

12TH AVENUE

GH-03, Sector-16C, GNIDA



GAUR CITY-2
Get used to more
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*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, 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. And now moving on in its expansion mode, Gaur City has entered its second phase. Gaur City-2, spanning 112 acres will offer a residential paradise for over 15,000 families. With the incomparable features of Gaur City, the second phase (Gaur City-2) will be an enviable living destination for those desirous of an ultra modern lifestyle.

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



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.
- Wi-fi enabled complex.
- 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 on payment basis.
- Pre-certification of Green Homes from Indian Green Building Council (IGBC)



* All specification, design layout, conditions are only indicative & not to scale some of these can be changed at the discretion of Builder/Architect/Authority. These are purely conceptual & constitute no legal offering.

specifications

FLOORING

- Vitrified tiles 2'x2' 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

TV & Telephone

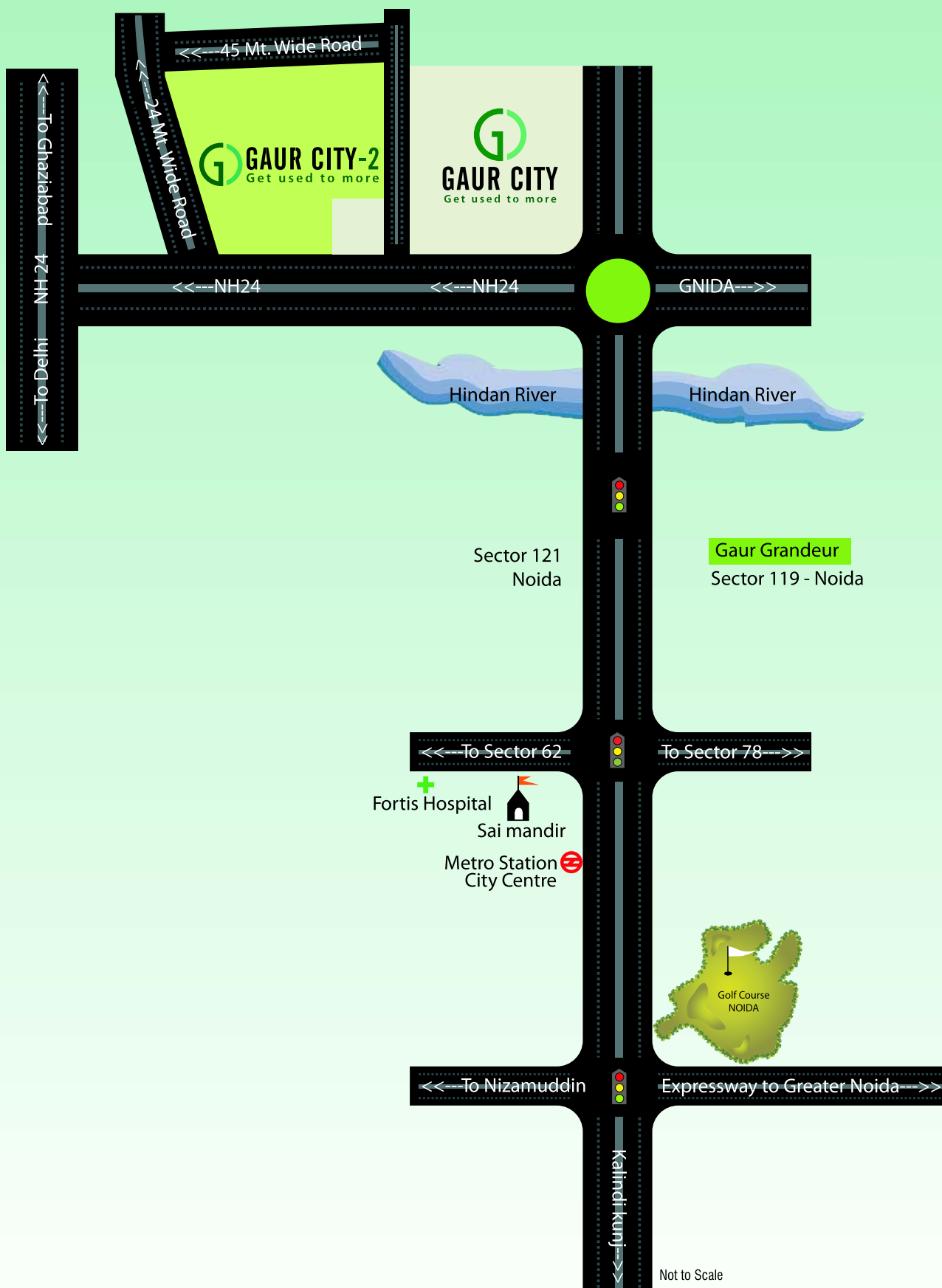
- One land line connection having intercom facilities
- Provision for DTH connection

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.



Location map



GAURSONS PROMOTERS PVT. LTD.

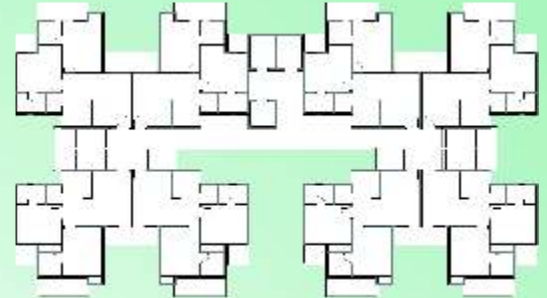
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BLOCK - D,E,F

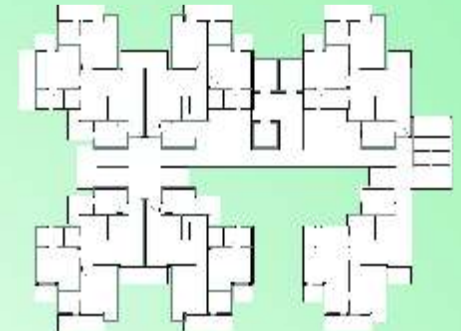


Unit Plan

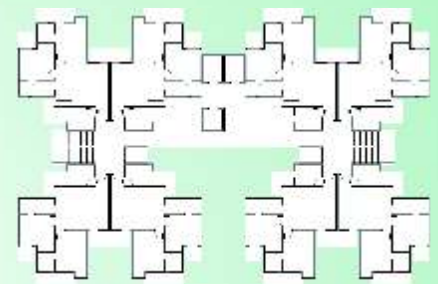
Saleable Area= 98.100 Sq. Mtr.
(1055 Sq. Ft. Approx.)

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

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.



BLOCK - A



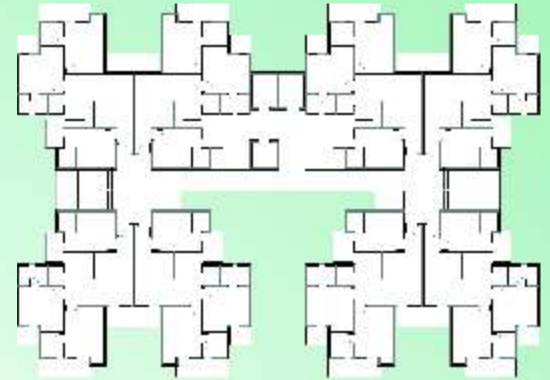
BLOCK - B,C

Unit Plan

Saleable Area= 113.800 Sq. Mtr.
(1225 Sq. Ft. Approx.)

2 Bedrooms • Drawing • Dining • Kitchen • 2 Toilets • Study • Store • Foyer • Balconies

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BLOCK - G

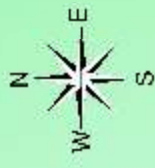
Unit Plan

Saleable Area= 122.630 Sq. Mtr.
(1320 Sq. Ft. Approx.)

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

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.

Site Plan
12th Avenue (Gaur City-2)



A,B,C= 1225.00 Sq. Ft	A-2S+25 Floors
D,E,F= 1055.00 Sq. Ft	B-2S+25 Floors
G= 1320.00 Sq. Ft	C-2S+25 Floors
	D-S+26 Floors
	E-S+26 Floors
	F-2S+25 Floors
	G-2S+25 Floors

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**Main Site Plan
12th Avenue (Gaur City-2)**

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- LEGEND**
- C6- SHOPPING COMPLEX
 - C5- MALL, COMMERCIAL, OFFICES
 - SERVICE APARTMENT
 - 1- SCHOOLS
 - 2- PETROL PUMP
 - 3- COMMUNITY HALL
 - 7- COMMERCIAL & FACILITIES
 - 8- FACILITIES
 - 9- CLUB, COMMUNITY FACILITIES, MULTIPURPOSE HALL & INDOOR PLAY AREA
 - 10- NURSING HOME
 - 11- POLICE STATION
 - 12- TEMPLE
 - 13- TAXI STAND

