





At
GAUR YAMUNA CITY, YAMUNA EXPRESSWAY



(YOUR GROWTH IS OUR ACHIVEMENT))

ABOUT YAMUNA CITY MALL

Yamuna City Mall is the newest commercial real estate project by Wallrock Developers LLP. Currently under construction, this luxurious and modern mall is set to be a hub for both business and entertainment, boasting a classic and lavish theme that will transport visitors to a world of luxury and indulgence.

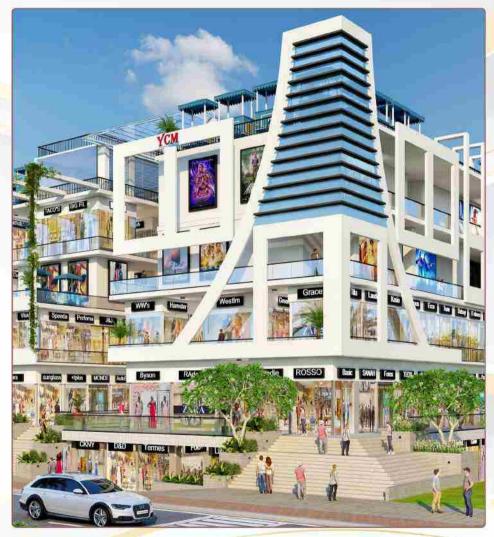
Spanning over 5000 square meters of land, this project is an impressive and spacious option that is both reasonably priced and purely elegant.

Strategically facing the 60 meters wide Yamuna Expressway, the mall provides an ideal location for businesses looking to attract a large investor and consumer base.

The mall's modern façade provides ample branding space for potential retailers, ensuring maximum visibility and exposure.

In addition, the Yamuna City Mall will feature the First Multiplex in the Yamuna City Region, making it a perfect investment destination for high returns.

This project is a testament to Wallrock Developers LLP's commitment to creating innovative and world-class commercial spaces that meet the needs of today's customers.











AERIAL VIEW





SMALL INVESTMENT BIG RETURNS















HIGHLIGHTS

- 🖈 First Multiplex in Yamuna City Region
- ★ 10 Minute Drive from The Upcoming Noida
 International Airport, Jewar, UP
- 🖈 Fully Paid Land
- Surrounded by Density of 35000+ Population
- 🖈 An Integral Part of 250 Acre Gaur Yamuna City
- 🜟 2000 Families are Living in The Radius of 500mtr .
- ★ Two Side Open Corner Plot
- ★ 3 Minute Drive from The upcoming Film City
- ★ Strategically Located on 60 Meter Wide Road Facing Yamuna Expressway





WHY YAMUNA EXPRESSWAY

Yamuna Expressway offers a billion-dollar infrastructure leap for generations to come, promising an unmatched living experience in NCR's fastest-growing real estate market

With its prime location & exceptional connectivity, it has emerged as a preferred destination for developers, investors, and home buyers alike

This is an excellent opportunity to invest in the future of real estate and secure a prosperous future for yourself and your family





APPROVED METRO

CONNECTIVITY





EASTERN PERIPHERAL

EXPRESSWAY





PROPOSED

MONO RAIL

WORLD CLASS UNIVERSITIES



PROPOSED ISBT

CRICKET STADIUM



HOSPITALS



IT HUB



SCHOOL IN VICINITY



PROPOSED FILM CITY

765 KV POWER STATION

LOCATION MAP MOSER BAER JAY PEE GREENS GREATER NOIDA L.G. METRO STATION S.T. MICRO EASTERN PERIPHERAL EXPRESSWAY G.L. BAJAJ KNOWLEDGE SHARDA UNIVERSITY PROPOSED NIGHT SAFARI INTERNATIONAL TOY CITY Gaur GALGOTIAS UNIVERSITY Yamuna DIVINE PARK TECH ZONE BUSINESS PARK YAMUNA EXPRESSWAY PROPOSED INTERNATIONAL PROPOSED METRO STATION STADIUM SAMSUNG BHEL YOGPEETH ADVANT JAYPEE HOSPITAL

WALL ROCK DEVELOPERS LLP

Site Office:

C-14, Sec-comm. Plot, Gaur Yamuna City, (Pocket-3) Mirzapur Site (LFD-3) Sector-19, YEIDA, Greater Noida, G.B. Nagar Uttar Pradesh

JUBILIANT

IT PARK

HCL.

Corporate Office: B-33, Sector-63, Noida-201301



Map not to scale

Customer Care No.: 0120 - 4967534 E-mail: cc@wallrock.co.in

Lower G Floor

900 MM

WIDE

AREA

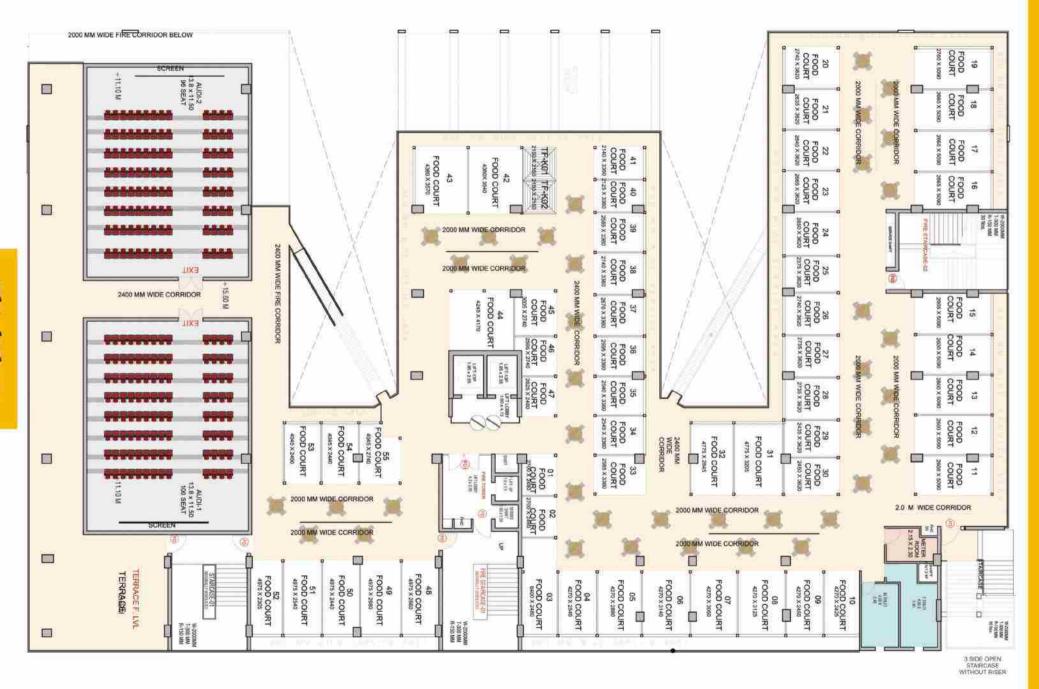
NN

DE

SER VICE

WITHOUT RISER

Second Floor



PROJECT SPECIFICATIONS

| DETAILS | |
|------------------------|---|
| Total No. of Shops 560 | |
| No. of Floors | Basement (Parking), Lower Ground, Upper Ground, First, Second, Third and Fourth Floor |

| NO. OF SHOPS PER FLOOR | |
|------------------------|--|
| Basement | Parking |
| Lower Ground Floor | Shops-155, Kiosk-12, Display Unit-8 No. (Approx) |
| Ground Floor | Shops-107, Klosk-2 No. (Approx) |
| First Floor | Shops-110 No. (Approx) |
| Second Floor | Shops-47, Klosk-8, Cinema-2 Screen No. (Approx) |
| Third Floor | Shops-55, Klosk-2, Cinema-2 Screen No. (Approx) |
| Fourth Floor | Shops-50, Entertainment Zone-2 No. (Approx) |

| VITAL PROJECT RELATED INFORMATION | |
|-----------------------------------|---|
| Air Conditioning | DX Cooling System |
| Ceiling Height | 13'-9" Height (Finished Floor to Finished Floor) for basement stack parking |
| | 12'-0" Height (Finished Floor to Finished Floor) for LGF |
| | 14'-9" Height (Finished Floor to Finished Floor) for Shopping UGF |
| - 1- | 13'-7" Height (Finished Floor to Finished Floor) for Shopping First Floor |
| | 14'-8" Height (Finished Floor to Finished Floor) for Food Court & Cinema Second Floor |
| | 14'-8" Height (Finished Floor to Finished Floor) for Food Court & Cinema Third Floor |
| | 12'-4" Height (Finished Floor to Finished Floor) for Kiosk & Entertainment Zone Floor |

| BASEMENT AREA | |
|-------------------|--|
| Road & Parking | VDF Trimix Concrete Flooring |
| Lighting | Tube Light / Ceiling Mounted LED Light Fixture |
| Common Parking | As Per Drawings |
| Ramp | Chequered Tiles / Trimix Concrete Flooring |

| LIFT AND ESCLATORS | |
|--------------------|--|
| Separate Lift | 2 No. For Shopping Area, Cinema & Food Cour (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent) |
| Separate Lift | 1 No. For Fire (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent) |
| Esclator | 10 No. For Shopping Area, Cinema & Food court (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent) |

| LOBBY AND COMMON AREAS | |
|------------------------|---|
| Flooring | Granite Flooring / Tiles (Shivakashi/Sadarali/ Black / Steel Grey / Equivalent) |
| Ceiling | Designed False Ceiling with lighting. |
| Painting | OBD Paints (Make: ICI dulux / Asian / Burger or equivalent Quaity) and Exposed Services. |
| Raiiling | Railing with Glass/ SS Tube/ MS Tube |
| Esclators | Total 4 Nos Escalators on each floor Upper ground to 2nd floor for upward and downward movement (Make: Otis / Schindler / Thyssen Krupp / Kone / Equivalent) |
| Walls | Plastered Walls with grenite up to 4'-0" As Per Design |
| Electricity | Common Area and Corridor Lighting |
| Fire Fighting | As Per Fire NOC |
| Staircase | Granite Flooring / Tiles(Shivakashi / Sadarali/ Black / Steel Grey / Equivalent) |
| Lighting | Tube Light/Ceiling Mounted LED Light Fixture |

| LANDSCAPING | |
|-------------|--|
| Hard | Tiles / Trimix Concrete / Pavers / Kerb Stone/ |
| Landscape | Chequered Tiles |
| Soft | Natural Grass / Artificial Grass pad / Shrubs/ |
| Landscape | Plants / Trees. |
| Lighting | As Per Design |

| ESS AND DG (MAX. CAPACITY) | |
|----------------------------|------------------------|
| DG Set | As per Load Requirment |
| Transformer | As per Load Requirment |

| COMMON TOILET | |
|------------------|--|
| Ma | ale and Female Toilet on each floor |
| Flooring | Granite Flooring / Tiles (Shivakashi / Sadarali / Black / Steel Grey / Equivalent) |
| Painting | OBD Paints (Make: ICI dulux / Asian / Burger or equivalent Quaity) and Exposed Services. |
| Wall Cladding | Granite/Tiles Dedo (Sadarali / Black / Steel Grey / Equivalent) |
| WC | European WC / Floor / Wall Mounted |
| CP Fitting | Chrome Plated |

| SHOPS | |
|--------------------|---|
| Flooring | RCC Slab-Ready to receive any flooring by Owner / Buyer. |
| Wall | 75 mm thick Dry Wall / Brickwork (Fly Ash Brick),Single coat of White Cement Paint |
| Ceiling | Exopsed RCC Ceiling (No. Furnishing) |
| Doors & Windows | M.S. Rolling Shutters on opening fixed inside of the shop front. |
| Electricity | Single Point Distribution for main electrical connection up to shops. |
| Fire Fighting | As Per Fire NOC. |

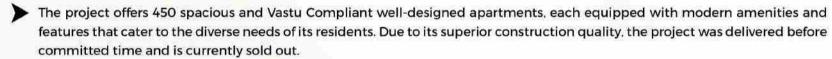
| HALL & FOOD COURT | |
|--------------------|---|
| Flooring | RCC Slab- Ready to receive any flooring by Owner / Buyer. |
| Wall | 75 mm thick Dry Wall / Brickwork (Fly Ash Brick),Single coat of White Cement Paint. |
| Ceiling | Exopsed RCC Ceiling (No. Furnishing) |
| Doors & Windows | UPVC, Wooden door (All External Doors) |
| Electricity | Single Point Distribution for main electrical connection up to hall. |
| Fire Fighting | As Per Fire NOC. |

FIRST MILESTONE ACHIEVED 450 Apartments Delivered On Time!





Welcome to Aishwaryam, the luxurious and affordable residential project by Wallrock Developers, Offering 2BHK and 3BHK apartments, this project was designed to provide its residents with a comfortable and convenient living experience that they will cherish for years to come. Located at Noida Extension, Aishwaryam is well connected with Delhi NCR and boasts of a range of facilities that cater to the diverse needs of its residents.



Whether you're a fitness enthusiast, a sports lover, or someone who likes to relax and unwind, there is something for everyone here. With a basketball court, amphitheatre, and separate swimming pools for adults and kids, you can enjoy a variety of activities within the comfort of your own home. The clubhouse equipped with a billiards table and gymnasium is the perfect place to unwind after a long day.











PROJECT HIGHLIGHTS

- A HDFC & Punjab National Bank have Approved Home Loans for Aishwarvam.
- State-of-the-art Clubhouse with World-Class Amenities like Swimming Pool, Billiards, Gymnasium & Lounge for Residents.
- Basketball Court, Jogging Track, and Sports area a long with 24x7 Security.
- Ample Open Green Spaces Along with Fountains and Seating Areas to Relax & Rejuvenate.