



NJ Homes Pvt. Ltd.

PMC & RERA
Approved



LOTUS TOWER

PEACE *of* MIND

SHIVPURI, PATNA





LOTUS TOWER

PEACE *of* MIND



Vastu Shastra
BASED

NJ Homes has been acknowledged for quality, Fairness, Commitments, integrity, timely execution, innovative technology & Value Addition all through for all our projects.

The Company is managed by highly qualified professionals who are fully engrossed to ensure that the company maintains it's high standard in quality construction and customer satisfactions.

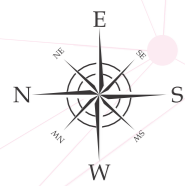
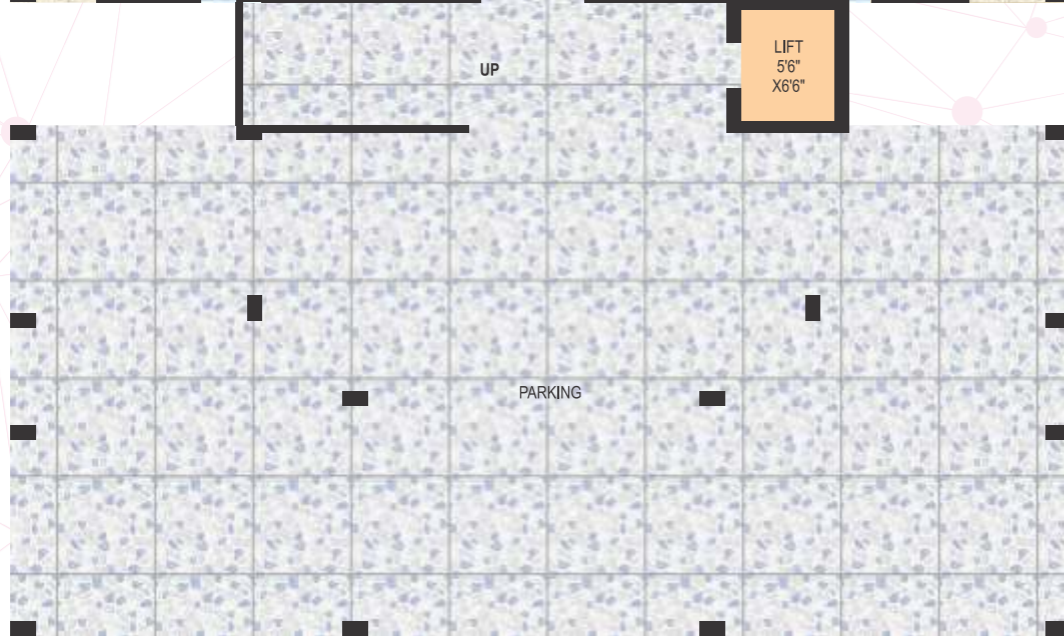
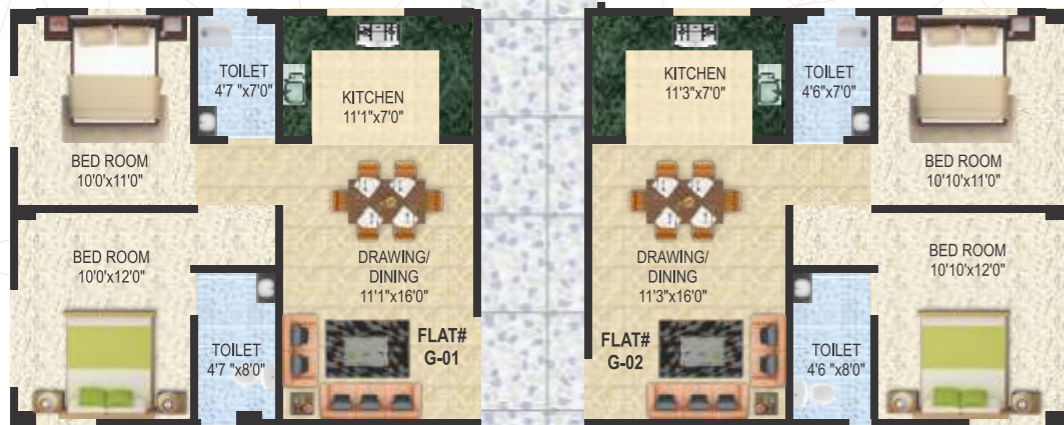
The company has always strived hard to keep its commitment and thus enjoy an extremely resonant reputation in the Real Estate Business.

...foundation of faith & commitments

residential complex



GROUND FLOOR PLAN



Flat # G-01

2 Bedrooms 2 Toilet

Flat # G-02

2 Bedrooms 2 Toilet

Flat # G-03

3 Bedrooms 2 Toilet

Flat # G-04

3 Bedrooms 2 Toilet

1ST TO 3RD FLOOR PLAN



Flat # 101/102/104

Carpet Area 912 sq.ft.
B/U Area 1061 sq.ft.
Super B/U Area 1352 sq.ft.

3 Bedrooms 2 Toilet
2 Balconies

Flat # 103/106

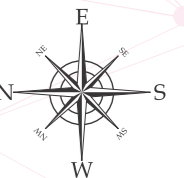
Carpet Area 690 sq.ft.
B/U Area 820 sq.ft.
Super B/U Area 1066 sq.ft.

2 Bedrooms 2 Toilet
2 Balconies

Flat # 105

Carpet Area 892 sq.ft.
B/U Area 1025 sq.ft.
Super B/U Area 1333 sq.ft.

3 Bedrooms 2 Toilet
2 Balconies



SPECIFICATIONS

Foundation :	RCC Foundation taking into consideration earth quake resistant as per structure / consultant.
Super Structure :	RCC frame structure as per structure / consultant.
Flooring :	Good quality vitrified tiles flooring in entire flat of building.
Kitchen :	Black granite slab on kitchen working platform with 2'0" height Dado tiles on wall.
Toilet :	6'0" height Dado tiles on wall. Good quality C.P. fittings with hot & cold connection and anti skied floor tiles in both toilet.
Door :	Decorative main door and internal flush doors with wooden Chawkhat.
Window :	Anodized aluminium sliding window.
Electrical :	Concealed copper wiring in flat with A.C. point in all bedroom, Modular switches.
Wall Finish :	Internal finishing with wall putty. External finishing with wall putty & weather coat.
Lift :	Passenger lift of KONE/OTIS or similar make.
Generator :	Generator (silent) for common facility.
Close circuit camera :	Close circuit camera for safety.
Intercom :	Intercom facility.
Water Proof :	Heat treatment and water proofing of roof top.
Fire Safety :	Fire safety to be installed for the safety of building.
OTHERS :	Checkeded tiles in compound & parking area.



MODE OF PAYMENT

At the time of booking and registration of flat	: 20%	At the time of casting of 2 nd Floor roof slab	: 15%
During foundation and basement roof casting	: 15%	At the time of casting of 3 rd Floor roof slab	: 15%
At the time of casting of Ground Floor roof slab	: 15%	Before possession	: 5%
At the time of casting of 1 st Floor roof slab	: 15%		

Final Payment should be made before two month of possession.

Extra Charge

- Miscellaneous Charge - ₹ 3,50,000/-
- Any extra work other than agreement will be charged as extra.
- Flat owners shall bear the cost of electric meter as per rule of the Bihar State Electricity Board.
- GST & any other govt. charges will be paid by the purchaser.



COMPANY VENTURE



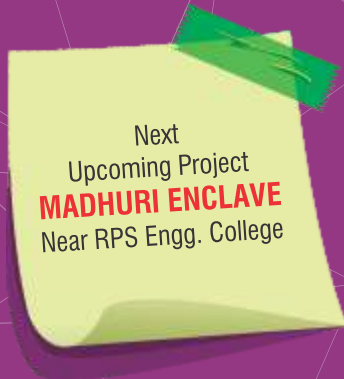
Kamla Enclave
Near Patliputra Tel. Exchange, Patna
(Completed Project)



B.Rai Residency
Shiv Puri, Patna
(Completed Project)



La Verna Residency
Indrapuri, Patna
(Completed Project)



Next
Upcoming Project
MADHURI ENCLAVE
Near RPS Engg. College

Note: The brochure of the project is only convenience of easy visualization and information.

This is not a legal offering the company reserves the right to modify, change or alters the plan, Layout of the flat, building, landscape, features or facilities without express written consent of the buyer.