THIS PROJECT IS FUNDED BY

TATA CAPITAL
HOUSING FINANCE LIMITED

avalon
GROUP

CORPORATE OFFICE: 9th Floor, SAS Tower, Near Medicity, Sector - 38, Gurgaon (Haryana)
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Note: *Visual representations shown in this brochure are purely conceptual. Developer reserves the right to change building plans, specifications, layout plans etc.*

MEMBER CREDAI

avalon REGAL COURT
Bhiwadi

Come Home to a Regal *Lifestyle!*

"AVALON
Building Dreams in Bhiwadi"

Karisma Kapoor

The Project

Behind the swaying evergreens and lush glades, there is a world that can be called truly Regal with beautifully landscaped gardens, broad pathways, flowers basking in the rays of the Sun, gentle breeze brushing against your senses and the ambience playing magic in your mind. Yes, this is Avalon Regal Court - your very own Regal Lifestyle.

Avalon Regal Court, located on the 4-lane Mega Highway (200 ft. wide Alwar bypass Road) is a treat to life made affordable by Avalon. Spread over 12 acres of prime land, it is a dream project that has been designed to define the beauty of royal living. The impeccable interiors and the larger than life exteriors give the dwellers lot of reasons to celebrate all the seasons. The serene surroundings and the splendid aura give life a reason to smile and live in the tranquility of mind.

Regal Court represents Avalon's three decades of valuable experience in providing affordable quality housing.

avalon
REGALCOURT
Bhiwadi

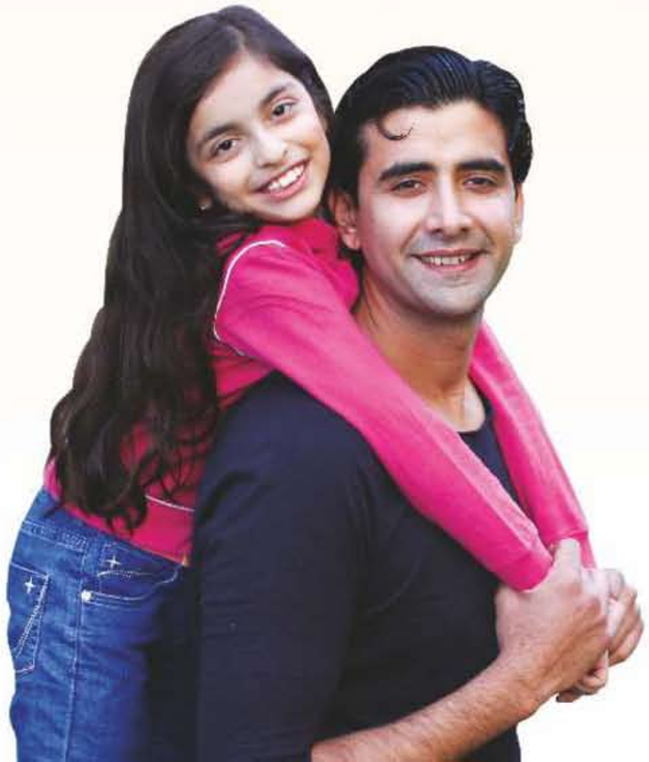
avalon REGALCOURT Bhiwadi

The Location

Avalon Regal Court is strategically located on **4 lane mega highway (200 ft wide Alwar bypass road)** in sector-57 which is in the heart of futuristic city, Bhiwadi.

Bhiwadi is the land of promises; land of the new sunshine. The industrial town of Rajasthan is the sub-continent's third largest industrial hub. Growing at the speed of thought, Bhiwadi is fast becoming one of the most prominent locales in the NCR region. With the implementation of neo-modernized townships, residential complexes, organized retail and corporate houses, Bhiwadi is developing at a very fast pace.

Honda Siel Cars, Hero Honda, Honda Scooters, Saint Gobain, Pepsi, Jaquar, Bausch & Lomb, Gillette India, LS Cable, Blue Star, Orient Craft, Kajaria, Motherson Group, Balkrishna Tyres, Shri Ram Piston, Shree Cements, Parryware, Nahar Spinning, Amtek Auto, Hi- tech Gears, Federal Mogul Goetze India etc. and countless other blue chip companies are already present in and around Bhiwadi.



The excellent infrastructure in place is also attracting new players to Bhiwadi. Jay Auto Components Ltd., Oswal Casting Pvt. Ltd., FCC RICO, BK Gears, Yachiyo, Stride Autoparts Ltd., Water Forgings Pvt. Ltd. etc. are setting up their state-of-the-art facilities in Bhiwadi & the vicinity.

Located just 40 kms from Gurgaon, 25 kms from Manesar, 70 kms from Delhi and 80 kms from Alwar, Bhiwadi is surely the next big thing as far as developing areas of NCR is concerned.

Bhiwadi not only offers thousands of employment opportunities but also offers state-of-the-art facilities which include premier national & international educational institutes, well established hospitals and nursing homes for round-the-clock medical assistance, access to shopping malls, multiplexes, 4 star Hotels and other exciting places to visit.

Delhi-Mumbai Industrial Corridor (DMIC) along with Dedicated Freight Corridor (DFC) is a mega-infrastructure project of USD 90 Billion with the financial and technical aids from Japan, covering an overall length of 1483 kms between the political capital and the business capital of India, i.e., Delhi and Mumbai. This makes Bhiwadi a much more sought after destination.

With the introduction of rapid rail transit system between Delhi and Alwar via Bhiwadi in the near future, residential projects in Bhiwadi, are going to be much more in demand. The rapid rail transit system would increase connectivity tremendously between Delhi and this part of the NCR region.

Bhiwadi Map

Presence of Easy Day & Reliance in Bhiwadi

Multiplex in Bhiwadi

Honda Plant, Bhiwadi

Features

- Landscaped Regal Entrance
- Escalation Free Prices
- Fully Approved Project
- Ground + 14 Storied Towers
- Earthquake Resistant RCC Framed Structure
- 2 BHK, 2 BHK + Study & 3 BHK Apts.
- Well Planned Rooms
- Large Balconies
- Spacious Lift Lobbies
- Beautifully Landscaped Gardens
- Jogging Tracks
- Club & Swimming Pool
- Tennis & Badminton Courts
- Round-The-Clock Security
- 24 Hrs. Water Supply
- 24 Hrs. Power Backup

avalon
REGAL COURT
Bhiwadi

Artistic View

avalon
REGALCOURT
Bhiwadi

Site Layout

LEGEND

Type A - 2BHK (G+14)

Type B - 2BHK + Study (G+14)

Type C -2BHK (UNIT 3 & 4) - (G+14)

Type C -3BHK (UNIT 1 & 2) - (G+14)

1. ENTRY / EXIT
2. CLUB
3. SWIMMING POOL
4. PLAY GROUND / PARK
5. TENNIS COURT / BADMINTON COURT
6. WATER BODY

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REGALCOURT
Bhiwadi
Artistic Impression
Aerial View

avalon
REGALCOURT
Bhiwadi

Type - A (2BHK) 1150 Sq. Ft.

Type - B (2BHK+Study) 1225 Sq. Ft.

Type - C (2BHK) 1150 Sq. Ft.

Type - C (3BHK) 1500 Sq. Ft.

Specifications

STRUCTURE

Earthquake resistant RCC and non load bearing brick walls.

FLOORING

LIVING, DINING, BEDROOMS & LOBBIES:
Designer quality vitrified coloured tiles.

KITCHEN, TOILETS & BALCONIES:
Anti-skid ceramic tiles.

STAIRS & CORRIDORS
Udaipur green marble

FINISHING

DOORS:
Wooden frame with skin doors, stainless steel hardware.

OUTSIDE DOORS/ WINDOWS:
Aluminium frames & glass shutters, anodized hardware.

INTERNAL WALLS/CEILING

Oil bound distemper in pleasing colour shades.

EXTERNAL
Texture

KITCHEN

Designer modular woodwork with granite counter.

Stainless steel sink with hot & cold CP Fittings.

Glazed wall tiles upto 2 feet height above granite counter.

24-hour water supply

*Piped Gas Facility

ELECTRICAL

All rooms including living, dining & kitchen in concealed PVC conduits with copper wiring and branded modular switches.

Sufficient light and power points.

Cable and telephone points in living room & bedrooms.

Broadband Connectivity

TOILETS

Branded sanitary fittings and CP Fittings.

Chinaware matching tiles upto 7 feet height in all the toilets.

Washbasin with granite counter and CP fittings

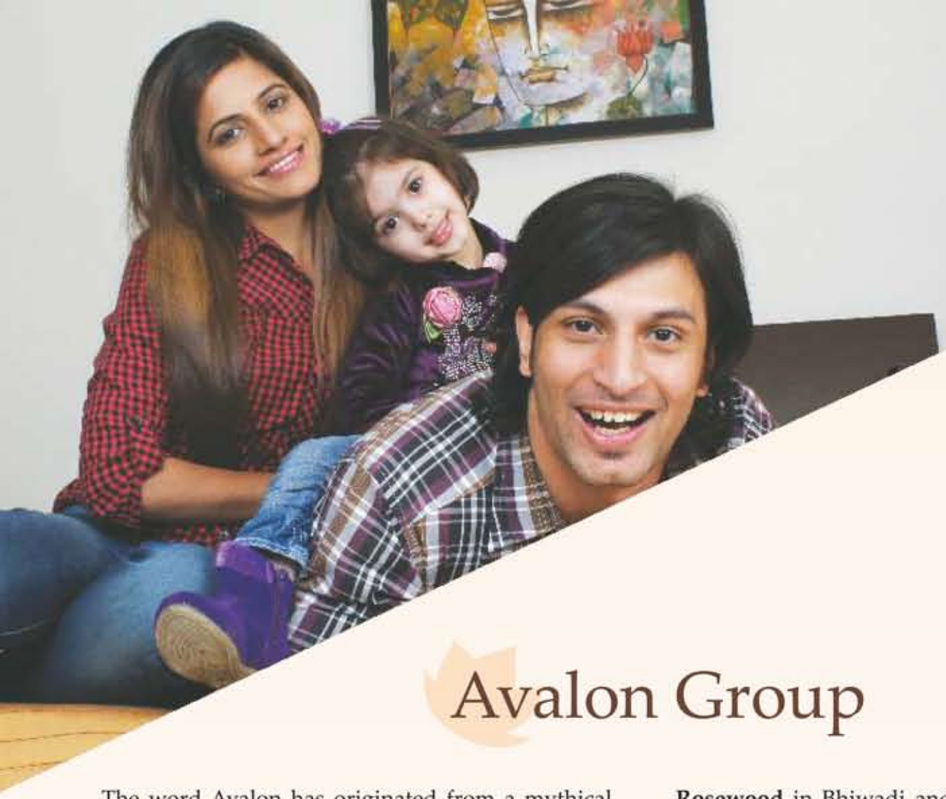
24-hour water supply.

COMMUNICATION & SECURITY SYSTEM

INTERCOM:
Intercom facility in all the flats connected with guard room.

SECURITY:
Guard room at main entrance for efficient manual vigilance.

*Installation chargeable



Avalon Group

The word Avalon has originated from a mythical island, the island of the blessed or a paradise. As the name suggests, we endeavour to provide an island of excellence that we can call paradise on earth yet affordable. The group utilizes the most advanced technologies to provide all the modern day amenities and premium construction qualities. Avalon Group has a vast experience of almost three decades in the real estate industry and very ably utilizes this storehouse of knowledge to provide an ultra-modern lifestyle at affordable prices.

The promoters of Avalon Group have successfully completed various commercial & residential projects in Bhiwadi, Dharuhera, Neemrana and Vrindavan. Possession of **Avalon Gardens** with more than 350 families living and Avalon Residency with more than 300 families living has been given. Avalon's Commercial project **Avalon Plaza** has also been handed over and it is operational. Possession of **Avalon Galleria** has also been offered.

Possession of our residential projects **Avalon Homes** and **Avalon Rangoli** Bhiwadi has also been offered. Construction of **Avalon Rangoli**, Dharuhera and **Avalon Shree Ji Dham**, Vrindavan is at very advanced stage and both the projects shall be offered for possession very soon. Construction of **Avalon Royal Park**, **Avalon Rosewood** in Bhiwadi and **Avalon Ridgeview** in Neemrana is also in full swing, **Avalon SkyWalk** in Neemrana has been launched recently.

Besides, Avalon Group is coming up with a township & low- rise apartments in Bhiwadi. With around 10 million sq. ft. (area of 1 crore sq. ft.) already under construction in various projects, another 6 million sq. ft. is in advanced stage of planning to be launched shortly at Bhiwadi.

OUR VISION

To establish an everlasting relationship with all our customers and partners based on trust, integrity and transparency. We will continue reinforcing them by delivering above expectation realty solutions. In the process, we will remember that it is more important to be admired and respected rather than being the largest.

OUR STRENGTHS

- Fair & transparent work ethics.
- Timely construction and completion of the projects.
- Eco friendly construction practices.
- Realty and infrastructure are the core expertise of the group.
- Highly experienced team of professionals.

Projects from Our World

avalon Gardens BHIWADI

FAMILIES RESIDING

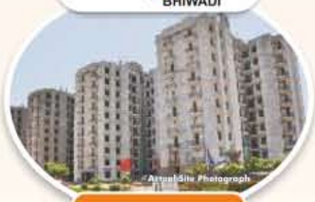
- 2 & 3 BHK air-conditioned apartments
- More than 350 families residing
- Club & swimming pool
- 24 Hours power backup

avalon Residency BHIWADI

FAMILIES RESIDING

- 2 & 3 BHK affordable apartments
- Approx. 300 families residing
- Spacious and well ventilated apartments

avalon rangoli BHIWADI



POSSESSION OFFERED

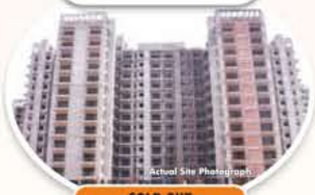
- 2 & 3 BHK affordable apartments
- More than 80% open area
- Beautiful landscaped greens
- Developing area with high appreciation value
- Possession offered

avalon Homes BHIWADI

POSSESSION OFFERED

- 1 & 2 BHK affordable apartments
- Gated community, landscaped greens etc.
- Possession offered

avalon rangoli Dharuhera



SOLD OUT
Construction in advanced stage

- 2 & 3 BHK affordable apartments
- On 75 mtr. wide road,sector-24, Dharuhera
- Ample covered parking • Possession very shortly

avalon ROSEWOOD BHIWADI

BOOKING OPEN
Construction started

- 2 BHK & 3 BHK apartments
- Large balconies
- Ground + 14 storied towers • Club and swimming pool
- Near Haldiram's on a 4-Lane mega highway

avalon ROYAL PARK BHIWADI

BOOKING OPEN
Construction started

- 2 BHK, 2 BHK + study & 3 BHK apartments
- Landscaped regal entrance

Continue

avalon Ridgeview NEEMRANA

BOOKING OPEN
Construction started

- Located on NH-8
- 2 BHK & 3 BHK apartments
- Stilt + 14 storied towers
- Club and swimming pool
- 24x7 water supply & power backup

avalon Shree Ji Dham Vrindavan

BOOKING OPEN
Construction in advanced stage

- 1 & 2 BHK fully furnished studio apartments
- A blessed location
- Basement+ground+first+second floor connected with lift
- Covered parking

avalon Plaza SHOPPING COMPLEX

NOW OPERATIONAL

- Glass elevation
- All shops front-facing
- Landscaping with cascading fountains in front
- Low maintenance as compared to malls

avalon galleria SHOPPING PLAZA

POSSESSION OFFERED

- Permanent exterior glass facade
- All shops on covered area basis
- Low maintenance charges
- Great return on investment

avalon rangoli PLAZA

BOOKING OPEN

- Permanent exterior glass gacade
- Low maintenance charges
- All shops on covered area basis
- Great return on investment

avalon ROYAL PLAZA

BOOKING OPEN

- Permanent exterior glass facade
- Low maintenance charges
- All shops on covered area basis
- Great return on investment

avalon SKYWALK NEEMRANA

Studio Apartments • Retail

NEWLY LAUNCHED

- Prime location on NH-8
- All shops on covered area basis
- Fully loaded managed studio apartments
- Separate entrance for studio apartments

All projects are approved by : AXIS BANK, HDFC LTD., ICICI BANK, LIC HOUSING, SBI, IDBI BANK, HFFC & DHFL FOR HOME LOANS

avalon REGALCOURT Bhiwadi

avalon REGAL COURT
Bhiwadi

PRICE LIST

SIZES

Type	Accommodation	Size (Super Area)	Booking Amount
A	2BHK	1150 sq.ft.	10%
B	2BHK+Study	1225 sq. ft.	10%
C	3BHK	1500 sq.ft.	10%

PRICES -FLOORWISE

Floors	2 BHK (Rs. in Lacs)	2 BHK+Study (Rs. in Lacs)	3 BHK (Rs. in Lacs)
Ground Floor	35.25	35.55	45.35
1st Floor	34.75	35.05	44.85
2nd and 3rd Floor	34.25	34.55	44.35
4th and 5th Floor	33.75	34.05	43.85
6th and 7th Floor	33.25	33.55	43.35
8th and 9th Floor	32.75	33.05	42.85
10th and 11th Floor	32.25	32.55	42.35
12th and 13th Floor	31.75	32.05	41.85
14th Floor	31.25	31.55	41.35

PLC/OTHER CHARGES

Power Backup Charges	Rs. 35/- per sq. ft.
IFMS	Rs. 40/- per sq. ft.
Club Membership	Rs. 50,000/-

Note : Cheque to be drawn in favour of "AVALON REGAL COURT"

Prices w.e.f 21/10/2013

avalon REGAL COURT Bhiwadi

REGISTRATION / BOOKING FORM

Date:_____

PHOTO
(First Applicant)

PHOTO
(Second Applicant)

To,

Avalon Regal Court
9th Floor, SAS Tower, Near Medicity,
Sector-38, Gurgaon, Haryana

From:

First Applicant

Mr./Mrs./Ms.: _____ S/o, W/o, D/o: _____

Address: _____

_____

Phone / Mobile: _____ E-Mail: _____

Pan No.: _____ Occupation: ☐ Govt. ☐ Pvt. ☐ Business ☐ Any other

Company Name & Address: _____

_____ Designation: _____

Second Applicant

Mr./Mrs./Ms.: _____ S/o, W/o, D/o: _____

Address: _____

_____

Phone / Mobile: _____ E-Mail: _____

Pan No.: _____ Occupation: ☐ Govt. ☐ Pvt. ☐ Business ☐ Any other

Company Name & Address: _____

_____ Designation: _____

Dear Sirs,

I/We wish to register for provisional allotment of a 2BHK / 2BHK +Study/3BHK Residential Apartment of size_____sq. ft. in your project **"AVALON REGAL COURT"** at Bhiwadi. I am / We are enclosing herewith a Cheque No. _____ Dated _____for Rs._____/- (Rupees_____ _____only) drawn on _____as Registration / Booking amount.

The following conditions will be complied with, by me/us.

(a) All the payments will be made by Cheque / Draft / Pay order in favour of **"Avalon Regal Court"** payable at Delhi / New Delhi.

(b) The Basic Sale Price of Apartment is Rs. _____

(c) I/We have applied for Registration of an Apartment with full knowledge of all the laws/notifications and rules applicable to this Project, which have also been explained by the Company and understood by me/us at the time of Registration/Booking.

avalon REGALCOURT Bhiwadi

REGISTRATION / BOOKING FORM

(d) I/We shall abide by the terms of payment as per the Payment Plan, and shall execute the Apartment Buyer's Agreement (ABA) after making the mandatory payments. In case I/we fail to pay instalment by the given due date, the Company will charge interest @ 24% per annum, compounded quarterly for the period of delay in payment. In case the outstanding dues are not cleared by me/us even after issue of repeated reminders, the Company reserves the right to cancel the Registration/booking without any intimation to me/us. In that case, I/we will not have any right or lien against the said registration.

(e) In case of a request by me/us for cancellation of the Registration/Booking, the Company will forfeit 20% of BSP (10% Earnest money and 10% Cancellation charges) and other non-refundable amounts. Thereafter, I/we, the allottee(s), shall be left with no right, title or interest whatsoever in the said Registration/Booking.

(f) I/We shall pay the Basic Sale Price and other charges on the basis of "Super Area" which shall mean and include the covered area, verandah, staircase, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge area etc.

(g) The Company shall have the right to effect necessary alterations in the layout plan and/or increase / decrease the size of Apartment up to 5%, and in such a case, the payment for the increase / decrease in the Apartment area shall be claimed / refunded by the Company.

(h) Company also reserves the right to increase / decrease number of Towers on the Project.

(i) The mentioned Basic Sale Price does not include, Power Backup Charges, Interest Free Maintenance Security, Club Membership, Registration Charges or any other charges as specified in the ABA.

(j) That the allotment of apartment is at sole discretion of the Company and that the Company reserves the right to reject any offer/application at any point of time without assigning any reason. In that case, the Company will refund the Registration / Booking Amount along with interest at the rate of 8% p.a.

(k) If there is any additional/revised , levy, rate or charge of any kind attributable to the apartment as a consequence of any order of Government / statutory or other Local Authority , if applicable, shall be payable by me/us on Pro-rata basis.

Declaration :

I / We, the undersigned, do hereby declare that the above-mentioned particulars/information given by me/us is true and correct and nothing has been concealed therefrom.

Yours faithfully,

Date : _____

Place : _____

(First Applicant)	(Second Applicant)	(Agent)

avalon GROUP

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