

Jai Mata Di

Shivam Singh

(Director)

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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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VICTORIAN VILLAS



6TH PARKVIEW



AN INTEGRATED TOWNSHIP
AT YAMUNA EXPRESSWAY



A FUTURISTIC TOWNSHIP TAKING SHAPE

Firstly I wish to thank you for your interest in one of our flagship projects, Gaur Yamuna City. In today's fast-paced world, time is the greatest luxury. Keeping this thought as our focal point, we created Gaur Yamuna City - which is a complete integrated city where residences and offices, entertainment and leisure, work and home are at one place, leaving ample time for you to build a happier life.

Spread over 101 Hectare(250 acres) of land with will accommodate almost 17,500 families, Gaur Yamuna City will be one of the largest integrated townships in the country. It's strongest suit however, is the location it stands on. Yamuna Expressway is undergoing a rapid transformation, thanks to the upcoming Noida International Airport at Jewar which promises to be the biggest airport in India. The recently opened Eastern Peripheral Expressway is proving to be a boon for NCR region and distances have really shortened. Added to that are new and upcoming centers for business, all of which have made Yamuna Expressway the most prime parcel of real estate in the country.

Gaur Yamuna City is close to my heart and will surely enchant you with its futuristic charm. We, as a team believe in a policy to consider our customers as our brand ambassadors. Being in a position where I am responsible to deliver people's dream abodes, I relentlessly make sure along with my team that we stand up to all your expectations. As a home buyer, we assure you a very enriching and fruitful investment with Gaur's.















MANOJ GAUR
Managing Director
GAURS GROUP

NEWS ON YAMUNA EXPRESSWAY



WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a dream location for potential home buyers. Ever since the Noida International Airport has been given the green light, it has experienced a major boom in value. It is giving way to progress, employment and supreme convenience. To sum it all up, the Yamuna Expressway is where the everything of essence is coming together to create the perfect framework for a harmonious life.

-  **APPROVED NOIDA INTERNATIONAL AIRPORT**
-  **APPROVED METRO CONNECTIVITY**
-  **EASTERN PERIPHERAL EXPRESSWAY**
-  **PROPOSED MONO RAIL**
-  **PROPOSED ISBT**
-  **FREIGHT CORRIDOR BY INDIAN RAILWAY**
-  **DELHI - MUMBAI INDUSTRIAL CORRIDOR (DMIC)**
-  **BUDDH INTERNATIONAL CIRCUIT**
-  **WORLD CLASS UNIVERSITIES**
-  **CRICKET STADIUM**
-  **HOSPITAL**
-  **IT HUB & TECH ZONE**
-  **SCHOOLS IN VICINITY**
-  **PROPOSED NIGHT SAFARI**
-  **765 KV POWER STATION**

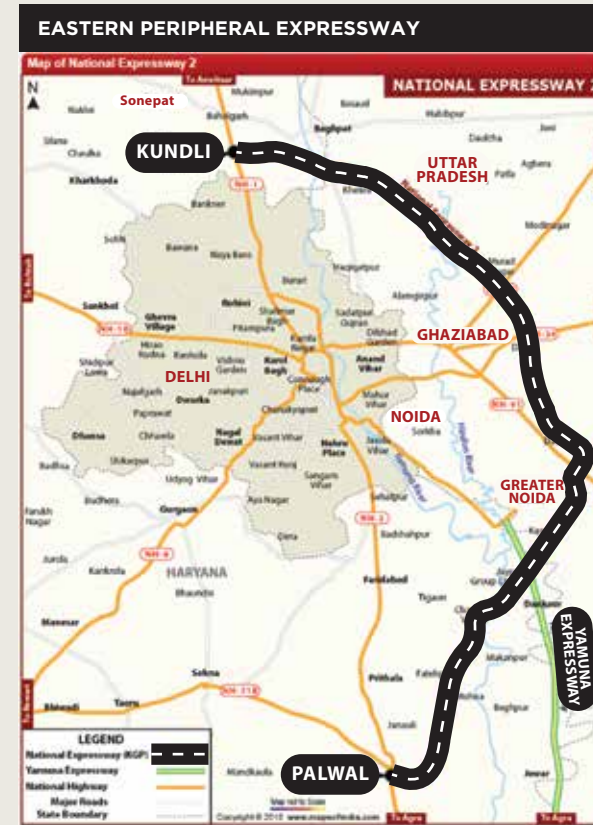
WINGS TO FLY HIGH

APPROVED NOIDA INTERNATIONAL AIRPORT

A big leap towards the advancement of Delhi/NCR, Western U.P. and the Nation

Commuting to Airport has always been a matter of trouble for the people living in Noida, Greater Noida and Yamuna Expressway. But with the approved Noida International Airport, it will be very convenient for them to access the airport facilities.

Since Gaur Yamuna City is in close proximity to the approved Noida International Airport, life will be more than easy for the people residing in this township. With all the modern amenities, Noida International Airport will be an icing on the cake for the residents of Gaur Yamuna City.



दैनिक हिन्दुस्तान 4 जनरी 2018

हिन्दुस्तान

तस्वकी को चाहेर जवा नजरिया

www.hindustantimes.com

हाईटेक सौगात

135 km Greenfield Expressway
Dedication to the Nation

दिल्ली का प्रदूषण 27 फीसदी कम करेगा

वेस्टर्न पैरिफेरल एक्सप्रेसवे

136.5 किमी/घंटा की गति
52.68 किमी/घंटा की गति

83.32 किमी/घंटा की गति

दिल्ली का प्रदूषण 27 फीसदी कम करेगा

वेस्टर्न पैरिफेरल एक्सप्रेसवे ने जून के अंत तक पूरा होगा।

अमर उजाला

वोल्टास करेगा 250 करोड़ का निवेश

सेक्टर 24ए में जमीन खरीदने पर सहमति

अमर उजाला ने 250 करोड़ का निवेश करने का फैसला किया है।

सेक्टर 24ए में जमीन खरीदने पर सहमति

hindustantimes

Eastern Peripheral Expressway

PM Modi throws open road to bypass Delhi

The state will provide various financial benefits to attract investments in the zone.

THE TIMES OF INDIA

Yamuna e-way, Noida declared electronics manufacturing zone

The state will provide various financial benefits to attract investments in the zone.

दैनिक जागरण

यमुना प्राधिकरण क्षेत्र में अरबों रुपये के मिले निवेश के प्रस्ताव

उद्योग से लेकर संस्थागत क्षेत्र में बड़े पैमाने पर होगा रोजगार सृजन

कंपनी	संगीत भूमि	रोजगार	निवेश (अरबों ₹)
सोसायटी अफ नोएडा एक्स्पर्ट्स अंटेल्स एक्स्पर्ट्स	दो से एकड़	चार लाख	चार हजार
कॉट्टी पार्ट्स इंडिया कम्पनी लिमिटेड	2,470 एकड़	-	-
एलिसिओ टेक	40 एकड़	चार हजार	चार से
डिजाइन सिस्टम	अर्ब एकड़	250-10	-
एलिसिओ टेक	150 एकड़	5000	दस हजार
एलिसिओ टेक	50 एकड़	2500	700 से 1200
एलिसिओ टेक	520 एकड़	-	-
एलिसिओ टेक	35 एकड़	500	चार से
एलिसिओ टेक	10 एकड़	600	तीन से
एलिसिओ टेक	अर्ब एकड़	-	-

हवाई अड्डे के पास आसपास होगी जमीन प्राधिकरण निवेश क्षेत्रों को लेकर समझौता है। प्राधिकरण की ओर से निवेश के लिए सहायक प्रस्ताव दिये जा रहे हैं। इन क्षेत्रों में जमीन आवंटन होगा, वह प्रस्तावित क्षेत्रों में अरबों रुपये के निवेश के लिए होगा। इन क्षेत्रों को मिलेगा निवेश के लिए।

प्रतिक्रिया क्षेत्र में निवेश के लिए प्रस्ताव आ रहे हैं। निवेश के क्षेत्रों में निवेश के लिए प्रस्ताव आ रहे हैं। निवेश के क्षेत्रों में निवेश के लिए प्रस्ताव आ रहे हैं।

ACTUAL IMAGES OF SITE, GAUR YAMUNA CITY



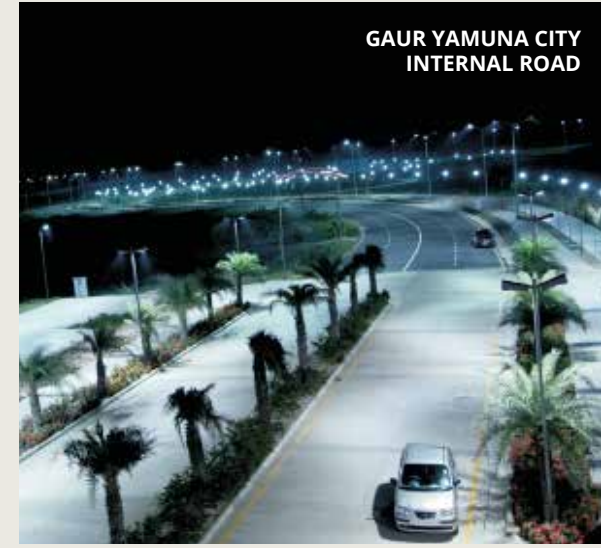
**GRAND ENTRANCE
TO A DREAM HOME**



DAY VIEW OF YAMUNA LAKE



**NATURE COMES ALIVE
AT GAUR YAMUNA CITY**



**GAUR YAMUNA CITY
INTERNAL ROAD**



**SCENIC VIEW OF
YAMUNA DWAR IN EVENING**



**EVENING COME ALIVE
AT YAMUNA LAKE**



**GLITTERING GAUR YAMUNA CITY WITH ITS BEAUTIFUL LAMP POSTS
AROUND THE TOWNSHIP**

**LATEST
DEVELOPMENT
AT
GAUR YAMUNA CITY**





Artist's Impression

THE ELEGANCE OF VICTORIAN ERA COMES TO GAUR YAMUNA CITY

A brilliant masterpiece in the world of luxury residences, Victorian Villas holds a mirror to the architecture and lifestyle of a culture that was at the heights of magnificence. The 3 and 5 BHK villas here are designed to make the eyes widen in astonishment and the heart flutter in excitement. Equipped with the entire array of world class luxury amenities, life here will be as luxurious as it'll be beautiful. Every inch of the Victorian Villas exude elegance and bliss, promising to be the perfect abode for you and your family to build a life upon.





VICTORIAN VILLAS



Artist's Impression

Disclaimer:
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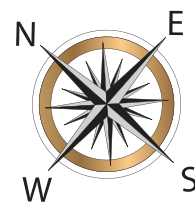


**GOUR
YAMUNA
CITY**

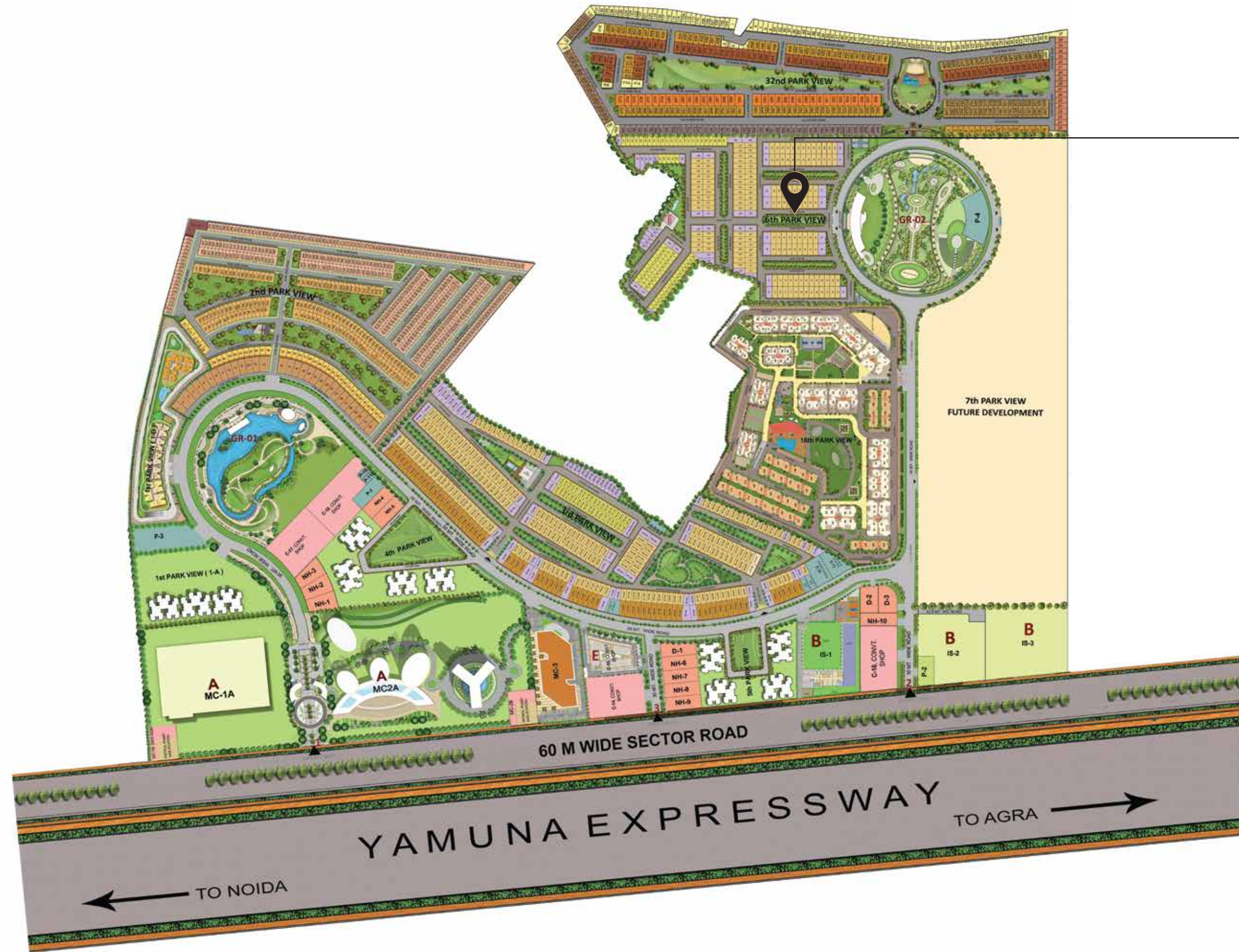
**AN INTEGRATED TOWNSHIP
AT YAMUNA EXPRESSWAY**

MASTER PLAN

101.17 Hectare (250 ACRES) TOWNSHIP



Sub Lease Deed of Gaur Resheda Pvt. Ltd. vide book No-1, Vol-1 No-13251, Page No-299 to 450, Registration No-11798, SRO-SADAR, Ghatambudh Nagar, (U.P) on 25.05.13 and second Sub Lease Deed, vide book No-1, Vol-1 No-14222, Page No-85 to 134, Registration No-24475, SRO-SADAR, Ghatambudh Nagar, (U.P) on 05.10.13 respectively. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. F.C./P/AMNMG/86-62/19809/2016 Dated: 31.03/2017, by Yamuna Expressway Industrial Development Authority. All images, perspectives, specifications, features, figures are only indicative and not a legal offering. The company reserves the right to modify/amend these without prior notice. All project related sanctions any other statutory compliance has been secured by person at office.
 1 sq. mtr. = 10.764 sq. ft. 1 acre = 4047 sq. mtrs. (approx.) *Terms & Conditions apply.

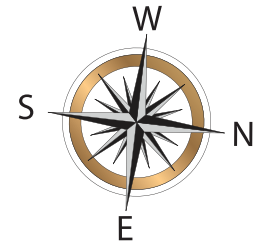


- LEGEND**
1. YAMUNA DWAR
 2. SANGAM DWAR
 3. CAPITOL HILL GATE
-
- A. MASTER PLAN COMMERCIAL
 - B. SCHOOL / INSTITUTIONAL - EDUCATIONAL PLOTS
 - C. CONVENIENT SHOP
 - D. DISPENSARY
 - E. GYC GALLERIA
- GR. 01. ECO PARK
 - LAKE YAMUNA
 - CHILDREN PARK
 - PICNIC SPOT
 - BOATING FACILITIES
 - FOOD COURT
 - LAKE PROMENADE & BIRD WATCHING
- GR. 02. CULTURAL CITY CENTER
 - OPEN AIR THEATER
 - FOOD COURT
 - CHILDREN PLAY AREA
 - WATER BODY
 - CRICKET GROUND
- FACILITIES**
- TEMPLE PLOT
 - MILK BOOTH
 - CLUB FACILITIES
 - NURSING HOME



SITE PLAN

PLOT SIZE	
	PLOT AREA - 16.72 M x 7.50 M 125.40 SQM / 150 SQYD
	PLOT AREA - 14.00 M x 6.34 M 87.36 SQM / 104.5 SQYD
	OTHER PLOT
	OTHER PLOT
	COMMUNITY HALL / CLUB



Sub Lease Deed of Gaur's Realtech Pvt. Ltd vide book No-1, Vol No-13251, Page No-299 to 450, Registration No-11798, SRO-SADAR, Gautambudh Nagar, (U/P) on 22.05.13 and second Sub Lease Deed vide book No-1, Vol No-14222, Page No-85 to 134, Registration No-24479, SRO-SADAR, Gautambudh Nagar, (U/P) on 05-10/13 respectively. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. VE/PLANNING/62/19003/2016 Dated: 31/03/2017, by Yamuna Expressway Industrial Development Authority. All images, perspective, specifications, features, figures are only indicative and not a legal offering. The company reserves the right to modify/amend these without prior notice. All project related sanctions any other statutory compliance can be seen in person at our office.
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Artist's Impression

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UNIT PLAN
PLOT AREA:
87.36 SQ. MTR.
(104.5 SQ. YD.)

Total Covered Area of the plot
160.60 sq. mtr. (1728.0 sq. ft.)

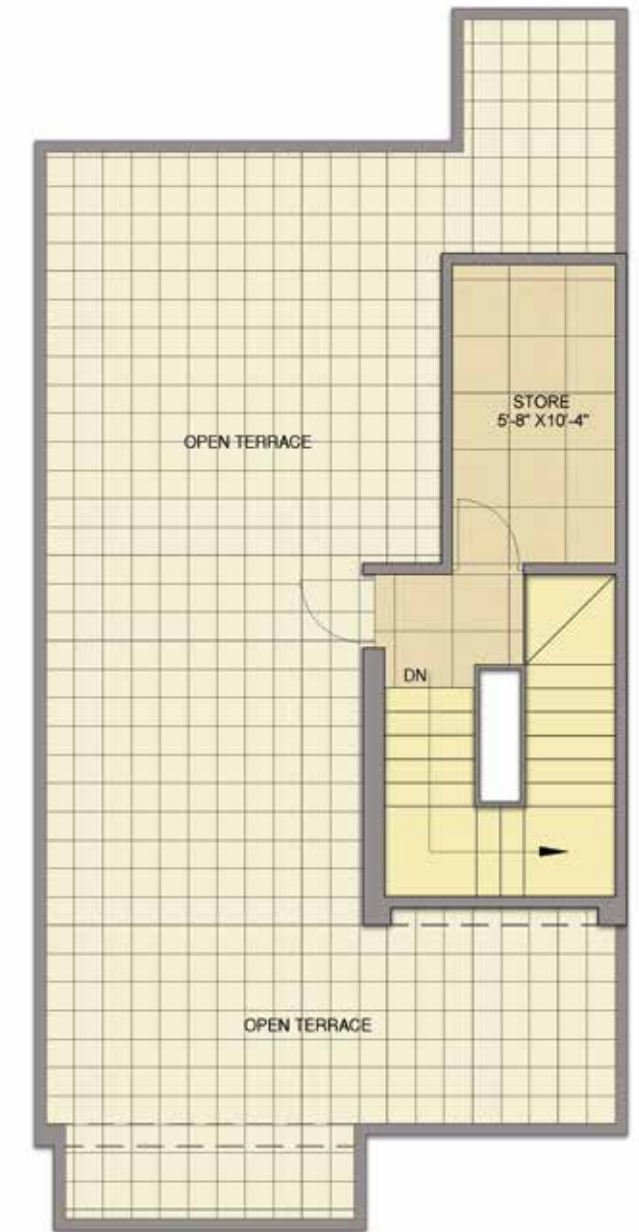
GROUND FLOOR PLAN

Carpet Area	- 53.83 sq. mtr. (579.40 sq. ft.)
External Wall Area	- 4.70 sq. mtr. (50.60 sq. ft.)
Covd. Verandah	- 13.83 sq. mtr. (149.00 sq. ft.)
Total Area	- 72.36 sq. mtr. (779.00 sq. ft.)
Open Area	- 15.00 sq. mtr. (161.50 sq. ft.)



FIRST FLOOR PLAN

Carpet Area	- 59.45 sq. mtr. (640.0 sq. ft.)
External Wall Area	- 4.25 sq. mtr. (45.75 sq. ft.)
Balcony Area	- 8.66 sq. mtr. (93.25 sq. ft.)
Total Area	- 72.36 sq. mtr. (779.0 sq. ft.)



SECOND FLOOR PLAN

Carpet Area	- 4.16 sq. mtr. (44.00 sq. ft.)
External Wall Area	- 1.10 sq. mtr. (12.00 sq. ft.)
Total Area	- 5.26 sq. mtr. (56.00 sq. ft.)
Mumty Area	- 10.62 sq. mtr. (114.00 sq. ft.)

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, munties, 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.

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.
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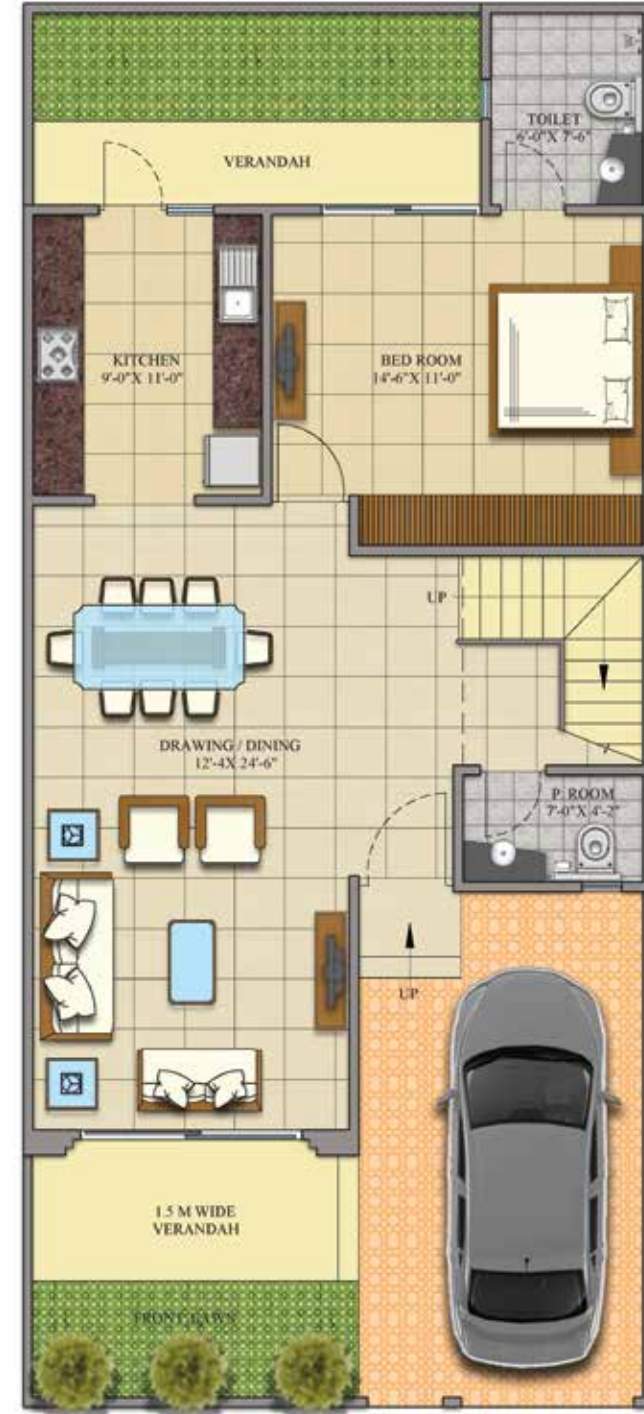


UNIT PLAN
PLOT AREA:
125.40 SQ. MTR.
(150 SQ. YD.)

Total Covered Area of the plot
236.64 sq. mtr. (2547.0 sq. ft.)

GROUND FLOOR PLAN

Carpet Area	- 73.28 sq. mtr. (789.00 sq. ft.)
External Wall Area	- 5.00 sq. mtr. COVD. (54.00 sq. ft.)
COVD. Verandah	- 22.89 sq. mtr. (246.00 sq. ft.)
Total Area	- 101.17 sq. mtr. (1089.0 sq. ft.)
Open Area	- 24.23 sq. mtr. (261.00 sq. ft.)



FIRST FLOOR PLAN

Carpet Area	- 83.65 sq. mtr. (900.00 sq. ft.)
External Wall Area	- 4.98 sq. mtr. (53.60 sq. ft.)
Balcony Area	- 12.54 sq. mtr. (135.00 sq. ft.)
Total Area	- 101.17 sq. mtr. (1089.0 sq. ft.)



SECOND FLOOR PLAN

Carpet Area	- 22.89 sq. mtr. (246.50 sq. ft.)
External Wall Area	- 2.26 sq. mtr. (24.50 sq. ft.)
Total Area	- 25.15 sq. mtr. (271.00 sq. ft.)
Mumty Area	- 9.15 sq. mtr. (98.00 sq. ft.)

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.
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SPECIFICATIONS OF VICTORIAN VILLAS (6th PARKVIEW)

FLOORING

- Vitrified tiles 1000 x 1000 in drawing, bedroom, kitchen and entrance lobby. Make - SARA, sole or equivalent.
- Ceramic tiles 300 x 300 in toilets and balconies. Make - SARA, sole or equivalent.
- Granite stones in staircase.

WALL & CEILING

- POP / gypsum plaster finished walls with OBD.
- False ceiling in drawing room & bedrooms.

TOILETS

- Granite counters / wall mounted wash basins.
- White sanitary ware with wall mounted EWC. Make - Hindware, Perryware, Jhonson or equivalent.
- CP fittings. Make - Jaquar or equivalent.
- Mirror and towel rack
- Ceramic tiles of 300 x 450 on wall up to door height.
- Ceiling exhaust fan in each toilet.

DOORS & WINDOWS

- Outer door and window aluminum powder coated / UPVC and main entry with wooden laminated door shutters.
- Internal wooden door frames (2400mm HT / P.Room as per site) made of Marandi or equivalent wood with laminated door shutters.
- Good quality hardware fittings.



SPECIFICATIONS OF VICTORIAN VILLAS (6th PARKVIEW)

ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall and ceilings
- One tube light / CFL light in each room.
- Conduits of DTH connection without wire.
- Only provision of split AC points in all bedroom, drawing & dining area. (Without AC unit)

ESS:

- 2 NOS of 1000 KVA transformer for 6th PARKVIEW scheme.

TERRACE

- Finished with ceramic tiles and texture.

KITCHEN

- Individual RO unit in kitchen for drinking water. Make - Gen-X World, Ganga or equivalent.
- Granite Counter top with stainless steel sink. Make - Panther, Lotus or equivalent.
- Wood work below the working top (Non-Modular) with accessories.
- 600 mm dado above the working top and 1450 mm from the floor level on the remaining walls by ceramic tiles.

MISCELLANEOUS

- Main gate and boundary grills of stainless steel.
- Balconies with stainless steel railing.
- Boundary wall of plot.





SUCCESS FOUNDED ON TRUST

Ever since its inception in the year 1995, Gaur's has been revered as an icon of excellence in the world of real estate. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, Gaur's stress on customer's trust has become the winning mantra.

The pointed, unerring focus on creating a better tomorrow has been the driving force at Gaur's. It is our foresight, eye for perfect locations and excellence in execution that has earned us a much-deserved success throughout our long journey. And armed with the confidence and verve to enrich lives, one can safely say that the future belongs to Gaur's.

NDTV PROPERTY AWARDS 2017
BUDGET APARTMENT PROJECT
OF THE YEAR TIER 1 CITIES
- **GAUR CASCADES**



NDTV PROPERTY AWARD 2016
BEST TOWNSHIP PROJECT
- **GAUR CITY**



NDTV PROPERTY AWARD 2015
BEST EXECUTION-TRACK RECORD
- **GAUR CITY**



**CNBC REAL ESTATE AWARDS 2017-18
(NORTH ZONE)**
BEST RESIDENTIAL PROJECT
- AFFORDABLE SEGMENT
- **GAUR CASCADES**



CNBC AWAAZ REAL ESTATE AWARD 2016
BEST TOWNSHIP PROJECT
- **GAUR CITY**



ONGOING RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida
UPRERAPRJ6838

Gaur Saundaryam, Ph-2, Gr. Noida (West)
UPRERAPRJ6335

Gaur Siddhartham, Siddharth Vihar
UPRERAPRJ3935

Gaur Sportswood, Sector-79, Noida
UPRERAPRJ3528

2nd Parkview, Gaur Yamuna City
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 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



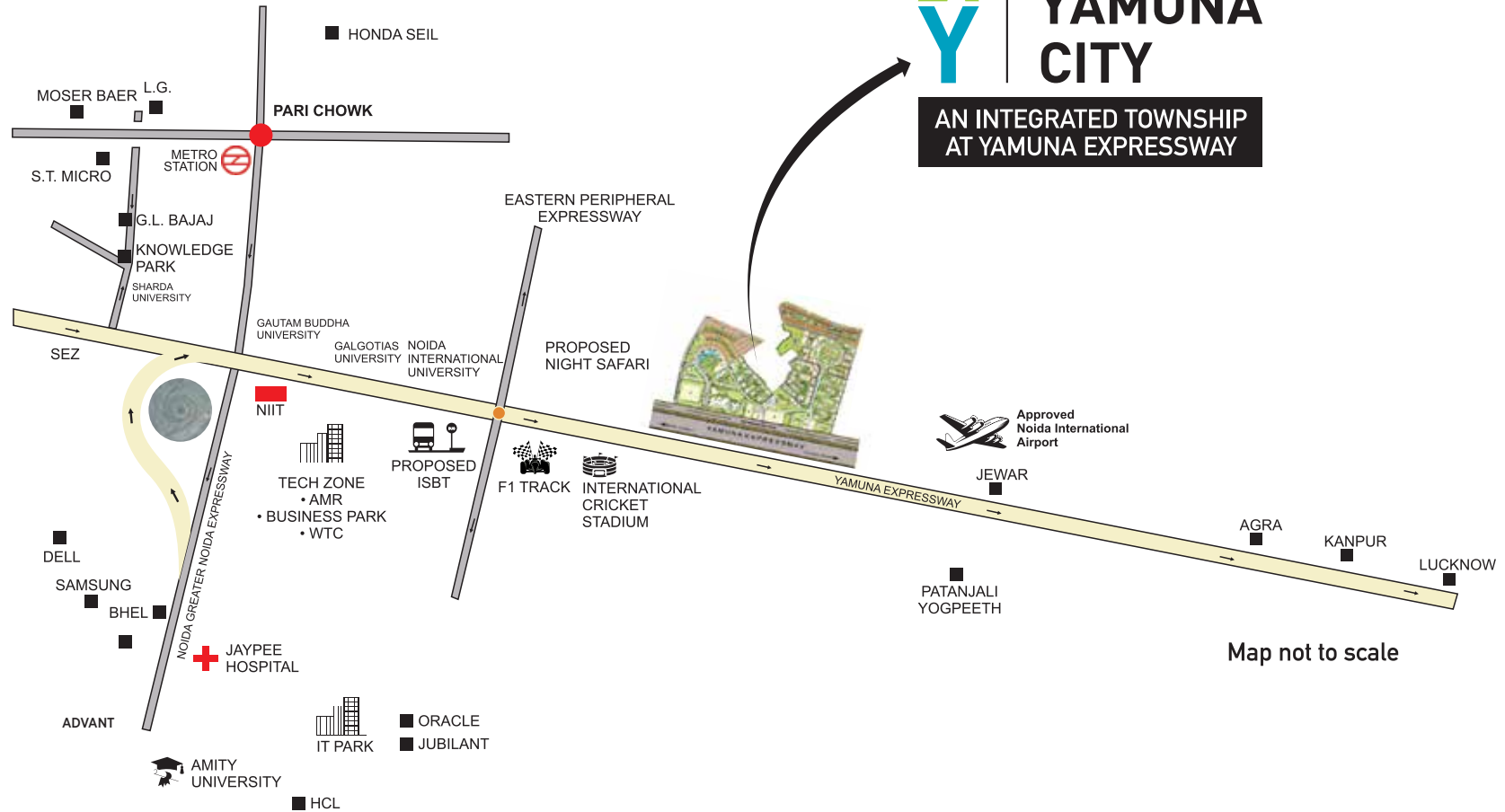
DELIVERED COMMERCIAL PROJECTS

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)



**GOUR
YAMUNA
CITY**

**AN INTEGRATED TOWNSHIP
AT YAMUNA EXPRESSWAY**



Map not to scale

Team of Architects
Headed by
AR. Kailash Aggarwal

Traffic Planning by
epc

Structural Consultants
OPTIMUM DESIGN
CONSULTING ENGINEERS

VMS

Landscape Architect
OASIS
DESIGNS INC

Green Building
Godrej

E.I.A by
Environmental &
Technical Research Centre

Vertical Circulation by
MATRIX

H.V.A.C by
cespl



This Project is mortgaged with ART Affordable Housing Finance (India) Limited
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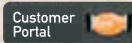
Gaursons Realtech Pvt. Ltd.
Corp. Office: Gaur Biz Park, Plot No.-1, Abhay Khand II, Indirapuram,
Ghaziabad 201014

Gaur Yamuna City
Site Address: Sec-19, Sports City East, Yamuna Expressway,
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