



Experience the Midas touch



City Centre Metro Station.

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

Highlights of Township

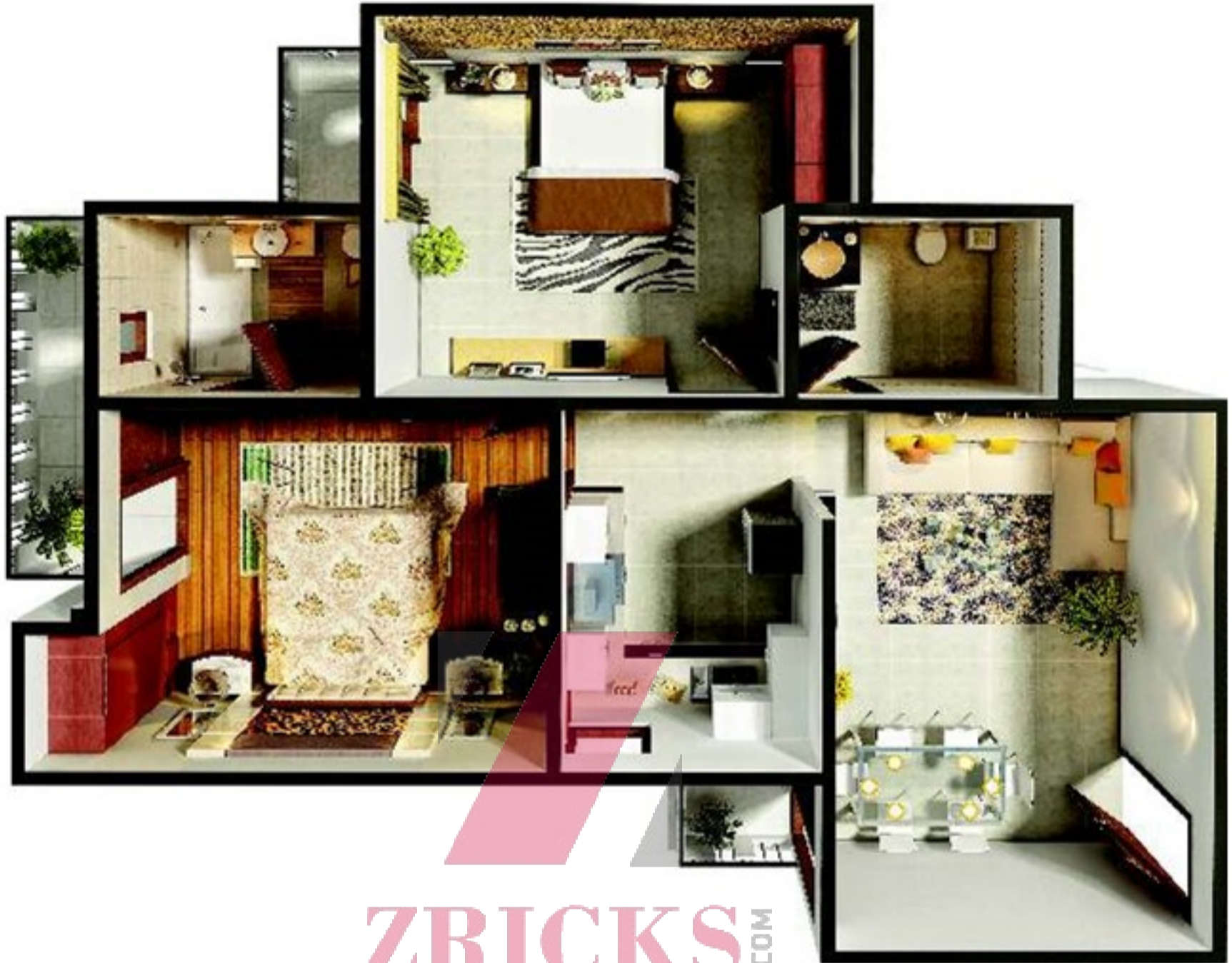
- Futuristic township spread over approx. 125 acres of land
- Approx.45 acres land kept open for parks, play ground, open space, roads and public parking, sport facilities etc. in addition to green/open areas of group housing
- Renowned architecture of **RSP**, Singapore
- Landscaping within the complex
- Swimming pool and radiant club featured with Reading Room, Café, Latest Gymnasium, Sauna Bath, Steam 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
- Senior Secondary School
- Sports facilities, Football, Cricket, Badminton, Lawn Tennis
- Hotel, Service apartments and Office Spaces
- Restaurant
- Petrol & Gas Station
- Mall & Multiplex
- Special Kids Park
- Special Herb Park for Senior Citizens
- Pick-up & Drop facility from nearest Metro station
- Plantation of ten thousand trees
- Rain water harvesting
- Wi-fi enabled township
- Maintenance by the Facility Management Company
- Full discloser of super area
- Pre-Certification of Green Homes from Indian Green Building Council (IGBC)

Locational Advantage of Gaur City gives a comfortable access from NH-24 Ghaziabad, Noida & Greater Noida. It is situated at Noida-Greater Noida link Road, next to Sec 121 Noida at Plot No. GH-01, Sec-4, G. Noida. It is just 7 KM. from Metro Station, City Center, Sec-32, Noida & 11 km. from Kalindi Kunj.

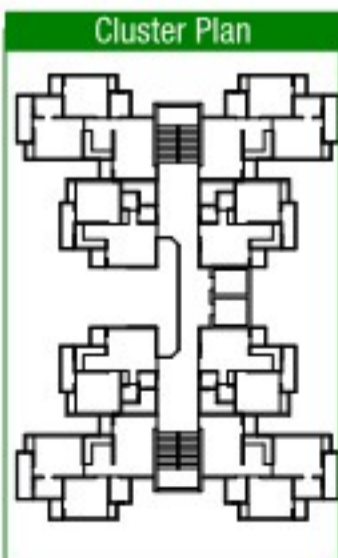
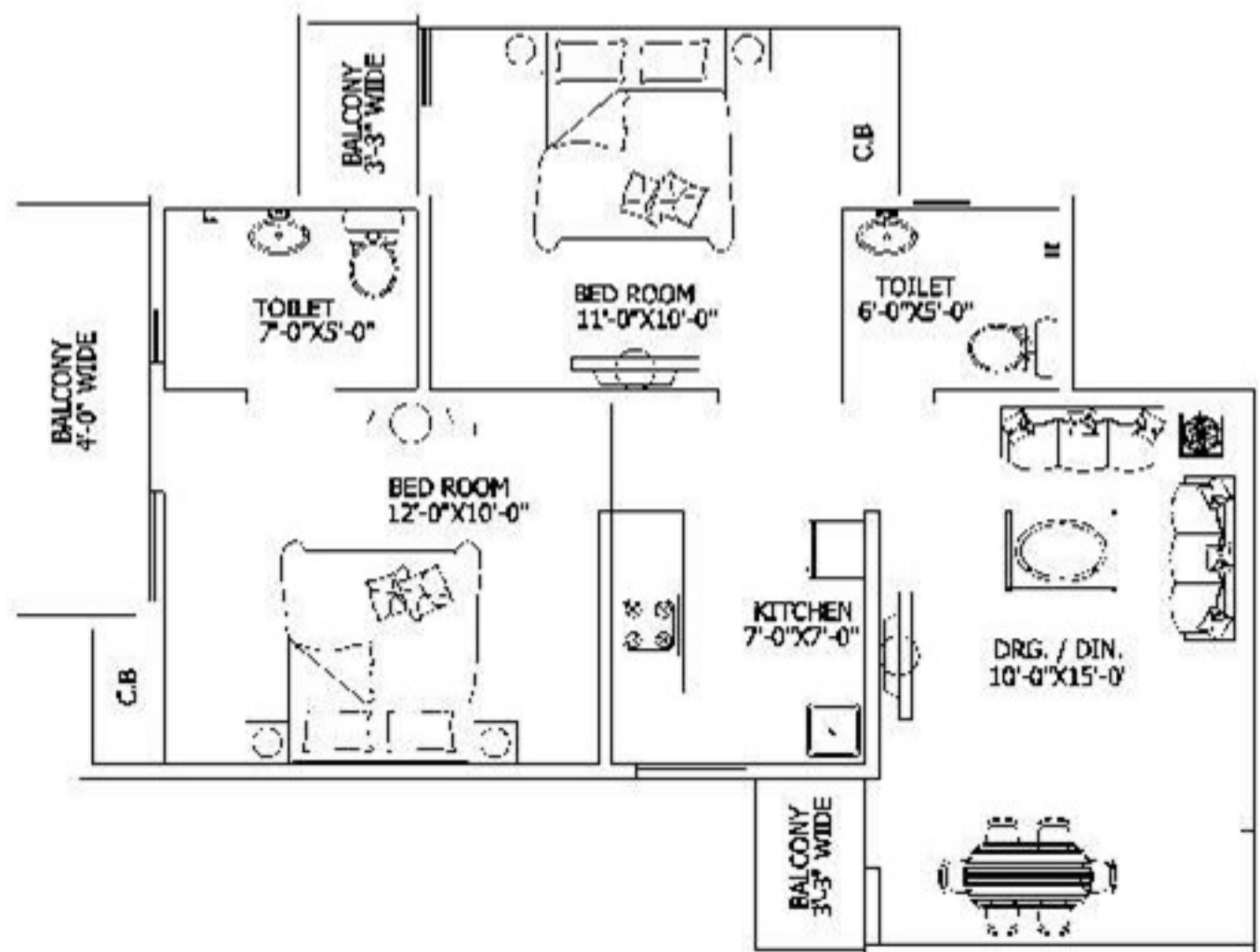
MAHARAJA (2 BHK)

Saleable Area - 79.890 Sq.Mt. (860.00 Sq.Ft. approx.)

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



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Disclaimer: • The areas and plans shown here are subject to change • 1 sq. ft. = 0.09290304 sq. mt. 10.764 sq.ft. = 1 sq. mt. = 1.196 sq. yd. and 3.28 ft. = 1 mt.

SAMRAT-I (2 BHK + STUDY)

Saleable Area - 102.1SQ.MT./ 1100 SQ. FT.

Drawing

Dining room

2 Bedrooms

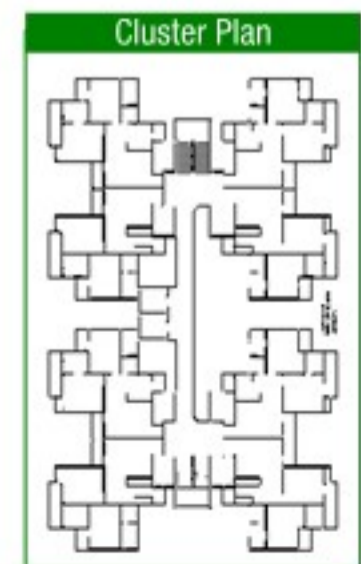
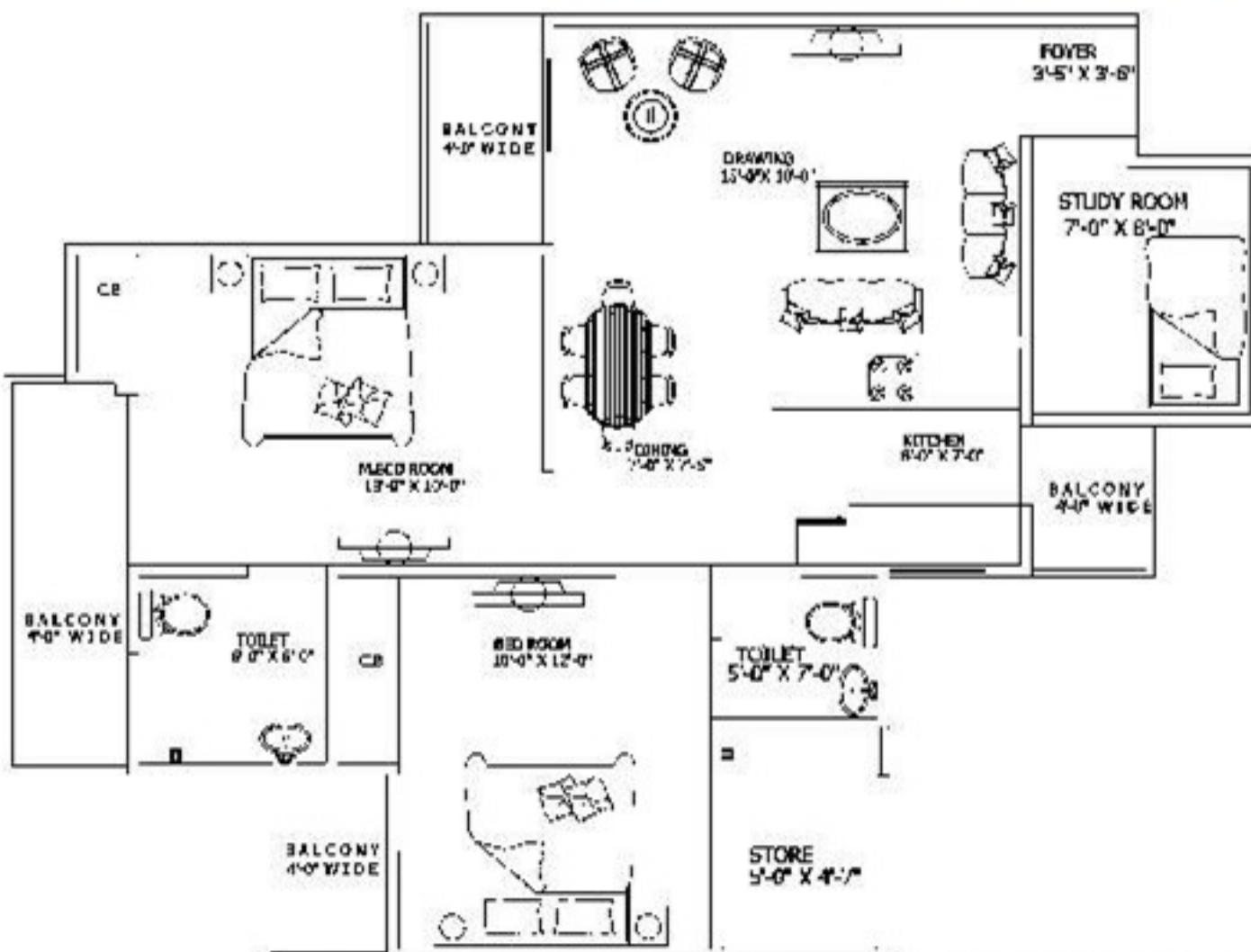
Studyroom

2 Toilets

Store

Kitchen

Balconies



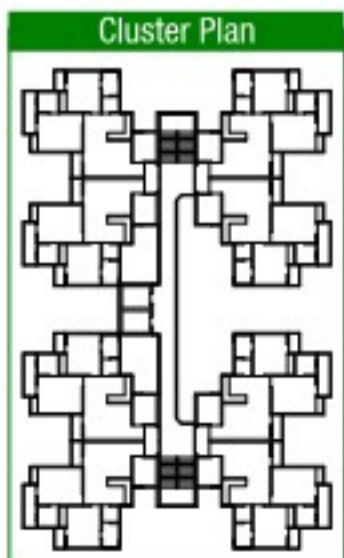
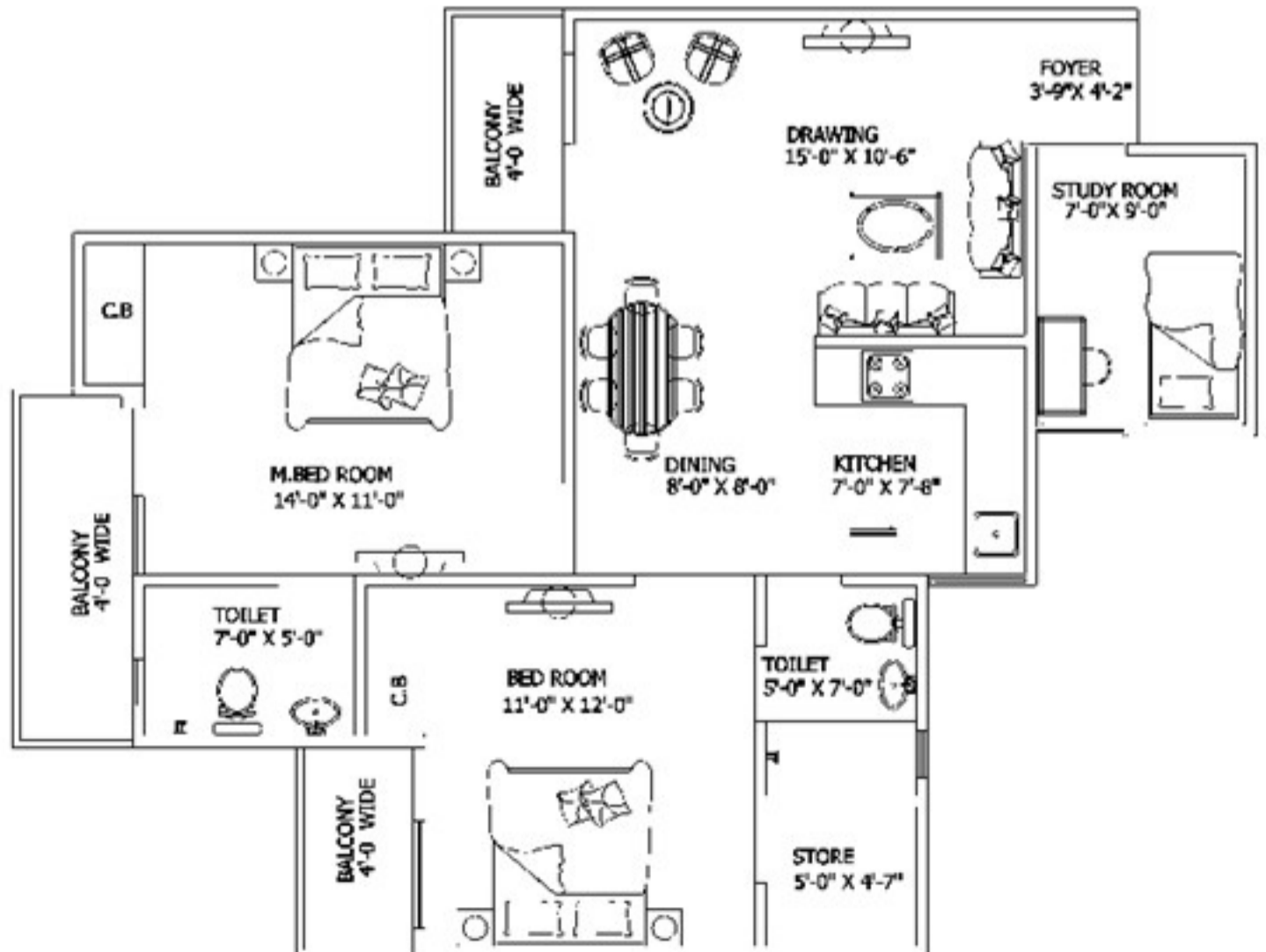
SAMRAT (2 BHK+STUDY)

Saleable Area - 109.16 Sq.Mt. / 1175 Sq.Ft. (approx.)

- Drawing
- Dining room
- 2 Bedrooms
- Studyroom
- Store
- 2 Toilets
- Kitchen
- Balconies



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SAMRAT-II (3 BHK)

Salable area - 126.35 SQMT. / 1360 SQFT.

Drawing

Dining

3 Bedrooms

3 Toilets

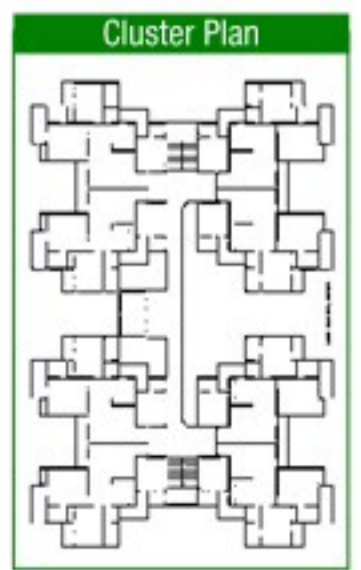
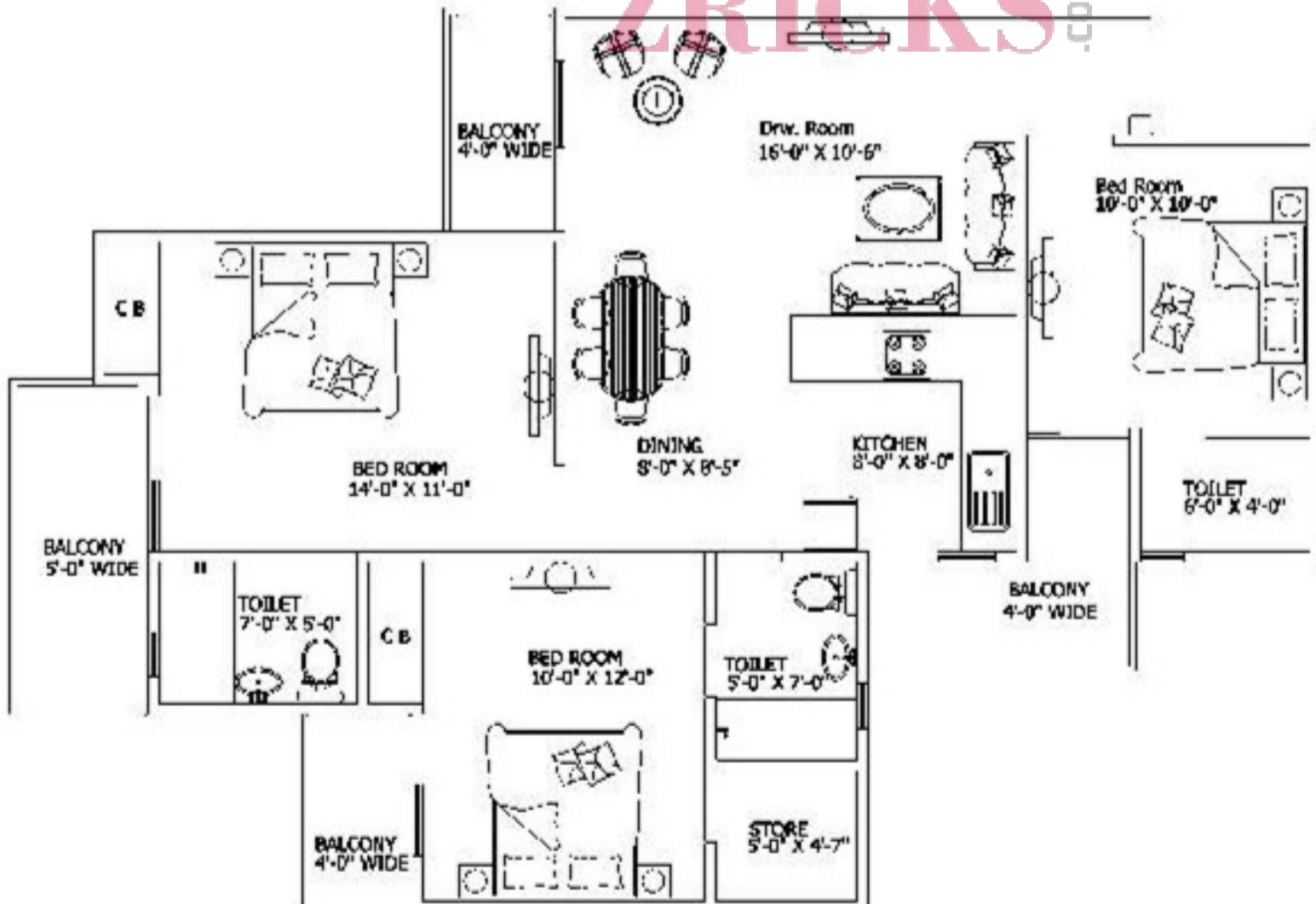
Store

Kitchen

Balconies



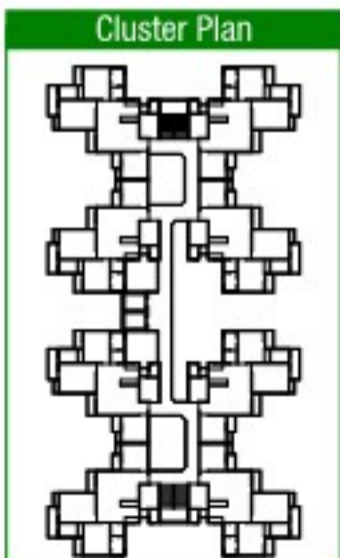
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EMPEROR-I (3 BHK+STUDY)

Saleable Area - 130.06 Sq.Mt. / 1400 Sq.Ft. (approx.)

- Drawing
- Dining room
- 3 Bedrooms
- Studyroom
- Store
- 2 Toilets
- 1 Powder Room
- Kitchen
- Balconies



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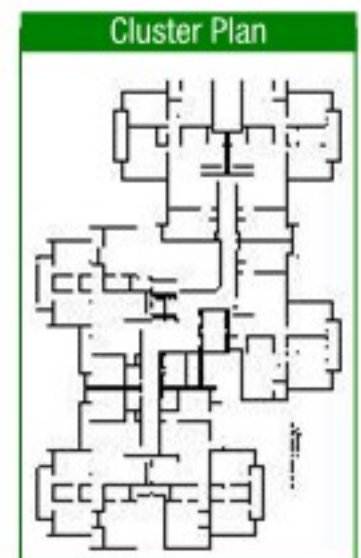
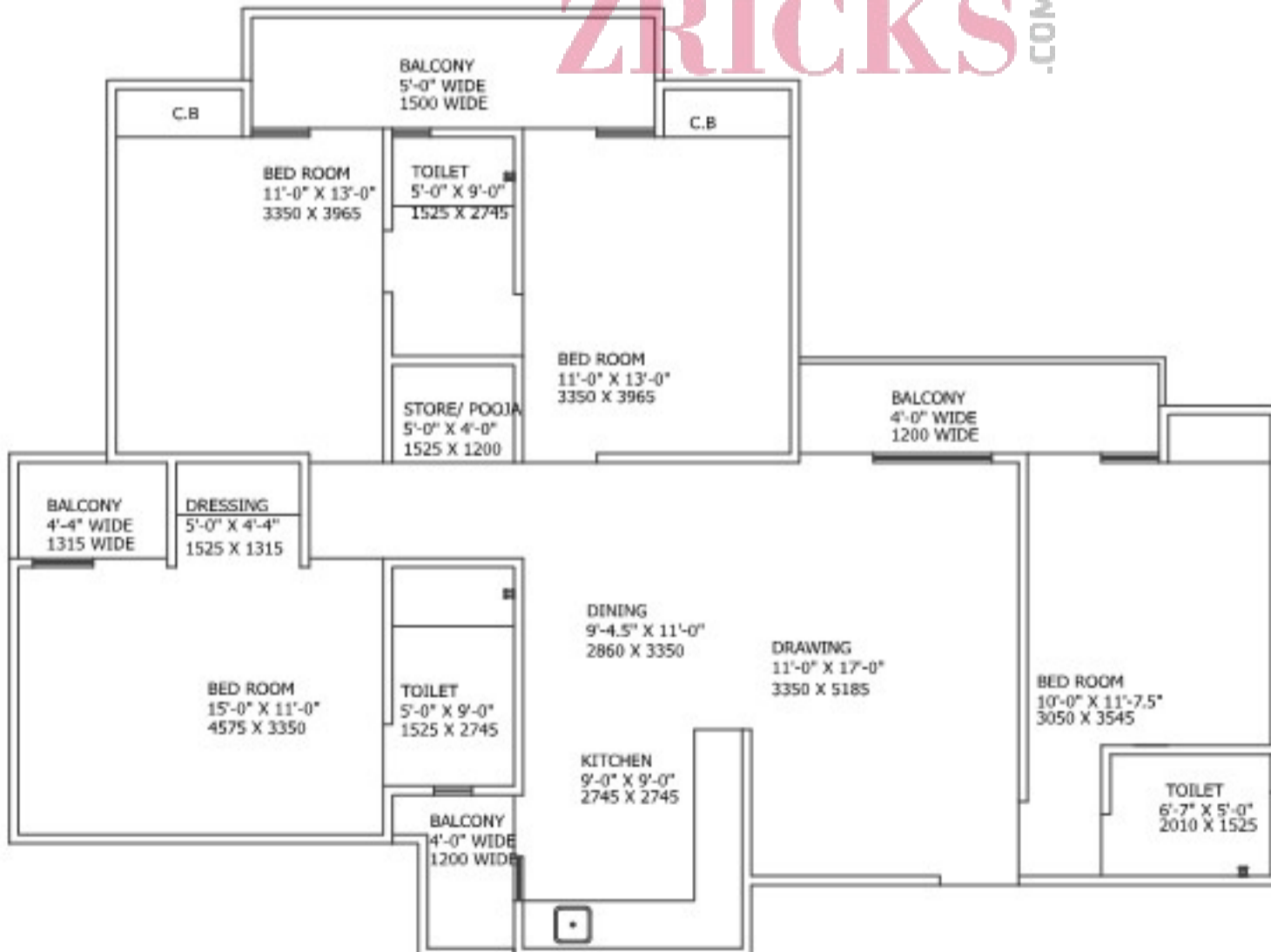
EMPEROR-II (3 BHK+STUDY)

Saleable Area - 172.34 SQ. MT. / 1855 SQ. FT

- Drawing
- Dining room
- 3 Bedrooms
- Dressing
- Store
- 3 Toilets
- Kitchen
- Balconies



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Salable Area - 136.57 Sq. Mt. (1470.00 Sq.Ft.)

- 3 Bedrooms
- Drawing room
- Dinning room
- Kitchen
- 3 Toilets
- 2 Dress
- Foyer
- Balcony



Salable Area - 139.35 Sq. Mt. (1500.00Sq.Ft.)

- 3 Bedrooms
- Drawing room
- Dinning room
- Kitchen
- 3 Toilets
- 2 Dress
- Foyer
- Balcony



1ST AVENUE

GC-1, GAUR CITY, GH-01, SEC.-4, GREATER NOIDA

Layout Plan



- BLOCK A - 1175 SQ. FT.
- BLOCK B - 1400 SQ. FT.
- BLOCK C, H - 1855 SQ. FT.
- BLOCK D - 1560 SQ. FT.
- BLOCK E - 860 SQ. FT.
- BLOCK F, G - 1360 SQ. FT.
- BLOCK I - 845 SQ. FT.
- BLOCK J, K - 1100 SQ. FT.
- BLOCK L - 1470/1500 SQ. FT.



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

TV & TELEPHONE

- One landline connection having intercom facilities
- Provision for DTH connection

NOTES

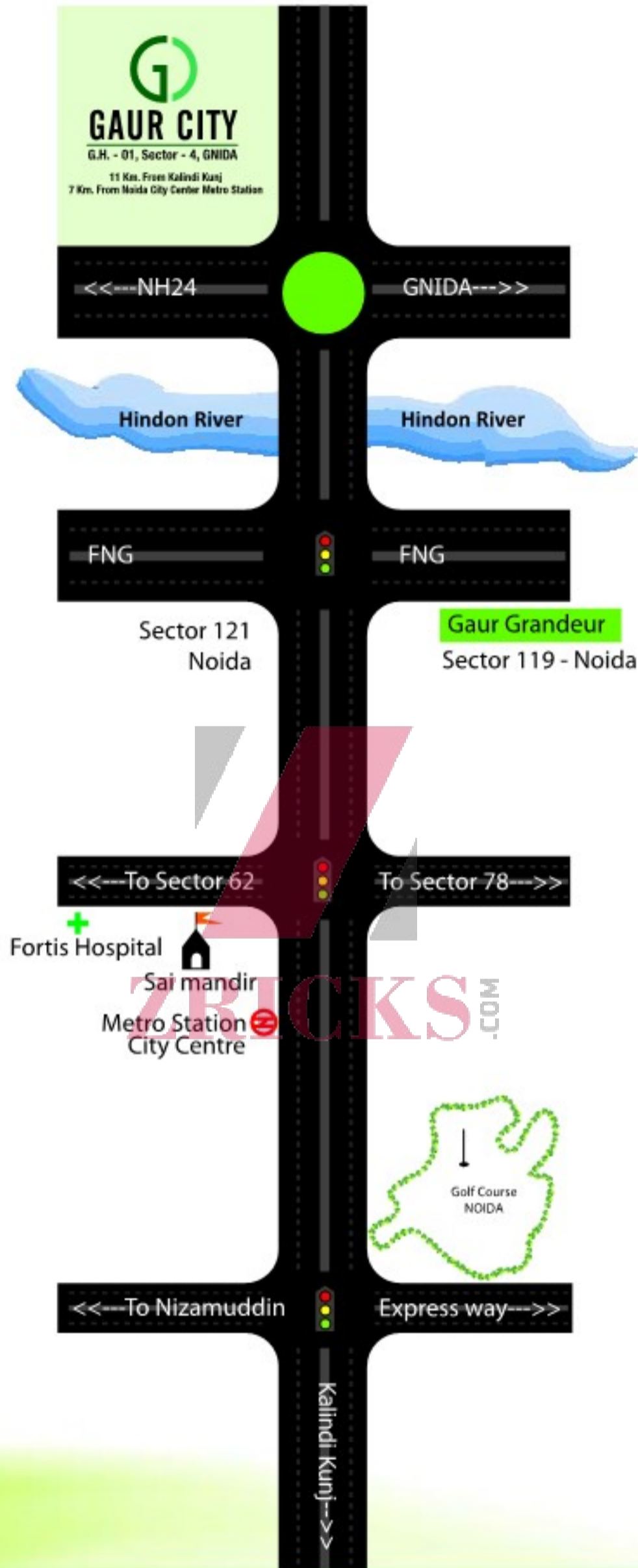
- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost. However,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

Highlights

- Firm Price - no escalation
- Complete township loaded with all amenities and facilities.
- Certified earthquake resistant structure as per IS Codes of practice.
- Lifts by OTIS or equivalent in each block.
- Housing loan facility available from the leading financial institutions.
- 24 hours water supply in bathrooms.
- 24 hours security with intercom.
- Covered & open reserved car parking on payment basis
- Parks, children play area, landscaping with the complex.
- Only 25% covered area and 75% open space.
- Rain water harvesting.
- Plumbing done with CPVC pipes to avoid corrosion.
- Timely possession with penalty clause.
- Individual RO plant for drinking water in each apartment.

Disclaimer: All specification, designs layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offering.

Location map



Map not to Scale

GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

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