



Jai Mata Di **Shivam Singh**
(Director)
9582006738
9911006738

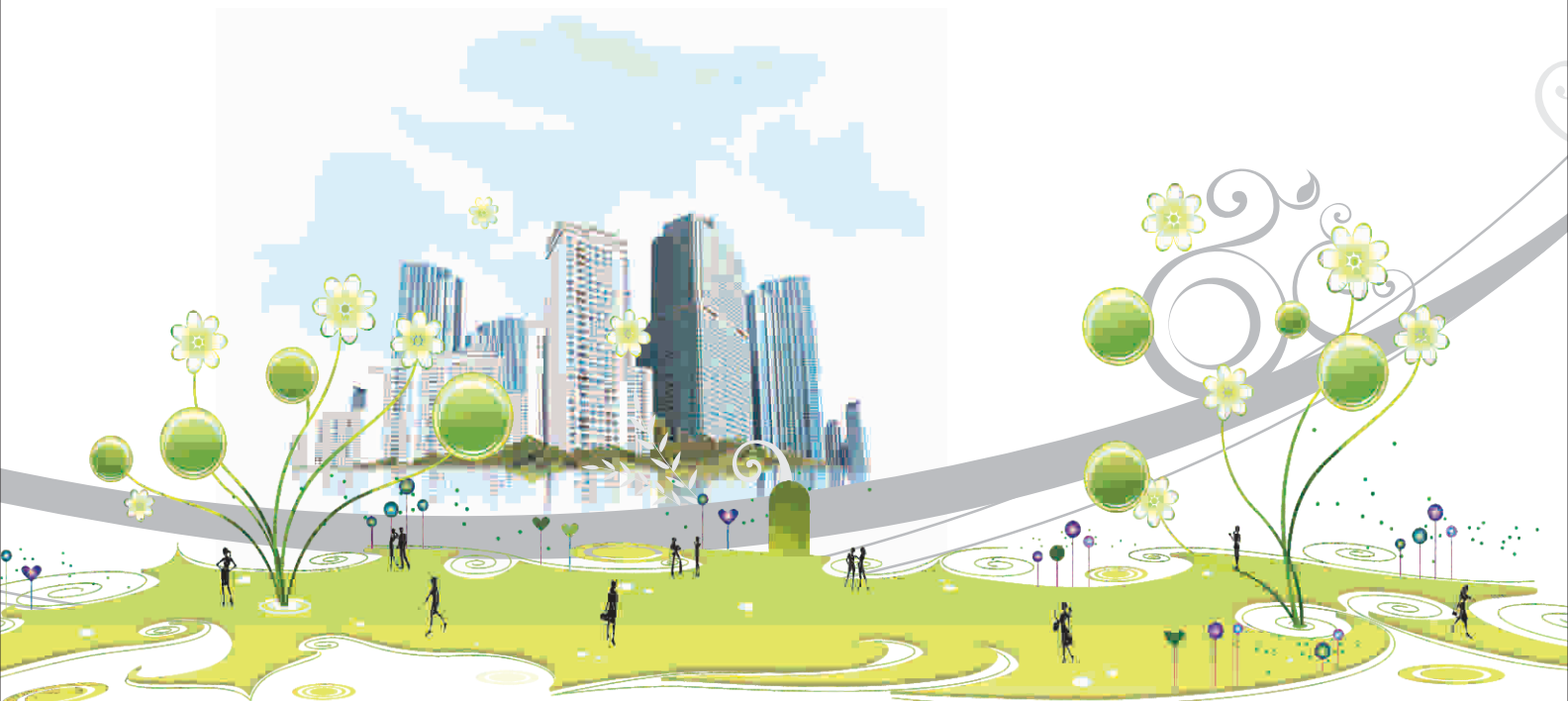
Sangam Associates
REAL ESTATE AGENTS & FINANCE ADVISOR
SALE * PURCHASE * RENTING
Deals in : Residential & Commercial all kinds of Properties

Off.: Shop No.-06, GF Galaxy Shoppe, Gaur City-2, Sec.-16C, Gr. Noida (W)
H.Off.: 4/304, Opp. Metro Suites, Vaishali, Gzb.
E-mail : shivam.singhgzb@gmail.com

Park AVENUE

Reflecting your hopes & dreams

GC-2, GH01, GAUR CITY-1, SEC.-4, G.NOIDA (WEST)



STADIUM | SCHOOLS | HOSPITAL | MULTIPLEX | OFFICES | HOTEL



Reflecting your hopes & dreams



A house is made of walls and beams,
a home is built of hopes and dreams.

When it comes to homes, no one builds it better, stronger & spectacular than **AIG INFRATECH (INDIA) PVT. LTD.** This company is an amalgam of 3 very reputed builders- AGGARWAL HOMES PVT. LTD., INDUS ASSOTECH PVT. LTD. & GSM INFRATECH PVT. LTD.

With a proven track record of delivering what these builder promise & also renowned for their commitment to quality. **AIG INFRATECH (INDIA) PVT. LTD.** is a respected name in the real estate fraternity.

The trio is all set to create history in Noida Extension, where they are coming up with a landmark project, Park Avenue in Gaur City township with a potent to become benchmark for all future real estate developments, “**GAUR CITY**” is spread over 130 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, hotels hospitals and schools among others.

Park Avenue is 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 11km from Kalindi Kunj and 7 Km from Noida City Centre Metro Station.

Park Avenue is not just made by the human hands but with our hearts in it. As the saying goes, A home is where a heart is...



Highlights of Township

- Futuristic township spread over approx. 130 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 with in the complex
- Olympic size 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 apartment 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
- Re-cycling of water for irrigation
- Wi-fi enabled township
- Maintenance by the Facility Management company
- Full disclosure of super area

Locational Advantege of Gaur City gives 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 and proposed metro station at just 800 meter.



Master Plan

- LEGEND:
- 1. HOTEL
 - 2. OFFICE BLOCK
 - 3. SERVICE APARTMENT
 - 4. MALL/ MULTIPLEX
 - 5. PETROL PUMP
 - 6. NURSING HOME
 - 7. DISPENSARY
 - 8. COMMUNITY HALL
 - 9. MULTILEVEL CAR PARKING
 - 10. SPORTS COMPLEX
 - 11. SCHOOL
 - 12. NURSERY AND CRECHE
 - 13. CONVENIENT SHOPPING
 - 14. PARK
 - 15. SPORT FACILITY
 - 16. RELIGIOUS BUILDING
 - 17. CLUB
 - 18. OPEN PARKING



Park 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.

86.86 sq.mt.



935 sq. ft.

100.33 sq.mt.



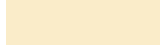
1080 sq. ft.

111.02 sq.mt.



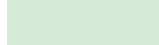
1195 sq. ft.

111.67 sq.mt.



1202 sq. ft.

130.25 sq.mt.



1402 sq. ft.

139.26 sq.mt.



1499 sq. ft.

146.69 sq.mt.



1579 sq. ft.

Site Plan



LEGEND....

1. MAIN ENTRY
2. PARKING
3. RAMP
4. MOUND
5. JOGGING TRACK
6. ELDER'S CORNER
7. OPEN AIR THEATRE
8. SWIMMING POOL
9. POOL DECK
10. FIRE PLACE
11. KIDS POOL
12. BUILDING
13. CENTRAL PLAZA
14. CHILDREN PLAY AREA
15. PARTY LAWN
16. FIRANGI PAANI

TULIP - I & TULIP - II

SALEABLE AREA = 86.86 Sq. Mt. (935 Sq. Ft. Approx)

Drawing / Dinning

2 Bedrooms

2 Toilets

Kitchen

3 Balconies

TULIP - I TOWER D

TULIP - II TOWER A, B & C



TULIP - III

SALEABLE AREA = 100.33 Sq. Mt. (1080 Sq. Ft. Approx)

Drawing / Dining

2 Bedrooms

2 Toilets

Study

Kitchen

3 Balconies

TOWER B & C



TULIP - IV

SALEABLE AREA = 111.67 Sq. Mt. (1202 Sq. Ft. Approx)

- Drawing
- Dinning
- 2 Bedrooms
- 2 Toilets
- Dress
- Study
- Kitchen
- 3 Balconies
- TOWER G, H & I**



TULIP - V

SALEABLE AREA = 111.02 Sq. Mt. (1195 Sq. Ft. Approx)

Drawing/Dinning

2 Bedrooms

2 Toilets

Study

Kitchen

3 Balconies

TOWER J



LOTUS - I

SALEABLE AREA = 139.26 Sq. Mt. (1499 Sq. Ft. Approx)

- Drawing
- Dinning
- 3 Bedrooms
- 2 Toilets
- Dress
- Kitchen
- 4 Balconies
- Tower D & G**



LOTUS - II

SALEABLE AREA = 139.26 Sq. Mt. (1499 Sq. Ft. Approx)

- Drawing
- Dinning
- 3 Bedrooms
- 2 Toilets
- Dress
- Kitchen
- 5 Balconies
- Tower A & I**

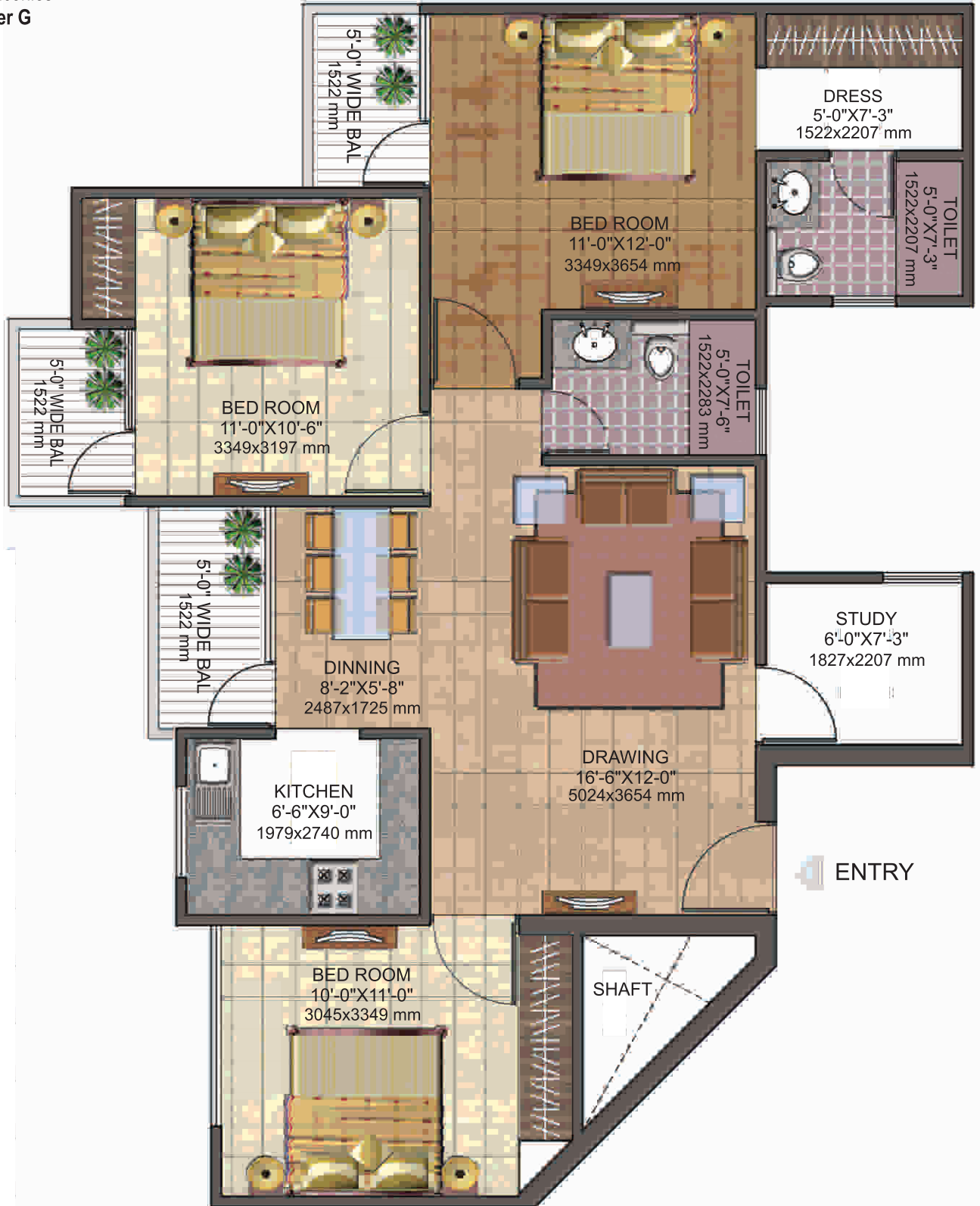


ENTRY

LOTUS - III

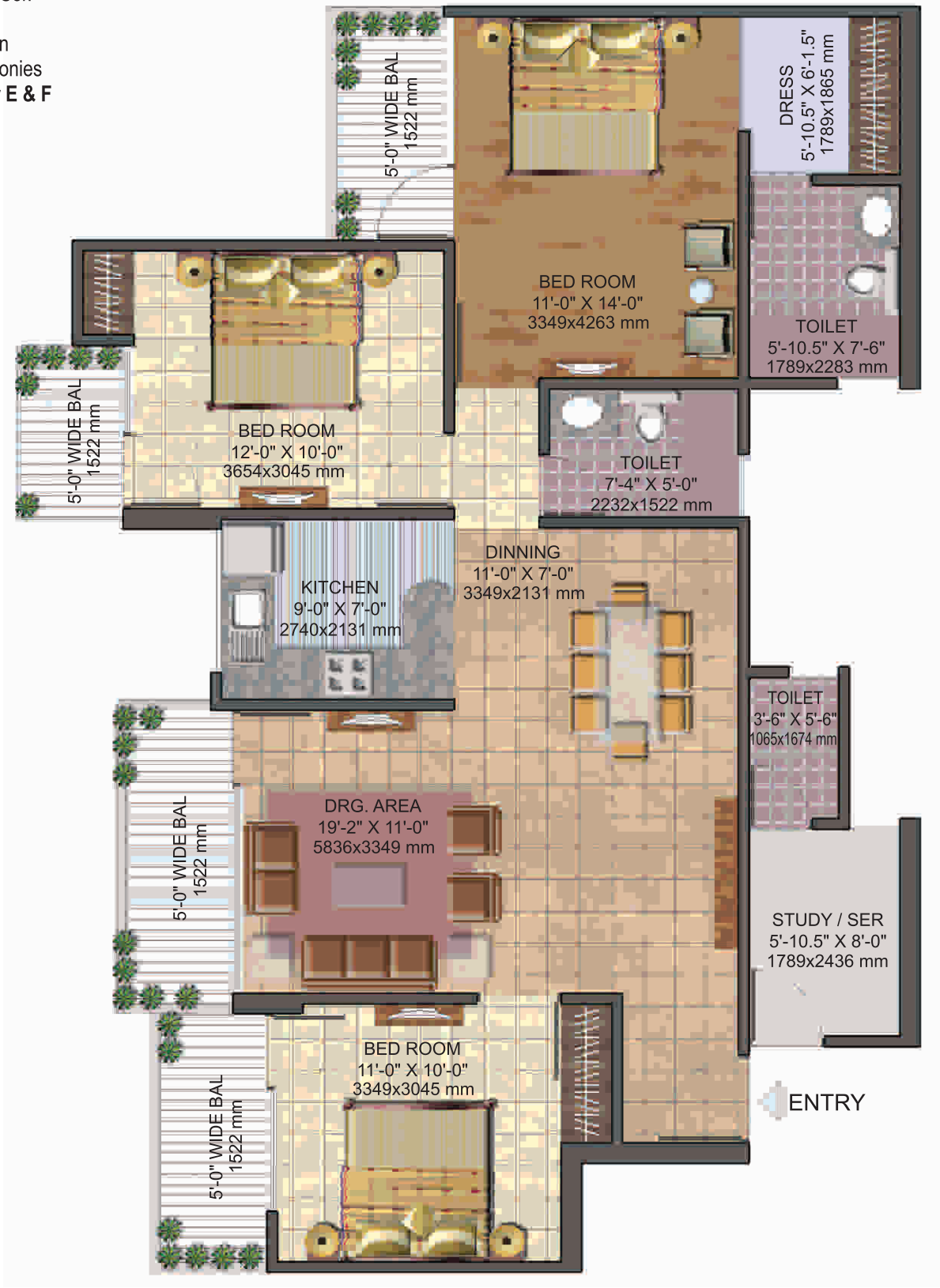
SALEABLE AREA = 130.25 Sq. Mt. (1402 Sq. Ft. Approx)

- Drawing
- Dinning
- 3 Bedrooms
- 2 Toilets
- Study
- Dress
- Kitchen
- 3 Balconies
- Tower G**



SALEABLE AREA = 146.69Sq. Mt. (1579 Sq. Ft. Approx)

- Drawing
- Dinning
- 3 Bedrooms
- 3 Toilets
- Study/Ser.
- Dress
- Kitchen
- 4 Balconies
- Tower E & F**





Park **AVENUE** Specifications

STRUCTURE

Earthquake resistant R.C.C. framed structure certified by IIT.

FLOORING

Vitrified tiles floorings and European laminated wooden flooring in master bedroom.

DOORS/WINDOWS

All external door and window frames in powder coated aluminium. Decorative doors with hard wood at main entrance and Inner door frame of Marandi or equivalent wood. Internal door made of painted flush shutters.

KITCHEN

Granite working platform with 2ft. High glazed ceramic tiles above it with stainless steel sink, wood work below the working top. Individual RO unit for drinking water.

WATER SUPPLY

Underground and overhead water tanks with pumps for 24 hours uninterrupted water supply.

TOILETS

Provision for Hot & Cold water system. Glazed tiles in pleasing colours on walls up to door level. European W.C.'s wash basins & cisterns in white shade.

INTERNAL FINISH

All internal walls plastered & painted in off white shade of oil bound distemper, Plaster of Paris punning & Cornices in drawing/ dining room & bedrooms.

EXTERNAL FINISH

Most modern & elegant permanent outer finish with high quality texture paint.

ELECTRICAL

ISI copper wiring in P.V.C. concealed conduit. Provision for adequate light and power points as well as telephone & TV outlets with protective M.C.Bs.

HARDWARE

All fittings with aluminium powder coated materials.

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 upto $\pm 1\%$ with out any change in cost.
However, incase the variation is beyond $\pm 1\%$, pro-rata charges are applicable.



- 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.
- Adequate provisions for Fire Fighting on each floor.
- Rain water harvesting.
- Plumbing done with CPVC pipes to avoid corrosion.
- Timely possession.

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Member of:



Location map



AIG INFRA TECH (INDIA) PVT. LTD.

Corporate Office : B-16, Sector-67, Noida

Site Office : GC-2, GH01, Gaur City-1, Sector-4, G. NOIDA (West)

FOR MORE INFORMATION CALL : 9268566352 | 9268566353 | 9268566355

Website : www.aiginfratech.com E-mail : aiginfratec@gmail.com, info@aiginfratech.com