

MADEHOMES DEVELOPERS PVT. LTD.

LAUNCHES

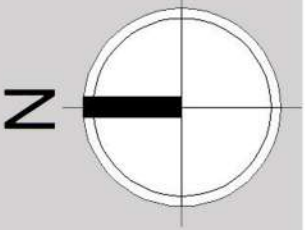
MADEHOMES ROY'S HEIGHTS



PROJECT ADDRESS:
Opposite Gumti No. 1, Station Road,
Gaya, Bihar - 823001

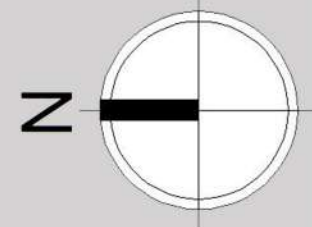
OFFICE ADDRESS:
East of Bisar Tank, New Area,
Gaya, Bihar - 823001

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



Ground Floor Plan

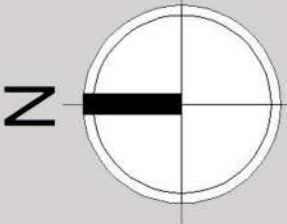
AREA STATEMENT (GROUND FLOOR PLAN)						
Shop G-1	Shop G-2	Shop G-3	Shop G-4	Shop G-5	Shop G-6	Shop G-7
Carpet Area 113 sqft	Carpet Area 86 sqft	Carpet Area 127 sqft	Carpet Area 114 sqft	Carpet Area 83 sqft	Carpet Area 158 sqft	Carpet Area 218 sqft
B/U Area 134 sqft	B/U Area 103 sqft	B/U Area 152 sqft	B/U Area 136 sqft	B/U Area 102 sqft	B/U Area 182 sqft	B/U Area 246 sqft



First Floor Plan

AREA STATEMENT (FIRST FLOOR PLAN)

Office F-1	Office F-2	Office F-3	Office F-4	Flat F-101
Carpet Area 383 sqft	Carpet Area 127 sqft	Carpet Area 168 sqft	Carpet Area 303 sqft	Carpet Area 383 sqft
B/U Area 412 sqft	B/U Area 152 sqft	B/U Area 190 sqft	B/U Area 329 sqft	B/U Area 412 sqft



2nd - 4th Floor Plan

AREA STATEMENT (2nd TO 4th FLOOR PLAN)			
Flat F-201 1 BHK	Flat F-202 1 BHK	Flat F-203 Studio	Flat F-204 2 BHK
Carpet Area 383 sqft	Carpet Area 383 sqft	Carpet Area 158 sqft	Carpet Area 604 sqft
Balcony Area 62 sqft	Balcony Area 62 sqft	Balcony Area 23 sqft	Balcony Area 104 sqft
B/U Area 474 sqft	B/U Area 474 sqft	B/U Area 198 sqft	B/U Area 754 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

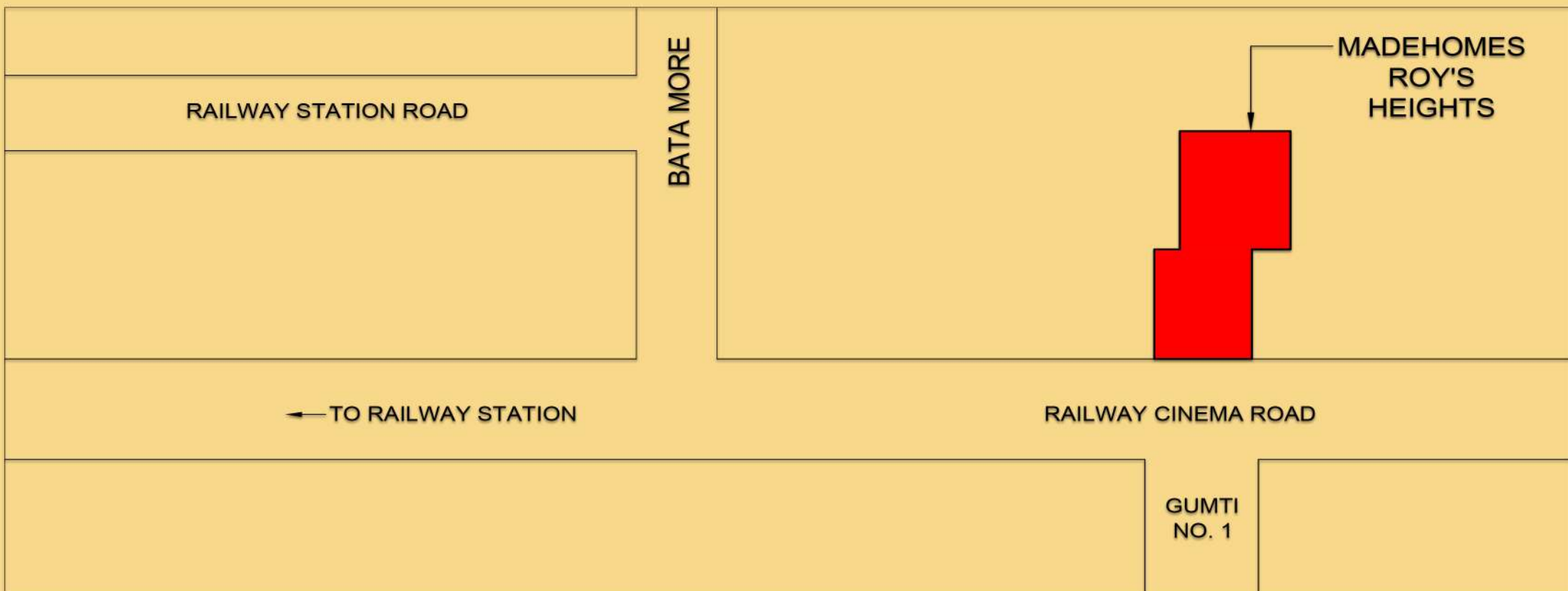
Passenger Lifts of standard make

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 be 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.



LOCATION PLAN

KEY DISTANCE

1.	Gaya Railway Station	:	05 Km
2.	Gaya Airport	:	08 Km
3.	Bodhgaya	:	10 Km
4.	Vishnupad Temple	:	02 Km
5.	GB Road Market	:	04 Km
6.	Tower Chock	:	05 Km

PAYMENT SCHEDULE

1.	At the Time of Booking	:	10%
2.	At the Time of Foundation Casting	:	20%
3.	At the Time of Basement Roof Casting	:	10%
4.	At the Time of Ground 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 Finishing	:	5%
10.	At the Time of Completion	:	5%

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You Dream We Deliever

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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.