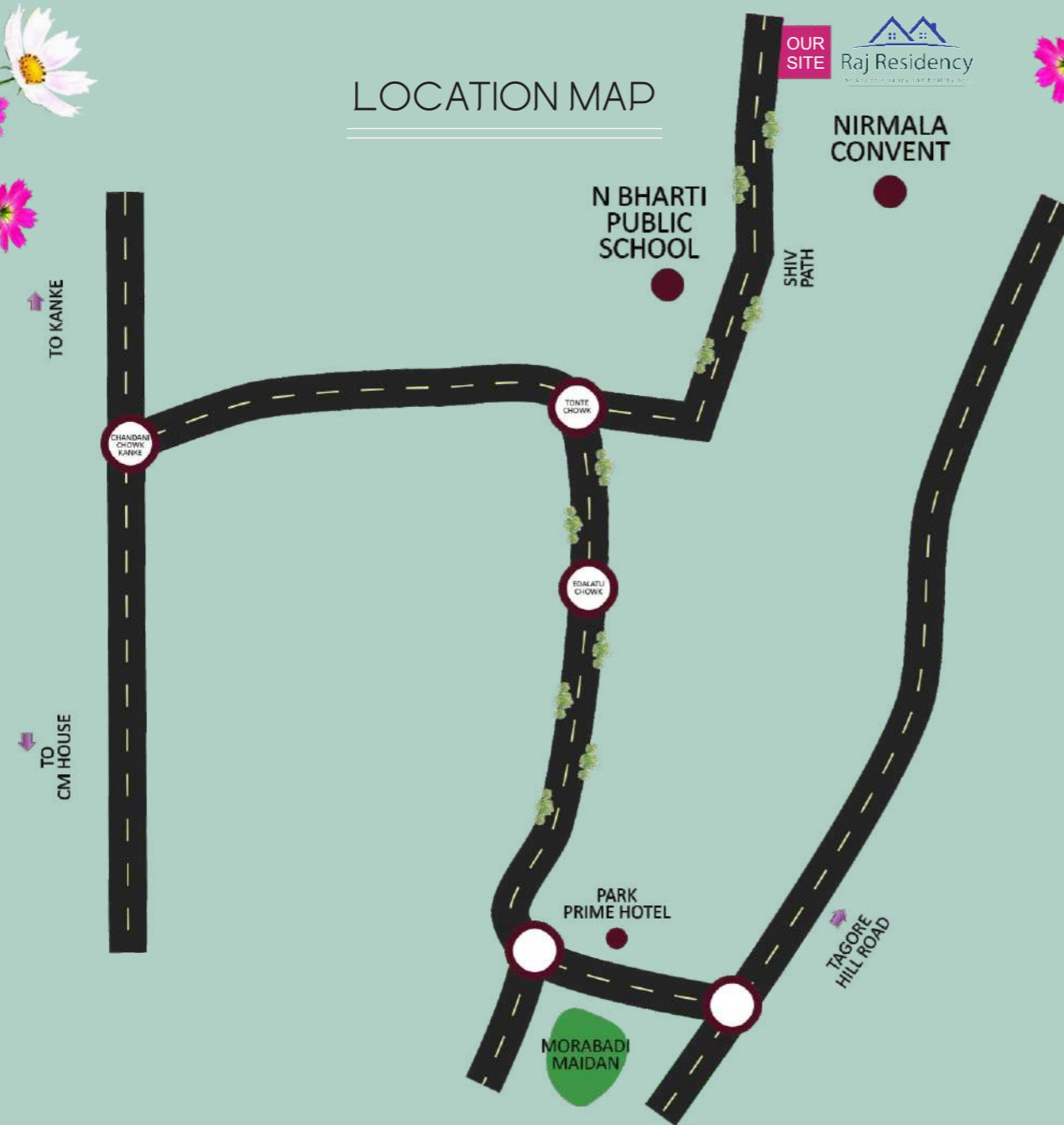






## LOCATION MAP



A project by

**MAGADH RAJ CONSTRUCTION PVT LTD**

-  HEAD OFFICE : 4M/98 BHOOTNATH ROAD NEAR T. V. TOWER CHOWK, KANKARBAGH, PATNA - 26, BIHAR
-  RANCHI OFFICE : ADALHATU, SHIVAJI ROAD NO. 2, NEAR BANYAN TREE, P. O. - RANCHI UNIVERSITY, P. S. - BARIATU, RANCHI
-  Sales Enquiry : **+91- 9142131208, 9939593649**
-  Email : [magadhconstructions2009@gmail.com](mailto:magadhconstructions2009@gmail.com)

OUR ARCHITECT : DESIGN CREATION, RANCHI/MUMBAI  
Ph : 0651-2950430, URL : [www.designcreationarchitect.com](http://www.designcreationarchitect.com)

This brochure is not legal document. It only describes the conceptual plan to convey the intent and the purpose of MAGADH RAJ CONSTRUCTION PVT LTD

A PROJECT BY :  
**MAGADH RAJ CONSTRUCTION PVT LTD**



# Raj Residency

The key to a happy and healthy life.

SITE ADDRESS : ADALHATU, SHIVAJI ROAD NO. 2,  
NEAR BANYAN TREE, P. O. - RANCHI UNIVERSITY, P. S. - BARIATU, RANCHI

**CNT FREE  
PROJECT**

**RMC  
APPROVED**



DESIGN & PRINT : MADDY, 7903171497

## ABOUT US

Imagine a life where your breath slows, worries melt away, and tension loosens from your muscles. This is the essence of a relaxed life. It's not about idleness, but about carving out pockets of time to de-stress and recharge. Whether it's a walk in nature, a warm bath, or simply curling up with a good book, relaxation allows your mind and body to reset. This sense of calm spills over into other areas of life, fostering better focus, creativity, and resilience. So, take a deep breath, prioritize your well-being, and embrace the power of a relaxed life.

Step into a world of elevated living with a premium apartment. These residences transcend the ordinary, offering a lifestyle experience tailored to those who appreciate the finer things. Imagine waking up to breathtaking views from expansive windows, sunlight streaming into a spacious living area that exudes modern elegance. High-quality finishes and designer touches create a sophisticated ambience, while the thoughtful layout ensures comfort and functionality.

## TERMS & CONDITIONS

1. In case of delay payment of any instalment (s), interest @21% per annum shall be charged on the Overdue/defaulted amount for the period of delay.
2. Any increase in cost of construction due to increase in price of building materials, labor cost and other inputs from those prevailing on 1st April 2009 shall be charged extra as per our standard Escalation Formula of R.B.I.
3. Any tax and levy payable at present or in future by any act of legislation of Central Govt./State Govt. Govt. Agency shall be paid by the applicant over and above the cost of flat.
4. G.S.T.Extra as per applicable for govt. of india.
5. The allotment of the flat shall be subject to the timely payment.
6. Promoters reserve the right to cancel the allotment, if an applicant fails to deposit two successive installments or an interest @ 18% per annum shall be charged for the intervening period.
7. No interest will be paid on the deposit made by the applicant.
8. Withdrawal of any booking can be made with six months prior notice given by the applicant and cancellation charge @ 2% or 50,000/-of deposited amount will be deducted.
9. The choice of flat shall be available as per the rule of builder on first come first serve basis.
10. All allotted will have to abide by the rules and regulation fixed from time to time by promoters/developers.
11. The applicant shall have to bear any other nominal fees such as technical, legal etc.
12. Registration charges will be borne by the allotted members.
13. The applicant has to enter into transaction with full knowledge and subject to laws, notification and rules applicable to this area.
14. All specification sizes and layouts etc. may be subjected to alternation, addition, or variation as may be felt necessary for technical reason by the promoters/developers. shall be done and the cost involved thereon will be borne by customer will not be required.
15. In accordance with cost, acceleration may be adopted.
16. No transfer of booking will be allowed
17. Any dispute if arises will be settled by Patna Jurisdiction.

## SPECIFICATIONS

- A. Foundation : R.C.C.cost site/Under-ream Pile Foundation or as per structural design
- B. Super structure : R.C.C.Frame Structure as/design, with 5" filler wall as per design.
- C. Flooring : Vitrified tiles of standard mark of marble in staircase.
- D. Wood Work
1. Door - All door Frame will be Assam Saul & main door Panel will be 32 mm Flush door one side teak veneer and other side painted with enamel paints, Main door panel will be of wooden.
  2. Window - Fully glazed powder coated aluminium / anadised aluminium frame with M.Sgrill.
- E. Finishing
1. internal wall - Two coats of plaster of paris, oil bound distemper over birla putty.
  2. External wall - Weather proof paint over combination of birla putty and A.C.P.as/design. 7'-0" glazed tiles dado in toilets, 3'-0" glazed files dado over Kitchen platform.
- F. Fitting : All fitting shall be of jaguar/equivalent.
- G. Fixture : All Fixture shall be CERE, Parryware equivalent.
- H. Ceiling : All ceiling shall be decorated with P.O.P. Moulding and Cornice.
- I. Electrical : Finolex multicore copper concealed conduct wiring with modular molded switches and MCBS. of havells.

All floor plans specification amenities facilities are subject to revision.



### Payment Plan

- At the time of Booking and registration - 10%
- Within 15th days from finalisation of flat with token - 15%
- On completion of 1st Floor costing - 15%
- At the time of 2nd Floor roof slab casting - 15%
- At the time of 3rd Floor roof slab casting - 10%
- At the time of 4nd Floor roof slab casting - 10%
- At the time of brick work 1st Floor. - 10%
- At the time of Plaster (Internal & External) - 10%
- At the time of Flooring - 05%
- Before one months from the date of possession - 100%

### Amenities

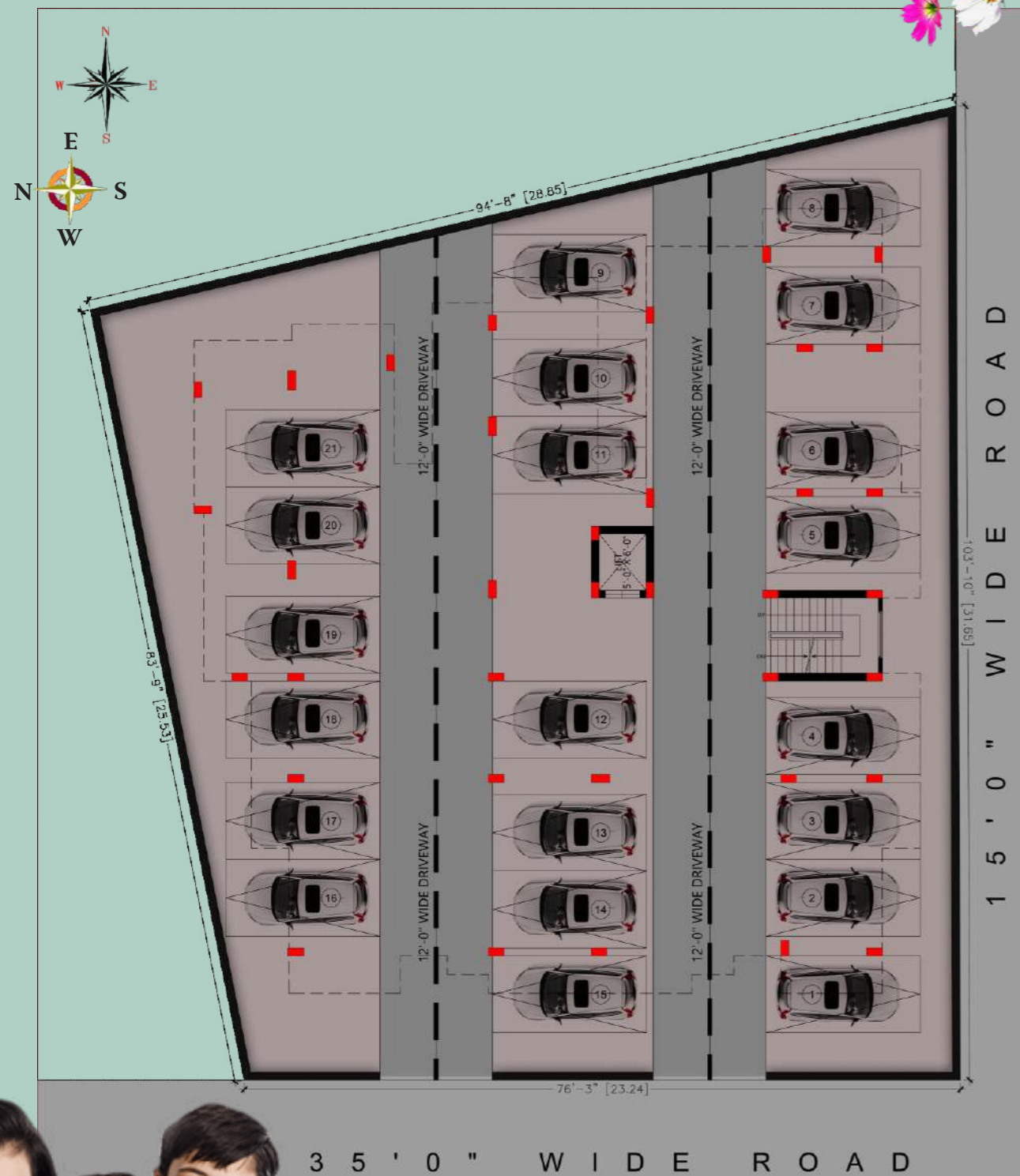
- Located in fully developed residential area.
- Limited Power Back up through DG set.
- 24 hour water supply.
- Ample Car Parking space.
- 24 hours guarded security with CCTV Camera.
- 2 x 6 passenger Lift from reputed brand.

### OTHER CHARGES

CAR PARKING, LIFT,  
GENERATOR & ELECTRICAL  
400000/-



# STILT FLOOR PLAN



# TYPICAL 1ST-4TH FLOOR PLAN



A Promise of  
Elegance ...

FLAT	TYPE	SBA AREA
1	3BHK	1410
2	3BHK	1465
3	2BHK	1034

FLAT	TYPE	SBA AREA
4	2BHK	985
5	3BHK	1400