

Payment Plans

At the time of booking	-	20%	After Plaster	-	10%
Ground Floor Casting	-	10%	After Sanitary Fitting & Electrical Work	-	5%
Four equal installment / Floor Casting	-	40%	At the time of Hand over	-	5%
After Brick Work	-	10%			

Other Extra Charges

- For Electric Connection
- One Car Parking, Lift, Intercom, Generator & Transformer

RULES & REGULATIONS

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans, layout, specifications etc. are tentative and subject to variation and modification as may be decided by the architect/company, accessories shown in the layout plans in the brochure such as furniture, cabinet, appliances etc. are purely indicative and not a part of sale offering.

design & print : adzone # 8877111190, 8877788802, info@adzonegraphics.com



DEVELOPER :

msc

Maa Sunaina Construction Pvt. Ltd.

BUILDERS DEVELOPERS

Vikas Enclave, Harnichak School Road, Beur More, Anishabad, Patna - 800001

Mob.: **9304466599, 8002118833**

Architect : **A.R. & Associates,** Tel. : 0612-2683339, 9430510142



Vikas Enclave

Harnichak, Near Beur More, Patna .

Luxurious
2/3 BHK
Deluxe Flats

msc

Maa Sunaina Construction Pvt. Ltd.

BUILDERS DEVELOPERS



Vikas Enclave

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air ventilation.
- Exclusive entrance gate & designer compound wall for the entire project.
- Landscape and parking with broom finish concrete
- Round the clock security with manned security cabin and inter com facility.
- Ample car parking at ground floor.
- Elevator with 24 hrs. generator backup & fully equiped with safety device.



1st & 3rd Floor Booking Plan



Flat # 101	Flat # 102	Flat # 103	Flat # 104	Flat # 105
Super B/U Area	Super B/U Area	Super B/U Area	Super B/U Area	Super B/U Area
1415 sft	**1335 sft**	**1085 sft**	**1105 sft**	**820 sft**
3 BHK Unit	3 BHK Unit	2 BHK Unit	2 BHK Unit	2 BHK Unit

2nd & 4th Floor Booking Plan



Flat # 201	Flat # 202	Flat # 203	Flat # 204	Flat # 205
Super B/U Area	Super B/U Area	Super B/U Area	Super B/U Area	Super B/U Area
1372 sft	**1375 sft**	**1085 sft**	**1105 sft**	**820 sft**
3 BHK Unit	3 BHK Unit	2 BHK Unit	2 BHK Unit	2 BHK Unit

General Specification :

Structure	:	R.C.C. framed structure as per design.
Super Structure	:	Ist class Brickwork with cement sand morter.
Internal Finish	:	All internal walls shall we P.O.P or wall putty over plaster.
External Finish	:	All external wall shall be finished with wall putty & painted with weather coat paint over plaster.
Flooring	:	Vitrified floor tiles in all covered area, except parking, Parking will be of clazy mozaic or tiles.
Toilets	:	Ceramic tile up to a height of 7'-0" & floor with anti skid tiles, all white sanitary & CP fittings will be PARRYWARE / ESSCO make with hot and cold water facilities.
Kitchen	:	Granite Top working platform with steel sink.
Door	:	Flush door fitted with wooden chouckhat and painted with enamel paint.
Window	:	Window frame and shutter will be aluminium with Grill & Glass.
Electrical	:	Concealed copper wiring of Havels or equivalent brand, modular switches and accessories of ISI mark, one telephone & T.V. points in hall & Master bed room, Sufficient Lighting / Fan Points in each rooms and Drawing / Dining Hall.
P.H.E.	:	All Fitting will be ISI.

Services & Amenities

Water Supply	:	24 hours from own tubwell
Electric Supply	:	From B.S.E.B.
Generator	:	Stand by Silent Generator Kirloskar or Equivalent for common area & 300 watts in each flat.
Lift	:	Four or six passengers lift provided.
Parking	:	Ample Parking Space.
Security	:	Intercom & CCTV for Security Point.

Salient Features

- Located in posh residential area of the town
- Sufficient open space on ground
- Adequate fire fighting arrangement
- Earthquake resistant structure
- Watchman cabin & toilet for watch & ward staff of the premises







LOCATION MAP

Not to scale



Distances from :

4 Lane Beur More	300 Mtr.
Zoo	2.0 Km.
Airport	3.0 Km.
Secretariat	3.5 Km.
Bus Stand	3.5 Km.
Patna Junction	5.0 Km.
Patna Women's College	5.0 Km.
Patna High Court	5.0 Km.
New Museum	5.0 Km.