



# **GOLDEN GATE RESIDENCY - II**

**YOUR GATEWAY TO GOLDEN LIVING**

(Under Deen Dayal Jan Awas Yojna  
Affordable Plotted Housing Scheme 2016 Govt. of Haryana)



RC/REP/HARERA/GGM/903/635/2025/06



# GURGAON WEST

*The best of both worlds*



## Sultanpur Bird Sanctuary

Farrukhnagar, renowned for the captivating Sultanpur Bird Sanctuary, boasting a mesmerizing collection of 1,800 migratory bird species, is a place of serenity.

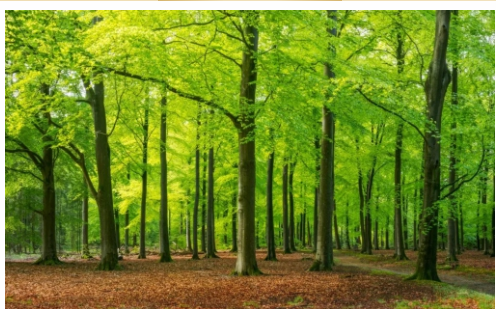
This enchanting sanctuary, set around a tranquil lake, not only offers a sanctuary to avian visitors but also provides a soothing and refreshing influence on the local climate.



## Gol Bawdi

Farrukhnagar, with a rich salt trade history, is home to heritage gems like Sheesh Mahal, Gol Bawdi, and Dilli Darwaza, making it a heritage enthusiast's haven.

The area also hosts a 374-acre forest reserve sanctuary, ensuring a constant supply of pure, oxygen-rich air for all to enjoy.



## Sarbasipur Reserve Forest

This idyllic retreat offers a refreshing escape from the hustle and pollution of city life, cradled within the lap of nature.

Shielded from the urban heat island effect, it is enveloped by lush forests, serene lakes, and tranquility, all while maintaining excellent connectivity to the vibrant energy of the city.

# BREATHE BETTER

*Embrace the Fresh Air of Life.*



**2x** Cleaner Air  
Greener Life  
Health Benefits

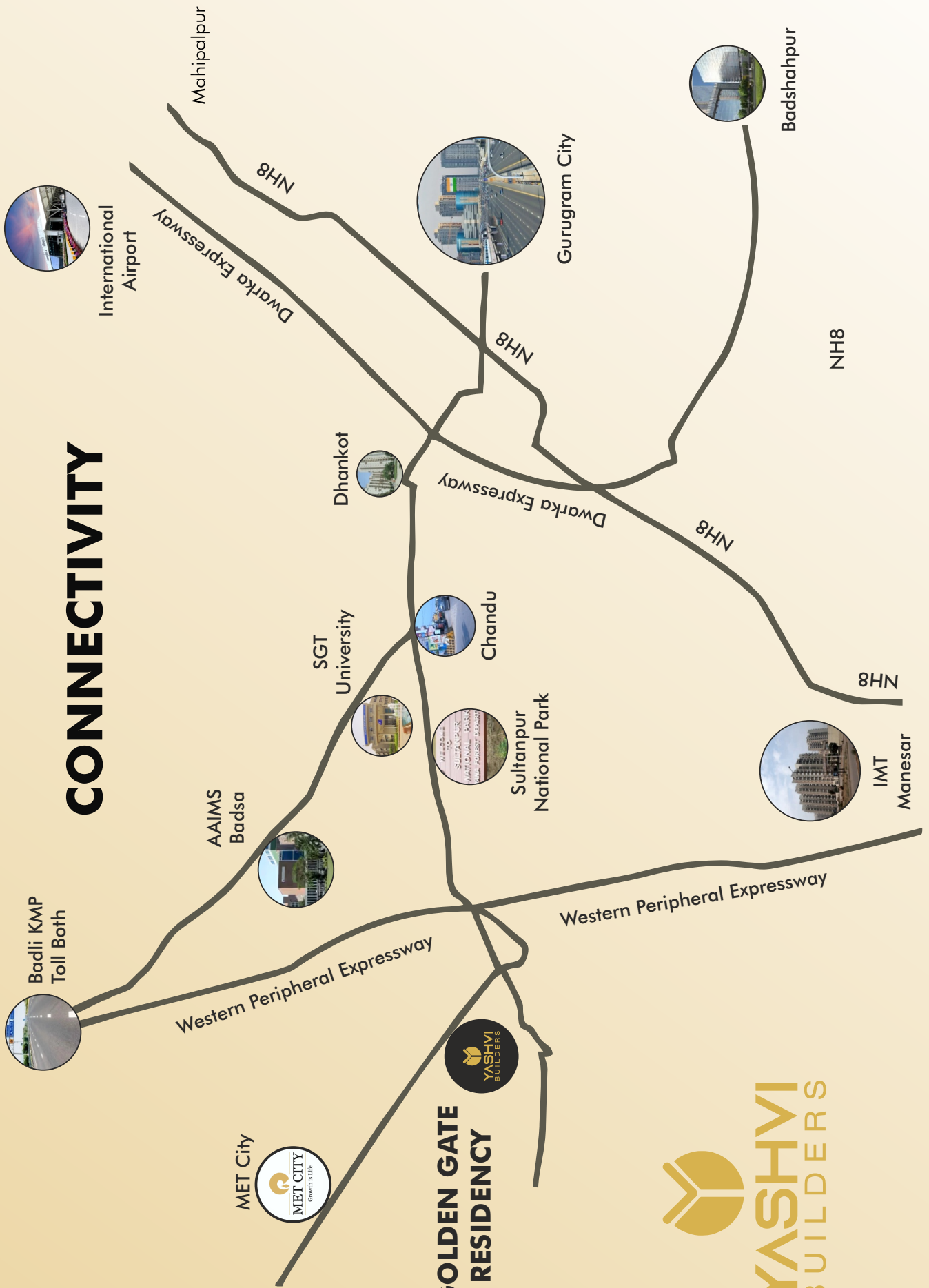
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**1** Tree Per Plot / **50000** Plants / **1000** Trees / **200** Acres Forest



*Perfect for Post Covid Independent Lifestyle*

# CONNECTIVITY



**GOLDEN GATE  
RESIDENCY**



**YASHVI  
BUILDERS**



# AMENITIES

*Amenities That Define Luxury*

- ✓ GATED COMMUNITY
- ✓ 24 HRS POWER BACKUP FOR PUBLIC AMENITIES
- ✓ APP BASED INTERCOM FACILITY
- ✓ CONCERTINA RAZER WIRE FENCING ON BOUNDARY
- ✓ SHUTTLE SERVICE PUBLIC TRANSPORT
- ✓ BADMINTON COURT + HALF BASKETBALL COURT
- ✓ CCTV SURVEILLANCE
- ✓ SWINGS & JUNGLE GYM + OUTDOOR GYMNASIUM
- ✓ SOLAR PARK LIGHTS + RAIN WATER RECHARGE
- ✓ FRESH WATER SUPPLY
- ✓ APP BASED ENTRY AND EXIT

# NEARBY SURROUNDING

*Accessible From All Major hubs*



## EDUCATION

XLRI - UNIVERSITY **5** Min.

DRONA CHARYA COLLEGE OF ENGINEERING **10** Min.

DELHI PUBLIC SCHOOL **20** Min.

SGT UNIVERSITY (CHANDU) **20** Min.



## BUSINESS & JOBS

UNO MINDA INDUSTRIES **4** Min.

RELIANCE MET **5** Min.

IMT MANESAR **20** Min.

HERO HONDA CHOWK **20** Min.



**1** Min. KMP EXPRESSWAY

## CONNECTIVITY

**10** Min. DWARKA EXPRESSWAY

**45** Min. IGI AIRPORT NEW DELHI

**5** Min. FARUKHNAGAR RAILWAY STATION



MAIN MARKET **3 MIN.** MAIN BUS STOP **5 MIN.**

AIIMS BADSHA **20 MIN.** SULTANPUR BIRD CENTURY **5 MIN.**

# WHY INVEST IN GOLDEN GATE

For Premium Living - Designed for Well Being

Enjoy the luxury of independent plots with the lifestyle and security of a gated community. The DDJAY township spread across 50+ Acres has been planned keeping in mind ideal urban design with tree lined avenues, and contiguous pedestrain paths and lush green parks with fragrant colorful plantation. Limited Plots ranging from 118 Sq. Yards - 178 Sq. Yards provide coveted privacy and an independent lifestyle at affordable rates with state of art facilities.

- ✓ THREE TIER SECURITY SYSTEM
- ✓ CCTV SURVEILLANCE
- ✓ GATED COMMUNITY
- ✓ RAZER FENCING
- ✓ CONTROLLED ENTRY/EXIT
- ✓ SMART INVESTMENT OPPORTUNITY
- ✓ RAIN WATER RECHARGE PITS
- ✓ UNDERGROUND ELECTRICITY LINES
- ✓ 5 MIN ACCESSIBILITY OF  
10K ACRES OF INDUSTRIAL PARK
- ✓ HIGH RENTAL YIELDS &  
INDEPENDENT FLOORS REGISTRY
- ✓ BANK LOAN AVAILABLE
- ✓ ON PROPOSED SECTOR ROAD
- ✓ APP BASED MONITORING
- ✓ MULTIPLE GREEN POCKETS
- ✓ LANDSCAPED TREE AVENUES
- ✓ OXYGEN RICH PLANTATION
- ✓ WIDE INTERNAL ROADS
- ✓ SCHOOL NEAR THE GATE







**PLOTTED AREA DETAIL FOR YASHVI BUILDER PVT. LTD.**

S.No.	PLOT CATEGORY	PLOT NOS	WIDTH IN M	LENGHT IN M	AREA/PLOT IN SQM
1	A	1-7	7.210	20.00	144.200
2	B	8-16	7.300	17.00	124.100
3	B1	17			114.273
4	C	18-21,23-32	8.130	17.400	141.462
5	C1	22			140.820
6	D	33-40	7.640	17.400	132.936
7	E	41-48	7.640	15.560	118.878
8	F	49-64	6.32	15.056	95.154
9	G	65-66	7.500	20.00	150.000
10	H	67-106	8.400	17.00	142.800

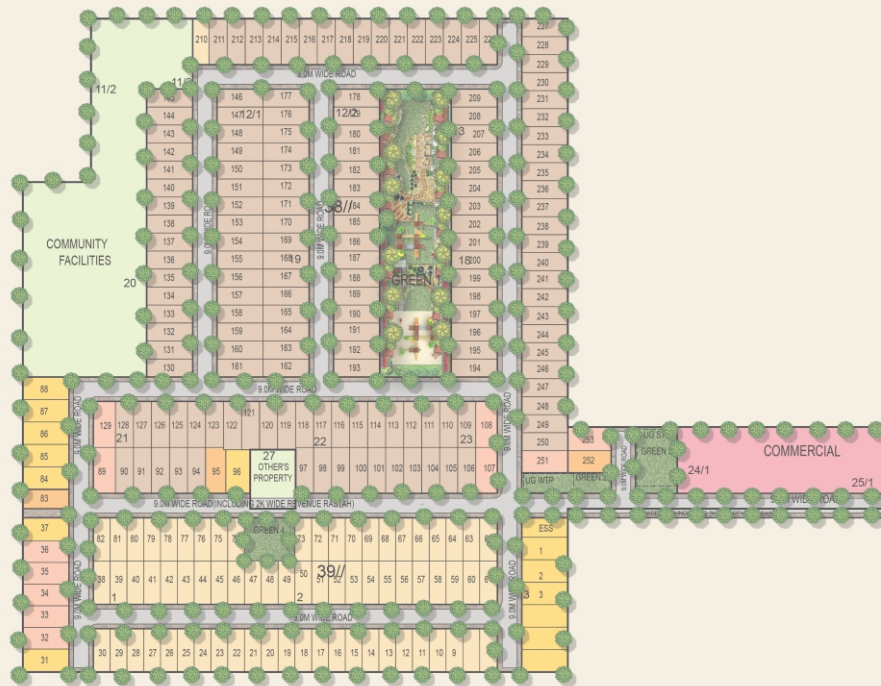


**YASHVI BUILDERS**

Only new licensed project in Farrukhnagar

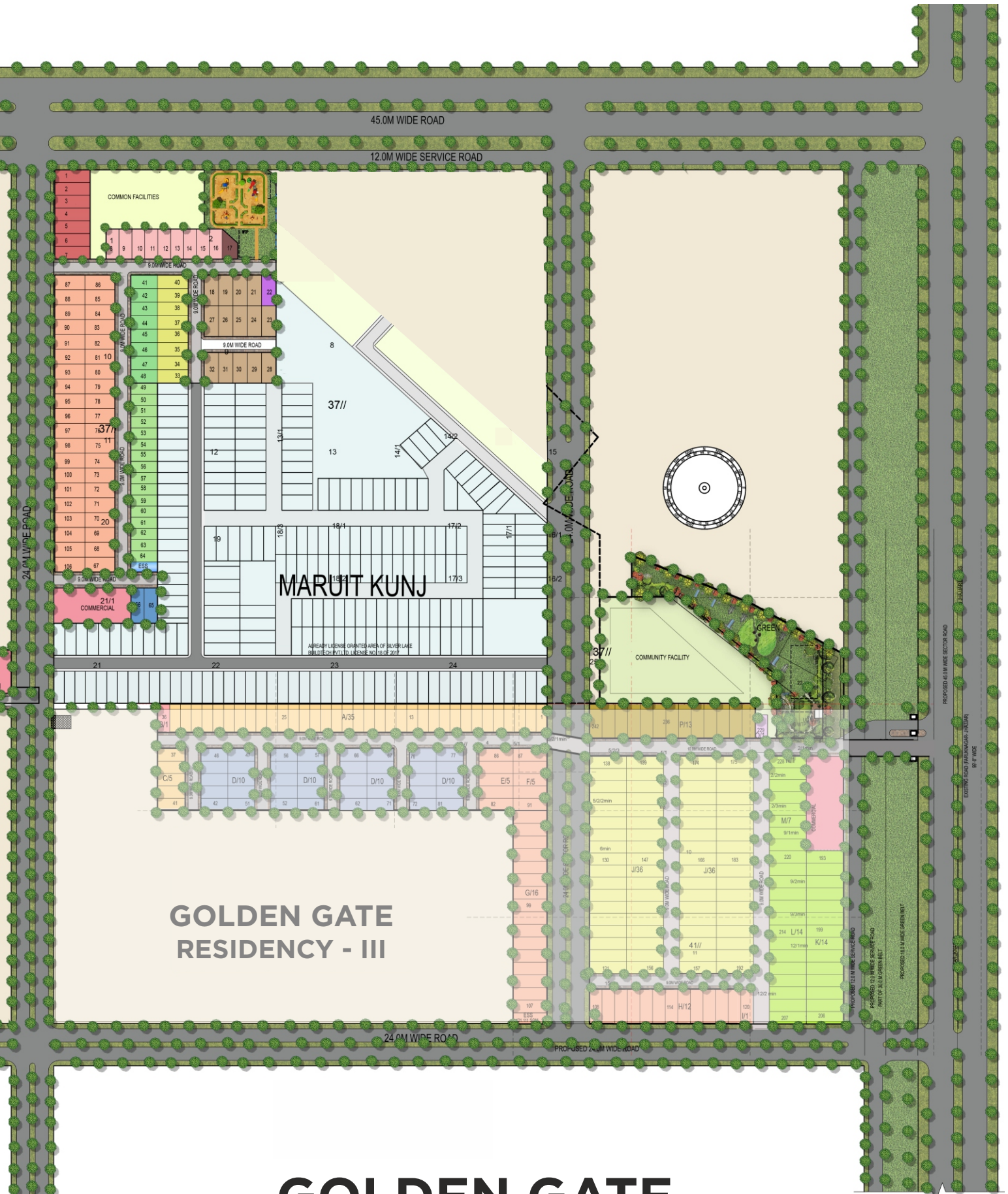
**GOLDEN GATE RESIDENCY - II**

**GOLDEN GATE RESIDENCY - I**



# LAYOUT PLAN

*Craft Your Dream, Shape Your Future*



# GOLDEN GATE

DDJAY, SECTOR 3, FARRUKHNAGAR, HARYANA

# RECREATION

*A World of Paradise Where  
Living, Working and Playing Unite.*



## **EXERCISE / MEDITATE**

Enhances health & promotes a positive, balanced life.



## **MEET**

Meeting minds, sharing ideas & forging connections for a brighter tomorrow.



## **COMMUNE**

A space of shared experiences, where hearts and ideas unite.



## **PLAY**

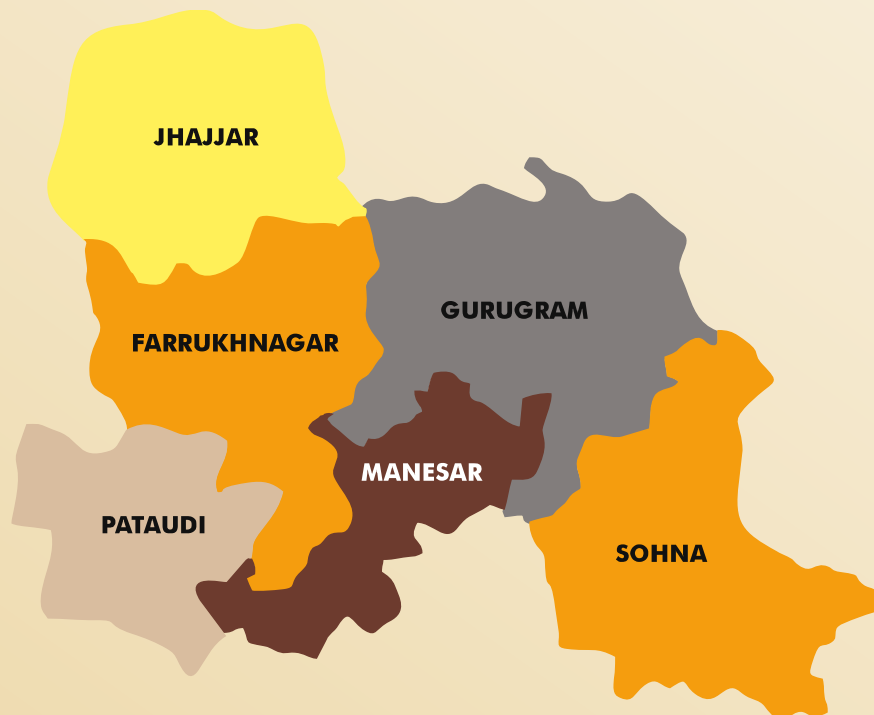
Play is the essence of childhood, where imagination dances freely.

# WHY GURGAON WEST?

*Why Farrukhnagar?*



- **New & Upcoming Location next to Gurugram city.**
- **Centrally located & well connected to Gurgaon, Manesar, Pataudi, Jhajjar, Dwarka Expressway & Delhi**
- **Industrial zone & MET- Job availability.**
- **Demand for housing.**
- **Higher Rental Yields.**
- **Clean air.**
- **Lake and forest environment surroundings.**
- **Higher Prices, More density, More saturation and Same rentals.**
- **Reliance Industrial park in 10,000 Acres.**



**YASHVI BUILDERS**

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**YASHVI**  
BUILDERS

# Welcome to Wellness Inspired Plotted Development

## GOING BEYOND THE township

1000 TREES LINED DRIVEWAY TO TOWNSHIP

### **TRUST**

**Yashvi Assured**

Yashvi Builders Promises a holistic, enriched and opulent lifestyle. The company emphasis on Creating trust and value for its customers through transparency, regular updates, efficient post-sales service, and deliver of quality developments.

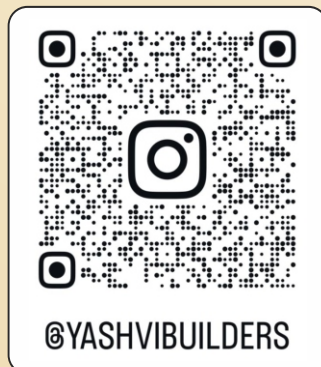
All of these combine to enchant our motto - Customer Delight, which plays a pivotal role in Company's growth and reflects the word ethos. Come and explore a new lifestyle with **Square - Innovate - Build - Deliver**



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**CONNECT WITH US :**





**Disclaimer:** Promoter urges every applicant to inspect the project site 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 allotment . Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic and may not be exact but indicative representations of the products and/or any amenities. Further, the actual design may vary in the fit and finish from the one displayed above. Project details / specifications can also be accessed at the office of Haryana real estate regulatory authority website <https://haryanarera.gov.in/>Journey time shown, if any, is based upon google maps, which may vary as per the traffic at irrelevant point of time.

T&C apply.

1 Sq. Mtr. = 10,7639 Sq. Ft.