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**Sangam Associates**  
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Off.: Shop No.-06, GF Galaxy Shoppe, Gaur City-2, Sec.-16C, Gr. Noida (W)  
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Pay for your dream apartment.  
Get a complimentary township.

# 1<sup>ST</sup> AVENUE

GC-1, GAUR CITY, GH-01, SEC.-4, GREATER NOIDA



STADIUM | SCHOOLS | HOSPITAL | MULTIPLEX | OFFICES | HOTEL

## Experience the Midas touch



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 **GNIDA (West)**, 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, Olympic size 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.

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

# Highlights of Township

- Futuristic township spread over approx. 125 acres of land
- Approx.45 acres land kept open for parks, play ground, open space, roads and public parking, sport facilities etc. in addition to green/open areas of group housing
- Renowned architecture of **RSP**, Singapore
- Landscaping within the complex
- Swimming pool and radiant club featured with Reading Room, Café, Latest Gymnasium, Sauna Bath, Steam 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
- Senior Secondary School
- Sports facilities, Football, Cricket, Badminton, Lawn Tennis
- Hotel, Service apartments and Office Spaces
- Restaurant
- Petrol & Gas Station
- Mall & Multiplex
- Special Kids Park
- Special Herb Park for Senior Citizens
- Pick-up & Drop facility from nearest Metro station
- Plantation of ten thousand trees
- Rain water harvesting
- Wi-fi enabled township
- Maintenance by the Facility Management Company
- Full discloser of super area
- Pre-Certification of Green Homes from Indian Green Building Council (IGBC)

**Locational Advantage of Gaur City gives a comfortable access from NH-24 Ghaziabad, Noida & Greater Noida. It is situated at Noida-Greater Noida link Road, next to Sec 121 Noida at Plot No. GH-01, Sec-4, G. Noida. It is just 7 KM. from Metro Station, City Center, Sec-32, Noida & 11 km. from Kalindi Kunj.**

# Gaur City

## Master Plan

- LEGEND:
- C1- HOTEL  
OFFICES  
SERVICE APARTMENTS  
MALL, MULTIPLEX  
RESTAURANT
  - C2- CITY PLAZA
  - C6- SHOPPING COMPLEX
  - C4- OFFICES
  - 1- SCHOOLS
  - 2- PETROL PUMP
  - 3- COMMUNITY HALL
  - 4- MULTILEVEL CAR PARKING  
& COMMERCIAL
  - 5- SPORTS COMPLEX
  - 6- PARK
  - 8- FACILITIES
  - 9- CLUB, COMMUNITY FACILITIES,  
MULTIPURPOSE HALL & INDOOR  
PLAY AREA
  - 12-TEMPLE
  - 13-CRICKET GROUND
  - 14-TRACK & FIELD

**G**  
**GAUR CITY-2**  
Get used to more  
GH-03, Sector-16C, GNIDA (West)

**1<sup>ST</sup> AVENUE**

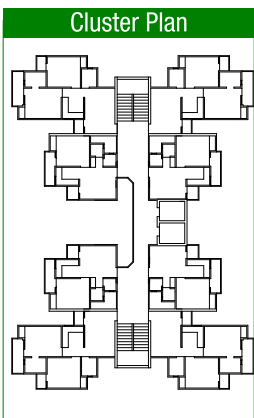
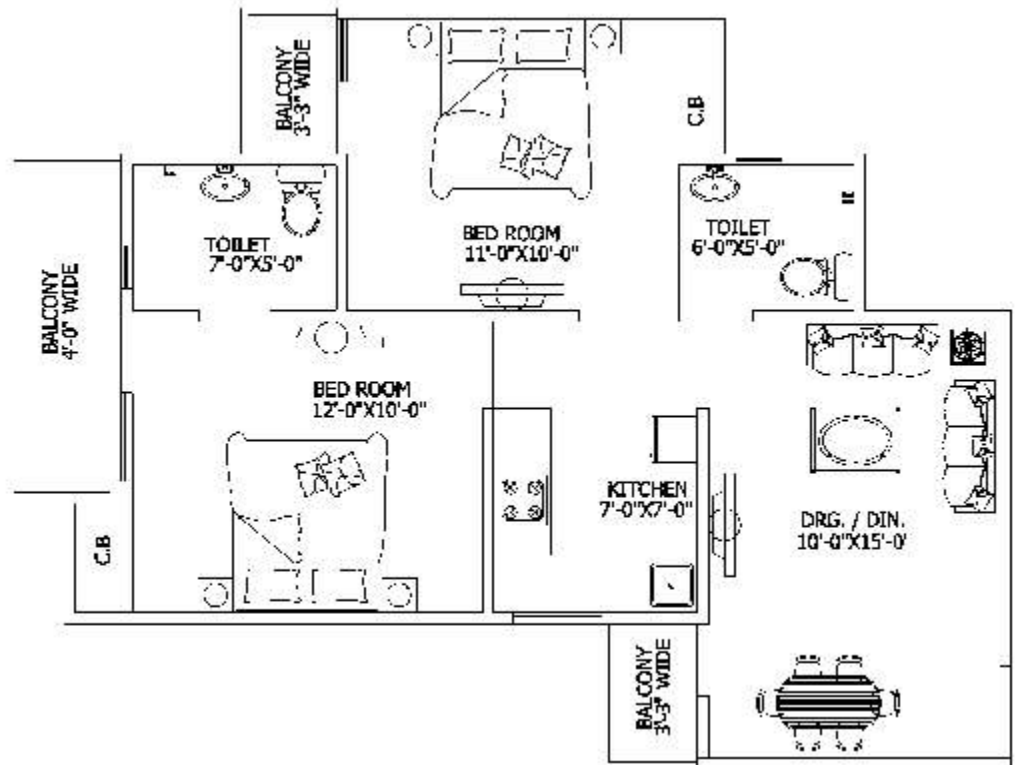


Disclaimer: All specification, designs layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offering.

# MAHARAJA (2 BHK)

Saleable Area - 79.890 Sq.Mt. (860.00 Sq.Ft. approx.)

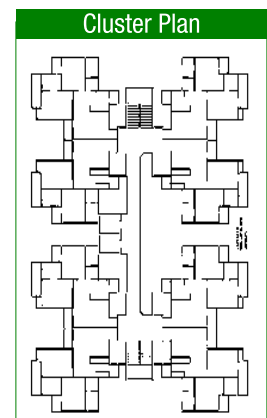
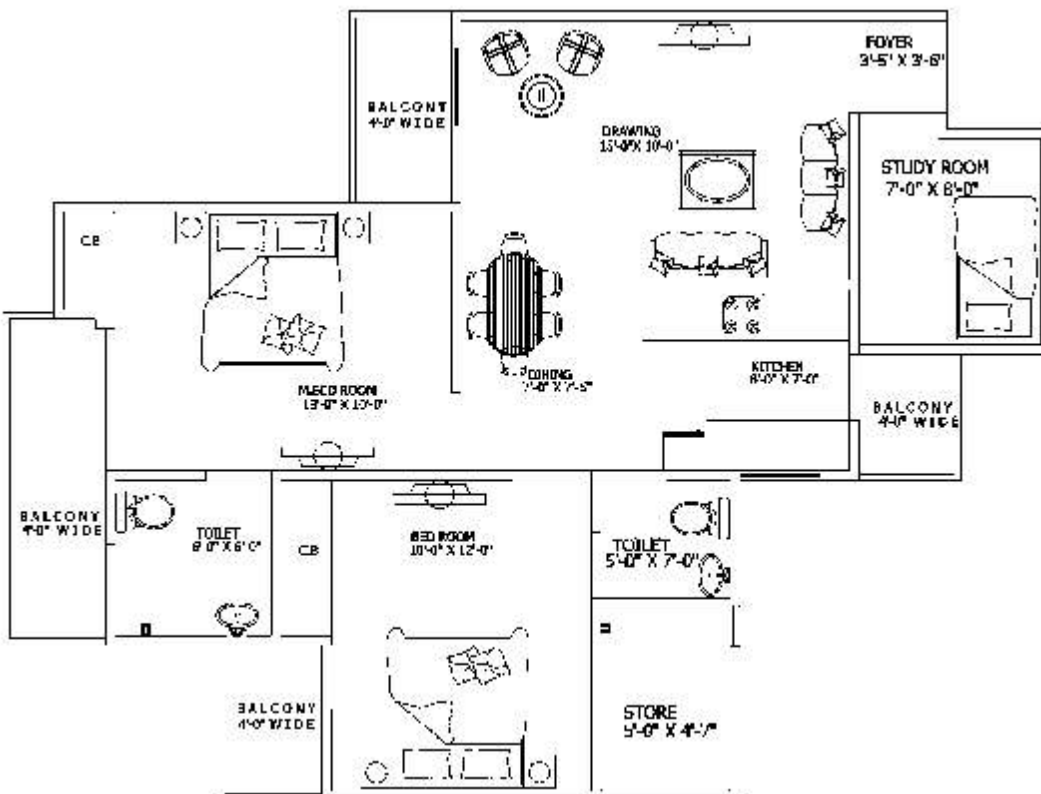
- Drawing
- Dining
- 2 Bedrooms
- 2 Toilets
- Kitchen
- Balconies



# SAMRAT-I (2 BHK + STUDY)

Saleable Area - 102.1SQ.MT./ 1100 SQ. FT.

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

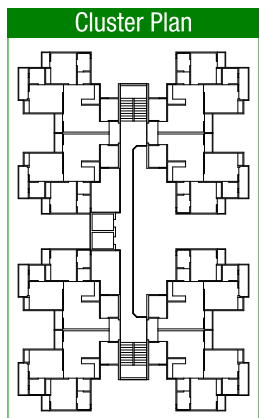
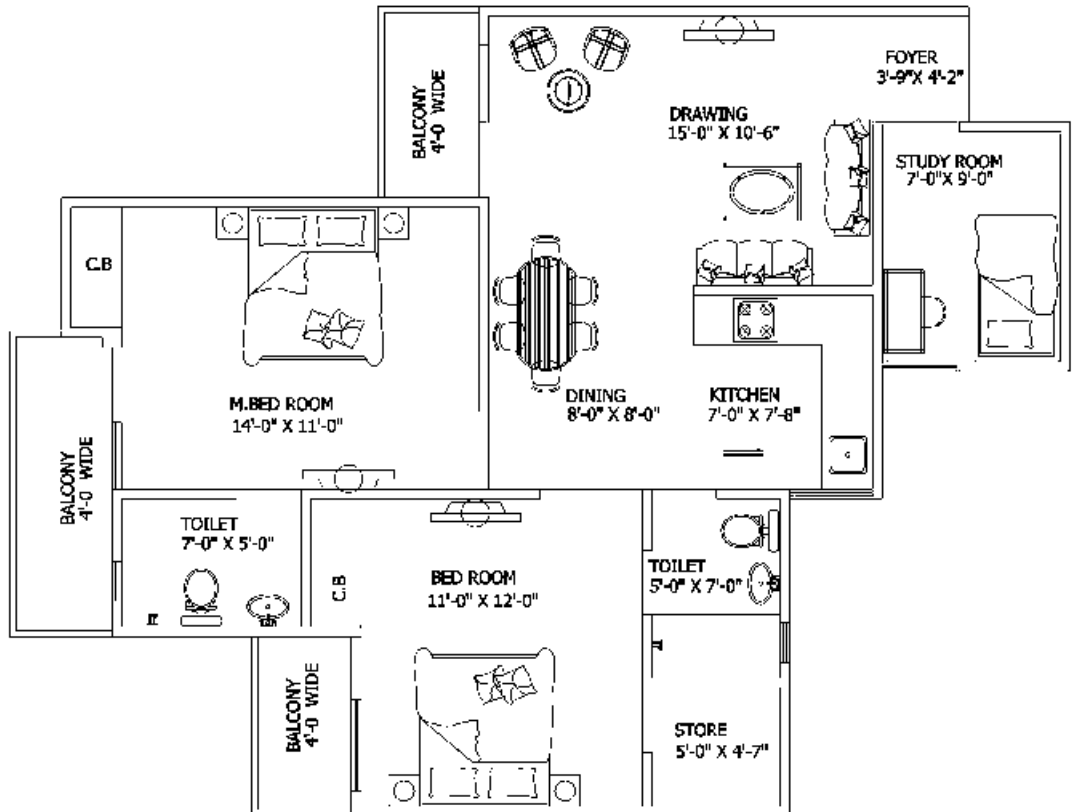


Disclaimer: The areas and plans shown here are subject to change. 1 sq. ft. = 0.09290304 sq. mt. 10.764 sq. ft. = 1 sq. mt. = 1.196 sq. yd. and 3.28 ft. = 1 mt.

# SAMRAT (2 BHK+STUDY)

Saleable Area - 109.16 Sq.Mt. / 1175 Sq.Ft. (approx.)

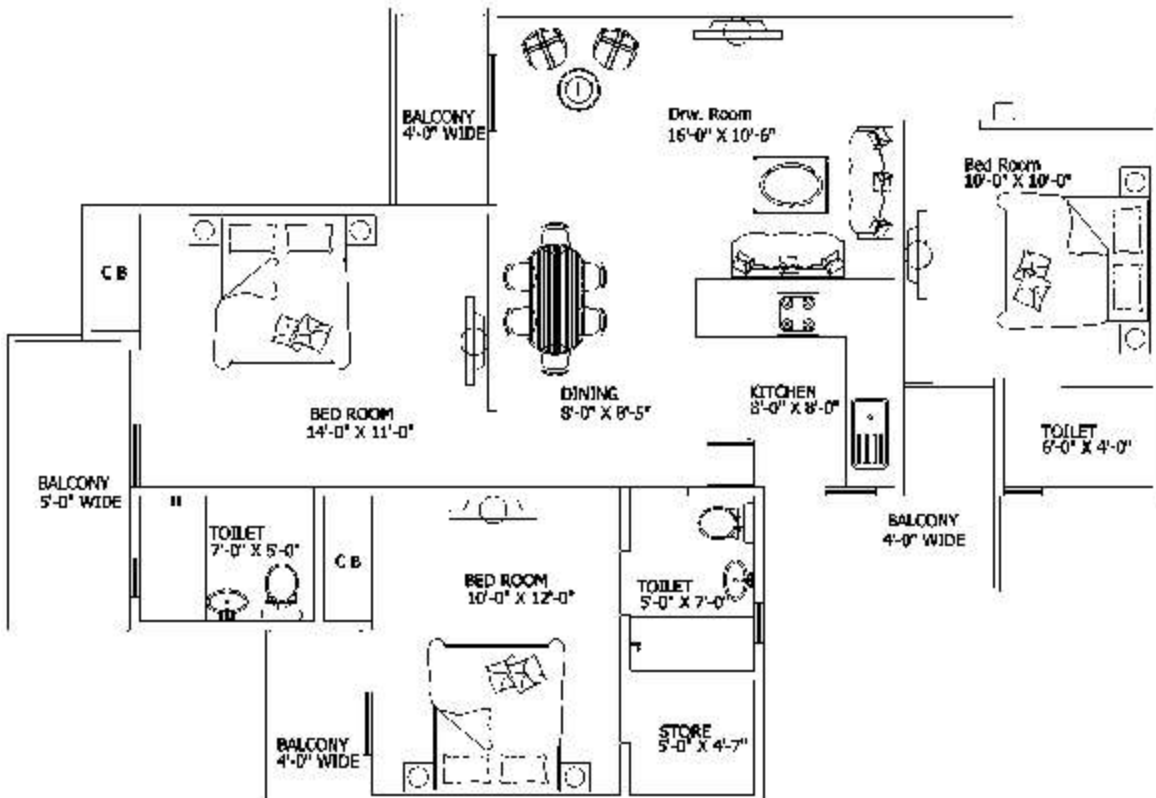
- Drawing
- Dining room
- 2 Bedrooms
- Studyroom
- Store
- 2 Toilets
- Kitchen
- Balconies



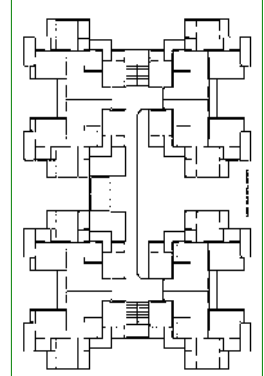
# SAMRAT-II (3 BHK)

Salable area - 126.35 SQMT. / 1360 SQFT.

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



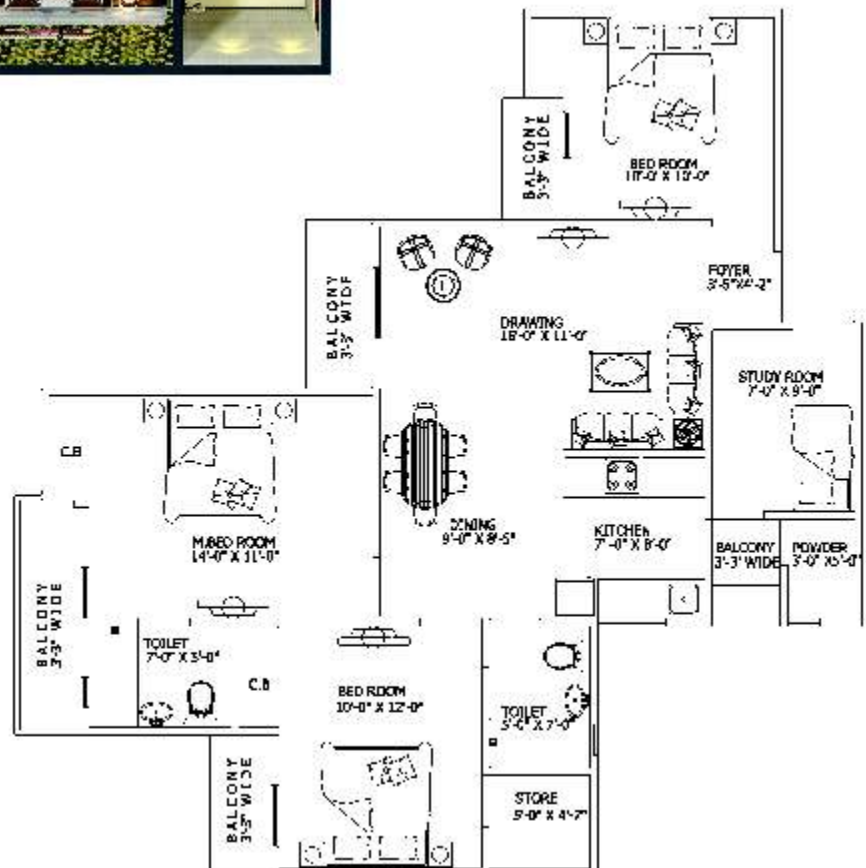
## Cluster Plan



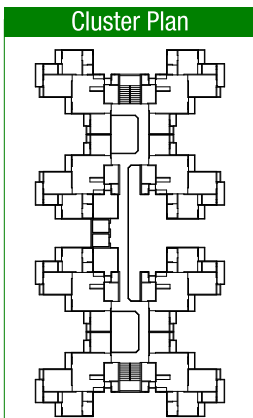
# EMPEROR-I (3 BHK+STUDY)

Saleable Area - 130.06 Sq.Mt. / 1400 Sq.Ft. (approx.)

- Drawing
- Dining room
- 3 Bedrooms
- Studyroom
- Store
- 2 Toilets
- 1 Powder Room
- Kitchen
- Balconies



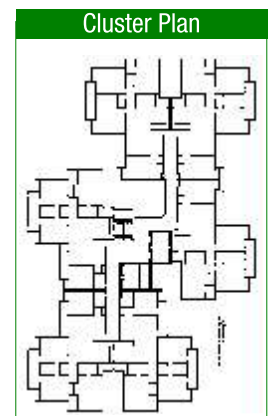
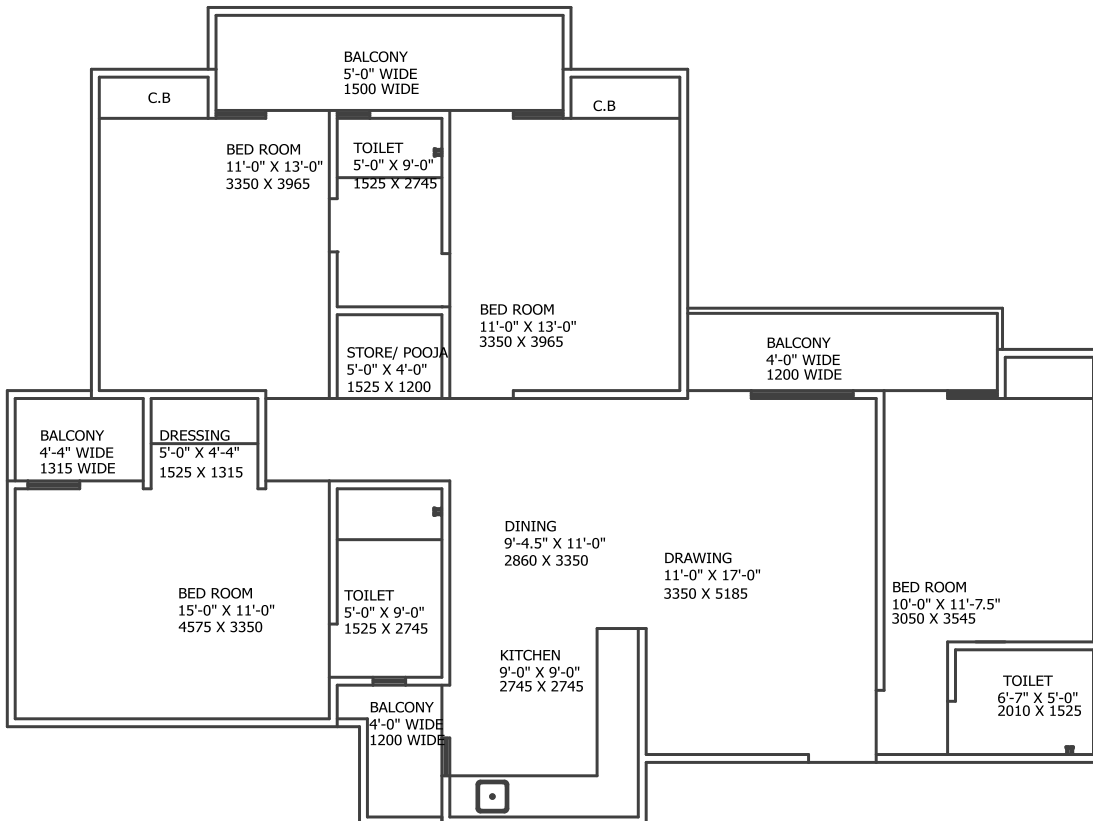
Cluster Plan



# EMPEROR-II (3 BHK+STUDY)

Saleable Area - 172.34 SQ. MT. / 1855 SQ. FT

- Drawing
- Dining room
- 3 Bedrooms
- Dressing
- Store
- 3 Toilets
- Kitchen
- Balconies



**Salable Area - 136.57 Sq. Mt. (1470.00 Sq.Ft.)**

- 3 Bedrooms
- Drawing room
- Dinning room
- Kitchen
- 3 Toilets
- 2 Dress
- Foyer
- Balcony



**Salable Area - 139.35 Sq. Mt. (1500.00Sq.Ft.)**

- 3 Bedrooms
- Drawing room
- Dinning room
- Kitchen
- 3 Toilets
- 2 Dress
- Foyer
- Balcony



# 1<sup>ST</sup> AVENUE

GC-1, GAUR CITY, GH-01, SEC.-4, GREATER NOIDA



## Layout Plan



- BLOCK A - 1175 SQ. FT.
- BLOCK B - 1400 SQ. FT.
- BLOCK C, H - 1855 SQ. FT.
- BLOCK D - 1560 SQ. FT.
- BLOCK E - 860 SQ. FT.
- BLOCK F, G - 1360 SQ. FT.
- BLOCK I - 845 SQ. FT.
- BLOCK J, K - 1100 SQ. FT.
- BLOCK L - 1470/1500 SQ. FT.



## Specifications

### FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and two 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 aluminium 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 landline connection having intercom facilities
- Provision for DTH connection

### NOTES

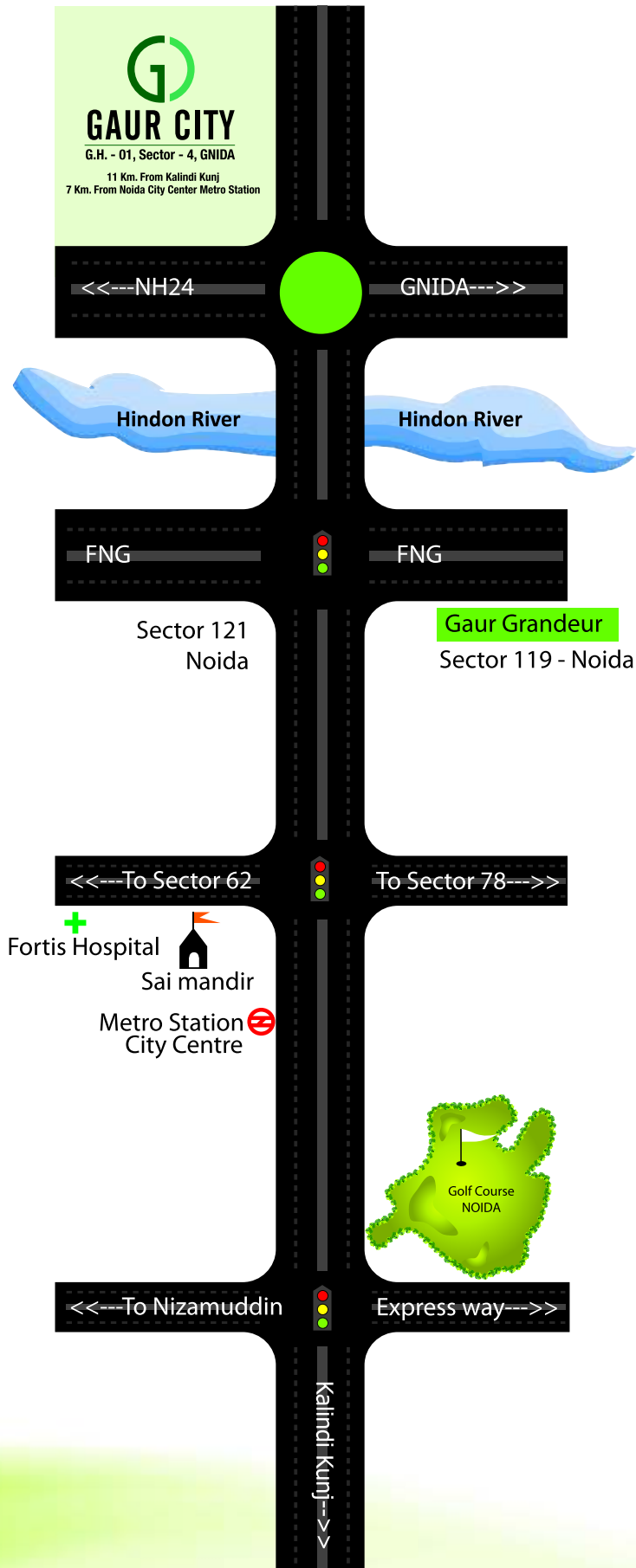
- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may vary up to  $\pm 3\%$  without any change in cost. However,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

## Highlights

- Firm Price - no escalation
- Complete township loaded with all amenities and facilities.
- Certified earthquake resistant structure as per IS Codes of practice.
- Lifts by OTIS or equivalent in each block.
- Housing loan facility available from the leading financial institutions.
- 24 hours water supply in bathrooms.
- 24 hours security with intercom.
- Covered & open reserved car parking on payment basis
- Parks, children play area, landscaping with the complex.
- Only 25% covered area and 75% open space.
- Rain water harvesting.
- Plumbing done with CPVC pipes to avoid corrosion.
- Timely possession with penalty clause.
- Individual RO plant for drinking water in each apartment.

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# Location map



Map not to Scale

## GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

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

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