MADEHOMES DEVELOPERS PVT. LTD.

LAUNCHES

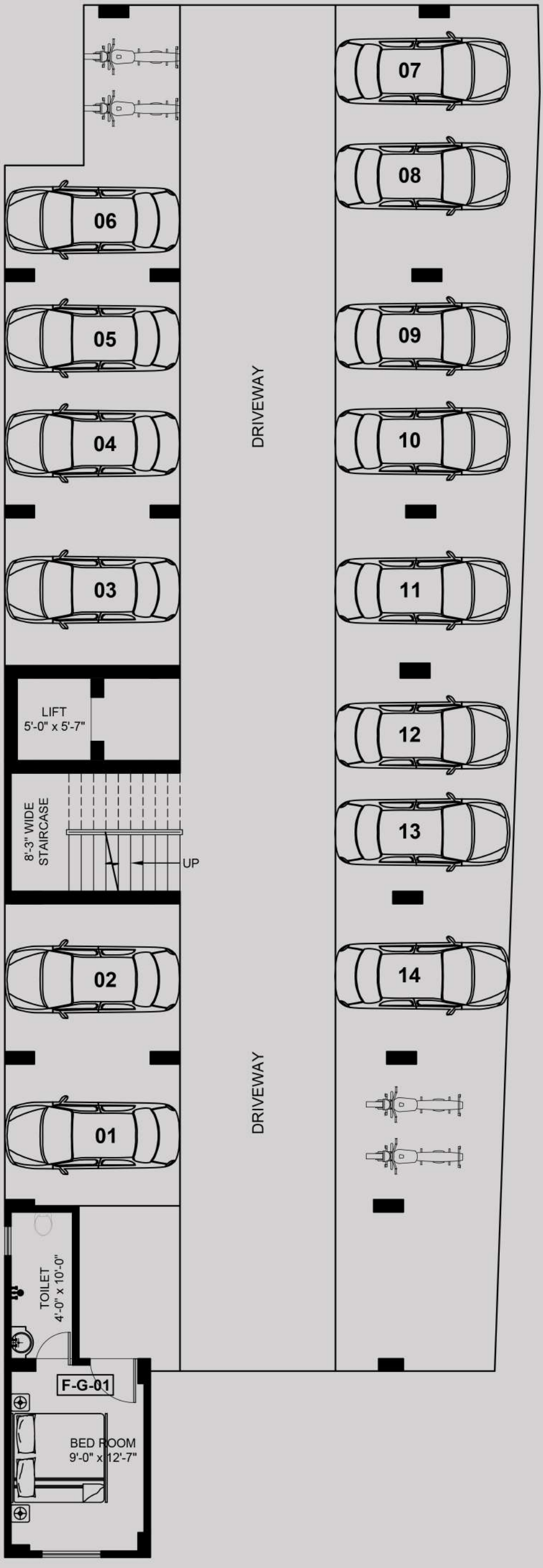
MADEHOMES OM SHREE APARTMENT



PROJECT ADDRESS:
Road No. 6, White House Compund,
Gaya, Bihar - 823001

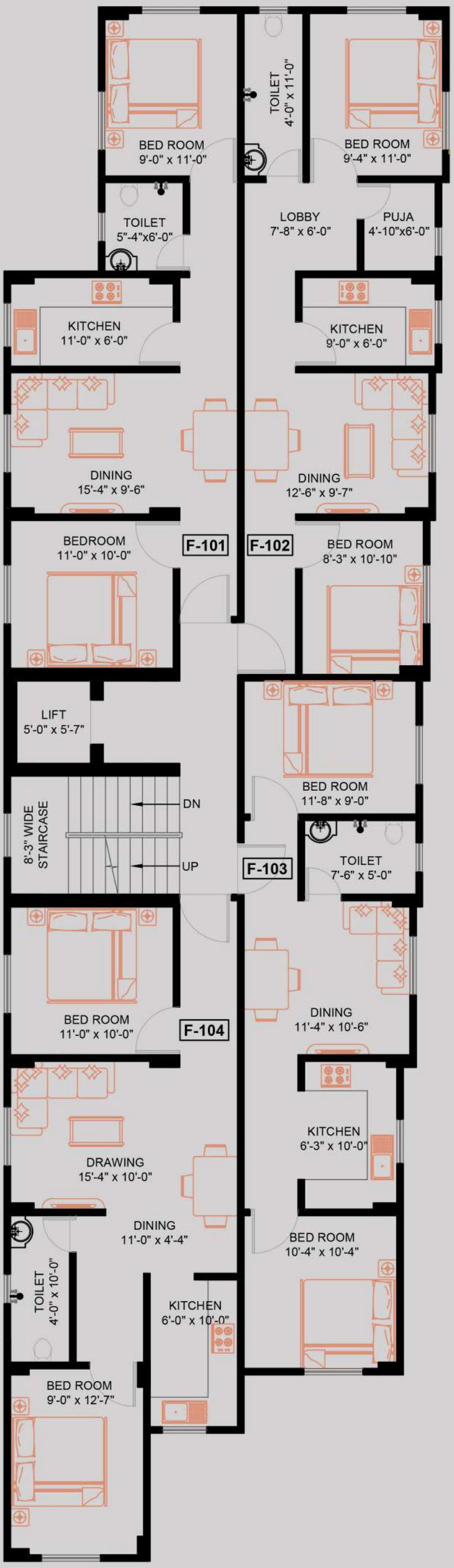
OFFICE ADDRESS:
East of Bisar Tank, New Area,
Gaya, Bihar - 823001

CONTACT DETAIL:
+91 - 8987010817,
+91 - 9155784604



Ground Floor Plan

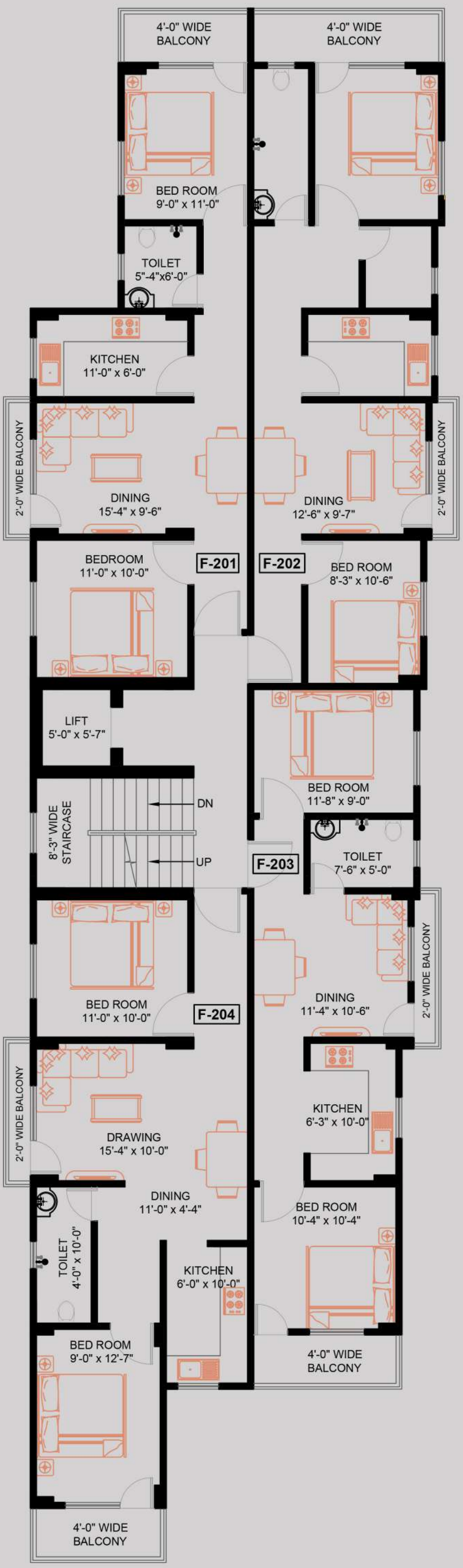
AREA STATEMENT (GROUND FLOOR PLAN)			
Flat # G-01 STUDIO	Carpet Area 156.0 sqft	Balcony Area 0.0 sqft	B/U Area 184.0 sqft



N

First Floor Plan

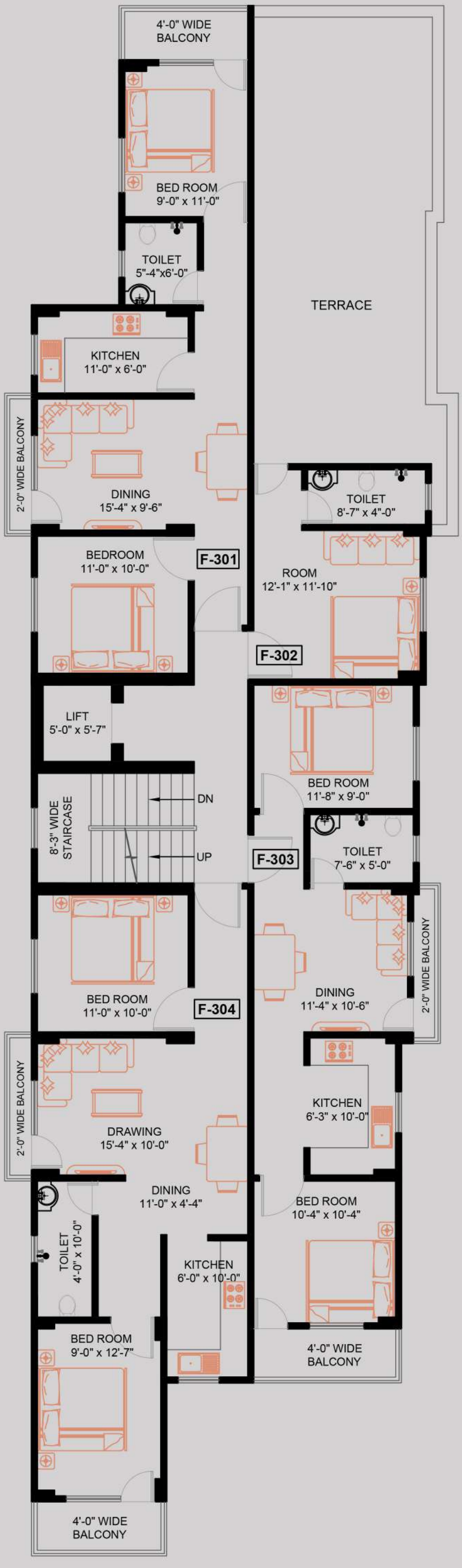
AREA STATEMENT (1st FLOOR PLAN)			
Flat # 101 2 BHK	Flat # 102 2 BHK	Flat # 103 2 BHK	Flat # 104 2 BHK
Carpet Area 549.0 sqft	Carpet Area 569.0 sqft	Carpet Area 507.0 sqft	Carpet Area 618.0 sqft
Balcony Area 0.0 sqft	Balcony Area 0.0 sqft	Balcony Area 0.0 sqft	Balcony Area 0.0 sqft
B/U Area 596.0 sqft	B/U Area 607.0 sqft	B/U Area 548.0 sqft	B/U Area 666.0 sqft



N

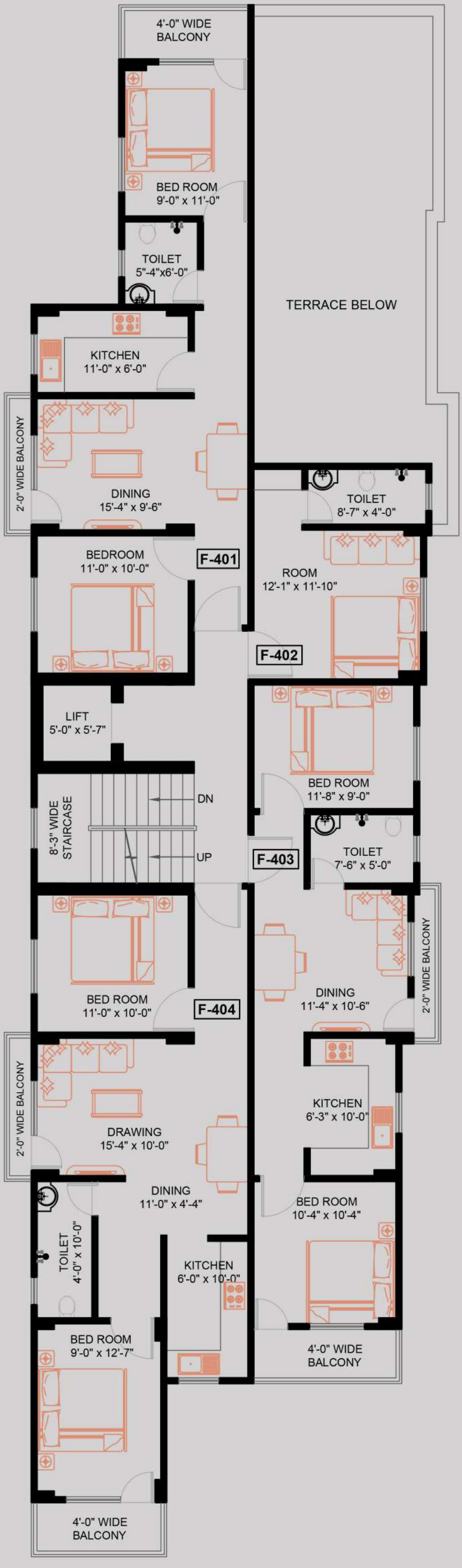
Second Floor Plan

AREA STATEMENT (2nd FLOOR PLAN)			
Flat # 201 2 BHK	Flat # 202 2 BHK	Flat # 203 2 BHK	Flat # 204 2 BHK
Carpet Area 549.0 sqft	Carpet Area 569.0 sqft	Carpet Area 507.0 sqft	Carpet Area 618.0 sqft
Balcony Area 58.0 sqft	Balcony Area 76.0 sqft	Balcony Area 66.0 sqft	Balcony Area 60.0 sqft
B/U Area 654.0 sqft	B/U Area 683.0 sqft	B/U Area 614.0 sqft	B/U Area 725.0 sqft



Third Floor Plan

AREA STATEMENT (3rd FLOOR PLAN)			
Flat # 301 2 BHK	Flat # 302 STUDIO	Flat # 303 2 BHK	Flat # 304 2 BHK
Carpet Area 549.0 sqft	Carpet Area 186.0 sqft	Carpet Area 507.0 sqft	Carpet Area 618.0 sqft
Balcony Area 58.0 sqft	Terrace Area 471.0 sqft	Balcony Area 66.0 sqft	Balcony Area 60.0 sqft
B/U Area 654.0 sqft	B/U Area 205.0 sqft	B/U Area 614.0 sqft	B/U Area 725.0 sqft



Fourth Floor Plan

N

AREA STATEMENT (4th FLOOR PLAN)			
Flat # 401 2 BHK	Flat # 402 STUDIO	Flat # 403 2 BHK	Flat # 404 2 BHK
Carpet Area 549.0 sqft	Carpet Area 186.0 sqft	Carpet Area 507.0 sqft	Carpet Area 618.0 sqft
Balcony Area 58.0 sqft	Balcony Area 0.0 sqft	Balcony Area 66.0 sqft	Balcony Area 60.0 sqft
B/U Area 654.0 sqft	B/U Area 205.0 sqft	B/U Area 614.0 sqft	B/U Area 725.0 sqft

STANDARD SPECIFICATION

STRUCTURE
Earth Quake Resistant RCC Frame structure

FLOORING
(a) In stair cases : Granite/marble/ Kota Stone
(b) In Flats : Vitrified Tiles

WALL FINISHING
(a) Outer Walls : Exterior Acrylic Emulsion Paint over Wall putty
(b) Inner walls : Plaster of Paris / Wall Putty over plastered wall

TOILETS
Dado upto 7'0" with colored tiles

KITCHEN
Cooking slab of granite, colored tiles upto 2' above cooking slab, sink of stainless steel



CEILING FINISHING
(a) Flat : Plaster of Paris over plastered ceiling.
(b) Common Areas : Plaster of Paris+ Paint

DOOR CHOUKHAT
Door Choukhat of Malaysian salwood/ equivalent hard wood.



DOOR SHUTTERS & MAIN DOOR
Door shutters of 30mm thick bwp grade, factory made commercial flush door (I.S.1) marked

WINDOW CHOUKHAT
Window choukhat of Aluminium.

WINDOW SHUTTERS
Window shutters to be fully glazed and frames to be made of aluminium two trace section & glass.

ELECTRICAL WIRING
All Electrical wiring pipes, conduit from I.S.I. marked materials, Concealed wiring to be provided.

One point for Air conditioner to be provided in all Bedrooms. One point for geyser in each toilet and kitchen. Good quality switches.

T.V. POINT
One TV Point to be provided in the drawing room, and master Bedroom

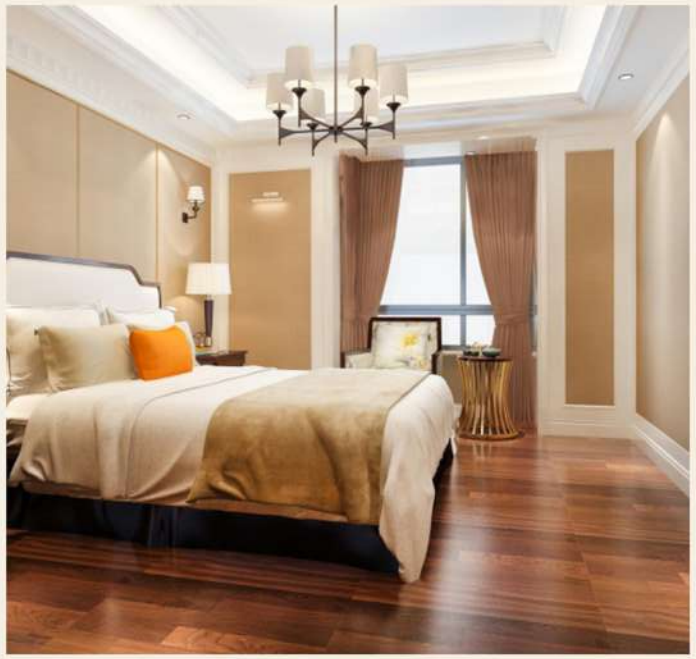
TELEPHONE POINT
(Without connection) One telephone point to be provided in the drawing dining room

INTERCOM
Advanced Model of intercom for security Purposes, with Reception to Flat, and Flat to flat connection to be provided.



WATER SUPPLY
24 Hours water supply. Internal water supply from concealed G.I/PVC Pipes.

Sewage and waste disposal through UPVC pipes, 2 nos. of deep tubewell boring to be done.



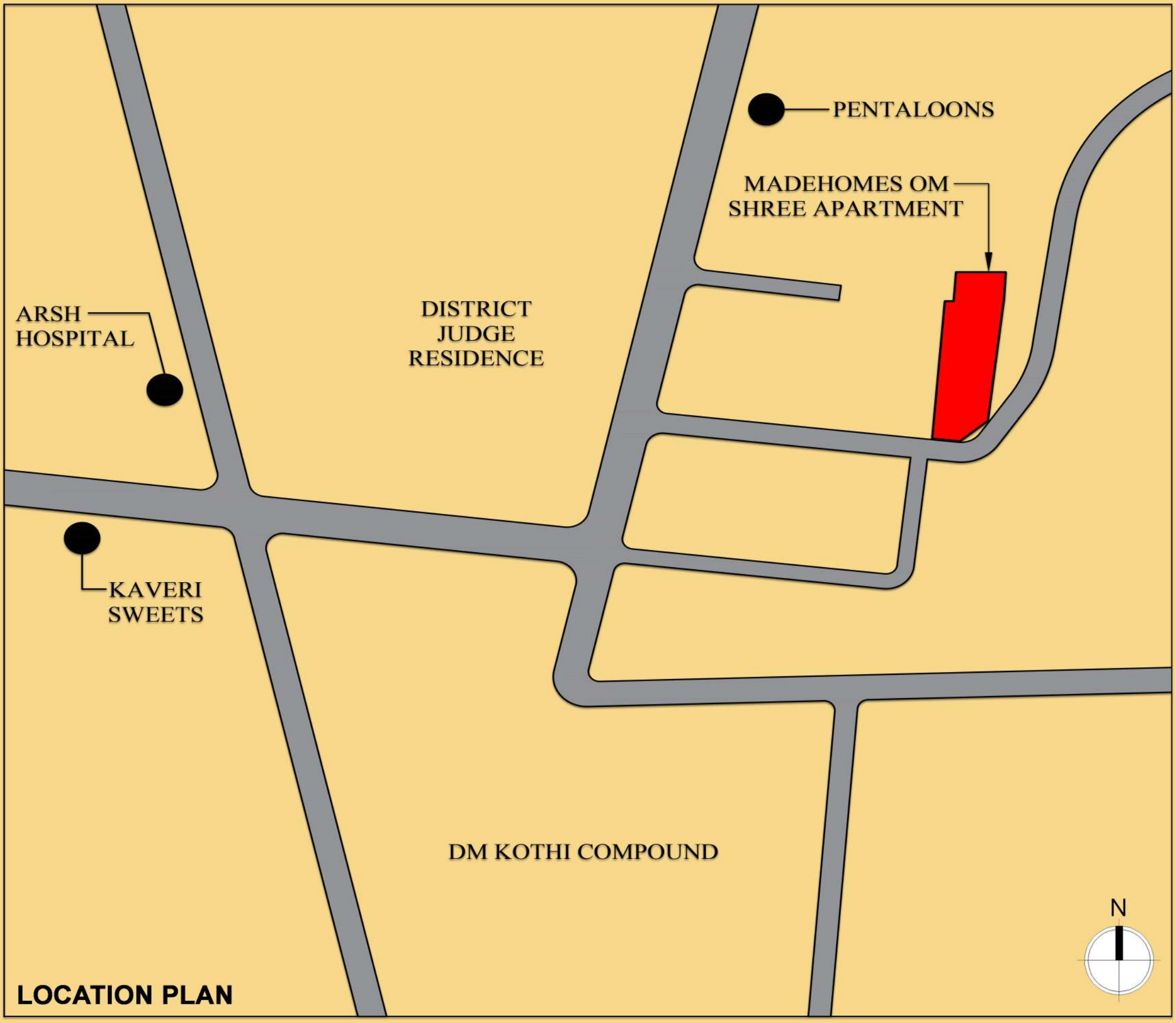
GENERATOR POWER
Electrical power to be made available for common area only.

LIFT
Passenger Lifts of standard make

EARTHQUAKE RESISTANCE
The building shall be earthquake resistant for Zone-IV Category, as /seismic Zones of India

TERMS & CONDITION

- The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERVE" basis.
- The allotment of the flat shall be subject to timely payment.
- In case of withdrawal of a booking a cancellation charge 5% of the total consideration.
- No interest/ Penalty claimed by the applicant of any stage shall be entertained by the company.
- The allottees will have to bear the maintenance charges for the general service like water supply, sewerage, security etc. Such facilities will however be insured by the management committee constituted by the company.
- All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
- All allotment made by the company will be binding on the allottees and no grievance/Claim/Complaint shall ever be entertained by the company.
- The applicant shall have to bear any other nominal fee such as technical, legal etc. as decided by the Company.
- Any Central/State Government sponsored act or Legislation affecting the tax and levy, shall have to the borne by the applicant over and above the cost of the house and the existing burden there on.
- All registration charges will be borne by the allottees.
- No transfer of booking will be allowed.



KEY DISTANCE

1.	Gaya Railway Station	:	02 Km
2.	Gaya Airport	:	08 Km
3.	Bodhgaya	:	13 Km
4.	Vishnupad Temple	:	03 Km
5.	GB Road Market	:	02 Km
6.	Tower Chock	:	03 Km
7.	Gaya College	:	01 Km
8.	Magadh Medical College	:	03 Km

BANK LOAN FACILITY AVAILABLE

PAYMENT SCHEDULE

1.	At the Time of Booking	: 10%
2.	At the Time of Foundation	: 10%
3.	At the Time of Tie Beam Casting	: 10%
4.	At the Time of Ground Floor Roof Casting	: 10%
5.	At the Time of 1st Floor Roof Casting	: 10%
6.	At the Time of 2nd Floor Roof Casting	: 10%
7.	At the Time of 3rd Floor Roof Casting	: 10%
8.	At the Time of 4th Floor Roof Casting	: 10%
9.	At the Time of Brickwork	: 10%
10.	At the Time of Finishing	: 05%
11.	Final Installment	: 05%

MADEHOMES DEVELOPERS PVT. LTD.

You Dream We Deliever

Disclaimer:
All floor plan, layouts and specifications are purely conceptual/indicative and not a legal offering. The elavations, area, designs, layouts, specification, etc are tentative and are merely indicative in nature and are subject to variations and modifications by the developer or the competent authorities. soft furnishing. furniture and gadgets are not part of this offering.

OFFICE ADDRESS:
East of Bisar Tank, New Area, Gaya, Bihar - 823001

CONTACTS:
Mob: +91 - 8987010817,
+91 - 9155784604