



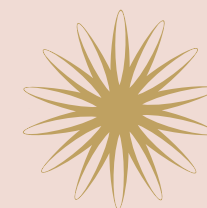
REAL ESTATE • HOSPITALITY • GOLF • HEALTH CARE • EDUCATION



ASTER COURT  
the essence of elite living



*Unfold the images of comfort and luxury.*



# ASTER COURT

the essence of elite living

A speck of a dream, stars in your eyes and a zest for fine living, together they weave your gilded dreams into tangible reality.

An integral part of 29 acres of group housing, Aster Court is situated at a prime location in sector 85, New Gurgaon.

With options of 2, 3, 3+1, 4, 4+1 BHK, Aster Court gives you a life set in luxury with its well planned infrastructure along with aesthetic outdoor landscaping and a well equipped 10,000 sq.ft. high-tech club. To own an apartment in Aster Court is indeed an opportunity of a lifetime for you and your loved ones. Make sure that your family is one of the privileged few to enjoy a lifestyle that's truly unique.

We present to you the essence of elite living.



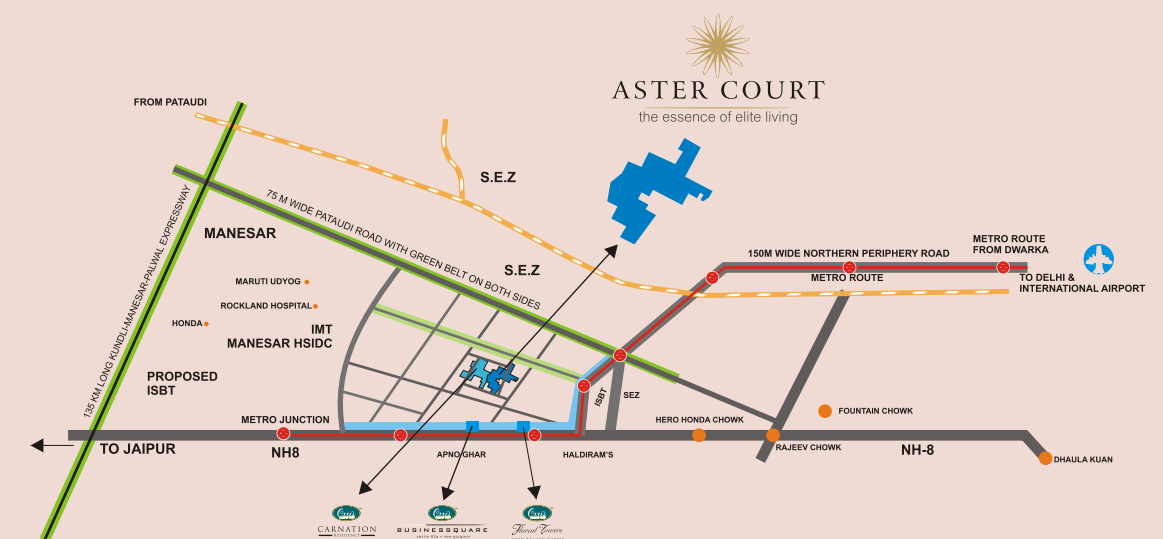
The convenience of proximity to the premium corporate hub, in the midst of 5 star hotels, water parks and entertainment centres around NH8 and the relaxed comfort of lush verdant environs. Aster Court seamlessly blends state of the art modern comforts where the planning is in perfect harmony with the environment, thus enhancing beauty and privacy.

*Step into a dream lifestyle that's an experience with every passing day.*



- Strategically located within hailing distance from NH8
- Well connected and in close proximity to Dwarka Expressway, KMP Expressway, Manesar, RIL SEZ, IGI and Domestic airport
- Easy accessibility to proposed Metro station and ISBT
- In close proximity to already operational known industries such as Maruti, Honda, GIVO, Tilda etc.
- Approx 5 min drive from Haldiram's
- Approx 40 mins drive from Dhaula Kuan

Prime Location in Sector 85, New Gurgaon



An aerial architectural rendering of a large-scale residential development. The complex features numerous high-rise apartment buildings with a mix of beige and light green facades. The buildings are arranged in a cluster, with a central courtyard area containing a swimming pool and landscaped gardens. Surrounding the buildings are extensive green spaces, including lawns and rows of trees. Several tennis courts are visible within the complex. The entire development is bordered by a wide road with a green median and a large open field in the background.

*A Unique  
self-contained  
community*

Sanctuary for the soul with an impeccable design and distinct cheerfulness,  
sure to endear itself to everyone who steps inside.

■ **Basic amenities such as:**

supermart  
clinic  
primary school  
creche  
children tot-lot  
children play area

**all met within the complex**

■ **Open air theater**

■ **Multi purpose hall**

■ **Water harvesting**

■ **Ample parking Space**

■ **Superior quality construction & an earth quake  
resistant structure as per seismic zone IV**

■ **Power back up**

■ **Excellent facility management system.**

■ **CCTV at the main entrance with round the clock  
security**

■ **Well ventilated, uncluttered apartments with  
natural flow of light**

*10,000 sq.ft. of dedicated club*

with a well designed sports ground and state of the art facilities



SWIMMING POOL HEALTH CLUB GYMNASIUM TENNIS COURT SQUASH COURT BADMINTON COURT





## *Comfort of lush green environment*

Aesthetically planned water features and lush green areas enhance the ambience of the surrounding along with lounging areas for sitting, unwinding and relaxing.

Generous green cover with manicured lawns, mix of natural greenery astute landscaping, water bodies help in eliminating pollution, muffling noise, and insulating the living areas from temperature extremes.

- landscaped grounds and well planned infrastructure by Internationally renowned architect Nelson (U.S.A)
- 4 side open location
- Pocket friendly sizes
- 2 Apartments on each floor\*
- Project approved by banks



\* Applicable for 4, 4+1 BHK.





ASTER COURT

the essence of elite living

Revel in the thoughtful planning that makes every apartment a miracle of aesthetics, beauty, simplicity, elegance and perfect finish.



The above image shows a 3 BHK layout.



*areas offered*

|                     |             |
|---------------------|-------------|
| 2 BHK               | 1250 SQ.FT. |
| 3BHK                | 1450 SQ.FT. |
| 3BHK + SERVANT ROOM | 1550 SQ.FT. |
| 4 BHK               | 1900 SQ.FT. |
| 4BHK + SERVANT ROOM | 2150 SQ.FT. |

Note 1sq.mtr=10.76 sq.ft.

*Living in Aster Court you would have the  
pleasure of acknowledging everyday  
a life in a setting that truly befits you  
and your lifestyle.*





sample flat



sample flat

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The beautiful apartment housing complex have upscale and well-planned apartments that are built to international standards of craftsmanship with premium amenities.

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### *Pocket friendly sizes*

Excellent finance options through various partner banks allow you to pay in installments with a choice of deferring payment till the time of occupancy.

WACHOVIA:  
On-Call Engineering Services,  
U.S.A



MILTON PARK : AMLI @ Milton Park  
Location: Alpharetta, GA Size: 286,000 SF



VELENCIA,: @ South Beach  
Location: Jacksonville, FL Ponte Verdra Beach



WACHOVIA: Corporate Headquarters  
Charlotte, NC. Size: 20,000 SF



SABARU: US Operations Headquarters.  
Size: 65,000 SF

# Focused on Creation passion to deliver

NELSON is an end-to-end solutions provider. Their unique infrastructure supports six complete lines of business that enable clients to enjoy "one-stop shopping" for all their strategic, design and space management needs.

## The Team

The team work by world renowned architect NELSON and one of the best contractors in Gurgaon is evident in the fact that Orris strives to achieve the common goals through open communication, mutual support and a very positive attitude. Their professional and well qualified team of personnel build upon their strengths keeping in mind that customer satisfaction is of vital importance.

Headquartered in Philadelphia, PA, NELSON was formed in 1977 by Sr. John Nelson. The firm has been offering Solutions model that ultimately resulted in the formal development of six lines of business – Interior Design, Architecture, Strategies, Workplace Services, Information Services and Engineering

The firm has a record of Prestigious worldwide clientele which includes Atari- US Head Quarters, Bank of America - Southwest Call Centre, Astra Zeneca - Strategic Plan, Wachovia - Corporate Headquarters, and many more. Nelson also has a vast experience in India with big brand names that includes Cisco, Jindal, Airtel etc.



Expect the best

**“Quality is never by chance. It is the result of endless adherence to a well-defined process. It is my personal commitment that Orris will not just deliver superior but above expectation realty solutions. Expect nothing less than the best from us”.**

*A promise delivered to each and every client by Mr. Vijay Gupta, the Chairman and Managing Director of Orris Infrastructure Pvt.Ltd.*

Nestled at prime locations in Gurgaon, all Orris projects concentrate on eco-friendly construction practices. Land as well as its location is the core of every realty project. With an asset of more than approx 1000 acres\*, Orris is one of the leading land consolidators in and around Gurgaon with a land bank that is expected to cross more than 10,000 crores\* in the next decade.

The company concentrates on providing premium services to their clients in a most responsive and communicative manner. The team work is evident in the fact that they strive to achieve the common goals through open communication, mutual support and a very positive attitude. Their professional and well qualified team of personnel respect their differences and build upon their strengths. Orris has the best architects from around the world who design with an astute sense of blending spatial compatibility with trendy architecture. The company believes that each project is to be delivered on time and each of the initiatives is directed to build trust. The focal point is to achieve the highest possible standards and hence the attention to detail is very vivid in each project.

*\* on an approx.*

#### COMPLETED PROJECT



**ORRIS HQ**  
mg road • new gurgaon

Orris HQ, a stunning corporate office.

#### ONGOING PROJECTS



**Floreal Towers**  
sector 83 • new gurgaon

Floreal Towers, a new age green commercial complex spread across approx 0.5 million sq.ft.

#### UPCOMING PROJECT



**BUSINESS SQUARE**  
sector 82a • new gurgaon

A self business generating project, Orris Business Square is spread across in approx.1 million sq.ft.



**CARNATION RESIDENCY**  
sector 85 • new gurgaon

Orris Carnation Residency spread across approx 1 million sq.ft. and a part of 25 acres group.



PROPOSED SPECIFICATIONS FOR ASTER COURT

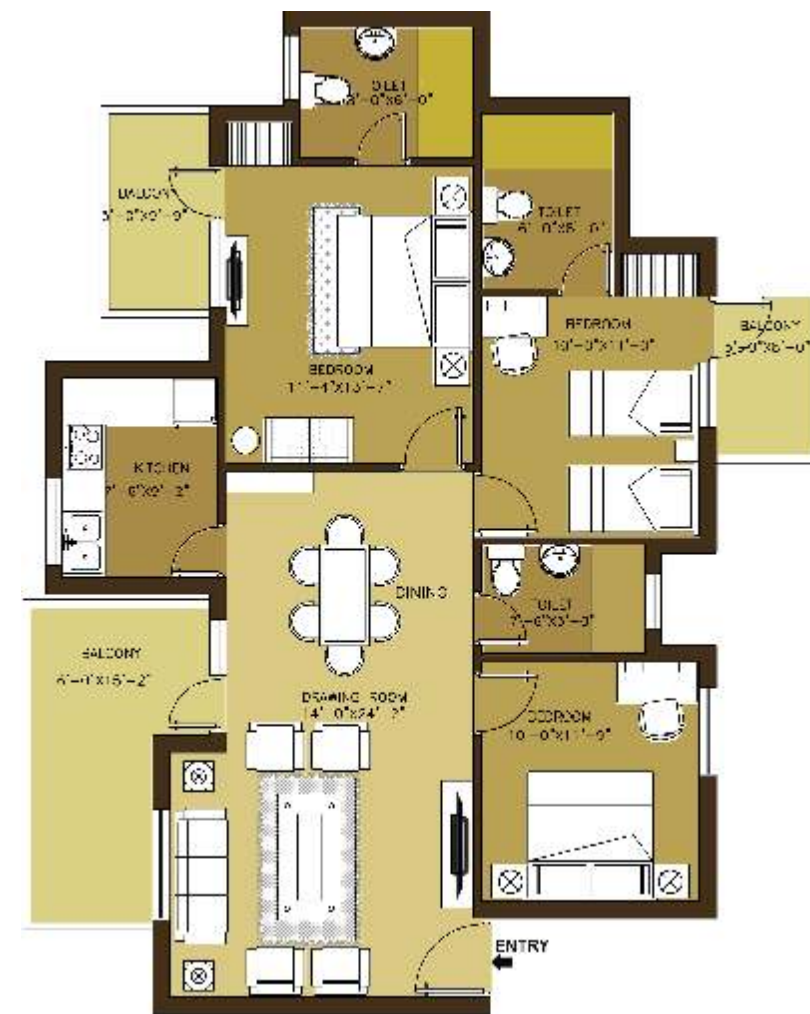
| LOCATION                        | FLOOR                                                                                                                                                 | WALLS                                                                                    | CEILING                    | DOORS                          | WINDOWS                | IRONMONGERY                                              | OTHERS                                         |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------|--------------------------------|------------------------|----------------------------------------------------------|------------------------------------------------|
| LIVING DINNING                  | VITRIFIED TILES                                                                                                                                       | ACRYLIC WASHABLE DISTEMPER                                                               | ACRYLIC WASHABLE DISTEMPER | FLUSH DOOR WITH HARDWOOD FRAME | UPVC FRAME AND GLAZING | ALUMINIUM ANODIZED/ HANDLES & LATCHES WITH MORTICE LOCKS | MODULAR TYPE SWITCHES & SOCKETS, COPPER WIRING |
| BED ROOMS                       | VITRIFIED TILES                                                                                                                                       | ACRYLIC WASHABLE DISTEMPER                                                               | ACRYLIC WASHABLE DISTEMPER | FLUSH DOOR WITH HARDWOOD FRAME | UPVC FRAME AND GLAZING | ALUMINIUM ANODIZED/ HANDLES & LATCHES WITH MORTICE LOCKS | MODULAR TYPE SWITCHES & SOCKETS, COPPER WIRING |
| TOILETS                         | ANTISKID CERAMIC FLOOR TILES                                                                                                                          | COMBINATION OF CERAMIC TILES & ACRYLIC WASHABLE DISTEMPER                                | ACRYLIC WASHABLE DISTEMPER | FLUSH DOOR WITH HARDWOOD FRAME | UPVC FRAME AND GLAZING | ALUMINIUM ANODIZED/ HANDLES & LATCHES WITH MORTICE LOCKS | WHITE SANITARY FIXTURES & C.P. FITTINGS        |
| KITCHEN                         | VITRIFIED TILES                                                                                                                                       | COMBINATION OF CERAMIC TILES & ACRYLIC WASHABLE DISTEMPER                                | ACRYLIC WASHABLE DISTEMPER | FLUSH DOOR WITH HARDWOOD FRAME | UPVC FRAME AND GLAZING | ALUMINIUM ANODIZED/ HANDLES & LATCHES WITH MORTICE LOCKS | GRANITE COUNTER WITH STAINLESS STEEL SINK      |
| BALCONIES                       | VITRIFIED TILES                                                                                                                                       | EXTERIOR EMULSION PAINT AND MS RAILING FINISHED WITH SYNTHETIC ENAMEL PAINT              | ACRYLIC WASHABLE DISTEMPER | FLUSH DOOR WITH HARDWOOD FRAME |                        | ALUMINIUM ANODIZED/ HANDLES & LATCHES WITH MORTICE LOCKS |                                                |
| COMMON PASSAGE                  | INDIAN MARBLE                                                                                                                                         | ACRYLIC EMULSION PAINT                                                                   | ACRYLIC EMULSION PAINT     |                                |                        |                                                          |                                                |
| MAIN STAIRCASE                  | INDIAN STONE (RISERS & TREADS)                                                                                                                        | ACRYLIC EMULSION PAINT WITH MS BALUSTERS FINISHED WITH SYNTHETIC ENAMEL PAINT & HANDRAIL | ACRYLIC WASHABLE DISTEMPER |                                |                        |                                                          |                                                |
| AMENITIES                       | POWER BACK-UP, PANIC ALARM, INTERCOM AT SECURITY GATE AND TOWER ENTRY. TELEPHONE POINT IN EACH FLAT.. COMMUNITY HALL, JOGGING TRACK & KIDS PLAY AREA. |                                                                                          |                            |                                |                        |                                                          |                                                |
| STRUCTURE                       | EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE                                                                                                             |                                                                                          |                            |                                |                        |                                                          |                                                |
| EXTERNAL DEVELOPMENT/ LANDSCAPE | REFLECTING POOL, DECK WITH METAL TRELLIS, SCULPTURED GARDEN & MAIN ENTRANCE PLAZA HUGE KIDS PLAY AREA, TENNIS COURT , BADMINTON COURT ETC             |                                                                                          |                            |                                |                        |                                                          |                                                |
| LIFT                            | ONE PASSENGER & ONE SERVICE LIFT IN EACH TOWER.                                                                                                       |                                                                                          |                            |                                |                        |                                                          |                                                |

DESIGNED & LANDSCAPE BY INTERNATIONAL ARCHITECT - NELSON (U.S.A)



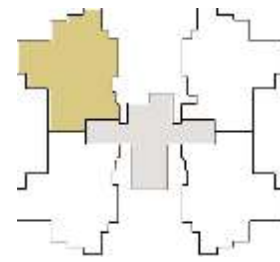
Typical Floor Plan  
2BHK

1250 sq.ft.



Typical Floor Plan  
3BHK

1450 sq.ft.



## Typical Floor Plans

### 3BHK + servant

1550 sq.ft.

## Typical Floor Plans

### 4BHK

1900 sq.ft.



## Typical Floor Plans

### 4BHK + servant

2150 sq.ft.

Note 1sq.mtr=10.76 sq.ft.

