

Jai Mata Di

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Sangam Associates

REAL ESTATE AGENTS & FINANCE ADVISOR

SALE ★ PURCHASE ★ RENTING

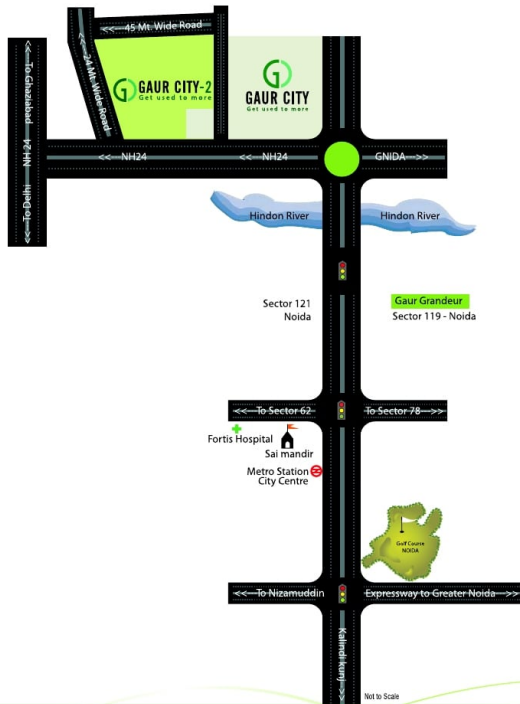
Deals in : Residential & Commercial all kinds of Properties

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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Location map



GAURSONS PROMOTERS PVT. LTD.

Corp. Off.: Gaur Biz Park, Plot No. 1, Abhay Khand-II, Indirapuram, Gzb.

Call : 9212288887 • SMS GC to 53030

Web : www.gaurcity.co.in | E-mail : customercare@gaurcity.co.in

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16TH AVENUE

GC-16, GAUR CITY-2, GH-03, SECTOR-16C, GREATER NOIDA



G GAUR CITY-2
Get used to more

G Gaur City-2

Get used to more

Gaur City the first allotted township of Greater Noida (W) and we Gaursons are the first developers to get the completion certificate in Greater Noida (West) and the first ones to give possession. More than 1000 families are already residing in the township.

Gaur City & Gaur City-2 are one of the most sought after township projects of Delhi NCR. It offers matchless combination of brilliant location, extraordinary infrastructure and remarkable pricing with world class facilities to its residents. Gaur City & Gaur City-2 are Pre-certified Green Building projects by the Indian Green Building Council. To match up to international level and design, the master plan of the affordable housing, integrated township has been done by the renowned Singapore based consultant RSP.

Apart from the above, situated in Gaur City-1 is an exclusive 18 acres sports complex encompassing various facilities like fully operational day & night cricket stadium, day & night 400 meter athletics track, basketball, badminton, volley ball, tennis courts and a day/night football field, etc. The biggest advantage is that the facility is at a walking distance within the township and the residents can make use of this facility anytime during the day or even after office hours. The sports complex also houses academies for tennis by team tennis, football run by Netherland based football academy, cricket academy run by former Indian team player Mr. Madan Lal and the badminton academy by Ms. Sana Nehwal this is the first academy to be set up by the ace badminton player in India. We are trying our best to give the residents the best of facilities and amenities so that they not only buy a home, but along with this they get to live a healthy lifestyle.

The township also boasts of a 7 screen multiplex at the Gaur City mall spread across 7,50,000 sq. ft., this mall will house top national and international fashion brands.

- 65000 sq. ft. Hypermarket
- High end brands showrooms
- Kids and adult entertainment zones
- 7 screen multiplex
- Multi-cuisine restaurants
- 3 large departmental stores

To make life simpler for the residents situated in Gaur City-2 is Gaur International School, which is fully operational and will nurture students from nursery to class 12. The school has best of facility and facilities. To know more about the school visit www.gaurinternational.school.com.

Other facilities available at the 237 acres township of Gaur City & Gaur City-2 is a Nursing Home, Multi-level parking, A Temple, Commercial complex (City Plaza & City Galleria), Police station, Club with swimming pool etc.

In terms of connectivity Sector 32 Noida City Center Metro Station is just 7 kms and Kalindi Kunj is just 11 kms from Gaur City and the icing on the cake is that the metro route has been approved right next to Gaur City. Altogether the township is an enviable living destination for those desirous of a convenient, healthy and a modern lifestyle. Putting all of this together Gaur City & Gaur City-2 are the most sought after living and investment destination of this region.



Disclaimer: Layout shown here is only indicative and can be changed at the discretion of the company. It is purely conceptual and not a legal offering.

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.
- 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



specifications

FLOORING

- Vitrified tiles 2x2' 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

Notes

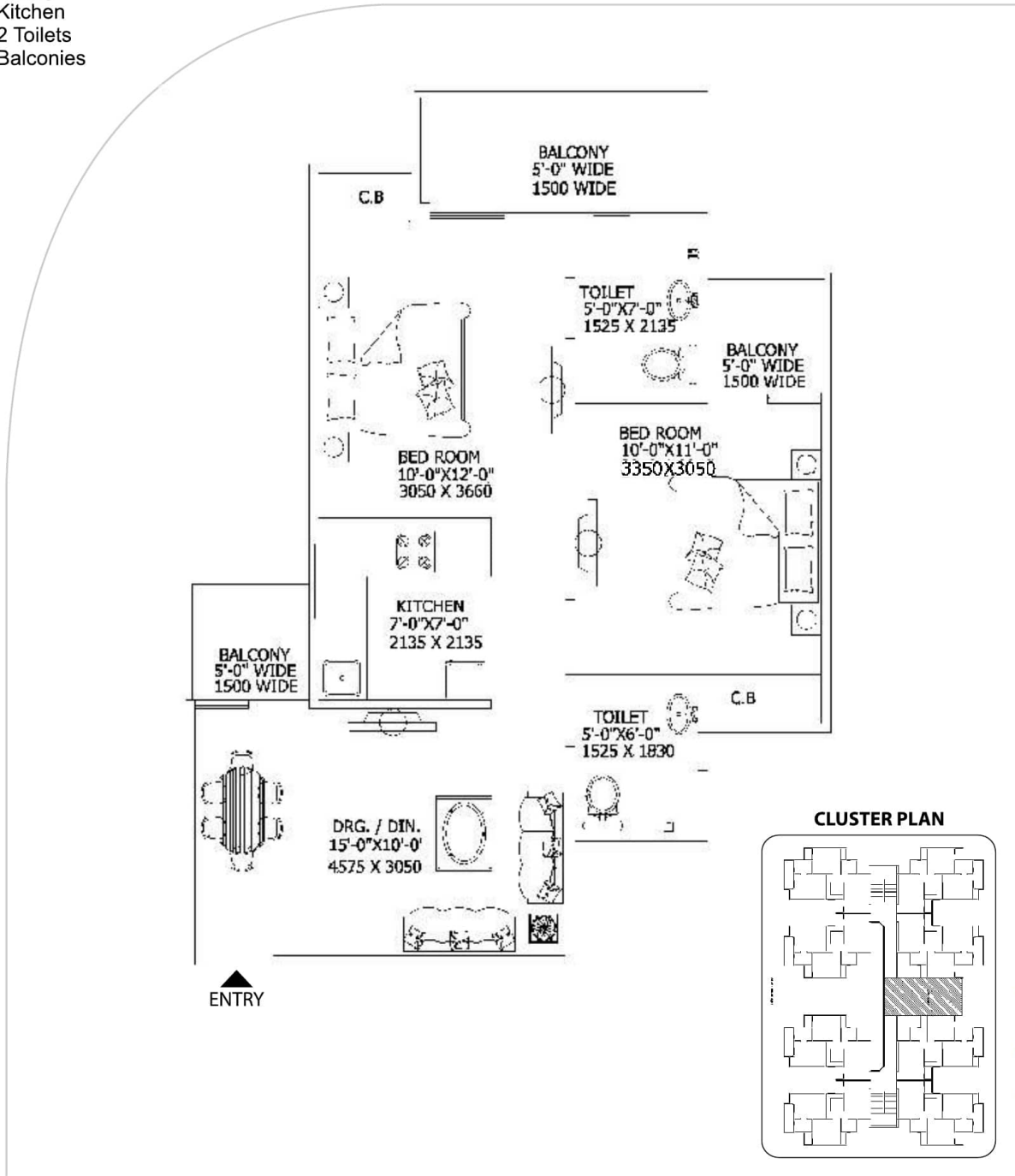
- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.
- However,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



Unit Plan

Saleable Area= 82.69 Sq. Mtr.
(890 Sq. Ft. Approx.)

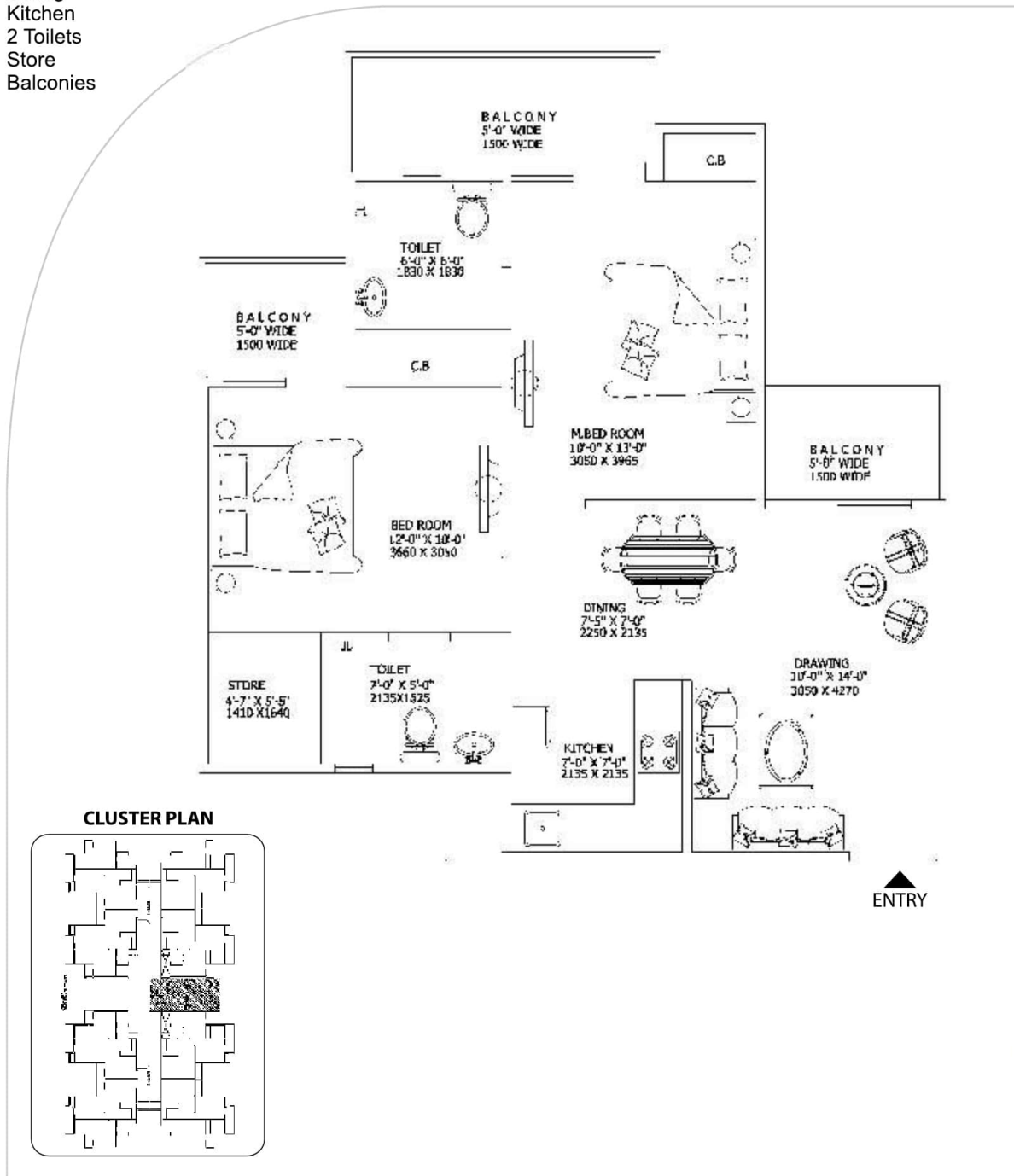
- 2 Bedrooms
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Balconies



Unit Plan

Saleable Area= 93.84 Sq. Mtr.
(1010 Sq. Ft. Approx.)

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



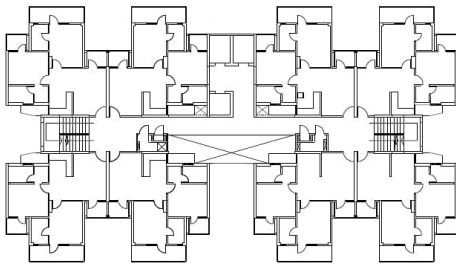
Unit Plan

Saleable Area = 98.480 Sq. Mtr.
1060.00 Sq.Ft.

- 2 Bedrooms
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Dress
- Balcony



CLUSTER PLAN



Unit Plan

Saleable Area = 116.13 Sq. Mtr.
1250.00 Sq.Ft.

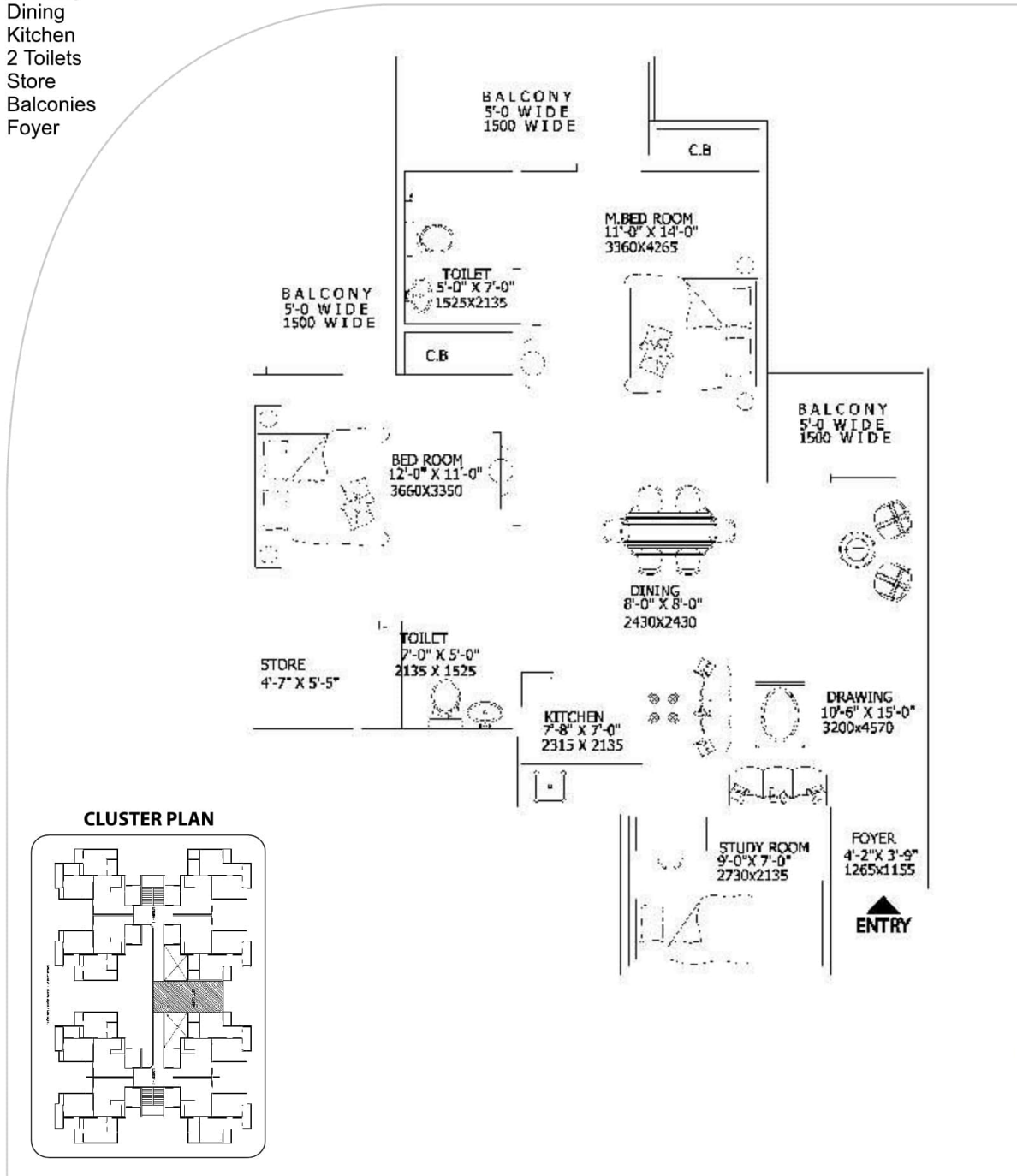
- 2 Bedrooms
- Drawing
- Dining
- Kitchen
- Study
- 2 Toilets
- Store
- Foyer
- Balcony



Unit Plan

Saleable Area= 111.95 Sq. Mtr.
(1205 Sq. Ft. Approx.)

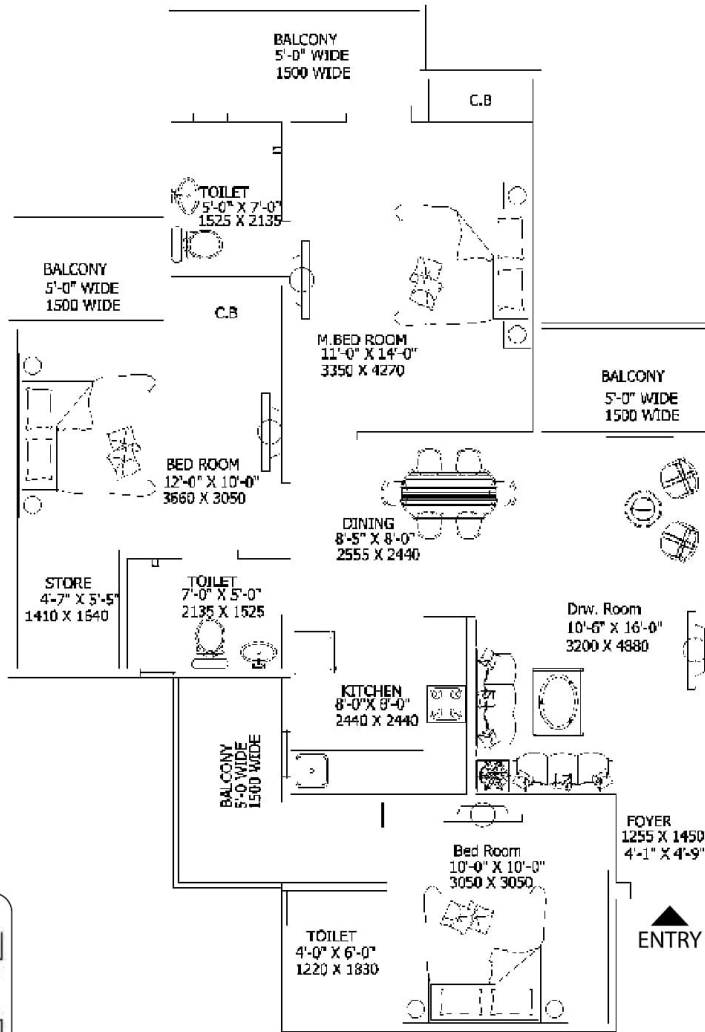
- 2 Bedrooms
- Study Room
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Store
- Balconies
- Foyer



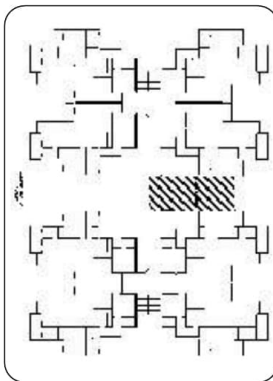
Unit Plan

Saleable Area= 128.67 Sq. Mtr.
(1385 Sq. Ft. Approx.)

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



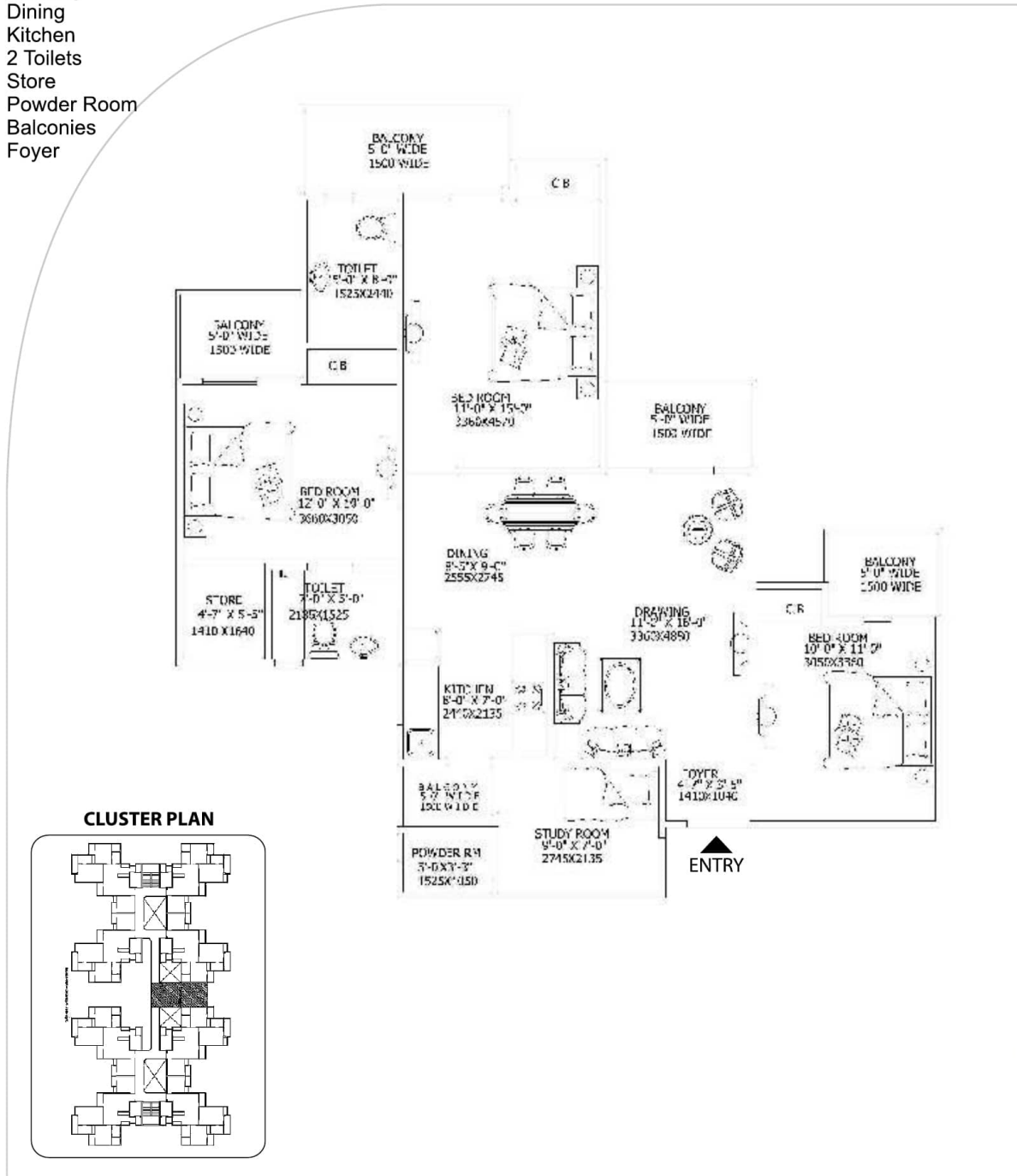
CLUSTER PLAN



Unit Plan

Saleable Area= 139.36 Sq. Mtr.
(1500 Sq. Ft. Approx.)

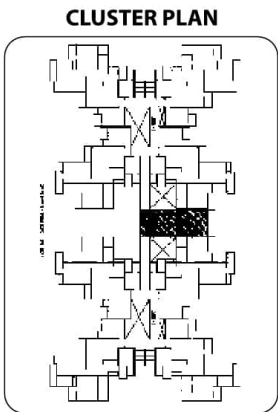
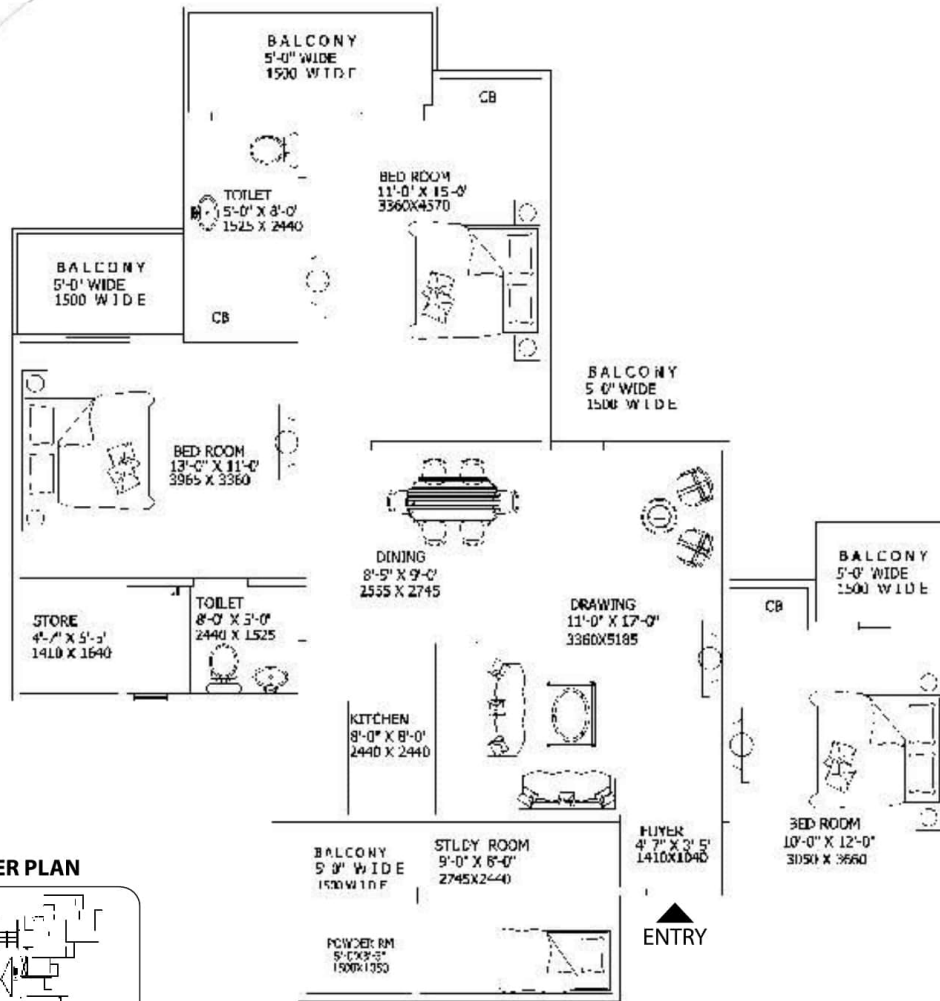
- 3 Bedrooms
- Study Room
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Store
- Powder Room
- Balconies
- Foyer



Unit Plan

Saleable Area= 148.65 Sq. Mtr.
(1600 Sq. Ft. Approx.)

- 3 Bedrooms
- Study Room
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Store
- Powder Room
- Balconies
- Foyer

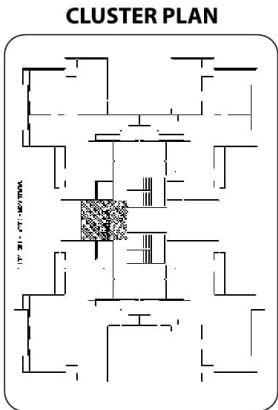
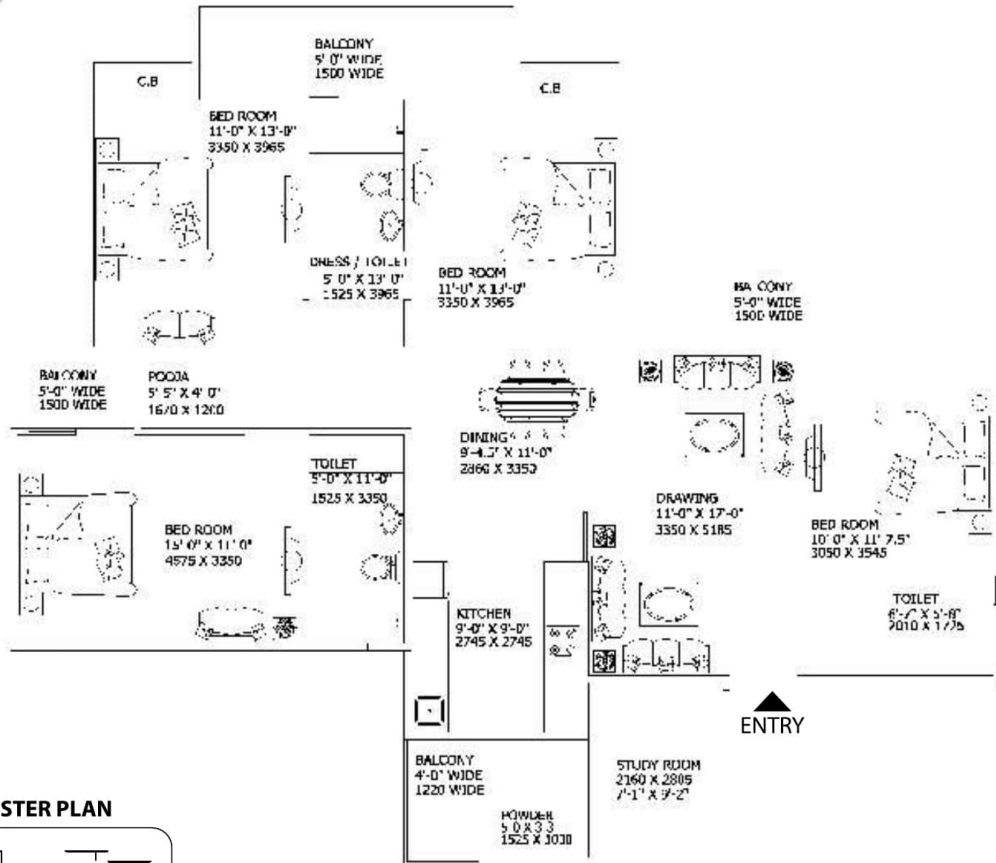


Disclaimer: • The areas and plans shown here are subject to change • 1 sq. ft.=0.09290304 sq. mt. 10.764 sq. ft.=1.196 sq. yd. and 3.28 ft.=1mt.

Unit Plan

Saleable Area= 185.34 Sq. Mtr.
(1995 Sq. Ft. Approx.)

- 4 Bedrooms
- Study Room
- Drawing
- Dining
- Kitchen
- 3 Toilets
- Puja Room
- Powder Room
- Balconies



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LEGEND	
C6-	SHOPPING COMPLEX
C5-	MALL, COMMERCIAL, OFFICES, SERVICE APARTMENT
1.	SCHOOLS
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

16TH AVENUE

SITE PLAN

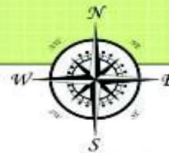


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Layout Plan



* Corner Flat With Corner Balcony



BLOCK A - 1995 SQ.FT.	BLOCK H, I - 1010 SQ.FT.
BLOCK B, C - 1600 SQ.FT.	BLOCK K - 1500 SQ.FT.
BLOCK D, E - 1385 SQ.FT.	BLOCK L - 1060 SQ.FT.
BLOCK F - 890 SQ.FT.	BLOCK M - 1250 SQ.FT.
BLOCK G, J - 1205 SQ.FT.	