



THE
TRUTH
STANDS
TALL



A project dedicated to showcasing excellence.
One that is without any compromise.

It's what 10 years of complete commitment to one project ensures.

This is not really a marketing brochure.
This is the actualization of our vision. Our creation.
Your home.

This is our truth.

At One Avighna Park, the truth stands tall.

ONE AVIGHNA PARK

LOWER PAREL, MUMBAI

61 STOREYS TWO ICONIC TOWERS WITH 3, 4 & 5 BED SKY VILLAS, DUPLEXES AND SKY MANSIONS

CURRENT STATUS:

One Avighna Park Is Now Ready With Full OC
0% GST
Many Privileged Residents Moved In

2



3

Excellence. Its mark is proven when the best in the industry recognize and appreciate the vision.

The truth behind the excellence at One Avighna Park

We intend to make only the best homes for you and your family. And we deliver.

A TWO-TIME WINNER AT THE INTERNATIONAL PROPERTY AWARDS.

The International Property Awards is the most prestigious and recognized global forum in real estate.



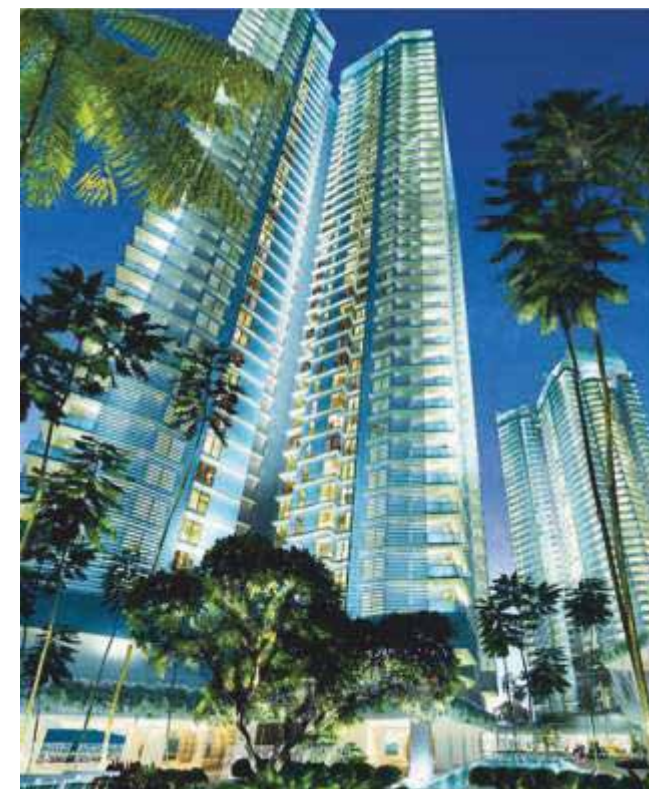
One Avighna Park has been praised for its sustainable initiatives and unique design. Recipient of 39 prestigious national and international awards.

INTERNATIONAL PROPERTY AWARDS - PAST WINNERS IN THE CATEGORY OF BEST INTERNATIONAL RESIDENTIAL HIGH-RISE DEVELOPMENT

2009 THE GATE TOWERS, ABU DHABI



2010 28 MONT KIARA, MALAYSIA



2011 AQUA, USA



2012 & 2013



ONE AVIGHNA PARK, INDIA



Nishant Agarwal, MD, Avighna India, at the 2012 award ceremony.

Mumbai, a city full of challenges, yet a city like none other.

Mumbai is a challenging city for real estate development. Several factors end up affecting the quality, ambition and delivery of projects.

A lot of times, the promise of delivery is not an assurance of delivery.

RATE OF CONSTRUCTION *

6

GLOBAL HIGH-RISES

60 metres / year

MUMBAI HIGH-RISES

28 metres / year

Significantly lower due to uncertainty of policies, bureaucratic and political hurdles, revisions in regulations etc.

ONE AVIGHNA PARK

53 metres / year

* Based on data available on height and completion time frame of key international and local residential projects.

We have managed to achieve a standard close to what is only seen internationally.

This is due to focussing all our resources only on one project at a time, along with incorporating the best international technology available to ensure faster construction.

All 61 floors fully complete in both the towers. Ready with OC till the topmost floor. Residents have started to move in.

Where we assure you delivery of a home like none other.

At One Avighna Park we have a no compromise policy when it comes to the standards and expectations of our product.

For One Avighna Park, we have kept the best international and domestic projects as our benchmark and have achieved what we set out to. We take the matter of delivery very seriously. After all, it's our credibility at stake.

Ready Possession Sky Villas
Residents have started to move in

STAGES OF CONSTRUCTION AT ONE AVIGHNA PARK



7

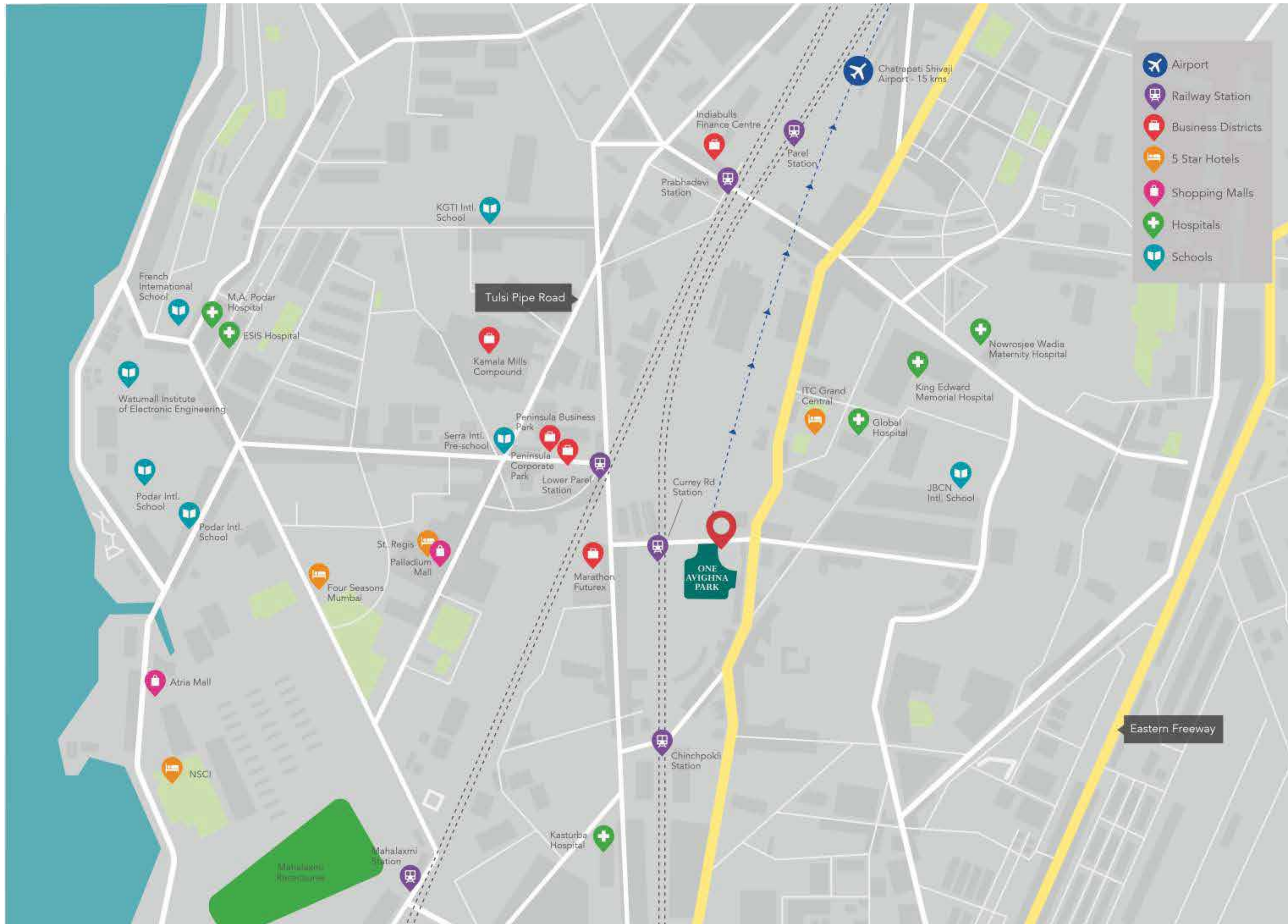


One Avighna Park

Actual Photograph

2 towers
61 storeys each
293 apartments
3, 4 & 5 Bed Sky Villas & Sky Mansions
4 Bed Duplexes
150,000 sq ft podium
World-class amenities
19 elevators
1100 car parking spaces

Every detail has been thought of.
Designed with function.
Executed using the best materials.
By the best teams.
To ensure a great living experience.



STAY CONNECTED

Perceptions regarding value of a location are changing. It is now gauged by the convenience it offers.

The truth behind the location advantage at One Avighna Park

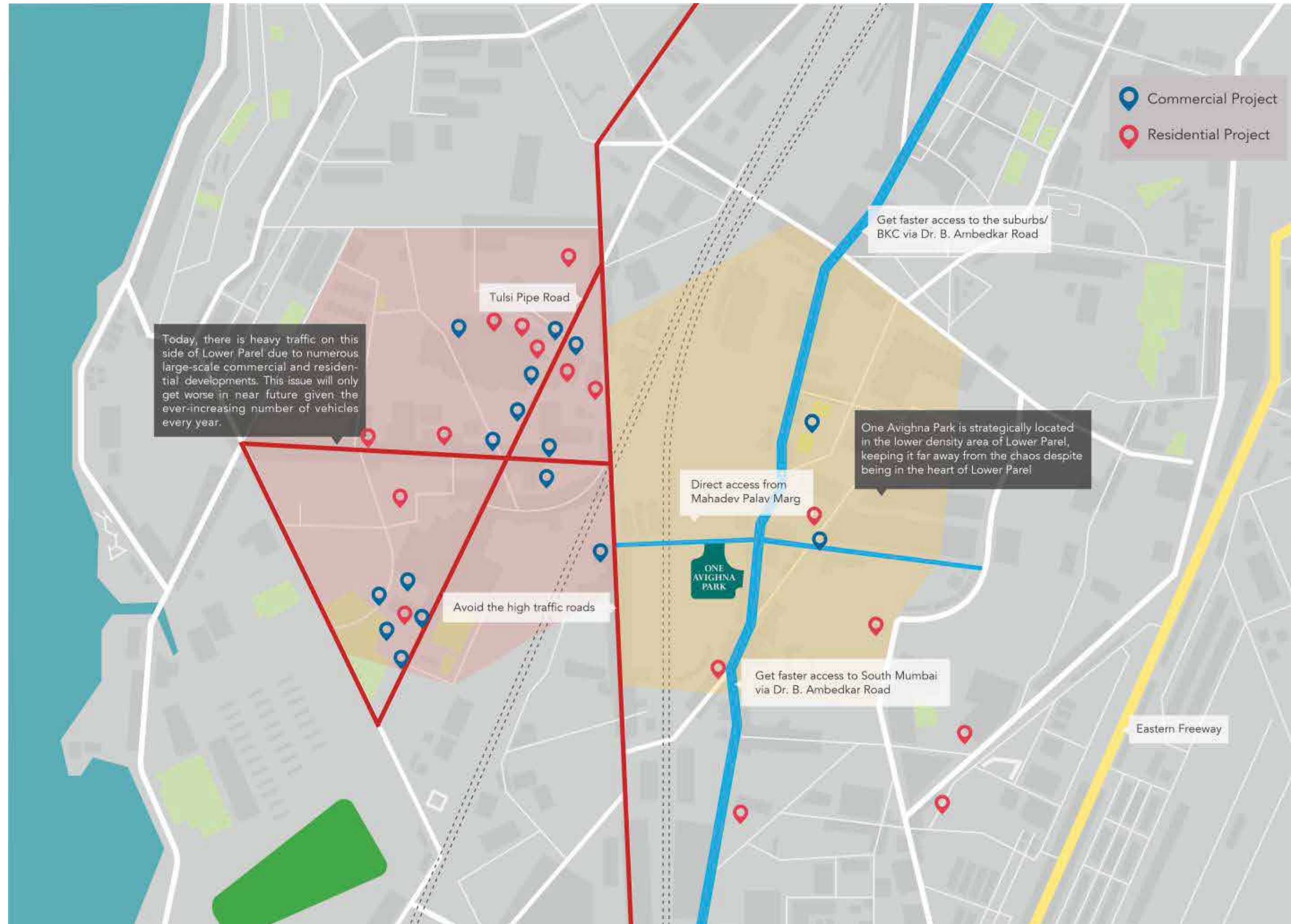
One Avighna Park is located at the most convenient location in Lower Parel by being adjacent to the Eastern Express flyover as well as Tulsi Pipe road.

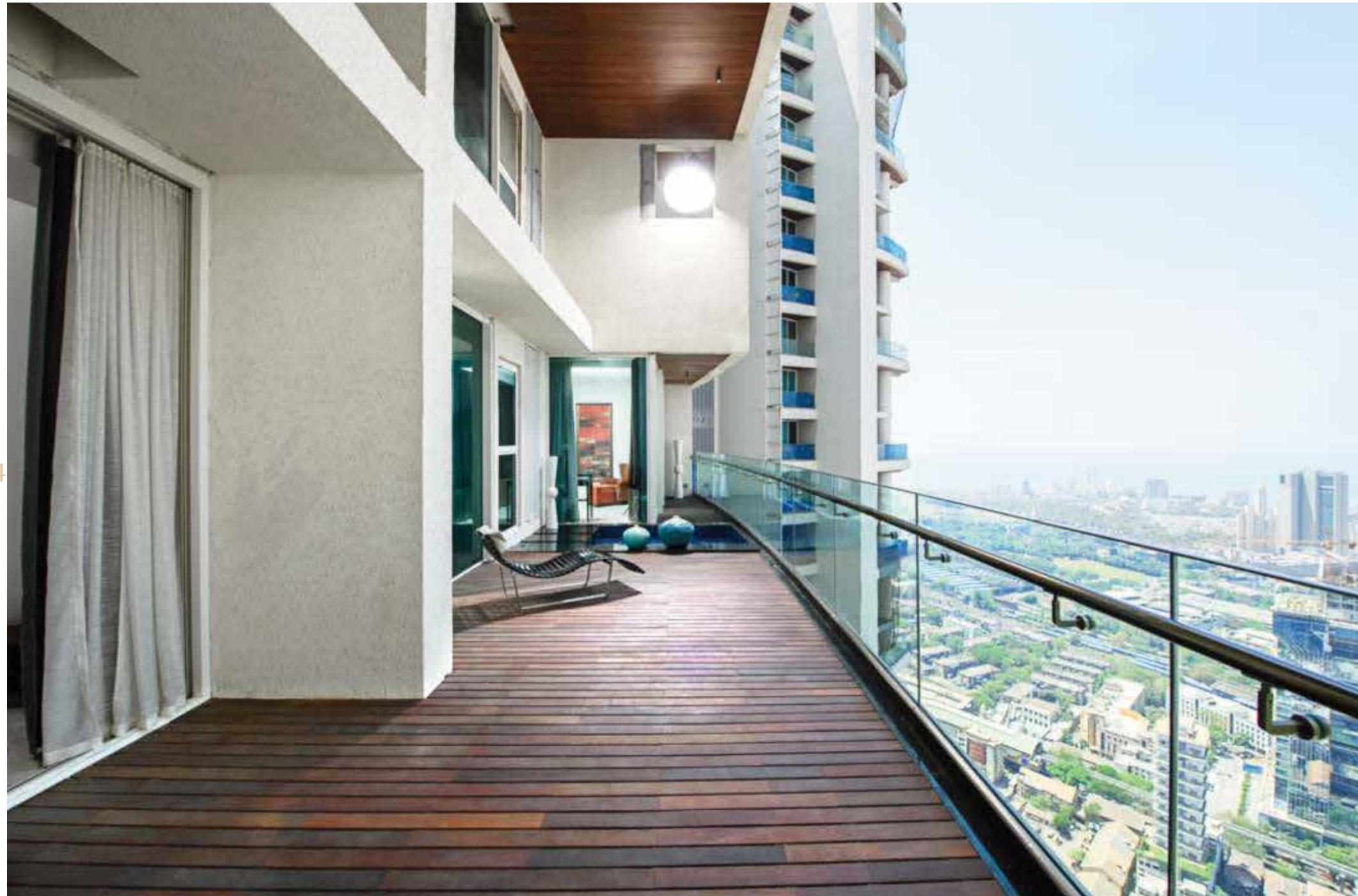
15-20 minutes away from BKC and Nariman Point.

5-10 minutes away from premium shopping and entertainment centres: Palladium, Atria and PVR cinemas.

5 minutes away from luxury hotels: Palladium Hotel, ITC and Four Seasons.

LIVE IN THE BETTER PART OF LOWER PAREL





7.62 mtrs High Landscaped Deck,

Actual Photograph

Can design play an important role in the way we live?
Can design add value and not just beauty?

*The truth behind the architecture
of One Avighna Park*

Architect of One Avighna Park believes, “Architectural design is like the human body. Every element works in synergy to avoid redundancy.”

Several green practices were part of the design criteria at One Avighna Park.

One Avighna Park is pre-certified as a Platinum rated Green building by IGBC.

Vivek Bhole, the principal

The two towers are placed at an angle, which come together at the centre, giving it a curvilinear shape.

This design feature provides the residents with panoramic views of Worli and Sewri as well as cross-ventilation within the sky villas.

The design ensures sufficient natural light in all common areas including the parking levels.

Reduces dependence on artificial lighting during the day, thereby minimizing power consumption.

The floor plates at One Avighna Park are designed as odd and even floors.

This design facilitated the creation of a 7.62mtrs double-height landscaped deck in every villa.

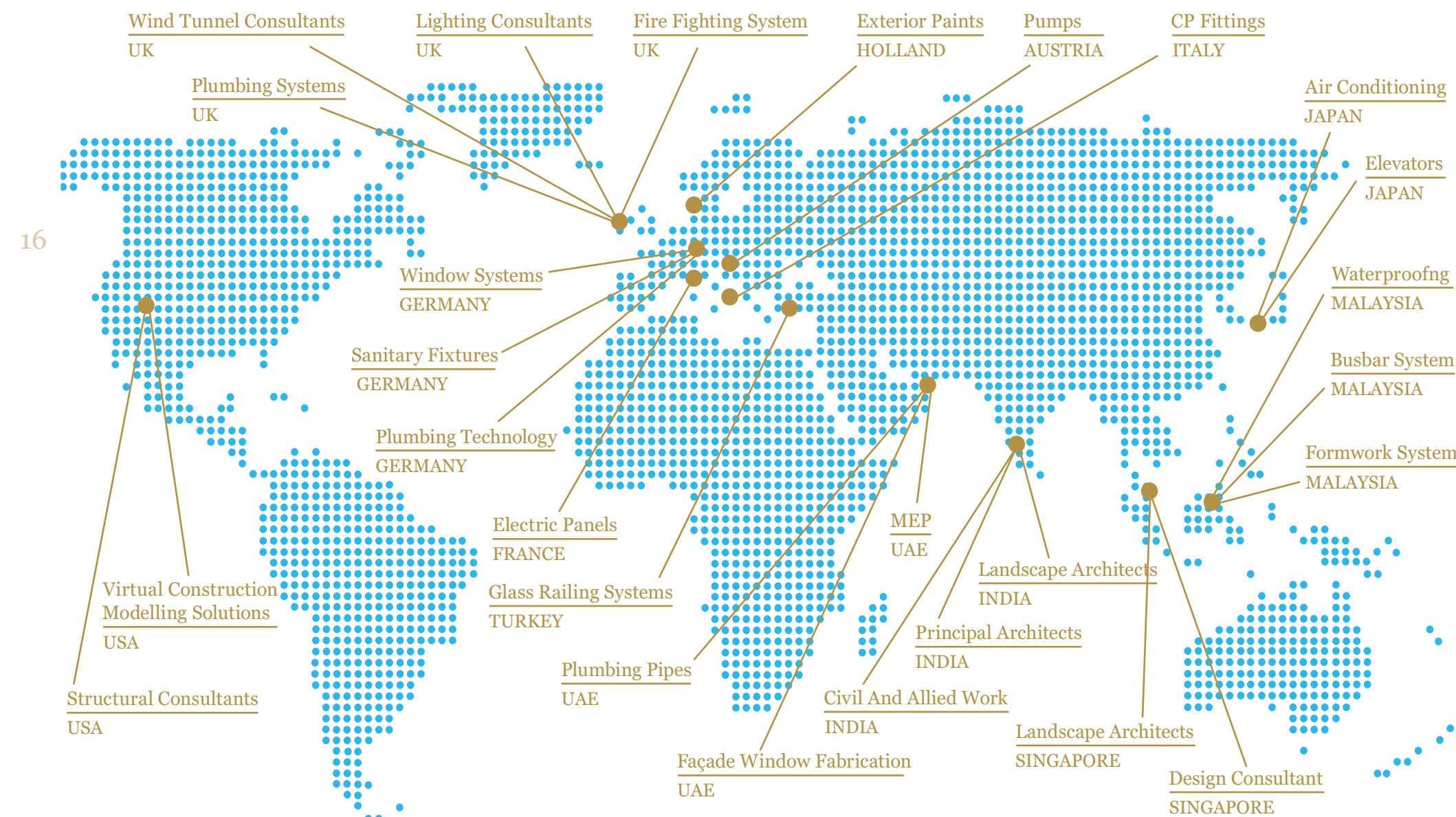
Proposed solar and wind power generation along with the structures design can help in conserving energy.

These factors can help reducing power requirements in the common areas by approximately 30%.

Quality. A word that is only verified with proof.

The truth behind the quality at One Avighna Park

Our vision is one of excellence. We trust only the best to see it through.



Some of the aspects that have shaped One Avighna Park.

One Avighna Park houses world-renowned elevators.

The entire project consists of 19 elevators. Each tower consists of 3 high-speed elevators serving the high zone (level 35-61) at a speed of 6 m/sec i.e. approximately 2 floors/sec.

3 elevators serving the low zone (level 1-34) at a speed of 4 m/sec i.e. approximately 1.3 floors/sec.

2 service elevators, one serving the low zone and the other serving both zones.

The project also consists of 5 elevators for the podium floors.

These high-speed elevators are extremely energy efficient.

MIVAN TECHNOLOGY has played a major role in ensuring timely delivery as well as the best possible output.

As compared to conventional structures, the use of this system ensures no beams, fewer columns, and a smooth finish, which otherwise is difficult to achieve.

World's leading coatings manufacturer from Holland.

Their anti-carbonation paints increase the building's durability and overall life span.

Poly propylene and pex pipes from UAE.

Gold standard fittings for plumbing, which come with a service life of 50 and 25 years respectively.

Mechanical, electrical and plumbing (MEP), UAE.

Leading electromechanical contractors from the Middle East and 300+ skilled international workers have been specially brought down for the MEP execution work at One Avighna Park.

Window systems from Germany.

A leading innovator and building envelope specialist is on board for the window systems technology.

Pumps from Austria.

The systems have a soft starter control panel, which will ensure a saving of 20% on the total load connected.

Waterproofing from Malaysia.

7 layers of waterproofing will ensure the surface is watertight for at least 10 years.

Planning ahead. An assurance of complete peace of mind.

The truth behind the long-term planning at One Avighna Park

At One Avighna Park, not only have we collaborated with the best, but have also taken care of long-term contracts for key support services, ensuring the quality standards are maintained over time.

External façade paint from Holland: Zero maintenance for the next 20 years.

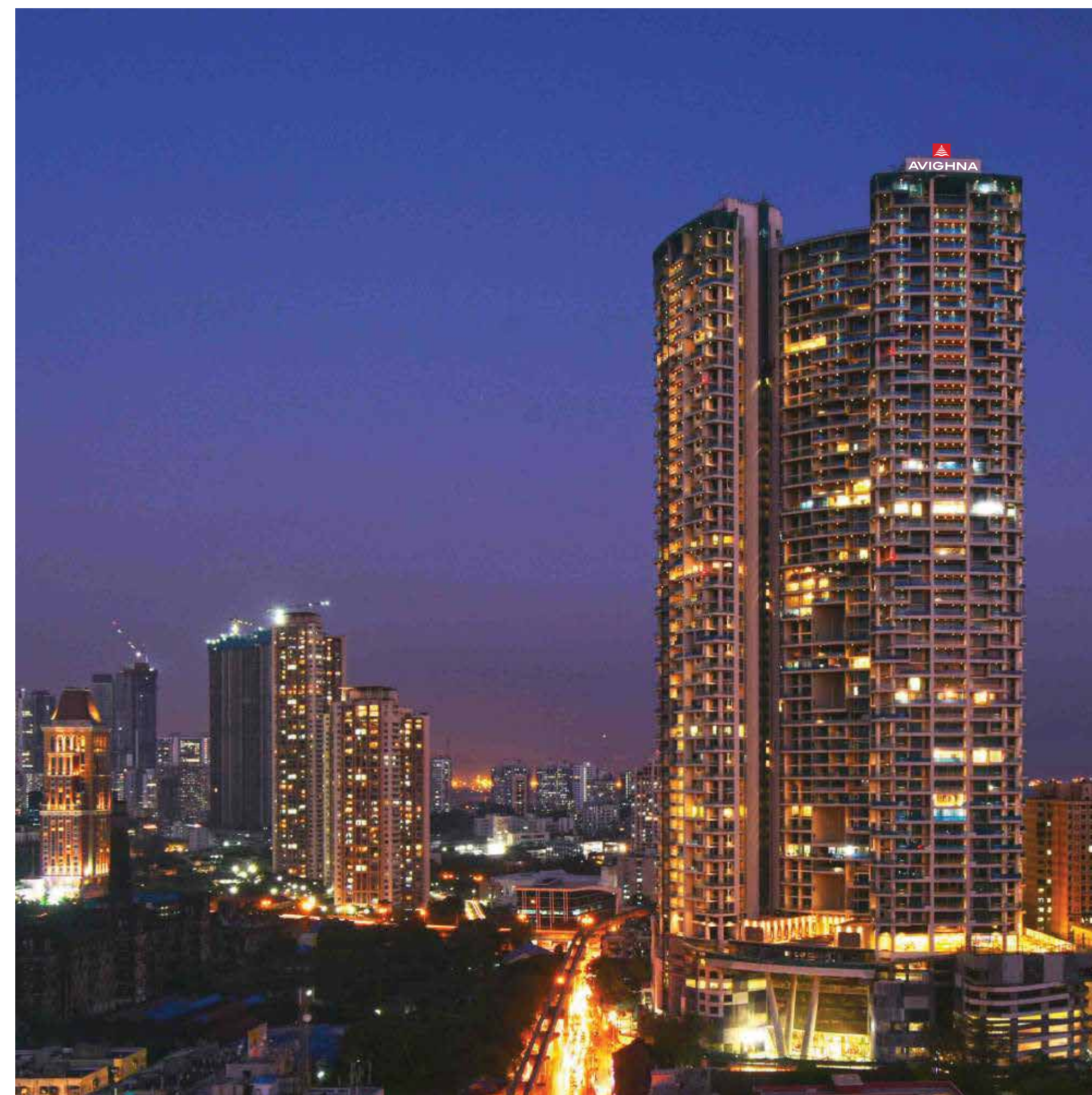
Zero maintenance cost for the next 10 years with regard to waterproofing.

Zero maintenance cost on elevators for 1 year. After which, the AMC is finalized for the next 5 years at a 60% lower cost than the industry practice. Generally, the industry norm is 1 year.

Zero maintenance cost on air conditioners for 18 months from the date of installation. For the next 5 years, the AMC is finalized at a 25% lower cost than the industry norm.

The above are some of the contracts already finalized and signed. More such contracts are in discussion and closing stages.

As part of our long-term planning, every resident will mandatorily contribute towards a sizable maintenance fund. This will be invested in a fixed deposit and the interest, along with the principal will subsidize and perhaps eliminate monthly maintenance expenses.



Actual Photograph



Lift lobby, Level 33, *Actual Photograph*

There is ample natural light and ventilation in the lift lobbies and staircases.

Price is what you pay.
Value is what you get.
- Warren Buffet

Responsible luxury. Self-sustaining luxury. Cost saving luxury.
These are terms you probably won't come across with other projects.
With the technology available today, it all makes sense. After all, it is
essential to think ahead. It is time for a new understanding of luxury.

Rs. 3,00,00,000 per annum*

This would be the running cost if all our floor lobbies were air conditioned.

One Avighna Park's architectural design maximizes natural ventilation in the floor lobbies as well as the staircases.

Due to this, our floor lobbies do not need any air conditioning, which would otherwise have led to additional expenditure and unnecessarily burdened the common maintenance charges.

* Estimate derived from calculating the running cost of cooling the floor lobbies, based on tonnage requirement and the total area of all the floor lobbies in both the towers.

22

39%

Overall savings in the running cost of air conditioning in each apartment.

The total tonnage requirement for the apartments is reduced by 30% because of the overhang in the deck areas. The overhang ensures the glass is not in direct contact with sunlight, thereby reducing the heat gain within the sky villa.

The window systems use glass that is double-glazed, laminated and shatter-proof with low emittance coating.

There is air in between the two layers of glass, due to which, the inside temperature is regulated automatically. This also helps in reducing the inside temperature by 2° C.

Advanced VRV air conditioning systems automatically regulate the room temperature based on ambient and indoor load.

It is 35%-45% more cost-efficient when compared to conventional systems, though the initial cost is 30% higher.

23

43%

Savings in electricity used for common areas as compared to other high-rise buildings.

Our high-speed elevators with regenerative drive technology will help in conserving 50% energy during downward movement.

We are considering a significant number of LED lights in the common areas. This will reduce the electricity consumption by about 20%.

The pumps from Austria are 20% more power-efficient than other conventional pumps.

40%

Savings in water requirement for consumption.

Rain water harvesting (RWH) has been implemented to recover, restore and reuse approximately 95% of rainwater received.

A sewage water reclamation plant (SWRP) has already been installed. The water generated will be used for flushing, landscaping, irrigation, car washing and road washing.

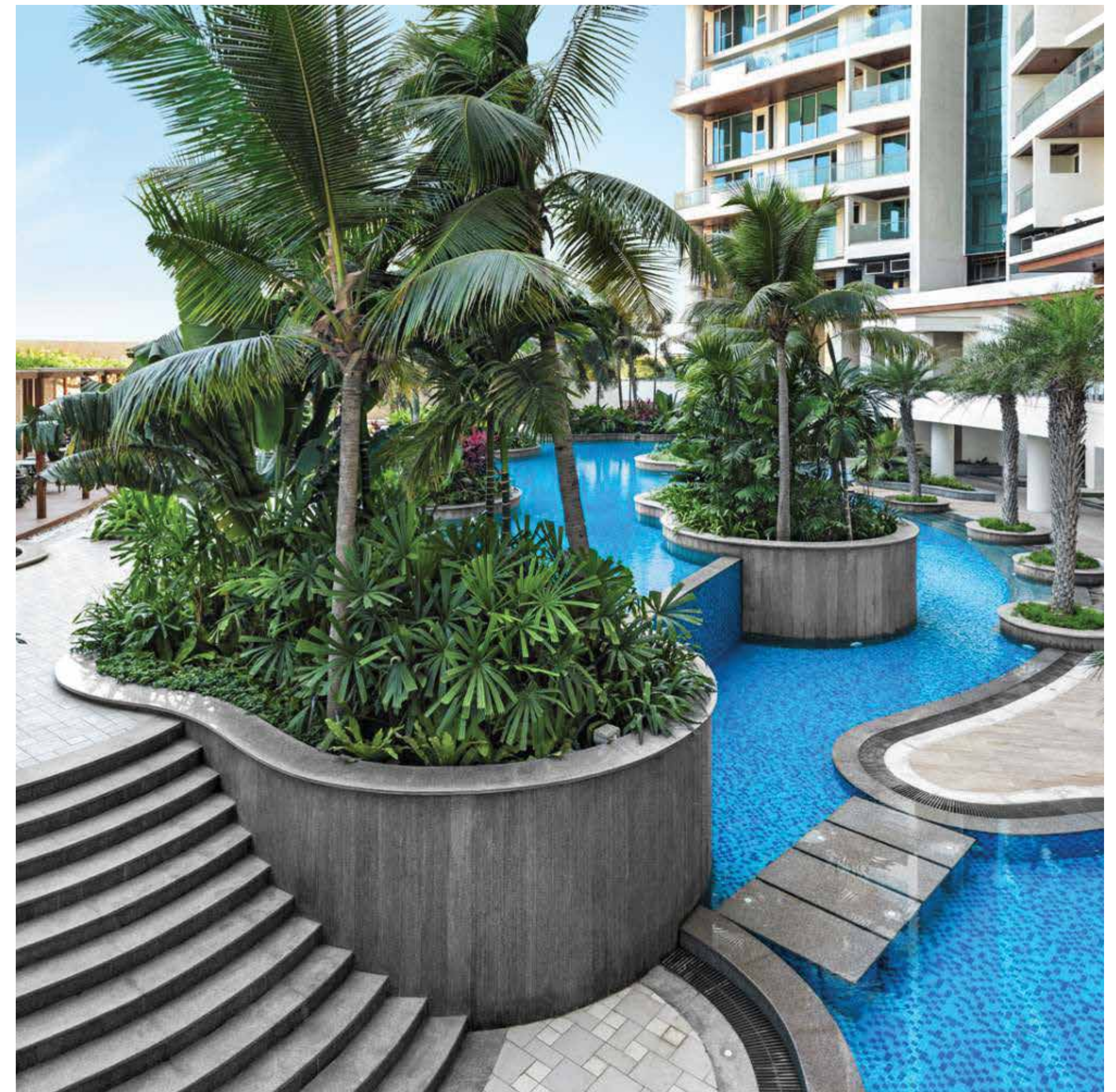
3 additional bore wells will be used when SWRP or RWH water is inadequate to meet the non-domestic demands of the complex.

The water provided by the BMC is usually inadequate for high-rise towers. But, the implementation of these practices will help in meeting resident needs without having to depend on external water tankers.

An environment designed to take care
of your, and your family's every need.

24

Because we believe in the good vibes a community
creates. Where people interact, laugh, play and
enjoy the finer things together.



25

3-Level Valley Garden Podium

Actual Photograph



Jogging Track

OUTDOOR AMENITIES

26

- Jain Derasar With Separate Access
- 3-level Valley Podium Garden 100ft. Above The Ground
- 0.37 Km Jogging Track
- Reflexology Path
- Outdoor Gym With Panoramic View
- Leisure And Kids Pool
- Tennis Court
- Play Area For Toddlers And Kids
- Yoga / Meditation Area
- Amphitheatre
- Net Cricket
- Skating Rink
- Relaxation Areas
- Poolside Cabanas
- Kids Play Zone : Jungle Gym, Water Jet Zone, Tree House and many more...



Kids Play Area



Net Cricket & Football Turf



Pool Side Pergola Seating



Indoor Sports Zone

INDOOR AMENITIES

27

- Banquet Hall
- 24-seat Private Cinema
- Guest Rooms
- Yoga And Aerobics Room
- Spas by Juvenex
- Salon by Juvenex
- Snooker And Pool Lounges
- Table Tennis And Other Indoor Games
- Cards Room
- Indoor Sports Zone (Badminton, Basketball)
- Squash Court
- Music And Dance Room
- Indoor Lap Pool
- Library And Study
- Storage Cages
- Carrom And Chess Area
- Teen Zone
- Convenience Store



Library



Private Cinema



Indoor Gymnasium

Actual Photographs of All Our Amenities.

At One Avighna Park, we don't just create amenities.
We think them through.

*The truth behind the amenities
at One Avighna Park*

28



Jain Derasar

The Jain Derasar will have its own trust for its upkeep. Also, the location of the Derasar will be adjacent to the towers, without intruding on the residents' privacy.



Spa

The spa at One Avighna Park. A practical indulgence.

Spa Management is outsourced to Juvenex whose services is priced in such a manner that residents are able to use them regularly, not just once in a while.



Club House Reception

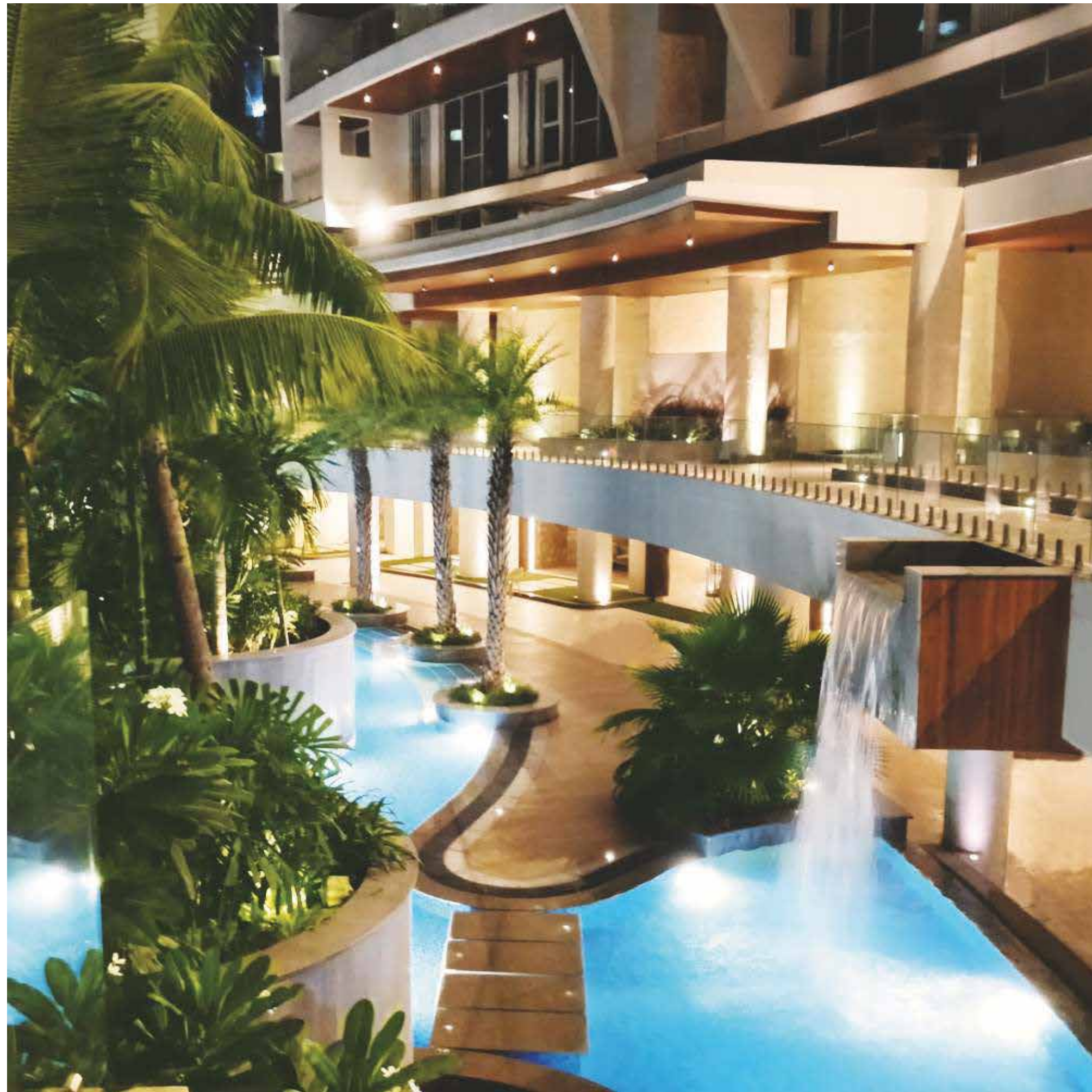
The Club House reception of One Avighna Park is an ideal venue for an enchanting evening. This astounding area proffer impeccable service, which is attentive yet unobtrusive.



Club House Lift Lobby

Located on the 8th level, One Avighna Park has two independent Club House Lobbies with 4 high speed Toshiba elevators. These lobbies offer access to the world of exuberant amenities.

29



3-Level Valley Garden Podium

Actual Photograph

Amenities are not designed to be a burden on residents.
 Amenities are created with the sole purpose of joy.



Leisure Pool



Indoor Lap Pool

Find fitness activities at club house of your leisure centre.

The Pools at One Avighna Park will suit your pleasure.
 Located on the 8th podium the pools provides an array of relaxation and lounging opportunities with stunning fountains, luxurious cabanas and lush landscaping.

3 pool targeting various age groups and requirements.
 1 leisure pool, 1 kids pool and 1 indoor pool.

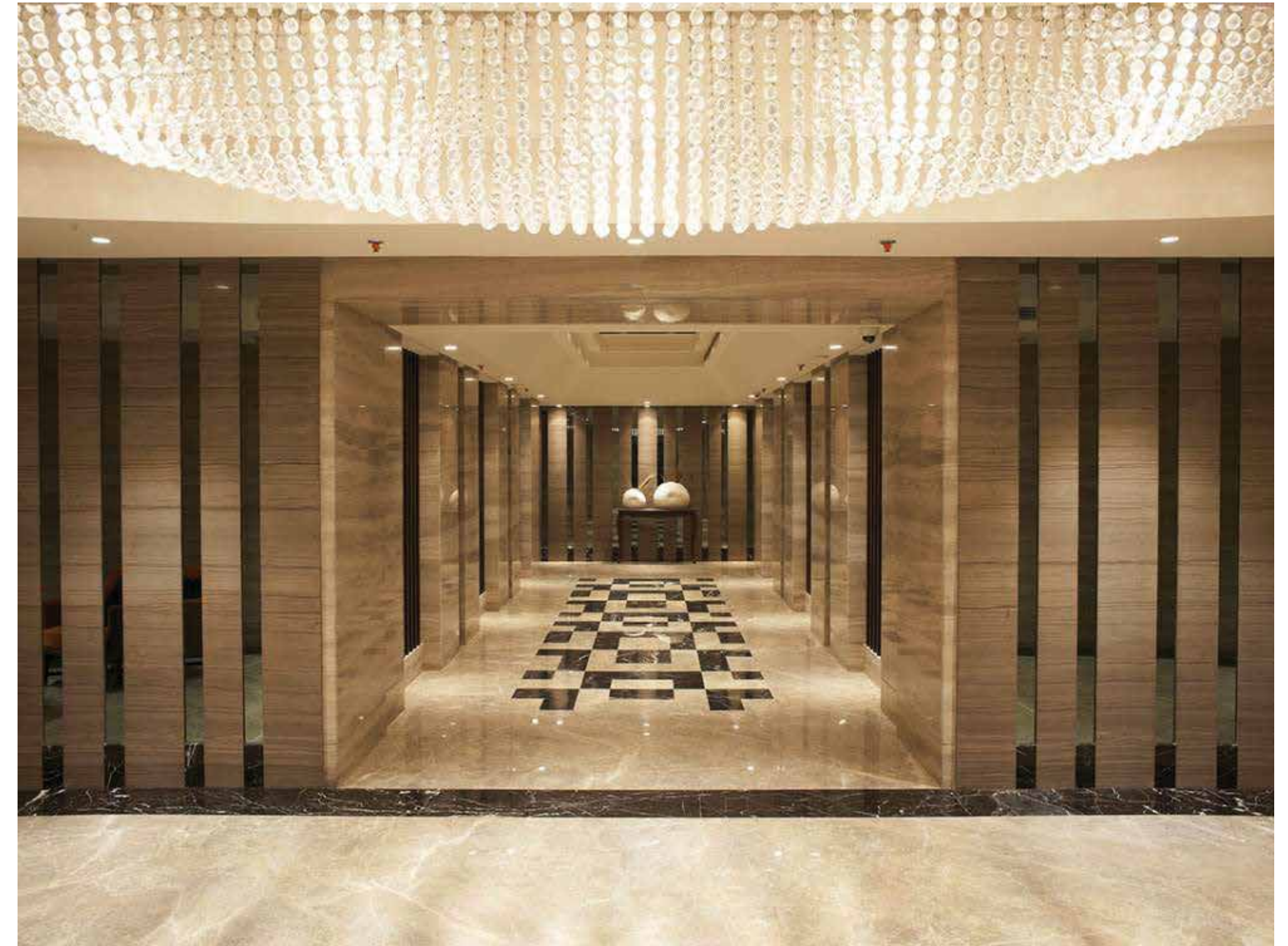


Banquet Hall

Actual Photograph

We are segregating certain amenities, which will form their own fund for their upkeep instead of being a burden on all residents.

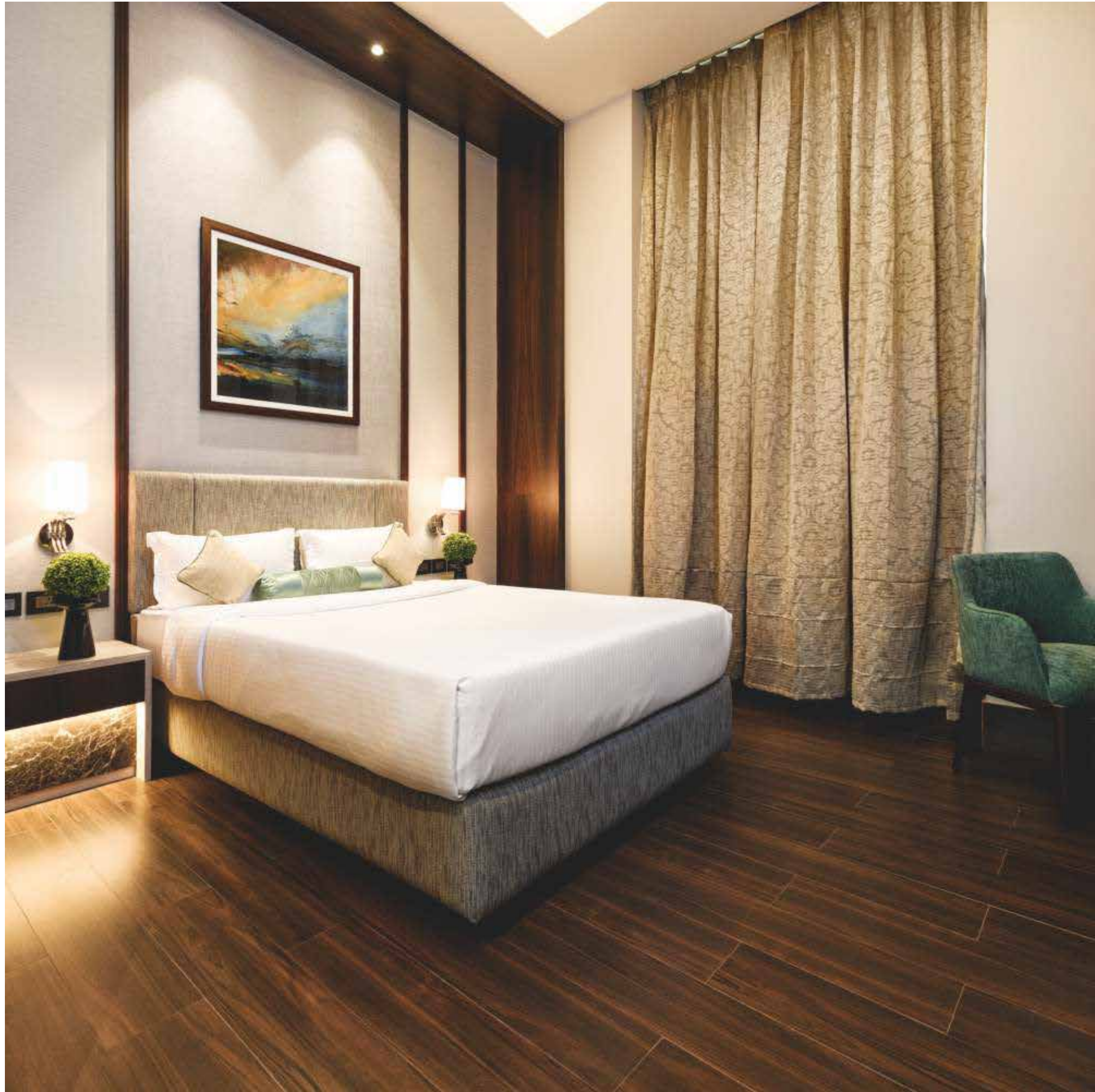
For example, the fee charged for usage of the banquet hall would cover the costs incurred, as well as contribute towards an amenity specific corpus for future upgradation/repairs etc. This will ensure that the cost is not borne by all residents, but only by the residents who are using the facility.



Pre-function Area of Banquet Hall

Actual Photograph

One Avighna Park's banquet hall has been designed with bespoke furniture, making them a unique communal space for residents to gather and share their views.



Club One Guest Rooms

Actual Photograph

Let your inner circle be
privileged as much as you are.

One Avighna Park has a rich array of amenities and services that provide residents and their guests an unparalleled lifestyle experience. 4 Lavish Guest Residences located on level 9, unique bespoke finishes and made-to-measure furniture and fittings.

Le Petit Bistro

Delight your taste buds with our exquisite offerings as you marvel at how perfectly the ambience sets the mood.

This trendy cafeteria is built on the 9th level podium.

It has an astonishing view of new skyline of Mumbai with an outdoor deck for alfresco dining.

The clubhouse cafe reflects an eclectic mix of colours and texture inducing vibrancy and warmth. The Deli serving the cafe would boost of an engaging mix of gourmet delicacies catering to the varied tastes of the visitors.

Area: 1060 sq. ft

Capacity: 25+ seater



Le Petit Bistro

Actual Photograph

Transcendence

38

39

Largest Art Installation Made with Crystals in the lobby of a Residential Tower - Limca Book of Records 2017

India's Largest Art Installation Made With Crystals Limca Book of Records, 2017

A 8000sqft grand space with 7.62mtr high ceiling, nestled in the heart of utmost luxury. Where you would be proud to hold all your events, from intimate cocktail dinners to important business conferences, with the same panache.

A venue that will add to your prestige with its decor and installations that rival even the most luxurious hotels.

Be it an evening of celebration with a live jazz band or an exclusive launch event; perhaps an exhibition, trade-show or simply a business networking dinner; all of them can be a grand success at the One Avighna Park Lobby.

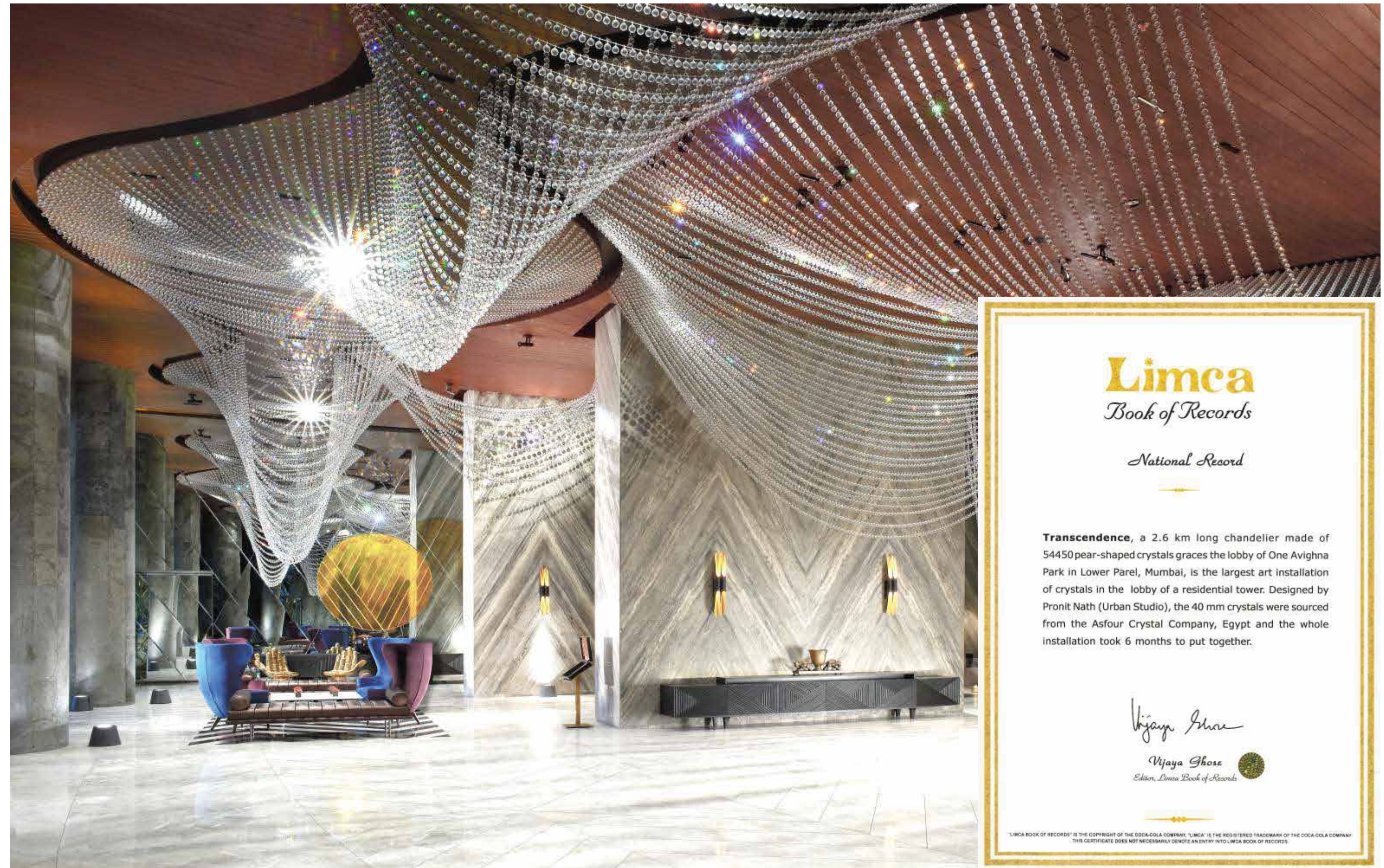
Capacity: Upto 600 Guests

Main Feature: Transcendence

Number of Crystals: 54,450

Weight of Crystals: ~5.22tons

Combined Length of Transcendence: ~2.6km



Transcendence, Grand Entrance Lobby

Limca Book of Records

National Record

Transcendence, a 2.6 km long chandelier made of 54450 pear-shaped crystals graces the lobby of One Avighna Park in Lower Parel, Mumbai, is the largest art installation of crystals in the lobby of a residential tower. Designed by Pronit Nath (Urban Studio), the 40 mm crystals were sourced from the Asfour Crystal Company, Egypt and the whole installation took 6 months to put together.

Vijaya Ghose

Vijaya Ghose
Editor, Limca Book of Records

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Actual Photograph

30.5mtr Tall Atlas Supporting 29mtr Landscaped Garden & Pool

Our inspiration for the Atlas comes from the 'God of Strength' in Greek Mythology. Just as his strength supports the heavens, our Atlas supports the weight of a beautiful garden and a pool suspended a 100ft above the ground.

In the shape of an inverted cone branching out in 4 columns, the Atlas at One Avighna Park is a true engineering marvel.

It is designed to support 20,000 metric tons of weight at an impressive height.



A home should be an opening to a world full of beautiful experiences, not a confinement to four closed walls.

We have thought a lot about what one wants out of a home.
Of how, it can be even more.
Here's a glimpse of what we have envisioned.



Panoramic views of the Arabian Sea and the Mahalaxmi Race Course.

Actual Photograph



5 Bed Sky Mansion, Living Room, Level 53

Actual Photograph

Homes at One Avighna Park.
Created for a community of like-minded people.

Vastu-compliant layouts.

The living area of the 3 & 4 Bed Sky Villas has panoramic east as well as west views. This also ensures cross ventilation in the apartment.

7.62 mtr high landscaped decks with a plunge pool in every sky villa.

11ft 10in floor-to-ceiling glass windows for an incredible panoramic view and ample natural light.

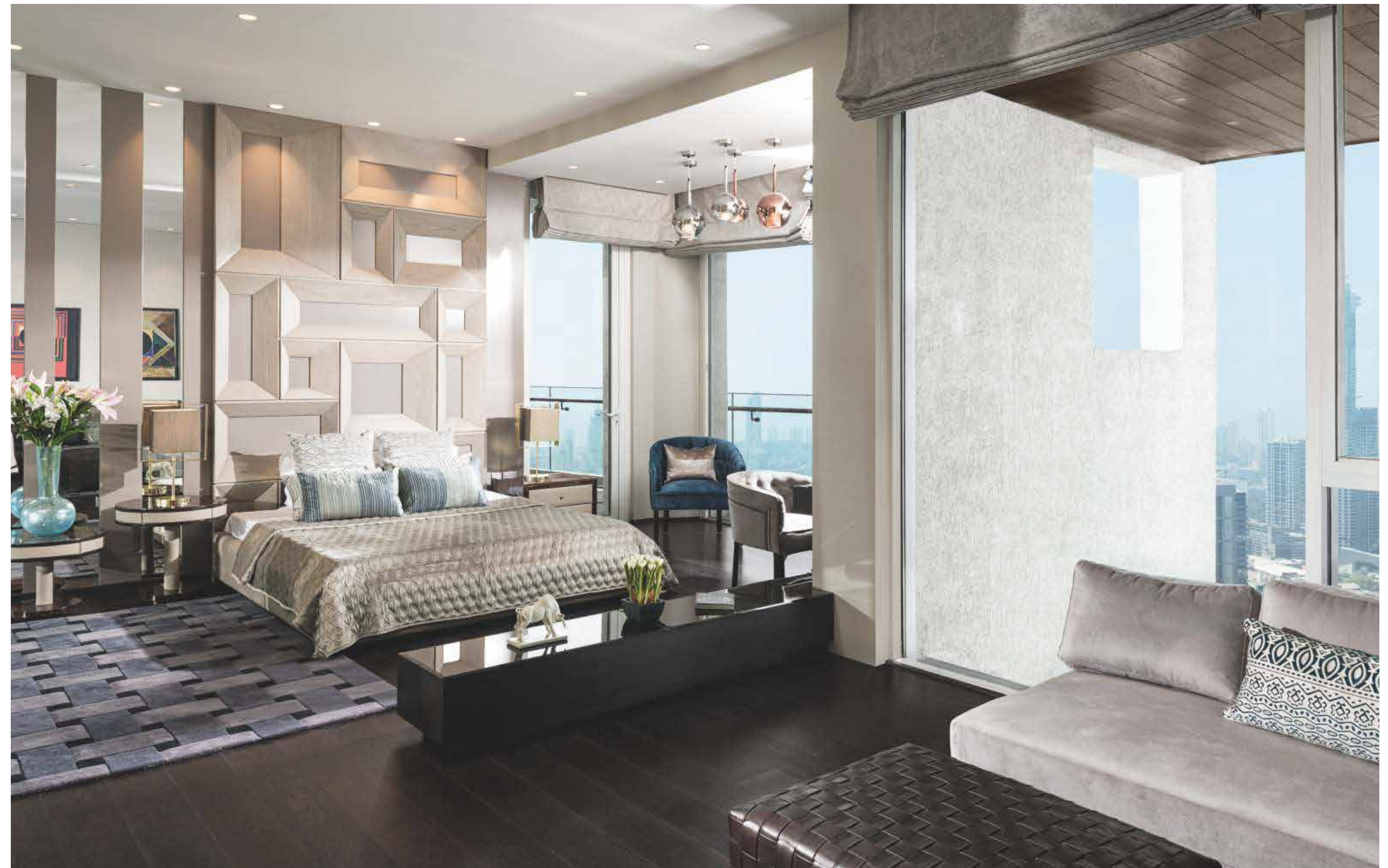
48

Separate staff entrance and passageway to ensure utmost privacy and security. Staff can access the living areas only via the kitchen. Thus, to block access, all one has to do is lock the kitchen door.

Enough space is available for residents to carry out their renovation work, without disturbing their neighbours.

The garbage chute and other back-end services are handled via the service entrance.

The 4ft 6in railing surrounding the decks uses SentryGlas for safety and peace of mind.



49

5 Bed Sky Mansion, Master Bedroom, Level 53

Actual Photograph



5 Bed Sky Villa, Living Area, Level 38

Actual Photograph



3 Bed Regalia , Living Room, Level 18

Actual Photograph

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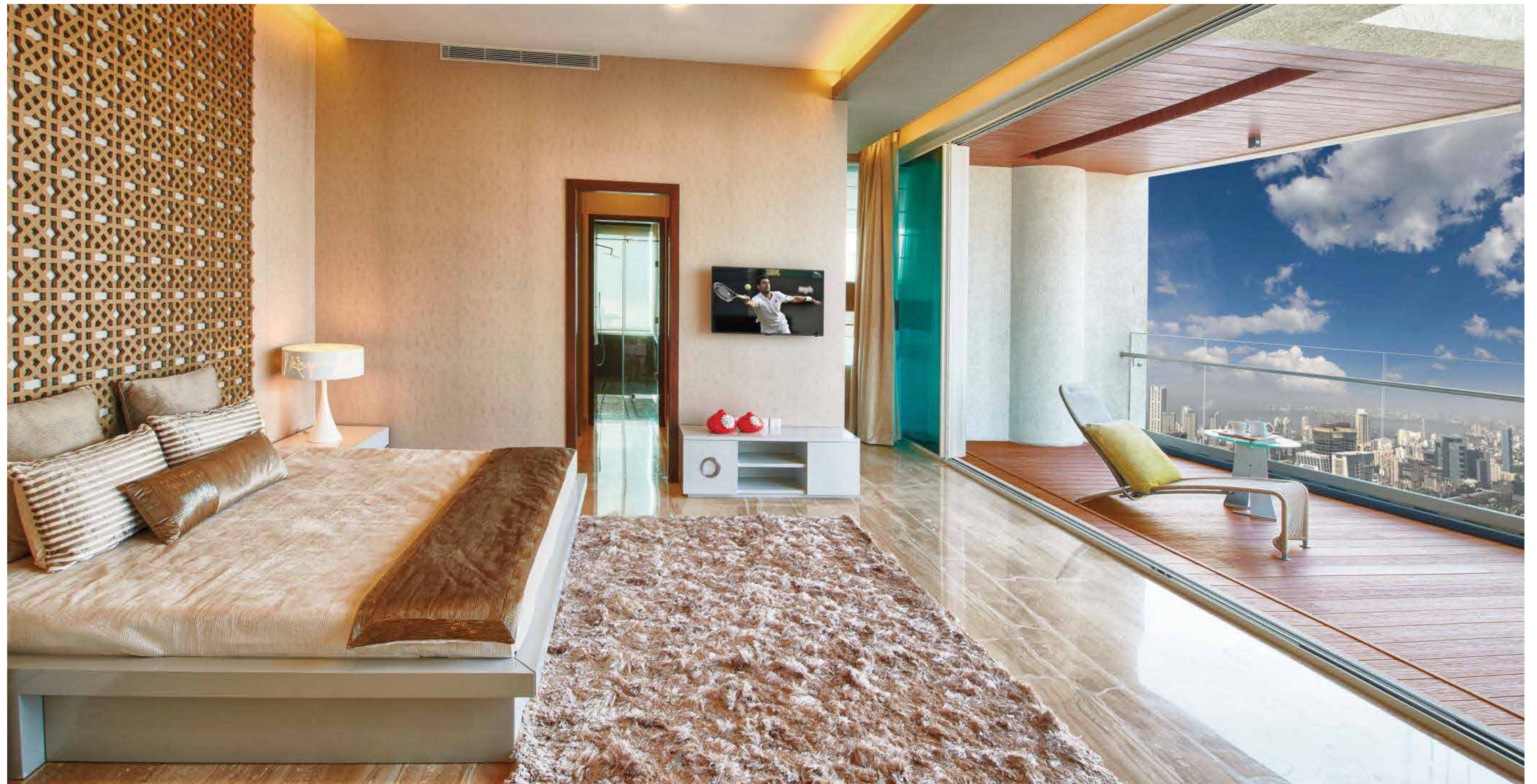
The 4ft 6in railing surrounding the decks uses SentryGlas for safety and peace of mind.



4 Bed Sky Mansion Master Bedroom, Level 53

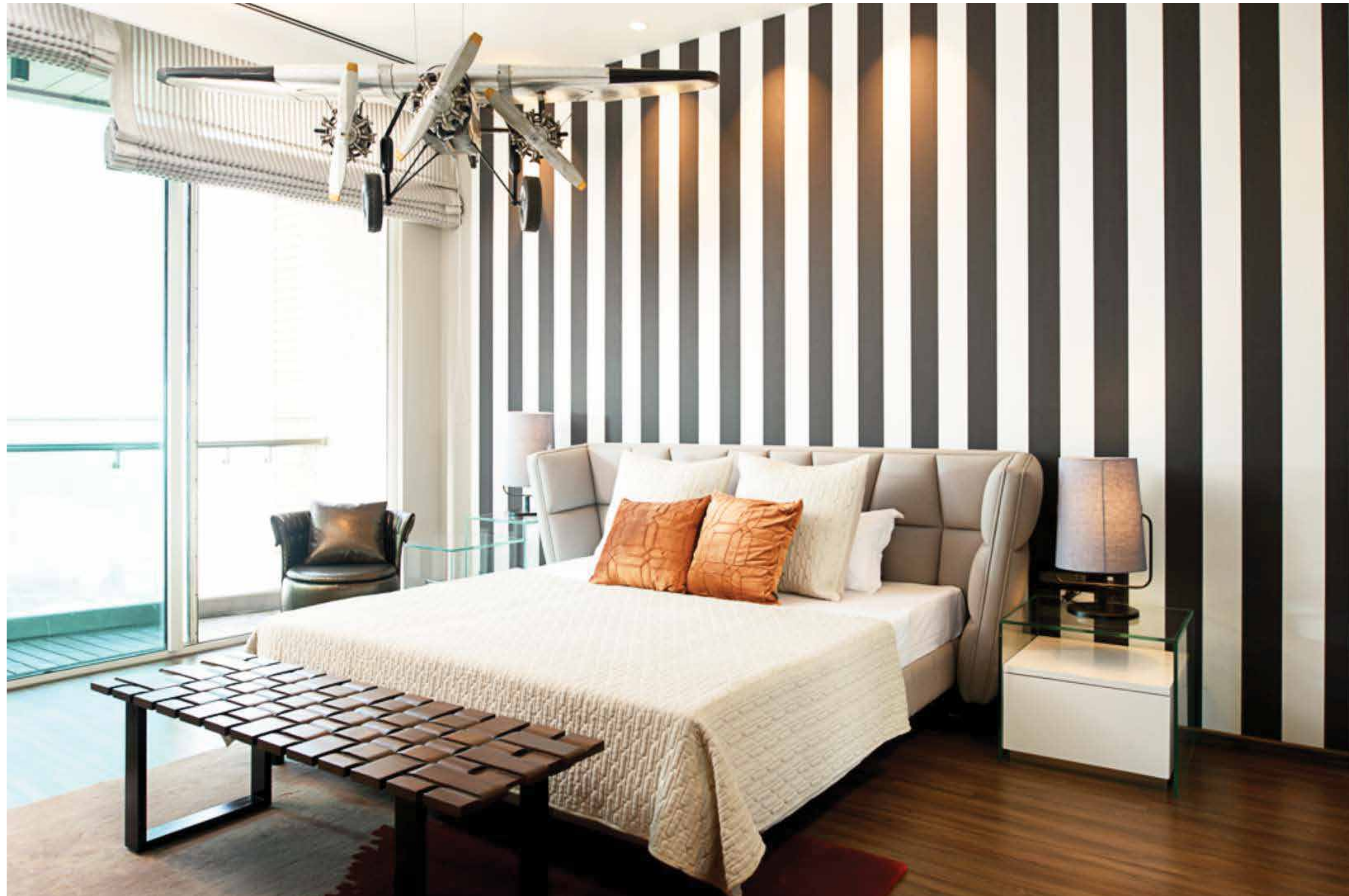
Actual Photograph

55



5 Bed Sky Villa View from Master Suit, Level 38

Actual Photograph



5 Bed Sky Mansion, Kids Bedroom, Level 53

Actual Photograph

Change is constant. To evolve is only natural.
Visions are based on this conviction.

*The truth behind the future
at One Avighna Park*

10 years ago, people asked us why we chose
Lower Parel for our landmark project.

We said we chose it for its potential.
The potential for evolution and change.

There will be a secondary access from Ambedkar Road into the towers.

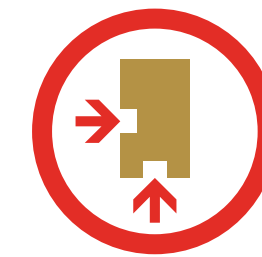
MCGM has declared Mahadev Palav Road as a No Hawking Zone.

We will beautify the approach road by planting more trees and taking other initiatives.

A skywalk is under consideration by MMRDA, which will reduce the pedestrian traffic on the road dramatically.

The low-end retail stretch you see today caters to the present needs of the area. Naturally, with changing needs, this will be replaced by supermarkets, banks, ATMs and much more.

The primary access road, Mahadev Palav Marg, is presently 70 ft wide, but it will be widened to 130 ft - almost double of what you see today. Ambedkar Road will also be widened by 22 ft. The Government has also proposed to widen the Currey Road fyover.



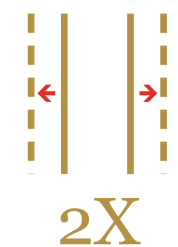
SECONDARY ACCESS
from Ambedkar Road



NO HAWKING ZONE



PROPOSED SKYWALK



MAHADEV PALAV ROAD 2X
from 70ft wide to 130 ft wide



June
2014



2019


*Visualisation and time frame are estimations based on proposed approvals.


Your home should make you feel safe and secure.
The way you make your family feel.


The truth behind the safety and security at One Avighna Park

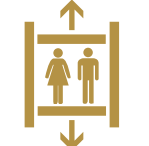
Fire safety

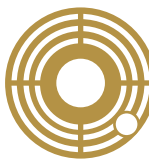
Fire is a serious concern. At One Avighna Park, we have implemented several measures of prevention, and at the same time, are prepared in the unlikely event of one.

 We have installed the Busbar electrical power distribution system. During a fire, it can withstand 950°C of heat for up to 3 hours.

 There are refuge areas provided at maximum intervals of 6 floors.

 Staircases are ventilated, to help the smoke escape in the event of a fire.

 Elevator pits also have air pressurization units to help the smoke escape during a fire.

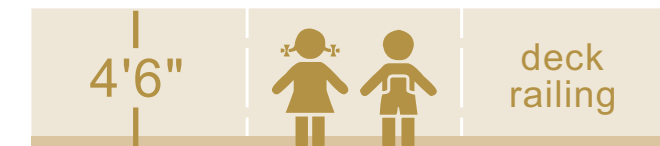
 Heat detectors in the kitchen are connected to the fire alarm system. Gas leakage detection is also a feature in the residences.

 AAC blocks have been used as building material due to their fire-resistant properties.

Other safety and security measures

While shortlisting the materials and components to be used in the towers and your home, we have always questioned the selection like a concerned home owner or a parent would.

Take for example, the use of SentryGlas for the glass railing around the deck area in each apartment. Being five times stronger and up to 100 times more rigid than conventional laminated glass, it ensures safety and peace of mind.



We have also kept the height of the railing at 4ft 6in to ensure safety for children.

Basement and ground surface area waterproofing and a strong drainage network will ensure that there is no flooding.

24/7 camera surveillance of common areas, which is monitored through IBMS.

An electric substation is a norm for emergency backup in most projects. Besides having this at One Avighna Park, an additional substation having a separate receiving station is proposed as an alternative source, to ensure no power failure during calamities.

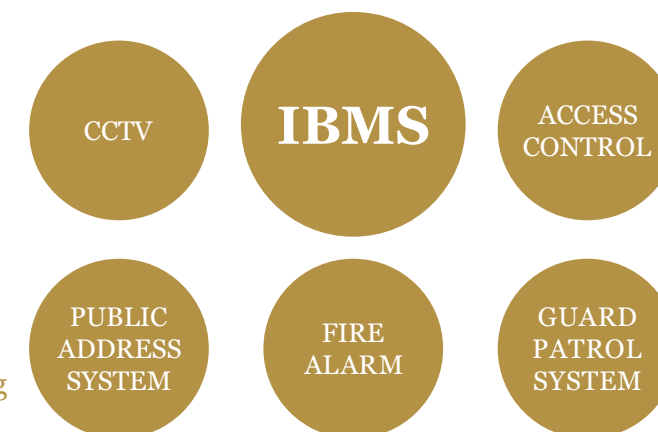
Earthquake-resistant structural framework.

Fingerprint detection for access control.

One point central system

We have installed the latest Integrated Building Management Systems (IBMS) to monitor and ensure the smooth functioning of various integral processes, including those concerning security.

Some of the safety and security processes controlled by IBMS:



Building landmarks that create value.

Developers of Nishika Terraces at Worli Seaface



We believe in creating excellence.
And expect you to accept nothing less from us.

SINGLE FOCUS APPROACH

We execute one project at a time. Our success is a result of this focused approach as well as the complete involvement of top management in every key decision. It also results in speedy completion and delivery of our projects - a critical consideration in the real estate business.

DEBT-FREE

At Avighna, we do not believe in over-leveraging ourselves. In this uncertain market, we have seen many companies pass this burden on to the end user, which we ethically and principally do not identify with.

AVIGHNA INDIA

An ISO rated company:
ISO 9001 (Quality Management System)
ISO 14001 (Environmental Management System)
ISO 18001 (Occupational Health & Safety System)



One Avighna Park, has been approved for home loans by :
HDFC, SBI, ICICI, Axis, Dena, PNB, Union Bank and several other leading banks.

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