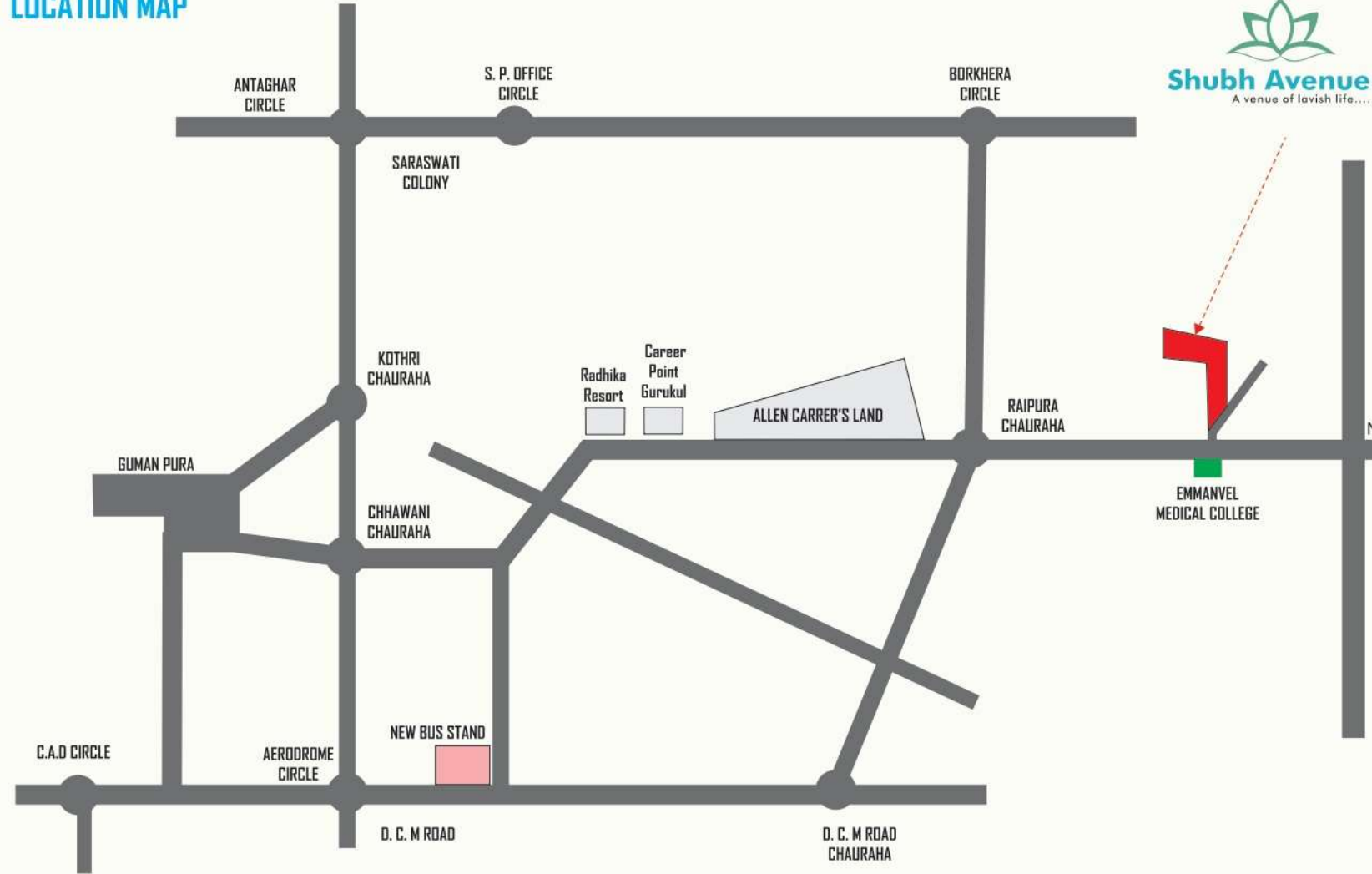


LOCATION MAP



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.)- 324010
email : info@sumangalambuildmart.com
web : www.sumangalambuildmart.com

ARCHITECT:

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

FOR INQUIRY : +91 8069166003

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BEYOND STUDIO # 967295557

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



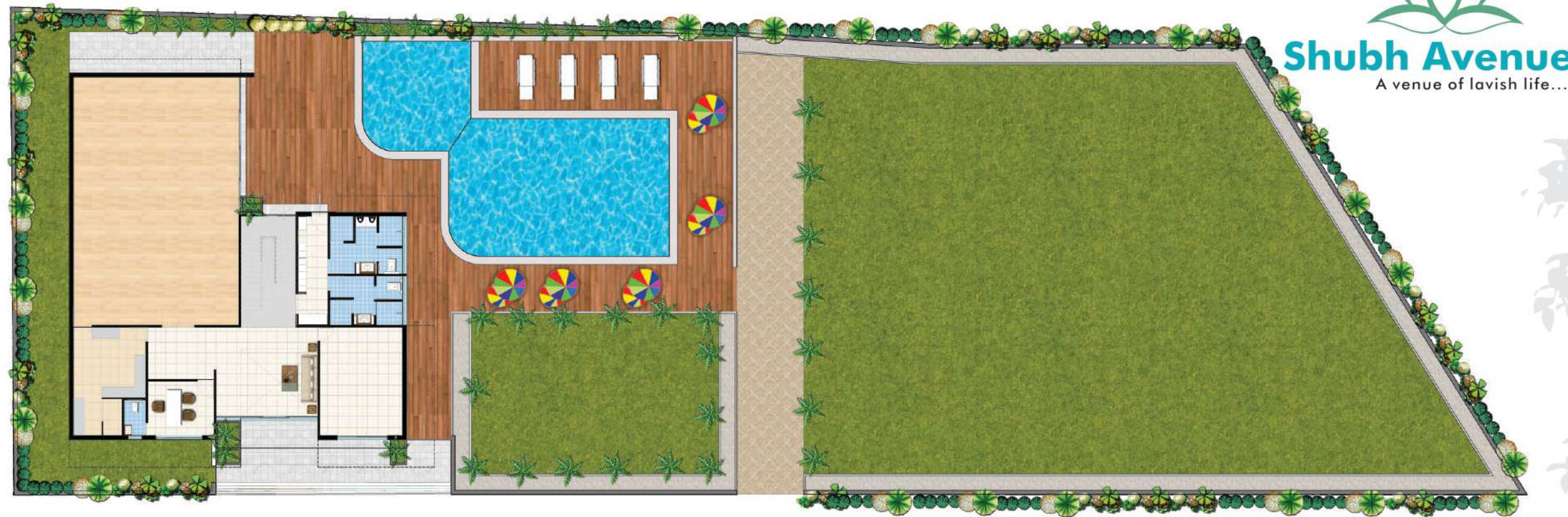
TOWNSHIP DEVELOPED IN APPROX 5 LAC SQ. FT. LAND.

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....

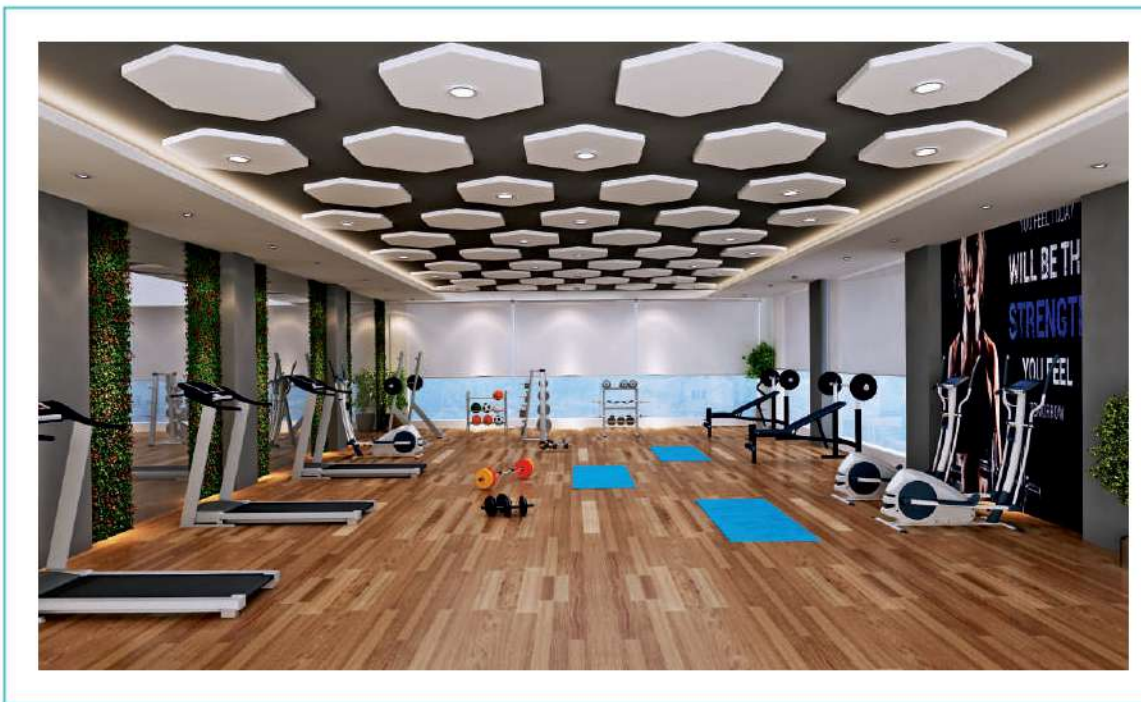
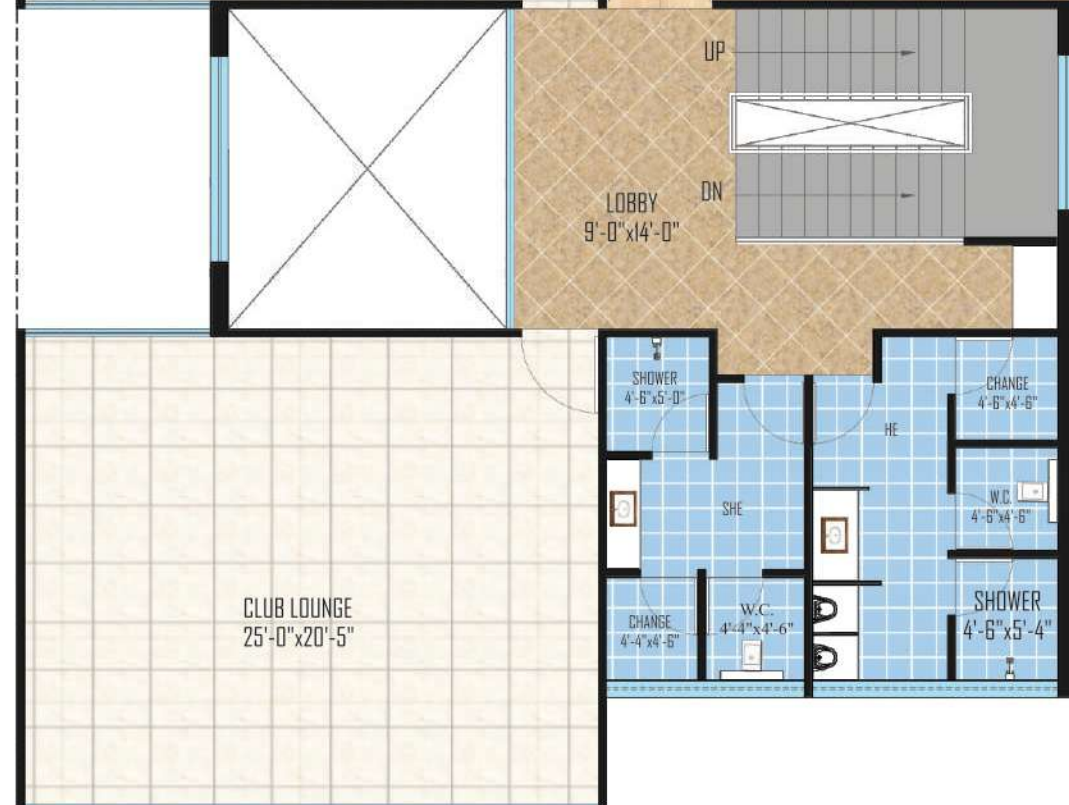
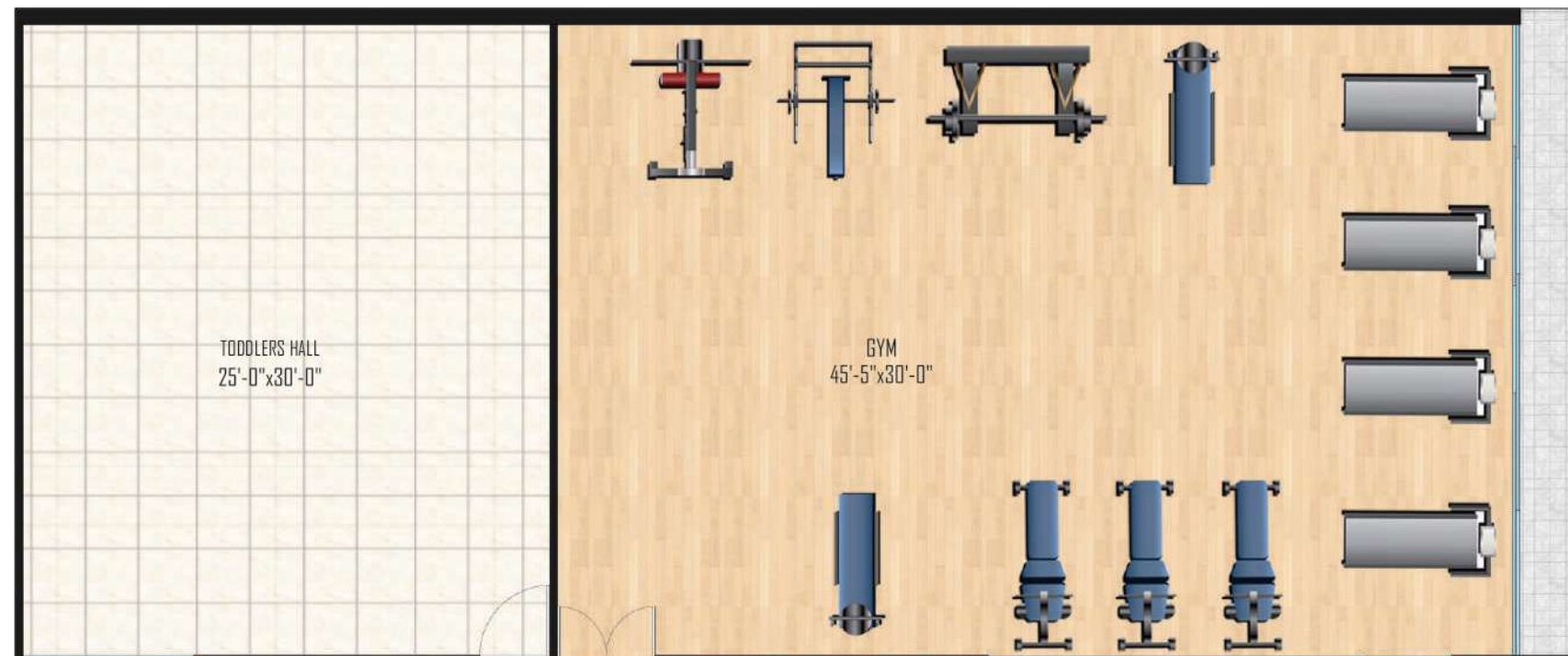


PROJECT HIGHLIGHTS :

- 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.

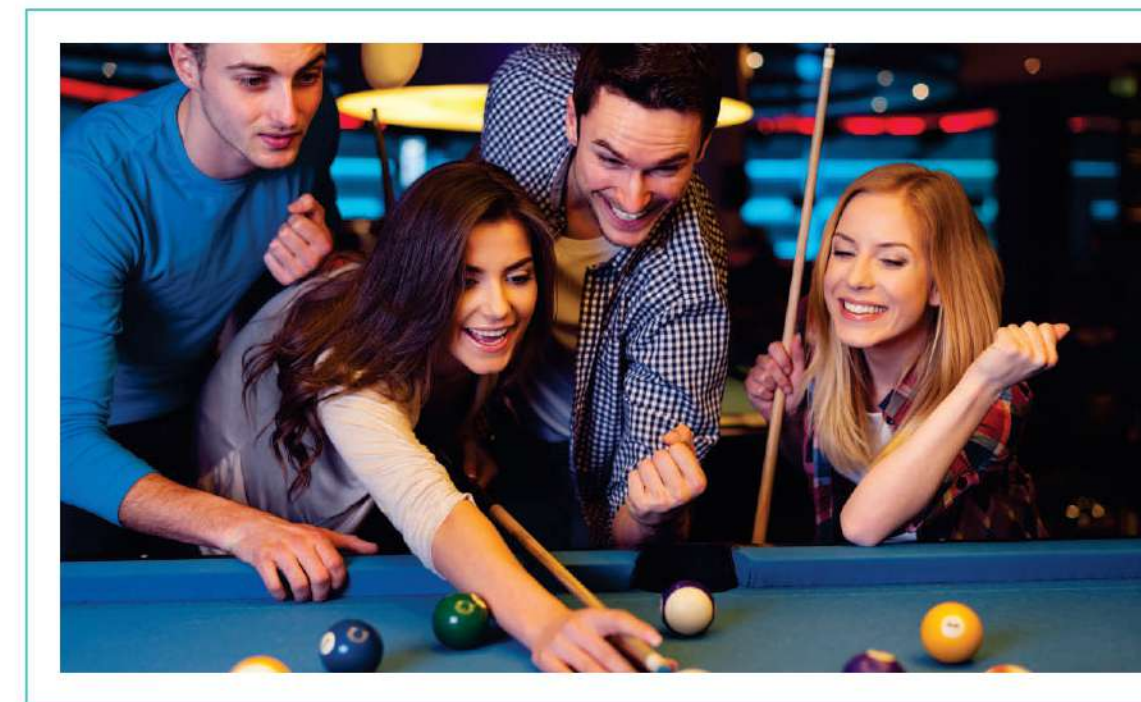


CLUB HOUSE FIRST PLAN

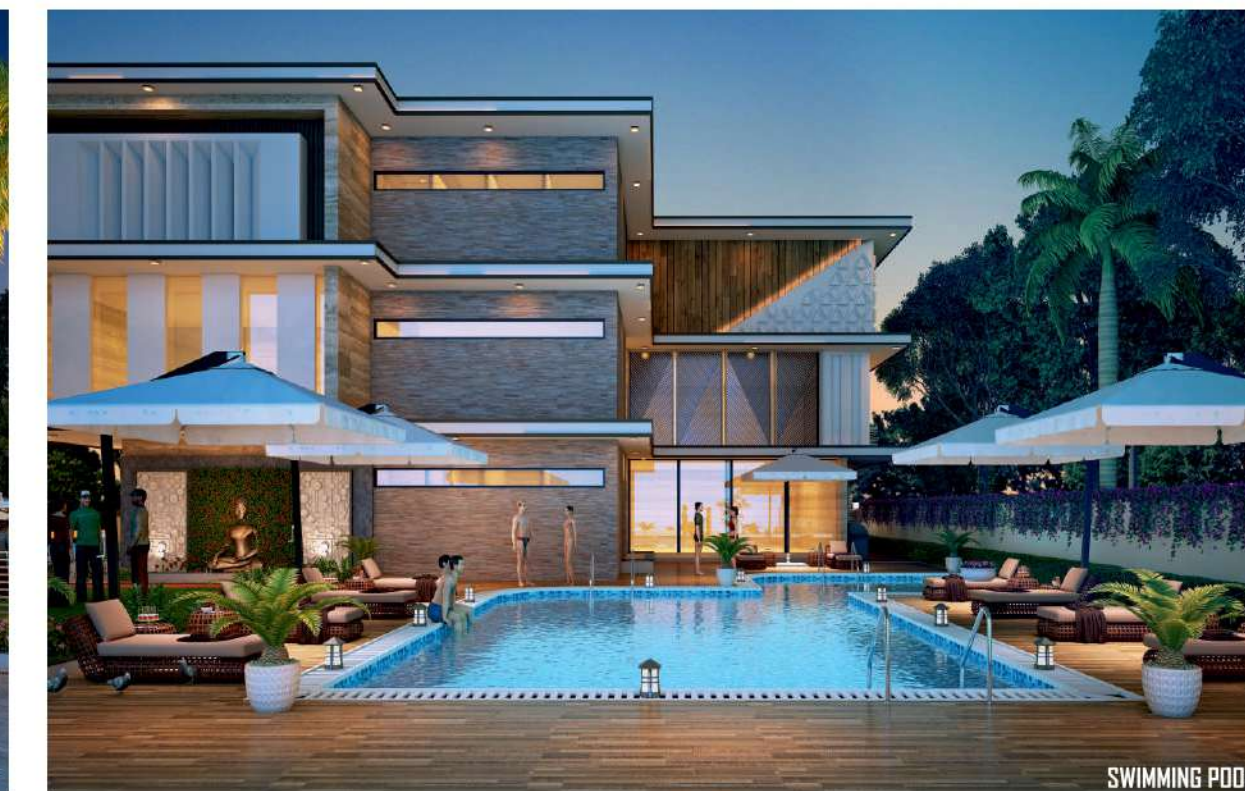


Shubh Avenue
A venue of lavish life....

CLUB HOUSE SECOND PLAN



Shubh Avenue
A venue of lavish life....





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



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



ENTRY

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



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





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



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



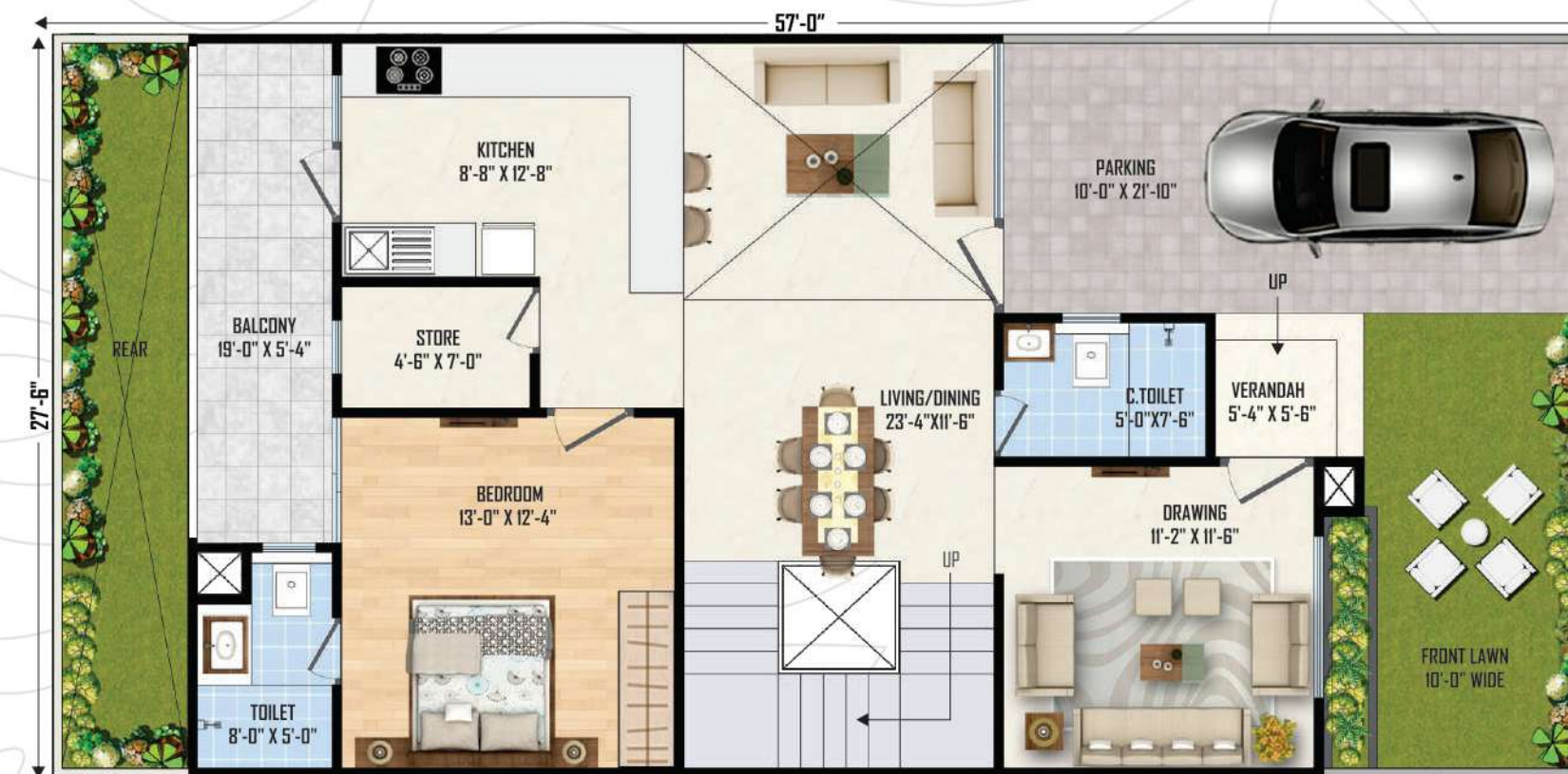
FLOOR- IRIS (3 BHK + 3T + STORE)



ENTRY

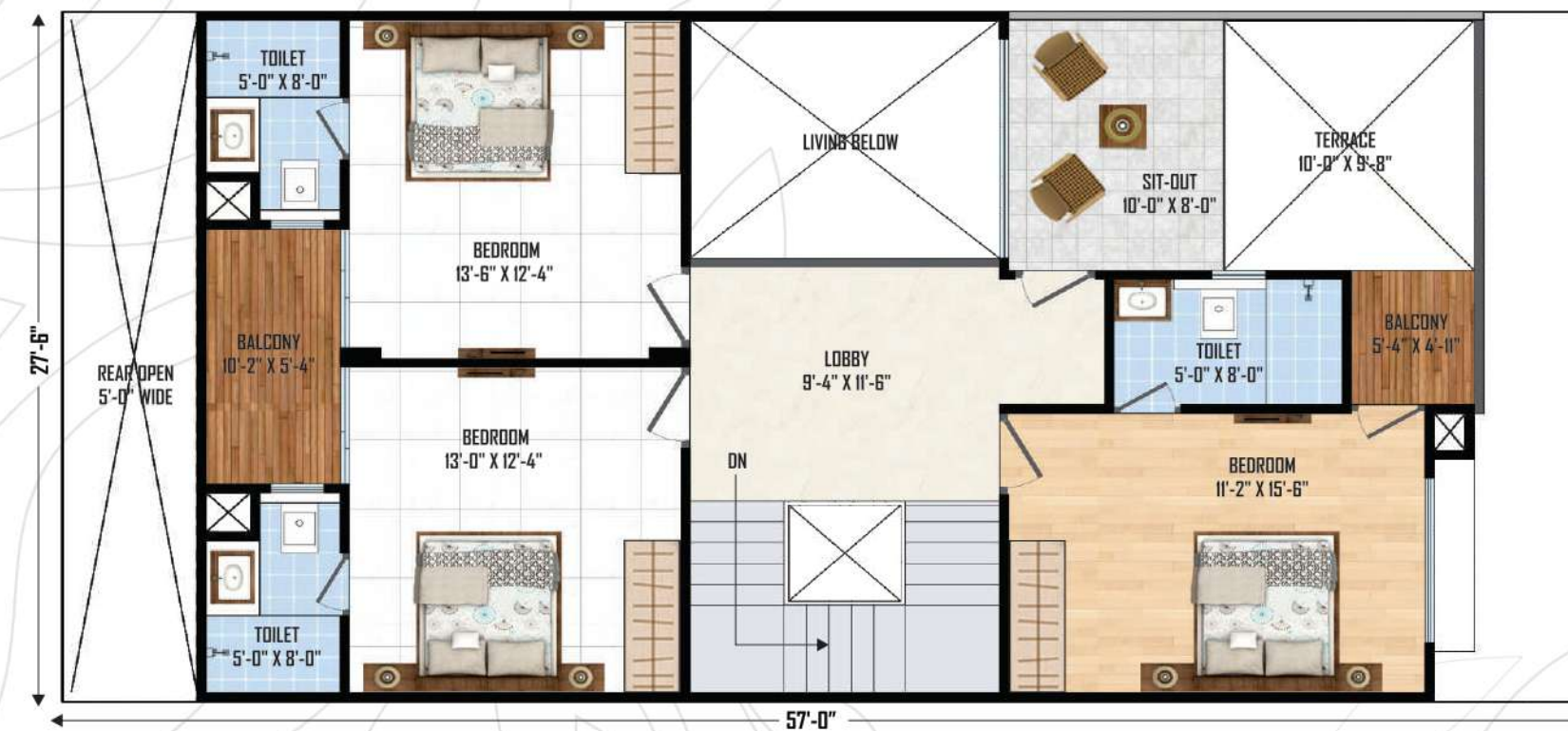


EMERALD VILLA 4BHK



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.



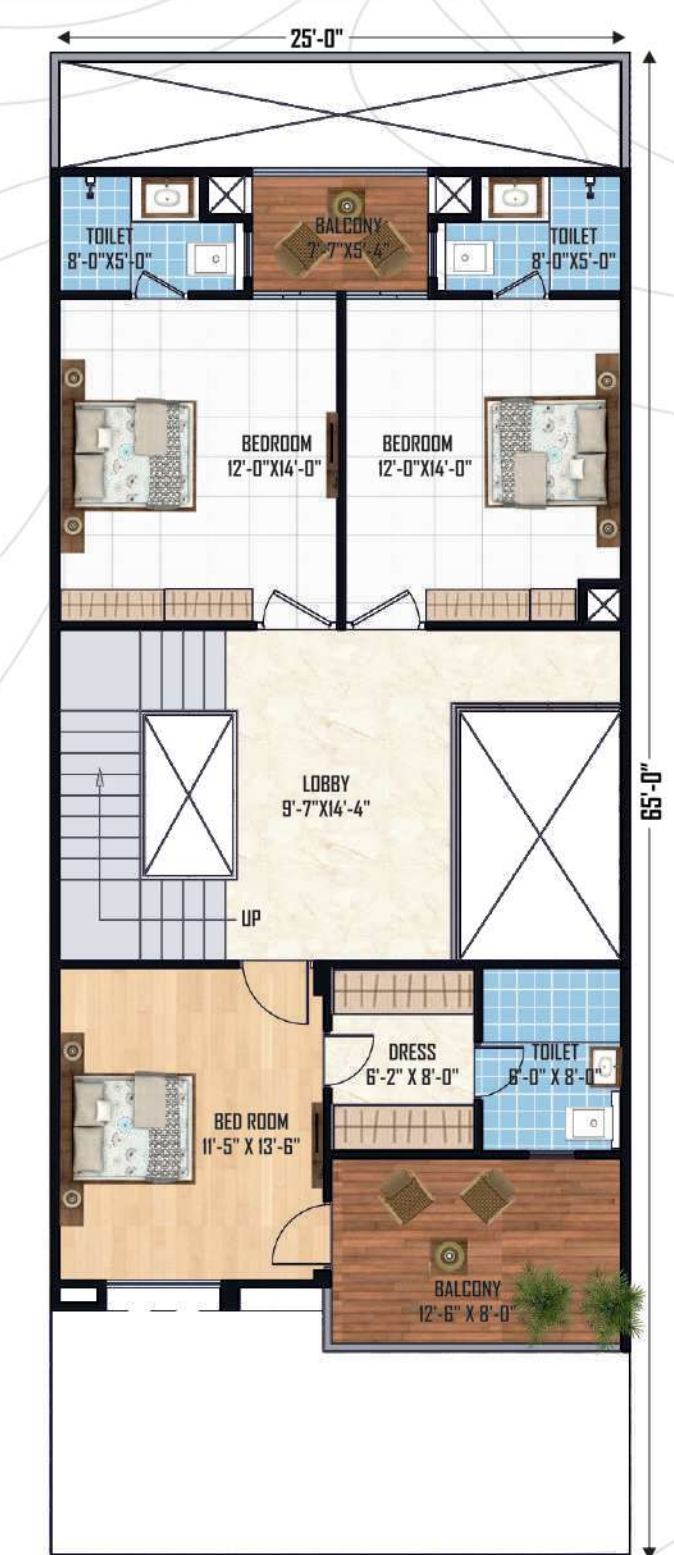
FIRST FLOOR PLAN



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.

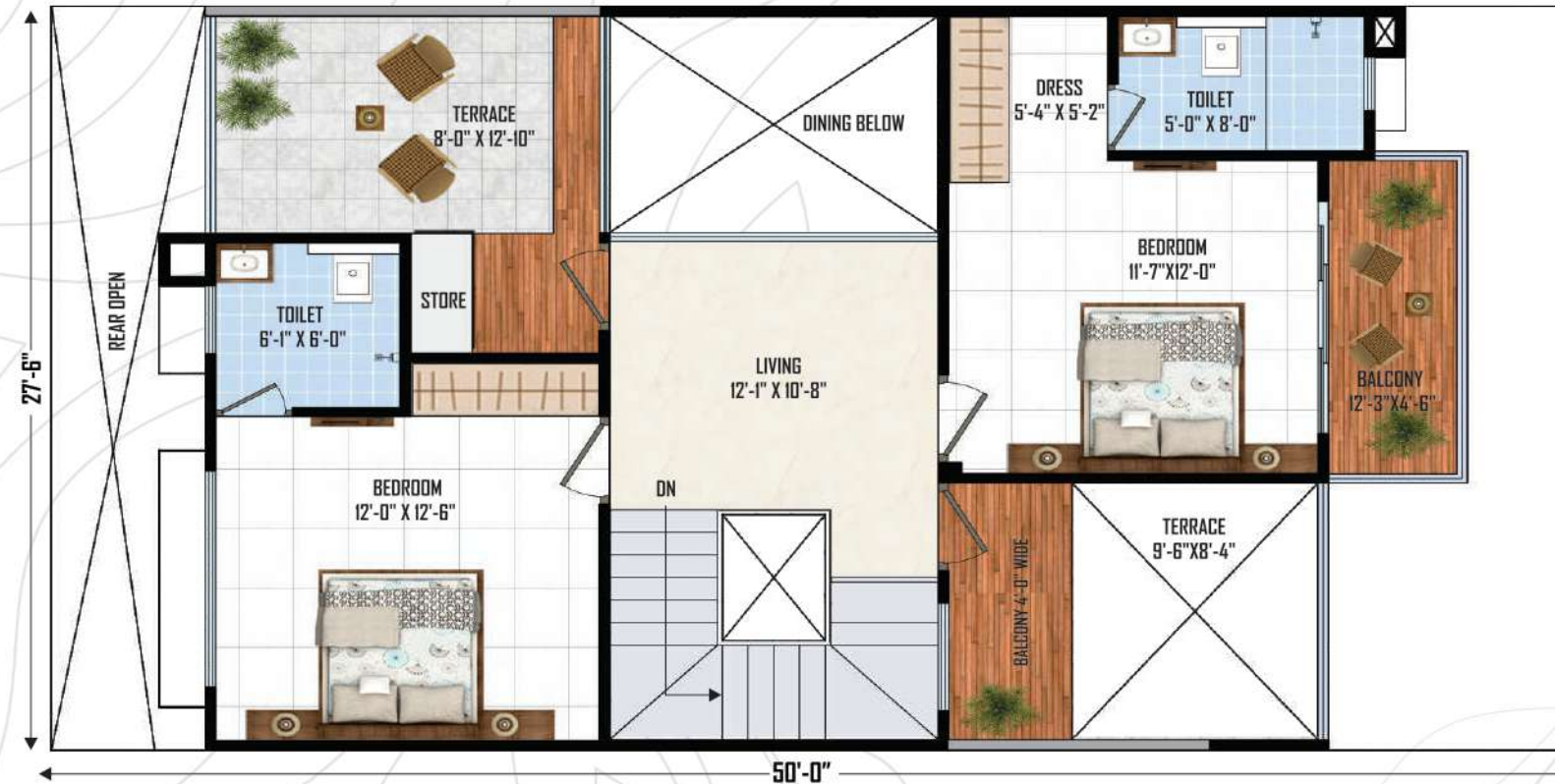


DIAMOND VILLA 3BHK



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.

