

Sangam Associates

REAL ESTATE AGENTS & FINANCE ADVISOR

SALE * PURCHASE * RENTING

Deals in : Residential & Commercial all kinds of Properties

Off.: Shop No.-06, GF Galaxy Shoppe, Gaur City-2, Sec.-16C, Gr. Noida (W)
H.Off.: 4/304, Opp. Metro Suites, Vaishali, Gzb.
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12TH AVENUE
GH-03, Sector-16C, Noida Extn. GNIDA



G GAUR CITY-2
Get used to more
GH-03, Sector 16C, Noida Extn., GNIDA

GAUR CITY-2

Get used to more

GH-03, Sector 16C, Noida Extn., GNIDA

When it comes to homes no one builds it better, stronger and spectacular than **Gaursons**. With a proven track record of delivering what it promises, **Gaursons** is a real estate developer to reckon with in Delhi NCR. Whatever it has touched has turned into gold.

It has happened in Indirapuram. And it holds true for each project of **Gaursons**.

Its partner, **Saviour Builders Pvt. Ltd.** is also renowned for its commitment to quality and is a respected name in the real estate fraternity.

The **duo** is all set to create history in Noida Extension, where they are coming up with a landmark township, Gaur City. With a portent to become benchmark for all future real estate developments, Gaur City, spread over 125 acres, is a fine amalgam of high living ensconced not only by the greenery but all the modern amenities such as multiplex, stadium, swimming pool, hotel, hospital and schools among others.

Situated adjacent to Sector 121, Noida, the icing on the cake is that you don't have to go far to enjoy the good life as Gaur City is only 11 km from Kalindi Kunj and 7 km from the functional Sector 32, Noida City Centre Metro Station. And now moving on in its expansion mode, Gaur City has entered its second phase. Gaur City-2, spanning 112 acres will offer a residential paradise for over 15,000 families. With the incomparable features of Gaur City, the second phase (Gaur City-2) will be an enviable living destination for those desirous of an ultra modern lifestyle.

So don't resist the temptation. Give in. We promise it will be worth it.



Highlights

- Project spread over approx. 112 acres of land.
- Large open space for parks, play ground, kids play area, public parking etc. in addition to green/open areas of group housing.
- Master planned by, **RSP** Singapore.
- Landscaping within the complex.
- Swimming pools and radiant club featured with Reading Room, Café, Latest Gymnasium, Sauna Bath, Jacuzzi Bath, Billiards Table, Table Tennis, Card Table,
- Common Hall for get together and sufficient play area for children.
- Banquet hall with guest rooms facilities.
- Play school with Creche.
- School.
- Shopping complexes, Nursery school, Religious Building, Nursing Homes.
- Petrol Pump
- Rain water harvesting.
- Wi-fi enabled complex.
- Full disclosure of super area.
- Timely Possession with penalty clause.
- Lifts by OTIS/KONE-or equivalent in each block.
- Plumbing done with CPVC Pipes to avoid corrosion.
- Individual RO plant for drinking water in each apartment.
- Housing Loan facility available from the leading financial institutions.
- Covered & Open reserved car parking on payment basis.
- Pre-certification of Green Homes from Indian Green Building Council (IGBC)



specifications

FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and Balconies

WALLS & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades

KITCHEN

- Granite working top with stainless steel sink
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles
- Woodwork below the working top
- Individual RO unit for drinking water

TOILETS

- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, CP fittings and mirror in all the toilets

DOORS & WINDOWS

- Outer doors & windows aluminum powder coated/UPVC
- Internal door-frames of Maranti or equivalent wood
- Internal door made of painted flush shutters
- Main entry door frame of Maranti or equivalent wood with skin moulded door shutter
- Good quality hardware fittings

ELECTRICAL

- Copper wire in PVC conduits with MCB Supported circuits and adequate number of points and light points in ceiling

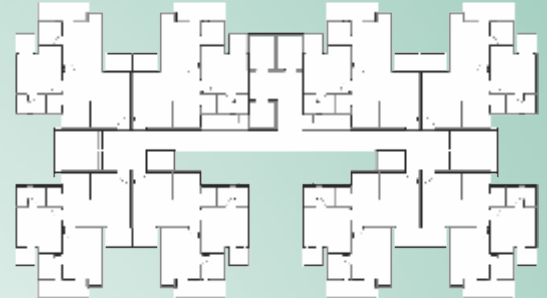
TV & Telephone

- One land line connection having intercom facilities
- Provision for DTH connection

Notes

- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.
- However, in case the variation is beyond $\pm 3\%$ pro-rata charges are applicable.





BLOCK - D,E,F

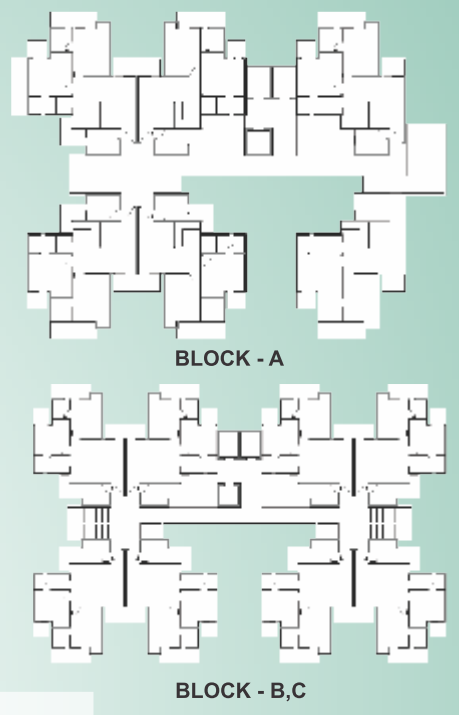


Unit Plan

Saleable Area= 98.100 Sq. Mtr.
 (1055 Sq. Ft. Approx.)

2 Bedrooms • Drawing • Dining • Kitchen • 2 Toilets • Store • Balconies

Disclaimer: • The areas and plans shown here are subject to change • 1 sq. ft.=0.09290304 sq. mt. 10.764 sq. ft.=1.196 sq. yd. and 3.28 ft.=1mt.



Unit Plan

Saleable Area= 113.800 Sq. Mtr.
 (1225 Sq. Ft. Approx.)

2 Bedrooms • Drawing • Dining • Kitchen • 2 Toilets • Study • Store • Foyer • Balconies

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Unit Plan

Saleable Area= 122.630 Sq. Mtr.
 (1320 Sq. Ft. Approx.)

3 Bedrooms • Drawing • Dining • Kitchen • 3 Toilets • Store • Foyer • Balconies

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Site Plan
12th Avenue (Gaur City-2)



A, B, C = 1225.00 Sq. Ft.
D, E, F = 1055.00 Sq. Ft.
G = 1320.00 Sq. Ft.

A-2S+25 Floors
B-GR+26 Floors
C-GR+26 Floors
D-GR+26 Floors
E-GR+26 Floors
F-2S+25 Floors
G-2S+25 Floors

* All specification, design layout, conditions are only indicative & not to scale some of these can be changed at the discretion of Builder/Architect/Authority. These are purely conceptual & constitute no legal offering.

**Main Site Plan
12th Avenue (Gaur City-2)**

12TH AVENUE
GH-03, Sector-16C, Noida Extn. GNIDA

LEGEND

C6.	Shopping Complex
C5.	Mall, Commercial, Offices, Service Apartment, Taxi Stand
1.	School
2.	Petrol Pump
3.	Community Hall
8.	Facilities
9.	Club, Community Facilities, Multipurpose Hall & Indoor Play Area
10.	Nursing Home
11.	Police Station
12.	Temple
13.	Taxi Stand



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PRICE LIST

S.No.	Type	Block	Salable Area sq. ft. (Approx)	Flexi Payment Plan @ Rs. 3200/- per sq. ft.
1	2BHK	D, E, F	1055	33,76,000
2	2BHK+Study Room	A, B, C	1225	39,20,000
3	3BHK	G	1320	42,24,000

Park Facing Charges Rs. 100/- per sqft

*Floor PLC:- *2nd-5th Rs. 200/- per sq.ft. *6th-9th Rs.150/- per sq.ft. *10th-14th Rs. 100/- per sq.ft.
*15th-18th Rs. 75/- per sq.ft. *19th-22nd Rs. 50/- per sq.ft. *23rd onward Nil.

Additional Charges: (As Per Payment Plan)

A.	Lease Rent	Lease Rent Rs. 95/-per sq. ft.
B.	Car Parking	Covered Car Parking-Rs. 2,50,000
C.	Electric Meter	Installation Charges-@ 10,000/-per KVA (2BHK/3BHK - 5 KVA/7.5 KVA compulsory)
D.	Power Back-up	Installation Charges-@ 25,000/-per KVA (2BHK/3BHK - 1 KVA/2 KVA compulsory)

Flexi Payment Plan

At the time of booking	10%
First Installment within 30 days of sanction of plan	30%
Second installment within 6 months of first installment	15%
Third installment within 12 months of first installment	15%
Fourth installment within 18 months of first installment	10%
Fifth installment within 24 months of first installment	10%
Sixth installment within 30 months of first installment	5%
At the time of possession	5%

* Date of Completion 42 Month From Sanction of Plan

* Interest Free Maintenance Security Deposit Rs. 25/- per sq. ft. (At Possession)

* Service Tax as applicable

*Price list & Payment Plan can be changed without notice at the sole discretion of the company

Location map



GAURSONS PROMOTERS PVT. LTD.

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Member of
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