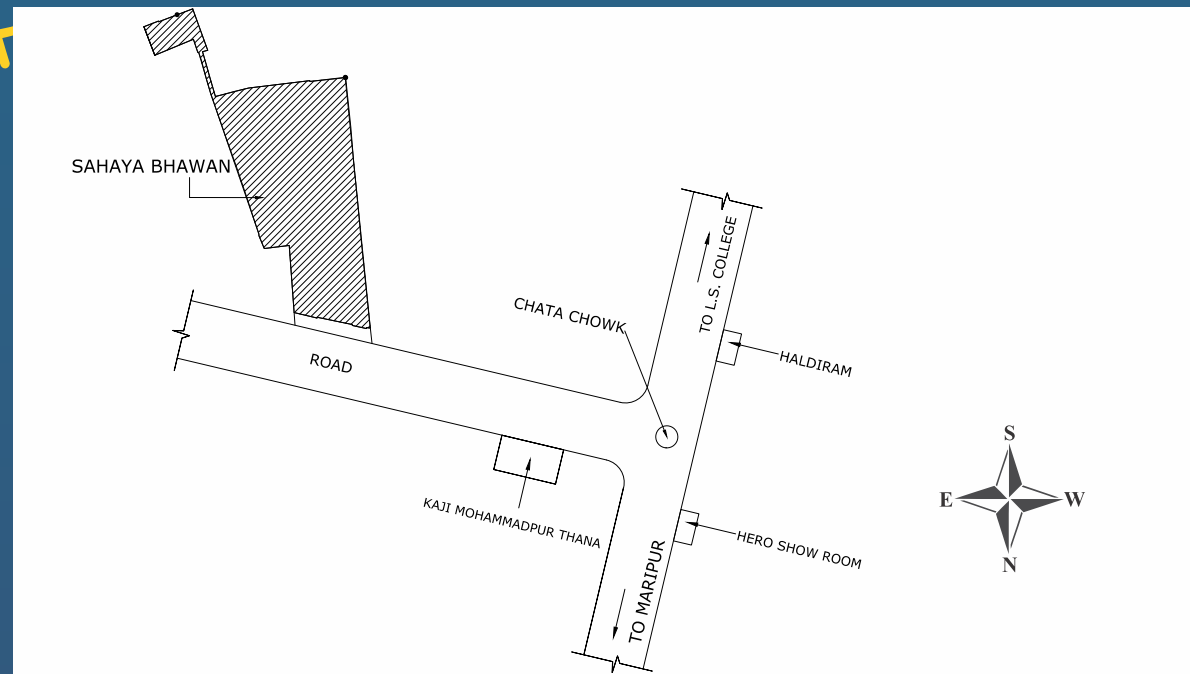


Location Plan



PLAN -B (CONSTRUCTION LINK PAYMENT PLAN)

ON BOOKING OF THE UNIT(BOOKING AMOUNT)	: 10 % OF BASIC SALE PRICE
ON COMPLETION OF FOUNDATION OF THE BUILDING	: 10 % OF BASIC SALE PRICE
ON CASTING OF BASEMENT FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF GROUND FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF FIRST FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF SECOND FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF THIRD FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF FOURTH FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF FIFTH FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF SIXTH FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF SEVENTH FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON CASTING OF EIGHTH FLOOR SLAB	: 5 % OF BASIC SALE PRICE
ON COMPLETION OF BRICKWORK	: 5 % OF BASIC SALE PRICE
ON COMPLETION OF PLASTER	: 5 % OF BASIC SALE PRICE
ON COMPLETION OF PUTTY AND PAINTING	:10 % OF BASIC SALE PRICE
ON COMPLETE INSTALLATION OF ALL THE FITTINGS	: 10 % OF BASIC SALE PRICE
ON POSSESSION	: OTHER CHARGES AS APPLICABLE.



PLAN -A (CONSTRUCTION LINK PAYMENT PLAN)

BOOKING AMOUNT	: 10 % OF BASIC SALE PRICE
FIRST INSTALMENT WITHIN 90 DAYS	: 80 % OF BASIC SALE PRICE
SECOND INSTALMENT ON POSSESSION	: 10% OF BASIC SALE PRICE + OTHER CHARGES



Developer:

Shashi Ranjan Construction Pvt.Ltd.

Head Office: Puja Bazar, Motijheel, Muzaffarpur-842001

Branch Office: Prabhat Talkies Campus, Sahu Pokhar,

Purani Bazar, Muzaffarpur , e-mail: shashiranjancpl@gmail.com

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Architect :

ARCHISM DESIGN STUDIO

architecture,interior,landscape

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Sahaya Bhawan

at Chhata Chowk, Muzaffarpur



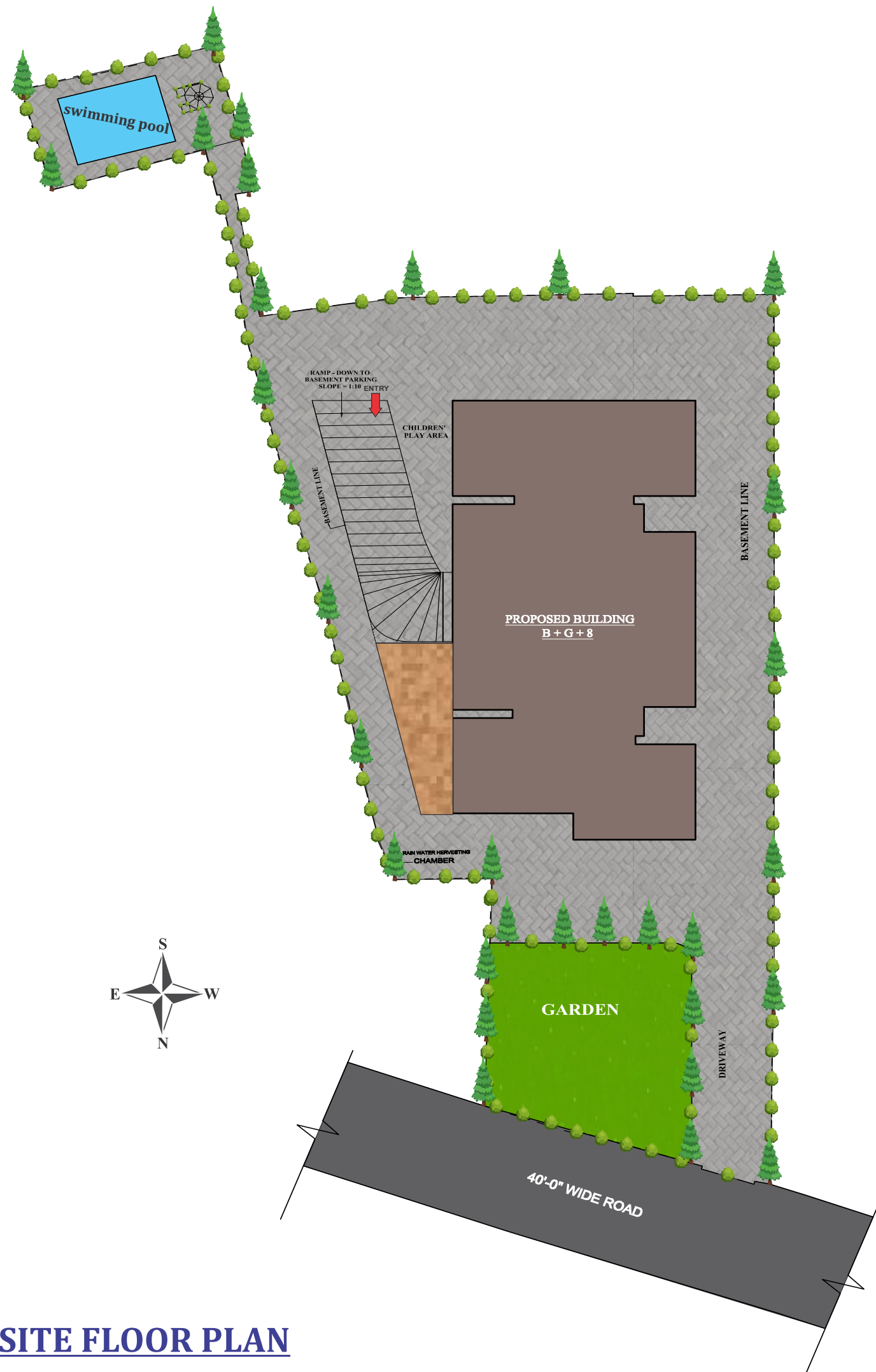
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Developer:

SHASHI RANJAN CONSTRUCTION PVT. LTD.





SITE FLOOR PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

Flat No.	FLAT-101
Flat Type	3BHK
Built-up Area	1076 SQFT
S.Built.UP Area	1345 SQFT
Carpet Area	828 SQFT
Balcony Area	188 SQFT

Flat No.	FLAT-102
Flat Type	2BHK
Built-up Area	784 SQFT
S.Built.UP Area	980 SQFT
Carpet Area	666 SQFT
Balcony Area	85 SQFT

Flat No.	FLAT-103
Flat Type	2BHK
Built-up Area	788 SQFT
S.Built.UP Area	985 SQFT
Carpet Area	666 SQFT
Balcony Area	85 SQFT

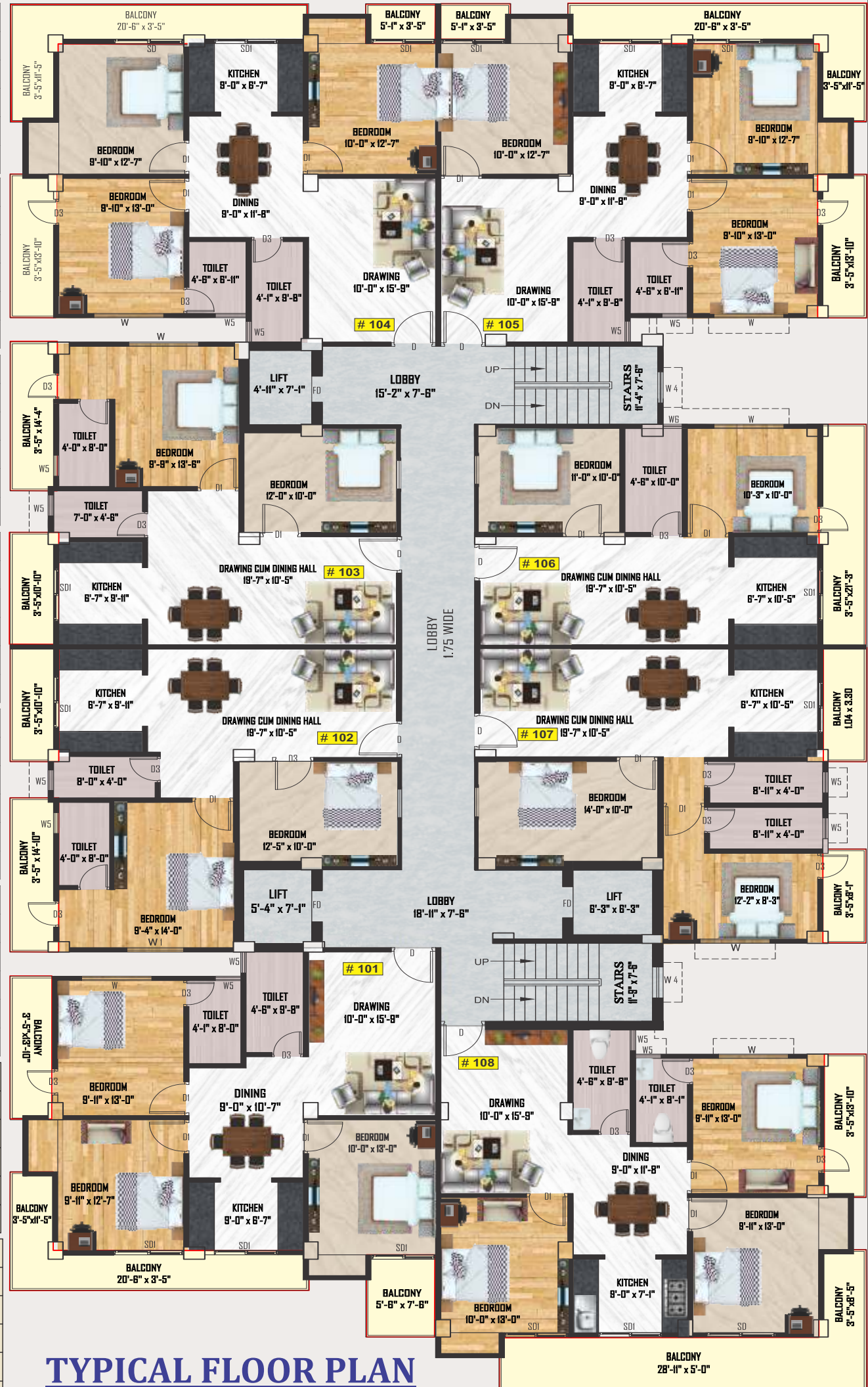
Flat No.	FLAT-104
Flat Type	3BHK
Built-up Area	1050 SQFT
S.Built.UP Area	1315 SQFT
Carpet Area	811 SQFT
Balcony Area	168 SQFT

Flat No.	FLAT-105
Flat Type	3BHK
Built-up Area	1050 SQFT
S.Built.UP Area	1315 SQFT
Carpet Area	811 SQFT
Balcony Area	168 SQFT

Flat No.	FLAT-106
Flat Type	2BHK
Built-up Area	656 SQFT
S.Built.UP Area	820 SQFT
Carpet Area	554 SQFT
Balcony Area	73 SQFT

Flat No.	FLAT-107
Flat Type	2BHK
Built-up Area	744 SQFT
S.Built.UP Area	930 SQFT
Carpet Area	640 SQFT
Balcony Area	67 SQFT

Flat No.	FLAT-108
Flat Type	3BHK
Built-up Area	1108 SQFT
S.Built.UP Area	1385 SQFT
Carpet Area	836 SQFT
Balcony Area	214 SQFT

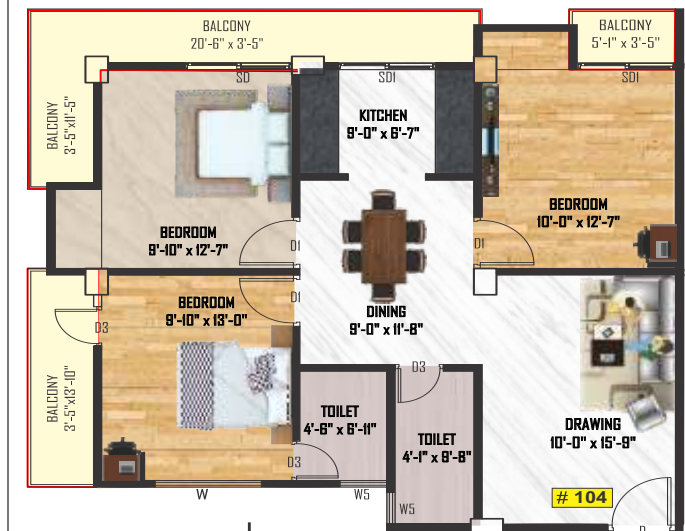


TYPICAL FLOOR PLAN



1 Bedroom
1 Master Bedroom
2 Toilet
2 Balcony
Drawing
Dining
Kitchen

Flat No - 103
985 sqft.
2 BHK



2 Bedroom
1 Master Bedroom
2 Toilet

3 Balcony
Drawing
Dining
Kitchen

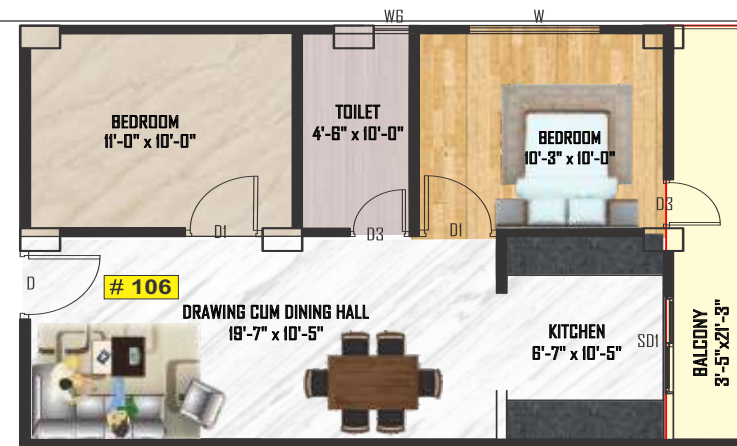
Flat No - 104
1315 sqft.
3 BHK



2 Bedroom
1 Master Bedroom
2 Toilet

3 Balcony
Drawing
Dining
Kitchen

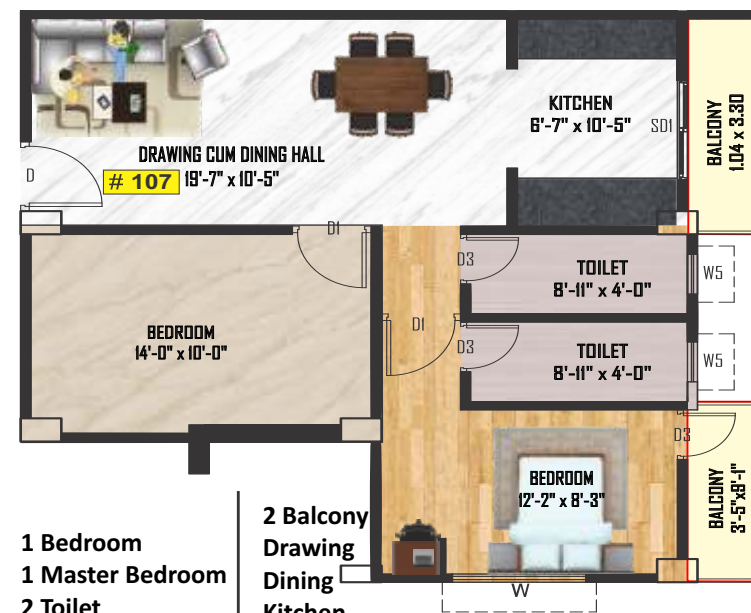
Flat No - 105
1315 sqft.
3 BHK



1 Bedroom
1 Master Bedroom
1 Toilet

2 Balcony
Drawing
Dining
Kitchen

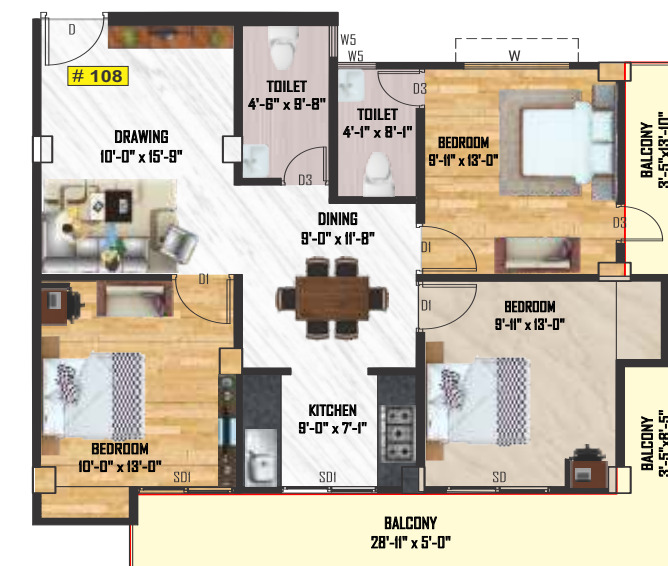
Flat No - 106
820 sqft.
2 BHK



1 Bedroom
1 Master Bedroom
2 Toilet

2 Balcony
Drawing
Dining
Kitchen

Flat No - 107
930 sqft.
2 BHK

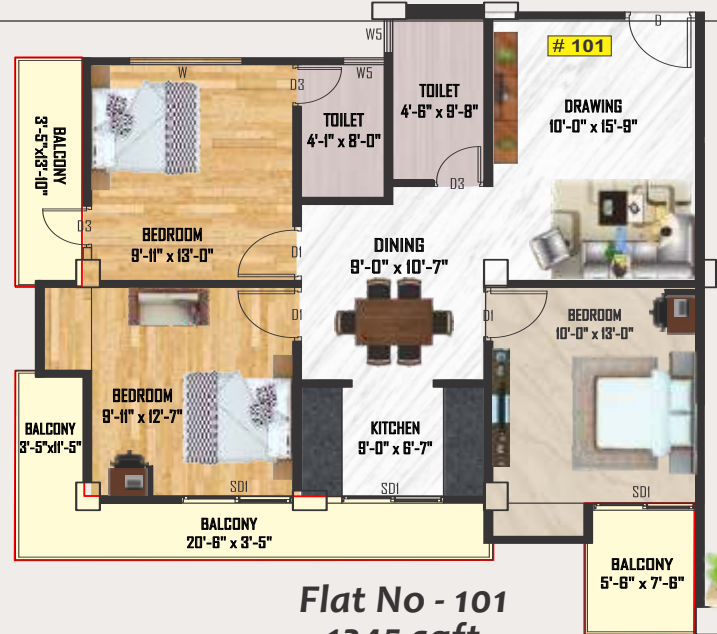


2 Bedroom
1 Master Bedroom
2 Toilet

2 Balcony
Drawing
Dining
Kitchen

Flat No - 108
1385 sqft.
3 BHK





Flat No - 101
1345 sqft.
3 BHK



2 Bedroom
1 Master Bedroom
2 Toilet

3 Balcony
Drawing
Dining
Kitchen



Flat No - 102
980 sqft.
2 BHK



1 Bedroom
1 Master Bedroom
2 Toilet

2 Balcony
Drawing
Dining
Kitchen

Specifications



STRUCTURE

Foundation Reinforced cement concrete.
Earth Quake Resistant RCC Frame structure.

FLOORING

Vitrified Floor tiles 2'x2'
Anti skid tiles in toilet floor
Ceramic wall tiles in bathroom up to 7'ft height.

FINISHES

All internal wall finished with wall putty.
All exterior wall finished with putty and weather coat exterior paint or texture paint.

DOOR

Wooden Chowkhat / Wpc Chowkhat
30mm thick flush door or panel door.



ELECTRICAL

Concealed wiring and modular switches.
Adequate lighting / Power point sockets outlets provided in each room.
TV / CABLE / TELEPHONE
Provision at all suitable points

GENERATOR

24 hours power supply with help of adequate capacity silent generator.

TOILET

Jaquar / Hindware / Parryware / Roca.
and white glazed ceramic fitting.

LIFT

2no of 6 passenger lift.
1no of 8 passenger lift.



KITCHEN

Granite slab.
2' high dado tiles.
Stainless steel sink

WINDOWS

Powder coated Aluminium windows.

WATER SUPPLY

24 hour water supply with submersible borewell

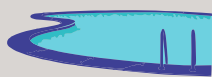
INTERCOM

Intercom facilities provided in each flat.

Terms & Conditions

- Allotment of the flat shall be subject timely payment.
- In case of delayed payment of any instalment a compound interest @1.5% per month will be charged on the over due amount for the period of delay.
- Incase of cancellation 5% of total consideration amount will be forfeited and balance amount shall be paid vide post dated cheque of 90 days.
- All allottees will have to abide by the terms and condition fixed from time to time by the society of the flat owners
- All Registration charges, Sales tax, GST, etc. Shall be born by the allottees.
- No transfer of booking will be allowed.
- Colour and specification to be provided in the building may not be changed depending upon the exigencies of the situation.
- The position of car parking may or may not be change after the construction of the building depending upon the convenience of the drive.

Features and Amenities



Swimming Pool



Fire safety



Multiple Lifts



Visitor Parking



24X7 Water Supply



Intercom Facility



24X7 Power backup



Security



Earthquake Resistant



