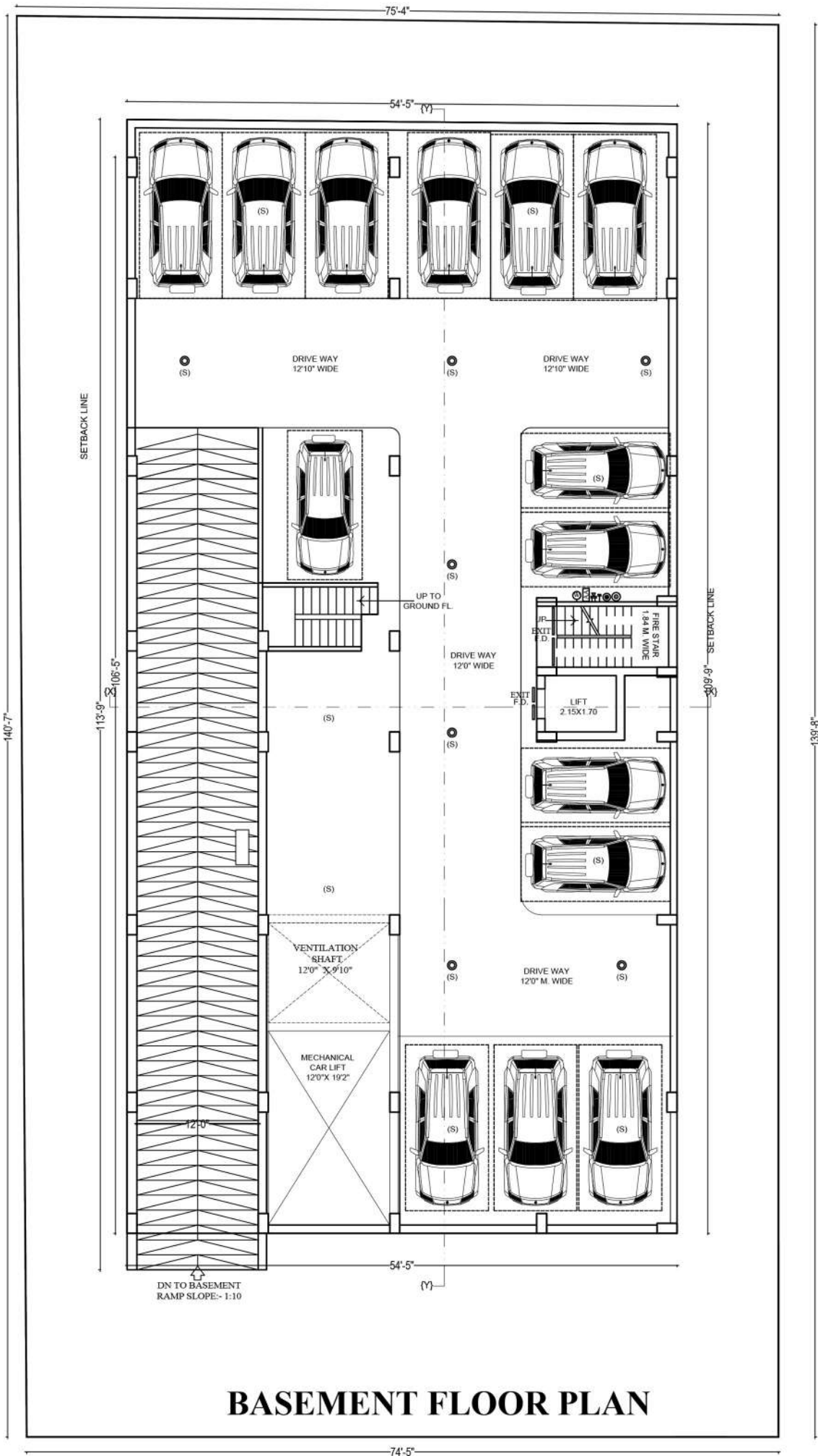


PROJECT-

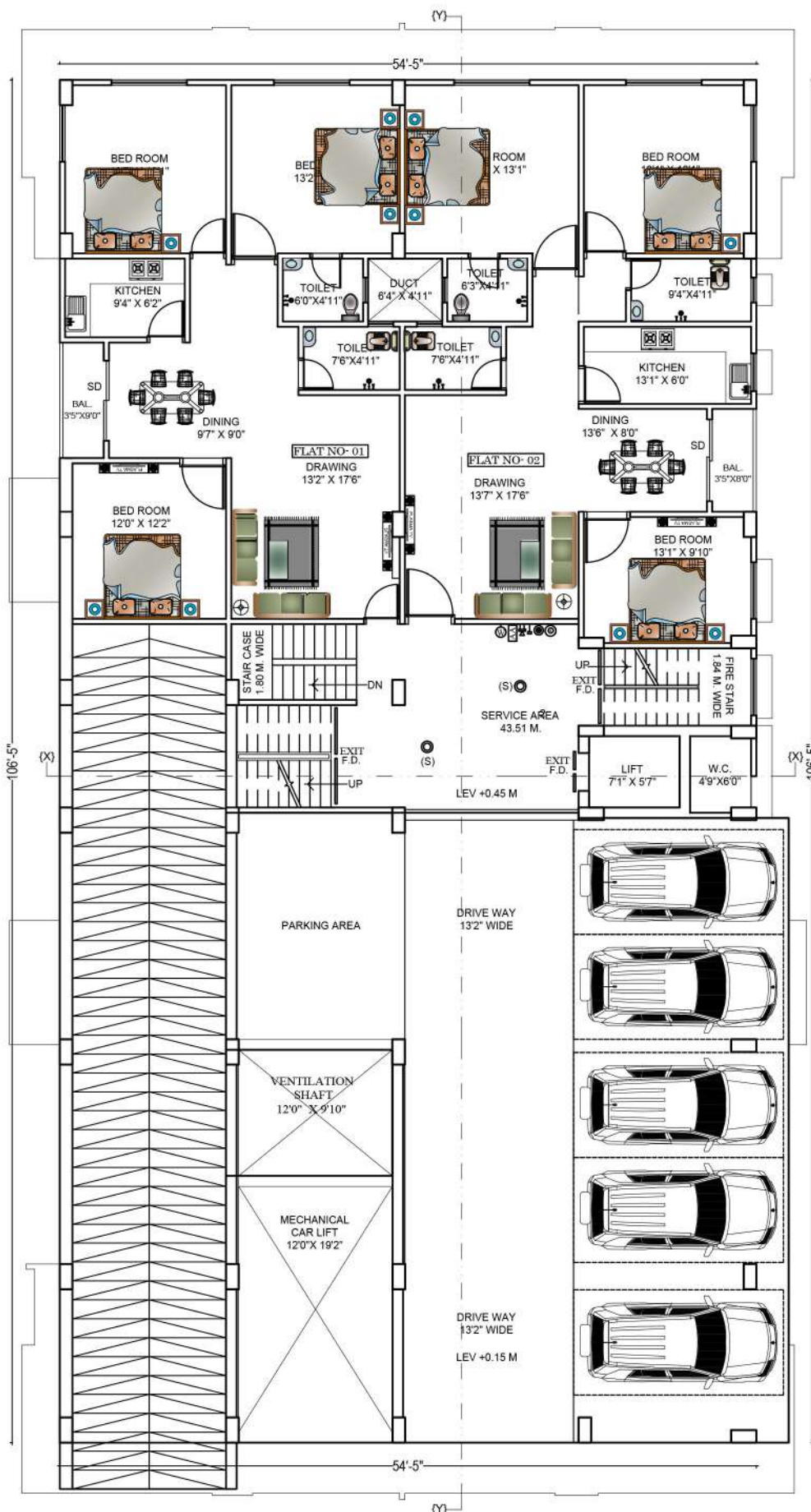
“LOTUS TOWER”

[Promoter- JEEVAN ENGICON PRIVATE LIMITED]

[Project Address- Plot No.-1178 P, 1179 P, Khata No.-11, Tauzi No.-5090, Thana No.-04, Ward No.-23, Circle No.-249, Thana- Sri Krishna Nagar, Mauza-Dujra, District- Patna, Bihar]



BASEMENT FLOOR PLAN	NORTH	DATE	SCALE	A.B. CONSULTANT	
PROPOSED RESIDENTIAL BUILDING B+G+3 "LOTUS TOWER"		30.07.2024	1:100	ARCHITECT . PLANNERS . INTERIOR DESIGNERS	
		DRN BY: PRINCE	SIGN	KD.ENCLAVE ROAD NO. 2 FLAT NO. 102, NEHRU NAGAR, PATNA - 13 PHN : +91-8873442221	KRISHNA RESIDENCY FLAT NO. 101, RAJENDRA NAGAR, HINGNA ROAD NAGPUR - 36 PHN : +91-9545559338
		CHK BY			



GROUND FLOOR

AREA STATEMENT

FLAT NO.	TYPE	BUILT UP / AREA	SUPER B/U AREA	CARPET AREA
01.	3 BHK	1129.00 SFT	1467.00 SFT	1062.00 SFT
02.	3 BHK	1201.00 SFT	1561.00 SFT	1134.00 SFT

TYPICAL . 1ST - 3RD FLOOR PLAN

PROPOSED RESIDENTIAL BUILDING
B+G+3 "LOTUS TOWER"

NORTH



DATE
30.07.2024

DRN BY:
PRINCE
CHK BY:

SCALE

1:100

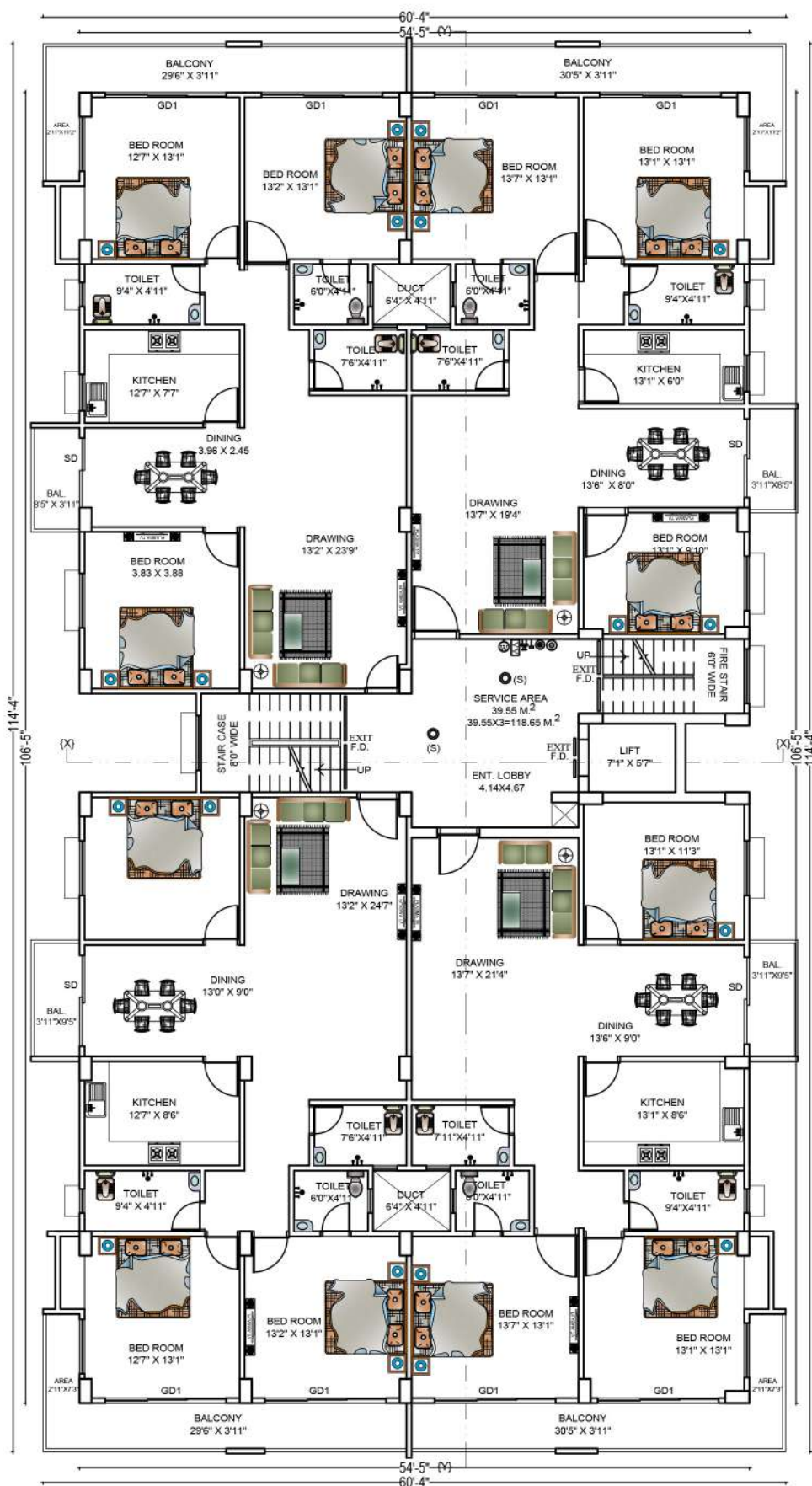
SIGN

A.B. CONSULTANT

ARCHITECT . PLANNERS . INTERIOR DESIGNERS

KD. ENCLAVE ROAD NO. 2
FLAT NO. 102, NEHRU
NAGAR, PATNA - 15
PHN : +91-8873442221

KRISHNA RESIDENCY FLAT
NO. 101, RAJENDRA NAGAR,
HINGNA ROAD NAGPUR - 36
PHN : +91-9545559338



TYPICAL 1ST - 3RD FLOOR

AREA STATEMENT				
FLAT NO.	TYPE	BUILT UP / AREA	SUPER B/U AREA	CARPET AREA
01.	3 BHK	1493.00 SFT	1940.00 SFT	1282.00 SFT
02.	3 BHK	1417.00 SFT	1842.00 SFT	1204.00 SFT
03.	3 BHK	1519.00 SFT	1974.00 SFT	1304.00 SFT
04.	3 BHK	1488.00 SFT	1934.00 SFT	1294.00 SFT

TYPICAL . 1ST - 3RD FLOOR PLAN		DATE	SCALE	A.B. CONSULTANT ARCHITECT . PLANNERS . INTERIOR DESIGNERS	
		30.07.2024	1:100		
PROPOSED RESIDENTIAL BUILDING B+G+3 "LOTUS TOWER"		DRN BY:	SIGN	KD.ENCLAVE ROAD NO. 2 FLAT NO. 102, NEHRU NAGAR, PATNA - 15 PHN : +91-8873442221	
		PRINCE			
		CHK BY		KRISHNA RESIDENCY FLAT NO. 101, RAJENDRA NAGAR, HINGNA ROAD NAGPUR - 36 PHN : +91-9545559338	

Schedule C

Payment Plan -

Progress	Payment
At the time of booking	10%
Within 7 days of execution of agreement for sale	25%
At the time of Basement roof	10%
Casting of Ground floor roof	10%
Casting of 1 st floor roof	10%
Casting of 2 nd floor roof	10%
Casting of 3 rd floor roof	10%
On Completion of Brickwork	5%
On Completion of internal and external plaster	5%
At the time of possession	5%

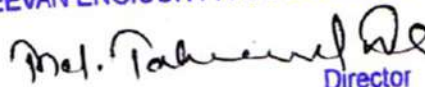
Total period fixed between the parties for the terms and conditions of RERA and handing over the flat before 14.01.2022.

Schedule D

(Specification, Amenities, facilities, which are part of Apartment) Lotus Tower SPECIFICATION

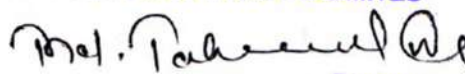
Structure	:	R.C.C framed structure as per the seismic requirement as stipulated by BIS code.
Wall	:	As per design of the Architect.
Main Door	:	Superior Quality flush door With one side with designer door skin.
Chowkhats	:	Door Frameds (chowkhats) of salwood of size 5'x2.5'
Internal Door :		30 mm thick superior quality flush door shutters painted with two coats of synthetic enamel on a cost of prime.
Window	:	Aluminum Sliding Window
Flooring	:	Living room/Dining room/other bedrooms vitrified tiles of Kajaria/Nitco/Vermora/Somany or equivalent male.
Kitchen	:	(a) Flooring Superior quality non skin tiles.

JEEVAN ENGICON PRIVATE LIMITED


Director

		(b) Working platform Granite slab.
		(c) Dado 24" high tiles above kitchen platform.
		(d) Fittings/fixtures-SS sink and fixtures of reputed make
		(e) Aqua guard point provision.
Bathroom	:	(a) flooring – vitrified non skid tiles.
		(b) Walls – vitrified/Glazed Ceramic tiles up to door 7'0" hight.
		(c) Sanitary – White glazed vitreous sanitary ware of ISI mark Hindware/Parrware or equivalent make.
		(d) Fittings – Chromium plated fitting of Essco/Marc/Jaquar of equivalent make.
		(e) Cistern – Acrylic/Fibre Glass cistern in white colour.
		(f) Washing machine point with inlet & outlet provision.
Electrical	:	(a) all internal wiring in con concealed conduits with copper wires of ISI mark polycab/Havells or equivalent make.
		(b) All electrical switches and accessories of Anchor/Kolors/Havells make or equivalent make.
TV/Telephone	:	Two Tv point and two telephone plug point provided in drawing room and master bedroom.
Internal wall	:	All internal wall shall be finished with plaster of paris/putty
Boring	:	Brring & tube well of adequate capacity by direct/reserve circulation machine with adequate capacity KSB or equivalent make submersible pump.
Parkin	:	Ample parking space for two and four whellers provided in the basement.
Lift	:	Lifts of Otis/Kone/Johnson or equivalent make.
Generator	:	Kirloskar or equivalent silent generator of adequate capacity.
Security System	:	24x7 Securities provided at Two levels, with intercom facility at reception area & building lobby along with CCTV's in basement lobby.
Fire Fighting System:		As per design of the fire consultant and safety rules and regulations.
Water Proofing work:		Water proofing cement plaster over a coat brush bond for sunken slab & terrace.

JEEVAN ENGICON PRIVATE LIMITED


Director

Schedule E

(Specifications, Amenities, Facilities, Which are part of The Project)

Each Block one Lift (four Passengers)

24 Hour Water Supply

Generator Facility (300 Watts) Only for Flat

Adequate Ventilation

Exclusive entrance gate & designer compound wall for the entire project

Internal Parking with Concrete and outer parking and pathway with paver blocks

Round the clock security with manned security cabin and inter com facility

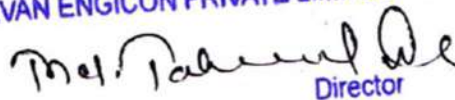
Elegant entrance lobby with name board

Provision for cable Tv And Telephone point

Intercom facility to individual flat for personalized security

Loan can be arranged as per eligibility

JEEVAN ENGICON PRIVATE LIMITED


Director