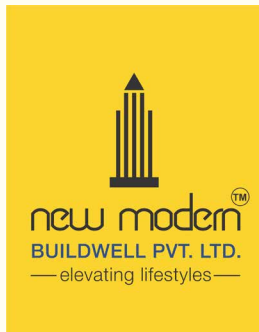


# WELCOME TO THE **FUTURE** OF **SMART CITY**



new modern  
**NAVYUG**  
SMART MINI CITY  
PRAYAGRAJ



NMBPL (New Modern Buildwell Pvt. Ltd.) is one of the leading organisations in the field of development a construction of real estate projects. Established in 2005, the company is strongly committed to reshaping the skyline of Indian cities through its technical and managerial capacities. The company is focused on developing residential, commercial and mixed-development properties which have tech-driven modern facilities, facilitate quality living conditions and are, environmental friendly. NMBPL has several other business arms that provide a range of services in the real estate domain, including EPC Services, Project Management, RERA Consultancy, Commercial Leasing and Architecture a Interior Designing. NMBPL has ongoing projects in Prayagraj and Lucknow. These include residential townships, commercial spaces, freehold-plots and mixed-development.



Rudrabhishek Enterprises Ltd. (REPL), with a legacy of more than 28 years is an established brand in the domain of Real Estate a Infrastructure Consultancy. It has spread globally in terms of presence and footprints. REPL is an ISO 9001:2015 certified organization for quality management in services. The Group has successfully planned and delivered assignments of diverse nature such as Residential, Commercial, Group Housing, Integrated Township projects; Hospitals, Hotels a Recreational facilities; Water Supply, Sewerage a Sanitation Systems; Regional Plans and Master Plans, just to name a few. REPL is listed on country's largest stock exchange NSE.



# Site Plan

The site plan illustrates the layout of the Avani D project. It features a central residential area divided into four phases (Phase 1, Phase 2, Phase 3, and Phase 4) with various plot types (Type A, Type B, Type C, Type D). The plan includes a primary school, a clubhouse, a basketball court, and a tennis court. The project is bounded by an existing road to the north and a proposed road to the south. A compass rose indicates the orientation, with North pointing towards the top right. The plan also shows the location of the project relative to the All India G.T. Road and the Kanpur G.T. Road.

TO VILLAGE MOHODIPUR BAREILLY

EXISTING ROAD [NH-2]

ALLD TO KANPUR G.T. ROAD

TO KANPUR

PRIMARY (SCHOOL)

CLUB/ COMMERCIAL

GREEN

BASKETBALL COURT

TENNIS COURT

PHASE 1 AVANI D

PHASE 2 AVANI A

PHASE 3 AVANI C

PHASE 4 AVANI D

TYPE A (10X120M) (16 PLOTS)

TYPE B (80X130M) (18 PLOTS)

TYPE C (80X130M) (42 PLOTS)

TYPE D (250X150M) (14 PLOTS)

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new modern  
**NAVYUG**  
SMART MINI CITY  
PRAYAGRAJ



## 1 BHK Unit

Built-up Area : 531 sq.ft.  
Sale Area : 715 sqft.  
Carpet Area : 447 sq.ft.

## Studio Apartment Type 1

Built-up Area : 335 sq.ft.  
Sale Area : 455 sqft.  
Carpet Area : 297 sq.ft.

## 2 BHK Type 1

Built-up Area : 766 sq.ft.  
Sale Area: 1035 sq.ft.  
Carpet Area : 656 sq.ft.

## Studio Apartment Type 2

Built-up Area : 313 sq.ft.  
Sale Area: 425 sq.ft.  
Carpet Area : 278 sq.ft.

## 2 BHK Type 2

Built-UP Area : 680 sq.ft.  
Sale Area: 917 sq.ft.  
Carpet Area : 582 sq.ft.

## Studio Apartment Type 3

Built-UP Area : 267 sq.ft.  
Sale Area: 360 sq.ft.  
Carpet Area : 235 sq.ft.



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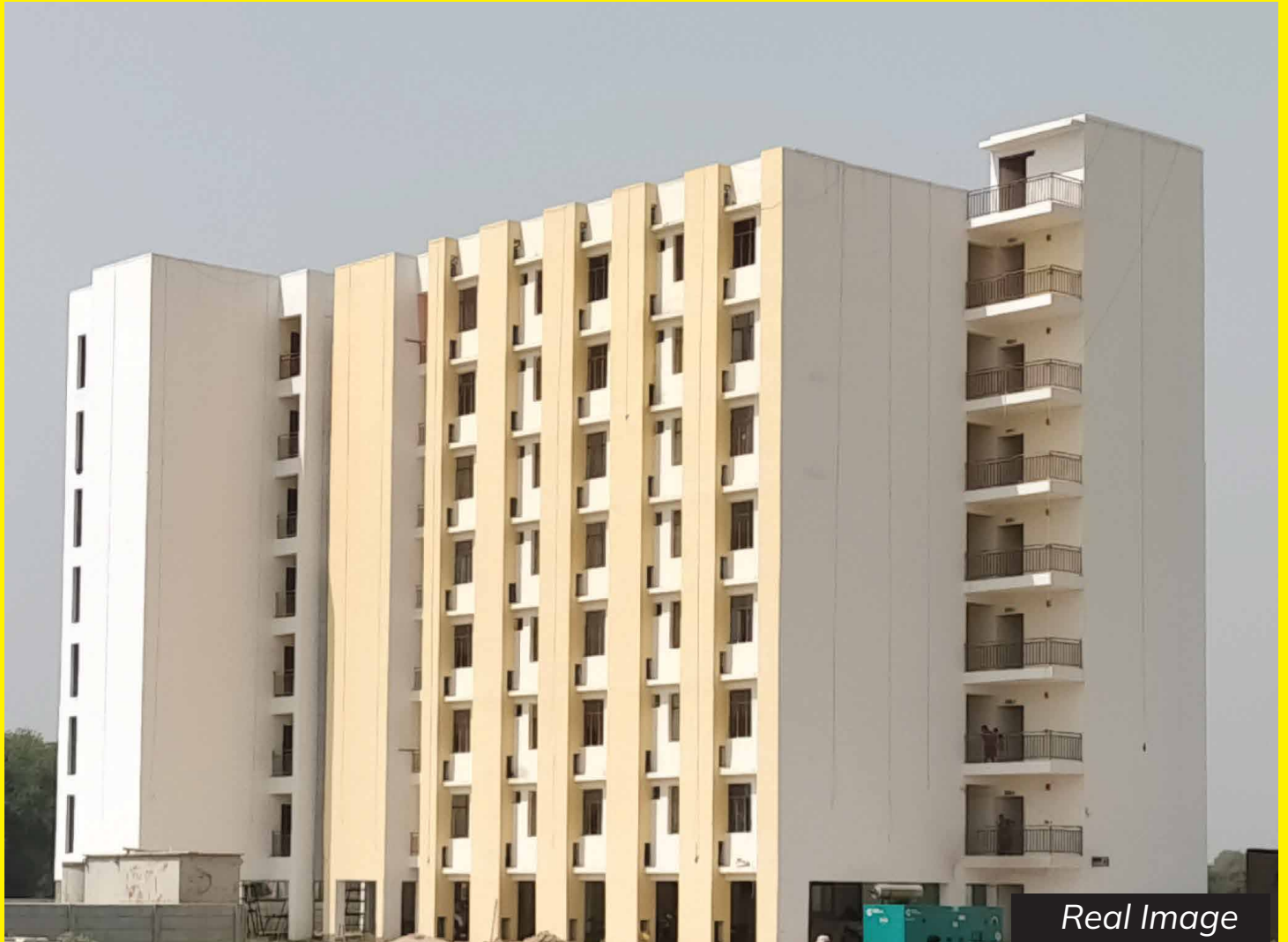
Built-UP Area : 267 sq.ft.

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Carpet Area : 235 sq.ft.



# ***AVANI D TOWER***



*Real Image*



## 1 RK UNIT

Built-up Area : 265.44 sq.ft.

Sale Area : 315.33 sqft.

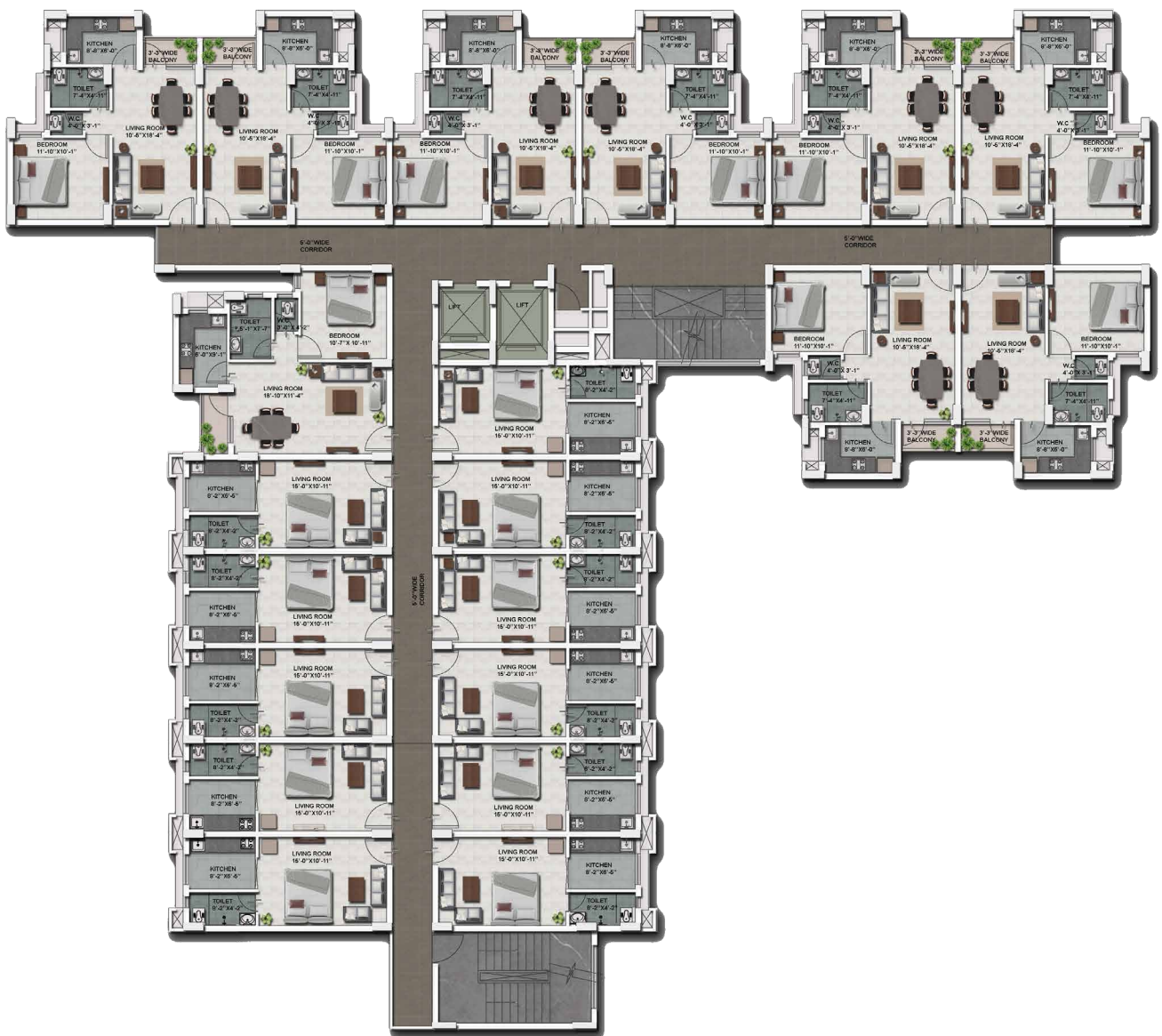
Carpet Area : 295.45 sq.ft.

## 1 BHK UNIT

Built-up Area : 435.13 sq.ft.

Sale Area : 544.75 sqft.

Carpet Area : 515.98 sq.ft.







### 1 RK UNIT

Built-up Area : 265.44 sq.ft.

Sale Area : 315.33 sqft.

Carpet Area : 295.45 sq.ft.



### 1 BHK UNIT

Built-up Area : 435.13 sq.ft.

Sale Area : 544.75 sqft.

Carpet Area : 515.98 sq.ft.

# निर्झर खंड

72 वर्ग मीटर - 320 वर्ग मीटर तक



Nirjhar Khand has free-hold residential plots (72 sqm to 320 sqm) within Navyug Smart Mini City. It is approved by Prayagraj Development Authority (PDA), Prayagraj and Includes modern amenities that are part of the Navyug Smart Mini City Township. The project has fully developed freehold plots is in a fully secured gated society having wide roads, parks, clubhouse, 24x7 water & electricity, optional power backup, and many more lifestyle amenities.



# Special Amenities



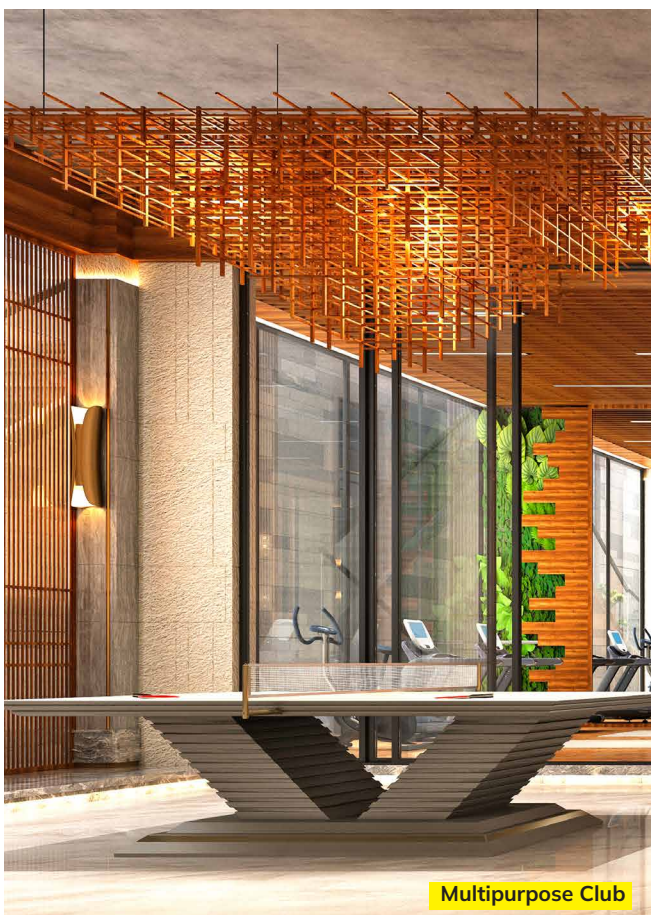
Wi-Fi Campus



Proposed Primary School



Children's Play Area



Multipurpose Club



In Campus Market

# Specifications

## TOWER T-15

### Structure

Earthquake resistant RCC (Frame structure)

### External Finish

Weather proof paint/texture paint

### Drawing & Dining

**Floor:** Vitrified tiles

**Walls:** Painted with a pleasing shade of OBD

**Ceiling:** OBD

### Master Bed Room

**Floor:** Vitrified tiles

**Walls:** Painted with a pleasing shade of OBD

**Ceiling:** OBD

### Bedrooms

**Floor:** Vitrified tiles

**Walls & Ceiling:** OBD

### Kitchen

**Floor:** Anti-skid ceramic tiles

**Platform:** Pre-polished granite stone with single bowl stainless steel sink

**Walls/dado:** Ceramic tiles up to two feet height above kitchen counter, balance OBD

**Water Supply:** Provision for hot and cold water supply

**Fittings:** CP fittings with mixers

### Bathrooms

**Floor:** Anti-skid ceramic tiles

**Walls:** Glazed ceramic tiles up to 7 feet height

**Fittings & Fixtures:** Standard WC, wash basin, towel rail, concealed hot and cold water system through geyser capacity 5/7 litres in master bedroom for studio apartment only

### Balconies

**Floor:** Anti-skid ceramic tiles Provision for washing machine in service/utility balcony

### Staircase / Common Area

**Floor:** Granite/Marble/Kota Stone

**Walls & Floors:** Painted with pleasing shade of OBD

### Doors & Windows

**Entrance Door:** Well-seasoned hardwood frame with decorative flush door painted/polished

**Internal Doors:** Well-seasoned hardwood frame, skin moulded shutter duly painted

**Balcony Doors/Windows:** Aluminum powder coated

### Electrical

**Point Wiring:** Copper concealed wiring in all rooms; sufficient light points, fan points, 6/15A sockets, A/C points in living/dining and bedrooms, provision for TV, etc.

**Switches:** Modular switches

### Security System

Gated Community, firefighting system & intercom

### Facilities

Club, Car Parking, Beautifully landscaped central park and Children's Play Area

Special Facilities

### Special Facilities

Wi-Fi enabled campus

Above specifications are indicative



## • LOCATION ADVANTAGE •



**CIVIL LINES  
ISBT  
15 KM**



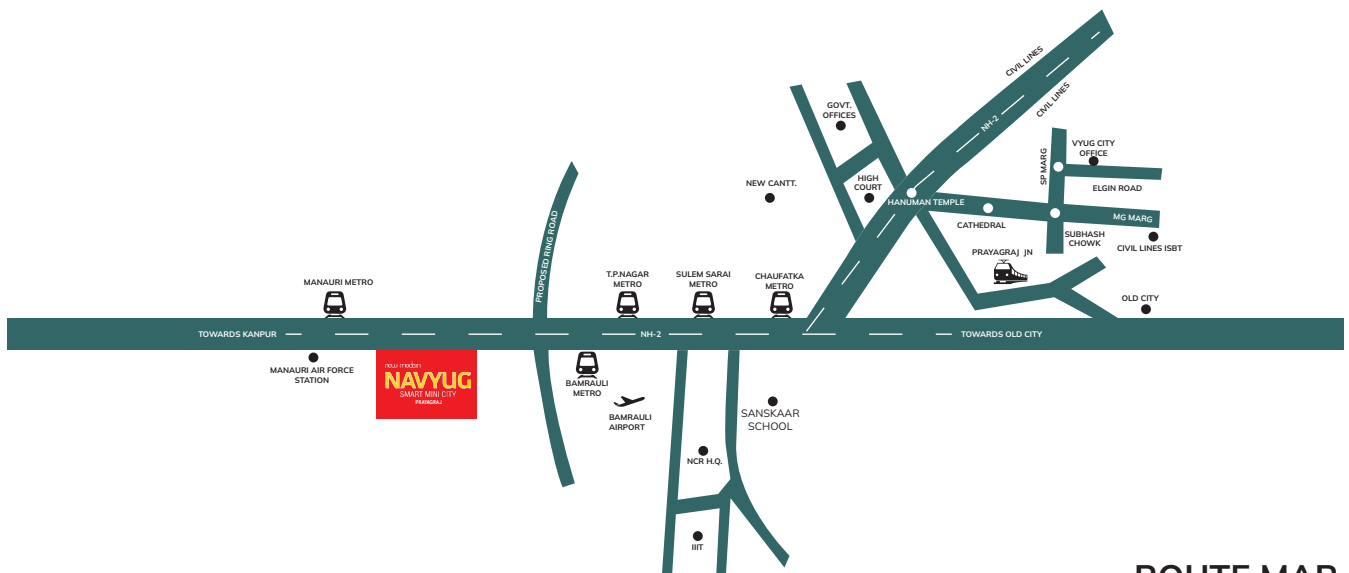
**BAMRAULI  
AIRPORT  
5 KM**



**HIGH COURT  
13 KM**



**PRAYAGRAJ  
JUNCTION  
14 KM**



Map Not to Scale

**ROUTE MAP**

### **New Modern Buildwell Pvt. Ltd.**

Project Office: Plot No "O", Third Floor, Elgin Road,  
Civil Lines, Prayagraj, Uttar Pradesh-211001  
Phone Number: 0532-2400510



#### **Site Office:**

Navyug Smart Mini City, Near Tiwari Talab Airforce Station,  
Kanpur Road, NH-2 Prayagraj -UP

#### **Registered Office**

819, Antriksh Bhawan, K.G Marg, New Delhi - 110001  
Email: info@newmodern.in | Website: www.newmodern.in



# Call : 9953-000-888 | 7706-950-205

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