HTSCPL

HI-TECH SANJAY CONSTRUCTION PVT. LTD.

Corporate Office : US TOWER, Manjhoulia Chowk, Muzaffapur

Vishwa Shanti

Apartment



[illegible]35204491 | 8789652271





Architect : Integrated Development Consultancy Services Pvt. Ltd., Contact : 9771829595, 9868946303







Hitech Sanjay Construction Pvt. Ltd.

DIRECTOR

GEMS OF PRODUCT

▪ The project welcomes you with a modern & elegant elevation. ▪ Technically designed to assure natural sunlight and fresh air ventilation. ▪ Exclusive entrance gate & designed compound wall for the entire project. ▪ Round the clock security manned by society and intercom facility. ▪ Generator backup & fully equipped with safety device. ▪ Provision for cable for cable TV & Telephone Point.

Specifications

FOUNDATION
Raft foundation as per structure design.

STRUCTURE
Earthquake resistant R.C.C. Frame Structure reinforced with ISI mark steel.

FLOORING
Vitrified tiles in all areas of flat.

PLASTER
In Cement mortar 1:6 on internal walls and 1:4 on external work. External Plaster with water proofing mixtures and painted in decorative colour.

DOORS
Door frames of Malaysian Sal with good Quality Commercial Flush Doors all Painted with 2 Coats off Acrylic enamel over a Coat of Primer.

WINDOWS
Aluminium Frame & Glass.

EXT. WALL FINISH
All external walls shall be finished with I.C.I. weather shield max, (100% exterior Acrylic emulsion paint)

PARKING FLOORING
Parking area with Checker Tiles.

WATER PROOFING
Double coat of water proofing treatment for all toilets.

All drawing & elevations are conceptual it can be change shitty.

KITCHEN

FLOORING	:	Vitrified Tiles
PLATFORM	:	Granite Slab
DADO	:	24" high glazed tiles
SINK	:	STEEL SINK

BATHROOM

FLOORING	:	Ceramic Tiles
WALLS	:	Glazed tiles up to 7' height.
SANITARY WARE	:	White glazed vitreous sanitary ware of ISI mark
FITTINGS	:	Chrom, plated C.P. Fitting, Wash basin.
CISTERN	:	PVC cistern in white colour.
HOT & COLD	:	Hot / Cold fitting in all bathroom.

TV/ TEL. PLUG POINT
One TV Point and telephone plug, Provided in drawing room.

WASHING MACHINE POINT
Washing machine point with water inlet and outlet Provided at as suitable location.

INT. WALL FINISH
All internal walls shall be finished with wall putty

NOTE
Heat Proof work, Water proof work with Sika on top floor roof.

Note : Extra charges for shelves, extra electrical point, power plugs, telephone points and modifications or alterations other than agreement. All expenses towards external electricity (electric transformer), Municipal Water, drainage connections, generator, intercom, lift and car parking will be borne by flat purchasers only.

Registration charges, service tax extra.

TERMS AND CONDITION
Installment should be paid within seven days from the date of issue of intimation, any delay should be charged with an interest@24%. The company reserves the right to cancel the allotment of flat in case of default in payment of installment due. In case of cancellation of flat, 5% of the total consideration amount shall be refunded within 30 days from the date of cancellation.

Hi-Tech Sanjay Construction Pvt.

Authorised Signatory

DIRECTOR



PAYMENT SCHEDULE

At the time of booking and Registration	10%
Within 60th days from finalisation of flat with token	15%
At the time of 1st floor roof slab casting	15%
At the time of 2nd floor roof slab casting	10%
At the time of 3rd floor roof slab casting	10%
At the time of 4th floor roof slab casting	10%
At the time of brick work 1st floor	10%
At the time of plaster (Internal & External)	10%
Before one month from the date of possession	10%

OTHER CHARGES

Parking (1 Car)	Rs. 4,00,000/-
For Electric connection	Rs. 50,000/-
For Power Backup 24 x 7	Rs. 50,000/-

AMENITIES

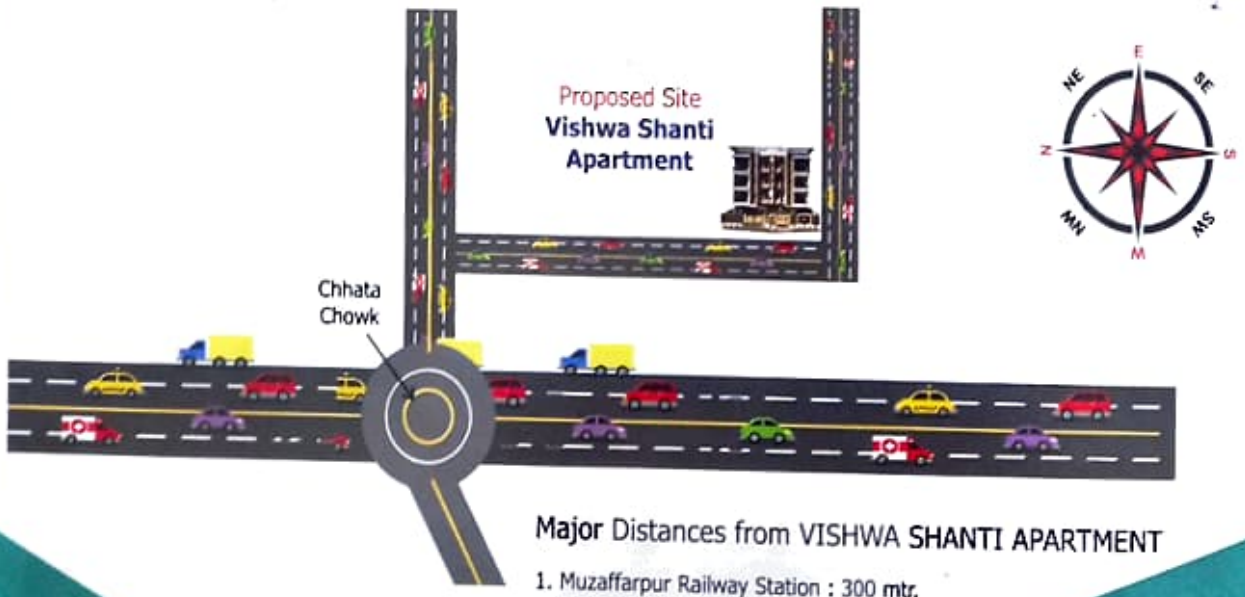
- Lift
- Water Supply
- Intercom
- CC TV
- Guard Room
- Common Bathroom

Rs. 1,75,000/-

- Registry of the Flat will be done after full & final payment
- Payment should be in favor of HI-TECH SANJAY CONSTRUCTION PVT. LTD.

Note : GST extra.

Location Map



Major Distances from VISHWA **SHANTI** APARTMENT

1. Muzaffarpur Railway Station : 300 mtr.
2. Muzaffarpur Bus Stand : 4.5 km
3. Mall & Super Market : 100 mtr.
4. Nearest Hospital : 500 mtr.

Hi-Tech Sanjay Construction Pvt Ltd.

Ashok Kumar

Proposed by :

Hi-Tech Sanjay Construction Pvt. Ltd.

Regd. Office : Rajbanshi Nagar, Road No. 1 (Private), Patna - 800 023
Corporate Office : US TOWER, Manjhoulia Chowk, Muzaffapur
t : +91 612 2282662 | 98352 04491 | 87896 52271 | e : hitech.scpl@gmail.com