



GARDENIA RESIDENCY
GOLDFINCH STATE

SPACIOUS INDEPENDENT FLOORS



*Enjoy bungalow lifestyle in
independent floors: luxury redefined*



RERA Registration No.:
UPRERAPRJ9326 (Ph-1), UPRERAPRJ14996 (Ph-2)

Artist's Impression

HIGHLIGHTS

- Video Door Phone • Modular Kitchen* • PNG Pipe Line
- RO Water System • Lush Green Surroundings • Other Modern Facilities
- Controlled cooling and heating along with supply of oxygen to keep you comfortable and healthy and free from external Pollution with **VRV SYSTEM*** installed in the units.

*Option Available Only For Luxury Units.



Artist's Impression



TOWNSHIP MASTER PLAN

UNIT PLANS

**2 BHK + STUDY UNIT PLAN
CLUSTER-1B, TYPE - 1 (8.5X16)**

CARPET AREA = 92.72 SQ. MT. = 998.04 SQ. FT.
BALCONY AREA = 9.54 SQ. MT. = 102.69 SQ. FT.
SALEABLE AREA = 137.03 SQ. MT. = 1475 SQ. FT.

ACCOMODATION:
2 BED ROOMS + STUDY, LIVING / DINING, KITCHEN,
2 TOILETS, 3 BALCONIES.



NOTE:
UNIT CONVERSION (1 SQ. MT. = 10.764 SQ.FT.)

**2 BHK + STUDY UNIT PLAN
CLUSTER-1B (9X16)**

CARPET AREA = 91.54 SQ. MT. = 985.34 SQ. FT.
BALCONY AREA = 10.11 SQ. MT. = 108.82 SQ. FT.
SALEABLE AREA = 139.35 SQ. MT. = 1500 SQ. FT.

ACCOMODATION:
2 BED ROOMS + STUDY, LIVING / DINING, KITCHEN,
2 TOILETS, 3 BALCONIES.



NOTE:
UNIT CONVERSION (1 SQ. MT. = 10.764 SQ.FT.)

UNIT PLANS

**3 BHK + FAMILY LOUNGE UNIT PLAN
CLUSTER- 1A & 1AA, TYPE - 1 a (9X18)**

CARPET AREA = 103.02 SQ. MT. = 1108.91 SQ. FT.
BALCONY AREA = 12.77 SQ. MT. = 137.46 SQ. FT.
SALEABLE AREA = 157.93 SQ. MT. = 1700 SQ. FT.

ACCOMODATION:
3 BED ROOMS + FAMILY LOUNGE, LIVING / DINING,
KITCHEN, 3 TOILETS, 3 BALCONIES.



NOTE:
UNIT CONVERSION (1 SQ. MT. = 10.764 SQ.FT.)

**3 BHK + FAMILY LOUNGE UNIT PLAN
CLUSTER- 1A & 1AA, TYPE - 1 d (9X18)**

CARPET AREA = 103.02 SQ. MT. = 1108.91 SQ. FT.
BALCONY AREA = 12.77 SQ. MT. = 137.46 SQ. FT.
SALEABLE AREA = 154.21 SQ. MT. = 1660 SQ. FT.

ACCOMODATION:
3 BED ROOMS + FAMILY LOUNGE, LIVING / DINING,
KITCHEN, 3 TOILETS, 3 BALCONIES.



NOTE:
UNIT CONVERSION (1 SQ. MT. = 10.764 SQ.FT.)

UNIT PLANS

3 BHK + FAMILY LOUNGE UNIT PLAN CLUSTER- 1A & 1AA, TYPE - 1 b (9X18)

CARPET AREA = 103.02 SQ MT. = 1108.91 SQ FT.
BALCONY AREA = 12.77 SQ MT. = 137.46 SQ FT.
SALEABLE AREA = 157.00 SQ MT. = 1690 SQ FT.

ACCOMODATION:
3 BED ROOMS + FAMILY LOUNGE, LIVING / DINING,
KITCHEN, 3 TOILETS, 3 BALCONIES.



NOTE:
UNIT CONVERSION (1 SQ. MT. = 10.764 SQ.FT.)

4 BHK UNIT PLAN CLUSTER - 1A & 1AA, TYPE-1 c (11.6 × 18)

CARPET AREA = 139.61 SQ MT = 1502.76 SQ FT.
BALCONY AREA = 15.50 SQ MT. = 166.84 SQ FT.
SALEABLE AREA = 208.57 SQ MT. = 2245 SQ FT.

ACCOMODATION:
4 BED ROOMS, LIVING / DINING, KITCHEN,
4 TOILETS, 3 BALCONIES

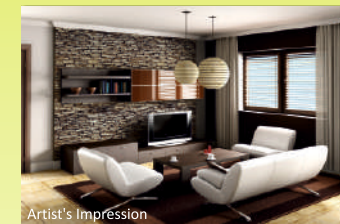


NOTE:
UNIT CONVERSION (1 SQ. MT. = 10.764 SQ.FT.)

SEPECIFICATIONS

STRUCTURE	EARTHQUAKE RESISTANT RCC FRAME STRUCTURE	PROPOSED BRANDS
External Finish	Weather proof paint/ Texture Paint	
Drawing and Dining		
Floor	Superior quality vitrified Tiles	RAK/Kajaria/Somany/Johnson/Equivalent other Brand
Walls	Painted with pleasing shade of OBD	Nerolac/Berger/Asian or Equivalent
Ceiling	OBD	Nerolac/Berger/Asian or Equivalent
Master Bedroom	VRV (optional)	
Floor	Laminated wooden/vitrified tiles	Pergo/RAK/Kajaria/Somany/Johnson/Equivalent other brand
Walls	Painted with pleasing shade of OBD	Nerolac/Berger/Asian or Equivalent
Ceiling	OBD	Nerolac/Berger/Asian or Equivalent
Bed Rooms	VRV (optional)	
Floor	Vitrified tiles	RAK/Kajaria/Somany/Johnson/Equivalent other Brand
Walls & Ceiling	OBD	Nerolac/Berger/Asian or Equivalent
Kitchen	Modular (optional)	
Floor	Anti skid Ceramic tiles	RAK/Kajaria/Somany/Johnson/Equivalent other Brand
Platform	Pre-polished Granite Stone with one and half bowl stainless steel sink	Nirali/Lotus/Jaina/Nilkamal/ Equivalent other brand
Walls/ Dado	Ceramic tile upto two feet hieght above kitchen Counter, balance OBD	
Water Supply	provision for hot or cold water supply	
Fittings	CP fittings with mixers	Jaguar/Paryware/Hindware or Equivalent
Water Purifier	RO system	Kent/Eureka Forbes
Bathrooms		
Floors	Anti skid Ceramic tiles	RAK/Kajaria/Somany/Johnson/Equivalent other Brand
Walls	Glazed Ceramic tiles up to 7 feet Height	RAK/Kajaria/Somany/Johnson/Equivalent other Brand
Fittings & Fixtures	standard WC, Wash Basin, Towel Rail, concealed hot and cold water System	CP Fittings: Jaguar/Parryware/Hindware/or Equivalent
Balconies		CP Fittings: Jaguar/Parryware/Hindware/or Equivalent
Floor	Anti skid Ceramic tiles	RAK/Kajaria/Somany/Johnson/Equivalent other Brand
	Provision for Washing Machine in Sevice/ utility Balcony	
Staircase & Common Passage		
Floor	Granite/ Marble/ Kota Stone	
Walls & Floors	Painted with pleasing shade of OBD	Nerolac/Berger/Asian or Equivalent
Doors & Windows		
Entrance Door	Decorative Flush Door Painted / Polished	
	Video Door Phone	
Internal Doors	Well Seasoned hardware frame	
	Skin modulated shutter duly painted	
Balcony Doors/ Windows	Aluminium powder coated	
Electrical		
Point Wiring	Copper concealed wiring in all rooms	
	Sufficient light points, fan points, 6/15 A sockets	
	A/C points in living/ dining and bed rooms	
	Provision for Tv etc	
Switches	Modular Switches	
Security System	Gated Community, Fire fighting system & intercom	
Club facilities	Swimming Pool, Gymnasium Indoor games like: Snooker/ Pool table etc Tennis/ Multi- purpose Court	
(Common for Goldfinch State)		
Facilities	Wi-Fi Enabled Campus, Piped Water Supply Childern's Play area, Beautifully landscaped Central park	

*Terms & Conditions Apply



Actual Construction Images



Goldfinch Tower-2



Goldfinch Tower-3,4,5



Goldfinch Tower-1



Humming State



Gardenia



Canary



Asha-Abha

Actual Pictures of Township



Entrance Gate



Kids' Play Area



Cricket Stadium (PCEC)



Zen Garden

Location Map



not to scale

BANK LOAN AVAILABLE

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Any information related to the project will be available at our office or upera website www.up-rera.in

Disclaimer: This is not an offer or an invitation to offer. Publicity material depicts the anticipated appearance of completed development & are subject to change. You are requested to directly verify all details & aspects of any proposal booking/acquisition of unit/permises directly with our authorised representatives.

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