

Residential plots with higher returns on investment! Bringing Happiness to Lives...



AVANI ENCLAVE PH-II RERA number: RAJ/P/2023/2495



ROYAL SOIL RERA number: RAJ/P/2023/2488

RERA
Registered

Theme Based
Township

Govt.
Approved

What's on Offer?

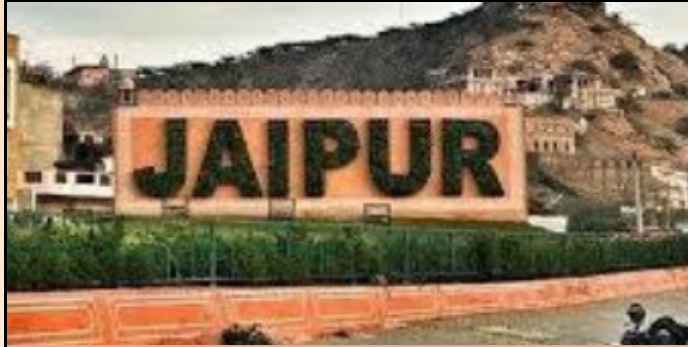
We at Narsav Realtors, have been primarily focusing on the development of land area a bit away from the hustle and bustle of the city. Owing to traffic, congestion, and absence of green areas for beautiful landscaping, we are creating a suburb in a pollution free environment but with very high potential of growth at the outskirts of Jaipur. The area chosen is around the village Mohkampura to Akhepura road off Jaipur-Ajmer Expressway which is surrounded by 4 RIICO Industrial Areas, and several colleges and universities in near vicinity which will have a huge demand of residential complex both for the work force as well as the students in near future.

Our USP

We plan to create a unique residential environment aiming for health and happiness through greenery, play areas, recreation facilities, water bodies and enough security for peaceful living. Our residential facilities are fully approved as per the government norms and the layout plans have been designed as per the specifications of Jaipur township by-laws. We ensure the plots and villas are free from all sort of encumbrances, charges liabilities, liens and title of property is absolutely clear, free and marketable thus creating value for money to our investors.

Amenities on Offer

-  Black Top Roads for smooth and durable connectivity.
-  Water Supply Line ensuring uninterrupted access to clean water.
-  Electrification for reliable power infrastructure.
-  Sewerage Line for efficient waste management.
-  Demarcated Plots for clear boundaries and organized layouts.
-  Greenery with thoughtfully planted trees and plants to enhance the environment.
-  Meditation deck to keep ourselves fresh, healthy, and calm



Jaipur has become one of the most popular investment hubs of the country after Gurgaon, Noida and other metro cities and one of the fastest growing areas of this city is the Jaipur Ajmer Expressway.



The Delhi-Mumbai Expressway is opened now. It significantly reduces the travel time on the existing Delhi-Jaipur highway (NH-48). So now the travel time between Delhi-Jaipur has been reduced by 2 hours.



DMIC corridor covering a distance of 1483 Km, Covering 587kms Rajasthan. The project is expected to deliver benefit, to double employment, Triple industrial output, Quadruple exports from the region in few years.



The announcement of the Special Economic Zone (projects by Infotech and Mahindra World City is another feather in the cap for the highway area) has attracted companies such as Genpact, Coca Cola, Ericsson, MICO, Infosys, NEI etc.



Many new commercial projects are in the pipeline around the expressway, under RIICO industrial areas Bagru Mahala and Bichoon hence Investing in land along the Jaipur-Ajmer Expressway offers great potential for high returns on the investment



The government's focus on developing the area around the Jaipur-Ajmer expressway has led to a surge in demand for residential development, thus making this a perfect investment as well as a residence option



Students and Staff studying in Various Medical and Engineering Colleges and Schools, giving opportunity for rental income through property in the nearby area.



Top Rated School such as G D Goenka School, Colleges & Universities in nearby vicinity making the zone more lucrative for investment and Self use. Proposed Five Major Universities within the 15 Km Proximity.

Projected Views Of Township Offerings



Aerial View Of Township



Main Entrance of Township



40' Feet Entrance Road



Park

Actual Progress



Site Office



Plot Demarcation



Entrance View



Road construction

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PRICE LIST - PLOTS

TOWNSHIP →	 AVANI ENCLAVE	 PREMIUM VILLAS
Basic Selling Price (BSP)	₹18,490/- Per Square Yard	₹6,990/- Per Square Yard
Internal Development Charges (IDC)	₹299/- Per Square Yard	2BHK 1250 Sq.Ft. Villa Plot Size 150 Sq.Yd.

Preferential Location Charges* (PLC)

ADDITIONAL PREMIUM WILL BE CHARGED ON BSP AS BELOW

Payment Plan

Corner Plot / Park Facing / 40' wide road	15%	At booking (within 30 days)	80%
		At Completion Certificate (@Registry)	20%

Note 5% upfront discount in case of more than 1 PLC is applicable.*

Terms & Conditions

1. Above rates are subject to be revised any time at the sole discretion of the company.
2. Any other taxes, registration, other charges (e.g. EDC) levied by government/nodal agency shall be borne by the buyer at applicable rate time to time.
3. Booking is subject to detailed term & conditions as mentioned in the company application form.

Route Map to Our Township

