

Site Address:

GATEWAY 95

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



SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.

Ground Floor, Tower B, The Corenthum, A-41, Sector 62,
Noida, Uttar Pradesh - 201301
Phone: 0120 - 4757777, Email: info@ithumworld.com
Web: www.ithumworld.com



Project Management Company:

HEURISTIC INFRASTRUCTURE LLP

Time Tower Unit No. 505 Sec-28, MG Road, Gurugram, 122002
Phone: 0124 - 4365904, Email: projects@heuristicinfra.com
Web: www.heuristicinfra.com

GATEWAY 95

Sector - 95, Gurugram

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



GATEWAY

GATEWAY 95

95



OWN YOUR PIECE OF LAND, BUILD YOUR HOME.



Well demarcated plots
in different sizes



Choose the Plot facing
your preferred direction



Easy Access to
the Garden Area



Tree Lined Roads
with Street Light

HRERA
REGISTERED

GATEWAY TO LEVEL UP YOUR LIFESTYLE



Rediscover contemporary living at I-Thum World'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.





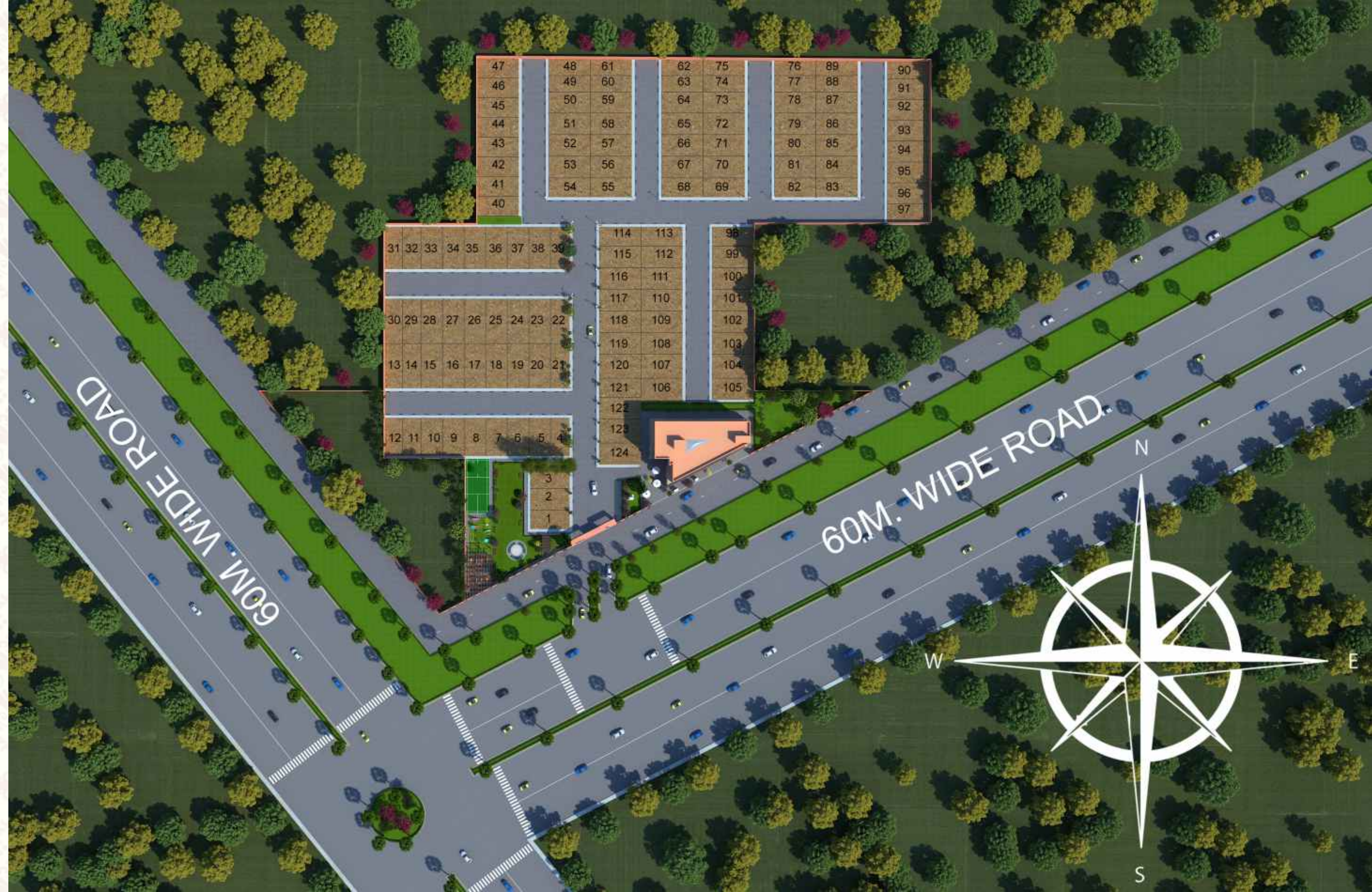
GATEWAY TO COMFORT & HAPPINESS



- Licensed and Approved by DTCP Haryana
- Magnificent Entrance From 60 M Wide Road
- Massive project frontage
- Secure and Gated Development
- 5 Year Free Maintenance
- 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

- Gated Development
- Security Check/ Guard Room
- Gardens
- Yoga Lawn
- Kids Area
- Badminton Court
- Fountain
- STP
- Sitting Area
- Buddha Statue
- Commercial Belt
- Green Belt - 1
- Milk Booth
- Water Body
- Community Block
- Green Belt - 2
- Street Light
- Underground Services
- Under Ground Water Tank



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 | | MAJOR ROADS |
| | OTHER ROADS | | MAJOR CHOWK |
| | PROPOSED METRO | | METRO STATION |
| | AIRPORT | | RAILWAY LINE |
| | HOSPITAL | | SCHOOL |
| | PETROL PUMP | | PATAUDI ROAD |
| | OUR SITE | | 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)
•JMSThe Nation	500 M (2 Mins)
•Signature Global Signum	1.8 Km (4 Mins)
•Rof Atuliyas	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 Ddjay 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

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

ONGOING COMMERCIAL PROJECTS



Sector 62, Noida



Sector 73, Noida



Alpha II, Greater Noida



Solutrean Building Technologies Pvt. Ltd.

I-Thum World, a renowned name in the real estate market with more than three decades of experience in the realty sector, has developed many residential and commercial projects. The company deals with commercial spaces that include high street shopping complexes, Malls, and ITES Projects. Innovation, modern technology, world-class architecture and client satisfaction are the key factors behind the strength and exponential growth of the company. Our delivered residential and commercial projects in Delhi NCR are a testament to our expertise in the real estate domain.



Heuristic Infrastructure LLP (Project Management Company)

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.