



# CITY SQUARE RAJ NAGAR EXTENSTION

Possession  
within  
24 months.



GDA APPROVED

**RERA**  
Regd. No.

## About Us

AVS India Infra Pvt Ltd a known Real Estate professionals company and developing projects in different verticals of real estate like residential, townships, commercial, retail, office spaces and hospitality.

This company has proved their dedication towards quality, design and construction. Appeal and affordability are the common characteristics of this company, AVS India Infra Pvt. Ltd. already going to delivered a commercial project on the same 45 Mtr. Road Near AVS City Square namely AVS City place in a Historical 15 months time duration.

## VISION & MISSION

1. Our vision is to be the real estate developer of choice in the markets 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 & RERA Registered Project on Free hold land.
- Anchor Store Available with Excellent entry.
- Well Planed Retail Mix for increased costumer traffic.
- Roman Architecture with latest Technology and High Speed Lift
- Sufficient Car Parking Available
- 24x7 manned security with CCTV monitoring, fire fighting and alarm systems
- About 25000 families residing and some 25000 families will be living in the vicinity shortly.
- School like DPS and GD Gonika are functioning in the neighborhood.

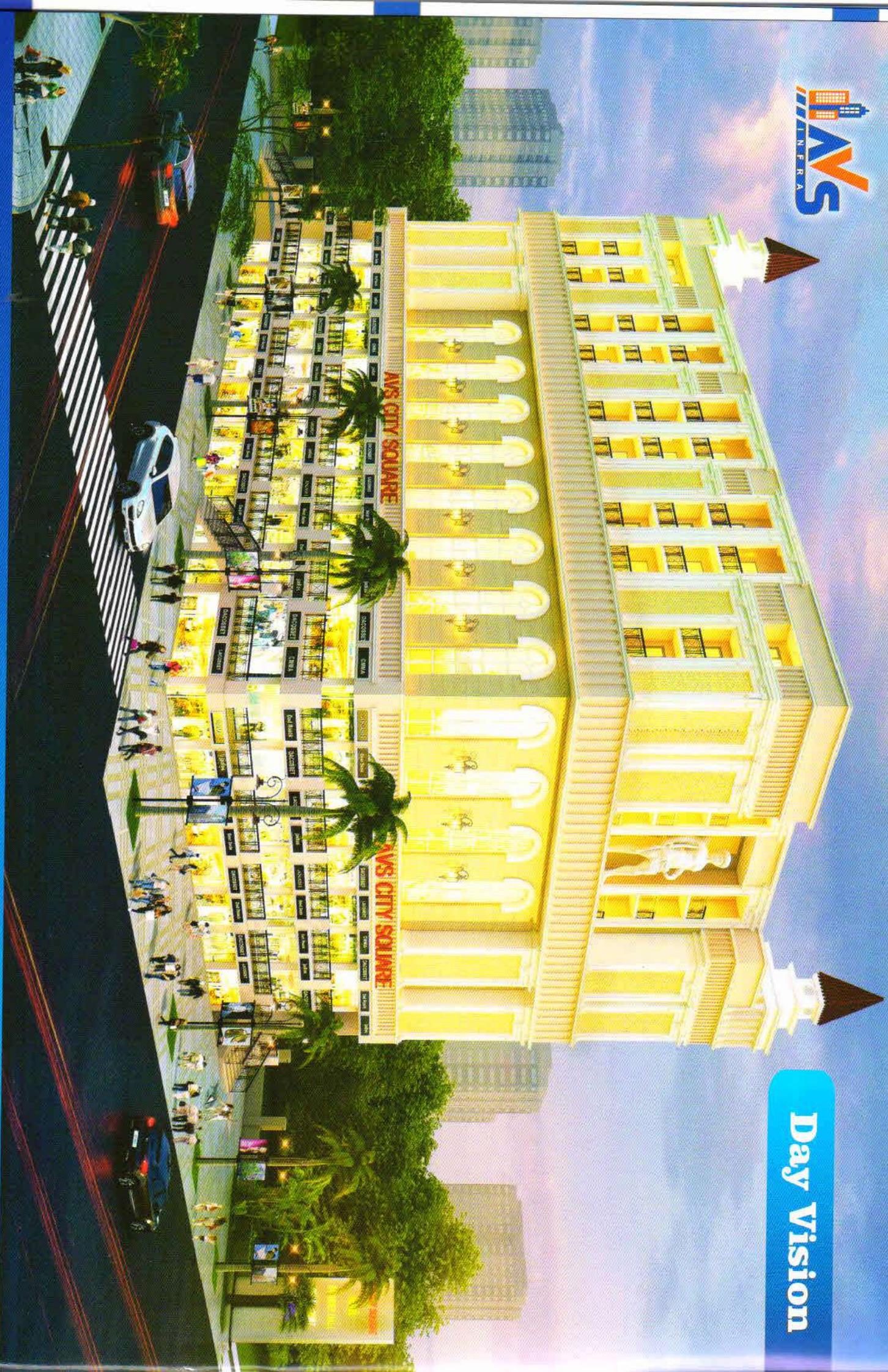
The Joy of Entertainment Shopping and Everything Surrounded By Unbeatable Choices for Entertainment, Shopping and Everything a High Street is Where you mix business with pleasure.

## BUILDING FEATURES

- 3 Lends of Shops with Toilets Blocks with the Floor.
- Shops
- Anchor Stores
- Food Court/Resturant
- Banquet
- Hotel
- Studio Apartment
- High end Security
- Controlled Access
- Car Parking in Basement
- High end Fire Detection and Firing Systems.
- Advanced Integrated Building Management System.
- 3 Phase Power Supply and DG Back up.

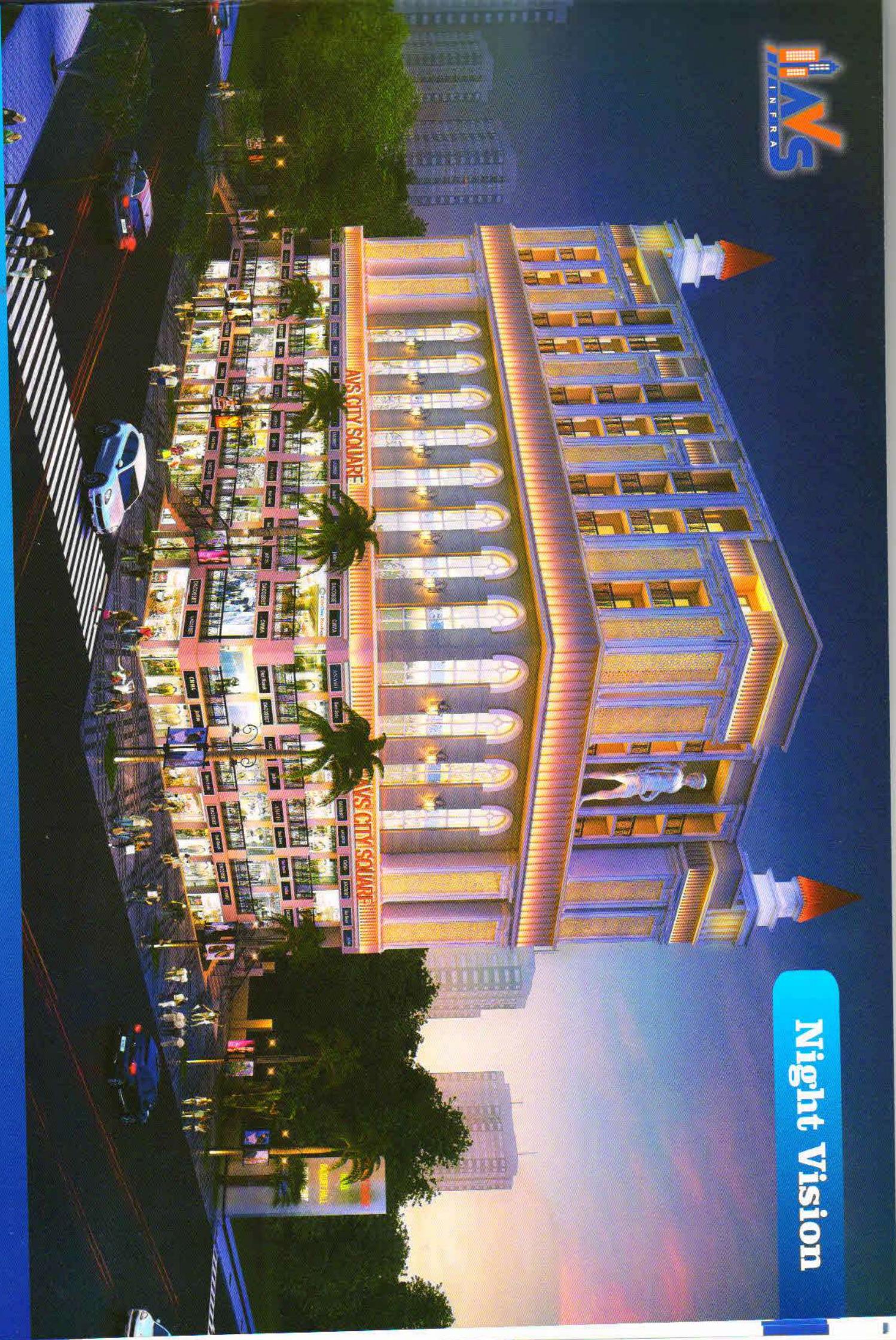
## UNBEATABLE LOCATION

- Un Paralled Location with two side Road.
- Situated on Main Square on Raj Nagar Ext.
- 25000 Families residing in Surrounding High Rise Residential Building.
- Near Hindon River Metro Station.
- 10 Minutes Drive From Hindon Airport.
- Well Connected to Peripheral Highway and Delhi.
- Near GDA Approved BCC Cricket Stadium with Vicinity.



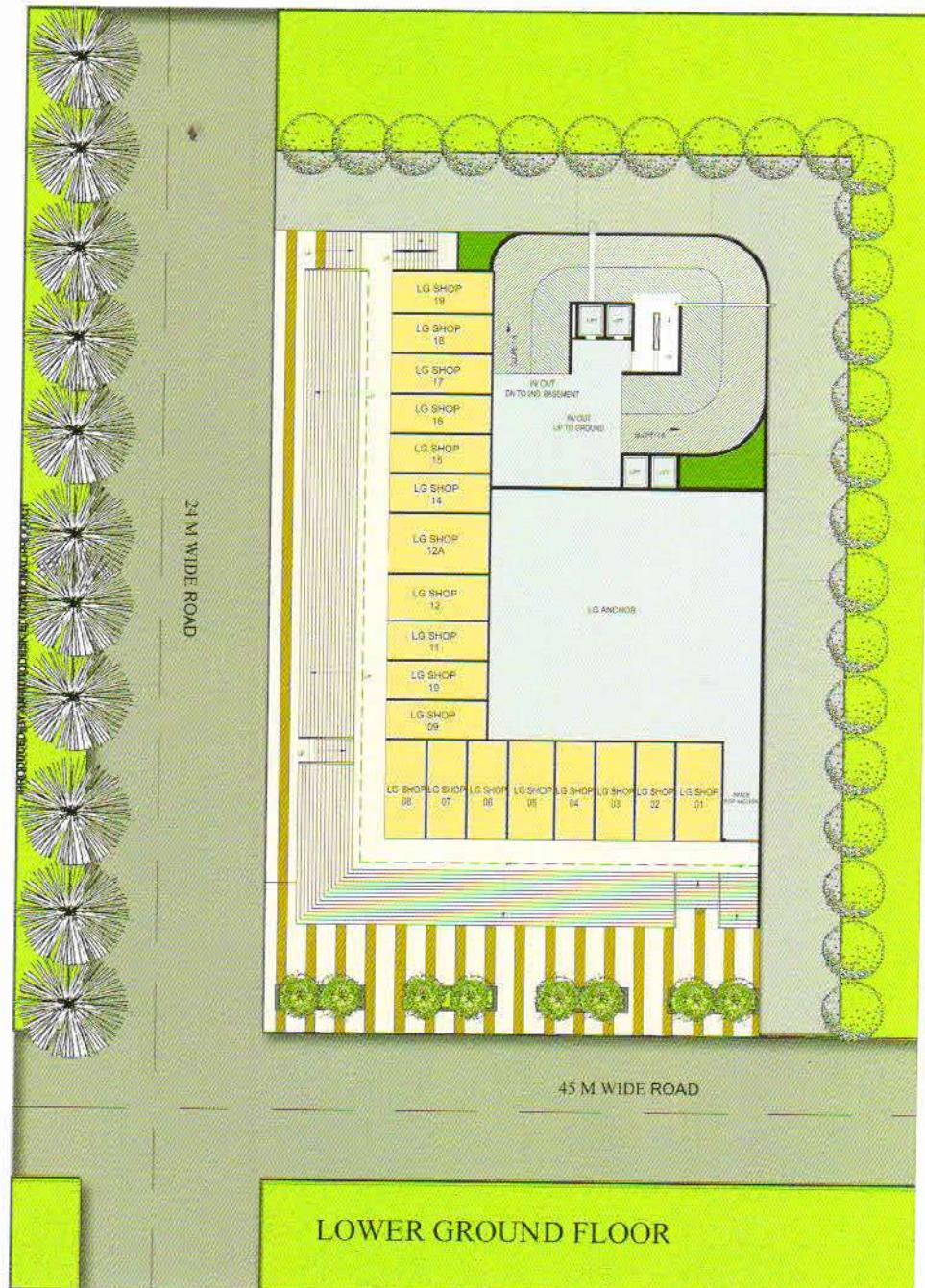
Day Vision

**AVS**  
INFRA



**Night Vision**

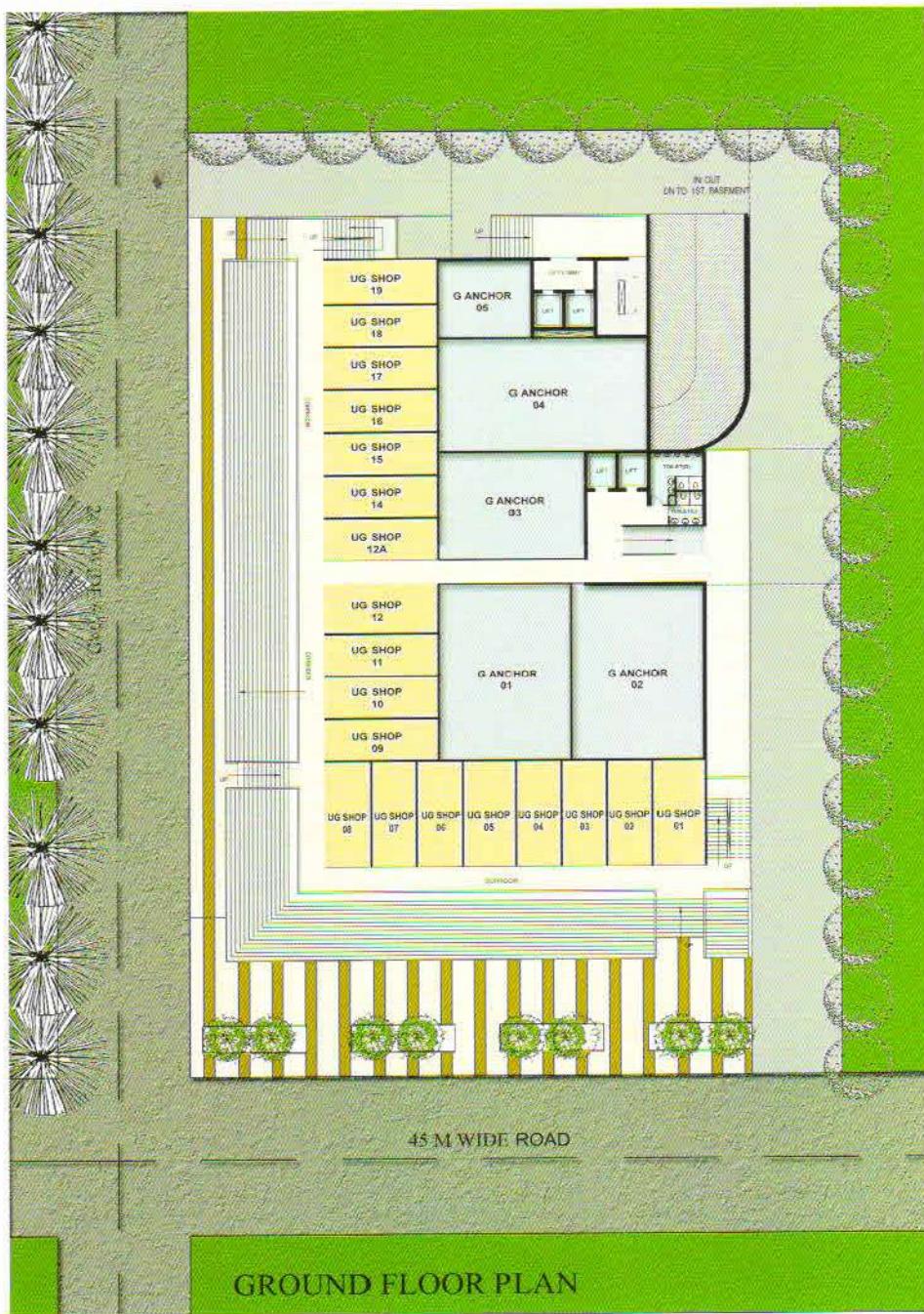
## LOWER GROUND FLOOR PLAN



## AVS CITY SQUARE

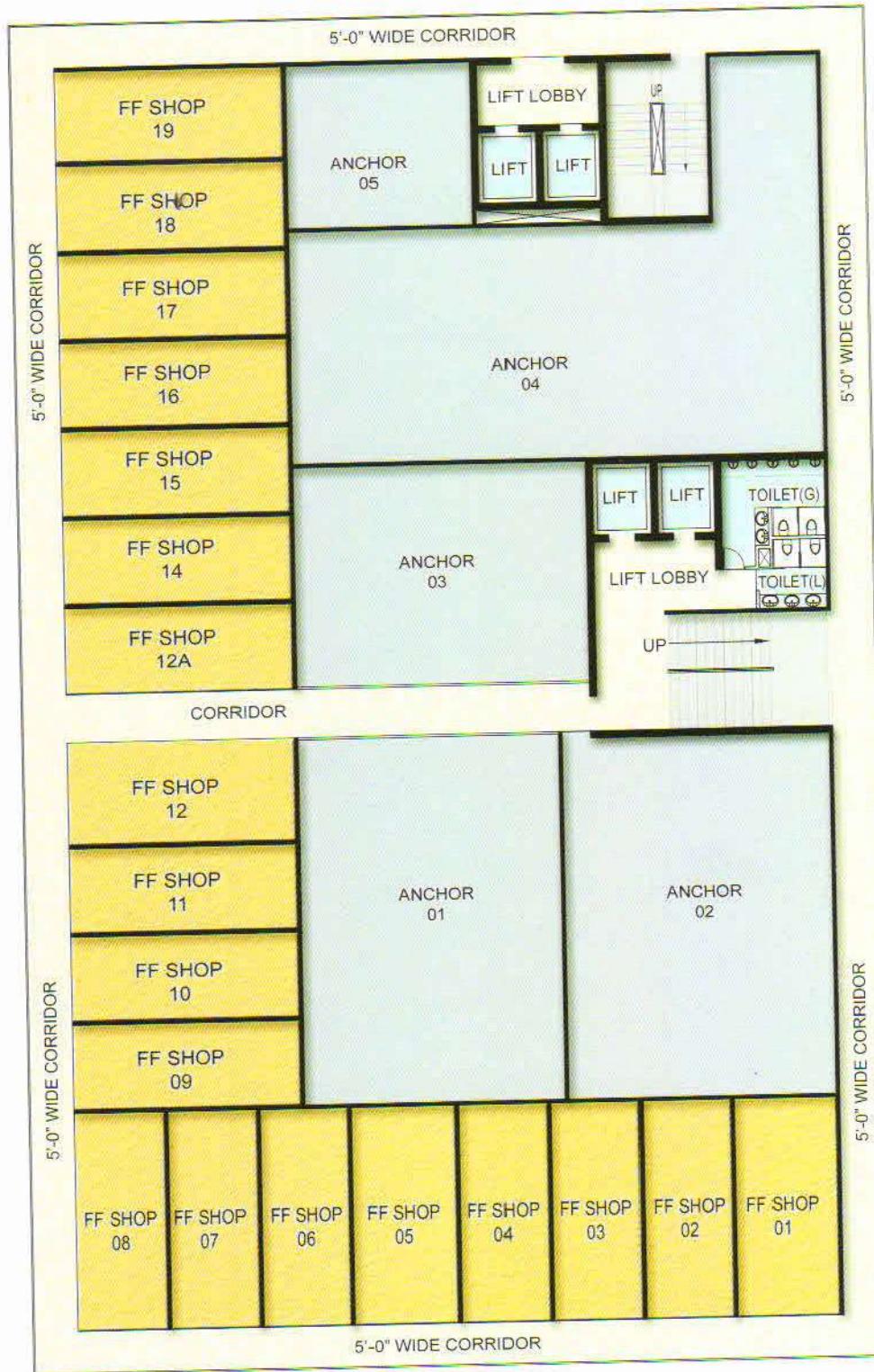
**Disclaimer:** All specification, design, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder.

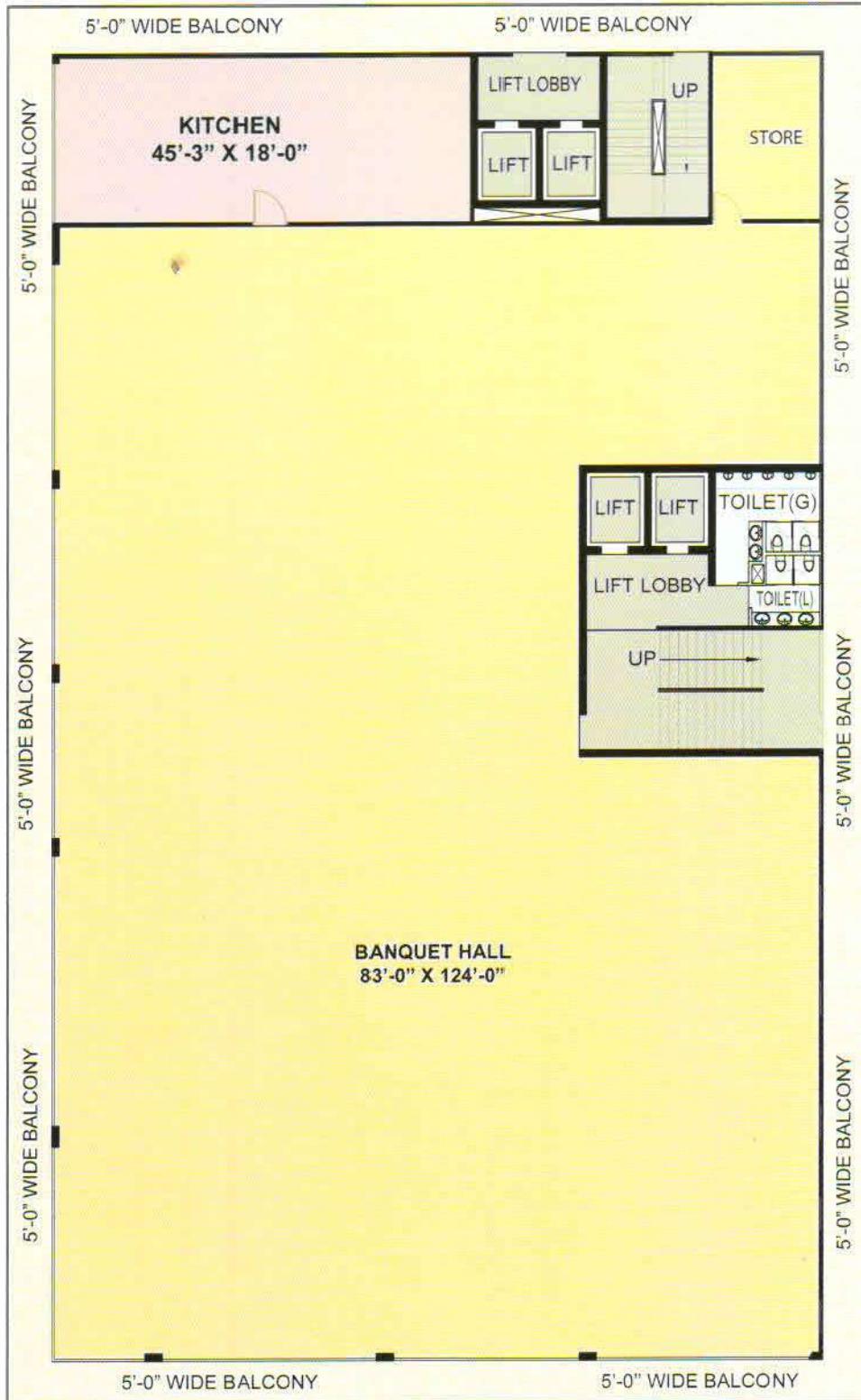
## UPPER GROUND FLOOR PLAN



**AVS CITY SQUARE**

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these are purely conceptual and constitute no legal offering. 1sqm = 10.764 sq.ft.





# FORTH FIFTH AND SIXTH FLOOR PLAN

## AVS CITY SQUARE

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# SPECIFICATION

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

<b>STUDIO APP.</b>	Wooden Flooring, Fall Ceiling with lighting Kitchen Intercom Facility, Lamps, Fan, Finished Bath Room.
TOILET	anti-skid tiles

Grid ceiling

NA

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

## LOCATION MAP

- 5 Min drive from NH-58.
- 5 Min drive from Metro.
- 10 Min. drive from Delhi through Elevated Road.
- 10 Min. drive from Hindon Airport.
- 5 Min drive from Bus Stop.



## AVS INDIA INFRA PVT. LTD.

### Call Us :



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