

Kaushalya GREEN

VIJAY SINGH YADAV PATH
INFROUNT OF TRIBHUVAN SCHOOL,
ASHOPUR, DANAPUR, PATNA

The keys to your home.



SPACIOUS 2/3 BHK DELUXE FLATS

A project by NISHANJALI HOMES PRIVATE LIMITED





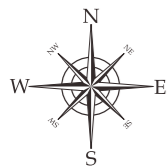
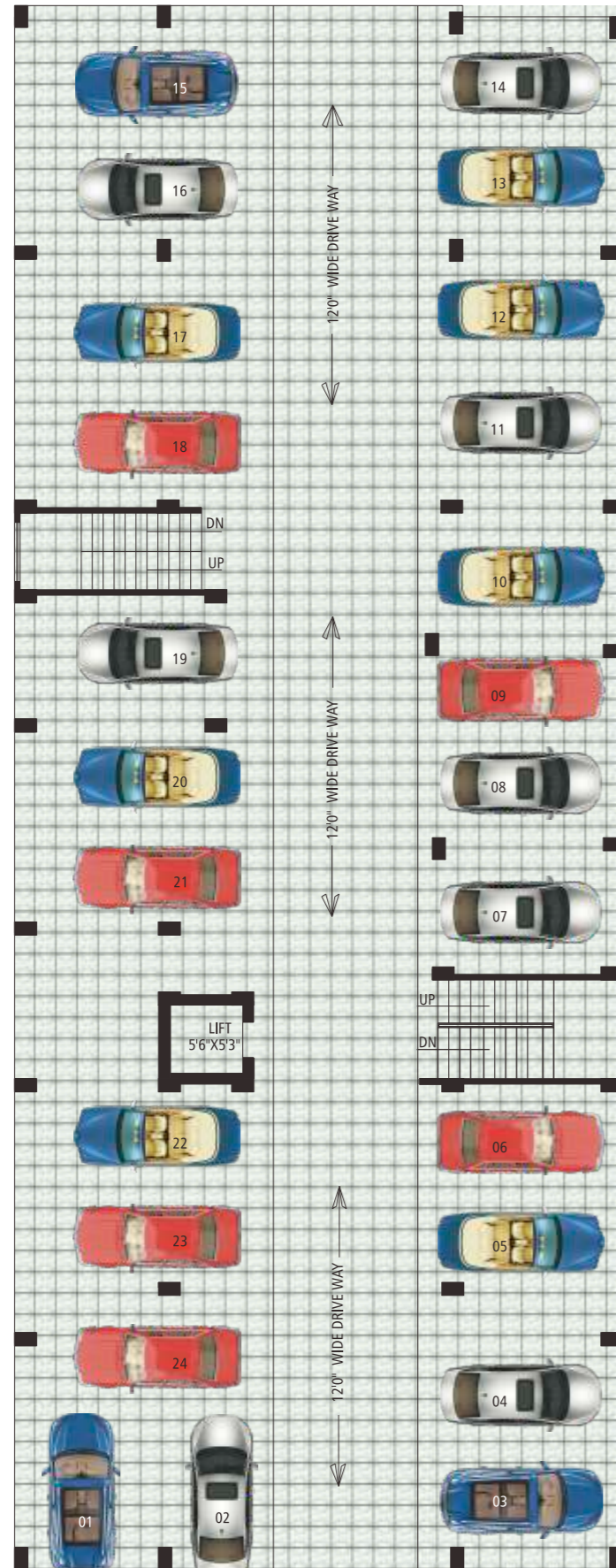
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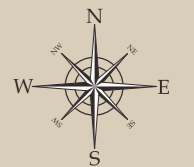
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Ground Floor Plan



Typical Floor Plan



Area Statement

Flat # 101 (3 BHK)
Carpet Area 774 sq.ft.
Balcony Area 118 sq.ft.
Built-up Area 969 sq.ft.
Super Built-up Area 1289 sq.ft.

Flat # 102 (3 BHK)
Carpet Area 792 sq.ft.
Balcony Area 135 sq.ft.
Built-up Area 1017 sq.ft.
Super Built-up Area 1352 sq.ft.

Flat # 103 (2 BHK)
Carpet Area 570 sq.ft.
Balcony Area 65 sq.ft.
Built-up Area 734 sq.ft.
Super Built-up Area 976 sq.ft.

Flat # 104 (3 BHK)
Carpet Area 811 sq.ft.
Balcony Area 144 sq.ft.
Built-up Area 1026 sq.ft.
Super Built-up Area 1365 sq.ft.

Flat # 105 (3 BHK)
Carpet Area 790 sq.ft.
Balcony Area 130 sq.ft.
Built-up Area 1003 sq.ft.
Super Built-up Area 1334 sq.ft.

Flat # 106 (2 BHK)
Carpet Area 590 sq.ft.
Balcony Area 62 sq.ft.
Built-up Area 750 sq.ft.
Super Built-up Area 998 sq.ft.

Amenities & Lifestyle

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air.
- Greenery along boundary wall.
- Round the clock security with manned security cabin and intercom facility.
- Ample car parking at Ground Floor.
- 24 hrs. power backup 1kW.
- Fire-fighting equipment.
- Rain water harvesting.
- Exclusive entrance gate & designer compound wall for the project.
- Internal parking with concrete and outer pathway with paver blocks.
- Elegant entrance lobby with name board.



Specifications

- FLOORING** : Marble/Vitrified Tiles in drawing / dining / bedrooms and kitchen. Anti-skid ceramic tiles in toilet and balcony.
- DOOR & WINDOWS** : Hardwood frames with flush doors and Aluminum windows with grill & glass.
- KITCHEN** : Granite top working platform. Stainless steel sink. Ceramic Glazed tiles 2' above working platform.
- TOILET** : Anti-skid Ceramic Floor Tiles. Ceramic Tiles up to door level on the wall, Provision of Hot & Cold Water.
- ELECTRICAL** : Concealed electrification with fire retardant cables & switches of ISI mark. Provision for adequate light, power point, T.V. and Telephone Point in living room and master bedrooms.
- EXTERNAL FACADE** : Exterior in superior paint finish.
- INSIDE WALL FINISH** : Inside wall with wall putty.
- SUPER STRUCTURE** : Earthquake-Resistant RCC Frame Structure.
- LIFT** : One lift of 6 Passenger will be installed



Mode of Payment

At the time of booking and registration of flat	: 10%	At the time of 4 th Floor roof casting	: 10%
At the time of foundation work	: 25%	At the time of Bricks works	: 10%
At the time of 1 st Floor roof casting	: 10%	At the time of internal plaster works	: 10%
At the time of 2 nd Floor roof casting	: 10%	At the time of Possession	: 5%
At the time of 3 rd Floor roof casting	: 10%		

LOANS : Loan facility available from financial Institution.

Other Fixed Charges : Fixed charges will have to paid by the purchaser at the time of booking of that unit.

- 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. Registration to be paid by purchaser on registration.
 5. Late payment charges @ 15% (P.A.) interest on due amount.
 6. Cancellation charge : 2% of total sale value.



LOCATION

Not to scale

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Distances From

Tribhuvan School.....	200 Mtr	DAV Public School, Khagaul	1.9 Km
Aqua Water Park	1.7 Km	Saguna More	3.9 Km
Danapur Rly. Station	3.0 Km	AllMS, Patna	7.7 Km
St. Karens Secondary School	2.4 Km	Patna Airport.....	10.5 Km



NISHANJALI HOMES PRIVATE LIMITED

Corporate Office :
Modan Market, Maury Path
Khajpura, Patna - 800 014 (Bihar)

Contact: 9905334888

Marketed By:-



Architect : M.K. & ASSOCIATES, 202-B, Gharounda Complex, Jagdeo Path More, Bailey Road, Patna 800014, Mob. : 9431063329, 7091868467

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans & layout is approved by Patna Nagar Nigam. Specifications, 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.