

RERA : BRERAP00167-12/194/R-1802/2024
GSTIN : 10AAECG4273A2ZB

A PROJECT BY :



KAZMI SKYLINE GHARANA
THE JOYOUS FESTIVAL OF
LIFE

**Gaya's Uber Luxe Living :
2 & 3 BHK Residential and
Prime Commercial Space**

GAIP

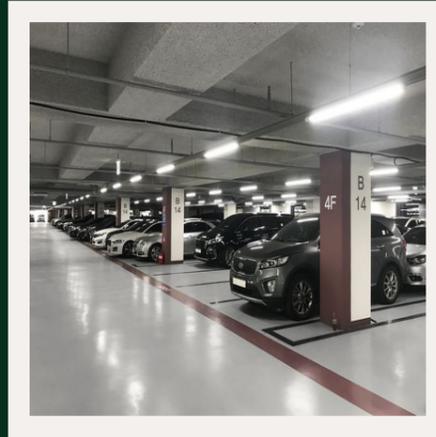
Established since decades, Gharana Associate Infra Promoters Pvt. Ltd. (GAIP) is one of the most prominent and respected real estate company. GAIP has developed more than 4 Lakh Sqft. of projects at prime location in Gaya & Bodhgaya.



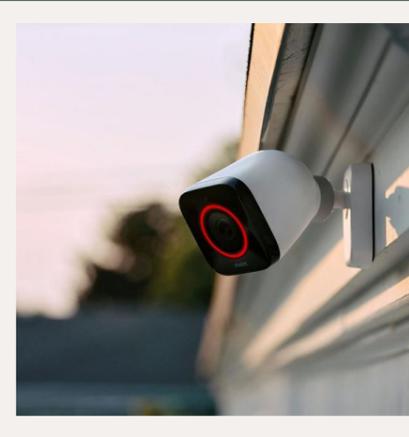
GAYA: A Refined Escape, Just for you!

Experience the pinnacle of refined living at Kazmi Skyline Gharana. Our spacious 2 and 3 BHK flats, along with premium commercial spaces, offer a perfect blend of comfort and elegance across a sprawling 2530 sqm with a ground coverage of 45% and an open space of 55%. Discover a lifestyle where sophistication meets convenience.

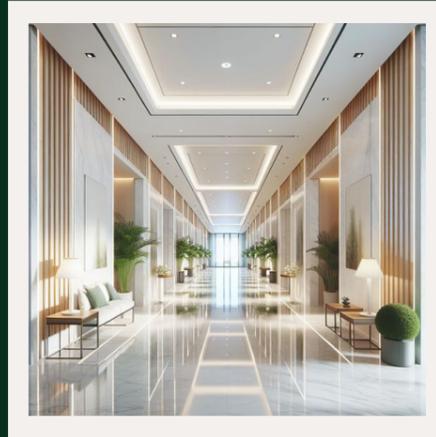
AMENITIES



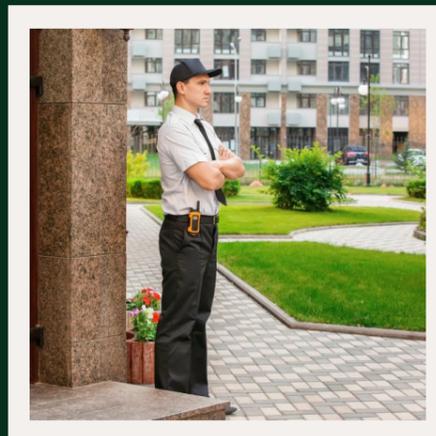
Basement Parking



CCTV Surveillance



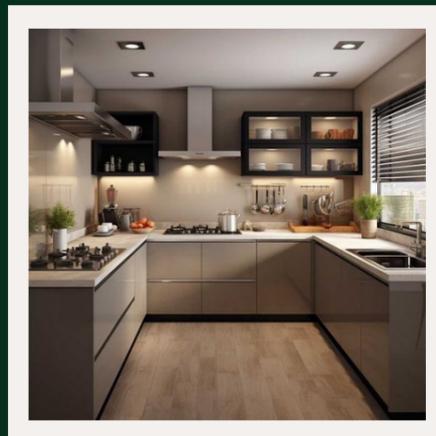
Grand Lobby



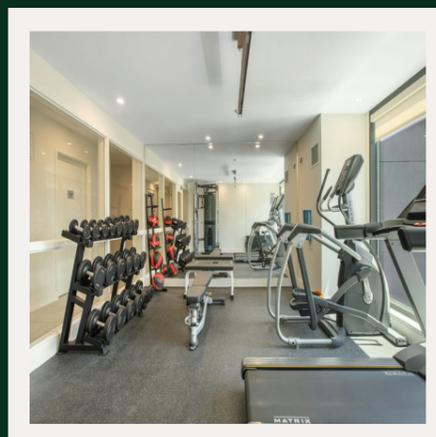
Security Guard



Fire Safety



Modular Kitchen



Gym

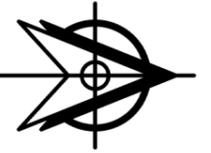


Prayer Hall



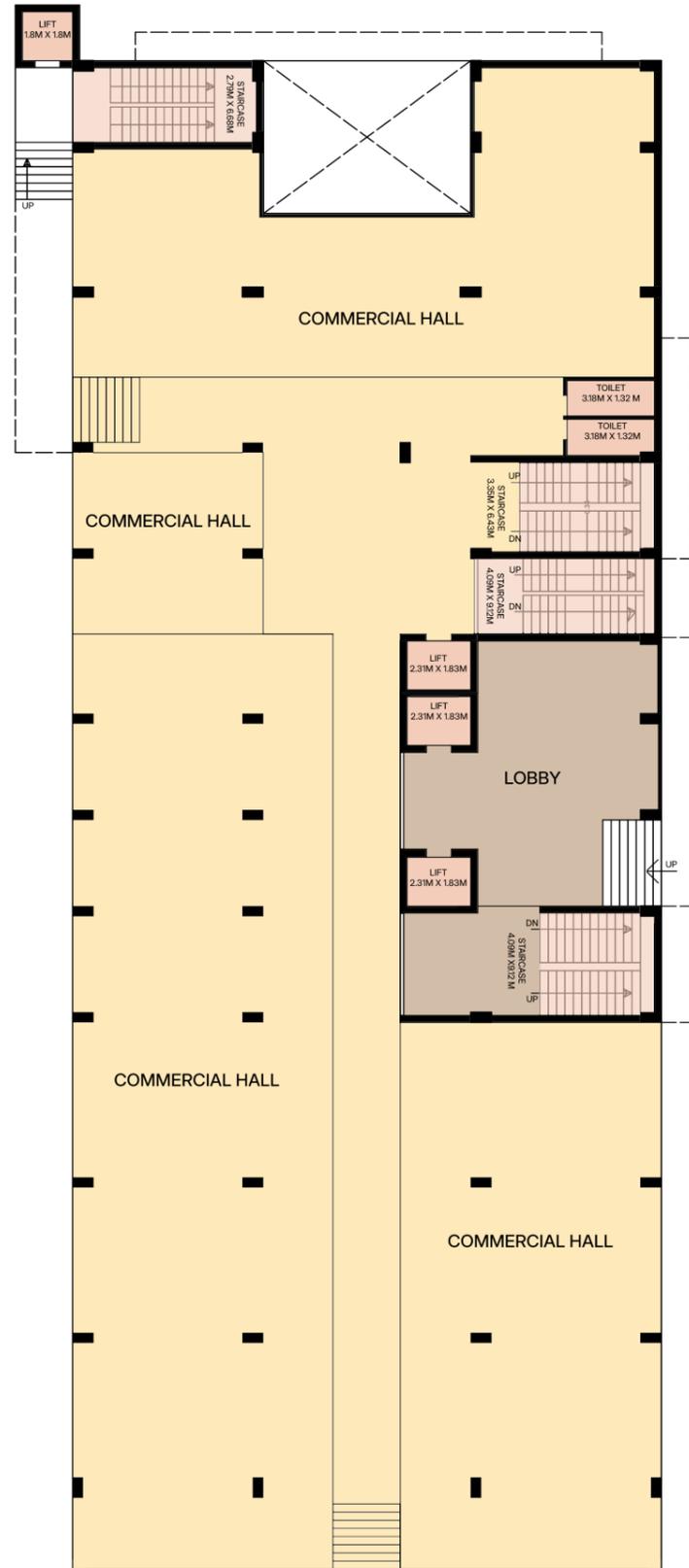
Roof Top Garden

SITE PLAN



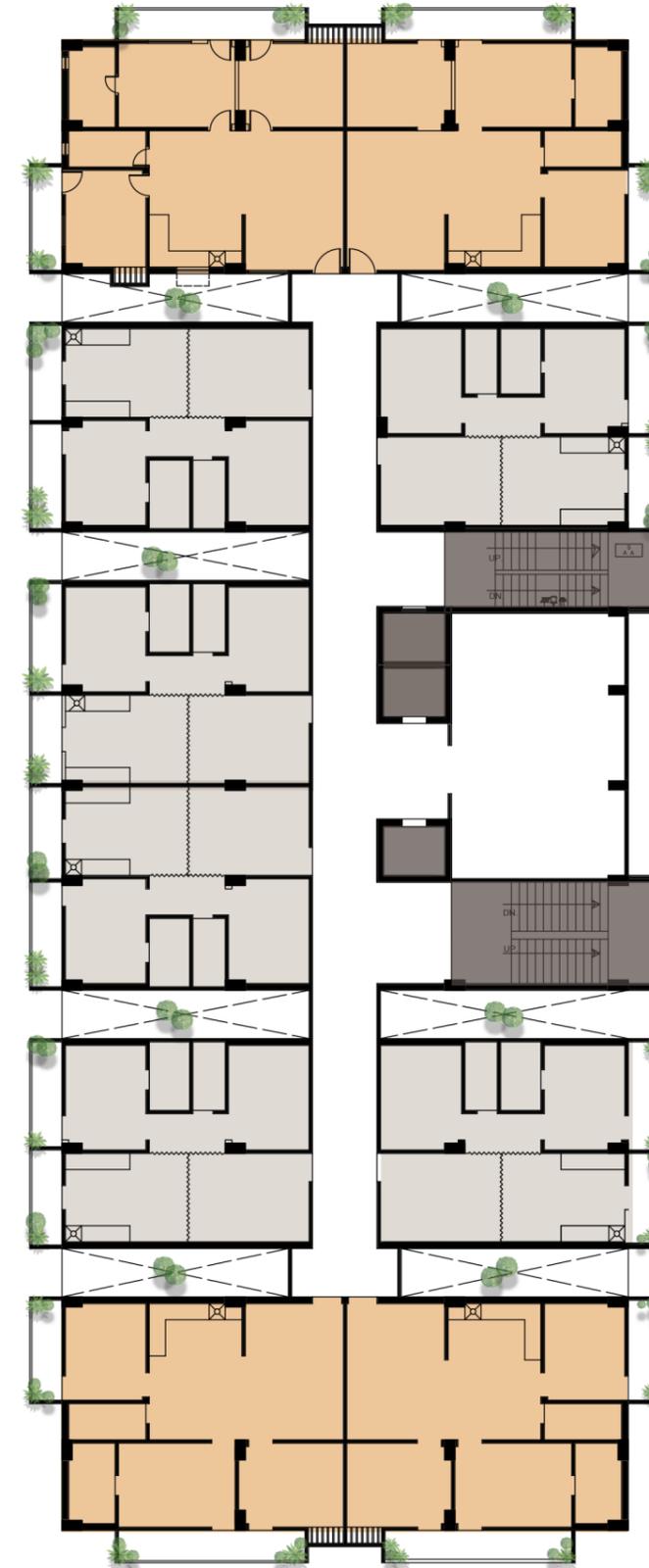


COMMERCIAL FLOOR PLAN



Typical commercial floors
Total no.of floors- G+2

RESIDENTIAL FLOOR PLAN

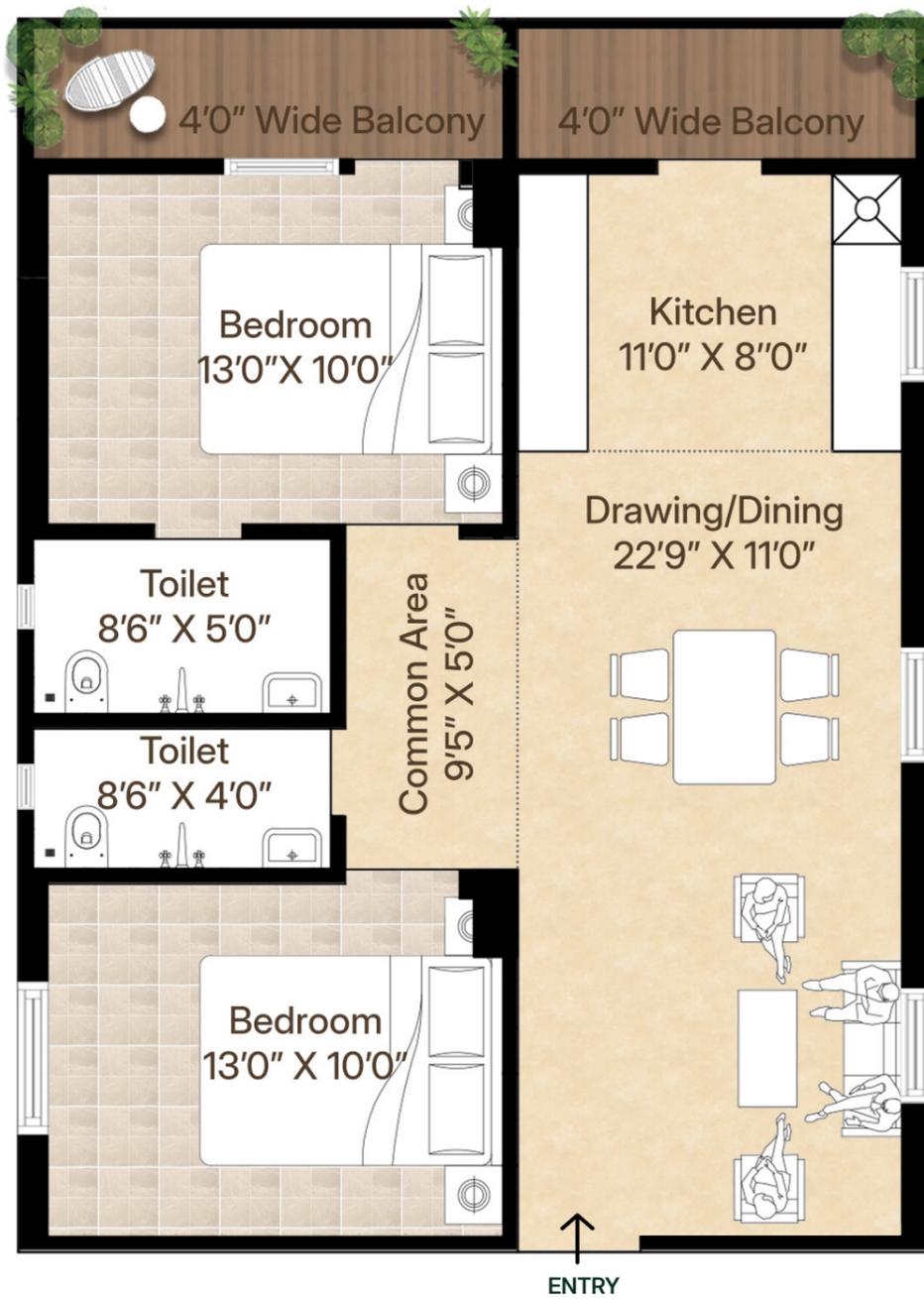


Typical 3rd to 7th Floor Plan

Type	No.of flats	Carpet Area	Built Up	Super Built-Up	Balcony Area
2 BHK	30	700 SQ.FT	914 SQ.FT	1188 SQ.FT	104 SQ.FT
3BHK	20	897 SQ.FT	1178 SQ.FT	1531 SQ.FT	150 SQ.FT

2 BHK
 3 BHK

2 BHK UNIT



Type	No. of flats	Carpet Area	Built Up	Super Built-Up	Balcony Area
2 BHK	30	700 SQ.FT	914 SQ.FT	1188 SQ.FT	104 SQ.FT

Key Plan



Floor Plan

3 BHK UNIT



Type	No. of flats	Carpet Area	Built Up	Super Built-Up	Balcony Area
3 BHK	20	897 SQ.FT	1178 SQ.FT	1531 SQ.FT	150 SQ.FT

Key Plan



Floor Plan

2 BHK 3D VIEW



3 BHK 3D VIEW



SPECIFICATIONS



BUILDING FOUNDATION:
The building foundation will be based on seismic zone and considered its resistance as suggested by structure designer.



FLOORING:
The building flooring will be of 600×600mm Vitrified/Ceramic Tiles.



WALL FINISHES:
1. Internal-Putty with primer excluding bathroom and kitchen.
2. External-Cement plaster with water proof acrylic paint.



DOORS:
The doors of the building will be membrane/designer and door frames in hardwood.



WINDOWS:
UPVC/Aluminium section 3 track sliding windows with glass and net.



ELECTRICAL:
Concealed copper wiring, boards and modular switches of branded company.



KITCHEN:
The Kitchen top will be of Granite with 2 feet DADO of good quality ceramic tiles.



BATHROOM:
9 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:
The lift will be of branded company.



PLUMBING:
The building plumbing will be of concealed plumbing with CPVC pipe and first quality CP fitting.



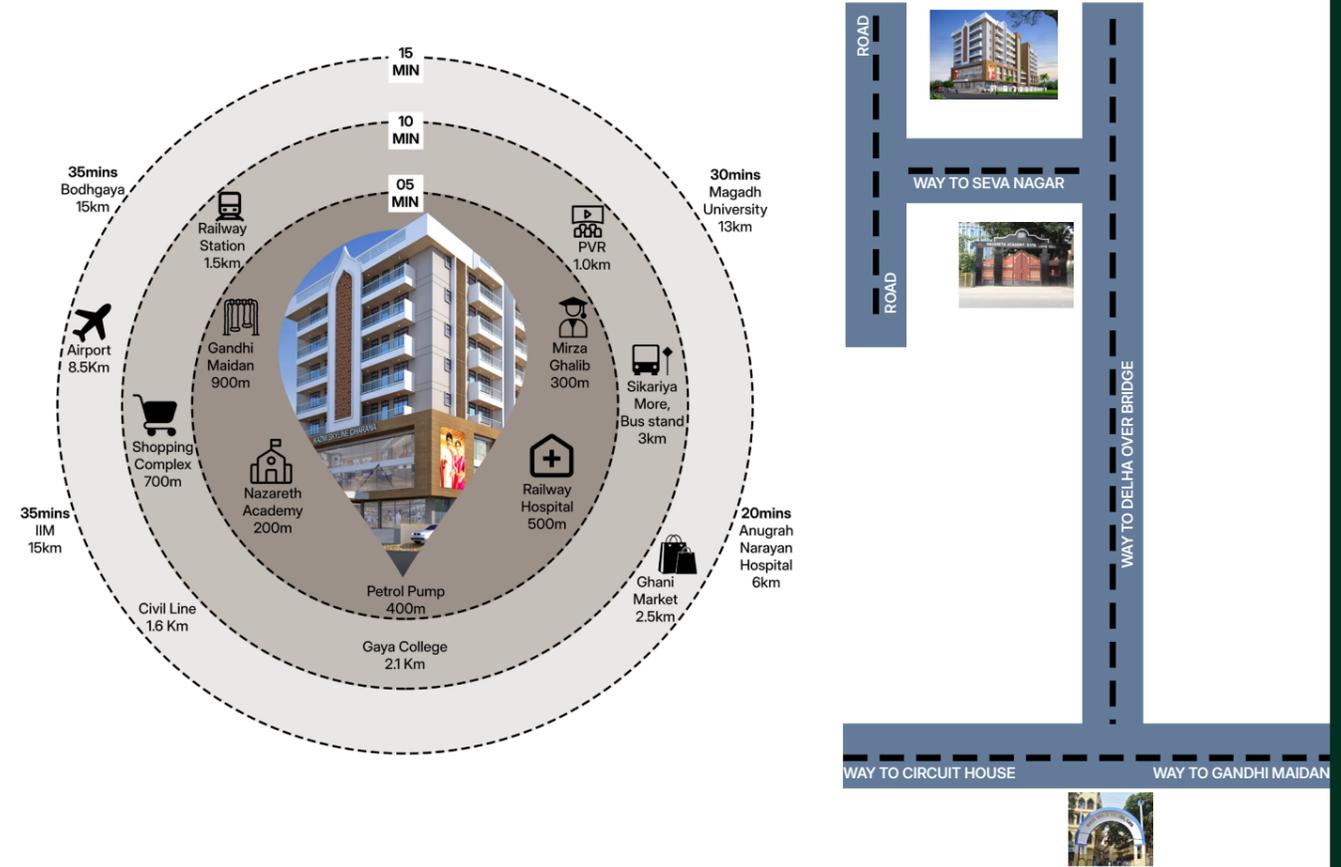
WATER:
Tank as per requirement with deep bore well & a submersible pump, overhead water tank will be provided with suitable pump and motors.



Designed to offer an unparalleled living experience, combining modern comfort, everyday convenience, and long-term value.

KAZMI SKYLINE GHARANA
caters to all your needs with a perfect blend of practicality and elegance, making it an ideal choice for your dream home.

LOCATION MAP



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 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.

GSTIN: AAECG4273A2ZB

A PROJECT BY :



PROJECT COORDINATOR

Gharana Associates

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Gaya, Bihar

PROJECT ARCHITECT

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Disclaimer: The visuals in this brochure are conceptual and may differ from the final product. Building plans, specifications, site plans, and layout plans are subject to change.