

# Specifications, Amenities, Facilities

- a. Building Foundation :  
The building foundation will be based on seismic zone and considered its resistance as suggested by structure designer.
- b. Structure :  
RCC (M20 or M25) as per structure designer suggestion.
- c. Brick Work :  
1:6 in 10 inch wall & 1:5 in 5 inch wall.
- d. Plaster :  
1:6 in wall & 1:5 in RCC.
- e. Flooring :  
600x600mm Verified/Ceramic Tiles.
- f. Wall Finishes :  
1. Internal - Putty with primer excluding bathroom and kitchen.  
2. External - Cement plaster with water proof acrylic paint.
- g. Doors :  
Membrane designer door frames in hardwood.
- h. Windows - Aluminum section 3 track sliding windows with glass.
- i. Electrical - Concealed copper wire, pipe, wire, switches, boards of branded company.
- j. Plumbing - Concealed plumbing with CPVC first quality CP fitting.
- k. Kitchen - Granite top with 2 feet DADO of good quality ceramic tiles.
- l. Bathroom - 7 feet DADO of good quality ceramic tiles & flooring of ceramic tiles.
- m. Electric Meter - a separate electric meter for each unit has to be arranged by the purchaser in tune with the concerned electricity board's regulation.
- n. Lift - Branded company.
- o. Water Tank - as per requirement with deep bore well & a submersible pump.
- p. Water Supply - Tubewell/deep bore well boring and overhead water tank will be provided with suitable pump and motors.
- q. Security system - CCTV Camera.

Note : Any upgradation will be chargeable



## PROJECT TEAM

### PROJECT DEVELOPER :



GAIP

Office Address : L.J. Gharana Complex  
Behind Hotel Gharana, South Church Road, Gaya (Bihar)  
Contact No.: 9131085493, 9431223243, 9128480059  
E-mail : gaipindia01@gmail.com

### PROJECT CONSULTANT



GAIP

ER. MANISH KUMAR  
Gaya (Bihar)  
Contact No.: 9431223243

### CIVIL ENGINEER

S.M. Sarfaraz  
Bodhgaya, Gaya (Bihar)  
Contact No.: 9973255222

### PROJECT ARCHITECT :



Happy & Associates  
Gaya (Bihar)

Contact No.: 7739269750, 7004657722  
Website : happysgroup.com

### IMPORTANT LOCATIONS

Vishnupad Temple	1 Km. Approx
Railway Station	3 Km. Approx
Airport	7 Km. Approx
Bodhgaya	10 Km. Approx

# MAHAJAN GHARANA

Site Address : Near Ram Sagar Tank, Gaya (Bihar)

Rera No.: BRERAP00167-9/231/R-1525/2023

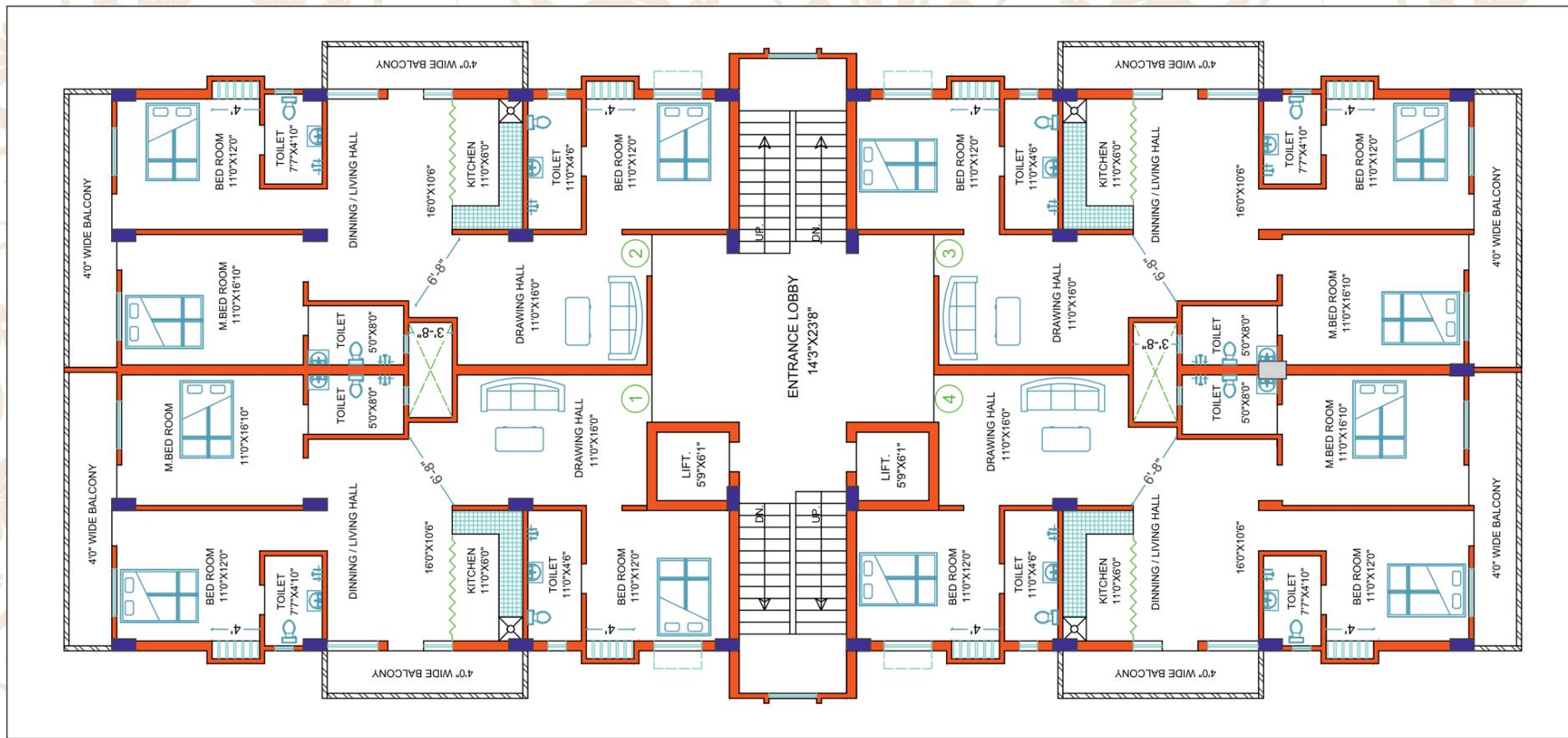
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## GHARANA ASSOCIATES INFRA PROMOTERS Pvt. Ltd.

Office Address : L.J. Gharana Complex, Behind Hotel Gharana, South Church Road, Gaya (Bihar)  
Contact : 9431085493, 9431223243, 9128480059 | E-mail : gaipindia01@gmail.com

## FLOOR PLAN



Typical - 2nd to 8th Floor Plan

## About Us

Established since decades, Gharana Associates Infra Promoters Pvt. Ltd. (GAIP) is one of the most prominent and respected real estate company. GAIP has developed more than 4 Lakh Sqft. of projects at prime location in Gaya.

### Area Details

Carpet Area	950 Sqft.
Built-Up Area	1300 Sqft.
Super Built-Up Area	1625 Sqft.

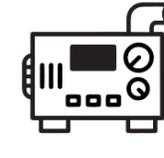


Unit Isometric View

### FACILITIES



Intercom



Gen-Set



Parking



Security



CCTV



Lift



Fire Safety

### MILESTONE

### PAYMENT

MILESTONE	PAYMENT
Booking of the Flat	10% of Consideration Amount
At the time of Foundation	20% of Consideration Amount
Casting of First Slab	15% of Consideration Amount
Casting of Third Slab	15% of Consideration Amount
Casting of Fifth Slab	15% of Consideration Amount
Casting of Seventh Slab	10% of Consideration Amount
Casting of Eighth Slab	10% of Consideration Amount
At the time of Possession	5% of Consideration Amount

For more details kindly visit our website [www.gaip.in](http://www.gaip.in)

# MAHAJAN GHARANA