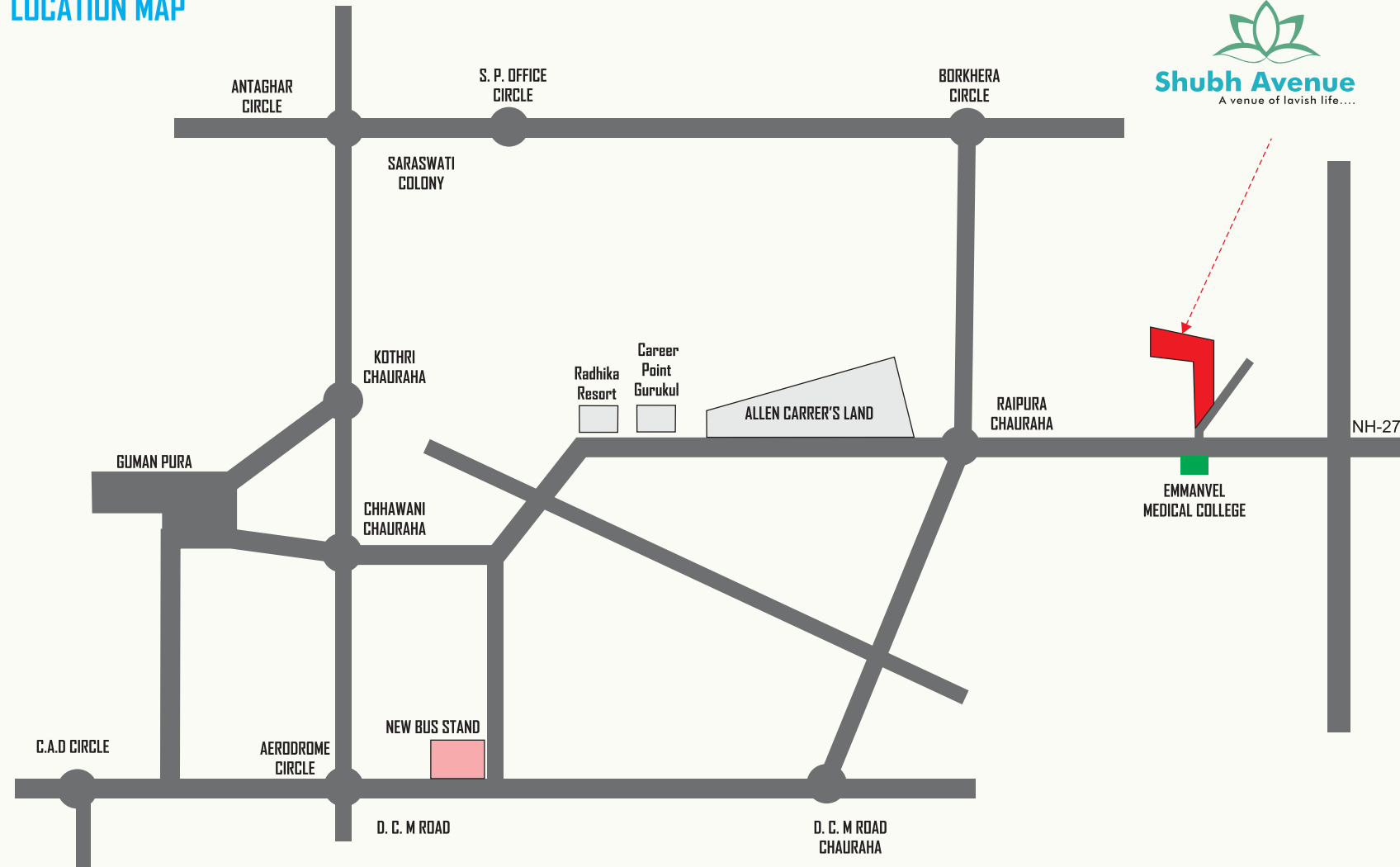


LOCATION MAP



DISTANCE FROM :

- Will Developed Riapura Circle 2 Mint Drive
- City Heart Aerodram Circle 6 Mint Drive
- Railway Station (Kota Junction) 15 Mint Drive
- New Bus Stand 3 Mint Drive
- DCM Circle 5 Mint Drive
- Well Known Bakshi School 4 Mint Drive
- Allen Supath Campus 5 Mint Drive
- Career Point Gurukul 3 Mint Drive
- Radhika Resort 3 Mint Drive



Sumangalam Group Kota



Shubh Avenue

A venue of lavish life....

Site Add. Shubh Avenue- Near to Raipura Circle Kota (Raj.)

RERA NO - RAJ/P/2022/1859 | WWW.RERA.RAJASTHAN.GOV.IN

BUILDER & DEVELOPERS:



CORPORATE OFFICE:

Sumangalam Group Kota
Plot No. 85-B, Shrinathpuram
Near BSNL Circle, Kota (Raj.)-304010
email : info@sumangalambuildmart.com
web : www.sumangalambuildmart.com

ARCHITECT:

PRIME ART
ARCHITECTS (P) LTD
CREATING DIMENSIONS
Mob. : +91 98281 37800
Web. : www.primeartarchitects.com
E-mail : primeartarchitects@gmail.com

FOR INQUIRY : +91 8302244446

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BEYOND STUDIO # 967295557

RERA NO - RAJ/P/2022/1859
www.rera.rajasthan.gov.in



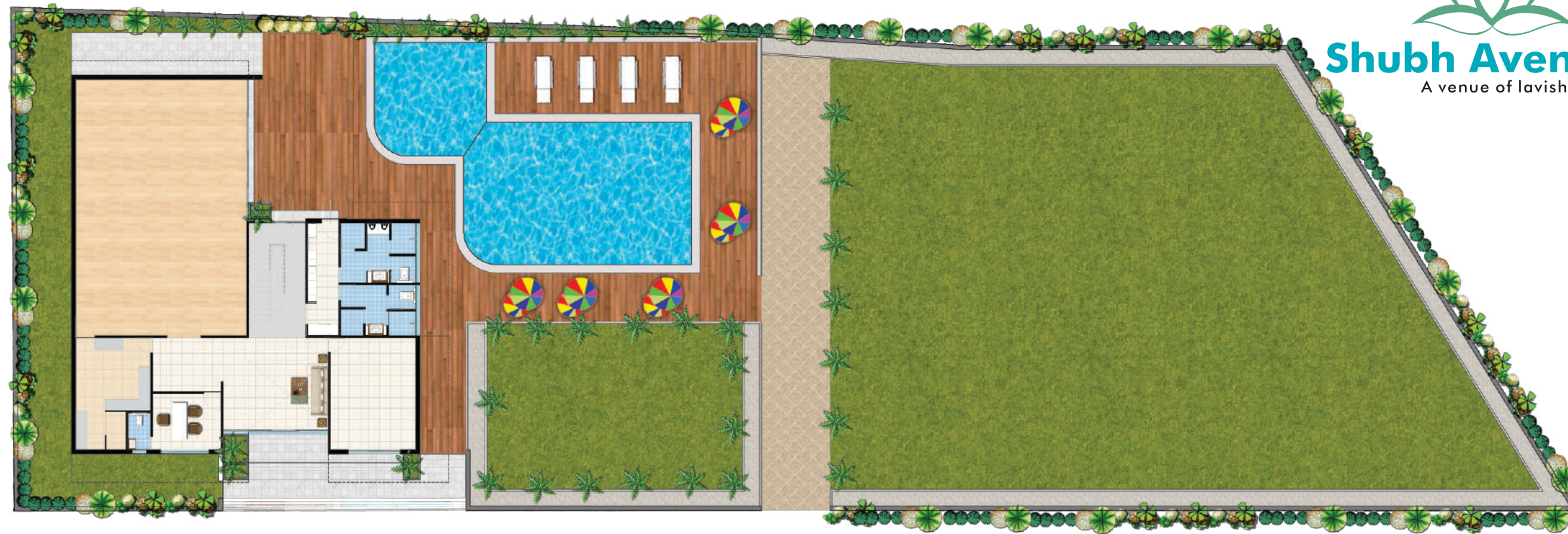
TOWNSHIP DEVELOPED IN APPROX 5 LAC SQ. FT. LAND.

SHUBH AVENUE will be one of the huge township in kota.

5 STAR LUXURY LIVING WITH COMFORT.

- ▶ Big Club House Surrounding With More Than Approx 22000 Sq. Ft. Land.
- ▶ Approx 11000 Sq. Ft. Three Floor Club House Built Up Area.
- ▶ Large Swimming Pool Approx 3500 Sq. Ft. With Deck.
- ▶ A 30+ seater beautiful home theater.
- ▶ An extra park having area more than Approx 14000 sq. ft. for kids and family.
- ▶ Party lawn Approx 10000 sq ft with pool area.
- ▶ Fully equipped professional Gym.
- ▶ Toddler hall, Party / Meeting Hall 1350 sq. ft. area.
- ▶ Gated security with CCTV Cameras , Basketball court, Badminton court, kids play area and many more.

CLUB HOUSE SITE PLAN



Shubh Avenue
A venue of lavish life....



Multipurpose Hall



Swimming



Kids Pool



Equipped Gymnasium



Indoor Games



Senior Citizen Sit- uts



Badminton Court



Basketball Court



Jogging Track



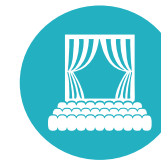
Party Lawn



Yoga & Meditation Corner



Card and Carrom Room



Theatre



Cricket Net Pitch



Children Play Area



Well Planned Open Parking Spaces For Residents And Visitors



Grocery



Reception And Waiting



Society Office



Guest Room



Toddler Hall



Table Tennis



He & She Change Room



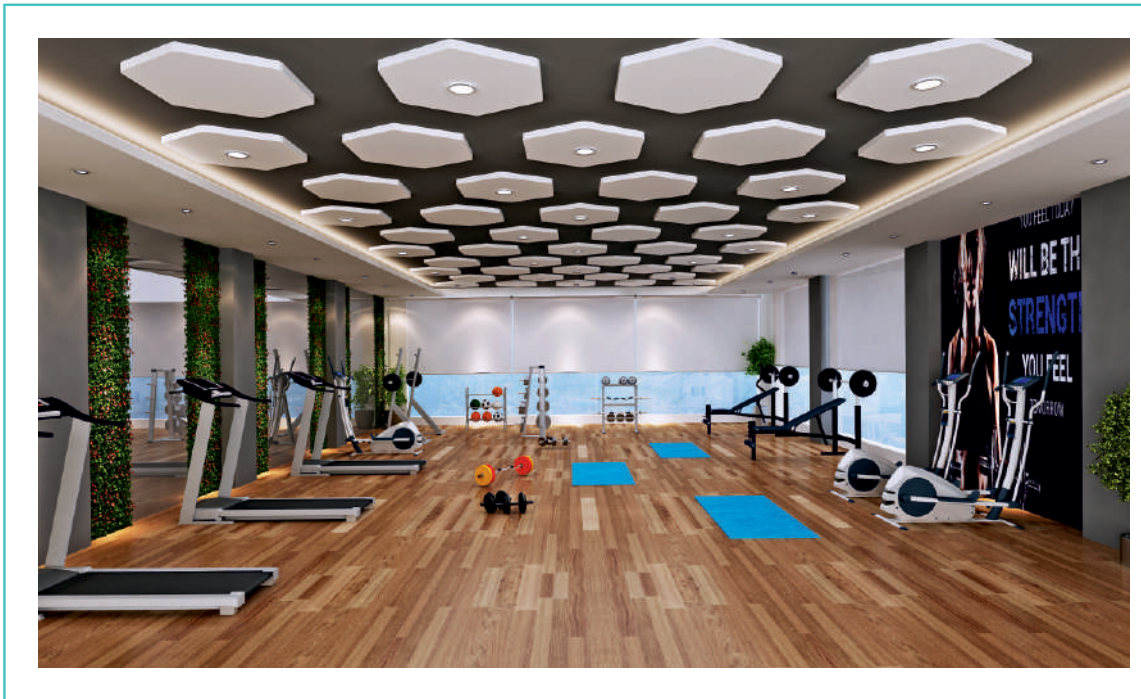
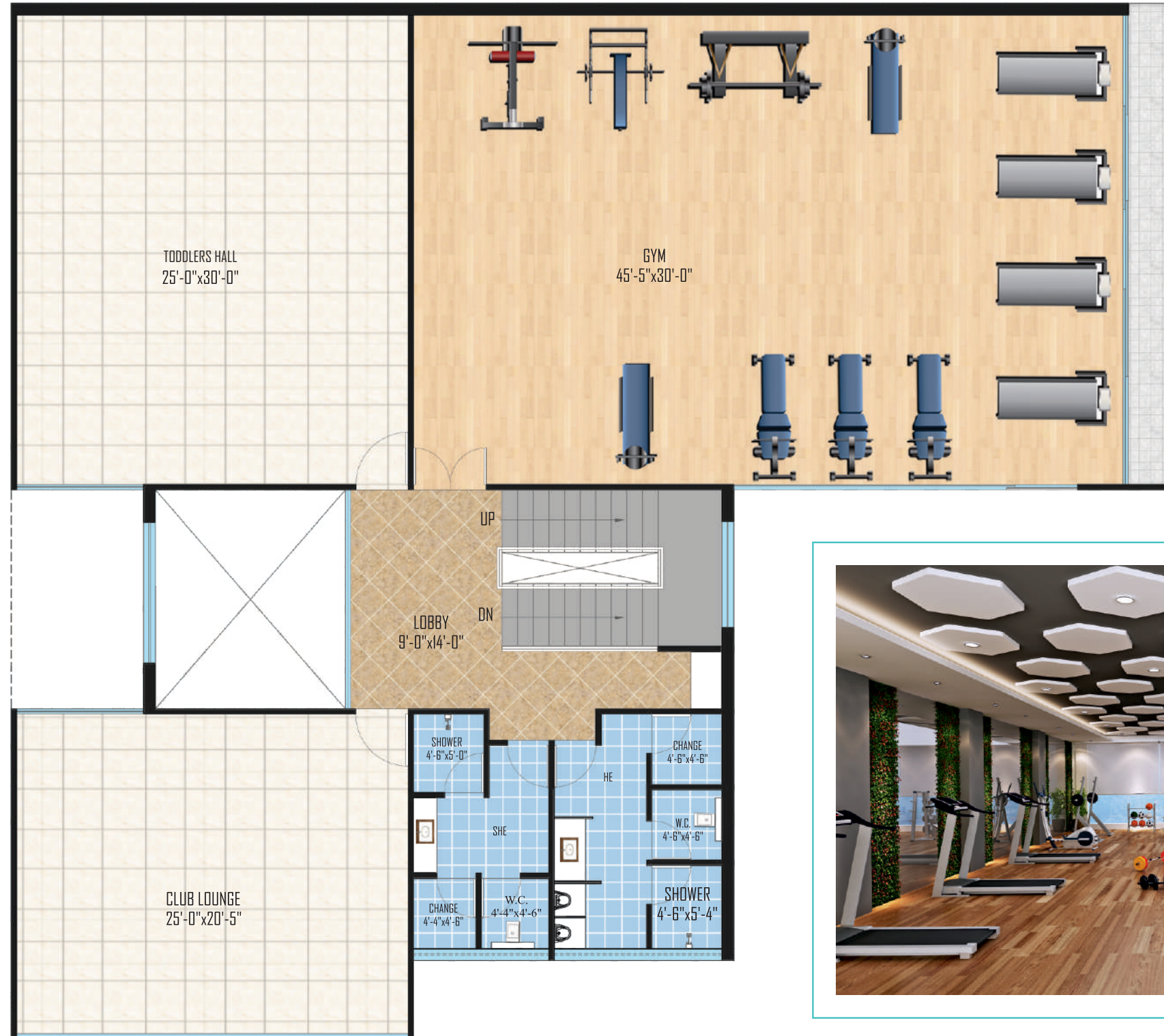
Garden

PROJECT HIGHLIGHTS :

- Total Project Area approx 5 Lac sq.ft., shows itself one of the biggest project in Kota.
- 11000 sq.ft. (Approx) of constructed High-tech Club House With world class Amenities like Gym, Table Tennis, Home Theater etc.
- World Class Swimming Pool with Kids splash pool and Deck Area.
- Smart Society Solution Mobile Application for Society Management
- Vastu Compliant Apartments
- Functional Design With Pleasant Architecture
- 100% Power Backup(Silent Dg Set) For Common Areas .
- Well Equipped Professional Level Gymnasium
- High-tech Security System With C.C T.V.
- 24 hours Water Supply through own Bore-Well
- Well Planned Open Parking Spaces For Residents and Visitors
- Wooden Flooring In Master Bedroom & Vitrified Tiles In Other Bedrooms.
- Modular Kitchen With Electric Chimney
- Well Designed Single Entrance enhance the Gated Security for Residents.



CLUB HOUSE FIRST PLAN



Shubh Avenue
A venue of lavish life....

CLUB HOUSE SECOND PLAN



Shubh Avenue
A venue of lavish life....



ENTRY GATE



KIDS PLAY AREA



CLUB HOUSE



SWIMMING POOL



FLOOR - TULIP (3 BHK + 3T + STORE)



SALEABLE AREA	1676 SQ. FT.
BUILT-UP AREA	1341 SQ. FT.



SALEABLE AREA	1632 SQ. FT.
BUILT-UP AREA	1306 SQ. FT.



FLOOR- MAGNOLIA (3 BHK + 3T + STORE)

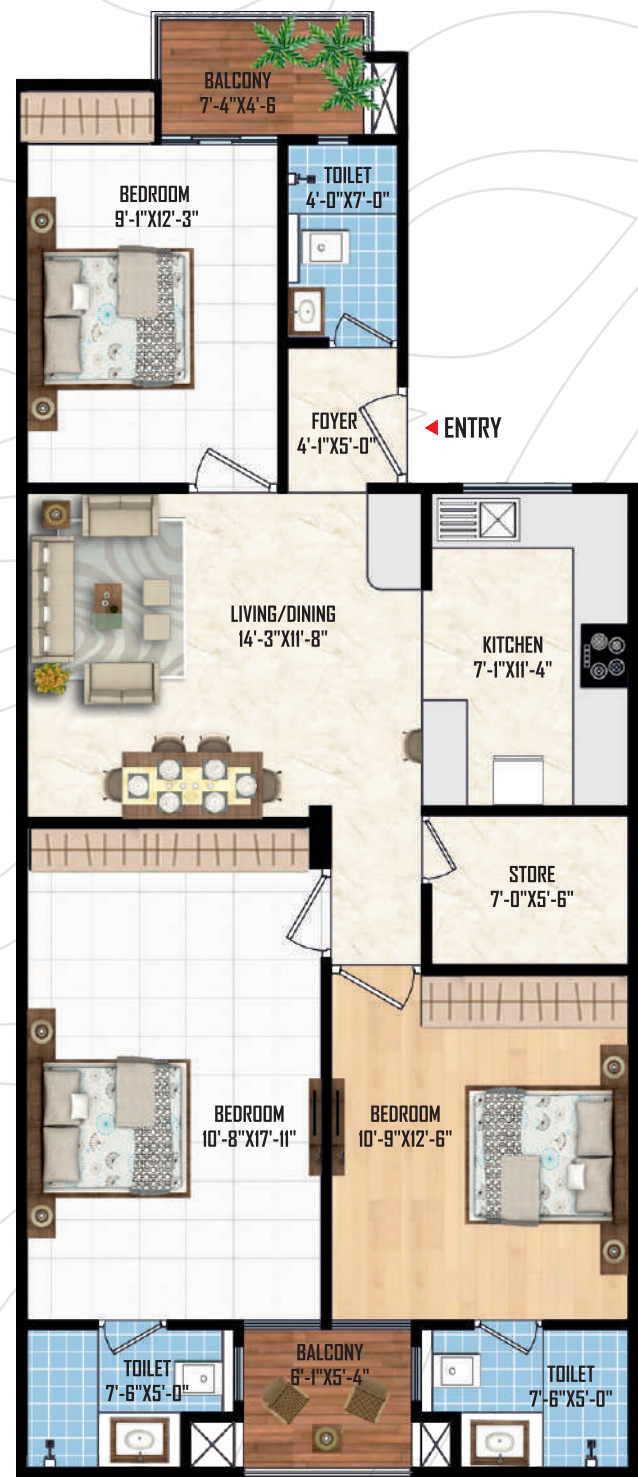


SALEABLE AREA 1526 SQ. FT.
 BUILT-UP AREA 1220 SQ. FT.



FLOOR - JASMINE (3 BHK + 2T + STORE)

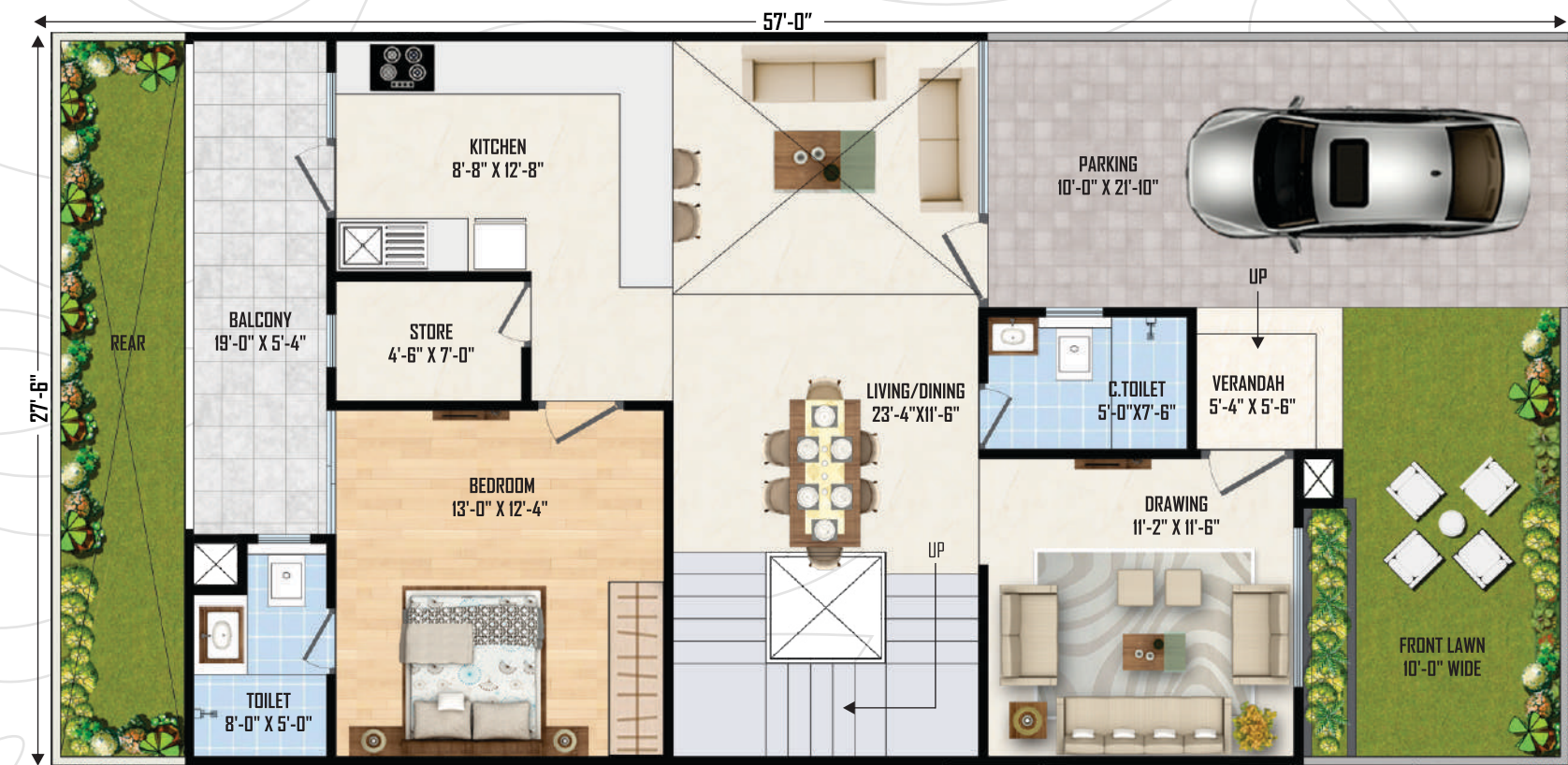
SALEABLE AREA 1468 SQ. FT.
BUILT-UP AREA 1174 SQ. FT.



FLOOR- IRIS (3 BHK + 3T + STORE)

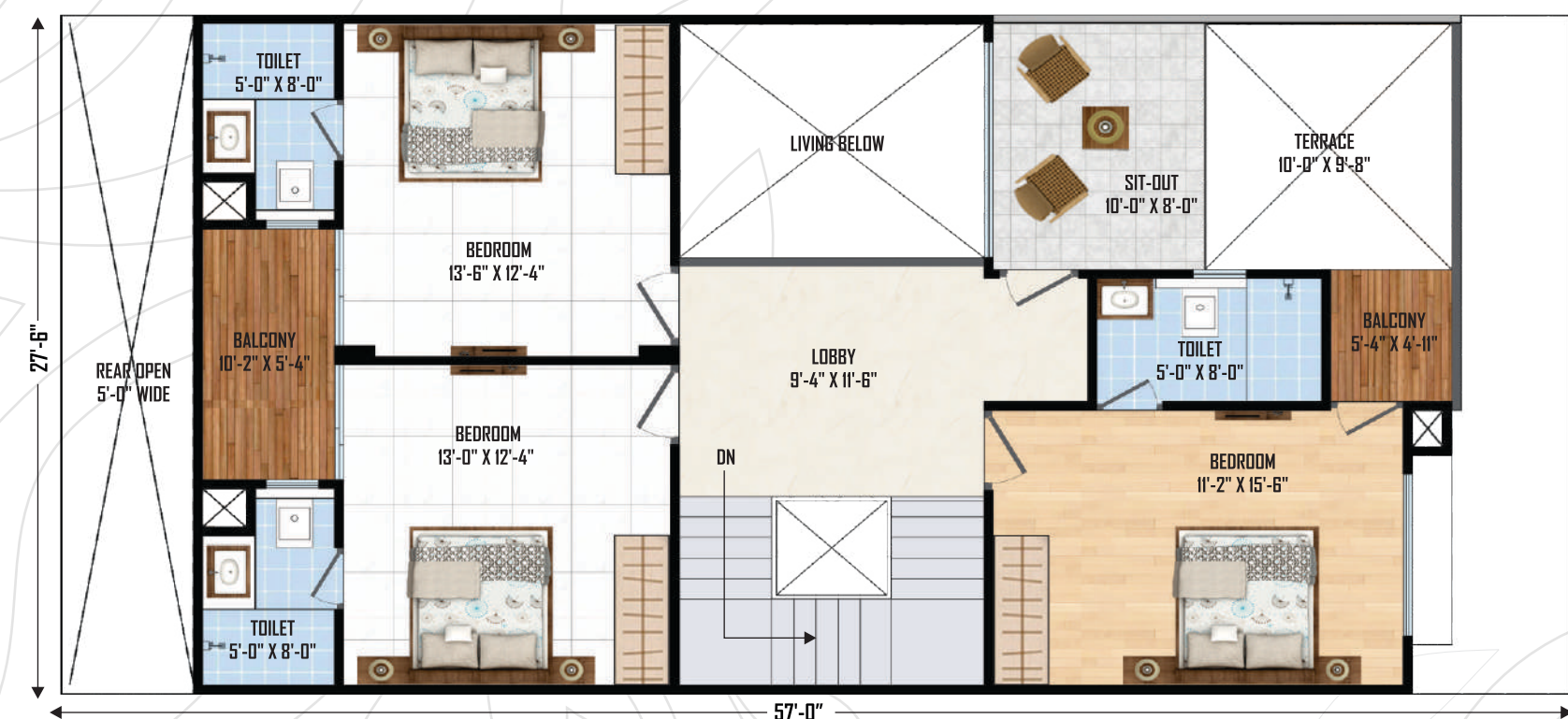


EMERALD VILLA 4BHK



GROUND FLOOR PLAN

PLOT SIZE	27'-6" X 57'-0"
PLOT AREA	1567.5 SQ.FT.
SALEABLE AREA	3089 SQ.FT.
BUILT-UP AREA	2626 SQ.FT.



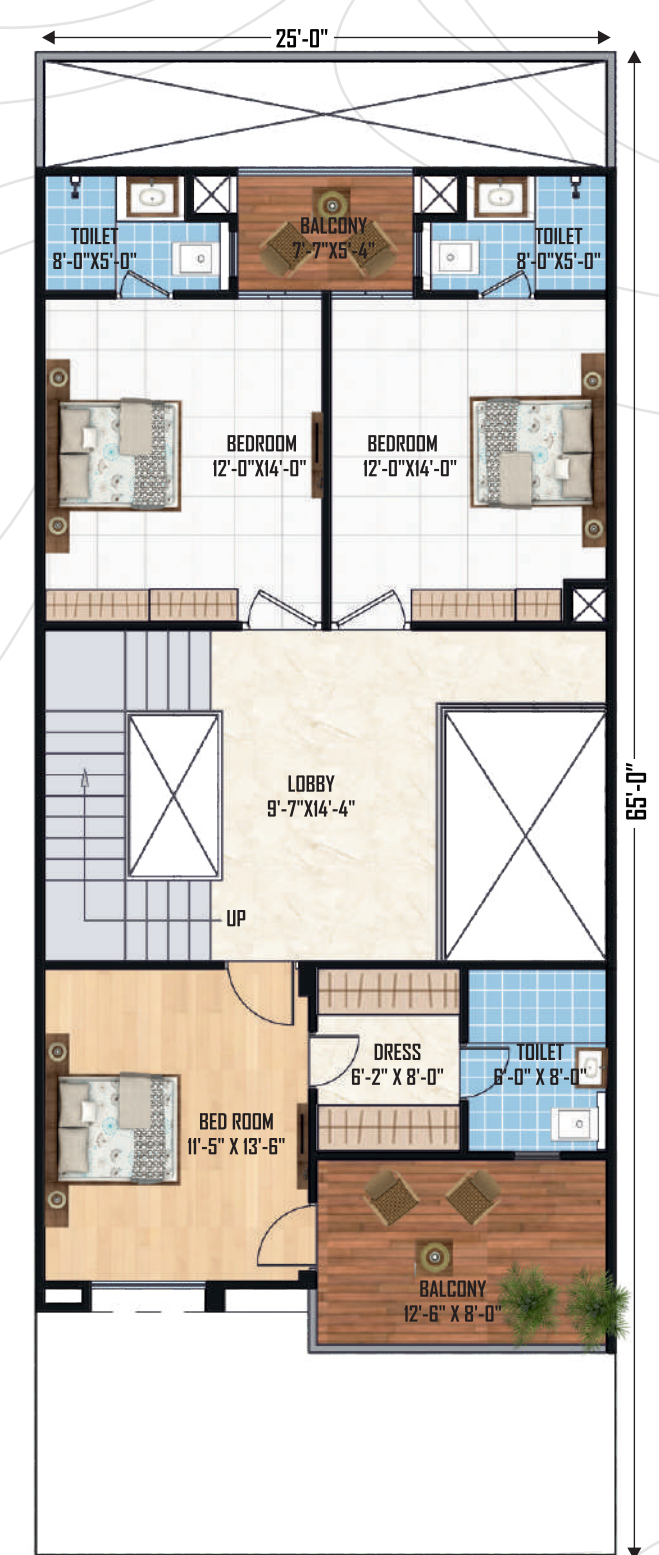
FIRST FLOOR PLAN



SAPPHIRE VILLA 4BHK



GROUND FLOOR PLAN

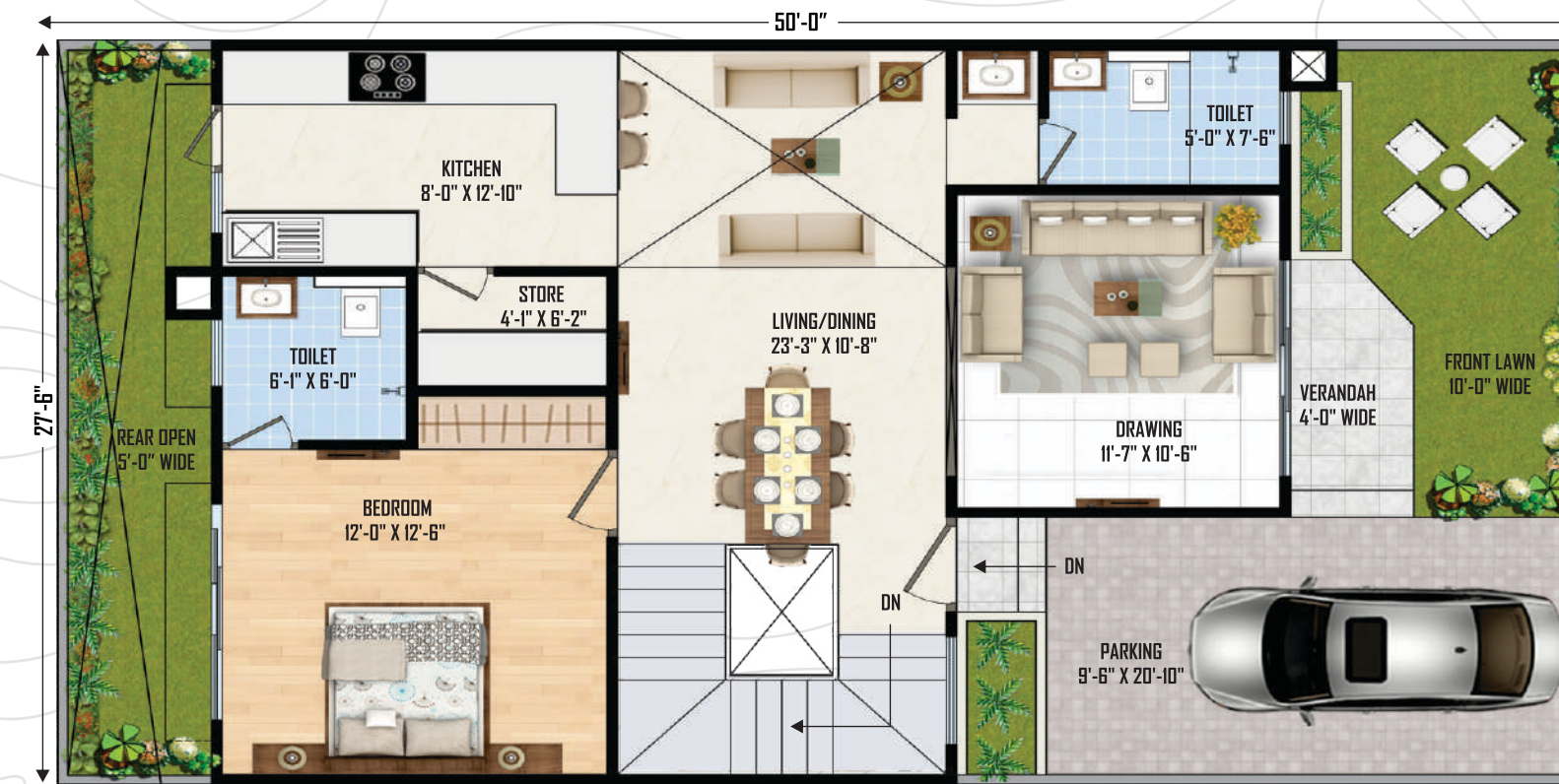


FIRST FLOOR PLAN

PLOT SIZE	25'-0" X 65'-0"
PLOT AREA	1625 SQ. FT.
SALEABLE AREA	2951 SQ. FT.
BUILT-UP AREA	2508 SQ. FT.

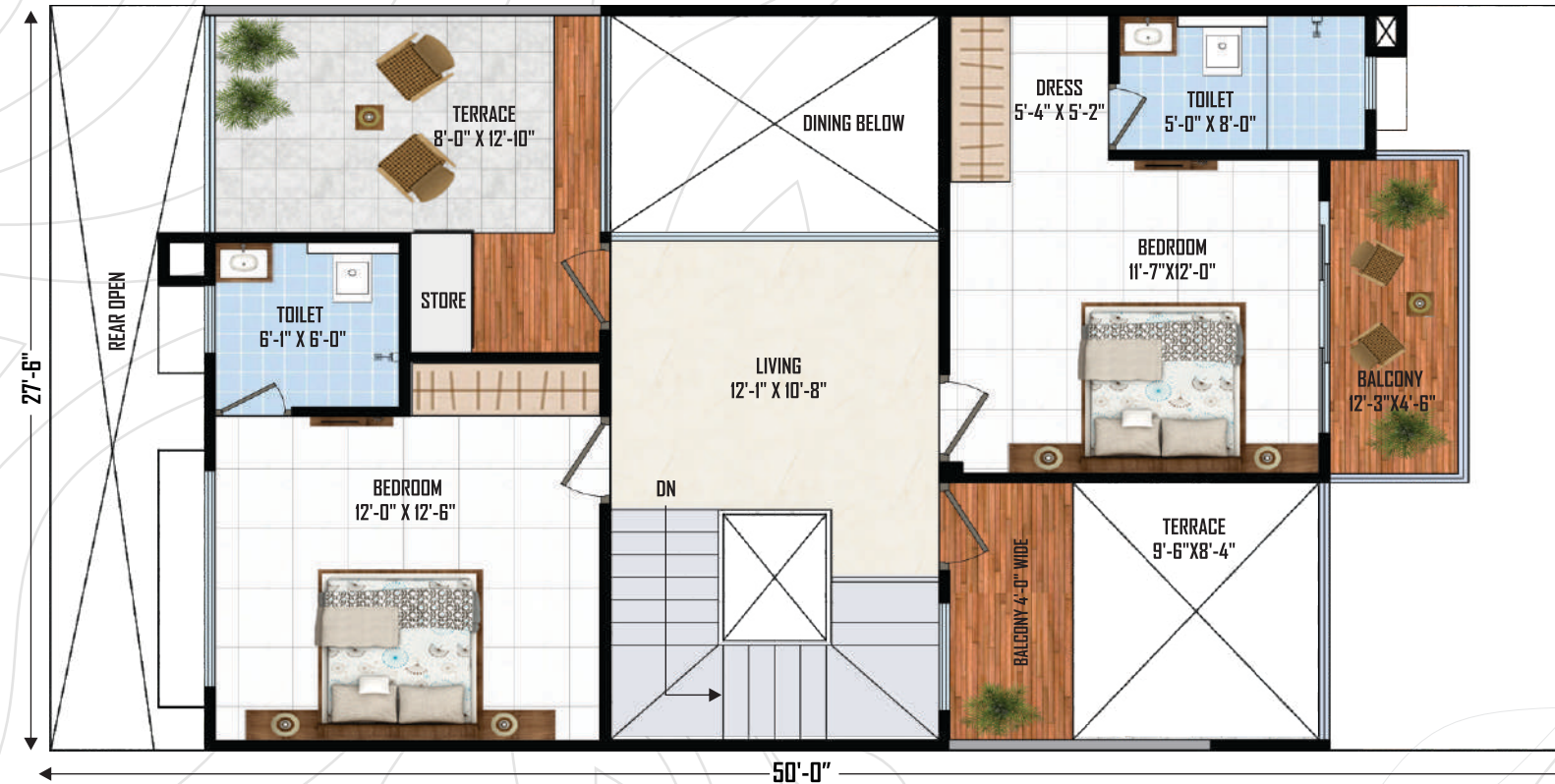


DIAMOND VILLA 3BHK



GROUND FLOOR PLAN

PLOT SIZE	27'-6" X 50'-0"
PLOT AREA	1375 SQ.FT.
SALEABLE AREA	2578 SQ.FT.
BUILT-UP AREA	2191 SQ.FT.



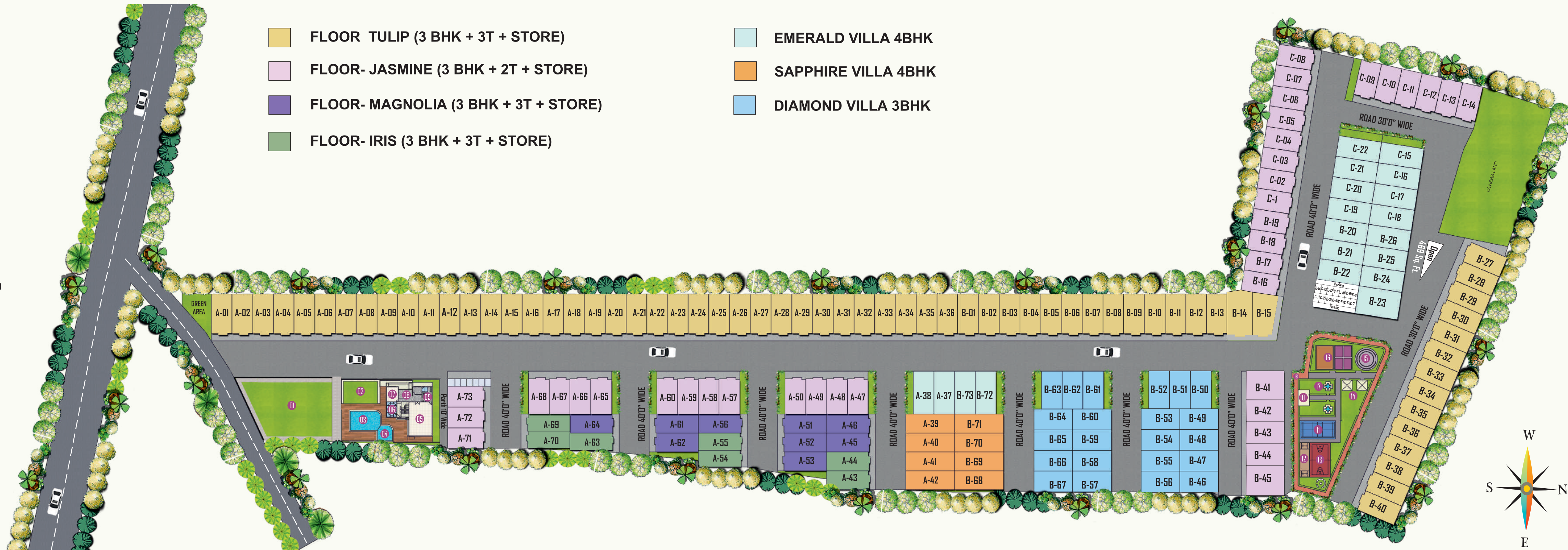
FIRST FLOOR PLAN

LEGEND

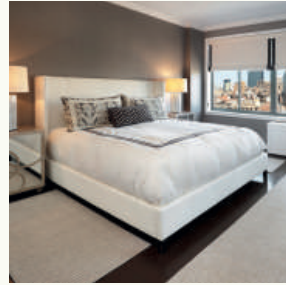
- 01. Party Lawn
- 02. Garden
- 03. Swimming Pool
- 04. Kids Pool
- 05. Multipurpose Hall
- 06. He, She Change Room
- 07. Grocery
- 08. Reception And Waiting
- 09. Kitchen
- 10. temple
- 11. badminton court
- 12. cricket net pitch
- 13. basketball court
- 14. gazebo
- 15. skating rink
- 16. kid's play area
- 17. fountain
- 18. jogging track

- FLOOR TULIP (3 BHK + 3T + STORE)
- FLOOR- JASMINE (3 BHK + 2T + STORE)
- FLOOR- MAGNOLIA (3 BHK + 3T + STORE)
- FLOOR- IRIS (3 BHK + 3T + STORE)

- EMERALD VILLA 4BHK
- SAPPHIRE VILLA 4BHK
- DIAMOND VILLA 3BHK



SPECIFICATIONS :



BEDROOM :

- **Floor :** Wooden Flooring in Master bedroom Premium Class flooring of Vitrified Tiles in other bedrooms
- **Walls :** Acrylic Plastic paint on POP punning (Asian/Nerolac or equivalent)
- **Ceiling :** Plastic emulsion paint on ceiling
- **Wardrobes :** Projected wardrobes space
- **Services :** provision for Air Conditioners
- **Doors & Windows :** Polish/Paint on doors & Windows



LIVING / DINING :

- **Floor :** Vitrified Tiles laid in designer pattern
- **Walls :** Acrylic Plastic paint on POP punning (Asian/Nerolac or equivalent)
- **Ceiling:** Plastic emulsion paint on ceiling
- **Services:** provision for Air Conditioners
- **Doors & Windows :** UPVC/ Aluminum door windows.



KITCHEN :

- **Counter :** Black Granite working counters
- **Fitting /Fixtures :** CP fittings with Stainless Steel Sink, Provision for RO/Aquaguard Electric points for microwave/Mixture ,Refrigerators etc. 2' tiles dado above the counter Acrylic Emulsion paint in balance area.
- **Floor :** Anti skid tiles
- **Ceiling:** Plastic emulsion paint
- **Style :** modular Kitchen with chimney
- **Wash Area:** Separate Washing Area



TOILET :

- **Walls :** Combination of Designer tile and Acrylic emulsion paint
- **Floor :** Anti-skid ceramic tiles .
- **Ceiling :** Plastic emulsion paint
- **Fixtures/Accessories :** C.P. Fitting of Jaguar/kohler or equivalent Jet in all Toilets
- **Doors :** Tough ISI mark flush doors
- **Provisions :** Provision for Geyser and Exhaust fan



BALCONIES :

- **Floor :** Teraza/Ceramic tiles
- **Ceiling:** Plasting emulsion paint on ceiling
- **Doors & Windows :** UPVC/ Aluminum door windows.

APARTMENT FEATURES :

- Vastu compliant apartments.
- Functional design with pleasant architecture.
- Well lit and ventilated apartments.
- Theme based designer wall in each apartment.
- Provision for inverter.
- **SECURITY SYSTEM :**
- Hi-tech three level security through closed circuit tv.
- Security by professional agencies round the clock.
- **ELECTRICAL :**
- Modern electrical system with concealed Copper Wiring.
- Premium quality Switches & Accessories.
- TV/Telephone/A.C./Cooler point in all the rooms at appropriate places.
- 100 % Power back up (Silent DG Set) for common service.
- **GENERAL FEATURES :**
- Well designed landscapes garden.
- 24 hour water supply trough own bore-well.
- 24 hour three level security system.

CONSTRUCTION :

- **Cement:** OPC/PPC grade as per relevant BIS Codes.
- **Construction Chemicals :** World class construction chemicals/Admixtures/Additives.
- **Wiring and Switches:** Concealed copper wiring in ISI quality PVC conduit pipes and modular switches.
- **Testing:** Testing of all materials in a lab for ensuring quality/technical parameters.
- **RCC:** cubes are tested for every casting to ensure the desired quality and strength.
- **Supervision :** Highly qualified and experienced team of engineers for supervision and execution.

