

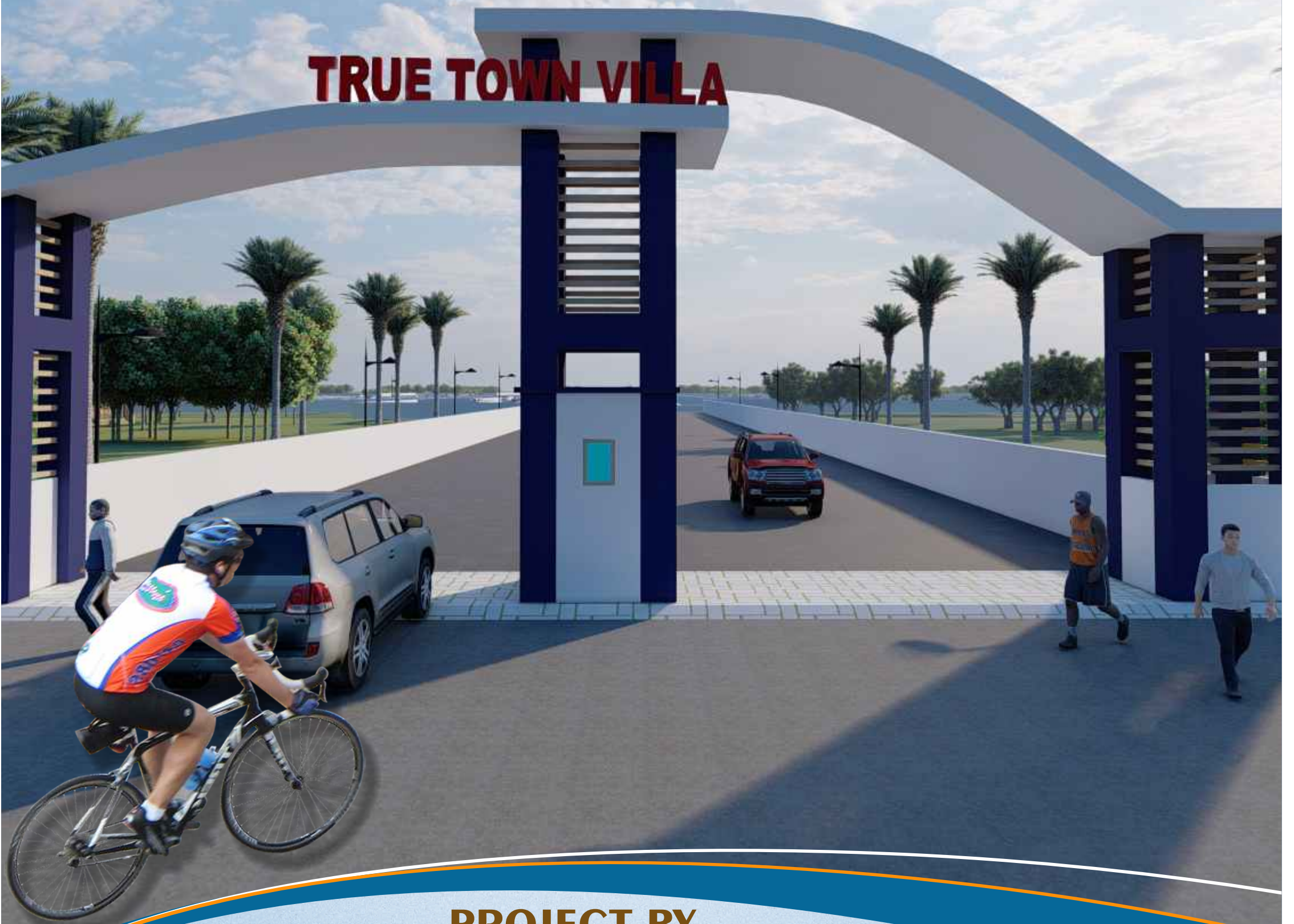
CIN : U45309BR2020PTC049052



**TRUE STAR REALTY HOMES**  
PVT. LTD

Dream City At Dream Place

**TRUE TOWN VILLA**



**PROJECT BY**  
**TRUE STAR REALTY HOMES PVT. LTD.**

## ABOUT US

आ गया बिहार का पहला ड्रीम प्रोजेक्ट "TRUE TOWN VILLA"... पटना में अब होगा आपके सपनों का घर... तमाम सुविधाओं के साथ बुक कराएं अपना प्लॉट...

जी हां... आपके खुबसुरत आशियाने का सपना अब होगा पूरा... टू स्टार रियलटी होम्स प्राइवेट लिमिटेड का पहला प्रोजेक्ट "TRUE TOWN VILLA" (टू टाउन विला) से चंद दूरी पर ही बिहटा बाजार, NSIT, बिहटा रेलवे स्टेशन और अस्पताल...सभी 05 से 10 मिनटों में पहुंचे । महज 30 मिनट की दूरी पर दानापुर रेलवे स्टेशन । प्लॉट एरिया - 1800, 1400, 1200, 1100, 1000, 800, 640 sqft. रेट प्रति स्क्वायर फिट - 900/- per sqft. जल्द करें...कहीं देर न हो जाए... खरीदें कम बजट में... तुरंत कब्जा उपलब्ध... आप आसान मासिक किस्तों पर प्लॉट खरीद सकते हैं सिर्फ Rs. 9600/PM में ।



## Why Bihta the right choice?

Bihta is fast developing as a major Township. It is soon going to be one stop destination for all that you are looking for, be it on the business, commercials or personal front. This town shows all the potential to be the satellite township which Patna seeks for its expansion in the future. Many more central as well as state government projects are upcoming in Bihta.

## SPECIFICATION

01. All plots as per Vaastu
02. Main Entrance Gate
03. 30 feet Main wide Road
04. 20 feet Branch Road
05. Underground Drainage
06. Temple and Park
07. Street Light
08. Electricity through Poles
09. Possession with Pillars
10. Outer Boundary for Entire Layout

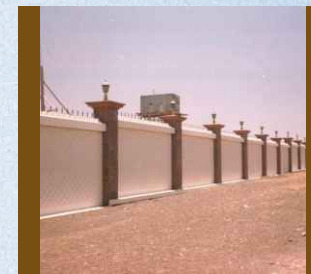
## DEVELOPMENT AND HIGHLIGHTS AROUND (TTV) US!

01. IIT (Indian Institute of Technology)
02. NSMC&H, NIELIT
03. NSIT, FDDI
04. HERO CYCLE
05. FLIPKART WAREHOUSE
06. Proposed AIRPORT
07. Proposed METRO Connectivity
08. Proposed Shiwala Bihta ELEVATED Road
09. ESIC HOSPITAL & NDRF
10. NIT, DMI, MSME
11. Logistics Park & Industrial Park
12. Proposed IT & Textile Park
13. Easy Access to road and rail Transport
14. Close to many Commercial happenings
15. Exiting Colony Nearby and
16. Many Upcoming Government Projects

## AMENITIES



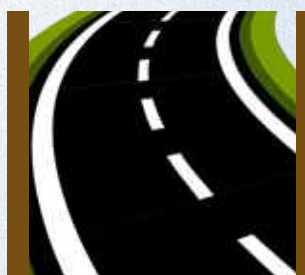
ENTRANCE GATE



OUTER BOUNDRY



KID'S PLAY AREA



30 Ft MAIN WIDE ROAD



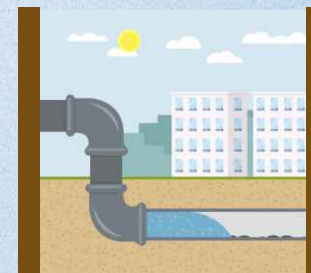
20 Ft BRANCH ROAD



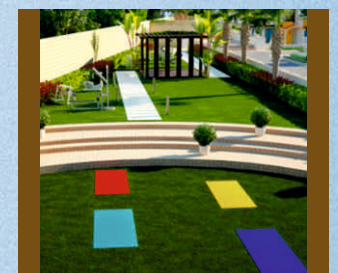
TEMPLE



STREET LIGHT



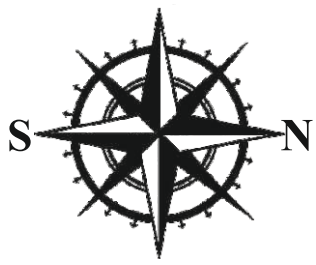
UNDERGROUND DRAINAGE



PARK



2D & 3D Floor Plan



# TRUE STAR REALTY HOMES PVT. LTD.

(A UNIT OF TSR GROUP)  
(PROJECT NAME- TRUE TOWN VILLA)

## OUTRIGHT PAYMENT

Rate @850/Sqft.

Plot Size 800 Sq.Ft. 6,80,000	Plot Size 1000 Sq.Ft. 8,50,000	Plot Size 1200 Sq.Ft. 10,20,000
20% 1,36,000/-	20% 1,70,000/-	20% 2,04,000/-
80% 5,44,000/-	80% 6,80,000/-	80% 8,16,000/-

## 48 MONTHS EMI

Rate @900/Sqft.

Plot Size 800 Sq.Ft. 7,20,000	Plot Size 1000 Sq.Ft. 9,00,000	Plot Size 1200 Sq.Ft. 10,80,000
20% 1,44,000/-	20% 1,80,000/-	20% 2,16,000/-
80% 5,76,000/-	80% 7,20,000/-	80% 8,64,000/-

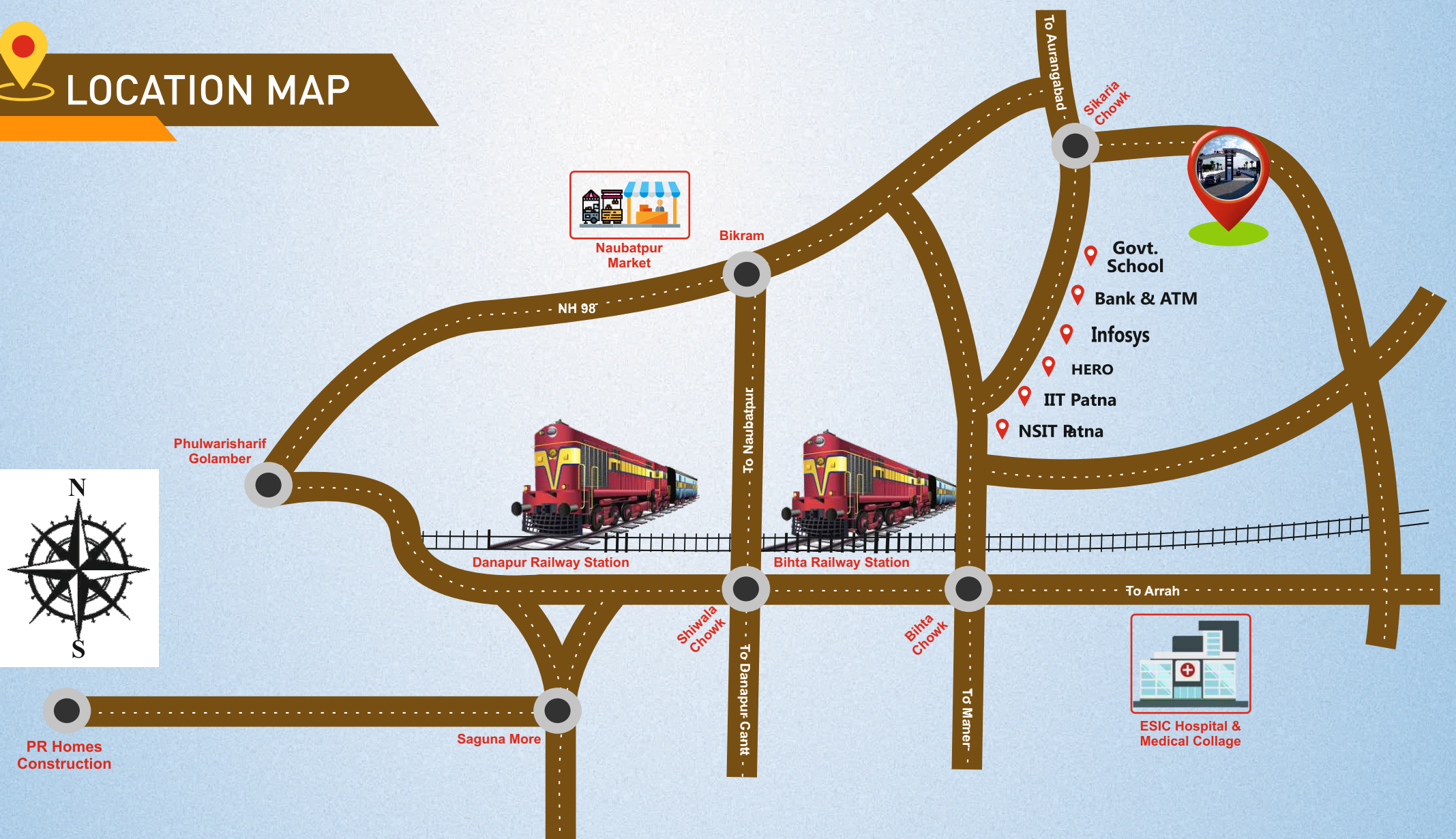
### Extra Charges:

Corner Charges - 10% of BSP  
East Facing Charges - Rs. 25 PSF

# हर नर-नारी का सपना, ग्रेटर पटना में घर हो अपना!



## LOCATION MAP



## Office Address:

3rd floor, Ashirwad Complex, Manglam Enclave Road, Behind SBI Bank, Saguna More, Danapur, Bihar - 801503