	Acrylic emulsion paint above 100 mm high skirting
CEILING FINISH	Low voc acrylic emulsion paint
FLOOR FINISH	18 mm thick granite stone. ms railing

3 DECADES OF TRUST & TRIUMPHS

Ever since its inception in the year 1995, Gaur 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, Gaur's stress on customer's trust has become the winning mantra.

The pointed, unerring focus on creating a better tomorrow has been the driving force at Gaur. 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 Gaur.

AWARDS & ACCOLADES

 <p>REALTY+ CONCLAVE & EXCELLENCE AWARDS 2025 - NORTH VILLA PROJECT OF THE YEAR - LEGACY BY GAURS</p>	 <p>REALTY+ CONCLAVE & EXCELLENCE AWARDS 2025 - NORTH DEVELOPER OF THE YEAR - GAURS GROUP</p>	 <p>REALTY+ CONCLAVE AND EXCELLENCE AWARDS - NORTH 2024 BEST SELLING PROJECT OF THE YEAR - GAUR NYC RESIDENCES</p>
 <p>REALTY+ CONCLAVE AND EXCELLENCE AWARDS - NORTH 2024 THEMED PROJECT OF THE YEAR - GAUR NYC RESIDENCES</p>	 <p>REALTY+ EXCELLENCE AWARDS NORTH 2023 ULTRA LUXURY LIFESTYLE PROJECT OF THE YEAR - THE ISLANDS BY GAURS</p>	 <p>REALTY+ EXCELLENCE AWARDS NORTH 2023 EXCELLENCE IN DELIVERY - GAUR WORLD SMARTSTREET</p>
 <p>MAPIC INDIA SHOPPING CENTER AWARDS 2022 BEST MALL FOR LEISURE AND ENTERTAINMENT - DELHI NCR - GAUR CITY MALL</p>	 <p>SMART CITY EMPOWERING INDIA AWARDS 2020 BEST SMART CITY DEVELOPER OF THE YEAR - GAURSONS INDIA</p>	 <p>PMAY EMPOWERING INDIA AWARDS 2019 THE MOST WELL PLANNED UPCOMING PROJECT IN EWS CATEGORY GAURS SIDDHARTHAM</p>
 <p>CNBC AWAAZ REAL ESTATE AWARDS 2018-19 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH ZONE - GAUR CITY-2</p>	 <p>TIMES BUSINESS AWARDS 2019 BEST REAL ESTATE DEVELOPER OF THE YEAR - GAURSONS INDIA</p>	 <p>CNBC AWAAZ REAL ESTATE AWARDS 2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NATIONAL - GAUR CASCADES</p>
 <p>CNBC AWAAZ REAL ESTATE AWARDS 2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH INDIA - GAUR CASCADES</p>	 <p>NDTV PROPERTY AWARDS 2016-17 BUDGET APARTMENT PROJECT OF THE YEAR (2017) TIER 1 CITIES - GAUR CASCADES</p>	 <p>NDTV PROPERTY AWARDS 2016-17 BEST TOWNSHIP PROJECT - GAUR CITY</p>

MILESTONES

42	DELIVERED RESIDENTIAL PROJECTS	34	DELIVERED COMMERCIAL PROJECTS
3	DELIVERED TOWNSHIP PROJECTS	  	
3	SCHOOLS		
2	DELIVERED RETAIL PROJECTS (MALLS)	 	
2	HOTELS	 	
1	CRICKET TEAM	  	

3 DECADES OF UNFALTERING COMMITMENT | 75+ SUCCESSFULLY DELIVERED PROJECTS | 75000+ SUCCESSFULLY DELIVERED UNITS | 3,00,000+ HAPPY CUSTOMERS

Aspire
**LEISURE
PARK** by **G A U R S**
LANDMARK LUXURY RESIDENCES

APPROVED BY
HON'BLE SUPREME COURT
MONITORED HOUSING PROJECTS
THROUGH LD. COURT RECEIVER-

EXECUTED THROUGH
NBCC INDIA LTD.

(ASPIRE - A SECTION - 8 COMPANY)

DISCLAIMER: FURTHER, IN EXERCISE OF AUTHORITY VESTED WITH NBCC, THE E-AUCTION CONTRACT FOR SALE OF RESIDENTIAL UNITS IN "ASPIRE LEISURE PARK" WAS CONDUCTED BY NBCC ON 11.04.2025 AND WHEREIN THE CONFIRMING PARTY I.E. M/S. GAURSONS INDIA PRIVATE LIMITED ("COMPANY/GIPL") WAS DECLARED AS THE SUCCESSFUL BIDDER. ACCORDINGLY, THE LETTER OF INTENT DATED 23.04.2025 HAS BEEN ISSUED BY THE LD. COURT RECEIVER IN FAVOUR OF THE COMPANY/GIPL FOR SELLING THE 560 NUMBER OF RESIDENTIAL UNITS WITH TOTAL SUPER SELLABLE AREA OF 1459654 SQUARE FEET (135605 SQ. MTRS.) IN THE TOWERS 2 TO 6 AND THE ICONIC TOWER (TOWER 7) OF THE PROJECT 'ASPIRE LEISURE PARK', TECHZONE-4, GREATER NOIDA (W), U.P.



Aspire
**LEISURE
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LANDMARK LUXURY RESIDENCES

PROJECT
LOCATION



PROJECT
WEBSITE



Site Address: Plot No. 4, Techzone-4,
Greater Noida (W), U.P

GMAURS
your own world

GAURSONS INDIA PRIVATE LIMITED

SCAN TO FOLLOW US ON



Instagram



Website

Corporate Address: Gaur Biz Park, Plot No. – 1, Abhay Khand II, Indirapuram, Ghaziabad – 201014.
gaursonsindia.com

A HON'BLE **SUPREME COURT** MONITORED HOUSING PROJECT