

Turning  
Acres into  
Icons

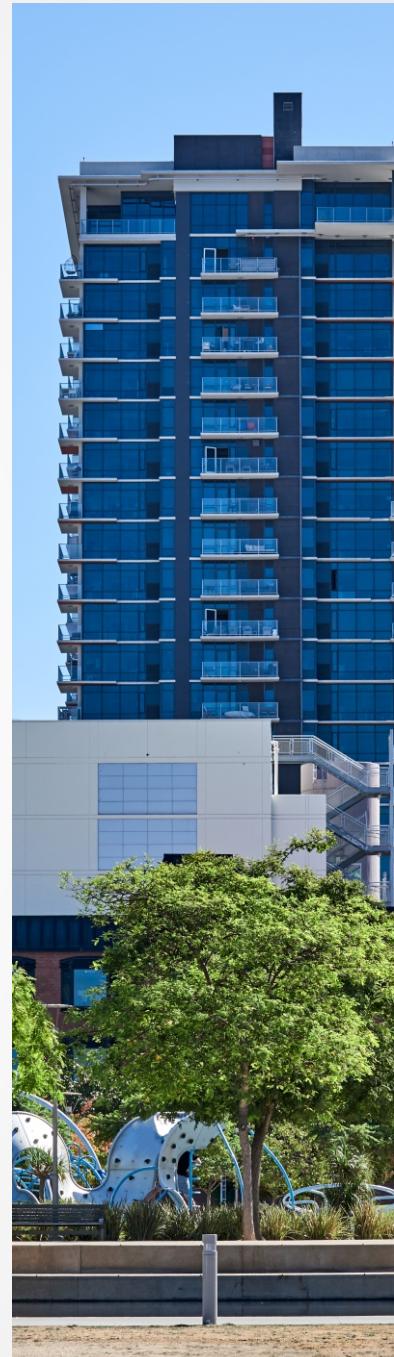


AVANI  
— DEVELOPERS —

# INTRODUCTION

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Avani Developers has swiftly established itself as a trusted player in the real estate landscape of Delhi-NCR and Haryana. With a strong focus on **luxury residential, commercial, and industrial plotted colonies**, Avani Developers delivers credibility, vision, and growth-driven opportunities for investors, businesses, and homebuyers alike.





In a remarkably short span, the Group has delivered an impressive portfolio of residential, commercial, and industrial developments in parallel, while actively advancing ongoing projects and preparing for a strong line-up of forthcoming ventures. Its stellar track record is highlighted by the successful **sale of over 14,9915 sq. yds.** of residential and industrial space—underscoring its unwavering commitment to creating enduring value across every segment.

Avani Developers stands for **trust, transparency, and transformation**—building not just land assets, but long-term partnerships and future-ready opportunities.



# VISION

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To be the most trusted, growth-driven land developer in **Delhi-NCR and Haryana**, creating future-ready residential, commercial, and industrial spaces that foster prosperity for **investors, businesses, and families**.



# MISSION

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We deliver transparent, value-driven real estate solutions that inspire **growth and harmony**, empowering investors and homeowners while building a brand rooted in **integrity, innovation, and lasting value**.



# PROJECT OVERVIEW

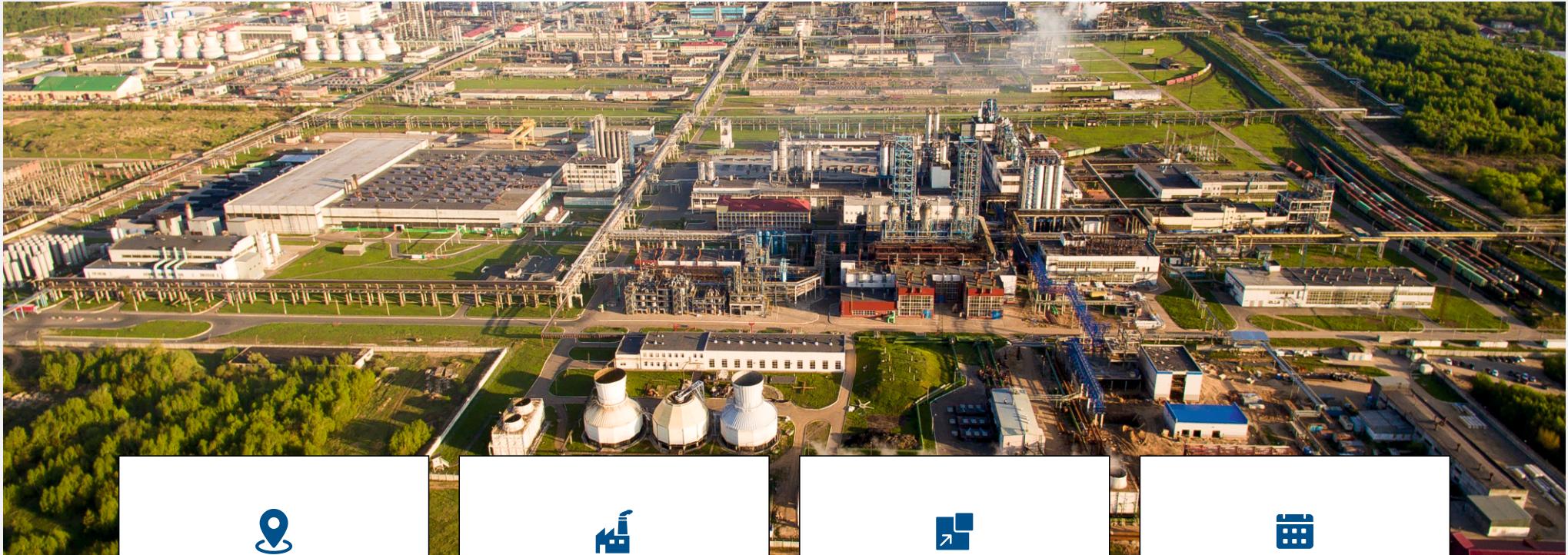
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Avani Developers has steadily built a strong portfolio of **residential, commercial and industrial projects** across **Delhi-NCR, Haryana, and beyond**. Each development reflects the company's commitment to location advantage, transparency, and long-term value creation for investors, businesses, and homebuyers.





# SONIPAT GLOBAL INDUSTRIAL TOWNSHIP



NH-352 A, Sonipat  
Gohana Bypass



Industrial Plots  
(Red/Orange/Green)



**Project Area:**  
52 acres  
**Plot Size:**  
288–2650 sq. yds



40 acres Delivered +  
Plans to expand  
across 260 acres



Large-scale industrial hub in NCR  
with excellent highway connectivity.



Multiple zoning categories  
(Red/Orange/Green) catering  
to diverse industries.



Early mover advantage in a  
fast-growing industrial  
corridor.

# SOHNA GREENS



Sector-4, Sohna,  
South of Gurugram



(DDJAY)  
Residential Plotting



**Project Area:**  
10.04 acres  
**Plot Size:**  
85-173 sq. yds



Delivered



Affordable housing under  
Deen Dayal Jan Awas Yojna (DDJAY).



Strategically located in South Gurugram,  
offering excellent connectivity  
to Delhi-Mumbai Highway



Strong appreciation potential  
due to rapid development  
in Sohna region.

# SGIT KHARKHODA

UPCOMING



NH-334 B, Toll Plaza,  
Village Jharothi,  
Kharkhoda



Industrial Plots  
(Red/Orange/Green)



**Project Area:**  
10.34 acres  
**Plot Size:**  
597-1773 sq. yds



Prime location in Kharkhoda, an emerging industrial hotspot.



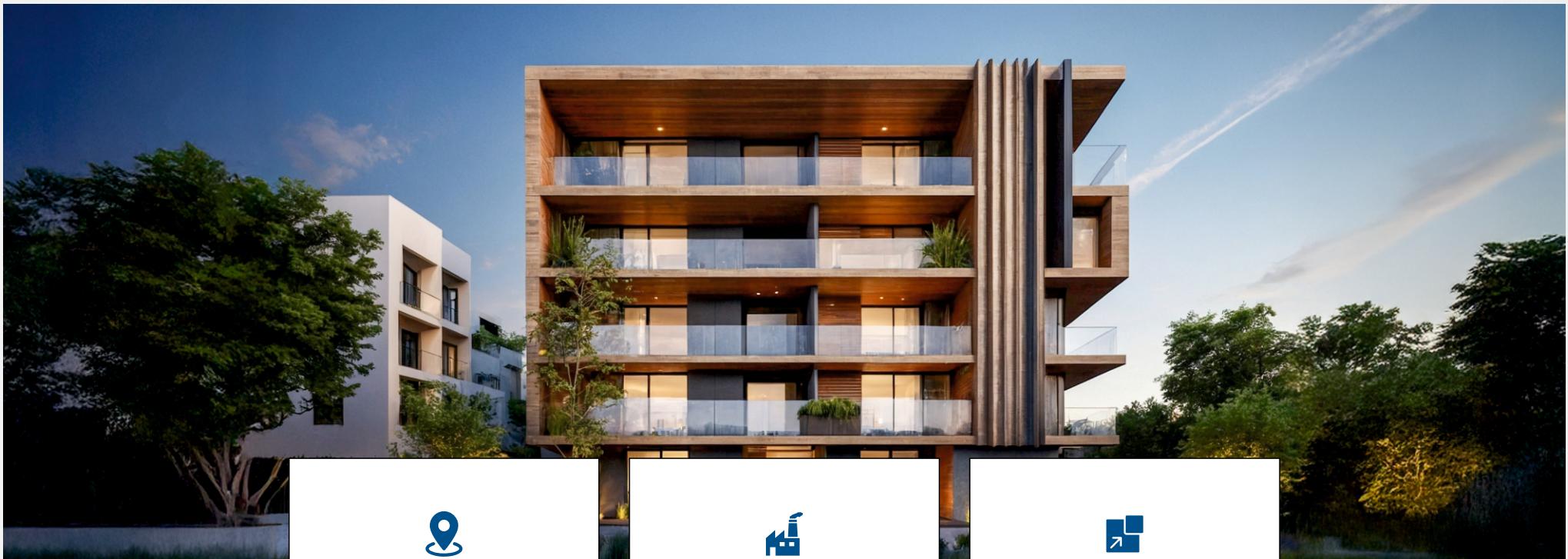
Low density with large plot sizes ideal for mid- to large-scale industries.



Strengthened by existing infrastructure and government focus on industrial growth

# AVANI EXPERIA

UPCOMING



H Block,  
Jindal Global City,  
NH-334 B, Sonipat



(DDJAY)  
Residential Plotting



**Project Area:**  
5.8 acres



Located within Jindal Global City,  
ensuring a premium residential  
ecosystem.



Compact project with  
high community value.



Affordable residential plots  
with strong urban  
connectivity.

# AVANI DREAM HOMEZ

UPCOMING



Village Barota, NH-709,  
Panipat Rohtak  
Highway, Gohana,  
Sonipat



(DDJAY)  
Residential Plotting



**Project Area:**  
12 acres



Located on NH-709 with  
direct highway connectivity.



Affordable DDJAY plots suitable  
for families and first-time buyers.



Balanced blend of accessibility  
and long-term appreciation.

# YUGEN INFRA

ONGOING



Panchayat Banda  
Taluka, Sawantwadi  
District, Sindhudurg,  
Maharashtra



Villa & Residential  
Development



**Project Area:**  
300 acres  
**Plot Size:**  
300-1000 sq. yds



Premium villa and residential township  
in scenic Sindhudurg, Maharashtra.



Large-format plots ideal for  
luxury living and second homes.



Unique lifestyle destination  
offering a blend of nature, comfort,  
and investment growth.



## **Rahul Agarwal**

Founder & Strategic Head

Rahul Agarwal, a serial entrepreneur behind RASA Group ventures like IronOut, Sarvagun Ayurveda, AdventX & Divine Dishes, brings innovation, financial discipline, and market foresight to Avani Developers. As Strategic Head, he oversees finance and marketing, driving the company's visionary and sustainable growth.

# The Team | AVANI

DEVELOPERS



## **Vijay Agarwal**

Director

Vijay Kumar Agarwal, a veteran in construction and real estate, brings 25 years of experience across Delhi-NCR and India. Respected among peers, his expertise and numerous prestigious projects give him a distinct edge in every venture he undertakes.



## **Amit Jain**

Director

With a background of over 15 years in real estate, Amit Jain has been instrumental in delivering quality projects across the sector. At Avani Developers, he oversees operations and ensures seamless execution across projects, bringing efficiency, reliability, and excellence to every development.

# Business Head



**Arun Kaushik**

Chief Business Officer

Senior Management Professional with 25+ years in Sales, Marketing, CRM, Business Development, Compliance, and Operations across Real Estate and Financial Services. A proactive strategist skilled in market analysis, product management, and operational leadership, recognized for building high-performing teams and driving growth through innovation and technology.

WHY  
CHOOSE

AVANI  
— DEVELOPERS —



## Prime Locations

Handpicked land parcels in Delhi-NCR and Haryana, strategically aligned with high-growth corridors.



## Unmatched Transparency

Clear titles, seamless documentation, and absolute legal clarity.





## High-Value Returns

Properties curated for capital appreciation, rental potential, and long-term wealth creation.



## Diverse Portfolio

From luxury residential to commercial and industrial plots, tailored to every ambition.



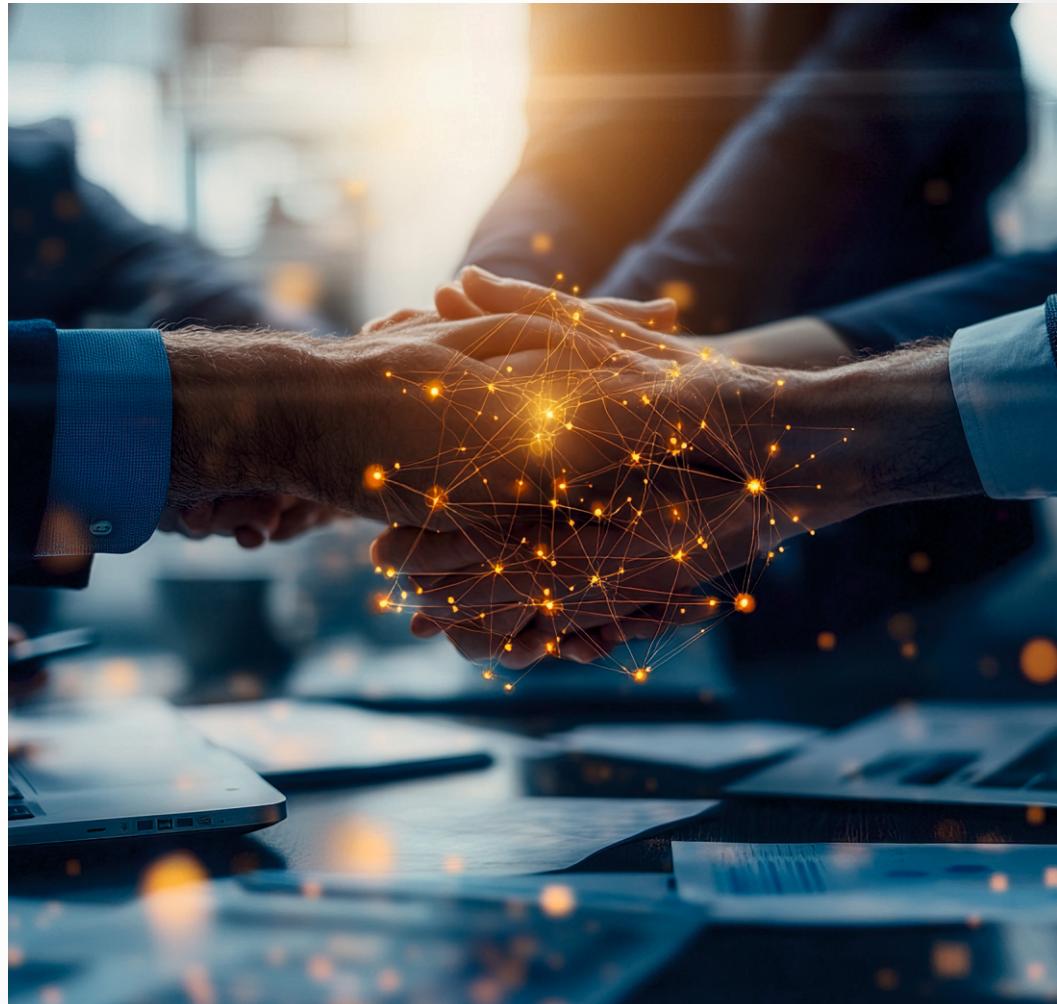
## Future-Ready Vision

Developments positioned around upcoming metro lines, highways, and infrastructure hubs



## End-to-End Expertise

Comprehensive support in due diligence, compliance, and hassle-free transactions.



 +91-921144 9758 | 999-0000-728

 [crm@avanidevelopers.com](mailto:crm@avanidevelopers.com)

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

 5th floor, PP City Center, Rani Bagh, Pitampura, Delhi 110034