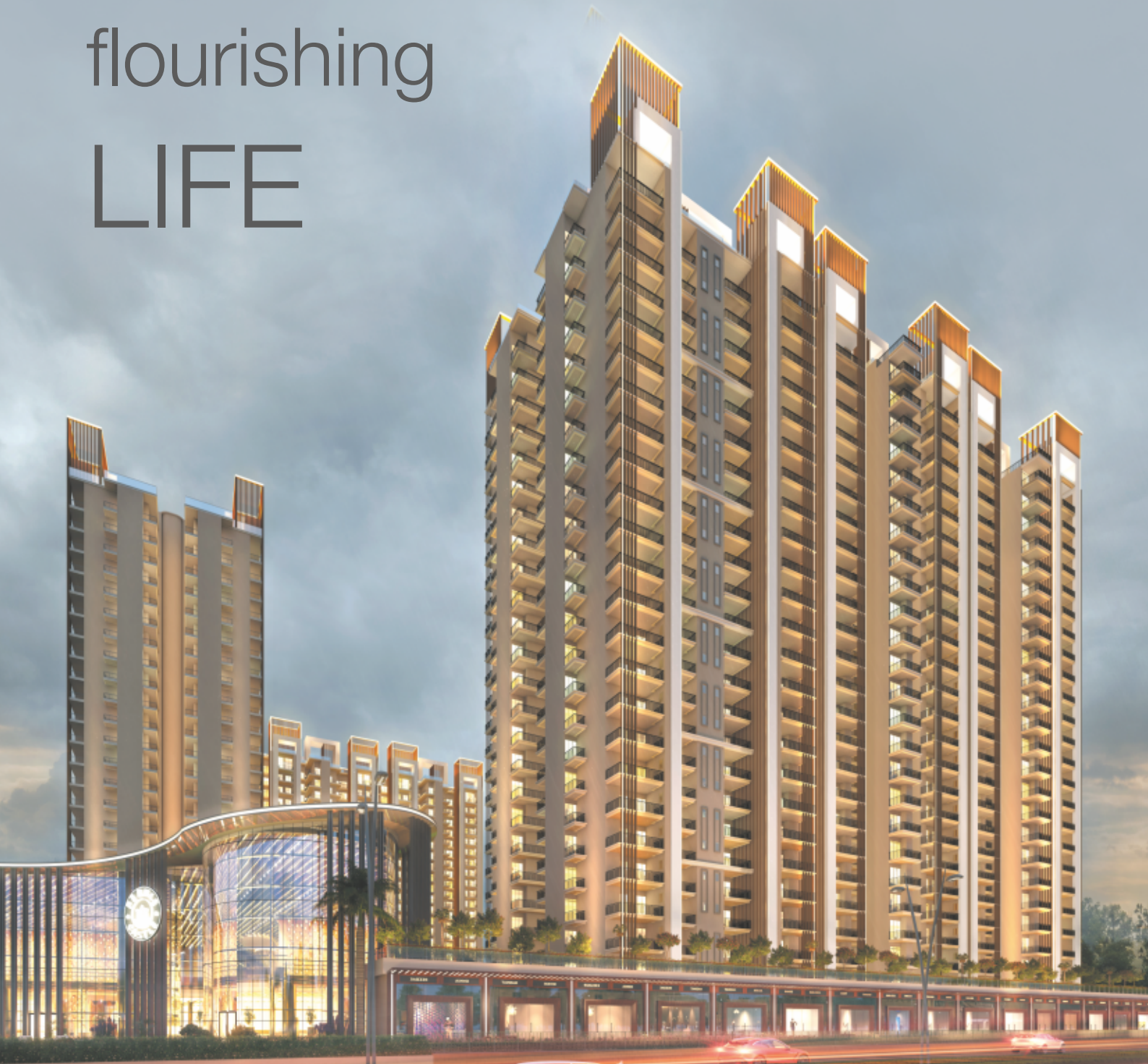
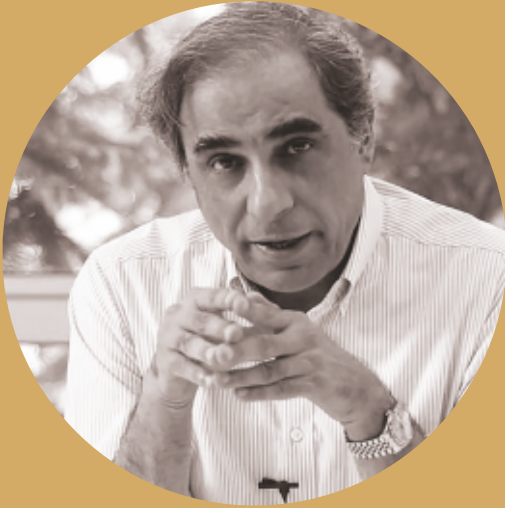




THE RIVULET  
meandering down happy lanes

Flow  
towards a  
flourishing  
LIFE





Conceptualized by none other than Architect Hafeez Contractor whose designs are inspiring and timeless

*“In design, everything has to have a purpose. Best design is the one that is aesthetically functional”*  
Architect Hafeez Contractor

### Special Features:

- Close to IT Hub, Education Hub, Commercial Area, Mall Mile and Speciality Hospitals
- Connected through 130 m wide road providing easy highway connectivity

### Distinguished Features:



Identifying locations of the future, your home is closer to the malls, educational institutes, healthcare, and IT parks



The project is in the vicinity of Aqua line extension and Sector 12 is proposed to be 600 m away



An envious 2-side open corner plot in Sector 12 which is facing 130 m road with a 24 m service road to ensure an additional layer of security



Offering sophisticated amenities, serene surroundings with exciting nearby attractions like the luxury club Pebble Castle



44 km away from Indira Gandhi International Airport, New Delhi and 57 km away from Noida International Airport (Jewar Airport)



Easy access to facilities like wide roads, gas networks, electricity, water supply & sewerage

### Loans Available:



Disclaimer : The purchaser at his/her discretion and cost may avail housing loan from bank/financial institutions. The company under no circumstances shall be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of installments to the company shall not be linked to the housing loan availed/ to be availed by the purchaser.



# LANDSCAPE LAYOUT



## LEGENDS

- |                    |                    |                        |                           |
|--------------------|--------------------|------------------------|---------------------------|
| 1. ENTRY AREA      | 7. POOL DECK       | 13. JOGGING TRACK      | 19. YOGA LAWN             |
| 2. EXIT            | 8. PLANTER         | 14. AMPHITHEATRE       | 20. CENTRAL LAWN          |
| 3. PERIPHERY GREEN | 9. PARKING         | 15. STAGE              | 21. KIDS BUTTERFLY GARDEN |
| 4. PLANTING        | 10. MOUND          | 16. MULTIPURPOSE COURT | 22. PAVILLION             |
| 5. WATERBODY       | 11. KIDS PLAY AREA | 17. CELEBRATION LAWN   | 23. BENCH                 |
| 6. SWIMMING POOL   | 12. LAWN           | 18. PARTY LAWN         | 24. CLUB WATERBODY        |



CLUB



TYPE - 3C



TYPE - 3E



TYPE - 4B



# TYPE 3C | 3BHK+2T+2B

<b>Carpet Area* (A)</b>	(m <sup>2</sup> )	<b>64.62</b>
<b>Additional Areas:# (B)</b>	(m <sup>2</sup> )	
Unit External Walls		5.21
Exclusive Balcony		24.14
Undivided Proportionate Common Area		20.48
Undivided Proportionate Parking Area		13.75
<b>Total Additional Area</b>		<b>63.58</b>
<b>Total Area# (A+B)</b>	(m <sup>2</sup> )	<b>128.20</b>
	(ft <sup>2</sup> )	<b>(1,379.94)</b>



# Size of Additional Areas & Total Area is for information purpose only.



\*"Carpet Area" shall mean the net usable floor area of the unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area appurtenant to the said unit for exclusive use of the applicant(s) and exclusive open terrace area appurtenant to the said unit for exclusive use of the applicant(s), but includes the area covered by the internal partition walls of the unit.

# TYPE 3E | 3BHK+3T+4B

<b>Carpet Area* (A)</b>	(m <sup>2</sup> )	<b>77.10</b>
<b>Additional Areas:# (B)</b>	(m <sup>2</sup> )	
Unit External Walls		6.38
Exclusive Balcony		22.20
Undivided Proportionate Common Area		24.44
Undivided Proportionate Parking Area		13.75
<b>Total Additional Area</b>		<b>66.77</b>
<b>Total Area* (A+B)</b>	(m <sup>2</sup> )	<b>143.87</b>
	(ft <sup>2</sup> )	<b>(1548.61)</b>

# Size of Additional Areas & Total Area is for information purpose only.



# Sizes of Total Area & Additional Areas i.e. Unit External Walls, Exclusive Balcony, Common Area, Parking Area are for information purpose only.



# TYPE 4B | 4BHK+3T+4B

<b>Carpet Area* (A)</b>	(m <sup>2</sup> )	<b>98.82</b>
<b>Additional Areas:# (B)</b>	(m <sup>2</sup> )	
Unit External Walls		7.72
Exclusive Balcony		33.50
Undivided Proportionate Common Area		31.32
Undivided Proportionate Parking Area		18.00
<b>Total Additional Area</b>		<b>90.54</b>
<b>Total Area# (A+B)</b>	(m <sup>2</sup> )	<b>189.36</b>
	(ft <sup>2</sup> )	<b>(2038.27)</b>



# Size of Additional Areas & Total Area is for information purpose only.



## Specifications of The Unit



### Living and dining area

- Finished walls & ceiling with OBD in pleasing shades
- Vitrified tiles flooring (600 mm x 1200 mm)
- Provision for DTH connection / ONT (optical fibre)



### Bedrooms

- Wooden textured tiles (600 mm x 600 mm) flooring in the master bedroom
- Vitrified tiles flooring (600 mm x 600 mm) in other bedrooms
- Finished walls & ceiling with OBD in pleasing shades



### Kitchen

- Granite working top with stainless steel sink
- Designer ceramic tiles upto 600 mm above working counter
- Finished walls & ceiling with OBD in pleasing shades



### Toilets

- Ceramic tiles (300 mm x 450 mm) on walls up to door level
- Anti-skid ceramic tiles (300 mm x 300 mm) matching colour flooring
- White sanitary ware with WC, CP fittings and mirror in all the toilets



### Doors & Windows

- Aluminium powder coated external doors (2450 mm) and windows or UPVC
- Seasoned hardwood & WPC door Frame (Height: 2450 mm) for all internal frames and laminated door shutter



### Structure

- Earthquake resistant RCC structure in Aluminium Formwork
- 3100 mm floor to floor height

## Value Proposition:



Most renowned developer



2 side open



Unbeatable amenities



Unique location



Upmarket yet affordable



Luxury Club: Pebble Castle



World renowned professionals



Peaceful appeal



Air-conditioned & fully furnished Lobbies with imported marble



Landscaped Terrace Garden with a host of salient amenities



- Spa
- Billiards room
- Work spaces for residence
- Gaming zone for kids and elders
- Terrace party area with buffet counters



**THE RIVULET**  
meandering down happy lanes

**FUSION**  
BUILDING VALUES

### Site Map



\*Map not to scale

From the Developers of:



Delivered



Delivered



OC Applied



Under Construction

### The RIVULET - Phase 1

RERA No: UPRERAPRJ145736 | [www.up-rera.in](http://www.up-rera.in)

Grand Realtech Limited

Sales cum Site Office: GH-04B, Sector 12, Greater Noida (West), U.P. 201308

Corporate Office: A-6 Ground Floor, Yojana Vihar, Delhi 110092

All information displayed is merely for educational and informational purposes and does not constitute professional advice. You are recommended to meet a company representative for the verification of facts and figures.

Google Maps



Site location

YouTube



Show Flat

To know more, kindly visit: [www.therivulet.in](http://www.therivulet.in)