



Building **INFINITE** Landmarks

CURATED *Hill* LIVING

Studio + 2 bedroom apartments amidst the hills of Kasauli

Land this **rare** doesn't sell. **It chooses.**

Cradled in the hill folds of Dharampur, Kasauli, Pinaura is a curated collection of residences - designed not to stand out of the landscape, but to belong to it.

Mornings begin with mist on the valley.
The horizon changes colour twice a day. And everything a five-star life asks for — wellness, leisure, quiet indulgence — lives here, managed to perfection.
Homes here are held, not just owned.
Cared for when you're away. Alive when you arrive.

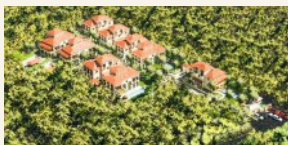
WHO WE ARE

Three **generations.** One standing **promise.**

We are not new to building. We are new only to announcing it loudly.
For twenty-five years and eighteen delivered addresses — from Zirakpur to Goa — families have trusted our name before they saw our brochures.

Now, that name arrives in the hills.
Pinaura is not our next project.
It is our family's letter to yours.

Our Completed and Ongoing Projects



Etherea Goa,
Caladium Vaddo, Goa.



Uptown Skylla, PR7,
Airport Road, Mohali.



Residencia, Zirakpur.



Eminence, Zirakpur.



La Prisma, Zirakpur.



La Amelia.



Amelia Souk.



Amelia Estate.



Solitaire Greens.



Hollywood 1.



Amber Street.



Savitry Heights.

Kasauli. Quietly **above** it all.

In the folds of Himachal Pradesh, at 1,927 metres, rests a heritage hill town that never needed to try. Here, the air reads 17 on days cities read 300. Mornings arrive wrapped in mist, evenings settle over quiet verandahs, and the loudest sound is birdsong carrying across the valley.

No crowds to escape. No noise to forgive. No reason to be anywhere else. While the world discovered louder destinations, Kasauli stayed exactly as the hills intended — unhurried, understated, and entirely itself.

Himachal has many hill towns. It has only one Kasauli. Away from everything. An hour from anything.



Perfectly Connected. Beautifully Detached.

GSB rests in Kasauli's quietest fold, just off the **Chandigarh–Shimla highway** — close enough to reach without planning, far enough to forget you ever had to. **60 minutes** from **Chandigarh International Airport**. An **hour from Tricity**. A weekend drive from Delhi NCR. Moments from the highway. Miles from its noise.

SITE PLAN

SITE AMENITIES

1. BIRD HOUSE
2. DROP OFF
3. EV CHARGING STATION
4. ALL WEATHER INFINITY POOL
5. WOODEN DECK & TELESCOPE
6. TREE HOUSE
7. SITOUTS & GAZEBO
8. OUTDOOR MOVIE SCREENING
9. KIDS OUTDOOR PLAY
10. JUNGLE NETS & ROCK CLIMBING
11. BARBEQUE STATION
12. TERRACE PADDLE COURT
13. YOGA RETREAT AREA
14. ZEN GARDEN
15. HAMMOCK SETUP
16. SUNKEN LOUNGE & FIRE PIT
17. DEDICATED ADULT SITTING AREA



Disclaimer: All illustrations, plans, specifications, and dimensions are indicative and for illustrative purposes only. Dimensions are approximate and not to scale. The information contained herein is subject to change and does not constitute a legal offer, warranty, or representation by the developer.

For internal training purposes



686 SQ. FT.
APPROX.



Unit Plan

2 BR



1086 SQ. FT. APPROX. |

31+ A M E N I T I E S Ways the hills host you

- EV charging stations
- Hammock setups
- All-weather swimming pool
- Stargazing observatories
- Nature trails and cascades
- Sunset/sunrise plazas
- All-weather concierge services
- Kids' outdoor play area
- Celebration lounge
- Tree house
- Sit-outs and gazebos
- Outdoor movie screening
- Jungle nets
- Rock climbing
- Barbeque stations
- Terrace paddle court
- Yoga retreat
- Zen garden
- Bird house
- Sunken lounge & fire pits
- Reception lobby
- Dedicated adult sitting area

Clubhouse

- Dedicated wellness and spa experience
- Banquet hall (4,000 sq. ft. approx.)
- Multi-cuisine restaurant & bar
- Board rooms & corporate lounge
- Club lobby
- Fully equipped gymnasium
- Billiards room / card room
- Kids' indoor play area
- Open deck with sky view
- Library

Price List

W.E.F. 01-07-2026

PRICE		₹11500 /- Per Sq. Ft. (Fully Furnished)
Tower 01 & 02		Area
2 BR		1086 Sq. Ft. (Approx)
Tower 03		Area
STUDIO		686 Sq. Ft. (Approx)
PAYMENT PLAN		
At the time of booking		10%
Within 30 days		15%
On RERA Approval		10%
On Completion of Raft Slab		10%
First Floor Slab		10%
Third Floor Slab		10%
Fifth Floor Slab		10%
On Completion of Super Structure		10%
On Electrical & Plumbing		5%
On Tiling & Plastering		5%
On Possession + Final Documentation		5%
ADDITIONAL CHARGES		
Club Charges: ₹5,00,000	IFMS: ₹75,000	Fire Fighting Charges: ₹ 40,000 - for Studio ₹ 60,000 - for 2 BR
Power Backup: ₹1,00,000 - 3 kW for Studio		
Power Backup: ₹1,50,000 - 5 kW for 2 BR		
PLC (Preferential Location Charges)		
6th Floor: ₹400 per Sq. Ft.		Corner Unit : 5% of BSP
4th & 5th Floor: ₹250 per Sq. Ft.		Valley View : 5% of BSP

Terms & Conditions:

- All cheques/bank drafts shall be made in favour of the Developer.
- One Car Parking is free. Extra car parking (E.C.P) slot can be purchased at a onetime cost of Rs. 500000/- + GST per car parking. (Subject to availability- Maximum up to two parking per apartment)
- Prices are escalation free & subject to change without any prior notice. Booking at the sole discretion
- Additional charges as levied by various authorities shall be charged extra and payable on demand.
- All terms and conditions of sale shall be governed by the standard terms mentioned in the Allotment Letter/Sales Agreement.
- GST, registration charges, stamp duty, and any other applicable taxes shall be payable as per prevailing government norms.

Disclaimer: This document is prepared strictly for training purposes only. It does not constitute any sales offer, scheme, or commitment. All details are indicative and based on standard assumptions, and are subject to change without notice. No rights or obligations arise from this document.

LOCATION



CHANDIGARH SHIMLA HIGHWAY - 2 MINS

KASAULI MALL ROAD - 20 MINS

PANCHKULA - 50 MINS

CHANDIGARH CITY - 1 HOUR

CHD INTERNATIONAL AIRPORT - 1.3 HOURS

SHIMLA - 1.5 HOURS



25+
YEARS
EXPERIENCE

OPERATING PARTNER
STRATEGIC TIE-UP WITH A
5 STAR BRAND

18+
DELIVERED
PROJECTS

15 YEARS
LEASE
GUARANTEE

FOR INTERNAL TRAINING PURPOSE

Second Home. First Love.

Some places are bought for vacations.

Some are chosen for investment.

And then, there are places that quietly become a part of you.



CORPORATE ADDRESS

SCO 52, Block G, Aero Arcade,
Gmada Aerocity, SAS Nagar,
Punjab 140306

SITE ADDRESS



Dharampur, Kasauli

SCAN TO EXPLORE



Instagram