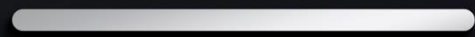


auraTM



CRAFTED SPACES. CURATED LIFESTYLE.

A woman with her hair in a bun, wearing a long white dress and a necklace, sits on a beige sofa. The room is dimly lit with a lamp on the left and a candle on a table in front of the sofa. The background wall has a faint mural.

WELCOME TO THE WORLD OF CURATED LIVING

WHERE SPACES BECOME **TIMELESS,**
HANDCRAFTED EXPRESSIONS.



THE WORLD OF AURA

A universe of **intelligent design** and **tech-driven innovation**

Where **exclusivity** finds deeper purpose

Every detail reflects **precision, refinement** and **inspiration**

Defined by **meticulous craftsmanship** and **sustainable elegance**



LEADERSHIP EXCELLENCE

Dr. Arup Roy Choudhury brings unmatched leadership and industry expertise to Aura World as a Board Advisor. Formerly the Chairman & Managing Director of NBCC and NTPC, he is widely recognized for scripting one of the most remarkable turnaround stories in India's public sector – transforming NBCC in 2001 from a loss-making entity into a blue-chip, dividend paying enterprise, a feat acknowledged by the Hon. Prime Minister of India. With an illustrious career spanning the successful delivery of over 30 million sq.ft of landmark projects, Dr. Choudhury continues to shape the next generation of leaders as professor of Practice at IIT Delhi, where he teaches Management of Change, Organization Theory and Design. His wealth of knowledge and strategic insight make him an invaluable guide in Aura World's journey towards excellence and industry leadership.

A portrait of Dr. Arup Roy Choudhury, a middle-aged man with glasses, wearing a brown suit jacket, a white shirt, and a patterned tie. He is sitting at a desk, looking towards the camera with a slight smile. A pen is visible in his hand, and a water bottle is partially visible in the foreground.

CHAIRPERSON

TURNAROUND LEADER

YOUNGEST CMD OF A CENTRAL PSU, TRANSFORMED NBCC INTO A PROFITABLE BLUE-CHIP ENTERPRISE.

POWER SECTOR VISIONARY

LED NTPC'S EXPANSION WITH 15,000 MW ADDED CAPACITY AND RECORD ₹1 LAKH+ CRORE CAPITAL EXPENDITURE.

GOVERNANCE CHAMPION

CHAired 138 BOARD MEETINGS ACROSS NBCC AND NTPC WITH ZERO DISSENT, SETTING NEW BENCHMARKS IN TRANSPARENCY.

AWARD-WINNING CEO

HONOURED WITH BEST CEO (PUBLIC SECTOR) AT FORBES INDIA LEADERSHIP AWARDS AND ASIAN CEO OF THE YEAR (SINGAPORE).

PUBLIC POLICY REFORMER

DROVE GOVERNANCE AND INFRASTRUCTURE REFORMS AS PRINCIPAL ADVISOR TO THE GOVERNMENT OF WEST BENGAL.

GLOBAL INDUSTRY VOICE

SERVED AS CHAIRMAN, SCOPE (INTRODUCED "PUBLIC SECTOR DAY") AND VICE CHAIR, WORLD ENERGY COUNCIL (ASIA-PACIFIC & SOUTH ASIA).

Mr. Shyamrup Roy Choudhury brings over 16 years of diverse experience across real estate, infrastructure, financial services, and investment management. A recipient of the ET Young Leaders 2024 Award, he has led landmark developments in NCR and pioneered luxury real estate in Dubai. As Founding Partner at Spectra 7 Holdings, he has overseen transactions exceeding \$30 billion. His leadership roles at Adani Realty, Mumbai International Airport, and Ernst & Young reflect his expertise in large-scale developments and strategic advisory. An active angel investor and mentor, he supports early-stage ventures across India and the Middle East.

A professional portrait of Mr. Shyamrup Roy Choudhury, a man with dark hair, a beard, and glasses, wearing a dark blue suit, white shirt, and red tie. The background is dark with out-of-focus light spots.

FOUNDER & MD

\$30_{B+} TRANSACTIONS MANAGED

THROUGH SPECTRA 7 HOLDINGS ACROSS 15+ SECTORS (CAPITAL MARKETS, IPO ADVISORY, PRIVATE EQUITY, MULTI-FAMILY OFFICE INVESTMENTS).

\$4_{B+} SALES VALUE DELIVERED

LED LARGE-SCALE PROJECTS AT ADANI REALTY NCR, DRIVING CAPITAL STRATEGY & INVESTOR ENGAGEMENT.

\$2_{M+} SQ. FT. DEVELOPMENT PIPELINE FINANCED

STRUCTURED FUNDING FOR ACROSS AFFORDABLE & LUXURY HOUSING.

\$1_{M+} SQ. FT. DISTRESSED REAL ESTATE REVIVED

ASSET RESTRUCTURING & PROFITABLE EXITS AT FORESIGHT GROUP.

50_{M+} SQ. FT. PORTFOLIO OVERSIGHT

DIRECTED CAPITAL ALLOCATION & DEVELOPMENT AT MUMBAI INTERNATIONAL AIRPORT LTD. (MIAL).



INSIGHT **ADVISORY**



BOARD ADVISORY

Diwakar Rana has over 23 years of experience in Banking and Real Estate Investment Banking, raising over USD 2.5 billion and providing advisory services. Notable achievements include leading some of the largest financing rounds for residential developers in Gurugram and Bengaluru, as well as significant transactions in Noida, South Mumbai, Pune and Bengaluru. Additionally, he served as a coordinator for a Singapore REIT listing for a South India-based developer. Prior to this, Diwakar Rana worked with C&W India, ABN AMRO NV and ICICI Bank.



BOARD ADVISORY

Chittransh Verma is a seasoned and experience professional in investing, investment banking and private market transactions in excess of \$600M in India. He is an experienced Fund Manager, who has set-up Fluid Ventures (Category-1 SEBI registered) D2C VC fund for and two BVI funds. Mr. Verma received SEBI approved AIF-1 license managers at age of 29, thus making him one of the youngest fund manager. He has invested and helped raise capital for more than 30 Indian startups of more than USD 100 million dollars. He is also an honorary advisor to FITT (IIT Delhi) for investment, and has worked for Abuissa Family office, Bosch & Brila's earlier in his career. Mr. Verma has also worked with 5 funds as LP, advisory partner such as Fundamental VC, Huddle fund with 40 portfolio investments.



GLOBAL **FOOTPRINT**



LONDON

DUBAI

GURUGRAM
NOIDA



UPCOMING PROJECT

A person is seen from behind, performing a yoga pose on a wooden deck. Their arms are raised, and their hands are clasped together above their head. The deck is situated on a hillside overlooking a swimming pool. The pool's surface is calm, reflecting the person and the surrounding lush greenery and mountains. The sky is a mix of soft pinks, oranges, and blues, suggesting a sunset or sunrise. The overall atmosphere is serene and natural.

**TODAY, PEOPLE SEEK MORE FROM LIVING AND
EVEN MORE FROM WHERE THEY LIVE**

Real Wellness Nurtured By Nature



Connected To The World



BEYOND CREATING NEW SPACES, **WE SHAPE NEW EXPERIENCES**



THE PIONEER OF REAL WELLNESS LIVING

THE ONLY RESIDENTIAL PROJECT BUILT ON THE TRUE PHILOSOPHY OF WELLNESS —
WHERE BALANCE, BEAUTY, AND CARE SHAPE EVERY DETAIL.

UNMATCHED IN VISION AND VICINITY

NO OTHER DEVELOPMENT IN THE NEIGHBOURHOOD OFFERS A CONCEPT SO DEEPLY ROOTED
IN MINDFUL LIVING, BLENDING WELLNESS, DESIGN, AND CONTEMPORARY SOPHISTICATION.

THE FUTURE OF LIVING, DESIGNED TODAY

A NICHE ADDRESS THAT REDEFINES TOMORROW'S LIVING — SERENE, INTELLIGENT,
AND TIMELESSLY HUMAN.

THE 6 PILLARS OF REAL WELL-BEING

**30
WELL-BEING
AMENITIES**

**ARAVALLI
VIEWS**

**3-TO-THE-CORE
EXCLUSIVE
APARTMENTS**

**FULLY FINISHED
LUXURY
APARTMENTS**

**INTERNATIONAL
MEDICAL
PARTNER**

**25,000 SQ.FT.
CUTTING-EDGE
CLUBHOUSE**



LOCATION ADVANTAGE

In the Embrace of the Aravallis

— A retreat where design, nature, and wellness converge. —

EASE OF LIVING

STRATEGIC LOCATION

Naurangpur, Southern Gurugram - within the NCR's thriving growth corridor.

SEAMLESS CONNECTIVITY

Effortless access to Dwarka Expressway, NH-48, Southern Peripheral Road, and IGI Airport.

EMERGING RESIDENTIAL HUB

Part of the rapidly developing Sector 79 micro-market, offering both growth potential and lifestyle appeal.

MODERN INFRASTRUCTURE

Upgraded roads, efficient drainage, essential utilities, and abundant green spaces.

NEIGHBOURHOOD OF INDUSTRY LEADERS

tcs TATA
CONSULTANCY
SERVICES

 **SUZUKI**



 **TESLA**
POWERUSA

 **Spinny**

**AMERICAN
EXPRESS**

 **genpact**

AIR INDIA 

OYO



GLOBAL PARTNER



AURA WORLD IS DELIGHTED TO COLLABORATE WITH
UHA LONDON AS THE LEAD ARCHITECT FOR THE PROJECT

ESTABLISHED IN LONDON, 2011

50+ ARCHITECTS & DESIGNERS WORLDWIDE

PRESENCE ACROSS 7 OFFICES, 6 TIME ZONES

LANDMARK PROJECTS ACROSS 3 CONTINENTS

MASTERPLAN IN MOSCOW

WITH THEIR PROVEN ABILITY TO DELIVER ICONIC, AWARD-WINNING SPACES

RECOGNIZED FOR DESIGNING THE TALLEST RESIDENTIAL TOWER IN NEW DELHI AND AN AWARD-WINNING



DOUBLE HEIGHT
LOBBY



3 & 4 TO A CORE
APARTMENTS



4 ELEVATORS
IN EACH TOWER



AMPLE CAR
PARKING SPACE

 aura™



ARTISTIC IMPRESSION

A person is lying on their back in a lush green field, holding an open book above their head. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The background is a soft-focus landscape of greenery.

WHERE OVER
40% GREENERY
SHAPES YOUR
EVERYDAY CALM

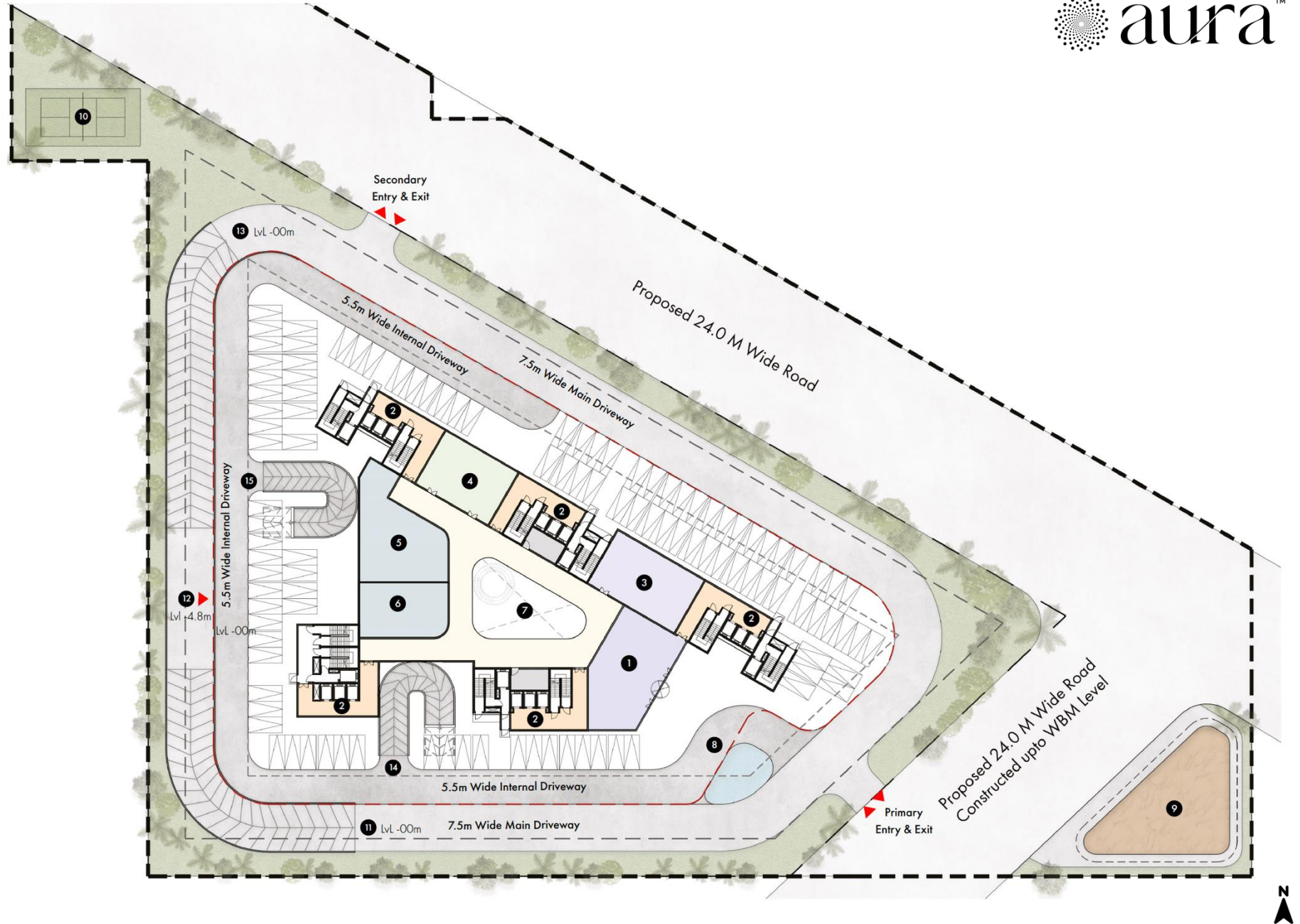


aura™

ARTISTIC IMPRESSION

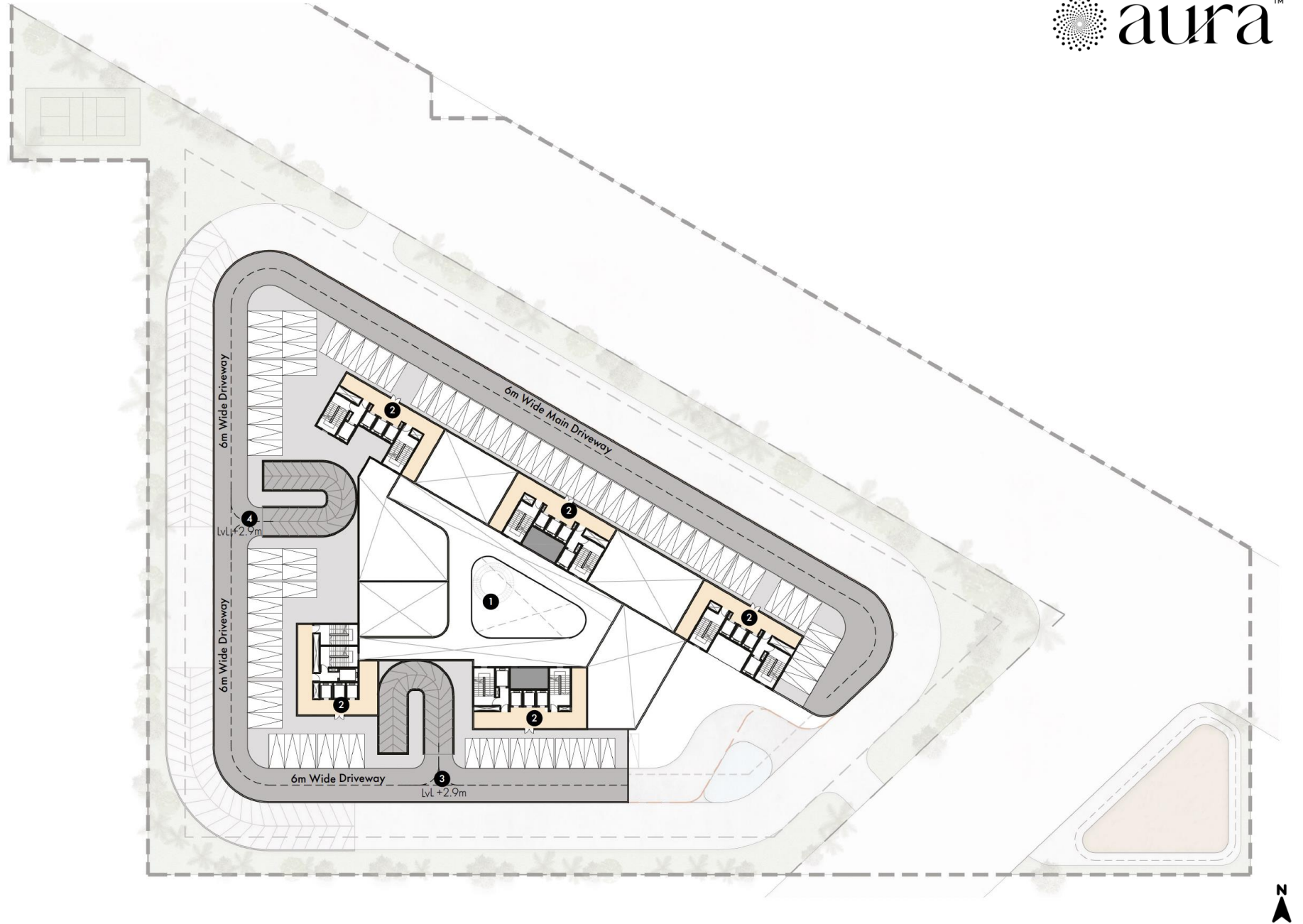
STRATEGY GROUND FLOOR

- 1 Grand Lobby
- 2 Tower Lobby and stairs
- 3 Cafe + Lounge (excl. FAR)
- 4 Healthcare
- 5 Wellness Center (excl. FAR)
- 6 Co-working (excl. FAR)
- 7 Open to sky Courtyard
- 8 Vehicular Drop off
- 9 Commercial Block
- 10 Pickle Ball Court
- 11 Ramp to Basement
- 12 Basement Entry
- 13 Ramp from Basement
- 14 Ramp to Mezzanine Parking
- 15 Ramp from Mezzanine Parking
- ▲ Site Entry/Exit
- Drive way
- Plot under consideration



STRATEGY
MEZZANINE LEVEL

- 1 Open to sky Courtyard
- 2 Tower Lobby
- 3 Ramp from ground to Mezzanine Parking
- 4 Ramp to ground from Mezzanine Parking
- 5 Tower Lobby
- ▲ Site Entry/Exit
- Amenities
- Tower Lobby
- Retail
- Drive way
- Plot under consideration



Elevated **Amenities** for Elevated Living



30 WELL-BEING AMENITIES

 <p>LOUNGE CAFE</p>	 <p>TERRACE GARDEN</p>	 <p>SNACKS BAR</p>	 <p>GRAND LOBBY</p>	 <p>LIBRARY/READING ZONE</p>	 <p>INDOOR GAMES</p>
 <p>RESTAURANT</p>	 <p>ACTIVITY ZONE</p>	 <p>CREATIVE WORKSHOP</p>	 <p>DEN</p>	 <p>INDOOR KID'S ZONE</p>	 <p>LAGOON</p>
 <p>SOCIAL CORNER</p>	 <p>OUTDOOR KID'S ZONE</p>	 <p>BUSINESS CENTRE</p>	 <p>TRANSPORT ASST.</p>	 <p>CONCIERGE DESK</p>	 <p>EV CHARGING POINT</p>
 <p>CO-WORKING LOUNGE.</p>	 <p>24X7 AMBULANCE SERVICE</p>	 <p>HEALTHCARE ROOM</p>	 <p>SWIMMING POOL</p>	 <p>MEDICAL EMERGENCY ROOM</p>	 <p>YOGA / MEDITATION DECK</p>
 <p>COLD THERAPIES</p>	 <p>JOGGING TRACK</p>	 <p>SPA</p>	 <p>ON-SITE NUTRITIONIST</p>	 <p>GYM</p>	 <p>PHYSIOTHERAPY SERVICES.</p>

STRATEGY AMENITY LEVEL

Wellness

- 1 Spa
- 2 Changing Rooms
- 3 Gym
- 4 Indoor Games

Restaurants& Cafes

- 5 Juice Bar cafe/ snacks
- 6 Restaurant/Event/All day dining

Entertainment

- 7 Den
- 8 Social Corner

Activity zone

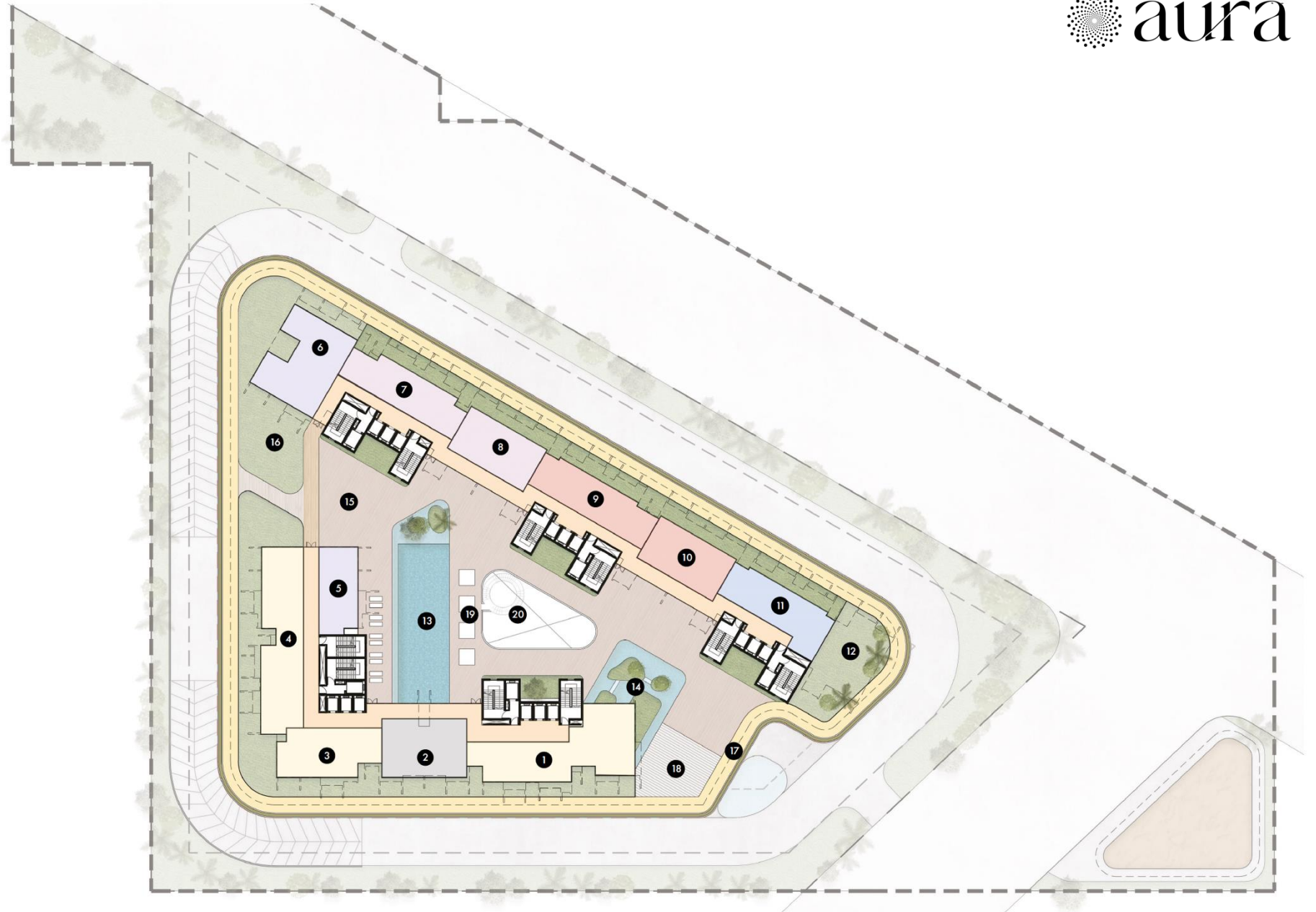
- 9 Library /Reading zone
- 10 Activity zone

Kids

- 11 Kid's Zone
- 12 Kid's Zone Outdoor

Outdoor Amenities

- 13 25m x 8m Swimming Pool
- 14 Lagoon
- 15 Pool deck
- 16 Event space
- 17 Walking Track
- 18 Yoga Pavilion/Meditation Deck
- 19 Cabanas
- 20 Courtyard Below



A photograph of a luxurious, dark-themed clubhouse interior. The room features dark wood paneling with gold-colored trim, a large wall-mounted television displaying a stormy sky, and two leather armchairs with cushions. A central coffee table and a sideboard with various items are also visible. The lighting is warm and ambient, highlighting the textures and materials.

SPREAD ACROSS **25,000 SQ.FT** OVER TWO LEVELS, THIS STATE-OF-THE-ART CLUBHOUSE BLENDS WELLNESS, RECREATION, AND SOCIAL CONNECTION INTO ONE SEAMLESS EXPERIENCE — THE TRUE HEARTBEAT OF THE COMMUNITY.

REAL WELLNESS, BACKED BY 24X7 CARE FROM TRUSTED MEDICAL PARTNER

MEDICAL SERVICE PROVIDER; MEDANTA HOSPITAL OR EQUIVALENT

24X7 ON-SITE AMBULANCE SERVICE WITH OXYGEN SUPPORT FACILITY.

REGULAR MEDICAL CHECK-UP AND FOLLOW-UP FOR THE RESIDENTS AS REQUIRED.

PHARMACY TIE-UPS FOR MEDICINE WITH DOOR-STEP DELIVERY

24 x 7 HEALTHCARE EMERGENCY PERSONNAL

A COMMUNITY DESIGNED FOR **REFINED AND SERENE LIVING**

Land Parcel:

4.6 Acres of Curated Living

Towers:

5 Thoughtfully Designed Structures

Tower Height:

27th Floor

Total Units (Tentative):

500 Residences

Typologies:

2.5 BHK, 3 BHK & 3.5 BHK Luxury Residences

Sizes (Tentative):

1550 Sq. Ft., **1600** Sq. Ft., **1750** Sq. Ft. & **1800** Sq. Ft.

Location:

Sector 79, Gurugram - At the Foothills of the Aravallis.



SPECIFICATIONS

LIVING / DINING

LOCATION

AC

FLOORING

DOOR

WINDOWS/BALCONY DOORS

SPECIFICATION

LG/ SAMSUNG/ VOLTAS OR EQUIVALENT BRAND FANS & LIGHTS

PREMIUM VITRIFIED ANTI SKID TILES

HIGH QUALITY FACTORY FINISHED ENGINEERED WOODEN DOOR WITH FRAMES AND BIOMETRIC LOCK

DOUBLE GLAZED ALUMINIUM DOOR/WINDOWS

BEDROOMS

LOCATION

FLOORING

AC

WARDROBES

DOOR

WINDOWS

SPECIFICATION

WOODEN FLOORING

LG/ SAMSUNG/ VOLTAS OR EQUIVALENT BRAND FANS & LIGHTS

PREMIUM BRANDS FOR MODULAR WARDROBE.

FACTORY FINISHED ENGINEERED / LAMINATED FLUSH DOOR WITH FRAMES

DOUBLE GLAZED ALUMINIUM DOOR/WINDOWS

KITCHEN

LOCATION

FLOORING

MODULAR KITCHEN

WINDOWS

SPECIFICATION

PREMIUM ANTI SKID TILES

MODULAR KITCHEN WITH GRANITE/ ENGINEERED STONE TOP INCLUDING SS SINK

(DOUBLE BOWL) INCLUDING HOB & CHIMNEY ,RO ,MICROWAVE, REFRIGERATOR, DISHWASHER

ALUMINIUM DOOR/WINDOWS

TOILETS

LOCATION

HOT WATER SYSTEM

FLOORING

DOOR

SPECIFICATION

INSTANT GEYSER IN KITCHEN AND IN TOILETS (EXCLUDING UTILITY TOILETS).

PREMIUM ANTI SKID TILES

FACTORY FINISHED ENGINEERED / LAMINATED FLUSH DOOR WITH FRAMES

UTILITY BALCONY

LOCATION

FLOORING

DOOR

ADDITIONAL ACCESSORY

SPECIFICATION

PREMIUM ANTI SKID TILES

ALUMINIUM GLAZING

WASHING MACHINE

GENERAL

LOCATION

FIRE PROTECTION

ELECTRICAL FIXTURES

SUSTAINABILITY

SPECIFICATION

SPRINKLER PROTECTION

PREMIUM MODULAR SWITCHES & SOCKETS WITH COMMON
AREA & BALCONY LED LIGHT FIXTURES

4 STAR GRIHA PROJECT WITH WATER AND POWER CONSERVATION SYSTEMS

HOME AUTOMATION & SAFETY

LOCATION

BIOMETRIC LOCKS & VIDEO

DOOR PHONE

VOICE-ACTIVATED CONTROLS

SMART LIGHTING

SMOKE & GAS LEAK SENSORS

PANIC BUTTON & WI-FI

AUTOMATED DRAPES

SPECIFICATION

SECURE MAIN DOORS WITH BIOMETRIC ACCESS AND VIDEO DOOR PHONES
FOR REMOTE VIEWING AND COMMUNICATION.

VOICE COMMAND DEVICES IN THE LIVING ROOM CONTROL LIGHTING, AC,
CURTAINS, TV, APPLIANCES, AND EVEN MICROWAVES.

INTUITIVE, VOICE-CONTROLLED LIGHTING IS INSTALLED IN ALL TOILETS.

INTEGRATED SENSORS IN THE KITCHEN ENHANCE SAFETY

A WI-FI ROUTER WITH A PANIC BUTTON IS PROVIDED IN THE MASTER BEDROOM.

AUTOMATED DRAPES CAN BE CONTROLLED TO SET THE MOOD.

ADDITIONAL FEATURES

LOCATION

KITCHEN

LIFTS

SAFETY & SECURITY

SPECIFICATION

GAS LEAK DETECTION SYSTEM

LIFTS WITH AUDIO AND VISUAL SIGNAGE AND SIGNALLING SYSTEMS

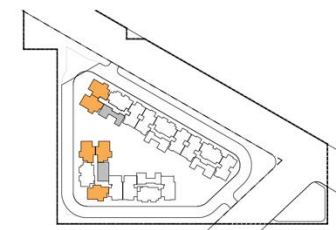
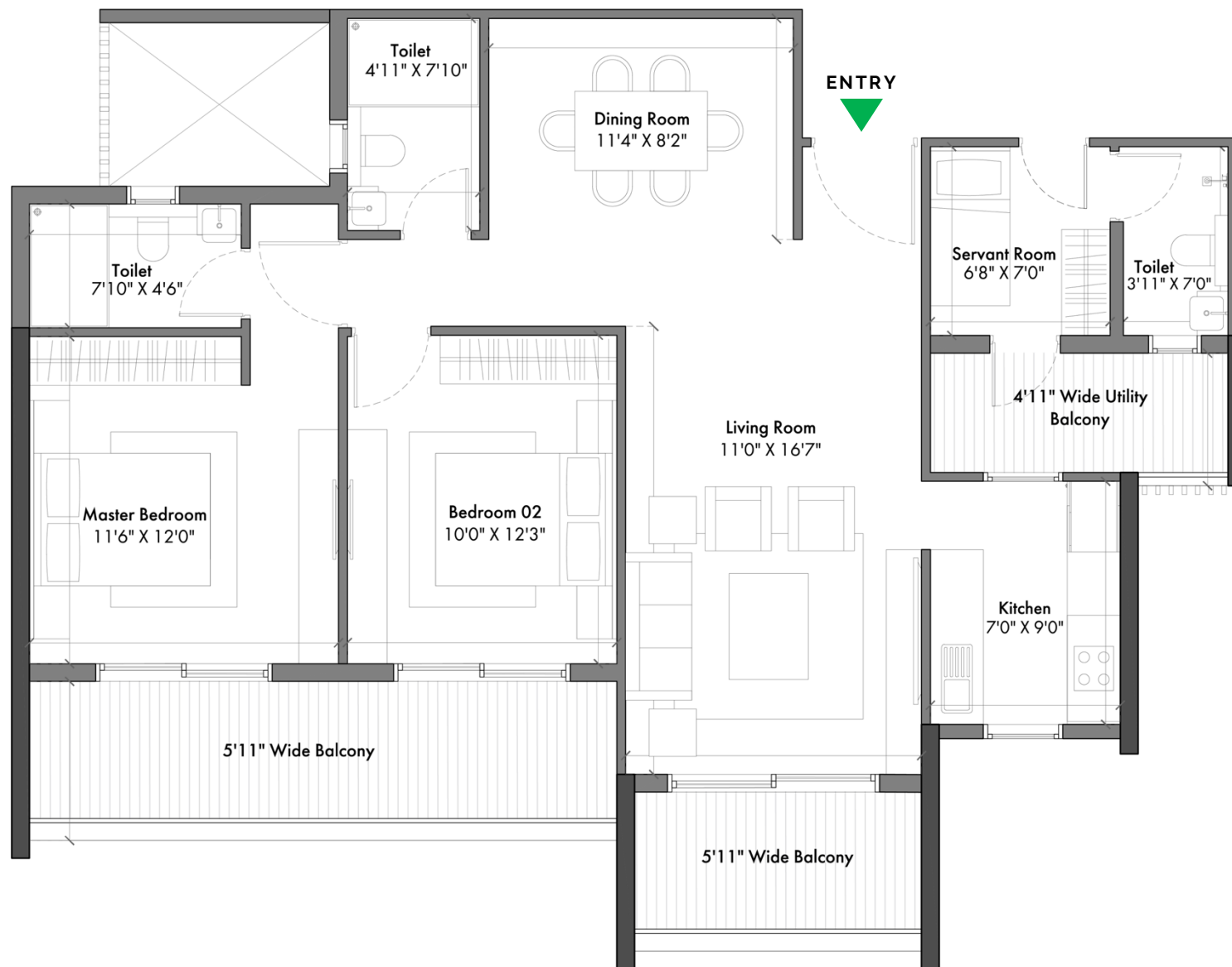
INCORPORATE ALARM SYSTEM IN THE PREMISES ESPECIALLY WITH SEPARATE
SWITCHES IN MAIN ENTRY DOORS, BATHROOM, BEDROOM AND COMMON AREAS.

PANIC ALARM AND LIGHTS CONTROLS AT BEDSIDE AND BATHROOMS NEAR TOILET SEAT.

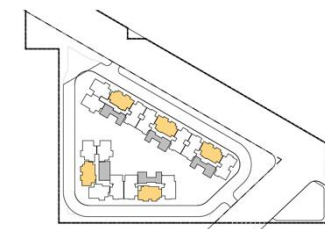
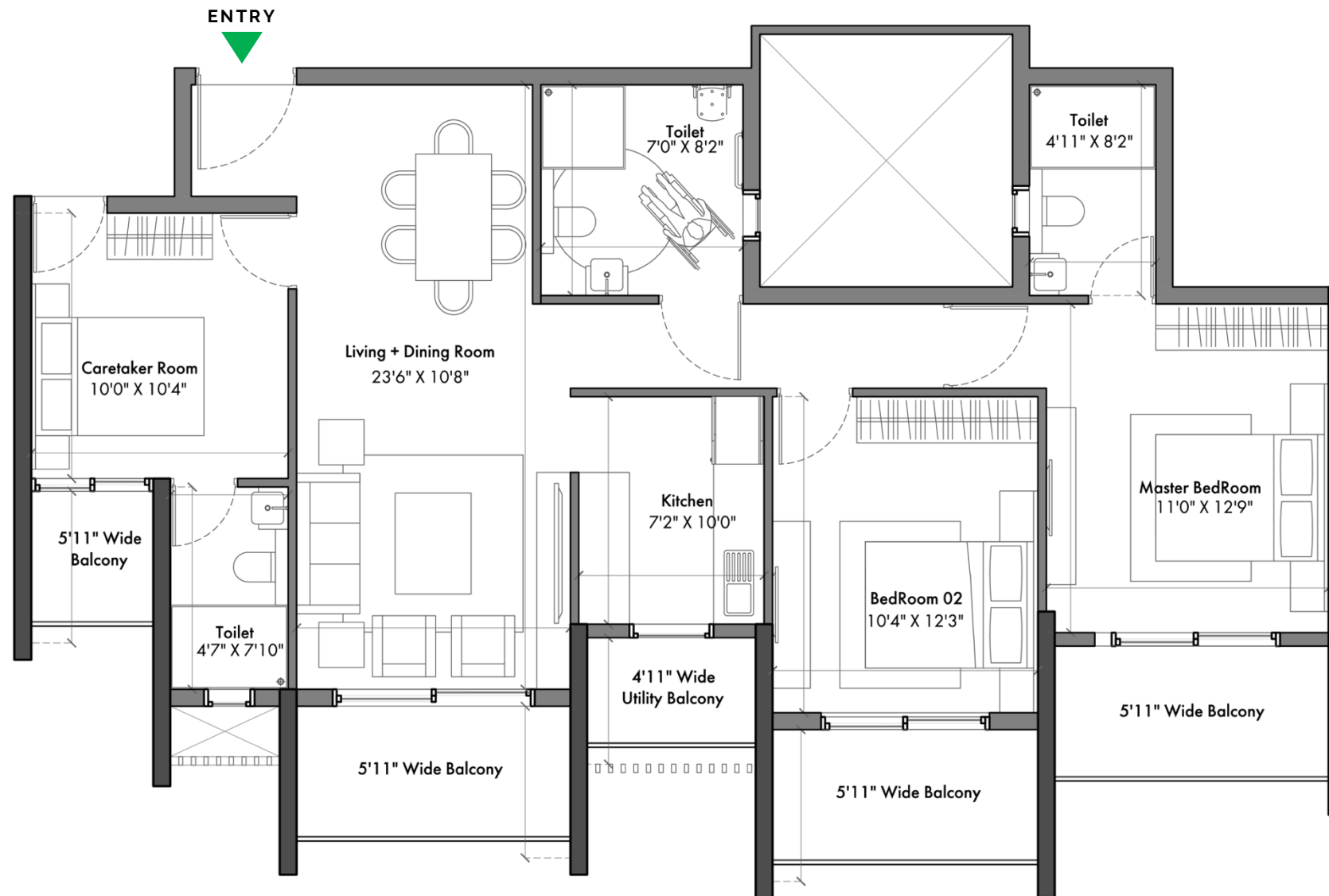


FLOOR PLAN

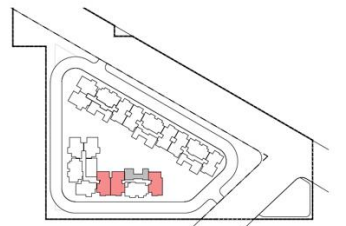
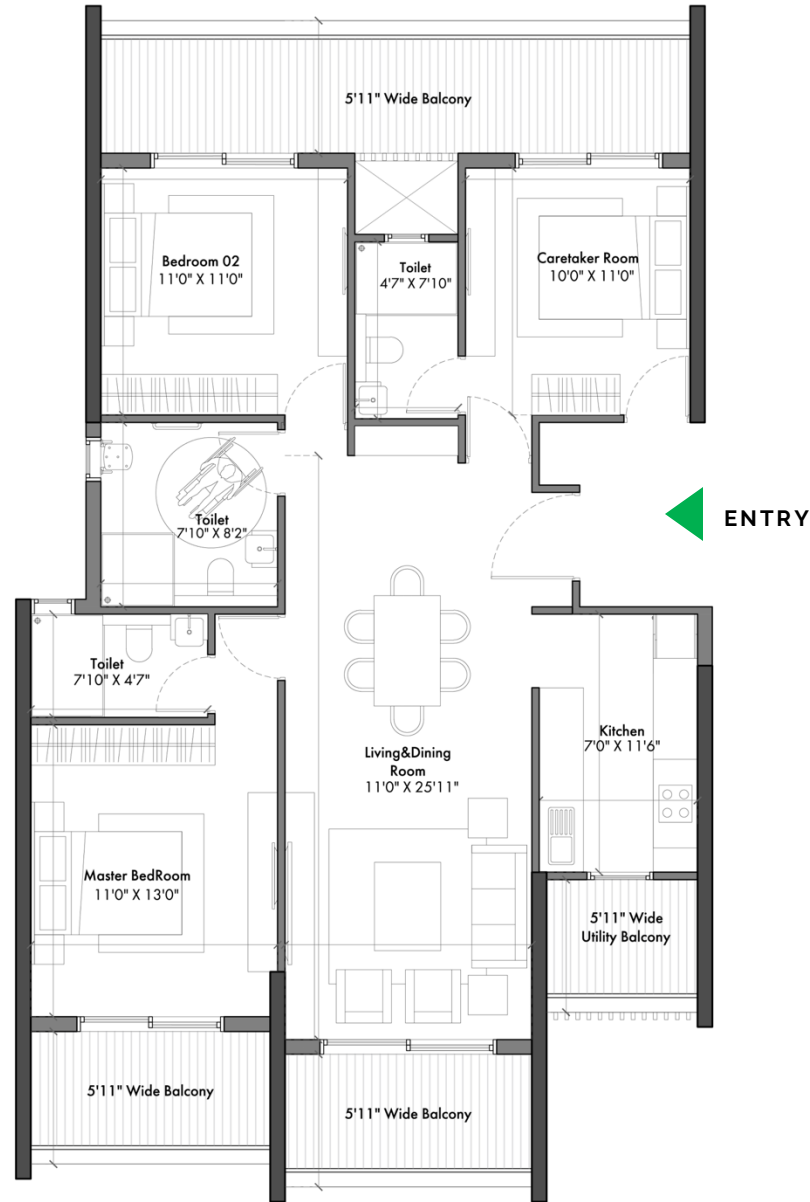
UNIT MIX
2BHK + SQ
1550 SQ.FT



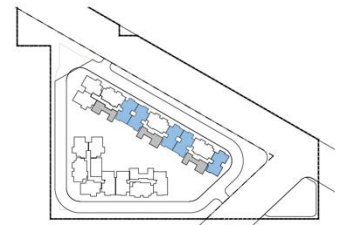
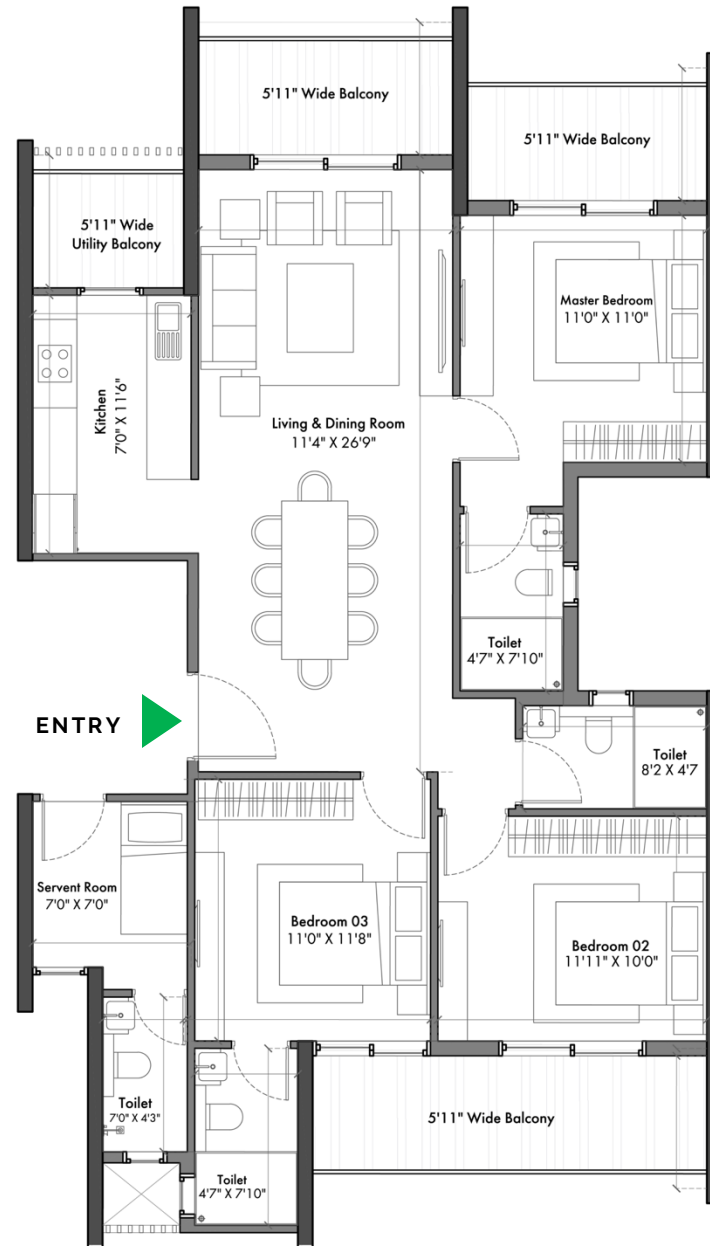
UNIT MIX
3BHK
1600 SQ.FT



UNIT MIX
3BHK
1750 SQ.FT



UNIT MIX
3BHK + SQ
1800 SQ.FT





PRICE POINT

LAUNCH PRICE

₹ 16,000 PER SQ.FT*

*OTHER CHARGES EXTRA

CURRENT PRICE

₹ 12,900 PER SQ.FT*

(INCLUDING EDC/IDC, CLUB CHARGES & 1 CAR PARKING)

*OTHER CHARGES EXTRA

PAYMENT PLAN

BOOKING AMOUNT	10% OF THE TCV
WITHIN 30 DAYS OF BOOKING	10% OF THE TCV
WITHIN 60 DAYS OF BOOKING	10% OF THE TCV
WITHIN 2 YEARS OF BOOKING OR ON COMPLETION OF 18TH FLOOR ROOF SLAB	20% OF THE TCV
WITHIN 3 YEARS OF BOOKING OR ON COMPLETION OF SUPERSTRUCTURE	20% OF THE TCV
ON THE APPLICATION OF THE OCCUPATION CERTIFICATE	20% OF THE TCV
ON THE OFFER OF POSSESSION	10% OF THE TCV

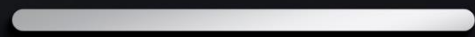


CUSTOMER OFFER

ASSURED GIFT
WITH EVERY BOOKING



auraTM



CRAFTED SPACES. CURATED LIFESTYLE.