

Site Address:

GATEWAY 95

Sector - 95, Village Dhorka, Tehsil Harsaru,
District Gurugram, Haryana,



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GATEWAY 95

Sector - 95, Gurugram

HRERA Regn No.: 82 of 2022 dated 12.09.2022 | Project Id: RERA-GRG-PROJ-1126-2022

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GATEWAY

GATEWAY 95

95

GATEWAY TO LEVEL UP YOUR LIFESTYLE



Rediscover contemporary living at SBTL's GATEWAY 95, Affordable Plotted Colony (DDJAY-2016) on a land parcel of 6.5 acres in sector 95 Gurugram. GATEWAY 95 promotes community living with a touch of affordable luxury, a place where you can customize your world in your own way. It offers an investment opportunity strategically created for value generation in the long term with utmost ease. Situated at the corner of a 60m wide road, the project boasts its magnificent entrance with a massive frontage unlike any other. GATEWAY 95 comes under Haryana Government's Deen Dayal Jan Awas Yojana and is planned in a systematic fashion to provide a synchronized access to the user.





GATEWAY TO COMFORT & HAPPINESS



- Licensed and Approved by DTCP Haryana
- Magnificent Entrance From 60 M Wide Road
- Massive project frontage
- Secure and Gated Development
- 5 Year Free Maintenance
- 24 Hours CCTV Surveillance
- Affordable Plotted Colony (DDJAY-2016) with Vastu Compliance
- Well Planned Infrastructure
- Smooth Connectivity from Pataudi Road, NH-8 And IMT Manesar, KMP Corridor & IGI Airport
- Optimum Comfort at An Affordable Budget
- Surrounded By Premium Housing Projects like DLF Garden City Enclave, JMS The Nation, Signature Global Aspire.

AMENITIES

- A Entrance Point
- B Security Area
- C Eden Garden
- D Pergola Entry Way
- E Yoga
- F Kids Area
- G Badminton Court
- H Water Tank Under
- I Fountain
- J Path Way
- K Tree Area
- L STP Under
- M Zen - Meditation Area
- N Sitting Area
- O Buddha Statue
- P Commercial Belt
- Q Green Belt -1
- R Milk Booth
- S Water Body
- T Community Block
- U Green Belt - 2
- V Tile Road
- W Main Under Ground Wiring
- X Street Light
- Y Pedestrian Way
- Z CCTV Surveillance



GATEWAY TO SECURITY & ULTIMATE RELAXATION

—◆◆◆◆◆—
Come Build Your Dream Home in This Environment
of Zen and Security.



GATEWAY TO THE LAND OF OPPORTUNITIES



Gurugram, the second largest city in the State of Haryana has remained a preferred real estate destination for its futuristic character and elements of being a global city. The presence of top industry giants and the possibility of both residential and commercial real estate in this millennial city attract businesses. Rapid urbanisation and ease of living has led Gurugram to be a pioneer in industrial development. The increase in demand from investors and buyers has resulted into the emergence of New Gurugram which is more planned and offers numerous opportunities.

As a result, the Gurugram real estate market has seen unprecedented growth with prices soaring to new heights. GATEWAY 95, surrounded by premium housing projects, offers an opportunity to investors to take advantage of such growth by investing a reasonable amount for a plot of land. Come join us in this journey of value creation.



LOCATION MAP



LEGEND:

- NATIONAL HIGHWAY

OTHER ROADS

PROPOSED METRO

AIRPORT

HOSPITAL

PETROL PUMP

OUR SITE
- MAJOR ROADS

MAJOR CHOWK

METRO STATION

RAILWAY LINE

SCHOOL

PATAUDI ROAD

LANDMARKS

Major Landmarks:

- | | |
|---------------------------|------------------|
| • IGI Airport | 33 Km (25 Mins) |
| • Huda City Metro Station | 25 Km (20 Mins) |
| • NH 8 | 12 Km (15 Mins) |
| • Dwarka Expressway | 11 Km (15 Mins) |
| • Pataudi Road | 1 Km (2 Mins) |
| • JMS The Nation | 500 M (2 Mins) |
| • Signature Global Signum | 1.8 Km (4 Mins) |
| • Rof Atulyas | 2.2 Km (5 Mins) |
| • Rof Insignia | 2.5 Km (6 Mins) |
| • Yadhuvanshi School | 3 Km (5 Mins) |
| • Dlf Garden City Arcade | 3.5 Km (8 Mins) |
| • Aarvi Hospital | 5.5 Km (10 Mins) |
| • DLF Dajay Plots | 5.8 Km (11 Mins) |
| • DLF Ultima | 6.6 Km (12 Mins) |
| • Iris Trehan Broadway | 6.7 Km (14 Mins) |

OUR DELIVERED PROJECTS



CORPORATE PARK | Sector 62, Noida



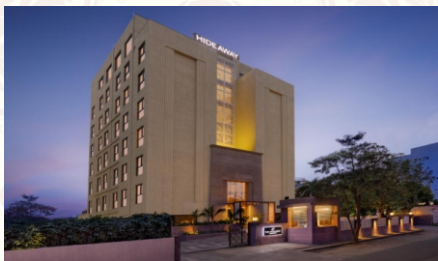
IT/ITeS / COMMERCIAL | Sector 62, Noida



Sector 109, Gurugram | 3 & 4 BHK Apartments & Penthouses



Rajnagar Ghaziabad | 2 & 3 BHK Apartments



**The Hideaway
HOTEL**
Located at Knowledge Park I, Greater Noida



**Delta City Centre
SHOPPING CENTER**
Located at Sector Delta-1, Greater Noida



**Ice Skating Rink & Indoor Stadium
STADIUM**
Located at Raipur, Dehradun, Uttarakhand

GROUP HOUSING

PRINCESS PARK Sector-6, Dwarka, New Delhi Year of Completion - 2000	SARVE SATYAM APARTMENTS Sector-4, Dwarka, New Delhi Year of Completion - 2007	PARK ROYAL RESIDENCY Sector-22, Dwarka, New Delhi Year of Completion - 2007	APPU ENCLAVE Sector-11, Dwarka, New Delhi Year of Completion - 2006	SOLOMON HEIGHTS Sector-19, Dwarka, New Delhi Year of Completion - 2012	GULISTAN RESIDENCY Sector-13, Dwarka, New Delhi Year of Completion - 2015
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ONGOING COMMERCIAL PROJECTS



Sector 62, Noida



Sector 73, Noida



Alpha II, Greater Noida



Solutrean Building Technologies Pvt. Ltd.

With a legacy of 30+ years, SBTL has successfully created a niche in the real estate industry, with an emphasis on enhancing the lifestyle of people. Since its inception, SBTL has delivered several commercial and residential projects covering over 5 million sq. ft. of area. At present, SBTL holds pride in offering real estate development services across all asset classes including IT Sector, Commercial, Mixed-Use Developments, and Residential Projects.



Heuristic Infrastructure LLP

Is a one stop shop for all things Real Estate. We provide end to end solutions ranging from project planning, designing, management and execution. At HI our sole purpose is to create value not only for our investors but also for our customers while establishing long-term working relationships based on trust and comfort. With an experience of 20+ years in the industry, Heuristic Infrastructure has an expertise in construction and interior designing and has developed multiple luxury builder floors around Delhi and NCR region as well as several office spaces across the country.