



ASHIRWAD

Apartment



may your blessings be endless....

ASHA VIHAR PROPERTIES PVT. LTD

ASHIRWAD *Apartment*

Ashirwad Apartment is a gift from '**Asha Vihar Properties Pvt Ltd**' to the residents of Muzaffarpur. An apartment from the most trusted name in the field of Real Estate offers you a chance to settle in the middle of the city and yet have proper access to a lot of fresh air and natural light.

We are committed to offer you a blissful and happy living experience.



Moon light view





FLAT TYPE 1 {3 BHK - 1456 sqft}

1	DRAWING/DINING	25'-0"X12'-6"
2	KITCHEN	9'-0"X7'-6"
3	UTILITY	3'-6"X12'-0"
4	BEDROOM	12'-0"X14'-0"
5	BATH & W/C	5'-0"X8'-0"
6	BALCONY	11'-0"X4'-6"
7	BEDROOM	11'-0"X12'-7"
8	BEDROOM	9'-10"X11'-7"
9	BATH & W/C	4'-6"X8'-0"

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FLAT TYPE 2 {3 BHK - 1595 sqft}

1	DRAWING	19'-2"X15'-2"
2	BEDROOM	16'-0"X14'-0"
3	BALCONY	4'-6"X14'-9"
4	TOILET	8'-0"X5'-0"
5	STORE	4'-2"X5'-0"
6	UTILITY	5'X8'-10"-0"
7	KITCHEN	8'-5"X8'-0"
8	DINING	9'-7"X13'-5"
9	BATH & W/C	5'-0"X8'-0"
10	BEDROOM	11'-0"X13'-0"
11	BEDROOM	11'-0"X13'-6"
12	TOILET	5'-7"X5'-9"

Sectional Views

* These drawings are meant to provide a broad idea about the look and feel of the flat interior when furnished. They do not form any part of the contract document.

FLAT TYPE 3 {2 BHK - 1290 sqft}

- | | | |
|---|---------|---------------|
| 1 | DRAWING | 21'-0"X14'-0" |
| 2 | DINING | 9'-5"X9'-10" |
| 3 | STORE | 3'-10"X4'-7" |
| 4 | KITCHEN | 7'-0"X9'-0" |
| 5 | BALCONY | 4'-6"X25'-0" |
| 6 | BEDROOM | 11'-0"X13'-0" |
| 7 | TOILET | 5'-0"X8'-0" |
| 8 | BEDROOM | 14'-0"X12'-0" |
| 9 | TOILET | 6'-5"X7'-0" |



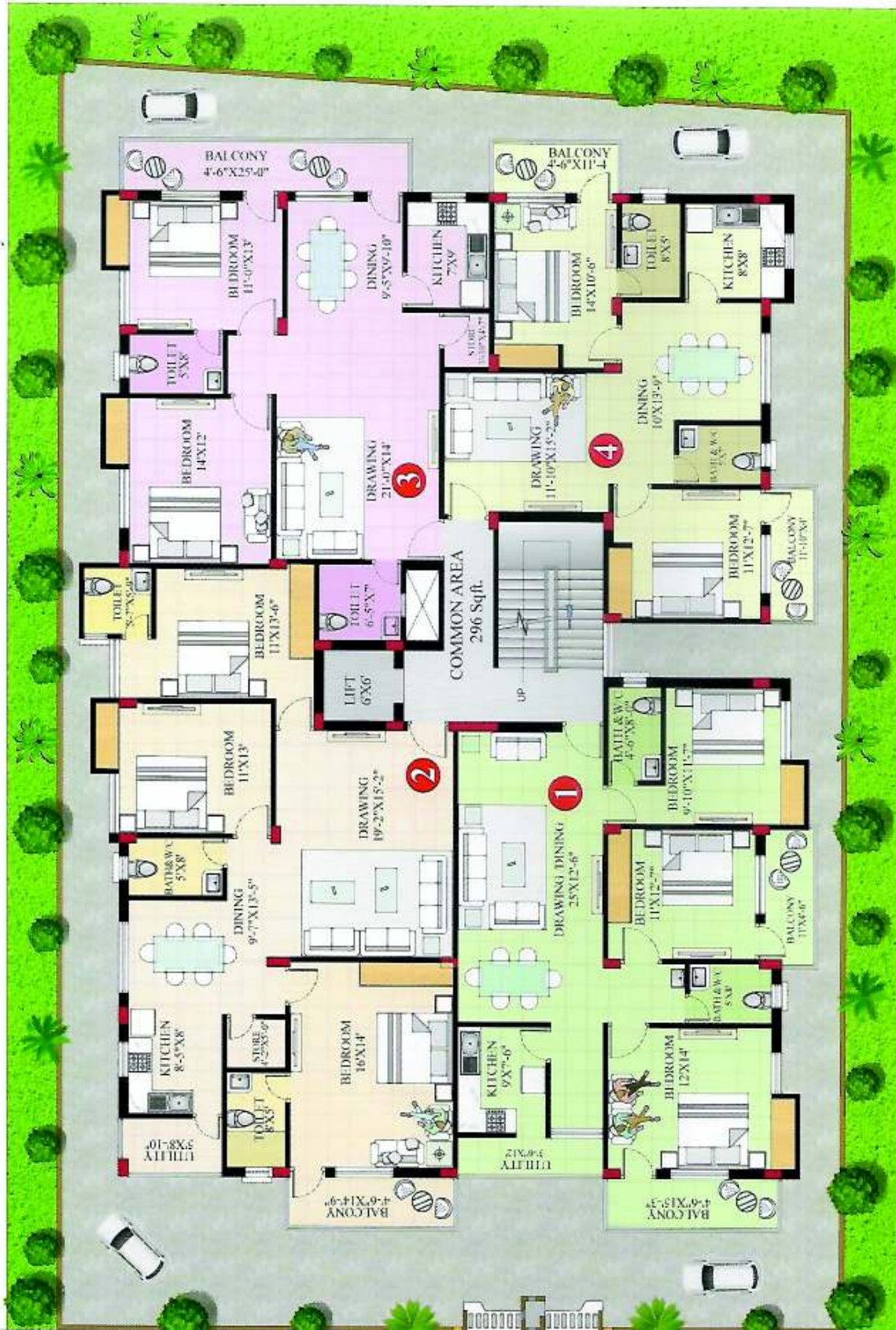
FLAT TYPE 4 {2 BHK - 1096 sqft}

- | | | |
|---|------------|----------------|
| 1 | DRAWING | 11'-10"X15'-2" |
| 2 | BEDROOM | 14'-0"X10'-6" |
| 3 | BALCONY | 4'-6"X11'-4" |
| 4 | TOILET | 8'-0"X5'-0" |
| 5 | KITCHEN | 8'-0"X8'-0" |
| 6 | DINING | 10'-0"X13'-9" |
| 7 | BATH & W/C | 5'-0"X7'-0" |
| 8 | BEDROOM | 11'-0"X12'-7" |
| 9 | BALCONY | 11'-10"X4'-0" |

TYPICAL FLOOR PLAN (1st-4th Floor)

Flat Type	Specification	BUA (sft)	SBUA (sft)	% SOL (sft)
TYPE 2	3-BHK	1387	1595	511

Flat Type	Specification	BUA (sft)	SBUA (sft)	% SOL (sft)
TYPE 3	2-BHK	1122	1290	414



Flat Type	Specification	BUA (sft)	SBUA (sft)	% SOL (sft)
TYPE 1	3-BHK	1266	1456	467

Flat Type	Specification	BUA (sft)	SBUA (sft)	% SOL (sft)
TYPE 4	2-BHK	953	1096	351

RAJU SHAH LANE

22' WIDE ROAD



Specifications

- Foundation** : Pile Structure with earthquake resistant design
- Structure** : RCC Framed Structure with column, beam & slab as per design of structure
- Plumbing** : 10" exterior and 5" interior wall with Fly Ash, Mud brick or AAC blocks.
- Roofing** : Tata, Jindal, Monnet or equivalent
- Windows** : ISI mark Ultra Tech, Konark or equivalent
- Wall Paint** : External: Premier Quality Exterior Weather coat.
Internal: 2 Coats of wall putty with 2 coats of plastic paint.
- Flooring** : Vitrified Tiles: In Living, Drawing, Dining, Bedrooms, and Kitchen.
Anti Skid Tiles: In all Toilets.
Checker Tiles: In Parking Area.
- Doors** : Main Door: Premier Quality Designer Teak wood chowkhat.
Internal Doors: ISI mark flush door with both side mica.
Toilet Doors: Door and frames will be water proof PVC/ FRP
- Kitchens** : Powder coated/ Ionised Aluminium channel sliding windows.
- Electrical** : Granite cooking platform with glazed Ceramic tiles cladding up to 2ft height above kitchen platform with stainless steel sink with a sink tap.
- Bedroom** : Wiring: Concealed ISI mark internal wiring with PVC insulated wires.
Adequate power points for lights, fans, calling bell, grinder, exhaust, TV, and telephone.
Switches: Anchor fittings for all flats.
- Bathroom** : Dado: Tiles upto 7' height.
Sanitary: Hindware, Parryware or equivalent.
Bath Fittings: Marc or equivalent company

Facilities:

- 24 Hour Lift Facility
- 24 Hour Security
- 24 Hour Water supply through Deep Bore Well
- Round the clock Power Back up
- Power Back up for Lift and common areas



Payment Schedule:

- At the time of Booking & Registration :10%
- At the time of Completion of Foundation :10%
- At the time of Stilt floor Roof slab Casting :10%
- At the time of 1st floor Roof slab Casting :10%
- At the time of 2nd floor Roof slab Casting :10%
- At the time of 3rd floor Roof slab Casting :10%
- At the time of 4th floor Roof slab Casting :10%
- At the start of Brick work of respective floors :10%
- At the start of Plaster of respective floors :10%
- At the time of Flooring :05%
- Before one month from the Date of Possession :05%

Location Map

*not to scale



BUILDER & PROMOTER:

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