

# LOCATION PLAN



MAHESHWARI ROAD, BILALPUR, INDORE

**2 & 3 BHK LUXURY FLATS**

BUILDERS & DEVELOPERS



SHRI SHRISTI CONSTRUCTION PVT. LTD.

PROJECT PROMOTERS



S.M.J. GROUP



R.C. MAHESHWARI GROUP

For bookings and more information, please contact:

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# THE LUXURY EXTRAVAGANZ

At Avasa, we believe that luxury should not be an occasional indulgence. Inspired from the historic monastic dwellings, Avasa luxury residences promise peace and tranquility with aesthetics of a modern lifestyle. Amid lush greens these premium high-rise residences are available in 2, 2.5 and 3 BHK options. Being situated in the most upcoming area of Indore, we offer you a life of excellence & extravagance.



Dream location, elite locality and serene locale; is what we call unrestricted luxury. Avasa is strategically located on the main Agra Bombay Road in Bijalpur, one of the most upcoming area of Indore; where you are close to everywhere and yet have a distinctive home of your own.

# LOCATION FANTASI



**Conveniently closeto:**

Wholesale Vegetable Market

Choithram Hospital

Regional Park

Phal Bagh

Schools - Choithram, IPS, DAVV etc.

Crystal IT park

Railway Station - 5 kms


Airport 8.4 kms

En-route to Pithampur Industrial Area from the city.

Where beautiful stretches of landscaped gardens captivate you, where seeing your children playing safe and happy on ergonomically designed play area rejoices you; where walking barefoot on the green grass accompanied with fresh air fills you up with childhood memories; where jogging along the long track refreshes you; where overlooking the serene lake at Regional Park appeases you, and where meditating or simply musing over surroundings content you, its your home and world of happiness at AVASA.

# WHERE SERENITY ABOUND **S**



A woman with long dark hair, wearing a white lace-trimmed long-sleeved top and white pants, is sitting in a meditative lotus position on a bed of white pebbles. She has her eyes closed and a serene expression. The background is a dense garden of various green plants, including ferns and palms, in terracotta pots. The lighting is soft and natural, suggesting an outdoor setting.

The beautifully designed and well accessorized luxury homes at Avasa are complimented by an assortment of amenities for enhancing and enriching your lives.

- Fully equipped Gymnasium
- Steam & sauna bath
- Reading room
- Landscaped gardens with well designed sit-out areas & pathways
- Banquet Hall
- Splash pool with Jacuzzi

# AMENITIES AT YOUR IMPERI



**AVASA**  
*luxury residences*







# BLOCK AND CAMPUS FACILITIES

- Local convenient shopping stores in campus.
- Broad and well lit lift lobbies
- Lobby phones in every block with access card control
- 24 x 7 electrical power backup and fire extinguishers
- A separate visitor waiting lounge
- Vaastu compliant architecture
- Secured campus with CCTV surveillance system for entire campus
- Well designed entrance gate, RCC roads with walking pavements and street lights
- Availability of Narmada water connections
- Rainwater harvesting and recharging, sewage treatment plant facilities.





# SPACES AT THEIR STUNNING BEST

We provide you with stunning and spacious homes where there is enough room to suit every mood.

- Lavish room Sizes
- Wide balconies
- Independent block designs for more natural light and air
- Wooden flooring in master bedroom, 2X2 size vitrified floors
- Vastu compliant building and internal plans
- Designer toilets
- Separate dry & wet platforms in kitchen
- Provision for store in kitchen
- Separate wash area

# SPECIFICATIONS

## STRUCTURE

- Earthquake resistant RCC framed structure with brick walls. Covered car parks in basement and ground floor levels

## FLOORING

Master Bedroom

- Wooden laminated flooring

Kitchen

Walls

- Ceramic tile

Platform

- Granite

Living/Bedrooms/Dining

- Vitrified tile

Toilets

Floor

- Anti skid ceramic tile

Walls

- Designer ceramic tiles up to lintel level

## PAINT

Internal Walls

- Putty finished walls painted with acrylic emulsion

External Walls

- Pleasant all weather exterior paint as per elevation for exterior finishing

## JOINERY

Doors

- Flush doors with SS/brass fitting

Safety Grills

- Safety hand rails as per design in SS grill/MS grill in balconies.

Windows/ventilators

- Powder coated aluminum glazed windows of standard make made from specially designed and manufactured sections with MS grill for better safety

## ELECTRICAL WORK

Switches

- Modular switches of Anchor/Havells or equivalent make

Wiring

- Fire resistant copper wiring of Finolex / equivalent ISI marked provisions

Provisions

- Electric points for AC in master bedroom & living room, points for satellite DTH TV, adequate electrical points and provision for telephones in each room

## TOILETS

Plumbing

- Concealed plumbing for hot and cold water supply with CPVC/GI pipes.

- SWR pipes shall be used for Sewage Lines

Fitting/Fixtures

- All Fittings/fixtures shall be of Jaguar/ Mark / Parryware / CERA/RAK or similar brand

## KITCHEN

Platform

- Separate dry and wet granite platforms

Fitting/Fixtures

- CP fittings with single bowl SS sink

Provisions

- Provisions for R.O/water purifier, electrical point, gas pipeline from kitchen platform to wash area, exhaust fan point.

## COMMON AREAS AND SERVICES

- Well-decorated & planned common lobbies with waiting area finished in combination of granite, marble, vitrified tiles, wood, sculptures, etc.



# AVASA MASTER LAYOUT PLAN



IRIS (A3)

TULIP (A2)

ASTER (A1)

JASMINE (A6)

ORCHID (A5)

IVY (A4)

CLUB  
BLOOMINGDALE

FUTURE DEVELOPMENT

TOWARDS RAJIV GANDHI SQUARE

60 MTR. WIDE MAIN A.B. ROAD

TOWARDS

# ABOUT THE GROUP



With our 22 years of experience, S.M.J Group has been renowned as colonizers and consultants in the real estate business with extensive knowledge of land procurement and channel formation.

Having our roots in business from over 6 decades, we have been engaged in manufacturing and distribution of Bidi, Medical & Industrial gas and detergent manufacturing & packaging, under the name of Sunderlal Moolchand Jain Tobacconist (P) Ltd. along-with our sister concerns. We have our business spread across various states countrywide including M.P., Chhattisgarh, Rajasthan, Uttaranchal, U.P., Karnataka and Gujarat.



We have been associated with many prestigious residential development projects in Indore as co-promoters of Man Developments under their flagship "Royal" brand. We have been able to earn a repute based on quality construction, workmanship, innovative designs and on time possession. Being engaged in the real estate business from over a decade and a half, we have carved out a niche in this most competitive sector of the country today. With the backing of rewarding projects and people's trust, we are committed for an endeavor to make the very experience of living enjoyable.

## SOME OF THE RECENT PROJECTS DONE IN OUR ASSOCIATION



ROYAL BUNGALOWS  
SHUKHLIYA/RAU/NIPANIYA



ROYAL AMAR GREENS  
NIRANJANPUR



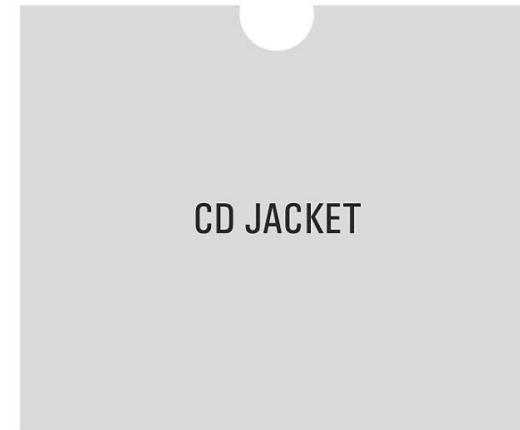
OCEAN PARK  
NIPANIYA



ROYAL BUNGALOWS  
SHIVALAYA



NIVAASAA  
BHOPAL



AVASA  
*luxury residences*

AVAZKAB ROAD, BHALPUR, INDORE

2 & 3 BHK LUXURY FLATS

AVASA  
AVENUE  
—◆—  
PREMIUM PLOTS

LIVING AMONG A GOOD COMPANY IS A PRIVILEGE.  
COME, FEEL PRIVILEGED.

# COME HOME TO COMMUNITY LIVING...



Avasa Avenue, based on a theme of peaceful community living, is part of the 30 acre Avasa Township. A Collection of 200 beautifully designed plots are thoughtfully conceived to give customers a world class ambience & top of the line benefits. Nested in the clean pollution free environment with easy connectivity to the city it boasts of class, elegance & luxury.





## DON'T BUY THE HOUSE. BUY THE NEIGHBORHOOD.

With 100 families already living in the phase 1 of Avasa and with an aim to develop a neighbourhood where peace, togetherness and safety reside together, Avasa Avenue is an ideal residential project for those looking to own a home amid amiable families, with quality infrastructure, lifestyle and enhancing amenities.



## STAY SECLUDED STAY CENTRAL

Avasa offers a unique and luxurious resort-like living experience. Amidst this well heeled gated community, exists a magnificent landmark, Ekaant The Club House. The Club House has state of the art indoor and outdoor amenities and abundant natural beauty, open green spaces, pathways, walking tracks, natural rain water stream, bamboo groves, manicured lawns, hedges as well as natural flora and fauna come together to create a breath-taking environment of health and wealth, for mind and body.

### OUTDOOR AMENITIES

Reflective Pond • Feature Garden • Basketball Court • Tennis Court • Swimming Pool  
• Outdoor Event Lawn • Performance Amphitheatre • Jogging and Cycling Track  
• Recreation and Relaxing Garden • Children's Play Area

### INDOOR AMENITIES

Multi Purpose Hall • Billiards • Cafe • Gym • Yoga / Meditation Centre • Library



LOCATION PLAN



# AVASA AVENUE

PREMIUM PLOTS

Main A.B. Road, Bijalpur, Indore  
+91 888 999 5835, +91 888 999 5838 • [www.avasa.in](http://www.avasa.in)

Developer:



Shri Shristi Construction Pvt. Ltd.

Promoter:



S M JAIN GROUP



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COLONIZER LICENCE NO. 836/C.C./2015/INDORE DATED 23/09/2015. T.N.C.P. - INDLP-827/14/N.N./2015-2603 DATED 04/04/2015 DIVERSION - 65/A-2/14.15 DATED 17/08/2015  
DEVELOPMENT PERMISSION - 2280/C.C./2016 DATED 28.01.2016

DISCLAIMER: The contents of this brochure are purely conceptual & not commercial offering. The Developers reserve the right to amend the layouts, plans, dimensions, elevations, colour schemes, specifications & amenities without any notice or intimation. Subject to Indore jurisdiction.