



AVIGNA  
IX  
INSPIRED BY TRADITION

A PROJECT BY  **AVIGHNA**

9 REASONS TO CHOOSE  
AVIGHNA IX

# I

## INSPIRED BY TRADITION

### HIGHLIGHTS

01 Tower

02 Blocks,  
East and West

01 Level of Club  
Podium with  
Amenities

Elevated Jogging  
Track

Rooted in Indian philosophy, an abode blessed by divinity, an environment of positivity and the perfect fusion of harmony and luxury.

Avighna IX is the ultimate address for fine living, with its architectural elements that create an air of peace and prosperity, rich design that symbolises luxury and world-class amenities that deliver a great lifestyle.

Avighna IX is an oasis of opulence created for a community of residents who want the best for themselves, and their families.

Right:  
Artist's impression of Avighna IX



Artist's impression of the entrance lobby



# II

## LUXURY & LIFESTYLE

### HIGHLIGHTS

Club Lobby

Swimming Pool

Banquet Hall

Indoor &  
Outdoor Gym

Recreation Area

Recreation Lobby

Elevated  
Jogging Track

Landscaped Gardens

Kids Play Area

Thoughtfully conceived and earnestly delivered, Avighna IX has luxury and lifestyle elements that enrich the life of every member of the family.

From crystal blue swimming pools and exclusive play zones for children, to sports arenas and recreation areas for the enthusiasts, Avighna IX has it all. An elevated jogging track, an indoor & outdoor gym, a meditation zone and a lush green landscaped zone for a leisurely walk - the property is loaded with amenities. The opulent banquet hall is the perfect venue for all celebrations.

With homes that nurture the mind, body and soul, and amenities that deliver a complete lifestyle, Avighna IX has the perfect setting to live the good life.

Right:  
Artist's impression of the club lobby



Artist's impression of  
the swimming pool





Artist's impression of the gym



Artist's impression of the banquet hall





Artist's impression of the recreation lobby



Artist's impression of the recreation area

# III

## THE SCIENCE OF PLANNING

### HIGHLIGHTS

863 Sq.ft.  
2 BHK Ultima

1145 Sq.ft.  
3 BHK Optima

1318 Sq.ft.  
3 BHK Maxima

\*Carpet areas mentioned above are as per the Registration of RERA

After months of research, intense planning and learned refinements, Avighna IX is ready with three exclusive configurations of smartly designed luxury apartments. Besides offering maximum natural light, superb ventilation and fire safety, every apartment at Avighna IX is Vaastu compliant.

With just four apartments on every floor, every apartment enjoys privacy. To ensure the highest levels of safety, every floor has latest fire-fighting systems and easily accessible emergency exits. Besides world-class amenities for the comfort and convenience of residents, there are service elevators and separate toilets for staff, stretcher elevators for medical emergencies and separate entry points to each block as well.

Right  
Actual image of the show flat





## HIGHLIGHTS

- ✓ All walls crafted with premium Mivan technology which delivers durability and allows much faster construction
- ✓ High-quality A-Grade cement, concrete and quality steel used for construction
- ✓ Intelligently designed service lobby for maximum efficiency
- ✓ Only four apartments per floor, ensuring privacy for all
- ✓ 3 high-speed lifts for residents, with a separate service lift for each block
- ✓ Servant toilets with the bathing facility on each floor
- ✓ No apartments overlooking each other
- ✓ Sprinklers installed in every apartment, providing maximum fire safety

Left  
Actual image of the show flat

## HIGHLIGHTS

- ✓ Vastu compliance for each aspect of the apartment
- ✓ Large sliding windows for maximum natural light, ventilation and fire safety
- ✓ High quality double-glazed sound-resistant windows for heat and noise insulation
- ✓ No obstructive beams within the apartment
- ✓ 11 feet clear height from ceiling to floor
- ✓ Smart architecture that ensures minimum area wastage within the apartment
- ✓ Video door phones at each apartment
- ✓ Modular switches of ISI standard and concealed conduits with high-quality copper wire
- ✓ Fire-rated main door for each apartment
- ✓ Premium quality CP and sanitary fittings sourced from Europe

Right  
Actual image of the show flat

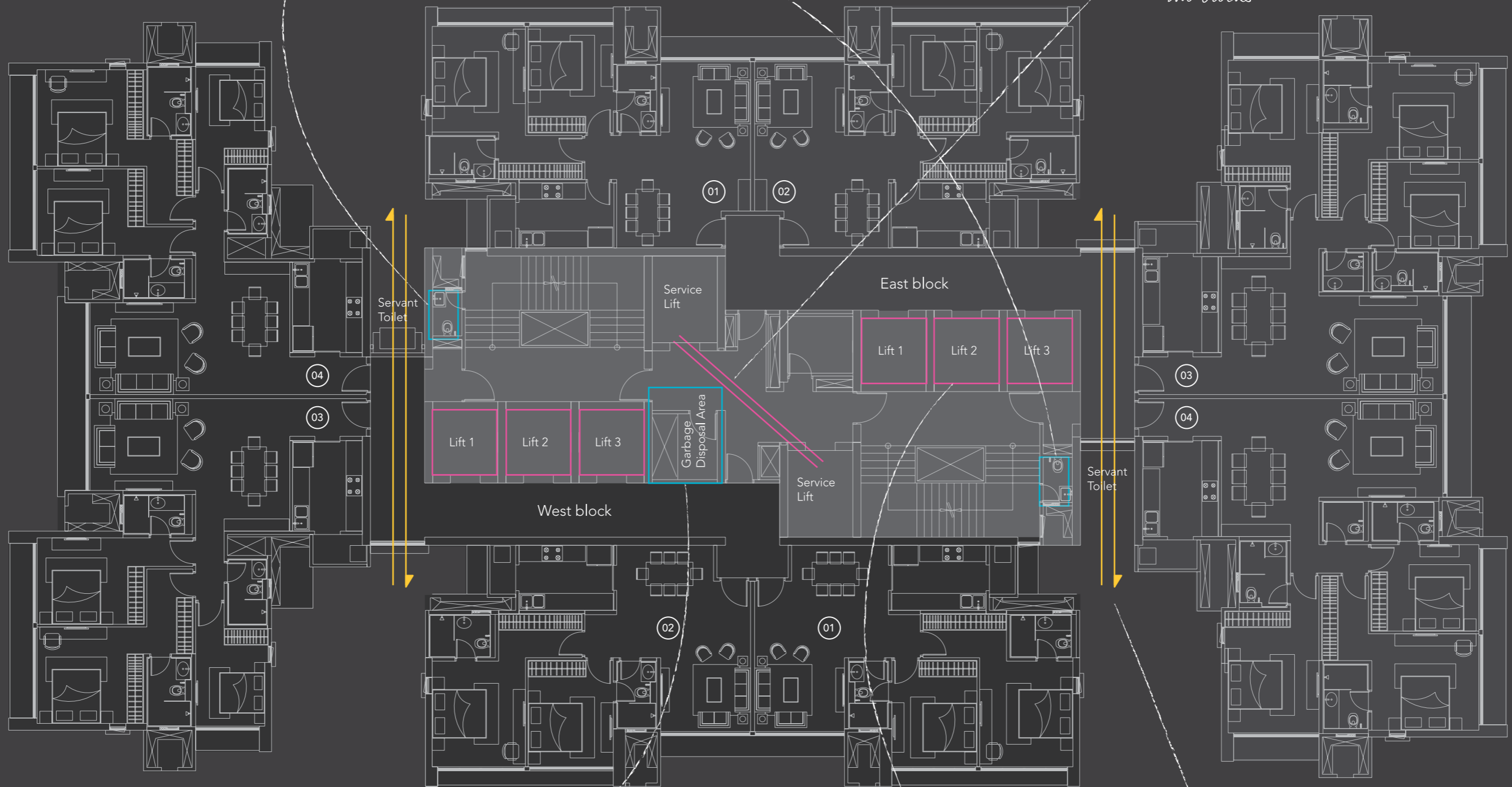


Exclusive service lobby with 2 service elevators (enables faster movement of staff)

The entire service core is separated with lift lobbies to ensure privacy to the users

The service lobby connects the two blocks

2 servant toilets with bathing facility on each floor



### Sanitation

Centrally located garbage disposal area (easy access from all apartments)

### Light

Maximum natural light and air ventilation

3 passenger lifts and a separate service lift for each block

Dr. B. Ambedkar Road

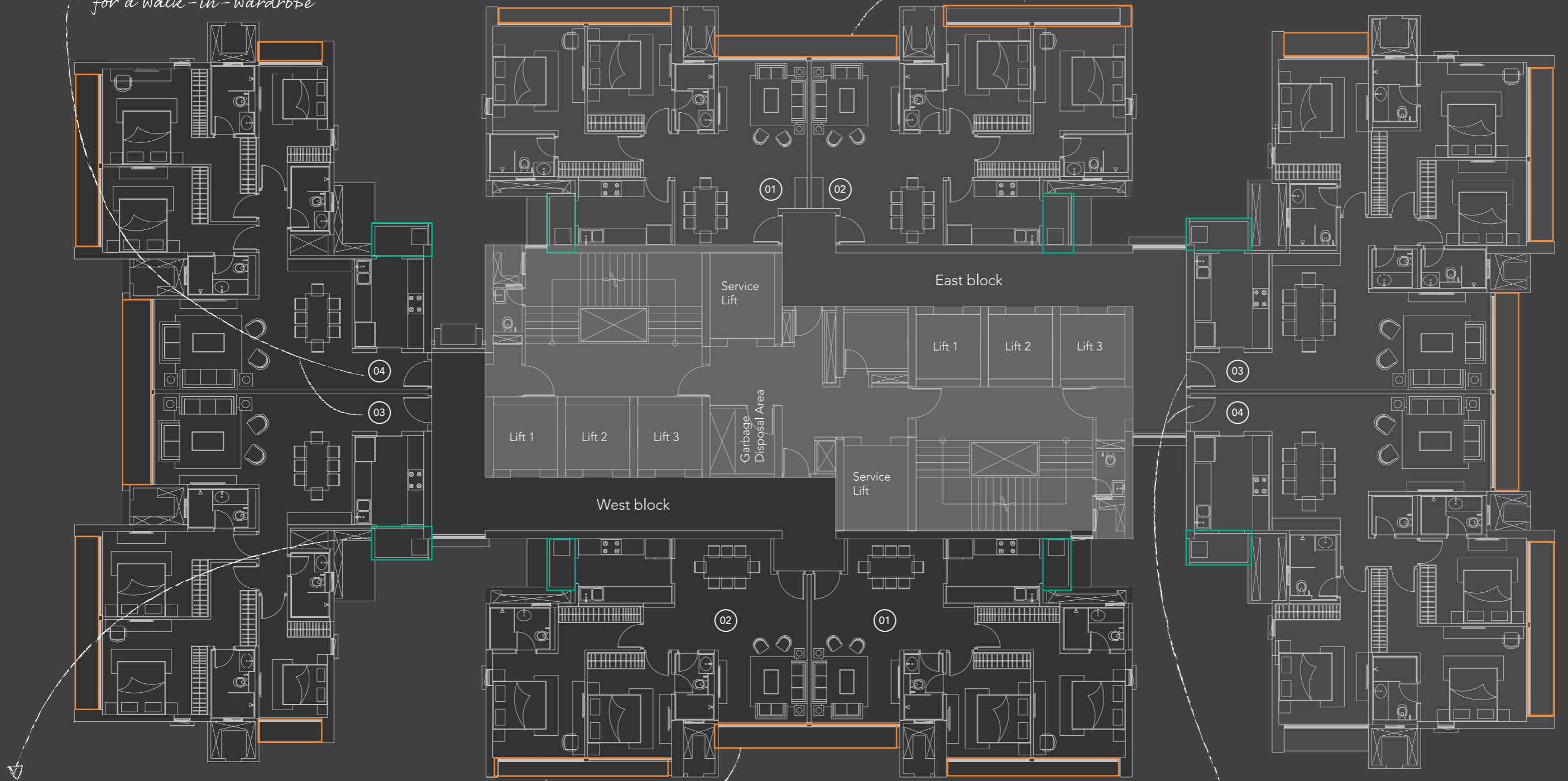


# Space

Minimal area wastage in each apartment  
No obstructive beams inside the apartment  
Every master bedroom has provisions for a walk-in-wardrobe

# Windows

All windows are with chajjas for rainwater protection ✓  
Double-glazed windows for better heat and noise insulation ✓



Dr. B. Ambedkar Road

Every kitchen comes with a dry balcony that can be used as a utility area

# Windows

Special window systems ensuring more light and ventilation and not glass facade

# Privacy

Every apartment ensures privacy to personal spaces  
No apartment facing one another  
4 apartments per block



# Light

Fresh air & cross ventilation in each apartment

# Vastu\*

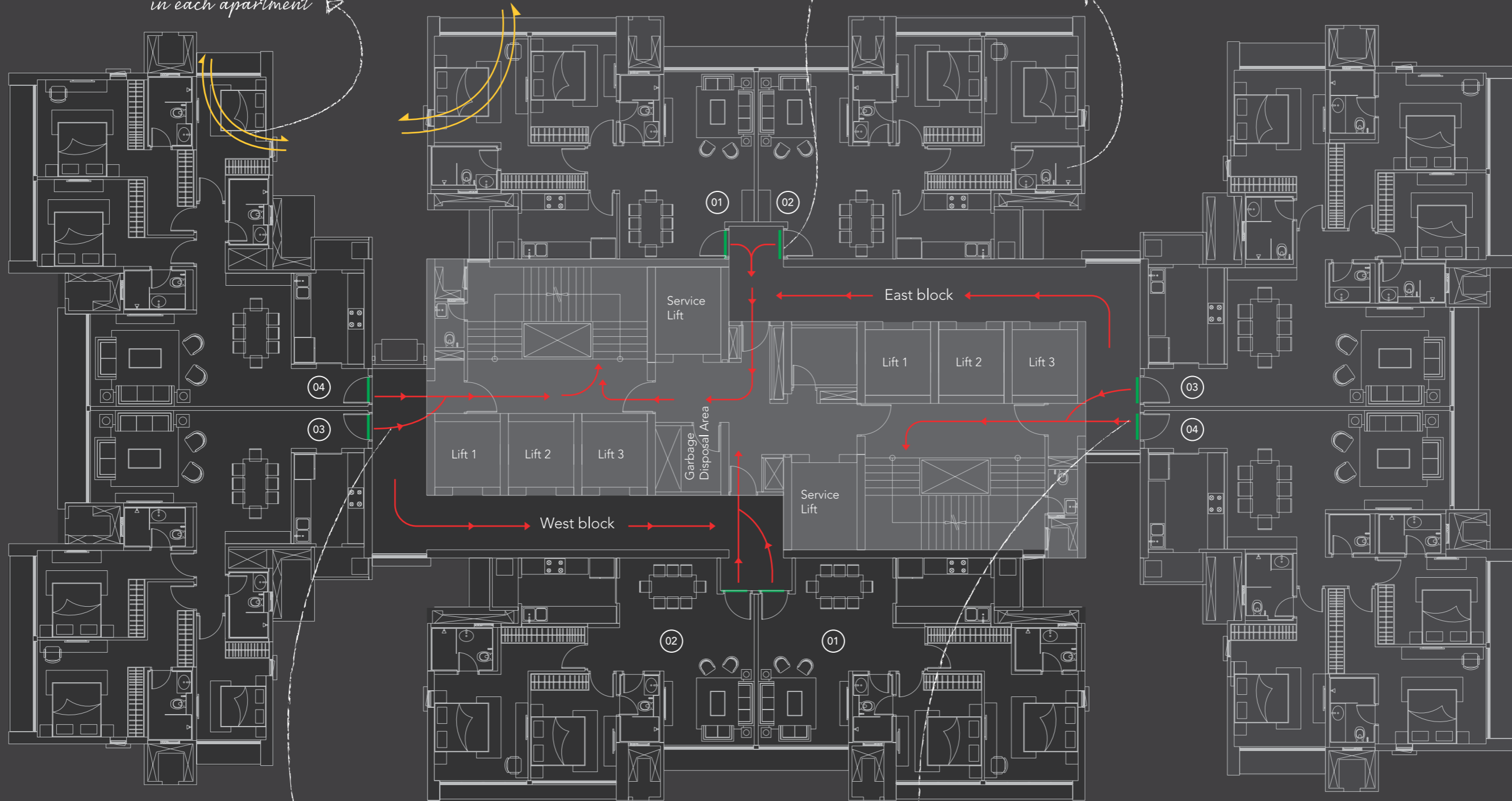
Main entrance of all apartments are Vastu compliant  
Washrooms and kitchen in every apartment are Vastu compliant

# Fire Safety

Minutely taken care of fire safety on every typical floor in case of emergency

No apartment opens directly facing the lifts

Each apartment has service ducts to accommodate outdoor services like ACs



Dr. B. Ambedkar Road



# IV

## CHOOSE THE BETTER ADDRESS

### HIGHLIGHTS

Direct access from Dr. B. Ambedkar Road as well as Mahadev Palav Marg

Faster connectivity to all parts of Mumbai via Dr. B. Ambedkar Road

Situated in the heart of Parel's vibrant locality yet away from the urban clutter.

Strategically located in the lower density area of Parel with direct access from two main roads, Avighna IX enjoys an enviable position on the micro-map. Minutes away from all the happening hotspots and yet miles away from the crowds and chaos, Avighna IX is ideally located for easy access and smooth drive-ins.

Right:  
Artist's impression of drop-off lobby





Artist's Impression of the view of  
Mahalaxmi racecourse from Avighna IX



LIVE IN THE BETTER PART OF PAREL

Today, there is heavy traffic on this side of Lower Parel due to numerous large-scale commercial and residential developments. This issue will only get worse in near future given the ever-increasing number of vehicles every year.

Tulsi Pipe Road

Get faster access to the suburbs/  
BKC via Dr. B. Ambedkar Road

Avighna IX is strategically located in the lower density area of Parel, hence it is far away from the chaos despite being in the heart of Parel

Direct access from  
Mahadev Palav Marg

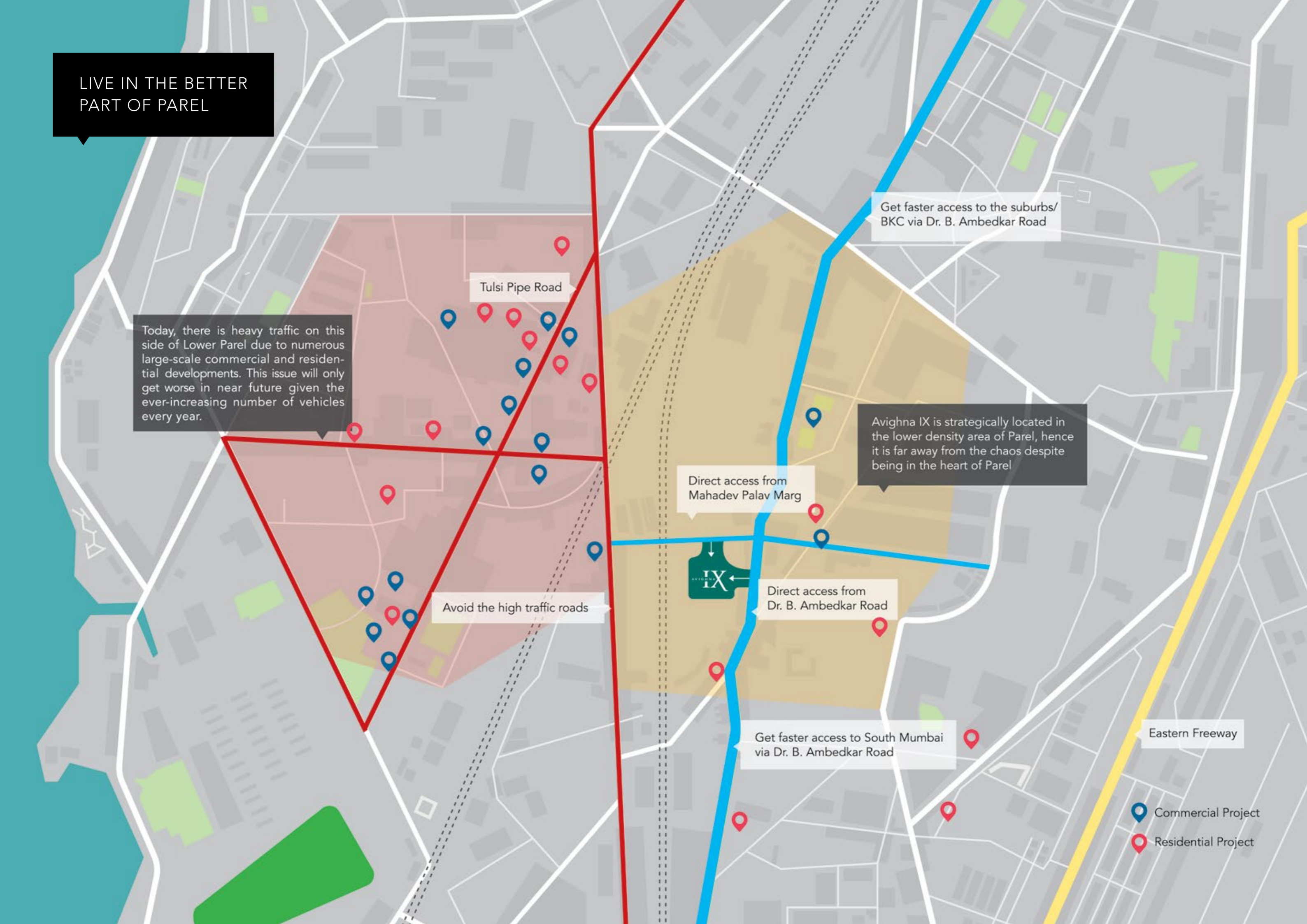
Avoid the high traffic roads

Direct access from  
Dr. B. Ambedkar Road

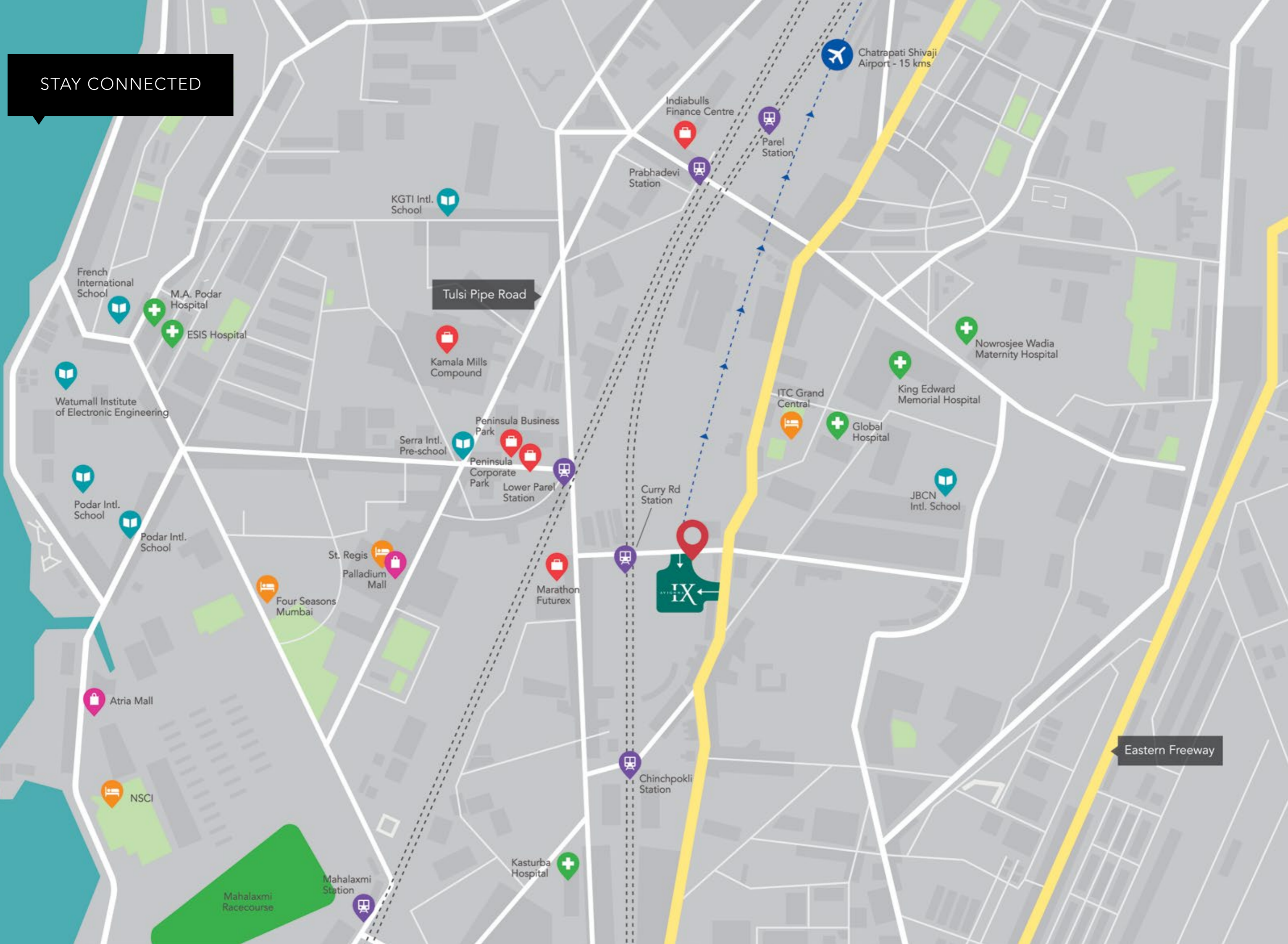
Get faster access to South Mumbai  
via Dr. B. Ambedkar Road

Eastern Freeway

- Commercial Project
- Residential Project



STAY CONNECTED



Tulsi Pipe Road

Eastern Freeway



Chatrapati Shivaji Airport - 15 kms

Parel Station

Prabhadevi Station

Curry Rd Station

Chinchpokli Station

Mahalaxmi Station

KGTI Intl. School

M.A. Podar Hospital

ESIS Hospital

French International School

Watumall Institute of Electronic Engineering

Podar Intl. School

Podar Intl. School

St. Regis

Four Seasons Mumbai

Palladium Mall

Atria Mall

NSCI

Mahalaxmi Racecourse

Kamala Mills Compound

Peninsula Business Park

Serra Intl. Pre-school

Peninsula Corporate Park

Lower Parel Station

Marathon Futurex

Indiabulls Finance Centre

ITC Grand Central

King Edward Memorial Hospital

Global Hospital

JBCN Intl. School

Nowrosjee Wadia Maternity Hospital

Kasturba Hospital

# V

## BE A PART OF AVIGHNA ESTATE

### HIGHLIGHTS

Prime freehold  
real estate

6.75 Acre  
development

02 Residential  
towers

03 Retail zones

Jain Derasar and  
Upashraya

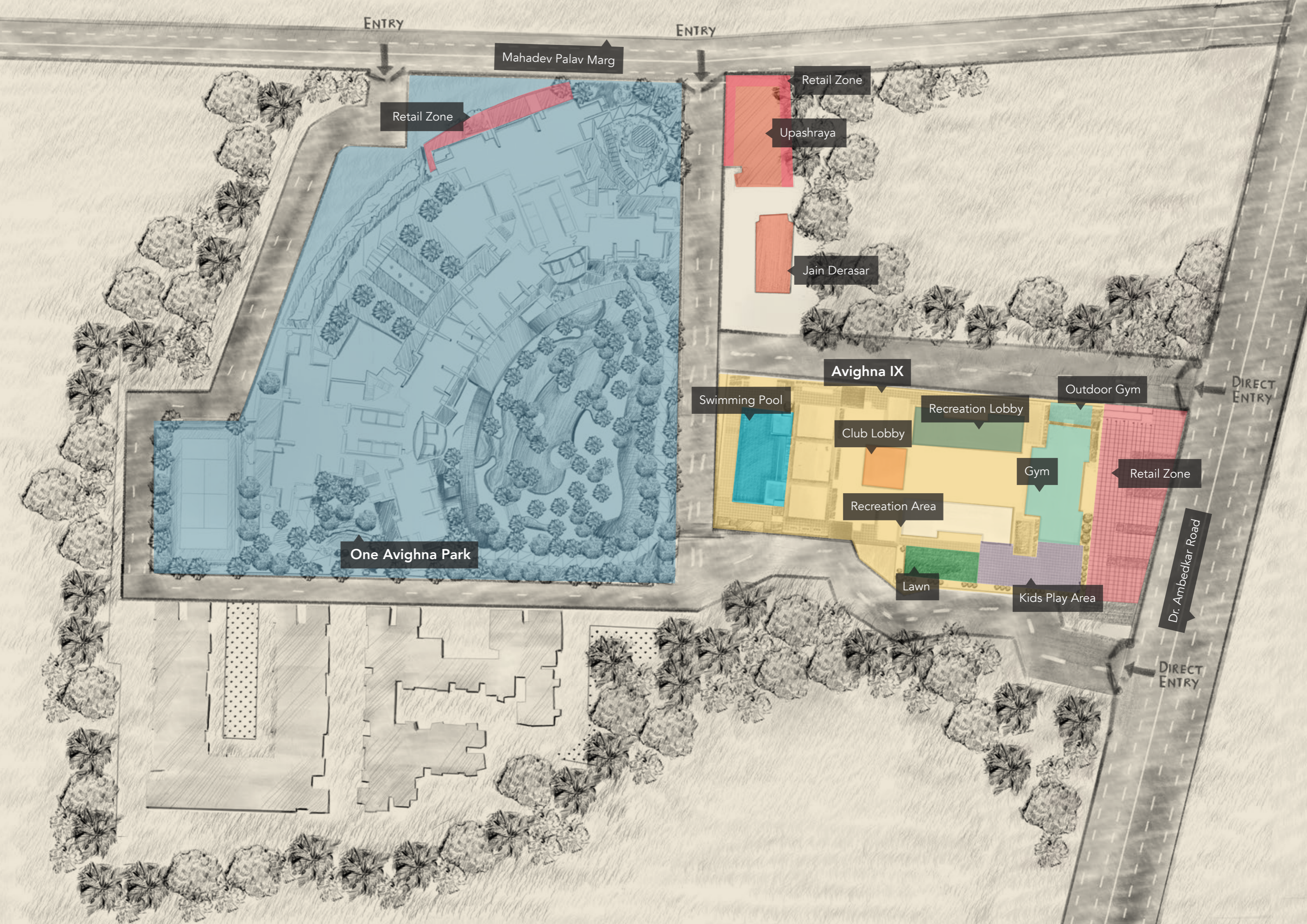
The much-anticipated Avighna IX stands tall adjacent to the multiple award-winning One Avighna Park, making the premium developments of Avighna Estate.

Conceptualized as a private paradise for a community of like-minded residents, Avighna Estate has redefined the benchmarks of luxury living in Mumbai. Set amidst 6.75 acres of prime freehold real estate, it is the 1st successfully executed cluster re-development project of the metropolis.

Besides the two residential towers offering luxury homes, Avighna Estate also has three retail zones, a Jain Upashraya and a magnificent Jain Derasar.

Right:  
Actual image of One Avighna Park





ENTRY

ENTRY

Mahadev Palav Marg

Retail Zone

Retail Zone

Upashraya

Jain Derasar

Avighna IX

Swimming Pool

Recreation Lobby

Outdoor Gym

Club Lobby

Gym

Retail Zone

Recreation Area

Lawn

Kids Play Area

One Avighna Park

DIRECT ENTRY

Dr. Ambedkar Road

DIRECT ENTRY

# VI

## JAIN TEMPLE AND UPASHRAYA

### HIGHLIGHTS

Shri Munisuvrat  
Swami Jain Derasar

01 Upashraya

Completed in the  
record time of 9  
months

Grand ceremony  
attended by 33,000  
devotees

The pristine and sparkling Jain Derasar right next to Avighna IX lends an air of spirituality and peace to the environs and gives residents a feeling of being blessed by divinity.

The magnificent Shikharbadh Jinalaya of Bhagwaan Munisuvrat Swami was built in a record time of nine months and more than 33,000 devotees from across Mumbai turned out for the grand Prathishtha Ceremony in January 2018.

Right:  
Actual image of Jain derasar in Avighna Estate's Premises



# VII

## COMMITMENT TO DELIVERY

### HIGHLIGHTS

31 floors already constructed as on September 2018

Pre-certified green building

Save water - Low water consuming fixtures

Sewage Water Treatment Plant

No paints and coatings emitting harmful gases

Special provisions for differently abled

Reusing organic waste from landscaped areas

At Avighna Group, we focus on quality and timely delivery. Each of the landmark constructions of Avighna Group is a testimony to our commitment to delivering industry-leading quality to our customers.

International design elements, world-class sourcing of materials and gold-standard workmanship are the hallmark of Avighna Group and the best-in-class effort will go into each element of Avighna IX.

Avighna Group's philosophy of taking up one project at a time is rooted in ensuring that we deliver top quality work, on time, every time. Our robust teams allow us to set high targets for completion of work, so that we fulfill our commitment to deliver homes on time to our discerning customers.

Right:  
Actual under construction image of Avighna IX



### PARTNERS

**Consultants:**  
Principal Architect  
Mr. Vivek Bhole -Neo  
Modern Arch. Pvt. Ltd.

Structural Consultant  
Mahimtura Consultants  
Pvt. Ltd.

MEP Consultant  
MEP Consulting Engineers

Landscape Consultant  
New Arch. Landscape  
Consultant

Geo-tech Consultant  
Geocon International  
Pvt. Ltd.

Environment Consultant  
Greencepts Technology  
and Solutions Pvt. Ltd.

**Contractors:**  
Construction Contractor  
J.C.C Infraprojects Pvt. Ltd.

MEP Contractor  
Elemecs India Pvt. Ltd.

Lifts  
Toshiba

# VIII

## A LEGACY OF LANDMARKS

### HIGHLIGHTS

One Avighna Park completed in 2016 has won 39 prestigious international and national awards

Over the past 18 years, Avighna Group has developed avant-garde commercial buildings and monumental residential towers. Customer delight is at the core of our work ethos, and every project of Avighna Group has architectural and design elements that spell class, even as they stand the test of time.

One Avighna Park, our 61-storeyed twin-tower flagship project, has won rave reviews globally and is recognised as one of the finest residential developments in the country.



Advent Plaza  
Andheri, Mumbai  
2010



Advent Atria  
Malad, Mumbai  
2010



Nishika Terraces  
Worli Sea Face, Mumbai  
2004



Yashika Apartments  
Vile Parle, Mumbai  
2003



Satlaj Terraces  
Walkeshwar, Mumbai  
2001



Yashika Residencies  
Borivali, Mumbai  
2000



Actual image of One Avighna Park





Actual image of Grand Entrance Lobby  
at One Avighna Park featured in  
Limca Book of Records



Actual image of  
Grand Ballroom at  
One Avighna Park



Actual image of 3-Level  
Valley Podium Garden at  
One Avighna Park



Actual image of  
Kids Play Area at  
One Avighna Park

# IX

## THE AVIGHNA ASSURANCE

### HIGHLIGHTS

A 100% debt-free  
company

1 project at a time

No project partners

Focus on delivery,  
not promises

Focus on reducing  
maintenance cost  
for residents

Marketing only  
post-regulatory  
approval

As a debt-free company, Avighna Group commands a reputation in the real estate industry as a developer who delivers. The Avighna Assurance means the homebuyer is assured of best quality in good time.

Avighna Group has redefined luxury living in Mumbai, consistently setting new benchmarks across the real-estate sector. Our projects stand out as the perfect amalgamation of smart design and architectural brilliance.

Avighna IX reflects the Group's commitment towards innovation and excellence in creating quality residential landmarks, which are at par with the best in the world.



**AVIGHNA**



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[www.AvighnaGroup.com](http://www.AvighnaGroup.com)