

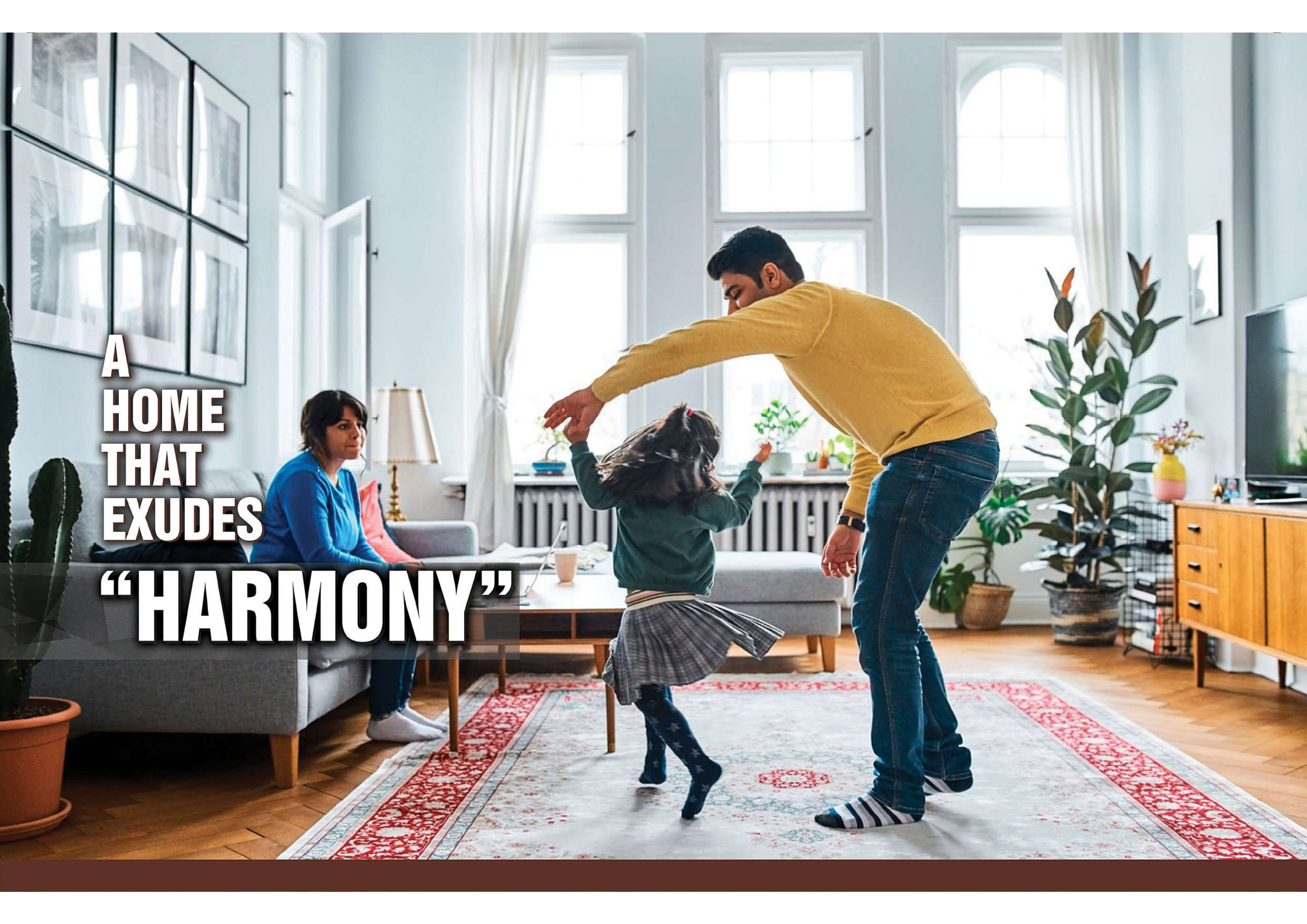


**BEAUTIFUL HOMES
FOR**

**“BEAUTIFUL
MEMORIES”**

A7 COURTYARD

RAJARHAT, BISHNUPUR



**A
HOME
THAT
EXUDES
“HARMONY”**



COURTYARD

COURTYARD




COURTYARD


COURTYARD





LEISURE STAND BENEATH
THE BOUGHS.....

At **AV COURTYARD** you will have numerous ways to calm yourself. You can also workout at the fully equipped Gymnasium or tone up at the Yoga Room. If you are too tired for all the above, we have Swimming pool to soothe you down & help you freshen up for a beautiful evening ahead.



AMENITIES & FACILITES

- Swimming Pool with Changing Room
- Multi Purpose Community Hall
- Multi Gym
- Games Room
- Kid's Play Aread
- Yoga Room
- CCTV
- 24hrs Security
- Fire Fighting Equipment
- Iron Stain Plant
- 24x7 Water Supply
- 24x7 Power Back-up

Games Room



Yoga Room



At **AV COURTYARD** unwind after a hard day's at work with multiple option to reboot your energy.



**RECHARGE
REBOOT**

REJUVENATE
BOOST YOURSELF



CHARM YOUR SENSES

Children's Play Area



Roof top Senior Adda Zone



Roof Top Landscape Garden



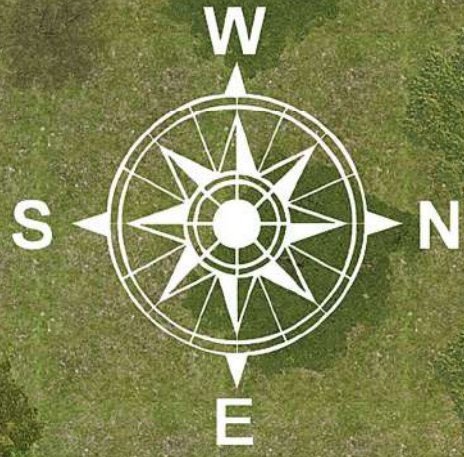
At **AV COURTYARD** you and your family can now rediscover the joys and the little pleasures of life. Fresh air and sunlight are constant visitors, while the cotton clouds carelessly play hide and seek.

ARCHITECTURAL DESIGN

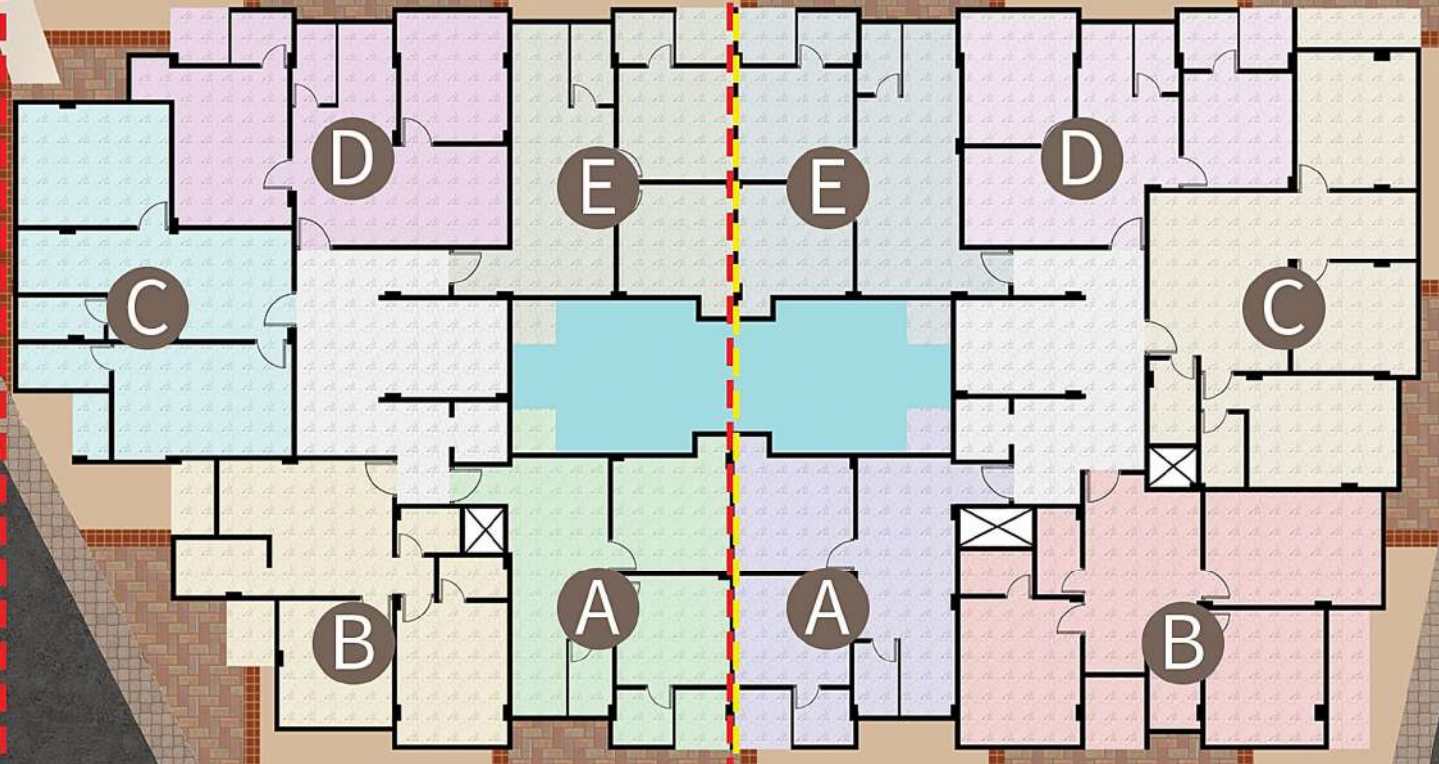
- Three towers designed with compact detailing to maximize open space and green area.
- Architecture maximizes light and ventilation without compromising privacy.
- Contemporary style with extreme emphasis on functionality and comfort.

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

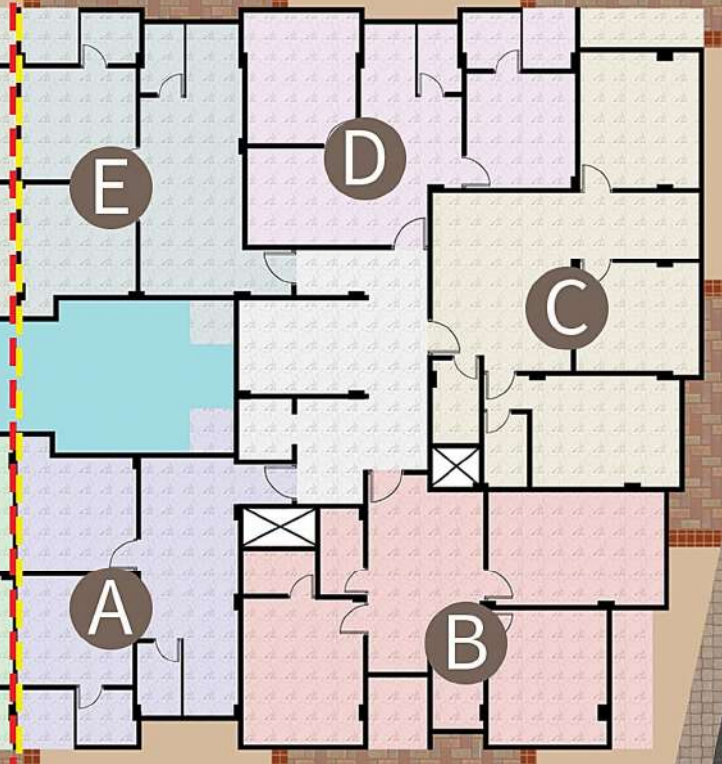




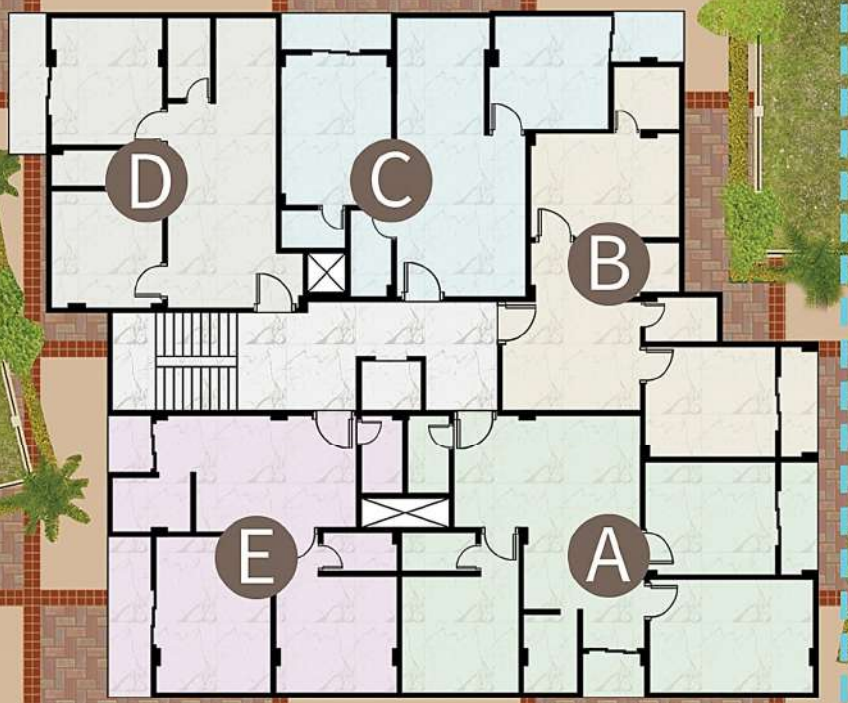
BLOCK - A

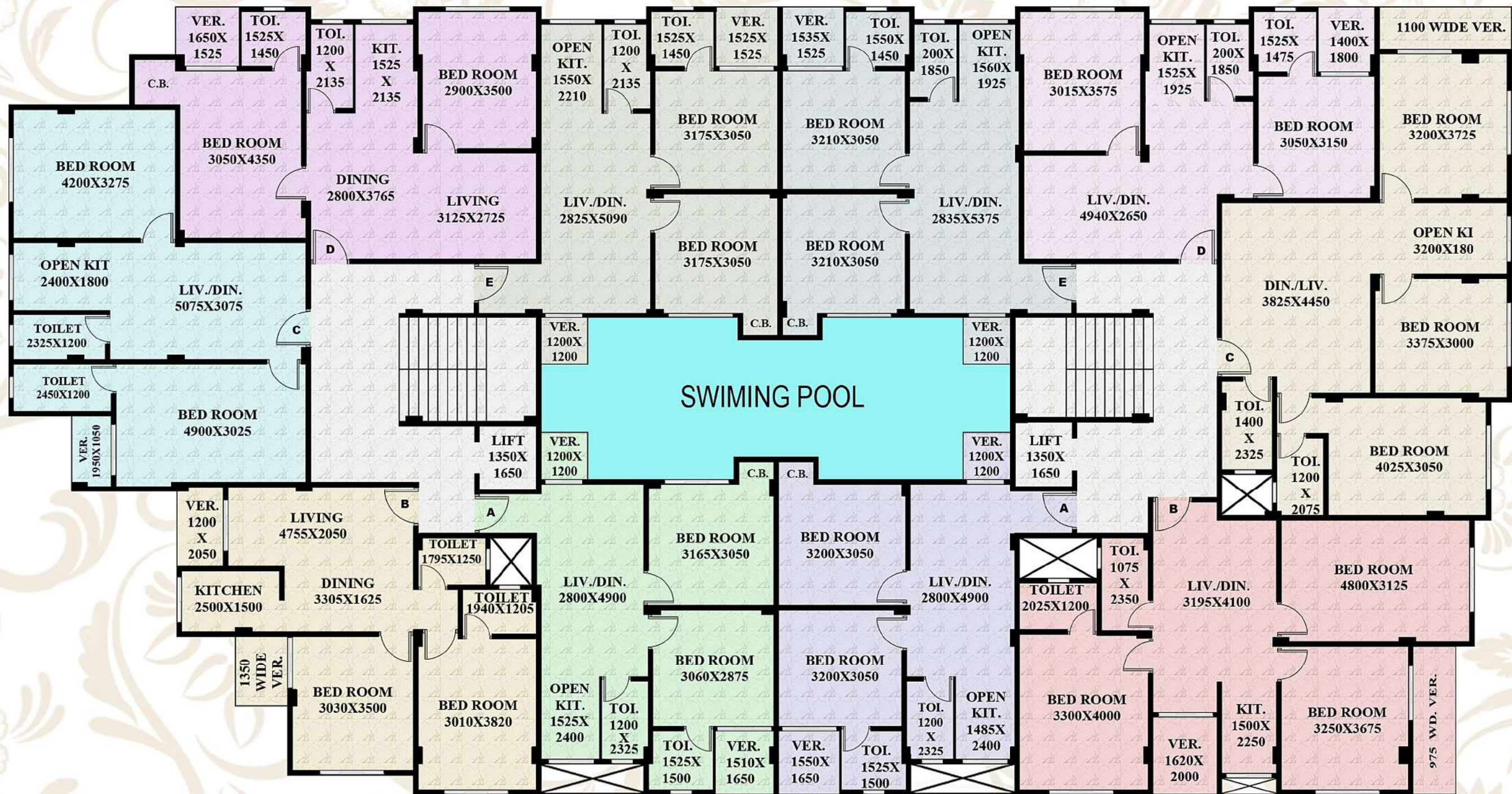


BLOCK - B



BLOCK - C



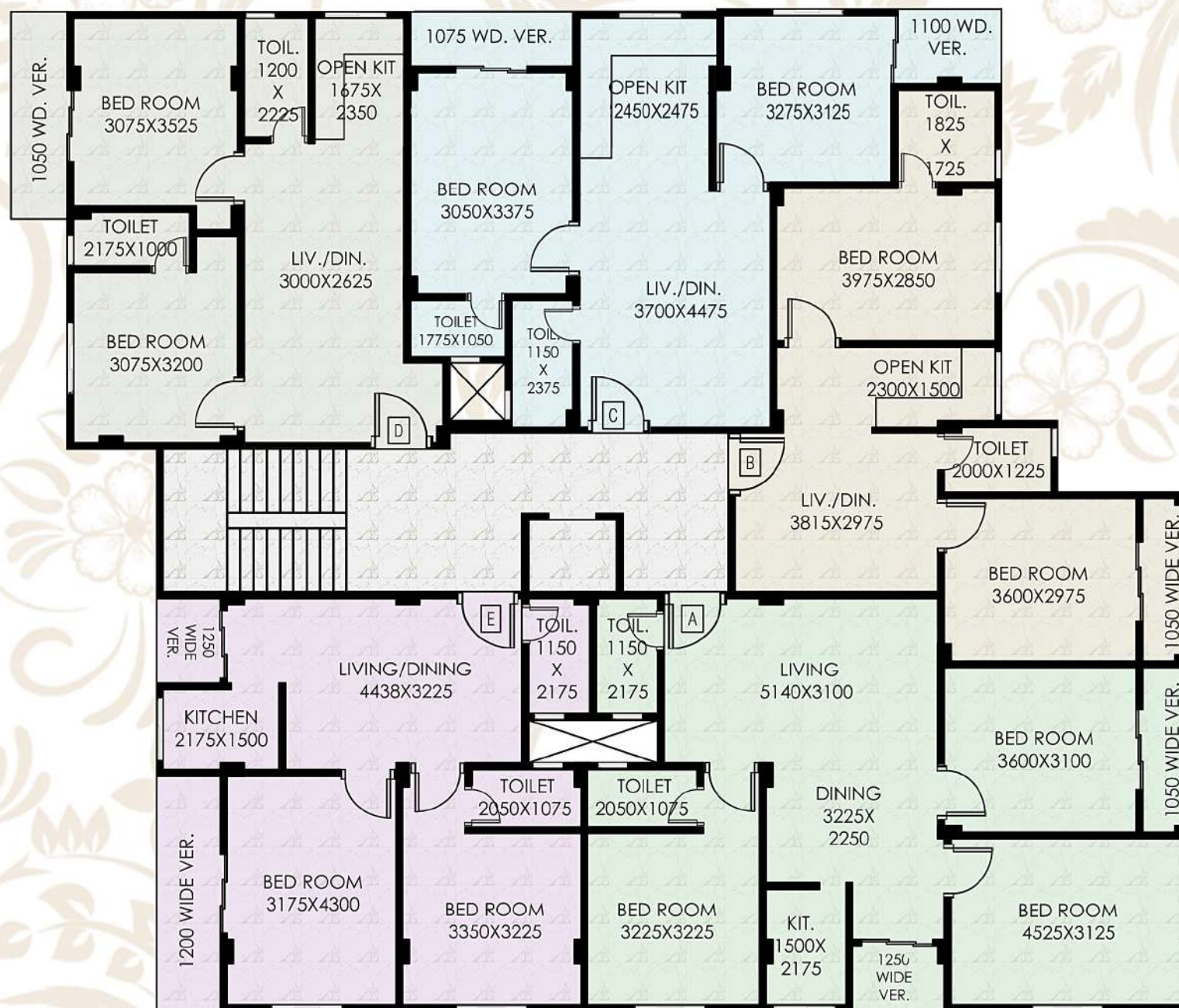


BLOCK - A

Unit No.	Type	Carpet + Wall	Balcony & C.B Area	Built Up Area	Stairs Lift & Lobby Area	Super Built Up Area
A	2 BHK	532	52	584	77	826
B	2 BHK	573	54	627	84	889
C	2 BHK	636	22	658	88	933
D	2 BHK	590	47	637	85	903
E	2 BHK	534	50	584	77	826

BLOCK - B

Unit No.	Type	Carpet + Wall	Balcony & C.B Area	Built Up Area	Stairs Lift & Lobby Area	Super Built Up Area
A	2 BHK	538	54	592	69	826
B	3 BHK	810	73	883	104	1234
C	3 BHK	798	41	839	98	1171
D	2 BHK	565	26	591	68	824
E	2 BHK	541	50	591	70	826



BLOCK - C

Unit No.	Type	Carpet + Wall	Balcony & C.B Area	Built Up Area	Stairs Lift & Lobby Area	Super Built Up Area
A	3 BHK	860	56	916	119	1294
B	2 BHK	572	37	609	80	861
C	2 BHK	610	75	685	89	968
D	2 BHK	596	44	640	84	905
E	2 BHK	637	57	694	91	981

UNFOLD THE LANDSCAPE LIVING ADJUNCT TO NEW TOWN



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

CONSTRUCTION SPECIFICATION

SUPERSTRUCTURE



STRUCTURE : RCC FOUNDATION
SUPERSTRUCTURE : RCC FRAMED STRUCTURE
WALLS : A CLASS APPROVE QUALITY RED BRICKS
PLASTER : ALL WALLS TO BE CEMENT PLASTERED
WALL FINISHING : POP OR PUTTY FINISH OVER PLASTERED SURFACE

FLOOR



ROOMS : VITRIFIED TILES IN LIVING/ DINNING, BEDROOMS & KITCHEN
KITCHEN : CERAMIC TILES ON WALLS
TOILET : CERAMIC TILES ON WALLS AND ANTI SKID TILES ON FLOOR

DOORS



ENTRANCE DOOR : FLUSH DOOR
INTERIOR DOORS : FLUSH DOOR
TOILET DOORS : WPVC/ PVC SHUTTER AND FRAME

TOILETS



WESTERN COMMUNE EUROPEAN STYLE OF REPUTED BRAND (LIKE HINDWARE)
C.P. FITTINGS OF REPUTED BRAND (LIKE HINDWARE)
CERAMIC TILES WALL UPTO 7 FT. HEIGHT

WINDOWS



ALUMINIUM GLAZED SLIDING WINDOW

WATER SOURCE & SYSTEM



TOTALLY EQUIPPED SUBMERSIBLE PUMP SET



KITCHEN

GRANITE/ MARBLE COOKING PLATFORM
STAINLESS SINK WITH DRAIN BOARD
CERAMIC DADO TILES UPTO 2.5FT HEIGHT
ABOVE COUNTER TOP



ELECTRICAL

CONCEALED AND FIRE PROOF
WIRING WITH MODULAR SWITCHES
OF REPUTED BRAND (LIKE HAVELLS)



ELEVATOR

ONE AUTOMATIC DOOR ELEVATOR
OF REPUTED BRAND IN EACH BLOCK



SAFETY & SECURITY

FIRE SAFETY EQUIPMENT
AVAILABLE IN COMMON SPACE



GENERATOR

24 HOURS POWER BACK UP FOR
COMMON AREAS AND EVERY FLAT



WATER OUTLET SYSTEM

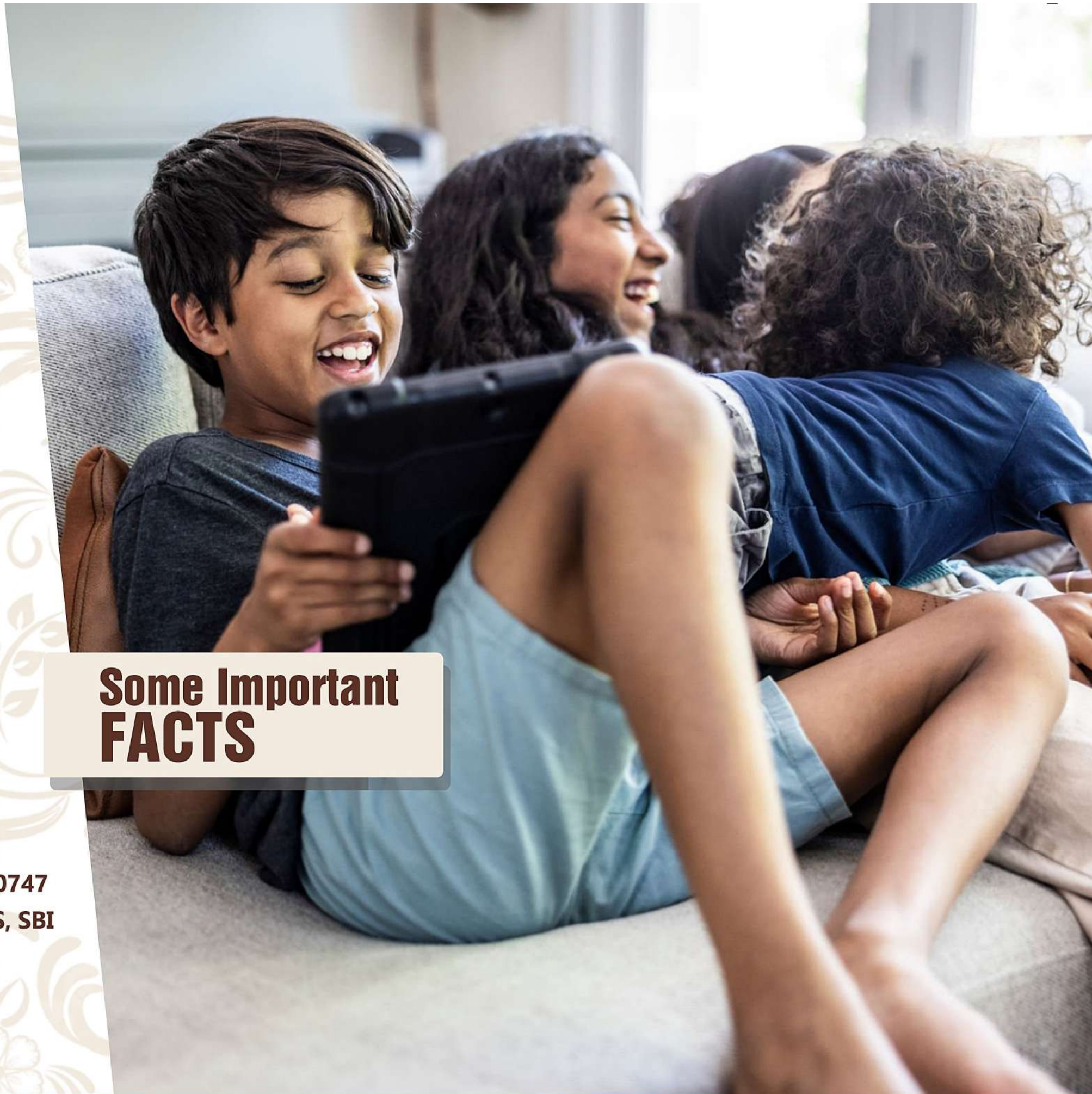
FLAT SHALL BE COMPLETED WITH
ALL OUTLET PIPES AND RAIN WATER
PIPES CONNECTED TO DRAINAGE SYSTEM



A Location and a lifestyle that lets you ENJOY IT ALL

Size of Land	: 16632 sq ft
Frontage	: 301 ft
Adjacent Road Width	: 30 ft
Elevation	: Heritage Elevation
No. of 3 BHK Flats	: 12 Unit
No. of 2 BHK Flats	: 48 Unit
Nearest Landmark	: Rajarhat BDO Office
Total Block/ Tower	: 3 nos.
No. of Floors	: Ground + 4 Floors
No. of Car Parks	: Adequate
Possession	: December 2026
Rera Id	: WBRERA/P/NOR/2023/000747
Loan Availibilty	: HDFC, CANARA, IDBI, AXIS, SBI

Some Important FACTS





**DEVELOPING
in a rapid pace...**



AIRPORT



RAIL



BUS



METRO

Rajarhat, Newtown are the fastest developing corridors.

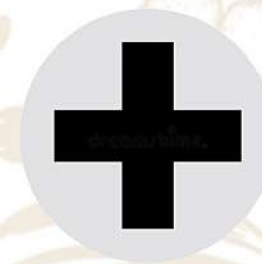
Only a few locations in North-East Kolkata can melodiously bring together the trinity of connectivity, greenery and amenities.

Here, in **AV COURTYARD** you'll find that all the possible conveniences are just a quick drive away. Amid excellent Road, Air, Metro, Auto Rickshaw and Rail connectivity, here you come home to enjoy more time with your family and less time travelling.

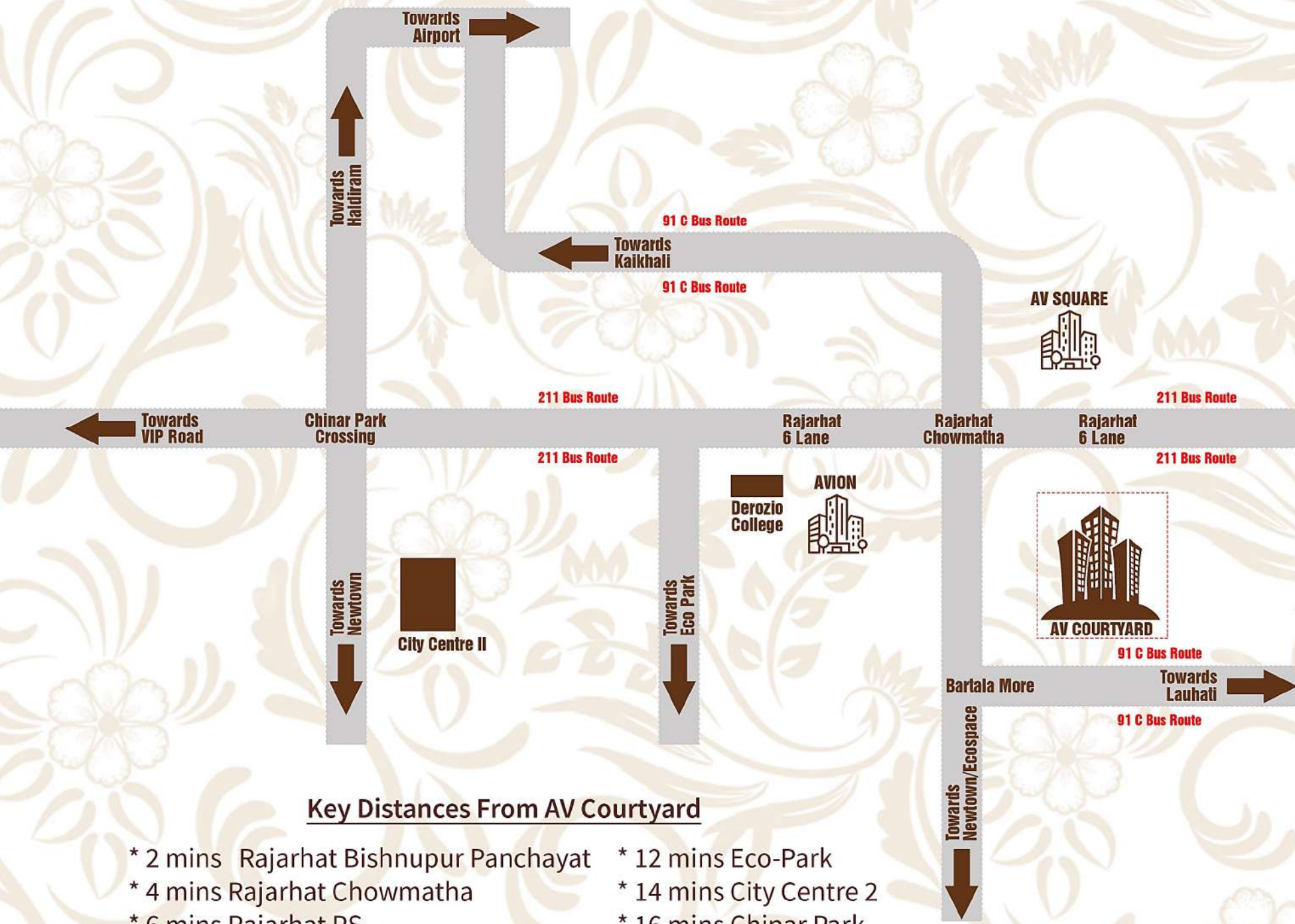
Set up your new home here. You will be glad you did.



NATIONAL ENGLISH SCHOOL
HARIYANA VIDYA MANDIR (UPCOMING)
NORTH POINT SCHOOL



RECKJOANI RURAL HOSPITAL
LOTUS HOSPITAL
CHARNOCK HOSPITAL



Key Distances From AV Courtyard

- * 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

COMPLETED PROJECTS



AVION
Reckjoani, Rajarhat
Kolkata - 700135



AV SQUARE
Rajarhat Chowmatha
Opp. Indian Oil Petrol Pump
Kolkata - 700135

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 indivisual life and thus believe in building life long relation based on trust powered by efficiency.



ASHTA VINAYAK
INFRASTRUCTURE

Site Address :

AV COURTYARD

Rajarhat, Bishnupur
Ghosh Para, 91 Bus Route
Near Rajarhat Block Office
Kolkata - 700135

Company Address :

191, C.R.Avenue,
3rd Floor (Room No. - 4)
Kolkata - 700007

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 mail.avgroup@gmail.com
 +9198-3628-3328

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