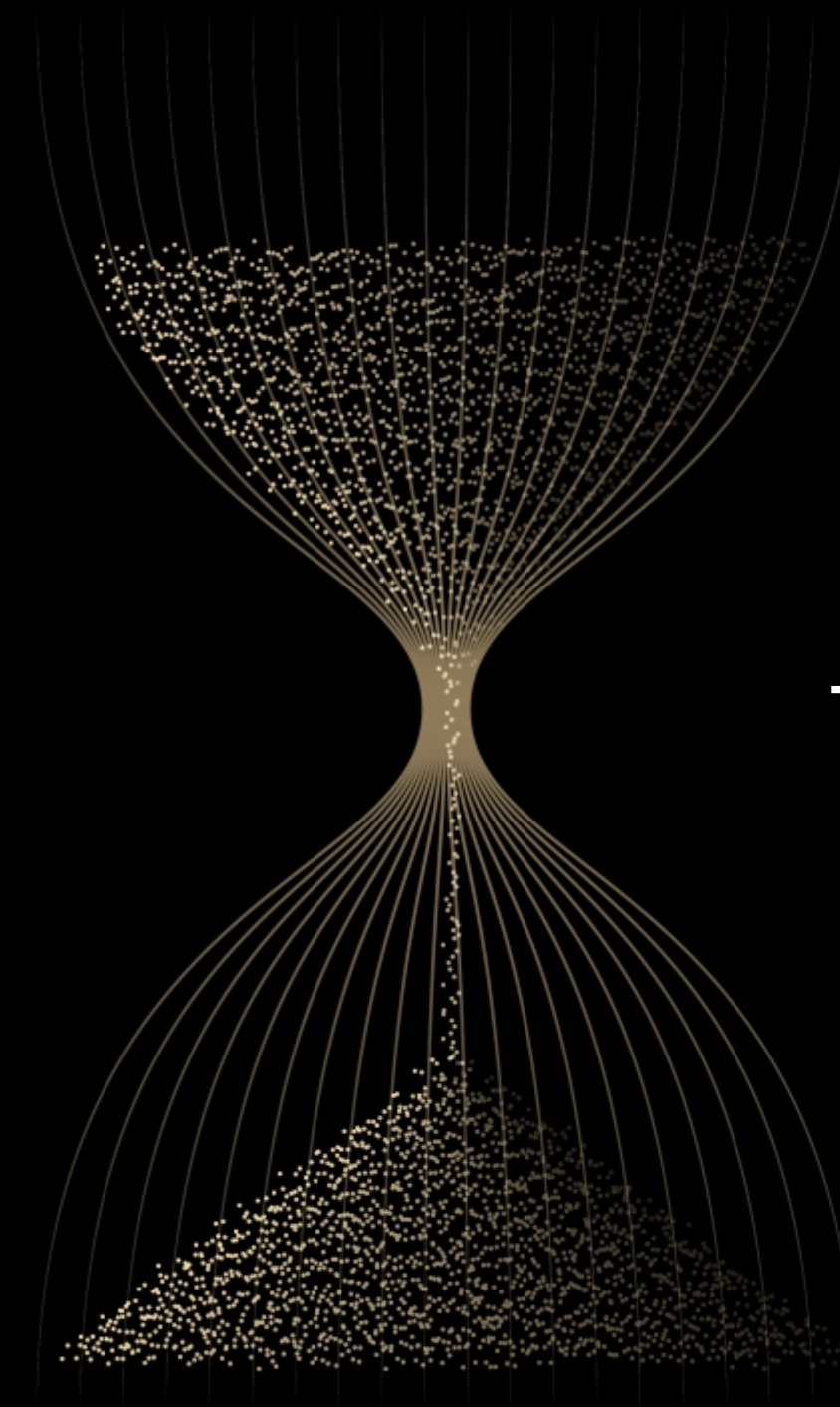




NAKSHATR INFRA TECH LLP

KHASARA NO. 490, 491, 494, 495, 496 & 497, Noor Nagar, NH-58  
Main Road, Rajnagar Extension, Ghaziabad-201017

Disclaimer: Images in the brochure used for artistic impression to give the conceptual sense of possible lifestyle. It can be changed at the discretion of the developer and is not a legal commitment on design or specifications. 1 sq.mtr.=10.764 sq.ft.



AVS HIGH STREET  
RAJNAGAR EXTENSION, GHAZIABAD

Timeless  
WONDER





Ahead of the time





Established in 2017, AVS Group emerges as a luminary in the real estate cosmos. Our vision is to transcend expectations, crafting secure lifestyle spaces and setting industry benchmarks. AVS Infra has notched numerous milestones, with its pioneering efforts delivering immense value to all its stakeholders. We specialize in premium commercial projects with unmatched quality and punctuality, illustrated by the success of AVS City Palace (18 months) and AVS City Square (24 months). AVS Group is soaring higher!



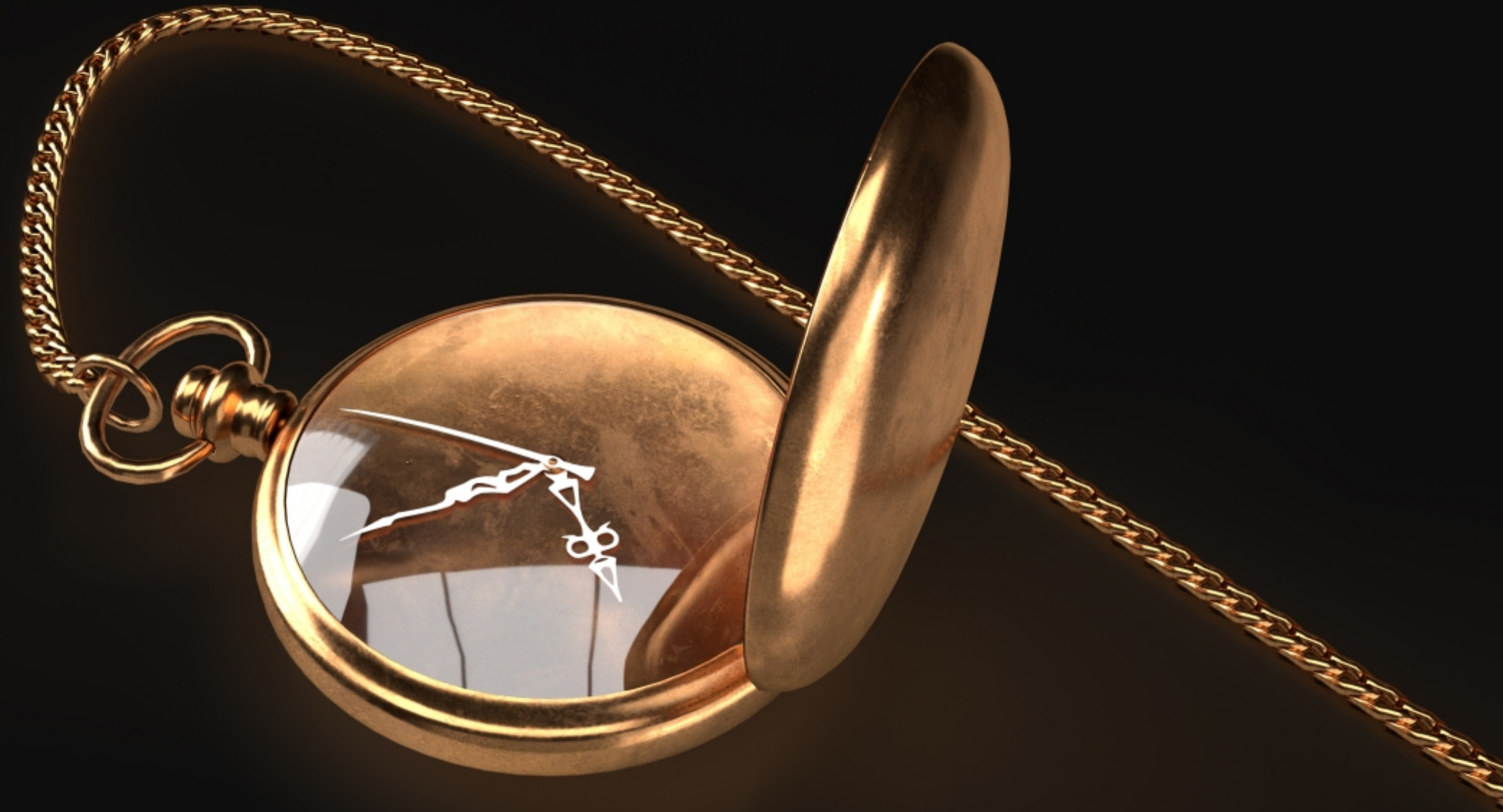
# Making the best use of time

## Vision: Beyond the Horizon

- Create unique real estate solutions
- Be the developer of choice in our market
- Set benchmarks in every project
- Commitment with passion, energy, and expertise

## Mission: Building Excellence

- Add value to city growth
- Foster trust through robust partnerships
- Timely delivery & Max ROI
- Pursue excellence, not just size





# AVS High Street: The need of the hour

Step into a realm of unparalleled innovation with AVS High Street—the first of its kind in Raj Nagar Extension. This GDA approved project on freehold land is not just a game changer; it's a promise of a brighter future.





# Timely growth

At AVS High Street, we prioritize your convenience. Our meticulously designed facilities and thoughtful layout ensure that running your business is a smooth and hassle-free experience. We have ensured a well- planned retail mix for increased customer traffic.

Prominent visibility to every module • Studio units with ample view and ventilation • Thoughtfully managed service rooms





# A place where you find it all

Be it multiple retail options catering to everyday needs to top-notch hospitality for business stays or efficient work spaces for enhanced productivity, AVS has everything set under one umbrella, providing a convenient and wholesome living experience.

• Showrooms & Hypermarkets • Hotel, Guest Rooms & Service Apartments • Office Spaces & Business Suites





# Time for a treat

From candlelit dinners to casual gatherings, we offer a variety of dining experiences that will satisfy your cravings. Whether you seek something light and casual or a flavorful feast, our food court has something to tantalize every taste bud. Come savor the culinary excellence at AVS High Street.

- Candle Light Dinner • Taste Box
- The Yummy Table with Spicy Spoon
- Funky French



# On-time access

Navigating AVS High Street is a breeze, thanks to our thoughtfully designed infrastructure. With seamless flow of connectivity through escalators, elevators, and staircases, you can effortlessly explore all floors.

- 8 high-speed elevators





# Prompt & prepared

Our comprehensive security measures are meticulously designed to ensure that you can focus on what matters most to you while we provide a secure environment.

- 24x7 Manned Security • CCTV Monitoring
- Fire Fighting and Alarm System



# Right on schedule

At AVS High Street, convenience begins right at the entrance, ensuring that every visit is always welcoming and enjoyable.

- Ample parking space • Wide access corridors





# Live the best time

It's not just a pool; it's a tranquil escape that beckons. Immerse yourself in the calming waters and let your worries float away. As the sun kisses the water's surface, our poolside restobar awaits to elevate your experience. Sip on cocktails, savor delectable bites, and bask in the poolside paradise.

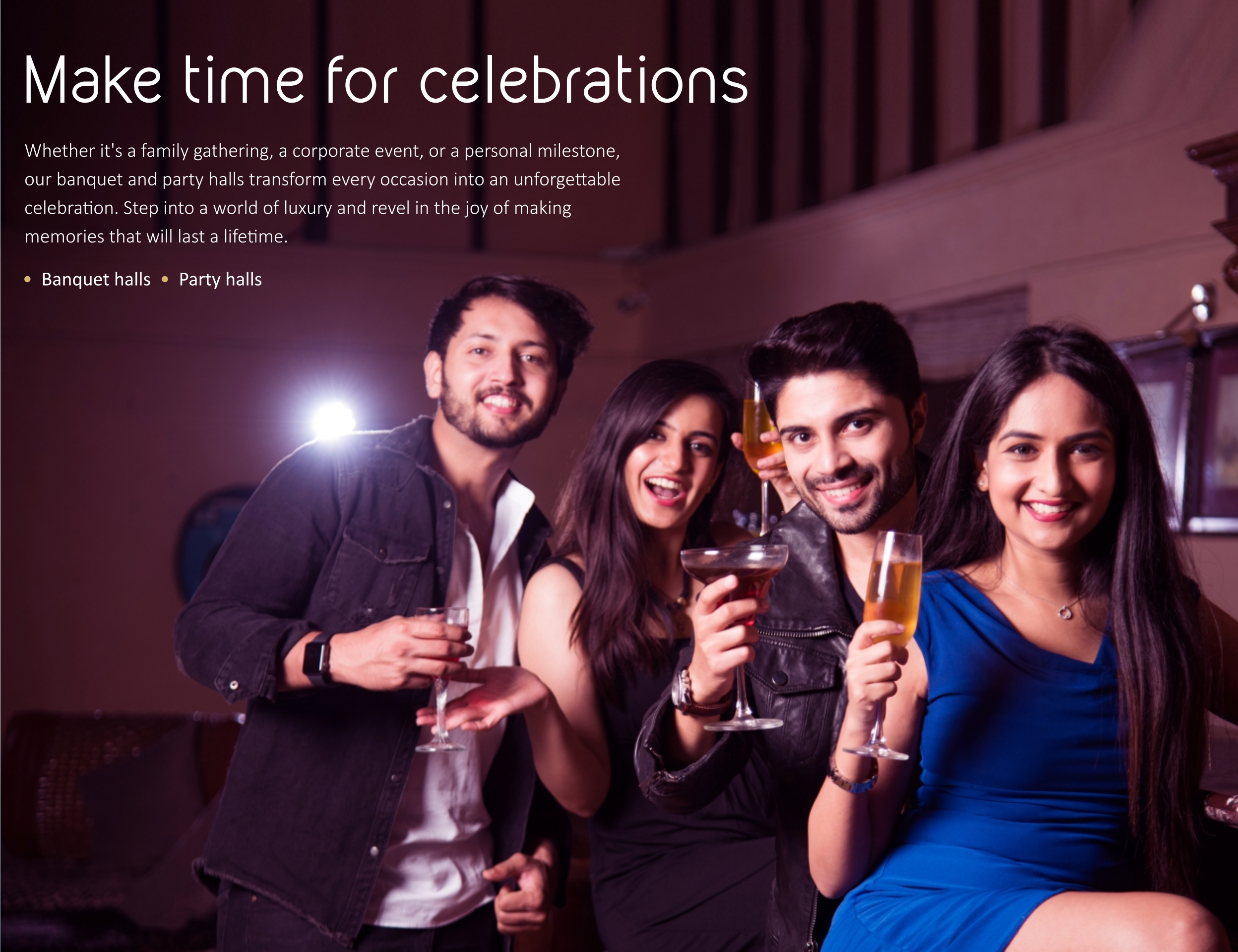
- Swimming pool with restobar



# Make time for celebrations

Whether it's a family gathering, a corporate event, or a personal milestone, our banquet and party halls transform every occasion into an unforgettable celebration. Step into a world of luxury and revel in the joy of making memories that will last a lifetime.

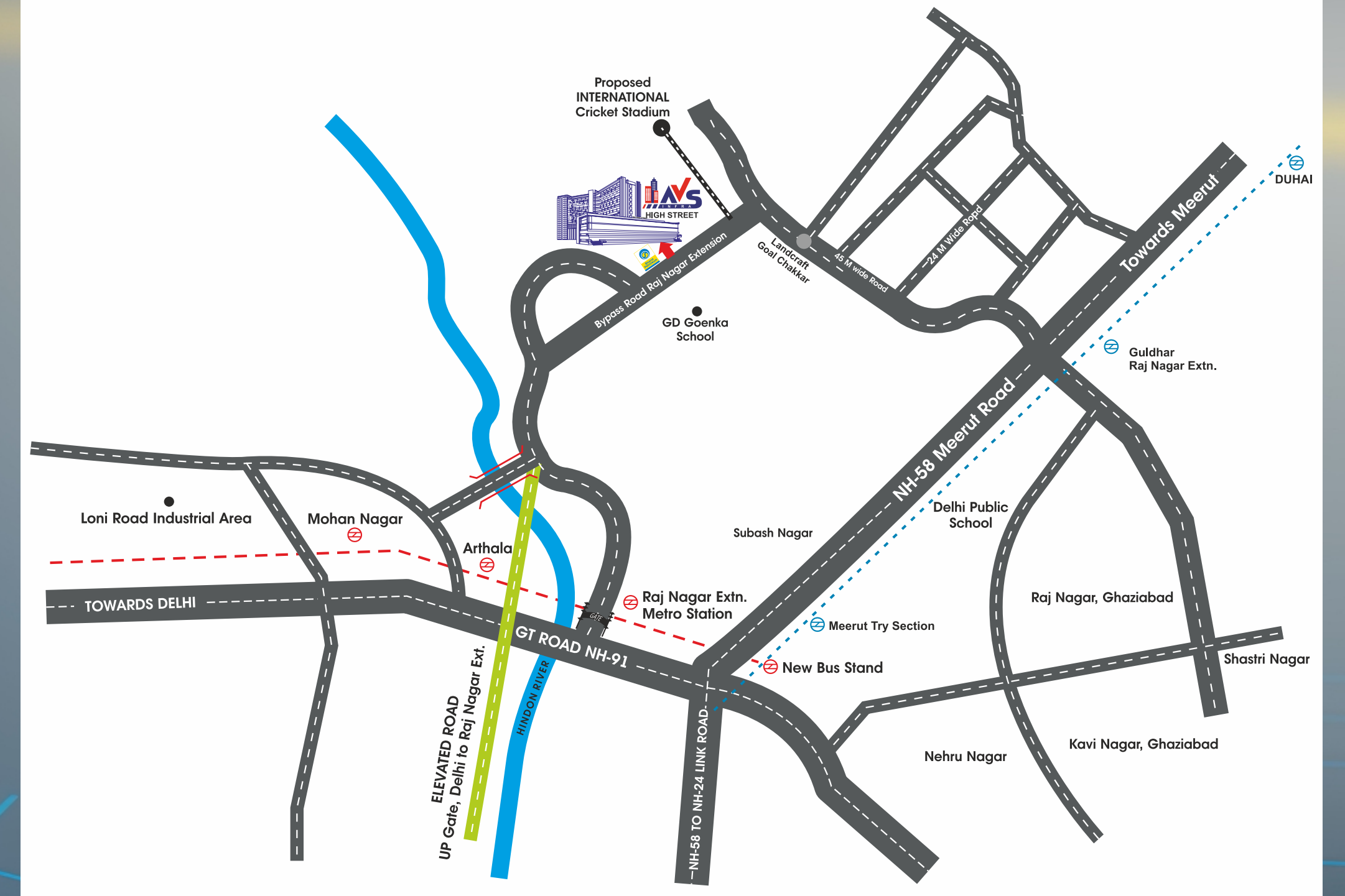
- Banquet halls • Party halls





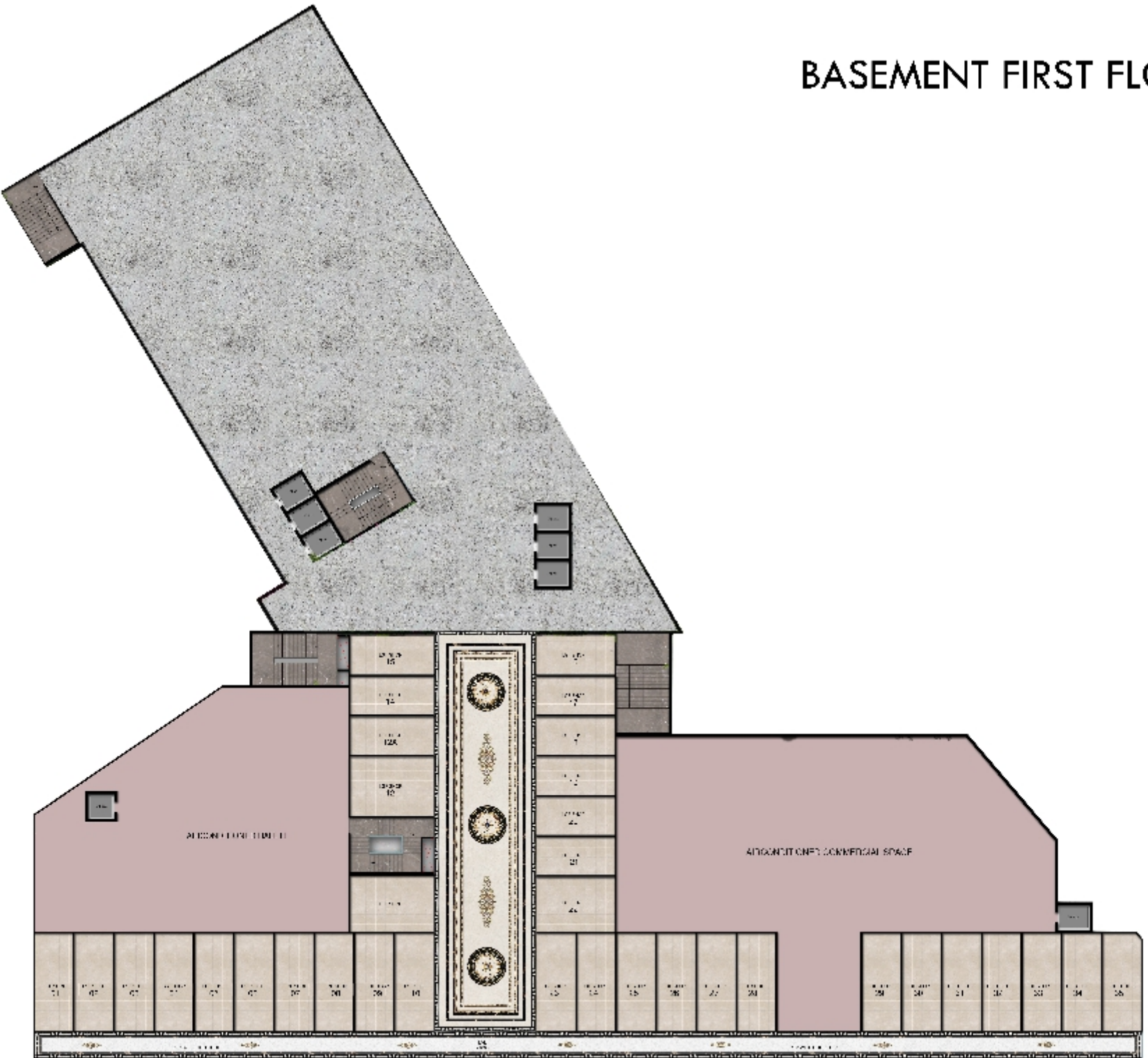
# As planned, never late

- The project is situated on NH-58 main Highway.
- School like GD Goenka School and DDPS is nearby.
- Hospitals like Yashoda are located 4 min. drive.
- 1 Min. drive from Police Commissionerate.
- 1 Min. drive from Police Station
- 1 Min. drive from Ghaziabad Teshsil
- 1 Min. drive from DM office.
- 1 Min. drive from International BCCI Cricket Stadium.
- 4 Min. drive from Hindon River Metro Station.
- 4 Min. drive from Rapid Rail Station.
- 10 Min. drive from Ghaziabad Railway Station.
- Hindon Air Force Station is just 10 Min. Drive.
- Eastern Peripheral Expressway is 16 Min. drive
- Travel time from Akshardham is 20 Minute.
- Noida Sector-62 is 24 Min. away
- Anand Vihar, ISBT Delhi is 30 min away
- Connectivity with 3 National Highway NH-1, NH-24, NH-58

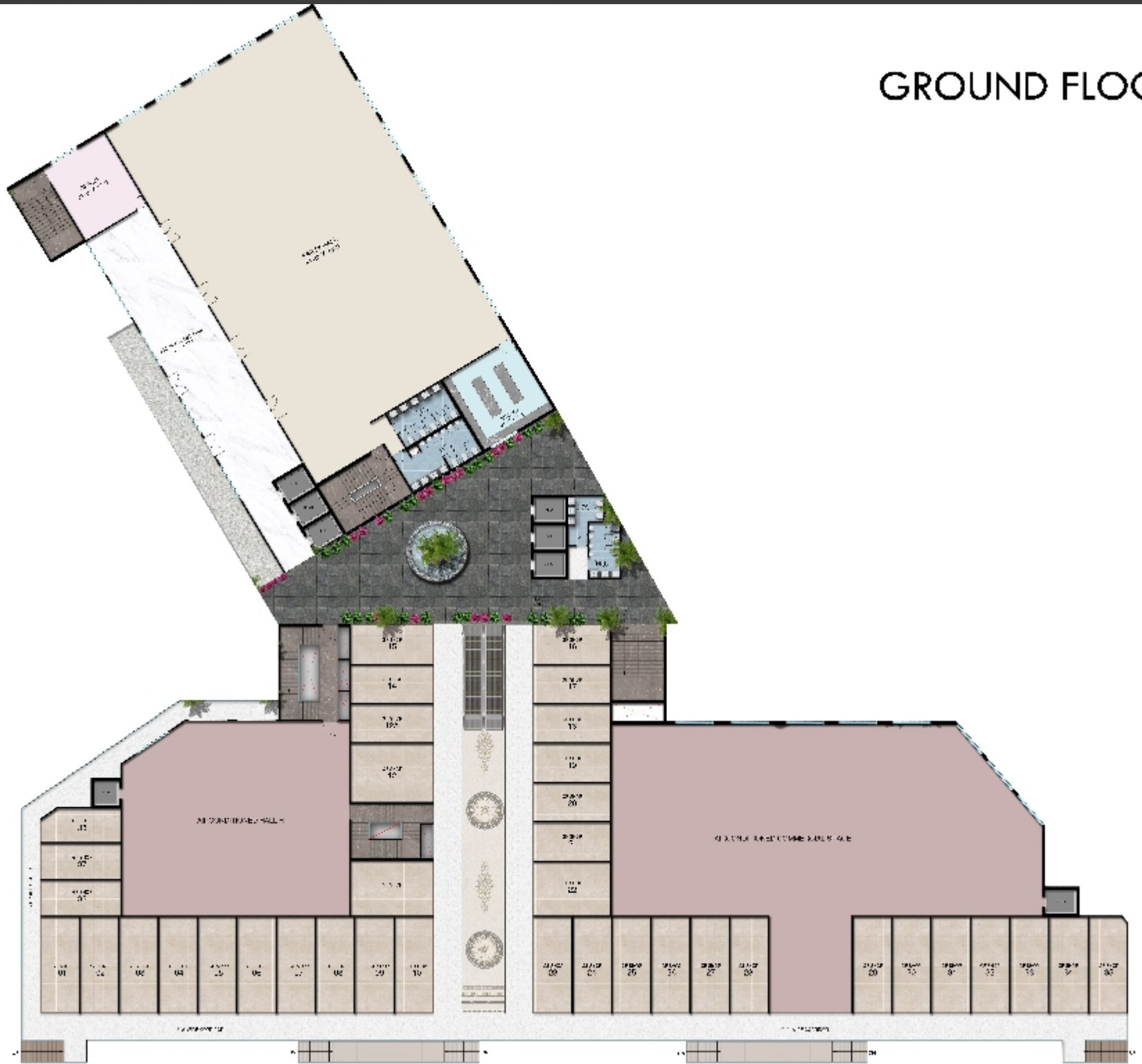




BASEMENT FIRST FLOOR

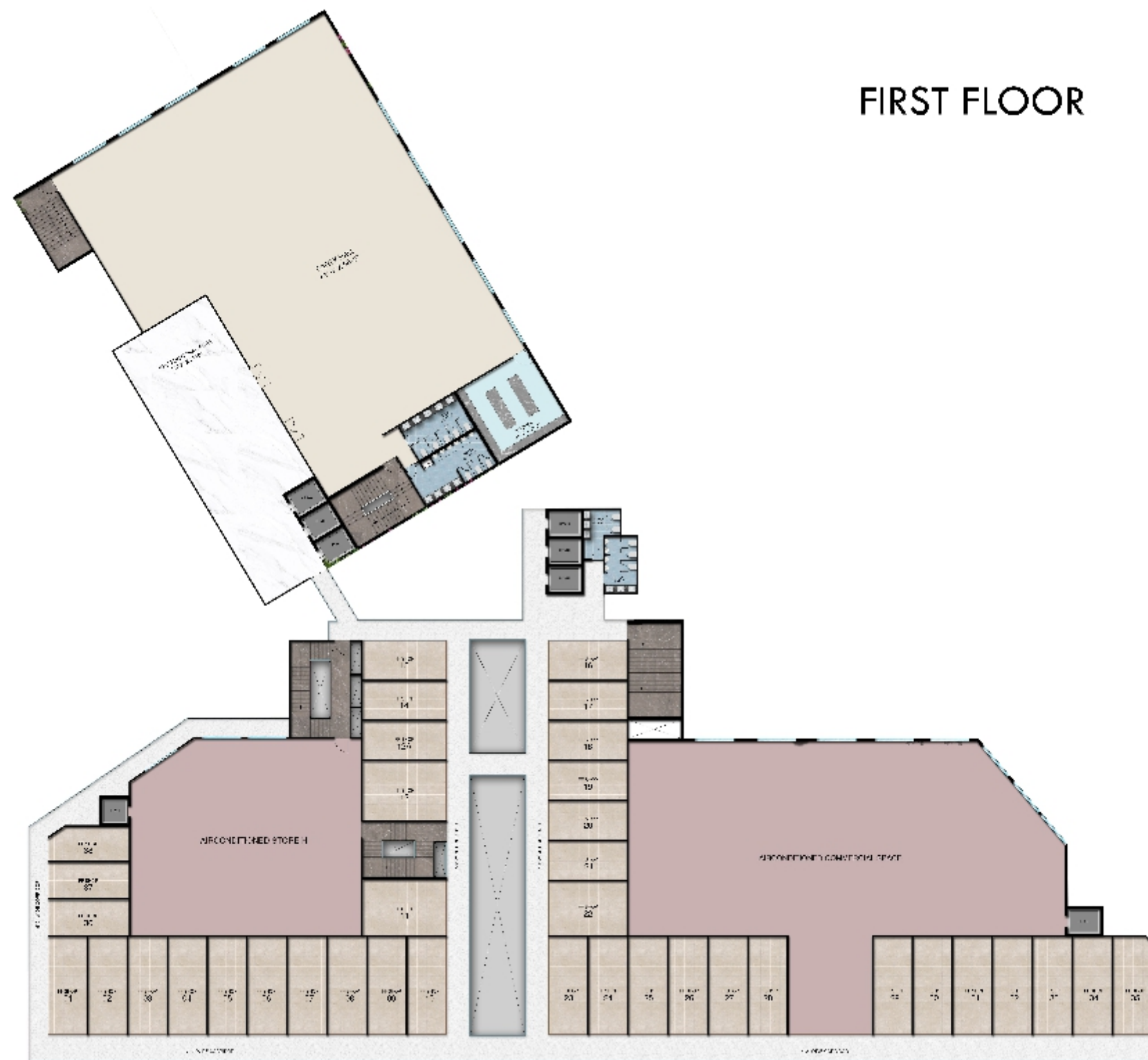


GROUND FLOOR





## FIRST FLOOR



## SECOND FLOOR





4TH. FLOOR



5TH. TO 9TH. FLOOR





## 10TH. & 11TH. FLOOR





PROJECT SPECIFICATION

LOCATION	FLOORING	WALL	CEILING	RAILING
Corridor	High Quality Granite Stone	12-15 MM POP of Bound Distemper	Oil Distemper, No False Ceiling	MS Railing
Shops	Floor	6-8 mm POP Punning Finish	White Wash	NA
Service Areas	IPS	White Wash	White Wash	NA
Lift Facia	Combination Of Granite Band & OBD	12-15 mm POP Punning Oil Bound Distemper	Oil Bound Distemper No False Ceiling	NA
Terrace Floor	Brick Bat Coba	Weather Proof Paint		MS RAILING
Internal Staircase & External Staircase	Cement Concrete Segments	12-15mm POP Punning & Oil Bound Distemper	Oil Bound Distemper	MS RAILING
Common Toilet	Anti-skid Ceramic Tiles	Wall Ceramic Tiles UP to 7 Feet + Oil Bound Distemper	Grid Ceiling Only for Under Slung	NA
Exterior Finish	NA	As per ELEVATION	POP Punning & Oil Bound Distemper	NA
Basement	Trimix	White Wash	White Wash	NA
OHT	PVC Tank (Sintex Or Equivalent)	NA	NA	NA
LMR	IPS	White Wash	White Wash	MS RAILING

OTHER FEATURES :

LANDSCAPED COURTYARD : Combination of Paver Blocks, Tiles, Sandstone etc. as per Design. Potted Plants will be proposed.

EXTERNAL DEVELOPMENT : Combination of Grass Pavers & Heavy Duty Pavers Blocks at Parking Areas & Vehicular Circulations. Lighting Poles, Boundary Wall, Inner Locking Pavers/ Cement Concrete Tiles for Foot Path.

STUDIO APARTMENT : Semi Finished / Normal Finishing

*Note : All MS Work shall have 2 Coats of Epoxy & Enamel Paint Finish of Approved Shade.*

DELIVERY HISTORY



AVS CITY PALACE



AVS CITY SQUARE

ONGOING PROJECT



AVS CITY CENTRE



AVS HIGH STREET