

Project Location  
KHATKACHAK, GAYA



# SHIV GHARANA

BxG+8 STOREY RESIDENTIAL UNIT

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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 Eight Slab	10% of Consideration Amount
At the time of Possession	5% of Consideration Amount

Note : In addition GST Amount will be applicable as per the actual.



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



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

Office Address: L.J. Gharana Complex, Behind Hotel Gharana, South Church Road, Gaya (Bihar)  
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# Arial View



## Happiness All Around

It's the people in our lives that fill our days with joy and purpose. Prioritising relations, GAIP gives you an ample amount of space and amenities to celebrate your friendships and relationship to the fullest. Witness new friendships bloom in the sitting areas. A fun time with your neighbour at yoga or just sweating it out at the modern gymnasium.

# FIRST TO EIGHT FLOOR PLAN



## SPECIFICATIONS

- **Building Foundation :**  
The building foundation will be based on seismic zone and considered its resistance as suggested by structure designer.
- **Structure :**  
RCC (M20 or M25) as per structure designer suggestion.
- **Brick Work :**  
1:6 in 10 inch wall & 1:5 in 5 inch wall.
- **Plaster :**  
1:6 in wall & 1:5 in RCC.
- **Flooring :**  
600x600mm Vitrified/Ceramic Tiles.
- **Wall Finishes:**
  1. Internal - Putty with primer excluding bathroom and kitchen.
  2. External-Cement plaster with water proof acrylic paint.
- **Doors :**  
Membrane/designer and door frames in hardwood.
- **Windows :**  
Aluminium section 3 track sliding windows with glass and net.
- **Electrical :**  
Concealed copper wiring, boards and modular switches of branded company.
- **Plumbing :**  
Concealed plumbing with CPVC pipe and first quality CP fitting.
- **Kitchen :**  
Granite top with 2 feet DADO of good quality ceramic tiles.
- **Bathroom :**  
7 feet DADO of good quality ceramic tiles & flooring of ceramic tiles.
- **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.
- **Lift -** Branded company.
- **Water -** Tank as per requirement with deep bore well & a submersible pump.
- **Water -** Supply Tubewell/deep bore well boring and overhead water tank will be provided with suitable pump and motors.
- **Security System -** CCTV Camera.

Note: Any upgradation will be chargeable

# Location Map



## Nearest Location

Airport		3.50 Km (Approx)
Railway Station		6.00 Km (Approx)
BothGaya		8.00 Km (Approx)
DPS School		1.00 Km (Approx)
Vishnupad Temple		3.00 Km (Approx)
Brahm Van Park		1.00 Km (Approx)
Private Bus Stand		5.00 Km (Approx)



## AMENITIES

- Basement Parking.
- CCTV Surveillance.
- Guard.
- Fire Safety.
- Park & Landscape.
- Gym.
- Jogging Track.
- Outer Sitting Area.
- Temple.
- Chhath Puja Pound.



### 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 & Bodhgaya.

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



### TYPE-B

- FLATS NO- 03,
- CARPET AREA-918.96 SF
- BUILT UP AREA-1192.60 S
- SUP.BUILT UP AREA-1500 S

### TYPE-A

- FLATS NO- 01,02,04,
- CARPET AREA-910.07 SF
- BUILT UP AREA-1194.43 S
- SUP.BUILT UP AREA-1500 S

