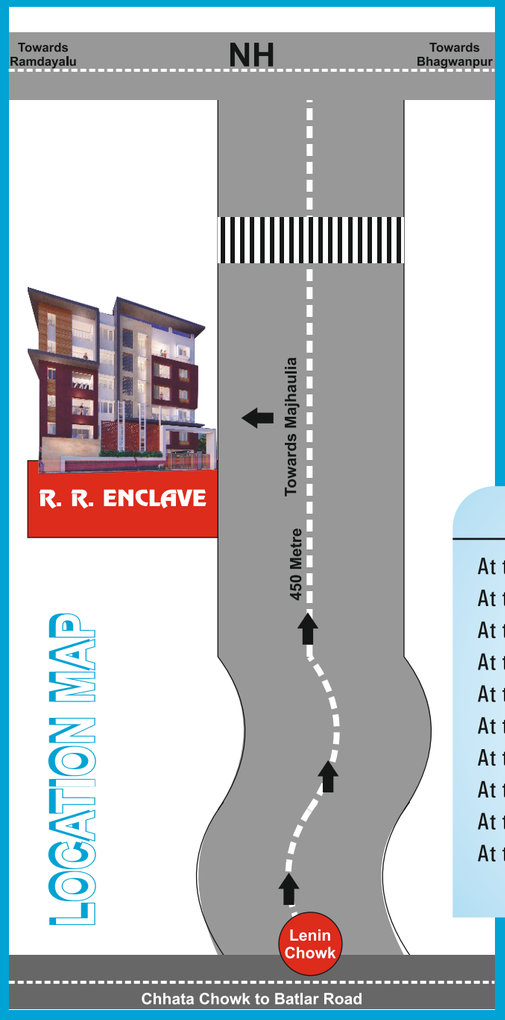
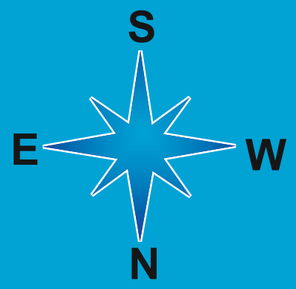
R. R. ENCLAVE

2 & 3 BHK Super Luxurious Flats

At- Majhaulia Road, Muzaffarpur (Bihar)







PAYMENT PLAN

At the time of booking and Registration	10%
At the completion time of foundation	10%
At the time of Ground Floor Roof slab casting	10%
At the time of 1st Floor roof slab casting	10%
At the time of 3rd Floor roof slab casting	10%
At the time of 5th Floor roof slab casting	10%
At the time of brick work	10%
At the time of plaster	10%
At the time flooring & fittings	10%
At the time possession & registry	10%
TOTAL	100%

Developer

Asha Realty Developers Pvt. Ltd.

Reg. Off : Rajju Shah Lane

Post - Ramna, Dist- Muzaffarpur

Note : This Brochure is not a Legal Offer.
The Promoter / Developer Reserves The Right to Alter / Amend of delete any Specifications Mentioned Therein.

Develop By

Asha Realty Developers Pvt.Ltd.

Call : A.K. Gupta - 9431813230, Karan Gupta - 8904425587

ABOUT DIRECTOR



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 great respect and dignity. Considering his employees as the biggest asset, Mr. Ashwini 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 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 respect and dignity. Kumar Gupta has always moved ahead with the customer's satisfaction centric approach, dedication and honesty towards the project delivery time, best quality 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 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 lives of Best 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 Realty Developers 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.

CONSTRUCTION
THE POWER OF DESIGNS

SPECIFICATIONS

Foundation
Pile/Raft Structure with earthquake resistant design.

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

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

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

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/ Checker Tiles flooring.



Flat Type	Flat No.	Carpet Area	B/U Area	Super B/U Area	Share of Land
3 BHK	401	1206	1408	1760	596

Flat Type	Flat No.	Carpet Area	B/U Area	Super B/U Area	Share of Land
3 BHK	209	1106	1277	1596	541





Flat Type	Flat No.	Carpet Area	B/U Area	Super B/U Area	Share of Land
3 BHK	509	1000	1175	1469	498

ABOUT R.R. ENCLAVE



Designed with State of the art architecture and Spread in approximately 11.17 Katha of land with a huge parking space **R.R. Enclave** at Majhaulia Road, Muzaffarpur can doubtlessly be one of the best project of **Asha Realty Developers Pvt. Ltd.** Well connected with 40 feet wide road, this project is a unique blend of luxury & comfort.

Special Attraction

- Two Lifts Facility Round the Clock
- Provision of Intercom Facilities
- 24 Hours Security
- Round The clock Power Backup

OUR PREVIOUS PROJECT

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.L. 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	June 2020
Centrum Mall	Sahu road, Muzaffarpur	Under construction
Dr. R.P. Estate	Bairiya, 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 Realty is all set to unleash the grand **R.R. Enclave.**

go & get it...



Flat Type	Flat No.	Carpet Area	B/U Area	Super B/U Area	Share of Land
3 BHK	101, 201, 301 & 501	1173	1372	1714	580
2 BHK	102, 202, 302, 402 & 502	803	918	1147	388
3 BHK	103, 203, 303, 403 & 503	890	1018	1272	431
3 BHK	104, 204, 304, 404 & 504	936	1084	1355	459
2 BHK	105, 205, 305, 405 & 505	743	879	1099	372

S
E W
N

Flat Type	Flat No.	Carpet Area	B/U Area	Super B/U Area	Share of Land
2 BHK	106, 206, 306, 406 & 506	754	874	1092	370
2 BHK	107, 207, 307, 407 & 507	776	902	1128	382
3 BHK	108, 208, 308, 408 & 508	927	1047	1308	443
3 BHK	109, 309 & 409	1030	1193	1492	505