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WALL ROCK
DEVELOPERS LLP



YAMUNA CITY MALL

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.



Disclaimer: All image including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, Please refer to the specifications mentioned in the subsequent pages of this brochure.



AERIAL VIEW

ROAD VIEW



SMALL INVESTMENT BIG RETURNS



MULTIPLEX



RETAIL SHOPS



FOOD COURT



KIOSKS

ALL IN ONE





**10 MINUTE DRIVE FROM THE UPCOMING
NOIDA INTERNATIONAL AIRPORT, JEWAR, UP**



Jai Shri Krishna



**GAUR
YAMUNA
CCITY**

YAMUNA EXPRESSWAY

*is blessed with India's tallest statue of
Lord Shri Krishna standing majestically
at 108 feet height atop a grand Temple
(Under development)
Total Height - 135 feet*

Artist's Impression

Actual Image



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PROJECT 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



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WALL ROCK

Modern Commercial Complex in Gaur Yamuna City

Yamuna Lake Park



Grand Temple with 108 Ft. Tall Statue of Lord Krishna

TO NOIDA

YAMUNA EXPRESSWAY

TO AGRA

WHY YAMUNA EXPRESSWAY

Yamuna Expressway offers a billion-dollar infrastructure leap for generations to come, promising an unmatched living experience in NCR's fast-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 NOIDA INTERNATIONAL AIRPORT



APPROVED METRO CONNECTIVITY



EASTERN PERIPHERAL EXPRESSWAY



PROPOSED MONO RAIL



PROPOSED ISBT



MUMBAI FREIGHT CORRIDOR BY INDIAN RAILWAY



DELHI MUMBAI EXPRESSWAY



BUDDH INTERNATIONAL CIRCUIT



WORLD CLASS UNIVERSITIES



CRICKET STADIUM



HOSPITALS



IT HUB



SCHOOL IN VICINITY



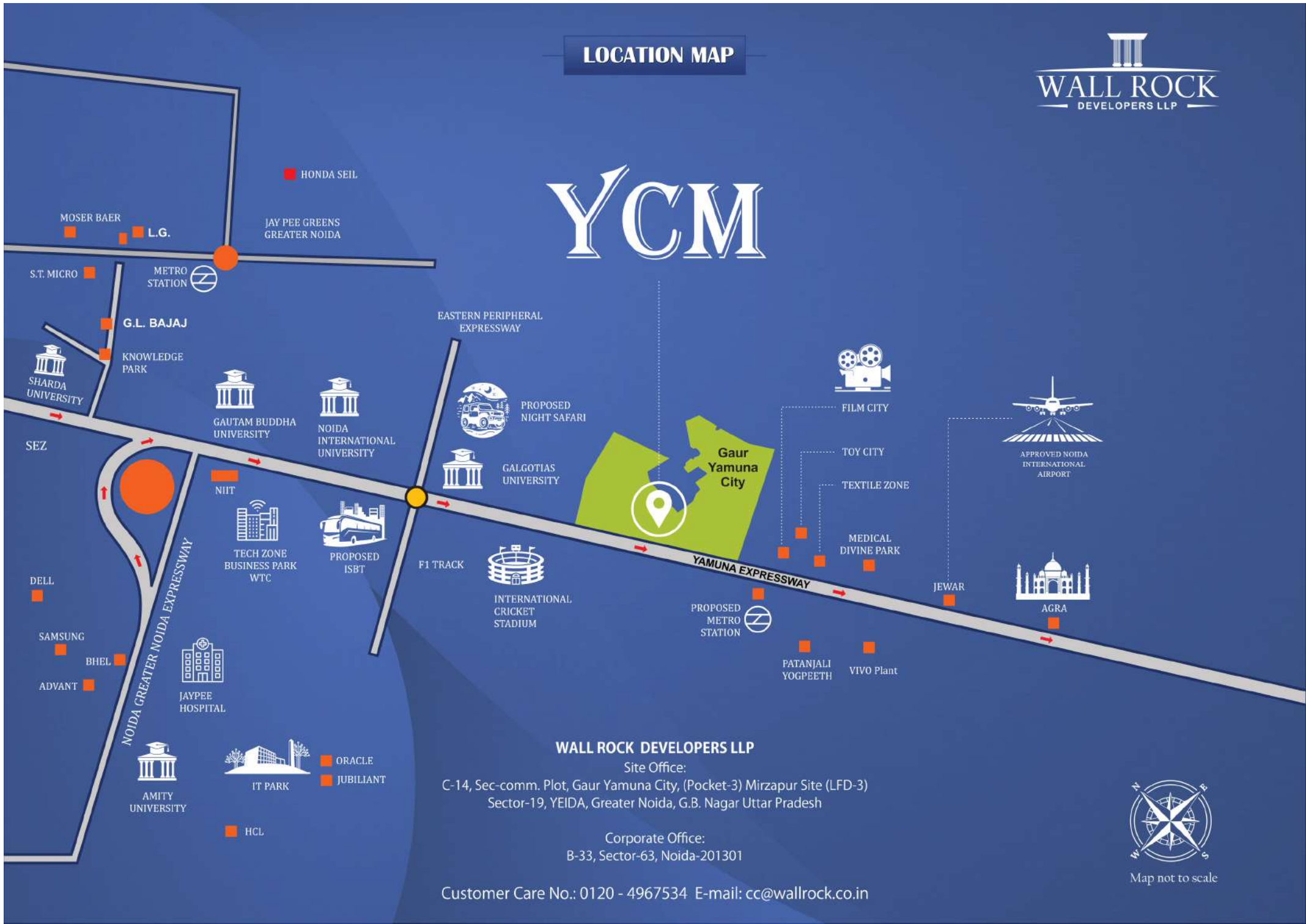
PROPOSED FILM CITY



765 KV POWER STATION

LOCATION MAP

YCM



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

Corporate Office:

B-33, Sector-63, Noida-201301

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



Map not to scale

60 Meter Road

60 Meter Road

6 M WIDE FIRE TENDER PATH

EXIT

6 M WIDE FIRE TENDER PATH

ENTRY / EXIT
BASMENT
LVL. S. 4.0 M

Lower G Floor

30 M WIDE ROAD

6 M WIDE FIRE TENDER PATH



60 Meter Road

60 Meter Road

Upper G Floor

30 M WIDE ROAD

EXIT

ENTRY

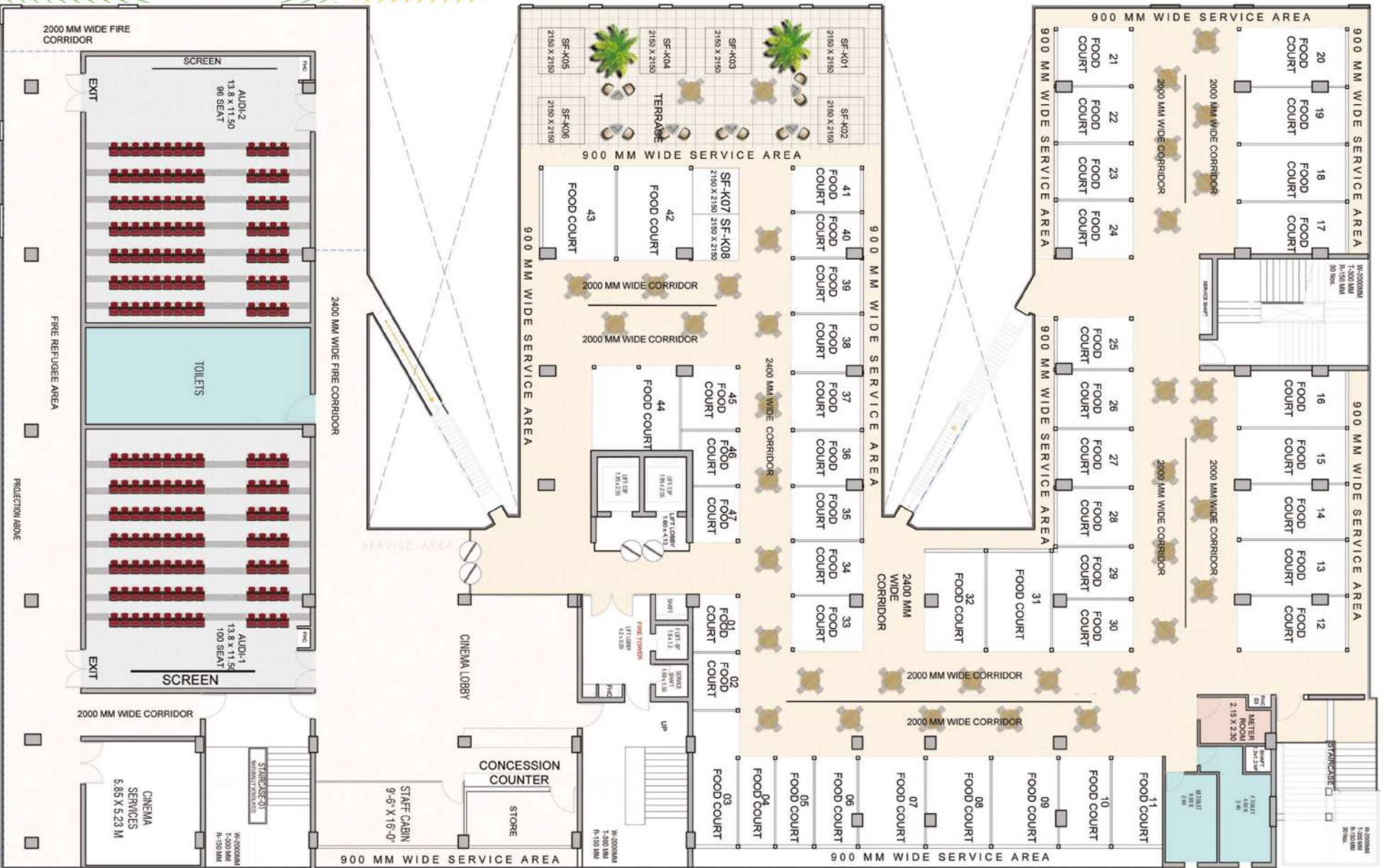
GROUND TO BASEMENT SLOPE 1:12

LOWER GROUND TO BASEMENT SLOPE 1:12

BASEMENT TO GROUND SLOPE 1:12

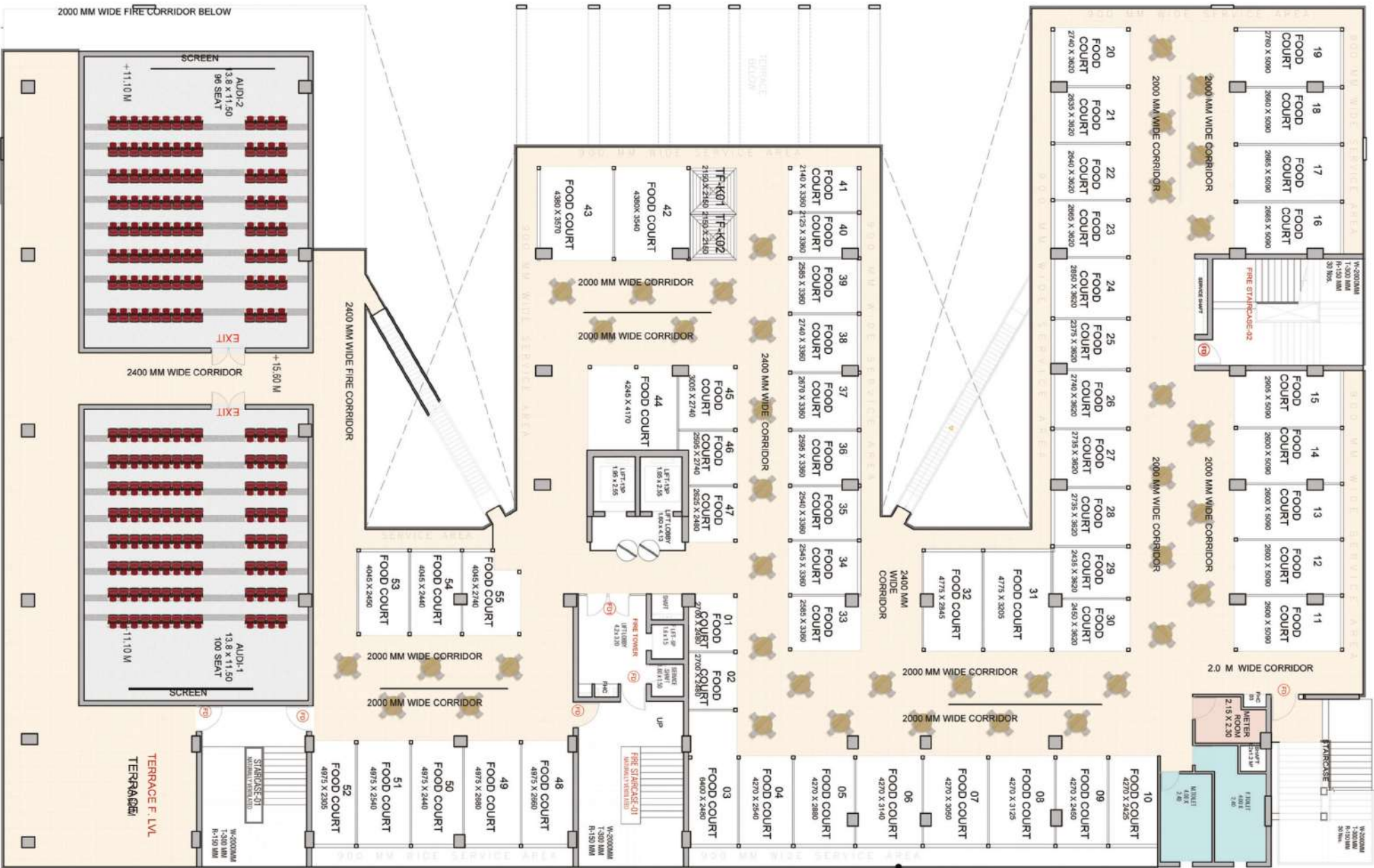


Second Floor



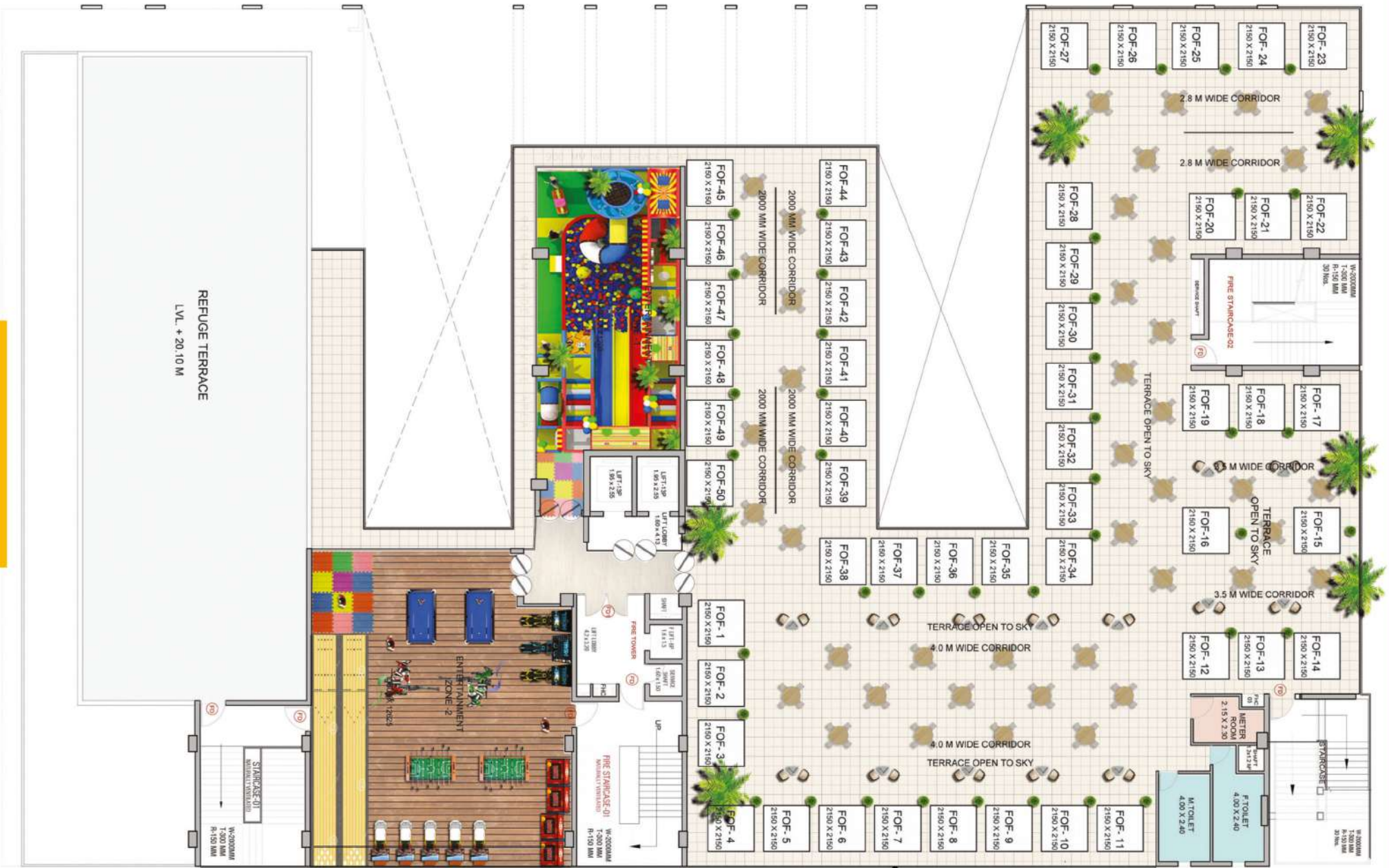
3 SIDE OPEN STAIRCASE WITHOUT RISER

Third Floor



3 SIDE OPEN STAIRCASE WITHOUT RISER

Fourth Floor



3 SIDE OPEN STAIRCASE WITHOUT RISER

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, Kiosk-2 No. (Approx)
First Floor	Shops-110 No. (Approx)
Second Floor	Shops-47, Kiosk-8, Cinema-2 Screen No. (Approx)
Third Floor	Shops-55, Kiosk-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
	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 ESCALATORS

Separate Lift	2 No. For Shopping Area, Cinema & Food Court (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent)
Separate Lift	1 No. For Fire (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent)
Escalator	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 Quaiy) and Exposed Services.
Railling	Railing with Glass/ SS Tube/ MS Tube
Escalators	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 Landscape	Tiles / Trimix Concrete / Pavers / Kerb Stone/ Chequered Tiles
Soft Landscape	Natural Grass / Artificial Grass pad / Shrubs/ Plants / Trees.
Lighting	As Per Design

ESS AND DG (MAX. CAPACITY)

DG Set	As per Load Requirement
Transformer	As per Load Requirement

COMMON TOILET

Male 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 Quaiy) 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	Expopsed 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	Expopsed 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 !

Aishwaryam

2/3 BHK Luxurious Apartments at G. Noida(West)

at


GAUR CITY-2
Get used to more
Greater Noida (West)

- 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.
- The project offers 450 spacious and Vastu Compliant well-designed apartments, each equipped with modern amenities and features that cater to the diverse needs of its residents. Due to its superior construction quality, the project was delivered before committed time and is currently sold out.
- 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

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