



Aspire
Centurian Park
By GAURS
GRAND LUXURY RESIDENCES



THE NAME
THAT HAS TRULY
REDEFINED
REAL ESTATE



THE
MOST TRUSTED
NAME TODAY IN THE
REGION

THE NAME THAT DELIVERS
1 PROPERTY EVERY **2** HOURS



3 DECADES OF TRUST & TRIUMPHS

30 YEARS OF UNFALTERING COMMITMENT

MORE THAN **75 PROJECTS** DELIVERED

MORE THAN **75000 PROPERTY** UNITS DELIVERED

MORE THAN **1 LAKH** HAPPY SATISFIED CUSTOMERS

MORE THAN **70 MILLION SQ. FT.** AREA DELIVERED
(NOT COUNTING THE COMMON AREA)

70+ SUCCESSFULLY DELIVERED UNITS

45000+ POSSESSIONS GIVEN (2014-24)

100000+ SATISFIED CUSTOMERS



A LIVING
MASTERPIECE
OF ARTISTRY





BECAUSE WHERE
YOU LIVE COUNTS!

BECAUSE YOUR
ADDRESS MATTERS!

BECAUSE YOUR HOME
REFLECTS YOUR STATUS!

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



THE ICONIC LANDMARK

THAT STANDS AS A TESTAMENT TO
UNPARALLELED GREATNESS

GRAND LUXURY RESIDENCES
GR. NOIDA WEST

Experience unparalleled luxury in 3 & 4 BHK + ST residences,
designed by a world-renowned architect, where timeless design
meets exceptional craftsmanship for a distinguished lifestyle.





A LIVING CANVAS OF
UNPARALLELED CRAFTSMANSHIP
AND UNMATCHED LOCATION



APPROX 12 ACRES
PROJECT EXPANSE



APPROX
1000 UNITS



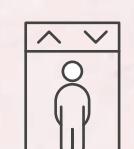
32 FLOORS
IN EACH TOWER



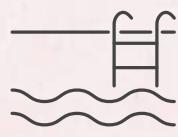
4 LIFTS
PER FLOOR IN
TYPICAL TOWERS



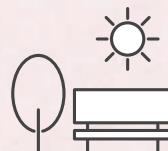
11 TOWERS
INCLUDING
ICONIC TOWER



4 LIFTS IN
EACH TOWER



45000 SQ. FT.
LAVISH
CLUBHOUSE



NEXT TO 6 ACRES
GREEN AREA



UNMATCHED LOCATION

JUST 2 KMS
FROM GAUR CHOWK



NH 24

6.5 KMS



NOIDA

5.3 KMS



GAUR
CITY MALL

1.9 KMS



GAUR
SAUNDARYAM

1.5 KMS



"In this context, the provided data/distance are approximate."



REMARKABLE LOCAL PROGRESSIONS

In the heart of the city, where landmarks meet life.



D-MART

750 MTRS.



YATHARTH
HOSPITAL

17.3 KMS.



FORTIS
HOSPITAL

9 KMS.



GAURS
INTERNATIONAL
SCHOOL

7 KMS.


GHAZIABAD
RAILWAY
STATION

12 KMS.



METRO
STATION
SEC 51, NOIDA

10.4 KMS.



PETROL
PUMP

2.5 KMS.



"In this context, the provided data/distance are approximate."



LOCATION MAP



 TAP FOR
PROJECT
LOCATION

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GOOGLE EARTH MAP





EXPANSIVE SIZES
MODERN LAVISH HOMES
TYPICAL TOWER

SIZE 1

3361 SQ. FT.

4 BHK + STUDY + 5T

SIZE 2

3360 SQ. FT.

4 BHK + STUDY + 5T

SIZE 3

2772 SQ. FT.

3 BHK + STUDY + 4T

SIZE 4

2746 SQ. FT.

3 BHK + STUDY + 4T

4 APARTMENTS ON EACH FLOOR

The Study comes attached with a toilet which can also be used as bedroom*

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EXPANSIVE SIZES
MODERN LAVISH HOMES
ICONIC TOWER

3862 SQ. FT.

4 BHK + STUDY + 5T

7 LIFTS IN ICONIC TOWER

2 LIFTS DEDICATED TO EACH WING
3 APARTMENTS ON EACH FLOOR

ICONIC TOWER

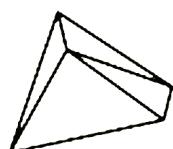
45 STORY TOWER

ONE OF THE
TALLEST RESIDENTIAL TOWERS
IN GR. NOIDA (WEST).





DESIGNED BY WORLD
RENNOWNED ARCHITECT



CHAPMAN TAYLOR

GLOBAL AWARD-WINNING ARCHITECTS,
MASTERPLANNERS AND INTERIOR DESIGNERS



3000+
Projects



100+
Countries



300+
Awards



15
Locations



45+
Nationalities



35+
Languages

Visit the below link for more information

www.chaptaylor.com

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A Navratna CPSE



SITE PLAN



TO GRALLER NOIDA
WING ROAD

SITE PLAN



● 4BHK+STUDY+5T

● 3BHK+STUDY+4T

● 3BHK+STUDY+5T

● 4BHK+STUDY+5T

● 4BHK+STUDY+5T



FOR THOSE WHO
SEEK THE EXCEPTIONAL,
WHERE EVERY CORNER WHISPERS
ELEGANCE AND PRESTIGE.



Discover exceptionally designed, spacious homes surrounded by lush central greens, complemented by world-class amenities and an unparalleled clubhouse, all crafted to elevate your lifestyle.

Aspire
Centurian Park
by **GAURS**
GRAND LUXURY RESIDENCES





BLENDING ARCHITECTURAL BRILLIANCE WITH TIMELESS ELEGANCE





UNPARALLELED
LUXURY AND IMPECCABLE
MODERN DESIGN



EXTRAVAGANT
CLUBHOUSE

SWIMMING POOL

KIDS' POOL DECK

FLOATING CABANA

JACUZZI & FOUNTAIN

GAZEBO & LILY POND

YOGA, ZUMBA & OPEN GYM

LIBRARY

SENIOR CITIZEN COMMUNITY

MEDITATION AREA

AND MORE

GAURS
your own world



NATURE &
WELLNESS ZONE



NATURE & SPORTS ZONE

BIRDS & BUTTERFLY GARDEN

CENTRAL GREEN FLOWER GARDEN

HERBS & THEME GARDEN

BADMINTON COURT

BASKETBALL COURT

LAWN & TABLE TENNIS

JOGGING TRACK

BOX CRICKET & BILLIARDS AREA

KIDS' PLAY AREA

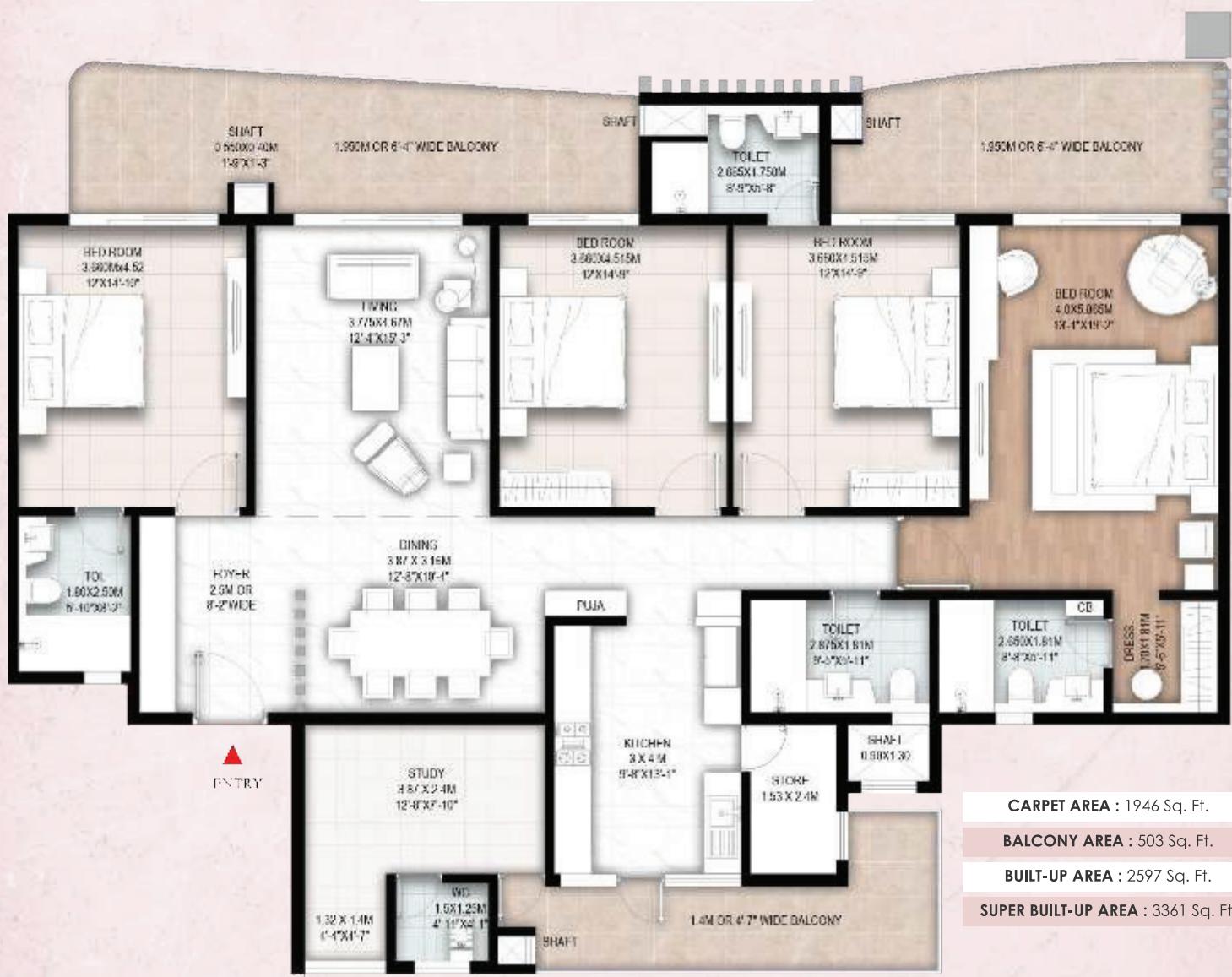
AND MORE



SUPER SPACIOUS
FLOOR PLANS

**SIZE 1
TYPICAL TOWER
4 BHK + STUDY + 5T**

3361 SQ. FT.



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**SIZE 1
TYPICAL TOWER
4 BHK + STUDY + 5T**

3D LAYOUT



3361 SQ.FT.

SIZE 2

TYPICAL TOWER

4 BHK + STUDY + 5T

3360 SQ. FT.



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**SIZE 2
TYPICAL TOWER
4 BHK + STUDY + 5T**

3D LAYOUT



3360 SQ.FT.

SIZE 3
TYPICAL TOWER
3 BHK + STUDY + 4T

2772 SQ. FT.

CARPET AREA : 1600 Sq. Ft.
BALCONY AREA : 415 Sq. Ft.
BUILT-UP AREA : 2144 Sq. Ft.
SUPER BUILT-UP AREA : 2772 Sq. Ft.



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**SIZE 3
TYPICAL TOWER
4 BHK + STUDY + 5T**

3D LAYOUT



2772 SQ.FT.



SIZE 4
TYPICAL TOWER
3 BHK + STUDY + 4T

2746 SQ. FT.

CARPET AREA : 1608 Sq. Ft.

BALCONY AREA : 378 Sq. Ft.

BUILT-UP AREA : 2115 Sq. Ft.

SUPER BUILT-UP AREA : 2746 Sq. Ft.



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**SIZE 4
TYPICAL TOWER
3 BHK + STUDY + 4T**

3D LAYOUT



2746 SQ.FT.



TYPICAL TOWER SPECIFICATIONS

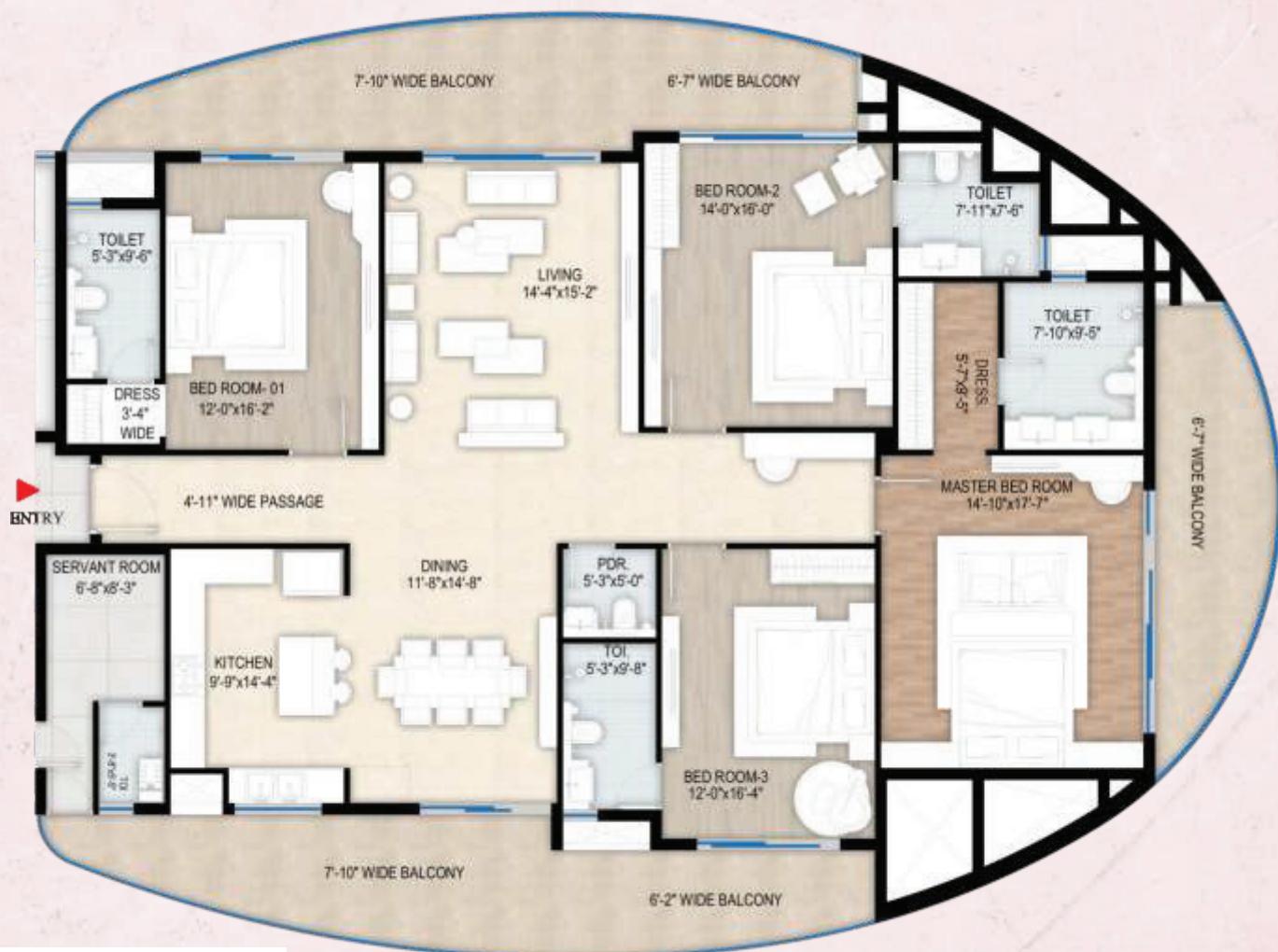
MASTER BEDROOM	FLOORING:- WALL:- CEILING:- DOOR:-	LAMINATED WOODEN FLOORING LOW VOC PLASTIC EMULSION PAINT LOW VOC PLASTIC EMULSION PAINT FACTORY LAMINATED FLUSH DOOR WITH FRAME
BEDROOM	FLOORING:- WALL:- CEILING:- DOOR:-	VITRIFIED TILE LOW VOC PLASTIC EMULSION PAINT PLASTIC EMULSION PAINT FACTORY LAMINATED FLUSH DOOR WITH FRAME
KITCHEN	FLOORING:- WALL:- WINDOW:- CEILING:- COOKING PLATFORM:- SINK, CABINETS:-	ANTISKID VITRIFIED TILE CERAMIC TILE, LOW VOC PLASTIC EMULSION PAINT UPVC FRAMED DOOR WITH GLASS LOW VOC PLASTIC EMULSION PAINT QUARTZ STONE SS SINK DOUBLE BOWL, CP FITTINGS, MODULAR KITCHEN
DINING+ LIVING ROOM	FLOORING:- WALL:- CEILING:-	VITRIFIED TILE LOW VOC PLASTIC EMULSION PAINT LOW VOC PLASTIC EMULSION PAINT
STUDY ROOM	FLOORING:- WALL:- CEILING:- DOOR:-	VITRIFIED TILE LOW VOC PLASTIC EMULSION PAINT LOW VOC PLASTIC EMULSION PAINT FACTORY LAMINATED FLUSH DOOR WITH FRAME
TOILET	FLOORING:- WALL:- CEILING:- DOOR:-	ANTISKID VITRIFIED TILE CERAMIC TILE GRID CEILING FACTORY LAMINATED FLUSH DOOR WITH FRAME
BALCONY	FLOORING:- RAILING:- DOOR:-	ANTISKID VITRIFIED FLOORING GLASS RAILING IN ALUMINUM EXTRUDE SECTION UPVC SLIDING DOOR CUM WINDOW WITH CLEAR GLASS
STAIRCASE	FLOORING:- CEILING:- RAILING:-	GRANITE STONE LOW VOC PREMIUM ACRYLIC EMULSION PAINT DUCO PAINTED MS RAILING
LIFT LOBBIES	FLOORING:- FALSE CEILING:-	STILT& GROUND FLOOR - ITALIAN MARBLE GRANITE STONE - TYPICAL FLOORS GYPSUM FALSE CEILING+ACRYLIC EMULSION PAINT
EXTERIOR WALL FINISH	PAINT:-	QUARTZ REINFORCED TEXTURED PAINT



ICONIC TOWER

4 BHK + STUDY + 5T

3862 SQ. FT.



CARPET AREA : 2142 Sq. Ft.

BALCONY AREA : 692 Sq. Ft.

BUILT-UP AREA : 2981 Sq. Ft.

SUPER BUILT-UP AREA : 3862 Sq. Ft.

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ICONIC TOWER

4 BHK + STUDY + 5T

3D LAYOUT



3862 SQ.FT.



ICONIC TOWER

SPECIFICATIONS

MASTER BEDROOM	FLOORING:- WALL:- CEILING:- DOOR:-	LAMINATED WOODEN FLOORING LOW VOC PLASTIC EMULSION PAINT LOW VOC PLASTIC EMULSION PAINT FACTORY LAMINATED FLUSH DOOR WITH FRAME
BEDROOM	FLOORING:- WALL:- CEILING:- DOOR:-	LAMINATED WOODEN FLOORING LOW VOC PLASTIC EMULSION PAINT LOW VOC PLASTIC EMULSION PAINT FACTORY LAMINATED FLUSH DOOR WITH FRAME
KITCHEN	FLOORING:- WALL:- WINDOW:- CEILING:- COOKING PLATFORM:- SINK, CABINETS:-	ANTISKID VITRIFIED TILE CERAMIC TILE, LOW VOC PLASTIC EMULSION PAINT UPVC FRAME WITH DOOR LOW VOC PLASTIC EMULSION PAINT QUARTZ STONE SS SINK DOUBLE BOWL, CP FITTINGS, MODULAR KITCHEN
DINING+ LIVING ROOM	FLOORING:- WALL:- CEILING:-	ITALIAN MARBLE LOW VOC PLASTIC EMULSION PAINT LOW VOC PLASTIC EMULSION PAINT
STUDY ROOM	FLOORING:- WALL:- CEILING:- DOOR:-	VITRIFIED TILE LOW VOC PLASTIC EMULSION PAINT LOW VOC PLASTIC EMULSION PAINT FACTORY LAMINATED FLUSH DOOR WITH FRAME
TOILET	FLOORING:- WALL:- CEILING:- DOOR:-	MASTER BEDROOMS & POWDER ROOM- ITALIAN MARBLE TYPICAL BEDROOMS- VITRIFIED TILE MASTER BEDROOMS & POWDER ROOM- ITALIAN MARBLE TYPICAL BEDROOMS- VITRIFIED TILE GRID CEILING FACTORY LAMINATED FLUSH DOOR WITH FRAME
BALCONY	FLOORING:- RAILING:- DOOR:-	ANTISKID VITRIFIED FLOORING GLASS RAILING IN ALUMINUM EXTRUDE SECTION UPVC SLIDING DOOR CUM WINDOW WITH CLEAR GLASS
STAIRCASE	FLOORING:- CEILING:- RAILING:-	GRANITE STONE LOW VOC PREMIUM ACRYLIC EMULSION PAINT DUCO PAINTED MS RAILING
LIFT LOBBIES	FLOORING:- FALSE CEILING:-	STILT & GROUND FLOOR- ITALIAN MARBLE TYPICAL FLOORS- GRANITE STONE GYPSUM FALSE CEILING+ACRYLIC EMULSION PAINT
EXTERIOR WALL FINISHES	PAINT:	QUARTZ REINFORCED TEXTURED PAINT



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NBCC INDIA LTD.



NBCC IS ONE OF THE NAVRATNA PUBLIC SECTOR
ENTERPRISES (PSES) OF THE GOVERNMENT OF INDIA



SEIZE THE OPPORTUNITY!

SECURE YOUR DREAM HOME AT AN UNBEATABLE

TYPICAL TOWER

LAUNCH PRICE

BSP

~~INR 12500*~~

+ OTHER CHARGES

EOI PRICE

BSP

INR 9375*

+ OTHER CHARGES

GRAB, BEFORE IT'S GONE!

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MONITORED HOUSING PROJECTS
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SEIZE THE OPPORTUNITY!
SECURE YOUR DREAM HOME AT AN UNBEATABLE

ICONIC TOWER

LAUNCH PRICE

BSP

~~INR 14000*~~

+ OTHER CHARGES

EOI PRICE

BSP

INR 10500*

+ OTHER CHARGES

LIMITED UNITS
GRAB, BEFORE IT'S GONE!

*Terms & Conditions Apply

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PRICE LIST

W.E.F. 30th MARCH 2025

₹ 9375/ SQFT (BSP)

ICONIC TOWER ₹ 10,500/ SQFT (BSP)

INR PER SQ.FT.

FLOOR	PLC	VIEW	PLC
1 ST - 5 TH	₹ 750		
6 TH - 10 TH	₹ 700	CENTRAL GREENS	₹ 400
11 TH - 15 TH	₹ 600		
16 TH - 20 TH	₹ 500	ROAD PLC	₹ 300
21 ST - 25 TH	₹ 400		
26 TH - 30 TH	₹ 300	CORNER PLC	₹ 200
31 ST & ABOVE	₹ 200		
TOP FLOOR	NIL		

ADDITIONAL CHARGES

INR

1 PARKING LOT	₹ 5,50,000
CLUB MEMBERSHIP	₹ 7,00,000
POWER BACKUP*	₹ 2,00,000
ELECTRICITY INFRASTRUCTURE CHARGES	₹ 1,00,000
IFMS	₹ 100 PER SQ.FT.
LEASE RENT	₹ 50 PER SQ.FT.

MAINTENANCE: INR 2.99 PER SQ.FT, + GST 18%

1 YEAR ADVANCE MAINTENANCE TO BE PAYABLE AT THE TIME OF POSSESSION.

DISCLAIMER

- Govt. Charges as applicable.
- The above-mentioned prices are the sole discretion of management and can be changed at any time
- *Upto 5 KVA
- Additional Car Parking @5,50,000 will be charged extra.



PAYMENT PLAN

MILESTONE	PAYMENT %
ON BOOKING	10%
WITHIN 45 DAYS FROM BOOKING	10%
ON START OF RAFTING	5%
ON START OF LOWER BASEMENT	5%
ON COMPLETION OF GROUND FLOOR	10%
ON COMPLETION OF 4 TH FLOOR ROOF	7.50%
ON COMPLETION OF 9 TH FLOOR ROOF	7.50%
ON COMPLETION OF 14 TH FLOOR ROOF	7.50%
ON COMPLETION OF 19 TH FLOOR ROOF	7.50%
ON COMPLETION OF 24 TH FLOOR ROOF	7.50%
ON COMPLETION OF 29 TH FLOOR ROOF	7.50%
ON COMPLETION OF SUPER STRUCTURE	7.50%
ON START OF MEP/ FLOORING/ FINISHING	5%
ON OFFER OF POSSESSION	5%
TOTAL	100%



EOI SUBMISSION SEND YOUR EOI VIA EMAIL AT

gaurseoiacp@gaursonsindia.com



VISIT SALES OFFICE

**NO. 1, GAUR MULBERRY MANSIONS,
SECTOR 1, GREATER NOIDA,**



**TAP FOR
SALES OFFICE LOCATION**



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+ 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 GAURS



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



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



MAGIC 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 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



ONGOING & DELIVERED PROJECTS

ONGOING RERA REGISTERED PROJECTS

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

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

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

Gaur Runway Suites,
Gaur Yamuna City UPRERAPRJ351477

Gaur City Center Ph-II,
Gr. Noida (West) UPRERAPRJ4780

The Islands by Gaur,
Greater Noida UPRERAPRJ734569

Gaur Aero Mall & Passport Studios by
Gaur, Ghaziabad UPRERAPRJ663149

Gaur Aero Heights,
Ghaziabad UPRERAPRJ941355

Trecento Residences - A by Gaur,
Greater Noida UPRERAPRJ283531

Gaur NYC Residences, DMXP
UPRERAPRJ188811/08/2024

Legacy By Gaur, Greater Noida
UPRERAPRJ688396/10/2024

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

Gaur Platinum Towers, Sector-79, Noida

KrishnVillas (3rd Parkview) Gaur Yamuna City,

Yamuna Xway

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

Yamuna Xway

7th Parkview, Gaur Yamuna City, Yamuna Xway

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

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

Gaur Siddhartham, Siddharth Vihar, Ghaziabad



SCAN TO FOLLOW US ON



Instagram



Website

GAURSONS INDIA PRIVATE LIMITED
PROJECT LOCATION: ASPIRE CENTURIAN PARK BY GAURS, TECHZONE - 4, GREATER NOIDA (W)

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

*Artistic Images, All images are for reference purpose only.

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