



GOLDEN GATE RESIDENCY - II

YOUR GATEWAY TO GOLDEN LIVING

(Under Deen Dayal Jan Awas Yojna
Affordable Plotted Housing Scheme 2016 Govt. of Haryana)

GURGAON WEST

The best of both worlds



Sultanpur Bird Sanctuary

Farrukhnagar, renowned for the captivating Sultanpur Bird Sanctuary, boasting a mesmerizing collection of 1,800 migratory bird species, is a place of serenity.

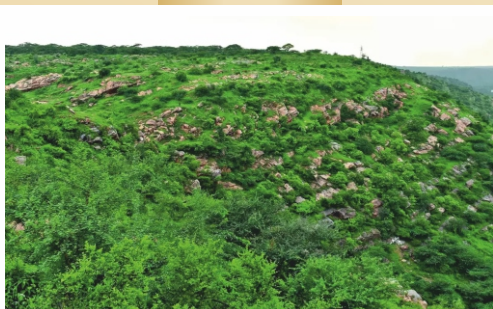
This enchanting sanctuary, set around a tranquil lake, not only offers a sanctuary to avian visitors but also provides a soothing and refreshing influence on the local climate.



Gol Bawdi

Farrukhnagar, with a rich salt trade history, is home to heritage gems like Sheesh Mahal, Gol Bawdi, and Dilli Darwaza, making it a heritage enthusiast's haven.

The area also hosts a 374-acre forest reserve sanctuary, ensuring a constant supply of pure, oxygen-rich air for all to enjoy.



Sarbasipur Reserve Forest

This idyllic retreat offers a refreshing escape from the hustle and pollution of city life, cradled within the lap of nature.

Shielded from the urban heat island effect, it is enveloped by lush forests, serene lakes, and tranquility, all while maintaining excellent connectivity to the vibrant energy of the city.

BREATHE BETTER

Embrace the Fresh Air of Life.



2x

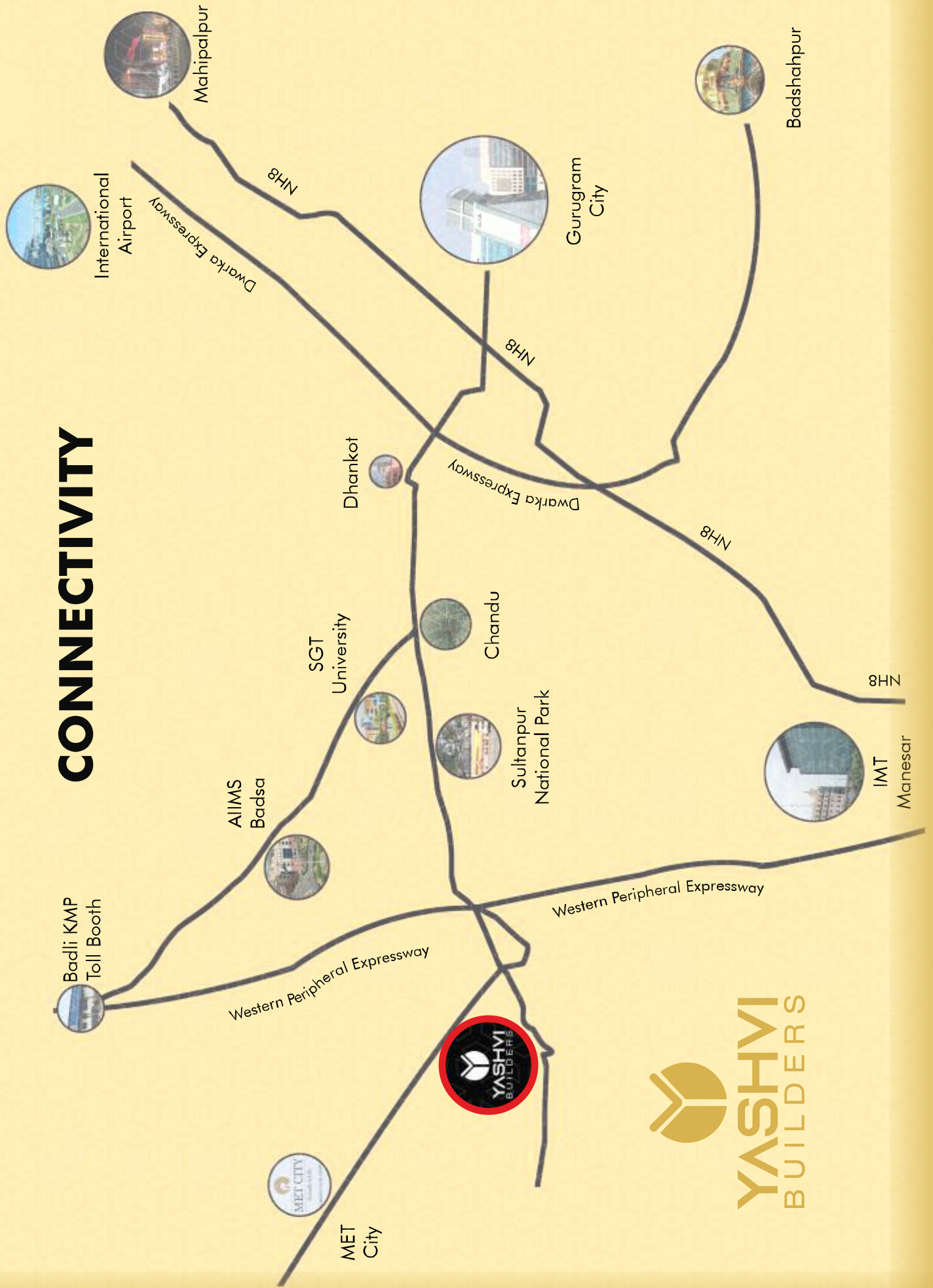
Cleaner Air
Greener Life
Health Benefits

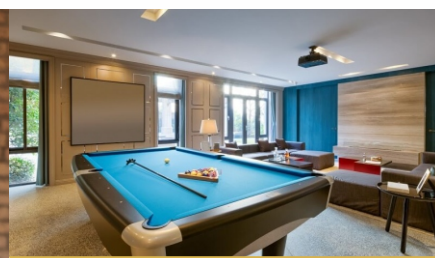
1 Tree Per Plot / **50000** Plants / **1000** Trees / **2.00.000** Acres Forest



Perfect for Post Covid Independent Lifestyle

CONNECTIVITY





AMENITIES

Amenities That Define Luxury.

- ✓ GATED COMMUNITY
- ✓ 24 HRS POWER BACKUP FOR PUBLIC AMENITIES
- ✓ APP BASED INTERCOM FACILITY
- ✓ CONCERTINA RAZER WIRE FENCING ON BOUNDARY
- ✓ SHUTTLE SERVICE PUBLIC TRANSPORT
- ✓ BADMINTON COURT + HALF BASKETBALL COURT
- ✓ CCTV SURVEILLANCE
- ✓ CLUB HOUSE
- ✓ SWINGS & JUNGLE GYM + OUTDOOR GYMNASIUM
- ✓ SOLAR PARK LIGHTS + RAIN WATER RECHARGE
- ✓ FRESH WATER SUPPLY
- ✓ APP BASED ENTRY AND EXIT

NEAR BY SURROUNDING

Accessible From All Major hubs



EDUCATION

XLRI - UNIVERSITY

5

Min.

DRONA CHARYA COLLAGE OF ENGINEERING

10

Min.

DELHI PUBLIC SCHOOL

20

Min.

SGT UNIVERSITY (CHANDU)

20

Min.



BUSINESS & JOBS

UNO MINDA INDUSTRIES

4

Min.

RELIANCE MET

5

Min.

IMT MANESAR

20

Min.

HERO HONDA CHOWK

20

Min.



1

Min. KMP EXPRESSWAY

CONNECTIVITY

10

Min. DWARKA EXPRESSWAY

45

Min. IGI AIRPORT NEW DELHI

5

Min. FARUKHNAGAR RAILWAY STATION



MAIN MARKET 3 MIN.

MAIN BUS STOP

5 MIN.

AIIMS BADSHA

20 MIN.

SULTANPUR BIRD CENTURY

5 MIN.

LAYOUT PLAN

Craft Your Dream, Shape Your Future



PLOTTED AREA DETAIL FOR YASHVI BUILDER PVT. LTD.

S.No.	PLTE CATEGORY	PLOT NO.	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO. OF PLOTS	TOTAL AREA IN SQM	AREA/PLOT IN SQYD	TOTAL AREA IN SQYD
1	A	1-7	7.200	20.00	144.00	7	1009.400	172.46	1207.24
2	B	8-16	7.300	17.00	124.000	9	1116.900	148.42	1335.81
3	B1	17	(1/2X(17.000+9.035)X8.775)		114.207	1	114.207	136.59	136.59
4	C	18.21	8.130	17.400	141.462	4	565.848	169.19	6766.75
5		23.32	8.130	17.410	141.553	10	1415.130	169.29	1692.86
6	C1	22	8.130	15.815	128.576	1	140.075	153.78	153.78
7			(1/2X(8.130+6.3805)X1.585)		11.499	8	1064.880		1273.60
8	D	33-40	7.650	17.400	133.110	8	921.060	159.20	1101.59
910	E	41-48	7.650	15.060	115.133	16	1415.430	137.70	1820.87
11	F	49-64	6.32	15.056	95.154	2	300.000	113.80	358.80
12	G	65-65	7.500	20.000	150.000	40	5712.000	179.40	6831.55
1	H	67-106	8.400	17.00	142.800	106	13775.230	170.79	16589.44

WHY INVEST IN GOLDEN GATE

For Premium Living - Designed for Well Being

Enjoy the luxury of independent plots with the lifestyle and security of a gated community. The DDJAY township spread across 50+ Acres has been planned keeping in mind ideal urban design with tree lined avenues, and contiguous pedestrain paths and lush green parks with fragrant colorful plantation. Limited Plots ranging from 118 Sq. Yards - 178 Sq. Yard provide coveted privacy and an independent lifestyle at affordable rates with state of art facilities.

- ✓ Three Tier Security System
- ✓ CCTV Surveillance
- ✓ Gated Community
- ✓ Razer Fencing
- ✓ Controlled Entry/Exit
- ✓ Smart Investment Opportunity
- ✓ App Based Monitoring
- ✓ Rain Water Recharge Pits
- ✓ Underground Electricity Lines
- ✓ 5 Min accessibility of 10K acres of industrial park
- ✓ **HIGH RENTAL YIELDS & INDEPENDENT FLOORS REGISTRY**
- ✓ **BANK LOAN AVAILABLE**
- ✓ **ON PROPOSED SECTOR ROAD**
- ✓ Multiple Green Pockets
- ✓ Landscaped Tree Avenues
- ✓ Oxygen Rich Plantation
- ✓ Wide Internal Roads
- ✓ School near the gate




YASHVI
BUILDERS

RECREATION

A World of Paradise Where
Living, Working and Playing Unite.



EXERCISE / MEDITATE

Enhances health &
promotes a positive,
balanced life.



MEET

Meeting minds, sharing
ideas & forging connections
for a brighter tomorrow



COMMUNE

A space of shared
experiences, where hearts
and ideas unite



PLAY

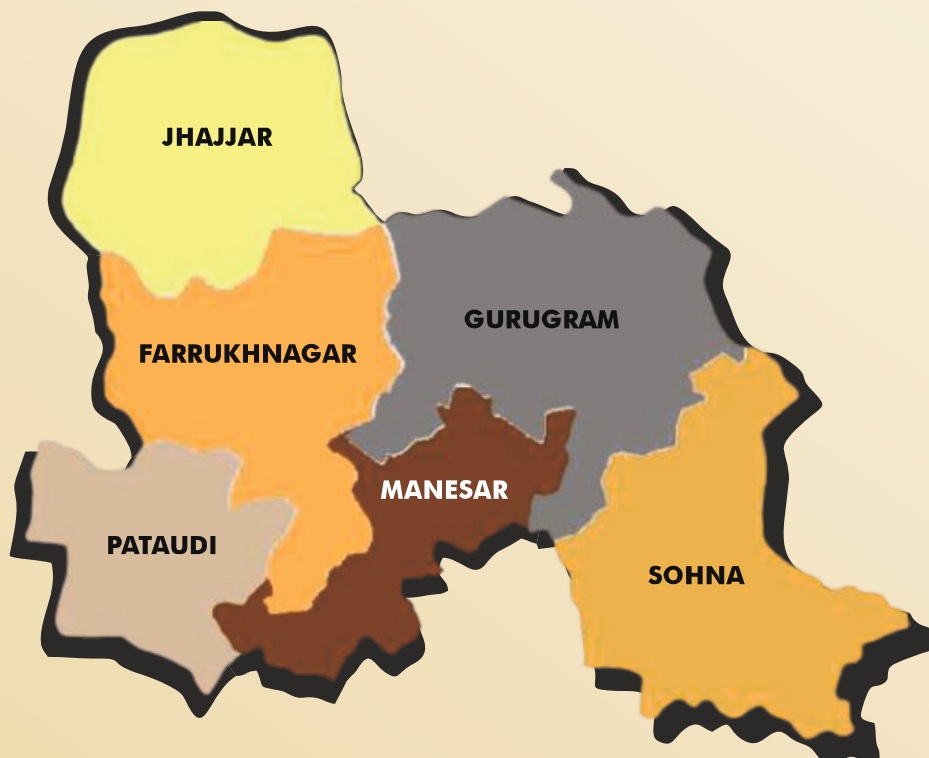
Play is the essence of
childhood, where
imagination dances freely.

WHY GURGAON WEST?

Why Farrukhnagar?



- **New & Upcoming Location next to Gurugram city.**
- **Centrally located & well connected to Gurgaon, Manesar, Pataudi, Jhajjar, Dwarka Expressway & Delhi**
- **Industrial zone & MET- Job availability.**
- **Demand for housing.**
- **Higher Rental Yields.**
- **Clean air.**
- **Lake and forest environment surroundings.**
- **Higher Prices, More density, More saturation and Same rentals.**
- **Reliance Industrial park in 10,000 Acres.**



YASHVI BUILDERS

Only new licensed project in Farrukhnagar

**Limited Plots
BUY NOW!**



Welcome to Wellness Inspired **Plotted Development**

GOING BEYOND THE **township**

1000 TREES LINED DRIVEWAY TO TOWNSHIP

TRUST

Yashvi Assured

Yashvi Builders Promises a holistic, enriched and opulent lifestyle. The company emphasis on Creating trust and value for its customers through transparency, regular updates, efficient post-sales service, and deliver of quality developments.

All of these combine to enchant our motto - Customer Delight, which plays a pivotal role in Company's growth and reflects the word ethos. Come and explore a new lifestyle with **Square - Innovate - Build - Deliver**



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