



AV COURTYARD

BEAUTIFUL HOMES
FOR
“BEAUTIFUL
MEMORIES”



AV COURTYARD
RAJARHAT, BISHNUPUR
“DREAM TO REALITY”



**A
HOME
THAT
EXUDES
HARMONY**



*Pictures shown are for illustration purpose only, Actual product may vary.

UNFOLD THE LANDSCAPE LIVING ADJUNCT TO NEW TOWN



COMMUNITY HALL



CELEBRATE YOUR
SPECIAL MOMENTS
AT THE
SPACIOUS BANQUET
EQUIPED WITH
MODERN FACILITIES
TO HOST GUESTS

SPLASH SWIMMING POOL

TAKE A
HEALTHY DIP
AFTER A
STRESSFUL DAY
AT WORK
YOU CAN RELAX
BY THE SUBLIME WATERS
OF SWIMMING POOL



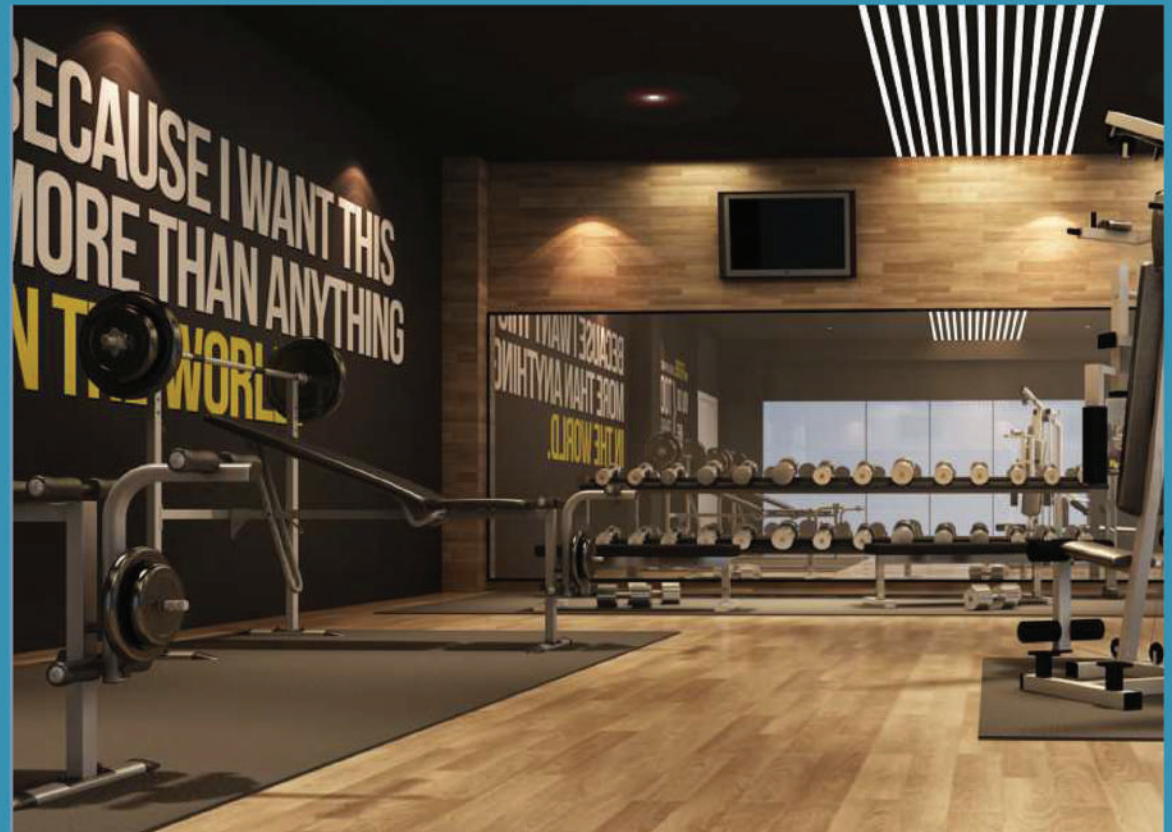
GAMES ROOM



**MAKE ROOMS
FOR YOUR DREAMS
SAVOUR A SLICE
OF YOUR TASTE,
INDULGE IN
ME TIME**

GYMNASIUM

IF YOU ARE
FITNESS FREAK
LOOK NO FURTHER
WE BRING TO YOU
GYMNASIUM
WHERE YOU WILL
DISCOVER HEALTH & FUN
IN **FITNESS WORLD**



KID'S PLAY AREA



IF YOU ARE A **PARENT**,
YOU DREAD THE
THOUGHT OF HAVING
EXTREMELY BORED
CHILDREN AT HOME.
FRET NOT,
DON YOUR SUNGLASSES
AND **HEAD OVER**
TO THESE COOL
ROOF-TOP PLAY
AREA WITH YOUR
BUBS IN TOW.



GYMNASIUM

YOGA ROOM

GAMES ROOM

COMMUNITY HALL

KID'S PLAY AREA

COURTYARD

A7 COURTYARD
RAJARHAT, BISHNUPUR

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**YOGA
ROOM**



**THE FOCUS IS ON STRENGTHENING,
BUILDING STAMINA, STABILITY
AND BALANCE**

**AUTO DOOR
LIFT**



**ENSURING SMOOTH AND
EFFICIENT MOBILITY, BUILT TO RUN
QUIETLY AND EFFICIENTLY**

**IRON REMOVAL
PLANT**



**WORKS IN REAL-TIME
TO PURIFY YOUR WATER FOR
DAILY USE**

STRATEGIC PLACEMENT OF
SURVEILLANCE CAMERAS
FOR SECURITY IN THE SOCIETY PERIMETER



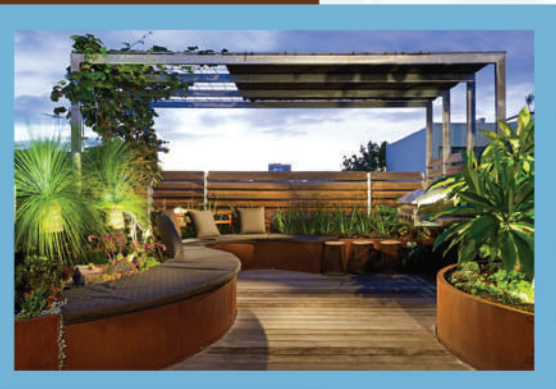
**CCTV
SURVEILLANCE**

GENERATOR BACKUP TO **ENSURE**
THAT UNINTERRUPTED **POWER SUPPLY**
IS PROVIDED **TO HOME**

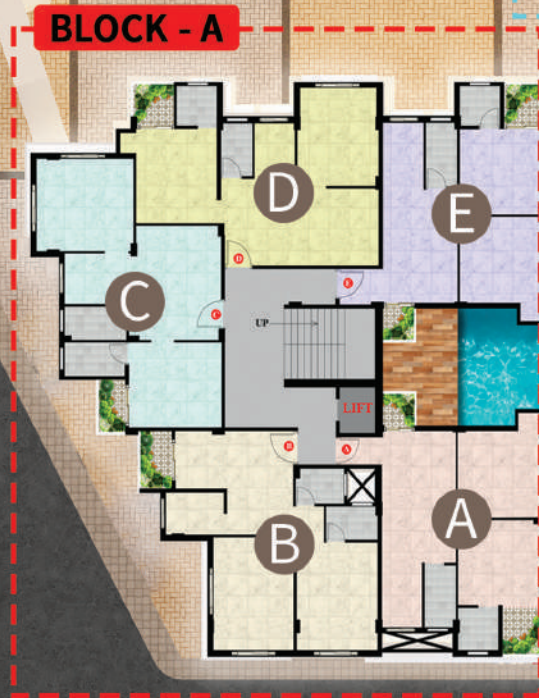


**24X7 POWER
BACK-UP**

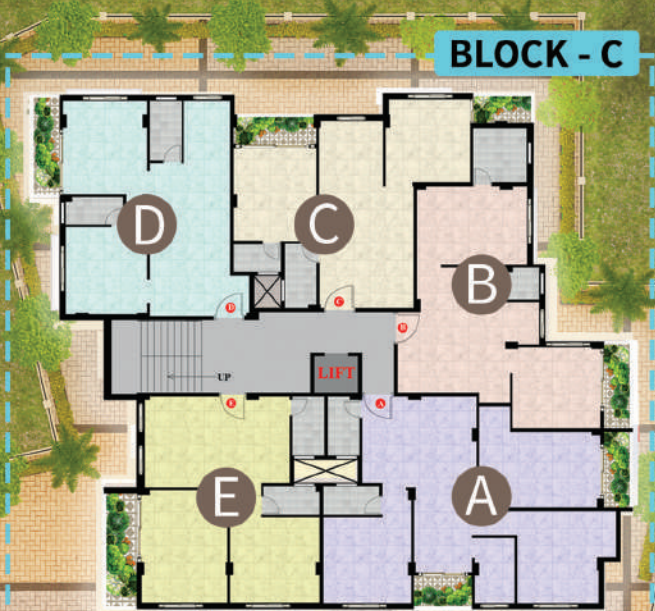
ARCHITECTURAL ENHANCEMENT
& A PLACE TO **SOOTHE YOURSELF**
DURING **GOLDEN HOURS.**



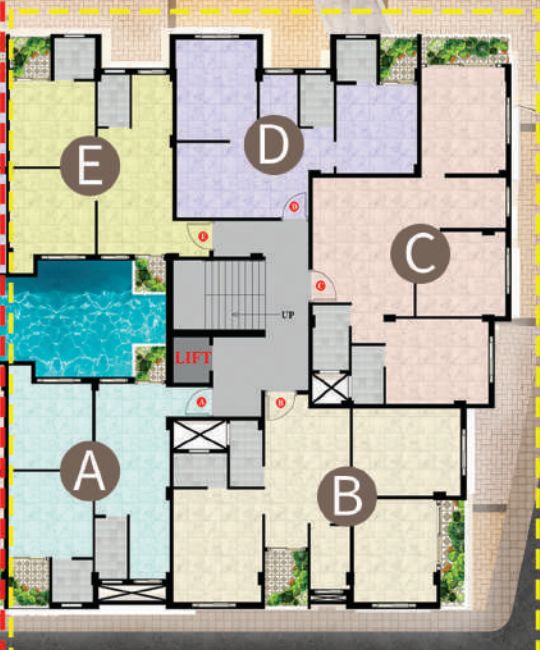
**ROOF-TOP
GARDEN**



BLOCK - A



BLOCK - C



BLOCK - B

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Flat No.	A	B	C	D	E
BHK	2BHK	2BHK	2BHK	2BHK	2BHK
Carpet + Wall (sq.ft)	524 (sq.ft)	570 (sq.ft)	557 (sq.ft)	558 (sq.ft)	512 (sq.ft)
Balcony Area (sq.ft)	46 (sq.ft)	31 (sq.ft)	24 (sq.ft)	30 (sq.ft)	44 (sq.ft)
Built-Up Area (sq.ft)	570 (sq.ft)	601 (sq.ft)	581 (sq.ft)	588 (sq.ft)	556 (sq.ft)
Stairs + Lift (sq.ft)	91 (sq.ft)	95 (sq.ft)	92 (sq.ft)	93 (sq.ft)	88 (sq.ft)
SBUA (sq.ft)	826 (sq.ft)	871 (sq.ft)	842 (sq.ft)	852 (sq.ft)	805 (sq.ft)

(Area as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony and the wall area covering the unit.

*RERA Saleable area includes built up area, stairs, lobby, lift & proportion of other common areas as loading factor.

BLOCK - A

BLOCK - B

Flat No.	A	B	C	D	E
BHK	2BHK	3BHK	3BHK	2BHK	2BHK
Carpet + Wall (sq.ft)	524 (sq.ft)	783 (sq.ft)	796 (sq.ft)	528 (sq.ft)	510 (sq.ft)
Balcony Area (sq.ft)	46 (sq.ft)	77 (sq.ft)	39 (sq.ft)	30 (sq.ft)	44 (sq.ft)
Built-Up Area (sq.ft)	570 (sq.ft)	860 (sq.ft)	835 (sq.ft)	558 (sq.ft)	554 (sq.ft)
Stairs + Lift (sq.ft)	78 (sq.ft)	117 (sq.ft)	114 (sq.ft)	76 (sq.ft)	75 (sq.ft)
SBUA (sq.ft)	810 (sq.ft)	1221 (sq.ft)	1186 (sq.ft)	793 (sq.ft)	787 (sq.ft)

(Area as per RERA)

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*RERA Saleable area includes built up area, stairs, lobby, lift & proportion of other common areas as loading factor.





Flat No.	A	B	C	D	E
BHK	3BHK	2BHK	2BHK	2BHK	2BHK
Carpet Area (sq.ft)	815 (sq.ft)	581 (sq.ft)	556 (sq.ft)	591 (sq.ft)	585 (sq.ft)
Balcony Area (sq.ft)	65 (sq.ft)	36 (sq.ft)	66 (sq.ft)	42 (sq.ft)	57 (sq.ft)
Built-Up Area (sq.ft)	880 (sq.ft)	617 (sq.ft)	622 (sq.ft)	633 (sq.ft)	642 (sq.ft)
Common Area (sq.ft)	120 (sq.ft)	84 (sq.ft)	85 (sq.ft)	86 (sq.ft)	88 (sq.ft)
SBUA (sq.ft)	1250 (sq.ft)	876 (sq.ft)	884 (sq.ft)	899 (sq.ft)	912 (sq.ft)

(Area as per RERA)

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*RERA Saleable area includes built up area, stairs, lobby, lift & proportion of other common areas as loading factor.

BLOCK - C

STRUCTURE

RCC FRAME STRUCTURE

LIVING, DINING & BEDROOM

FLOOR : VETRIFIED TILES
WALLS : POP

KITCHEN

FLOOR : ANTI - SKID CERAMIC TILES
WALLS : CERAMIC TILES (UPTO 2.5 FEET)
SINK : STAINLESS STEEL

TOILETS

FLOOR : ANTI - SKID CERAMIC TILES
WALLS : CERAMIC TILES
WC : WESTERN STYLE COMMODE
WASH BASHIN : WHITE CERAMIC BASIN
FITTINGS : GOOD QUALITY FITTING WITH
HOT & COLD MIXING ARRANGEMENT

WINDOW

ALLUMINIUM SLIDING

DOOR

FLUSH DOOR

EXTERNAL FINISH

WEATHER COAT PAINT

ELECTRICAL

CONCEALED COPPER WIRING & MODULAR SWITCHES
AC POINT IN MASTER BEDROOM

COMMON AREAS

STAIRCASE : ANTI-SKID TILES / MARBLE
LIFT LOBBY : VETRIFIED TILES



SPECIFICATION



A7 COURTYARD

RAJARHAT, BISHNUPUR



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Key Distances :

- * 2 mins Rajarhat Bishnupur Panchayat
- * 4 mins Rajarhat Chowmatha
- * 6 mins Rajarhat PS
- * 8 mins Rajarhat Hospital
- * 10 mins Eco Urban Village
- * 12 mins Eco-Park
- * 14 mins City Centre 2
- * 16 mins Chinar Park
- * 18 mins Haldiram
- * 20 mins Airport



ABOUT US:

With a vision of providing quality dream homes AV Group steps in the Real Estate Arena in the 21st Century.

Its a group enterprising young entrepreneurs, who have come together to create real estate magic. Our group understands the importance of homes in an individual life and thus believe in building life long relation based on trust powered by efficiency.



ASHTA VINAYAK
INFRASTRUCTURE

Marketed By



Value for your Dreams

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