



Balaji *Dream* HOMES

R.K. PURAM, KHAGAUL, PATNA



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 concealed 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.

Material specification for the project			
Cement	- Ultra Tech / Lafarge / Birla Gold	Electric Fitting	- Malhotra PVC Rigid Conduit Pipe, Finolex/Havells Fire proof Wire, Anchor/Havells Switch
TMT Bars	- Kamdhenu / Balmukund or TMT Bars of any standard make	Flooring	- Kajaria / Somany Tiles, Marble
Sanitary	- Perryware / Essco Tap, Ceramic Bath Fittings of Perryware	Paint	- Nerolac / ICI Dulux / Berger
Note : Material above specified is subject to market availability			

Down Payment Plan
As per Mutual agreement between developer and buyer.

Construction Linked Plan

■ At the time of booking	- 20%	■ After Completion of 3 rd Floor Casting	- 10%
■ After Completion of Pail and Cap	- 10%	■ After Completion of 4 th Floor Casting	- 10%
■ After Completion of Ground Floor Casting	- 10%	■ After Brick Work	- 10%
■ After Completion of 1 st Floor Casting	- 10%	■ After Plaster Work	- 05%
■ After Completion of 2 nd Floor Casting	- 10%	■ At the time of Hand over	- 05%

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.

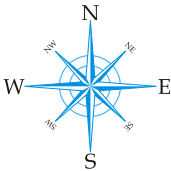
(Note : All specification, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.)



Typical Floor Plan



ROAD 50' WIDE



Flat # 1	Flat # 2	Flat # 3
S/Built up Area 1300 Sq.ft.	S/Built up Area 980 Sq.ft.	S/Built up Area 830 Sq.ft.

Project Ventures



Balaji Heritage

Ashopur Road, R.K. Puram, Danapur, Patna



Dream Homes

R.K. Puram, Danapur, Patna



Dream Homes

Ramjapal Nagar, Patna



Balaji City

Ramjaipal Nagar, Patna



Dream Homes

A.G. Colony, Patna



Sidheshwer Palace

Ara



Bagchi Complex

Bhata Bazar, Purnea



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Architect : **Ranjan Associates**