

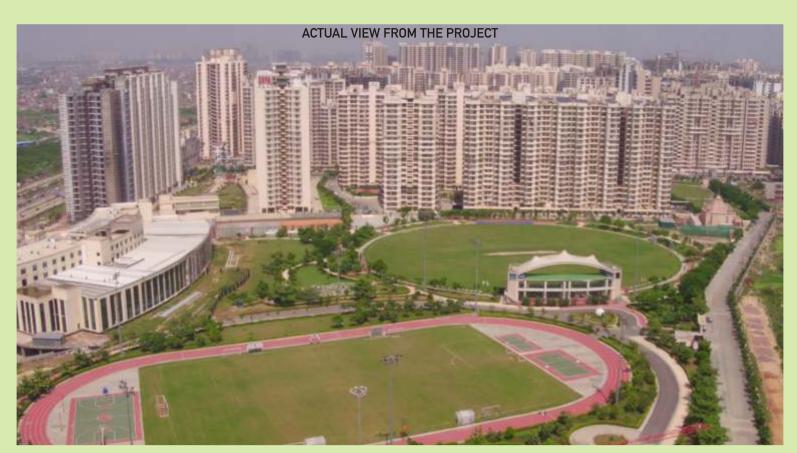


Your Home, Your Township, Your Paradise









ACTUAL SITE PHOTOGRAPHS OF GAUR CITY









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

Gaur City is built with a concept of walk to school, walk to work and walk to play where each resident will access all important places in a walking distance. An integrated smart city, Gaur City the first allotted township of Greater Noida (w) and Gaurs Group is the first developer to get the completion certificate in Greater Noida (West) and the first to give possession.

With a unique blend of excellent location, budget friendly pricing and amazing infrastructure, Gaur City has a lot to offer. The township is certified by the Indian Green Building Council and its master plan has been designed by the renowned Singapore based consultant. The township offers 2 and 3 BHK apartments and has a 72843 mtr. (18 acres) sports complex which includes open gym and a cricket academy run by Former Indian Crickerter-Mr. Madan Lal. Not only this, the township will look after all the daily needs of a resident which includes school, creche, gymnasium, restaurant, petrol station, multiplex and many more.

Prime location for a premier township

- 9 kms from Noida City Center Metro Station
- 18 kms from Kalindi Kuni

Ultra Modern Facilities of the township

- Sports facilities like Basketball, badminton, football, tennis courts, cricket practice pitch
- Gaurs International School (CBSE Affiliated)
- Next to upcoming 101171 mtr. (25 Acres) Commercial hub with Gaur City Mall of area 69677 mtr., Gaur City Center and Hospital
- City Plaza in Gaur City and City Galleria in Gaur City 2 for your daily needs
- · Nursing home and multi level car parking
- Zero Garbage management system
- Sewage Treatment Plants
- Rain Water Harvesting
- Solar Energy in common areas
- Temple





Specifications

FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and two 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 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 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

NOTES

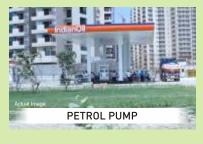
- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may very up to ± 3% without any change in cost. However, in case the variation is beyond ± 3%, pro-rata charges are applicable.

Highlights

- Certified earthquake resistant structure as per IS Codes of practice
- Lifts by FUJITECH or equivalent in each block
- 24 hours security with intercom
- Parks, children play area, landscaping within the complex
- Rain water harvesting
- Plumbing done with CPVC pipes to avoid corrosion
- Individual RO for drinking water in each apartment
- Housing loan facility available from the leading financial institutions













Tower - A & B

Carpet Area - 57.90 SQ. MT. (623.00 SQ. FT.)

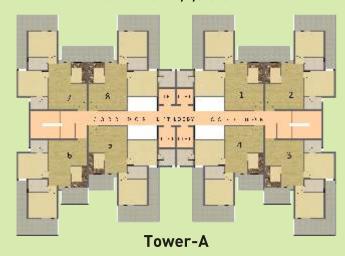
External Wall & Column Area - 5.00 SQ. MT. (54.00 SQ. FT.)

Balcony Area - 22.40 SQ. MT. (241.00 SQ. FT.)

Common Area - 108.23 SQ. MT. (1165.00 SQ. FT.)

- 2 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies

UNIT NO - 1,4,5 & 8

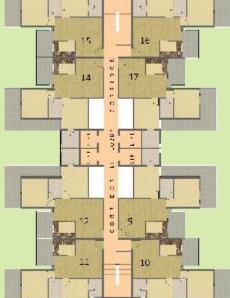


¹ Sqm=10.764 sq.ft,304.8mm=1'-0"





UNIT NO - 10,11,15 & 16



Tower B

Tower - A & B

Carpet Area - 57.90 SQ. MT. (623.00 SQ. FT.)

External Wall & Column Area - 5.00 SQ. MT. (54.00 SQ. FT.)

Balcony Area - 22.40 SQ. MT. (241.00 SQ. FT.)

Common Area - 108.23 SQ. MT. (1165.00 SQ. FT.)

- 2 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies





Tower - C & D

Carpet Area - 49.60 SQ. MT. (534.00 SQ. FT.)

External Wall & Column Area - 4.11 SQ. MT. (44.00 SQ. FT.)

Balcony Area - 22.59 SQ. MT. (243.00 SQ. FT.)

Common Area - 99.86 SQ. MT. (1075.00 SQ. FT.)

- 2 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies



Tower - C





Tower - C & D
Carpet Area - 49.60 SQ. MT. (534.00 SQ. FT.)
External Wall & Column Area - 4.11 SQ. MT. (44.00 SQ. FT.)
Balcony Area - 22.59 SQ. MT. (243.00 SQ. FT.)
Common Area - 23.56 SQ. MT. (254.00 SQ. FT.)
Total Area - 99.86 SQ. MT. (1075.00 SQ. FT.)

- 2 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies



Tower - D

¹ Sqm=10.764 sq.ft,304.8mm=1'-0"





Tower - I & J

Carpet Area - 69.45 SQ. MT. (747.30 SQ. FT.)

External Wall & Column Area - 6.77 SQ. MT. (72.70 SQ. FT.)

Balcony Area - 21.78 SQ. MT. (235.00 SQ. FT.)

Common Area - 27.40 SQ. MT. (295.00 SQ. FT.)

Total Area - 125.40 SQ. MT. (1350.00 SQ. FT.)

- 3 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies







Tower - I

Carpet Area - 69.45 SQ. MT. (747.30 SQ. FT.)

External Wall & Column Area - 6.77 SQ. MT. (72.70 SQ. FT.)

Balcony Area - 31.08 SQ. MT. (335.00 SQ. FT.)

Common Area - 27.40 SQ. MT. (295.00 SQ. FT.)

Total Area - 134.70 SQ. MT. (1450.00 SQ. FT.)

- 3 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies







Tower - J & I

Carpet Area - 69.45 SQ. MT. (747.30 SQ. FT.)

External Wall & Column Area - 6.77 SQ. MT. (72.70 SQ. FT.)

Balcony Area - 21.78 SQ. MT. (235.00 SQ. FT.)

Common Area - 27.40 SQ. MT. (295.00 SQ. FT.)

Total Area - 125.40 SQ. MT. (1350.00 SQ. FT.)

- 3 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies







Tower - K

Carpet Area - 53.04 SQ. MT. (571.00 SQ. FT.)

External Wall & Column Area - 6.00 SQ. MT. (64.00 SQ. FT.)

Balcony Area - 23.65 SQ. MT. (255.00 SQ. FT.)

Common Area - 24.61 SQ. MT. (265.00 SQ. FT.)

Total Area - 107.30 SQ. MT. (1155.00 SQ. FT.)

- 2 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies



Tower - K





Tower - K

Carpet Area - 52.68 SQ. MT. (567.00 SQ. FT.)

External Wall & Column Area - 6.12 SQ. MT. (65.85 SQ. FT.)

Balcony Area - 19.70 SQ. MT. (212.00 SQ. FT.)

Common Area - 24.20 SQ. MT. (260.00 SQ. FT.)

Total Area - 102.70 SQ. MT. (1105.00 SQ. FT.)

- 2 Bedrooms
- Drawing/Dining
- Kitchen
- 2 Toilets
- 2 Balconies



Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding 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 of the apartment.

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

DETAIL SPECIFICATIONS OF 7TH AVENUE, GAUR CITY, GREATER NOIDA (W)



1. COMMON AREA IN BLOCK

A. LIFT LOBBY / CORRIDOR

a) FLOORING - TILES / MARBLE (COMBINATION OF TWO COLOURS)

b) PAINTING - OBD c) RAILING - MS RAILING d) LIFT FASCIA - TILES / MARBLE

e) LIGHTING - CEILING MOUNTED LIGHT FIXTURE

B. STAIRCASE

a) FLOORING - MARBLE FLOORING (STAIRCASE-1)
b) RAILING - CONCRETE / IPS FLOORING (STAIRCASE-2)

c) LIGHTING - WALL MOUNTED LIGHT FIXTURE

C. VISITOR TOILET - ONE IN EACH BLOCK

a) FLOORING - VITRIFIED TILES

b) PAINTING - OBD

c) WALL CLADDING - GLAZED / CERAMIC TILES

d) W.C - EUROPEAN TYPE e) CP FITTINGS - CHROME PLATTED

D. LIFT - 4 LIFTS (TWO - 13 PASSENGER + TWO - 8 PASSENGER) EACH BLOCK

a) EXTERNAL DOOR - MS PAINTED

b) INTERNAL FINISHES - STAINLESS STEEL FINISHES

E. TERRACE

a) FLOORING - TILES

b) PAINTING - TEXTURE PAINT c) PARAPET - RCC / MS RAILING

d) WATER TANK - RCC

2. EXTERNAL AREA

A. LANDSCAPE

a) HARD LANDSCAPE / ROAD

PARKING - TILES / TRIMIX / PAVERS / CURVE STONE / STONE / CHECKERED TILES

b) SOFT LANDSCAPE - NATURAL GRASS / ARTIFICIAL GRASS PAD / GRASS LAWN SHRUBS / PLANTS / TREES

c) LIGHTING - POLE LIGHT d) SKATING RINK - 1 NOS. e) KIDS' PLAY AREA - 1 NOS.

B. BASEMENT AREA B1, B2, B3

C.

a) ROAD AND PARKING - TRIMIX FLOORING

b) LIGHTING - CEILING MOUNTED LIGHT FIXTURE

c) FIRE FIGHTING - AS PER NORMS

D. ESS

a) REQUIRED LOAD - 7510 KVA

b) APPROVED - DG - 75- KVA (2 NOS.), DG - 500 KVA (2 NOS.) TRANSFORMER - 1600 KVA (6 NOS.)

E. COMMUNITY HALL

ENTRANCE LOBBY - VITRIFIED TILES / MARBLE FLOORING (COMBINATION OF TWO COLOURS)

 b)
 GYMNASIUM
 80 SQ. MTR. (860.80 SQ. FT.)

 I.
 FLOORING
 VINYL / RUBBER FLOORING

 II.
 WALL
 MIRROR / OBD PAINTS

 III.
 CEILING
 PERFORATED GYPSUM TILES

c) CHANGING ROOM AND SHOWER

d) PLAY ROOM - 80 SQ. MTR. (860.80 SQ. FT.)

I. TABLE TENNIS - 2 NOS.
II. POOL TABLE - 1 NOS.

F. SWIMMING POOL

MAIN SWIMMING POOL

a) SIZE - 25 M X 12 M b) DEPTH - 1.2 M c) FINISHES - TILES

KIDS' SWIMMING POOL

a) SIZE - 6 M X 5 M b) DEPTH - 0.6 M c) FINISHES - TILES



LAYOUT PLAN

LEGENDS

CONVENIENT SHOPS

TOWER A - 108.23 SQ.MT. (1165 SQ.FT.)

TOWER B - 108.23 SQ.MT. (1165 SQ.FT.)

TOWER C - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER D - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER E - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER F - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER G - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER H - 108.23 SQ.MT. (1165 SQ.FT.)

TOWER I - 125.40/134.70 SQ.MT. (1350 SQ.FT / 1450 SQ.FT.)

TOWER J - 125.40 SQ.MT. (1350 SQ.FT.)

TOWER K - 102.70 / 107.30 SQ.MT. (1105/1155 SQ.FT.)

TOWER L - 110.13 SQ.MT. (1185 SQ.FT.)

I. ENTRANCE GATE

II. BASKETBALL COURT

III. TENNIS COURT WITH SEATING TIER

IV. PATHWAY / JOGGING TRACK

V. LANDSCAPED LAWN

VI. KIDS' PLAY AREA

VII. SWIMMING POOL

VIII. KIDS' POOL

IX. POOL DECK

X. CRICKET PITCH

XI. AMPHITHEATER

XII. CLUB

XIII. E.S.S.

XIV. EXIT GATE





SITE PLAN





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, 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)



GAURS INTERNATIONAL SCHOOL

CBSE Affiliated

Gaur City-2, Greater Noida (West)

OUR 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

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)

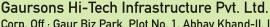
UPRERAPRJ6934

Gaur City Arcade Gr. Noida (West)

UPRERAPRJ10206

GYC Galleria, Yamuna Expressway

UPRERAPRJ4602



Corp. Off.: Gaur Biz Park, Plot No. 1, Abhay Khand-II, Indirapuram, Gzb.-201014 Web.: www.gaursonsindia.com | E-mail: customercare@gaursonsindia.com RERA Reg. No. UPRERAPRJ6695

















35000+ DELIVERED UNITS

