वास्तु विहार®

अपनी ज़मीन, अपना मकान

Makers of a Complete Luxury Township...





VASTU VIHAR
MOTIHARI PHASE-3

AMENITIES

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Closed Parking



24 Hrs. Water
& Electricity



Street Lighting



Security



Landscaping Tree Plant



Professional Maintenance



Internal Road &
Footpath Table Field



Road Drainage



Yamuna

5 BHK BUNGALOW

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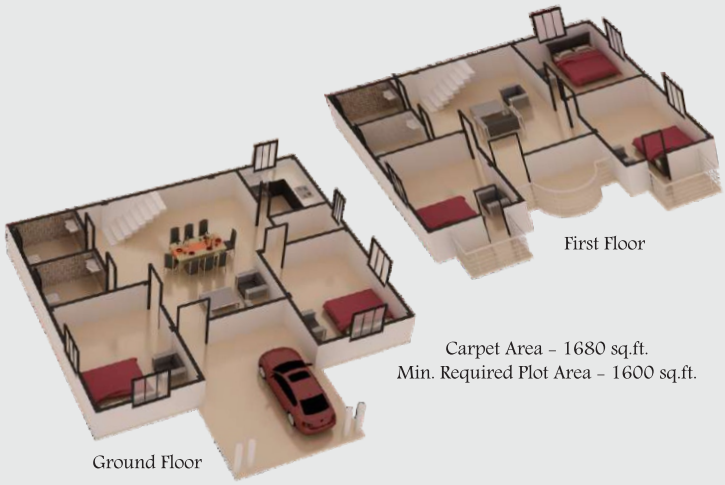
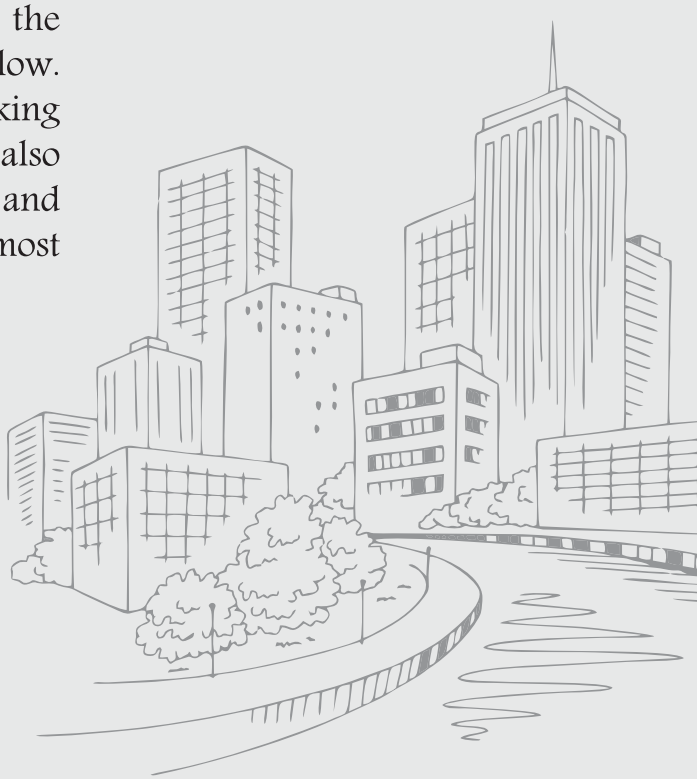
A lavish style unit having 5 bedrooms, the perfect alternative for a big family. Oozing with style and character, the exterior and interior defines the feature of the bungalow. The double-car garage is designed for an extensive parking and the beautiful garden area is perfect to relax. You can also go with the smaller option available on special request and availability basis. We strive to create some of the most beautiful homes for you and "Yamuna" is one of them.



Carpet Area - 1680 sq.ft.
Min. Required Plot Area - 1600 sq.ft.



Jayanti

3 BHK BUNGALOW

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The ideal home for a small to medium family A wonderful exterior, combined with a balanced floor plan, offering you and your family that extra space.

A three Bed Room unit where one bedroom is on the ground floor and two on the first floor.

The master of the house deserves master class size, so it has a 10x17 bedrom on the first floor.

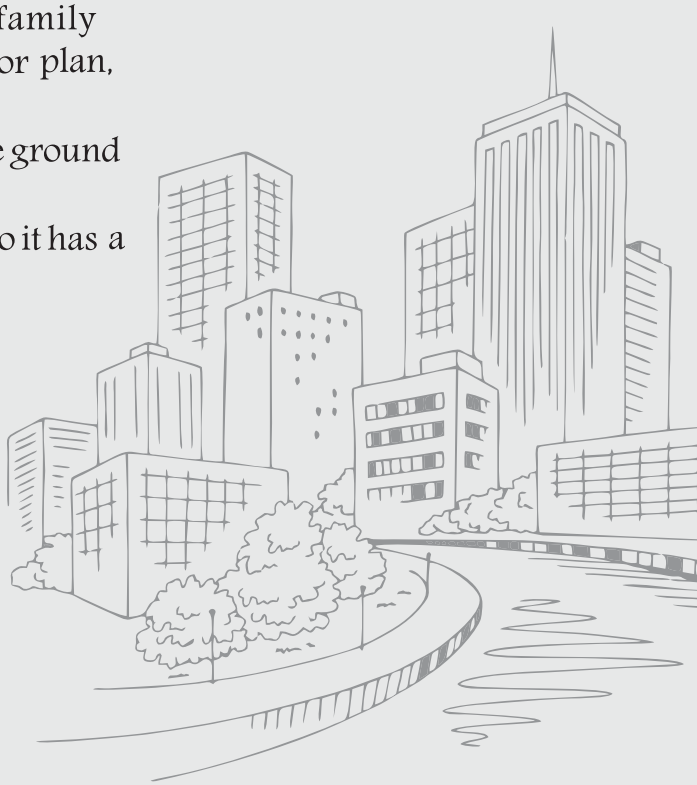
A provision for a puja room on the 1st floor.



First Floor

Ground Floor

Carpet Area - 940 sq.ft.
Min. Required Land Area - 900 sq.ft.



Godawari

3 BHK BUNGALOW

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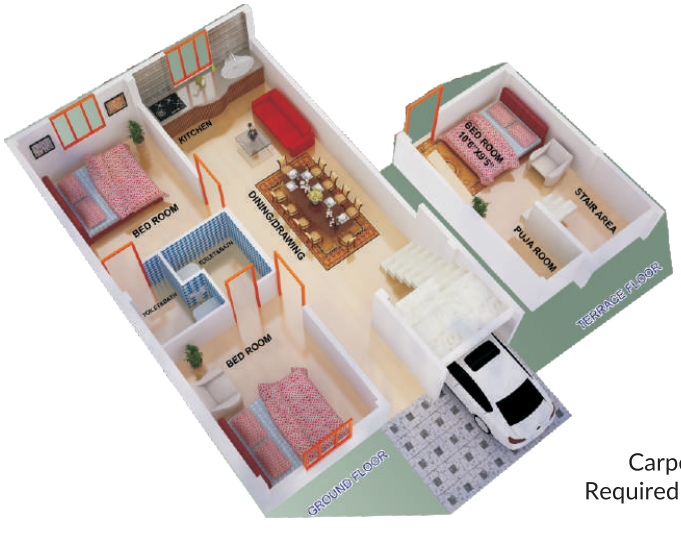
A lavish 3BHK unit well designed for your comfort and convenience. Superior architectural design and best investment destination for the people who believe in modern living with good space and comfort ability. We struggle to bring our core values, expertise and integrated client-focused team approach as we deliver value in each of our projects in modernized process.



Carpet Area - 710 sq.ft.
Required Land Area - 1000 sq.ft

Rainbow

Triplex 4 BHK BUNGALOW

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A triplex unit with a 4 bedroom option for a large family. Awe-inspiring exterior and exquisite interior finish. This is the 3 storied row house which contains drawing room, Kitchen room, 4 bedroom with attached toilet & Car parking/Bussiness Purpose space at ground floor with 1 Bedromm and 3 bedrooms with attached toilets on next 2 floors, provision for accessibility to the top floor.



Ground Floor First Floor 2nd Floor



Carpet Area - 1230 sq.ft.
Min. Required Land Area - 666 sq.ft.

Kaveri

4 BHK BUNGALOW

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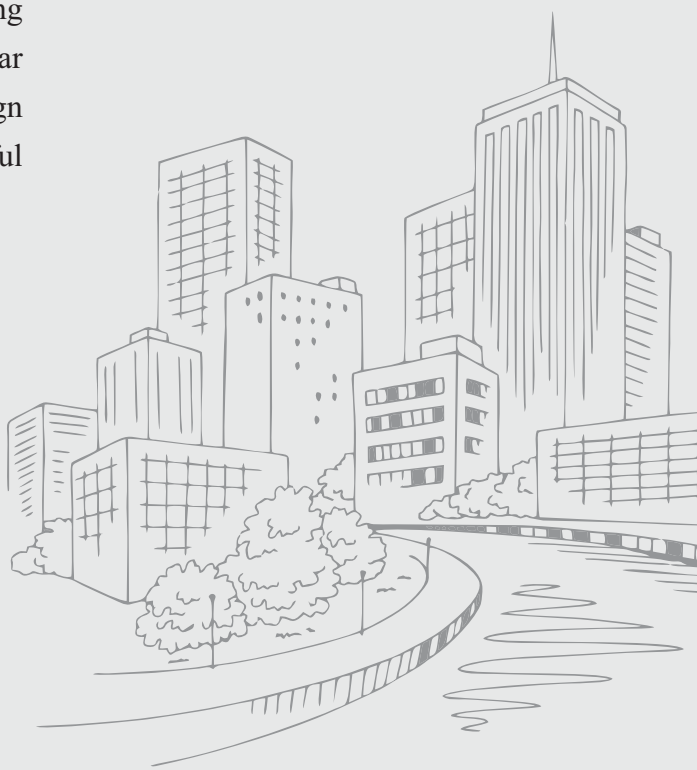
Kaveri Bungalow- A luxury double storied home features living space and 2 bedrooms with kitchen and bathroom with double car parking space. A masterful accomplishment of concept and design for single or two separate families offering an elevated and artful lifestyle experience.



Carpet Area - 1060 sq.ft.
Min. Required Land Area - 1000 sq.ft.



Ambika

3 BHK BUNGALOW

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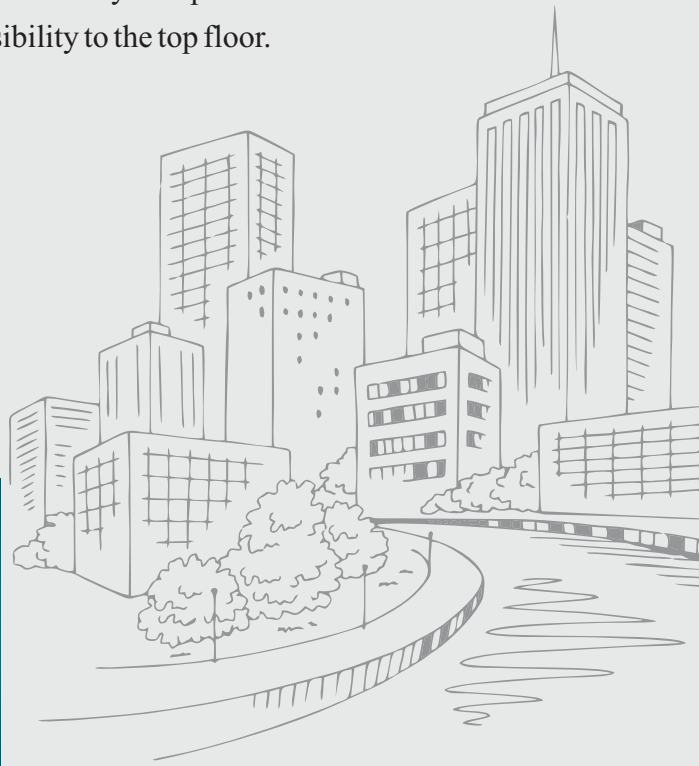
Ambika Bungalow- A luxury Triple storied home features living space and 3 bedrooms with kitchen and 2 bathroom with big car parking space. A masterful accomplishment of concept and design for families offering an elevated and artful lifestyle experience. provision for accessibility to the top floor.







Carpet Area-890 sq. ft.
Min. Required Land Area-900 sq. ft.

Ganga

2 BHK FLAT

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It is a 2BHK flat which contains two 9'x12' size Bed Rooms with connected Balcony and a Drawing cum Dining Hall connected with Kitchen and Toilet.



Ganga _Carpet Area - 450 sq.ft.



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एक विश्वस्तरीय टाउनशिप
www.vastuvihar.org

TECHNOCULTURE BUILDING CENTRE PVT. LTD.

Office Address : Vastu Vihar Phase-2, NH-28, Muzaffarpur Road, Opp. Reliance Petrol Pump, Motihari-845429
Call : 7488048393 / 7488528332 | email : motihari@vastuvihar.org
Site Address : Jodhara Market, Near Kisanpur Rly Gumti, Motihari

Motihari Phase-3

Effective Date From 01 April. 2025 to 15 Jul. 2025

Price List of Duplex, Bungalow & Flat

MODEL BUNGALOW	CARPET AREA (Sq Ft)	Built Up Area (Sq Ft)	LAND AREA	ECONOMY	DELUXE	LUXURY
YAMUNA 5 BHK BUNG.	1680	2200	1600	50,00,000	53,00,000	56,00,000
YAMUNA Spec. BUNG.	1670	2200	1760	32,00,000	34,00,000	58,00,000
JAYANTI 3 BHK BUNG.	940	1300	900	32,00,000	34,00,000	36,00,000
JAYANTI Spec. BUNG.	1040	1680	820	33,00,000	35,00,000	37,00,000
KAVERI 4 BHK BUNG	1060	1400	1000	34,00,000	36,00,000	38,00,000
RAINBOW 4 BHK (Triplex)	1725	2000	666	31,00,000	33,00,000	35,00,000
AMBIKA 3 BHK.	1526	2035	900	37,00,000	39,00,000	41,00,000
GODAWARI 3 BHK.	540	900	1000	25,50,000	27,50,000	29,50,000

Model 2 BHK Flat	Carpet Area (Sq. Ft.)	Built up Area (Sq. Ft.)	LUXURY
GANGA 1st FLOOR	415	525	12,00,000
GANGA 2nd FLOOR	415	525	11,50,000
GANGA 3rd FLOOR	415	525	11,00,000

SPECIFICATION

Particulars	Economy	Deluxe	Luxury
Structure	R.C.C. Frame	R.C.C. Frame	R.C.C. Frame
Wall	5" Brick Work	5" Brick Work	5" Brick Work
Flooring	Only PCC	24"x24" Tiles	24"x48" Tiles
Wall Interior	N/A	Wall Putty	Wall Putty
Wall Exterior	N/A	Wall Putty with W.C	Wall Putty with W.C
Bathroom Tiles	N/A	12"x18" (Upto 5')	12"x24" (Upto 7')
Kitchen Wall Tiles	N/A	2' Height	2' Height
Kitchen Top	Only Piping Work	Black Granite	Black Granite with Half Mould
CP Fitting	NA	Standard	Branded
Door Frame	N/A	Hard Wood	WPC Frame
Door Handle Lock	N/A	Normal Fitting	Brass
Door Shutter	N/A	Flus Door	Flus Door with Laminated
Windows	N/A	Aluminium+Grill	Upvc Window+Grill
Stair Railing	N/A	S.S. Railing (202)	S.S. Railing (304)
Stair Top	N/A	Cut Marble	Granite with Half Moulding
No. of AC Points	Only Consult wiring no fitting	One Bed Room	Two Room
Electric Fitting	N/A	Branded	Branded+Modular

Specification may be change by the builder in future due to unavailability of materials with mutual understanding.

Payment Schedule for Bungalow

(01) Booking amount @ 6% of unit cost.
(02) 27% of U/C within 30 days from booking.
(03) 16% of U/C at plinth level.
(04) 16% of U/C at ground floor roof level.
(05) 16% of U/C at first floor roof level.
(06) 16% of U/C at start of finishing.
(07) 03% of U/C before 30 days handover.

Payment Schedule for Triplex

(01) Booking amount @ 6% of unit cost.
(02) 27% of U/C within 30 days from booking.
(03) 15% of U/C at plinth level.
(04) 15% of U/C at ground floor roof level.
(05) 12% of U/C at first floor roof level.
(06) 12% of U/C at 2nd Floor of roof Level.
(07) 10% of U/C at start of finishing.
(08) 03% of U/C before 30 days handover.

Payment Schedule for *2 BHK FLAT*

(01) Booking Amount @ 4% of Unit Cost
(02) 21% of U/C within 30 days from Booking
(03) 12% of U/C at the plinth Level.
(04) 12% of U/C at the Ground Floor Roof Level
(05) 12% of U/C at the First Floor Roof Level
(06) 12% of U/C at the Second Roof Level
(07) 12% of U/C at the Third Floor Roof Level
(08) 12% of U/C at Start of Finishing
(09) 03% of Unit Cost before Handover.

Note:

(1) All the agreement will be sign after payment of allotment amount i.e. after 30th days of payment.
2) Parking charge must be ensured at the time of Booking Date (Car =2,50,000 & Bike =50,000)
(3) Tax/GST will be applicable as per Govt. Norms.
(4) Electricity Connection & Registry Cost will be actual basis bear by customer.
(5) All legal claims are in Motihari Jurisdiction only.

Booking Open

Marketing Signature | Project Head Signature | Customer Signature

For Any Cities : 95340 95340 | Customer Care No : 080-10-2222222

Thanks For Visit



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Technoculture Building Centre Private Limited

Registered office :

301/302, Konarkshree Aparment, RBI Road,
Exhibition Road, Patna-800001 (Bihar)

www.vastuvihar.org

Customer Care No.: **95340-95340**