



GULSHAN

Bothnia

LIVING MADE BEAUTIFUL

— 2 & 3 BHK LUXURY APARTMENTS —

A P R O J E C T B Y G U L S H A N



Welcome to our dream world
**where we add
a bit of us in
everything.**

Established in 1989, Gulshan has won over 40 awards & accolades that have become a testimony of our legacy. Bringing over 3 decades of real estate excellence in developing and building premium residential and commercial projects, we fervently believe in constructing every home as if it was our own; whilst maintaining timeliness & standardizing quality at each step. Our experience and relentless efforts towards satisfying our customers are factors that have helped us attain a distinguished position in the realty domain. Strictly adhering to a 'No Compromise' policy when it comes to quality, we meticulously plan our projects; closely working on the minutest details.

Gulshan
Experience Excellence

OVER 30 YEARS OF EXPERIENCE IN BUILDING LIVING LANDMARKS

APPROX 4 LAC SQ. MTR. AREA DELIVERED

APPROX 4.5 LAC SQ. MTR. TO BE DELIVERED

HOUSED MORE THAN 5000 FAMILIES

LIVING MADE BEAUTIFUL

Designed to house generations to come, the delightful gardens of Botnia yield fruits of prosperity and abundance. The scenic landscape is covered with expanses of green patches, bringing residents closer to mother nature. Immaculately planned and astutely executed, Botnia is a wonderful place to turn beautiful moments into priceless memories.

Moments To Live, Memories To Make

UNIQUE FEATURES OF BOTNIA

- Elegant entry lobbies dedicated to each tower.
- A central landscaped podium in the project.
- Ample of sunlight enters the central podium in almost all the units.
- The plot faces adjoining green area.
- 2 Minutes from metro station.
- A unique neoclassical facade.



STUNNING FEATURES OF BOTNIA



AMITY UNIVERSITY SECTOR 125 15 MIN
BIMTECH KNOWLEDGE PARK 2 GREATER NOIDA 15 MIN
GAUTAM BUDDHA UNIVERSITY YAMUNA EXPRESSWAY 20 MIN
SHARDA UNIVERSITY KNOWLEDGE PARK 3 GREATER NOIDA 20 MIN
NOIDA INTERNATIONAL UNIVERSITY SECTOR 17 A, YAMUNA EXPRESSWAY 25 MIN
JAYPEE HOSPITAL SECTOR 128 15 MIN
FORTIS HOSPITAL SECTOR 62 35 MIN
APOLLO HOSPITAL SECTOR 26 30 MIN
SHIV NADAR SCHOOL SECTOR 168 13 MIN
THE SHRI RAM MILLENNIUM SCHOOL SECTOR 135 14 MIN
GENESIS GLOBAL SCHOOL SECTOR 132 14 MIN
DPS NOIDA SECTOR 132 15 MIN
JBM INTERNATIONAL SCHOOL SECTOR 132 15 MIN
LOTUS VALLEY SCHOOL SECTOR 126 20 MIN
PATHWAYS SCHOOLS SECTOR 100 22 MIN

WHY SECTOR 144 NOIDA

UNIVERSITIES

CONNECTIVITY

HOSPITALS

SHOPPING

SCHOOLS

MULTIPLEXES

GULSHAN
Botnia
LIVING MADE BEAUTIFUL

METRO STATION
SECTOR 144 | 05 MIN
SECTOR 143 | 05 MIN
SECTOR 137 | 10 MIN

DND FLYWAY | 18 MIN

MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

GREAT INDIA PLACE
SECTOR 18 NOIDA | 20 MIN

GARDENS GALLERIA
SECTOR 38 | 20 MIN

GRAND VENICE
GREATER NOIDA | 25 MIN

LOGIX CITY CENTRE MALL
SECTOR 32 NOIDA | 25 MIN

PVR
MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

PVR SUPERPLEX
LOGIX CITY MALL
SECTOR 32, NOIDA | 25 MIN

CARNIVAL CINEMAS
GREAT INDIA PLACE
SECTOR 18, NOIDA | 20 MIN

PERFECTLY POSITIONED

THE STRATEGIC LOCATION OF THE PROJECT ALLOWS COMMUTERS TO CONVENIENTLY TRAVEL FROM VARIOUS PARTS OF THE CITY; HELPING THEM SAVE NOT JUST TIME AND MONEY BUT ALSO STAY AT BAY FROM THE EXHAUSTING TRAFFIC JAMS.

DISTANCE FROM BOTNIA

GULSHAN IKEBANA	2 MIN	NOIDA GOLF COURSE	24 MIN
GULSHAN VIVANTE	10 MIN	CITY CENTER	27 MIN
PARI CHOWK	16 MIN	DND FLYOVER	18 MIN
AMITY CHOWK	15 MIN	KALINDI KUNJ	20 MIN



Noida Expressway

Noida

नोएडा



Botnia

LIVING MADE BEAUTIFUL

GULSHAN
BOTNIA

Sec 137

Sec 143

Noida Expressway

Noida

Expressway

Sharda University

Sharda University

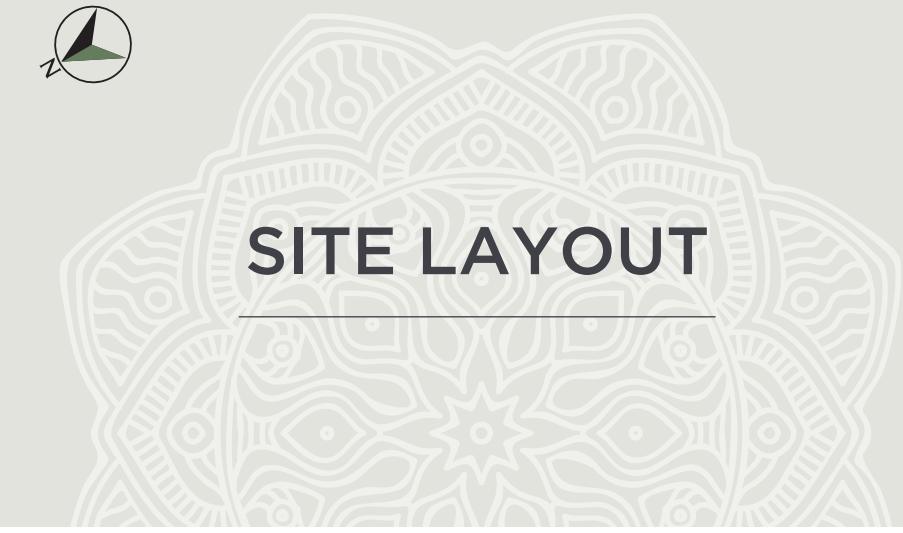
Pari Chowk

Pari Chowk

Bus Stand

Bus Stand

APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA	COLOUR CODE	APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA	COLOUR CODE
TYPE A	2 BED + 2 TOILET	54.92 Sq.M / 591.17 Sq.Ft.	14.40 Sq.M / 155.04 Sq.Ft.	95.23 Sq.M / 1025 Sq.Ft.		TYPE D	3 BED + 2 TOILET	74.35 Sq.M / 800.27 Sq.Ft.	19.81 Sq.M / 213.23 Sq.Ft.	127.28 Sq.M / 1370 Sq.Ft.	
TYPE B	2 BED + 2 TOILET + STUDY	63.95 Sq.M / 688.39 Sq.Ft.	14.83 Sq.M / 159.66 Sq.Ft.	107.77 Sq.M / 1160 Sq.Ft.		TYPE E	3 BED + 2 TOILET (BIG)	81.39 Sq.M / 876.11 Sq.Ft.	20.10 Sq.M / 216.35 Sq.Ft.	137.03 Sq.M / 1475 Sq.Ft.	
TYPE C	3 BED + 2 TOILET	76.07 Sq.M / 818.82 Sq.Ft.	16.61 Sq.M / 178.79 Sq.Ft.	125.88 Sq.M / 1355 Sq.Ft.							



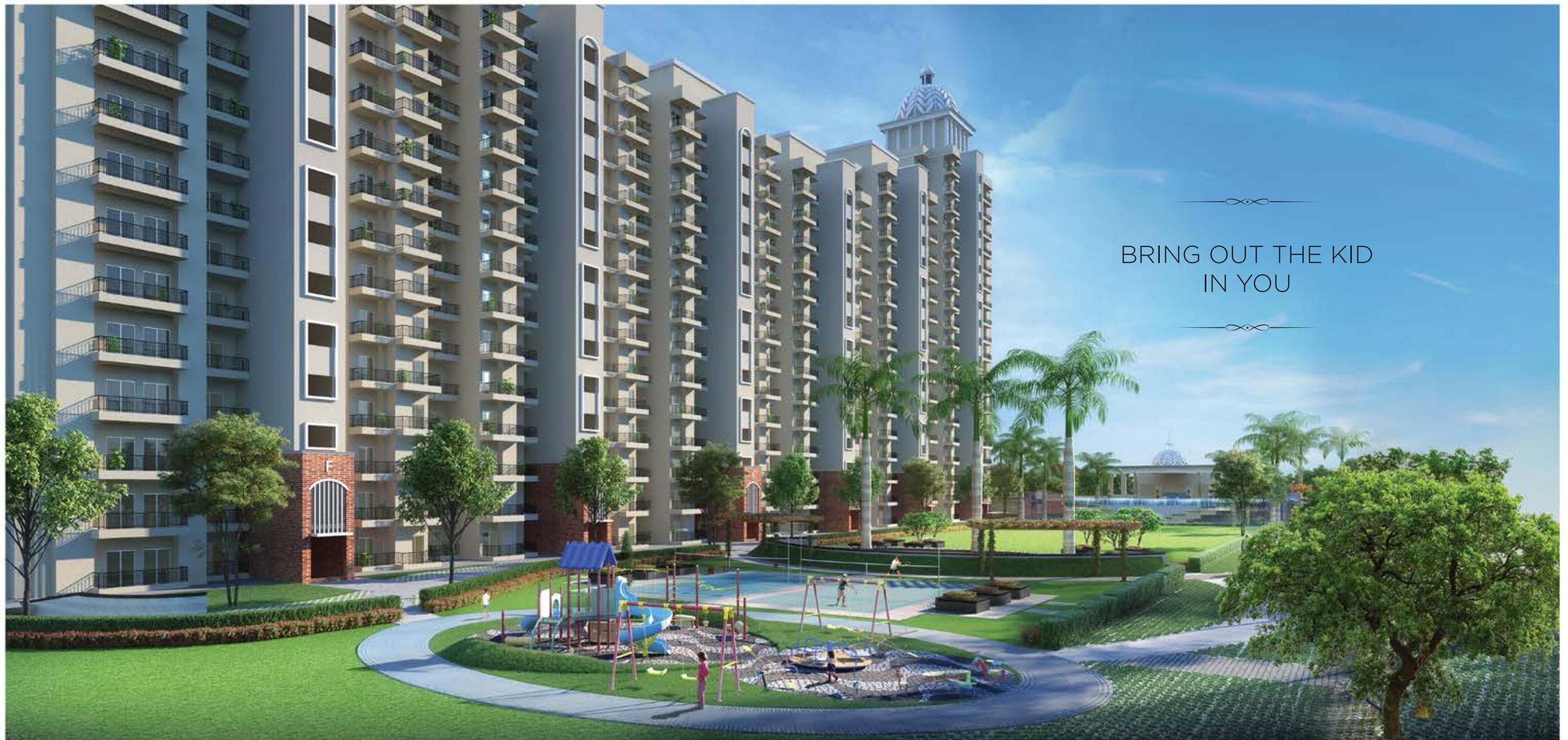
SITE LAYOUT

LEGEND

- | | | | |
|---|--|----|----------------------------|
| 1 | ENTRY/EXIT GATE | 9 | JOGGING TRACK/PATHWAY |
| 2 | ENTRANCE PLAZA | 10 | OPEN AIR THEATRE |
| 3 | RESIDENTIAL GATE | 11 | PATHWAY THROUGH PORTALS |
| 4 | TOWER DROP-OFF | 12 | KIDS PLAY AREA |
| 5 | SWIMMING POOL AT TERRACE
(ONE LEVEL ABOVE PODIUM) | 13 | BADMINTON COURT (2 NOS.) |
| 6 | POOL DECK | 14 | PERIPHERAL SCREEN PLANTING |
| 7 | COMMERCIAL APARTMENT PLAZA | 15 | ORGANIC WASTE COMPOSTER |
| 8 | COMMUNITY GREEN | 16 | OPEN PARKING |

Disclaimer:

- If required, minor additions or alterations can be done in the project satisfying RERA act.
- These are purely conceptual and constitute, not legal offerings.
- Conversion factor : 1 Sq m = 10.764 Sq. Ft. 1000 mm = 3.28 Ft



BRING OUT THE KID
IN YOU



RELAX, TAKE A BREAK FROM
THE MONOTONY

Gulshan

QUALITY MEETS ARCHITECTURAL EXCELLENCE

AN EPITOME OF QUALITY, COMMITMENT, AND PROFESSIONALISM, GULSHAN LEADS THE REALTY DOMAIN WITH LIVING LANDMARKS OF ARCHITECTURAL EXCELLENCE. WITH AN ETERNAL CREED TO FULFILL OUR COMMITMENT, WE AT GULSHAN CAN HELP YOU

Experience Excellence



GULSHAN IS KNOWN FOR

STAGE PASSING OF EVERY ACTIVITY
CROSS-CHECKED WITH A CHECKLIST.

MAKING PERFECT AND STURDY
STRUCTURES IN LINE WITH THE DESIRED LEVELS.

FOLLOWING PROPER CONSTRUCTION
MANUALS AND DEFINED PROCESSES.

UNCOMPROMISED FINISHING
ENSURED BY PROPER SUPERVISION.

USING LATEST TECHNOLOGIES, EQUIPMENT AND
PROCESSES FOR FLAWLESS CONSTRUCTION.

VISIT OUR CONSTRUCTION MUSEUM, AND
EXPERIENCE THE QUALITY THAT GOES INTO
BUILDING EACH LAYER OF THE PROCESS.

AWARDS

Gulshan

Experience Excellence

MAGPIE ESTATE AWARD
FOR PROJECT OF
THE YEAR - NORTH ,
PROJECT - GULSHAN
IKEBANA,
2018

REALTY PLUS AWARD
FOR EXCELLENCE IN
DELIVERY, PROJECT
- GULSHAN IKEBANA,
2018

**REALTY & MORE
AWARD**
FOR CSR DEVELOPER
OF THE YEAR,
2016

**INDIA INTERNATIONAL
PROPERTY AWARDS**
REALTY PLUS CONCLAVE
& EXCELLENCE AWARDS,
2015

**REALTY PLUS EXCELLENCE
AWARDS**
FOR GULSHAN VIVANTE AS
THE LUXURY PROJECT
OF THE YEAR,
2014

ESTATE AVENUE AWARD
FOR GULSHAN IKEBANA
AS MOST PROMISING
PROJECTS OF
NORTH INDIA,
2014

**CNBC AWAAZ REAL
ESTATE AWARDS,**
PROJECT : GRAND,
INDIRAPURAM UNDER
LUXURY SEGMENT,
2013

ESTATE WORLD AWARD
FOR "BEST LUXURY
PREMIUM HOUSING
DEVELOPER - NORTH,"
2013

DELIVERED PROJECTS

GULSHAN VIVANTE

Sector 137, Noida

GULSHAN IKEBANA

Sector 143, Noida

HOMES 121

Sector 121, Noida

GRAND

Vaibhav Khand, Indirapuram,
Ghaziabad

GRANDSTREET

Vaibhav Khand, Indirapuram,
Ghaziabad

SHOPICK

Ahinsa Khand-2, Indirapuram,
Ghaziabad

EMERALD HEIGHTS

Ramprastha Greens, Vaishali,
Ghaziabad

CENTRUM

Ahinsa Khand 2, Indirapuram,
Ghaziabad

ONGOING PROJECTS

GULSHAN BOTNIA

Sector 144, Noida

GULSHAN BELLINA

Sector 16, Greater Noida West

GULSHAN ONE29

Sector 129, Noida

GULSHAN DYNASTY

Sector 144, Noida

SPECIFICATIONS AT GULSHAN BOTNIA

FLOORING

Vitrified tiles in living, dining, bedroom, & kitchen.
Ceramic tiles in toilets & balconies.

DOORS & WINDOWS

External doors & windows made of UPVC.
Internal hardwood frames with flush doors.
Additional MS Steel Safety Door with wire mesh on entrance.
Grand Entrance of 8 feet high door.

TOILET

Ceramic floor tiles.
Ceramic tiles upto door height on walls.

KITCHEN

Granite top working platform.
Double bowl stainless steel sink.
Ceramic glazed tiles 600mm above working platform.

INSIDE WALL FINISH

Inside wall finish with OBD.

EXTERNAL FACADE

Exterior in Texture / Superior Paint Finish.

ELECTRICAL

One tube light in each room.
Copper wiring in concealed P.V.C conduits.
Sufficient lights & power points.
Provision for T.V. points in living room & all bedrooms.
Provision for video door phone.



BRINGING CULTURES TOGETHER AND COMMUNITIES CLOSER

IN THE TRUE SENSE OF 'VASUDHAIVA KUTUMBAKAM' WHICH MEANS "THE WORLD IS ONE FAMILY", HOME KONNECT IS OUR PURSUIT TO BRING FORWARD LIKE-MINDED RESIDENTS AND CREATE A LIFETIME OF BONDING AMONGST THE CO-HABITANTS. ALONG WITH NUMEROUS ACTIVITIES AND INITIATIVES WE AIM TO REIGNITE THE ZEAL FOR LIFE WITH REGULAR INTERACTIONS AND CHANCED RENDEZVOUS FOR ALL MEMBERS.

THE PROGRAMS ARE MEANT FOR PEOPLE FROM ALL AGE GROUPS AND GENDERS AND ARE CONDUCTED ON A FREQUENT BASIS. THIS INSPIRES THE RESIDENTS TO SOCIALIZE AND GET TO KNOW EACH OTHER BETTER; A SIMPLE YET EFFECTIVE WAY OF TURNING NEIGHBORS INTO LONG TIME FRIENDS. ADDITIONALLY, THE INITIATIVE ALSO INSPIRES RESIDENTS TO COME FORWARD AND BUILD A BETTER TOMORROW BY BEING ECO FRIENDLY AND ENVIRONMENT SAVVY, THUS DOING THEIR BIT FOR MOTHER EARTH.

HOME KONNECT, A FLAGSHIP PROGRAM BY GULSHAN IS AIMED AT MAKING AN ALL-ENCOMPASSING CIRCLE OF SOCIETY WITH COMPASSION AND HARMONY AS THE BASIS OF CO-EXISTENCE. GULSHAN HOME KONNECT OFFERS ITS INHABITANTS A WONDERFUL CHANCE TO GROW TOGETHER AS A COMMUNITY.

CUSTOMER TESTIMONIALS



Thank you very much for your kind support and assistance. The handover team has been really helpful, specially Ram Naresh ji and Chandan ji, They were always smiling to solve the issues. Looking forward for such support and help in future as well.

RJ RAUNAC
RESIDENT | GULSHAN IKEBANA



Very Nice team Handover process was very efficient and the amount of dedication shown by you guys beyond the call of duty is very amazing. Keep up the good show.



All staff members at project site as well as at corporate office have been courteous and have been trained well to behave with the customers.

Handing over process was very smooth and all process were explained very well.

Overall experience has been good and I have been recommending this company/ project for investment to lot of people known to me and two people have already purchased flats on my recommendation.



Hello,
Everything is excellent. The Staff attended very nicely & very sincerely, Friendly staff. We were thinking to give the flat on rent but after taking possession today, we dropped the idea of rental basis. We are planning to shift as soon as possible. Our children will enjoy more here, just fingers crossed.
God bless and keep it up.



The handover experience has been really very good.
The process has been seamlessly designed keeping in mind the "customer first" policy.
The Staff was very courteous.
The upkeepment of the society is visibly very clean & pleasant. I hope the same is maintained over the years.

With Good wishes.

Manpreet Kaur.



Very nicely maintained premises.
Courteous and friendly staff. They co-operated and explained everything.
Keep it up.

A HOUSE IS MADE
OF WALLS AND BEAMS
A HOME IS BUILT WITH LOVE
AND DREAMS

- LIVING MADE BEAUTIFUL -

FLOOR PLAN TYPE A

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	54.92	591.17
Balcony Area	14.40	155.04
Total Area	95.22	1025

FLAT NO:- 1 (Tower- D, E, H & J), Except D 011 & E 011

2 Bed + 2 Toilet



Disclaimer:

- 1) All rooms dimensions are in millimeters, 1 Sqm= 10.764 Sq.Ft. | 1000 mm=3.28 Ft.
- 2) Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.
- 3) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.

FLOOR PLAN TYPE B

Sq. Mtr. Sq. ft.

Carpet Area (as per RERA)	63.95	688.39
Balcony Area	14.83	159.66
Total Area	107.77	1160

FLAT NO:- 1 (Tower- B, C, K & L), Except B 011 & C 011

2 Bed + 2 Toilet + Study



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FLOOR PLAN TYPE C

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	76.07	818.82
Balcony Area	16.61	178.79
Total Area	125.88	1355

FLAT NO:- 1 (Tower- F & G), Except F 011

3Bed + 2 Toilet



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FLOOR PLAN TYPE D

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.35	800.27
Balcony Area	19.81	213.23
Total Area	127.28	1370

FLAT NO:- 4 (Tower- F & G), Except F 014

3 Bed + 2 Toilet



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FLOOR PLAN TYPE E

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	81.39	876.11
Balcony Area	20.10	216.35
Total Area	137.03	1475

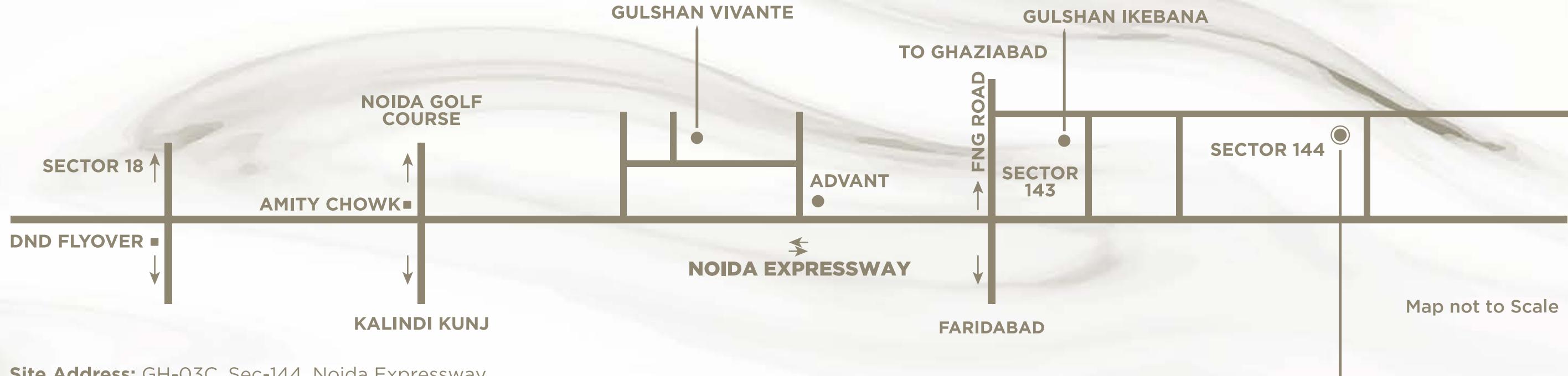
FLAT NO:- 1 (Tower- A & M), Except A 011, M 011 & M 021

3 Bed + 2 Toilet (Big)



Disclaimer:

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- 3) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.



Site Address: GH-03C, Sec-144, Noida Expressway.

GULSHAN
Botnia
LIVING MADE BEAUTIFUL

Gulshan
Experience Excellence

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RERA Registration No: UPRERAPRJ5857