



Luv Kush

— ENCLAVE —

MAIN ROAD, BHAGWAT NAGAR, PATNA





Standard Specification

Structure:

R.C.C structure with brick work in cement mortar as per design & specification of structural/ consultant.

Doors :

(a) Decorative main door, (b) Wooden door frame (chaukhat) with flush door (c) Synthetic enamel paint on one coat of primer.

Window

Aluminium/ Wooden frame with glass and Iron grill.

Kitchen :

(a) Vitrified floor tiles, (b) Working platform Granite slab, (c) Dado 2 ft. height ceramic tiles above working platform, (d) Steel sink (e) Aqua guard point.

Flooring:

Vitrified tiles in all areas of flat. Common area stair Marble

Bathroom :

(a) Hot and cold water provision, (b) Ceramic floor tiles (rough finis, (c) dado ceramic tiles upto 6 ft. all around, (d) Sanitary ware of standard make, (e) Fitting : Chrome plated fitting of standard make, (f) Flush tank - Acrylic in white colour of std. make, (g) One geyser point in each bathroom.

Internal wall finish :

All internal walls be finished with cement plaster, Plaster of Paris/ Putty with cement primer.

Note : Extra charges for cupboards, shelves, electrical points, power plugs, telephone points and modifications or alterations other than agreement. All expenses towards external electricity (electric transformer), Municipal Water, drainage connections, generator and lifts shall be borne by flat purchasers only.

Registration charges, service tax and VAT extra.

External wall finish :

All external walls be finished with two coats of weather coat paint.

Electrical :

(a) All internal wiring in copper conductor using concealed PVC conduits. Telephone point in bedroom & drawing room provided in each flat (not connection) (b) All electrical switches and accessories of std. make (fans and other fixtures not included) (c) Adequate lighting point sockets etc. outlets provided in each flat, (d) one washing machine point.

Water supply :

One bore well facility with overhead tank of std. capacity as per norms.

Parking space :

Car parking space mosaic/chequer finishing.

Generator :

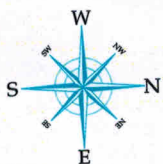
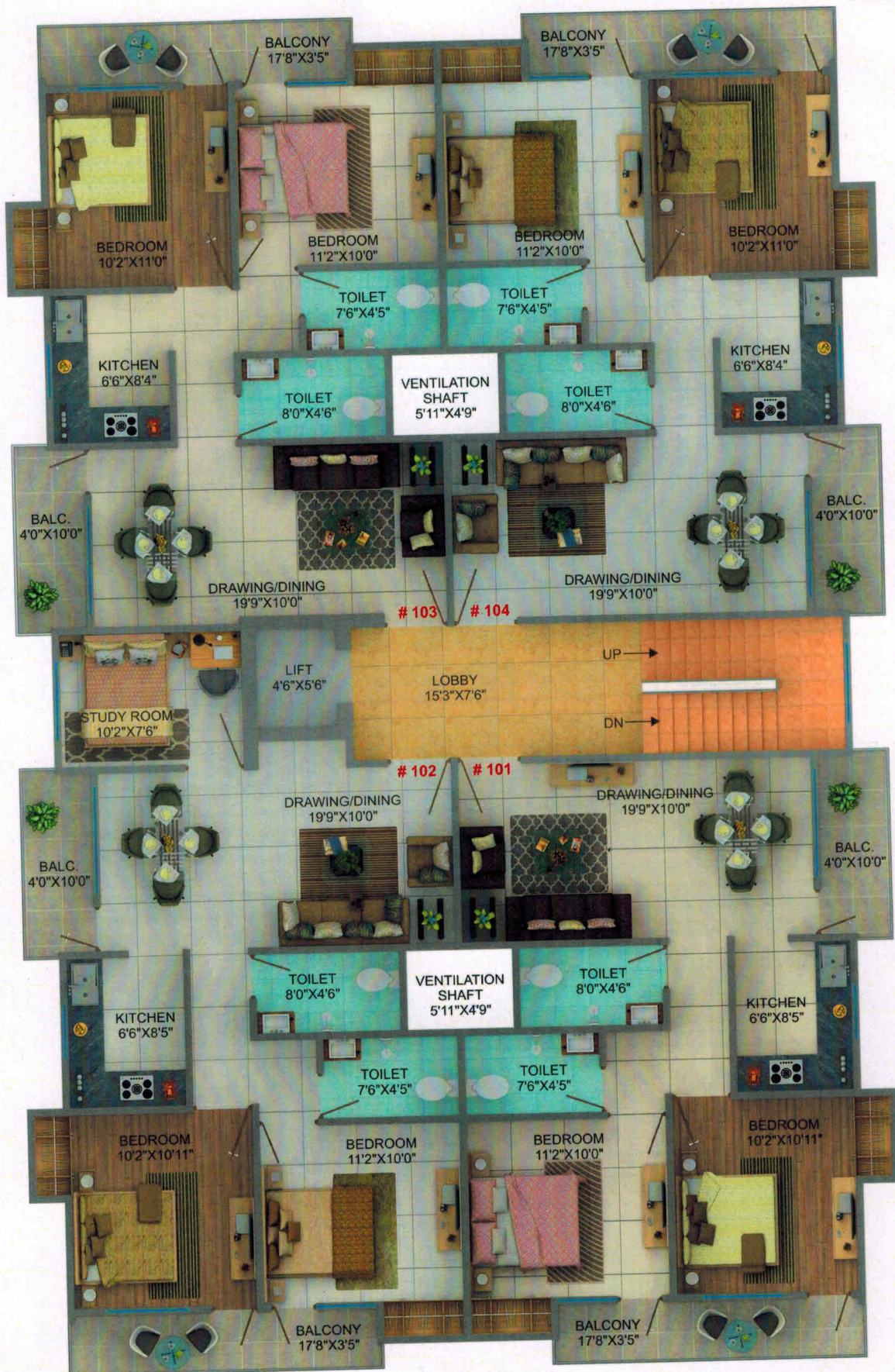
Silent generator of std. make for common lights, water pump and 300 W per flat.

Power Supply :

Domestic electric connection from Electricity Board with electrical meter for each flat

Note :- Any extra work will be chargeable.

Typical Floor Plan



2 BHK
Flat No. 101/103/104
 Saleable Area
1035 sq ft

3 BHK
Flat No. 102
 Saleable Area
1130 sq ft

Down Payment Plan

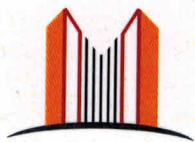
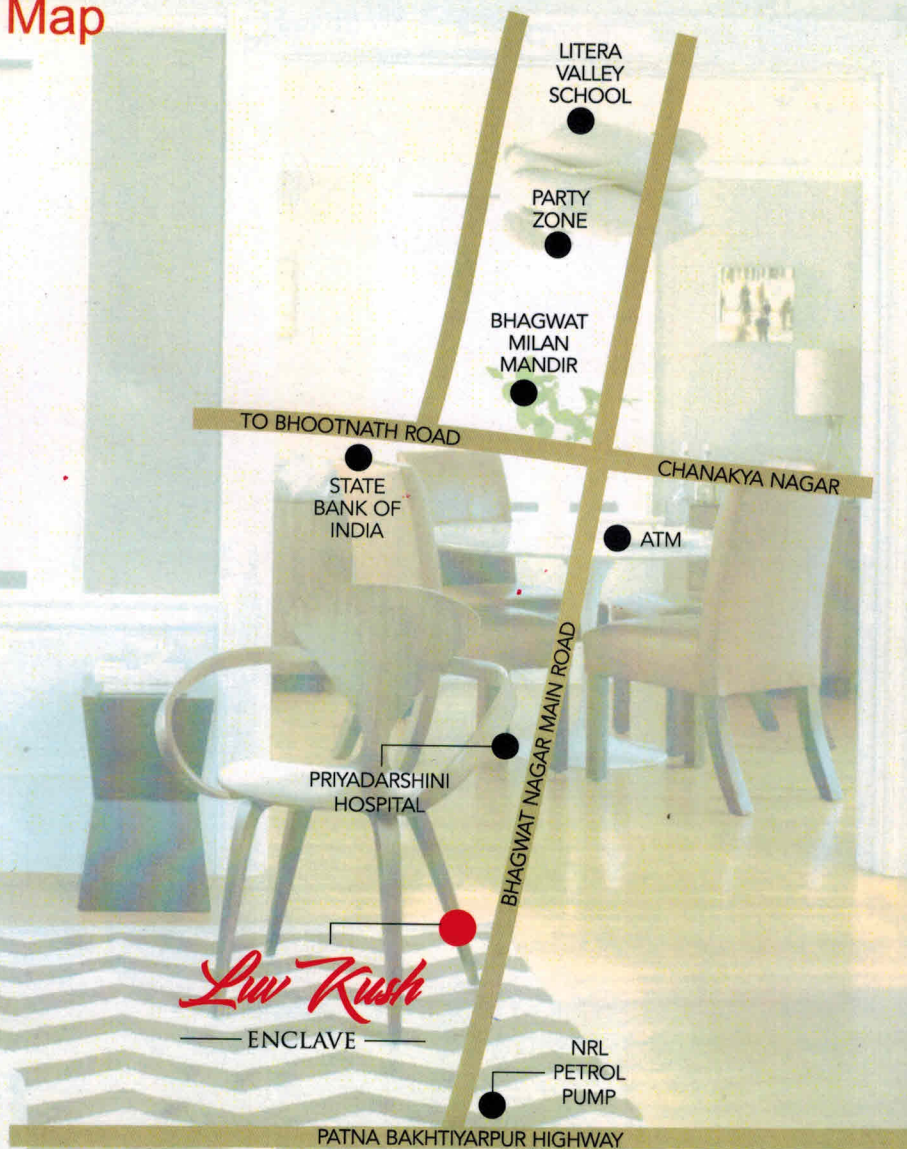
As per Mutual agreement between developer and buyer.

Construction Linked Plan

- | | | | |
|---|-------|---|-------|
| ■ At the time of Booking | - 25% | ■ After Completion of 3 rd Floor Casting | - 10% |
| ■ After Completion of Ground Floor Casting | - 15% | ■ After Completion of 4 th Floor Casting | - 10% |
| ■ After Completion of 1 st Floor Casting | - 15% | ■ After Brick Work & Plaster | - 10% |
| ■ After Completion of 2 nd Floor Casting | - 10% | ■ At the time of Hand over | - 05% |

Location Map

Not to scale



Mahendra Green Homes Pvt. Ltd.

Flat # 203, High Tec Building, Opp. CDA Building, patna
Tel. : +91-9472232265, +91-9304997292

ARCHITECT:



**Anand Lal
Associates**

Boring Road, Patna - 13
Mob: +91-9386080420, +91-9631722841