

**JG**  
REALCON PVT. LTD

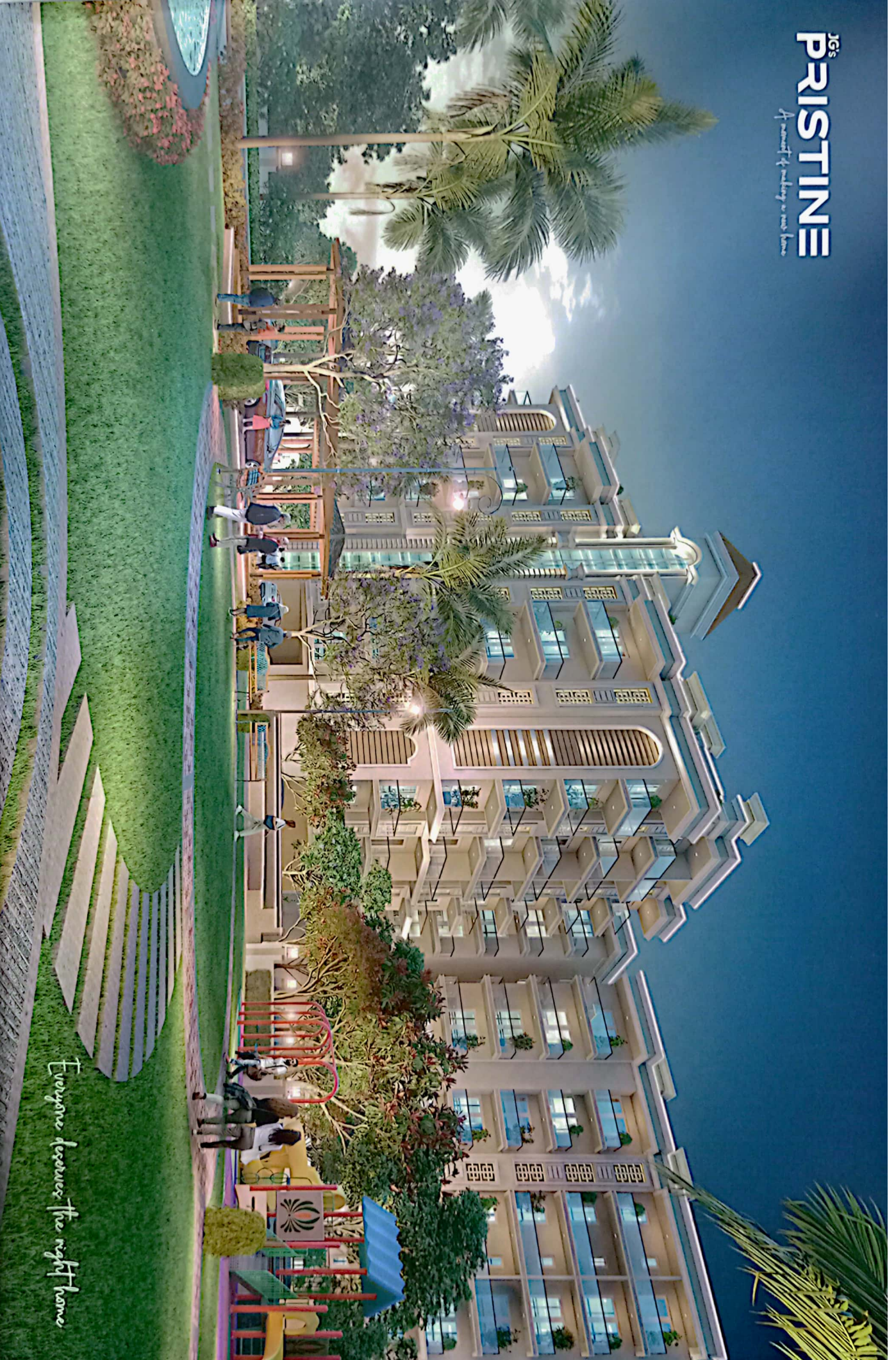
JG's  
**PRISTINE**

*A moment of making a new home*

**RERA Approved**  
BRERAP41205-2/52/R-1568/2023

Premium 3 BHK flats in the heart of the city.  
Behind Radiant School, Saguna Khagaul Road, Danapur, Patna

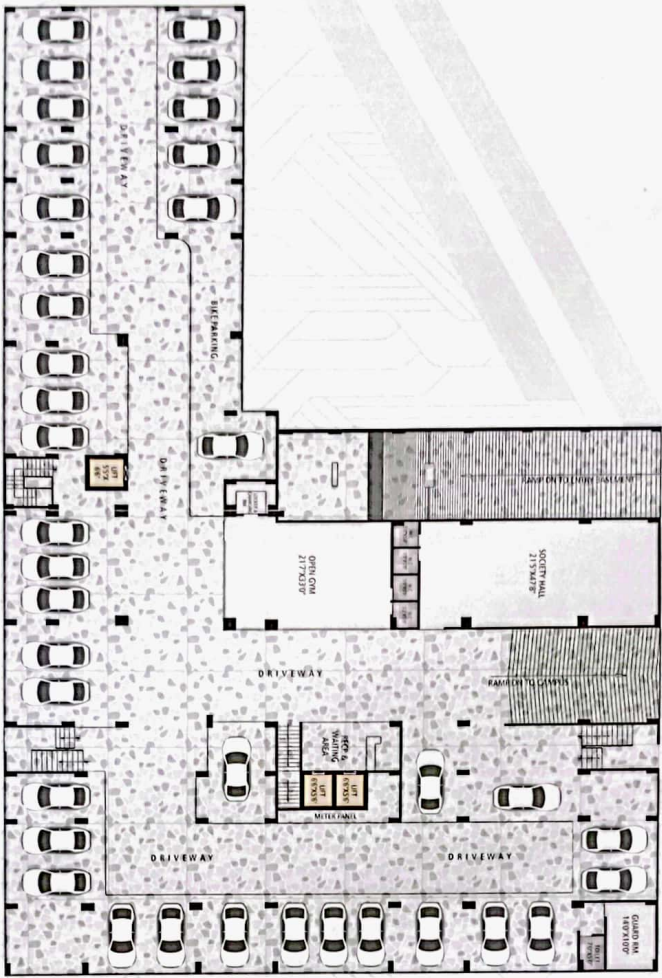
JG's  
**PRISTINE**  
*An investment for building a new future*



*Everyone deserves the right home*



*Ground Floor Plan*



*Basement Floor Working Plan*



# First Floor Plan

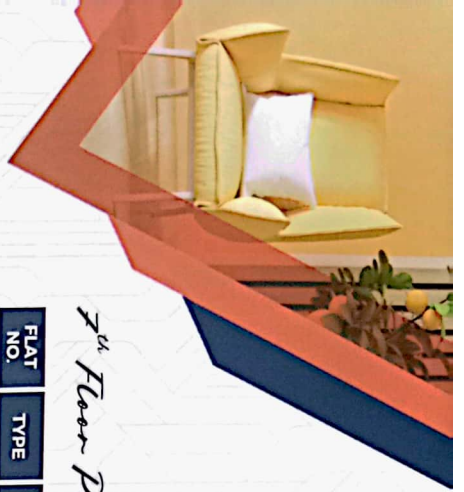
FLAT NO.	TYPE	CARPET AREA	BALCONY	SALEABLE AREA	TERRACE AREA
1	3BHK	1053 sqft.	178 sqft.	1670 sqft.	-----
2	3BHK	1053 sqft.	178 sqft.	1670 sqft.	341 sqft.
3	3BHK	1053 sqft.	178 sqft.	1670 sqft.	341 sqft.
4	3BHK	1053 sqft.	178 sqft.	1670 sqft.	-----
5	3BHK	947 sqft.	198 sqft.	1575 sqft.	120 sqft.
6	3BHK	956 sqft.	202 sqft.	1590 sqft.	82 sqft.
7	3BHK	983 sqft.	201 sqft.	1605 sqft.	-----
8	3BHK	914 sqft.	205 sqft.	1535 sqft.	142 sqft.
9	3BHK	947 sqft.	145 sqft.	1510 sqft.	376 sqft.
10	3BHK	1053 sqft.	178 sqft.	1670 sqft.	917 sqft.
11	3BHK	1053 sqft.	178 sqft.	1670 sqft.	377 sqft.



2<sup>nd</sup> To 6<sup>th</sup> Floor Plan

FLAT NO.	TYPE	CARPET AREA	BALCONY	SALEABLE AREA
1	3BHK	1053 sqft	178 sqft	1670 sqft
2	3BHK	1053 sqft	178 sqft	1670 sqft
3	3BHK	1053 sqft	178 sqft	1670 sqft
4	3BHK	1053 sqft	178 sqft	1670 sqft
5	3BHK	946 sqft	197 sqft	1575 sqft
6	3BHK	956 sqft	202 sqft	1590 sqft
7	3BHK	983 sqft	201 sqft	1605 sqft
8	3BHK	914 sqft	205 sqft	1555 sqft
9	3BHK	947 sqft	145 sqft	1510 sqft
10	3BHK	1053 sqft	178 sqft	1670 sqft
11	3BHK	1053 sqft	178 sqft	1670 sqft





7<sup>th</sup> Floor Plan

FLAT NO.	TYPE	CARPET AREA	BALCONY	SALEABLE AREA	TERRACE AREA
1	4BHK	1425 sqft	236 sqft	2250 sqft	741 sqft
2	4BHK	1425 sqft	236 sqft	2250 sqft	741 sqft
3	3BHK	946 sqft	197 sqft	1575 sqft	-----
4	3BHK	956 sqft	202 sqft	1590 sqft	-----
5	3BHK	983 sqft	201 sqft	1605 sqft	-----
6	3BHK	914 sqft	205 sqft	1535 sqft	-----
7	3BHK	947 sqft	145 sqft	1510 sqft	-----
8	4BHK	1425 sqft	236 sqft	2250 sqft	741 sqft





Relaxation and recreation are luxuries available to everyone at **JG's PRISTINE**

With a range of lifestyle amenities, everyone in the family has options to unwind and rejuvenate.

# JG's PRISTINE

*A moment of making a new home*



CLUBHOUSE WITH GYMNASIUM



SWIMMING POOL



INDOOR GAMES ZONE



AMPHITHEATRE



EARTHQUAKE RESISTANT STRUCTURE DESIGN



VISITORS CAR PARKING



100% POWER BACKUP FOR COMMON UTILITIES



COVERED CAR PARKING



24 HOURS SECURITY



FIRE FIGHTING SYSTEM



CCTV SECURITY CAMERAS



MEETING HALL

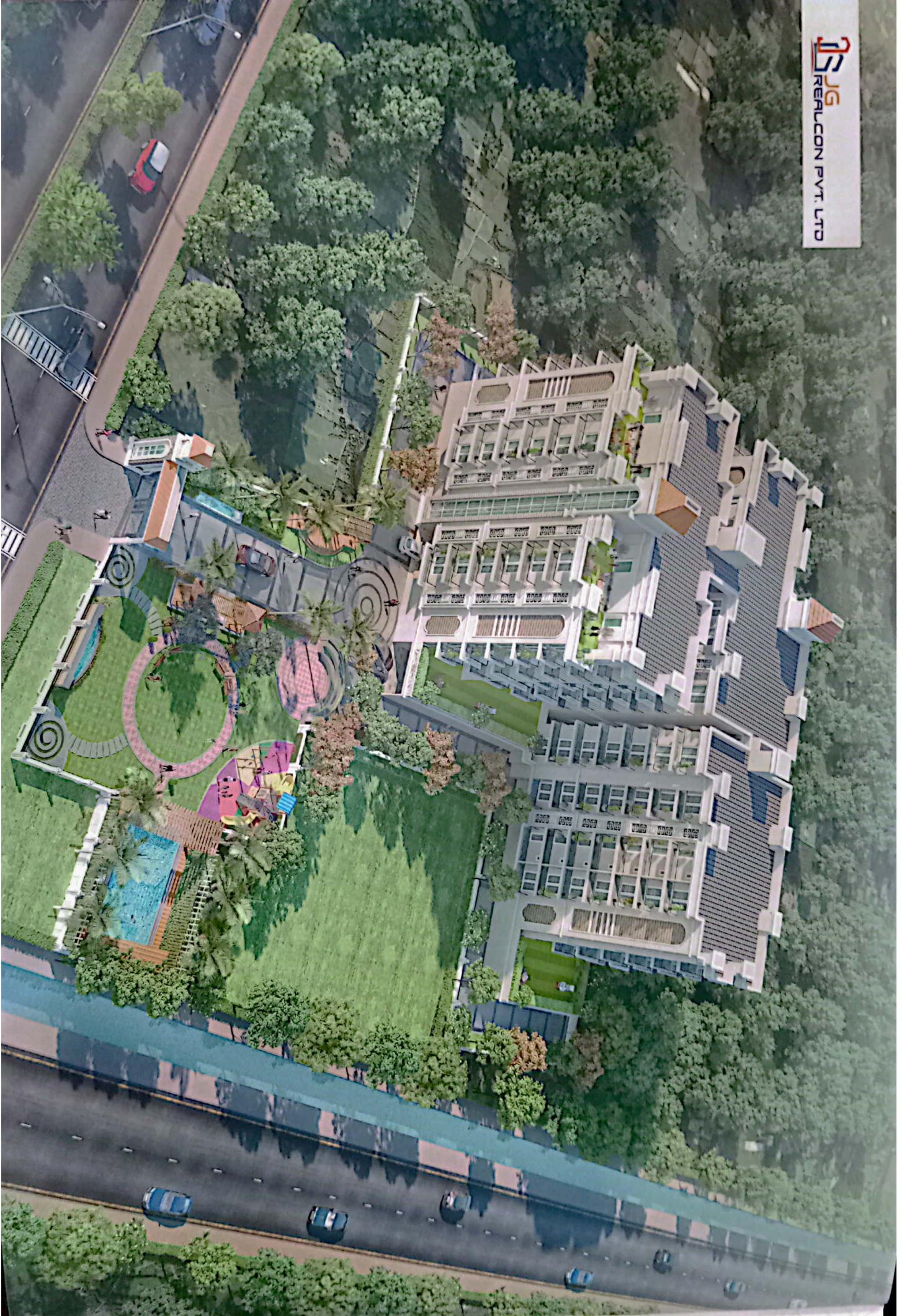


CHILDREN PLAY AREA



TERRACE SIT OUT





## S P E C I F I C A T I O N S

Only the most reputed brands and the best construction practices are involved building your dream home at JG's PRISTINE. This shall ensure the best quality construction, both in terms of finish and the durability.

### STRUCTURE

Earth Quake-resistance RCC frame structure.

### FINISHING

All walls & ceilings internally will be finished with P.O.P. / Wall Putty and external wall will be cement plastered and painted with Weather Coat.

### DOORS

Door frame will be of Wood only. Door Shutter will be 30 mm thick commercial flush doors and will be painted with two coats of synthetic enamel paint over a coat of primer.

### WINDOWS

Glazed window with aluminum frame.

### FLOORING

2 x 2 size Vitrified tiles flooring inside the flats.

### KITCHEN

Working platform of Granite top with Steel Sink. Glazed tiles up to 2'-0" Height from working platform.



**TOILETS**  
Ceramic anti skid tiles of Kajaria, Somany and equivalent brand. Sanitary ware from Jaguar, Parryware, Hindware and equivalent brand All CP Fitting will be Jaguar, Hindware or equivalent make in all toilets hot & cold waters supply.



**ELECTRICAL**  
High Quality Insulated Copper Wiring with Modular Switches Branded Company Like Havels & Anchor or Equivalent Make

### TV/TELEPHONE

Telephone Points in drawing room, Cable TV Point in master bedroom & drawing room.

### INTERCOM

Provision of Intercom with one nos. Hand set to each Flat.

### SECURITY SYSTEM

Provision CCTV for common area of campus.

### FIRE FIGHTING SYSTEM

As per Norms.

### LIFT

Two Lifts of Otis/Kone/Mitsubishi/Thyssenkrupp or equivalent ISI make in each block.

### GENERATOR

Silent Generator Kirloskar or equivalent brand of adequate capacity.





**MODE OF PAYMENT**

At the time of Booking	10%	7 <sup>th</sup> Installment after completions of Fifth Floor Roof Slab	7%
1 <sup>st</sup> Installment after completions of Basement Slab	15%	9 <sup>th</sup> Installment after completions of Sixth Floor Roof Slab	7%
2 <sup>nd</sup> Installment after completions of Ground Floor Roof Slab	7%	10 <sup>th</sup> Installment after completions of Seventh Floor Roof Slab	7%
3 <sup>rd</sup> Installment after completions of First Floor Roof Slab	7%	11 <sup>th</sup> Installment after completions of Brick Work	7%
4 <sup>th</sup> Installment after completions of Second Floor Roof Slab	7%	12 <sup>th</sup> Installment after completions of Internal Plaster Work	7%
5 <sup>th</sup> Installment after completions of Third Floor Roof Slab	7%	Final Installment at the time of possession	05.9%
6 <sup>th</sup> Installment after completions of Fourth Floor Roof Slab	7%		

**LOANS : Loan facility available from financial Institution.**

NOTES :

1. 'GST' applicable will be borne/paid by the purchaser.
2. If any other government taxes applicable as per govt. rules will be borne/paid by the purchaser.
3. No any alteration allow in FLAT.

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 & legal purpose.

