

PARK SERENE

Premium Plots with Complete Infrastructure

Dream Price. Dream Location. Dream Appreciation.





Mr. Harpal Singh Arora has been in the business of Real Estate for more than a decade. Arora Infra Ventures Pvt. Ltd. is another feather in the cap of Mr. Arora. Customer Satisfaction and Innovation with Quality are the corner stones of the organization. All what's planned designed created and offered is done keeping in mind the need of changing time and space.

The company specializes in reaching out to the customers, understanding their needs and then ensuring that it exceeds the expectations of the customers in each and every dimension. The company's focus has been to become the most preferred player by the customers in Central India in order to achieve this Arora Infra Ventures Pvt. Ltd. has left no stone unturned and has now become the first choice of the customers owing to the commitment on time lines and an acute focus on quality.



Simran Constructions is a name which has been well received and accepted in the market in a very short time. The company has been acquiring new heights under the leadership of Mr. Kamaljeet Singh Hora an Engineer by profession and an entrepreneur by heart. He works with impeccable focus on Quality and is committed to accomplish the projects well before time. His vision is to create spaces which address the needs of a modern man. Simran Constructions is striving to modernize the contour of city scape with its exceptional projects of Commercial and Residential luxury living located in the prime areas of Raipur. Simran Constructions has a very high skilled team which is all set to scale new heights and fill the life of customers with radiant colors of hope and happiness.



Aarson Group of Companies has a very dynamic and diversified portfolio. The organization has been in the Automobile Industry for more than a decade, where the name has become synonymous with quality service. Aarson Buildcon has been in real estate for a very long time. The group is known for the quality work and creation which has customers needs as its corner stone. The group has lots of land parcels spread all over the state. The group is all set to Redefine the lifestyle statement of the modern man. The projects which are planned and are getting rolled over have the customer delight as their main goal. The focus is to deliver all what has been promised to the customer so that the first relation with the clients becomes as association for a life time.



New Raipur

A World Class Road Network



Ariel View of New Raipur

Proposed Jungle Safari



State Secretariat, New Raipur



Real Estate Scenario

Though still in its nascent stages, real estate in Chhattisgarh is expected to develop rapidly in the next decade. Apart from the regular Industrial Estates, large tracts of land have been reserved and earmarked in various districts for mega - projects. Residential property development in Chhattisgarh is being propelled by real estate builders.

Chhattisgarh has a fair share of Industrial Parks – the Bhilai steel plant and the BALCO aluminum plant in Korba have attracted ancillary industries. In the Borai Industrial Park in Durg, Industrial Growth Centres in Urla and Siltara near Raipur, and in the Sirgitti Growth Centre in Bilaspur, manufacturing and commercial activity is expected to pick up, as land is ready for allotment.

The future of the hospitality segment is bright, as the state's dense forests, caves, waterfalls, rich biodiversity and handicrafts have the potential to develop into popular tourist attractions. The Taj Hotels Group, International Park Plaza, Hyatt, Marriott Courtyard etc. have started offering their services in Chhattisgarh.

The trouble free industrial environment of the state, with its excellent work culture and labour relations is conducive to the rapid growth of off-shore software development centres, BPOs and call centres.

The State is committed to extend appropriate financial and operational support to entrepreneurs and enterprises in the software and hardware industry. In this context, real estate in Chhattisgarh is poised for major growth.

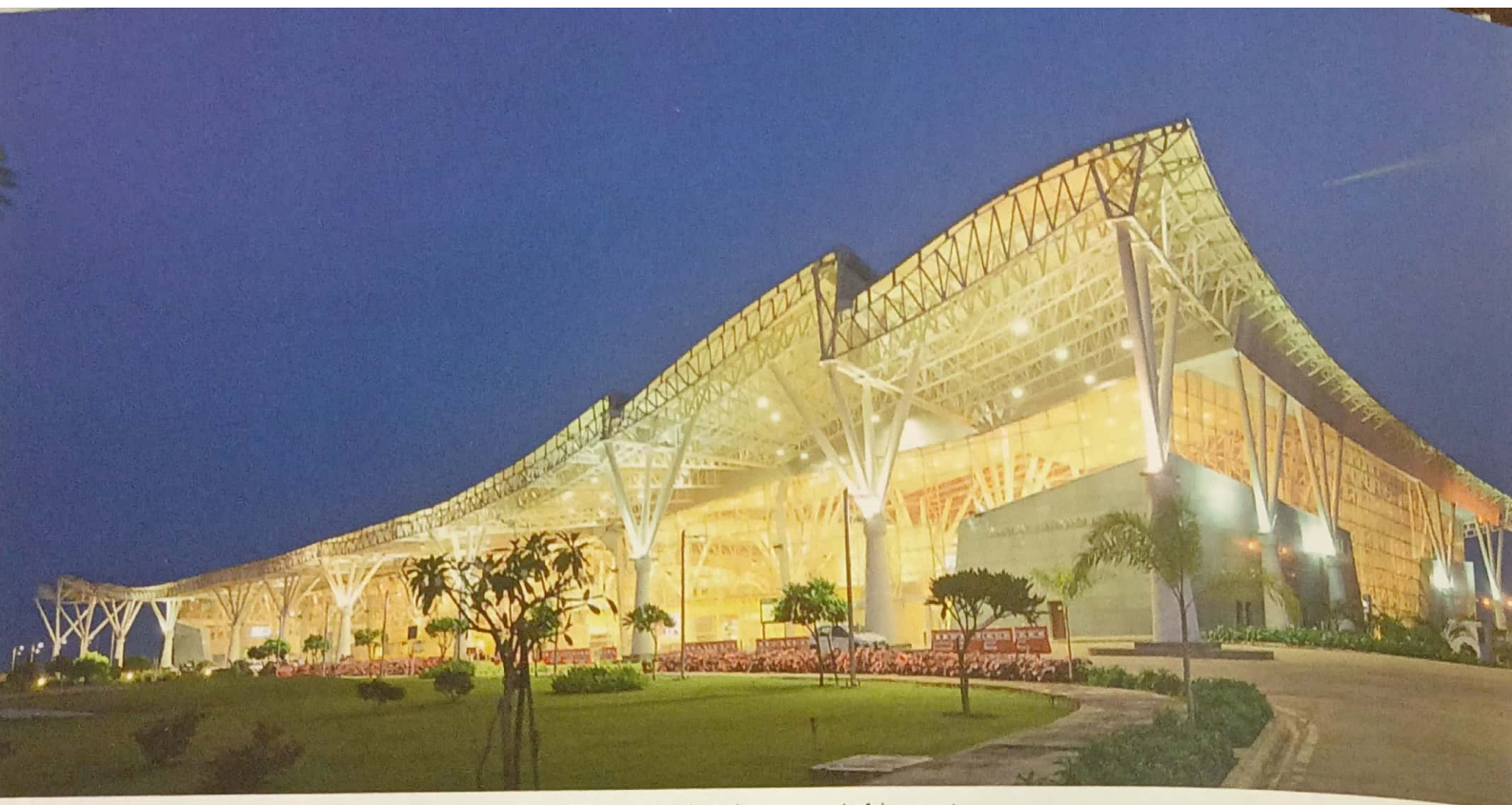
Raipur City Snap Shot

Raipur is the capital and the most populous city of Chhattisgarh, with a population of 4.1 million (census 2011). The city has steel, coal, power, aluminum, and cement industries, and rice milling plants. Raipur is mainly an industrial city (it is the largest steel market of India), and Raipur city is the capital of Chhattisgarh State and the 55th largest urban agglomeration in India (Census, 2011).

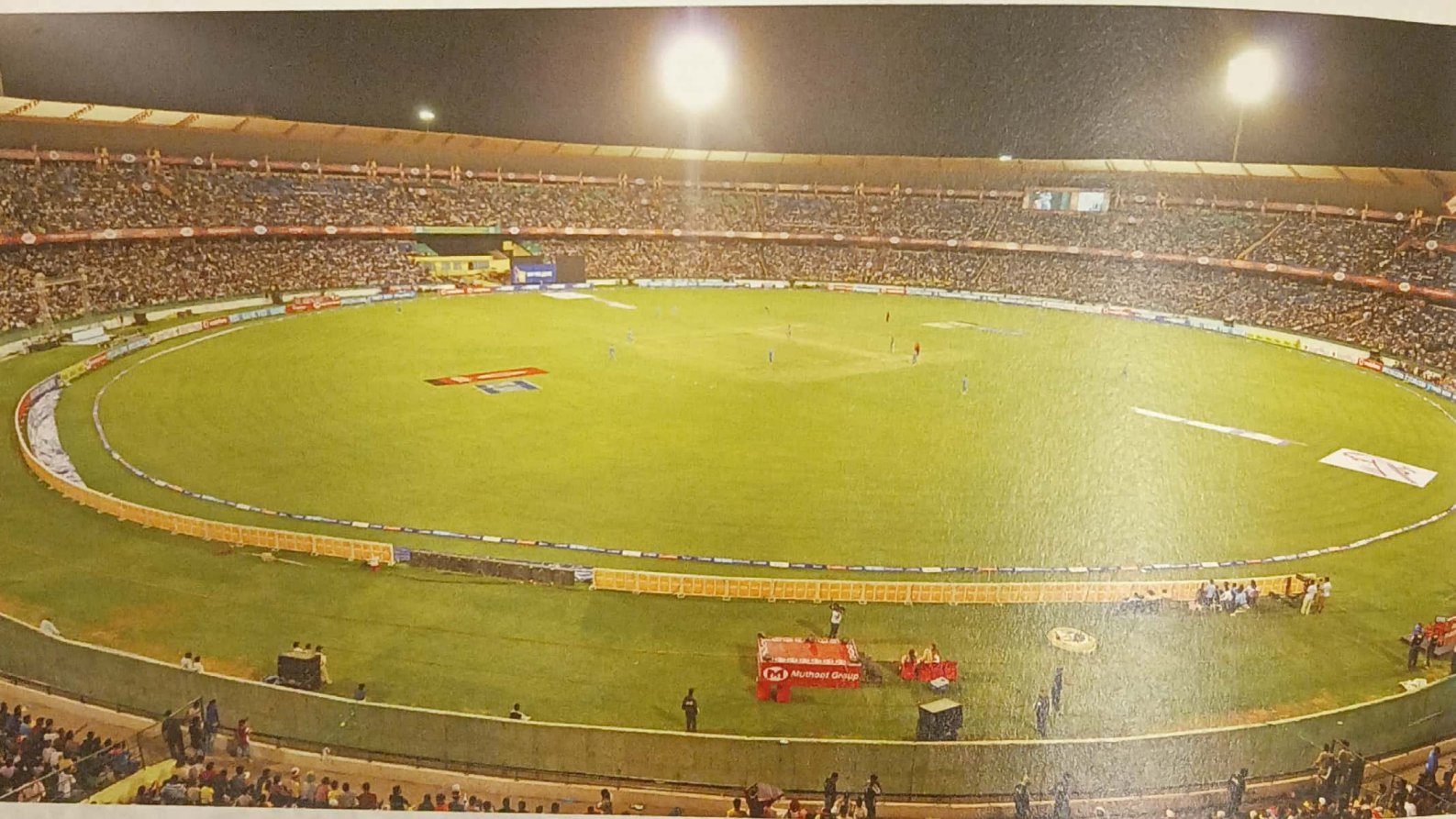
The city is located at a strategic position on the national transport network. Creation of Chhattisgarh as a state in 2000 and emergence of Raipur as the State capital provided fresh impetus to the economic development in the area leading to rapid urban growth and upsurge of real estate market.

Raipur is the centre of trade and large scale industrial activities for the state of Chhattisgarh. Raipur along with neighbouring cities of Durg and Bhilai is hub of steel, aluminum power and cement plants.

The city is also a prominent emerging hub for tertiary economic activities such as services, trade and commerce, wherein it is serving as a regional node for trade and commerce for a variety of local agricultural and forest products.



Swami Vivekanand Airport



Shaheed Veernarayan Singh International Cricket Stadium

Price Propellers of Raipur

Other than being the capital of Chhattisgarh, Raipur has backed a strong economic driver to its real estate demand. But the recent announcement of a few major infrastructure projects and interest shown by mining, manufacturing and retail companies have perked up the property market. Some of the key factors are:

1. New Raipur:

India's First Greenfield Smart City, Planned and executed in 21st century. A satellite city being developed 20 km from Raipur as the new capital. Township with 2,536 houses, five-star hotel, commercial centre, SEZ and logistics hub to be part of the project.

2. Smart City:

In the approach to the Smart Cities Mission, the objective is to promote cities that provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment and application of 'Smart' Solutions. The focus is on sustainable and inclusive development and the idea is to look at compact areas, create a replicable model which will act like a light house to other aspiring cities. The Smart Cities Mission of the Government is a bold, new initiative. It is meant to set examples that can be replicated both within and outside the Smart City, catalyzing the creation of similar Smart Cities in various regions and parts of the country.

3. Airport:

Swami Vivekananda Airport, Raipur awarded National Tourism Award 2013 for best Airport in non metro category is the primary airport serving the state of Chhattisgarh, India. The airport is centrally located at Mana, 15 km (9.3 mi) south of Raipur between the old city and the new seat of the state government New Raipur. In 2006, this Airport witnessed an 82% increase in passenger traffic (the highest in the country for that year). The Airport is one of the 35 non-metro airports recently modernized by the Airports Authority of India. It is currently served by Air India, Jet Airways, Jetlite and IndiGo

4. Shaheed Veernarayan Singh International Cricket Stadium:

Situated in the state of Chhattisgarh, the Raipur International Cricket Stadium was built in 2008 and boasts of a capacity of 65,000 spectators. It is the second largest cricket stadium in India and has one of the best infrastructures. This ground hosted its first ever match in 2010, when the Canadian national team arrived in India and played a practice match against the Chhattisgarh state team. In 2013, the stadium was declared as a second host venue for Delhi Daredevils in the Indian Premier League.

Growth Potential of Labhandi

A clear transformation of the infrastructure is bound to happen in this area in the near future. In the days to come the area ahead of Magneto Mall shall become the dream destination of the Upper Middle Class and Working Class Audience. Kamal Vihar Phase II has already been announced by the state government this includes Jora, Amlidih & Labhandi. This means in near future the Infrastructure of this area will go through a complete transformation. Upgraded infra will give an added boost to the prices in this area, be it land or be it houses.

PARK SERENE

Premium Plots with Complete Infrastructure

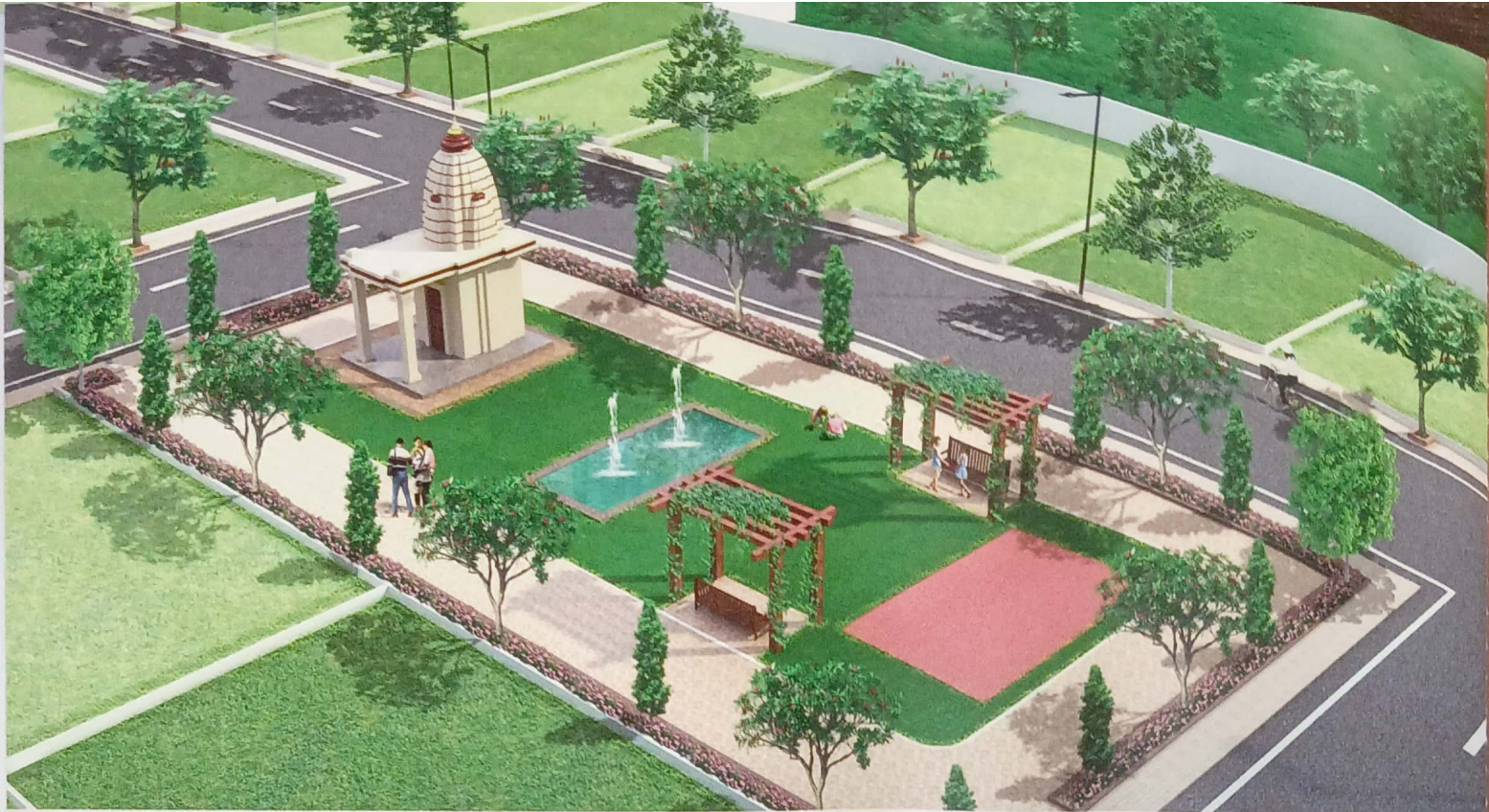


Amenities

Children Play Area ♦ Outdoor Net Cricket ♦ Basket Ball Court ♦ Badminton Court

Underground Electrification ♦ Twin Entrance Gates ♦ Underground Drainage System ♦ 5 Layer CC Roads





Temple, Water Body & Meditation Area ▲



▲ Amphitheatre

Club House

A self contained Double Storied Club House has been planned keeping in mind all the needs of a modern family. Club house has an independent swimming pool ,table tennis room, well furnished guest rooms for your esteemed guests, pool table and a well equipped gymnasium with hi-tech machines.

Guest Rooms



Gymnasium



Meditation Area

Table Tennis



Pool Table



Party Hall



Sit Outs



Well Furnished Guest Rooms ▶



◀ Table Tennis Room



Pool Table Room ▶



◀ Well Equipped Gymnasium



F.A.Q.s

Frequently Asked Questions

1. Where is proposed PARK SERENE Development ?
Ans. The proposed development is located off G. E. Road besides Romanesque Villas, Raipur.
2. How far is PARK SERENE from Airport, Railway Station and Bus Stand?
Ans. Distance from prominent places is stated below

Airport	7.0 Kms
Railway Station	9.0 Kms
New Bus Stand	7.0 Kms
Malls	1.0Kms
Star Hotels	1.0 Kms
Schools	0.5 Kms
3. What is the overall development of PARK SERENE?
Ans. The total development is proposed to be over 7 acres with a potential to house more than 100 families once complete.
4. What are the plot sizes available in PARK SERENE?
Ans. The plot sizes vary from 900 sq. ft. to 2200 sq. ft.
5. Is there water supply for individual plots?
Ans. Yes, the water supply is there.
6. Who will maintain the common area?
Ans. Resident Association will maintain the common area.
7. Will the inside road will be a CC road?
Ans. Yes, the inside road will be a CC road.
8. Is the electricity connection a 1 phase or a 3 phase connection?
Ans. It will be a 3 phase connection.
9. Is there a convenience store near the location?
Ans. Yes, there are convenience stores near the location.
10. Are there any Schools near the location?
Ans. Yes, St. Xavier's School and Ryan International School both are 0.5 km from the development.
11. Are there any hospitals/medical centers near the Location?
Ans. Yes, there are hospitals near the location.
12. How far is the nearest petrol pump?
Ans. The nearest petrol pump is 0.5 km away.
13. Is there any Bank Branches/ATM near the location?
Ans. Yes, Bank Branch & ATM is present at 0.5 km from site.
14. Can a group visit to the site be arranged?
Ans. Yes, We have a fully operational site office and we would be pleased to arrange a visit on your request. Kindly contact us or drop a mail for the same.
15. How do I book my Plot at PARK SERENE ?
Ans. You can book your plot by simply paying the booking charges, completing the application form and providing other related documents at our office.
16. What is the nature of the agreement to be signed by us?
Ans. A sale agreement will be entered into and the individual plot will be registered on your name.
17. Can I start construction on my plot once it is registered?
Ans. Yes, you can construct on the plot keeping the Town and Country Planning Raipur, local body regulations in consideration.
18. Is it possible to get finance for this project?
Ans. Yes, we will help you to get finance through our tie-ups with various banks.
19. Is Park Serene an approved layout?
Ans. Yes. The Layout is approved by the Town and Country Planning Dept. Raipur.
20. How do I contact if I have any more questions/clarifications?
Ans. Please email us at: alliancerealty.aar@gmail.com



PARK SERENE

Premium Plots with Complete Infrastructure



Other Projects



◀ Cloud 9

2 Towers, 9 Floors, 126 Flats,
Off G.E. Road Raipur

Floral City ▶

170 Duplex Houses, township
with all facilities & amenities,
situated at Old Dhamtari Road,
Raipur



◀ City Plaza

Commercial Building,
Situated on G.E. Road, Raipur

Simran Heights ▶

36 flats, with landscaped garden.
Located at Mahavir Nagar, Raipur



◀ Simran Towers

4 Storey Commercial Building with
an area of 7,500 sq. ft. for each
floor, situated at, Pandri Raipur