ROUTE MAP

ONGOING RERA REGISTERED PROJECTS

- Gaur Atulyam, Gr. Noida UPRERAPRJ6838
- Gaur Saundaryam, Ph-2, Gr. Noida (West) UPRERAPRJ6335
- Gaurs Siddhartham, Siddharth Vihar UPRERAPRJ3935
- Gaur Sportswood, Sector-79, Noida UPRERAPRJ3528
- 2nd Parkview, Yamuna Expressway UPRERAPRJ4464
- 3rd Parkview, Gaur Yamuna City UPRERAPRJ16103
- 6th Parkview, Gaur Yamuna City UPRERAPRJ15838
- 7th Parkview, Gaur Yamuna City UPRERAPRJ16087
- 16th Parkview, Gaur Yamuna City UPRERAPRJ6801
- 32nd Parkview, Gaur Yamuna City 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, Gaur Yamuna City UPRERAPRJ4602

GAURS INTERNATIONAL SCHOOL

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

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)

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. Ghaziabad
- 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

31.07.18/LP/4K

gaursonsindia.com | 9212 333 533 | After Sales Customer Care: 1800 180 3052

14TH AVENUE RERA REGD. NO.: UPRERAPRJ6742

GAURS ur own world

GAURSONS PROMOTERS PVT. LTD.
Corporate Office: Gaur Biz Park, Plot No. 1, Abhay Khand - II, Indirapuram, Ghaziabad - 201014.

www.facebook.com/GaursonsIndiaPrivateLimited | www.twitter.com/gaursons_india | Download the Gaursons Mobile App | Available on the App Store | www.gaurcity.co.in Customer Portal Payment Gateway for existing customers | CONSTRUCTION FINANCE PARTNER pnb Housing Finance Limited | CREDAI

#GAURSFORU | 23 YEARS OF UNFALTERING COMMITMENT | 44 SUCCESSFUL PROJECTS | 35000+ DELIVERED UNITS | RECORD HOLDER FOR MAXIMUM DELIVERED UNITS IN A SINGLE YEAR (NDTV)

SAVYOUR

GAURS ur own world

14TH AVENUE

2/3 BHK APARTMENTS

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

GAUR CITY-2
Get used to more
GREATER NOIDA (WEST)

GAUR CITY-2
Get used to more

Be a part of the much awaited towers of the most admired township of Gr. Noida (W)

Gaur City was envisaged by Mr. Manoj Gaur with a concept of walk to school, walk to work and walk to play where each resident will have an access to all important places at a walking distance within the city itself. Today, that dream has taken shape and 95.91 Hectare (237 acres) Integrated Smart City, **Gaur City** and **Gaur City-2** is the first to get completion certificate and the first to give possession in Greater Noida (West).

With a unique blend of excellent location, budget friendly pricing and amazing infrastructure, Gaur City has a lot to offer. The township is Gold Certified by the **Indian Green Building Council (IGBC)** and its master plan has been designed by the renowned Singapore based consultant.

Not only this, the township takes care of all the daily needs of a resident right from grocery stores to vegetable and daily need stores, from crèche/play schools to a successfully running CBSE affiliated Gaurs International School, restaurants, petrol stations, upcoming Gaur City Mall with a 9-screen multiplex, the impressive Shri Radha Krishna Temple and everything else that a resident would need from a modern dwelling.

In terms of connectivity: Sector 32 Noida City Center Metro station is just 7 kms • 9.5 Kms from Delhi Border • 2.5 kms from NH-24 (14-lane work under progress)

TOWNSHIP HIGHLIGHTS

Dedicated sports complex of approx.72000 sq mtr. (18 acres)
- Day Night Cricket stadium run by Ex- Cricketer Mr. Madan Lal
- Day Night Football field • 400 mts. Racing track• Skating Rink
- Open Gym • Tennis Courts • Volley Ball • Badminton Court

101171 sq. mtr. (25 Acres) Commercial Hub
- Upcoming Gaur City Mall • Upcoming Gaur City Center
- Upcoming Multi-level Car Parking for approx 5600 cars
- Upcoming Hospital • Operational Petrol Pump

All specifications, images including stock images, colour, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, pl. refer to the specifications mentioned in the subsequent page of the brochure.

SOLID WASTE MANAGEMENT SYSTEM	SAVING ENERGY BY USING SOLAR POWER
RECYCLING AND TREATING WASTEWATER THROUGH STP	CONSERVATION OF WATER BY RAINWATER HARVESTING

14TH AVENUE

2/3 BHK APARTMENTS

Specifications

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

WALLS & CEILING FINISH
- POP finished walls & ceiling with OBD

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 laminated flush 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
- Intercom Facilities
- Conduits 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 very up to ± 3% without any change in cost. However, in case the variation is beyond ± 3%, pro-rata charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS

PROJECT SPECIFICATIONS

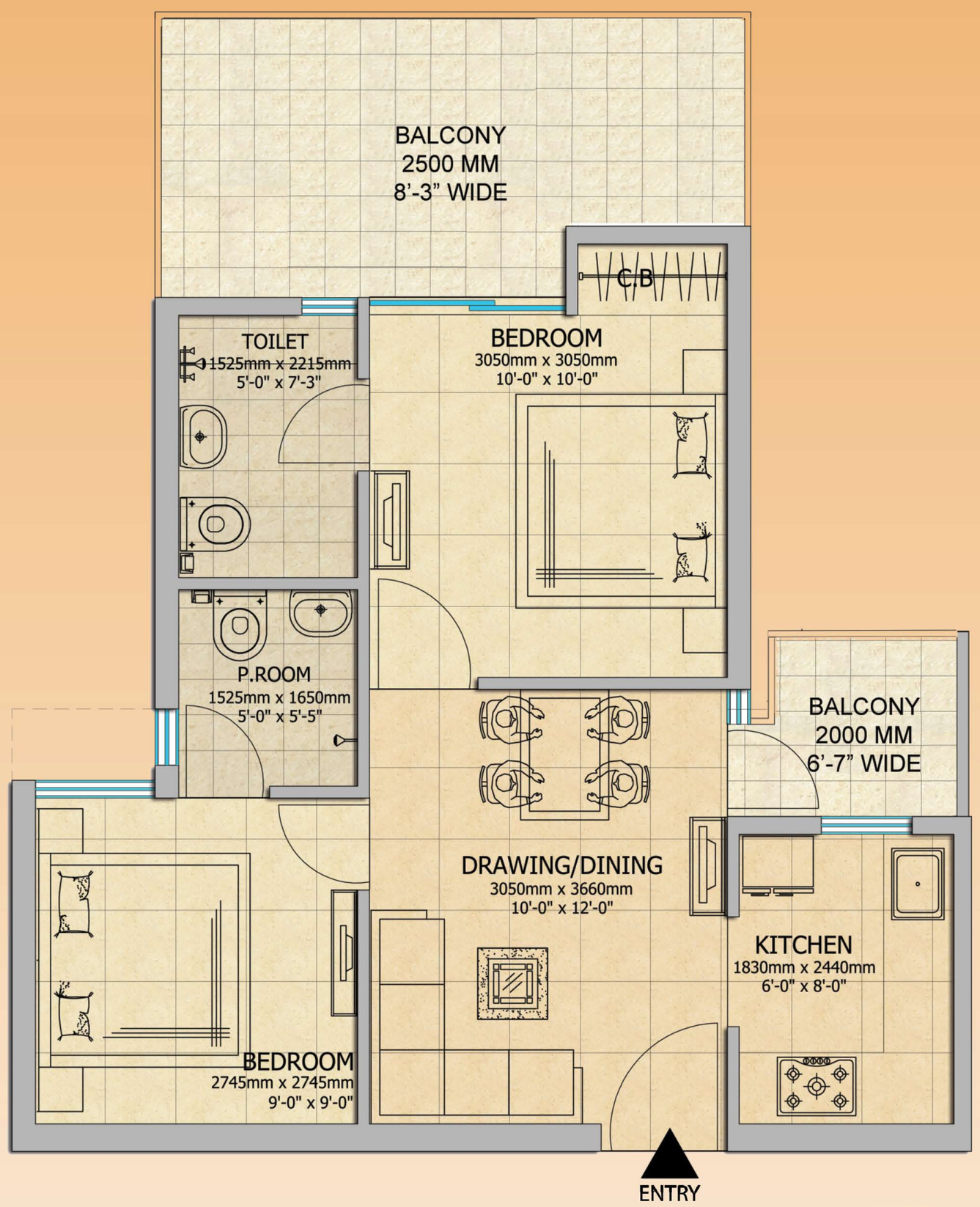
Total No. of Flats	**4808**
No. of Floors	2/3/4 Basements+Stilt+Podium Flat+23/24/25/27/29 Floors*
No. of Flats per Block	4/7/8/12/13/14
No. of Lifts per Block	3 (1 No-8 Passenger Lifts & 2 No-13 Passenger Lift) / (3 No. 13 Passenger Lift*)
	External Door-MS Painted.
	Internal Car-Stainless Steel
	Walls & Granite Stone Flooring.

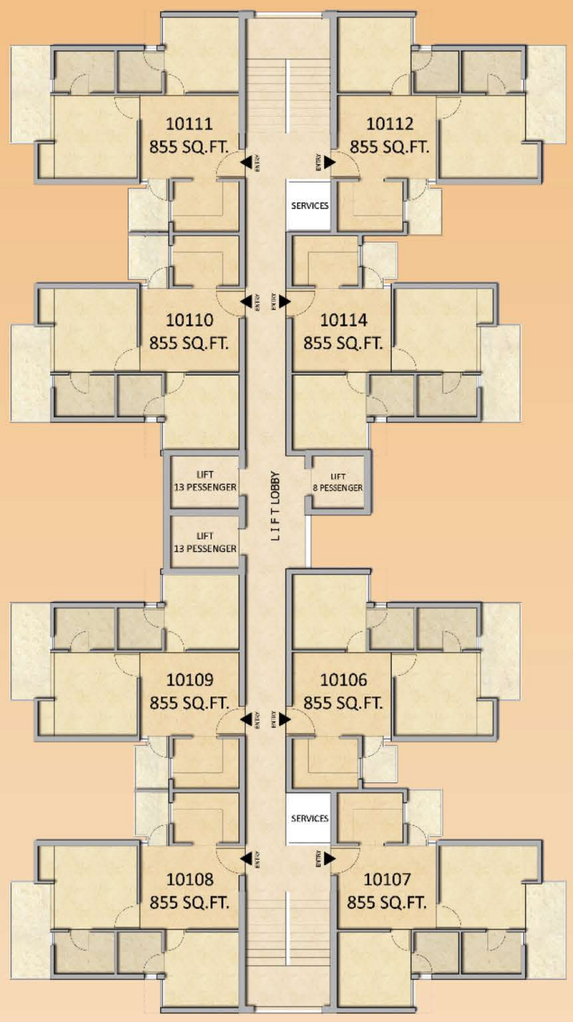
1. **Entrance Lobby of Block**
   a. Stilt Floor Entrance Lobby Area 80 sq. mt. (861 sq. ft.)
   b. Lower & Upper Basement Lobby Area 45 sq. mt. (484 sq. ft.)
   c. Flooring-Vitrified Tiles
   d. Ceiling - POP False Ceiling / Grid False Ceiling
   e. Painting - OBD
   f. Lift Fascia - Tiles
   g. Lighting - Ceiling Mounted Light Fixtures
   h. Door - S.S Doors at Stilt floor lobby and Aluminium doors for basement lobbies
2. **Staircase**
   a. Flooring - Marble Stone Flooring (Staircase No-1) Concrete / IPS Flooring (Staircase No-2)
   b. Painting - OBD
   c. Railing - MS Railing
   d. Lighting - Ceiling Mounted Light Fixture
3. **Terrace**
   a. Flooring - Tiles / Trimix Concrete
   b. Painting - Texture Paint
   c. Parapet - R.C.C / M.S Railing
   d. Water Tank - R.C.C
4. **Visitor's / Differently Able Toilet**
   a. 1 in each Block-4 sq. mt. / 43 sq. ft. Approx.
   b. Flooring - Tiles
   c. Painting - OBD
   d. Wall Cladding - Tiles
   e. W.C. - European WC
   f. CP Fittings - Chrome Plated
   *Block T, U, V have 2 No. Basement for Residential Parking, 1 No Basement for Commercial Parking, 8 No of Floors for School, Hospital, Commercial, Multipurpose Hall, College, Restaurant and Services, 26 No. of Floors for Apartments
5. **Basement Area - Lower & Upper Basement**
   a. Road & Parking - Trimix Concrete Flooring
   b. Lighting - Ceiling Mounted Light Fixture
   c. Parking size - 13.75 sq. mt. (Max)
6. **Visitor Parking**
   - 2 Visitors Parking for each Block
   - 1 Disable person parking for each Block
7. **Swimming Pool**
   a. Swimming Pool & Kids' Pool (Approx. Area - 519 sq. mt. / 5586 sq. ft.)
   - Swimming Pool:-
   - Size - 18 mtr. x 27 mtr.
   - Depth - 1.2 mtr.
   - Finishes - Tile / Stone
   - Kids' Pool:-
   - Size - 3 mtr. x 11 mtr.
   - Depth - 0.6 mtr.
   - Finishes - Tiles / Stone

   b. Changing Room Male / Female - 1 No. Each
   c. Pool Deck
8. **Landscaping at Podium - (Total Area Approx. 18000 sq. mt. / 193752 sq. ft.) which includes:**
   - Hard Landscape / Road Parking - Tiles / Trimix Concrete / Pavers / Kerb-Stone / Chequered Tiles
   - Soft Landscape:- Natural Grass / Artificial Grass Pad / Grass Lawn / Shrubs / Plants / Trees
   - Lighting - Pole Light
   - Kids' Play Area - 2 Nos. (Toddler Multi Play Station - 1 No. / Paraller Bars - 1 No. / Four Seater Seesaw Hugo - 1 No. / Triangular Climber Hugo - 1 No. / Merry Go Round - 1 No. / Sitting Pods Hugo - 1 No. / Fiero A Swing - 1 No.) in each play area.
   - Badminton Court - 1No.
   - Basketball Court - 1 No.
   - Cricket Pitch - 1 No.
   - Jogging Track
   - Tennis Court - 2 No.
   - Open Gym
   - Gazibos
   - Amphitheater
   - Green Lawn
9. **ESS & DG (Maximum Capacity)**
   - DG Sets - 500 KVA - 8 Nos.
   - Transformers - 2000 KVA - 8 Nos.
   - Solar Plant - 55 KW for Common Light of Basement
10. **Organic Waste Compost Plant (in Basement) - approx. (200 sq. mt. / 2150 sq. ft.)**
11. **STP - 150 KLD - 5 Nos. (in Second Basement) approx area of all STPs (1000 sq. mt. / 1076 sq. ft.)**
12. **R.W.A Room - (on Stilt) approx (53.8 sq. mt. / 579 sq. ft.)**
    - Flooring - Vitrified Tiles
    - Ceiling - Perforated Gypsum False Ceiling
    - Walls - OBD Paint
13. **Maintenance Room - (on first basement) approx. (87 sq. mt. / 936.46 sq. ft.)**
    - Flooring - Vitrified Tiles
    - Ceiling - Painted OBD
    - Walls - OBD Paint
14 **L.T Panels Room (on first basement) approx. (100 sq. mt. / 1076.4 sq. ft.)**
    - Flooring - IPS
    - Walls - OBD Paint

14TH AVENUE

2/3 BHK APARTMENTS





Tower - N

Tower - D

UNIT PLAN (TOWER - D & N)

CARPET AREA = 40.70 SQ. MT. (438 SQ. FT.)
BALCONY AREA = 14.80 SQ. MT. (159 SQ. FT.)
COMMON AREA = 18.86 SQ. MT. (203 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 5.07 SQ. MT. (55 SQ. FT.)
TOTAL AREA = 79.43 SQ. MT. (855 SQ. FT.)

2 BEDROOMS + DRAWING / DINING + KITCHEN + 1 TOILET + POWDER ROOM + BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

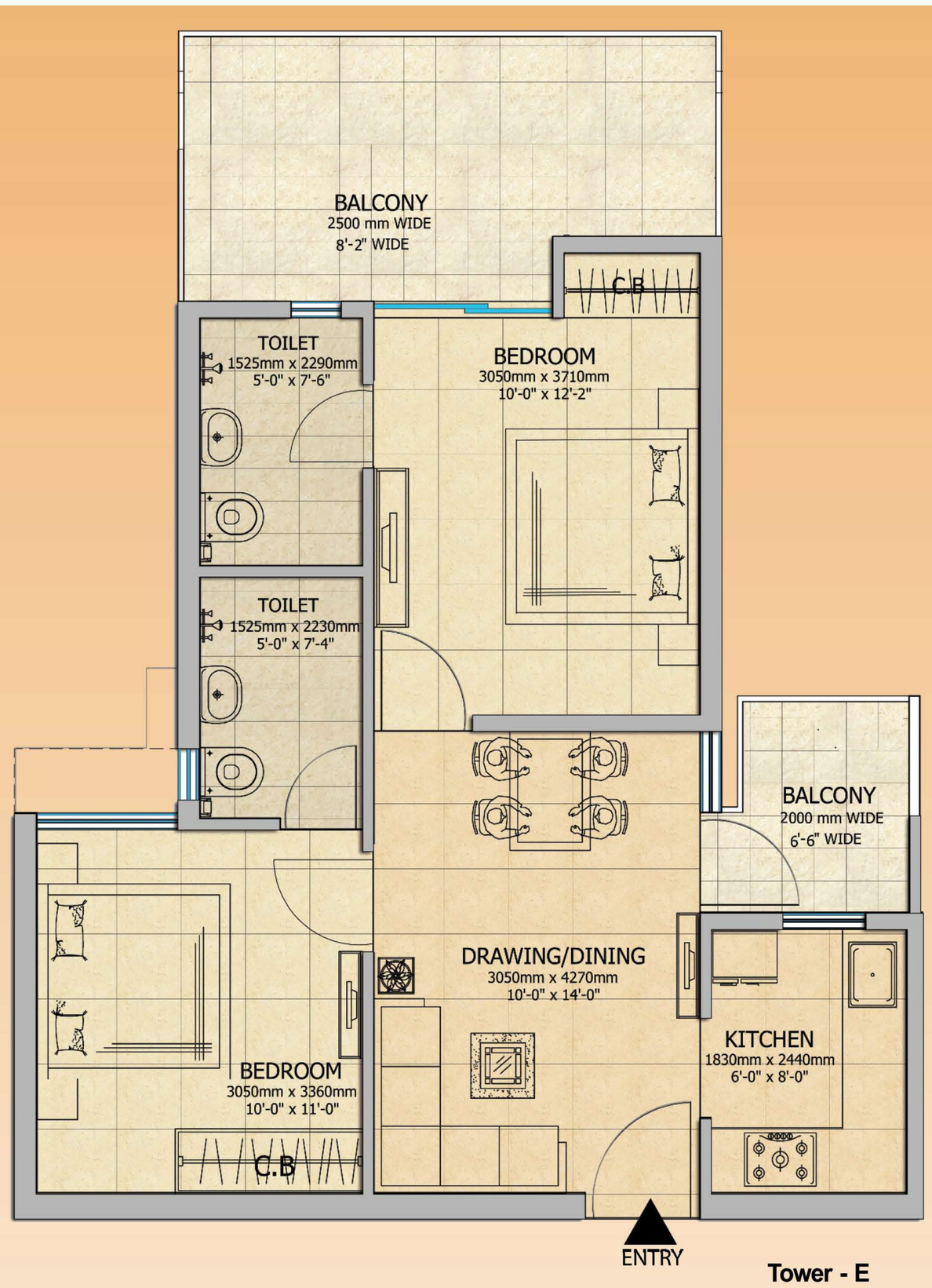
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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"

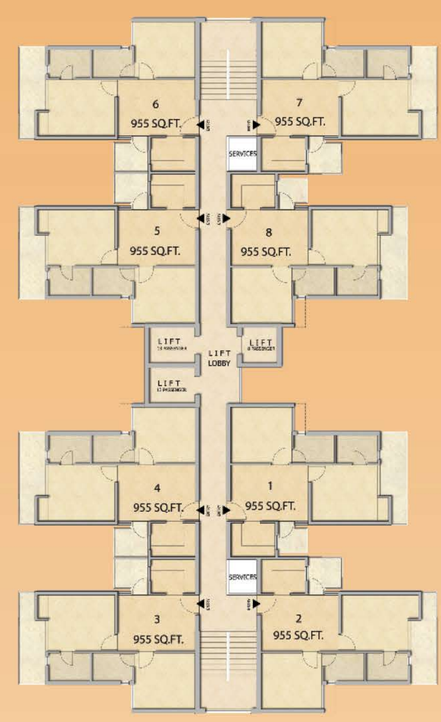
The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

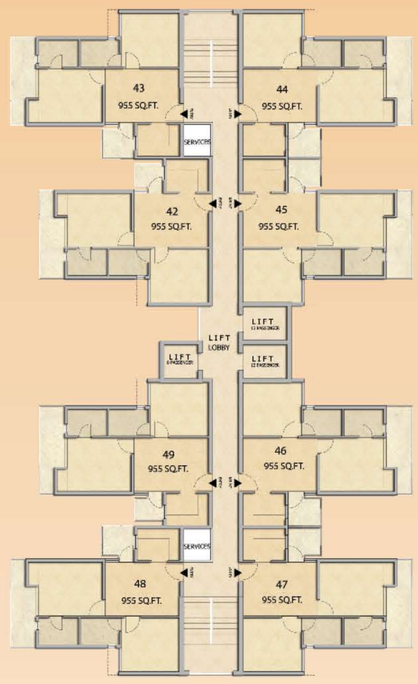
2/3 BHK APARTMENTS



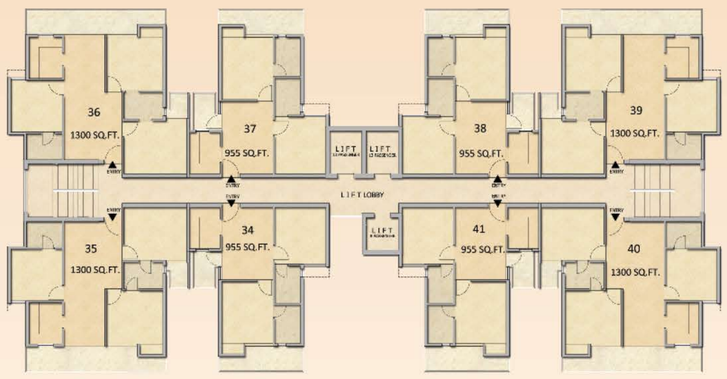
Tower - A



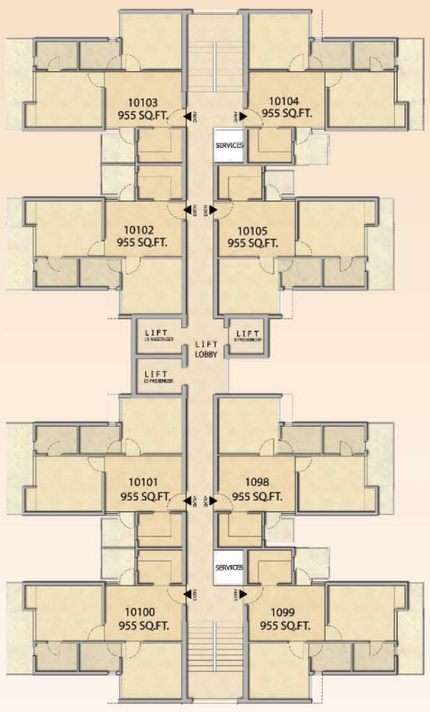
Tower - F



Tower - E



Tower - M



UNIT PLAN (TOWER - A, E, F, M)

CARPET AREA = 48.31 SQ. MT. (520 SQ. FT.)
BALCONY AREA = 14.98 SQ. MT. (161 SQ. FT.)
COMMON AREA = 19.78 SQ. MT. (213 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 5.65 SQ. MT. (61 SQ. FT.)
TOTAL AREA = 88.72 SQ. MT. (955 SQ. FT.)

2 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

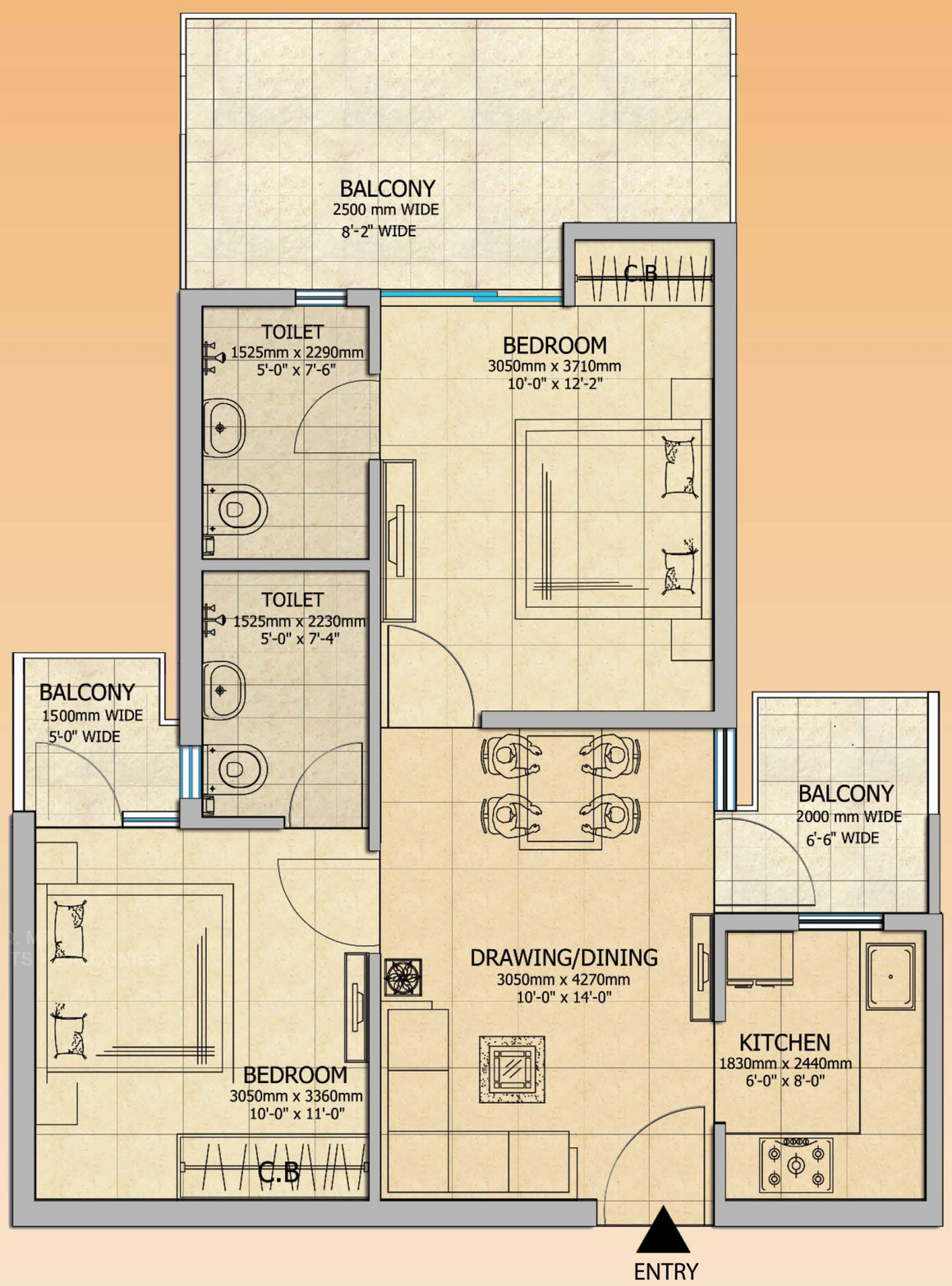
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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"

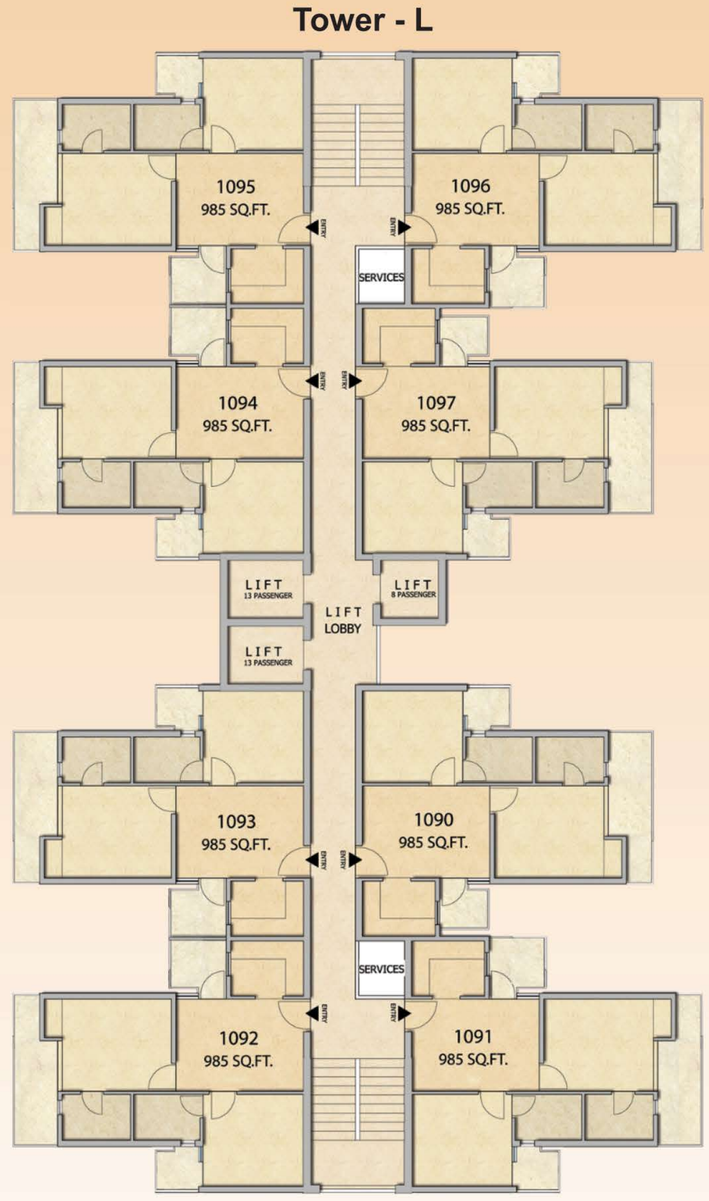
The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS



Tower - L



UNIT PLAN (TOWER - L)

CARPET AREA = 48.31 SQ. MT. (520 SQ. FT.)
BALCONY AREA = 17.23 SQ. MT. (185 SQ. FT.)
COMMON AREA = 20.25 SQ. MT. (218 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 5.71 SQ. MT. (62 SQ. FT.)
TOTAL AREA = 91.50 SQ. MT. (985 SQ. FT.)

2 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

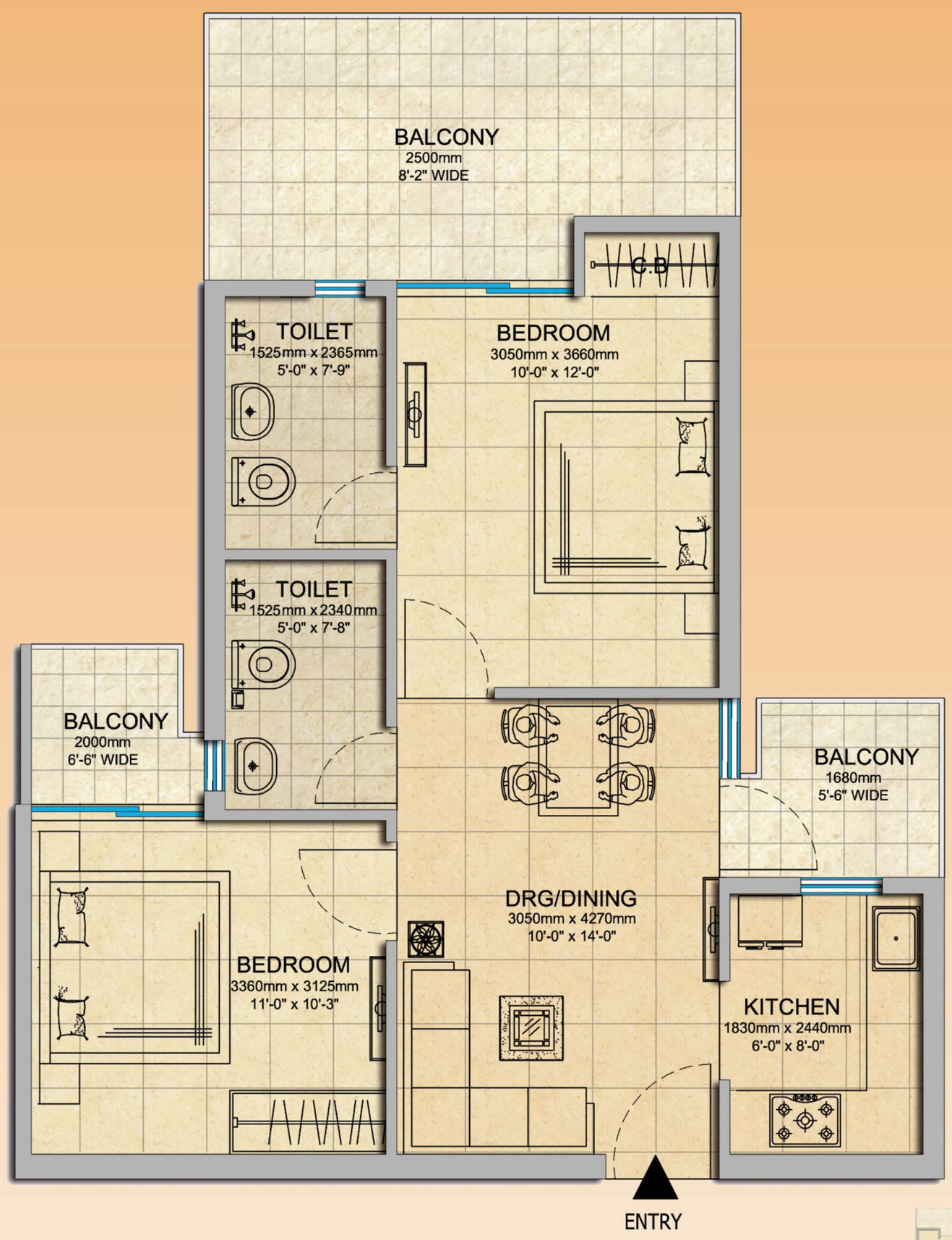
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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"

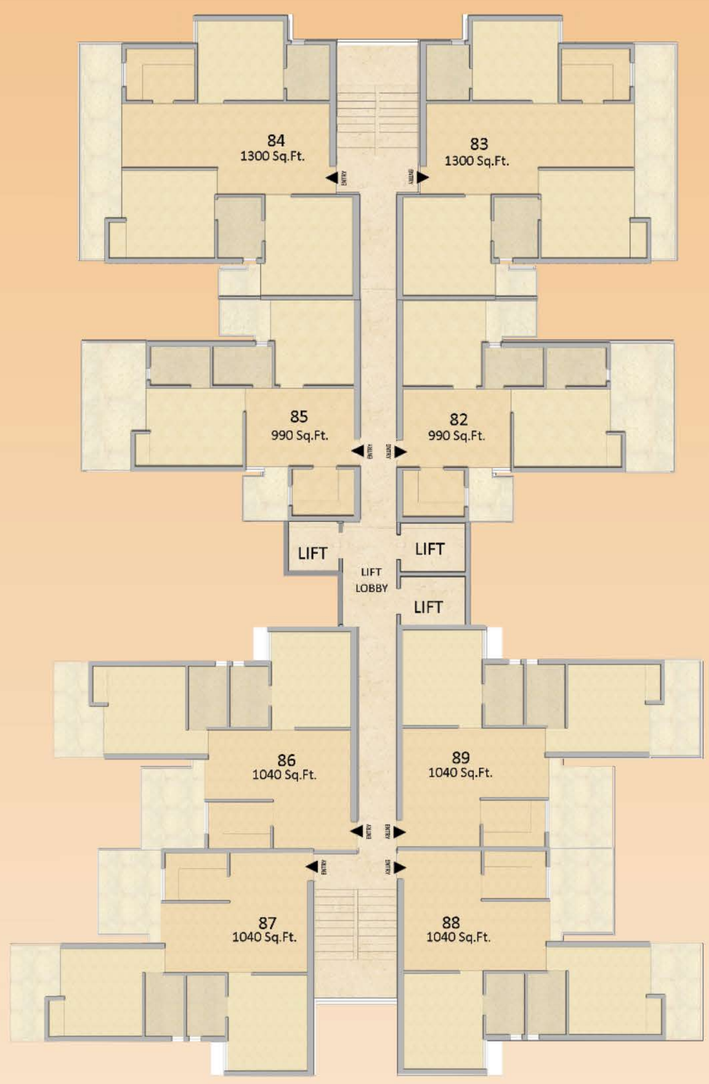
The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

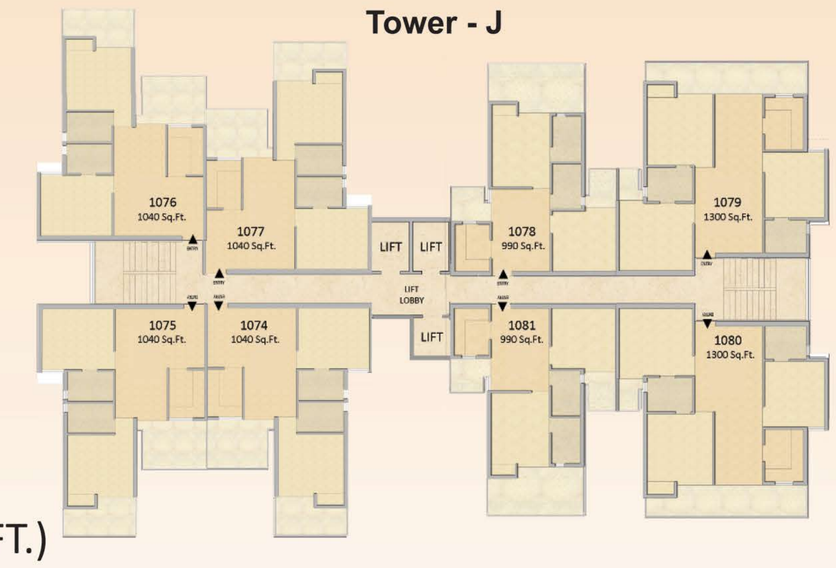
2/3 BHK APARTMENTS



Tower - K



Tower - J



UNIT PLAN (TOWER - K & J)

CARPET AREA = 49.00 SQ. MT. (527 SQ. FT.)
BALCONY AREA = 17.93 SQ. MT. (193 SQ. FT.)
COMMON AREA = 19.87 SQ. MT. (214 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 5.17 SQ. MT. (56 SQ. FT.)
TOTAL AREA = 91.97 SQ. MT. (990 SQ. FT.)

2 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

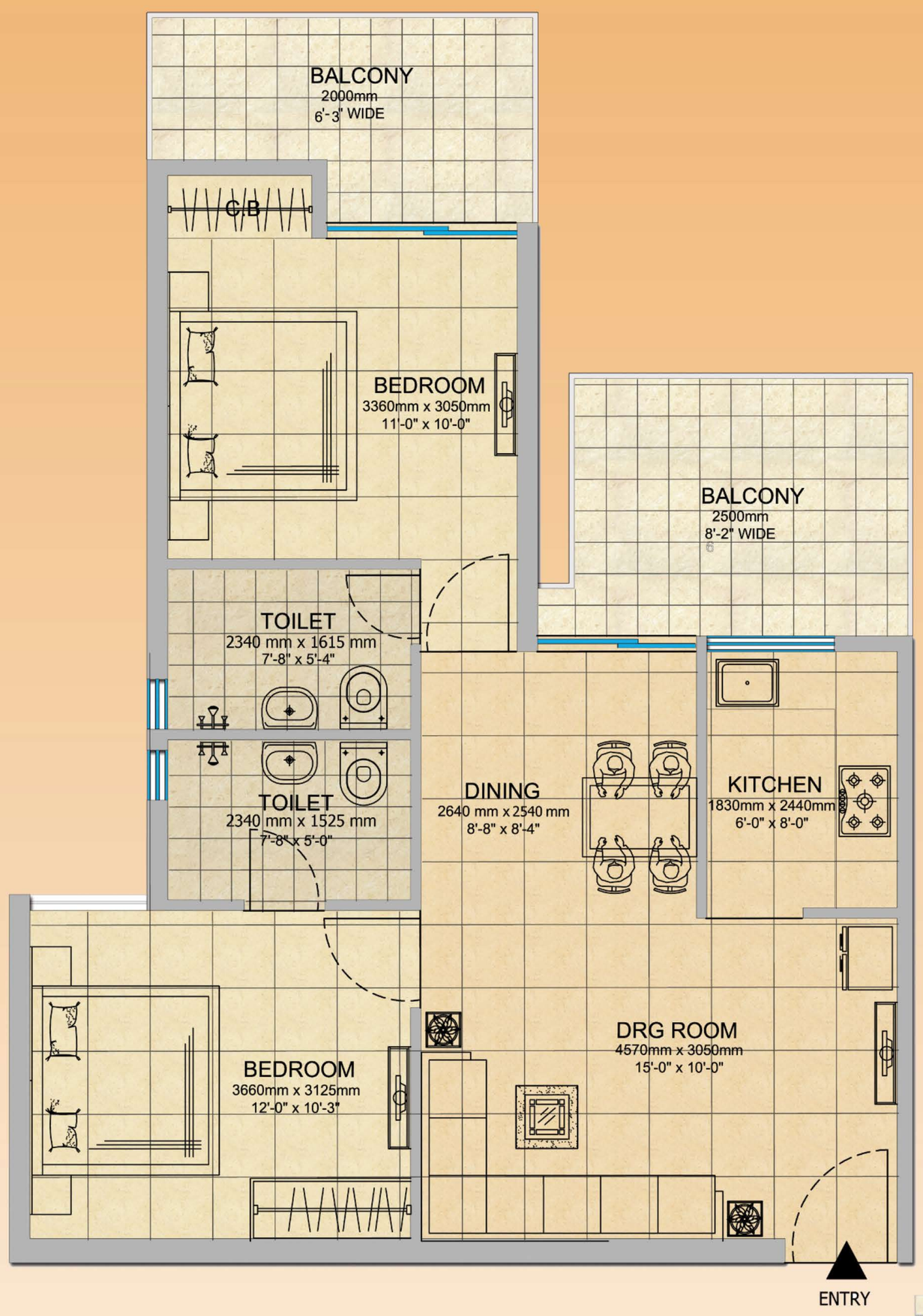
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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 change in cost. However, in case the variation is beyond + charges are applicable.

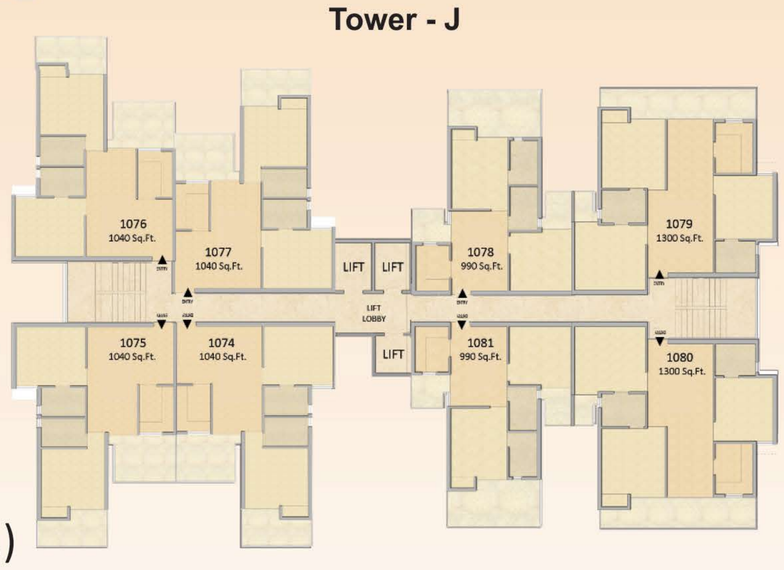
14TH AVENUE

2/3 BHK APARTMENTS



Tower - K

Tower - J



UNIT PLAN (TOWER - J & K)

CARPET AREA = 58.13 SQ. MT. (625 SQ. FT.)
BALCONY AREA = 14.70 SQ. MT. (159 SQ. FT.)
COMMON AREA = 19.51 SQ. MT. (210 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 4.29 SQ. MT. (46 SQ. FT.)
TOTAL AREA = 96.62 SQ. MT. (1040 SQ. FT.)

2 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

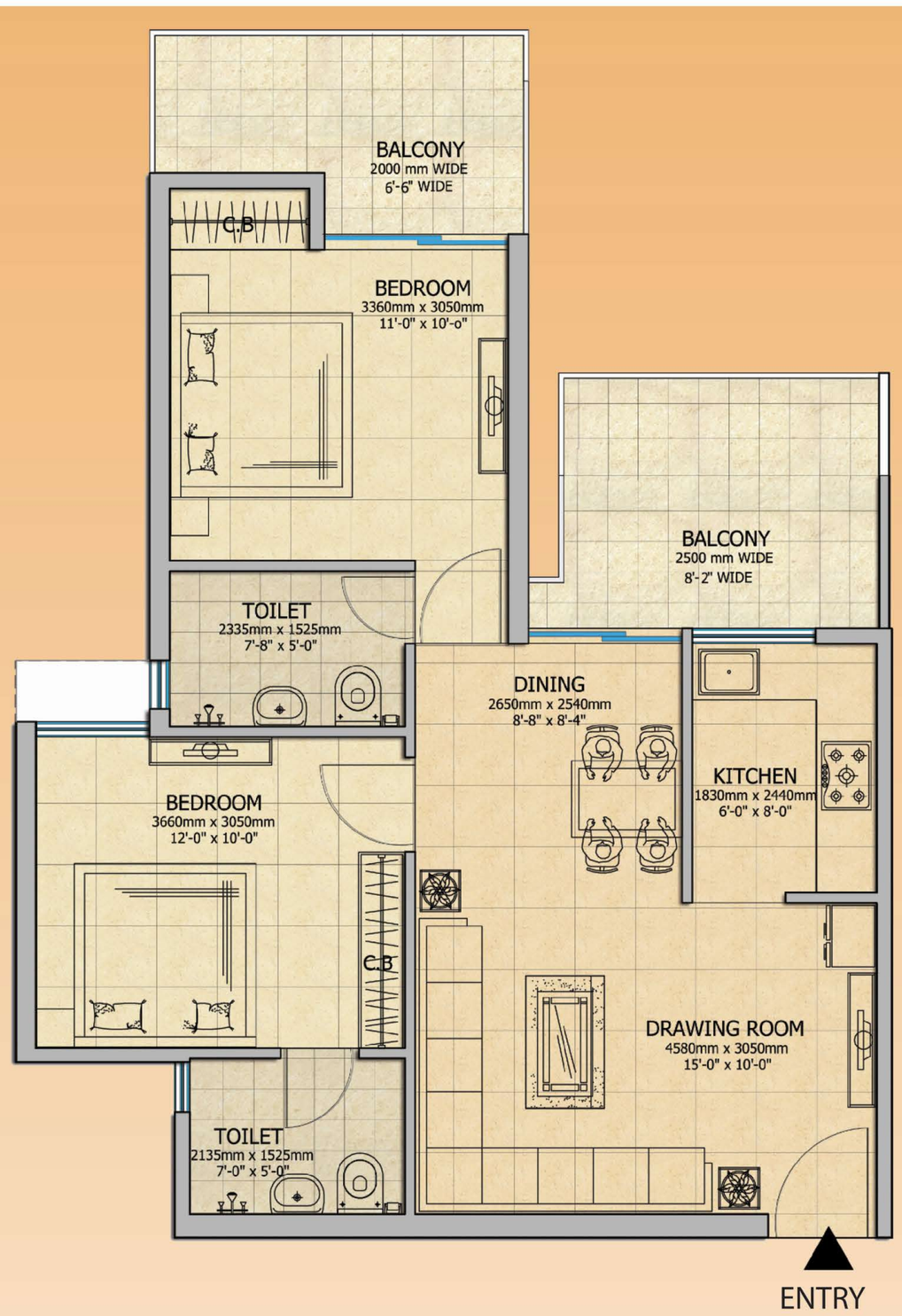
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.

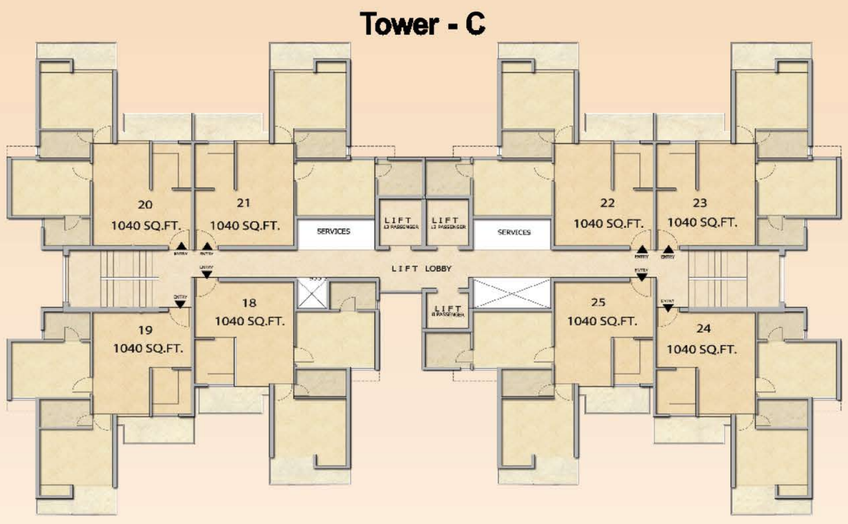
1 Sqm=10.764 sq.ft,304.8mm=1'-0"

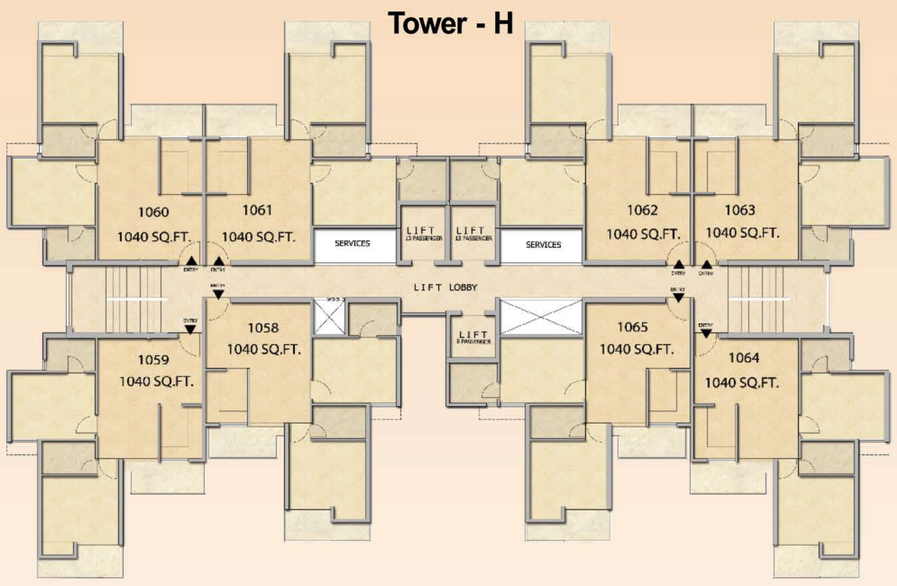
The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS







UNIT PLAN (TOWER - C & H)

CARPET AREA = 57.10 SQ. MT. (614 SQ. FT.)
BALCONY AREA = 14.72 SQ. MT. (159 SQ. FT.)
COMMON AREA = 19.50 SQ. MT. (210 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 5.30 SQ. MT. (57 SQ. FT.)
TOTAL AREA = 96.62 SQ. MT. (1040 SQ. FT.)

2 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

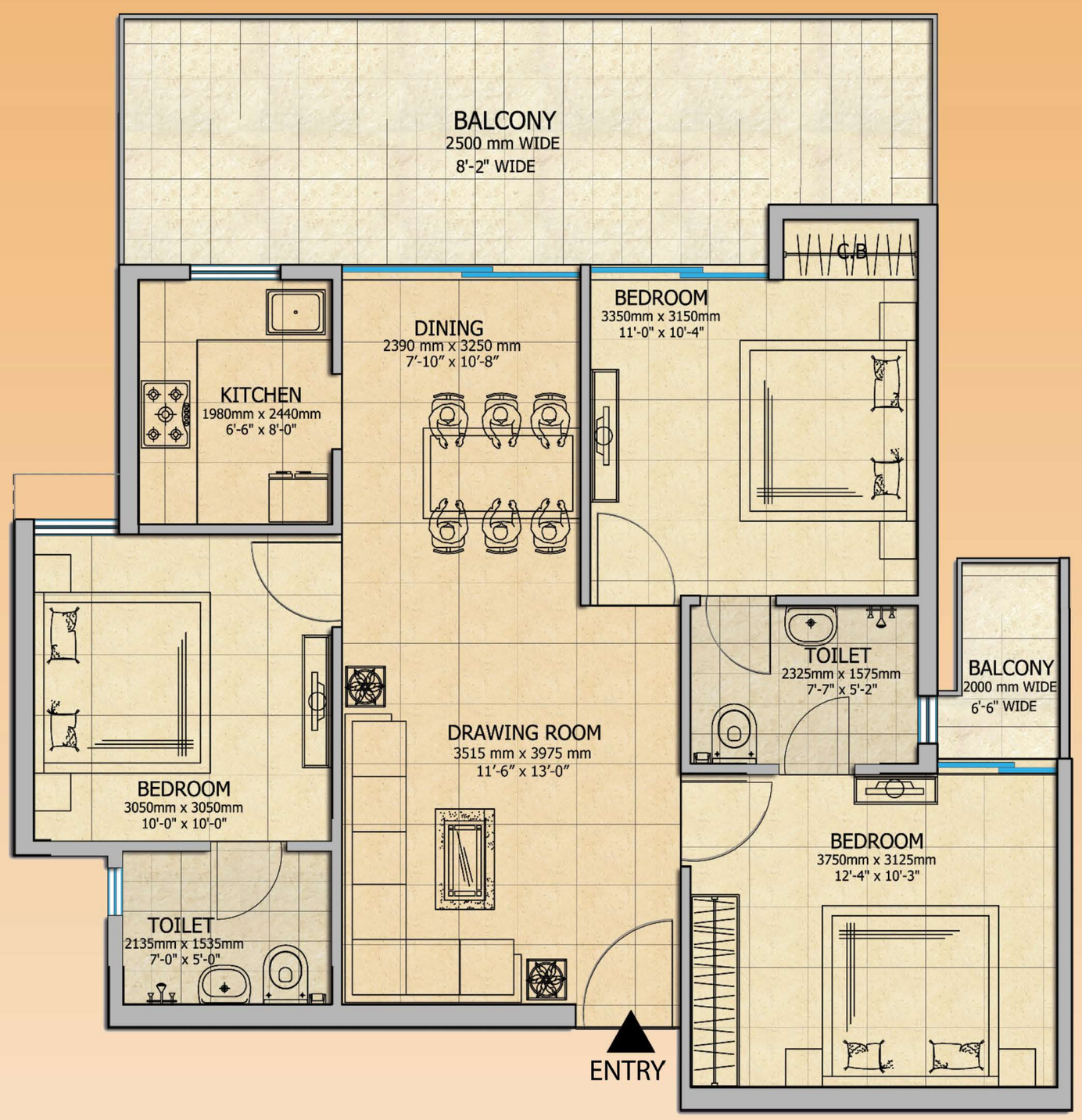
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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"

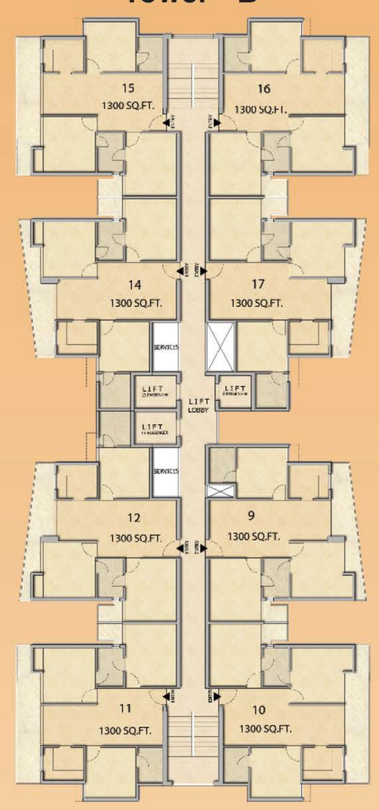
The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS

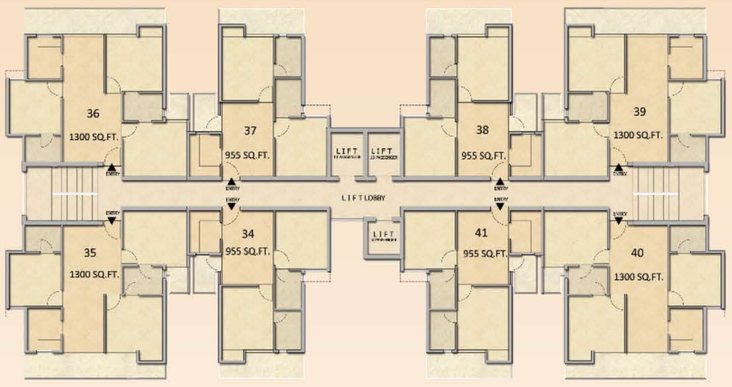


Tower - B



Tower - K

Tower - E



Tower - J

Tower -G

UNIT PLAN (TOWER - B, E, G, K, J)

CARPET AREA = 68.74 SQ. MT. (740 SQ. FT.)
BALCONY AREA = 20.10 SQ. MT. (216 SQ. FT.)
COMMON AREA = 24.43 SQ. MT. (263 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 7.55 SQ. MT. (81 SQ. FT.)
TOTAL AREA = 120.77 SQ. MT. (1300 SQ. FT.)

3 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

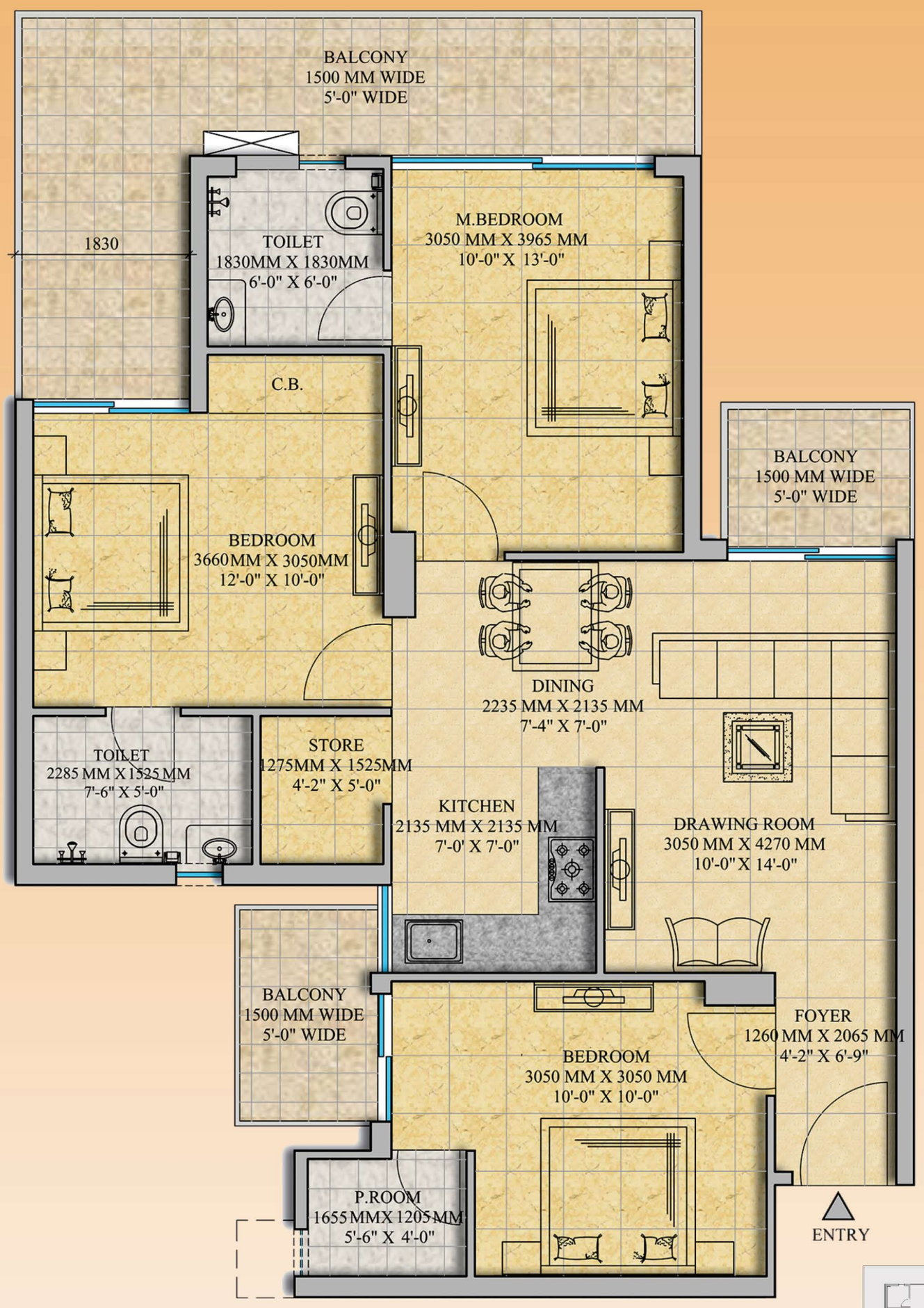
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.

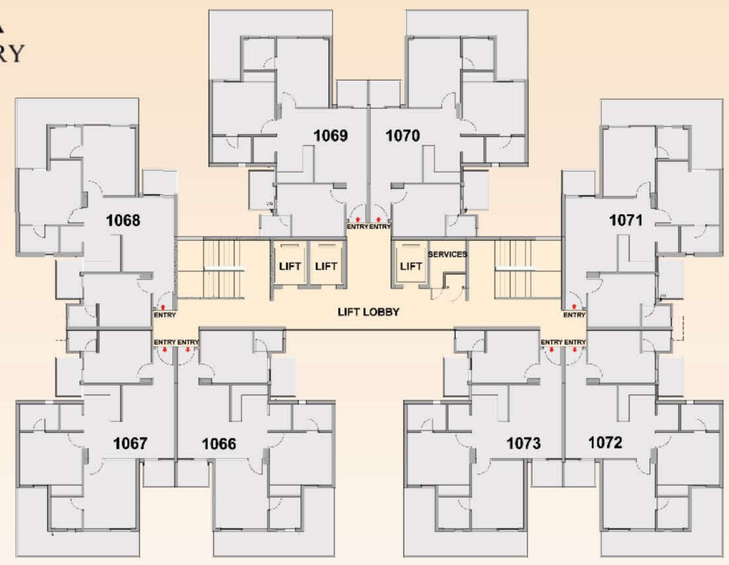
1 Sqm=10.764 sq.ft,304.8mm=1'-0"

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 change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS





Tower - I

UNIT PLAN (TOWER - I)

CARPET AREA = 73.60 SQ. MT. (792 SQ. FT.)
BALCONY AREA = 21.44 SQ. MT. (231 SQ. FT.)
COMMON AREA = 26.34 SQ. MT. (283 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 6.36 SQ. MT. (69 SQ. FT.)
TOTAL AREA = 127.74 SQ. MT. (1375 SQ. FT.)

3 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + POWDER ROOM + STORE + BALCONIES + FOYER

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

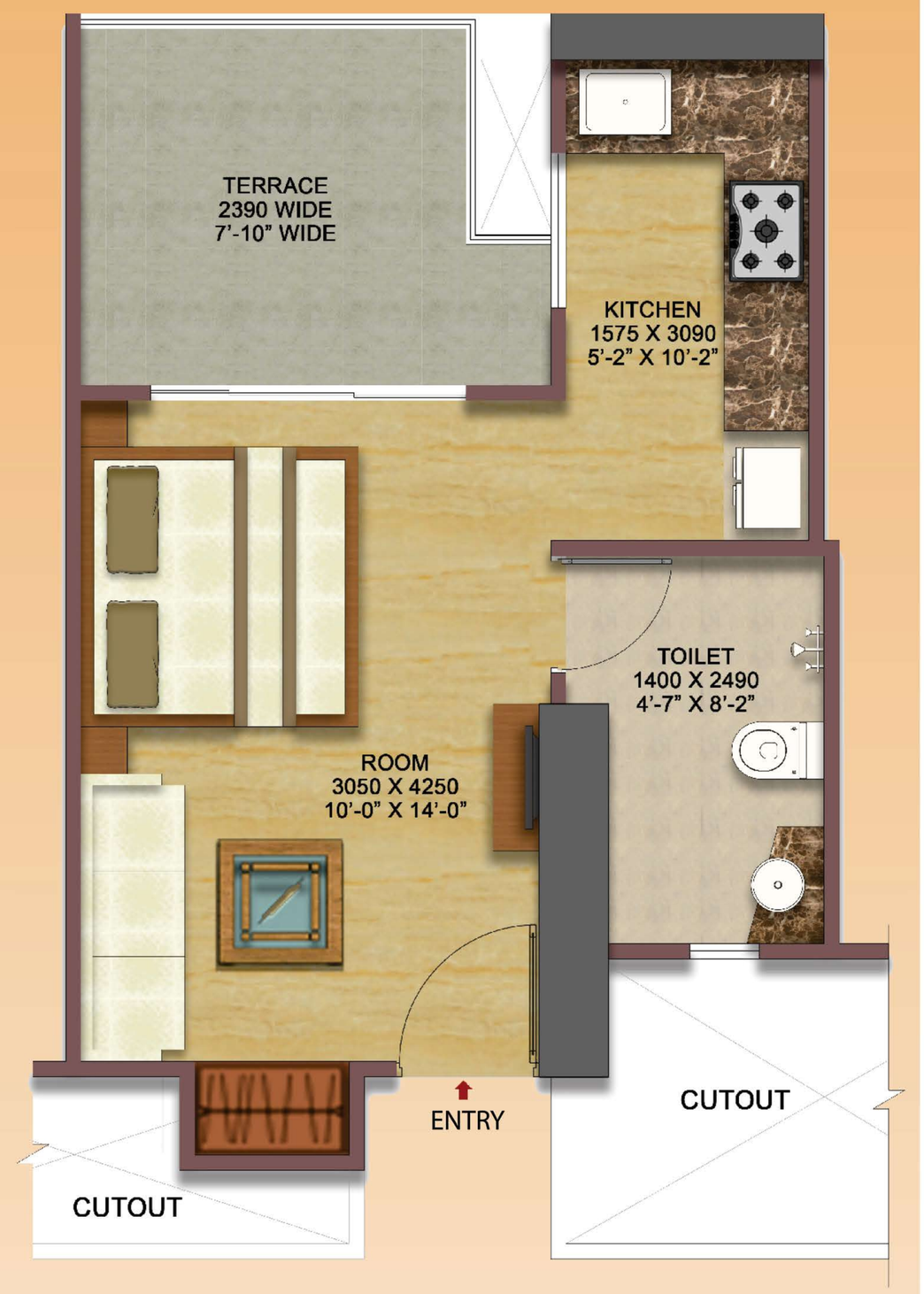
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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 change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS



UNIT PLAN (TOWER - V)

CARPET AREA = 22.52 SQ. MT. (242.40 SQ. FT.)
BALCONY AREA = 6.84 SQ. MT. (73.60 SQ. FT.)
COMMON AREA = 10.00 SQ. MT. (107.64 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 2.44 SQ. MT. (26.36 SQ. FT.)
TOTAL AREA = 41.80 SQ. MT. (450 SQ. FT.)

1 BEDROOM + KITCHEN + 1 TOILET + TERRACE

Tower - V

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes 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/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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 change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS

Tower - V

Tower - U

UNIT PLAN (TOWER - U & V)

CARPET AREA = 28.12 SQ. MT. (302.69 SQ. FT.)
BALCONY AREA = 5.61 SQ. MT. (60.38 SQ. FT.)
COMMON AREA = 12.42 SQ. MT. (133.68 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 3.09 SQ. MT. (33.25 SQ. FT.)
TOTAL AREA = 49.24 SQ. MT. (530 SQ. FT.)

1 BEDROOM + LIVING ROOM + KITCHEN + 1 TOILET + TERRACE

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

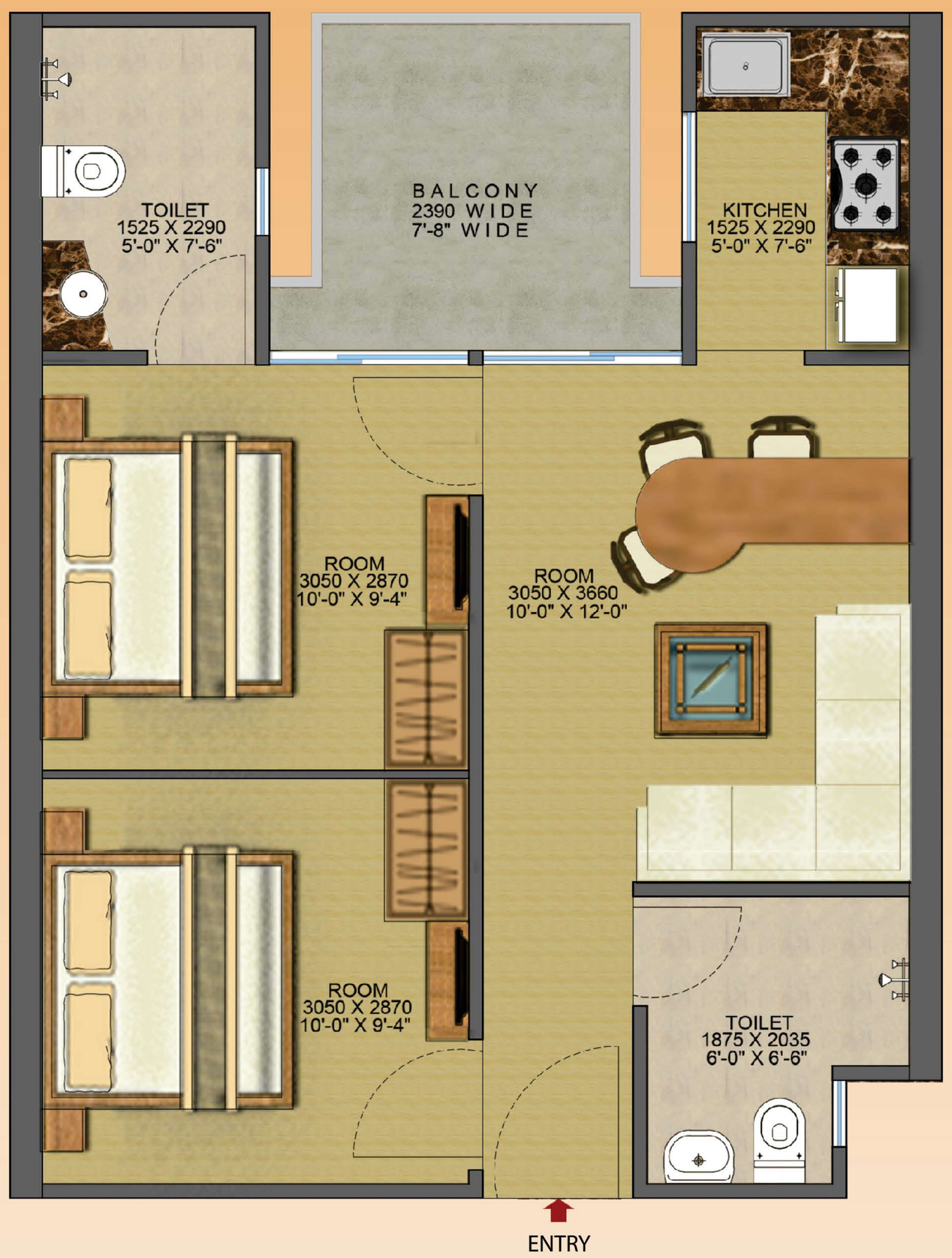
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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 change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS



Tower - V

UNIT PLAN (TOWER - V)

CARPET AREA = 42.76 SQ. MT. (460.25 SQ. FT.)
BALCONY AREA = 5.61 SQ. MT. (60.38 SQ. FT.)
COMMON AREA = 17.21 SQ. MT. (184.24 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 3.63 SQ. MT. (40.13 SQ. FT.)
TOTAL AREA = 69.21 SQ. MT. (745 SQ. FT.)

2 BEDROOMS + LIVING ROOM + KITCHEN + 2 TOILETS + TERRACE

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

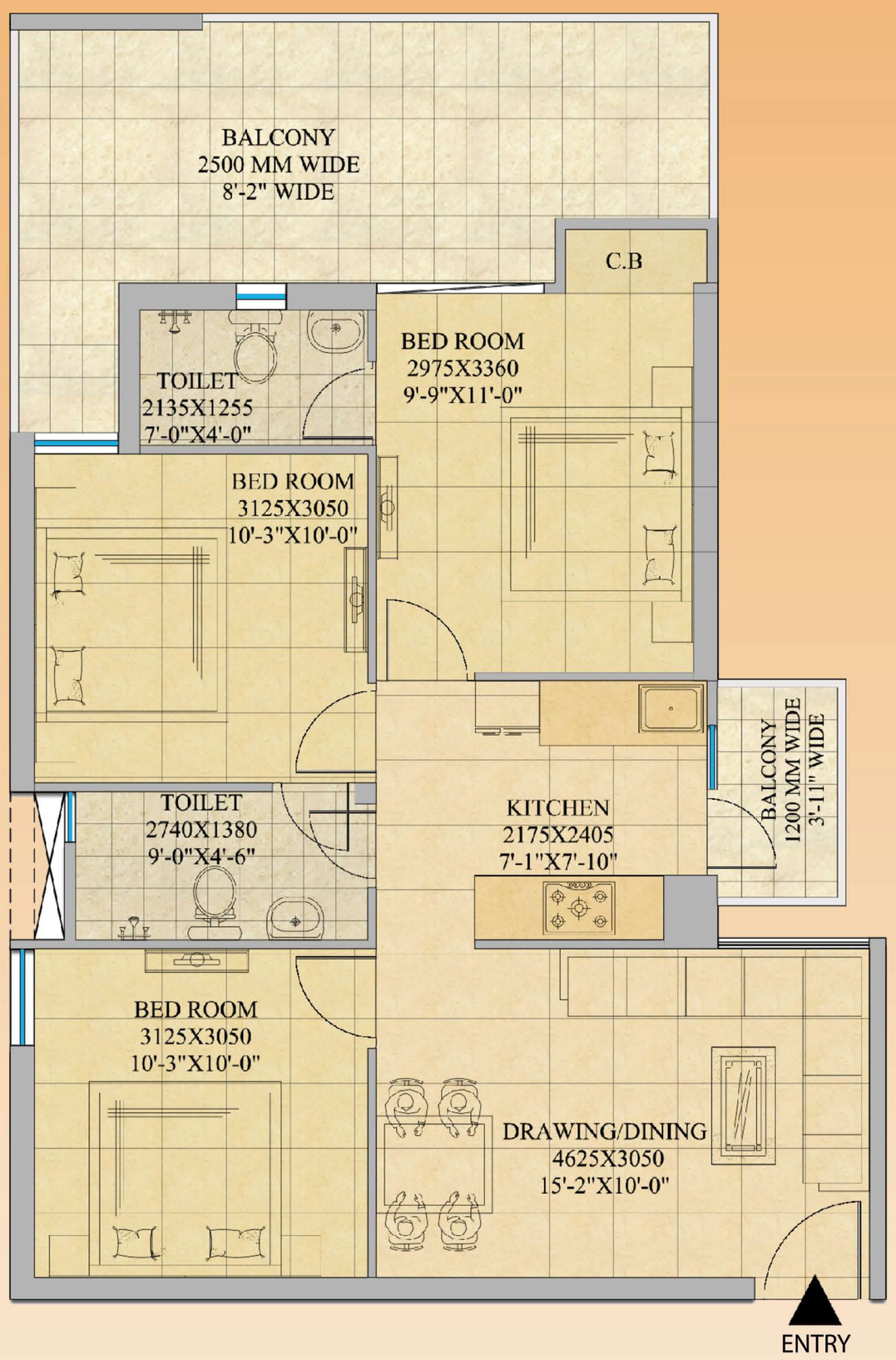
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.

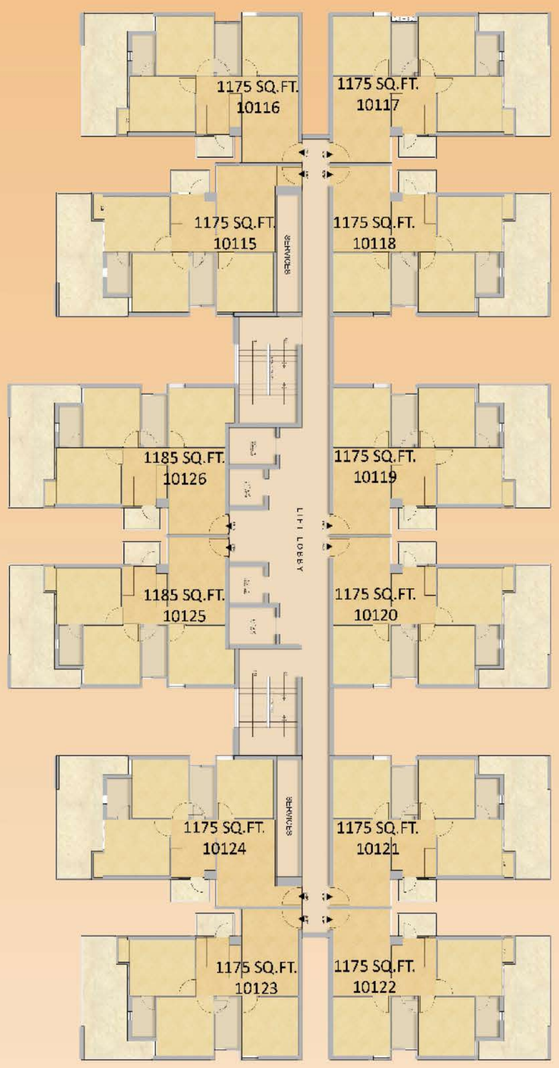
1 Sqm=10.764 sq.ft,304.8mm=1'-0"

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 change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS





Tower - O

Tower - P, Q & R

UNIT PLAN (TOWER - O, P, Q & R)

CARPET AREA = 59.80 SQ. MT. (644 SQ. FT.)
BALCONY AREA = 19.55 SQ. MT. (210 SQ. FT.)
COMMON AREA = 22.95 SQ. MT. (247 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 6.86 SQ. MT. (74 SQ. FT.)
TOTAL AREA = 109.16 SQ. MT. (1175 SQ. FT.)

3 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes the area covered by the internal partition walls, column & structural walls of the apartment.

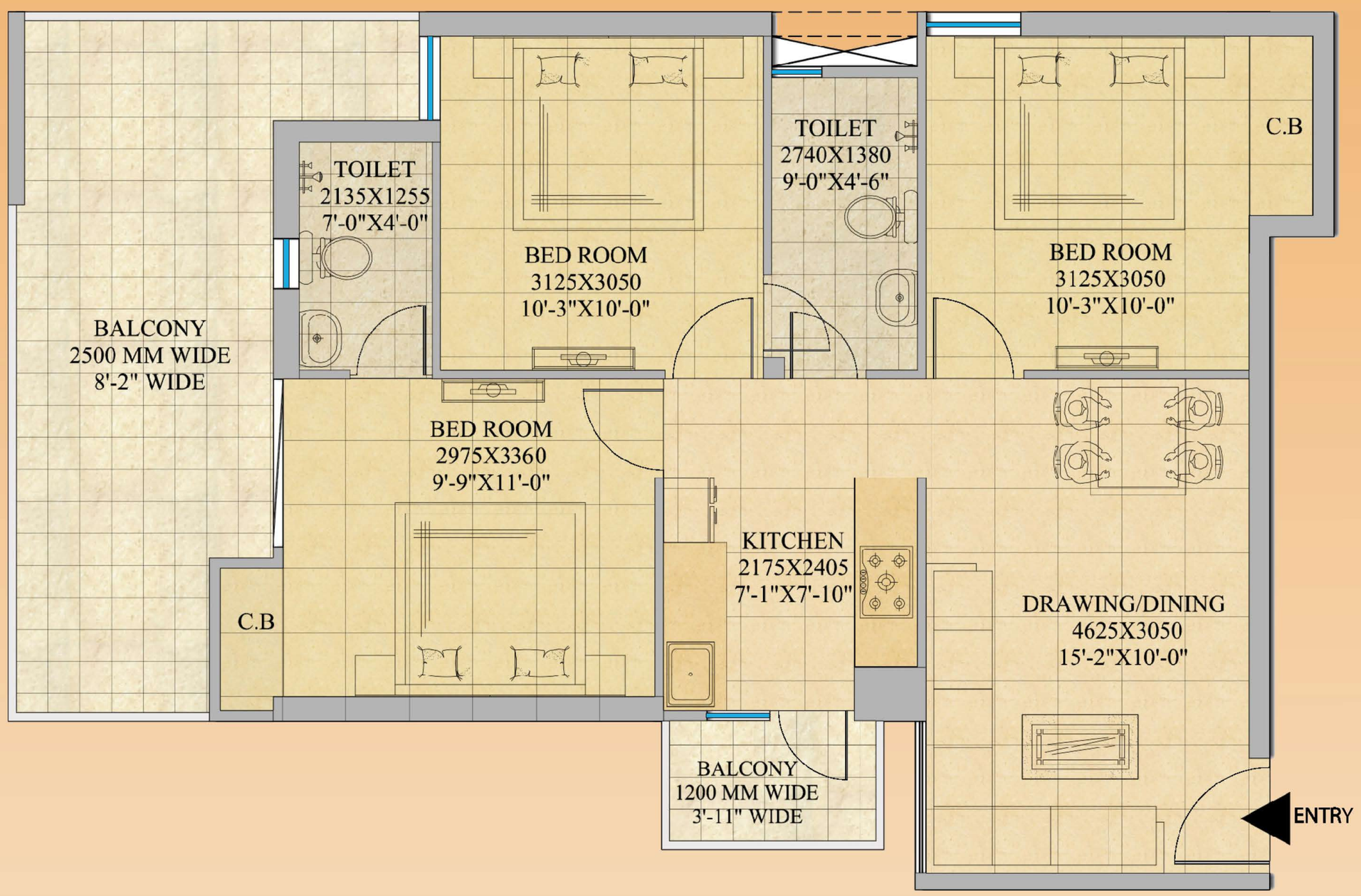
**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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 change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

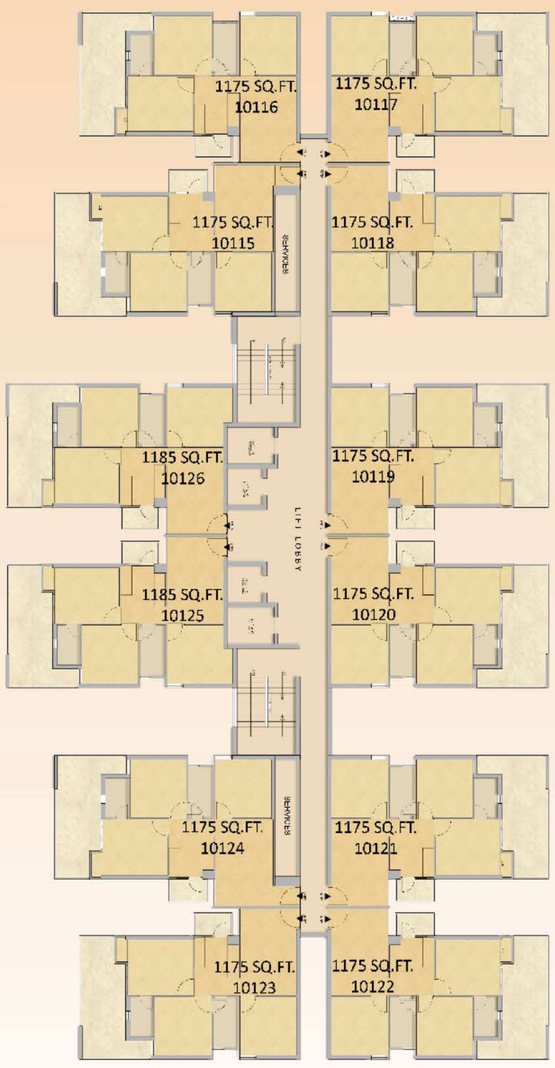
2/3 BHK APARTMENTS



UNIT PLAN (TOWER - O)

CARPET AREA = 60.75 SQ. MT. (654 SQ. FT.)
BALCONY AREA = 19.55 SQ. MT. (210 SQ. FT.)
COMMON AREA = 22.94 SQ. MT. (247 SQ. FT.)
EXTERNAL WALLS & RCC COLUMNS AREA = 6.86 SQ. MT. (74 SQ. FT.)
TOTAL AREA = 110.10 SQ. MT. (1185 SQ. FT.)

3 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES



Tower - O

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes 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/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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 change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS

MASTER PLAN

- GAUR CITY ARCADE (CONVENIENT SHOPPING CENTRE), TEMPLE, POLICE CHOWKI, NURSING HOME & TAXI STAND
- GAURS INTERNATIONAL SCHOOL
- GAUR CITY GALLERIA (CLUB & CONVENIENT SHOPPING)
- GC-14 (COMMERCIAL, COLLEGE, NURSING HOME, COMMUNITY HALL, MILK BOOTH, RESIDENTIAL)
- PETROL PUMP

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes 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/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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 change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS

SITE PLAN

TOWER - A - 88.72 SQ. MT. (955 SQ. FT.)
TOWER - B - 120.77 SQ. MT. (1300 SQ. FT.)
TOWER - C - 96.62 SQ. MT. (1040 SQ. FT.)
TOWER - D - 79.43 SQ. MT. (855 SQ. FT.)
TOWER - E - 88.72/120.77 SQ. MT. (955/1300 SQ. FT.)
TOWER - F - 88.72 SQ. MT. (955 SQ. FT.)
TOWER - G - 120.77 SQ. MT. (1300 SQ. FT.)
TOWER - H - 96.62 SQ. MT. (1040 SQ. FT.)
TOWER - I - 127.27 SQ. MT. (1370 SQ. FT.)
TOWER - J - 91.97/96.62/120.77 SQ. MT. (990/1040/1300 SQ. FT.)
TOWER - K - 91.97/96.62/120.77 SQ. MT. (990/1040/1300 SQ. FT.)
TOWER - L - 91.50 SQ. MT. (985 SQ. FT.)
TOWER - M - 88.72 SQ. MT.(955 SQ. FT.)
TOWER - N - 79.43 SQ. MT. (855 SQ. FT.)
TOWER - U - 49.23 SQ. MT. (530 SQ. FT.)
TOWER - V - 41.80/49.23/69.21 SQ. MT. (450/530/745 SQ. FT.)
TOWER - O - 109.16/110.09 SQ. MT. (1175/1185 SQ. FT.)
TOWER - P - 109.16 SQ. MT. (1175 SQ. FT.)
TOWER - Q - 109.16 SQ. MT. (1175 SQ. FT.)
TOWER - R - 109.16 SQ. MT. (1175 SQ. FT.)
TOWER - T - NURSING HOME, COLLEGE, COMMERCIAL

I. ENTRY GATE
II. OPEN GYMNASIUM
III. SWIMMING POOL
IV. KIDS' POOL
V. OPEN AIR THEATRE
VI. PATHWAY / JOGGING TRACK
VII. BADMINTON COURT
VIII. TENNIS COURT
IX. BASKETBALL COURT
X. CRICKET PITCH
XI. KIDS' PLAY
XII. COMMERCIAL, NURSING HOME, SCHOOL, COLLEGE, APARTMENTS, COMMUNITY HALL
XIII. ESS

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor 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 includes 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/apartments which form integral part of said apartment and common areas shall mean all such parts/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, staircase shaft, mumties, 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 change in cost. However, in case the variation is beyond + charges are applicable.