YASHODA RAJKUMARI
ENCLAVE

SOUTH OF DEVLOK MANDIR, RPS ROAD,
MUSTAFAPUR, PATNA 801105



DEVELOPER

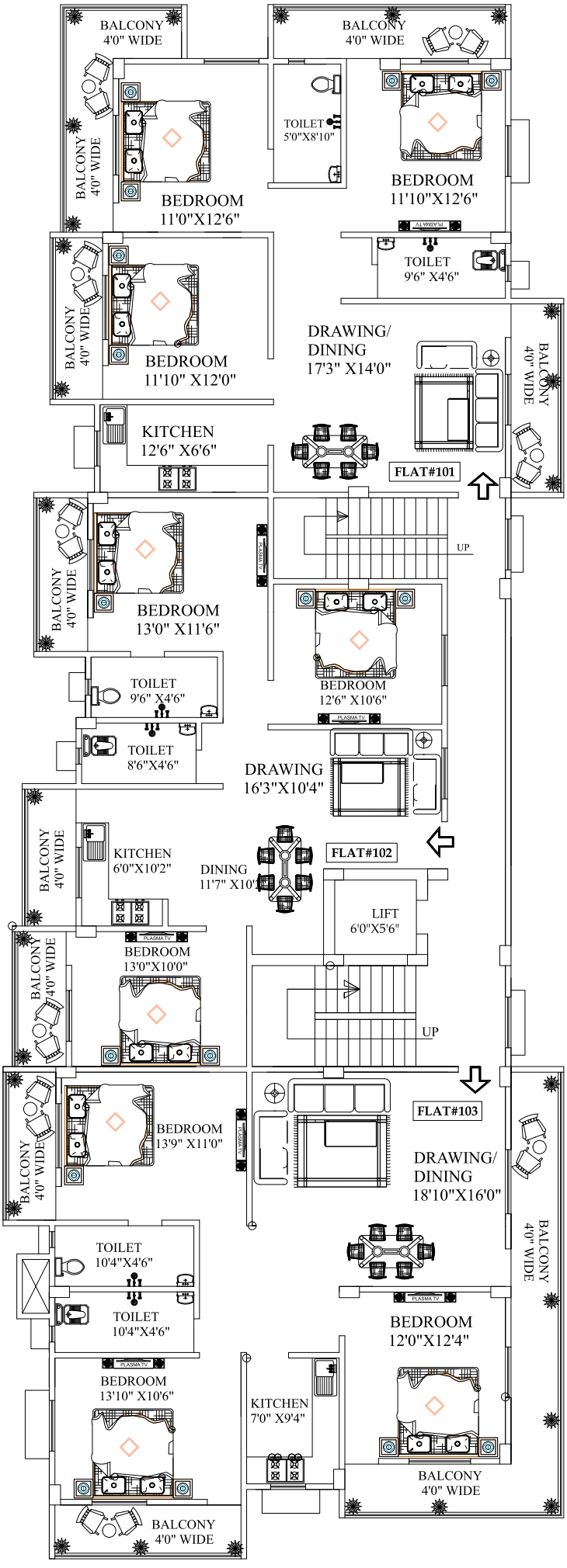
ANUP RAJ VISHAL SAGAR CONSTRUCTION

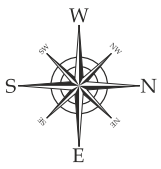
TYPICAL FLOOR PLAN

1ST TO 6TH FLOOR PLAN

AREA STATEMENT

FLAT NO.	BUILT UP AREA (SFT)	SUPER B/U AREA (SFT)	CARPET AREA (SFT)	BALCONY AREA (SFT)
101 (3BHK)	1250.00	1625.00	931.00	270.00
102 (3BHK)	1052.00	1368.00	864.00	133.00
103 (3BHK)	1350.00	1755.00	1011.00	286.00





SPECIFICATIONS

FOUNDATION	:	Pile foundation.
IRON	:	TMT ISI.
STRUCTURE	:	Earth quake residential R.C.C. framed structure.
MASONARY	:	First class brick masonry wall.
FLOORING	:	Vitrified tiles Flooring in entire flat, Main Stair, Corridor having Granite/Tiles Flooring. Toilet Flooring will be ceramics Tiles.
WALL FINISH	:	Internal and External wall finished with wall putty and External wall finished with weather coat paint.
INTERNAL FINISH	:	Wall putty.
DOORS	:	Sal wood door frame, water proof flush door with ISI mark.
WINDOWS	:	Aluminum coated fame with Sliding along grill/uPVC.
TOILET	:	White / Coloured Glaze Tiles up to 7' height, white sanitary ware of ISI Mark. C.P. Fittings, Concealed G.I. / CPVC pipe work for water supply, hot and cold provision.
ELECTRICAL	:	Concealed PVC conduit with copper conductor, switches are ISI make (Havels, RR Cables, Plycab and Finolex)
WATER SUPPLY	:	24 Hours water supply from own submersible tube well, heat proof water tank.
GENERATOR	:	Soundless Generator of branded company (Kirloskar / Mahendra).
SECURITY	:	24 Hours security with close circuit TV in reception & facility of intercom.
LIFT	:	At least 4-6 persons Lift of Standard Quality and Car Lift for parking.
KITCHEN	:	Granite Top working platform, Stainless steel kitchen sink, colour ceramic 2' height.
SPECIAL FEATURES	:	Earthquake Resistant Building, Covered Parking, Guard room & Provision for fire safety equipment and Roof Heat treatment on terrace.
PEST CONTROL	:	Pest Control Treatments shall be done after demolition of existing structure.

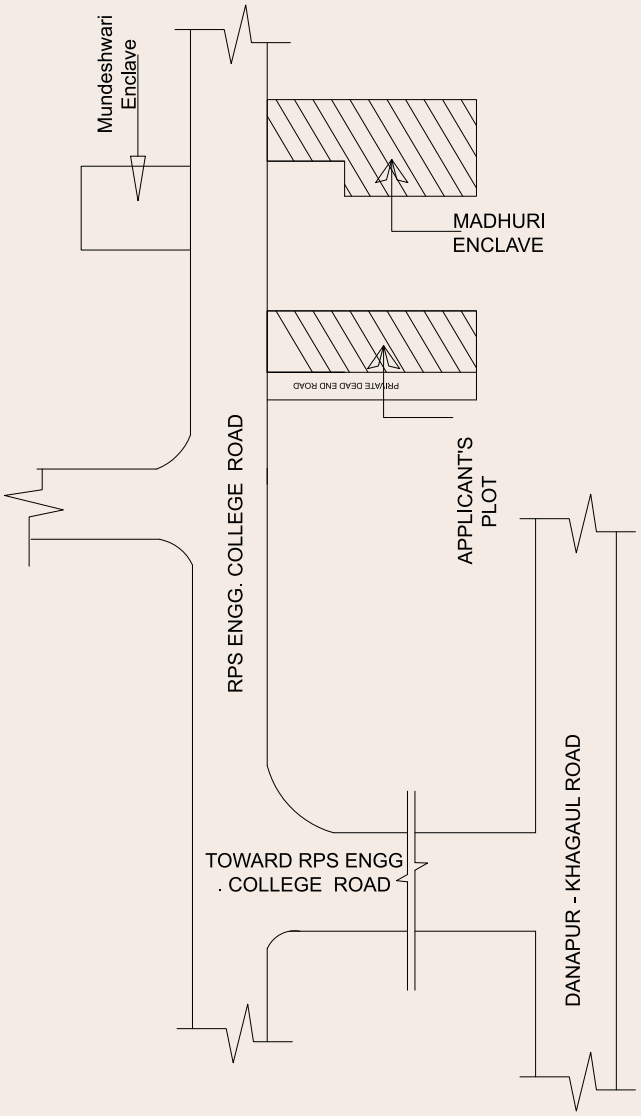
Note : The specification are tentative and subject to minor modification, but the quality of products to be used shall not change and any modification can be done only after written consent with the Builder. Roof treatment by Bricks & Concrete.

PAYMENT PLAN

On Booking	10%
On Casting of Basement	10%
On Casting of Ground Floor.....	10%
On Casting of Roof of 1st Floor	10%
On Casting of Roof of 2nd Floor	10%
On Casting of Roof of 3rd Floor.....	10%
On Casting of Roof of 4th Floor	10%
On Casting of Roof of 5th Floor	10%
On Casting of Roof of 6th Floor	10%
On Completion of Brick Work	5%
Before Possession.....	5%

Note : Full and final settlement of account will be done before one month of possession.
Registration and other Govt. Tax charges is to be given by the purchaser

LOCATION MAP



DEVELOPER :

ANUP RAJ VISHAL SAGAR CONSTRUCTION

MOHANPUR, PUNAICHAK, PATNA 800023

Architect :
M. K. & Associates
202-B, Gharounda Complex, Jagdeo Path More
Bailey Road, Patna - 800001, Tel. : 9431063329

- 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.