VASTU VASTAYA
BUILDER PVT. LTD.
you dream, we deliver...

Grand ARCADE

Unlocking Doors

Premium Retail Space & 2/3 BHK Flats in the heart of the city.

Katari Hill Road, Housing Board Colony
Opposite Palm Garden, Gaya

Head Office :
House No. 364B, AP Colony
Opp. Vishal Mega Mart
PO+PS - Rampur, Gaya 823001 (Bihar)

Branch Office :
SK Tower-12, Tekuna Farm
Gaya-Dobhi Road, Bodhgaya
Gaya 824231 (Bihar)

ultimate destination

GET READY FOR THE BIGGEST SHOPPING EXPERIENCE

More than 40,000 square feet spaces that engulf you in a world of possibilities; deluxe flats, glittering shops, glowing neon sign and shining glass windows reflecting objects of desire; drifting aromas of coffee and food enticing your senses; sleek escalators ferrying customers from floor to floor...

GRAND ARCADE has been designed to become the iconic shopping destination, located at the heart district of Gaya. Its aim is to hold the widest range, the trendiest and the most looked for brands under one roof. Grand Arcade propels the shopping understanding with its convenient circulation methods to unprecedented levels.



The best in the Business

Grand ARCADE

Unlocking Doors

Commercial cum Residential Complex

Grand ARCADE
Unlocking Doors

A comprehensive leisure experience,

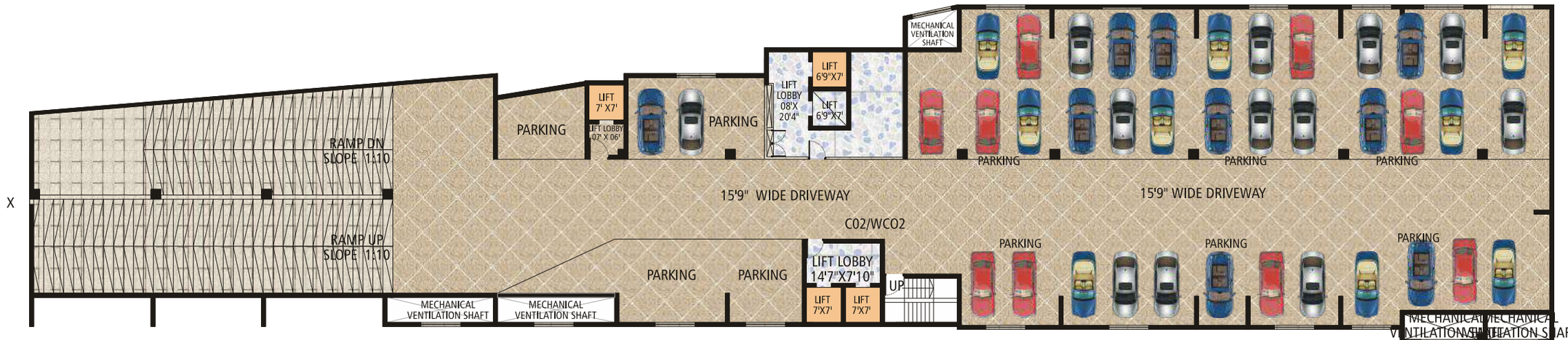
in the first circles of luxury

Amenities And Lifestyle

- Earthquake Resistant Structure Design
- 24x7 Water Supply
- Security
- Lifts
- Car Parking
- Own Transformer
- Shop
- Fire Safety

Basement Plan

VASTU VASTAYA BUILDER PVT. LTD.
you dream, we deliver...



BASEMENT-1

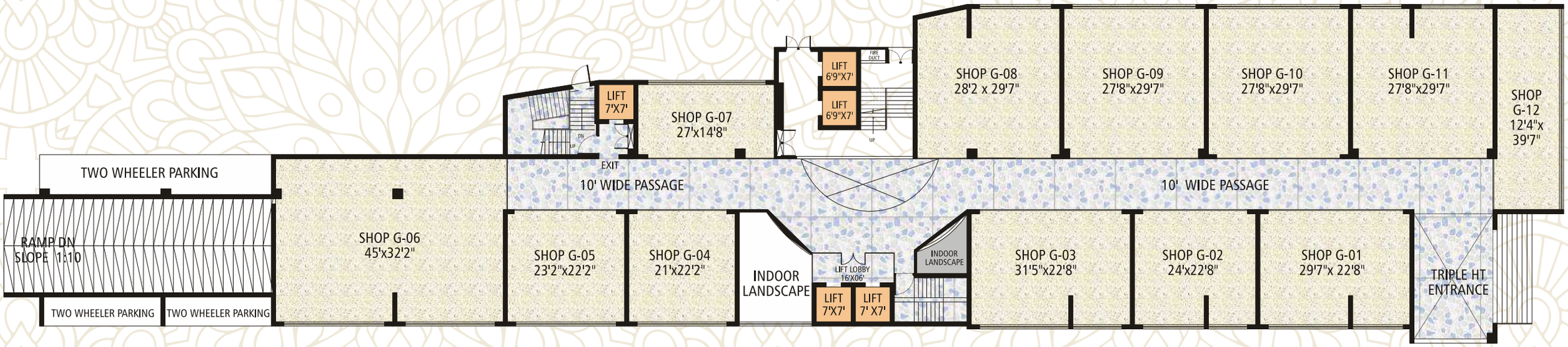


BASEMENT-2



Grand ARCADE
Unlocking Doors

Ground Floor Plan



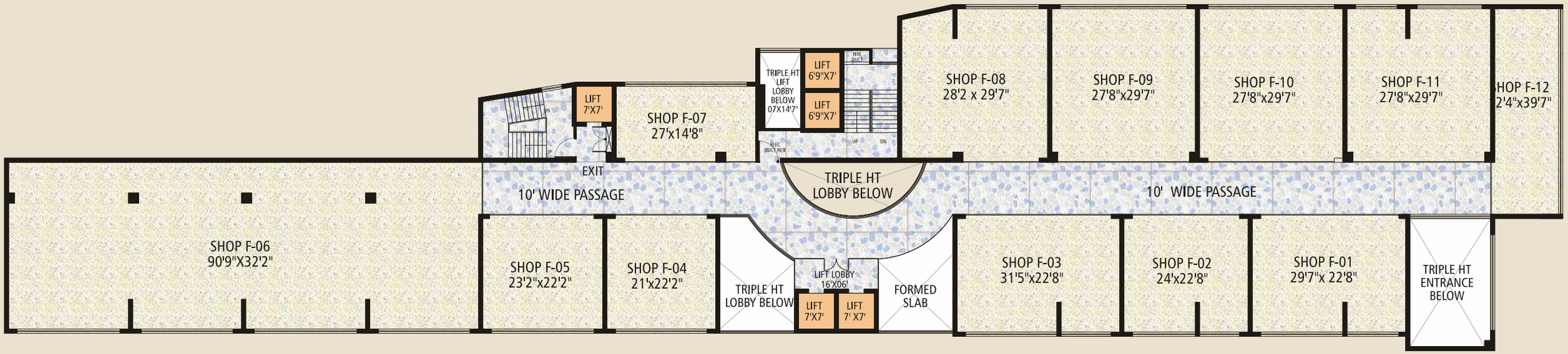
SHOP NO	CARPET AREA	BUILT UP AREA
1	665.00 SQ FT	716.00 SQ FT
2	538.00 SQ FT	583.00 SQ FT
3	705.00 SQ FT	758.00 SQ FT
4	459.00 SQ FT	501.00 SQ FT
5	506.00 SQ FT	550.00 SQ FT
6	1451.00 SQ FT	1546.00 SQ FT

SHOP NO	CARPET AREA	BUILT UP AREA
7	388.00 SQ FT	436.00 SQ FT
8	816.00 SQ FT	881.00 SQ FT
9	811.00 SQ FT	867.00 SQ FT
10	811.00 SQ FT	867.00 SQ FT
11	811.00 SQ FT	867.00 SQ FT
12	494.00 SQ FT	563.00 SQ FT



First Floor Plan

VASTU VASTAYA BUILDER PVT. LTD.
you dream, we deliver...



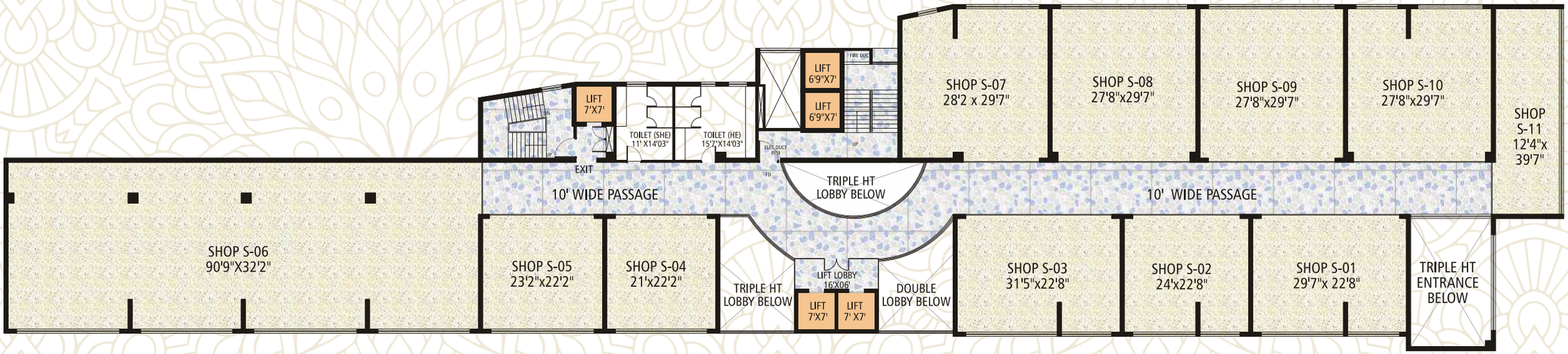
SHOP NO	CARPET AREA	BUILT UP AREA
1	665.00 SQ FT	716.00 SQ FT
2	538.00 SQ FT	583.00 SQ FT
3	705.00 SQ FT	758.00 SQ FT
4	459.00 SQ FT	501.00 SQ FT
5	506.00 SQ FT	550.00 SQ FT
6	2922.00 SQ FT	3106.00 SQ FT

SHOP NO	CARPET AREA	BUILT UP AREA
7	388.00 SQ FT	436.00 SQ FT
8	816.00 SQ FT	881.00 SQ FT
9	811.00 SQ FT	867.00 SQ FT
10	811.00 SQ FT	867.00 SQ FT
11	811.00 SQ FT	867.00 SQ FT
12	494.00 SQ FT	563.00 SQ FT



Grand ARCADE
Unlocking Doors

Second Floor Plan





SHOP NO	CARPET AREA	BUILT UP AREA
1	665.00 SQ FT	716.00 SQ FT
2	538.00 SQ FT	583.00 SQ FT
3	705.00 SQ FT	758.00 SQ FT
4	459.00 SQ FT	501.00 SQ FT
5	506.00 SQ FT	550.00 SQ FT
6	2922.00 SQ FT	3106.00 SQ FT

SHOP NO	CARPET AREA	BUILT UP AREA
7	816.00 SQ FT	881.00 SQ FT
8	811.00 SQ FT	867.00 SQ FT
9	811.00 SQ FT	867.00 SQ FT
10	811.00 SQ FT	867.00 SQ FT
11	494.00 SQ FT	563.00 SQ FT

Third/Forth Floor Plan

VASTU VASTAYA BUILDER PVT. LTD.
you dream, we deliver...



FLAT NO	TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA
1	3 BHK	1320.00 SQ FT	207.00 SQ FT	1613.00 SQ FT
2	3 BHK	1320.00 SQ FT	252.00 SQ FT	1660.00 SQ FT
3	3 BHK	1298.00 SQ FT	245.00 SQ FT	1635.00 SQ FT
4	3 BHK	1243.00 SQ FT	208.00 SQ FT	1536.00 SQ FT

FLAT NO	TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA
5	2 BHK	907.00 SQ FT	141.00 SQ FT	1113.00 SQ FT
6	2 BHK	907.00 SQ FT	141.00 SQ FT	1113.00 SQ FT
7	2 BHK	907.00 SQ FT	141.00 SQ FT	1113.00 SQ FT
8	2 BHK	907.00 SQ FT	141.00 SQ FT	1113.00 SQ FT



Grand ARCADE
Unlocking Doors

Fifth Floor Plan



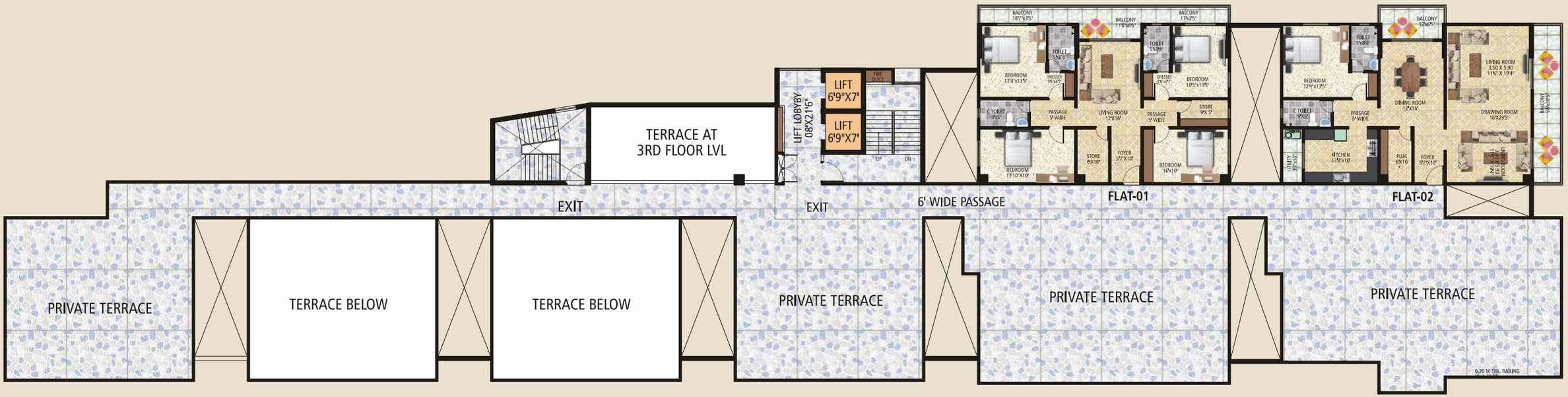
FLAT NO	TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA
1	3 BHK	1320.00 SQ FT	207.00 SQ FT	1613.00 SQ FT
2	3 BHK	1320.00 SQ FT	252.00 SQ FT	1660.00 SQ FT
3	3 BHK	1255.00 SQ FT	284.00 SQ FT	1635.00 SQ FT

FLAT NO	TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA
4	3 BHK	1205.00 SQ FT	248.00 SQ FT	1536.00 SQ FT
5	2 BHK	907.00 SQ FT	141.00 SQ FT	1113.00 SQ FT
6	2 BHK	907.00 SQ FT	141.00 SQ FT	1113.00 SQ FT



Sixth Floor Plan

VASTU VASTAYA BUILDER PVT. LTD.
you dream, we deliver...



FLAT NO	TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA	TERRACE AREA
1	FLAT	2675.00 SQ FT	389.00 SQ FT	3274.00 SQ FT	3385.00 SQ FT



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



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.
- Refund of the amount deposited by the applicant in case of cancellation shall be made in 150 (One hundred Fifty) Days of notice of withdrawal, 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.
- 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 the 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.

LOCATION

NOT TO SCALE



Key Distance

Gandhi Maidan	1 km
World Heritage Place - Bodhgaya	15 km
International Airport	8 km
Gaya Bus Stand	2 km
Proposed Bodhgaya Railways Station	14 km
Gaya Railways Station	3 km
Magadh University-Bodhgaya	13 km
IIM Bodhgaya	15 km

MODE OF PAYMENT

1.	At the time of booking	:	10%	8.	At the time of second floor slab casting	:	5%
2.	At the time of foundation	:	10%	9.	At the time of third floor slab casting	:	5%
3.	At the time of basement floor casting	:	10%	10.	At the time of fourth floor slab casting	:	5%
4.	At the time of lower basement floor slab casting	:	10%	11.	At the time of fifth floor slab casting	:	5%
5.	At the time of upper basement floor slab casting	:	10%	12.	At the time of sixth floor slab casting	:	5%
6.	At the time of ground floor slab casting	:	10%	13.	At the time of finishing & final installment	:	5%
7.	At the time of first floor slab casting	:	10%				

Final Payment should be made "before two month" of possession"

LOANS : Loan facility available from financial Institution.

NOTES :
1. 'GST' applicable will be Borne/Paid by the Purchaser.
2. If any other government taxes applicable as per govt. Rules will be Borne/Paid by the Purchaser.
3. No any alteration allow in FLAT.

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans, layout, specifications etc. are tentative and subject to variation and modification as may be decided by the architect/company, accessories shown in the layout plans in the brochure such as furniture, cabinet, appliances etc. are purely indicative and not a part of sale offering & legal purpose.









VASTU VASTAYA
BUILDER PVT. LTD.
you dream, we deliver...

Head Office :
House No. 364B, AP Colony
Opp. Vishal Mega Mart
PO+PS - Rampur, Gaya 823001 (Bihar)

Branch Office :
SK Tower-12, Tekuna Farm
Gaya-Dobhi Road, Bodhgaya
Gaya 824231 (Bihar)

8002797451, 9162737203
dr.satyendrakumar123@gmail.com
www.vastuvastaya.com

SCAN THIS QR CODE
TO GET LOCATION

ARCHITECT
ONE POINT
Mumbai (Maharastra)

DISCLAIMER :
All floor plan, layouts and specifications are purely conceptual/ indicative and not a legal offering. The elevations, 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.

OUR COMPLETED PROJECTS



S.K. PALACE (BLOCK-A&B)
RERA No. : BRERAP00356-2/741/R-595/2019



SANIDHYA KUNJ
RERA No. : BRERAP00356-1/290/R-171/2018



MALTI KUNJ
RERA No. : BRERAP00356-4/766/R-578/2019

OUR ONGOING PROJECTS



ADPS PALACE
RERA No. : BRERAP00356-9/217/R-1513/2023



S.K. TOWER
RERA No. : BRERAP00356-6/1341/R-1325/2022



USHA HEIGHT
RERA No. : BRERAP00356-010/04/R-1640/2024



S.K. PALACE (BLOCK-C)
RERA No. : BRERAP00356-028/06/R-1641/2024



S.K. TOWER 12
RERA No. : BRERAP00356-019/199/R-1643/2024



S.K. TOWER 14
RERA No. : BRERAP00356-13/219/R-1799/2024

OUR ASSOCIATES

punjab national bank ...the name you can BANK upon!
सेन्ट्रल बैंक ऑफ इंडिया Central Bank of India
State Bank of India THE BANKER TO EVERY INDIAN

design & print : **adzone** # 8877111190, 8877788802, info@adzonegraphics.com