Kiran Buildtech

BHOLA RAI

Apartment

KUSUMPURAM, PATNA



Specious **1/2/3 BHK** Deluxe Flats

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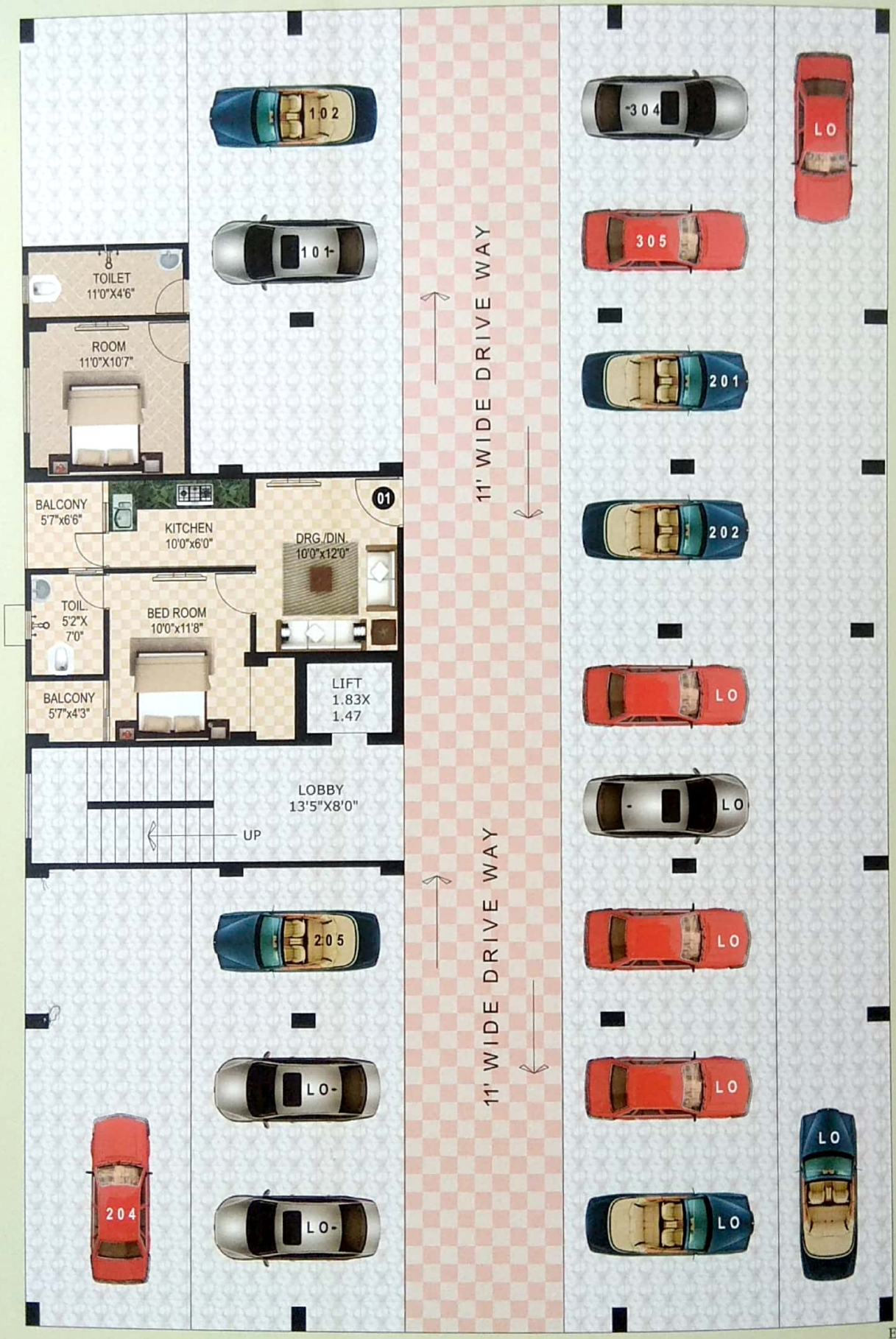
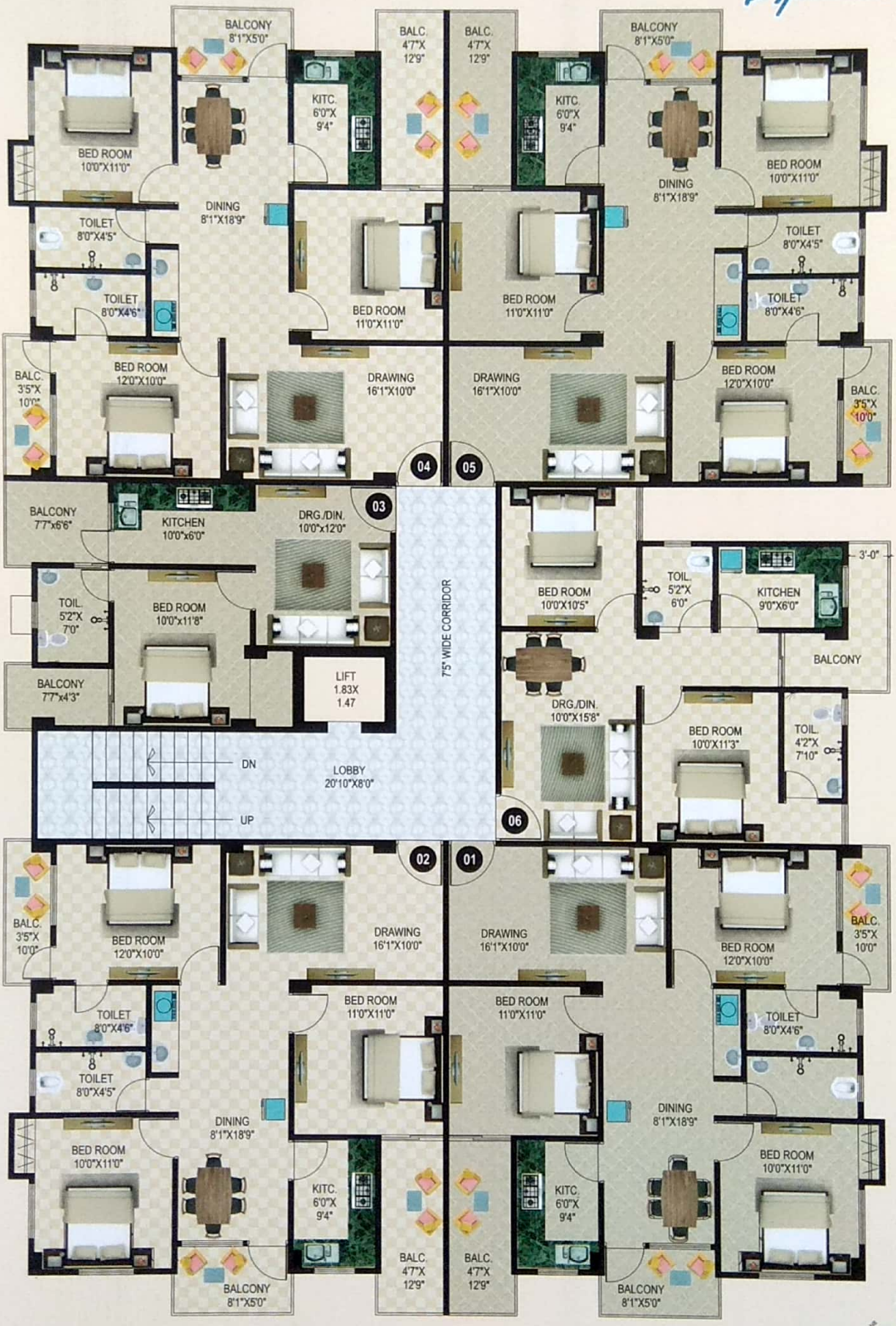
Ground Floor Plan

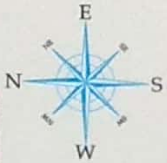

102
101
TOILET
11'0"X4'6"
ROOM
11'0"X10'7"
BALCONY
5'7"x6'6"
KITCHEN
10'0"x6'0"
01
DRG./DIN.
10'0"x12'0"
TOIL.
5'2"X
7'0"
BED ROOM
10'0"x11'8"
BALCONY
5'7"x4'3"
LIFT
1.83X
1.47
LOBBY
13'5"X8'0"
UP
205
LO
204
11' WIDE DRIVE WAY
11' WIDE DRIVE WAY
304
305
201
202
LO
LO
LO

Typical Floor Plan

BHOLA RAI
Apartment



Flat # 01 / 02 / 04 / 05	Flat # 03	Flat # 06
Super B/U Area 1350 sft.	Super B/U Area 625 sft.	Super B/U Area 875 sft.



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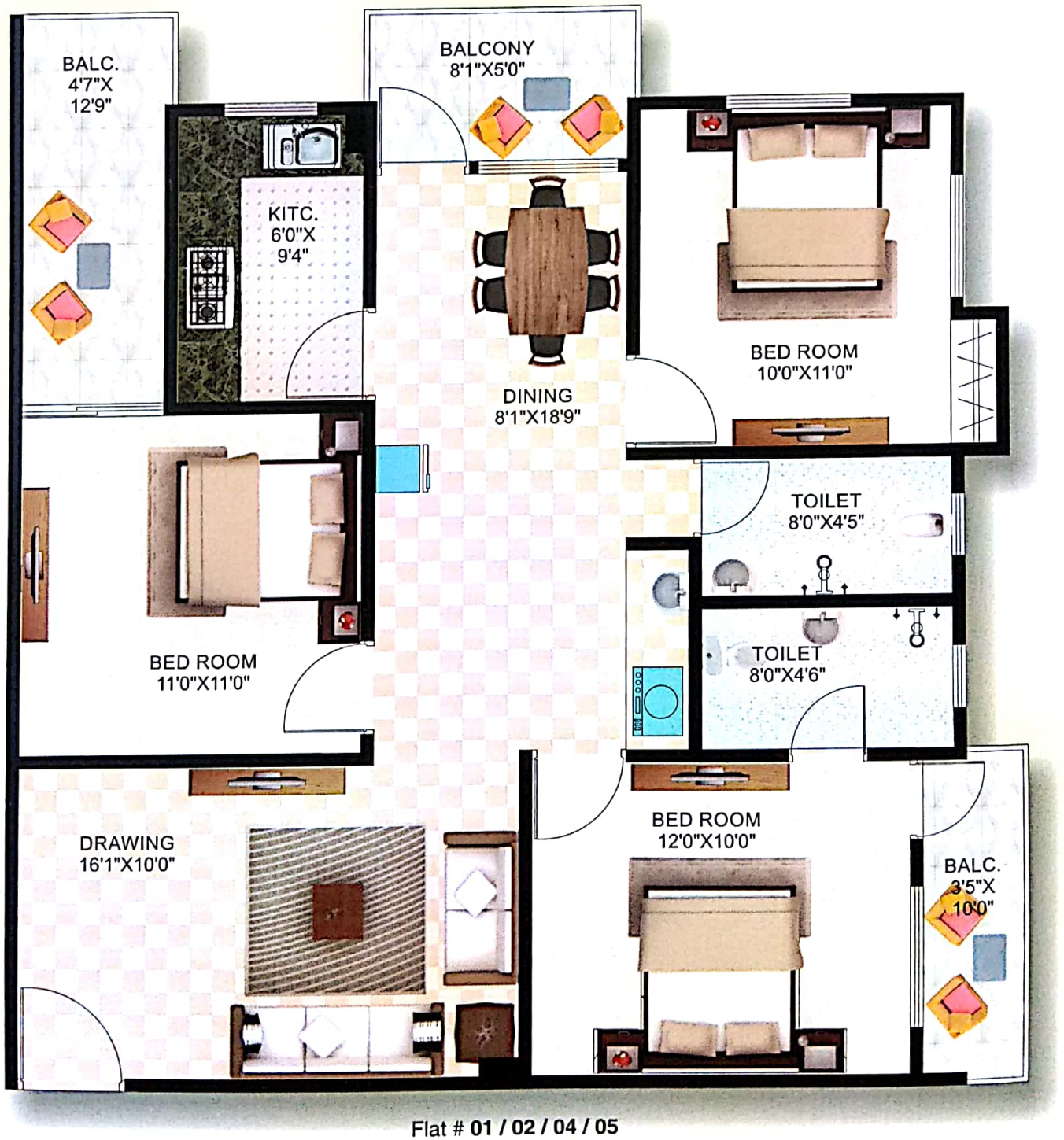
3 BHK Plan



Flat # **01 / 02 / 04 / 05**
Super B/U Area **1350 sft.**

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2 BHK Plan

BHOLA RAI Apartment



Flat # **06**
Super B/U Area **875 sft.**



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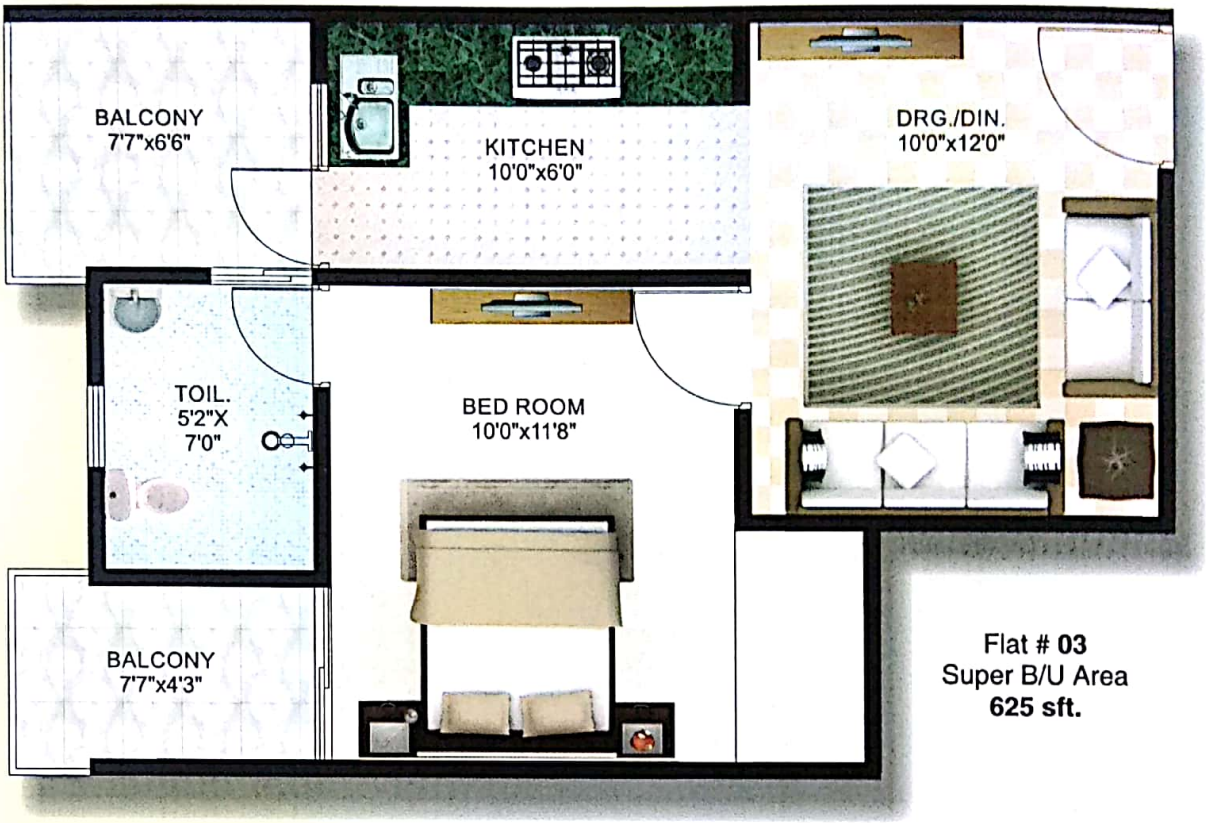
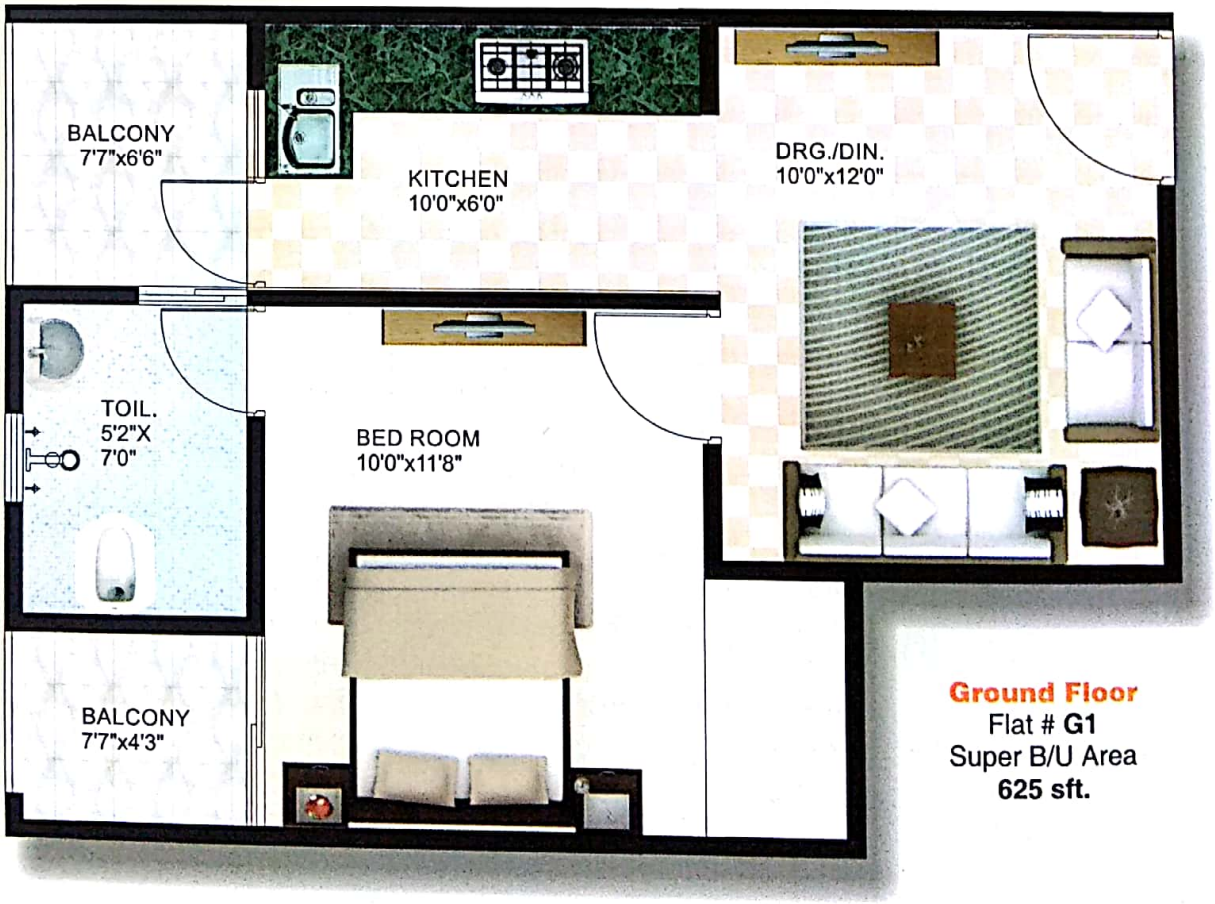
1 BHK Plans

BHOLA RAI Apartment



Flat # **03**
Super B/U Area
625 sft.



Ground Floor
Flat # **G1**
Super B/U Area
625 sft.

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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
Alluminium/ 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.

External wall finish :
All external walls be finished with two coats of weather coat paint.

Electrical :
(a) All internal wiring in copper conductor using conceiled 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 and one spare submersible pump.

Parking space :
Car parking space mosaic 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 std. quality electrical meter for each flat

Note :- Any extra work will be chargeable.

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.

(Note : All specification, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.)

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Down Payment Plan

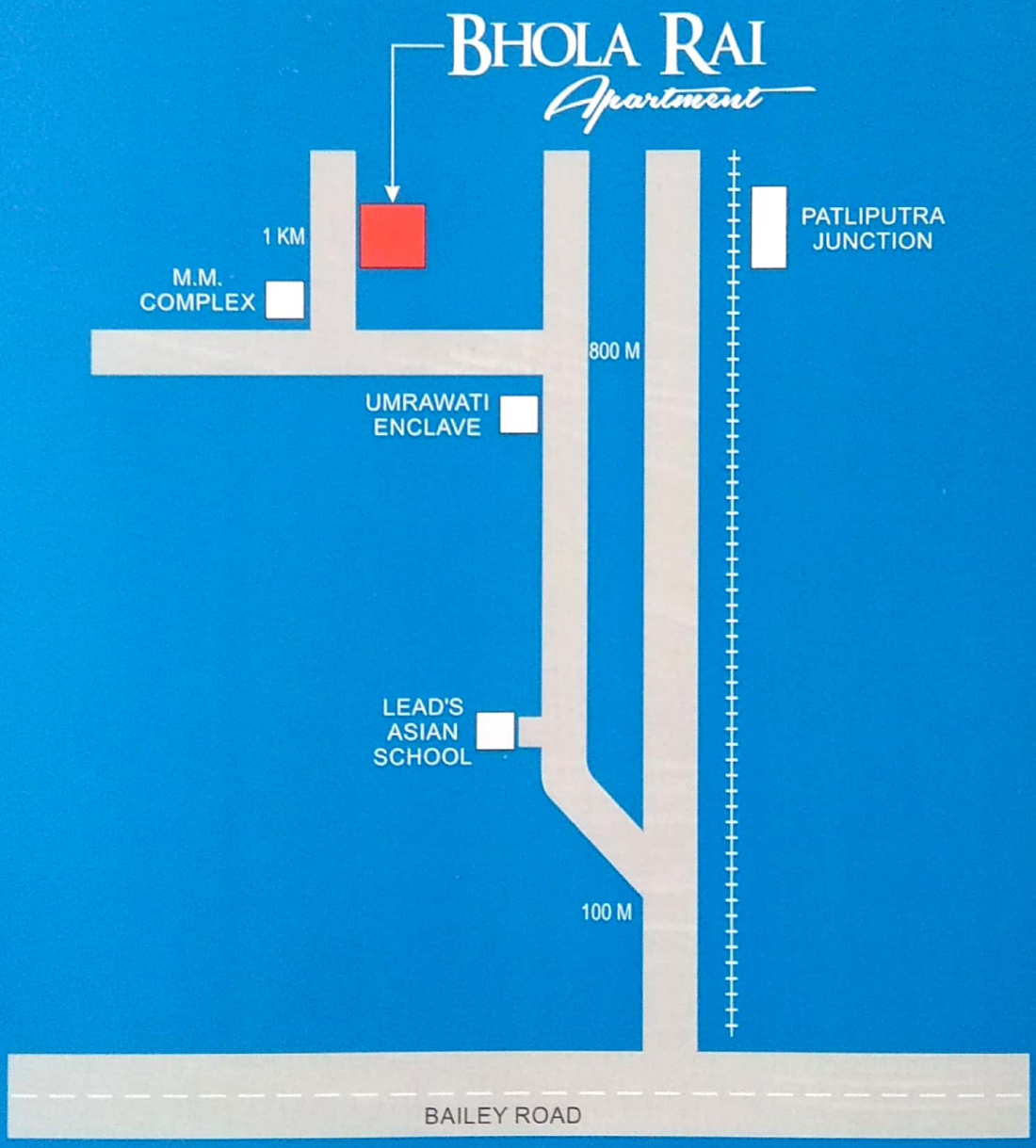
As per Mutual agreement between developer and buyer.

Construction Linked Plan

- At the time of booking - 25%
- At the time of Foundation - 10%
- After Completion of Ground Floor Casting - 15%
- After Completion of 1st Floor Casting - 15%
- After Completion of 2nd Floor Casting - 15%
- After Completion of 3rd Floor Casting - 10%
- After Brick Work & Plaster - 05%
- At the time of Hand over - 05%

Location Map

Not to scale



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