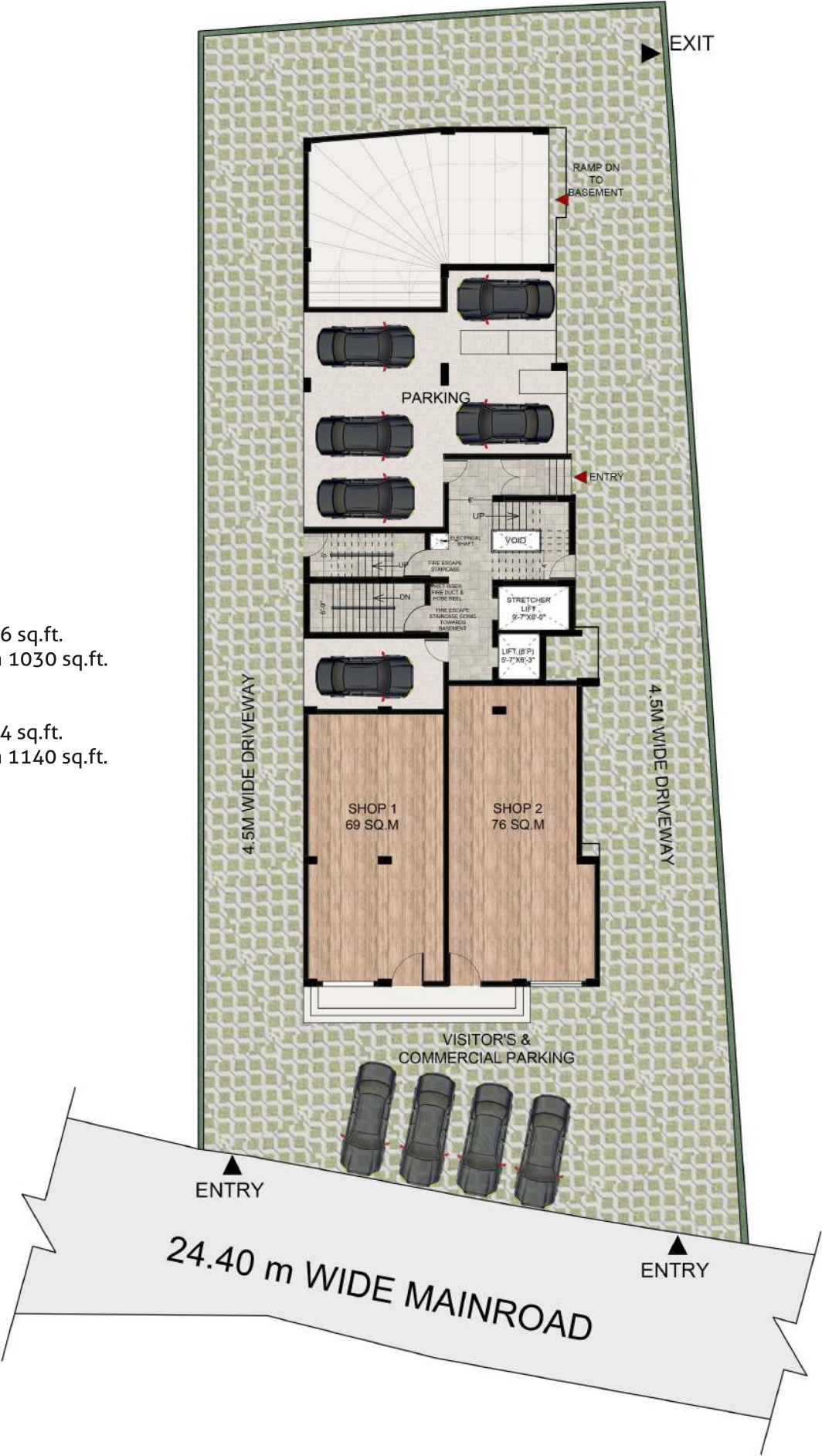


J.S. ABODE

Kanhauri Vishundat, Mushahri
Mithanpura, Muzaffarpur



- SHOP NO. 1**
Carpet Area 736 sq.ft.
Super B/U Area 1030 sq.ft.
- SHOP NO. 2**
Carpet Area 814 sq.ft.
Super B/U Area 1140 sq.ft.



Typical Floor Plan
1st to 6th Floor



FIRST FLOOR

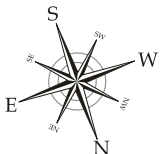
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	B/U AREA	SUPER B/U AREA
1	3BHK + 3T	903 sq.ft.	181 sq.ft.	1212 sq.ft.	1515 sq.ft.
2	2BHK + 2T	641 sq.ft.	91 sq.ft.	808 sq.ft.	1010 sq.ft.
3	2BHK + 2T	637 sq.ft.	85 sq.ft.	818 sq.ft.	1023 sq.ft.
4	3BHK + 3T	988 sq.ft.	188 sq.ft.	1300 sq.ft.	1625 sq.ft.

SECOND TO FIFTH FLOOR

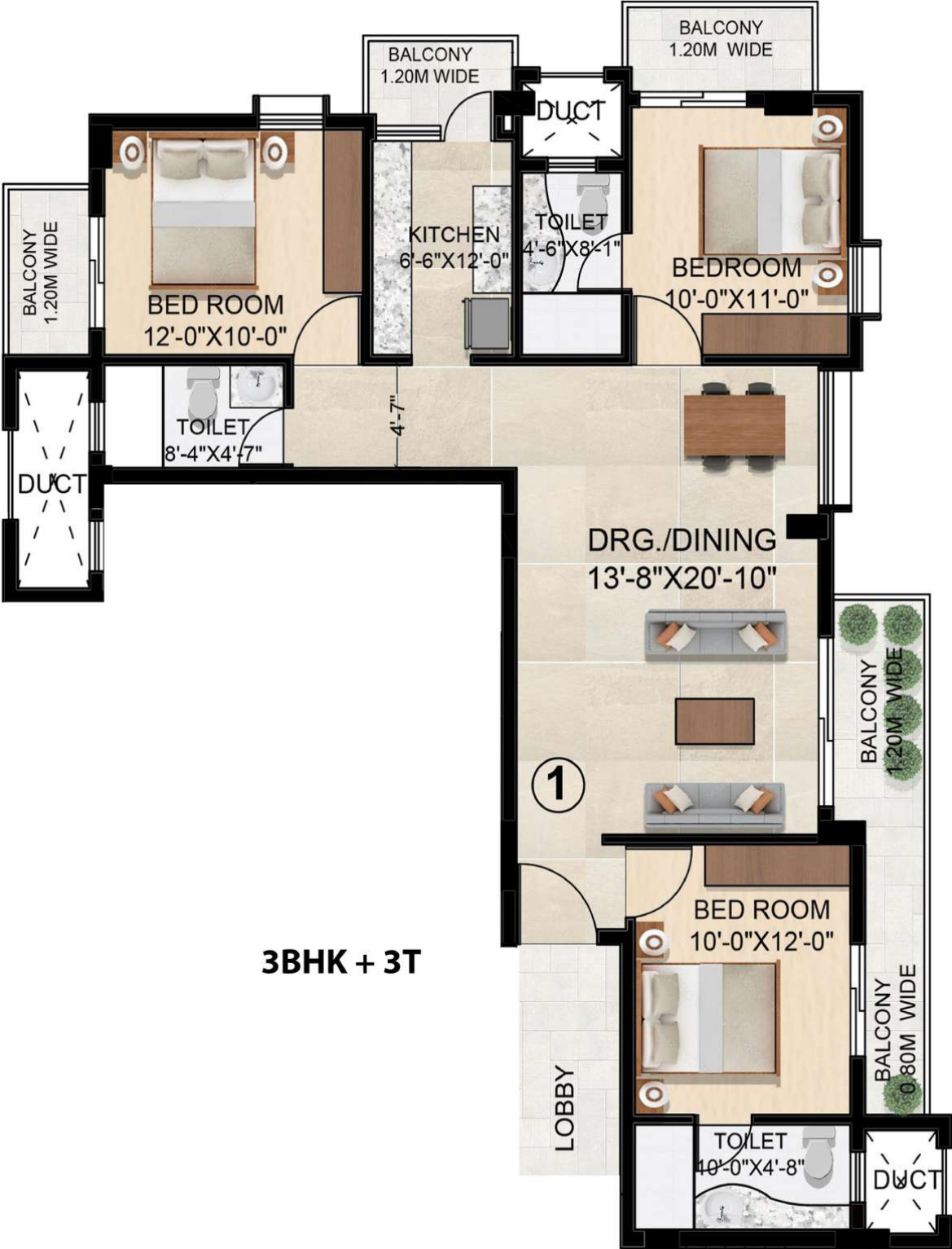
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	B/U AREA	SUPER B/U AREA
1	3BHK + 3T	903 sq.ft.	181 sq.ft.	1212 sq.ft.	1515 sq.ft.
2	2BHK + 2T	641 sq.ft.	91 sq.ft.	808 sq.ft.	1010 sq.ft.
3	2BHK + 2T	637 sq.ft.	85 sq.ft.	818 sq.ft.	1023 sq.ft.
4	3BHK + 3T	988 sq.ft.	180 sq.ft.	1309 sq.ft.	1636 sq.ft.

SIXTH FLOOR

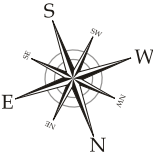
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	B/U AREA	SUPER B/U AREA
1	3BHK + 3T	903 sq.ft.	181 sq.ft.	1212 sq.ft.	1515 sq.ft.
2	2BHK + 2T	641 sq.ft.	91 sq.ft.	808 sq.ft.	1010 sq.ft.
3	2BHK + 2T	637 sq.ft.	85 sq.ft.	818 sq.ft.	1023 sq.ft.
4	3BHK + 3T	988 sq.ft.	210 sq.ft.	1330 sq.ft.	1663 sq.ft.



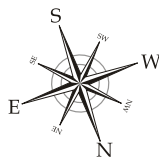
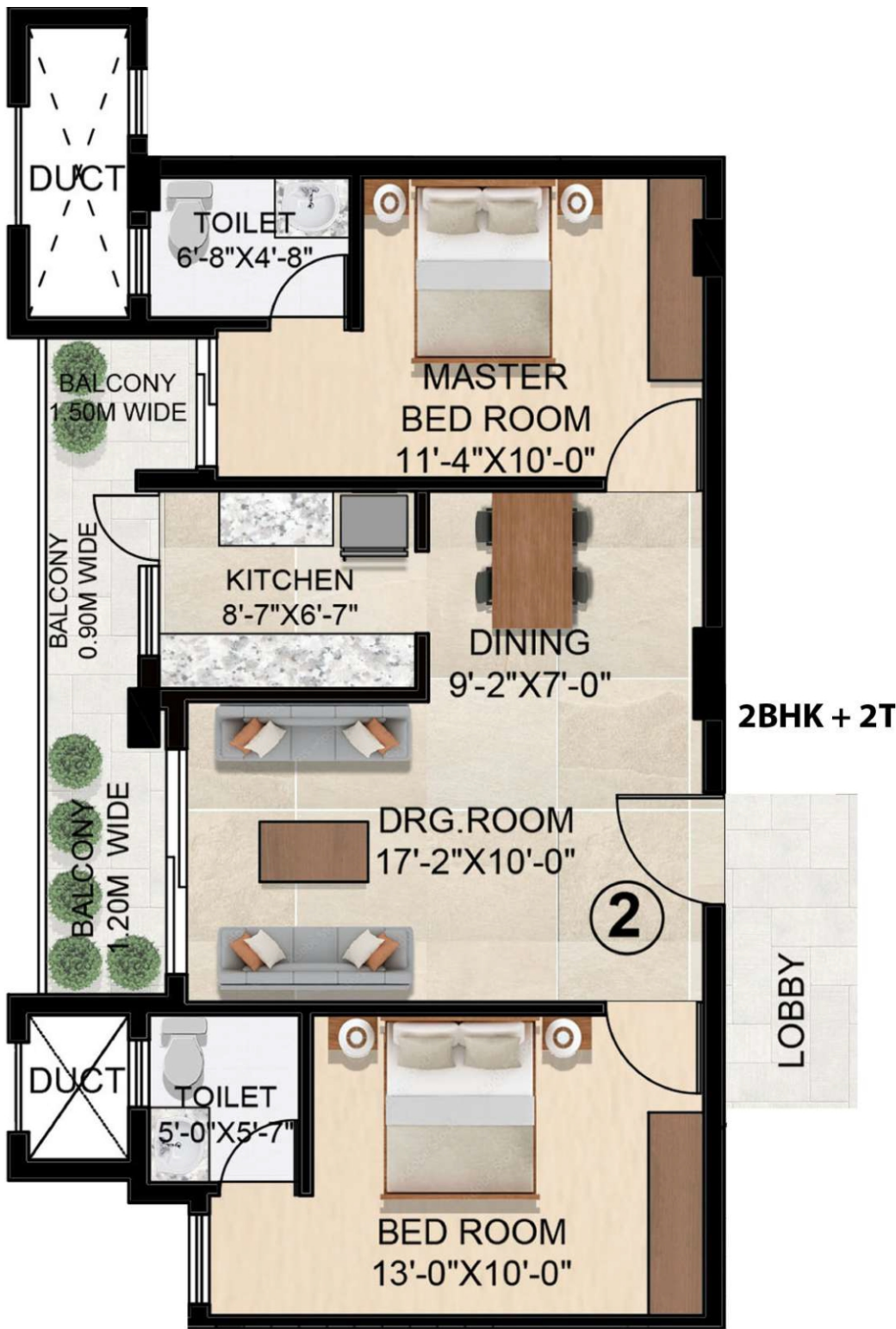
FLAT - 1



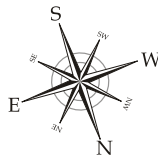
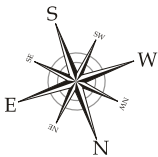
3BHK + 3T



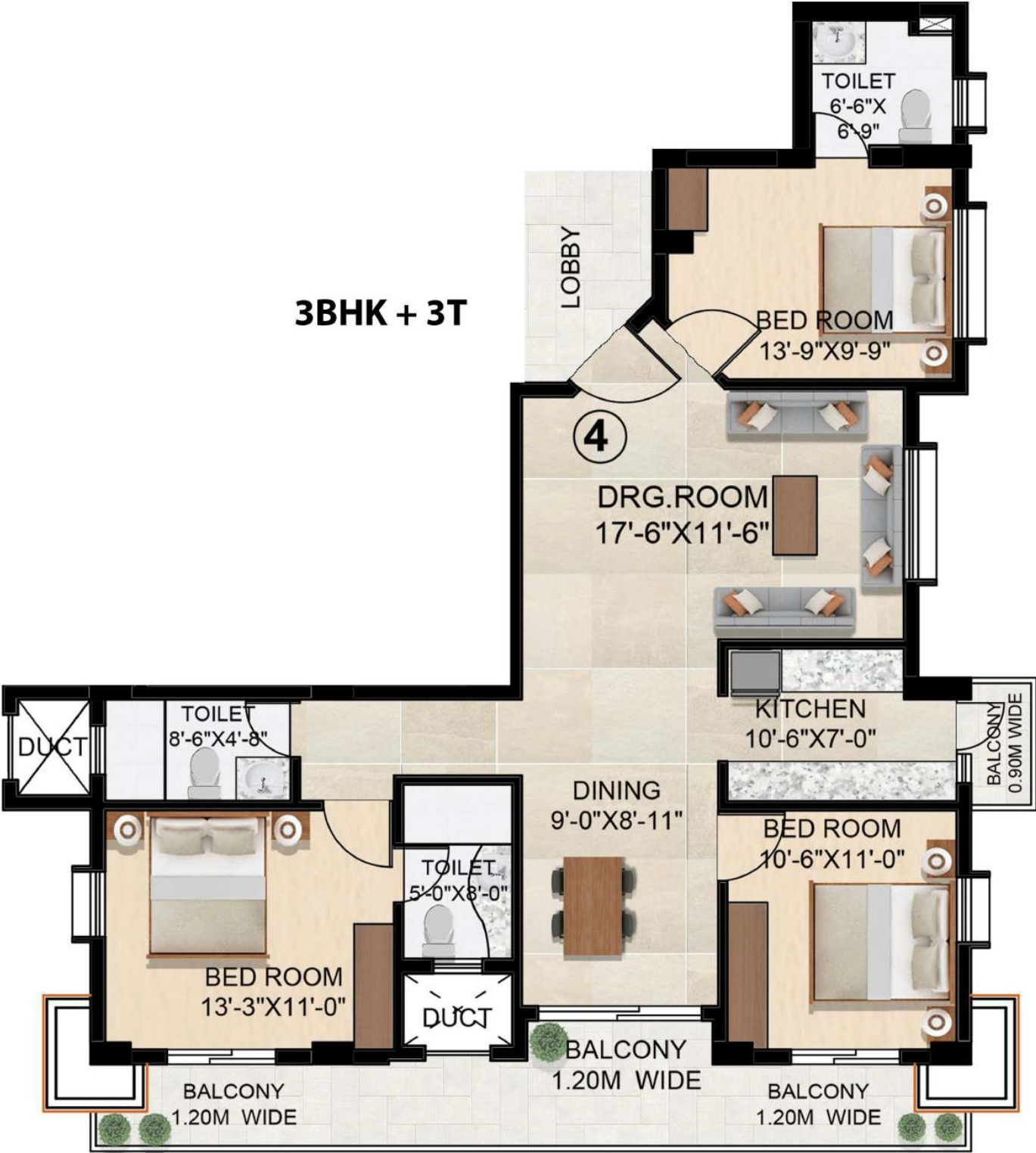
FLAT - 2



FLAT - 3



FLAT - 4



SPECIFICATIONS

Flooring	: Vitrified tiles 800mmX800mm in Shops/Offices /Drawing/Dining/Bedrooms and Kitchen. Anti-skid Ceramic Tiles (300 mm x 300 mm) in Toilet and Balcony.
Door and Windows	: Hardwood frames with flush doors and aluminium/UPVC windows, M.S. Rolling shutters in shops.
Kitchen	: Granite top working platform, stainless steel sink, ceramic glazed tiles 2' above working platform.
Toilet	: Anti-skid ceramic floor tiles .Ceramic tiles up to ceiling level on the wall. CP & Sanitary fittings of Jaquar / Hindware / Parryware or equivalent make of ISI mark.
Electrical	: Concealed electrification with fire resistant cables & switches of ISI mark. Provision for adequate light, power point, cable and telephone point in living room .
External Facade	: Exterior in superior paint finish.
Inside wall finish	: Inside wall with wall putty.

AMENITIES

- Two 8 passenger lift and one stretcher lift.
- 2-tier security with EPBAX and CCTV
- 24X7 water supply with tubewell
- 100% power back-up for common area
- 600 watt power back-up for each flat/shop/office
- Security room
- Decorative reception lobby
- Parking for each flat

Payment Plans

Construction Linked Plan

1. 10% as the earnest money deposit (EMD) before making the agreement
2. 20% on the execution of Agreement
3. 15% on completion of the Basement floor slab of the building.
4. 25% on completion of the slabs as follows :-
 - a. 5% on completion of Ground floor roof slab casting
 - b. 5% on completion of First floor roof slab casting
 - c. 5% on completion of Second floor roof slab casting
 - d. 5% on completion of Third floor roof slab casting
 - e. 5% on completion of Fourth floor roof slab casting
5. 5 % on completion of the walls,
6. 5% on completion of the internal plaster
7. 5% on completion of the external plaster
8. 5% at the time of handing over of the possession of the Apartment.

Down Payment Plan

As per Mutual agreement between developer and buyer.

A Project by:



Malhotra Infratech

Registered Office :

Flat No. 45, Ganga Tower, L.C.T. Ghat, Mainpura, Patna - 800001

Corporate Office :

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Architects & Engineers

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