



Here, life is a perpetual celebration



14B, First Floor, Vipul Trade Centre, Commercial Complex
Sector-48, Sohna Road, Gurgaon, Haryana - 122018
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Government approval of project "AVL 36 Gurgaon" (License no. - 18 of 2014, dated 10-08-2014 & license no. - 74 of 2014 dated 01-08-2014, measuring 9.06875 acres, issued by Town & Country Planning Department, Government of Haryana vide notification No. PP/CT/08/11 dated 19-08-2013, Policy detail available at www.apharone.com for detailed terms & conditions and specifications of proposed project "AVL 36 Gurgaon" refer to Application Form and visit website - www.apharone.com, approved building plans (order no. ZP/1003/ND/EN/2014/32041) dated 27-08-2014, building 1480 Flats with one Angewand / Cluster and Community Centre of Approx. 2000 sq.ft. each. All approvals are available for inspection at Project Office of the company AVL Infrastructure Pvt.Ltd. at 14B, First Floor, Vipul Trade Centre, Commercial Complex, Sector-48, Sohna Road Gurgaon, Haryana 122018.

Disclaimer: Allotment of flat, detailed terms & conditions thereof, in the proposed project "AVL 36 Gurgaon" shall be directly as per Haryana Government Affordable Housing Policy-2013 & conditions mentioned in the application form. Also latest the design, layout, floor plans, areas, dimensions, cost, specifications, categories, services, facilities and infrastructure of proposed development in the name & style of "AVL 36 Gurgaon" are only illustrative & indicative and subject to change, revision without notice to the company and/or at account of Government or any competent authorities. All images are purely artistic, conceptualization and/or a legal offering. "Self financing, bankable and financial" subjects are not part of offering. All areas & figures are indicative and the flat mentioned herein are subject to Policy of Haryana Government Affordable Housing Policy-2013, policy details available at www.apharone.com. Further, the contents are subject to terms as stated in it. The application form & the flat layout's agreement (if/when issued by TACP Department, Govt. of Haryana) Approved Building plans. Information given may give an impression of forward looking statements even though they are not issued or intended to be so and applicants dealing with such information are requested to undertake full and independent analysis thereof.

1480 FLATS
1 BHK Starts from **13.73 Lacs***
2 BHK Starts from **24.70 Lacs***

*subject to terms & conditions



AFFORDABLE GROUP HOUSING

Under Affordable Housing Policy-2013 of
Haryana Government

Developing lifestyle landmarks



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AVL "The 21st Century Developer"

"Visualize on paper, aspire consciousness in concrete, ensure delivery exceeds expectations."

Since its inception, AVL Group has worked with this belief as its foundation stone. Hence always place clients' interests in the forefront and do best to attain their satisfaction.

The projects we conceptualize and build with modern technology are invariably spacious, eco-friendly with living comforts.

Ethetic and efficient use of space is the focal point of all AVL group projects. AVL team expertise includes visualizing, designing and executing low rise to high rise housing complexes as well as institutional and commercial buildings.

In the past AVL group has worked in verticals that include, Luxury Homes, multistorey mass Housing, Township, Institutional & Commercial projects.

Now, with vast and varied experience of the team, AVL is launching its flagship project of building affordable housing in the name and style of "AVL 36 Gurgaon" comprising one and two BHK configuration total numbering 1,480 apartments in the complex, spread over nine acres in Sector-36A, Gurgaon.

Transparency and professionalism is our endeavour in our dealings. We have always let our buildings & clients speak for us and let our spokespersons. The earnest effort of the

company since its very inception has been to stick to the timelines as well as deliver the quality committed to the clients. We try and exceed clients' expectations at all levels.

Hallmark of success of AVL is, its focus on sustainability, eco-friendliness and timely delivery with assured quality.

Led by Mr. Vinod Chandra, a well-known architect, the AVL Group consists of skilled professionals with extensive industry & domain expertise. As a well-managed in-house architectural and engineering team, we have been providing a single window solution with the cutting edge technology.

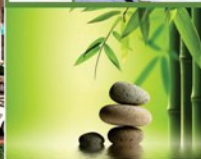
Growing with non-compromising core principles of transparency and timely delivery, its mentor and founder Mr. Vinod Chandra has made AVL Group a name to reckon with in the building and infrastructure industry. AVL Group's capabilities in design, development of infrastructure project, execution expertise & in time delivery have positioned the company at a unique juncture where we believe we can contribute significantly to a paradigm shift in the 21st Century India.



Habitat of Happiness



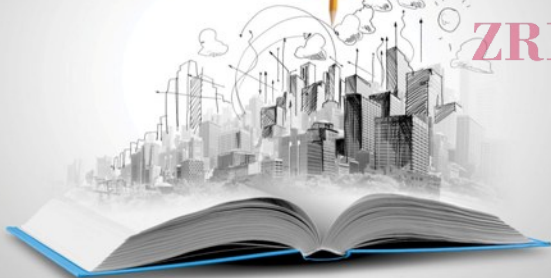
W planned and designed "AVL 36 Gurgaon" is a delightfully purposeful multi-story affordable residential complex spanning nine acres of prime land in the Delhi's pre-eminent satellite city, Gurgaon as per Terms & Conditions of Haryana Government Affordable Housing Policy-2013, more details available at www.hgharyana.gov.in. For detailed terms & conditions, refer company website: www.avl36a.com. The complex comprises one and two bedroomed apartments, totaling 1480 flats. The project is a paradigm of affordable modern living. Mr. Vinod Kumar Sharma, a distinguished architect is the brain and motivation behind the project's architectural designing and development. With quality construction materials and using modern construction technology, the apartments are spacious and qualitatively superior, eco-friendly, meticulously laid-out and surprisingly very affordable in cost.



Your Dream, We Realize through our **EXPERIENCE & EXPERTISE**



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Affordable Housing Project "AVL 36 Gurgaon"

Details for booking of Residential Apartments in the Affordable Housing Project proposed to be developed as per terms and conditions of the policy prescribed by the Town & Country Planning Department, Government of Haryana vide notification no PF-27/48921 dated 19.08.2013 (details available at the Department website, i.e., tpharyana.gov.in).

Brief Project Details :

1	Project Approvals	Coloniser / Developer AVL Infrastructure (Pvt.) Ltd. Lic. No./Year Lic.No.18 & No.74 of 2014,Building Plan Approved vide memo no. : ZP-1003/AD/RA/2014/20245 on 27-08-2014																																																															
2	Location	Sector-36-A,Gurgaon, Haryana																																																															
3	Provisions	Project Area: 9.06875 acres comprising a total 1680 no. of apartments. Community Facilities: One Community Hall of 2012.405 Sqft and One Anganwadi-cum-Crèche of 2060.304 Sqft.																																																															
4	Apartment Details	<p align="center">Apartment Details Inclusive of One no. Scooter Parking with each flat.</p> <table><tr><th>Category</th><th>Type</th><th>No. of Flats</th><th>Carpet Area (Sqft.)</th><th>Balcony(ies) Area (Sqft.)</th><th>Allotment Rate of Apartment(Rs.)</th><th>Booking Amount @ 5%</th></tr><tr><td>A1</td><td>2BHK</td><td>690</td><td>606</td><td>91</td><td>24,69,500/-</td><td>1,23,475/-</td></tr><tr><td>A2</td><td>1BHK</td><td>360</td><td>337</td><td>49</td><td>13,72,500/-</td><td>68,625/-</td></tr><tr><td>A3</td><td>1BHK</td><td>360</td><td>357</td><td>49</td><td>14,52,500/-</td><td>72,625/-</td></tr><tr><td>A4</td><td>1BHK</td><td>20</td><td>463</td><td>26</td><td>18,70,000/-</td><td>93,500/-</td></tr><tr><td>A5</td><td>2BHK</td><td>10</td><td>635</td><td>91</td><td>25,85,500/-</td><td>1,29,275/-</td></tr><tr><td>A6</td><td>1BHK</td><td>10</td><td>402</td><td>32</td><td>16,24,000/-</td><td>81,200/-</td></tr><tr><td>A7</td><td>1BHK</td><td>10</td><td>412</td><td>31</td><td>16,63,500/-</td><td>83,175/-</td></tr><tr><td>A8</td><td>1BHK</td><td>20</td><td>370</td><td>71</td><td>15,15,560/-</td><td>75,775/-</td></tr></table> <p>The above rate is cost of apartment as per rates prescribed under the policy notified vide no. PF-27/48921, dated 19-08-2013 (details available at the department website, i.e., tpharyana.gov.in). Applicable Taxes & Cesses, Government Levies & Fees and other charges, as per detailed terms and conditions of the application form, shall be charged extra on actual and pro-rata basis over and above the said allotment rate of apartment.</p>	Category	Type	No. of Flats	Carpet Area (Sqft.)	Balcony(ies) Area (Sqft.)	Allotment Rate of Apartment(Rs.)	Booking Amount @ 5%	A1	2BHK	690	606	91	24,69,500/-	1,23,475/-	A2	1BHK	360	337	49	13,72,500/-	68,625/-	A3	1BHK	360	357	49	14,52,500/-	72,625/-	A4	1BHK	20	463	26	18,70,000/-	93,500/-	A5	2BHK	10	635	91	25,85,500/-	1,29,275/-	A6	1BHK	10	402	32	16,24,000/-	81,200/-	A7	1BHK	10	412	31	16,63,500/-	83,175/-	A8	1BHK	20	370	71	15,15,560/-	75,775/-
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5	Payment Terms	i. With application / Booking amount, i.e., 5% of cost of flat ii. On allotment - 20% of cost of flat iii. Balance 75% of the amount in equal six monthly instalments over three years period. No interest shall fall due before the due date of payment. Any default in payment shall invite interest at the rate of 15% per annum on delayed period.																																																															
6	Technical Specifications of the Apartment	Flooring - Rooms, Kitchen, Toilet & Bathroom, Balcony - Ceramic Tiles; Common Areas - Tiles / IPS Flooring; Staircase etc. - Cement Concrete; Door & Window frame - M.S. frame 2-section / Panel - Painted Flush door; Kitchen Work Top-Stone with Stainless Steel Sink / Wall Finishing - Ceramic tiles upto 2'0" H. ; Toilet & Bathroom Fixings - C.P. fittings; Wall Finishing - Ceramic tiles upto 5'-0" H.; Internal Electrical Wiring, Fixings, Electrical Points - Piano type switches, single core copper wire; Internal Public Health Services - Pipes and Fittings, Sewerage and Sanitary Fittings - uPVC SWR, PPR Piping system & Standard EWC white colour Chinaware; Wall Finishing - Internal - White or colour wash, External Smooth exterior paint; Staircase and Balcony Railing - Brick/Concrete railing																																																															
7	Applications availability & Timelines etc.	(i) For availability of Application Forms, detailed terms & conditions of allotment, Booking starting & closure date, Online Buy/Apply of Application Form, visit our website : www.zricks.com or refer advertisements in newspapers. (ii) An Application Form Cost (@ Rs. 1,000/-) shall be available after official launch of the project only (iii) Project approved by HDFC Bank Ltd, ICICI Bank Ltd. and other financial institutions, T&C apply																																																															

Eligibility:-

- The applicant should not be debarred from entering into legally binding contract under any prevailing law.
- Any person can apply but person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed colony / sector or any licensed colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of flats.
- Any applicant can make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case, he/she is successful in more than one colony, he/she will have choice of retain only one flat.

Allotment Criteria:-

- The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle office), DTP of the concerned district and the representative of coloniser concerned.
- After fixation of date for draw of lots, an advertisement shall be issued by the Developer informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspapers in which the original advertisement was issued.
- For detailed criteria and time - frame to be adopted for scrutiny and allotment, the applicants may also refer to the details in the Affordable Housing Policy 2013 notified vide no. PF - 27/ 48921 dated 19.08.2013 (available at the Department website, i.e., tpharyana.gov.in).

Nestled by Nature

Who doesn't want to be nestled by the Nature? Though it is a tall order in the growing urbanization, "AVL 360 Gurgaon" complex is a truly planned abode of peace.... cloof from civic menace. Serenity and meticulously landscaped verdure is the hallmark of the complex, which is just an extension of the expansive Nature. Within the gated complex, there are gardens, pathways, flowerbeds, sports zones and jogging tracks that constitute the lovely landscape and add to the lifestyle in the campus.





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Complements of lifestyle



There is never a dull moment for the residents of 'AVL 36 Gurgaon' with so much of out-door sports activities to indulge in. Besides walking and jogging along the course of well-streched tracks, various sports facilities beckon the citizenry to unwind itself. Additionally there are special zones for kids where they can romp and romp freely within the security of well-guarded premises. The yoga and meditation buffs have their own zone oozing of tranquility and divinity.

Out-door Sports Attractions:

- Badminton Court • Jogging Track • Cricket Net
- Basketball Court • Skating Rink • Yoga Pavilion
- Kids Play Zone

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Floor Plan

Category - A1

2 Bedroom Flat

Carpet Area - 56.257 sq.m. (606sq.ft.)

Balcony Area - 8.395 sq.m. (91sq.ft.)



3D View



Affordability is not necessarily a reflection of economy. Optimum mobilization of resources in addition to experience and expertise in construction has come into play in "36 Gurgaon". From layout of exteriors to the precise architecture of apartments and interior spaces, there is a charming liveliness achieved in the complex. The delightful spaces ensure that all apartments are airy with adequate cross-ventilation, and receives maximum sunshine, elevating the experience of good living in affordable cost. The interior, furnishings & finishings shown in the images are for artistic and conceptual purposes only, not any legal offering.

Artistic images only

Floor Plan



Category - A2

1 Bedroom Flat

Carpet Area - 31.305 sq.m. (337sq.ft.)
Balcony Area - 4.545 sq.m. (49sq.ft.)

3D View



Floor Plan

Category - A3

1 Bedroom Flat

Carpet Area - 33.093 sq.m. (357sq.ft.)
Balcony Area - 4.545 sq.m. (49sq.ft.)



Floor Plan

Category - A5

2 Bedroom Flat

Carpet Area - 58.951sq.m. (635 sq.ft.)
Balcony Area - 8.394 sq.m. (91sq.ft.)



Category - A4

1 Bedroom Flat

Carpet Area - 43.003 sq.m. (463sq.ft.)
Balcony Area - 3.327sq.m. (36sq.ft.)



Category - A6

1 Bedroom Flat

Carpet Area - 37.265 sq.m. (402sq.ft.)
Balcony Area - 2.961sq.m. (32sq.ft.)



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Floor Plan

Category - A7

1 Bedroom Flat

Carpet Area - 38.251 sq.m. (412 sq.ft.)

Balcony Area - 2.813 sq.m. (31 sq.ft.)



Category - A8

1 Bedroom Flat

Carpet Area - 34.326 sq.m. (370 sq.ft.)

Balcony Area - 6.601sq.m. (71 sq.ft.)

Layout Plan

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LEGENDS

B - BLOCK
T - TOWER

- B - 01 CATEGORY A1, A2 & A3 STLT + 10 FLOORS
- B - 02 CATEGORY A1, A2, A3 & A4 STLT + 10 FLOORS
- B - 03 CATEGORY A1, A2, A3 & A4 STLT + 10 FLOORS
- B - 04 CATEGORY A1, A2, A3 & A5 STLT + 10 FLOORS
- B - 05 CATEGORY A6, A7 & A8 ORCH + 10 FLOORS
- B - 06 COMMERCIAL BLOCK GROUND + 2 FLOORS
- COMMUNITY HALL GROUND FLOOR

LAYOUT PLAN



SALIENT FEATURES OF “AVL 36 GURGAON”

1. Flat cost on Carpet Area Basis.
2. Sector 36-A prominently and strategically located adjoining National Highway NH-8.
3. Close proximity to Dwarka Expressway.
4. Next to proposed ISBT and Metro Depot.
5. On V-2(e) road, i.e., Golf Course extension road 90 Meter wide with 30 Meter green belt on both sides.
6. Approx. 20 minutes' drive to Delhi Airport.
7. Facing proposed Sports Grounds, Stadium, Play Grounds, Parks and Water bodies/lakes.
8. Outdoor sports facilities in the complex, i.e., Badminton Court, Jogging Park, Cricket Net, Basketball Court, Skating Rink, Yoga Pavilion, Kids' play area and Parks.
9. Library for kids and elderly, building a knowledgeable **India of 21st Century**.
10. Creche and Community Centre in the complex.
11. Use of Environment friendly technologies i.e., Solar Water Heating System for Kitchen, Rainwater Harvesting, three consolidated landscaped areas, dual plumbing system.
12. Gated, Secured, Earthquake resistant structure & Modern Architectural Design.
13. Abundance of natural light and ventilation, thoughtfully designed floor plans having maximum useable area.
14. Shopping facilities available within complex.

Virender Dhanda

Managing Director, AVL Infrastructure (Pvt.) Ltd.

"While being professional, always be in touch with your conscience to achieve purposeful and justified result"

Mr. Virender Dhanda seamlessly combines in his personality and his work this dual aspect of being Practical and Idealistic at the same time. He is practical in his approach, so that the work is always executed meticulously and delivered on time. Yet there is an Idealistic streak, which makes him stand out among his contemporaries as somebody, who will not compromise on quality. With all earnest come up to the aspirations of the clients in creating meaningful spaces.

In the last more than two decades Virender Dhanda has moved forward consciously, carefully and cautiously while exploring emerging possibilities and trends in infrastructure development.

Once he takes up the responsibility of a project, he moves with conviction, with complete focus, attention, energy and experience on hand, to execute the project successfully.

A truly self-made person, Mr. Virender Dhanda's journey began with a degree in Architecture in 1995 as a professional Architect and later on evolved as a developer under the name & style of M/s AVL Infrastructure Pvt. Ltd. He is a first generation entrepreneur and absolutely self-made person with ethical values from a respectable family.

In his work, he has always endeavored to enhance quality of life with his creativity in the field of Architecture, be it exclusive premium residences, multistorey mass housing & commercial complexes, institutions or affordable housings.

Having an efficiently managed in house architectural and engineering team. Mr. Virender Dhanda specializes in esthetic, efficient design, development & in time delivery. Today, with over forty plus completed projects under his

umbrella, he has not only proved his mettle, he has also become a byword in the industry for infrastructure development with professionalism, honesty, transparency and timely delivery as his core principles.

For Mr. Dhanda, this marks just the beginning, the launching pad from which he plans to expand. As he says, **"It is my good fortune that my passion has become my profession; together it makes an invincible combination."**



A Kaleidoscope of landmark lifestyles by Mr. Virender Dhanda



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