



*YOUR LAND FOR YOUR PALACE*

*There is only one difference...*



Between  
**THE RICH**  
&  
*The Royal*



*There is only one difference...*



Between  
A FAMILY  
& A Dynasty



*There is only one difference...*



Between  
A HOME  
& A Heritage



The Difference Between  
**A PLOT**  
&  
*A Land*

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*Presenting*



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A LAND WHERE YOU CAN BUILD YOUR OWN PALACE!

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*PALATIAL LIVING, RESERVED FOR 90 FAMILIES.*



*Royal Lands,  
as far as the eye can see.*

WITH ONLY 90 LAND PARCELS FOR 90 FAMILIES,  
EACH SPANNING A MINIMUM 10,000 SQUARE METER (2.5 ACRES),  
GAUR MULBERRY MANSIONS USHERS IN A NEW ERA FOR KINGS.

*Mulberry  
Mansions*

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*The Right to Choose,  
Reserved for the Few.*

AT GAUR MULBERRY MANSIONS YOU HAVE THE RIGHT  
TO BUILD YOUR PALACE ANY WAY YOU WISH. IN OTHER WORDS,  
THE 10,000 SQUARE METER (2.5 ACRES) BLANK CANVAS YOU OWN,  
WILL BE A BLANK CANVAS OF ENDLESS POSSIBILITIES.

*Mulberry  
Mansions*



*Centered enough for convenience.  
Private enough for exclusivity.*



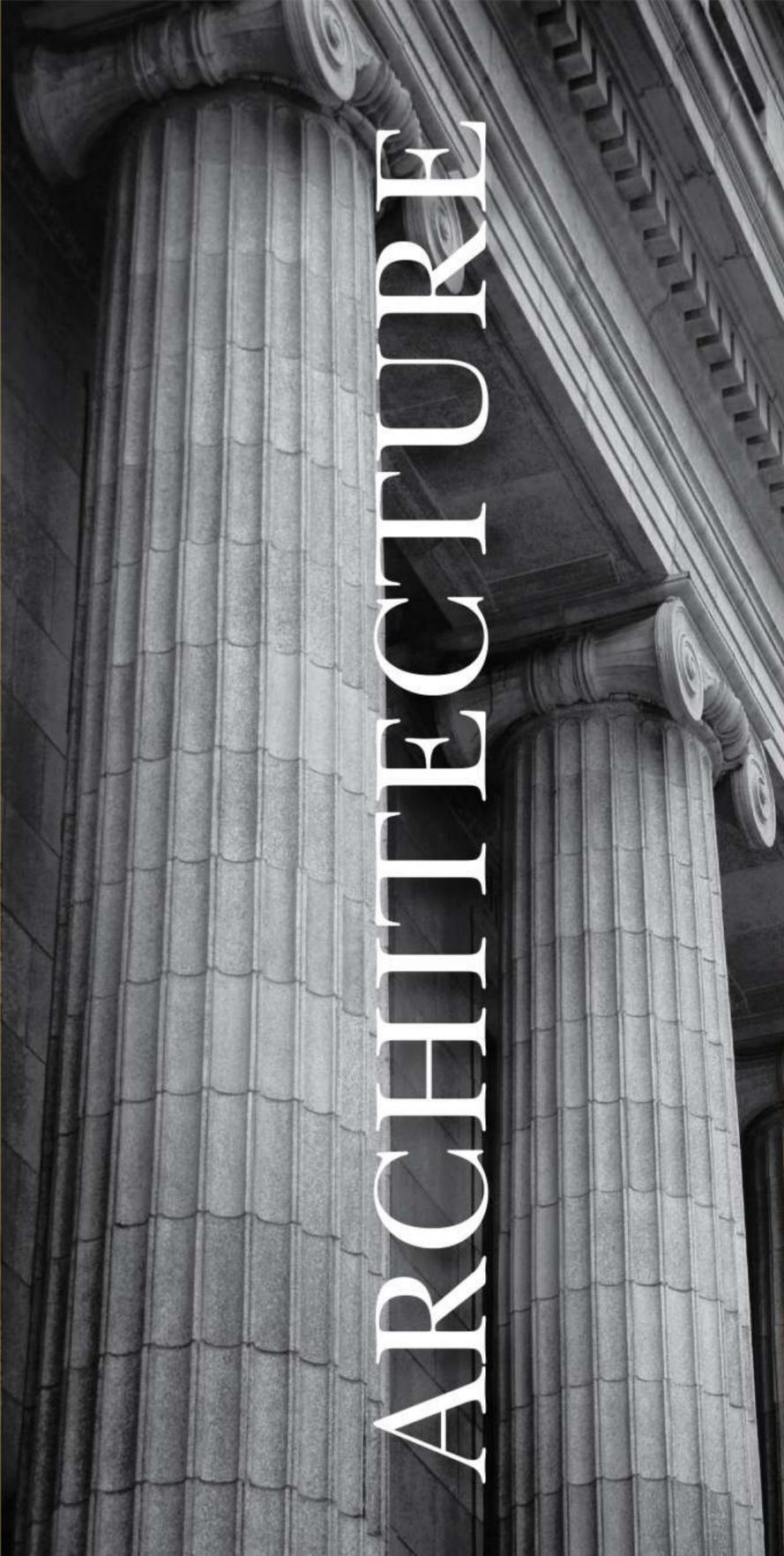
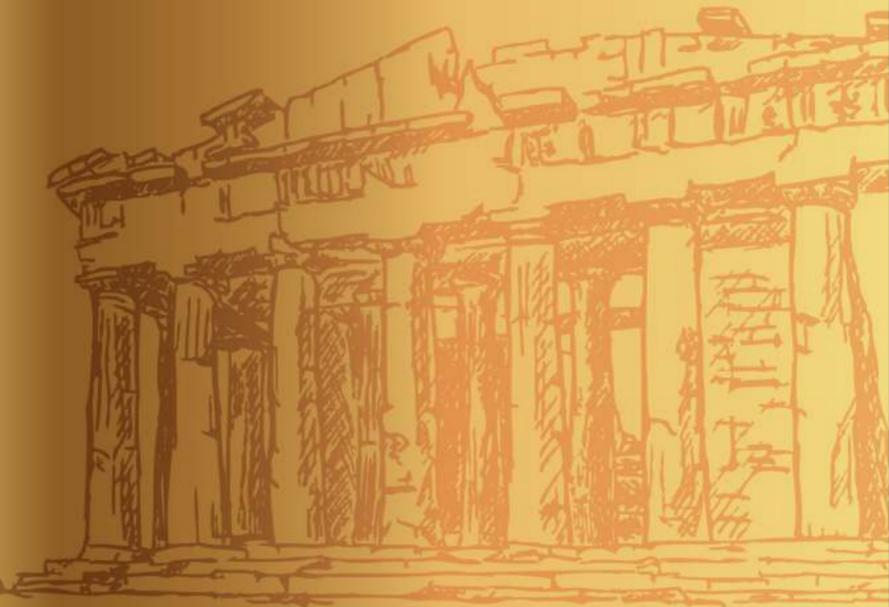
\*Distances are approximate and not exact.





WITH THE ACRES  
AT YOUR COMMAND,  
THINK OF ALL  
YOU COULD DO.

A FEW IDEAS,  
TO REV UP  
YOUR IMAGINATION.



# ARCHITECTURE



## THE CLASSIC FRENCH STYLE CHÂTEAU

When it comes to exuding class, you could simply take your inspiration from the French

## THE VICTORIAN PALACE

Classy, imposing and as charming as ever, Victorian architecture could give your palace its own character

## THE GREEK-REVIVAL PALACE

Think of a palace inspired by a lost culture with columns, open lawns and a whole lot of magnificence

## POST-MODERN PALACE

Imagine a palace showcasing the clean-cut angles and eccentric designs of postmodernist architecture

## THE JODHPURI HAVELI

A style closer to home and heart, the Jodhpuri style palace could be the jewel of your land



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THE PALACE CHAMBERS

- INTERIORS

*Mulberry  
Mansions*



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JUST IMAGINE  
HOW YOUR  
GUESTS' JAW  
WOULD DROP  
THE MOMENT  
THEY ENTER

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ENVISION  
A DRAWING  
ROOM THAT  
DOES JUSTICE  
TO YOUR  
STATUS &  
EXCELLENT  
TASTE



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IN A  
BED CHAMBER  
FIT FOR A KING,  
YOU COULD  
HAVE THE  
PERFECT START  
AND END TO  
YOUR DAY.



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WHAT COULD  
BE A BETTER  
PLACE TO HOST  
HIGH-SOCIETY  
GALAS THAN  
YOUR OWN  
BALLROOM

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A photograph of a sophisticated wine cellar. The walls are lined with dark wood and feature a prominent diamond-shaped lattice pattern. The lattice is illuminated from behind, creating a warm, golden glow. In the center, a round wooden table holds a bottle of wine, two glasses, and a vase of yellow flowers. Two plush, tufted leather armchairs are positioned on either side of the table. The ceiling is also finished with wood and features decorative carvings. The overall atmosphere is elegant and cozy.

IMAGINE  
A PERFECT  
CELLAR FOR  
ALL YOUR  
LOVELY  
VINTAGES

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A QUIET,  
CLASSY OASIS  
OF BOOKS.  
SOUNDS  
WONDERFUL,  
DOESN'T IT?



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THE PALACE GROUNDS

- EXTERIORS

*Mulberry Mansions*





A SPRAWLING  
GOLF COURSE  
COULD PUT A WHOLE  
NEW SWING ON YOUR  
SUNDAY AFTERNOONS

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WHAT COULD  
BE A BETTER PLACE  
TO MIX BUSINESS  
WITH PLEASURE  
THAN A LAVISH POOL?

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HOW ABOUT  
AN ELEGANT PARTY  
LAWN FOR PRIVATE  
AND SOCIAL FUNCTIONS,  
ON YOUR OWN ESTATE?

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A beautifully landscaped garden featuring a wooden gazebo with a multi-tiered roof on the left. The gazebo is surrounded by lush greenery and vibrant pink and red flowers. In the background, a large, dense green hedge runs across the scene. The garden is illuminated by warm, low-key lighting, creating a serene and inviting atmosphere. The overall scene is a well-maintained and aesthetically pleasing outdoor space.

A LANDSCAPED  
GARDEN WITH  
GAZEBOS AND  
FOUNTAINS - NOW  
THAT COULD BE  
A SIGHT TO BEHOLD

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IMAGINE A  
HOME-COOKED MEAL  
WITH INGREDIENTS  
FROM YOUR OWN  
ORGANIC GARDEN

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## Specifications of Farmhouse / Mansions Development

Gaur Mulberry Mansions is a plotted layout development.  
Respective Farmhouse/Mansion can be  
constructed after taking due approvals from GNIDA.

The above, 'Gaur Mulberry Mansions' project's drainage  
and sewerage services will be connected to GNIDA services.

Electricity for individual Farmhouse/Mansion can be  
obtained from NPCL/UPPCL as per requirement.

The Farmhouse land will be offered in, "as is where is" condition.

For some Farmhouse/Mansions plots, full/part boundary wall  
may be erected by the developer and charged accordingly.

Internal roads/service lanes with respective services  
will be developed by the developer however, their maintenance  
will be charged proportionately.

The developer may revise/complete the plotted layout  
as per GNIDA directions/regulations.



Taking the grand shape  
of ornate palaces,  
the city's regalia have  
already begun erecting  
masterpieces on their canvas.

*Let's take a glimpse...*



All Actual Images



A PALACE, TRULY IMPERIAL, MATERIALIZES  
FROM A DREAM INTO A BREATH-TAKING REALITY





All Actual Images

AN ARRAY OF PROUD, REGAL STRUCTURES  
BECOME THE PRIDE OF MANY HEARTS





Actual Image



Artistic Image



Artistic Image



Actual Image



A VISION TAKING THE SHAPE  
OF SOMETHING TRULY MAJESTIC





## Wall of Fame



## The team behind the scenes

FOUNDED IN THE YEAR 1995, GAURS GROUP HAS ESTABLISHED ITSELF AS ONE OF THE LEADING REAL ESTATE DEVELOPERS IN INDIA. EVER SINCE ITS INCEPTION, THE COMPANY HAS STEADILY BECOME A BYWORD FOR EXCELLENCE IN ENGINEERING, INNOVATION AND BUSINESS ETHOS. THE GROUP HAS TO ITS NAME A PLETHORA OF PRESTIGIOUS PROJECTS IN THE RESIDENTIAL, COMMERCIAL AND RETAIL PROPERTIES IN THE AREAS OF DELHI NCR, U.P. AS GAURS NOW LAUNCHES ITS MOST HIGH-END PROJECT YET - GAUR MULBERRY MANSIONS, IT ONLY GOES TO SHOW THAT FOR THEM, SKY'S THE ONLY LIMIT.



#### ONGOING RERA REGISTERED PROJECTS

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

KrishnVilas (3rd Parkview), Gaur Yamuna City  
UPRERAPRJ16103

Gaur Saundaryam, Ph-2, Gr. Noida (West)  
UPRERAPRJ6335

Gaur Siddhartham, Siddharth Vihar  
UPRERAPRJ3935

2nd Parkview, Yamuna Expressway  
UPRERAPRJ4464

Victorian Villas (6th Parkview), Gaur Yamuna City  
UPRERAPRJ15838

16th Parkview, Gaur Yamuna City  
UPRERAPRJ6801

32nd Parkview, Gaur Yamuna City  
UPRERAPRJ4193

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

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

Gaur City Mall, Gr. Noida (West)  
UPRERAPRJ6934

Gaur City Arcade, Gr. Noida (West)  
UPRERAPRJ10206

GYC Galleria, Gaur Yamuna City  
UPRERAPRJ4602

Gaur Runway Suites, Gaur Yamuna City  
UPRERAPRJ351477

Gaur City Center, Gr. Noida (West)  
UPRERAPRJ4780

Gaur Platinum Towers (Gaur Sportswood),  
Sector-79, Noida UPRERAPRJ3528

#### 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. Ghaziabad

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

Gaur Sportswood, Sector-79, Noida

Gaur Atulyam, Gr. Noida

#### DELIVERED COMMERCIAL PROJECTS

Gaur Central Mall. RDC, Rajnagar, Ghaziabad

Gaur High Street (Rajnagar Extn.), Ghaziabad

Gaur Gravity, Ghaziabad

Gaur Square, Govindpuram, Ghaziabad

Gaur City Plaza-Gaur City, Gr. Noida (West)

Gaur Biz Park, Indirapuram

Gaur City Galleria, Gr. Noida (West)

#### GAURS INTERNATIONAL SCHOOL

Gaur City-2, Greater Noida (West)

Gaur Yamuna City, Yamuna Expressway

Gaur Siddhartham, Siddharth Vihar



*We welcome you to create a life  
that is in every sense of the word,  
Palatial.*



**GAURS**  
ur own world

#### Gaur Mulberry Mansions

FH-02 & FH-03, Sector 1, Gr Noida (West), Uttar Pradesh- 201306.

For sales enquiry: 9310 404 404 | [www.gaursonsindia.com](http://www.gaursonsindia.com)

RERA REGISTRATION No.: UPRERAPRJ7057 & UPRERAPRJ4897

