



# THE AURRUM

Project Deck





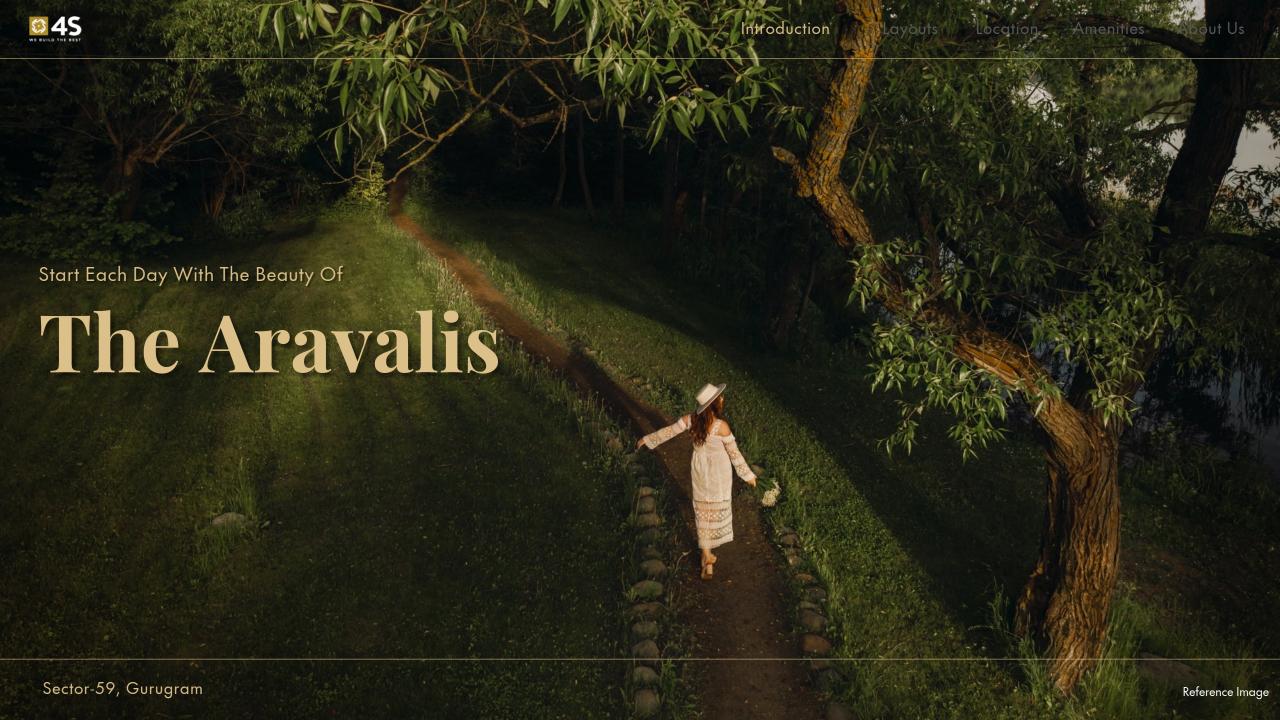


The Aurrum embodies gold standard in every aspect, offering majestic views of the Aravalis and presenting state-of-the-art amenities and facilities.

Draws inspiration from the essence of gold, symbolizing the radiant warmth of sunshine much like the precious metal.

The project promises a living experience that gleams with brilliance and sophistication, making every moment truly golden.











Designed & Conceptualized by

# Hafeez Contractor

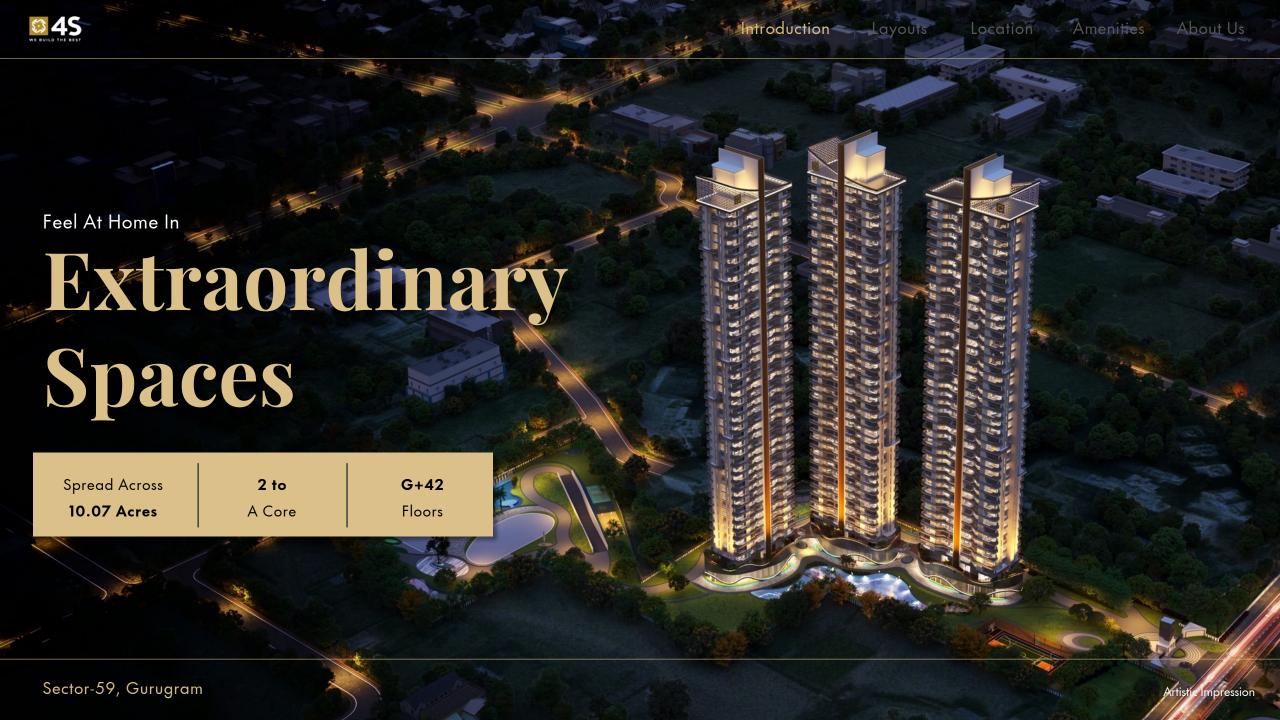
Hafeez has left an indelible mark on the Indian skyline with his incredible designs.

Today, Hafeez heads the largest architectural firm in India.

Winner of over 75 national and international awards

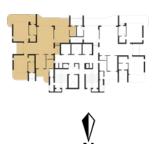


Padma Bhushan Award





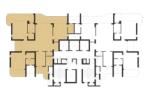




3 BHK Small



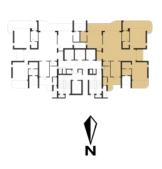






3 BHK Large

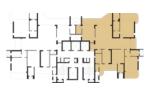




3 BHK Large

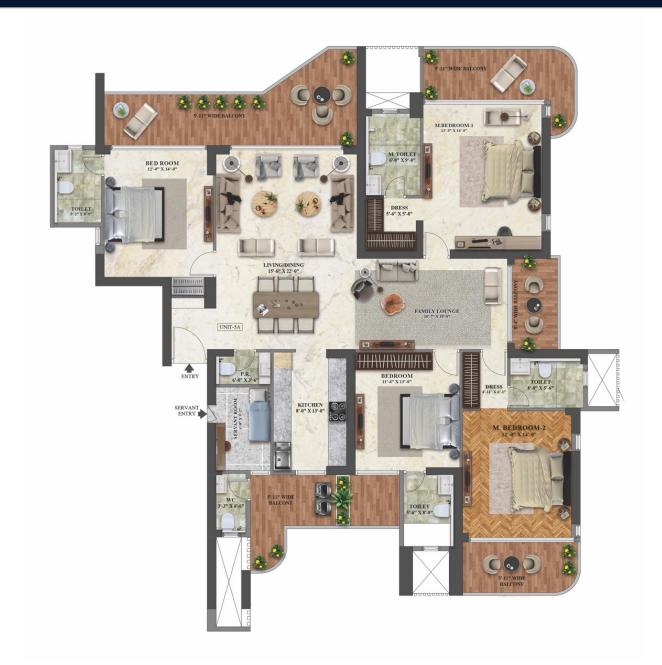








4 BHK Small







**V**N

4 BHK Large





### Specifications

#### LIVING/DINING/LOBBY/PASSAGE

Imported Marble Floor

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) Wall Ceiling

Acrylic Emulsion Paint/False Ceiling with VRV Ducting

MASTER BEDROOMS 1 & 2

Floor Hardwood Wooden Flooring/Imported Marble

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) WALLS/CEILING

OTHER BEDROOMS

Premium Tiles (Kajaria/Somany or equivalent) Floor

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) WALLS/CEILING

KITCHEN

WALLS

Premium Tiles up-to 2' above counter & Acrylic Emulsion Paint in balance area

(Kajaria/Somany or equivalent) (Asian Paints/Dulux/Berger or equivalent)

Anti-skid Tiles (Kajaria/Somany or equivalent) LOOR

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) CEILING

Granite/Marble/Engineered Stone COUNTER

CP Fittings, Double Bowl single drainboard SS Sink

(Jaquar/Kohler/Cera/Parryware/Hindware or equivalent)

Modular Kitchen with Hob, Chimney, Microwave, Dishwasher, Exhaust Fan

all of reputed make. KITCHEN APPLIANCES

BALCONY

FITTINGS/FIXTURES

Premium Tiles (Kajaria/Somany or equivalent) FLOOR

Exterior Grade Paint (Asian Paints/Dulux/Berger or equivalent) CEILING

**TOILETS** 

Stone, Acrylic Emulsion, Combination of Tiles, Paint & Mirror Marble/Granite/Tiles (Kajaria/Somany or equivalent) FLOOR

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) CEILING

Marble/Granite/Engineered Stone COUNTER

Glass Shower-partition with door 7' height, & Vanity FIXTURES Jaquar/Kohler/Cera/Parryware/Hindware or equivalent SANITARY WARE/CP FITTINGS





#### PLUMBING

CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes. (AKG/Prince/Supreme/Ashirvad or equivalent)

#### FIRE FIGHTING SYSTEM

Fire Fighting System with sprinklers, smoke detection system etc.

UTILITY

WALLS Premium Tiles (Kajaria/Somany or equivalent)

FLOOR Oil Bound Distemper (Asian Paints/Dulux/Berger or equivalent)

Flooring & Walls in tiles/plaster/mirror/cladding (Kajaria/Somany or equivalent),

TOILETS Conventional CP Fittings and Chinaware

DOORS

INTERNAL DOORS Painted/Polished Frame with Painted/Laminated/Polished/Veneered Flush Doors

ENTRANCE DOOR Painted/Polished Frame with Painted/Laminated/Veneered Flush Door

EXTERNAL GLAZING

Single/Double glass unit with clear glass UPVC/Aluminium Frames & wire glazing mesh

WINDOWS/EXTERNAL shutters in habitable rooms.

#### **ELECTRICAL FIXTURES/FITTINGS**

Modular touch switches with copper wiring, ceiling fans in all rooms. Exhaust Fan in Toilets & Kitchen and ceiling light fixtures in Balconies. (Anchor/Havells/Legrand or equivalent)

#### POWER BACK-UP

100% power back-up (Chargeable basis).

#### COMMON AREA SPECIFICATIONS

SECURITY SYSTEM Secured Gated Community with 3 tier security

PASSENGER LIFT LOBBY

LIFT LOBBY FLOORS Marble/Granite/Engineered Stone/Premium Tiles

LIFT LOBBY WALLS Combination of Marble/Acrylic Emulsion Paint/Wallpaper Premium Tile

SERVICE LIFT LOBBY

LIFT LOBBY FLOORS IPS/Tile

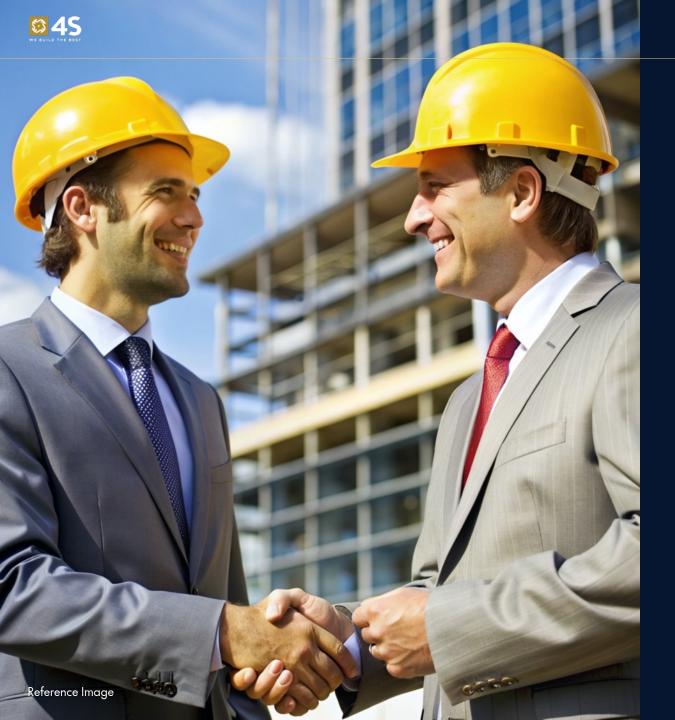
LIFT LOBBY WALLS Oil Bound Distemper

STAIRCASES

Floor Indian Stone/Tile
Walls Oil Bound Distemper







# **Our Partners**



Hafeez Contractor
Architecture Consultant



Technical Projects
Consultants Pvt. Ltd
Structural Design Consultant



Aeon Integrated Building
Design Consultants LLP
MEP Consultant



Oracles Landscape Landscape Consultant









1 minute\* drive

Southern Peripheral Road

5 minutes\* drive



10 minutes\* drive

Mumbai Expressway

10 minutes\* drive

P Dwarka Expressway

15 minutes\* drive





Layouts Location

**Amenities** 

About Us

Where Everything is

# Right Next To You



Sector-59, Golf Course Ext. Road



### Corporates

EY, Philips, Sunlife, Genpact, Samsung, Toyota, Zomato, Reliance, Huawei, and many more..



### Hospitals

Medanta, Fortis, Max Healthcare, CK Birla, Pratiksha, Artemis



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### Schools

DPS, Amity, GD Goenka, The Heritage, Pathways, St. Xaviers, Scottish High



#### Hotels

Taj, Grand Hyatt, Le Meridian





Welcome to The

# Front Row



3 Side

Open Residences



**Double Height**Lobby



4 Elevators
in Each Tower



2-to-a

Core



11 Ft.

Floor to Floor Height



Vastu Compliant Residences



Spacious **Sun Decks** 



Ample Car

Park Spaces





### Spacious Balconies, Perfect for Exclusive Soirées





### Welcome Your Guests to a Grand Living Room





### Relax In Your Spacious Master Bedroom





### Create Culinary Masterpieces In Your Spacious Kitchen





Indulge in Privilege Reserved, For The

# Select Few



**Grand**Clubhouse



Sauna & Spa



**Exclusive**Drop Off Zone



**Zen** Garden



**Poolside** Retreat



**Private**Theatre



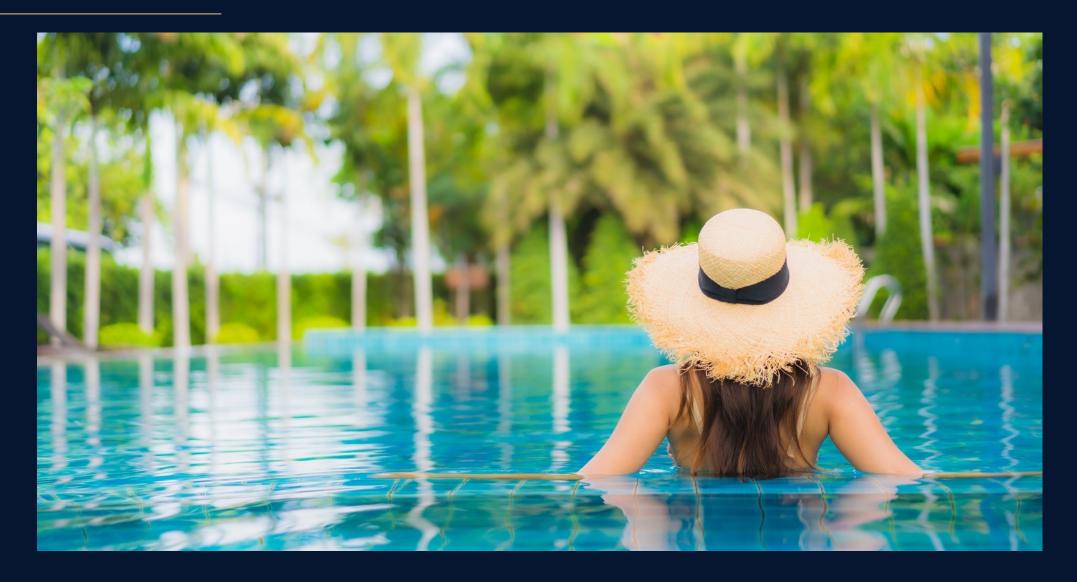
Multi-Cuisine
Restaurant



**Service**Concierge



### Immerse Yourself in Tranquility



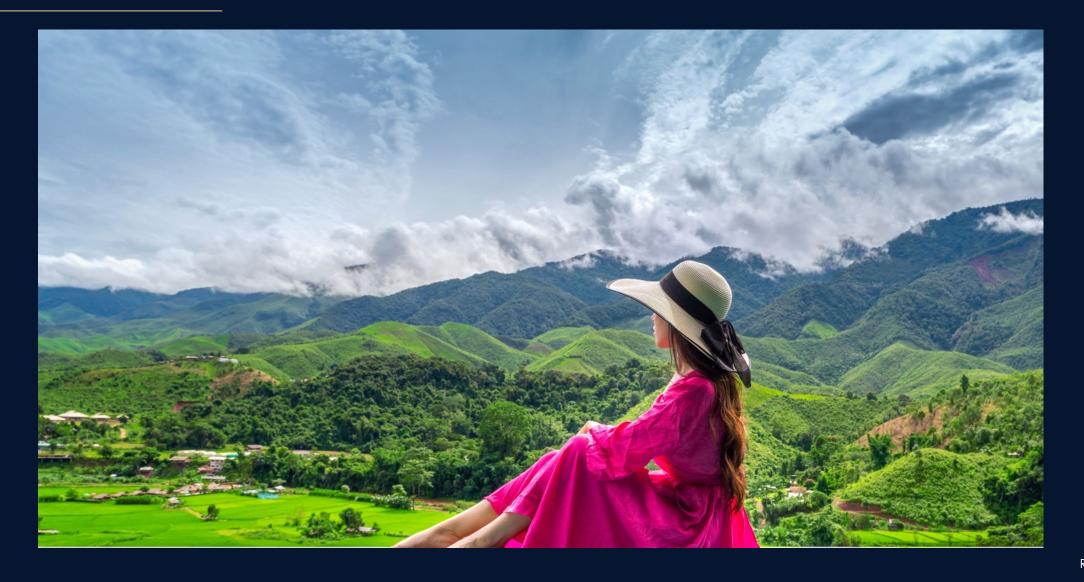


### Breathe Easy In Wide Open Spaces





### 270° Unhindered Views Of Aravalis





### Savor Delights At Your Leisure





### Sculpt Your Best Self in World-Class Gym





### Strike Up Fun With Friends In Bowling Alley



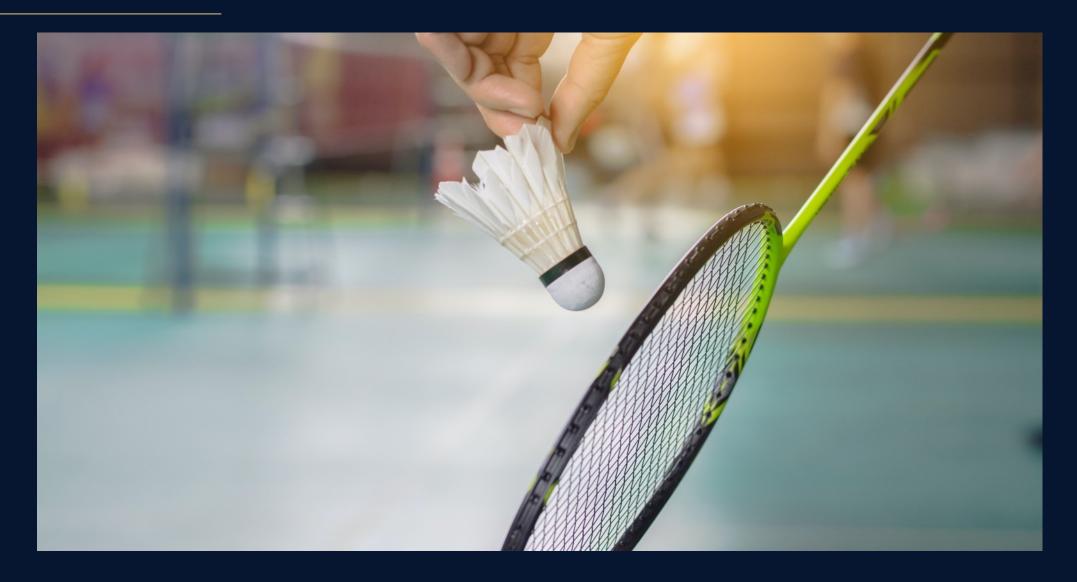


## Serve Up Fun on the Tennis Court





### Smash Your Limits on the Badminton Court





### Perfect Your Shots In An Exclusive Billiards





### Perfect Your Swing with a Opti-Golf Simulator





### Celebrate in Style in the Party Hall





### Find Tranquility in a Serene Zen Garden











# **About Us**

We at 4S are dedicated to **redefining the landscape of real-estate development**. Our commitment to quality, innovation and sustainable practices drives every project we undertake. Guided by our motto, "We Build the Best", we strive to exceed expectations in every aspect of our work.

With the team of seasoned professionals and strategic partners we blend creativity with expertise to create spaces that inspires and endure.

We believe that **exceptional design and thoughtful planning** are the cornerstone of successful developments. Our projects reflect a harmonious balance of aesthetics and functionality, ensuring that each space not only meets the needs of its occupants but also enriches the community.

We invite you to be a part of our journey where our dedication to **integrity and excellence** sets us apart in the real-estate industry. Together, we will develop spaces that enriches lives and redefine expectations. welcome to 4S developers where vision meets craftsmanship.





# Journey Of A Decade

1500+

Happy Customers 1000+

Channel Associates 100+

Skilled Professionals

25+

Lakh Sq. Ft. Residential Delivered 15+

Global Consultants
& Contractors





# Pillars Of Strength



100% Debt Free













# Payment Plan

Booking Amount	25 Lakhs
Within 30 Days of Booking	9% of TSV (Less Booking Amount)
Within 60 Days of Booking	11% of TSV
Within 120 Days of Booking	10% of TSV
On Casting of 20 <sup>th</sup> Floor Roof Slab	10% of TSV
On Completion of Super Structure	30% of TSV
On Offer of Possession	30% of TSV + IFMS

#### Terms & Conditions:

- Price List dated 01.11.2024
- Two Covered Parking with each Apartment
- IFMS Rs 100/- per sq. ft. for 3 BHK & 4 BHK
- Registration Charges and other charges are extra
- GST of any government charges additional as applicable
- 1 sq. mtr. = 10.765 sq. ft.



