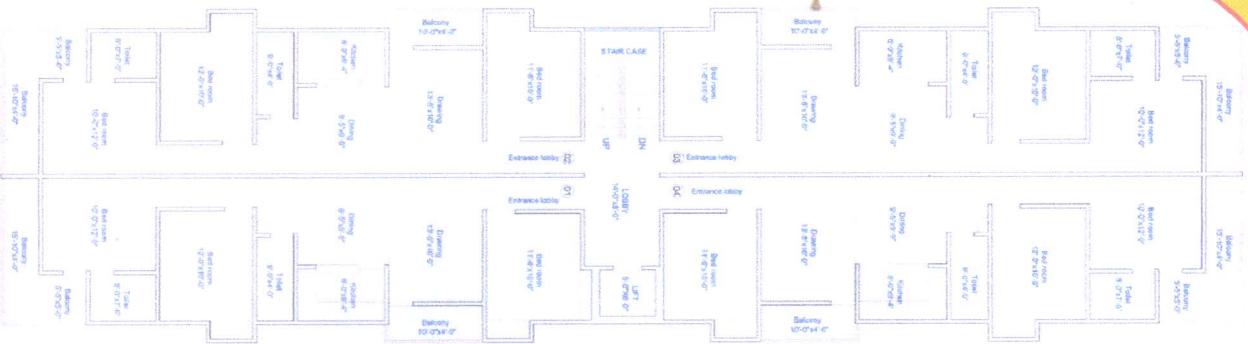






FLAT AREA CALCULATION

FLAT NO.	CARPET AREA	BALCONY AREA	BUP AREA	SUPP. AREA	DESCRIPTION
01	855.00 SFT	130.00 SFT	1040.00 SFT	1406.00 SFT	3 BHK FLAT
02	855.00 SFT	130.00 SFT	1040.00 SFT	1405.00 SFT	3 BHK FLAT
03	855.00 SFT	130.00 SFT	1040.00 SFT	1405.00 SFT	3 BHK FLAT
04	855.00 SFT	130.00 SFT	1040.00 SFT	1405.00 SFT	3 BHK FLAT

TYPICAL (1ST TO 4TH) FLOOR PLAN

PAYMENT PLANS

- At the time of booking 10%
- At the time of plinth work 15%
- At the time of basement 15%
- On completion of 1st floor casting 15%
- On completion of 2nd floor casting 15%
- On completion of 3rd floor casting 10%
- After brick work 10%
- After sanitary fitting & electrical work 5%
- At the time of hand over 5%

Other Fixed Charges

Fixed charges will have to pay by the prospective owners
₹ 4,00,000/-
(Generator, Lift, Parking, Intercom & Miscellaneous)



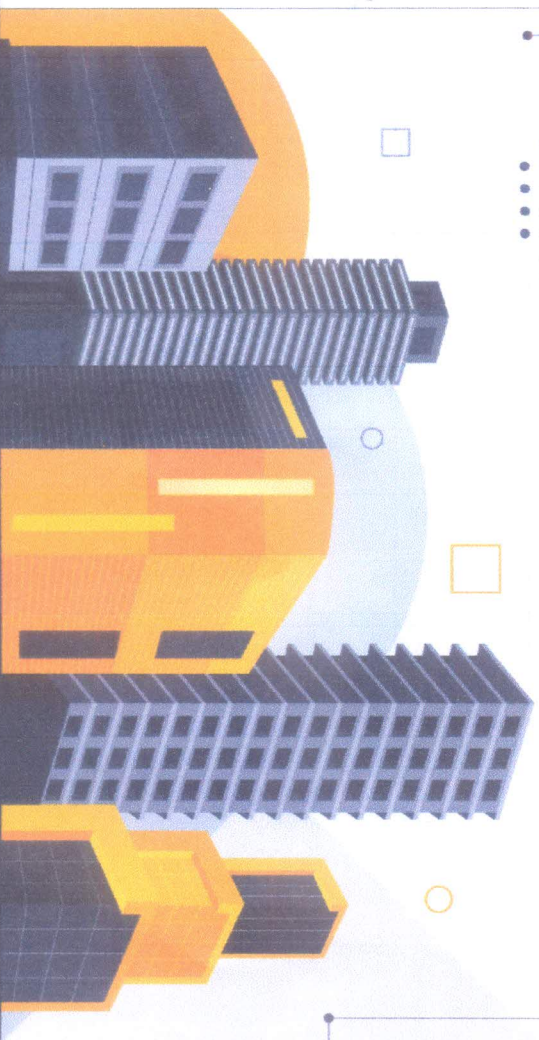
ANANDARO HAM INFRA PRIVATE LIMITED

Real State Construction & Joint Construction

98912 66566
62077 88022

Flat No-201, Ganpati Heights, Near DAV School
Danapur Khagaul Road, Patna

E-mail : anandaro haminfra@vtd@gmail.com





AMENITIES YOU DESERVE



SPECIFICATION

STRUCTURE

R.C.C. frame structure building as / structural drawing with wall.

DOORS

Main Door : 125x62.5 mm thick sal wood frame including decorative wooden bead around, solid core flush door (ISI mark).

TOILET DOOR

125x62.5 mm sal wood frame including decorative wooden bead around, solid core flush door (ISI mark) with enamel paint finish.

INTERNAL DOOR

125x62.5 mm thick sal wood frame including decorative wooden bead around, solid core flush door (ISI mark) with synthetic enamel finish.

WINDOWS

Aluminium/wooden frames and shutters with 3mm clear glass including M.S. grill.

FLOORING

Main Lobbies : Granite/marble/vitrified tile common lobbies and corridor granite/marble/vitrified tile staircase granite/marble/kobs stone Parking - parking tile flooring

APARTMENT FLOORING

Living & Dining Room : Vitrified tile.
Master Bed Room : Vitrified tile.
Kitchen & Utility : Anti skid vitrified tile.
Toilets : Anti skid ceramic tiles.
Balconies : Anti skid ceramic tiles.
KITCHEN : Granite counter with stainless steel sink of ISI mark.
CAMPUS : Pathway and Driveway - Cement interlocking tiles.
DAOO : Liftlobbies : Vitrified/granite/decorative tiles
Toilets : Glazed ceramic tiles upto 7m.
Kitchen : Glazed ceramic tiles upto 2 m above counter.

TOILETS

White glazed vitreous wash basin of Jaquar / Keroxit / Hindware in all toilets.

TERMS & CONDITION

- The collected first shall be available as per rules of the Company on FIRST CUM FIRST SECTORS.
- The allotment of the flat shall be subject to timely payment.
- In case of with drawal of a booking a cancellation charge 5% of the total consideration.
- Refund of the amount deposited by the applicant in case of cancellation shall be made in 150 (One Hundred Fifty) Days or notice of with drawal, after adjusting the cancellation charges.
- No interest/ Penalty claimed by the applicant of any stage shall be entertained by the company.
- 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.
- All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
- Interest 1.8% per annum shall be charged on all delayed payment from due date. How ever the Company reserves the right to increase the amount of the interest more than 1.800000% if the flat is not occupied by the allottee.
- All allotment made by the company will be binding on the allottees and no grievance/claim/complaint shall be entertained by the company.
- The applicant shall have to bear any other nominal fee such as technical, legal etc. as decided by the company.
- Any Certificate/State Government approved 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.
- All negotiation charges will be borne by the allottees.
- No transfer of booking will be allowed.

White glazed vitreous EWCS of Jaquar / Keroxit / Hindware in all toilets.
Hot & Cold water wall mixer of Jaquar / Keroxit / Hindware in all toilets.

PAINTING & CLADDING

Internal walls & ceilings : Interior grade wall putty surface only.
External finish : Partially Exterior grade texture paint over of IC/Asi/paint or equivalent make.

M.S. grills & railings : Synthetic enamel paint of approved shade and colour.

ELECTRICAL OUTLINE SPECIFICATIONS

All electrical wiring in concealed conduit and using PVC insulated copper wires with modular switches of Philips / Anchor or equivalent make. Adequate lighting / Power point socket and outlets in each room.

TV POINTS

Living & Master Bedroom : Complete with wiring & outlet.
DTH Connection : DTH conduit shall be provided in the ducts from terrace to the individual units.

TV wiring upto the ducts from living and master bedrooms only.

EXHAUST FAN POINT

Complete with wiring & outlet in all toilets & kitchen.

WATER PURIFIER POINT

Complete with wiring & outlet in kitchen.

WASHING MACHINE POINT

Complete with wiring & outlet in utility.

SECURITY SYSTEM

CCTV for ground floor common area and campus.
Intercom from main security cabin to all apartments.

GENERATOR

Kirlosker or equivalent silent generator of adequate capacity.

LIFT

2 Lift