JG REALCON PVT. LTD

Manju Residency

Near Holy Mission School, Vijay Singh yadav Path,
Saguna, Khagaul Road, Patna - 810503

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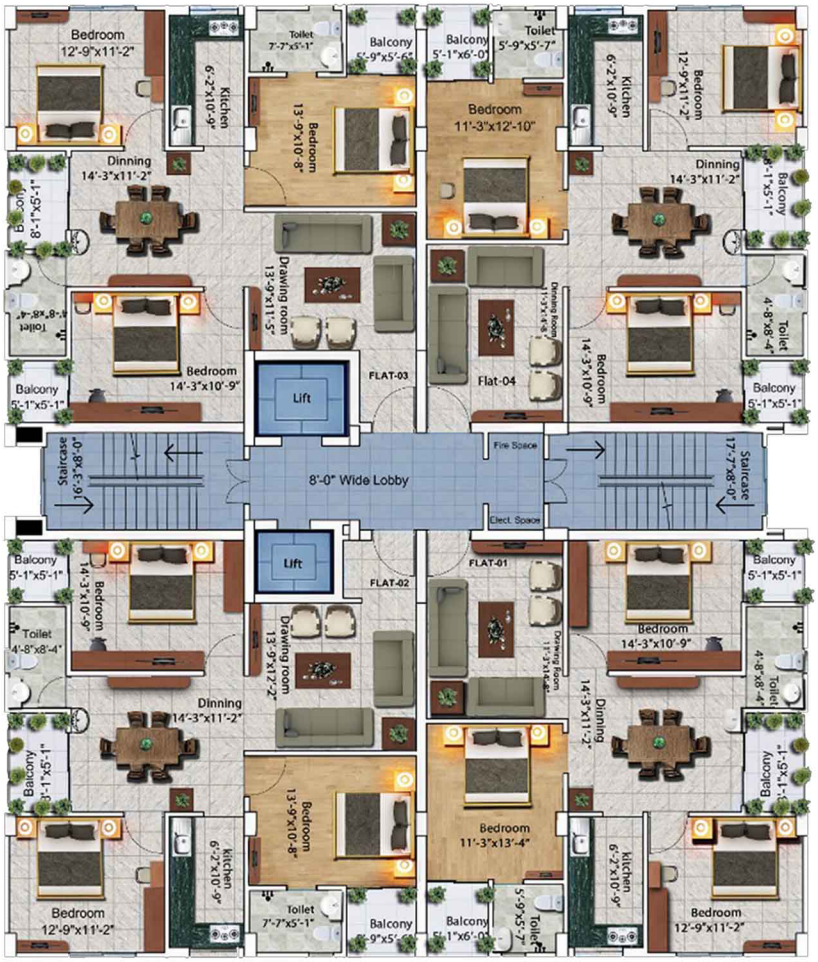


About Project

A complete environment-friendly residential complex in a location that'll provide instant access to the fastest modes of modern conveyance with all the modern features and facilities that ensure a peaceful and pleasant lifestyle. This project introduced by J.G REALCON Pvt. Ltd. A registered company, Known for their transparent dealing, customer-friendly policies and foresight, expertise and experience in building construction to bring you happiness, contentment and satisfaction. The company have crafted masterpiece of advance and quality standards.

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1st floor

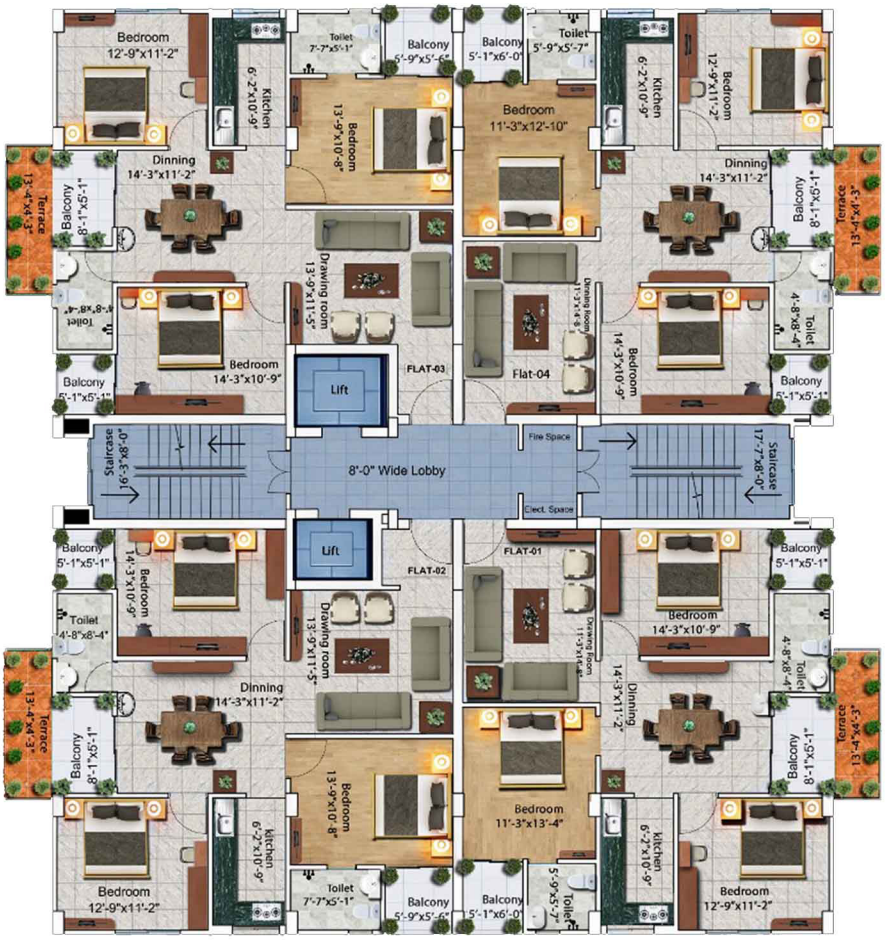




FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area
101	912.23 sqft.	106.34 sqft.	1087.36 sqft.	378.83 sqft.	--------	1466.19 sqft.
102	952.58 sqft.	107.38 sqft.	1134.51 sqft.	395.26 sqft.	--------	1529.77 sqft.
103	939.02 sqft.	107.38 sqft.	1121.49 sqft.	390.72 sqft.	--------	1512.21 sqft.
104	912.23 sqft.	106.34 sqft.	1087.36 sqft.	378.83 sqft.	--------	1466.19 sqft.

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2nd & 4th floor

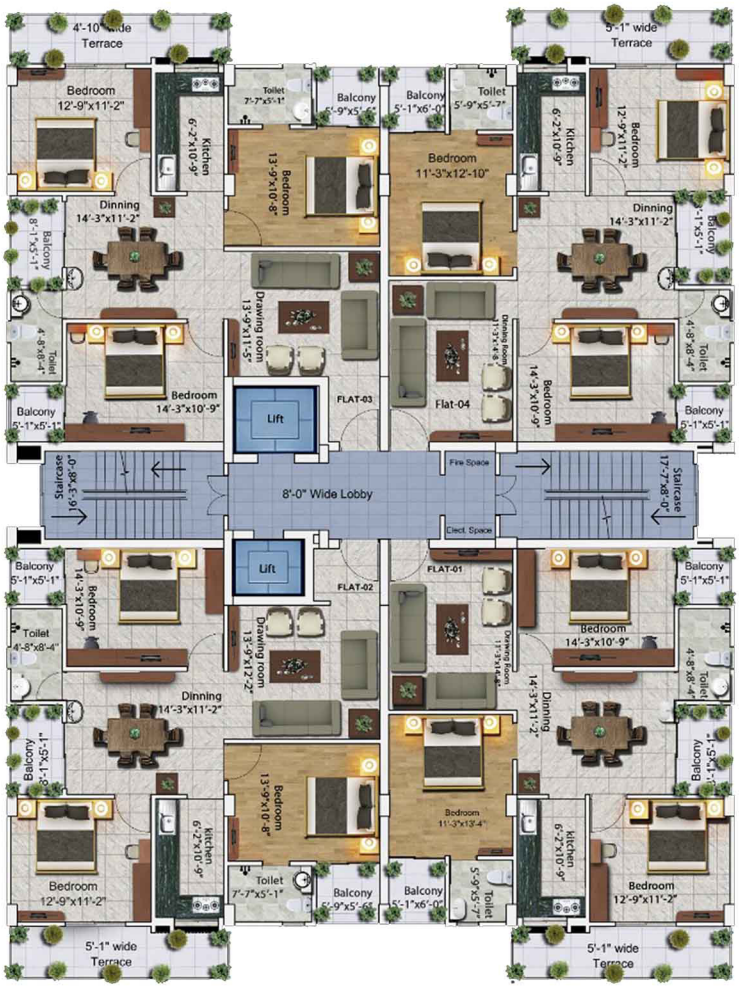




FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area
201	912.23 sqft.	106.34 sqft.	1087.36 sqft.	378.83 sqft.	54.89 sqft.	1493.63 sqft.
202	952.58 sqft.	107.38 sqft.	1134.51 sqft.	395.26 sqft.	54.89 sqft.	1557.21 sqft.
203	939.02 sqft.	107.38 sqft.	1121.49 sqft.	390.72 sqft.	54.89 sqft.	1539.65 sqft.
204	912.23 sqft.	106.34 sqft.	1087.36 sqft.	378.83 sqft.	54.89 sqft.	1493.63 sqft.

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3rd & 5th floor

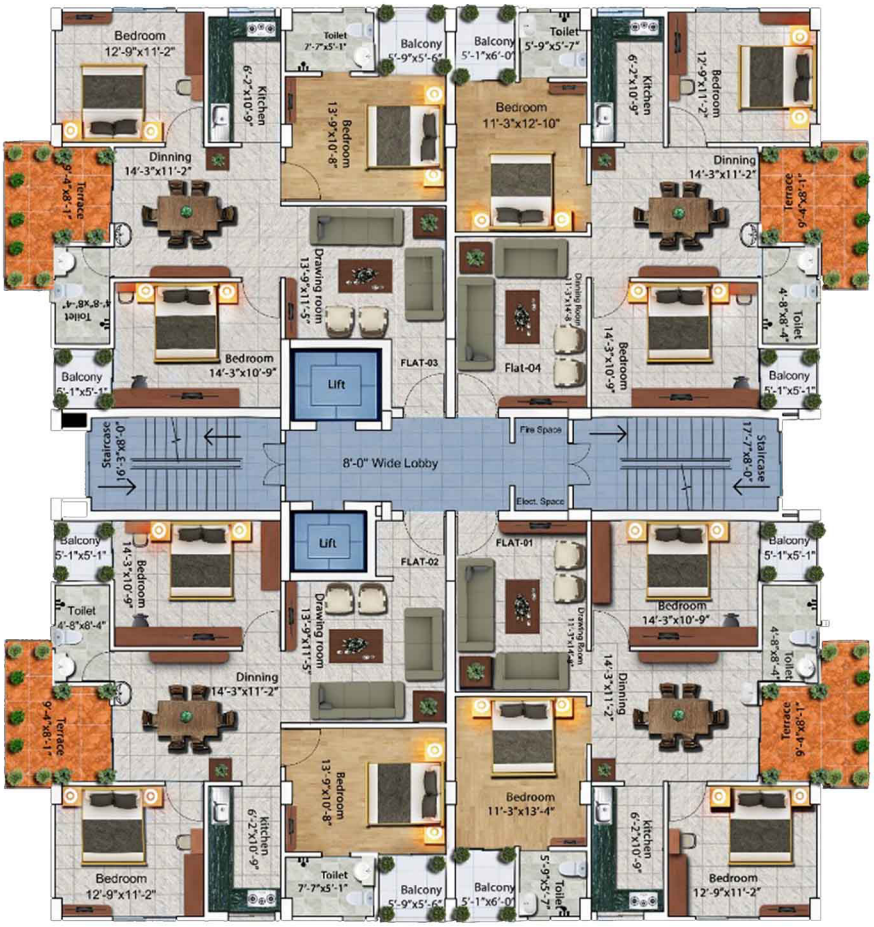




FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area
301	912.23 sqft.	94.07 sqft.	1075.09 sqft.	374.56 sqft.	101.28 sqft.	1500.29 sqft.
302	952.58 sqft.	95.11 sqft.	1122.24 sqft.	390.98 sqft.	101.28 sqft.	1563.86 sqft.
303	939.02 sqft.	95.11 sqft.	1109.22 sqft.	386.45 sqft.	96.33 sqft.	1543.83 sqft.
304	912.23 sqft.	94.07 sqft.	1075.09 sqft.	374.56 sqft.	101.28 sqft.	1500.29 sqft.

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6th floor





FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area
601	912.23 sqft.	41.64 sqft.	1018.58 sqft.	354.87 sqft.	119.58 sqft.	1433.24 sqft.
602	952.58 sqft.	42.72 sqft.	1066.05 sqft.	371.41 sqft.	119.58 sqft.	1497.25 sqft.
603	939.02 sqft.	42.72 sqft.	1053.67 sqft.	367.09 sqft.	119.58 sqft.	1480.55 sqft.
604	912.23 sqft.	41.64 sqft.	1018.58 sqft.	354.87 sqft.	119.58 sqft.	1433.24 sqft.

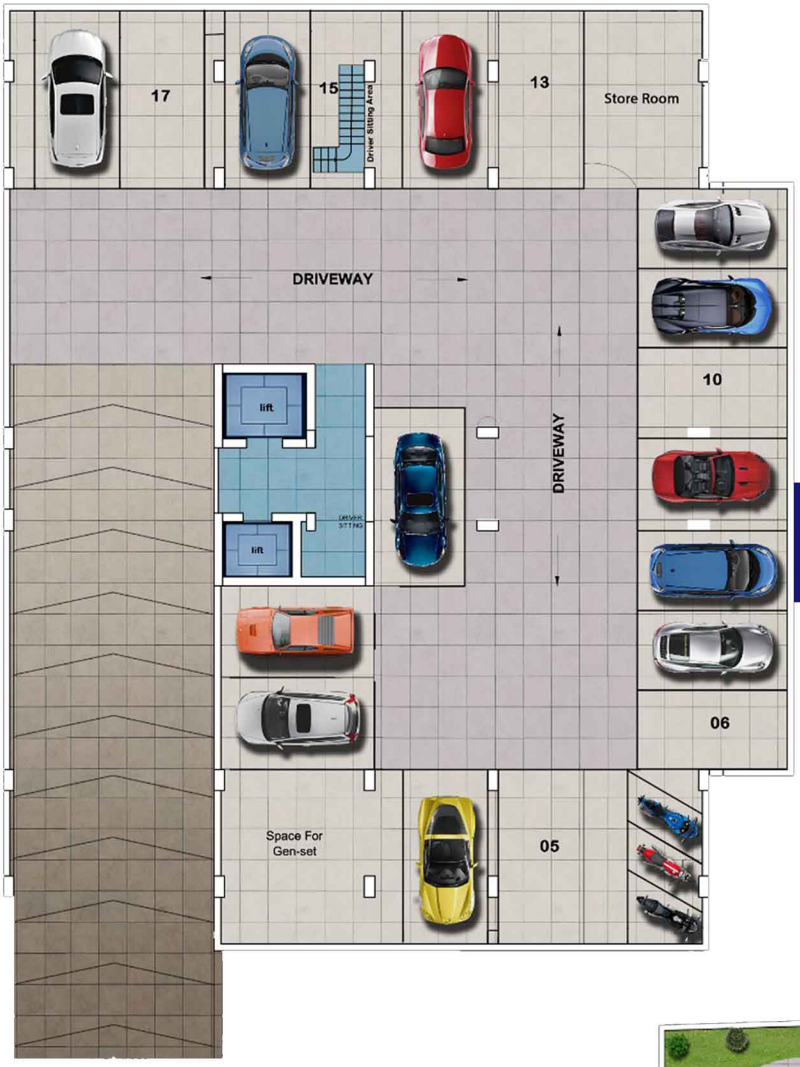
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7th floor





FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area
701	768.47 sqft.	--------	830.00 sqft.	289.17 sqft.	171.79 sqft.	1205.06 sqft.
702	808.82 sqft.	--------	876.61 sqft.	305.41 sqft.	172.86 sqft.	1268.45 sqft.
704	768.47 sqft.	--------	830.00 sqft.	289.17 sqft.	171.79 sqft.	1205.06 sqft.



Basement Floor



Ground Floor

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Specifications

Structure: Rcc Frame Structure with brickwork in cement mortar as per Design and Specification structural constraints.

Door Frame: Door Frames (Chowkhats) of SANDALWOOD.

Entrance door: Entrance door shutters of 32 mm Thick ISI Mark one side TEAK with decorative BEADING/DESIGNER SKINN MOLDED PANEL door.

Other Door: 30 mmm thick ISI mark Flush Shutter Door.

Windows: Fully glazed Powder Coated Aluminium window with Glass & Grill.

Flooring: Vitrified Tiles.

Kitchen : (a) Flooring: DESIGNER CONCEPT SOMANI/ORIENT /JOHNSON, NITCO, VARMORA tiles.
(b) Working Platform: GRANITE Slab platform.
(c) Dado 24" Designer Concept SOMANI/ORIENT/ JOHNSON, NITCO, VARMORA tiles.
(d) Sink: HOT & COLD kitchen.
(e) Aquaguard point inn Kitchen.

Dining Space: One number of ISI Mark HINDWARE/CERA/ESKO/JAQUAR/ PARRYWARE or equivalent white colour hand basin provided in Dining space.

Bathroom : (A) Flooring: DESIGNER CONCEPT SOMANI/ORIENT / JOHNSON, NITCO, VARMORA tiles.
(B) Walls: DESIGNER CONCEPT SOMANI/ORIENT / JOHNSON, NITCO, VARMORA tiles up to 7' height.
(C) Sanitaryware: White Glazed Vitreous sanitary ware of ISI HINDWARE/ PARRYWARE/CERA or equivalent.
(E) Hot & Cold: HOT & COLD in both toilets.

Electricals : (A) All internal wirings in concealed conduits with copper wires.
(B) All electrical MODULAR switches accessories of ANCHOR / CONA/HAVELLS Or equivalent.
(C) Adequate lighting/power points sockets, outlets etc provided in all room.

TV/Cable & Telephones: One TV point in all room and one telephone plug provided in the drawing-room and Master Bedroom.

INTERCOM: INTERCOM provided in all flats.

Internal Walls: All internal wall shall be furnished with wall putty (Ready to paint).

External wall Finish: Exquisitely designed classical exterior finish with ASIAN/ DULUX/SANDTEXMATTpaint.

Parking Area Flooring: Designer Parking tiles of SOMANI/ORIENT/JOHNSON/ NITCO or equivalent/PAVER INTERLOCKING tiles.

Stair Landing & Enterance: DESIGNER TILES /MARBLE Flooring as advised by our architect.

Waterproofing sunken to the toilet: Double coat of Techoxy treatment of CHOKSEY CHEMICAL or equivalent.

Waterproofing treatment of top floor: Water Proofing of the top slab by WATERPROOFING CHEMICAL.

Top Floor Slab Treatment: Heat Proofing Treatment.

Overhead Water Tank: Overhead Water Tank of adequate capacity with the inside of walls & floors of tank waterproofing treatment.

Boring and tubewell: Boring & Tubewell of adequate by direct /reverse circulation machine with adequate size KSB/Unnati make the submersible pump.

Generator: KIRLOSKAR/CROMPTON GREAVES/ASHOK LEYLAND/MAHINDRA or equivalent SILENT GENERATOR of adequate capacity.

Lift: Elevator of KONE/Sahil/Oskar.

Booking Plan

Booking plan in 10 equal installments.

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Amenities

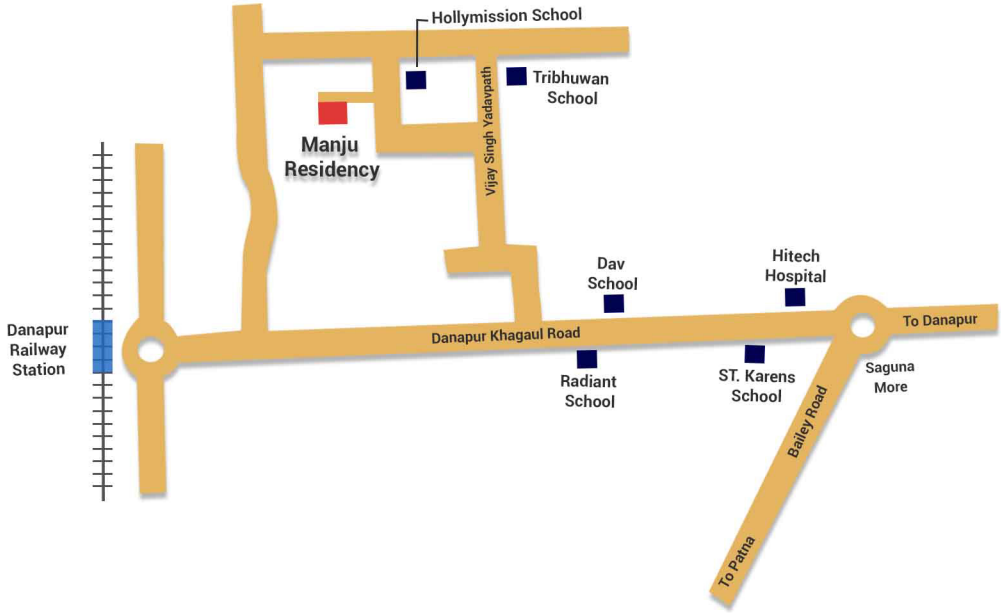
- Children's Play Area
- Visitor Parking
- Gardening
- Senior Citizen Sit out
- Open to sky Terrace

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Luxurious Location

Manju Residency is strategically located in the upcoming residential area of Patna city, with easy access to educational institutes, shopping malls, hospitals and important business and leisure hubs. The location is ideal for cutting down your commute time while enjoying a pleasantly relaxed lifestyle and natural splendours.

Distance From Manju Residency





10 KM from Bailey Road, Zoo



11 KM from Airport.



3.1 KM from Danapur Railway Station.



6 KM from Paras Hospital.



6 KM from Patliputra Railway Station.



2.9 KM from Shaguna More.



1.2 KM from The Radiant International School.



1.1 KM from Danapur – Khagaul Road.

Project By

JG REALCON PVT. LTD

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Architect | Planners | Interior Designer

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Note: Final Completion of the project is December 2023.