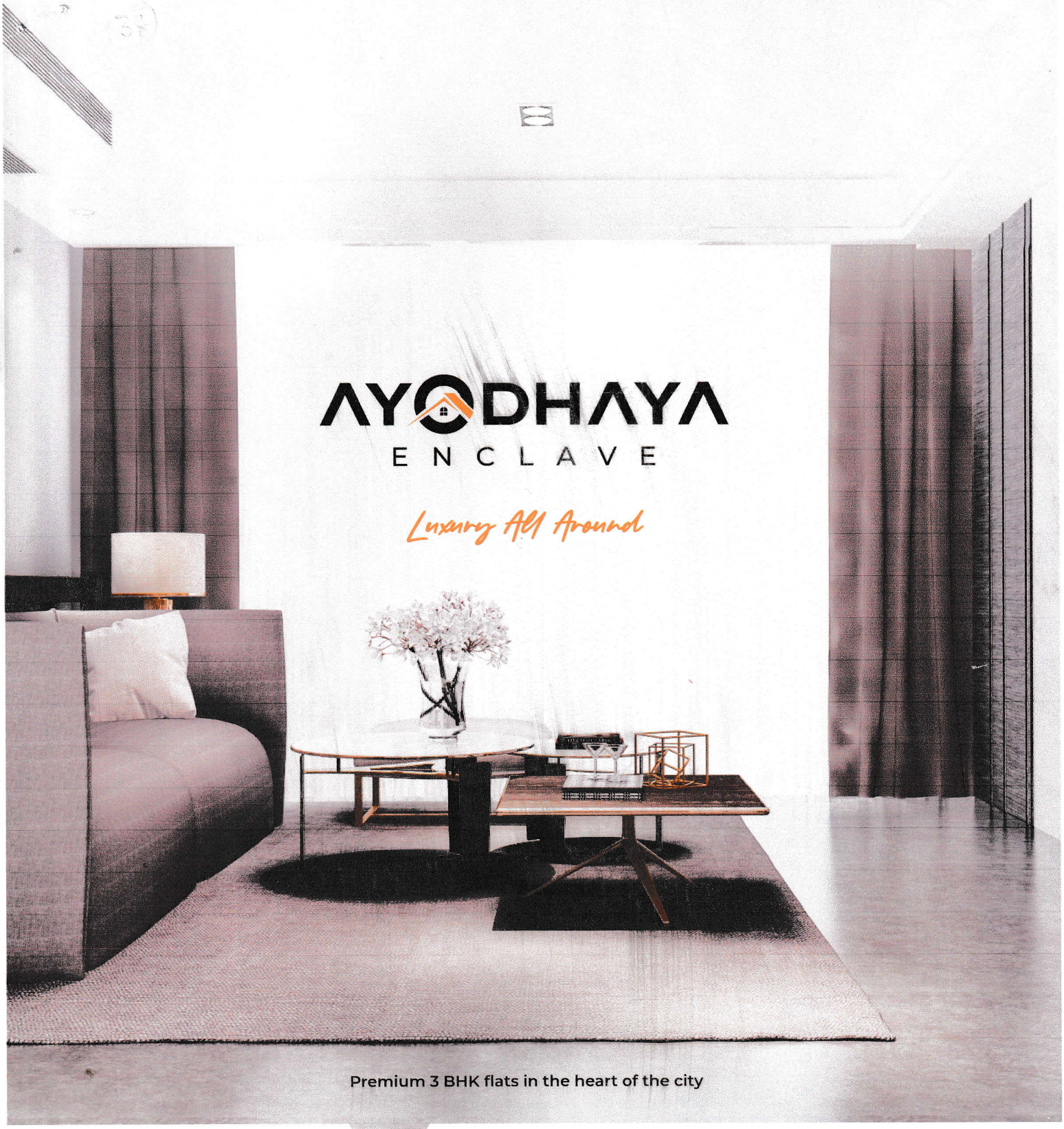


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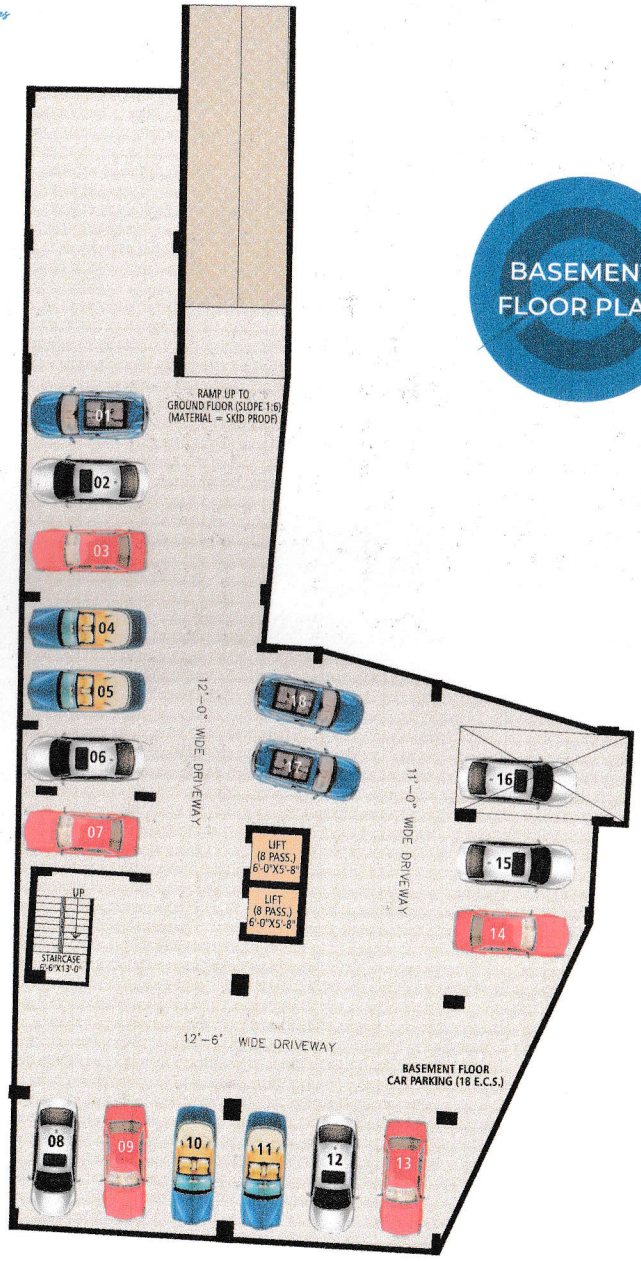
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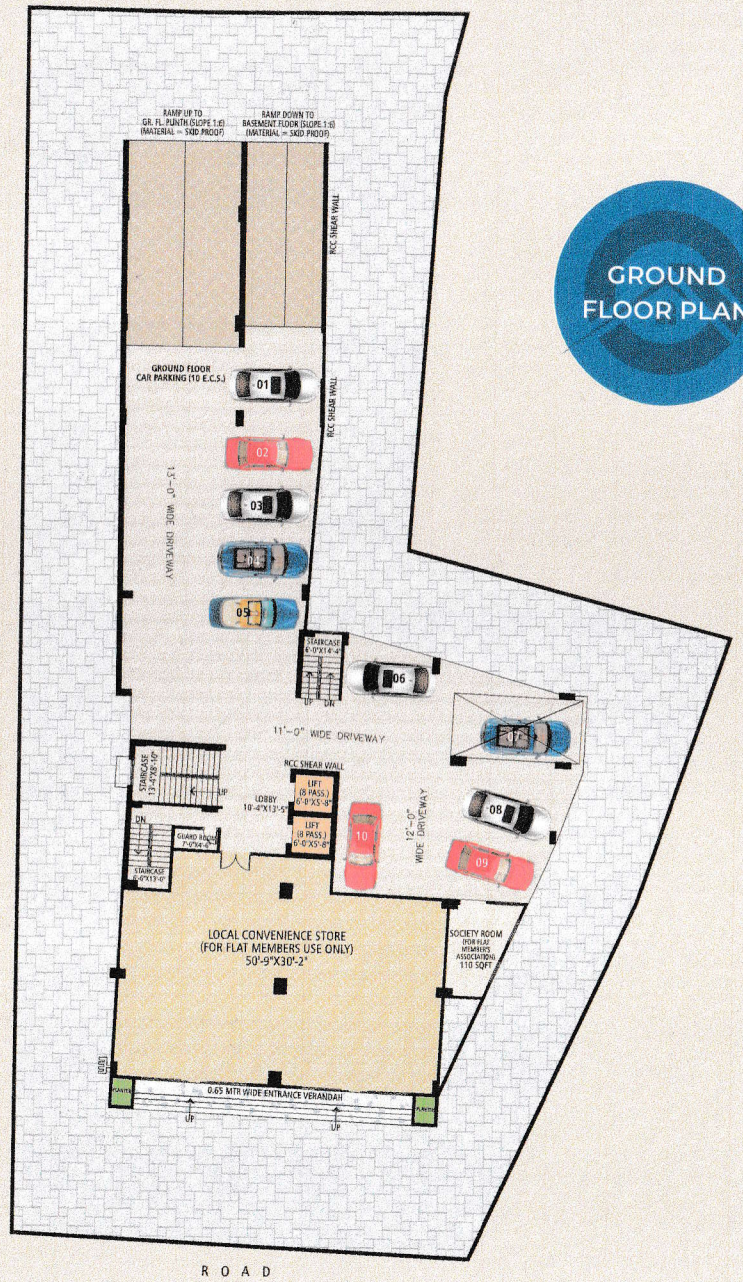
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BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



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FIRST FLOOR PLAN



Flat 01 (3BHK)
B/U Area : 1160.13 sqft
Super B/U Area : 1345.856 sqft
3 Bedroom 2 Toilet
4 Balcony

Flat 02 (3BHK)
B/U Area : 1259.93 sqft
Super B/U Area : 1458.854 sqft
3 Bedroom 2 Toilet
4 Balcony

Flat 03 (3BHK)
B/U Area : 933.50 sqft
Super B/U Area : 1108.82 sqft
3 Bedroom 2 Toilet
0 Balcony

Flat 04 (3BHK)
B/U Area : 1114.64 sqft
Super B/U Area : 1306.018 sqft
3 Bedroom 2 Toilet
2 Balcony

Flat 05 (3BHK)
B/U Area : 1296.26 sqft
Super B/U Area : 1511.768 sqft
3 Bedroom 2 Toilet
3 Balcony

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2ND TO 5TH FLOOR PLAN



Flat 01 (3BHK)
B/U Area : 1222.29 sqft
Super B/U Area : 1408.016 sqft
3 Bedroom 2 Toilet
4 Balcony

Flat 02 (3BHK)
B/U Area : 1259.93 sqft
Super B/U Area : 1458.854 sqft
3 Bedroom 2 Toilet
4 Balcony

Flat 03 (3BHK)
B/U Area : 1076.38 sqft
Super B/U Area : 1251.70 sqft
3 Bedroom 2 Toilet
3 Balcony

Flat 04 (3BHK)
B/U Area : 1176.05 sqft
Super B/U Area : 1367.428 sqft
3 Bedroom 2 Toilet
4 Balcony

Flat 05 (3BHK)
B/U Area : 1395.45 sqft
Super B/U Area : 1610.958 sqft
3 Bedroom 2 Toilet
5 Balcony

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SIXTH FLOOR PLAN



Flat 01 (3BHK)
B/U Area : 1222.29 sqft
Super B/U Area : 1408.016 sqft

3 Bedroom | 2 Toilet
4 Balcony

Flat 02 (3BHK)
B/U Area : 1259.93 sqft
Super B/U Area : 1458.854 sqft

3 Bedroom | 2 Toilet
4 Balcony

Flat 03 (3BHK)
B/U Area : 1176.05 sqft
Super B/U Area : 1367.428 sqft

3 Bedroom | 2 Toilet
4 Balcony



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Brief architectural and structural specifications

Foundation & Super Structure
RCC frame structure as per standard applicable design approved by the architect.

Roof & Terrace
Re-enforced cement concrete. Thermal and water proofing treatment on terrace.

Wall Finish
All walls and ceiling internally cement plastered and wall putty finished. External area semi permanent finish/weather proof paint.

Flooring
Vitrified tiles flooring

Door/Window
Door frames of Sal/Hard wood. Door shutters will be 32mm thick factory made panel/flush doors and will be painted with two coat of synthetic enamel paint on a coat of primer. uPVC window with good quality fittings.

Electric Wiring
Concealed PVC copper conduit wiring with standard quality electrical accessories and MCB distribution board.

Bathroom
For water supply all the fittings of standard make. White glazed and vitreous china sanitary ware of Parryware/Jaquar/Hindware/Standard make with cistern.

Balcony
Toughened glass railings with stainless steel frame.

Kitchen
Kitchen shall have working platform with granite top & stainless steel sink with glazed tiles dado up to 24" height above working platform.

Water
24 Hours water supply from own deep tube-well.

Electricity
Electric supply for the complex shall be taken from the State Electric Board and all flats & offices will have individual connections and meters.

Parking
Ample car parking space for cars.

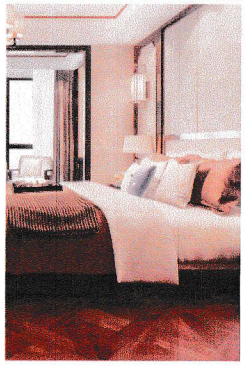
Generator
Generator for lighting of flats (500 watt). Common area, lift, water pump.

Lift
Kone/Otis/other good brand

Security
Intercom in each flats connected to the ground lobby. CCTV Camera.

AMENITIES YOU DESERVE

- Earthquake Resistant Structure Design
- 24x7 Power Back Up
- 24x7 Water Supply
- Intercom
- Security
- Heat Treatment
- Car Parking
- Waterproof
- Own Transformer
- Fire Safety









TERMS & CONDITION

1. The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERVE" basis.
2. The allotment of the flat shall be subject to timely payment.
3. In case of withdrawal of a booking a cancellation charges 5% of the total consideration.
4. Refund of the amount deposited by the applicant in case of cancellation shall be made in 150 (one hundred fifty) Days of notice of withdrawal after adjusting the cancellation charges.
5. No interest/ Penalty claimed by the applicant of any stage shall be entertained by the company.
6. 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.
7. All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
8. Interest 18% per annum shall be charged on all delayed payment from due date. However the company reserve the right to cancel the allotment if the dues are more than 5,00,000/-(FiveLakhs Rupees) only at any time.
9. All allotment made by the company will be binding on the allottees and no grievance / Claim/ Complaint shall ever be entertained by the company.
10. The applicant shall have to bear any other nominal fee such as technical, legal etc. as decided by the Company.
11. 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.
12. All registration charges will be borne by the allottees.
13. No transfer of booking will be allowed.

Mode of Payment

At the time of booking	:	10%	After casting of sixth floor	:	10%
Within one month from the date of booking	:	10%	After casting of seventh floor	:	10%
Within two month from the date of booking	:	10%	After casting of eighth floor	:	10%
After casting of second floor	:	10%	After casting of terrace floor	:	05%
After casting of third floor	:	10%	At the time of possession of the flat	:	05%
After casting of fourth floor	:	10%			

Final Payment should be made "before two month" of possession"

LOANS : Loan facility available from financial Institution.

NOTES :
1. 'GST' applicable will be Borne/Paid by the Purchaser.
2. If any other government taxes applicable as per govt. rules will be Borne/Paid by the Purchaser.

Location

Not to scale



Distance from major locations

Patna Junction	4.2 Km.
Patna Airport	6.7 Km.
Patna ISBT Bus Stand	8.7 Km.
Bailey Road	5.0 Km.
Ford Hospital	5.0 Km.
Gandhi Maidan	6.7 Km.
Patna Central School	4.5 Km.
AIIMS	11.3 Km.

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+91-8800943301
ashianabuildcon@gmail.com

SCAN THIS QR CODE TO GET LOCATION

Architect : **Sanyukt Infra**, Malahi Pakri, Kankarbagh, Kailashpuri, Patna 800020, Ph: 7296069668, Email: sanyuktinfra@gmail.com

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans, layout, specifications etc. are tentative and subject to variation and modification as may be decided by the architect/company, accessories shown in the layout plans in the brochure such as furniture, cabinet, appliances etc. are purely indicative and not a part of sale offering & legal purpose.