

new modern

NAVYUG

SMART MINI CITY
ALLAHABAD



new modernTM
BUILDWELL PVT. LTD.
— elevating lifestyles —



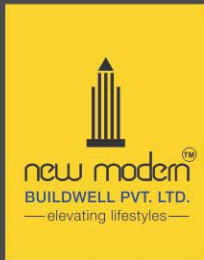
Tower
AVANI-C+/T-15

**SMART PEOPLE
SMART LIVING
SMART CITY**

www.newmodern.in

artistic impression





NMBPL (New Modern Buildwell Pvt. Ltd.) is one of the leading organisations in the field of development & 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 & Interior Designing.

NMBPL has ongoing projects in Prayagraj and Lucknow. These include residential townships, commercial spaces, freehold-plots and mixed-development.

Knowledge & Consulting Partner



Rudrabhishek Enterprises Ltd. (REPL), with a legacy of more than 28 years is an established brand in the domain of Real Estate & 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 & Recreational facilities; Water Supply, Sewerage & Sanitation Systems; Regional Plans and Master Plans, just to name a few. REPL is listed on country's largest stock exchange NSE.

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Navyug Smart Mini City is the flagship project of NBMPL in the holy city of Prayagraj. The setting of project near Bamrauli Airport on Kanpur road makes it a prime property. It is situated on a carefully picked location which is distant from the hubbub of the city and at the same time very well connected with the major transportation hubs. This is very near to the proposed six-lane Prayagraj-Kanpur National Highway -2. The proposed ring road and metro line is also located in the project proximity.

The project is a fine specimen of excellent designing where world class amenities are provided in a very affordable range. Advanced security systems with guarded gates and CCTV cameras have been put in place. The entire campus is Wi-Fi enabled, within which there are provisions of in-campus market, proposed primary school and a club house. Ample green spaces with a children's playing area have been included. Also, as per the requirements of different family sizes, a range of unit-types are there on offerings. Overall, the 'Navyug Smart Mini City' welcomes you to a living space that embodies comfort, convenience and affordability.

Within the Navyug, Avani-C+/ T-15 has Stilt+ 13 Floor structure.



Artistic Impression

WiFi Campus



In Campus Market



Multipurpose Club



Special Amenities



Children's Play Area



Proposed Primary School

Gated Community

Earthquake Resistant Structure

24x7 Electricity & Water

Ample Parking Space

Site Plan



Navyug Tower Avani-C+ / T-15 (Phase-3) UPRERAPRJ17474
EWS/LIG (Phase-1) / Avani-D UPRERAPRJ7118
Nirjhar Khand UPRERAPRJ739367

Studio Apartment Type 1

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

Studio Apartment Type 2

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

Studio Apartment Type 3

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

1 BHK Unit

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

2 BHK Type 1

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

2 BHK Type 2

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



#1sq. mt. = 10.764 sq. ft.

**Navyug
Tower
15**

Unit Plans



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 Sale Area: 1035 sq.ft.
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Sale Area: 360 sq.ft.
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Specifications

Structure

Earthquake resistant RCC frame structure

Drawing & Dining

Floor: Vitrified tiles

Walls: Painted with a pleasing shade of OBD

Ceiling: OBD

Bedrooms

Floor: Vitrified tiles

Walls & Ceiling: OBD

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

Staircase / Common Area

Floor: Granite/Marble/Kota Stone

Walls & Floors: Painted with pleasing shade of OBD

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

Facilities

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

External Finish

Weather proof paint/texture paint

Master Bed Room

Floor: Vitrified tiles

Walls: Painted with a pleasing shade of OBD

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

Balconies

Floor: Anti-skid ceramic tiles

Provision for washing machine in service/utility balcony

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

Security System

Gated Community, firefighting system & intercom

Special Facilities

Wi-Fi enabled campus

LOCATION ADVANTAGE



BAMRAULI AIRPORT
5 KM



HIGH COURT
13 KM



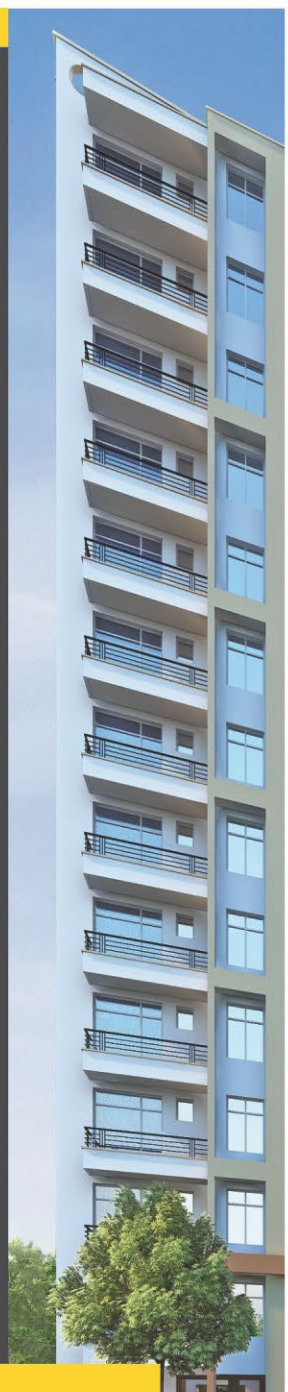
ALLAHABAD JUNCTION
14 KM



CIVIL LINES ISBT
15 KM

- Airport Civil Terminal
- Proposed Ring Road
- Proposed Metro Line
- 6 Lane NH2 (Prayagraj - Kanpur)

RERA REGISTERED



ROUTE MAP

Map Not to Scale

7706950205
9699859783

New Modern Buildwell Pvt. Ltd.
Project Office: Plot No "O", Third Floor, Elgin Road,
Civil Lines, Prayagraj, Uttar Pradesh-211001
Phone Number: 0532-2400510

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

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

Home Loan Available



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