MEDHATIYA CONSTRUCTION COMPANY PVT. LTD. PROJECT

SANJOGITA NIKUNJ COMPLEX

SITE ADDRESS: AT RAMPUR SAIDPUR MUSALLAH (BAZAR SAMITI)
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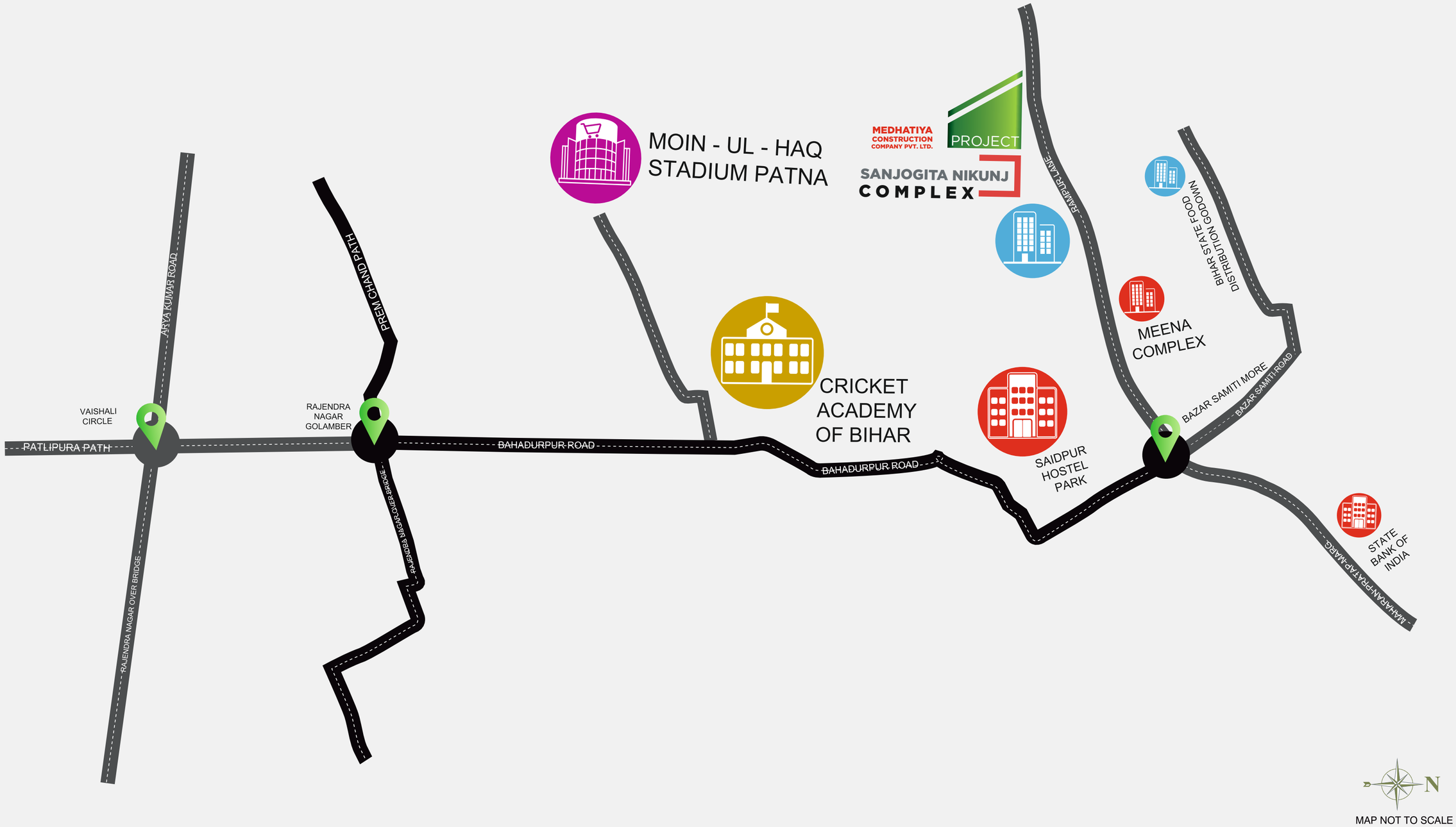
WELCOME TO SANJOGITA NIKUNJ COMPLEX

Located in the heart of **Patna** city, in **Bazar-Samitti** is a new residential landmark which is uniquely designed with 100% corner-homes. Now enjoy everything a truly urban lifestyle has to offer in a home that is well within the city. Live life to the fullest in a place where nature's serene touch can be felt in every moment.

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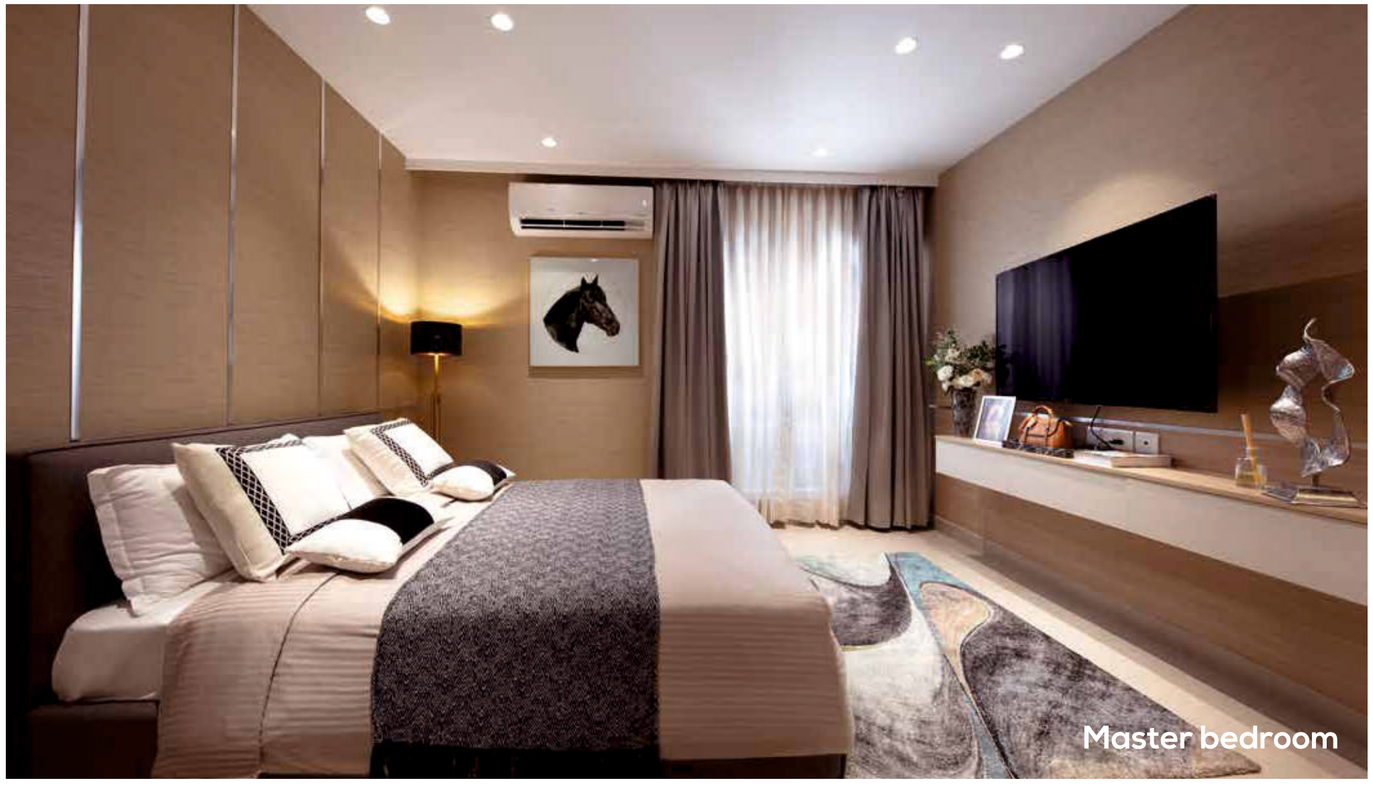
LOCATION MAP





Living and dining room

Artistic Impression


Master bedroom


Kids' bedroom/study

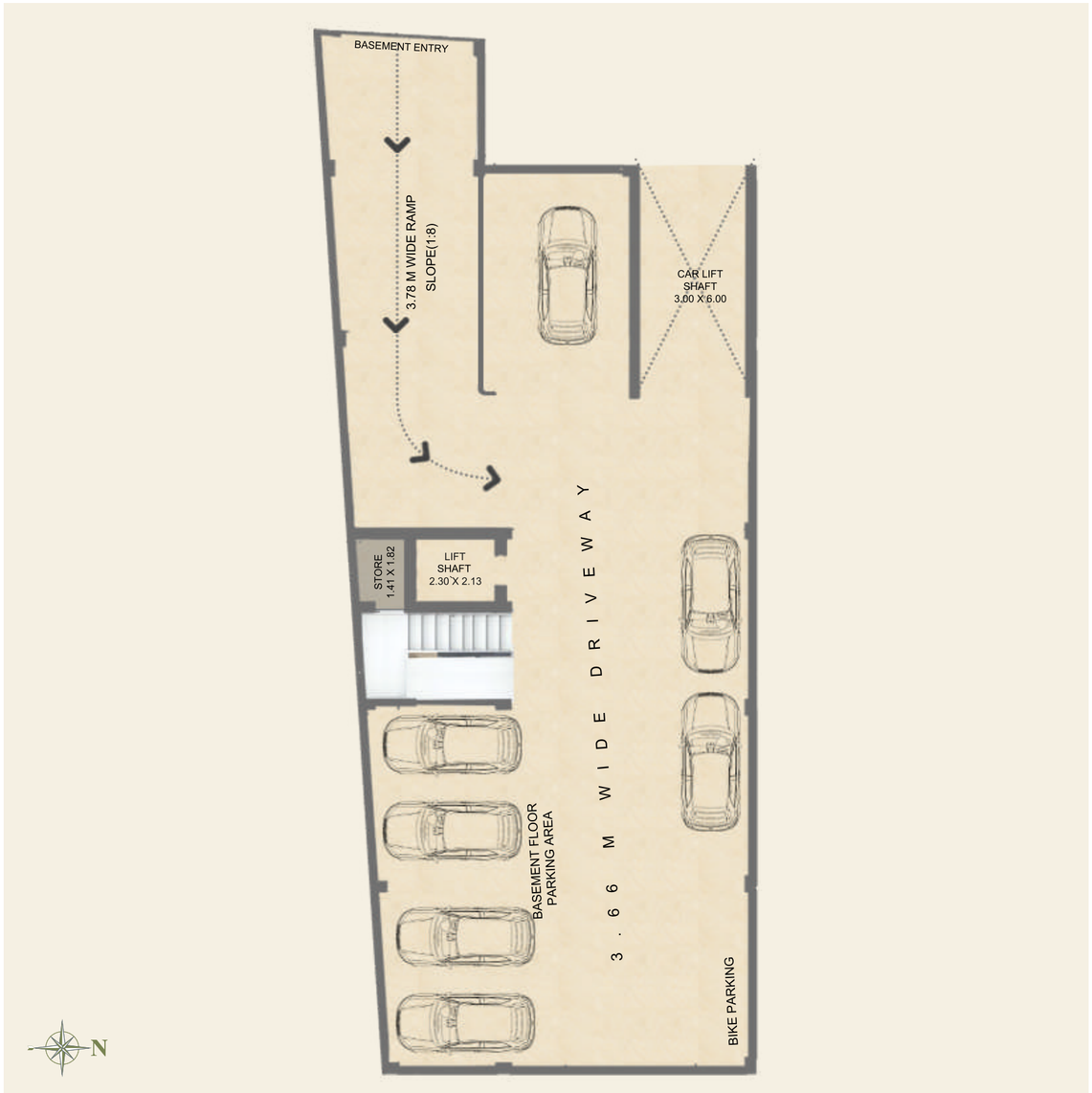

Bedroom 2


Kitchen

Artistic Impression

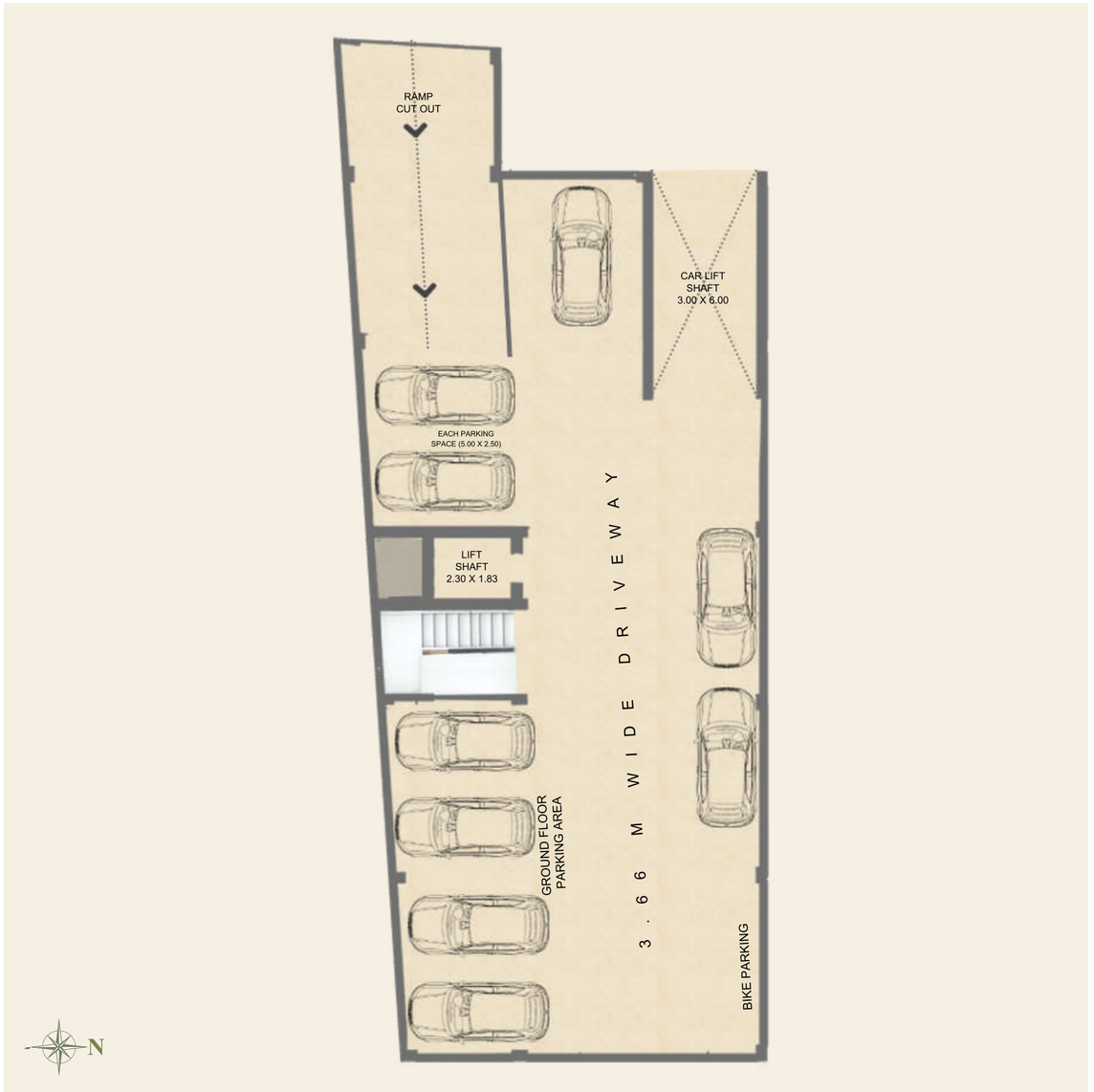
BASEMENT FLOOR PLAN

Type	Parking
No. of Parking	7



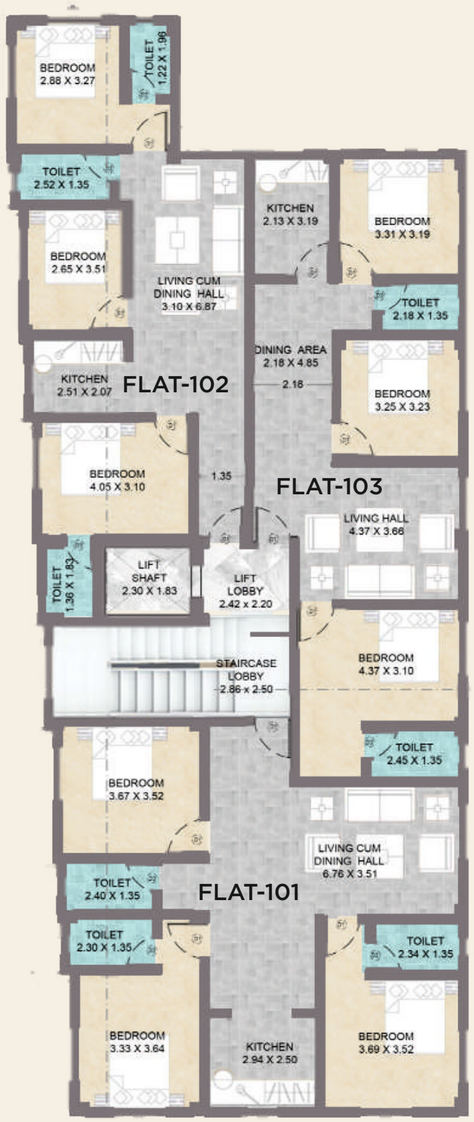
GROUND FLOOR PLAN

Type	Parking
No. of Parking	9



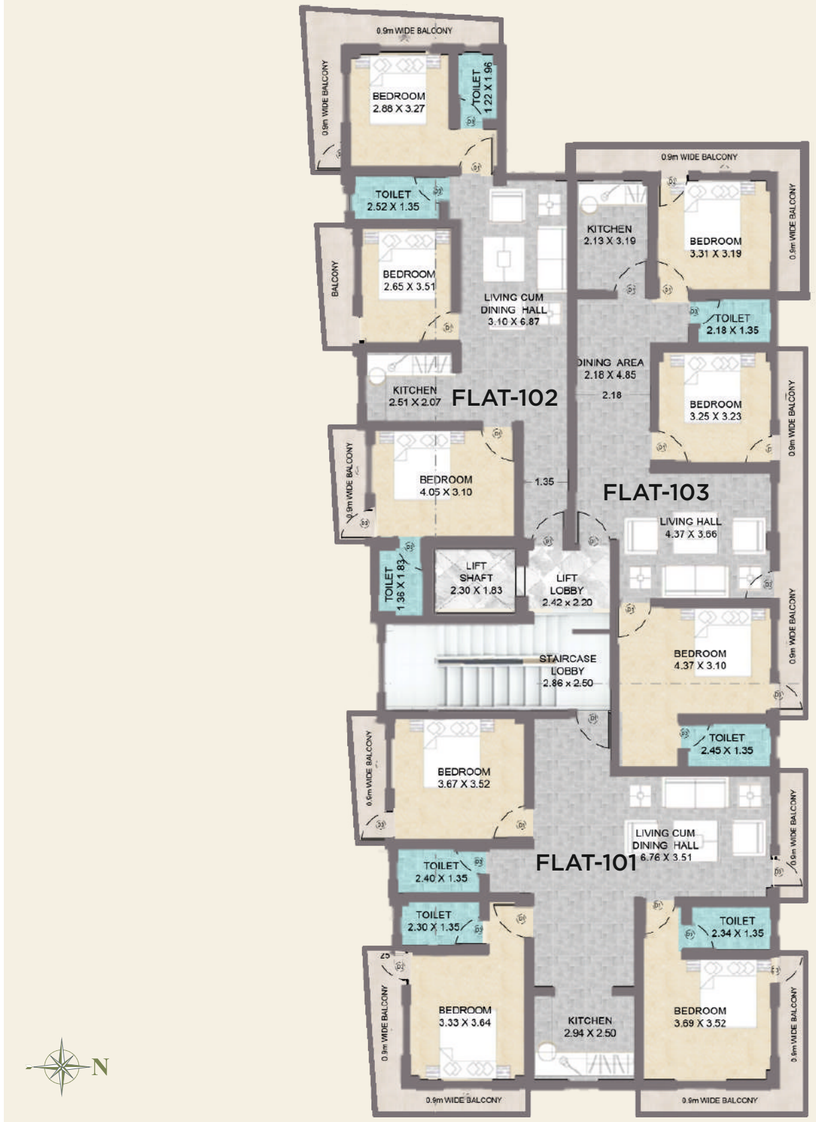
FIRST FLOOR PLAN

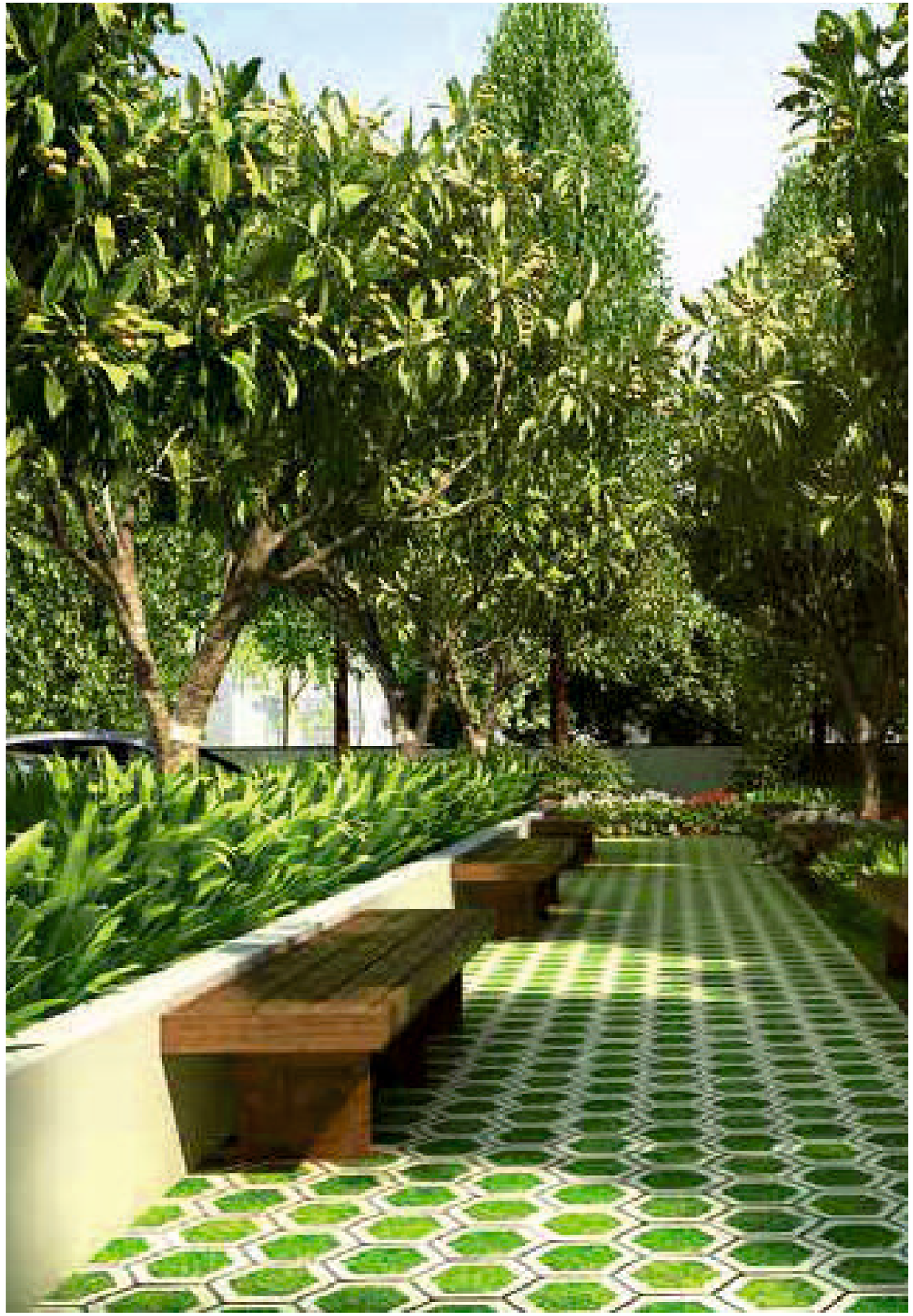
Type		3 BHK
Unit Nos		3
Area Detail	**B.U.A.**	**S.B.U.A.**
Flat-101	1132 sqft	1528.2 sqft
Flat-102	969 sqft	1308.15 sqft
Flat-103	885 sqft	1194.75 sqft



TYPICAL FLOOR PLAN

Type		3 BHK
Unit Nos		3
Area Detail	**B.U.A.**	**S.B.U.A.**
Flat-101	1381 sqft	1864.35 sqft
Flat-102	1168 sqft	1576.80 sqft
Flat-103	1068 sqft	1441.80 sqft





TERRACE FLOOR PLAN



SPECIFICATIONS

Structure

R.C.C. earthquake resistance structural with Red Brick/Fly Ash Brick Wall as per design.

Tiling works

Hall, kitchen, dining, bedrooms, foyer	Vitrified tiles
Toilets, balcony & Utility	Ceramic tiles - antiskid flooring
Toilet dado	Ceramic tiles – glazed ceramic wall tiles
Lift lobby	Flooring - Granite at Basement & Stilt Dado – Vitrified Tiles in all levels
Staircase	Flooring – Granite up to first floor;
Corridor	Vitrified tiles
Terrace	Cool reflective tile

Main doors

Door frame (Chaukhat of Hard Wood)

Internal doors & toilet doors	Entrance Flush door shutters of 30 mm thick ISI mark with Decorative Laminates. 30 mm thick ISI mark Flush Door
Windows / Balcony sliding door	Aluminum Window/UPVC Window

KITCHEN:

(a) Vitrified Tiles.

[b] Working platform: Black granite slab.

(c) Dad do 24 Vitrified Tiles or equivalent tiles

(d) Sink: Steel Sinks

(e) Water hot and cold for instant geyser point

(f) Aqua guard point in kitchen

CP & sanitary fittings

BATHROOM:

(a) Honoring Vitrified Tiles or equivalent the flooring.

(b) wall Vitrified Tiles Bathroom concept upto 7" height

(c) Sanitary ware White glazed vitreous and wash basin of ISI mark

(d) Fitting of ISI Mark

(e) Water Hot/Cold in all toilets.

Painting

INTERNAL WALL	All internal walls shall be finished with white putty/Paris with primer
EXTERNAL WALL FINISH	Finished with wall putty & weather coat paint

Electrical points

ELECTRICAL	(a) All internal wiring in concealed conduits with copper wires ISI marks!. (b) All electrical modular switches accessories of ISI marks. (c) Adequate lighting/Power points sockets outlets etc provided in all room
GENERATOR:	(a) Supply of 300 watt to each flat & common light lift & Pump. (b) ISI mark silent Generator of adequate capacity
SECURITY & AUTOMATION	CCTV cameras at strategic point in the common area with digital video recorder

Disclaimer: Computer generated images and rendered images are the artist's impression and are indicative of the actual designs | Photographs are indicative of style only | Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered | The location maps are indicative of the positioning of places | Furniture/wardrobes and home appliances shown in the floor plan are only indicative and not part of the package unless and otherwise specified | Colors of tiles shown in the floor plan are indicative and are chosen to help visualize the spaces better. Refer the specifications to understand the flooring provided at different spaces of the unit.

PAYMENT SCHEDULE

At the time of Booking	: 10%
Commencement of Foundation	: 15%
Commencement of Retaining Wallof Basement	: 13%
Commencement of Basement Roof Centering	: 10%
Commencement of Ground Floor Roof Centering	:8%
Commencement of 1st Floor Roof Centering	:6%
Commencement of 2nd Floor Roof Centering	:6%
Commencement of 3rd Floor Roof Centering	:5%
Commencement of 4th Floor Roof Centering	:5%
Commencement of 5th Floor Roof Centering	:5%
Commencement of 6th Floor Roof Centering	:5%
Commencement of 7th Floor Roof Centering	:5%
Commencement of Brick Work	:5%
Before/Intimation for Possession	:2%