



# EROS SAMPOORNAM

Holistic • Homes

VISIT US

**AJAY ENTERPRISES PVT.LTD.**  
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UPRERAPRJ512436/07/2024 | WWW.UP-RERA.IN/PROJECTS





Disclaimer: Artistic Impression of Under Construction Towers

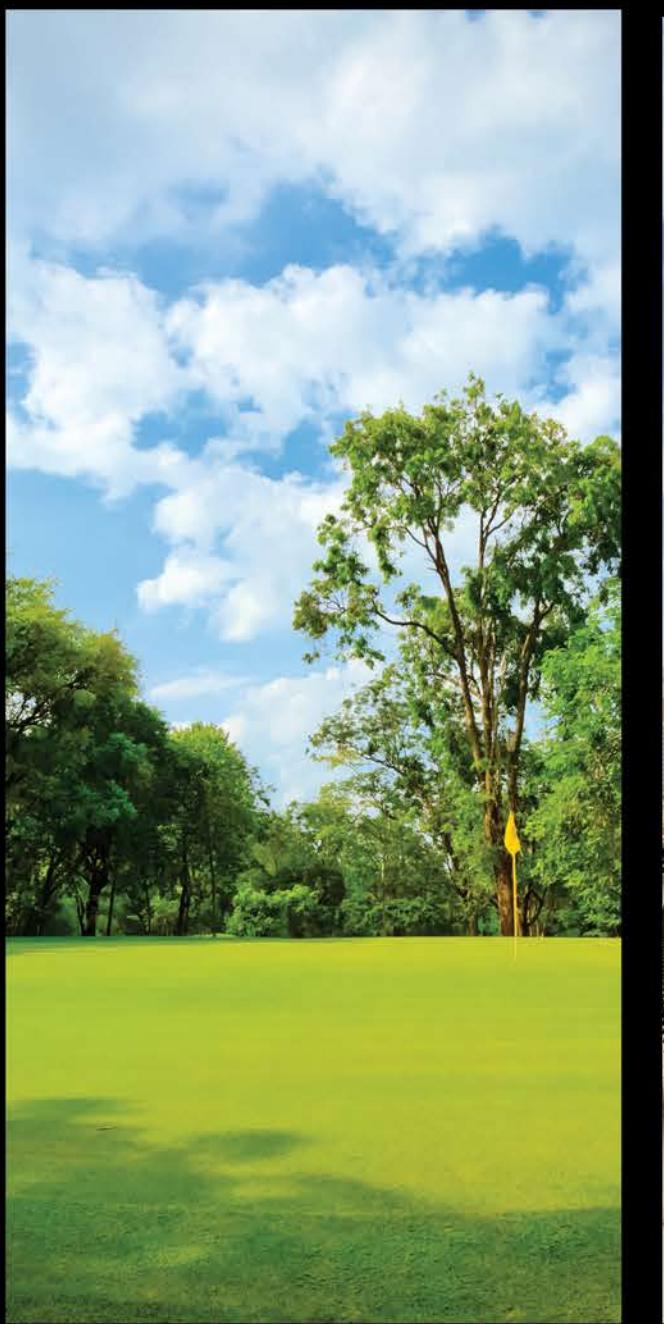


Unveiling  
The Future of



Step into a realm where luxury knows no bounds and sophistication finds its truest expression. Each meticulously designed home is a masterpiece in itself, where architectural brilliance meets modern comfort. This is a once-in-a-lifetime chance to experience a world where opulence reigns supreme, setting a new standard for residential living.

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ECO- FRIENDLY  
TERRAIN



UPCOMING METRO  
CONNECTIVITY



EASY ACCESS  
TO AIRPORT



SMOOTH ROAD  
CONNECTIVITY

Where Dreams  
Take Roots of

**EROS**  
**SAMPOORNAM**  
Holistic Homes

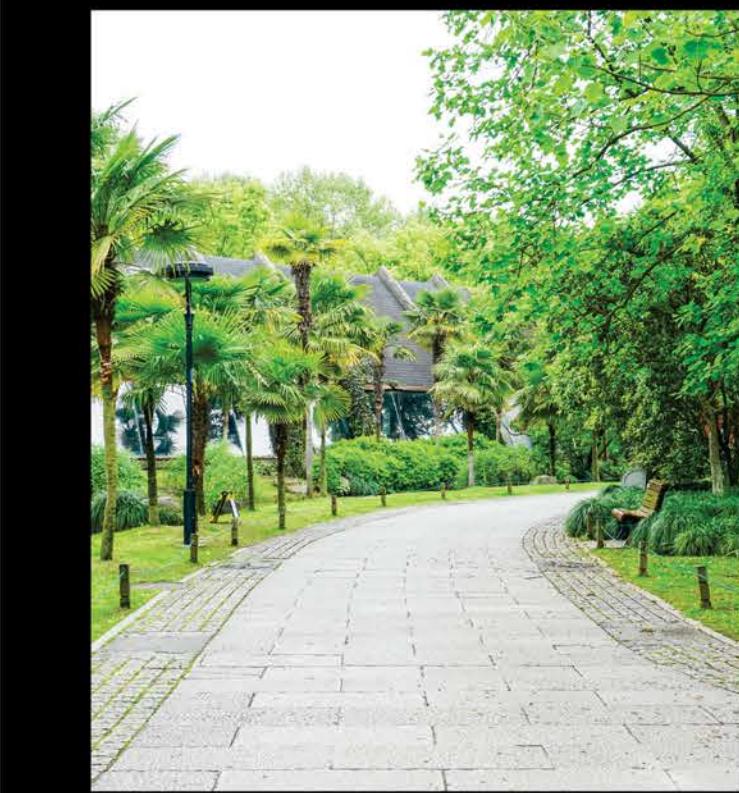
Greater Noida West is the setting for EROS Sampoornam 3 world-class residences that are destined to set the benchmark for luxury living in Greater Noida West. The unparalleled architecture, reminiscent of the colonial era, amalgamated with modern cafés, bistros, and shopping centers, make Greater Noida West a sought-after destination for all.

- EROS Sampoornam 3 is seamlessly connected to everything you'll ever need.





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## Embrace Nature's Sanctuary

Embrace a profound connection with nature. For those who value the harmony between modernity and the environment, we are committed to preserving it. As you make EROS Sampoornam 3 your home, you are embracing a lifestyle that celebrates the beauty, tranquillity, and richness of nature. Come, be a part of this extraordinary living experience where the outdoors seamlessly becomes an integral part of your everyday life.



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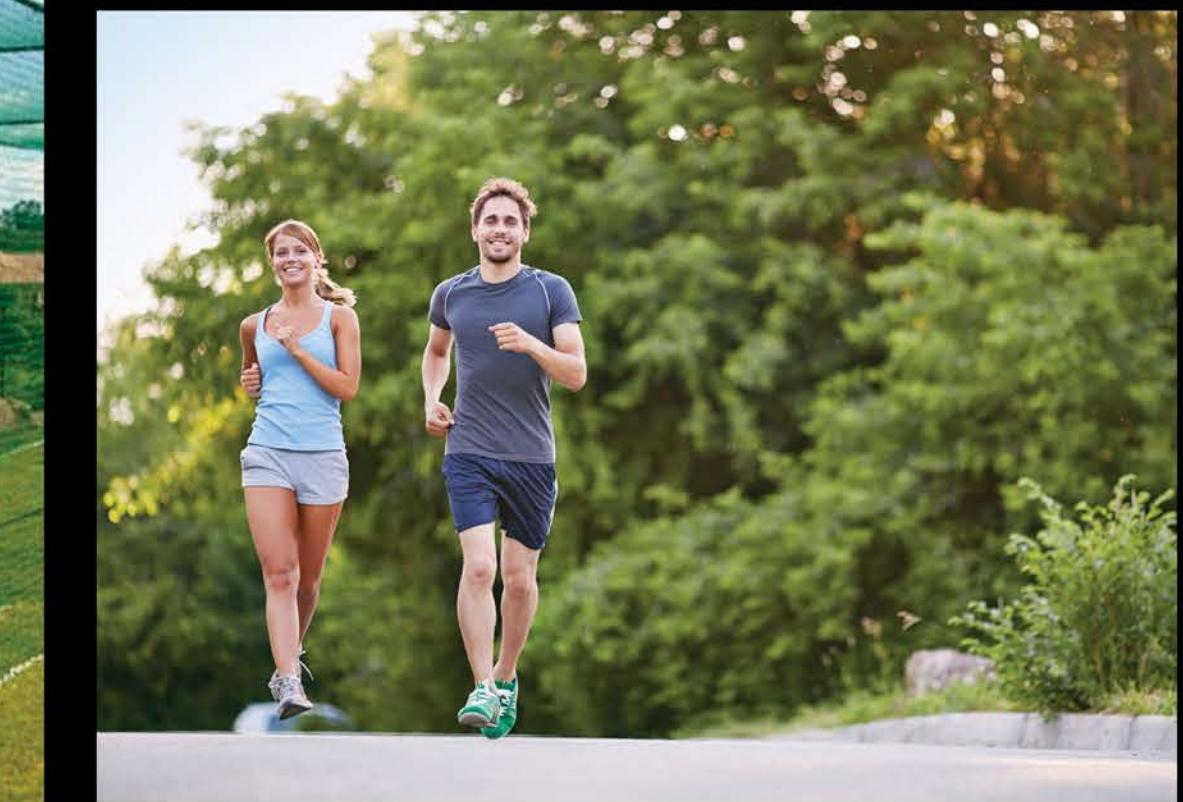
Rise Above  
the Ordinary

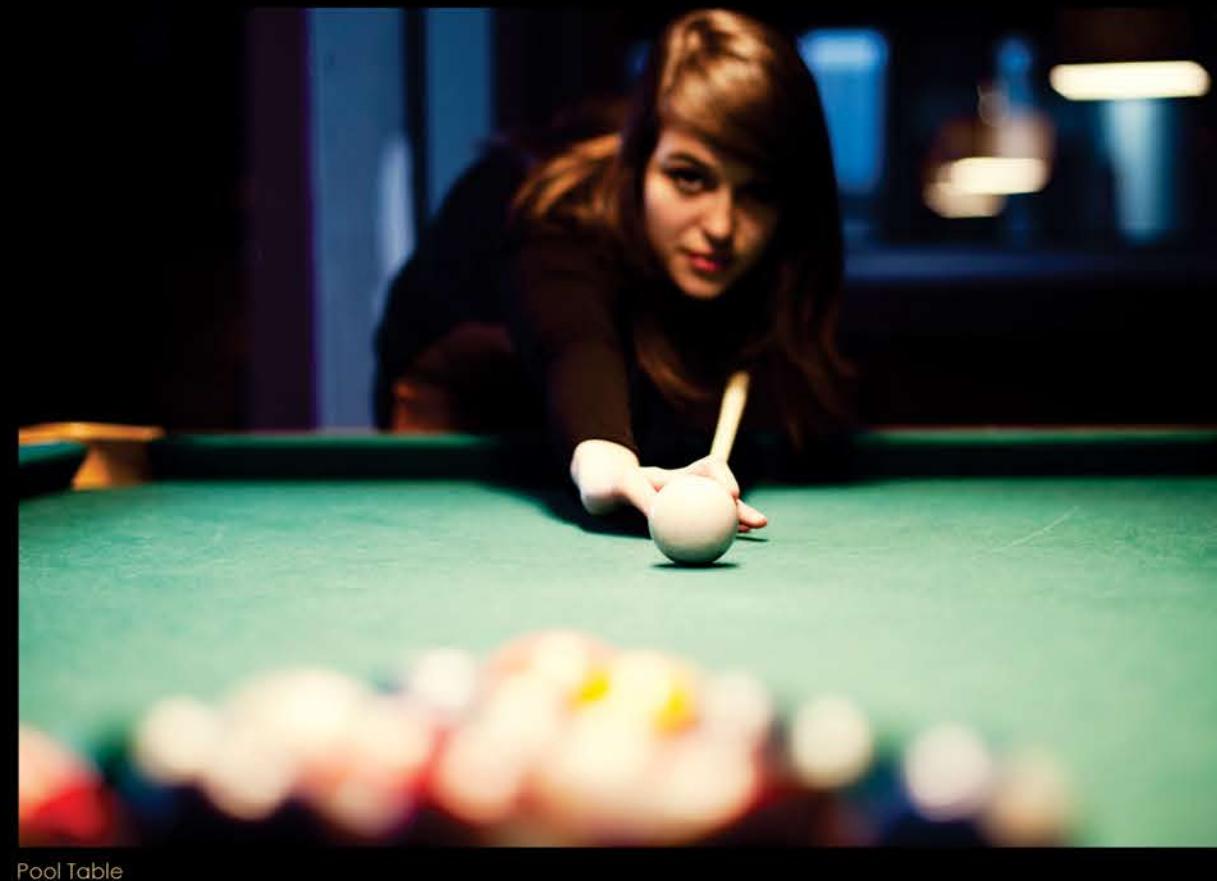
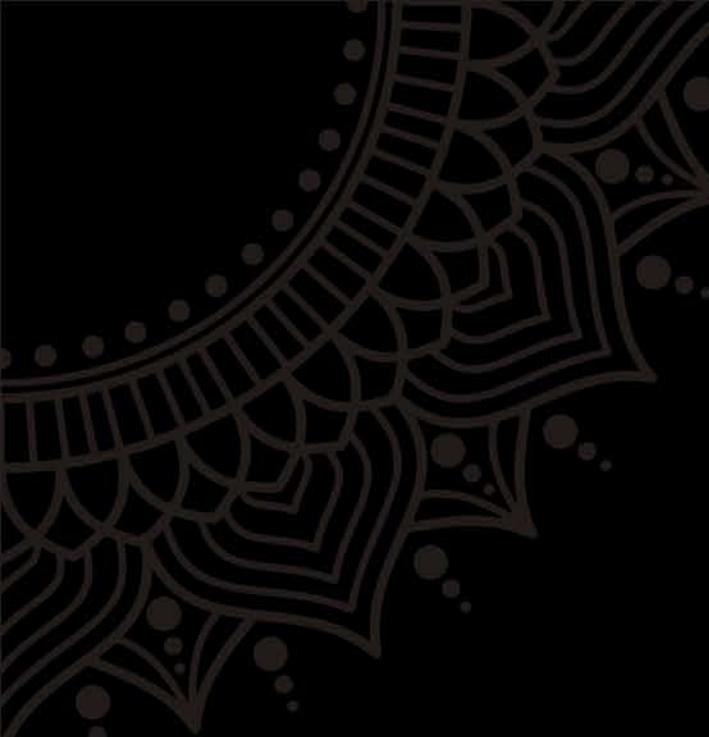
EROS  
**SAMPOORNAM**  
Holistic Homes

EROS Sampoornam 3 is a serene, high class residential area with an atmosphere of refined elegance. Nestled within a picturesque landscape, our luxurious residential community offers a lifestyle of unparalleled refinement and opulence.



# Elegance Within





## Exclusive Retreat



With an array of meticulously curated amenities and services, we promise a living experience that transcends expectations and redefines the art of elegant living. Engage in invigorating workouts at our state-of-the-art fitness centre, followed by moments of tranquillity in our beautifully landscaped gardens.



# SPECIFICATION

## INTERNAL AREAS

### LIVING/DINING

FLOOR : Vitrified tiles. 1200 x 600 MM  
 WALL : Plastic Emulsion Paint  
 CEILING : Oil Bound Distemper  
 EXTERNAL DOORS / WINDOWS : UPVC  
 INTERNAL DOOR : Laminated Flush doors with Polished Marandi hardwood frames  
 OTHER FEATURES : Video door phone  
 ADDITIONAL FEATURES : 8 Ft. High Laminated Entrance Door with Smart Lock  
 REMARKS : Outside - Gloss Inside - Matt Finish Laminate

### Bed Room/ Study

FLOOR : Vitrified tiles. 600 x 600 MM  
 WALL : Plastic Emulsion Paint  
 CEILING : Oil Bound Distemper  
 EXTERNAL DOORS / WINDOWS : UPVC  
 INTERNAL DOOR : Laminated Flush doors with Polished Marandi hardwood frames  
 OTHER FEATURES : Cupboards with Soft close Shutters  
 ADDITIONAL FEATURES : In master bed Vitrified tiles flooring (wooden textured) & one wall texture paint.  
 REMARKS : Soft close Cupboards Shutters in Bedrooms Only

### Kitchen

FLOOR : Anti skid Ceramic Tiles incl. below counter.  
 WALL : 2 feet high Glazed Ceramic tiles above counter & Plastic emulsion paint upto ceiling.  
 CEILING : Oil Bound Distemper  
 EXTERNAL DOORS / WINDOWS : UPVC  
 OTHER FEATURES : Granite counter top & stainless steel sink  
 ADDITIONAL FEATURES : Modular kitchen with Soft close Shutters and R.O. unit.

### Toilet

FLOOR : Anti skid Ceramic Tiles  
 WALL : Glazed Ceramic tiles dado upto false ceiling.  
 CEILING : Decorative Grid false ceiling panels  
 EXTERNAL DOORS / WINDOWS : UPVC  
 INTERNAL DOOR : Laminated Flush doors with Polished Marandi hardwood frames  
 OTHER FEATURES : High quality sanitary fixtures & C.P. Fittings  
 ADDITIONAL FEATURES : Wall hung W.C., Counter Top Washbasin & Vanity  
 REMARKS : Inside Toilet - Tile matching Paint on Door & Frame

### Balcony/ Utility Balcony

FLOOR : Anti skid Ceramic Tiles  
 WALL : Plain (whether coat) paint on inside surface  
 CEILING : Oil Bound Distemper  
 OTHER FEATURES : Precast Jali / M.S. Railing / parapet as per elevation

### Servant Room

FLOOR : Vitrified Tiles 600 X 600MM  
 WALL : Plastic Emulsion Paint  
 CEILING : Oil Bound Distemper  
 EXTERNAL DOORS / WINDOWS : UPVC  
 INTERNAL DOOR : Laminated Flush doors with Polished Marandi hardwood frames

### Servant Toilet

FLOOR : Anti skid Ceramic Tiles  
 WALL : Glazed tiles dado upto false ceiling.  
 CEILING : Decorative Grid false ceiling panels  
 EXTERNAL DOORS / WINDOWS : UPVC  
 INTERNAL DOOR : Laminated Flush doors with Polished Marandi hardwood frames  
 OTHER FEATURES : E.W.C.

## COMMON AREA

### MAIN ENTRANCE LOBBY GROUND/STILTS

FLOOR : Granite. / Vitrified tiles. / Italian Marble.  
 WALL : Tiles/Plastic Emulsion Paint  
 CEILING : False Ceiling  
 EXTERNAL DOORS / WINDOWS : Anodised Aluminum with fittings / UPVC

### LIFT LOBBY/CORRIDOR (Typ.)

FLOOR : Granite. / Vitrified tiles.  
 WALL : O.B.D.  
 CEILING : Oil Bound Distemper  
 EXTERNAL DOORS / WINDOWS : Anodised Aluminum with fittings/ UPVC  
 OTHER FEATURES : Granite cladding over lift facia

### MAIN STAIRCASE

FLOOR : Kota stone  
 WALL : Oil Bound Distemper over plaster  
 CEILING : Oil Bound Distemper  
 INTERNAL DOOR : Fire resistant door

### FIRE STAIRCASE

FLOOR : Kota stone  
 WALL : Oil Bound Distemper over plaster  
 CEILING : Oil Bound Distemper  
 INTERNAL DOOR : Fire resistant door

MUMTY	:	Kota stone
FLOOR	:	Oil Bound Distemper over plaster
WALL	:	Oil Bound Distemper
CEILING	:	
EXTERNAL DOOR	:	M.S. Door with angle frame
 LIFT MACHINE ROOM		
FLOOR	:	IPS
WALL	:	White Wash
CEILING	:	White wash
INTERNAL DOOR	:	M.S. Door/window with angle frame
EXTERNAL DOOR	:	M.S. Door/window with angle frame
 WATER TANK		
FLOOR	:	Glazed tile
WALL	:	Glazed tile
 TERRACE / PARAPET WALL		
FLOOR	:	Brick bat coba
WALL	:	Snowcem paint
 <b>ANCILLARY AREAS</b>		
ELECTRICAL ROOM	:	
FLOOR	:	Kota stone
WALL	:	White Wash
CEILING	:	White wash
EXTERNAL DOOR	:	Rolling shutter & Fire resistant door
 F H C		
FLOOR	:	IPS
WALL	:	White Wash
CEILING	:	White wash
INTERNAL DOOR	:	M.S./ Aluminium Door with glass panel
 SERVICE/LV SHAFT		
FLOOR	:	IPS
WALL	:	White Wash
CEILING	:	White wash
INTERNAL DOOR	:	M.S./ Aluminium Door with glass panel
 ELECTRICAL SHAFT		
FLOOR	:	IPS
WALL	:	White Wash
CEILING	:	White wash
INTERNAL DOOR	:	M.S./ Aluminium Door with glass panel

## BASEMENT AREAS

PARKING BAYS/ DRIVEWAY	:	PCC with Tremix
FLOOR	:	White Wash
WALL	:	White wash
CEILING	:	
 LT/HT/PUMP ROOM/FAN ROOM		
FLOOR	:	IPS
WALL	:	White Wash
CEILING	:	White wash
INTERNAL DOOR	:	MS Door with angle frame/Rolling shutter
 GARBAGE COLLECTION CHAMBER		
FLOOR	:	Glazed Ceramic tiles
WALL	:	Glazed Ceramic tiles
CEILING	:	White wash
INTERNAL DOOR	:	MS Door with angle frame/Rolling shutter
 OTHER SERVICE AREA		
FLOOR	:	IPS
WALL	:	White Wash
CEILING	:	White wash
INTERNAL DOOR	:	MS Door with angle frame/Rolling shutter
 <b>EXTERNAL FINISHES</b>		
EXTERNAL PAINT	:	
WALL	:	Texture (Weather coat) paint at Lower floors & above plain Weather coat paint (As per Elevation)



**EROS SAMPOORNAM**

Holistic Homes



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Redefining Living  
Standards

EROS  
**SAMPORBANM**  
Holistic Homes

Indulge in the seamless fusion of indoor and outdoor living, where common gardens, and balconies offer a seamless extension of your living space, perfect for relaxation. Experience the epitome of elegance and refinement as you call our residential society your home, where luxury knows no bounds.



#### PHASE 1 & 2 SUCCESSFULLY DELIVERED

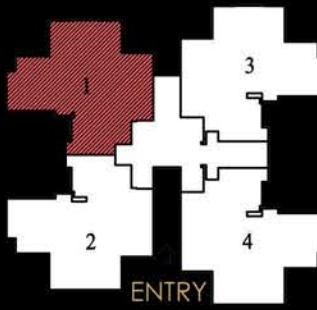
- 1. LAWN TENNIS COURT
- 2. BADMINTON COURT
- 3. HALF BASKET BALL COURT
- 4. PAVILION YOGA/MEDITATION
- 5. A COOL SKATING RINK
- 6. GREEN MAZE
- 7. EXCITING CHILDREN PLAY AREA
- 8. SURPRISE JET FOUNTAIN
- 9. FOUNTAIN
- 10. LAWN/SITTING AREA
- 11. FLOWER BEDS
- 12. DEFINED JOGGING TRACK
- 13. SERENE MAIN POOL
- 14. COMMUNITY CENTER WITH RECREATIONAL FACILITIES
- 15. AMPHITHEATER
- 16. SAND PIT
- 17. REJUVENATING EXERCISE AREA
- 18. CHESS COURT.
- 19. CRICKET NET PRACTICE
- 20. FRAGRANCE GARDEN
- 21. COMMERCIAL
- 22. GARDEN OF ENLIGHTENMENT

#### CARPET AREA

2 BHK + 2T	:	531.74 Sq. Ft.	:	842.07 Sq. Ft.
2 BHK + 2T +Study	:	664.68 Sq. Ft.	:	853.48 Sq. Ft.
2 BHK + 2T +Study	:	667.69 Sq. Ft.	:	924.63/924.41 Sq. Ft.
3 BHK + 2T	:	789.54 Sq. Ft.	:	1044.22 Sq. Ft.
			:	1068.87 Sq.Ft.

1. Delivered Towers : A1, A4, G1, G8, B5, B6, H1, H4, N1, N2, N3, N4, Y1, Y2, Y3, Y4, Y5, Y6, Y7, Y17, & Y18
2. (O.C. Applied):- (UPRERA PRJ972907) B3, G5, Y13, Y14, Community & Commercial
3. Under Construction Towers : (UPRERA PRJ301564) A3, B4, Y12, Y15, G7 & H3
4. Under Construction Towers (UPRERA PRJ512436/07/2024) : A2, B1, B2, G2, G3, G4, H2, Y8, Y9, Y10 & Y11

Note: All the above plans and layouts are tentative and subject to change without prior notice.



## TYPICAL FLOOR PLAN

Cluster Plan (Tower A-2)



## TYPICAL FLOOR PLAN



Tower : Aravali  
Type : 3B+4T+Servant (Unit-1)

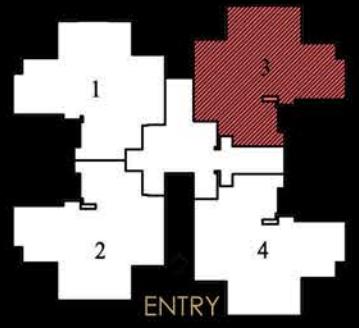
Carpet Area : 97.01-Sqm. (1044.22-Sft.)  
This Doesn't include  
Balcony Area : 21.49-Sqm. (231.32-Sft.)  
Outer Wall Area : 12.27-Sqm. (132.07-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
The specifications shown in the drawing are only for representation purpose.  
For actual/deliverable specification, refer to annex specification sheet.

Tower : Aravali  
Type : 3B+4T+Servant (Unit-2)

Carpet Area : 97.01-Sqm. (1044.22-Sft.)  
This Doesn't include  
Balcony Area : 21.49-Sqm. (231.32-Sft.)  
Outer Wall Area : 12.27-Sqm. (132.07-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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## TYPICAL FLOOR PLAN

Cluster Plan (Tower A-2)



Tower : Aravali  
Type : 3B+4T+Servant (Unit-3)

Carpet Area : 99.30-Sqm. (1068.87-Sft.)

This Doesn't include

Balcony Area : 21.49-Sqm. (231.32-Sft.)

Outer Wall Area : 12.70-Sqm. (136.59-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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## TYPICAL FLOOR PLAN

Cluster Plan (Tower A-2)



Tower : Aravali  
Type : 3B+4T+Servant (Unit-4)

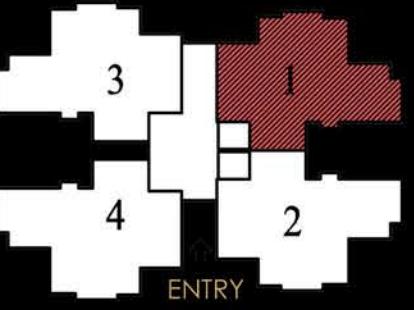
Carpet Area : 99.30-Sqm. (1068.87-Sft.)

This Doesn't include

Balcony Area : 21.49-Sqm. (231.32-Sft.)

Outer Wall Area : 12.70-Sqm. (136.59-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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## TYPICAL FLOOR PLAN

Cluster Plan (Tower B-1,B-2)



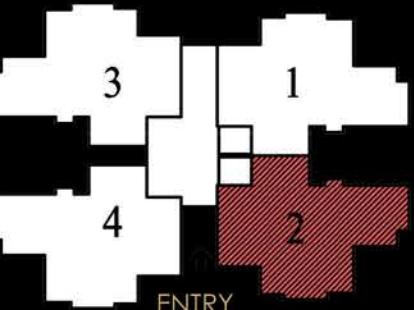
Tower : Brahmgiri  
Type : 3B+3T (Unit-1)

Carpet Area : 85.90-Sqm. (924.63-Sft.)

This 'Doesn't include

Balcony Area : 18.80-Sqm. (202.36-Sft)

Outer Wall Area : 11.11-Sqm. (119.59-Sft.)



## TYPICAL FLOOR PLAN

Cluster Plan (Tower B-1,B-2)



Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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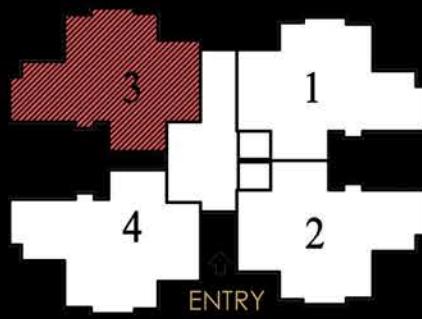
Tower : Brahmigiri  
Type : 3B+3T (Unit-2)

90-Sqm. (924.63-Sft.)

## This Doesn't include

55-Sqm. (210.44-Sft.)

11-Sqm. (119.59-Sft.)



## TYPICAL FLOOR PLAN

Cluster Plan (Tower B-1,B-2)



## TYPICAL FLOOR PLAN



Cluster Plan (Tower B-1,B-2)



Tower : Brahmgiiri  
Type :3B+3T (Unit-3)

Carpet Area : 85.88-Sqm. (924.41-Sft.)

This Doesn't include

Balcony Area : 18.21-Sqm. (196.01-Sft.)

Outer Wall Area : 11.73-Sqm. (126.28-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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Tower : Brahmgiiri  
Type :3B+3T (Unit-4)

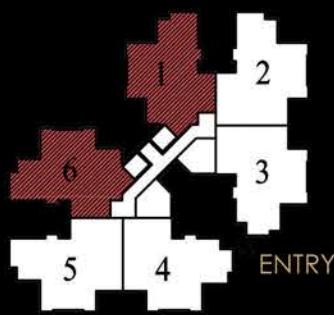
Carpet Area : 85.88-Sqm. (924.41-Sft.)

This Doesn't include

Balcony Area : 18.95-Sqm. (203.98-Sft.)

Outer Wall Area : 11.73-Sqm. (126.28-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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## TYPICAL FLOOR PLAN

Cluster Plan (Tower G2,G3,G4)



Tower : Gangotri  
Type : 3B+2T (Unit-1&6)

Carpet Area : 73.35-Sqm. (789.54-Sft.)  
This Doesn't include  
Balcony Area : 17.73-Sqm. (190.85-Sft.)  
Outer Wall Area : 9.66-Sqm. (103.98-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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## TYPICAL FLOOR PLAN

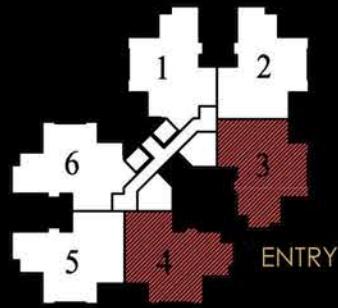
Cluster Plan (Tower G2,G3,G4)



Tower : Gangotri  
Type : 3B+2T (Unit-2&5)

Carpet Area : 78.23-Sqm. (842.07-Sft.)  
This Doesn't include  
Balcony Area : 17.63-Sqm. (189.77-Sft.)  
Outer Wall Area : 9.01-Sqm. (96.98-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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## TYPICAL FLOOR PLAN

Cluster Plan (Tower G2,G3,G4)



## TYPICAL FLOOR PLAN

Cluster Plan (Tower Y-8,Y9,Y10)



Tower : Gangotri  
Type :3B+2T (Unit-3&4)

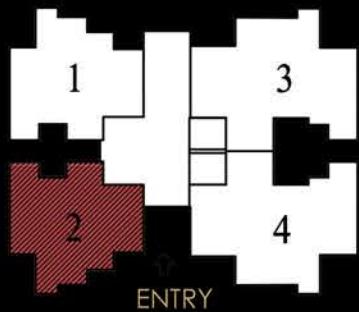
Carpet Area : 79.29-Sqm. (853.48-Sft.)  
This Doesn't include  
Balcony Area : 17.48-Sqm. (188.15-Sft.)  
Outer Wall Area : 9.03-Sqm. (97.19-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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Tower : Yamunotri  
Type :2B+2T (Unit-1)

Carpet Area : 49.40-Sqm. (531.74-Sft.)  
This Doesn't include  
Balcony Area : 6.30-Sqm. (67.81-Sft.)  
Outer Wall Area : 7.72-Sqm. (83.09-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
The specifications shown in the drawing are only for representation purpose.  
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## TYPICAL FLOOR PLAN

Cluster Plan (Tower Y-8,Y9,Y10)



## TYPICAL FLOOR PLAN

Cluster Plan (Tower Y-8,Y9,Y10)



Tower : Yamunotri  
Type :2B+2T (Unit-2)

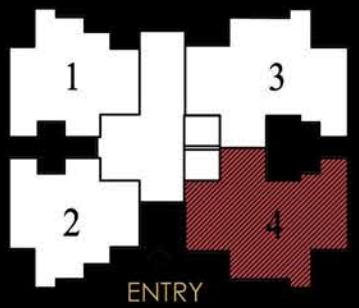
Carpet Area : 49.40-Sqm. (531.74-Sft.)  
This Doesn't include  
Balcony Area : 6.99-Sqm. (75.27-Sft.)  
Outer Wall Area : 7.72-Sqm. (83.09-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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Tower : Yamunotri  
Type :2B+2T+Study (Unit-3)

Carpet Area : 61.75-Sqm. (664.68-Sft.)  
This Doesn't include  
Balcony Area : 9.25-Sqm. (99.57-Sft.)  
Outer Wall Area : 9.10-Sqm. (97.95-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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## TYPICAL FLOOR PLAN

Cluster Plan (Tower Y-8,Y9,Y10)



Tower : Yamunotri  
Type : 2B+2T+Study (Unit-4)

Carpet Area : 61.75-Sqm. (664.68-Sft.)  
This Doesn't include  
Balcony Area : 9.94-Sqm. (106.99-Sft.)  
Outer Wall Area : 9.10-Sqm. (97.95-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
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## TYPICAL FLOOR PLAN

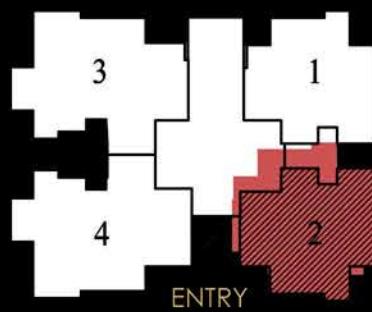
Cluster Plan (Tower H-2)



Note: Furniture & Fittings in the unit plan are not included in deliverables.  
The specifications shown in the drawing are only for representation purpose.  
For actual/deliverable specification, refer to annex specification sheet.

Tower : Himgiri  
Type : 2B+2T (Unit-1)

Carpet Area : 49.39-Sqm. (531.63-Sft.)  
This Doesn't include  
Balcony Area : 6.29-Sqm. (67.71-Sft.)  
Outer Wall Area : 7.72-Sqm. (83.09-Sft.)



## TYPICAL FLOOR PLAN

Cluster Plan (Tower H-2)



Tower : Himgiri  
Type : 2B+2T (Unit-2)

Carpet Area : 49.39-Sqm. (531.63-Sft.)  
This Doesn't include  
Balcony Area : 6.98-Sqm. (75.13-Sft.)  
Outer Wall Area : 7.72-Sqm. (83.09-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
The specifications shown in the drawing are only for representation purpose.  
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## TYPICAL FLOOR PLAN

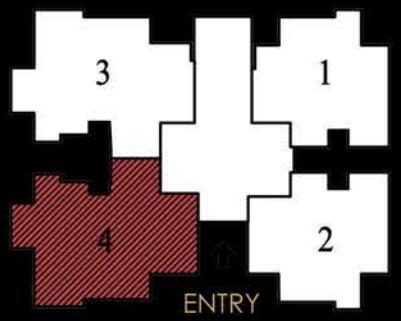
Cluster Plan (Tower H-2)



Tower : Himgiri  
Type : 2B+2T+Study (Unit-3)

Carpet Area : 62.03-Sqm. (667.69-Sft.)  
This Doesn't include  
Balcony Area : 9.80-Sqm. (105.49-Sft.)  
Outer Wall Area : 8.87-Sqm. (95.47-Sft.)

Note: Furniture & Fittings in the unit plan are not included in deliverables.  
The specifications shown in the drawing are only for representation purpose.  
For actual/deliverable specification, refer to annex specification sheet.



## TYPICAL FLOOR PLAN

Cluster Plan (Tower H-2)



Tower : Himgiri  
Type : 2B+2T+Study (Unit-4)

Carpet Area : 62.03-Sqm. (667.69-Sft.)

This Doesn't include

Balcony Area : 10.58-Sqm. (113.88-Sft.)

Outer Wall Area : 8.87-Sqm. (95.47-Sft.)



Note: Furniture & Fittings in the unit plan are not included in deliverables.  
The specifications shown in the drawing are only for representation purpose.  
For actual/deliverable specification, refer to annex specification sheet.



## Unlocking Your Dream Home

**HOTELS | TOWNSHIPS | GROUP HOUSING | SHOPPING MALLS  
COMMERCIAL TOWERS | ENTERTAINMENT**

A premier Real Estate Developer in India, it has created some of the pioneering Real Estate projects over 8 decades. From a modest beginning to the accomplishments of numerous projects in varied sectors, the Group has left an indelible mark in the real estate and hospitality sectors. Eros Group boasts of acclaimed Townships like Charmwood Village, Eros Garden, Lakewood City at the southern fringe of Delhi and the Rosewood City in Gurugram – Sohna Road; Landmark theatres like Vishal Cineplex at Rajouri Garden (with maximum seating capacity) in Delhi; business centres like the International Trade Tower, American Plaza, Eros Corporate Tower with 7-level parking in Nehru Place, New Delhi, Eros Corporate Park at IMT-Manesar, Eros Corporate Avenue, Sector-32, Gurugram, Eros City Square, Eros EF3 Mall at Delhi-Mathura Road, Faridabad, Charmwood Plaza in Faridabad, Eros Metro Mall, Sector 14, Dwarka, New Delhi; prestigious hospitality ventures include Shangri-La's Eros Hotel at Ashoka Road, Connaught Place and Eros Radisson Blu Hotel at Delhi-Mathura Road at Faridabad.

With a remarkable track record of deliveries and trust, the Group has successfully delivered some premium luxury and affordable group housing projects like Wembley Estate, Royal Retreat I, II & III, Kenwood Brentwood, Woodberry and Mayfair Towers.

From stunning high-rise buildings like Sterling Apartments, Eros Sampoornam to Eros Garden Villas and Rosewood Luxury Villas, the Group stands firm on the pillars of trust, quality and delivery. The Group is proud to have recently launched a new residential group-housing project, 'Eros Sampoornam+' in Greater Noida (West) and 2 more premium luxury residential towers in Charmwood Village, Faridabad.

# Building Trust

Since 1940



Shangri-La's EROS Hotel



EROS Corporate Park



EROS Corporate Avenue



Wembley Estate



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GNIDA Allotment Letter No. PROP / BRS/2010/ 1420 dated 19.03.2010; Lease deed registration with GNIDA Dated 19.05.2010. EROS Sampoornam is a large group housing project conceived to be executed in phases by Ajay Enterprises Pvt. Ltd. 'AEPL'. All dates and commitments are subject to Force Majeure and are tentative. Eros Sampoornam 3 is a part of total land area 98373.75sq.mtrs. The amenities shown / described / or / maybe apart of the total land area which may take some time to develop and show up as and when all phases get developed. All payments are to be made in favour of collection A/c of the Project : "Ajay Enterprises Private Limited Collection A/c for Eros Sampoornam 3", Axis Bank Ltd. having IFSC Code UTIB0000022, Account No. 924020016651730.No third party is entitled to collect payments in its name on behalf of Ajay Enterprises Pvt. Ltd. All bank loans are subject to individual eligibility and 'AFL' does not confirm availability of bank loan to all applicants. Please visit the company office and refer to Application form and draft agreement for detailed terms and conditions. All buyers are requested to do due diligence before making any payment as this advertisements merely indicative in nature and does not carry complete details or any obligations.

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