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Ground Floor, Lavanya Tower

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Architect :-

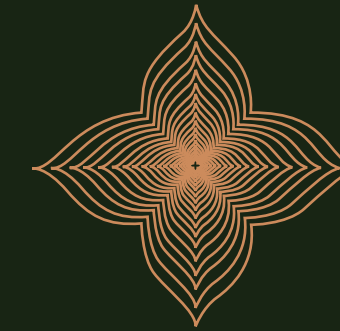
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Site Address -Opp Bank of Baroda, Near Marketing Yard, Gulabbagh, Purnea

Disclaimer: Be noted that , the content of this brochure is purely conceptual and for representational purpose only, with no legal binding. Developers reserve the right to amend layout plans, the number of floors, elevation, color scheme, specification, and other amenities without notice.



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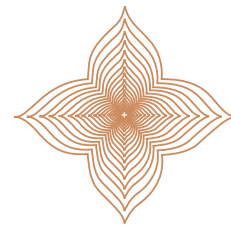
a PLACE to celebrate your life.....

A Residential and Commercial Mall

✦
a PLACE for
all those
who deserve
a grand
welcome

Presenting NRS MISHRI DWARIKA ENCLAVE, new-age lifestyle homes
for those who seek a quiet, luxurious abode in heart of the city.
Designed with flair and built with top-of-the-line products, each home beautiful
blends that elements of space, comfort, design and
luxury to complement your lifestyle.

TWO BLOCK | 2/3 BHK APARTMENTS | SHOPS | DEDICATED PARKING SPACE



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Site Address -Opp Bank of Baroda, Near Marketing Yard, Gulabbagh, Punea

✧ a PLACE that
reflect your
cherished
dream

✧
Ground Floor - Shops
First Floor - Shops
Second Floor - Shops / Flats
Third to Seventh - Flats



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Block B



Block A

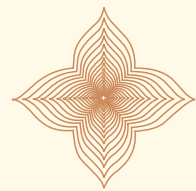


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a PLACE
for fresh air
and best
views





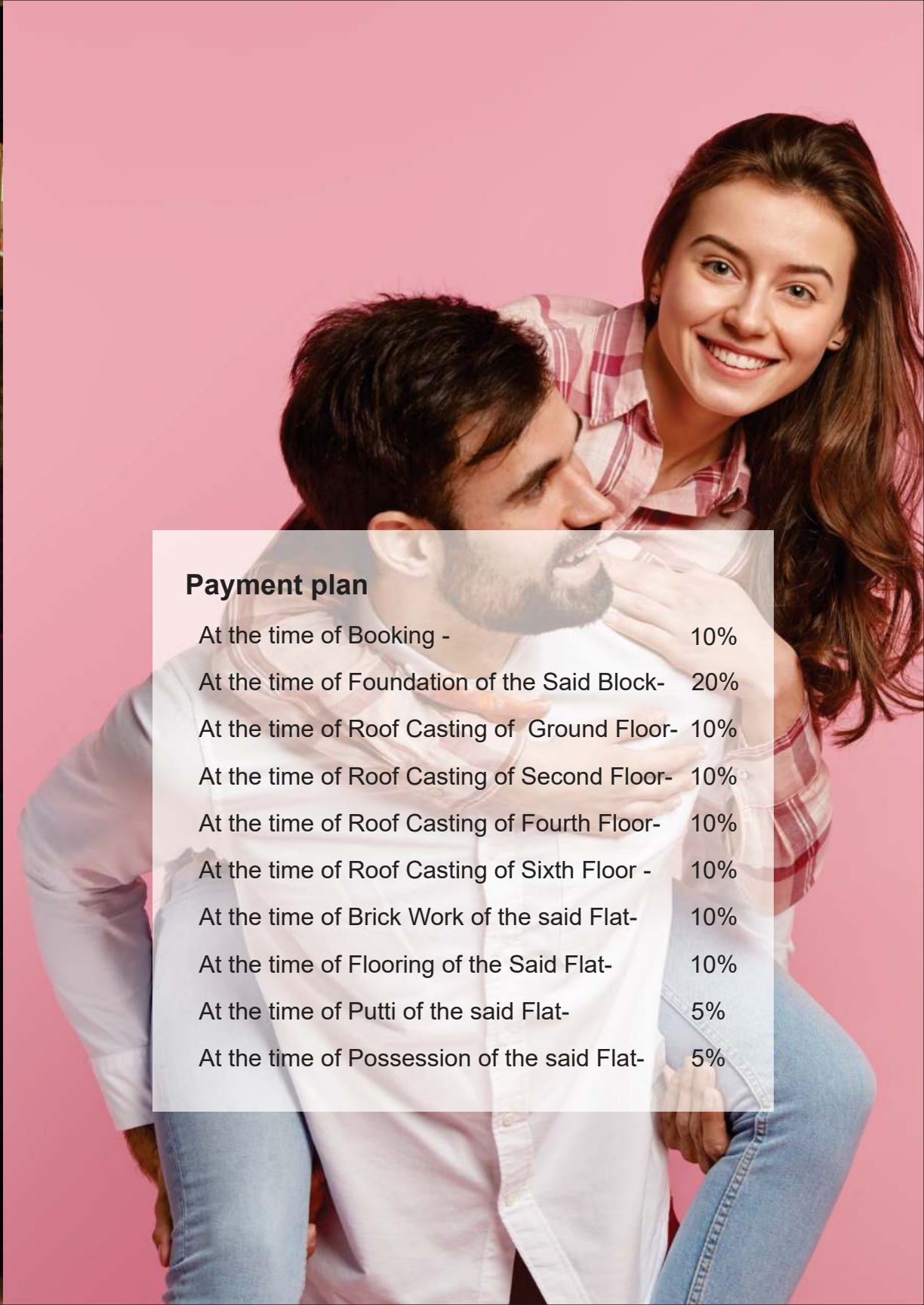
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✧ a PLACE
with many
features &
luxuries

Amenities

- **Power Backup** - 24/7 Power backup in common area and services in flats.
- **Lift**- Top of the line Automatic elevators will be installed for the comfort and convenience of the residents.
- **Swimming Pool** – A luxurious Roof Top swimming pool with a 180 degree view of the surrounding Area.
- **Children's Play Area** - Children need an outdoor play area, we would provide the same with ladders, swings and slides to make them feel lively.
- **Community Centre** - A community centre with gym/yoga place , and can cater an event of 200-250 guests.
- **Green Area**- We would promote plantation surrounding the apartment complex so that the residents can have an amazing green surrounding which will make them feel calm and relaxed.
- **Jogger's Track** – For the residents joggers track would be Provided , so that they can enjoy their morning or evening walk comfortably surrounding the premises.



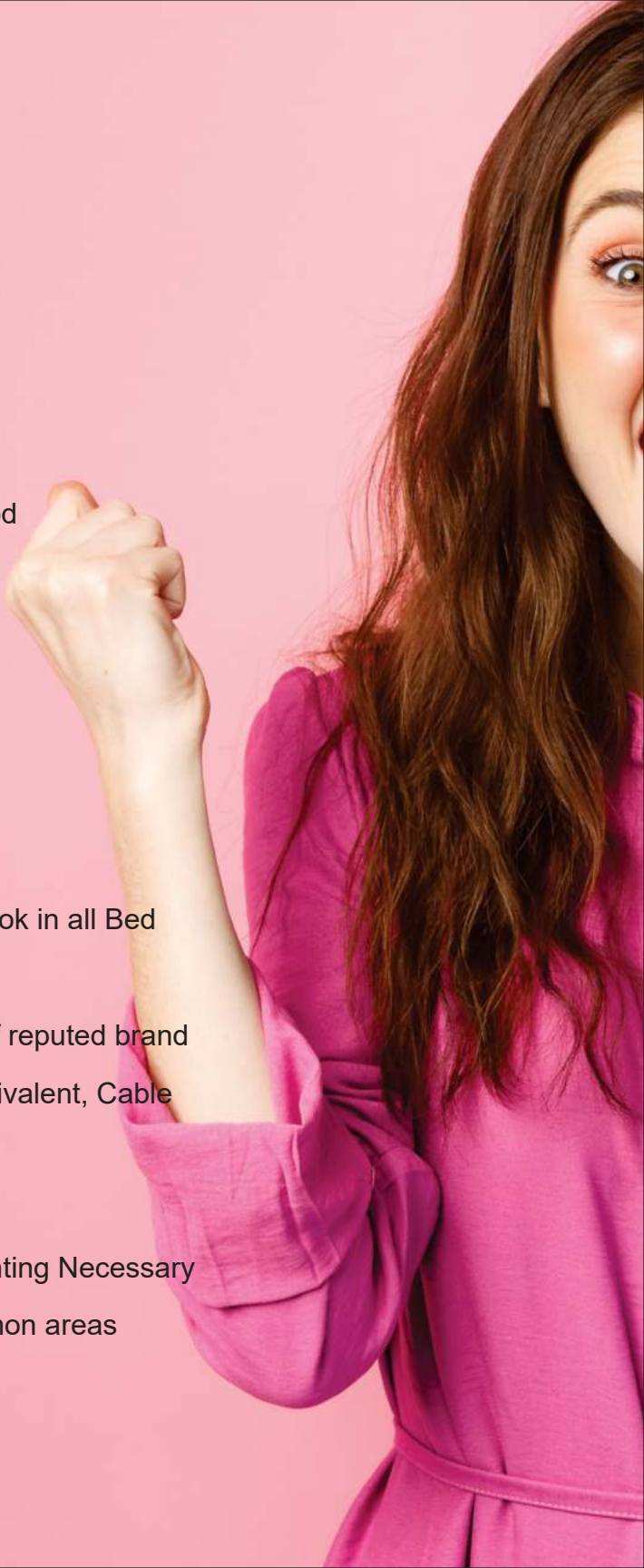


Payment plan

At the time of Booking -	10%
At the time of Foundation of the Said Block-	20%
At the time of Roof Casting of Ground Floor-	10%
At the time of Roof Casting of Second Floor-	10%
At the time of Roof Casting of Fourth Floor-	10%
At the time of Roof Casting of Sixth Floor -	10%
At the time of Brick Work of the said Flat-	10%
At the time of Flooring of the Said Flat-	10%
At the time of Putti of the said Flat-	5%
At the time of Possession of the said Flat-	5%

Specifications

- Structure
 - Earthquake resistant RCC Framed Structure Wall Finish
- Exterior - High quality water proof weather coated paint
- Interior - plaster of Paris for all interior walls and ceiling
- Flooring
 - Living Dining/ Bedroom- Vitrified tiles; Kajaria/ Johnson/ Nitco make
 - Lift Lobby – Staircase – Granite – Lobby – Granite
- Kitchen
 - Anti- skid tiles for flooring with granite platform and stainless steel sink Dado of ceramic tiles up to 2 feet above the counter/ platform
- Electrical pointer for refrigerator, water purifier and exhaust fan
 - Provision for water purifier and exhaust
- Toilet
 - Anti- skid ceramic tiles for flooring wall tiles up 7’ height
 - Sanitaryware of Jaquar or equivalent make
 - CP fittings of jaquar of equivalent make
- Electrical points for geysers and exhaust fan Plumbing provision for hot/ cold water lines
- Lift
 - Automatic Steel body lift of reputed brand
- Door & windows
 - Door frame made with good quality treated sal wood
 - Main door- Solid core flush doors with veneer
 - Internal doors – solid core flush doors
- Windows – Pvc Sliding Windows
- Electricals
 - AC power outlets in sall rooms living area
 - Geyser power outlets in all toilets
 - Ceiling fan outlets - electrical outlets and ceiling hook in all Bed rooms, living and Dining rooms
- Wiring – Copper wiring concealed with MCB DB of reputed brand
 - Switches & Control Conter Device – Anchor or equivalent, Cable
 - TV points
- Lighting
 - Overhead illumination for compound and street lighting Necessary illumination in all Life lobbies, staircases and common areas
 - Decorative lighting in landscape garden





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GROUND FLOOR BLOCK A & B

Block A

Shop	Carpet Area	Saleable Area
G 14	243.25 SQ.FT.	350.50 SQ.FT.
G 15	298.57 SQ.FT.	421.02 SQ.FT.
G 16	159.72 SQ.FT.	231.43 SQ.FT.
G 17	185.95 SQ.FT.	280.96 SQ.FT.
G 18	298.48 SQ.FT.	431.09 SQ.FT.



Block A

Block B

Shop	Carpet Area	Saleable Area
G 1	163.38 SQ.FT.	245.14 SQ.FT.
G 3	154.67 SQ.FT.	220.51 SQ.FT.
G 5	163.38 SQ.FT.	236.61 SQ.FT.
G 7	158.97 SQ.FT.	230.73 SQ.FT.
G 8	157.58 SQ.FT.	228.91 SQ.FT.
G 9	159.08 SQ.FT.	226.39 SQ.FT.
G 10	157.68 SQ.FT.	224.71 SQ.FT.
G 11	169.52 SQ.FT.	240.80 SQ.FT.
G 12	168.12 SQ.FT.	238.98 SQ. FT.
G 13	220.54 SQ.FT.	323.64 SQ.FT.

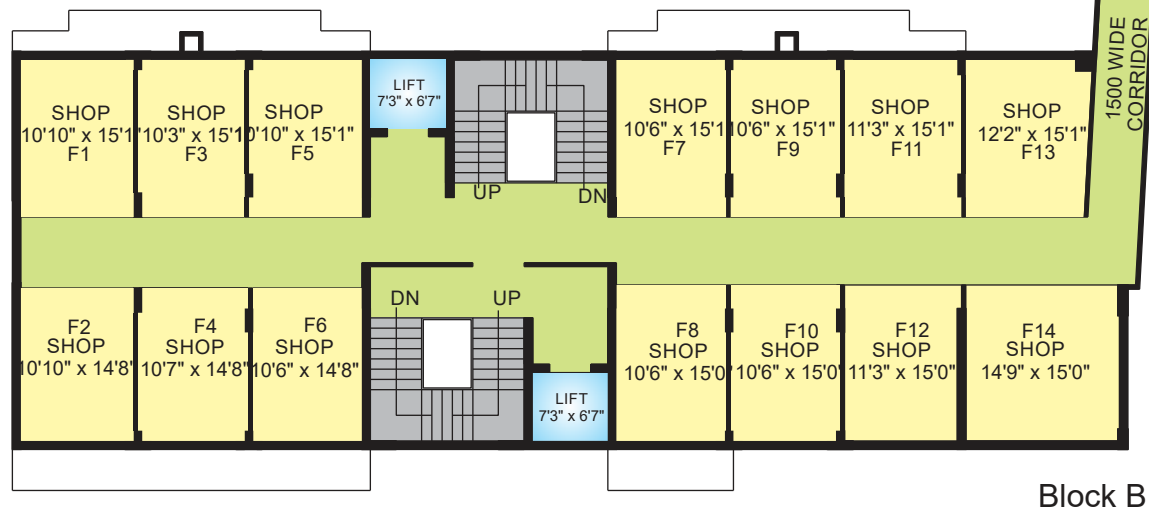
FIRST FLOOR BLOCK A & B

Block A

Shop	Carpet Area	Saleable Area
F 15	162.20 SQ.FT.	234.79 SQ.FT.
F 16	162.20 SQ.FT.	234.79 SQ.FT.
F 17	298.57 SQ.FT.	421.02 SQ.FT.
F 18	159.72 SQ.FT.	231.43 SQ.FT.
F 19	195.89 SQ.FT.	280.96 SQ.FT.
F 20	243.35 SQ.FT.	354.84 SQ.FT.
F 21	298.46 SQ.FT.	431.09 SQ.FT.

Block B

Shop	Carpet Area	Saleable Area
F 1	163.38 SQ.FT.	245.14 SQ.FT.
F 2	158.86 SQ.FT.	238.70 SQ.FT.
F 3	154.67 SQ.FT.	220.51 SQ.FT.
F 4	155.31 SQ.FT.	221.35 SQ.FT.
F 5	163.38 SQ.FT.	236.61 SQ.FT.
F 6	154.13 SQ.FT.	223.87 SQ.FT.
F 7	158.97 SQ.FT.	230.73 SQ.FT.
F 8	157.68 SQ.FT.	228.91 SQ.FT.
F 9	159.08 SQ.FT.	226.39 SQ.FT.
F 10	157.68 SQ.FT.	224.71 SQ.FT.
F 11	169.52 SQ.FT.	240.80 SQ.FT.
F 12	168.12 SQ.FT.	238.98 SQ. FT.
F 13	174.90 SQ.FT.	355.49 SQ.FT.
F 14	220.54 SQ.FT.	323.64 SQ.FT.



Block B



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SECOND FLOOR BLOCK A & B

Block A

Shop	Carpet Area	Saleable Area
S 1	159.72 SQ.FT.	239.96 SQ.FT.
S 2	243.25 SQ.FT.	318.18.79 SQ.FT.
S 3	298.57 SQ.FT.	421.02 SQ.FT.
S 4	159.72 SQ.FT.	231.43 SQ.FT.
S 5	195.89 SQ.FT.	280.96 SQ.FT.
S 6	243.35 SQ.FT.	354.84 SQ.FT.
S 7	298.46 SQ.FT.	431.09 SQ.FT.

Block B

Flat	Balcony Area	Carpet Area	Sealable area
2 C	260.49 SQ.FT.	1182.22 SQ.FT.	2009.68 SQ.FT.
2 D	235.94 SQ.FT.	1167.04 SQ.FT.	1954.27 SQ.FT.



Block A

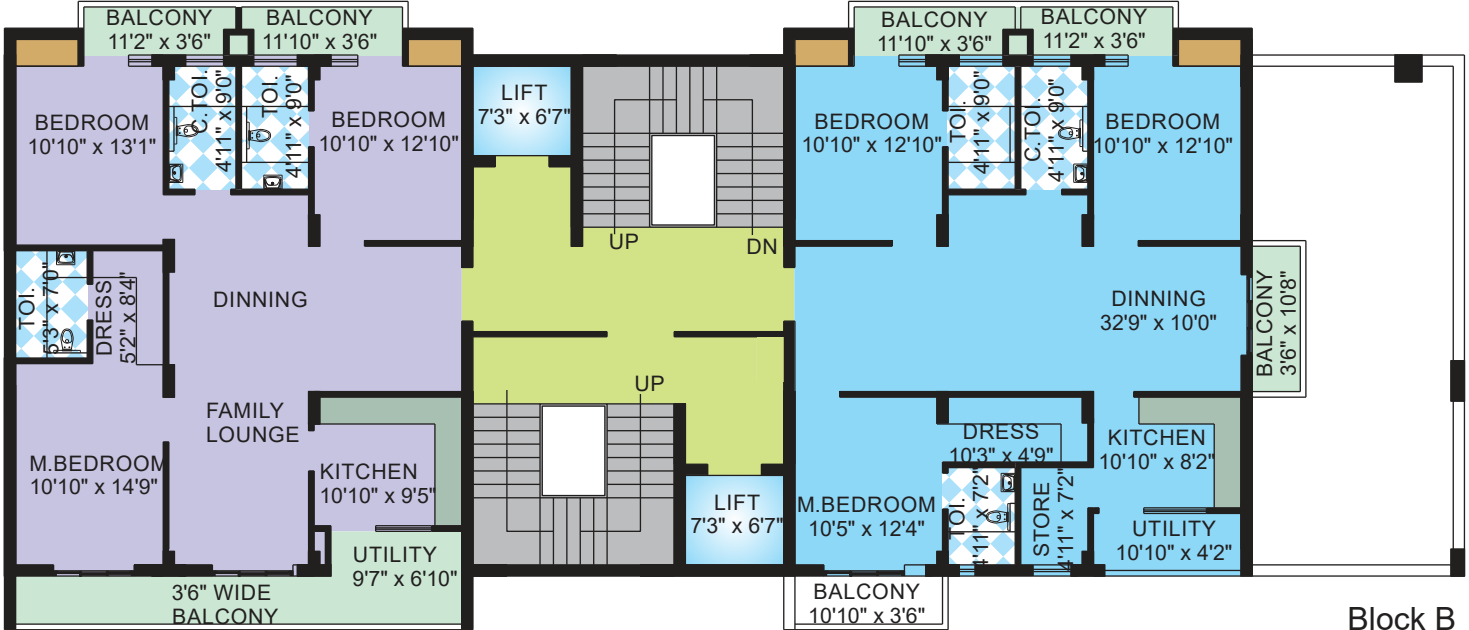
Block A

Flat	Balcony Area	Carpet Area	Sealable area
3 C	202.98 SQ.FT.	1001.72 SQ.FT.	1701.85 SQ.FT.
3 D	206.13 SQ.FT.	1001.83 SQ.FT.	1700.73 SQ.FT.

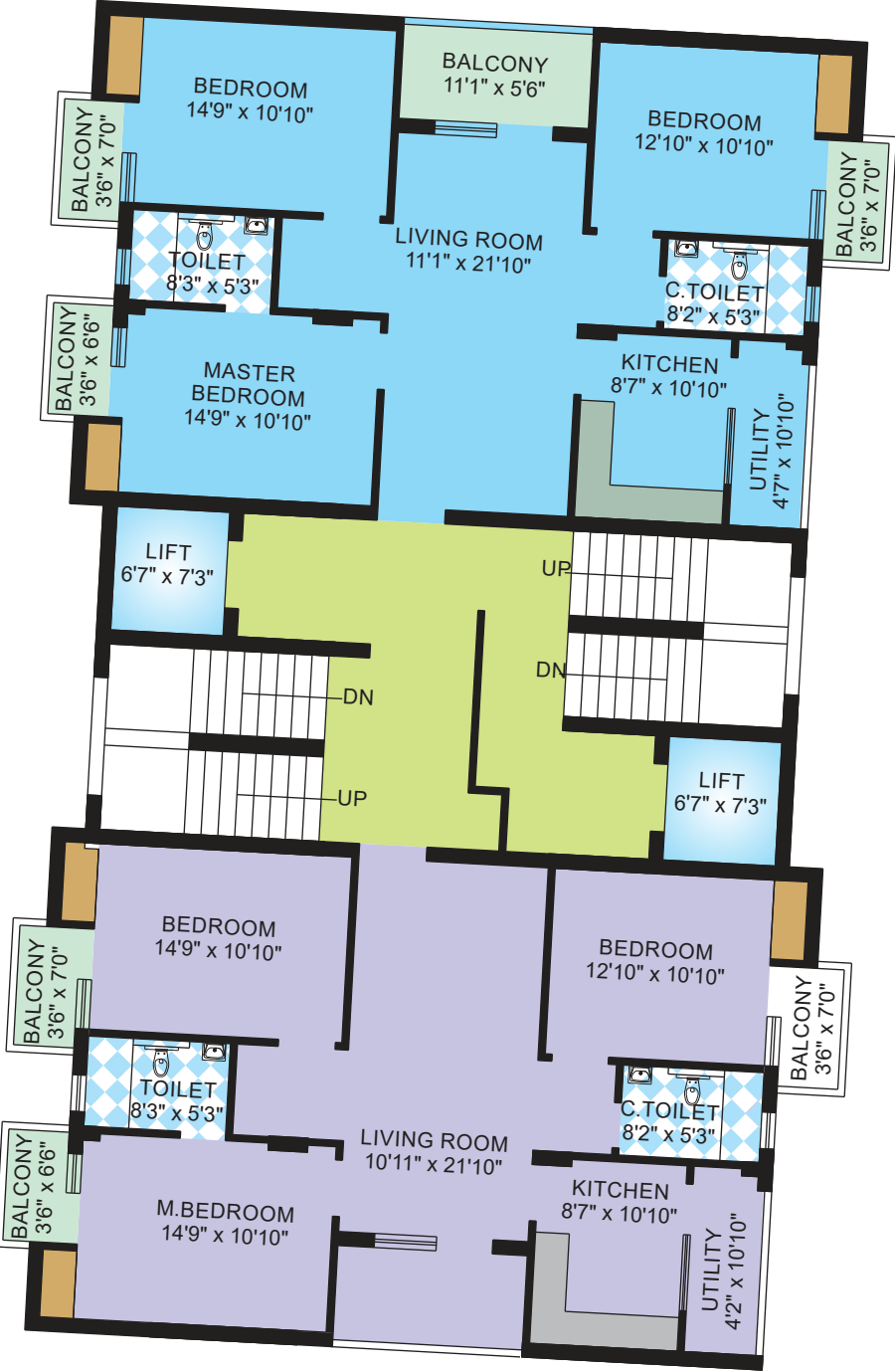
Block B

Flat	Balcony Area	Carpet Area	Sealable area
3 A	260.49 SQ.FT.	1182.22 SQ.FT.	2009.68 SQ.FT.
3 B	235.94 SQ.FT.	1167.04 SQ.FT.	1954.27 SQ.FT.

TYPICAL FLOOR BLOCK A & B



Block B



Block A