

**GAUR  
YAMUNA  
CITY**  
AN INTEGRATED TOWNSHIP  
AT YAMUNA EXPRESSWAY

Map not to scale

- Team of Architects  
Headed by  
AR. Kailash Aggarwal
- Traffic Planning by  
**epc**
- Structural Consultants  
**OPTIMUM DESIGN**  
CONSULTING ENGINEERS
- Landscape Architect  
**VNS**
- Green Building  
**OASIS**  
DESIGNS INC
- E.I.A by  
*Goorej*  
Environmental &  
Technical Research Centre
- Vertical Circulation by  
**MATRIX**
- H.V.A.C by  
**cespl**

For Sales Enquiry Call : 92122 88887 | sms : GYC to 53030 | Rera Reg. No.: UPRERAPRJ6801

Gaursons Realtech Pvt. Ltd.  
Corp. Office: Gaur Biz Park, Plot No.-1, Abhay Khand II, Indrapuram,  
Ghaziabad 201014

Gaur Yamuna City  
Site Address: Sec-19, Sports City East, Yamuna Expressway,  
Distt. Gautam Buddh Nagar (U.P.)

[www.gaursonsindia.com](http://www.gaursonsindia.com)



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18/09-2017-BCP

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# 2<sup>ND</sup> PARKVIEW

RESIDENTIAL PLOTS (VILLAS)  
Shape Your Dream Villa into Reality



## A FUTURISTIC TOWNSHIP TAKING SHAPE

I wish to thank you for showing interest in Gaur Yamuna City, on Yamuna Expressway, one of Gaursons' flagship projects. In our 22 years journey with more than 35,000 happy families, we consistently strive to provide you nothing less than excellence!

In today's world time is the luxury. The idea of Gaur Yamuna City conceived keeping an international concept in the mind; to have your workplace within 15 minutes' drive from your home. Saving time on travel to work is directly proportional to a happy living with family. Based upon this idea; Gaur Yamuna City on Yamuna Expressway is the right destination which is in proximity to the much awaited upcoming Noida International Airport which will save time for those who travel a lot. The project is also in proximity to various MNCs and is strategically located on one of the fastest growing professional hubs of India. Gaur Yamuna City is one of the milestone projects that is an impeccable blend of nature with modernity. Based upon a theme that pays tribute to the river culture - Life begins at the Yamuna - whose extension is the Gaur Yamuna City.

Spread over a massive 101 Hectare (250 Acres) of lush land Gaur Yamuna City is the part of the Sports City which is the biggest integrated township in the country. While this is going to accommodate 17,500 families it also offers flats, commercial spaces and plots within the township to build your own villa in your own convenience. When you plan a living in Gaur Yamuna City, we have facilities to fetch you all your daily needs within your reach. The site is well connected to the heart of Greater Noida, Noida and Delhi. With a coveted holistic living to offer there is no dubious distinction that Gaur Yamuna City is all that a property seeker can ever dream of to be real. Starting from its com-mutability to its abundant nature to its state-of-the art living, life flowers at Yamuna.

Gaur Yamuna City is close to my heart and will not surely enchant you with its futuristic charm. We, as a team believe in a policy to consider our customers as our brand ambassadors. Being in a position where I am responsible to deliver people's dream abodes, I relentlessly make sure along with my team that we stand up to all your expectations. As a home buyer, we assure you a very enriching and fruitful investment with Gaursons.
















Manoj Gaur  
MD, Gaur Group



## WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a fast emerging as the next development hub. It is a 503 km long controlled-access expressway which connects Greater Noida, Agra and Lucknow. The time taken to travel the distance between the cities has reduce and one can reach the destination at a faster rate.

The Yamuna Expressway has not just saved time but has given al lot of facilities which were the exigency that time. With the approved Noida International airport, people living in many cities of western UP will save approximately 2 hours of travelling time to Delhi airport. The airport will increase the density of the area which will make the place more advantageous for the home buyers. Apart from this, the airport will bring out many jobs which will result in more employment which will grow the market eventually.

- |                                                                                                                          |                                                                                                                                 |                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  APPROVED NOIDA INTERNATIONAL AIRPORT |  PROPOSED MONO RAIL                          |  PROPOSED ISBT                 |
|  INTERNATIONAL CRICKET STADIUM        |  EASTERN PERIPHERAL EXPRESSWAY               |  WORLD CLASS UNIVERSITIES      |
|  BUDDH INTERNATIONAL CIRCUIT        |  FREIGHT CORRIDOR BY INDIAN RAILWAY        |  HOSPITAL                    |
|  PROPOSED NIGHT SAFAERI             |  DELHI - MUMBAI INDUSTRIAL CORRIDOR (DMIC) |  TECH ZONE                   |
|  765 KV POWER STATION               |  SCHOOL IN VICINITY                        |  APPROVED METRO CONNECTIVITY |

# WINGS TO FLY HIGH

## APPROVED NOIDA INTERNATIONAL AIRPORT

A big leap towards the advancement of Delhi/NCR, Western U.P. and the Nation

Commuting to Airport has always been a matter of trouble for the people living in Noida, Greater Noida and Yamuna Expressway. But with the approved Noida International Airport, it will be very convenient for them to access the airport facilities.

Since Gaur Yamuna City is in close proximity to the approved Noida International Airport, life will be more than easy for the people residing in this township. With all the modern amenities, Noida International Airport will be an icing on the cake for the residing of Gaur Yamuna City.



EASTERN PERIPHERAL EXPRESSWAY



ARTISTIC IMPRESSION

THE TIMES OF INDIA

### Cabinet approves ₹330cr for Jewar airport land acquisition

Will Come Up In 4 Phases Across 3,000 Hectares, Says Govt

Greater Noida: The Uttar Pradesh cabinet has approved the disbursement of Rs 330 crore to Yamuna Expressway Industrial Development Authority (YEIDA) to start acquiring land for the international airport at Jewar, which was announced by the Centre Minister this year.

"We expect the amount to be credited to the Authority account," YEIDA chief executive officer Arun Vir Singh told TOI.

"This is the first step in the process of land acquisition."

The Jewar airport will be the second one after KI (above) in NCR. YEIDA has completed 8 villages (right) for land.

THE TIMES OF INDIA

### Yamuna e-way, Noida declared electronics manufacturing zone

The state will provide facilities to attract foreign and domestic investment in the zone.

Yamuna e-way, Noida declared electronics manufacturing zone

The state will provide facilities to attract foreign and domestic investment in the zone.

दैनिक भास्कर

SUNDAY

### ग्रेटर नोएडा से जेवर एयरपोर्ट तक जमीन पर नहीं एलिवेटेड ट्रैक पर दौड़ेगी मेट्रो, ग्रीन बेल्ट के ऊपर बनेगा पूरा ट्रैक, कमेटी ने दी मंजूरी

ग्रेटर नोएडा से जेवर एयरपोर्ट तक जमीन पर नहीं एलिवेटेड ट्रैक पर दौड़ेगी मेट्रो, ग्रीन बेल्ट के ऊपर बनेगा पूरा ट्रैक, कमेटी ने दी मंजूरी

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अमर उजाला

### वोल्तास करेगा 250 करोड़ का निवेश

सेक्टर 24ए में जमीन खरीदने पर सहमति

अमर उजाला क्लबों का विकास

वोल्तास के सह-उप-डेवलपर्स उद्यम करार करके जमीन खरीदने में सहमत हुए हैं। उद्यम प्रकल्प में निवेश 250 करोड़ तक करेगा, जो कि 250 करोड़ तक करेगा।

अमर उजाला क्लबों के विकास में सहमत हुए हैं। उद्यम प्रकल्प में निवेश 250 करोड़ तक करेगा, जो कि 250 करोड़ तक करेगा।

BUDDHA INTERNATIONAL CIRCUIT - F1 TRACK

अमर उजाला

### जीरो प्वाइंट से आगरा तक की होगी ग्रांड मैपिंग

यमुना एक्सप्रेसवे से जुड़े हिस्सों के विकास की तैयारी, एनआईसी को सीप रिपोर्ट, दो माह में रिपोर्ट

अमर उजाला क्लबों का विकास

जीरो प्वाइंट से आगरा तक की होगी ग्रांड मैपिंग

यमुना एक्सप्रेसवे से जुड़े हिस्सों के विकास की तैयारी, एनआईसी को सीप रिपोर्ट, दो माह में रिपोर्ट

दैनिक जागरण

### यमुना प्राधिकरण क्षेत्र में अरबों रुपये के मिले निवेश के प्रस्ताव

उद्योग से लेकर संस्थागत क्षेत्र में बड़े पैमाने पर होगा रोजगार सृजन

कंपनी	मांगी गई भूमि (एकड़)	रोजगार	निवेश (करोड़ ₹)
सेक्टर 24ए नोएडा एरिस्टोटेल्स प्राइवेट लिमिटेड	2470	400	1000
यूटी कोलेजिएट कंसल्टिंग एंड इंजीनियरिंग प्राइवेट लिमिटेड	40	400	100
डिजिटल इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड	150	5000	1000
यूरोपियन मीडिकल प्रिंटेड एंड मॉडर्न मेडिकल डिवाइस प्राइवेट लिमिटेड	50	2500	700 से 1200
प्रिंटेड इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड	520	-	-
वेस्टोन	35	500	100
एलिवेटेड	10	600	100
जेडिटी प्रिंटेड	400	400	100

हवाई अड्डे के पास आवंटित होगी जमीन

हवाई अड्डे के पास आवंटित होगी जमीन

हवाई अड्डे के पास आवंटित होगी जमीन

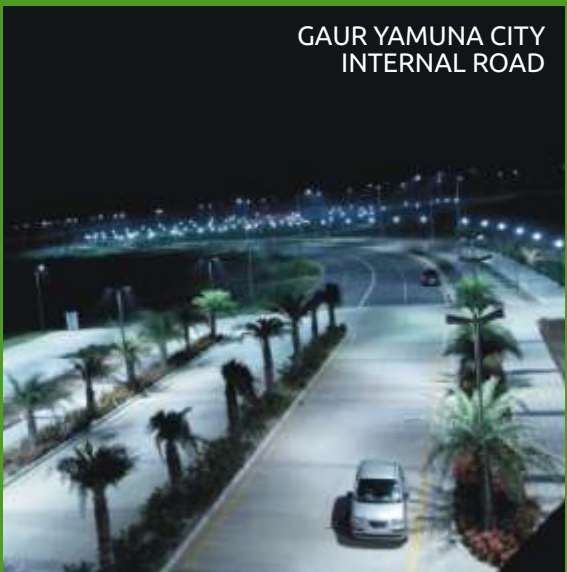
ACTUAL IMAGES OF GAUR YAMUNA CITY



GRAND ENTRANCE TO A DREAM HOME



DAY VIEW OF YAMUNA LAKE



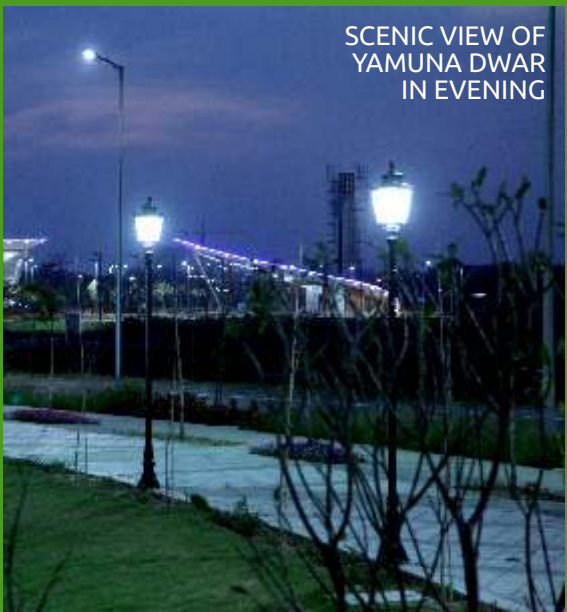
GAUR YAMUNA CITY INTERNAL ROAD



EVENING COME ALIVE AT YAMUNA LAKE



NATURE COMES ALIVE AT GAUR YAMUNA CITY



SCENIC VIEW OF YAMUNA DWAR IN EVENING



GLITTERING GAUR YAMUNA CITY WITH ITS BEAUTIFUL LAMP POSTS AROUND THE TOWNSHIP

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A 101 HECTARES (250 ACRES)  
INTEGRATED TOWNSHIP  
ON YAMUNA EXPRESSWAY

## MASTER PLAN

### LEGAND

1. YAMUNA DWAR
2. SANGAM DWAR
3. CAPITOL HILL GATE

### A. MASTER PLAN COMMERCIAL

- RUNWAY SUITES
- THE HUB
- PETROL PUMP
- MULTI LEVEL CAR PARKING
- COMMERCIAL

### B. SCHOOL / INSTITUTIONAL

- EDUCATIONAL PLOTS

### C. CONVENIENT SHOP / SECTOR COMMERCIAL

### D. DISPENSARY

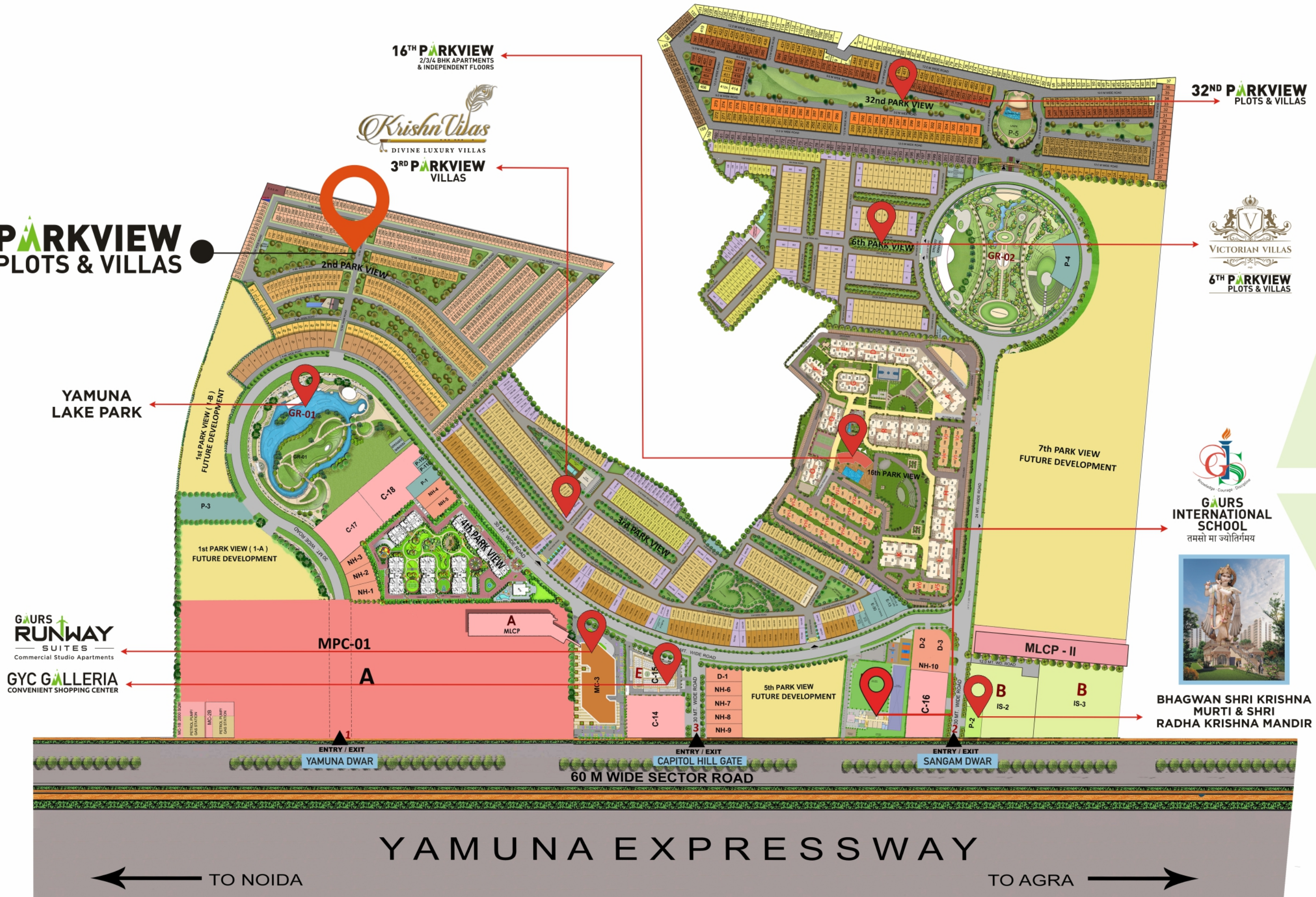
### E. GYC GALLERIA

- GR-01, ECO PARK**
- YAMUNA LAKE PARK
  - CHILDREN PARK
  - PICNIC SPOT
  - BOATING FACILITIES
  - FOOD COURT
  - LAKE PROMENADE & BIRD WATCHING
- GR-02, CULTURAL CITY CENTER**
- OPEN AIR THEATER
  - FOOD COURT
  - CHILDREN PLAY AREA
  - WATER BODY
  - CRICKET GROUND

### FACILITIES

- RELIGIOUS PLOT
- MILK BOOTH
- CLUB FACILITIES / COMMUNITY CENTER

## 2<sup>ND</sup> PARKVIEW PLOTS & VILLAS



Gaur Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vile Book No-1, Vole No-13251, Page No-299 to 450, Registration / Document No-11798, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 22-05-2013, Part 2 Vile Book No-1, Vole No-14222, Page No-85 to 134, Registration / Document No-24479, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 05-10-2013, Part 3 Vile Book No-1, Vole No-14828, Page No-227 to 282, Registration / Document No-781, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 09-01-2014, Part 4 Vile Book No-16236, Page No-189 to 242, Registration / Document No-20325, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 22-06-2014, Part 5 Vile Book No-1, Vole No-16236, Page No-107 to 162, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 31-07-2014, Project Approval No-16th Parkview P/G/BBP/29/40072/2017/27 Dated 15-11-2017, 2nd & 32nd Parkview: YEA/P/G/BBP/62/19003/2016 Dated 31-03-2017, 3rd & 6th Parkview: YEA/P/G/BBP/62/54470 Dated 10-04-2018, Gaur Runway Suites: YEA/P/G/BBP/96/79424 Dated 07-02-2019, Map Sanctioned of Gaur Yamuna City Township Project vide letter Ref. No. YEA/V/ANNING/BO-62/19003/2016 Dated: 31/03/2017 by Yamuna Expressway Industrial Development Authority. All images, perspective, specifications, features, figures, are only indicative and not a legal offering. All project related sanctions any other statutory compliance can be seen in person at our office. 1 sq. mtr= 10.764 sq. ft. 1 acre=4047 sq. mtr. (approx.)



## 2<sup>ND</sup> PARKVIEW

2nd Parkview is a part of the 112354 sq. mtr (250 Acres) Gaur Yamuna City and offers residential plots at an affordable price. The plot size starts from 65 sq. mtr and goes up to 347 sq. mtr and promises you high returns due to its prime location. The 2nd Parkview plots are right in front of the lake and with its state of the art infrastructure, this project will be one of its kind. The total no of plots in the project is 611, surrounded by fresh air and lush greens making life more peaceful.

Buying a plot in 2nd Parkview will give you an amazing option of constructing your own villa and for a speedy construction by the experts, Gaur Group can also do the same for you. A fusion of creativity and innovation will define the future of living and further enrich the project and Gaur Yamuna City. With a leading location, lush greens, open areas and facilities like milk booths for 200 sq. mtr each, multi-purpose hall/club of 700 sq. mtr and police chowki, the project will soon be the heart of a new and modern version of NCR. Every detail in 2nd Parkview has been visualized to provide its residents with the most comfortable and elegant lifestyle. 2nd Parkview will be a pioneer of integrated living, inspiring the surroundings with the perfect combination of dynamic experiences, innovation and iconic design.

ACTUAL IMAGE OF GAUR YAMUNA CITY

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# 2<sup>ND</sup> PARKVIEW

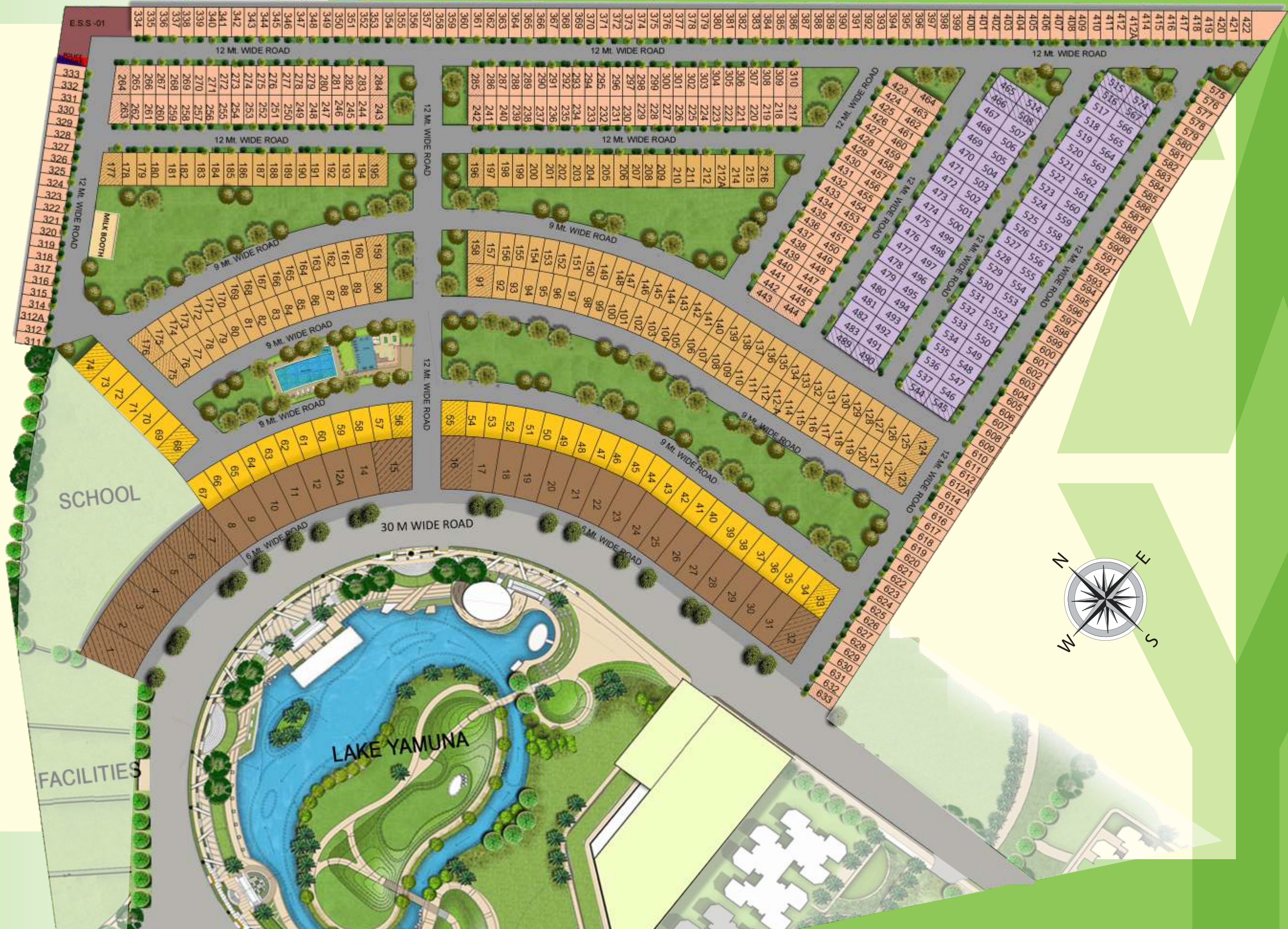
## RESIDENTIAL PLOTS (VILLAS)

Shape Your Dream Villa into Reality

### SITE PLAN

### LEGEND

	Plot Size - <b>5.20 x 12.50</b> mtr. <b>65.00</b> sq. mt. / <b>78.00</b> sq. yd.
	Plot Size - <b>5.98 x 14.00</b> mtr. <b>83.72</b> sq. mt. / <b>100.00</b> sq. yd.
	Plot Size - <b>7.87 x 15.00</b> mtr. <b>118.05</b> sq. mt. / <b>141.00</b> sq. yd.
	Plot Size - <b>9.87 x 12.00</b> mtr. <b>219.00</b> sq. mt. / <b>262.00</b> sq. yd.
	Plot Size - <b>6.69 x 12.50</b> mtr. <b>83.625</b> sq. mt. / <b>100</b> sq. yd.
	Corner Plots





## LATEST DEVELOPMENT 2ND PARKVIEW



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# 2<sup>ND</sup> PARKVIEW

RESIDENTIAL PLOTS (VILLAS)  
Shape Your Dream Villa into Reality

## VILLA NO. 14

Plot Area  
Sq. Yd. **262.00**  
Sq. Mtr. **219.00**

Total Covered Area  
Sq. Mtr. **438.22**  
Sq. ft. **4716.96**

Total Open Area  
Sq. Mtr. **191.30**  
Sq. ft. **2059.13**

The strong interiors of the housing units contain elegant parquet to spacious balconies. Several amenities have been provided by us such as sufficient parking area, 24 hours electricity backup and security guards for safety, 24 hours water supply that ensure a happy living.

Living room - See life thrilling at our living room, one of the most skillful interiors in the whole villa. Meet your friends; spend long weekends with your loved ones.

Other image description - Great architecture with beautifully designed paraquet.



ACTUAL VIEWS OF VILLA

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FULLY CONSTRUCTED LAKE VIEW  
VILLA NO 14 - 219.06 sq. str. (262 sq. yard.)



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## SUGGESTED LAYOUT PLAN OF VILLA

### GROUND FLOOR PLAN



#### GROUND FLOOR PLAN

Plot Area	- 118 sq. mtr. (141 sq. yard)
Carpet Area	- 75.65 sq. mtr.
(Rooms, Toilet, Kitchen, Staircase)	
Wall Area	- 5.83 sq. mtr.
Covered Varandah Area	- 21.52 sq. mtr.
Total Area	- 103.00 sq. mtr. (1108 sq. ft.)
Total Open Area	- 15.00 sq. mtr. (161.45 sq. ft.)
Total Buildup Area of Plot	- 217.2 sq. mtr. (23.38.0 sq. ft.)

### FIRST FLOOR PLAN



#### FIRST FLOOR PLAN

Plot Area	- 118 sq. mtr. (141 sq. yard.)
Ground Floor Covered Area	- 80.45 sq. mtr.
(Rooms, Toilet, Kitchen, Staircase)	
Wall Area	- 7.68 sq. mtr.
Balcony Area	- 14.78 sq. mtr.
Total Area	- 103.00 sq. mtr. (1108 sq. yard.)
Mumty Area	- 11.3 sq. mtr. (122.0 sq. ft.)

## SUGGESTED LAYOUT PLAN OF VILLA

### GROUND FLOOR PLAN



#### GROUND FLOOR PLAN

Plot Area	- 65 sq. mtr. (78 sq. yard)
Carpet Area	- 41.50 sq. mtr.
(Rooms, Toilet, Kitchen, Staircase)	
Wall Area	- 4.65 sq. mtr.
Covered Varandah Area	- 12.85 sq. mtr.
Total Area	- 59.00 sq. mtr. (635 sq. ft.)
Total Open Area	- 6.0 sq. mtr. (64.58 sq. ft.)
Total Buildup Area of Plot	- 125.43 sq. mtr. (1350.0 sq. ft.)

### FIRST FLOOR PLAN



#### FIRST FLOOR PLAN

Plot Area	- 65 sq. mtr. (78 sq. yard)
Carpet Area	- 43.44 sq. mtr.
(Rooms, Toilet, Kitchen, Staircase)	
Wall Area	- 5.04 sq. mtr.
Covered Varandah Area	- 10.52 sq. mtr.
Total Area	- 59.00 sq. mtr. (635 sq. ft.)
Mumty Area	- 7.43 sq. mtr.

#### Disclaimer:

Carpet Area(as per RERA guidelines):- The net usable Carpet area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but inclusive the area covered by the internal partition walls, column & structural walls of the apartment.  
 \*\* Total Area: The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartment which from integral part of said apartment and common areas shall mean all such part/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors and passages, staircases, staircases shafts, mummies, services area including but not limit to the machine rooms, security/fire control rooms, maintenance offices/stores etc., if provided.  
 1 sqm=10.764 sq. ft., 304.8mm=1'-0"  
 The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any changes in cost. However, in case the variation is beyond + charges are applicable.

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 \*\* Total Area: The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartment which from integral part of said apartment and common areas shall mean all such part/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors and passages, staircases, staircases shafts, mummies, services area including but not limit to the machine rooms, security/fire control rooms, maintenance offices/stores etc., if provided.  
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## SUGGESTED LAYOUT PLAN OF VILLA

### GROUND FLOOR PLAN



#### GROUND FLOOR PLAN

Plot Area	-	<b>83.63</b> sq. mtr. ( <b>100</b> sq. yard)
Carpet Area	-	<b>50.28</b> sq. mtr.
(Rooms, Toilet, Kitchen, Staircase)		
External Wall Area	-	<b>3.87</b> sq. mtr.
Covered Varandah Area	-	<b>16.10</b> sq. mtr.
Total Area	-	<b>70.25</b> sq. mtr. ( <b>756</b> sq. ft.)
Total Open Area	-	<b>13.38</b> sq. mtr.
Total Buildup Area of Plot	-	154.25 sq. mtr. (1660.0 sq. ft.)

### FIRST FLOOR PLAN



#### FIRST FLOOR PLAN

Plot Area	-	<b>83.63</b> sq. mtr. ( <b>100</b> sq. yard)
Carpet Area	-	<b>55.03</b> sq. mtr.
(Rooms, Toilet, Kitchen, Staircase)		
External Wall Area	-	<b>3.87</b> sq. mtr.
Covered Varandah Area	-	<b>11.35</b> sq. mtr.
Total Area	-	<b>70.25</b> sq. mtr. ( <b>756</b> sq. ft.)
Total Open Area	-	<b>13.38</b> sq. mtr.

## SUGGESTED LAYOUT PLAN OF VILLA

### GROUND FLOOR PLAN



#### GROUND FLOOR PLAN

Plot Area	-	<b>219</b> sq. mtr. ( <b>262</b> sq. yard)
Carpet Area	-	<b>139.94</b> sq. mtr.
(Rooms, Toilet, Kitchen, Staircase, 2 Lift)		
Wall Area	-	<b>11.16</b> sq. mtr.
Covered Varandah Area	-	<b>18.10</b> sq. mtr.
Total Area	-	<b>169.20</b> sq. mtr. ( <b>1821</b> sq. ft.)
Total Open Area	-	<b>49.80</b> sq. mtr. ( <b>64.58</b> sq. ft.)
Total Buildup Area of Plot	-	368.17 sq. mtr. (3963.0 sq. ft.)

### FIRST FLOOR PLAN



#### FIRST FLOOR PLAN

Plot Area	-	<b>219</b> sq. mtr. ( <b>262</b> sq. yard)
Carpet Area	-	<b>131.15</b> sq. mtr.
(Rooms, Toilet, Kitchen, Staircase)		
Wall Area	-	<b>12.60</b> sq. mtr.
Covered Varandah Area	-	<b>36.40</b> sq. mtr.
Total Area	-	<b>180.15</b> sq. mtr. ( <b>1939</b> sq. ft.)
Mumty Area	-	<b>18.82</b> sq. mtr. (203 sq. ft.)

#### Disclaimer:

Carpet Area(as per RERA guidelines):- The net usable Carpet area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but inclusive the area covered by the internal partition walls, column & structural walls of the apartment.  
 \*\* Total Area: The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartment which from integral part of said apartment and common areas shall mean all such part/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors and passages, staircases, staircases shafts, mummies, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc., if provided.  
 1 sqm=10.764 sq. ft., 304.8mm=1'-0"  
 The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any changes in cost. However, in case the variation is beyond + charges are applicable.

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## SPECIFICATIONS OF VILLA

### FLOORING

- Vitrified tiles 1000\*1000mm in drawing room, bedrooms, kitchen, entrance, lobby
- Ceramic tiles 300\*300mm in toilets and balconies
- Granite stone in stairs with S.S. railing

### WALL & CEILING

- POP/gypsum plaster finished walls with OBD
- False ceiling in drawing room & bedrooms

### TOILETS

- Granite counters wash basin
- EWC wall mounted
- CP fitting make - Jaquar or equivalent
- Mirror and towel rack
- Ceramic tiles 300\*450mm on wall up to door height
- Ceiling fan in each toilet

### DOORS & WINDOWS

- Outer door and window aluminium powder coated /UPVC
- Internal wooden door frames (2400mm HT) made of maranti or equivalent wood with laminated door shutters
- Good quality hardware fittings

### ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall and ceilings
- One tube light / CFL light in each room
- Conduits of DTH connection without wire
- Only provision of split AC point in all bedroom, Drawing and Dining area. (without AC unit)

### TERRACE

- Finished with ceramic tiles & texture

### KITCHEN

- Individual RO unit in kitchen for drinking water
- Wood work in kitchen with accessories
- 600mm dado above the working top and 1450mm from the floor level on remaining walls by ceramic tiles

### MISCELLANEOUS

- Main gate and boundary grills of S.S.
- Balconies with S.S. railing
- Boundary wall of plot

### NOTE:

- The color of design of the tiles can be changed without any prior notice
- Variation in the color and size of vitrified tiles /granite may occur

# SUCCESS FOUNDED ON TRUST

With a proud history of delivering projects on time and as per promised specifications, Gaur Group is a name to reckon with it comes to real estate in the NCR. With a burgeoning list of residential projects encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, the Group is emphasis on customer's trust has become the winning mantra. 'The synonym of trust in reality' that's what Gaur's Group Stands for, setting a strong foundation to every endeavor for building better infrastructure. The future surely belongs to this enter[prising real estate group.

Founded in the year 1995, the Group has moved from strength to strength. Since the very first year of its inception, it is on journey of architectural excelling and customer satisfaction. This journey has many successful milestones along the way. This multi interest, multi-utility, real estate company is determined to create new architectural marvels in the future. Growth rate, beyond words and beyond all expectation since 1995, thousands of satisfied customers and brilliance in all its architectural projects have given the Group the success it deserves. Through the years, more than 35000 satisfied families have shown their faith and support in all the real estate endeavours of the Gaur's Group. This trust of customers has been the one single factor which has propelled the company to phenomenal heights of consistent growth and development.

**NDTV PROPERTY AWARD 2016**  
BEST TOWNSHIP PROJECT-GAUR CITY



**NDTV PROPERTY AWARD 2015**  
BEST EXECUTION-TRACK RECORD- GAUR CITY



**CNBC AWAAZ REAL ESTATE AWARD 2016**  
BEST TOWNSHIP PROJECT-GAUR CITY



**MAGPIE ESTATE AWARDS-2016**  
DEVELOPER OF THE YEAR



## 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. NH-5  
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

## 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

CBSE Affiliated  
Gaur City-2, Greater Noida (West)

## OUR RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida  
UPRERAPRJ6838

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

Gaur Siddhartham, Siddharth Vihar  
UPRERAPRJ3935

Gaur Sportswood, Sector-79, Noida  
UPRERAPRJ3528

2nd Parkview, Yamuna Expressway  
UPRERAPRJ4464

16th Parkview, Yamuna Expressway  
UPRERAPRJ6801

32nd Parkview, Yamuna Expressway  
UPRERAPRJ4193

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

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

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

Gaur City Center, Gr. Noida (West)  
UPRERAPRJ4780

Gaur City Mall, Gr. Noida (West)  
UPRERAPRJ6934

Gaur City Arcade, Gr. Noida (West)  
UPRERAPRJ10206

GYC Galleria, Yamuna Expressway  
UPRERAPRJ4602

