

Avighna India Ltd: Defining Luxury Homes



Mr Nishant Agarwal
MD of Avighna India Ltd

Avighna India Ltd is one of the respected companies in real estate development in Mumbai. Catering to a niche market of luxury apartments, they have set a benchmark in not only construction standards but also attention to detail. The company's dynamic Managing Director, Mr Nishant Agarwal, share insights on the company and the world of real estate.

What inspired you to enter the field real estate development?

Quite honestly, it was simply because our family couldn't find an appropriate home to purchase in Mumbai. It was then that my father and Chairman of the Group, Mr. Kailash Agarwal understood the serious lack of quality luxury homes available in the market. Probably the single most important reason why quality developments do not exist in Mumbai is that developers are focusing their efforts, time and funds towards obtaining approvals, rather than concentrating on the actual development itself. We decided to focus purely on quality, rather than quantity.

What business principles do you follow?

"Delivering quality products in the promised timeline" is our fundamental principle. Besides that we believe that it is essential to be creative, listen and

understand to end-users and continuously improve our way of working everyday. We demand the best in all stages of development, and get the best in the business to do what they are experts in, thereby using their vast experience of systems and standards.

Which are the milestones in your company's growth?

We are proud of all our developments, but namely Nishika Terraces on Worli Sea Face which was occupied in 2004 - this development was a real game changer in the industry. This project is a fine example of what good planning and execution can achieve - this 18 storey tower with two basements was executed in 8 months setting an unprecedented record.

Avighna has bagged many international awards last year, how do you feel about that?

Our latest and upcoming development, One Avighna Park won several awards and recognitions last year. Of these, One Avighna Park was awarded as the 'World's Best Residential High-rise Development' by International Property Awards at an award ceremony in London. This is the most prestigious development award one can win and it is a matter of great pride. Going forward, we are all motivated to continue doing bigger and better; one step at a time!!

Any current projects you would like to talk about?

Our upcoming project in Lower Parel, One Avighna Park Sky Villas is going to be a real show-stopper. This iconic project is spread over 6.5 acres and will house two state of the art, 64 storey residential towers, a commercial tower and a hospitality tower. The sky villas offer configurations of spacious 3, 4 and 5 bedrooms as per Vastu. Each configuration has a distinct villa in the sky feel with a 25 feet high landscaped garden and plunge pool. Facilities at One



Avighna Park are phenomenal - the club house offers a banqueting facility, a private cinema, meeting rooms, indoor and outdoor gyms, a world class spa, salon, table tennis, snooker, squash, library etc. Besides, the three level valley podium garden 100 feet above the ground with multiple water bodies, tennis court, jogging track and other facilities will offer a sensational experience.

What does your company do towards the concept of 'green projects'?

"Green Projects" is a term that is unfortunately often used loosely and more as a marketing tool. We believe strongly in the concept of green homes and sustainability and not only has One Avighna Park has been pre certified 'Platinum' by Indian Green Building Council, but also our rehabilitation towers have been pre-certified 'Gold'. Our project has taken many initiatives including:

- Reducing energy con-

sumption by offering maximum natural light and ventilation to apartments and also common areas such as lift lobbies.

- Reducing fresh water consumption by recycling waste water in a sewerage treatment plant to be used for flushing, gardening, and washing cars.

What are your ideals regarding corporate social responsibility?

As a socially conscious corporation, the Avighna mission statement is "to lend a helping hand to the underserved in our society through the support of women, children, and elders in the areas of health and education." Whether it's organizing health camps to treat widespread blindness or supporting social improvement programs through Tribal Integrated Development and Education Trust (TIDE), Avighna takes social responsibility to heart.

~ Razvin Namdarian