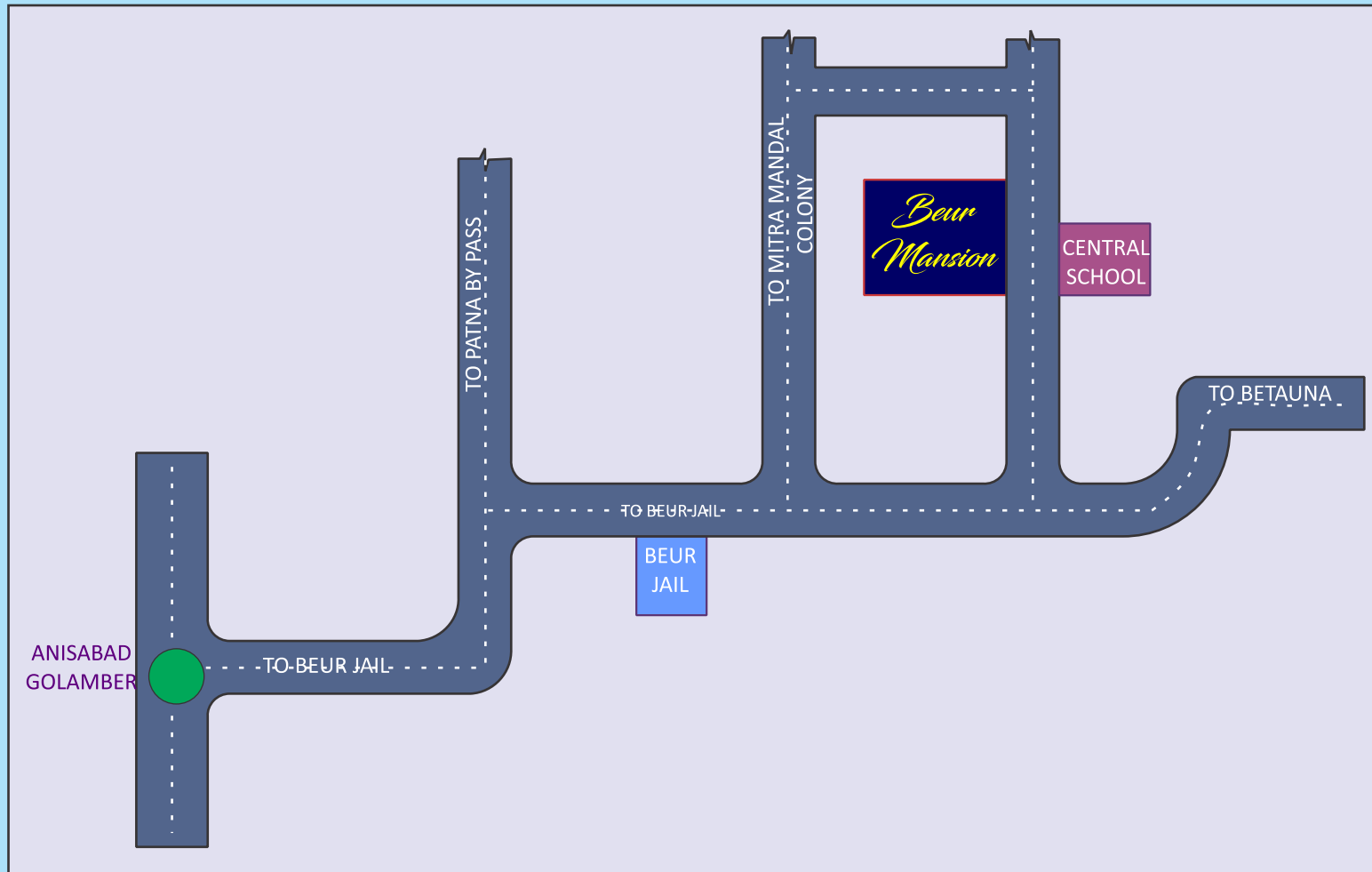


Location Map



R R Builders & Developers

Sanchar Nagar, Adampur- Lakhnibigha Road
Opposite to Indian Bank, (Near Batala Factory)

Khagaul Road, Danapur, Patna-801105

Mob:- 7061266602, 9905409090

Email- rrbuilderspatna@gmail.com

Web :- rrbuilderspatna.com



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Terms & Conditions/ Payment Plan

Terms & Conditions

- ◆ Allotment of the Flat shall be subject of timely payment
- ◆ In case of delayed payment to any installment a compound interest 12 % per Annum will be charged on the over due amount for the period delay.
- ◆ In case of cancellation, 5% of total consideration amount will be forfeited and balance amount shall be paid vide post dated cheque of 180 days.
- ◆ All allottees will have to abide by the terms and condition fixed from time to time by the society of the flat Owners.
- ◆ All Registration charges, sales tax, service tax, GST etc. shall be born by the allottees.
- ◆ No transfer of booking will be allowed
- ◆ Any increase in cost of construction due to increase in price of building materials, labour cost and other inputs from those prevalling at the time of booking and at the time of completion shall be charged as per the standard escalation formula.

Payment Schedule

On Booking	10 %
On Sale Agreement	10 %
Up to Plinth	10%
On casting 1 st floor	10%
On casting 2 nd floor	10%
On casting 3 rd floor	10%
On casting 4 th floor	10%
after brick work	10%
After flooring	10%
After POP	05%
Before Possession	05%

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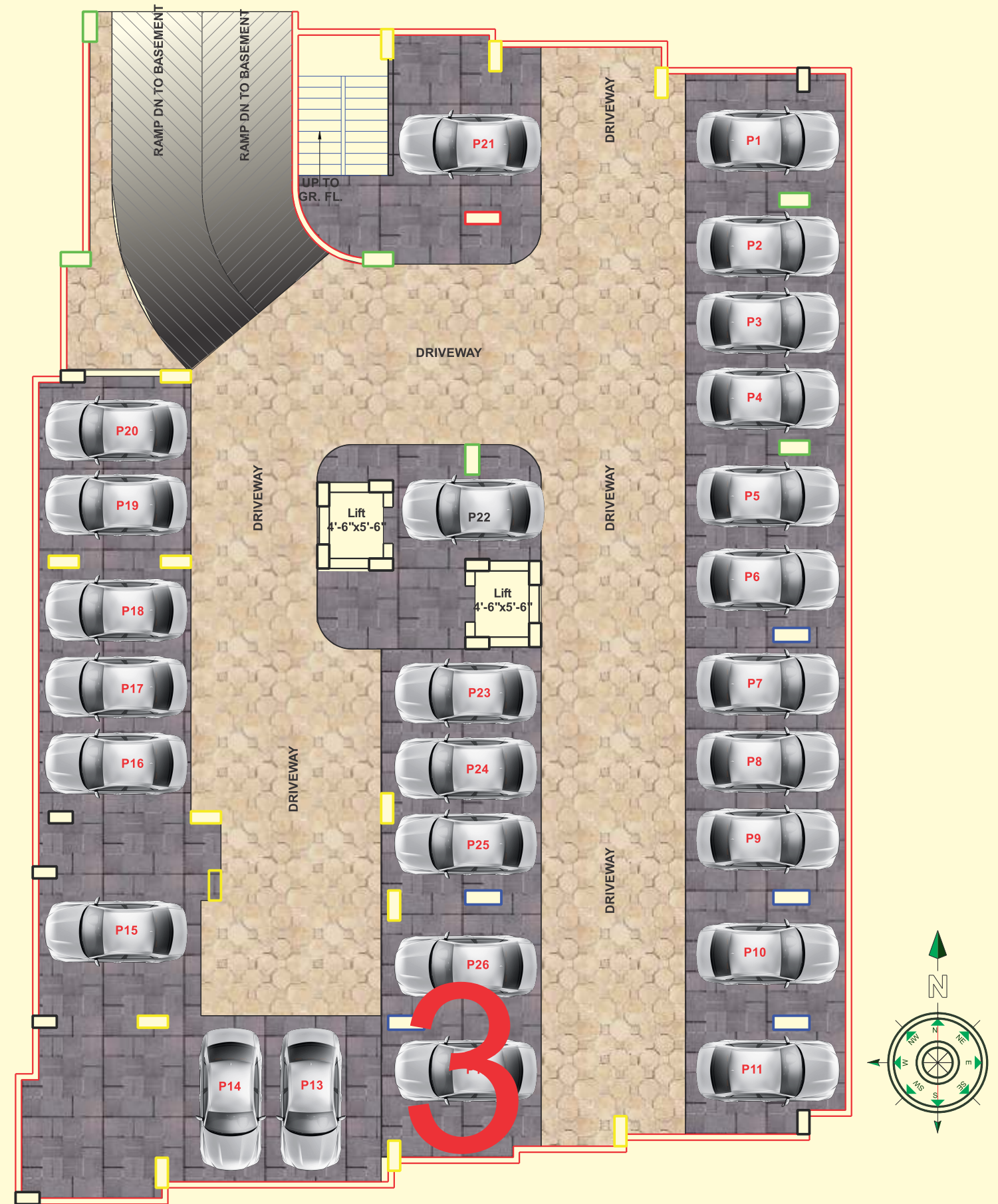


SPECIFICATION

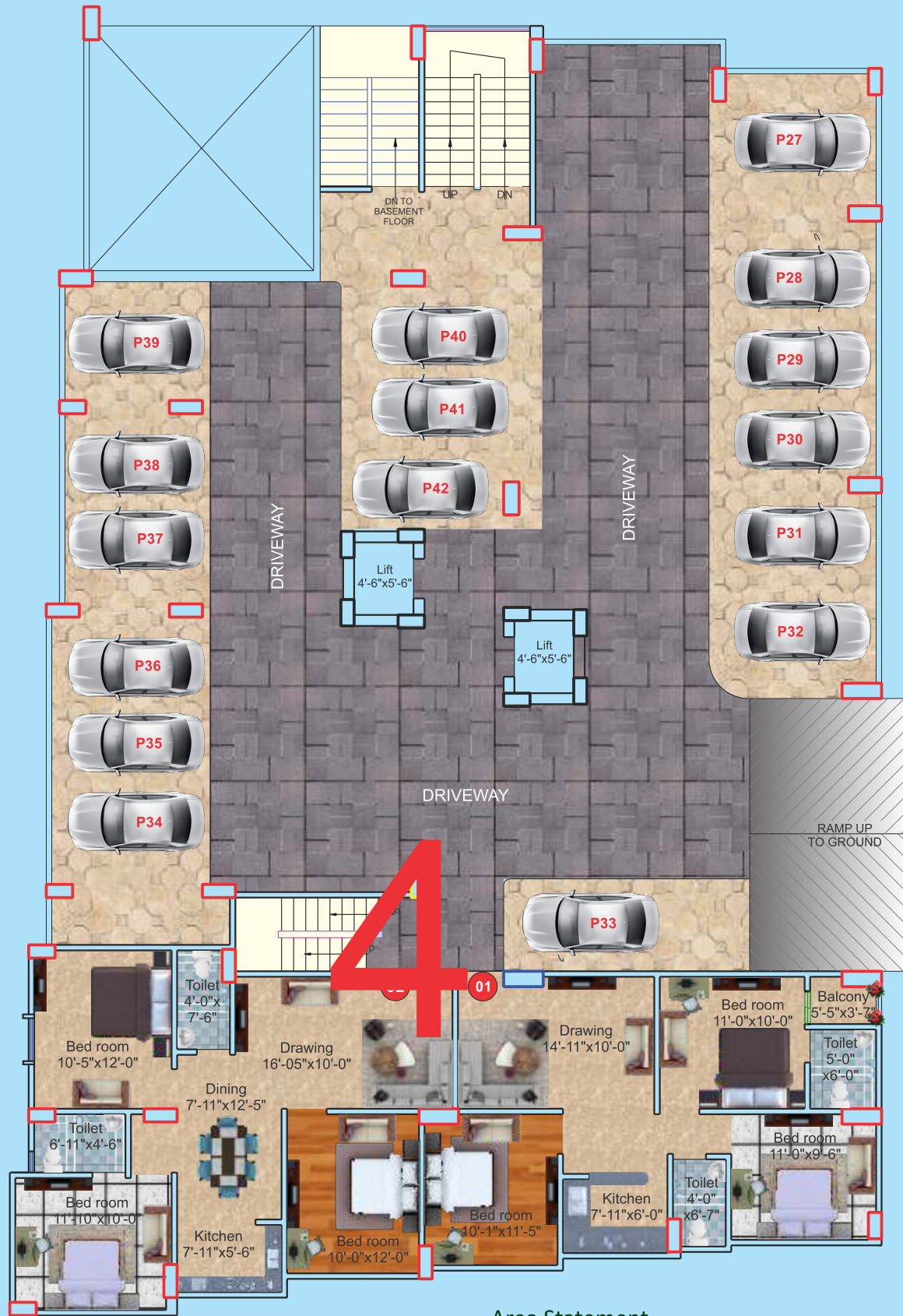
- Foundation/Structure** : RCC Pile foundation (earthquake resistant)
- Brick work** : 5" the first class clay brick / flyash brick / Concrete Block
- Wall finishing** : All walls will be finished by 1:5 cement mortar, internal one coat of putty and external weather coat paint.
- Flooring** : 2x2 premium quality vitrified tile (make Asian / Durato / equivalent) all area except Toilet, balcony and kitchen. All flooring in stair & lobby will be combination of vitrified and kota stone.
- Top Roof** : Anti heat treatment with water proofing.
- Toilets** : 7'ft ceramic tile (make Asian / Durato / equivalent) in with white ceramic fittings (make hindware / parryware etc.) and SS plumbing fittings with hot & cold provision.
- Kitchen** : Black Granite top with 2'ft of dado behind.
- Main Door** : Architectural flush door panel with red wood frame painted with two coat of enamel paint.
- Internal Doors** : Red sal wood frame with flush door panels in enamel paint finish.
- Toilet/Kitchen Doors** : Combination of Aluminum and UPVC
- Windows** : Two track aluminum/UPVC sliding window with 8 mm square 5"x5" safety grills.
- Electrical works** : All fittings will be anchor Roma modular Switches, all MCB will be havells, all internal wiring and cabling will be anchor / Havells
- Intercoms facility** : All flats and security will be connected by intercom.

Note :
 The Super B/U area of a particular flat comprises of B/U area of the particular Flat Plus proportionate Area of staircases, lift, common Passage & Common facilities, Underground & Overhead Water Reservoirs, Boundary wall etc.
 The color of the building & specification are subject of changes as may be required by the Developers and may or may not form part of any offer or contract.

Basement Floor Plan

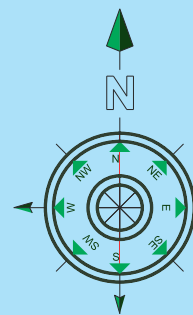


Ground Floor Plan



Area Statement

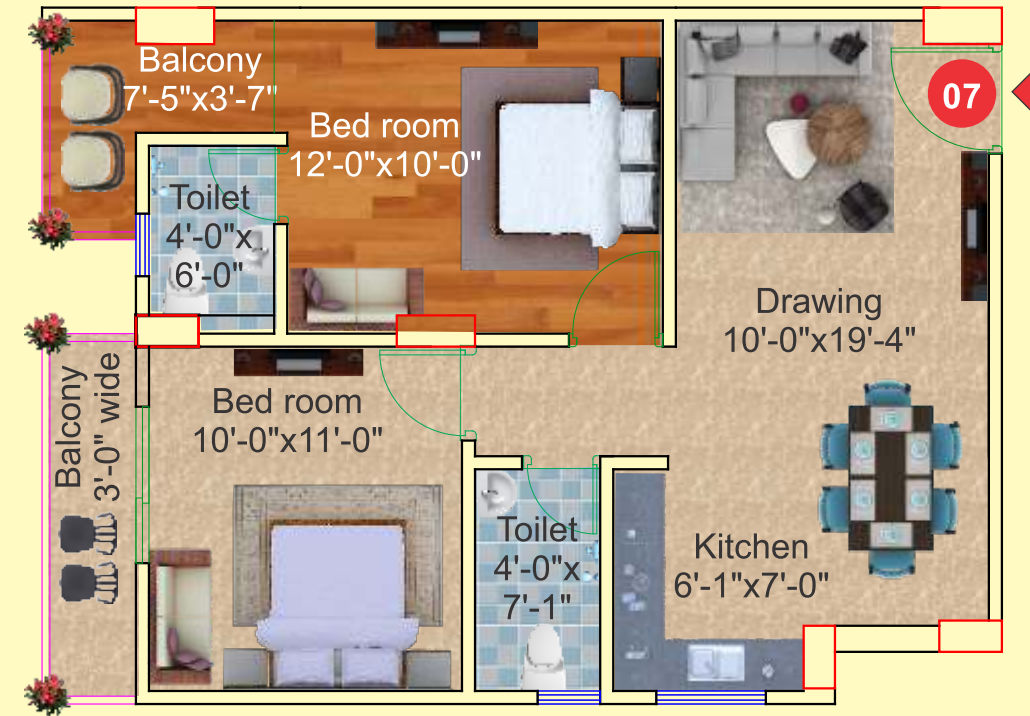
Flat No	01 (3 Bhk)	02 (3 Bhk)
S.b/u area	925 Sq.ft	1058 Sq.ft
Carpet Area	665 Sq.ft	766 Sq.ft



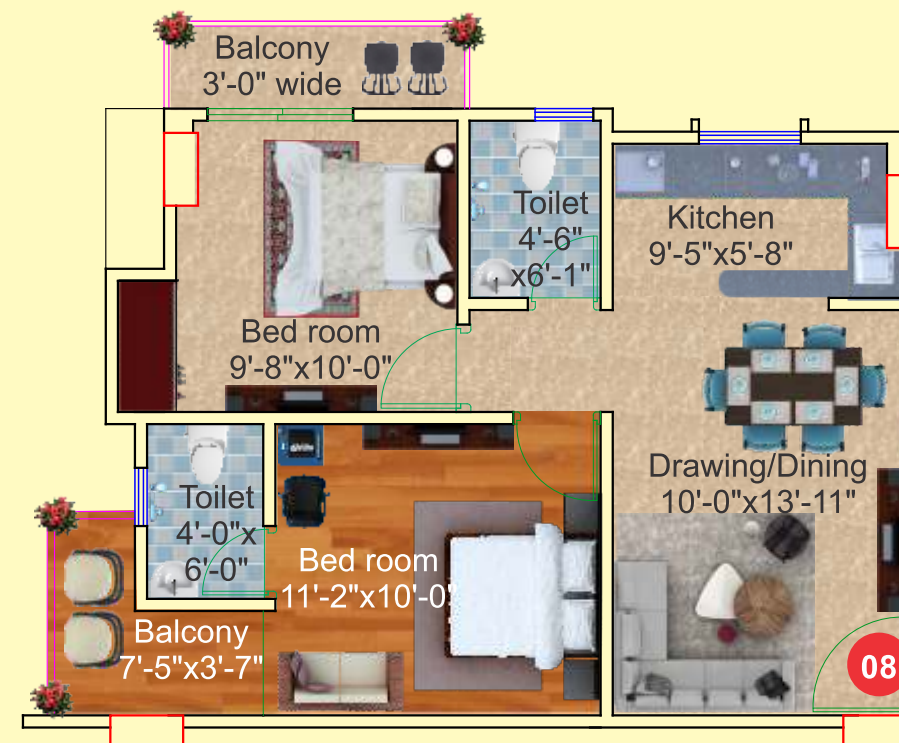
Typical Floor Plan

Flat No - 07
 Type - 2 Bhk
 S.B/U Area - 850 Sqft

- ▶ 1 Bed room
- ▶ 1 Master Bedroom
- ▶ 2 Toilet
- ▶ Kitchen
- ▶ Drawing
- ▶ Dining
- ▶ 2 Balcony



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Flat No - 08
 Type - 2 Bhk
 S.B/U Area - 786 Sqft

- ▶ 1 Bed room
- ▶ 1 Master Bed room
- ▶ 2 Toilet
- ▶ Kitchen
- ▶ Drawing
- ▶ Dining
- ▶ 2 Balcony

Typical Floor Plan

Flat No - 05
 Type - 3 Bhk
 S.B/U Area - 1156 Sqft

- ▶ 2 Bedroom
- ▶ 1 Master Bedroom
- ▶ 2 Toilet
- ▶ Kitchen
- ▶ Drawing
- ▶ Dining
- ▶ 3 Balcony



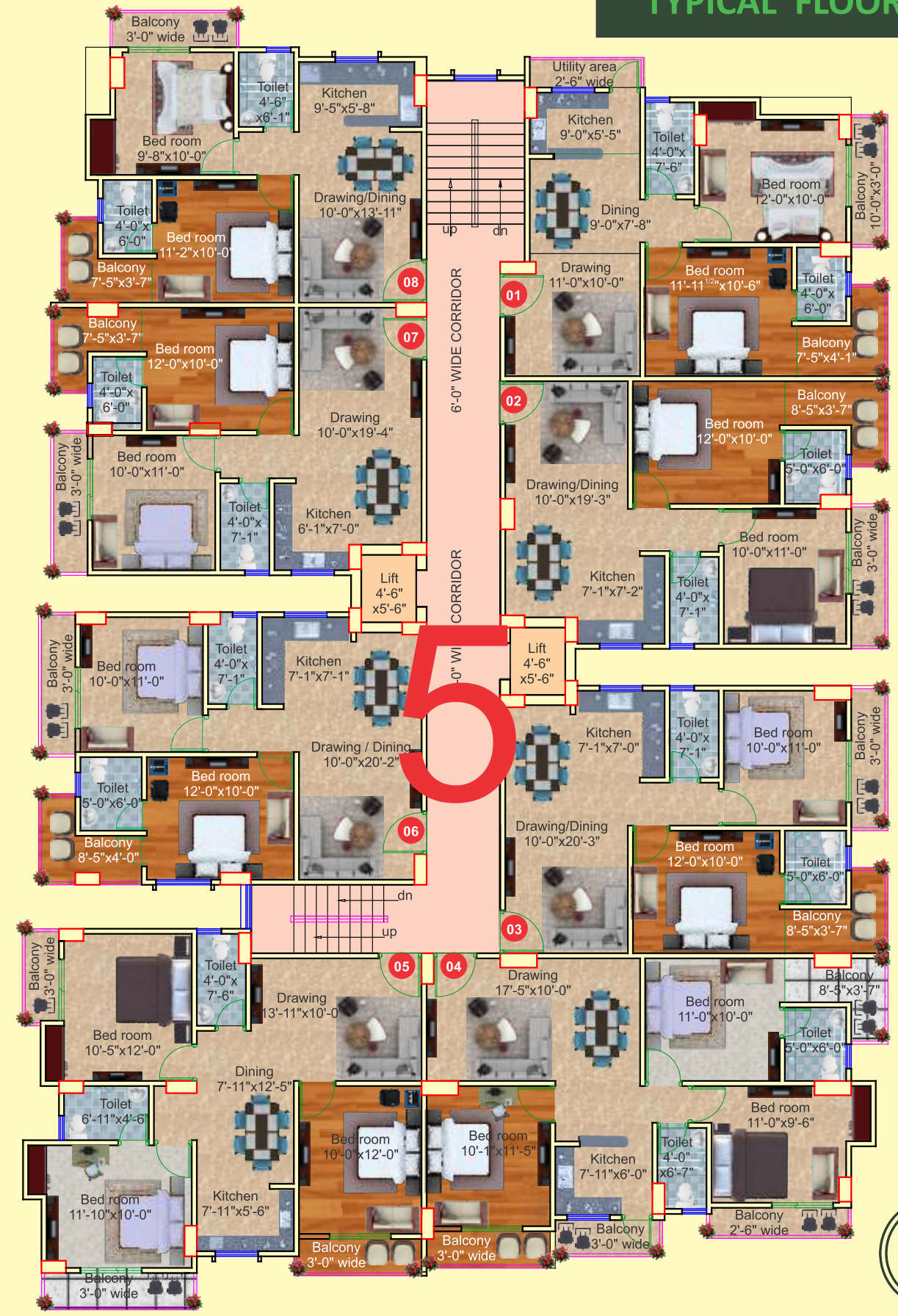
8



Flat No - 06
 Type - 2 Bhk
 S.B/U Area - 890 Sqft

- ▶ 1 Bed room
- ▶ 1 Master Bed room
- ▶ 2 Toilet
- ▶ Kitchen
- ▶ Drawing
- ▶ Dining
- ▶ 2 Balcony

TYPICAL FLOOR PLAN



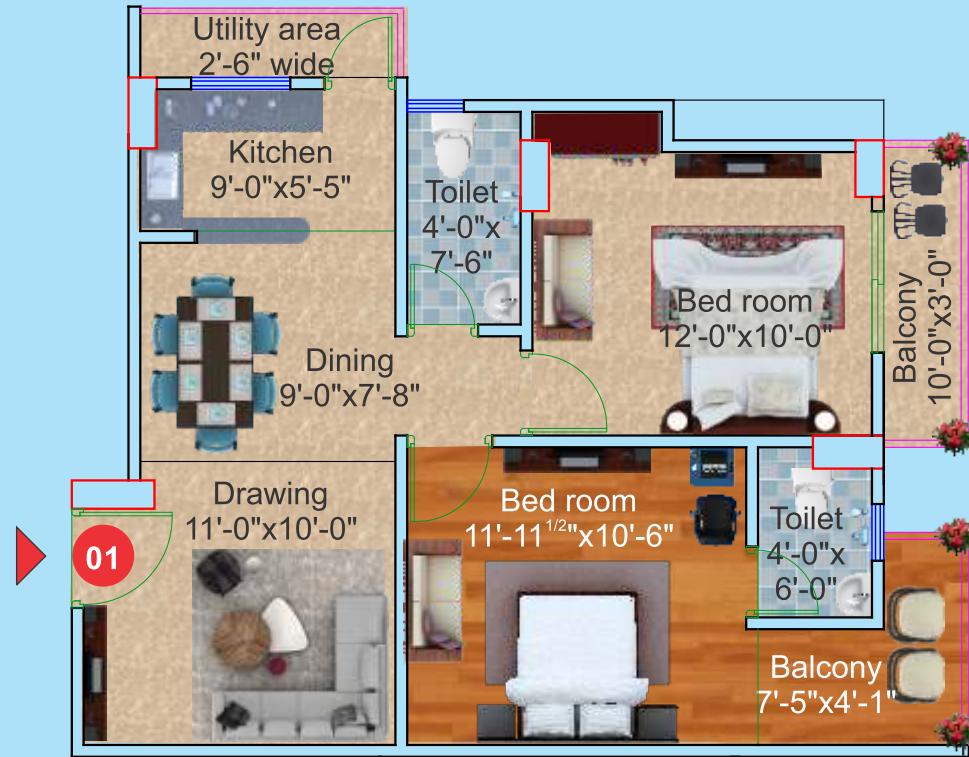
Area Statement

Flat No	01 (2 Bhk)	02 (2 Bhk)	03 (2 Bhk)	04 (3 Bhk)	05 (3 Bhk)	06 (2 Bhk)	07 (2 Bhk)	08 (2 Bhk)
S.b/u area	915 Sq.ft	880 Sq.ft	890 Sq.ft	1130 Sq.ft	1156 Sq.ft	890 Sq.ft	850 Sq.ft	786 Sq.ft
Carpet Area	570 Sq.ft	562 Sq.ft	568 Sq.ft	700 Sq.ft	753 Sq.ft	588 Sq.ft	546 Sq.ft	504 Sq.ft

Typical Floor Plan

Flat No - 01
 Type - 2 Bhk
 S.B/U Area - 915 Sqft

- ▶ 1 Bed room
- ▶ 1 Master Bed room
- ▶ 2 Toilet
- ▶ Kitchen
- ▶ Drawing
- ▶ Dining
- ▶ 2 Balcony
- ▶ 1 Utility Area



6



Flat No - 02
 Type - 2 Bhk
 S.B/U Area - 880 Sqft

- ▶ 1 Bed room
- ▶ 1 Master Bed room
- ▶ 2 Toilet
- ▶ Kitchen
- ▶ Drawing
- ▶ Dining
- ▶ 2 Balcony

Typical Floor Plan

Flat No - 03
 Type - 2 Bhk
 S.B/U Area - 890 Sqft

- ▶ 1 Bed room
- ▶ 1 Master Bed room
- ▶ 2 Toilet
- ▶ Kitchen
- ▶ Drawing
- ▶ Dining
- ▶ 2 Balcony



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Flat No - 04
 Type - 3 Bhk
 S.B/U Area - 1130 Sqft

- ▶ 2 Bed room
- ▶ 1 Master Bed room
- ▶ 2 Toilet
- ▶ Kitchen
- ▶ Drawing
- ▶ Dining
- ▶ 4 Balcony