

DR.RAM PRASAD ESTATE

एक शहर सपनों का

DEVELOPED BY

Asha Vihar Properties Pvt. Ltd.

CONSTRUCTION

THE POWER OF DESIGNS

Asha Vihar Properties Pvt. Ltd.

BUILDER & PROMOTER

ASHA VIHAR PROPERTIES PVT. LTD.

SITE ADDRESS
Dr. R.P. Estate, Kolhua-Paigambarpur,
Old Motihari Road, Muzaffarpur, Bihar.

OFFICE ADDRESS
Rajju Sah Lane, Harisabha Chowk,
Muzaffarpur, Bihar.

Ashwini Gupta,	Tushar Prasad,	Manoj Kumar,	Karan Gupta
91 98352 34322	91 82106 26767	91 98352 13672	91 93046 58836

www.asharealty.com

Disclaimer : Furniture & fixture shown in the diagram are for reference only



ABOUT

Mr. Ashwini Kumar Gupta

MANAGING DIRECTOR

Brimful of honesty and transparency along with a zeal and courage to turn the dreams into reality, Mr. Ashwini Kumar Gupta, founder of **Asha Realty Developers Pvt. Ltd. & Asha Vihar Properties Pvt. Ltd.** is a person who is always driven by the commitment to the customer satisfaction at its best and that is precisely the reason behind his recognition in the real estate industry. His visionary contributions in the housing and construction works has successfully uplifted the urban development scenario in Bihar. A banker by profession in the early age, Mr. Gupta is a seasoned real estate industrialist and comes with an extensive work experience of over 32 years. These 3 decades have witnessed his successful journey of Plotting, Establishing Colonies and delivering various Residential and Commercial apartments to the buyers within the promised Time frame with remarkably maintaining the Best Construction quality and material.

It is the charisma of Mr. Gupta's personality that even the competitors of **Asha Realty Developers Pvt. Ltd. & Asha Vihar Properties Pvt. Ltd.** could not manage to find out any loopholes in the works done by him so far and are bound to take his name with great respect and dignity. Considering his employees as the biggest asset, Mr. Ashwini Kumar Gupta has always moved ahead with the customer's satisfaction centric approach, dedication and honesty towards the project delivery time, best quality construction material, professionalism, ethics and usage of advance technology in construction. A vision of a significant contribution in the making of a New Bihar and a mission to become a world class real estate company keeps on propelling Mr. Ashwini Kumar Gupta to newer peaks of Innovation and design solutions that add value to the esteemed buyers.



ABOUT COMPANY

Goodwill, brand value and customer's trust is not something to be built overnight but it costs continuous efforts doughed with honesty, unbent facing of the challenges and standing firm with true principles, ethics and these are the practices that way marked **Asha Vihar Properties Pvt. Ltd.** upto the stage of becoming the synonym to the most trustworthy name and unchangeable choice of the customers in the world of real estate. A company with the most durable and strong construction with the best quality materials, **Asha Realty Developers Pvt Ltd & Asha Vihar Properties Pvt Ltd.** is the highest trusted and prestigious real estate company in the northern part of Bihar. The company's expertise has been repeatedly showcased on various projects which deeply involved the advancement in construction technology, availability of all ultra modern amenities, connectivity and accessibility of the sites.

Established in the year of 2010, We have already delivered 10 projects and some are getting constructed in full swing. Let us have the company's projects at a glance.

PROJECT	LOCATION	DELIVERED
Asha Vihar – Phase 1	Maripur, Muzaffarpur	March 2013
Asha Plaza	Juran Chapra, Muzaffarpur	December 2013
Asha Vihar – Phase 2	Maripur, Muzaffarpur	March 2014
Mehboob Mansion	Chandwara, Muzaffarpur	August 2015
S. G. Smriti Complex	Sahu road, Muzaffarpur	September 2015
B.I. Singhania Apartment	Akharaghat, Muzaffarpur	June 2016
Mangal Apartment	Sahu road, Muzaffarpur	November 2016
Ashirwad Apartment	Rajju shah lane, Ramna, Muzaffarpur	March 2017
Asha Vihar Phase 3	Maripur, Muzaffarpur	April, 2018
Kakrania Complex	Kalambagh Chowk, Muzaffarpur	November 2018
Centrum Mall	Sahu road, Muzaffarpur	Under construction

And now, just to redefine the Luxury and elegance that gets you an Imperial lifestyle in the vicinity of natural serenity, Asha Vihar is all set to unleash the grand **Dr. Ram Prasad Estate,** Kolhua-Paigambarpur, Old motihari Road, Muzaffarpur, Bihar

go & get it...



ABOUT PROJECT

Designed with State of the art architecture and Spread in approximately 5.70 acres with a huge open and green area, Dr. Ram Prasad .Estate in Kolhua, Bairiya can doubtlessly be said the Signature project by Asha Vihar Properties Pvt Ltd in entire Bihar. Well connected with 100 ft wide main roads and broad driveways, this multi-towered Project will make you feel the bliss with its unique blend of nature and luxury and unprecedented comfort features. Distinguished Entry and Exit gates, Round the clock Electricity and Water Back-Up, High Technology Security with CCTV, club house, swimming pool, jogging trail, Tot-lots, yoga lawn, kids play area, Surface car parking, Badminton court, Guard room and Nursery School are the obvious amenities here but be ready to jump with joy because Dr. Ram Prasad Estate has a Separate Herbal Garden , Separate Flower Park, Reflexology Park, Pet Park, Kids Pool, Pool Deck and a beautiful park for Elderly People are the amenities that manifests that **Asha Vihar Properties Pvt. Ltd.** really Cares for you and stands committed to the true value of your money.



TOWER - 1, 2, 3, 4, 5, 6 , 8, 9, 10

FLOOR PLAN, 2B + 2T (TYPE-1)

CARPET - 649, BALCONY - 92



TOWER - 7

FLOOR PLAN, 2B + 2T (TYPE-2)

CARPET - 631, BALCONY - 100



ENTRY

TOWER - 9, 10

FLOOR PLAN,

2B + 2T (TYPE-3)

CARPET

628, BALCONY - 124



TOWER - 5

FLOOR PLAN, 2B + 2T (TYPE-4)

CARPET - 651, BALCONY - 130



TOWER
1, 2, 5, 6, 9, 10

FLOOR PLAN, 3B + 2T (TYPE-1)

CARPET - 903, BALCONY - 108



TOWER - 1, 2, 3, 4

FLOOR PLAN, 3B + 2T (TYPE-2)

CARPET - 786, BALCONY - 146

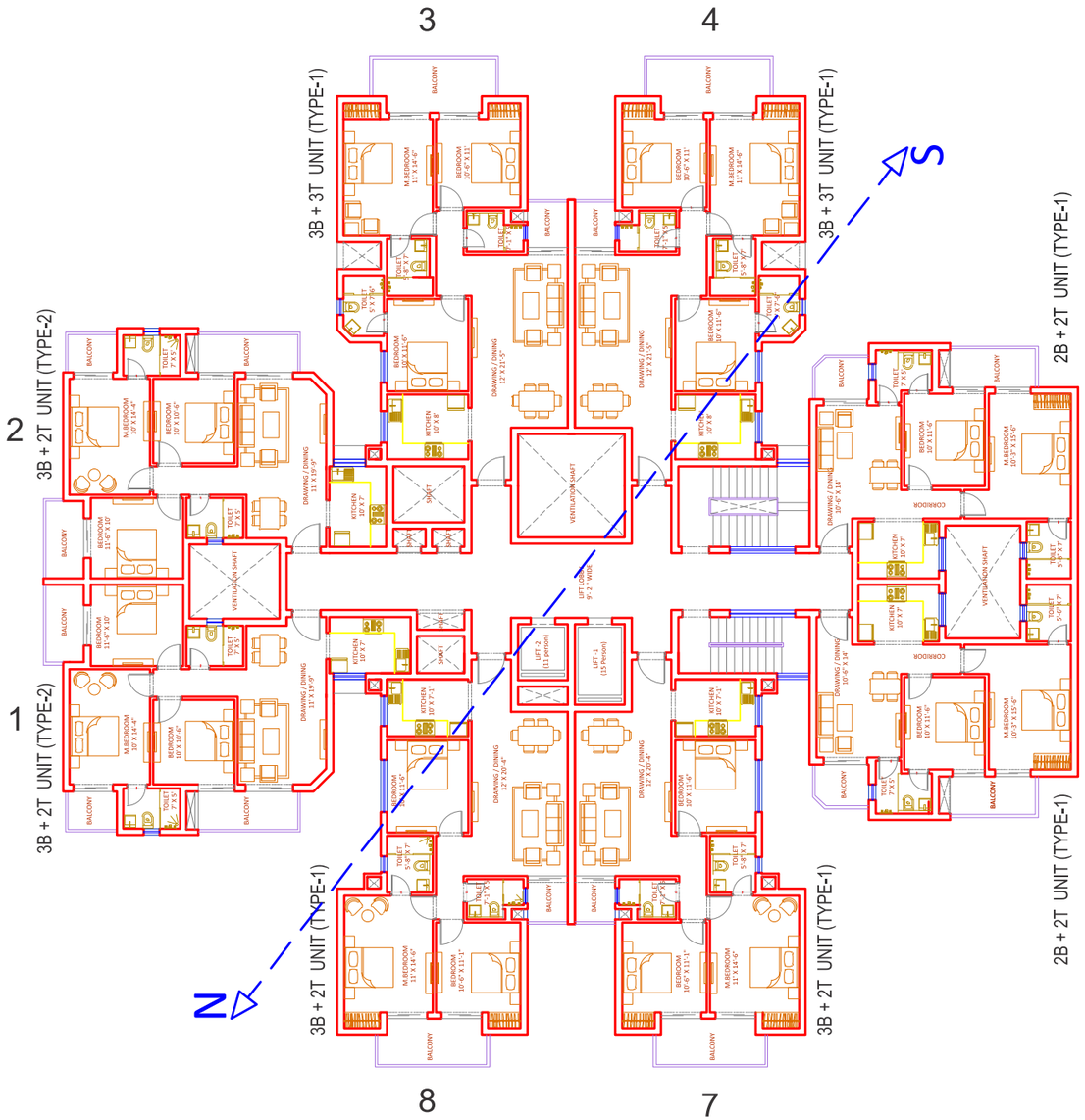


TOWER
1, 2, 3, 4, 5, 6
FLOOR PLAN, 3B + 3T (TYPE-1)
CARPET
967, BALCONY - 132

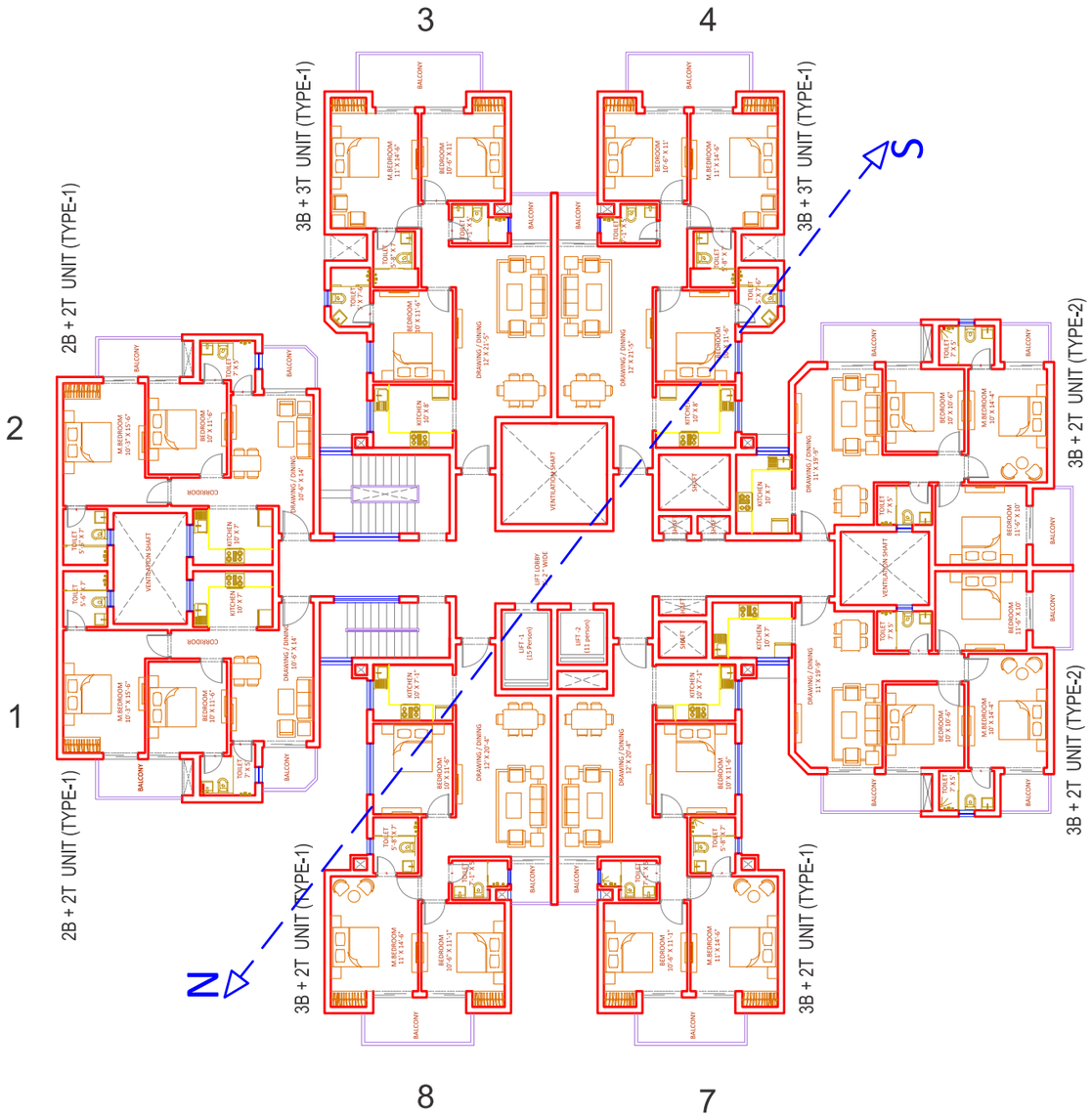


TOWER - 7
FLOOR PLAN, 3B + 3T (TYPE-2)
CARPET - 961, BALCONY - 152

Tower -1

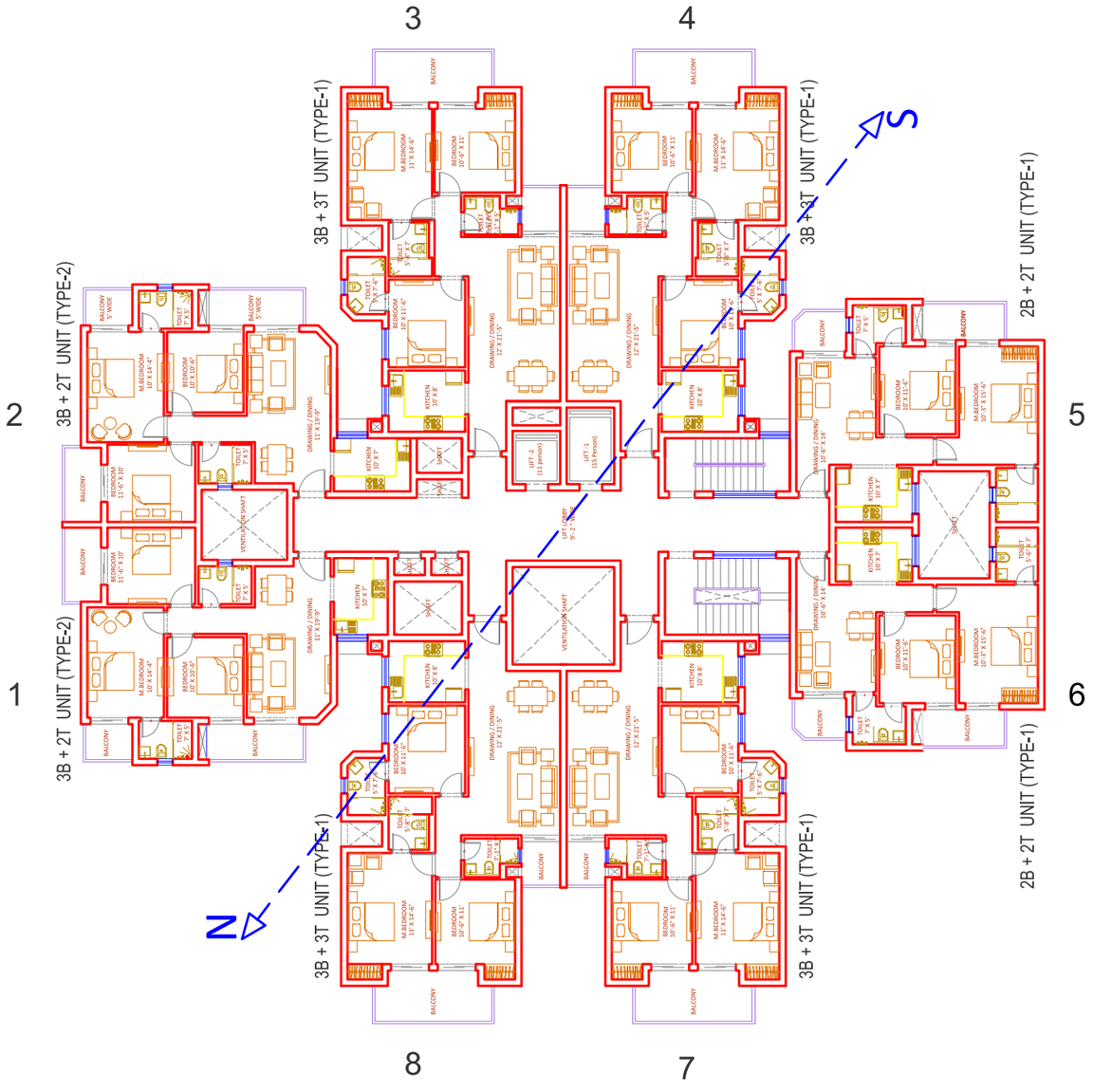


Tower -2

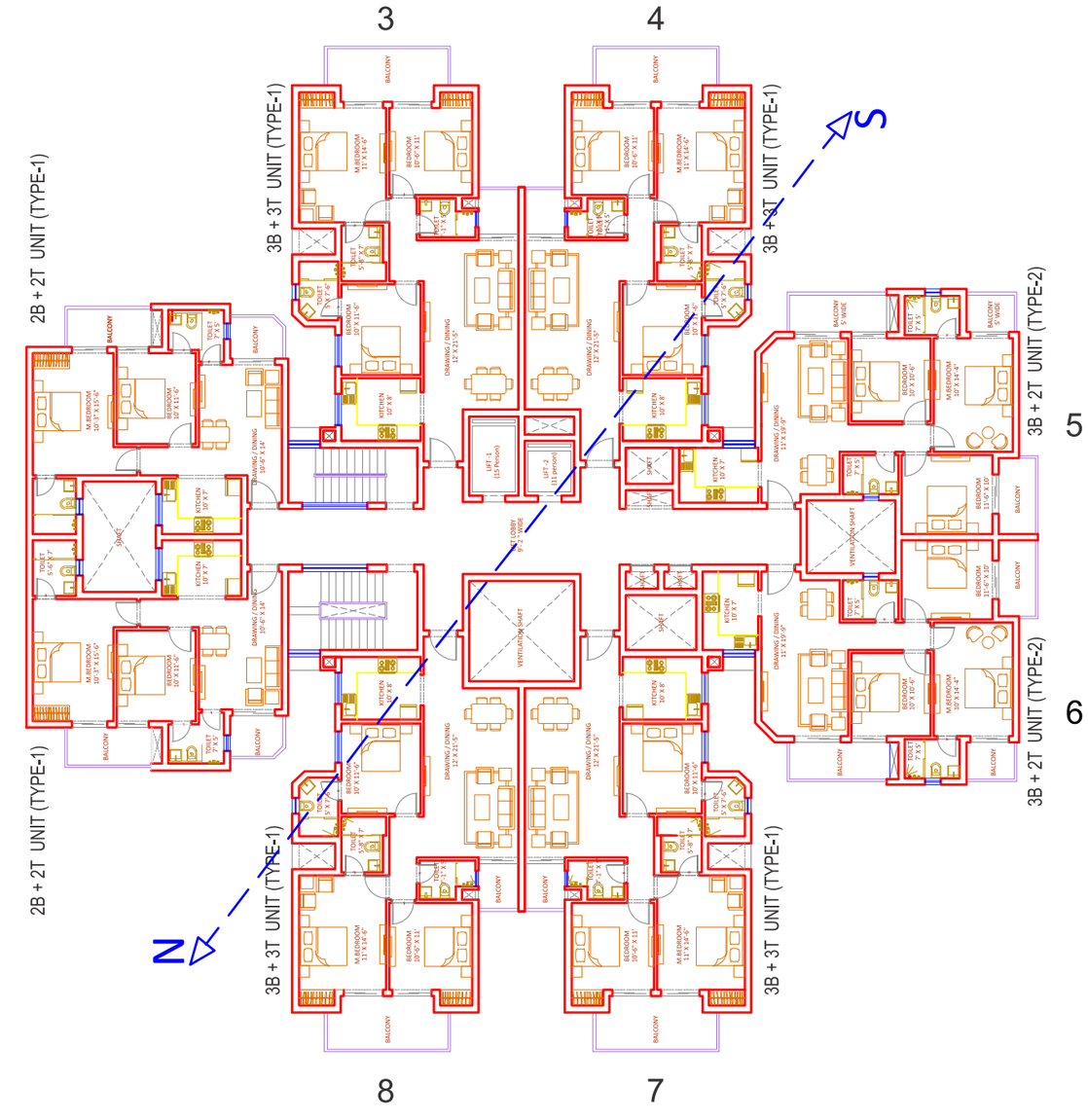



CLUB
DR.RAM PRASAD ESTATE

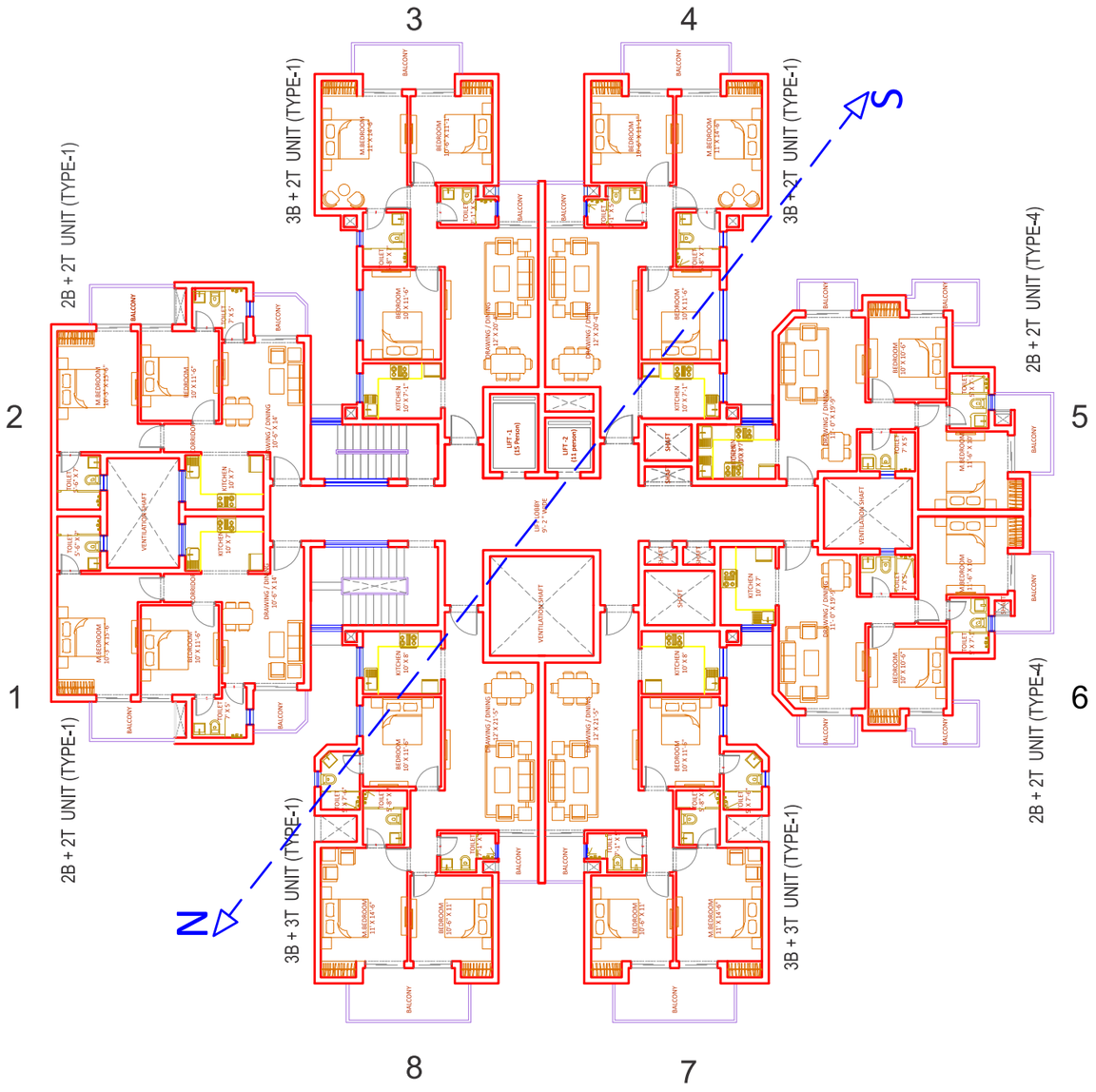
Tower -3



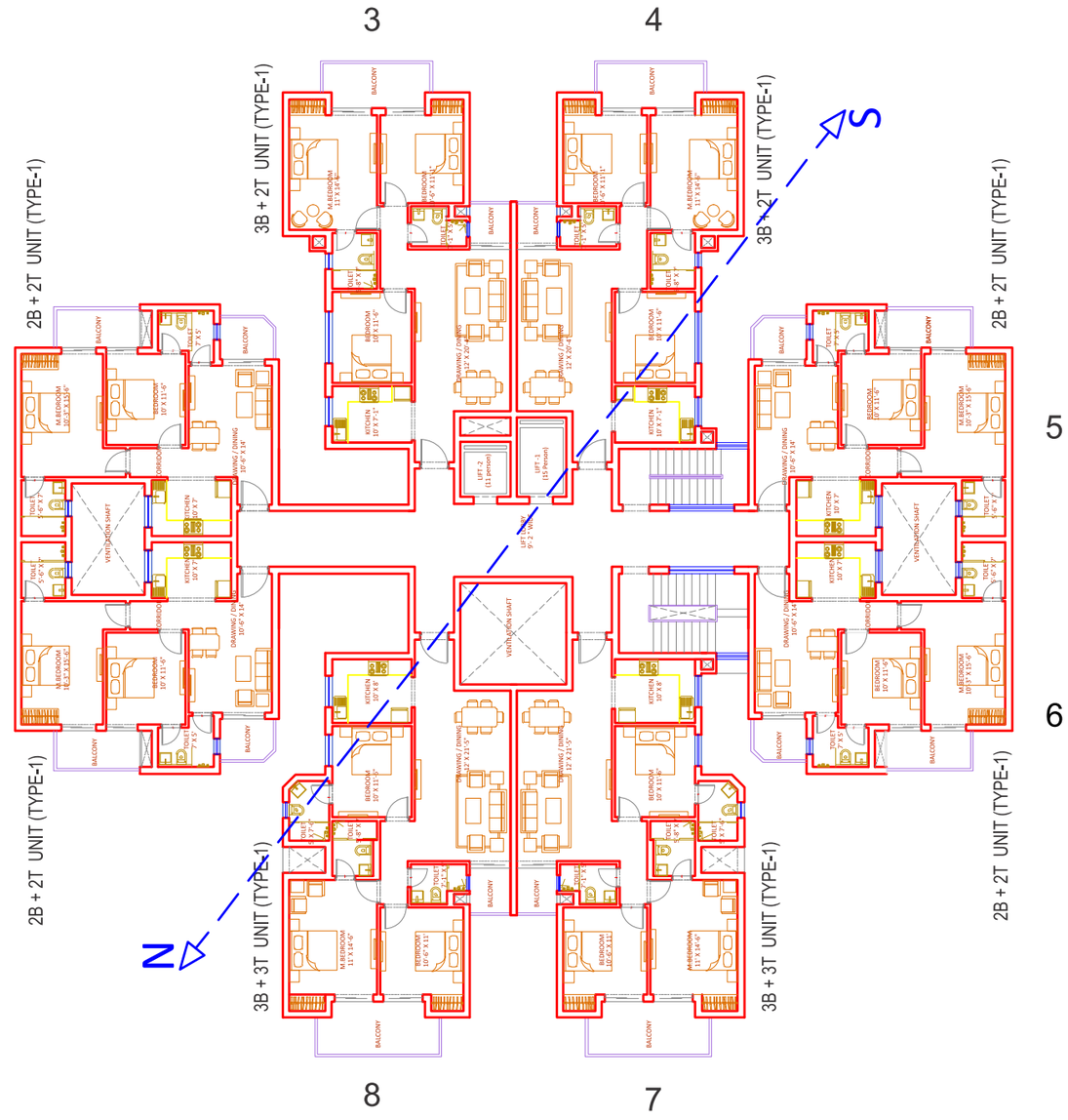
Tower - 4



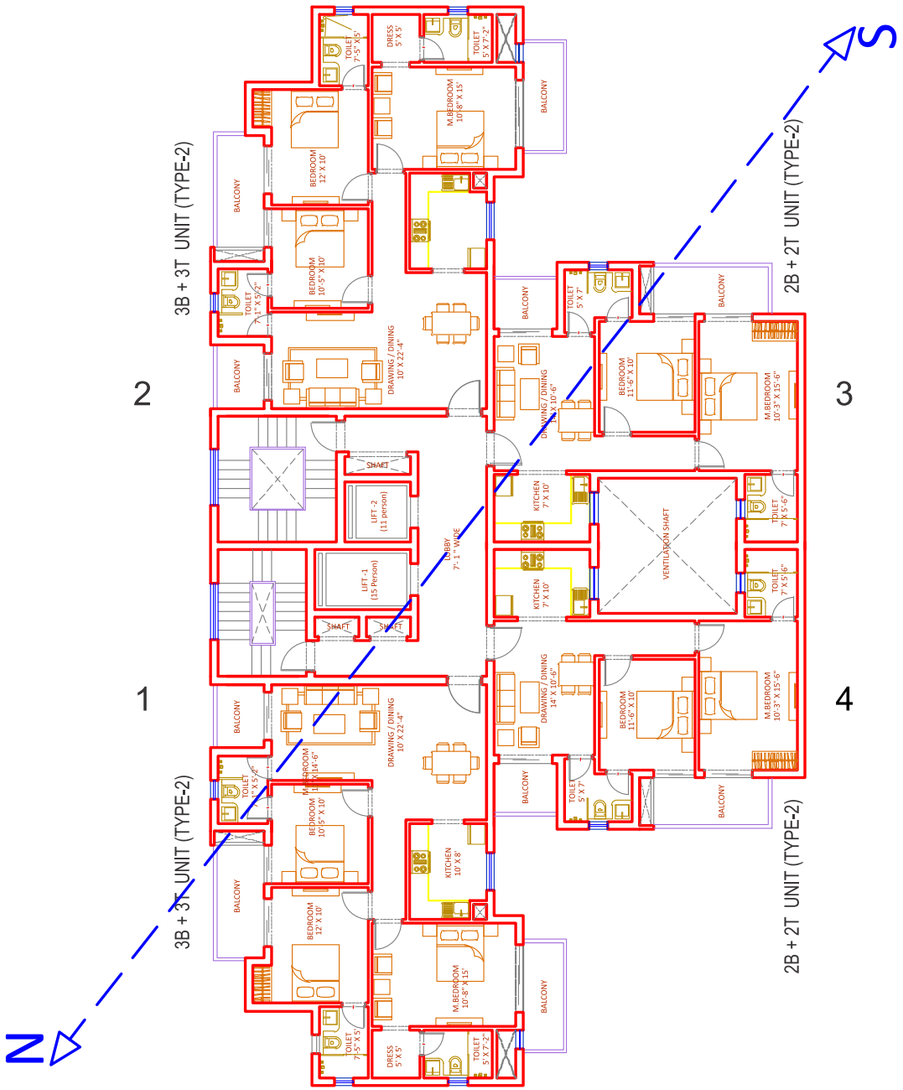
Tower -5



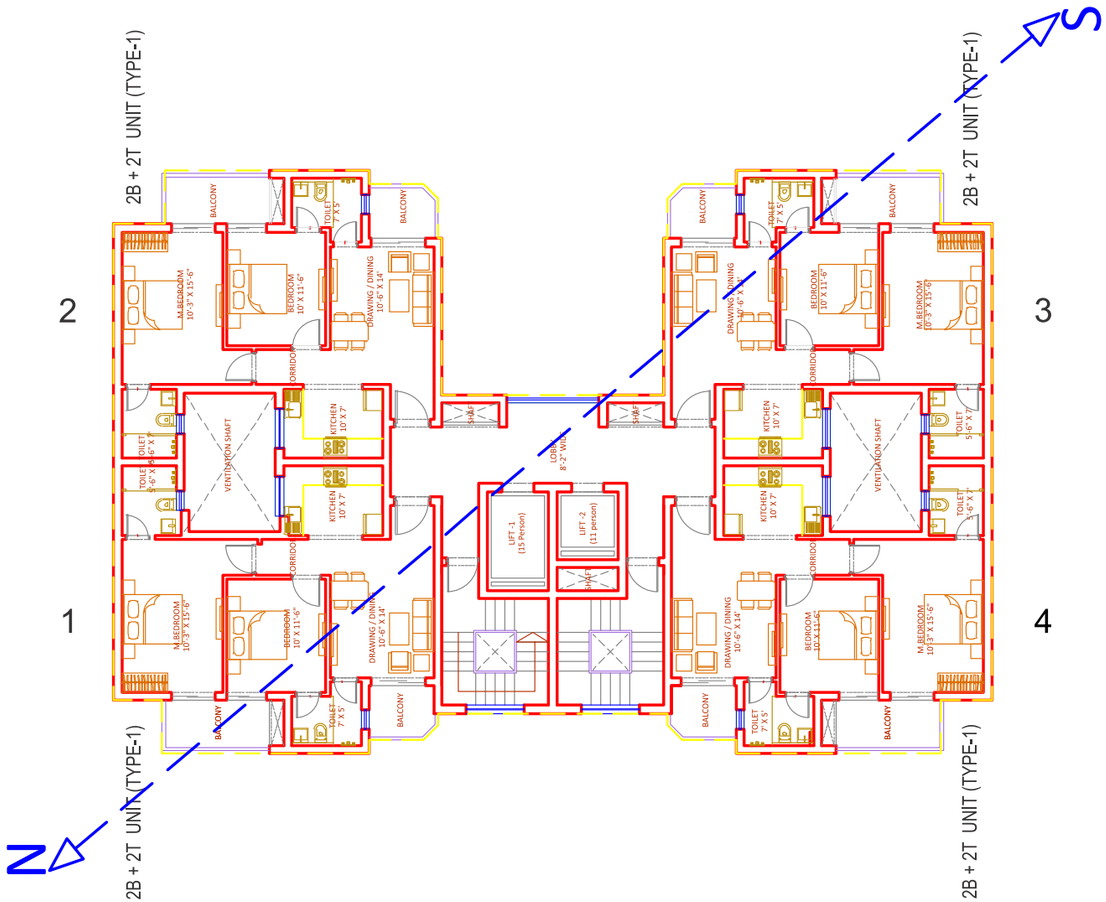
Tower - 6



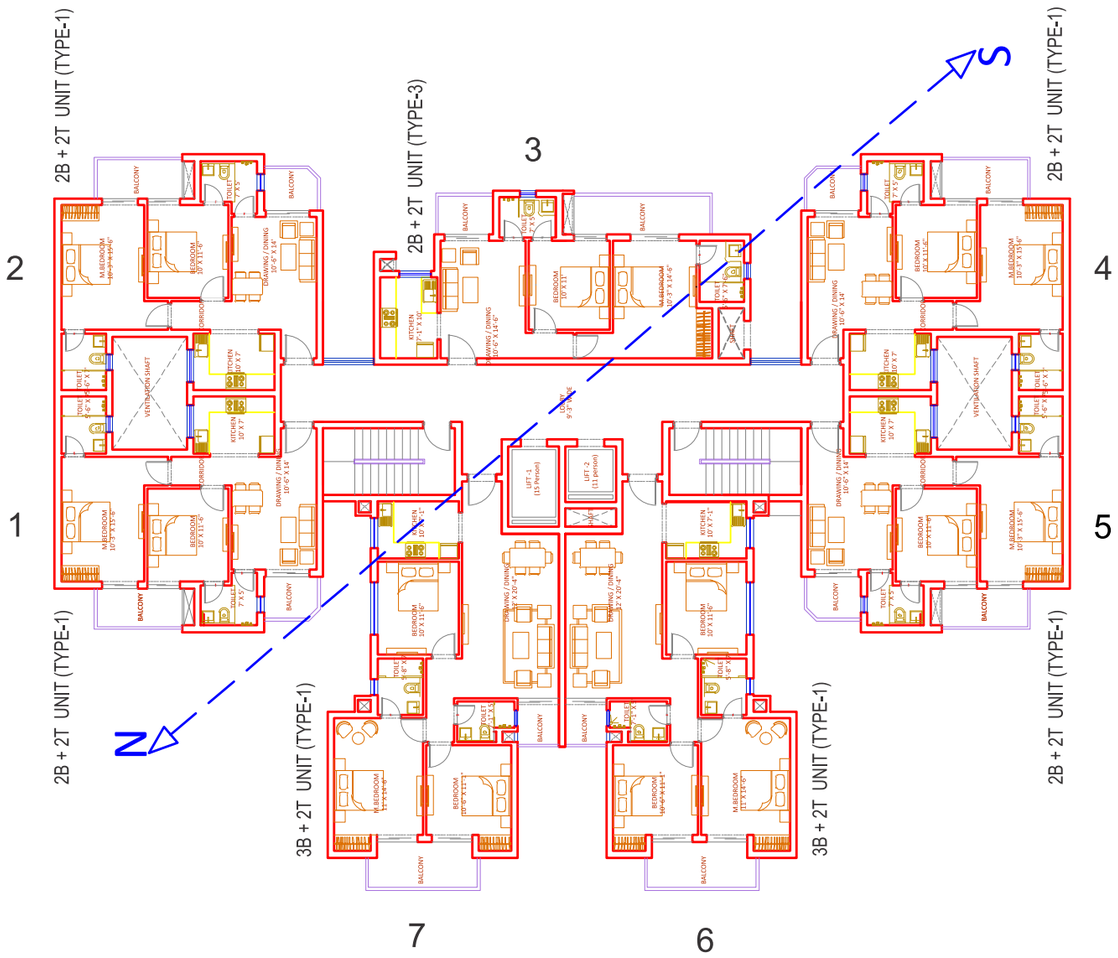
Tower -7



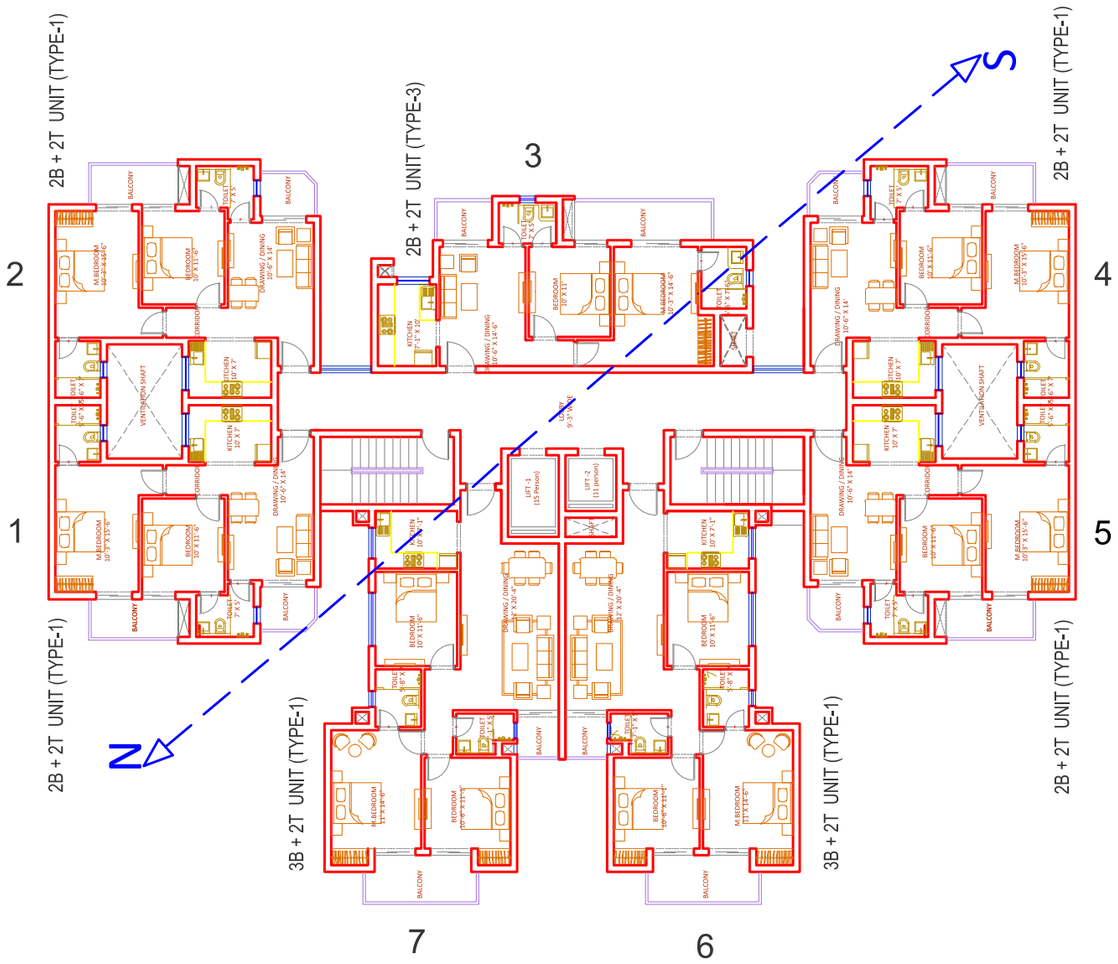
Tower -8



Tower -9



Tower -10



Facilities / Amenities

1	Site Entry / Exit	12	Tot-lots	23	Gym
2	Entrance To Club	13	Flowers Park	24	Shopping Zone
3	Swimming Pool	14	Reflexology Park	25	Basketball Court
4	Kids Pool	15	Herbal Garden	26	Securty Guards
5	Pool Deck	16	Club House	27	Cctv Cameras
6	Skylight	17	Pet Park		
7	Jogging Trail	18	Badminton Court		
8	Central Green	19	Surface Parking		
9	Yoga Lawn	20	Drop Off		
10	Kids Play Area	121	Guard Room		
11	Park For Elderly People	22	Nursery School		

2B + 2T

3B + 3T

3B + 2T



Site Plan



1

Kids Play Area



4

Swimming pool

Badminton court

2



Site entry

5





3

Jogging Trail



6

Tots Lots



7 Club House



10 Gym

Nursery School

8



Shopping Zone

11





9 Central Green



12 Basketball Court

SPECIFICATIONS

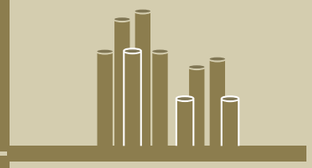


Foundation
Pile Structure with earthquake resistant design.

Structure
R.C.C Framed with 10" external & 5" internal AAC/Brick Wall.



Steel
Sail, vizag,tata, monnet, rinl, jindal or equivalent.



Cement
Lafarge, Ultratech, ACC or equivalent.



External Wall
Weather coat paint on Putty.



Internal Wall
All wall and ceiling will be finished with plaster and wall Putty and plastic paint.



Flooring
Vitrified tiles floor



Kitchen
Granite top cooking platform with SS sink.



Door
1. Chaukhat: Hard wood.
2. Flush door of ISI mark with Mica top. Decorative main door with SS lock.



Bathroom
1. DADO up to 7' height.
2. Sanitary fixture & bath fittings of premium brands.



Electric Wiring
Concealed copper wires of ISI make.



T.V/ Cable Point
Provision in Master Bedroom & Drawing room.



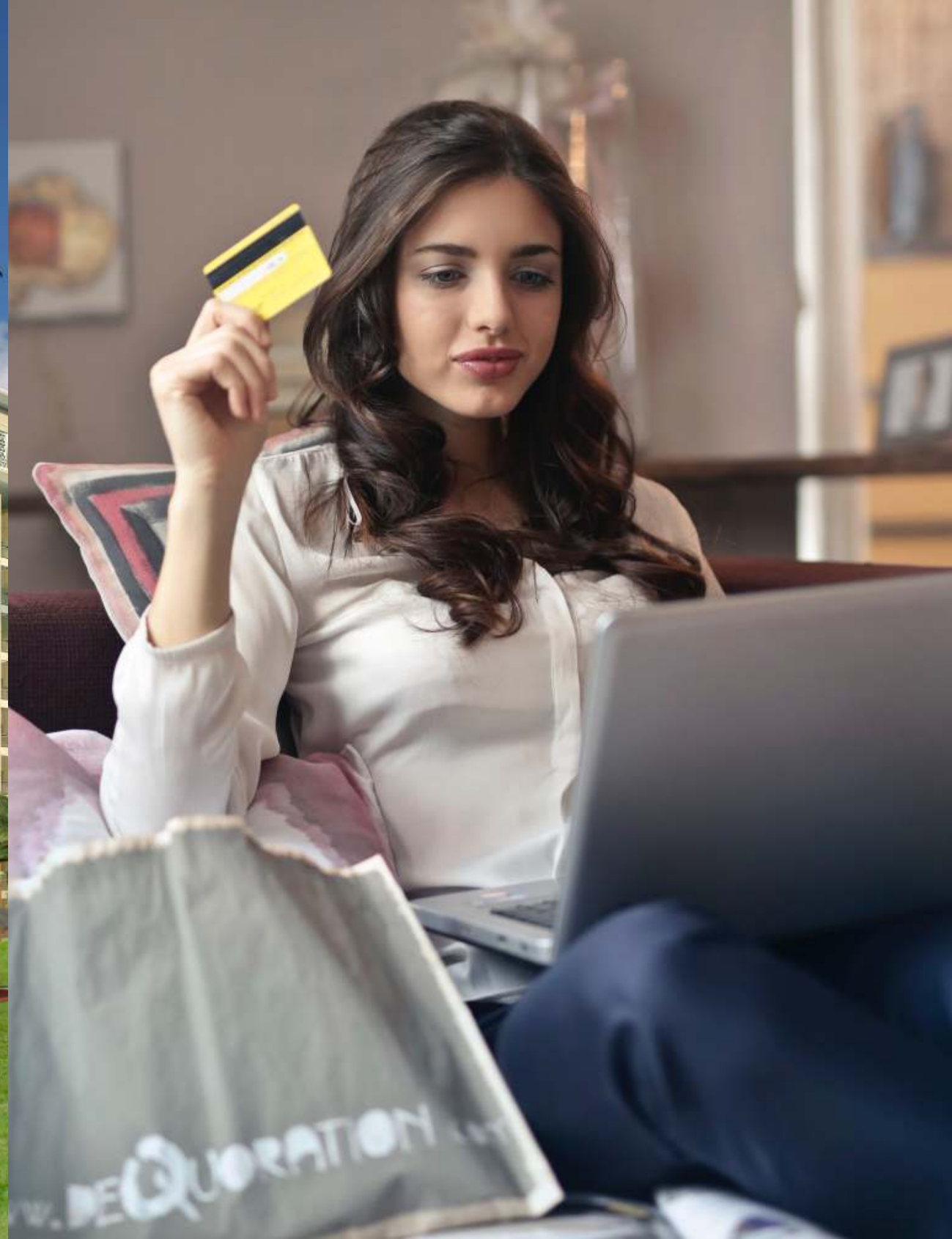
Parking
Mosaic Tiles/ Mosaic Kalezi /Checker Tiles flooring.



Window
Powder Coated Aluminum window/UPVC windows with safety grills.









About architect

Keeping in mind their adherence to supreme quality, Asha reality developers brought in Design Forum International, a full scale architectural practice, providing consultancy on a wide range of projects over varied domain, Founded by three IITians in 1995, DFI has since pursued a distinctive value based architectural ethos that imbues the collective ideology "Architecture that Delights". DFI's prime objective is to achieve excellence in design, perfectly in balance to both time and cost. Our team is committed to emphasize communication and design for the people and environment. Having won many accolades for our works, DFI has emerged as an institution which attracts great design minds; who love to thrive in a professionally charged environment focusing on every detail and exploring new design methodology for every project.

DESIGN FORUM
INTERNATIONAL

