



Pay for your dream apartment.
Get a complimentary township.

5TH AVENUE

GC-5, GAUR CITY, SECTOR-4, GNIDA

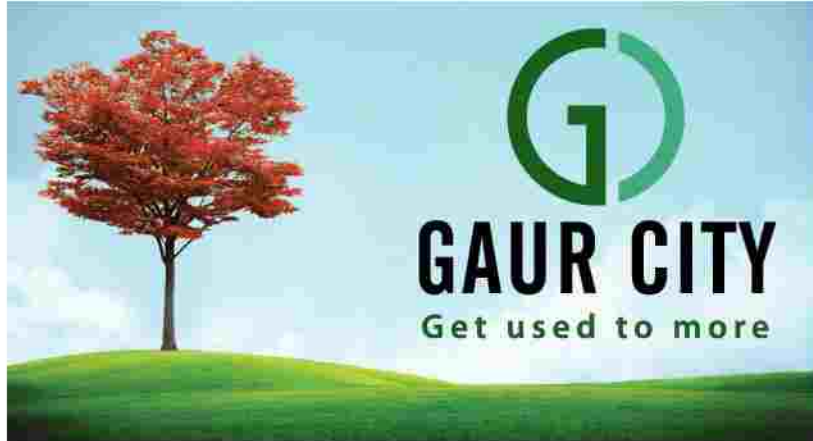


GAUR CITY

Get used to more

STADIUM | SCHOOLS | HOSPITAL | MULTIPLEX | OFFICES | HOTEL

Experience the Midas touch



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 Noida Extension, 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 130 acres, is a fine amalgam of high living ensconced not only by the greenery but all the modern amenities such as multiplex, stadium, Olympic size swimming pool, hotels, hospitals 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.

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

Highlights of Township

- Futuristic township spread over approx. 130 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
- Olympic size 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 apartment 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
- Re-cycling of water for irrigation
- Wi-fi enabled township
- Maintenance by the Facility Management Company
- Full discloser of super area
- Only 8% add up for super area (covered area + core area + 8%)

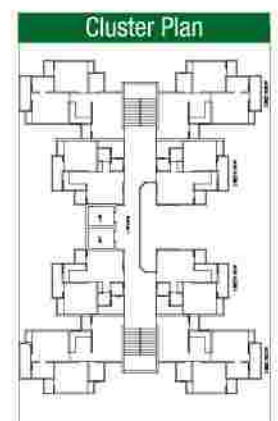
Locational Advantage of Gaur City gives a comfortable access from NH-24 Ghaziabad, Noida & Greater Noida. It is situated at Noida-Greater Noida link Road, next to Sec 121 Noida at Plot No. GH-01, Sec-4, G. Noida. It is just 7 KM. from Metro Station, City Center, Sec-32, Noida & 11 km. from Kalindi Kunj.



TYPE-1 (2 BHK)

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

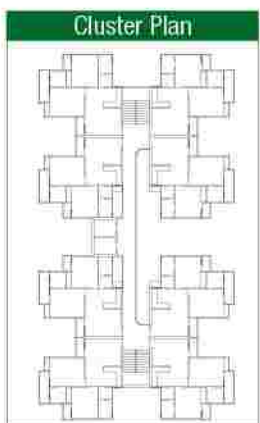
- Drawing
- Dining
- 2 Bedrooms
- 2 Toilets
- Kitchen
- Balconies



TYPE-2 (2 BHK)

Saleable Area - 89.65 Sq.Mt. (965 Sq.Ft. (approx.))

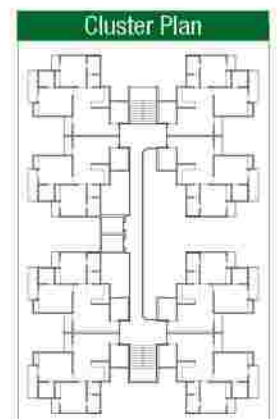
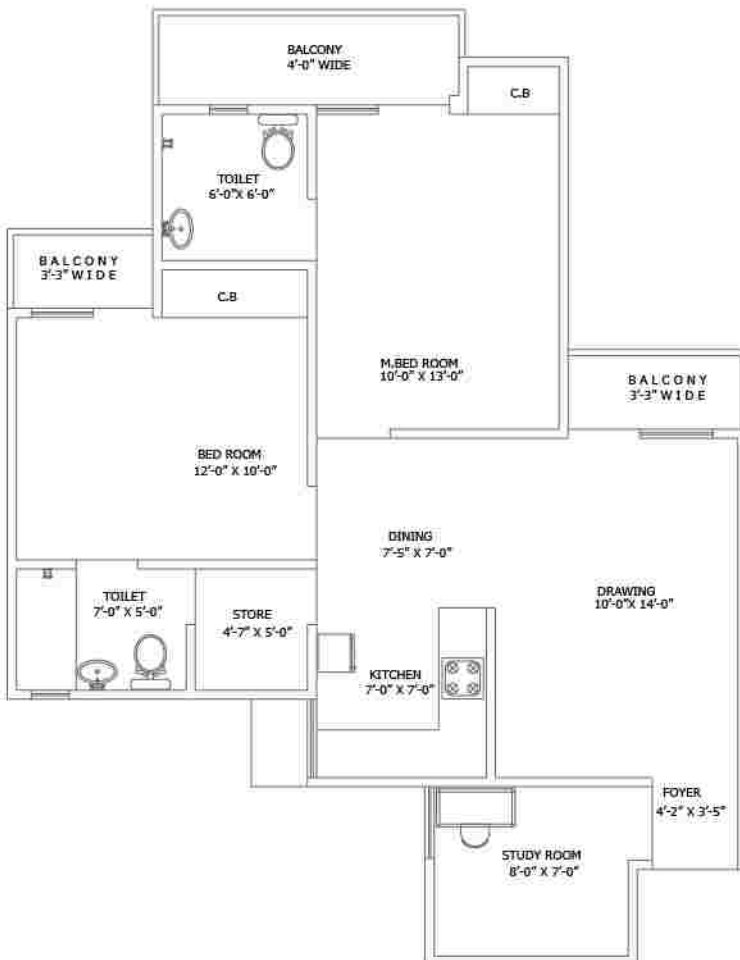
- Drawing
- Dining room
- 2 Bedrooms
- 2 Toilets
- Kitchen
- Balconies



TYPE-3 (2 BHK + Study)

Salable area - 97.55 Sq.Mt. (1050 Sq.Ft. Approx.)

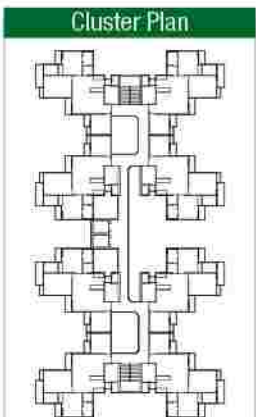
- Drawing
- Dining
- 2 Bedrooms
- Studyroom
- 2 Toilets
- 1 Powder Room
- Kitchen
- Balconies



TYPE-4 (3 BHK+STUDY)

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

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



5TH AVENUE Specifications

FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and two Bedrooms
- Wooden laminated flooring in Master Bedroom
- 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 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.

5TH AVENUE

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 block.

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.



5TH AVENUE

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PRICE LIST

w.e.f. 15.03.2010

Floors	Cash Down Price (Rate per sq.ft.)	Flexi payment price (Rate per sq.ft.)	Instalment payment price (Rate per sq.ft.)
1 st to 3 rd	1950	2150	2350
4 th to 7 th	1875	2075	2275
8 th to 11 th	1800	2000	2200
12 th to 14 th	1725	1925	2125

EXTRA CHARGES

Park PLC	(Rs.40/- per sq.ft.)	Will be added in the basic cost
One Time Lease Rent	(Rs.85/- per sq.ft.)	Payable at the time of possession
External Electrification Charges	(Rs.40/- per sq.ft.)	Free
Fire Fighting Charges	(Rs.40/- per sq.ft.)	Free
Power Back-Up (1 KVA)	(Rs.20,000/- per KVA)	Free
Club Membership (Compulsory)	(Rs.75000/-)	Free
Electric Connection (3/5 KVA)	(Rs.5000/- per KVA)	Free

CAR PARKING

Type	Independent
Basement	Rs.1.5 lacs Free

(1 sq. mt. = 10.76391 sq. ft.)



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PAYMENT PLAN

Cash Down Payment Plan	
At the time of Booking	10%
Within 30 days of Booking (Sanction of Plan)*	85%
At the time of Possession	5%

Flexi Payment Plan	
At the time of Booking	10%
Within 60 days of Booking (Sanction of Plan)*	30%
Within 6 months of Booking	15%
Within 12 months of Booking	15%
Within 18 months of Booking	15%
Within 24 months of Booking	10%
At the time of possession	5%

Instalment Payment Plan	
At the time of Booking	5%
Within 30 days of Booking (Sanction of Plan)*	10%
8 Instalment of 10% each after every 3 months of Booking	80%
At the time of Possession	5%

*Next instalment after booking will be considered from the date of booking or date of sanction of plan, whichever is earlier.

DATE OF COMPLETION : 27 MONTHS FROM THE DATE OF BOOKING/SANCTION OF PLAN

NOTE:

1. Price list and payment Plan can be changed without notice at the sole discretion of the Company.
2. There will be no escalation for the Booked Apartment.
3. Parking, Club House, Electrification, Fire Fighting, Power Backup, Woodwork and Lease rent or any other charges shall be in addition to basic price.

Location map

