

VIDHUT SECTOR : BRERAPO0417-3/458/R-293/2018
AG SECTOR : BRERAPO0417-5/460/R-371/2019



NESH INDIA

THE PROMOTER



SITE & OFFICE ADDRESS

Commercial Block, Tiruvantpuram City, AG Sector, Vijay Path, Danapur, Khagaul Road Near Radiant School, Patna - 801503



CALL & WHATSAPP

+91 9570595027, 9570595032



EMAIL : crm@neshinfra.in

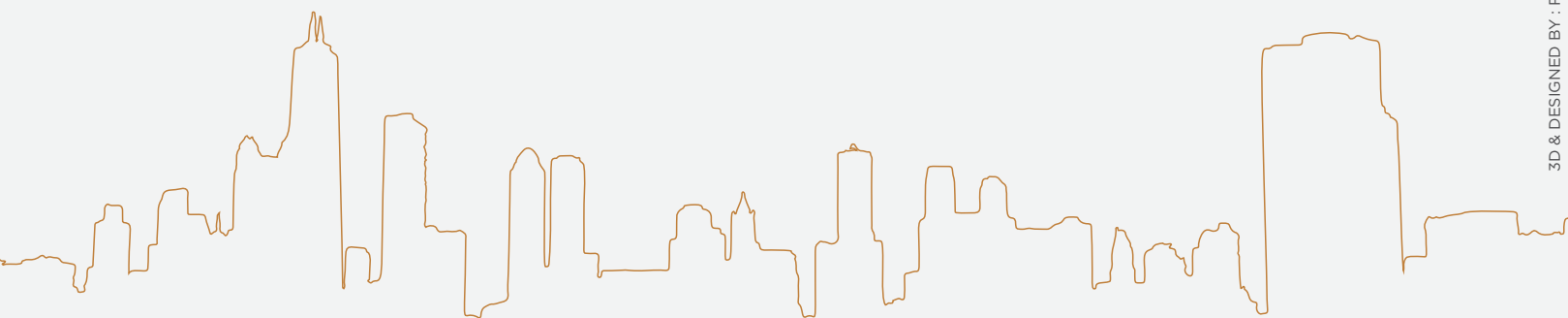
www.neshinfra.in



TIRUVANTPURAM CITY

Move to What Moves You

3D & DESIGNED BY : RENARCH STUDIO PRIVATE LIMITED | Contact : +91 90316 80897 | 98





A PRIVILEGED LIFE WITH SELECT INDULGENCES

A life where dreams take the front seat. Where pampering doesn't call for an occasion and where smart living ensures peace of mind. Your happiness will always find a place at **TIRUVANTPURAM CITY**



**WHERE THE GOLDEN
LIFESTYLE TRULY SPARKLES**

The club at **TIRUVANTPURAM CITY** is the perfect space to lounge, unwind, and catchup with your favourite people. Come here and experience leisure in a different way.



**MORE SPACE FOR
GOLDEN CHILDHOODS**

Give your child the childhood they would always cherish. The kid's play area at **TIRUVANTPURAM CITY** has a vibrant and vivid ambience that will nurture their living in the right way.



VIJAY SINGH YADAV PATH

GATE 03

GATE 01

OTHERS LAND

COMMERCIAL BLOCK

VIDHUT SECTOR

A.G SECTOR

TIRUVANTPURAM CITY
A.G. SECTOR AND VIDHUT SECTOR

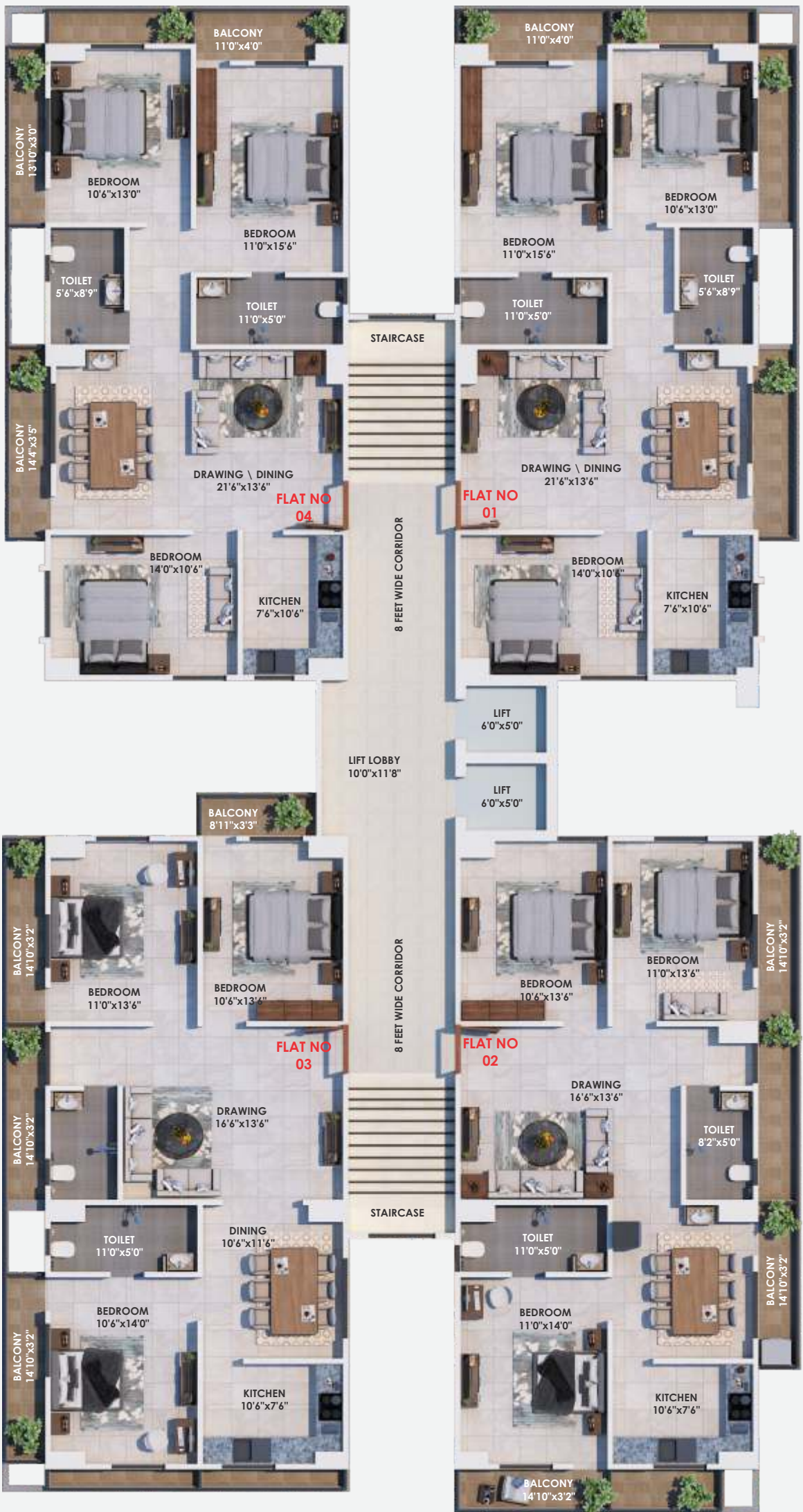
25 Residential Blocks with Commercial Complex
 at VIJAY PATH, KHAGAUL DANPUR ROAD, PATNA

25
 Residential Tower

1000+
 Residential Units

3
 Commercial Area

TIRUVANTPURAM CITY has set a benchmark in the city, offering premium units with commercial space that will make it a premier destination for living in Patna.



AREA CALCULATION

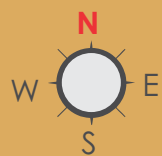
VIDHUT SECTOR

FLAT NO.
1 TO 8

FLAT TYPE
3BHK

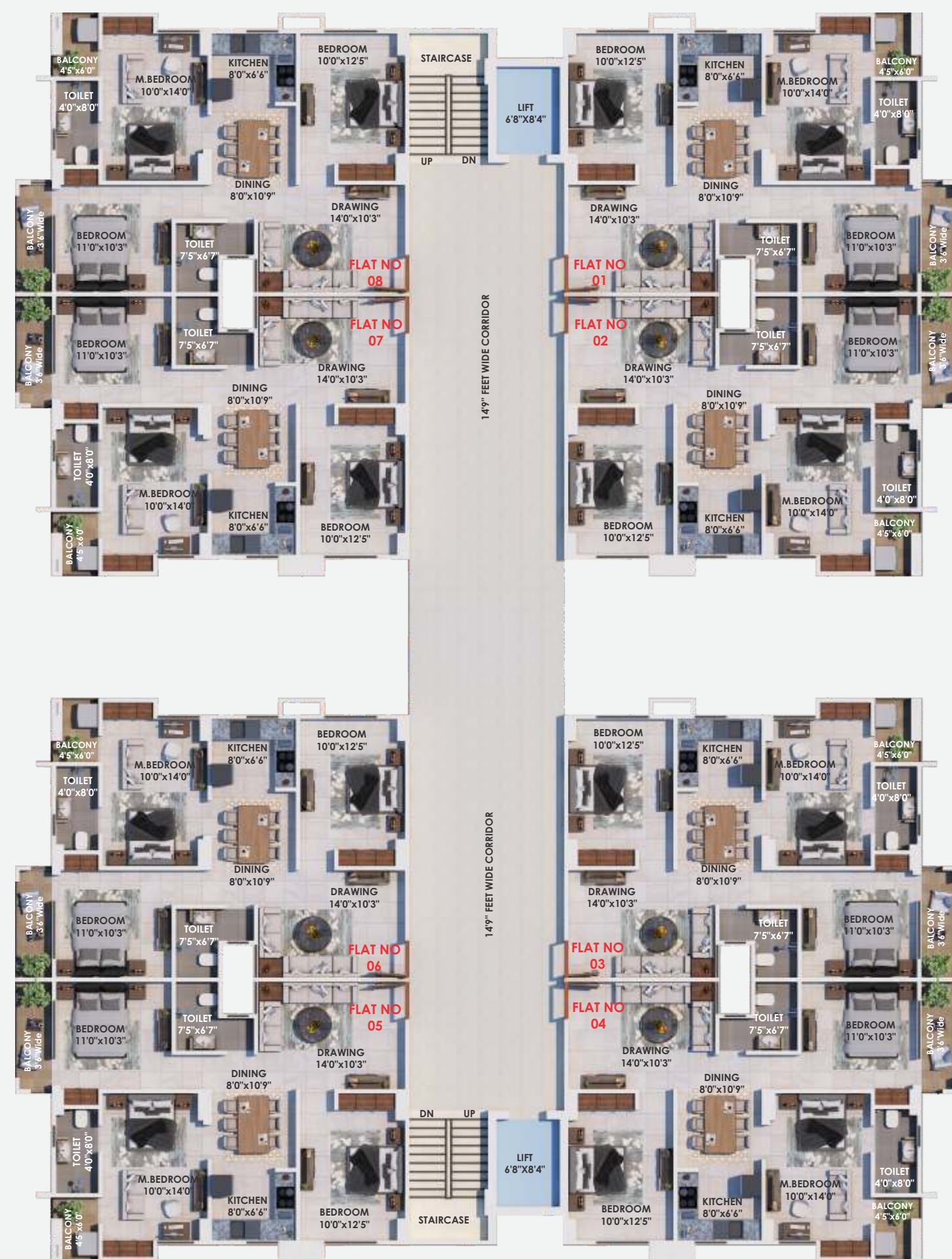
CARPET AREA
1145 SQFT.

SUPER BUILTUP AREA
1560 SQFT.



TYPICAL FLOOR PLAN

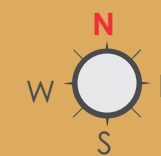
AD | BD | CD | DD | ED | FD | GD

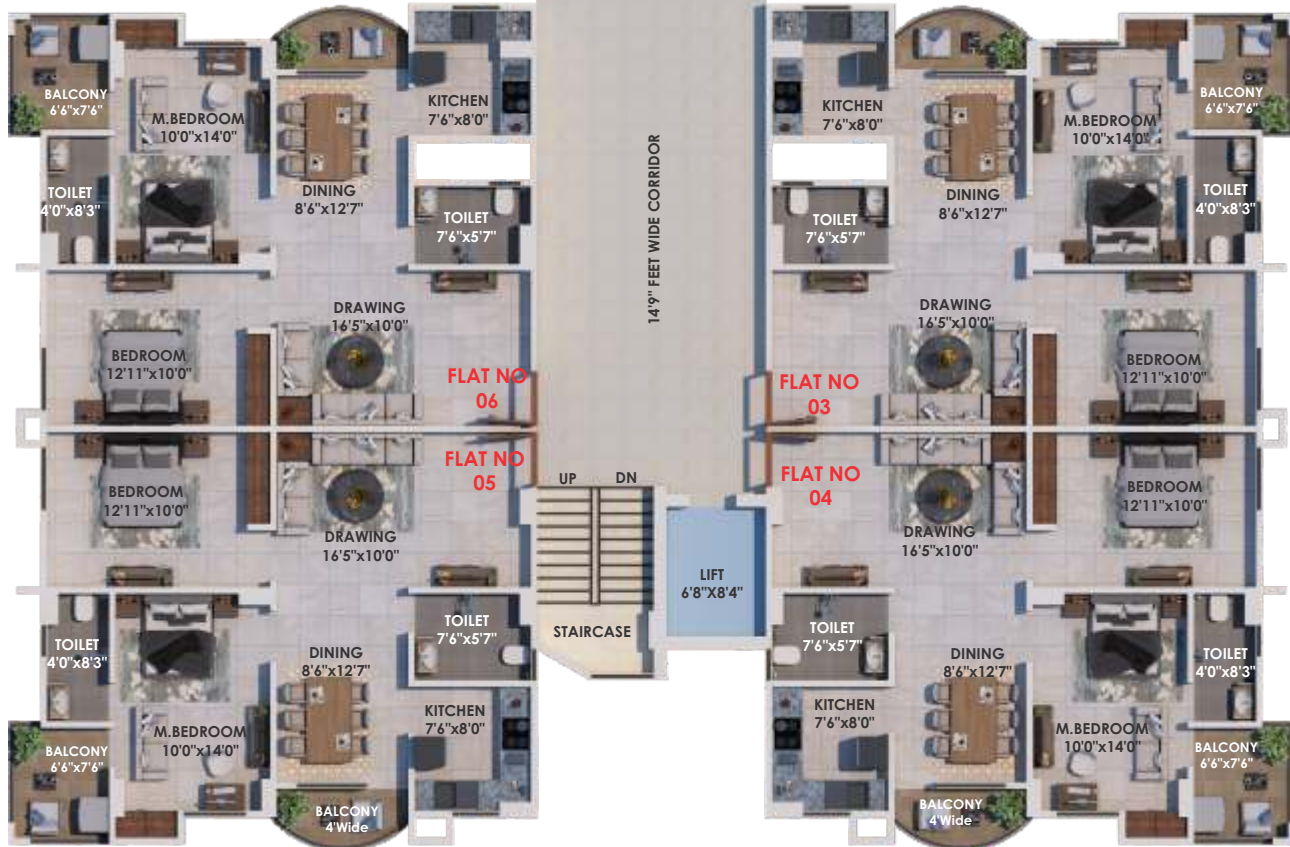


VIDHUT SECTOR
TYPICAL FLOOR PLAN
BLOCK A | H

AREA CALCULATION

FLAT NO.	FLAT TYPE	CARPET AREA	SUPER BUILT UP AREA
1 TO 8	3BHK	956 SQFT.	1268 SQFT.





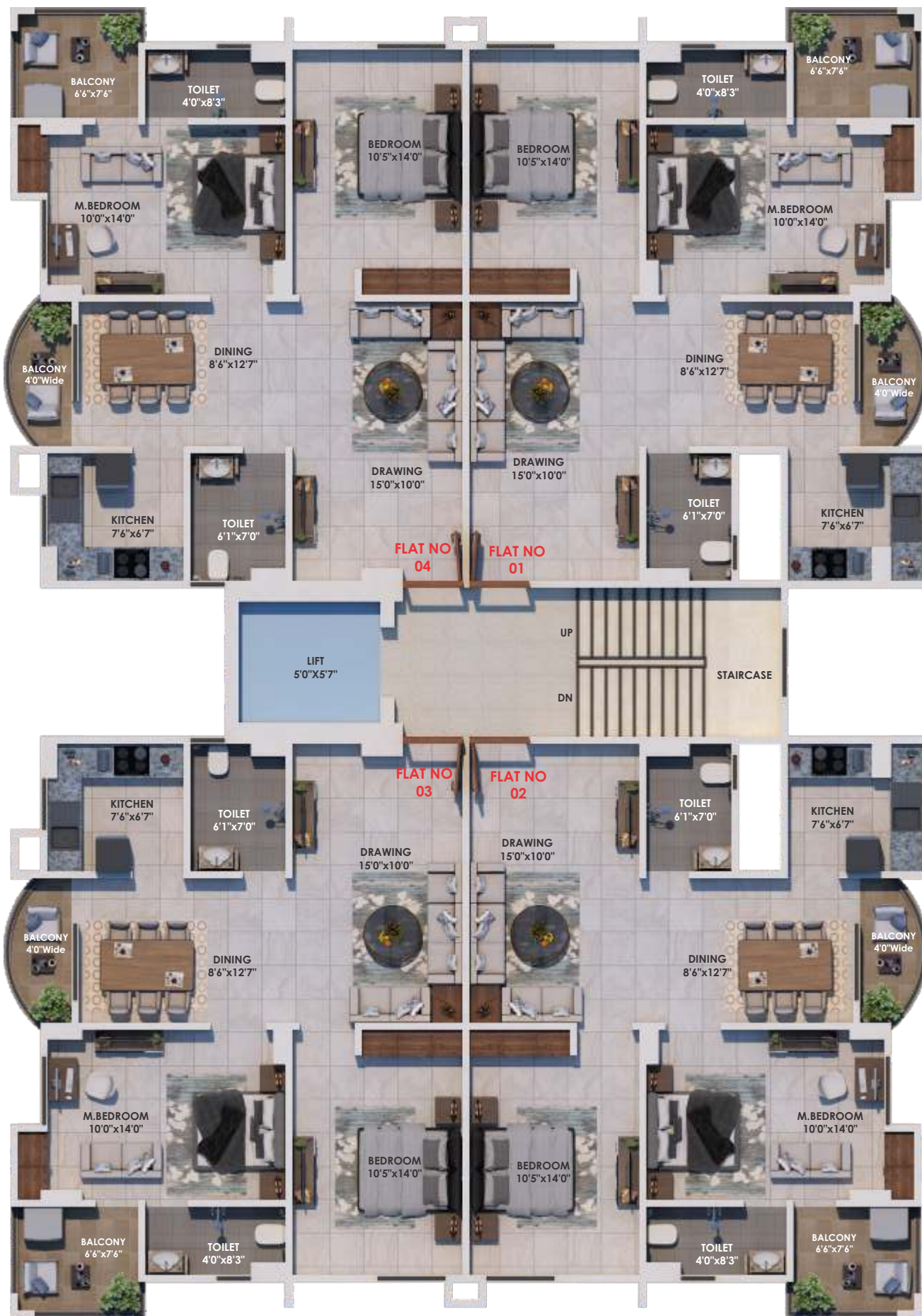
VIDHUT SECTOR
TYPICAL FLOOR PLAN
BLOCK **I | K**

AREA CALCULATION				
FLAT NO.	FLAT TYPE	CARPET AREA	SUPER BUILT UP AREA	
1 TO 8	2BHK	806 SQFT.	1105 SQFT.	



A.G. SECTOR
TYPICAL FLOOR PLAN
BLOCK **A4 | B4**

AREA CALCULATION				
FLAT NO.	FLAT TYPE	CARPET AREA	SUPER BUILT UP AREA	
1 to 4	3BHK	926 SQFT.	1268 SQFT.	



AREA CALCULATION

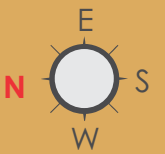
A.G. SECTOR

FLAT NO.
1 TO 4

FLAT TYPE
3BHK

CARPET AREA
1145 SQFT.

SUPER BUILTUP AREA
1560 SQFT.

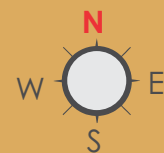


A.G. SECTOR
TYPICAL FLOOR PLAN

BLOCK **A1, B1, D1,
E1 & F1**

AREA CALCULATION

FLAT NO.	FLAT TYPE	CARPET AREA	SUPER BUILTUP AREA
1 TO 4	2BHK	800 SQFT.	1075 SQFT.



TYPICAL FLOOR PLAN

EX-A | EX-B | EX-C | EX-D

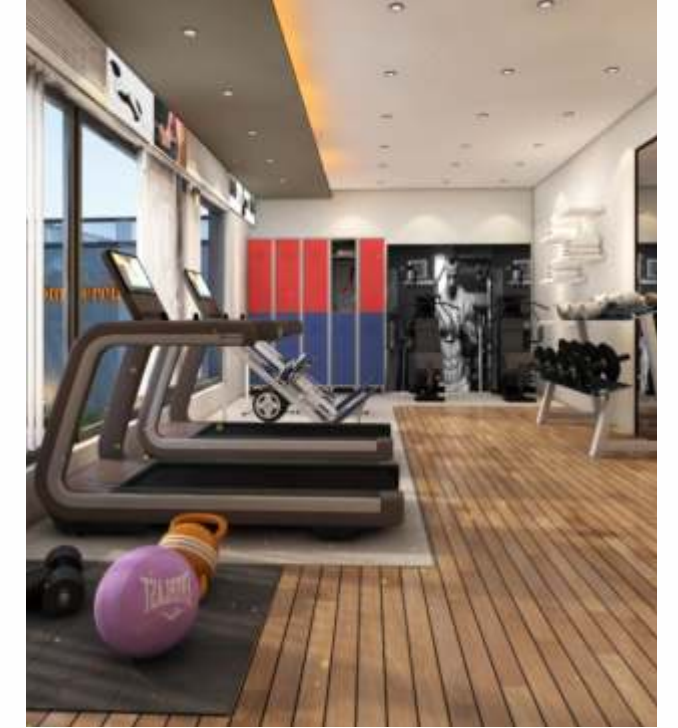




SWIMMING POOL - VIDHUT SECTOR



WORM'S EYE



GYMNASIUM



SHOP



AMENITY AREA - A. G. SECTOR

FLOAT IN **CIRCLE OF
GOLDEN JOY**

Find your perfect escape in the plush swimming pool with ample lounging area at
TIRUVANTPURAM CITY

SPECIFICATIONS

STRUCTURE

FOUNDATION

Reinforced cement concrete under-reammed Pile foundation as per structural design.

SUPER STRUCTURE

Reinforced cement concrete. Framed structure as/design with 5" filler wall as per design.

LIVING / DINING LOBBY PASSAGE

FLOOR

Standard make vitrified glazed tiles.

MASTER BEDROOM

FLOOR

Wooden texture planks.

MASTER BEDROOM

INTERNAL WALL

Two coat JK White Cement and Two Coat wall putty with oil paint as a final finish.

EXTERNAL WALL

Weather proof paints over combination of wall putty.

ELECTRICAL

All electrical fitting of GM comparable brand.

KITCHEN

FLOOR

Vitrified tiles.

PLATFORM

Granite slab.

FITTINGS / FIXTURES

All fitting shall be standard make company.

DADO

2'0" Glazed tiles dado over kitchen platform

DOORS

Hard wood laminated door frame with ISI mark 32 mm thick flush door and modular fitting.

TOILET

WALL

7'0" Glazed tiles.

FITTINGS / FIXTURES

All fitting shall be standard make company.

DOOR

PVC door shutter and frame.

OTHER CHARGES

Reserve parking space Rs. 3,00,000/- Per Flat.

Electrical Connection Rs. 50,000/- Per Flat.

Equipment establishment Charges Rs. 1,00,000/- Per Flat.

One time maintenance Rs. 3,00,000/- Per flat.

PAYMENT PLAN

- At the time of Booking : 25%
- At the time of Plinth : 25%
- At the time of Ground floor Slab casting : 10%
- At the time of Brick Work : 10%
- At the time of Plaster : 10%
- At the time of Flooring : 10%
- Before the Date of Possession : 10%

TERMS & CONDITION

1. NATURE OF BOOKING.

1. This is an application for provisional booking for a Residential Unit /Commercial Space mentioned overleaf in the project being developed by NESH INDIA.
2. This provisional booking does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless and until required documents such as Agreement for sale/Sale Deed.
3. This provisional booking shall be Confirmed only when the Applicant(s) shall pay 25% of the Total Cost of the Residential Unit/Commercial Space along with application. If the Applicant(s) fails to pay this stipulated amount within one month the application for provisional booking shall be rejected by the Company. The rejection of application form shall attract cancellation charges as per Clause 7 herein below.

2. REGISTRATION & OTHER CHARGES.

1. Registration charges, stamp duty and other incidental expenses there to, as applicable at the time of registration, shall be extra and is to be borne by the Applicant(s).
2. Other Statutory taxes/charges as applicable from time to time shall be extra and shall be paid by the Applicant(s).

3. MODE OF PAYMENTS.

All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS etc. in favor of NESH INDIA INFRASTRUCTURE PVT. LTD.

4. EXECUTION OF ALLOTMENT LETTER.

1. The Allotment Letter/ Agreement for sale shall be executed by the Company after realization of 25% of the Total cost of Residential Unit/Commercial Space or as decided by the Company. However issuance of Allotment Letter shall not confer any claim/right to the Applicant(s) until all the terms and conditions of application form and allotment letter are fulfilled and complied by the Applicant(s).
2. After payment of the requisite amount as per clause no.4.1, the Applicant(s) shall get their Allotment Letter executed from the Company, failing which this provisional booking shall be cancelled and Clause 7 shall become applicable.

5. DELAYED PAYMENTS.

1. In case of delayed payment of installments/ any other dues by the Applicant(s), the Company may condone the delay on its discretion and in that case the interest at rate of 2% per month will be charged per month or for any part of a month shall be charged on such amount for the entire period of delay.
2. The delay condonation period shall be maximum for a period of 2 months. If the Applicant(s) does not clear its due payment along with delay interest for a maximum period of 2(Two)months then the Company shall be fully entitled to cancel the Booking/Allotment and deduct the cancellation charges as per clause no.7.

6. HOUSING LOANS.

1. The Applicant(s) at his /her discretion and cost may avail housing loan from bank / financial institution. The Company shall under no circumstances be held responsible for non sanctioning of loan to the Applicant(s) for any reason whatsoever. The payments of installments/any other dues to Company shall not be linked to the loan availed /to be availed by the Applicant(s).

7. CANCELLATION CHARGES.

1. In case of cancellation/rejection either of Provisional Booking or Allotment of the Residential Unit/Commercial Space because of any reason whatsoever, the cancellation charges shall be deducted as per RERA Norms.
2. Refund shall be made to the Applicant(s) within 60 days/As per Bihar RERA Norms from the date of completion of all formalities with respect to such cancellation.

8. ADDITIONS & ALTERATIONS.

1. Cost of any additions and alterations in fitting & fixtures made over and above the specifications shown in the brochure at the request of the Applicant(s) shall be charged extra and will start only after the payment of such amount.

9. POSSESSION.

1. The Company shall deliver the possession of the completed Residential Unit/Commercial Space to the Applicant(s) on payment of all dues before 90 days of possession to the Company.
2. In case of delay in possession beyond the agreed date and its grace period, the Company shall pay delay penalty to the Applicant(s) as per the Bihar RERA Norms. The payment of delay penalty shall be subject to timely payment of all installments and other dues by the Applicant(s) subject to force majeure.

10. CHANGES IN THE DRAWINGS /DESIGNS.

1. The building plan, layout plan, area of unit, unit no. etc are tentative and can be changed.
2. The Company has right to change the design, specifications of a Residential Unit/Commercial Space at its sole discretion due to any requirement of the authority /Company/ Court order as Per Bihar RERA norms.

11. OTHER TERMS & CONDITIONS.

1. Other terms & conditions as mentioned in Agreement for sale.
2. In case Residential Unit/Commercial Space is completed before the scheduled date of completion the entire outstanding balance as on such date of completion shall become due and payable notwithstanding the installment and due dates mentioned herein.
3. Timely payment of the installments and other dues is the essence of this provisional booking/allotment. If the Applicant(s) fails to pay due installments and other payments as per the payment schedule, the Company shall reject/cancel the application for provisional booking/allotment of the Residential Unit/Commercial Space. After cancellation, the deposited amount shall be refunded after deducting the cancellation charges as per clause no.7 herein above as per Bihar RERA Norms.
4. Changes prior to the execution of Agreement For Sale in provisional booking shall be permitted only after prior consent of the Company.
5. The Company shall not be responsible for any assurance, promise etc made by any dealer, channel partner, estate agent or any unauthorized person etc on behalf of the Company. In case of bookings made through dealer, channel partner, estate agent, the Company shall not be liable for any discrepancies/variations with regard to unit number, price, PLC, other charges, specifications etc between the Applicant(s) and the Company. The Applicant(s) is supposed to verify and check the offers/discounts and property details represented by the dealer, channel partner, estate agent, with the Company on his/her own.
6. In case of cancellation of provisional booking made through any dealer/estate agent, other than our authorized dealer/channel partners, the Applicant(s) shall also be liable to pay dealers commission, if any, paid to the such dealer/estate agents by the Company at the time of booking of such Residential Unit /Commercial Space by the Applicant(s).
7. The applicant/allottee agrees to pay the sinking fund in full before the execution of Sale Deed.
8. The applicant/allottee agrees to pay the society maintenance charges as applicable.