



*great
convenience
nestles here*

Far away from the clamour of city life, yet in proximity to all leading business centers of Delhi, exists a bright sunlit expanse of total peace called Casa Woodstock within a grand township Gaur City II. Spread over 130 acres, Gaur City II is a fine amalgam of high living ensconced not only by the greenery but also with modern amenities such as multiplex, stadium, Olympic size swimming pool, hotels, hospitals, schools and much more. Every corner of this complex receives profuse sunlight and fresh air. Casa Woodstock has been aesthetically designed and equipped with the most modern amenities to satisfy the new age family demands and standards.

Adding to the charm of living in a planned township is the location of Casa Woodstock. An emerging city with a great infrastructure, Noida Extension is an uncongested place and has a pollution-free environment with world-class facilities. For those who are in look out for serenity and refuge of nature as well as convenience of location, the Noida Extn. is the place to be.





*Indulge in
leisure and
luxury*

Casa Woodstock ushers you to a life that is serene in its essence and luxurious in its spirit. Explore the lavish drawing cum dining room which offers you a splendid ambience. Walk across the huge bedrooms specifically designed to optimize space in accordance to the needs of a modern family. Discover the various picturesque views from your spacious balcony. The kitchen and the bathrooms offer functional ease and superb aesthetics with provision for housing all the modern gadgets. Dedicated parking facilities both covered and open have also been provided here for the visitors. The Walkways, Parks and Kids' Play area does not confront with the individual privacy of the units. This complex is fully secured with manned entry gates and provision for visitor screening. Provisions for rainwater harvesting have been made. It also offers the privilege of a lifestyle club with amenities like health and fitness centre, swimming pool, games and party arena to host family get-togethers.




**CASA
WOODSTOCK**
— 2/3 BHK Homes, Gaur City, Noida Extn. —

enjoy a
refreshing
break

Casa Woodstock offers its residents the privilege of a well equipped state-of-the-art club within a lavish ambience. The club will be a happening place to workout and rejuvenate. It will also be equipped with an ultra-modern health and fitness centre as well as courts for outdoor games.

- There are provisions for indoor games like Snooker, Table Tennis, Carrom, Billiards etc. and outdoor games like Badminton, Basketball, Cricket etc.
- A grand Swimming Pool
- State-of-the-art Spa
- Fully equipped multipurpose Gymnasium
- Party Lawn

And lots of leisure to give you the finest recreational experience.



locational advantage

- 2 Mins. drive from NH-24 • 3 Mins. drive from FMC corridor
- 5 Mins. Drive from Sector 119 and Sector 120 • 7 Mins. Drive from Sector 50 Sai Mandir • 10 Mins. Drive from Fortis Hospital • 10 Mins. Drive from Sector 32 Metro Station • 20 Mins. Drive from Sector 18 Market

all information/conditions are only indicative & some of them can be charged at the discretion of builder/architect; these are conceptual & constitute no legal offerings





FLOORING:

- Vitrified tiles in drawing/dining/bedroom & kitchen
- Anti-skid ceramic tiles in toilet & balcony
- Laminated wooden flooring in master bedroom

DOORS & WINDOWS:

- Sliding external doors made of UPVC
- Internal hardwood frames with flush doors

INSIDE WALL FINISH:

- Inside wall with POP punning with OBD

EXTERNAL FAÇADE:

- Exterior in superior paint finish

ELECTRICAL:

- ISI marked Copper wiring in concealed P.V.C. conduits
- Sufficient light & power point provision for T.V. and phone in living room and bedrooms

TOILET:

- Anti-skid ceramic tiles in toilet & balcony
- Ceramic tiles up to door level on the wall
- ISI marked sanitary ware, WC's & wash basins

KITCHEN:

- Granite top working platform
- Single bowl stainless steel sink
- Ceramic glazed tiles 2" above the platform with individual RO unit

SUPER STRUCTURE:

- Earthquake resistance RCC frame structure



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 + 3% without any change in cost.
- However, in case the variation is beyond + 3%, pro-rate changes are applicable.



UPPAL'S
we believe in difference

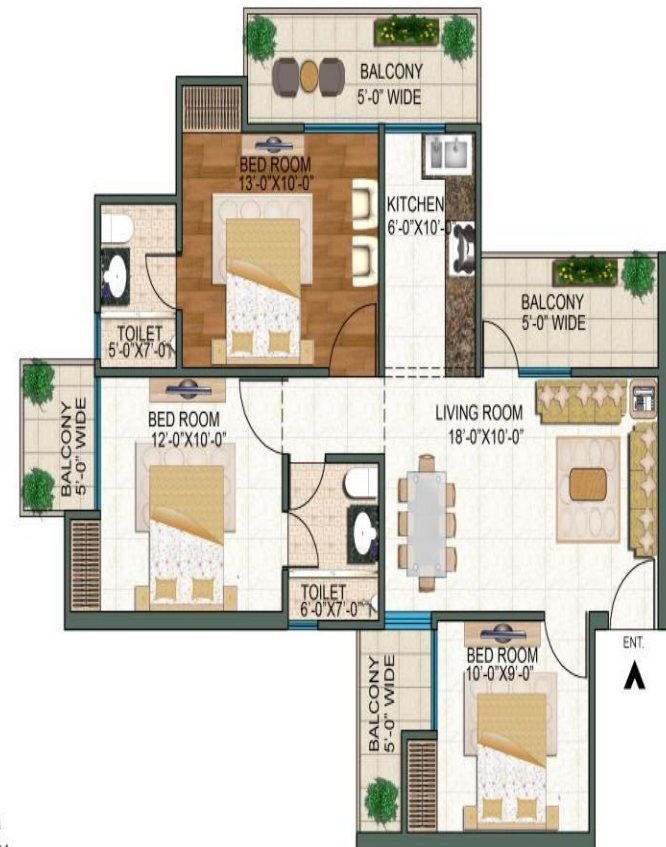
WHITE HOUSE
perfect address to your dreams

envisaging better lifestyles

Traditionally real estate developers are known to churn out projects by themselves and strive ahead to take the best opportunity of their position. But what happens when two biggies in real estate merge. It might work out like this magical project- Casa Woodstock, brought together by real estate giant The Uppal Group and White House Infra City Pvt. Ltd., a trusted name in the industry.

Since 1989 The Uppal Group has carved a significant niche for itself in the real estate industry. Uppal's appeal lies in its artistic splendour and luxurious comfort making it the most preferred choice for all its customers. The wide spectrum of its expertise in real estate has extended to various sectors. Today, it has become synonymous with architectural brilliance and innovation with an essence of quality.

White House Infra City Pvt. Ltd. has been in realty business and construction for the past 8 years. It has successfully completed various commercial and residential projects of repute. The organization totally focuses on the quality of construction and in the integrity of commitment to their customers. At White House, great emphasis is laid on the aesthetics to ensure that all of their projects are architecturally pleasing. Its fervor for innovation has propelled the organization to achieve benchmarks of architectural excellence in the real estate industry.





TYPE-3
3 BEDROOM
DRW/DINING ROOM
KITCHEN
2 TOILETS
4 BALCONIES
SUPER AREA= 1580 SQ. FT.



TYPE-3+
3 BEDROOM
DRW/DINING ROOM
KITCHEN
3 TOILETS
4 BALCONIES
SUPER AREA= 1750 SQ. FT.



G GAUR CITY-2
Get used to more

locational advantage

• 2 Mins. drive from NH-24 • 3 Mins. drive from FNG corridor • 5 Mins. drive from Sector 119 and Sector 120
• 7 Mins. drive from Sector 50 Sai Mandir • 10 Mins. drive from Fortis Hospital • 10 Mins. drive from Sector 32 Metro Station • 20 Mins. drive from Sector 18 Market • Nearby proposed Metro Station

All specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq.ft.

LEGEND

1. Parking
2. Main Exit & Entry Gate
3. Amphitheater
4. Club
5. Main Pool
6. Basketball Court
7. Skating Ring
8. Jogging Track
9. Landscaped Garden
10. Ramp for Basement
11. Space for Yoga
12. Children's Play Area

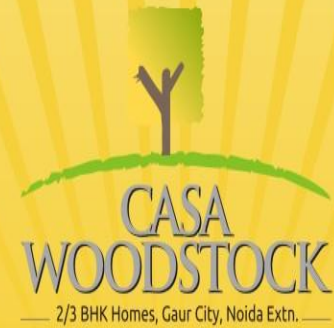
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Location map



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your blissful universe
amidst nature

PRICE LIST

DOWN PAYMENT PLAN	FLEXI PAYMENT PLAN	CONSTRUCTION LINKED PAYMENT PLAN
3020	3200	3380

FLOOR PLC

1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th
150	140	130	120	110	100	90	80
9 th	10 th	11 th	12 th	13 th	14 th	15 th	16 th & above
70	60	50	40	30	20	10	NIL

ADDITIONAL CHARGES

LEASE RENT	Rs.- 85/sq.ft.	POWER BACK UP INST CHARGES	Rs.- 20,000/KV
CORNER PLC	Rs.- 50/sq.ft.	CLUB MEMBERSHIP	Rs.- 50,000
VIEW PLC	Rs.- 75/sq.ft.	EXTERNAL DEVELOPMENT CHARGE	Rs.- 25/sq.ft.
COVERED CAR PARKING	Rs.- 2,00,000	FIRE FIGHTING CHARGES	Rs.- 25/sq.ft.

PLAN A: DOWN PAYMENT PLAN

At The Time Of Booking	10%
Within one month of Booking	85%
On Intimation Of Possession	5%

PLAN B: FLEXI PAYMENT PLAN

At The Time Of Booking	10%
Within 45 Days	30%
On Casting of Raft	10%
On casting of 1 st FLOOR	7.5%
On casting of 5 th FLOOR	7.5%
On casting of 10 th FLOOR	7.5%
On casting of 15 th FLOOR	7.5%
On casting of 20 th FLOOR	7.5%
On Brick work and Plaster	7.5%
On Possession	5%

PLAN C: CONSTRUCTION LINKED PAYMENT PLAN

At The Time Of Booking	10%
Within 45 Days	15%
On Casting of Raft	10%
On casting of 1 st FLOOR	10%
On casting of 5 th FLOOR	10%
On casting of 10 th FLOOR	10%
On casting of 15 th FLOOR	10%
On casting of 20 th FLOOR	10%
On Brick work and Plaster	10%
On Possession	5%

NOTE:

*Details of Booking /Payment Plan will be applicable as per allotment.

*Dual meter charges shall be extra as applicable.

*IFMS Rs 25/sq ft extra is payable at the time of possession.

*Registration,Stamp Duty,Service Tax & any other Government charges shall be paid extra.

*There would be no price escalation after the booking confirmation,However interest will be charged

@ 18% on delay Payment.

*Cheque/Draft to be issued in the name of "Angels Infraheight Pvt Ltd" Payable at New Delhi/NCR.

*If loan is not sanction in Flexi Payment Plan then it will be converted in Construction Linked Plan without any prior notice.