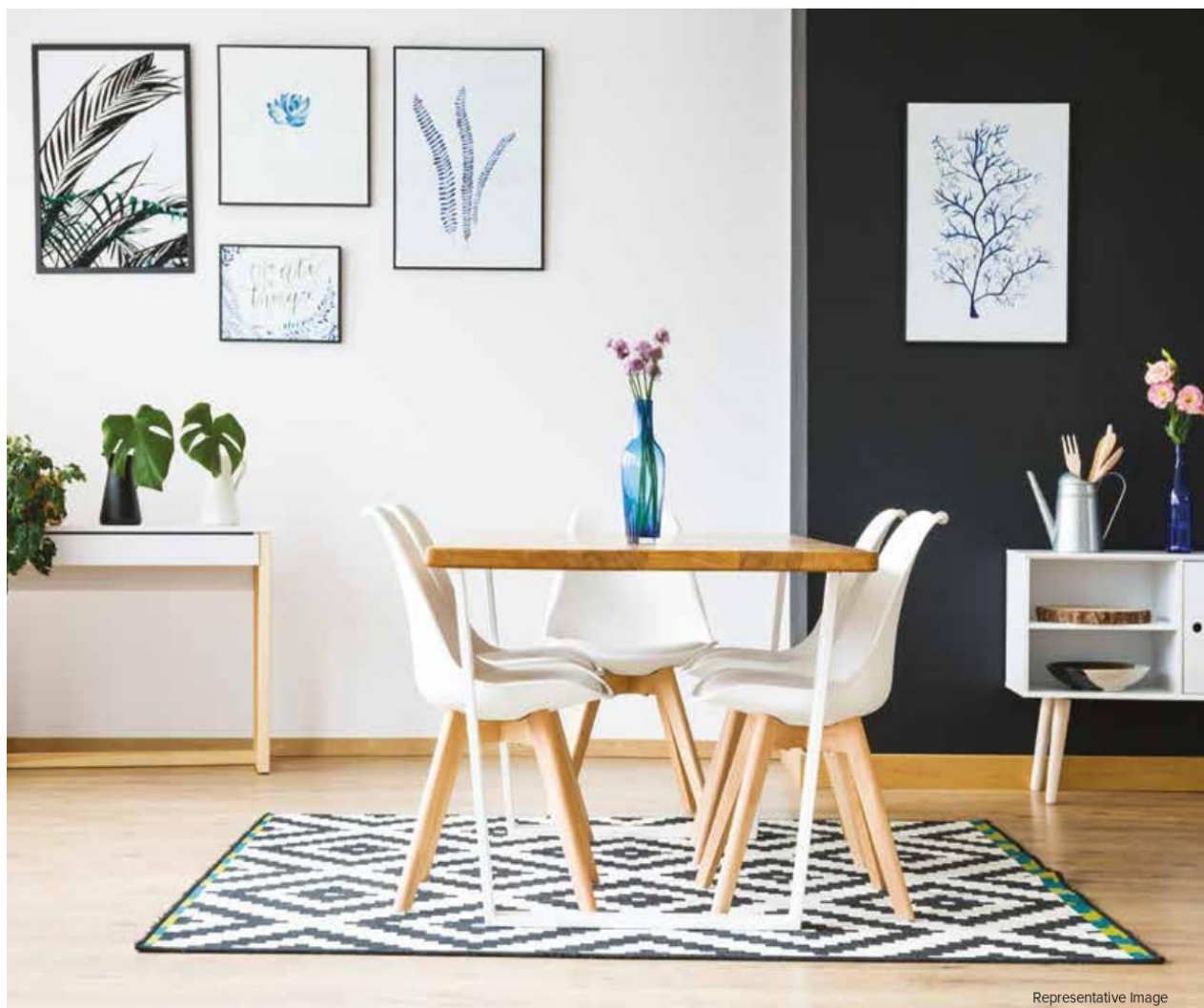


**Pride, awe, love,
and everything in between.
Homes crafted
right after your heart.**

#livethelifeyoulove



Representative Image

 **GLS**
Central Avenue
Sector 92, Gurugram.

**A home,
bringing balance to your life,
rightly placed at the perfect location.**

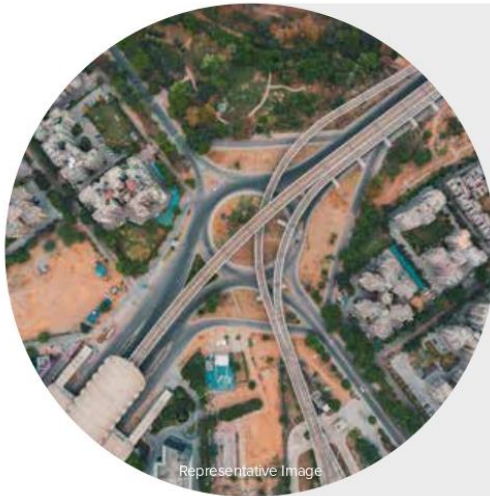
Presenting GLS Central Avenue, a 1.1-acre marvellous development, offering select 162 right-priced, thoughtfully-crafted homes, strategically situated at Sector 92, New Gurugram. Indeed, a blink-and-you-miss opportunity to own these homes.



Representative Image



**The perfect location.
The perfect sizes.
Homes, perfectly-priced.**



Superior Connectivity:

Think superlative, seamless connectivity from all directions.

10min. | from Dwarka Expressway (Northern Peripheral Road)

10min. | from KMP (Kundali-Manesar-Palwal)

15min. | from NH48

30min. | from Prime Locales of Gurugram

45min. | from Indira Gandhi International (IGI) Airport

Increase in industrial growth:

The flood of notable IT/ITeS and BFSI nearby and Auto and FMCD businesses in Manesar have driven private interest in the district, with the clear need for quality and premium retail, commercial and leisure spaces for a dense, well-habited catchment.

Sector 92 is close to Rewari and Manesar, making it easily accessible to the industrial belt, hence reducing the commute time, and making this sector always in demand for residential requirements.





Ready social infrastructure:

Gurugram is rich in social infrastructure. Sector 92 has a plethora of world-class educational institutes, healthcare facilities with some of the internationally well-known leisure and hospitality avenues, as also logistics parks - present in the vicinity.

Strategically planned civic infrastructure:

The development of New Gurugram is crucial for the vision of Gurgaon-Manesar Urban Complex (GMUC), 2031. It integrates magnificent intra-area network, with wide streets, underground electrical and fiber-optic cabling and an abundance of green cover - decongesting the primary city as also making a sustainable ecosystem.



Social Infrastructure

A rich ecosystem with multiple Grade-A educational institutions, healthcare facilities, business parks, leisure, and entertainment avenues close at hand.



Educational Institutions

RPS International School	: 6 mins
Bharat Ram Global School	: 7 mins
St. Xavier's High School	: 10 mins
Dronacharya College of Engineering	: 12 mins
Delhi Public School	: 12 mins
Matrikiran High School	: 14 mins
Euro International School	: 14 mins
MDS Public School	: 16 mins
SGT Medical College Hospital and Research Institute	: 20 mins
Amity University	: 30 mins



Healthcare

Aayushman Hospital	: 6 mins
Aarvy Healthcare Super Specialty Hospital	: 9 mins
Genesis Hospital	: 14 mins
Miracles Apollo Spectra Hospital	: 14 mins
Medeor Hospital Manesar	: 16 mins
SGT Hospital	: 20 mins
Medanta Hospital	: 30 mins



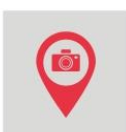
Commercial Business Districts (CBDs)

VSR Park Street	: 9 mins
Vatika Town Square INXT	: 16 mins
Eros Corporate Park, Manesar	: 16 mins
SVH 83 Metro Street	: 16 mins
M3M Broadway	: 26 mins
DLF Cyber City	: 35 mins



Industrial Belt

IMT Manesar	: 12 mins
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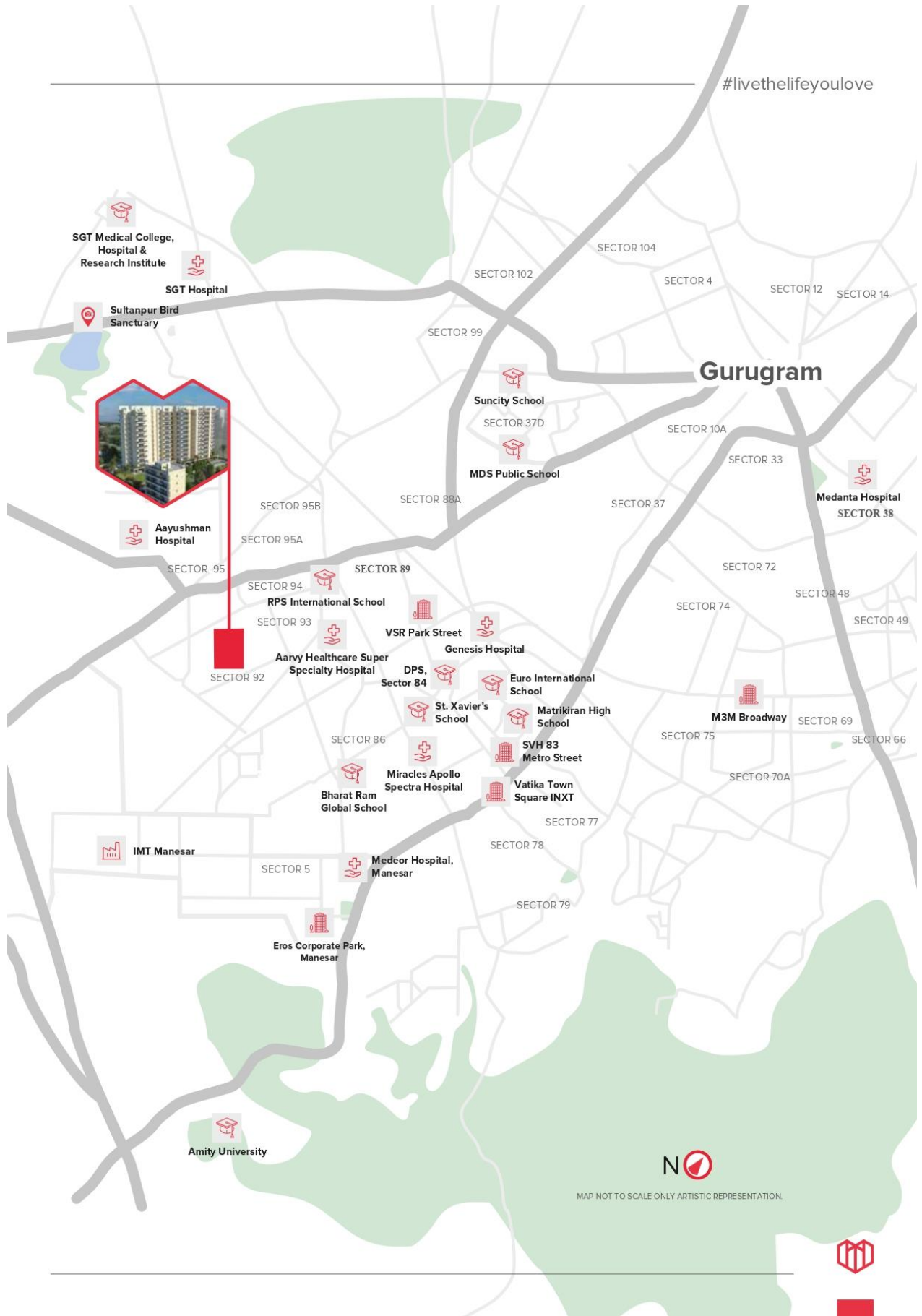


Recreational Avenues

Sultanpur Bird Sanctuary	: 16 mins
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#livethelifeyoulove



**Conceptualised and designed to
give you the best living experience.**

Site Plan



3 BHK | Type-1

Tower-P | 40 units: 2nd-11th Floor

Carpet Area: 57.99 sq.m. (624.199 sq.ft.)

Balcony Area: 10.74 sq.m. (115.604 sq.ft.)

Total Price*: ₹27,21,636

*Govt charges and taxes extra



3 BHK | Type-2

Tower-P | 40 units: 2nd-11th Floor

Carpet Area: 55.99 sq.m. (602.671 sq.ft.)

Balcony Area: 10.58 sq.m. (113.882 sq.ft.)

Total Price*: ₹26,31,218

*Govt charges and taxes extra



 Central Avenue
Sector 92, Gurugram.

2 BHK | Type-3

Tower-O | 20 units: 2nd-11th Floor

Carpet Area: 40.93 sq.m. (440.566 sq.ft.)

Balcony Area: 9.78 sq.m. (105.271 sq.ft.)

Total Price*: ₹19,50,377

*Govt charges and taxes extra



2 BHK | Type-4

Tower-O | 20 units: 2nd-11th Floor

Carpet Area: 39.70 sq.m. (427.327 sq.ft.)

Balcony Area: 10.17 sq.m. (109.469 sq.ft.)

Total Price*: ₹18,94,773

*Govt charges and taxes extra



 Central Avenue
Sector 92, Gurugram.

2 BHK | Type-5

Tower-O | 20 units: 2nd-11th Floor

Carpet Area: 41.48 sq.m. (446.487 sq.ft.)

Balcony Area: 9.77 sq.m. (105.163 sq.ft.)

Total Price*: ₹19,75,245

*Govt charges and taxes extra



**Meticulously chosen specifications
for a lifetime of indulgence.**

Technical Specifications

Living / Dining Flooring	Tiles
Bedrooms Flooring	Tiles
Wall Finish	Oil bound distemper
Toilets Wall Finish	Up to 5 feet tiles and oil bound distemper in other area
Flooring	Tiles
Kitchen Flooring & Dado	Tiles
Platform	Marble/Granite
Wall Finish (Kitchen)	Tiles up to 2 feet high above the counter & oil bound distemper in balance area
Others	Single bowl stainless sink with drain board
Balcony Flooring	Anti-Skid tiles
Railing	M.S. Steel
Ceiling	Oil bound distemper
Window/External Door	UPVC/Aluminium or equivalent
Main Door	Painted hardwood frame with flush door
Internal Door	Painted hardwood frame with flush door
Chinaware	Parryware or equivalent
C. P. Fittings	Modern and elegant
Electrical	Use of ISI marked products for wirings, switches and circuits
Security	Gated complex



**Affordability, coupled with an
incomparable sense of prudence.**

Payment Plan

Milestone	Percentage of Total Price
At the time of Application	5%
At the time of Allotment	20%
On Completion of Substructure	12.5%
On Completion of 20% of Superstructure	12.5%
On Completion of 40% of Superstructure	12.5%
On Completion of 60% of Superstructure	12.5%
On Completion of 100% of Superstructure	12.5%
On Completion of MEP	7.5%
On Offer of Possession	5%



Homes and happiness, delivered before time.



Arawali Homes

Delivered before time



Avenue 51

Delivered 6 months before time



Arawali Homes-2

Construction ahead of schedule



South Avenue

Construction ahead of schedule



Avenue 81

Construction ahead of schedule





Avenue 86

Construction ahead of schedule



Crown Plaza

Delivered before time



Crown Avenue

Delivered 6 months before time



Hub 86

Construction ahead of schedule



Courtyard, Sector 95

Construction ahead of schedule





Proud to deliver happiness
to more than **5,100 families**

 GLS
Central Avenue
Sector 92, Gurugram.

GLS has been in real-estate business for almost a decade now, it was incorporated in 2012. Our vision is to offer affordable living choices to our customers by building economic homes in the prime location of Delhi NCR with high-quality construction materials, modern lifestyle trends and choicest amenities. All our projects are a combination of the finest amenities and modern lifestyle and are delivered well on time. Our persistent efforts to make the process of buying, owning and living at GLS - easy, is what enhances loyalty among our customers.

MR. SURINDER SINGH
Director, GLS Infra





www.glsinfra.in



Central Avenue

Sector 92, Gurugram.

GLS INFRAPROJECTS PRIVATE LIMITED

Regd. Office : 707, 7th Floor, JMD Pacific Square,
Sector 15, Part II, Gurugram, Haryana - 122001.

HRERA Registration No.: 75 of 2022, Dated 08-08-2022

License No.: 98 of 2021, Dated:- 18-11-2021

Building Plan Sanction Vide No.: MEMO No. ZP-1139-II/SD(DK)/2022/22406, Dated:- 28-07-2022

Disclaimer: The Real Estate (Regulation and Development) Act 2016 and the rules made there have brought significant changes to the real estate sector. The Promoter/Developer is fully committed to be compliant with the provisions laid down under RERA. Promoter/ Developer urges every applicant to inspect the site where the project is proposed to be constructed and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and therefore requested to make personal judgment prior to submitting an application for booking. The images shown here are indicative of design and for illustration purpose only. Further, the actual design may vary in fit and finish from the one displayed above. Project details/specification can also be accessed at the office of Haryana Real Estate.

Regulatory Authority; website <https://haryanarera.gov.in>. *T&C Apply. 1sq.mt.=10.7639sq.ft.