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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, Distt. Gautam Buddh Nagar (U.P.)

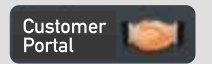
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**Gaur
YAMUNA
CITY**

AN INTEGRATED TOWNSHIP
AT YAMUNA EXPRESSWAY



SAVIOUR



GAURS
ur own world

32ND PARKVIEW

RESIDENTIAL PLOTS (VILLAS)
Shape Your Dream Villa into Reality



A FUTURISTIC TOWNSHIP TAKING SHAPE

I wish to thank you for showing interest in Gaur Yamuna City, on Yamuna Expressway, one of Gaur's flagship projects. In our 22 years journey with more than 35,000 happy families, we consistently strive to provide you nothing less than excellence!

In today's world time is the luxury. The idea of Gaur Yamuna City conceived keeping an international concept in the mind; to have your workplace within 15 minutes' drive from your home. Saving time on travel to work is directly proportional to a happy living with family. Based upon this idea; Gaur Yamuna City on Yamuna Expressway is the right destination which is in proximity to the much awaited upcoming Noida International Airport which will save time for those who travel a lot. The project is also in proximity to various MNCs and is strategically located on one of the fastest growing professional hubs of India. Gaur Yamuna City is one of the milestone projects that is an impeccable blend of nature with modernity. Based upon a theme that pays tribute to the river culture - Life begins at the Yamuna - whose extension is the Gaur Yamuna City.

Spread over a massive 101 Hectare (250 Acres) of lush land Gaur Yamuna City is the part of the Sports City which is the biggest integrated township in the country. While this is going to accommodate 17,500 families it also offers flats, commercial spaces and plots within the township to build your own villa in your own convenience. When you plan a living in Gaur Yamuna City, we have facilities to fetch you all your daily needs within your reach. The site is well connected to the heart of Greater Noida, Noida and Delhi. With a coveted holistic living to offer there is no dubious distinction that Gaur Yamuna City is all that a property seeker can ever dream of to be real. Starting from its com-mutability to its abundant nature to its state-of-the art living, life flowers at Yamuna.

Gaur Yamuna City is close to my heart and will not 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
MD - Gaursons Group



WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a fast emerging as the next development hub. It is a 503 km long controlled-access expressway which connects Greater Noida, Agra and Lucknow. The time taken to travel the distance between the cities has reduced and one can reach the destination at a faster rate

The Yamuna Expressway has not just saved time but has also given a lot of facilities which were the exigency that time. With the approved Noida International airport, people living in many cities of western UP will save approximately 2 hours of travelling time to Delhi airport. The airport will increase the density of the area which will make the place more advantageous for the home buyers. Apart from this, the airport will bring out many jobs which will result in more employment which will grow the market eventually.

- | | | |
|---|---|---|
|  APPROVED NOIDA INTERNATIONAL AIRPORT |  PROPOSED MONO RAIL |  PROPOSED ISBT |
|  INTERNATIONAL CRICKET STADIUM |  EASTERN PERIPHERAL EXPRESSWAY |  WORLD CLASS UNIVERSITIES |
|  BUDDH INTERNATIONAL CIRCUIT |  FREIGHT CORRIDOR BY INDIAN RAILWAY. |  HOSPITAL |
|  PROPOSED NIGHT SAFARI |  DELHI -MUMBAI INDUSTRIAL CORRIDOR (DMIC) |  TECH ZONE |
|  765 KV POWER STATION | | |

APPROVED NOIDA INTERNATIONAL AIRPORT

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.



EASTERN PERIPHERAL EXPRESSWAY



Jewar airport to have Metro link with Delhi

New Delhi: The proposed airport at Greater Noida will have direct Metro connectivity with the capital. The UP government has told the aviation ministry it will extend the current Greater Noida Metro line to the airport site at Jewar, said aviation secretary R.N. Choubey.

"This was conveyed to us during a recent meeting with the UP government. The Metro line currently in cleared 101 Pari Chowk in Greater Noida and will be extended from there," Choubey said.

Delhi Metro Rail Corp (DMRC) **RD Anand** Dasgupta said: "The proposed link of about 23 km is from Pari Chowk to Yamuna Expressway In-



The plot where the airport is expected to come up

dustral Development Areas (YEPIDA) Sector 20, DMRC had prepared the alignment, station location and traffic study and had submitted it to the UP government last year."

The next stage will in-

clude UP asking DMRC to prepare detailed project report, work out cost of various options like road, over ground or at road level and then sanction the zone status. Elevated metro costs about Rs 200 crore per

According to DMRC officials, the proposed link of about 23 km is from Pari Chowk to YEPIDA Sector 20. The DMRC had prepared the alignment, station location and traffic study and had submitted it to the UP government last year.

km. Jewar comes under the Yamuna Expressway Industrial Development Authority (YEIDA).

"This authority's chairman, Prakash Kumar, has not told the government has sanctioned

"In the first phase, we will acquire 1,000 hectares (2,470 acres) for starting the airport. We are waiting for the government to clear this airport by or before 2009 to have phase 4 ready by 2013," Kumar, a former chief of Directorate General of Civil Aviation (DGCA), has said. The second phase will eventually be built in somewhere from 7,500 acres to over 12,000 acres.

The Indira Gandhi International Airport will be operating at capacity within the next five years, said the government, wants the second airport to be ready before that to avoid a Mumbai kind of aerial logjam in the national capital.



नोएडा-ग्रेनो मेट्रो की राह हुई आसान

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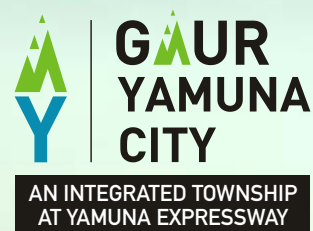
Figure 1. A man in a white shirt and tie, wearing a white apron, pouring liquid from a bottle into a glass. He is standing behind a counter. To his right, another person is partially visible, also wearing a white apron. The background is a plain wall with some text on it.

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BUDDH INTERNATIONAL CIRCUIT - F1 TRACK



WORLD CLASS UNIVERSITIES



32ND PARKVIEW

RESIDENTIAL PLOTS (VILLAS)
Shape Your Dream Villa into Reality

32ND PARKVIEW

32nd Parkview is a part of Gaur Yamuna City offers which premium residential plots and world class infrastructures with a minimum plot size of 91 sq mtr (981 sq. ft) and maximum of 2376 sq. ft (221 Sq Mt). A blessed life begins at 32nd Parkview at an affordable price along with promising high returns. The township offers ready to build plots and also offers amenities like club house, garden, swimming pool, badminton court and gymnasium.

Owning your dream plot in 32nd Parkview will be a lifetime opportunity one should not afford to miss. These 488 plots will offer lush green surroundings, fresh air and a new wave of living. With all the modern yet affordable facilities, one would lead a dreamy lifestyle in 32nd Parkview. Bringing together the finest of the details of life, 32nd Parkview offers a luxurious and comfortable living experience to nurture the mind, body and spirit.

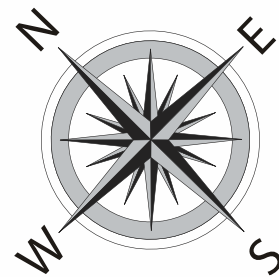
ACTUAL PICTURE OF SITE

All specifications, images including stock images, colours, 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



AN INTEGRATED TOWNSHIP
AT YAMUNA EXPRESSWAY

MASTER PLAN OF GAUR YAMUNA CITY
101.17 Hectare (250 ACRES) TOWNSHIP



32ND PARKVIEW
RESIDENTIAL PLOTS (VILLAS)
Shape Your Dream Villa into Reality

LEGEND

1. YAMUNA DWAR
2. SANGAM DWAR
3. CAPITOL HILL GATE

A. MASTER PLAN COMMERCIAL

B. CITY CLUB

- BANQUET HALL
- RESTAURANT & BAR
- GYMNASIUM
- SPA
- INDOOR COURTS
- AUDITORIUM
- GARDEN
- GUEST ROOMS
- LIBRARY

C. SCHOOL / INSTITUTIONAL
- EDUCATIONAL PLOTS

D. ECO PARK

- LAKE YAMUNA
- CHILDREN PARK
- PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE & BIRD WATCHING

E. CULTURAL CITY CENTRE

- OPEN AIR THEATRE
- FOOD COURT
- CHILDREN PLAY AREA
- WATER BODY
- CRICKET GROUND

F. FACILITIES

- DISPENSARY
- TEMPLE PLOT
- MILK BOOTH
- CLUB FACILITIES
- CONVENIENT SHOP
- NURSING HOME

G. GYC GALLERIA

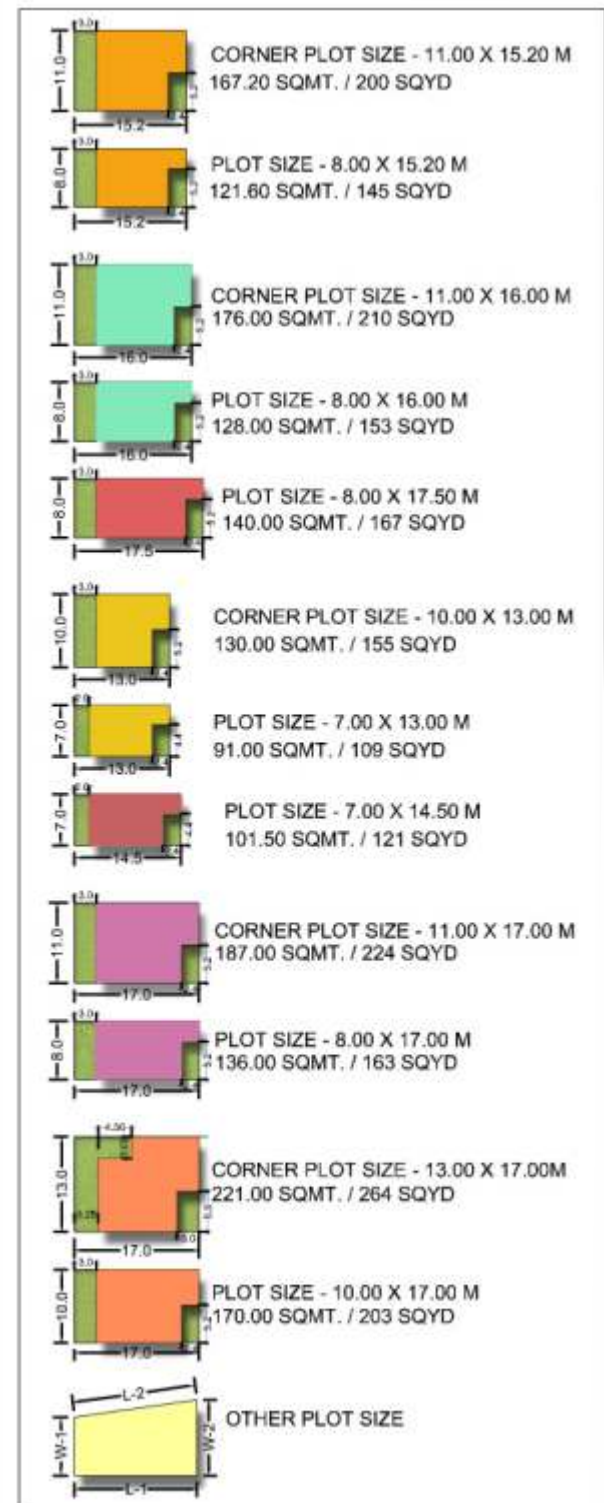
32ND PARKVIEW

RESIDENTIAL PLOTS (VILLAS)
Shape Your Dream Villa into Reality

SITE PLAN



LEGEND



ACTUAL PICTURES OF SITE, GAUR YAMUNA CITY



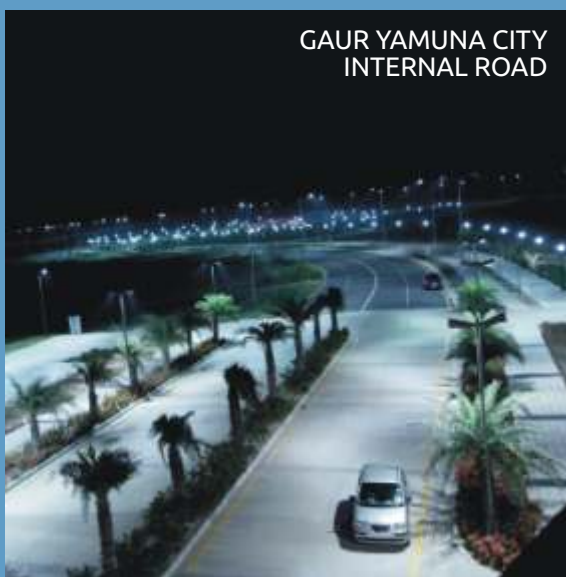
GRAND ENTRANCE
TO A DREAM HOME



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

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA-101.50 SQM	
GROUND FLOOR PLAN	
CARPET AREA	- 65.61 SQ.M
EXTERNAL WALL AREA	- 5.44 SQ.M
COVD. VERANDAH AREA	- 17.2 SQ.M
TOTAL AREA	- 88.25 SQ. M (949.90 SQ.FT)
OPEN AREA	- 13.25 SQ.M

TOTAL BUILT UP AREA OF PLOT - 187.80 SQ. M (2021.0 SQ.FT)



GROUND FLOOR PLAN

32ND PARKVIEW

PLOT AREA - 101.55 SQ. M	
FIRST FLOOR PLAN	
CARPET AREA	- 71.08 SQ. M
EXTERNAL WALL AREA	- 4.37 SQ. M
COVD. BALCONY	- 12.80 SQ. M
TOTAL AREA	- 88.25 SQ. M (949.90 SQ.FT)
MUMTY AREA	- 11.3 SQ.M (121.20 SQ.FT)



FIRST FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA-121.60 SQM	
GROUND FLOOR PLAN	
CARPET AREA	- 70.28 SQ. M
EXTERNAL WALL AREA	- 4.60 SQ. M
COVD. VERANDAH AREA	- 27.12 SQ. M
TOTAL AREA	- 102.0 SQ. M (1098.0 SQ.FT)
OPEN AREA	- 19.60 SQ. M

TOTAL BUILT UP AREA OF PLOT - 216.50 SQ. M (2330.0 SQ.FT)



GROUND FLOOR PLAN

32ND PARKVIEW

PLOT AREA-121.6 SQM	
FIRST FLOOR PLAN	
CARPET AREA	- 80.20 SQ. M
EXTERNAL WALL AREA	- 4.6 SQ. M
COVD. VERANDAH AREA	- 17.20 SQ. M
TOTAL AREA	- 102.0 SQ. M (1098.0 SQ.FT)
MUMTY AREA	- 12.50 SQ.M (134.0 SQ.FT.)



FIRST FLOOR PLAN

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.

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SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA-128.0 SQM	
GROUND FLOOR PLAN	
CARPET AREA	- 76.38 SQ.M
EXTERNAL WALL AREA	- 4.89 SQ.M
COVD. VERANDAH AREA	- 27.23 SQ.M
TOTAL AREA	- 108.50 SQ. M (1167.89 SQ.FT)
OPEN AREA	- 19.50 SQ.M

TOTAL BUILT UP AREA OF PLOT - 230.4 SQ. M (2480 SQ.FT)



GROUND FLOOR PLAN

32ND PARKVIEW

PLOT AREA - 128.0 SQ. M	
FIRST FLOOR PLAN	
CARPET AREA	- 86.74 SQ.M
EXTERNAL WALL AREA	- 4.56 SQ.M
COVD. BALCONY	- 17.20 SQ.M
TOTAL AREA	- 108.50 SQ. M (1167.89 SQ.FT)
MUMTY AREA	- 13.4 SQ.M (144.22 SQ.FT)



FIRST FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA-136 SQM	
GROUND FLOOR PLAN	
CARPET AREA	- 75.25 SQ.M
EXTERNAL WALL AREA	- 4.7 SQ.M
COVD. VERANDAH AREA	- 25.30 SQ.M
TOTAL AREA	- 105.25 SQ. M (1132.91 SQ.FT)
OPEN AREA	- 30.75 SQ.M

TOTAL BUILT UP AREA OF PLOT = 223.0 SQ. M (2400 SQ.FT)



GROUND FLOOR PLAN

32ND PARKVIEW

PLOT AREA-136 SQM	
FIRST FLOOR PLAN	
CARPET AREA	- 83.60 SQ.M
EXTERNAL WALL AREA	- 4.45 SQ.M
COVD. VERANDAH AREA	- 17.20 SQ.M
TOTAL AREA	- 105.25 SQ. M (1132.91 SQ.FT)
MUMTY AREA	- 12.5 SQ.M (134.18 SQ.FT)



FIRST FLOOR PLAN

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SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA-140.0 SQM	
GROUND FLOOR PLAN	
CARPET AREA	- 77.57 SQ.M
EXTERNAL WALL AREA	- 5.17 SQ.M
COVD. VERANDAH AREA	- 26.56 SQ.M
TOTAL AREA	- 109.30 SQ. M (1176.50 SQ.FT)
OPEN AREA	- 30.70 SQ.M

TOTAL BUILT UP AREA OF PLOT = 232.00 SQ. M (2497 SQ.FT)



GROUND FLOOR PLAN

32ND PARKVIEW

PLOT AREA - 140.0 SQ. M	
FIRST FLOOR PLAN	
CARPET AREA	- 87.49 SQ.M
EXTERNAL WALL AREA	- 4.61 SQ.M
COVD. BALCONY	- 17.20 SQ.M
TOTAL AREA	- 109.30 SQ. M (1176.50 SQ.FT)
MUMTY AREA	- 13.4 SQ.M (144.00 SQ.FT)



FIRST FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA-170 SQM	
GROUND FLOOR PLAN	
CARPET AREA	- 104.70 SQ.M
EXTERNAL WALL AREA	- 8.68 SQ.M
COVD. VERANDAH AREA	- 31.42 SQ.M
TOTAL AREA	- 144.8 SQ. M (1558.62 SQ.FT)
OPEN AREA	- 25.2 SQ.M

TOTAL BUILT UP AREA OF PLOT = 304.10 SQ. M (3273 Sq.ft)



GROUND FLOOR PLAN

32ND PARKVIEW

PLOT AREA-170 SQM	
FIRST FLOOR PLAN	
CARPET AREA	- 114.75 SQ.M
EXTERNAL WALL AREA	- 8.45 SQ.M
COVD. VERANDAH AREA	- 21.60 SQ.M
TOTAL AREA	- 144.8 SQ. M (1558.62 SQ.FT)
MUMTY AREA	- 14.5 SQ.M (155.76 SQ.FT.)



FIRST FLOOR PLAN

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SUCCESS FOUNDED ON TRUST

With a proud history of delivering projects on time and as per promised specifications, Gaur's Group is a name to reckon with when it comes to real estate in the NCR. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, the Group's emphasis on customers' trust has become the winning mantra. 'The synonym of trust in realty' that's what Gaur's Group stands for, setting a strong foundation to every endeavor for building better infrastructure. The future surely belongs to this enterprising real estate group.

Founded in the year 1995, the Group has moved from strength to strength. Since the very first year of its inception, it is on a journey of architectural excellence and customer satisfaction. This journey has had many successful milestones along the way. This multi interest, multi-utility, real estate company is determined to create new architectural marvels in the future. Growth rate, beyond words and beyond all expectation since 1995, thousands of satisfied customers and brilliance in all its architectural projects have given the Group the success it deserves. Through the years, more than 35,000 satisfied families have shown their faith and support in all the real estate endeavors of the Gaur's Group. This trust of customers has been the one single factor which has propelled the company to phenomenal heights of consistent growth and development.



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. NH-5
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, Gzb.
Gaur High Street (Rajnagar Ext.) Gzb.
Gaur Gravity, Gzb.
Gaur Square, Govindpuram, Gzb.
Gaur City Plaza- Gaur City, Gr. Noida (West)
Gaur Biz Park, Indirapuram
Gaur City Galleria, Gr. Noida (West)



OUR RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida
UPRERAPRJ6838
Gaur Saundaryam, Ph-2, Gr. Noida (West)
UPRERAPRJ6335
Gaur's Siddhartham, Siddharth Vihar
UPRERAPRJ3935
Gaur Sportswood, Sector-79, Noida
UPRERAPRJ3528
2nd Parkview, Yamuna Expressway
UPRERAPRJ4464
16th Parkview, Yamuna Expressway
UPRERAPRJ6801
32nd Parkview, Yamuna Expressway
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, Yamuna Expressway
UPRERAPRJ4602