



CITY CENTRE RAJNAGAR EXTENSION



Possession
within
36 months

GDA APPROVED

ABOUT US

AVS Group is one of India's leading real estate established in the year 2017 and other conglomerates with a vision to fulfil the valuable expectations of customers by providing lifestyle spaces for their secured future and to be a benchmark for all the players in the Real estate industry. With this noble vision, along with partner associates started his journey with minimal capital and loads of confidence, dedication and zeal. Today they come across as a true entrepreneur. Under the leadership of Directors, with proven track record of delivering two commercial projects in record time i.e. AVS City Palace in 18 months and AVS City Square in 24 months as committed. AVS Group is surging forward for touching new heights.

VISION & MISSION

1. Our vision is to be the real estate developer of choice in the market we serve.
2. We do not wish to be the bigger, just the best (as judged by our customers)
3. Our values capture our commitment not only to ethical, professional and responsible conduct but to the essence of real estate success, an entrepreneurial value embracing approach.
4. We aim to set a benchmark in every project we execute and commit ourselves with passion energy expertise and timely delivery.



HIGHLIGHTS

- GDA Approved Project on Free hold land.
- Anchor Store Available with Excellent entry
- Well Planed Retail Mix for Increased Customer Traffic.
- Roman Architecture with Latest Technology and High Speed Lifts.
- Sufficient Car Parking Available
- 24x7 Manned Security with CCTV Monitoring, Fire Fighting and Alarm System.
- School Like DPS and GD Goenka are Functioning To The Neighborhood.

The Joy of Entertainment, Shopping and Everything Surrounded by Unbeatable Choices for Entertainment, Shopping and Everything a High Street is Where you Mix Business with Pleasure.

SALIENT FEATURES

- SHOPS
- SHOWROOM / HALL / STORE
- FOOD COURT / RESTAURANT
- BANQUET
- HOTEL
- SERVICE APPARTMENT
- GYM / SPA

UNBEATABLE LOCATION

- Un Paralleled Location with 3 Side Road.
- Suitable on Main Square on Rajnagar Extension.
- 60000 Family In Approx. 60 Societies Residing in Surrounding. High Rise Residential Buildings.
- Well Connected to Peripheral Expressway and Delhi.
- Near GDA Approved BCC Cricket Stadium.
- Sure Proximity to 3 National Highways. (ie. NH-1, NH-24, NH-56)
- Travel Time from Akshardham is 20 Minute.
- 10 Minute Drive from Hindon Airport.
- 10 Minute Drive from Ghaziabad Railway Station.
- 3 Minute Drive from Rapid Rail Station.
- 5 Minute Drive from Hindon River Metro Station.

BUILDING FEATURE

- 3 Side Open Plot
- 3 Lends of Shops with Toilets Blocks with The Floor
- Highend Security
- Controlled Access
- Car Parking in Basement
- Highend Fire Detection and Firing Systems
- Advanced Integrated Building Management System
- 3 Phase Power Supply with DG Backup





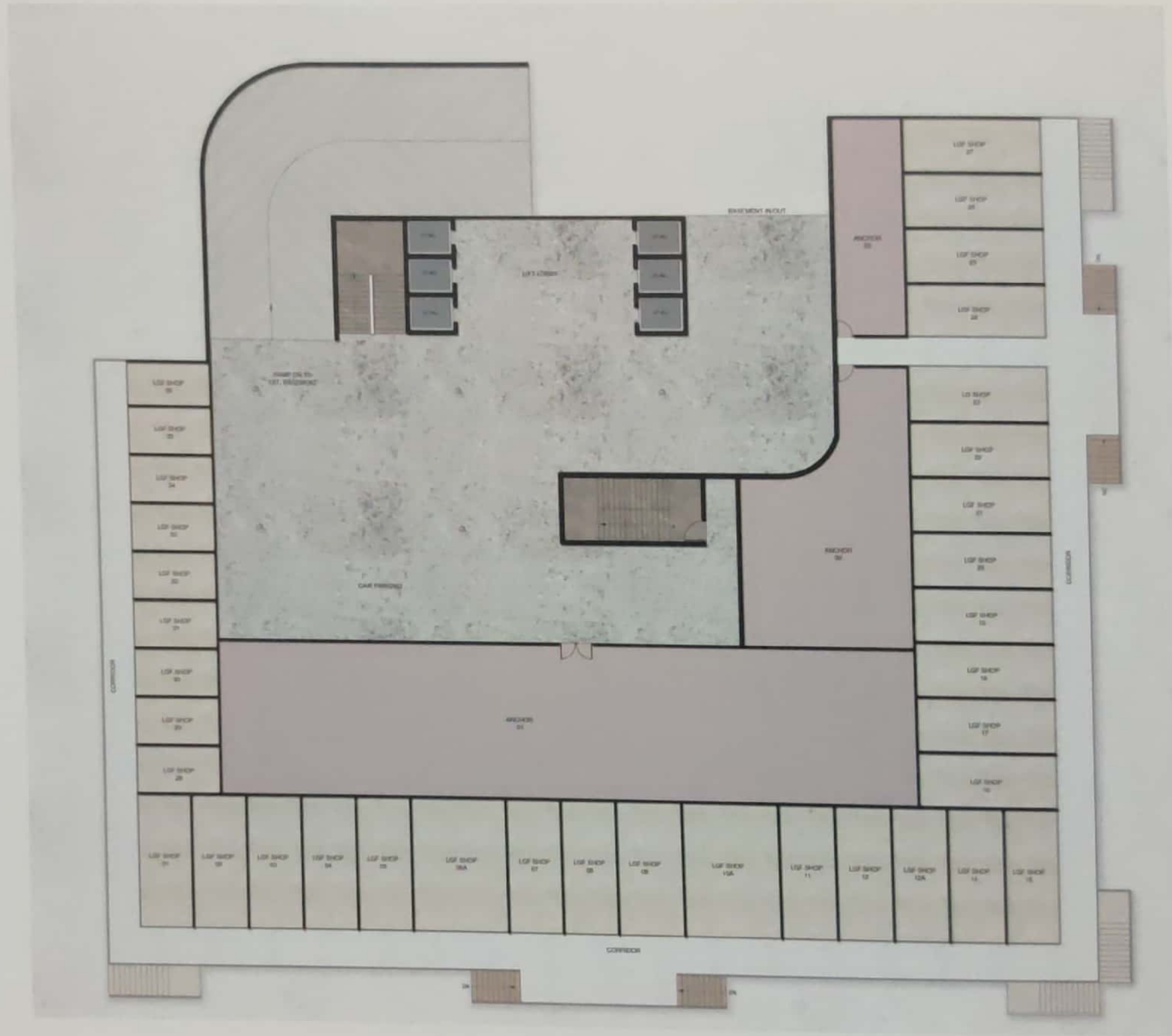
NIGHT VISION



AVS CITY CENTRE



LOWER GROUND FLOOR PLAN



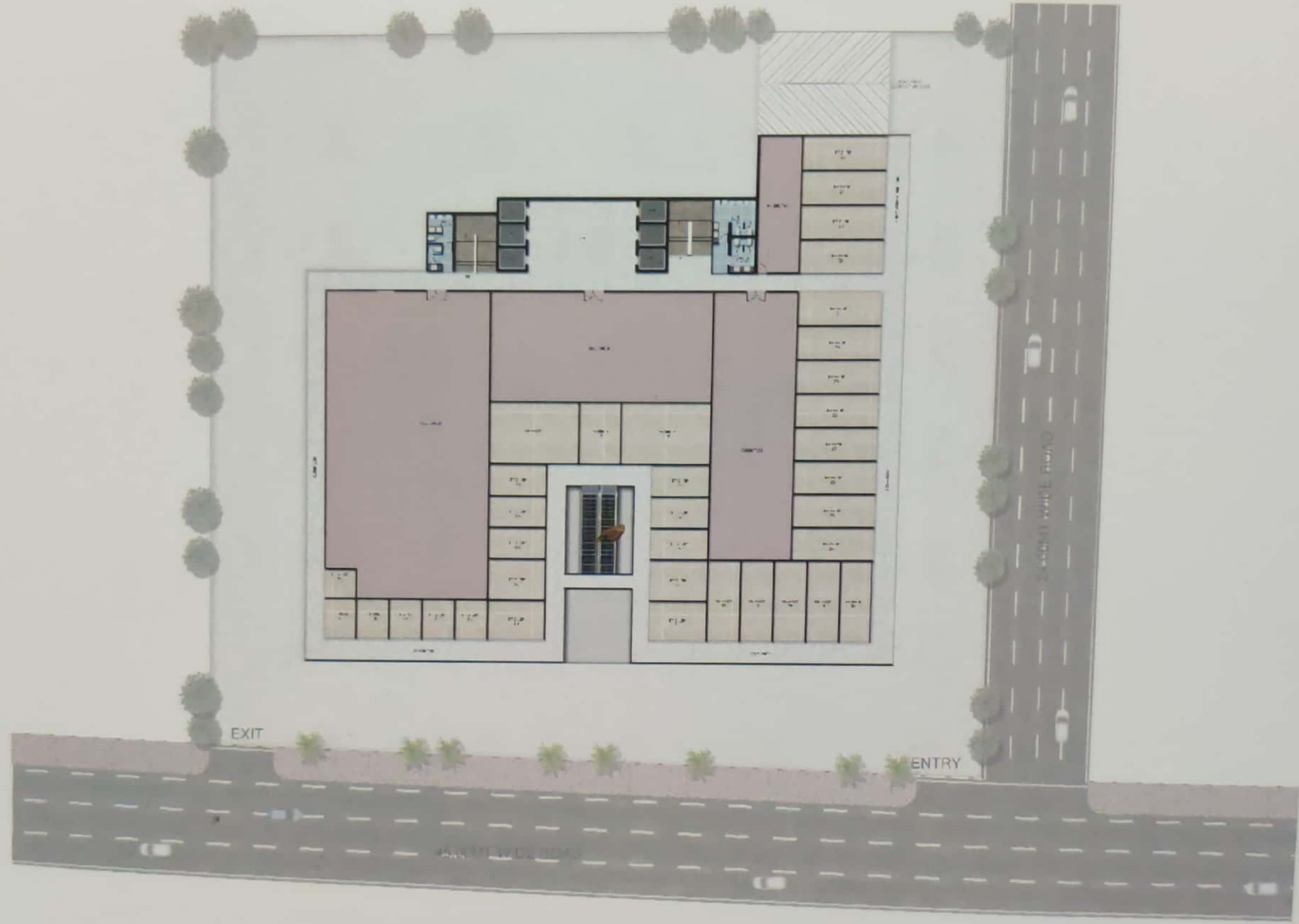
Disclaimer : All specification, design, layout, images, conditions are only indicative and some of these can be changed at the discretion at the builder, these are purely conceptual and constitute no legal offering. 1 sqm = 10.764 sq ft.

GROUND FLOOR PLAN



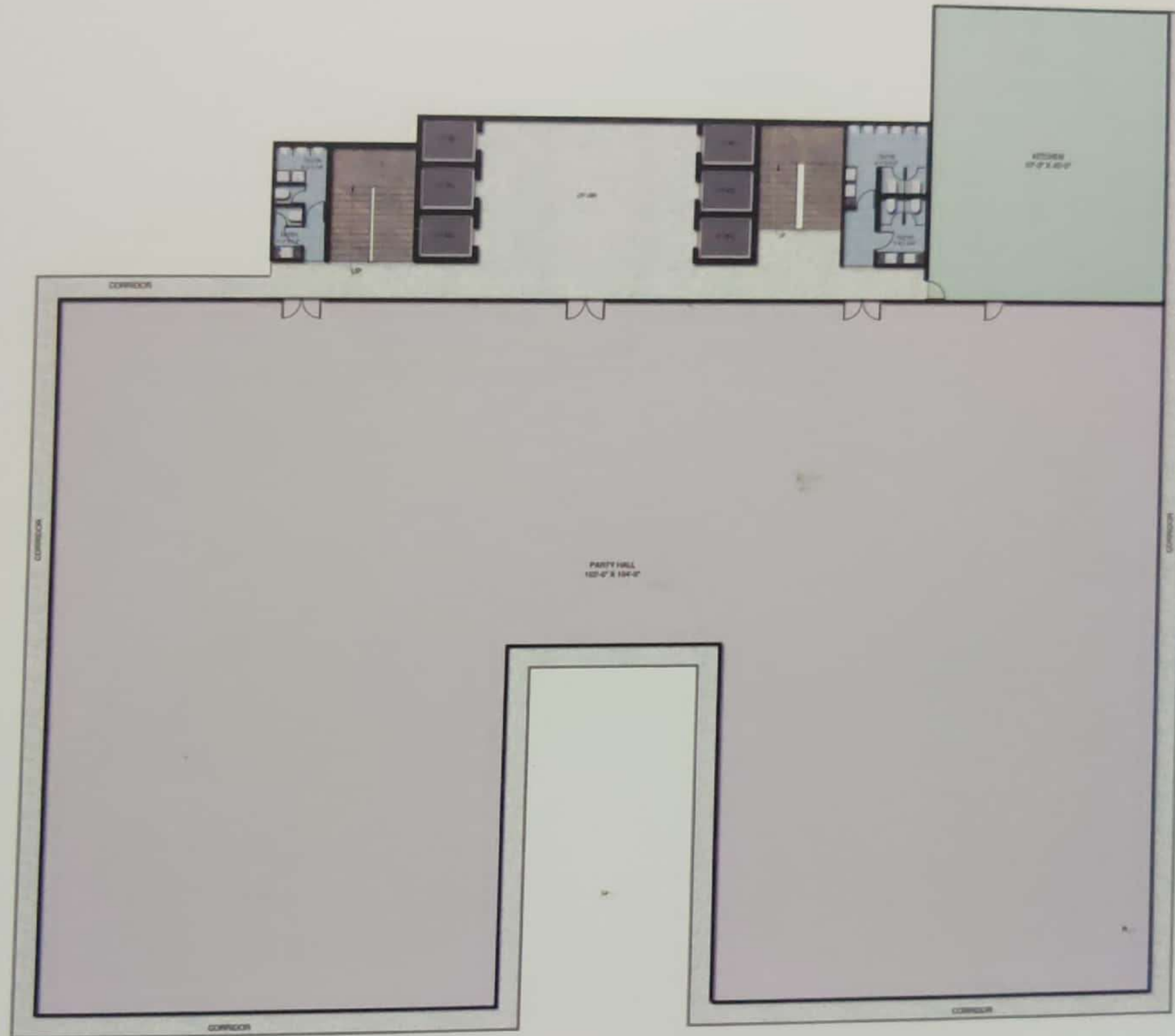
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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FOURTH TO SIXTH FLOOR PLAN



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SEVENTH FLOOR PLAN



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EIGHTH FLOOR PLAN



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SUCCESSFUL DELIVERED PROJECTS



CITY PALACE



CITY SQUARE

AVS India Infra Pvt. Ltd. already delivered both Projects in record time.



SPECIFICATION

LOCATION	FLOORING	WALL	CEILING	RAILING
CORRIDOR	High Quality Granite Stone	12-15 mm POP Punning Oil Bound Distemper	Oil Bound Distemper, no false ceiling	MS Railing
SHOPS	Floor	6-8 mm POP Punning Finish	White Wash	NA
SERVICES AREAS	IPS	White Wash	White Wash	NA
LIFT FACIA	Combination of Granite Band & OBD	12-15 mm POP Punning & Oil Bound Distemper	Oil Bound Distemper no false ceiling.	NA
TERRACE FLOOR	Brick Bat Coba	Weather Proof Paint	-	MS Railing
Internal Staircase & External Staircase	Cement Concrete Segments	12-15 mm POP Punning & Oil Bound Distemper	Oil Bound Distemper	MS Railing
Common Toilet	Anti-skid ceramic Tiles	Wall Ceramic Tiles UP to 7 feet + Oil Bound Distemper	Grid Ceiling only for under slung	NA
Exterior Finish	NA	AS PER ELEVATION	POP Punning & Oil Bound Distemper	NA
Basement	Trimix	White Wash	White Wash	NA
OHT	PVC Tank (Sintex or equivalent)	NA	NA	NA
LMR	IPS	White Wash	White Wash	MS Railing

OTHER FEATURES :

LANDSCAPED COURTYARD : Combination of Paver Blocks, Tiles, Sandstone etc. as per Design. Potted Plants will be proposed.

EXTERNAL DEVELOPMENT : Combination of Grass Pavers & Heavy Duty Pavers Blocks at Parking Areas & Vehicular circulations. Lighting Poles, Boundary Wall, Inner Locking Pavers / Cement concrete tiles for Foot Path.

STUDIO APARTMENT

STUDIO APP. Semi Finished / Normal Finishing.

TOILET

NOTE : All Ms work shall have 2 coats of Epoxy & Enamel Paint Finish of approved shade.

LOCATION MAP

- 05 Min Drive from NH-58.
- 05 Min Drive from from Metro
- 10 Min Drive from Delhi through elevated road
- 10 Min Drive from Hindon Airport
- 05 Min Drive from Bus Stop
- 03 Min Drive from Rapid Rail





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