

VASTU VASTAYA BUILDER PVT. LTD.

LAUNCHES BAIJNATH TOWER

Spacious 1, 2 & 3 BHK Flats

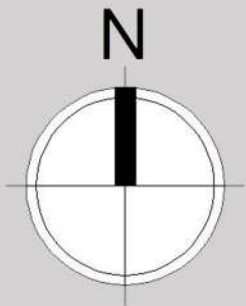


PROJECT ADDRESS:
NH-82, Bypass Road, Sitakund More,
Salempur, Gaya, Bihar - 823001

OFFICE ADDRESS:
SK Tower 12, Tekuna Farm, Gaya-Dobhi Road,
Bodhgaya, Gaya, Bihar - 824231



PERSPECTIVE VIEW

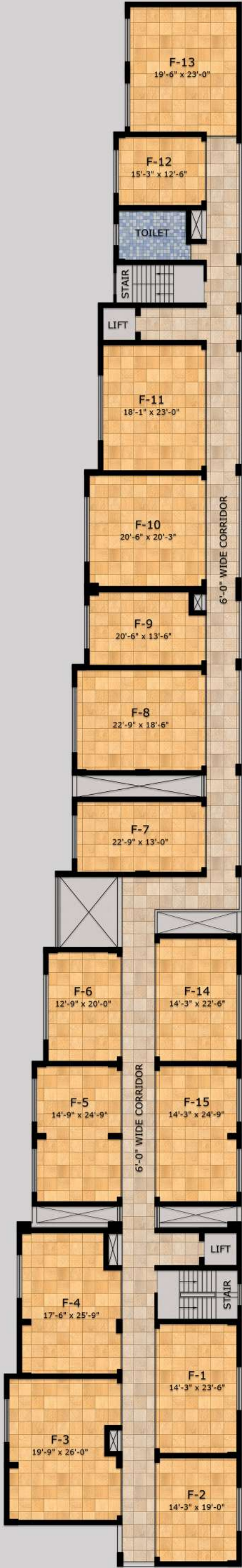


AREA STATEMENT (GROUND FLOOR PLAN)

Shop # S-01	Shop # G-02	Shop # G-03	Shop # G-04	Shop # G-05/F-05	Shop # G-06	Shop # G-07	Shop # G-08	Shop # G-09	Shop # G-10	Shop # G-11	Shop # G-12	Shop # G-13
Carpent Area 335 sqft	Carpent Area 269 sqft	Carpent Area 501 sqft	Carpent Area 435 sqft	Carpent Area 366 sqft	Carpent Area 253 sqft	Carpent Area 294 sqft	Carpent Area 420 sqft	Carpent Area 266 sqft	Carpent Area 418 sqft	Carpent Area 416 sqft	Carpent Area 319 sqft	Carpent Area 309 sqft
B/U Area 394 sqft	B/U Area 320 sqft	B/U Area 576 sqft	B/U Area 502 sqft	B/U Area 429 sqft	B/U Area 304 sqft	B/U Area 357 sqft	B/U Area 482 sqft	B/U Area 308 sqft	B/U Area 471 sqft	B/U Area 479 sqft	B/U Area 376 sqft	B/U Area 366 sqft



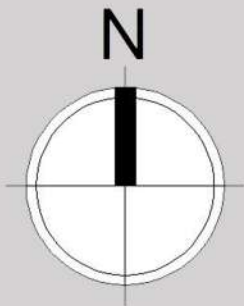
Ground Floor Plan



First Floor Plan

AREA STATEMENT (FIRST FLOOR PLAN)

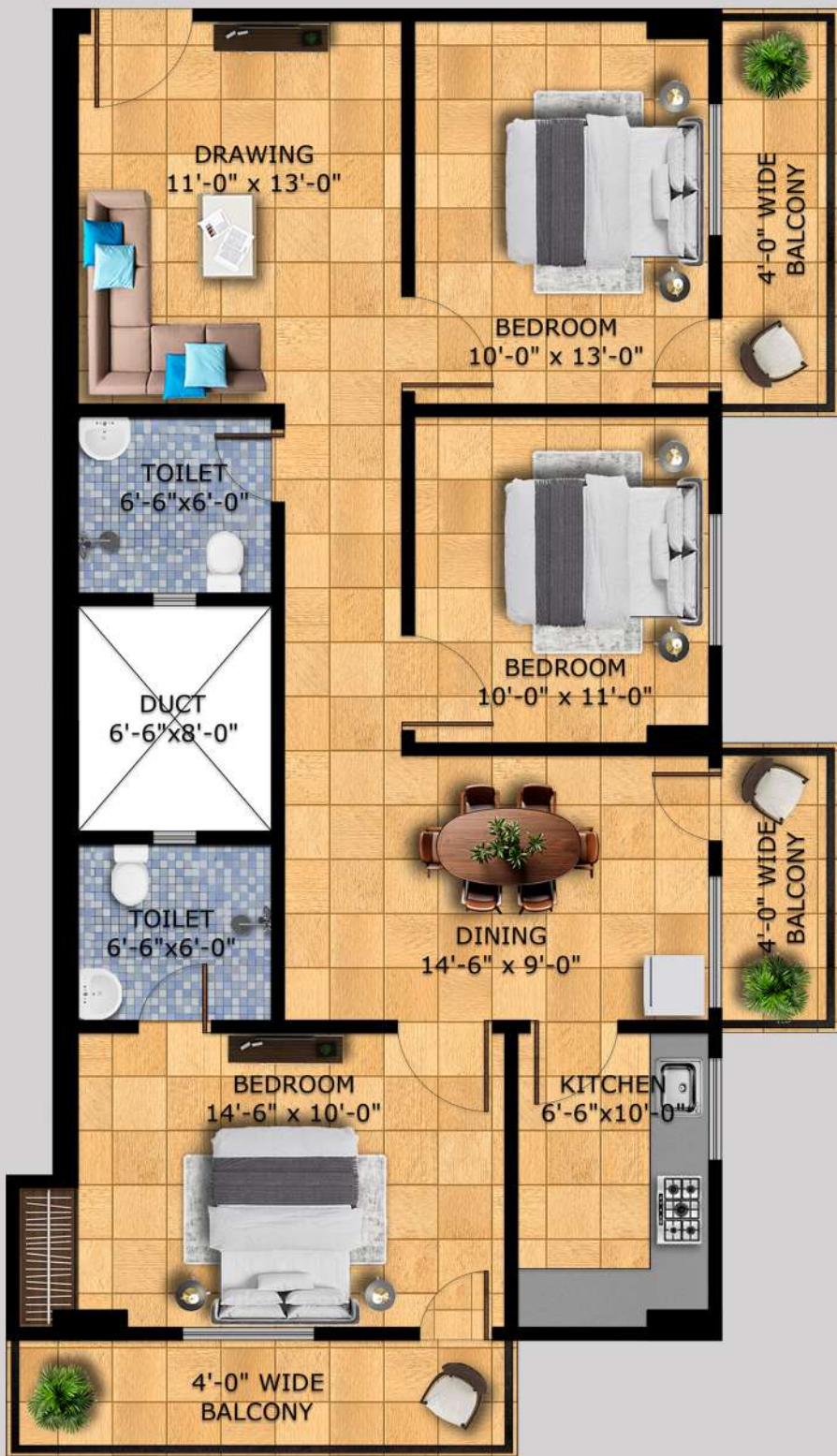
Shop # F-01	Shop # F-02	Shop # F-03	Shop # F-04	Shop # F-05	Shop # F-06	Shop # F-07	Shop # F-08	Shop # F-09	Shop # F-10	Shop # F-11	Shop # F-12	Shop # F-13	Shop # F-14	Shop # F-15
Carpent Area 335 sqft	Carpent Area 269 sqft	Carpent Area 501 sqft	Carpent Area 435 sqft	Carpent Area 366 sqft	Carpent Area 253 sqft	Carpent Area 294 sqft	Carpent Area 420 sqft	Carpent Area 266 sqft	Carpent Area 418 sqft	Carpent Area 416 sqft	Carpent Area 192 sqft	Carpent Area 449 sqft	Carpent Area 319 sqft	Carpent Area 352 sqft
B/U Area 394 sqft	B/U Area 320 sqft	B/U Area 576 sqft	B/U Area 502 sqft	B/U Area 429 sqft	B/U Area 304 sqft	B/U Area 357 sqft	B/U Area 482 sqft	B/U Area 308 sqft	B/U Area 471 sqft	B/U Area 479 sqft	B/U Area 227 sqft	B/U Area 516 sqft	B/U Area 376 sqft	B/U Area 413 sqft



2nd to 6th Floor Plan



AREA STATEMENT (2nd TO 6th FLOOR PLAN)							
Flat # 01 3 BHK	Flat # 02 3 BHK	Flat # 03 2 BHK	Flat # 04 1 BHK	Flat # 05 2 BHK	Flat # 06 2 BHK	Flat # 07 3 BHK	Flat # 08 2 BHK
Carpet Area 899 sqft	Carpet Area 952 sqft	Carpet Area 694 sqft	Carpet Area 519 sqft	Carpet Area 692 sqft	Carpet Area 898 sqft	Carpet Area 895 sqft	Carpet Area 735 sqft
Balcony Area 166 sqft	Balcony Area 155 sqft	Balcony Area 134 sqft	Balcony Area 84 sqft	Balcony Area 87 sqft	Balcony Area 138 sqft	Balcony Area 177 sqft	Balcony Area 147 sqft
B/U Area 1123 sqft	B/U Area 1170 sqft	B/U Area 871 sqft	B/U Area 637 sqft	B/U Area 817 sqft	B/U Area 1085 sqft	B/U Area 1176 sqft	B/U Area 927 sqft



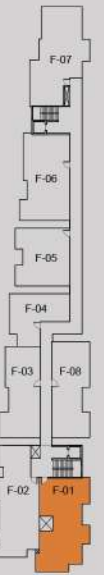
Flat No. 01

Flat # 01
3BHK

B.U. Area
1123 sqft

Carpet Area
899 sqft

- 3 Bedroom
- 3 Balcony
- 1 Drawing
- 2 Toilet
- 1 Kitchen
- 1 Dining



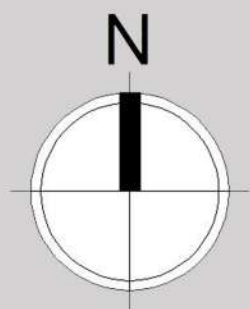
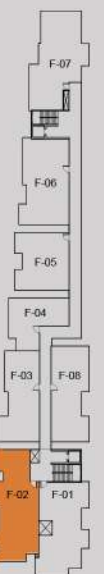
Flat No. 02

Flat # 02
3BHK

B.U. Area
1170 sqft

Carpet Area
952 sqft

- 3 Bedroom
- 3 Balcony
- 1 Drawing
- 2 Toilet
- 1 Kitchen
- 1 Dining





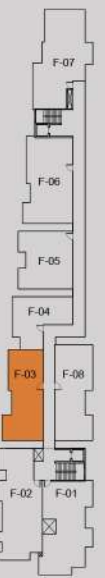
Flat No. 03

Flat # 03
2BHK

B.U. Area
871 sqft

Carpet Area
694 sqft

- 2 Bedroom
- 3 Balcony
- 1 Drawing
- 2 Toilet
- 1 Kitchen
- 1 Dining



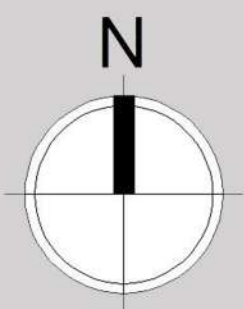
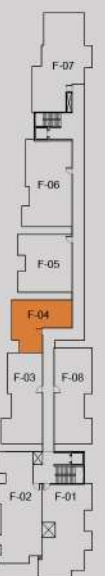
Flat No. 04

Flat # 04
1BHK

B.U. Area
637 sqft

Carpet Area
519 sqft

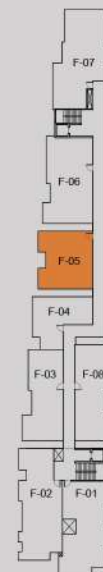
- 1 Bedroom
- 1 Balcony
- 1 Drawing
- 1 Toilet
- 1 Kitchen
- 1 Dining





Flat # 05
2BHK
B.U. Area
 817 sqft
Carpet Area
 692 sqft

- 2 Bedroom
- 2 Toilet
- 2 Balcony
- 1 Kitchen
- 1 Drawing
- 1 Dining

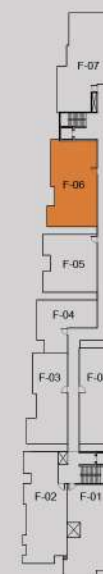


Flat No. 05

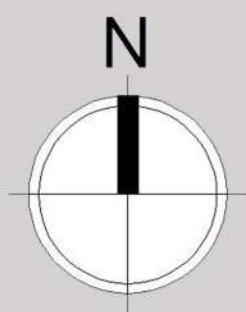


Flat # 06
2BHK
B.U. Area
 1085 sqft
Carpet Area
 898 sqft

- 2 Bedroom
- 2 Toilet
- 3 Balcony
- 1 Kitchen
- 1 Drawing
- 1 Dining



Flat No. 06

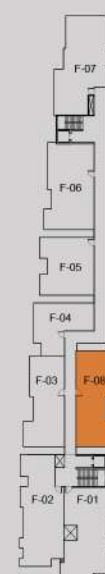
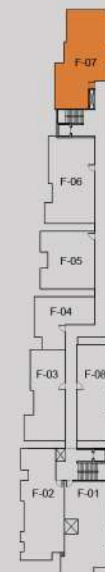
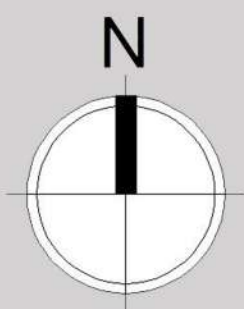




Flat No. 07



Flat No. 08



STANDARD SPECIFICATION

STRUCTURE

Earth Quake Resistant RCC Frame structure

FLOORING

- (a) In stair cases : Granite/marble/Kota Stone
- (b) In Flats : Vitrified Tiles

WALL FINISHING

- (a) Outer Walls : Exterior Acrylic Emulsion Paint over Wall putty
- (b) Inner walls : Plaster of Paris / Wall Putty over plastered wall

TOILETS

Dado upto 7'0" with colored tiles

KITCHEN

Cooking slab of granite, colored tiles upto 2' above cooking slab, sink of stainless steel



CEILING FINISHING

- (a) Flat : Plaster of Paris over plastered ceiling.
- (b) Common Areas : Plaster of Paris+ Paint

DOOR CHOUKHAT

Door Choukhat of Malaysian salwood/ equivalent hard wood.



DOOR SHUTTERS & MAIN DOOR

Door shutters of 30mm thick bwp grade, factory made commercial flush door (I.S.1) marked

WINDOW CHOUKHAT

Window choukhat of Aluminium.

WINDOW SHUTTERS

Window shutters to be fully glazed and frames to be made of aluminium two trace section & glass.

ELECTRICAL WIRING

All Electrical wiring pipes, conduit from I.S.I. marked materials, Concealed wiring to be provided.

One point for Air conditioner to be provided in all Bedrooms. One point for geyser in each toilet and kitchen. Good quality switches.

T.V. POINT

One TV Point to be provided in the drawing room, and master Bedroom

TELEPHONE POINT

(Without connection) One telephone point to be provided in the drawing dining room

INTERCOM

Advanced Model of intercom for security Purposes, with Reception to Flat, and Flat to flat connection to be provided.



WATER SUPPLY

24 Hours water supply. Internal water supply from concealed G.I./PVC Pipes.

Sewage and waste disposal through UPVC pipes, 2 nos. of deep tubewell boring to be done.



GENERATOR POWER

Electrical power to be made available for common area only.

LIFT

Passenger Lifts of standard make

EARTHQUAKE RESISTANCE

The building shall be earthquake resistant for Zone-IV Category, as/seismic Zones of India

TERMS & CONDITION

- The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERVE" basis.
- The allotment of the flat shall be subject to timely payment.
- In case of withdrawal of a booking a cancellation charge 5% of the total consideration.
- 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.
- All allotment made by the company will be binding on the allottees and no grievance/Claim/Complaint shall ever 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 Central/State Government sponsored 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 registration charges will be borne by the allottees.
- No transfer of booking will be allowed.



KEY DISTANCE

1.	Gaya Railway Station	:	05 Km
2.	Gaya Airport	:	08 Km
3.	Bodhgaya	:	10 Km
4.	Vishnupad Temple	:	02 Km
5.	GB Road Market	:	04 Km
6.	Tower Chock	:	05 Km

OUR ASSOCIATES



PAYMENT SCHEDULE

1.	At the Time of Booking	:	10%
2.	At the Time of Foundation Casting	:	20%
3.	At the Time of Basement Roof Casting	:	10%
4.	At the Time of Ground Roof Casting	:	10%
5.	At the Time of 1st Floor Roof Casting	:	10%
6.	At the Time of 2nd Floor Roof Casting	:	10%
7.	At the Time of 3rd Floor Roof Casting	:	5%
8.	At the Time of 4th Floor Roof Casting	:	5%
9.	At the Time of 5th Floor Roof Casting	:	5%
10.	At the Time of 6th Floor Roof Casting	:	5%
11.	At the Time of Finishing	:	5%
12.	At the Time of Completion	:	5%

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You Dream We Deliever

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Disclaimer:

All floor plan, layouts and specifications are purely conceptual/indicative and not a legal offering. The elavations, area, designs, layouts, specification, etc are tentative and are merely indicative in nature and are subject to variations and modifications by the developer or the competent authorities. soft furnishing. furniture and gadgets are not part of this offering.

CONTACTS:

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website: www.vastuvastaya.com