

LOCATION MAP



**Better location
Best project**

KEY DISTANCE

Deoghar Airport	: 5.0 km
Baba Mandir	: 2.0 km
Tower Chowk	: 2.5 km
Jasidih Railway Junction	: 10 km
Deoghar Railway Station	: 3.5 km
Baidynath Dham Railway Station	: 2.0 km
Rama Krishna Mission School	: 3.5 km
Deoghar College	: 3.5 km
AllIMS, Devipur, Deoghar	: 12.5 Km

BROUCHER DESIGN & PRINT : MADDY, 9304681838

OUR ARCHITECT :- SHIV CONSTRUCTION & CONSULTANTS

ADD - prince lodge ,deoghar, jharkhand,

Tel: 9973798500, 8863860908, e-mail: shiv.cons337@gmail.com

A PROJECT BY :



BAIDYANATH V CONSTRUCTION

Corporate Office : PARMESHWAR DAYAL ROAD, BARMASIA, DEOGHAR - 814112 (Jharkhand)

Sales Enquiry : +91 7004499446, +91 72500 81993

Site Address : **THARI MORE, NEAR KUNDA POLICE STATION, KARNIBAD, DEOGHAR, JHARKHAND**

This Brochure is not legal document, It only describes the conceptual plan to convey the intent and the purpose of BAIDYANATH V CONSTRUCTION.

Project by:



**BAIDYANATH V.
CONSTRUCTION**



PEARL RESIDENCY

A LUXURY GIFT FOR DEOGHAR

THARI MORE, NEAR KUNDA POLICE STATION,
KARNIBAD, DEOGHAR, JHARKHAND



**B+G+6 (2/3BHK)
RESIDENTIAL
COMPLEX**

ARTIST IMPRESSION OF BUILDING



A partnership firm & Developers, who has made Already Shiva Tower at P. D. Road, Barmasia, Shivanjali Apartment at Harihar Badi, Bilasi Town, Dhaneshwari Enclave at Near Bhagwan Cinema Hall, Mahavir Kalyan Enclave At Near Red Rose School Deoghar and handed over the flats for Peaceful and complete living in scheduled time to the Flat owner.

ABOUT DEOGHAR - Deoghar, a popular religious destination, is blessed with one of the 12 Jyotirlinga Temples known as "Baidyanath Dham Deoghar". Deoghar is also a famous health resort and a major Hindu pilgrimage center. As a result, State & Central Government has declared multiple Projects in Deoghar viz. International Airport, AIMS, Setting up Smart Colonies, STPI, Plastic Park etc

TYPICAL 1ST TO 6TH FLOOR PLAN



Area Statement

FLAT	TYPE	B. AREA	S.B. AREA
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UNIT 1	3 BHK	1373	1717
UNIT 2	3 BHK	1393	1742
UNIT 3	3 BHK	1306	1632
UNIT 4	3 BHK	1248	1560

FLAT	TYPE	B. AREA	S.B. AREA
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UNIT 5	2 BHK	1062	1328
UNIT 6	2 BHK	905	1132
UNIT 7	2 BHK	913	1142
UNIT 8	2 BHK	968	1210



ISOMETRIC VIEW (FLAT 1)



FLAT 1 (3bhk)
 Builtup Area : 1373 sqft
 Super Builtup Area : 1717 sqft

ISOMETRIC VIEW (FLAT 2)



FLAT 2 (3bhk)
 Builtup Area : 1393 sqft
 Super Builtup Area : 1742 sqft



ISOMETRIC VIEW (FLAT 3)



FLAT 3 (3bhk)

Builtup Area : 1306 sqft

Super Builtup Area : 1632 sqft

ISOMETRIC VIEW (FLAT 4)



FLAT 4 (3bhk)

Builtup Area : 1248 sqft

Super Builtup Area : 1560 sqft



ISOMETRIC VIEW (FLAT 5)



FLAT 5 (2bhk)
 Builtup Area : 1062 sqft
 Super Builtup Area : 1328 sqft

ISOMETRIC VIEW (FLAT 6)



FLAT 6 (2bhk)
 Builtup Area : 905 sqft
 Super Builtup Area : 1132 sqft



ISOMETRIC VIEW (FLAT 7)



FLAT 7 (2bhk)
 Builtup Area : 913 sqft
 Super Builtup Area : 1142 sqft

ISOMETRIC VIEW (FLAT 8)



FLAT 8 (2bhk)
 Builtup Area : 968 sqft
 Super Builtup Area : 1210 sqft



SPECIFICATIONS

Foundation

- ❖ R.c.c footing as per design of structural Engineers.

Structure

- ❖ Rcc frame structure with seismic reinforcement.

Flooring

- ❖ Green /white marble, granite in common area and staircase.
- ❖ Glazed Vitrified Tiles.
- ❖ Checkered tiles/Parking Tiles in parking Space.

Toilets/Bathroom

- ❖ Premium quality coloured printed tiles up 7 feet height in contract with anti-skid ceramic Flooring.

Kitchen

- ❖ Anti-skid ceramic flooring in contrast with glazed tiles.
- ❖ Dado over granite/ Glazed Tiles Up To 2'6"/3' Feet With stainless steel sink.
- ❖ Sufficient power point for geyser. Aqua guard mixer grinder etc. Provision for exhaust fan.

Fittings

- ❖ Wash Basin and pans Parry ware/Cera.
- ❖ Concealed PVC pipes (ISI/ISO certified)
- ❖ Branded cp fitting in all bathrooms and provision of exhaust in all toilets

Door and chaukhats

- ❖ Sal wood choukhats with 32mm flush doors in the entire flat.

Windows

- ❖ Three track aluminium windows/UPVC window with Frosted glass and Grill.

Electrical

- ❖ Concealed PVC pipes with conduct wiring.
- ❖ Branded Modular switches.
- ❖ Provision of air conditioner Point in one master bedroom & drawing room.
- ❖ 3 phase connection available.

Wall Finishing.

- ❖ Exterior Weather Coat Paint.
- ❖ Interior Wall Putty with Primer.

AMENITIES

- Soundless generator with canopy.
- Lift –renowned brand.
- 24 hrs water supply.
- Sufficient parking space.
- Steel/Iron fancy strong railing in balconies and stairs.
- Guard Room.

PAYMENTS PLAN

ON BOOKING	:	2,51,000/-
AT THE TIME OF AGREEMENT	:	15%
AT THE TIME OF CASTING OF EACH ROOF (G+6x10%)	:	70%
AT THE TIME OF START OF FINISHING WORK	:	10%
AT THE TIME OF REGISTRY (With adjustment of booking amt.)	:	05%

NOTE:-

1. Car parking will extra 2,50,000/-
2. Other charges, such as sound proof G. Set, electric transformer, electric connection, one year Maintenance charges & other expenses. (100000/-)

GST & Registration Fee
as per Govt. prescribed rate
Paid by flat Buyer.

