KHAJPURA GARDEN CITY

LUV KUSH HOMES & CONSTRUCTIONS PVT LTD.



SITE PLAN


N
4.21 m DRIVE WAY
3.66 m DRIVE WAY
3.66 M DRIVE WAY
LOHIA PATH
ENTRANCE

FLOOR PLAN

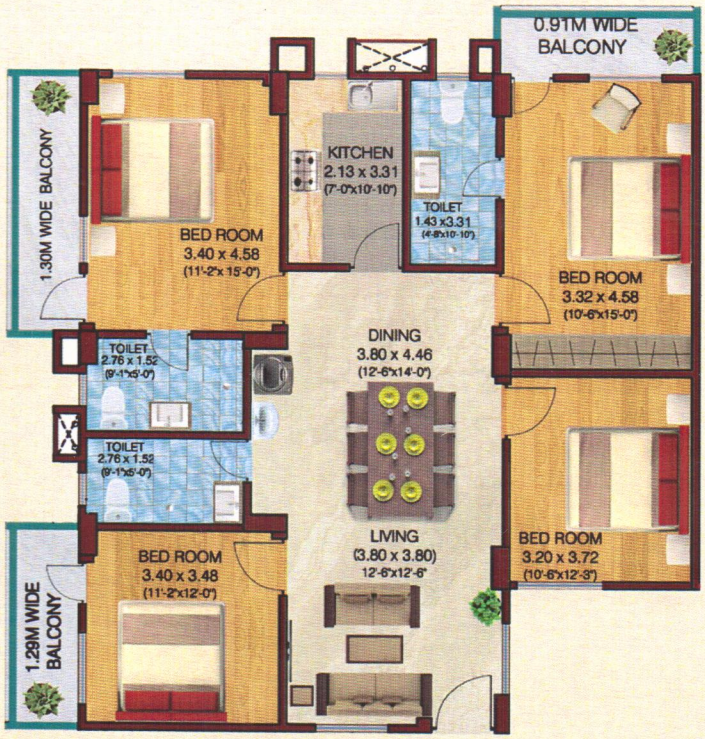
KHAJPURA GARDEN CITY



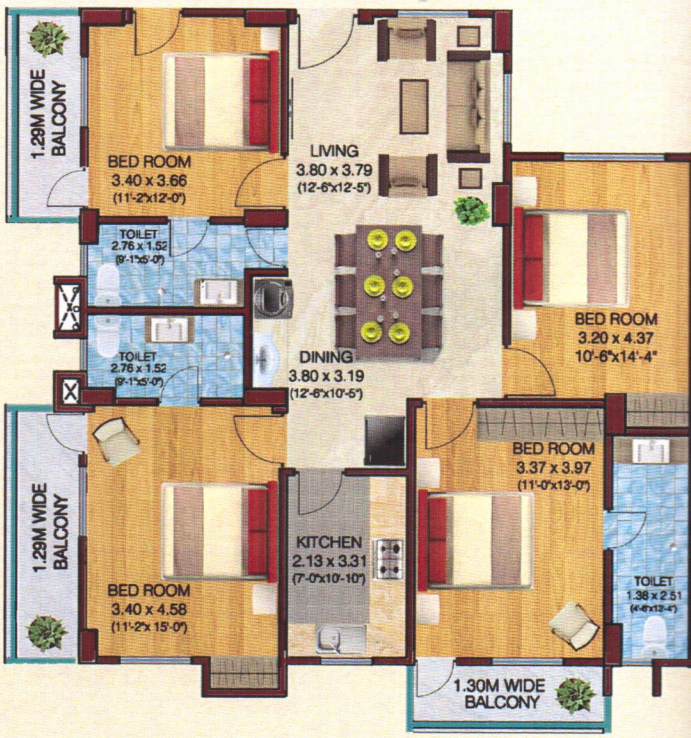
TYPICAL FLOOR PLAN



PLAN



FLAT-101
Carpet area: 1243 sft.



FLAT-102
Carpet area: 1256 sft.



FLAT-103
Carpet area: 1140 sft.



FLAT-104
Carpet area: 1168 sft.



PLAN



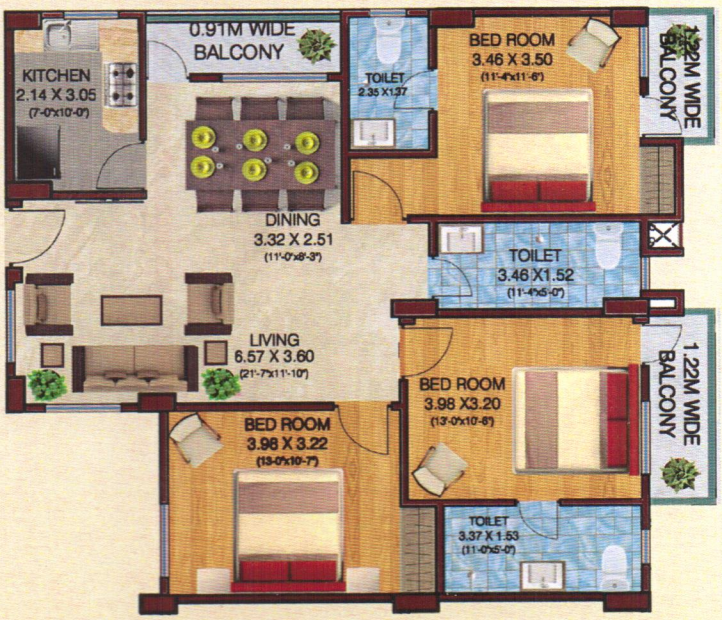
FLAT-105
Carpet area: 1047 sft.



FLAT-106
Carpet area: 1059 sft.



FLAT-107
Carpet area: 1068 sft.



FLAT-108
Carpet area: 1049 sft.



PLAN





FLAT-109
Carpet area: 1060 sft.

FLAT-110
Carpet area: 1064 sft.

SALIENT FEATURES

- Located in the Heart of Town (Western Part).
- Well ventilated connecting corridor.
- Standby silent generator for common utilities and to each unit.
- EPB3AX system for intercom and CCTV in common areas, for safety of each flat owner.
- 24 hrs. water supply from own tube well and overhead water storage tank.
- Power plug for A/C provided in each bed room.
- Modular Electric switches.
- Unique combination of texture point on the exterior of the building.
- Elegant aluminum glazed windows with fly mesh shutter.
- Premium finishing with decorative main doors in flat.
- Approved under Bihar Municipal Act of 2014.
- Provision for fire fighting facilities as per NBC.

N

SPECIFICATIONS

DOOR & DOOR FRAME

• Flush door of good company painted with enamel primer to be used in flats.

WINDOWS & WINDOWS FRAME

• All windows made of aluminum glazed windows used in bathroom walls.

ELECTRICAL

• Concealed PVC conduits with copper wire (Finolex/Havell's/RR Cabel) in the flat.
• Modular electric switches.
• Power plug for AC in all bedroom. One power plug (15AMS) in each Bathroom, Dining and two in kitchen.
• Each flat shall be provided with separate three phase meter located at convenient location at extra cost as per BSEB rules.

FLOORING

• Good quality verified tiles flooring all over the flat except in bathroom.
• All flooring in staircase/common area to be finished with the combination of kota stone step and tiled riser.

KITCHEN

• Anti-skid tiles flooring.
• Black granite on working counter.
• 2'6" height printed glazed tiles will be used only over the working counter.
• 15 AMP Power Plug (two) Extra 5 AMP socket and water provision for water purifier.
• 24"x18" steel sink (outer dimension).

LIFT

• 8 passenger lift will be installed.

PARKING

• Paid parking spaces are available for flat owners on first come first serve basis.

SANITARY WARE & TOILET

• Provision of hot & cold water connection in all toilets.
• Chromium plated mixture will be used in each bathroom.
• Door height printed tiles of good company will be used in bathroom walls.
• Anti-skid tiles will be used in bathroom and kitchen floors.
• White sanitary ware with matching PVC cistern will be provided in each bathroom.
• Commode in master toilet and Indian pan in common bathroom will be provided.

TELEPHONE AND TV CABLE

• One telephone point (not connection) shall be provided from a common junction to the drawing room of each flat.
• One telephone point will be provided in master bedroom connected from drawing room.
• One intercom connection will be provided in the flat.
• Cable point will be provided in the drawing room and master bedroom of the flat.

PAYMENT SCHEDULE

On booking	- 20%
On foundation	- 20%
On Casting roof	- 25%
On commencement of brick work	- 20%
During flooring & wall putty	- 10%
Before Possession	- 05%

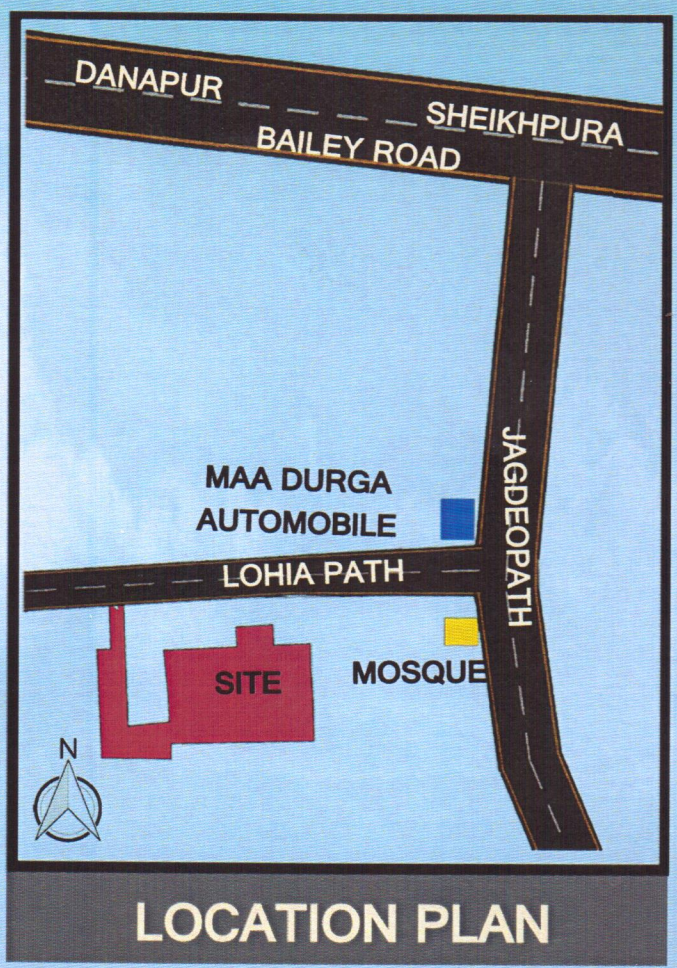
Other Fixed Charges

• Fixed charges will have to paid by the purchaser at the time of booking of that unit for: Generator, Electricity Connection, Lift, Intercom Facility and including miscellaneous charges.

Cancellation of Booking

10% cancellation charg'e will be deducted on the total cost of the flats in case of cancellation of booking.

NOTE : 1. An interest of 18% per annum will be charged in case of delay in payment from schedule.
2. Rates are subject to revision if the increased in cost of material above 10%.
3. For all other considerations guided by RERA



LOCATION PLAN

DEVELOPER:

Luv Kush Homes And Constructions Pvt. Ltd.

Akashwani Road, Khajpura Patna-14

Contact No.- 9431648150, 9471000591, 9431007372,
9334488551, 7979010299