

STIN : 10AAECG4273A2ZB

REG NO BRERAP00167-010/91/R-1602/2023

NAVNEET *Gharana*

B+G+6 Storey Commercial Cum Residential Unit

www.gaip.in



Gharana Associates Infra Promoters Pvt. Ltd.

Off. Add : L.J. Gharana Complex, Behind Hotel Gharana,
South Church Road, Gaya (Bihar)

Contact : 9431085493, 9431223243, 9128480059

Email : gaipindia01@gmail.com

Project Location :

Shahmir Takiya, Gaya

Project Team



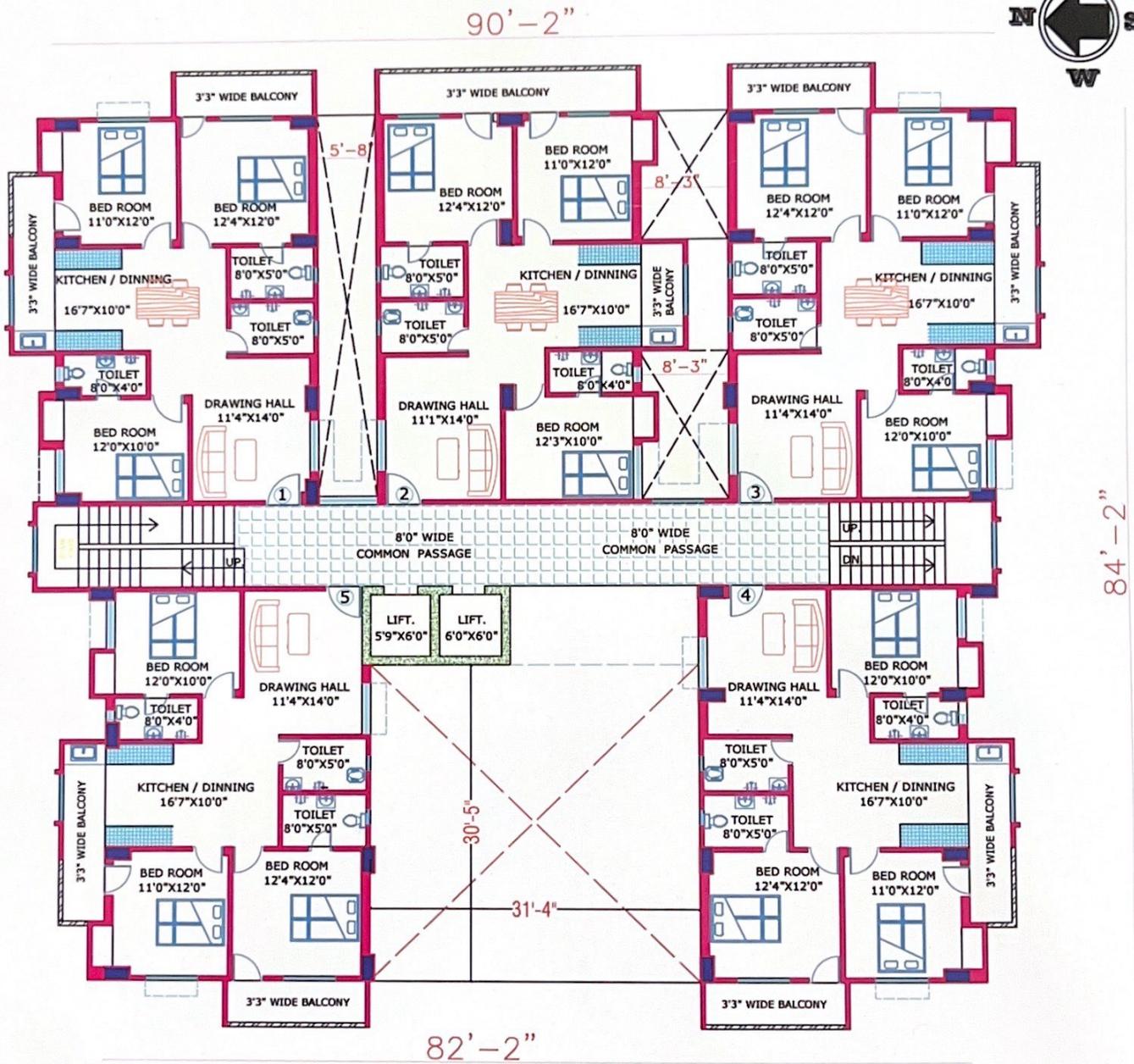
Gharana Associates
Er. Manish Kumar
Civil Engineer, Gaya, Bihar

S.M. Sarfraz
Civil Engineer
Bodhgaya, Gaya, Bihar



Project Architect

Ar. Prashant Sinha
Happy & Associates
Gaya, Bihar

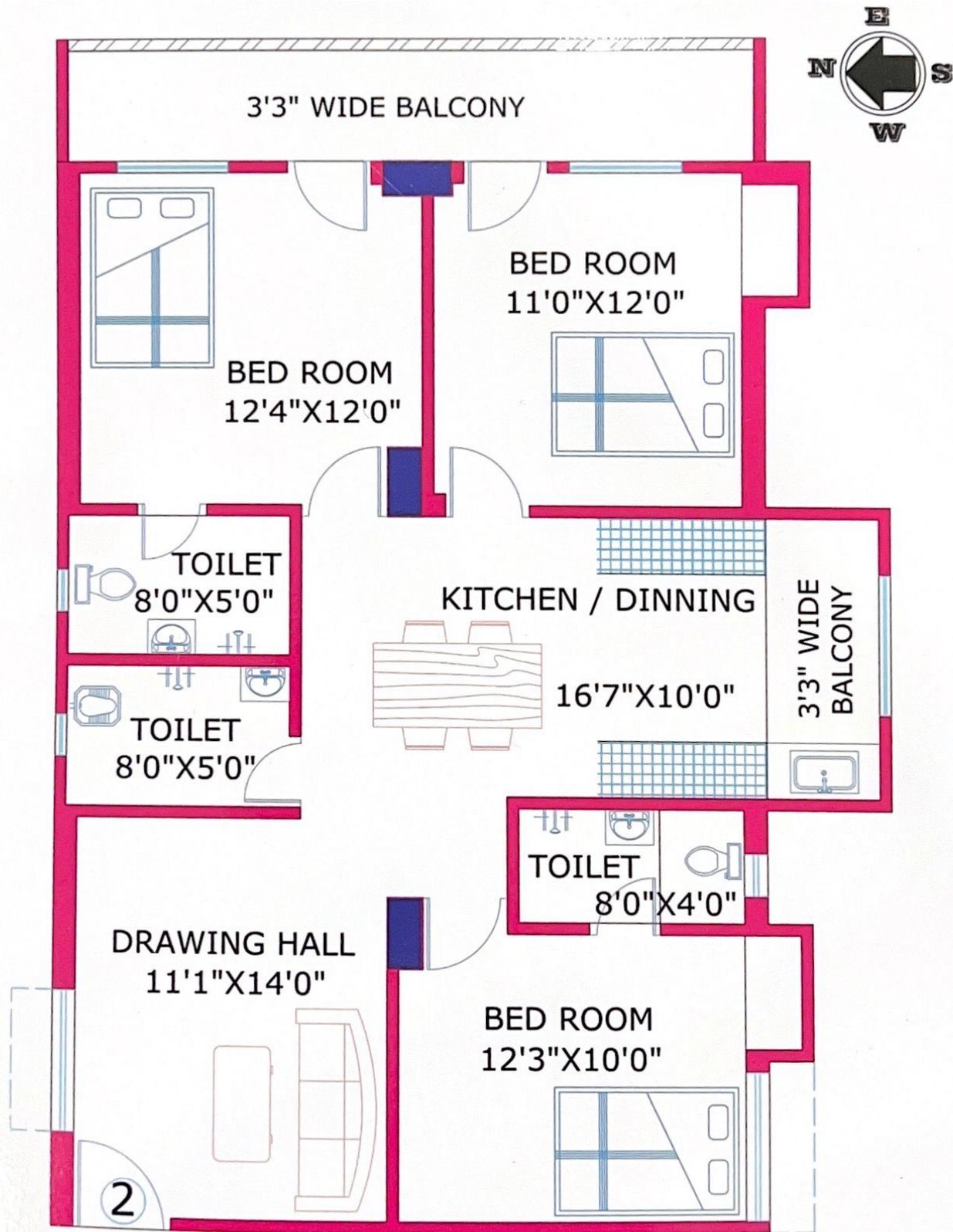


TYPICAL 1ST TO 6TH FLOOR PLAN

For more details
kindly visit our website
www.gaip.in

CARPET	842 Sqft*
BUILT-UP	1100 Sqft*
SUPER BUILT-UP	1400 Sqft*

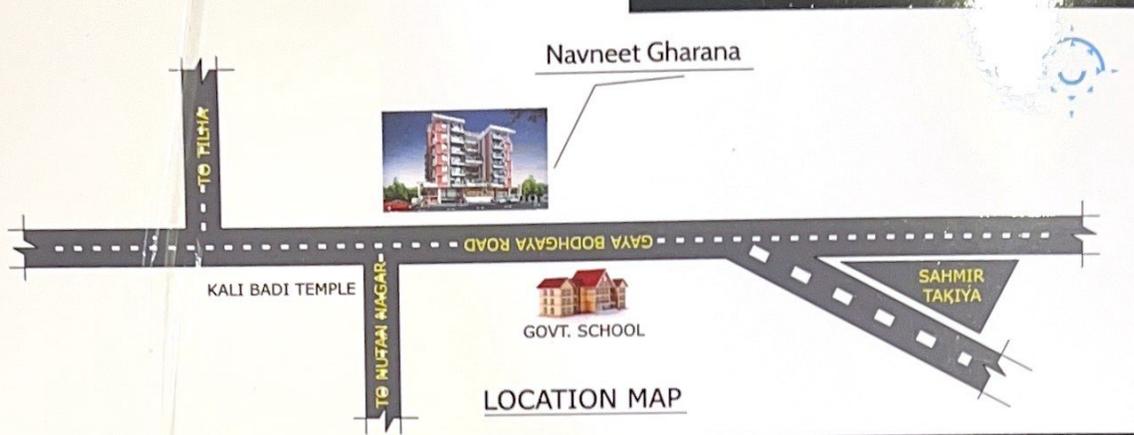
***Actual dimensions may vary by 5%**



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.

* 5% Area deviation may happen during actual construction.



NEAR BY PLACES	
1.	Airport 7km (Approx)
2.	Railway Station 3km (Approx)
3.	Bodhgaya 10km (Approx)
4.	Vishnupad Temple 1km (Approx)
5.	Private Bus Stand 5km (Approx)

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 Sixth Slab	20% of Consideration Amount
At the time of Possession	5% of Consideration Amount

Note : In addition GST amount to be charged as per actual.



**Gharana Associates
Infra Promoters Pvt. Ltd.**

Sadhya Prints, Gaya 8797301250

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.**