



**city mall**  
it's all about you

COMMERCIAL CUM RESIDENTIAL COMPLEX

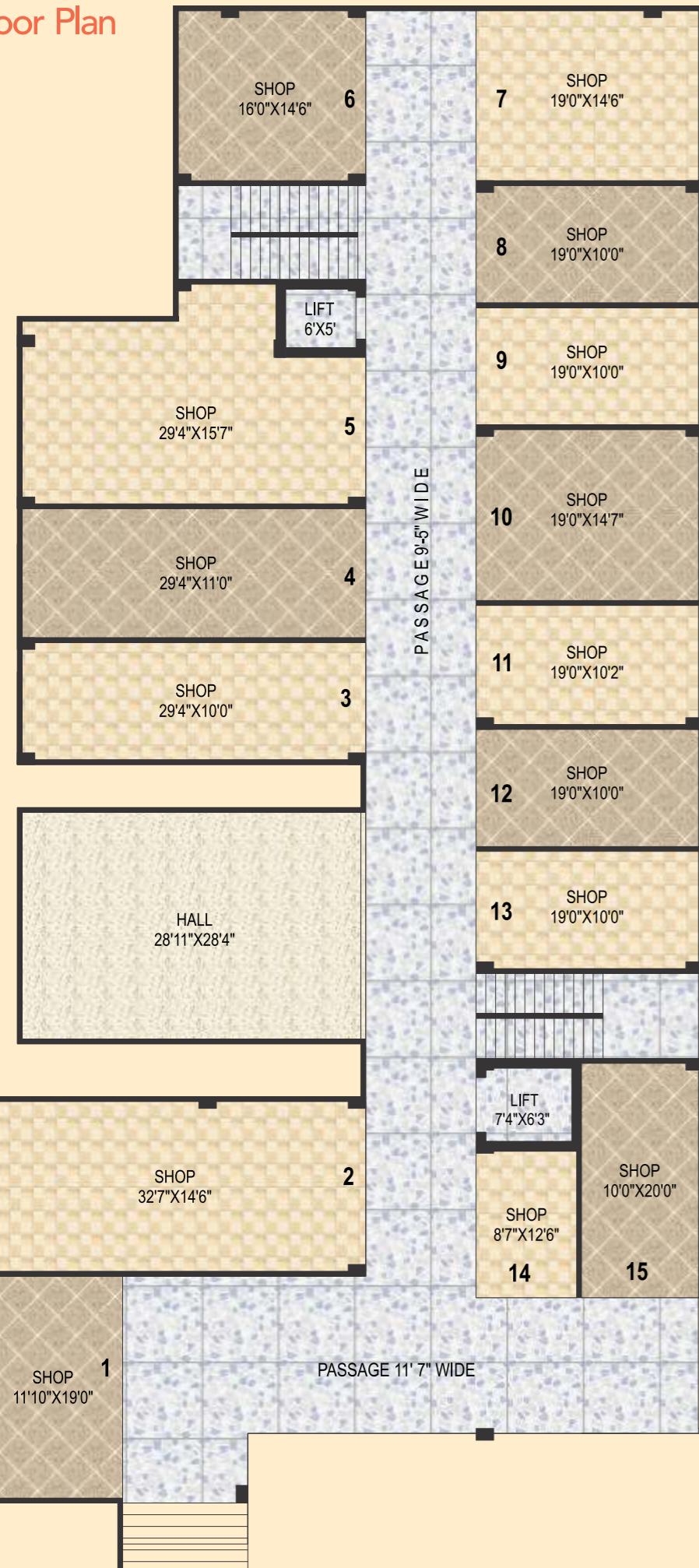
A FRESH APPROACH TO SHOPPING



THE BIRTH OF AN ICON



## Ground Floor Plan

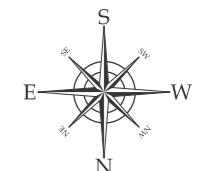


## First Floor Plan



| Shop No. | Carpet Area | B/U Area | S-B/U Area |
|----------|-------------|----------|------------|
| Shop 1   | 224 sft     | 240 sft  | 432 sft    |
| Shop 2   | 472 sft     | 503 sft  | 905 sft    |
| Shop 3   | 293 sft     | 316 sft  | 569 sft    |
| Shop 4   | 323 sft     | 340 sft  | 612 sft    |
| Shop 5   | 460 sft     | 489 sft  | 880 sft    |
| Shop 6   | 232 sft     | 252 sft  | 454 sft    |
| Shop 7   | 275 sft     | 294 sft  | 530 sft    |
| Shop 8   | 190 sft     | 202 sft  | 364 sft    |
| Shop 9   | 190 sft     | 202 sft  | 364 sft    |
| Shop 10  | 277 sft     | 291 sft  | 524 sft    |
| Shop 11  | 193 sft     | 205 sft  | 367 sft    |
| Shop 12  | 190 sft     | 202 sft  | 364 sft    |
| Shop 13  | 190 sft     | 206 sft  | 371 sft    |
| Shop 14  | 107 sft     | 114 sft  | 205 sft    |
| Shop 15  | 200 sft     | 218 sft  | 392 sft    |
| Shop 16  | 337 sft     | 367 sft  | 661 sft    |

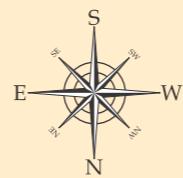
| Shop No. | Carpet Area | B/U Area | S-B/U Area |
|----------|-------------|----------|------------|
| Shop 1   | 553 sft     | 586 sft  | 1055 sft   |
| Shop 2   | 472 sft     | 503 sft  | 905 sft    |
| Shop 3   | 293 sft     | 316 sft  | 569 sft    |
| Shop 4   | 323 sft     | 340 sft  | 612 sft    |
| Shop 5   | 460 sft     | 489 sft  | 880 sft    |
| Shop 6   | 232 sft     | 252 sft  | 454 sft    |
| Shop 7   | 275 sft     | 294 sft  | 530 sft    |
| Shop 8   | 190 sft     | 202 sft  | 364 sft    |
| Shop 9   | 190 sft     | 202 sft  | 364 sft    |
| Shop 10  | 277 sft     | 291 sft  | 524 sft    |
| Shop 11  | 193 sft     | 205 sft  | 369 sft    |
| Shop 12  | 190 sft     | 202 sft  | 364 sft    |
| Shop 13  | 190 sft     | 206 sft  | 371 sft    |
| Shop 14  | 107 sft     | 114 sft  | 205 sft    |
| Shop 15  | 200 sft     | 218 sft  | 392 sft    |
| Shop 16  | 337 sft     | 367 sft  | 661 sft    |



## Typical Floor Plan



| Flat No. | Carpet Area | B/U Area | S-B/U Area |
|----------|-------------|----------|------------|
| Flat 1   | 792 sft     | 830 sft  | 1080 sft   |
| Flat 2   | 795 sft     | 828 sft  | 1076 sft   |
| Flat 3   | 795 sft     | 833 sft  | 1083 sft   |
| Flat 4   | 1282 sft    | 1340 sft | 1742 sft   |
| Flat 5   | 1326 sft    | 1375 sft | 1788 sft   |
| Flat 6   | 1168 sft    | 1221 sft | 1587 sft   |



## Flat Layout



Flat # 1 (2 BHK)

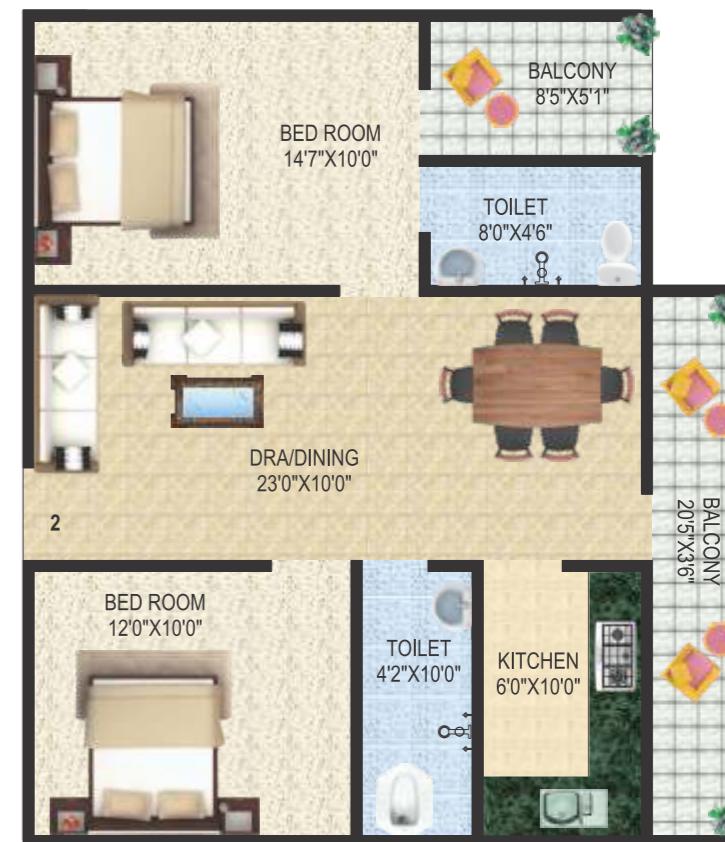
Carpet Area **792 sft**

B/U Area **830 sft**

Super B/U Area **1080 sft**

■ 2 Bedrooms ■ 2 Bathrooms

■ 3 Balconies



Flat # 2 (2 BHK)

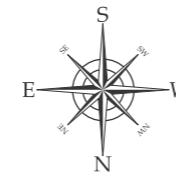
Carpet Area **795 sft**

B/U Area **828 sft**

Super B/U Area **1076 sft**

■ 2 Bedrooms ■ 2 Bathrooms

■ 2 Balconies



## Flat Layout



Flat # 3 (2 BHK)  
Carpet Area **795 sft**  
B/U Area **833 sft**  
Super B/U Area **1083 sft**

2 Bedrooms    2 Bathrooms  
2 Balconies



Flat # 4 (3 BHK)  
Carpet Area **1282 sft**  
B/U Area **1340 sft**  
Super B/U Area **1742 sft**

3 Bedrooms    2 Bathrooms  
4 Balconies

## Flat Layout



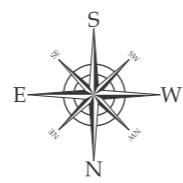
Flat # 5 (4 BHK)  
Carpet Area **1326 sft**  
B/U Area **1375 sft**  
Super B/U Area **1788 sft**

4 Bedrooms    2 Bathrooms  
5 Balconies



Flat # 6 (4 BHK)  
Carpet Area **1168 sft**  
B/U Area **1221 sft**  
Super B/U Area **1587 sft**

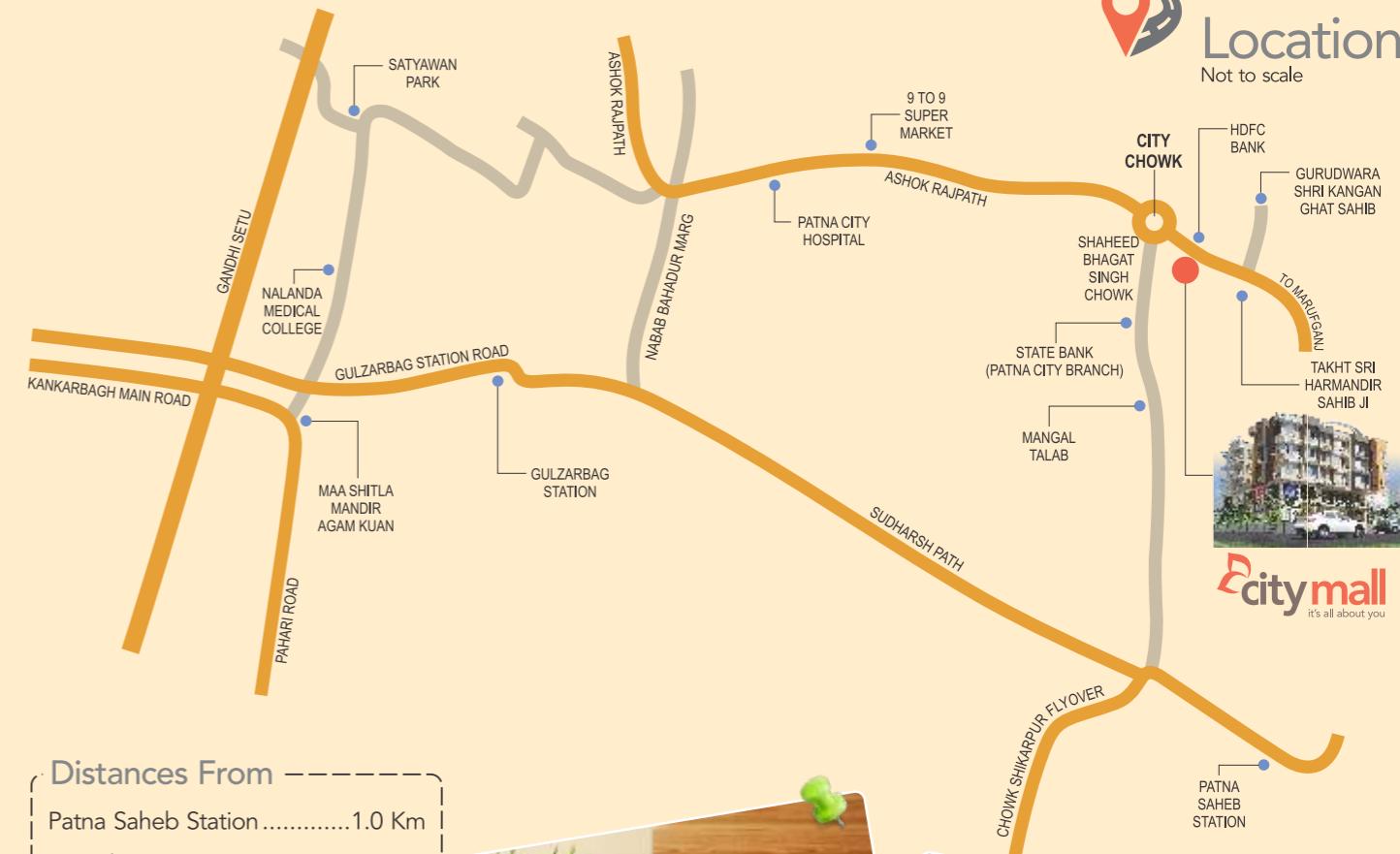
4 Bedrooms    2 Bathrooms  
3 Balconies



## Specifications

|                               |   |
|-------------------------------|---|
| <b>Foundation :</b>           | RCC Foundation taking into consideration earth quake resistant as per structure / consultant.   |
| <b>Super Structure :</b>      | RCC frame structure as per structure / consultant.  |
| <b>Flooring :</b>             | Vitrified tiles flowing in entire flat of building, good quality vitrified tiles will be good quality.  |
| <b>Kitchen :</b>              | Green polished marble slab on kitchen working platform with 2'0" height Dado tiles height on wall.  |
| <b>Toilet :</b>               | 6'0" height Dado tiles fitting on wall. Good quality C.P fitting with hot & cold connection in both toilet and also anti skid floor tiles (1x1) in both toilet. |
| <b>Door :</b>                 | Decorative main door and flash type internal doors with wooden Chawhat with two coats Enamel paint.   |
| <b>Window :</b>               | Anodized aluminium sliding window.  |
| <b>Electrical :</b>           | Concealed copper wiring in flat with A.C point in bedroom, Modular switches of polycab / colors.  |
| <b>Wall Finish :</b>          | All internal wall finish with wall putty. Whether coat on external wall finish with exterior putty.   |
| <b>Lift :</b>                 | Passenger lift of OTIS or similar make.   |
| <b>Shutter :</b>              | MS Shutter  |
| <b>Generator :</b>            | Generator (Silent) for common facility.   |
| <b>Close circuit camera :</b> | Close circuit Camera for safety.  |
| <b>Intercom :</b>             | Intercom facility for each flat to flat and flat to reception counter.  |
| <b>Internet Point :</b>       | In one bed room (Provision)   |
| <b>Water Proof :</b>          | Heat treatment of water proofing of roof top.   |
| <b>Fire Safety :</b>          | Fire safety provision to be installed for the safety on each floor of building.   |
| <b>Inverter Point :</b>       | Concealed wiring for Inverter.  |

(Note : All specification, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.)



### Distances From -----

|                           |         |
|---------------------------|---------|
| Patna Saheb Station ..... | 1.0 Km  |
| Gurudwara .....           | 200 Mtr |
| City Chowk .....          | 100 Mtr |
| NH-30.....                | 2.0 Km  |



## Mode of Payment

- |   |     |
|---|-----|
| ■ At the time of Booking .....                    | 10% |
| ■ At the time of Agreement .....                  | 20% |
| ■ (within one month)                              |     |
| ■ First Installment (Beginning of Basement) ..... | 10% |
| ■ Casting of Ground Floor Roof Slab .....         | 10% |
| ■ Casting of 1st Floor Roof Slab .....            | 10% |
| ■ Casting of 2nd Floor Roof Slab .....            | 10% |
| ■ Casting of 3rd Floor Roof Slab .....            | 10% |
| ■ Casting of 4th Floor Roof Slab .....            | 10% |
| ■ At the time of Brickwork .....                  | 5%  |
| ■ At the time of Possession .....                 | 5%  |

### Other Fixed Charges

Fixed charges will have to pay by the prospective owners for Generator, Lift, Miscellaneous

## Amenities

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air.
- Round the clock security with manned security cabin and intercom facility.
- Ample car parking at Basement Floor.
- 24 hrs. power backup.
- Fire-fighting equipment.
- Exclusive entrance gate & designer compound wall for the project.
- Internal parking with concrete and outer pathway with paver blocks.
- Elegant entrance lobby with name board.
- Separate Lift for Shop and Flats.



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Note : Extra charges for cupboards, shelves, extra electrical points, power plugs, telephone points and modifications or alterations other than agreement shall be borne by flat purchasers only.  
Registration charges, GST extra.