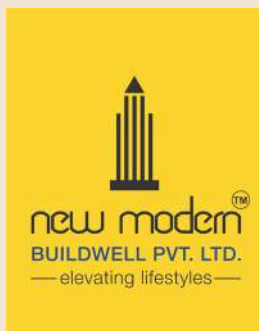


new modern
NAVYUG
SMART MINI CITY
PRAYAGRAJ

**A SMARTER CITY
BUILT FOR YOU**





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 residential and commercial, including EPC Services, Project Management, RERA Consultancy, Commercial Leasing and Architecture a Interior Designing. NMBPL has ongoing projects in Prayagraj, Lucknow, Noida, Delhi & Lonavala. These include residential townships, commercial spaces, freehold-plots and mixed-development.

new modern
NAVYUG
SMART MINI CITY
PRAYAGRAJ

Navyug Smart Mini City is an integrated housing project with 1RK, 1BHK, 2BHK, 3BHK apartments & residential plots in Prayagraj. Spread over 1.87 million sq.ft, Navyug Smart Mini City is located near major landmarks of the city which includes Airport, High Court, proposed Ring road and Metro line etc. Project is blend of excellent connectivity, world class amenities & sustainable infrastructure with all modern facilities like wide roads, modern club, wifi & 24*7 Electricity.



Site Plan



Avani D- RERA Reg. UPRERAPRJ7118
Nirjhar Khand- RERA Reg. UPRERAPRJ739367

AVANI D TOWER



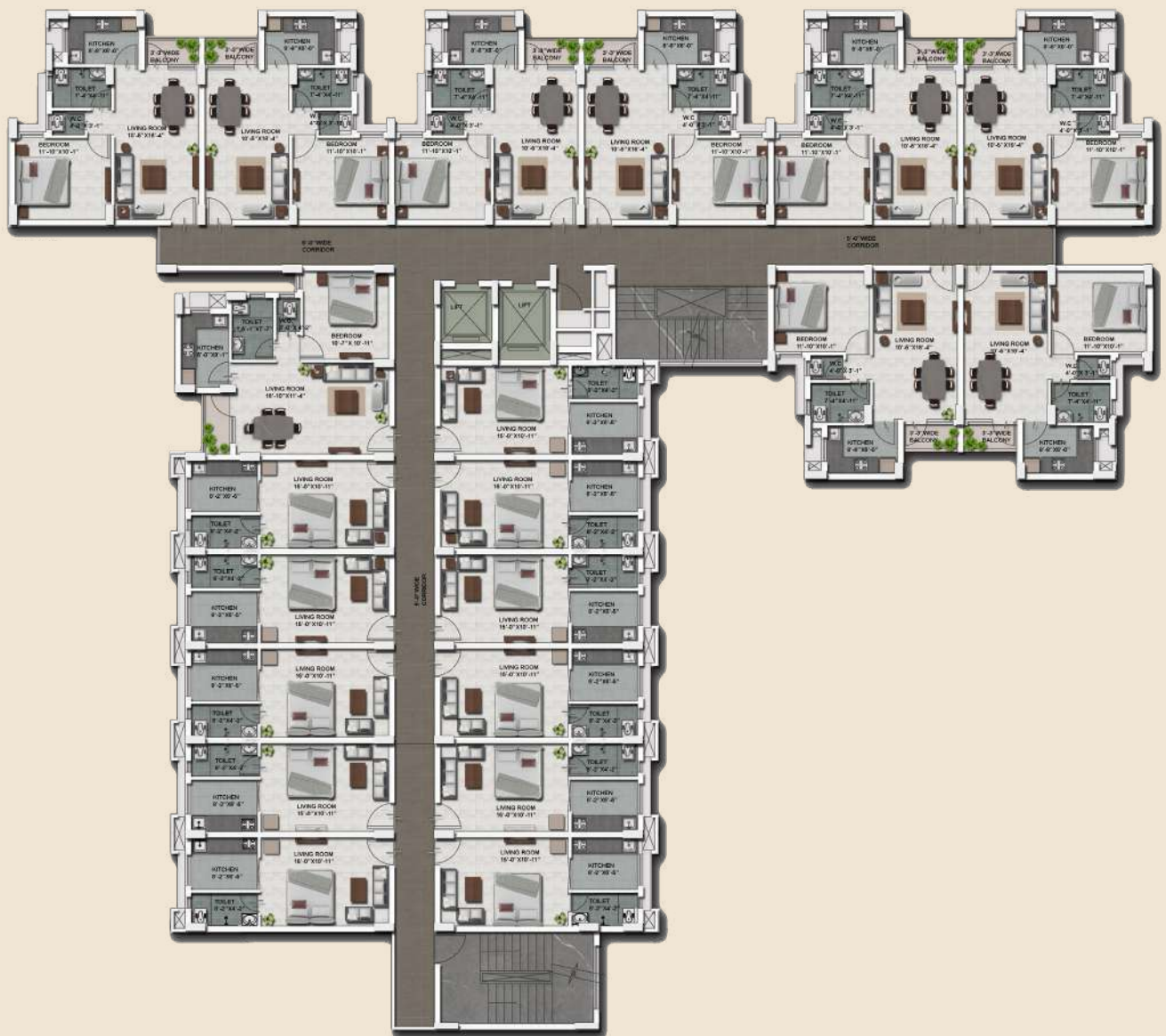
Avani-D at Navyug Smart Mini City offers thoughtfully designed 1RK, 1BHK, 2&3 BHK apartments in Prayagraj, crafted to deliver affordable yet elevated urban living. Perfect for young professionals, nuclear families, and first-time buyers, these homes combine intelligent layouts with essential amenities. Located within a well-connected township on NH-2, Avani-D ensures easy access to Prayagraj Airport, High Court, the proposed metro line, and key city hubs. The project features modern construction, Vastu-compliant designs, a Wi-Fi-enabled environment, 24/7 utilities, and access to green, open spaces—offering a smart, secure, and self-sufficient lifestyle at an unbeatable value.

1RK

1BHK

2BHK

3BHK





1 RK UNIT

Built-up Area : 295.45 sq.ft.

Super Area : 315.33 sqft.

Carpet Area : 265.44 sq.ft.



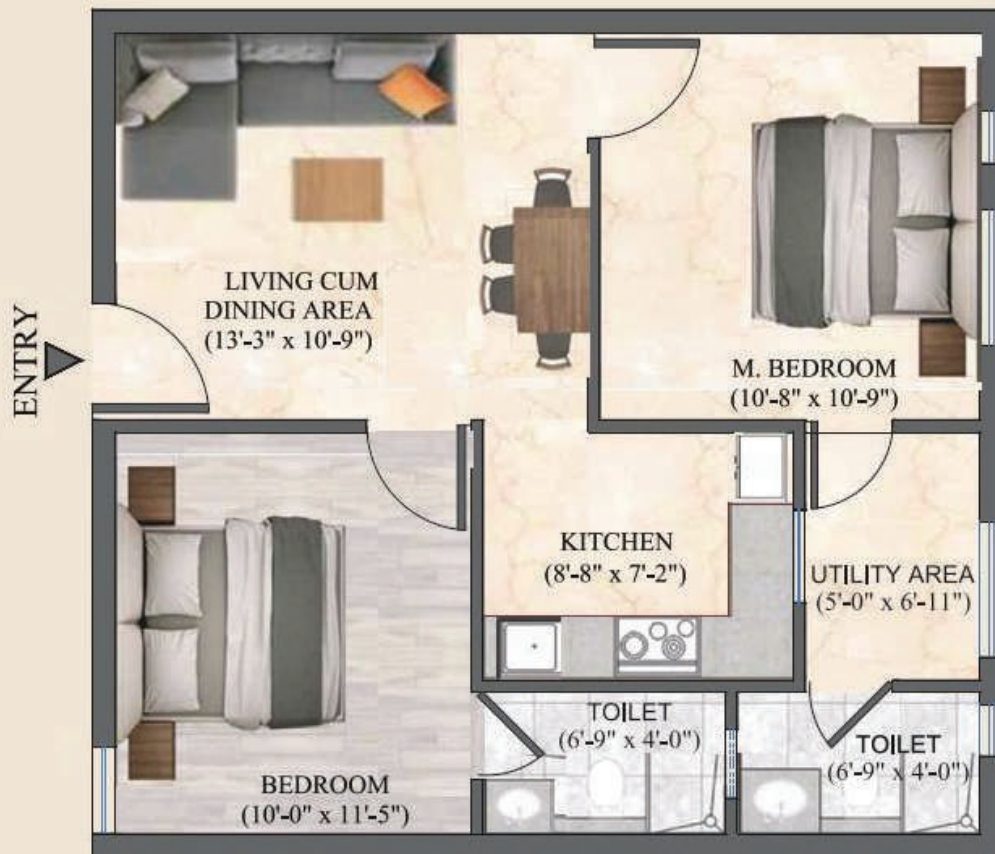
1 BHK UNIT

Built-up Area : 515.98 sq.ft.

Super Area : 544.75 sqft.

Carpet Area : 435.13 sq.ft.

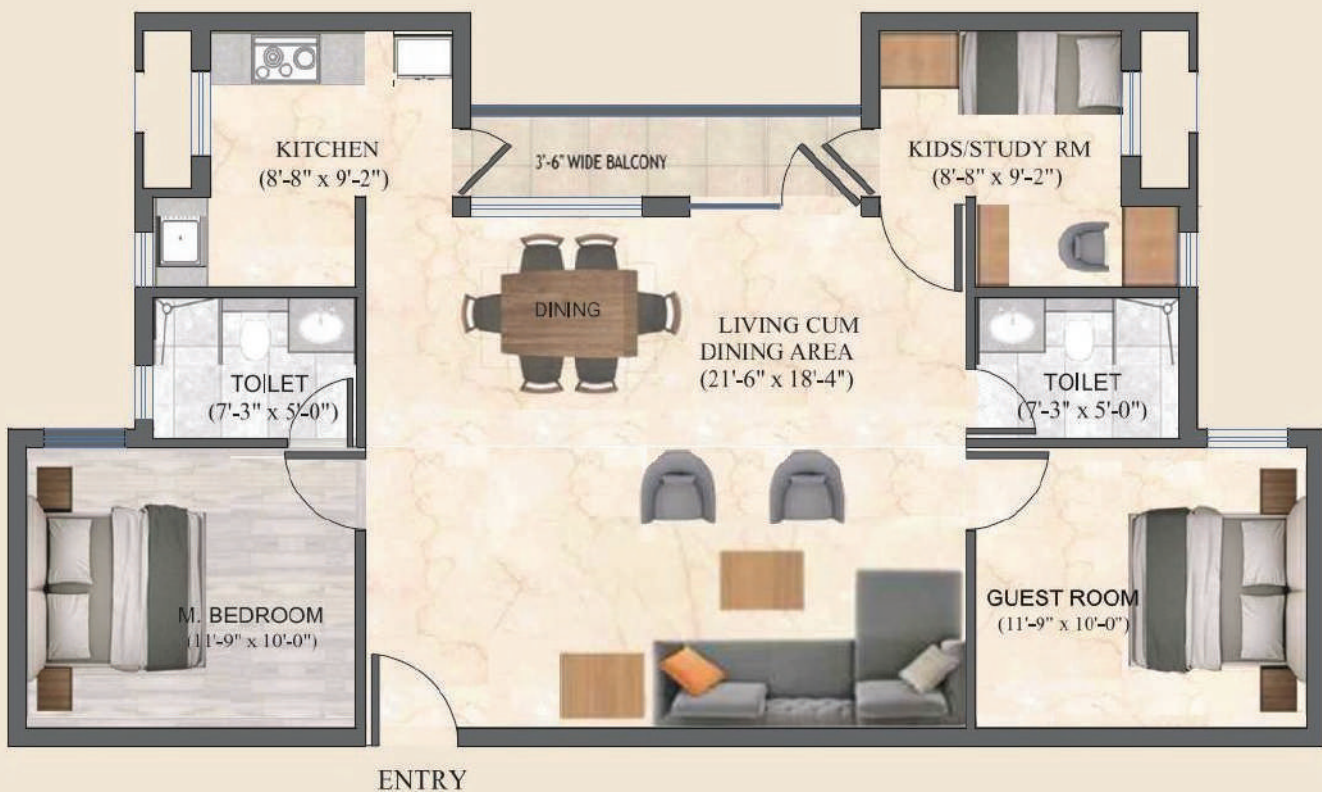
2 BHK UNIT



SUPER AREA = 630.66 SQ.FT.

CARPET AREA = 530.88 SQ.FT.

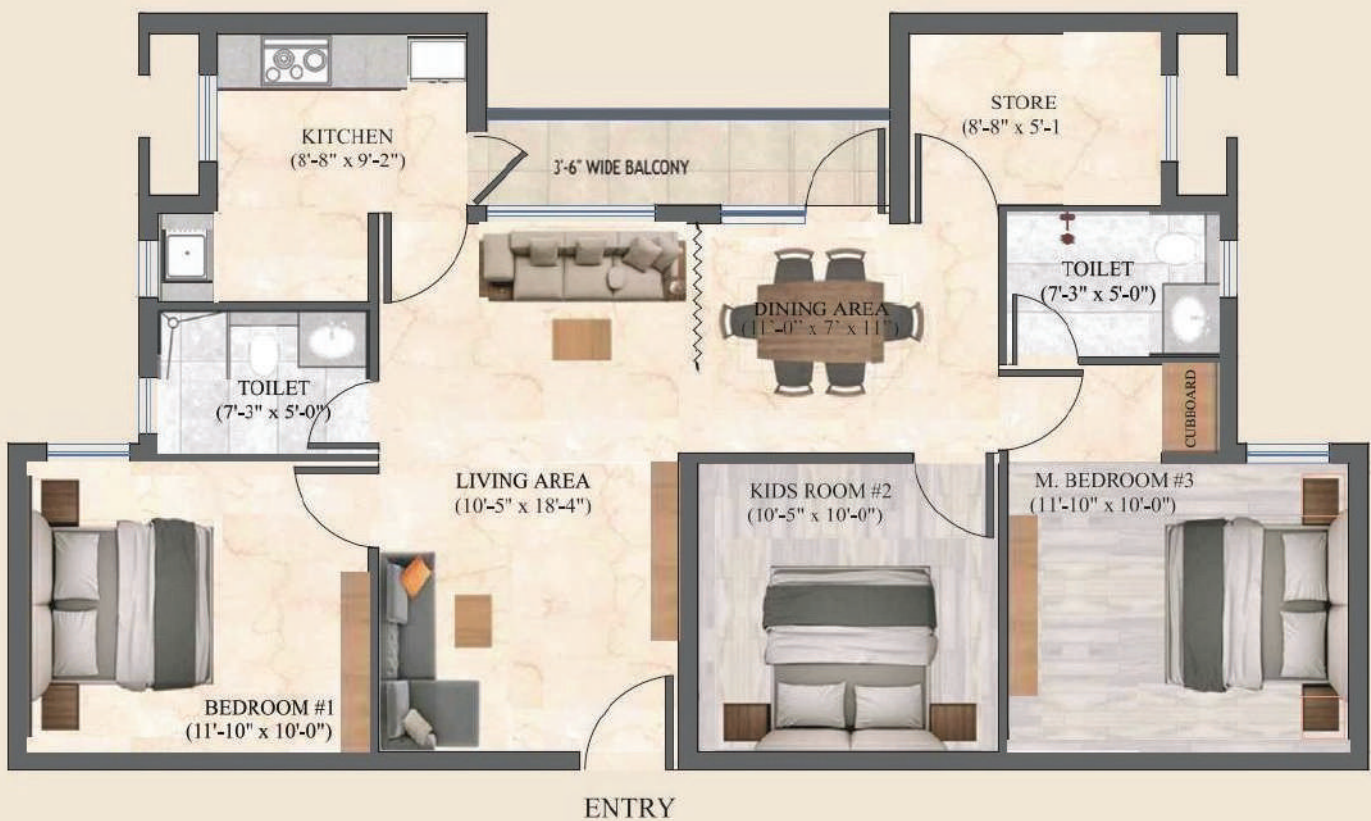
BUILT-UP AREA = 590 SQ.FT

2 BHK+STUDY UNIT


SUPER AREA = 1089.50 SQ.FT.

CARPET AREA: 870.26 SQ.FT.

BUILT-UP AREA: 1031.96 SQ.FT

3 BHK+STORE UNIT


SUPER AREA = 1089.50 SQ.FT.

CARPET AREA: 870.26 SQ.FT.

BUILT-UP AREA: 1031.96 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 in a fully secured gated society having wide roads, parks, clubhouse, 24x7 water & electricity, optional power backup, and many more lifestyle amenities

TOWER **T-15**



Tower T-15 at Navyug Smart Mini City offers smartly designed Studio, 1 & 2 BHK apartments that combine affordability with functional living. Located within a self-sufficient township on NH-2, Prayagraj, T-15 provides easy access to the airport, High Court, and proposed metro line. With Vastu-compliant layouts, ample natural light, 24x7 power and water supply, and access to township amenities like green zones, a market area, and clubhouse, T-15 is perfect for individuals and small families seeking a balanced, connected lifestyle in a modern urban setting.

1 BHK Unit

Built-up Area : 531 sq.ft.

Sale Area : 715 sqft.

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.



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.



Special Amenities



Wi-Fi Campus



Proposed Primary School



Children's Play Area



Multipurpose Club



In Campus Market

• PROJECT APPROVED BY BANKS •



• LOCATION ADVANTAGE •



**BAMRAULI
AIRPORT**
5 KM



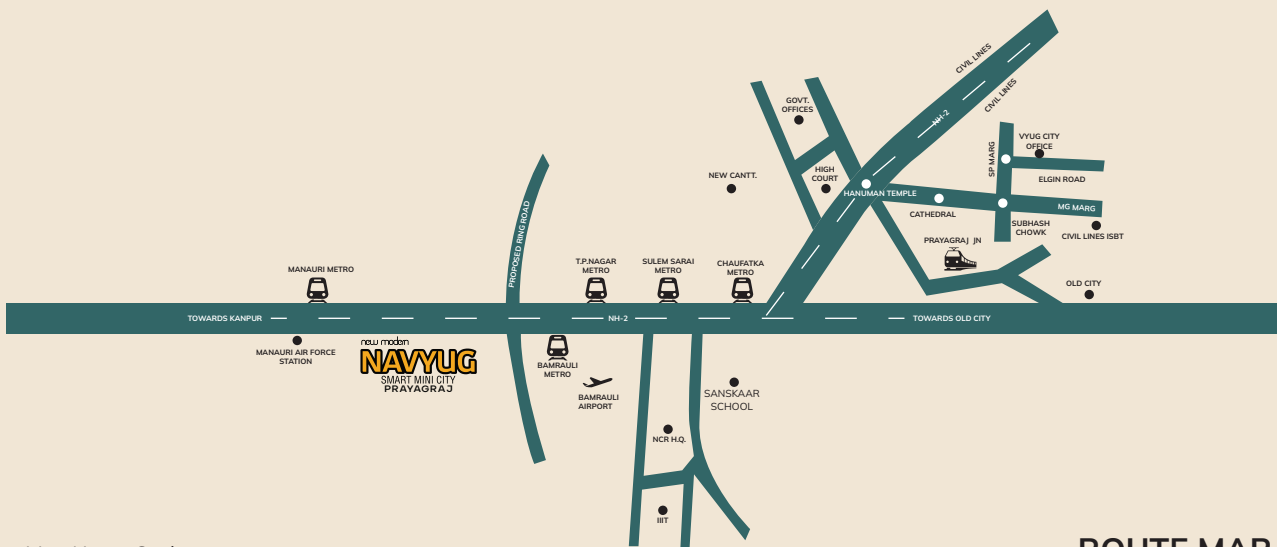
HIGH COURT
13 KM



**PRAYAGRAJ
JUNCTION**
14 KM



**CIVIL LINES
ISBT**
15 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



RERA REG NO. UPRERAPRJ7118
Navyug - EWS & LIG (Phase-1)
Collection Bank Account - 50200009875843



RERA REG NO. UPRERAPRJ739367
Navyug - Nirjhar (Phase-4) - Attached
Collection Bank Account - 50200011565335

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

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