



**NIVAAN HOMES PVT. LTD.**

*First digital building in Bihar*



# Payment Plans

## SCHEDULE -C, PART - 1

As per Mutual agreement between developer and buyer.

- |  |       |  |       |
|--|-------|--|-------|
| ▪ At the booking                           | - 10% | ▪ At the time of Third floor slab casting        | - 10% |
| ▪ At the time of Plinth                    | - 15% | ▪ At the time of Fourth floor slab casting       | -10%  |
| ▪ At the time of Ground Floor slab casting | - 10% | ▪ On completion of Brickwork                     | -15%  |
| ▪ At the time of First Floor slab casting  | - 10% | ▪ On completion of Internal and External plaster | -05%  |
| ▪ At the time of Second floor slab casting | - 10% | ▪ Three month before the date of Possession      | - 05% |

Note: Extra charges for cupboards, shelves, electrical extra points, power plugs, telephone points and modifications or alterations other than agreement. All expenses towards external electricity (electric transformer), Municipal Water, drainage connection, generator and lifts shall be borne by flat purchasers only.

Registration charges, service tax / GST charges, will be pay by buyer.

(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.)

(Reserve Parking Will Be Extra Charge)  
GST Bill Will be Pay By Buyer as Per Aplicable Rate.

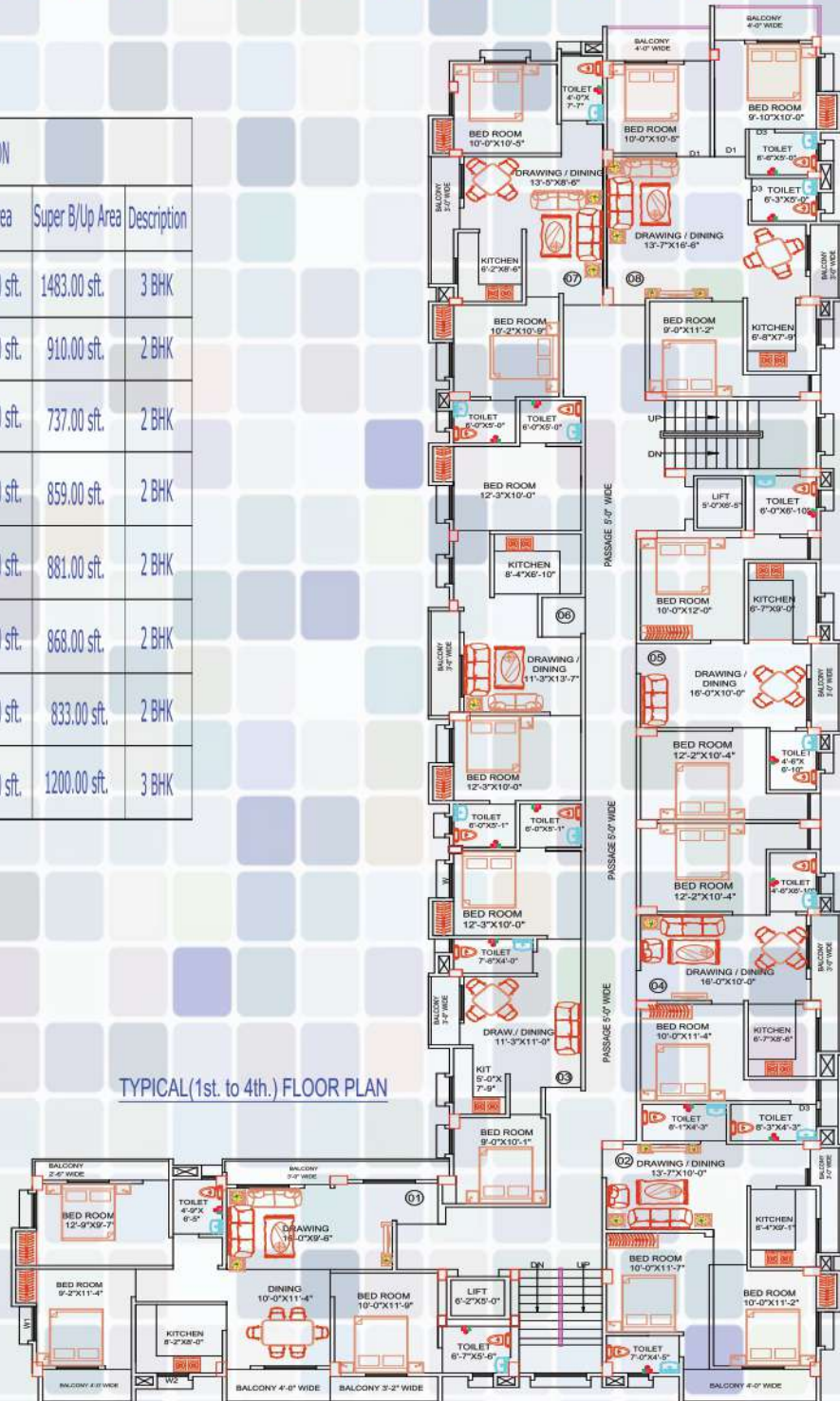
## GEMS OF PROJECT

- Earth Quack Proof ( भुकम्प रोधी)
- The Project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air ventilation.
- Exclusive entrance gate & designer compound wall for the entire project.
- Landscape and parking with broom finish concrete.
- Round the clock security with manned security cabin.
- Ample car parking at Ground Floor.
- Fire-fighting equipment.
- 45% Open area with Flower bed garden.
- Terrace / Garden
- Tow double staircase with 24 hrs. silent generator backup & fully equipped with safety device.
- Decorative entrance lobby.
- Water Harvesting

# Typical Floor Plan

FLAT AREA CALCULATION					
Flat No.	Carpet area	Balcony area	B/Up Area	Super B/Up Area	Description
01	867.00 sft.	205.00 sft.	1141.00 sft.	1483.00 sft.	3 BHK
02	573.00 sft.	84.00 sft.	700.00 sft.	910.00 sft.	2 BHK
03	494.00 sft.	25.00 sft.	567.00 sft.	737.00 sft.	2 BHK
04	577.00 sft.	43.00 sft.	661.00 sft.	859.00 sft.	2 BHK
05	590.00 sft.	32.00 sft.	678.00 sft.	881.00 sft.	2 BHK
06	580.00 sft.	38.00 sft.	668.00 sft.	868.00 sft.	2 BHK
07	555.00 sft.	42.00 sft.	641.00 sft.	833.00 sft.	2 BHK
08	761.00 sft.	112.00 sft.	923.00 sft.	1200.00 sft.	3 BHK

TYPICAL(1st. to 4th.) FLOOR PLAN





Flat No. 101 S. B. AREA = 1483 sq ft



3 Bed Room



2 Toilet



4 Balcony



Flat No. 102 S. B. AREA = 910 sq ft



2 Bed Room



2 Toilet



2 Balcony



**Flat No. 103** S. B. AREA = 737 sq ft



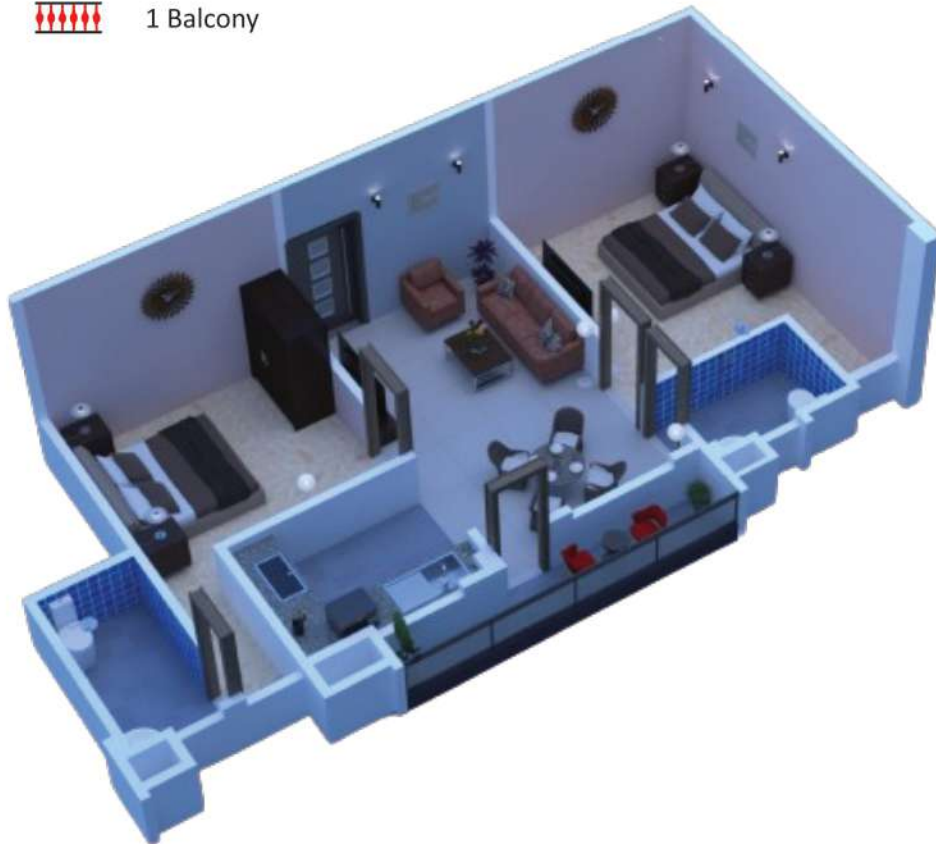
2 Bed Room



2 Toilet



1 Balcony



**Flat No. 104** S. B. AREA = 859 sq ft



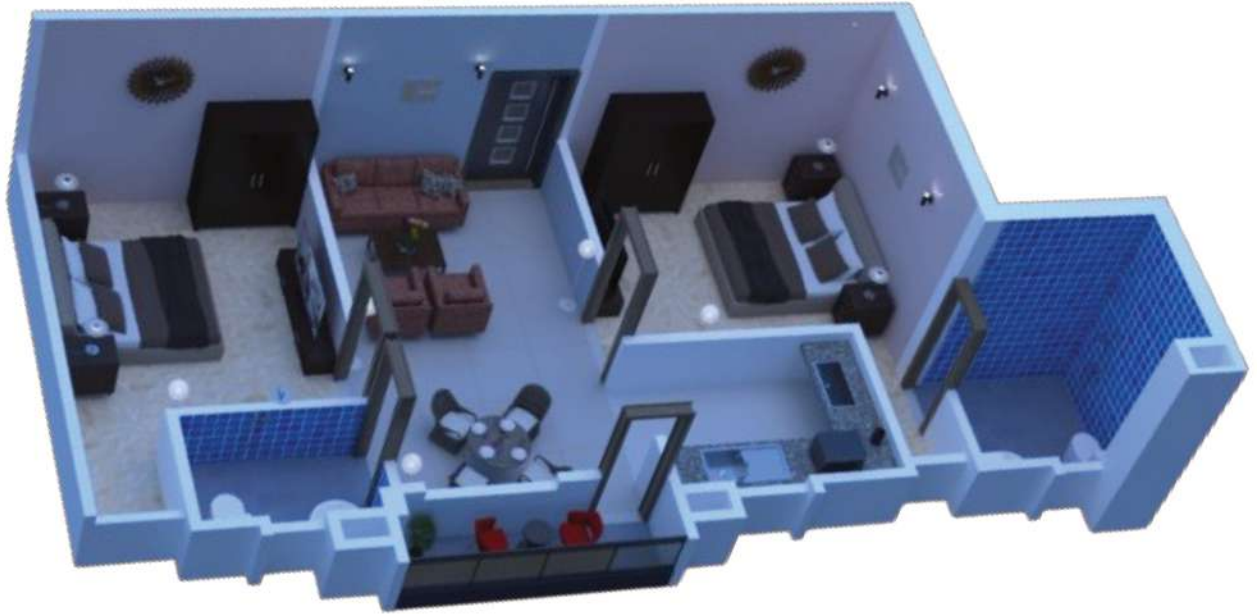
2 Bed Room



2 Toilet



1 Balcony



**Flat No. 105**    S. B. AREA = 881 sq ft



2 Bed Room



2 Toilet



1 Balcony



**Flat No. 106**    S. B. AREA = 868 sq ft



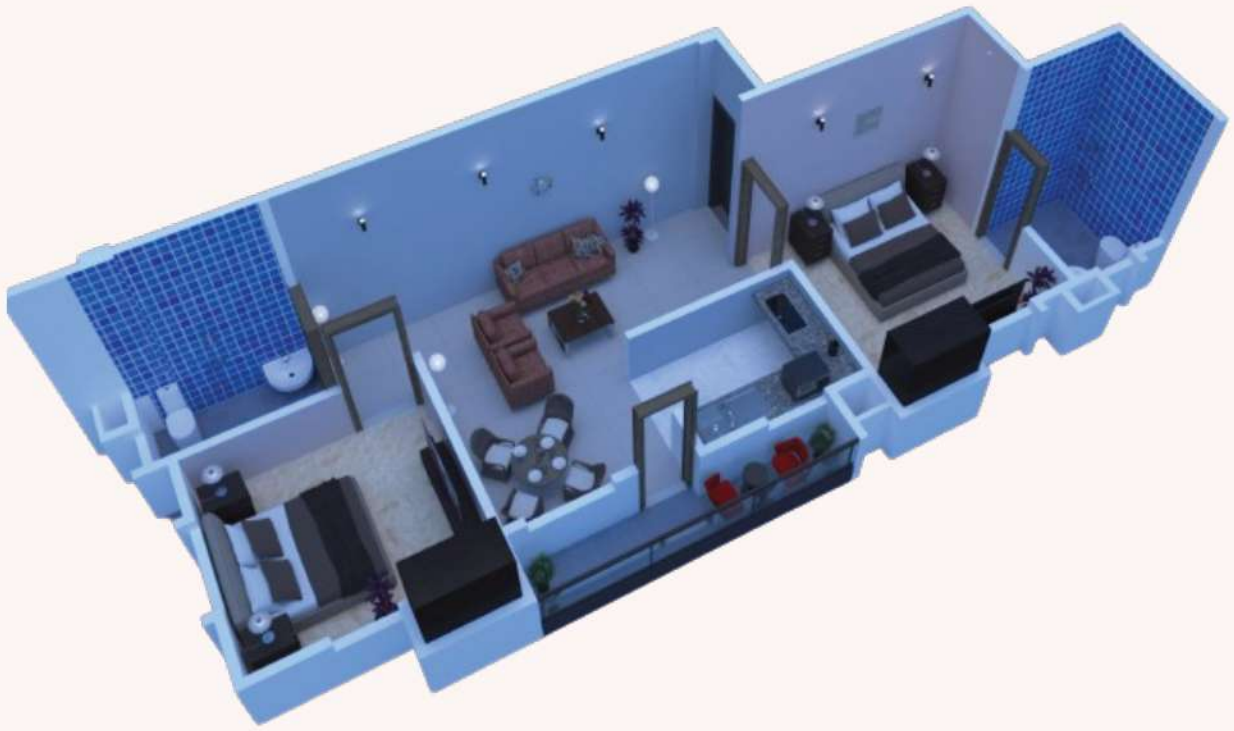
2 Bed Room



2 Toilet



1 Balcony



**Flat No. 107** S. B. AREA = 881 sq ft



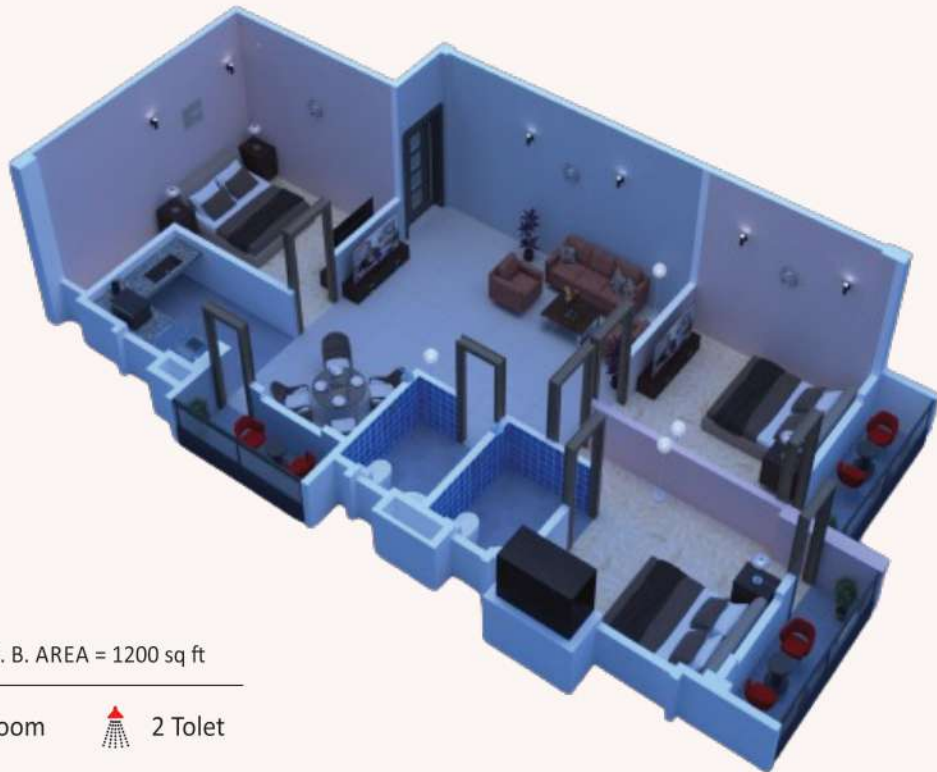
2 Bed Room



2 Toilet



1 Balcony



**Flat No. 108** S. B. AREA = 1200 sq ft



3 Bed Room



2 Toilet



3 Balcony





# Prime FEATURES



## STRUCTURE

**FOUNDATION**  
Reinforced cement concrete under-reamed Pile Foundation or as per structural design

**SUPER STRUCTURE**  
Reinforced cement concrete. Framed Structure as/design

## LIVING / DINNING LOBBY PASSAGE

**FLOOR**  
Standard make vitrified Glazed tiles

## BEDROOMS

**FLOOR**  
Standard make Vitrified Glazed tiles

**WALLS**  
Plaster of Paris Punning.

## MASTER BEDROOMS

**FLOOR**  
Standard make vitrified Glazed tiles

**INTERNAL WALLS**  
Plaster of Paris Punning.

**EXTERNAL WALLS**  
Weather proof paints over combination of wall putty

## KITCHEN

**FLOOR**  
Vitrified tiles.  
**PLATFORM**  
Granite slab.

**FITTINGS/FIXTURES**  
All fitting shall be standard make company

**DODO**  
2'-0" Glazed tiles dado over Kitchen platform

## DOORS

All door frame will be hard wood & all door Panel will be 32 mm thick flush door

## TOILET

**FLOOR**  
7'-0" Glazed tiles dado over toilets platform

**FITTINGS/FIXTURES**  
All fitting shall be standard make company

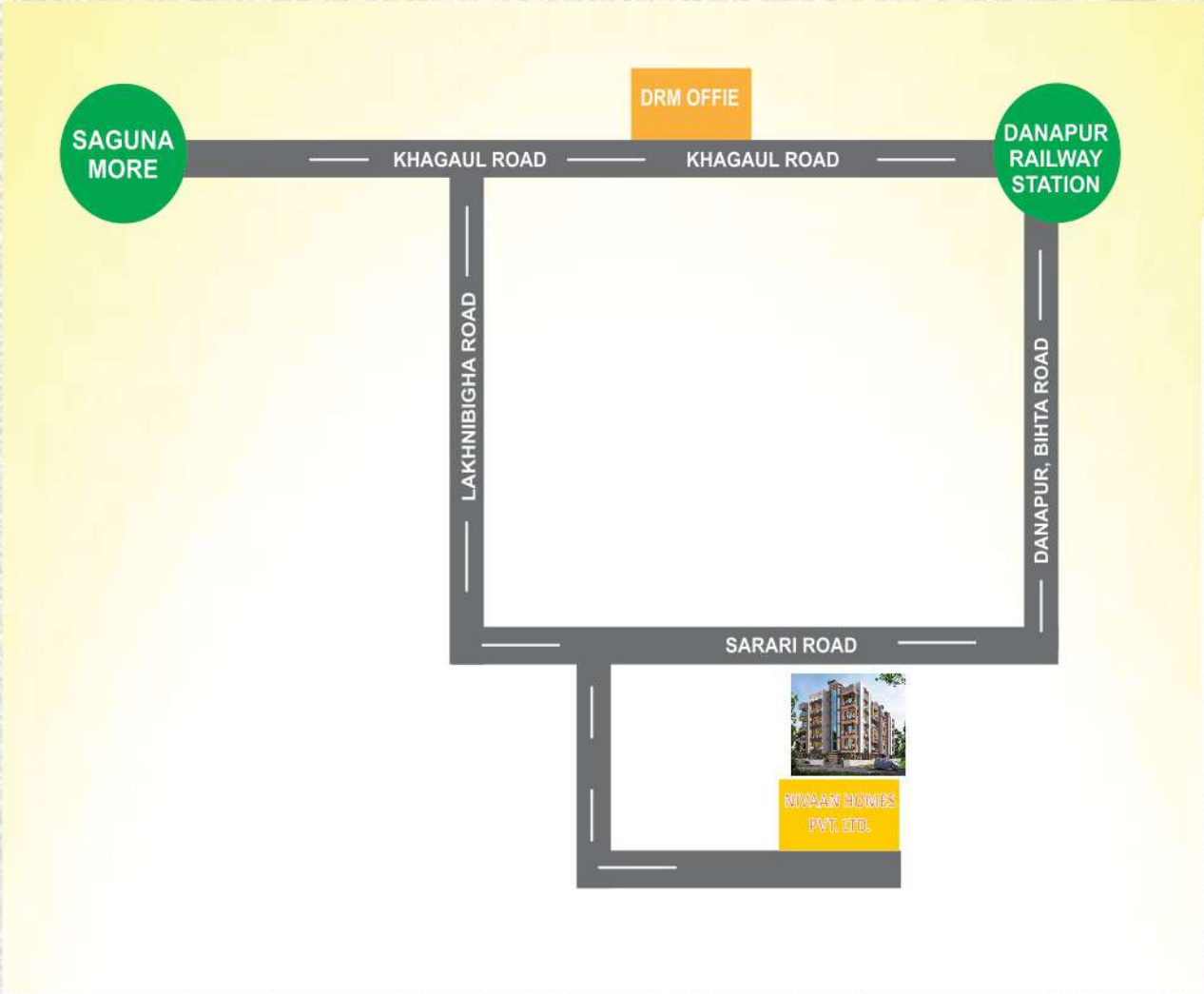
## ELECTRICAL

Electrical fitting standard make company.

All floor plans specification amenities facilities are subject to revision.



# Location Map



# NIVAAN HOMES PVT. LTD.

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