

LOCATION PLAN



Connectivity & Convenience

	(Approx)
Reputed School	01 KM
Water Park (Funtasia)	01 KM
Sampatchak- Parsa Main Road	01 KM
New Bas Stand	05 KM
Medanta Hospital	06 KM
Metro Station 90' Kankarbag	05.5 KM
Patna Jn./Karbighiya	08.5 KM

PAYMENT PLAN

- | | | | |
|--|-------|---|-------|
| 1. At the time of booking / Agreement (Within 11 Days) | 10% | 7. On start of 5 th floor Slab Casting | - 10% |
| 2. At the time of Ground Floor Slab Casting | - 10% | 8. On start of 6 th floor Slab Casting | - 10% |
| 3. On start of 1 st floor Slab Casting | - 10% | 9. At the time of Brick & Plaster work | - 10% |
| 4. On start of 2 nd floor Slab Casting | - 10% | 10. At the time of Flooring & Painting | - 05% |
| 5. On start of 3 rd floor Slab Casting | - 10% | 11. At The time of Possession | - 05% |
| 6. On start of 4 th floor Slab Casting | - 10% | | |

*Registry Charges and GST charges paid by the buyers as applicable.

MEMBER OF **CREDAI** BIHAR

Developer

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Design & Print : 09939038209



RERA NO. BRERAP181928060325100629E00



Muskan's

KASHISH MAANIK RESIDENCY

BISHOP'S SCOTT BOYS SCHOOL ROAD,
CHAINPUR, JAGANPURA, PATNA - 804453

*LUXURY YOU
TRULY DESERVE*



A PROJECT OF MUSKAN CONSTRUCTIONS PVT. LTD.

Disclaimer : This brochure is purely conceptual & not a legal offering. The plans, specifications, images & other details herein are indicative, furniture & accessories will not be provided by the developer & the developer / owner reserves all the rights to change. All dimensions mentioned in the drawings may vary / differ due to construction contingencies & site conditions. All dimensions are shown from unfinished surfaces. The printed material does not constitute an offer of any type between the developer / owner & the recipient. Any purchase / lease of this development shall be governed by terms & conditions of agreement for sale / lease entered into between parties & no details mentioned in this printed material shall in any way govern such transaction.

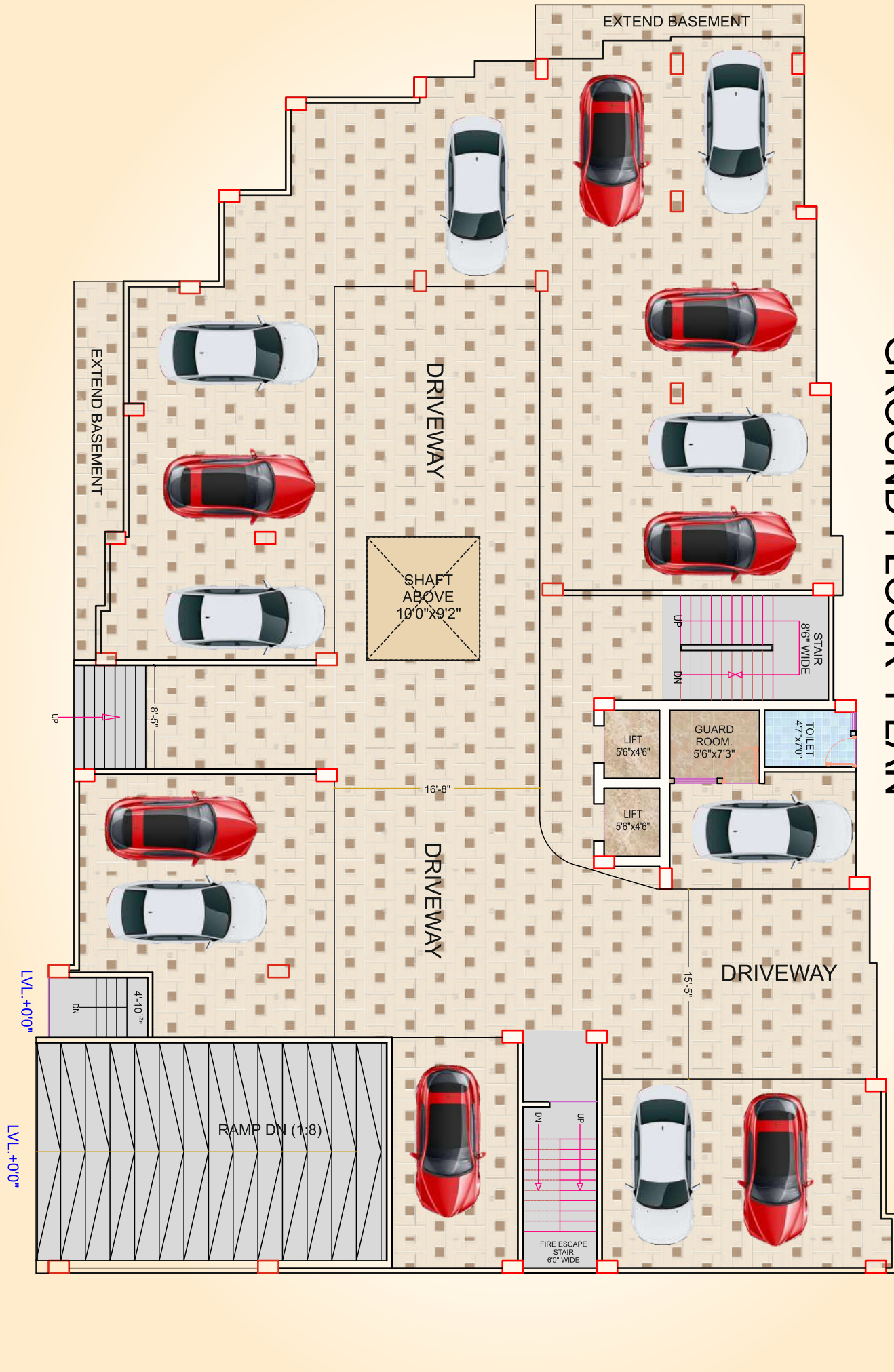


Why Choose us?

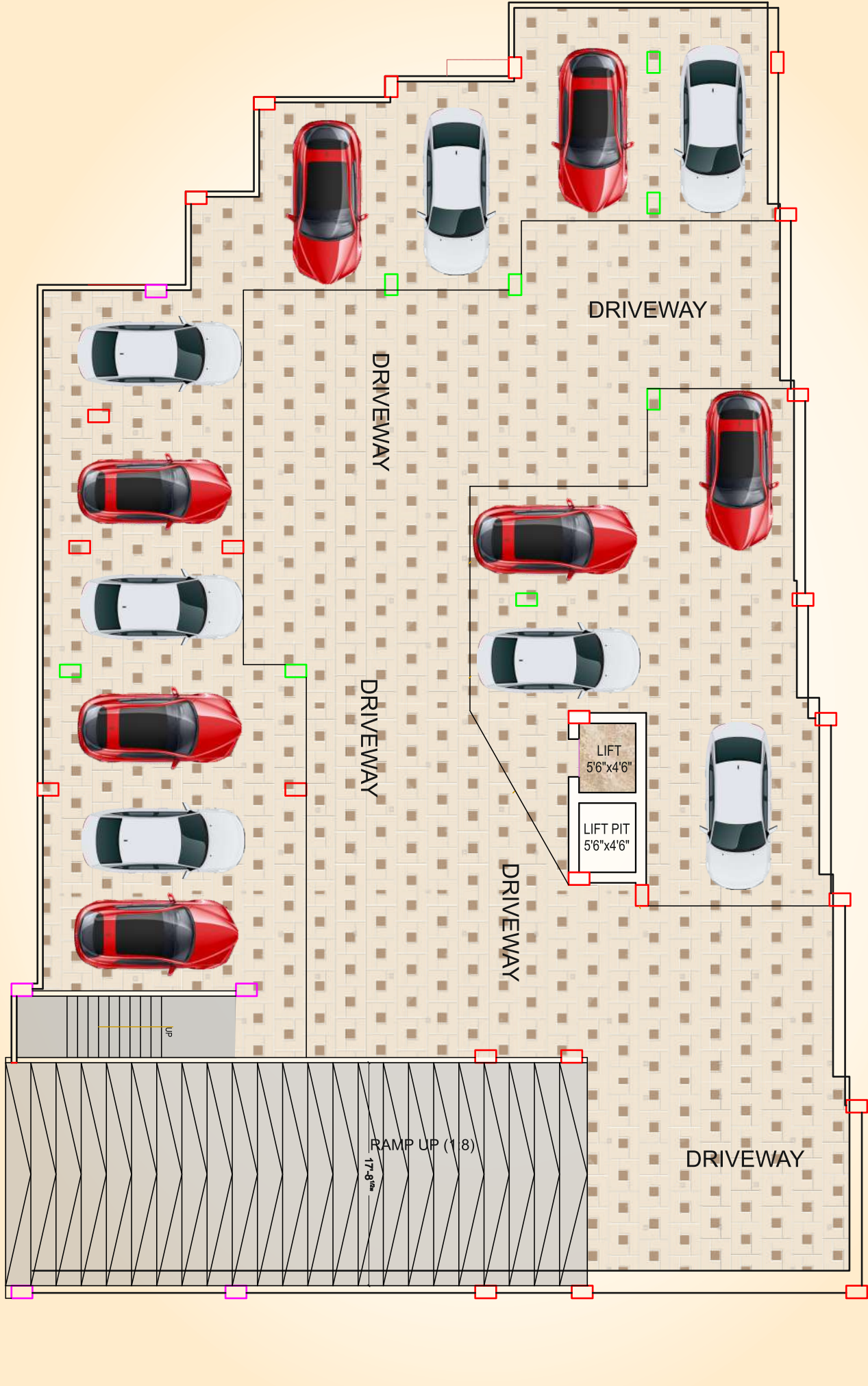
Muskan Constructions Pvt. Ltd. is a Real Estate Development company incorporated in the 2001, and since then it has been operating in entire range of civil Engineering works and development of housing scheme for all income group of people. The company is well known in Housing Sectors for its commitment to Quality and timely completion of its project. Muskan Constructions has an experience of almost two decades with effectively completed various projects, both residential and commercial in nature.

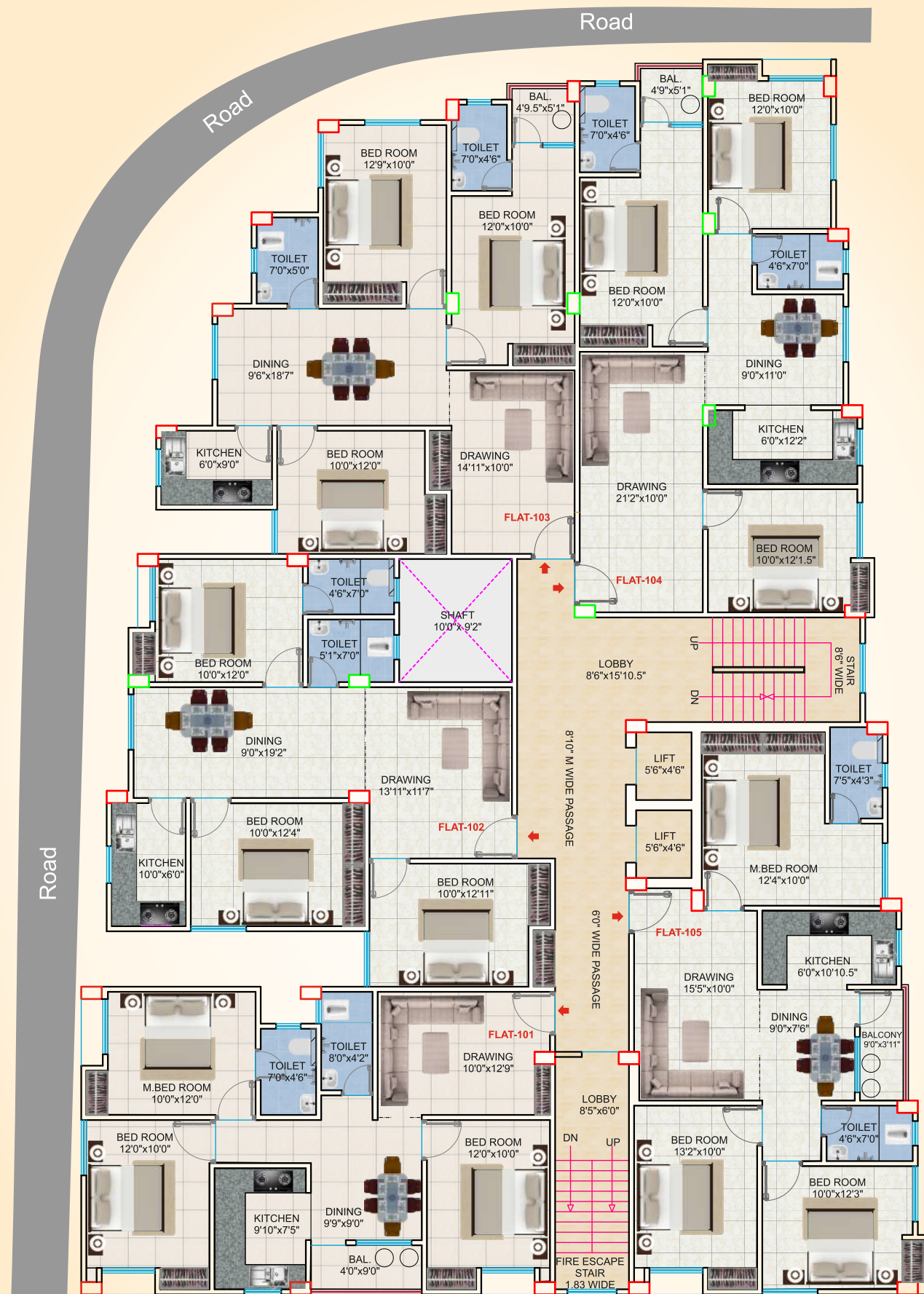
KASHISH
MAANIK RESIDENCY

GROUND FLOOR PLAN

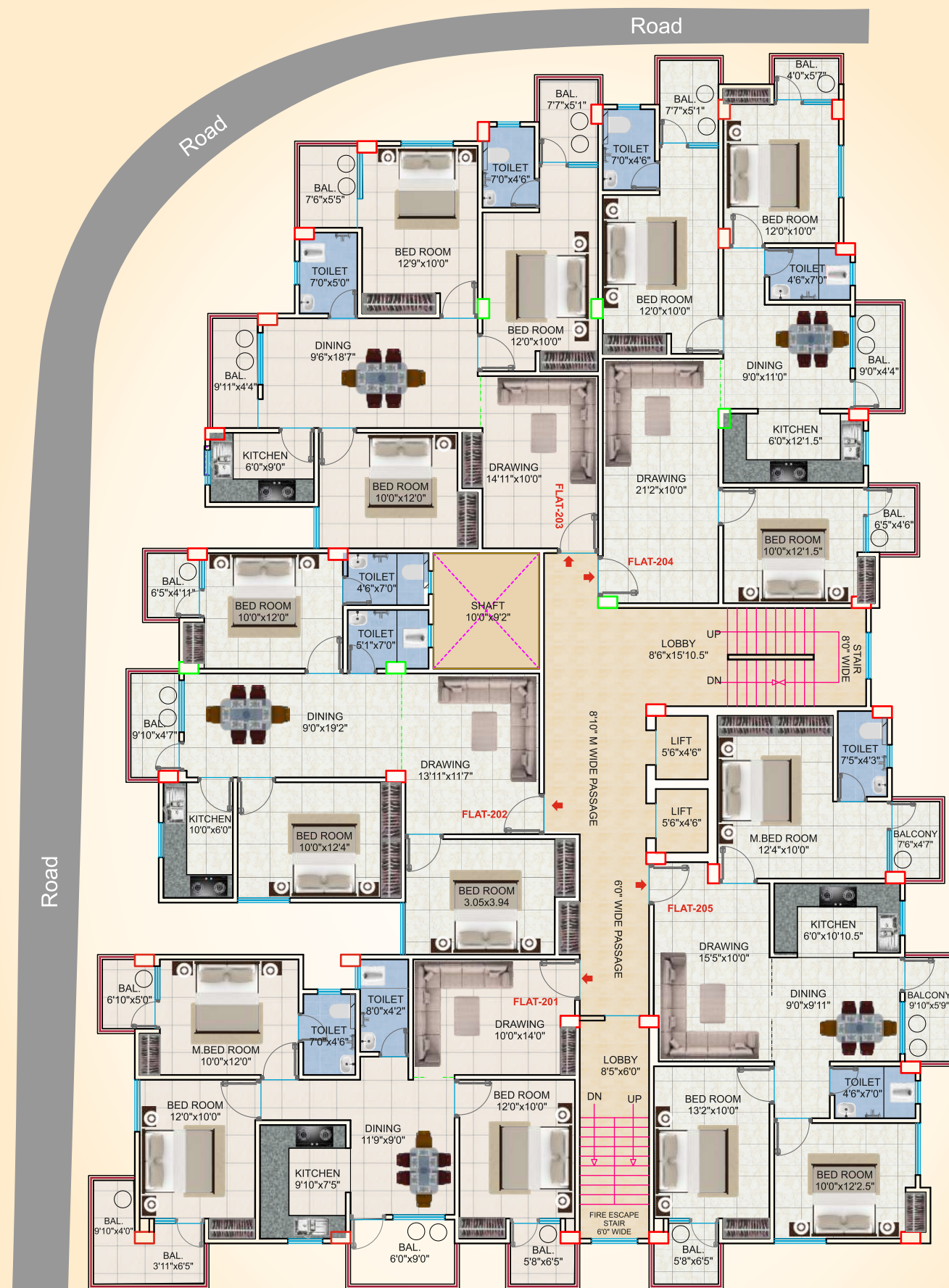
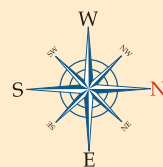


BASEMENT FLOOR PLAN

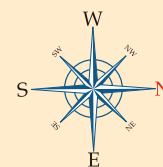




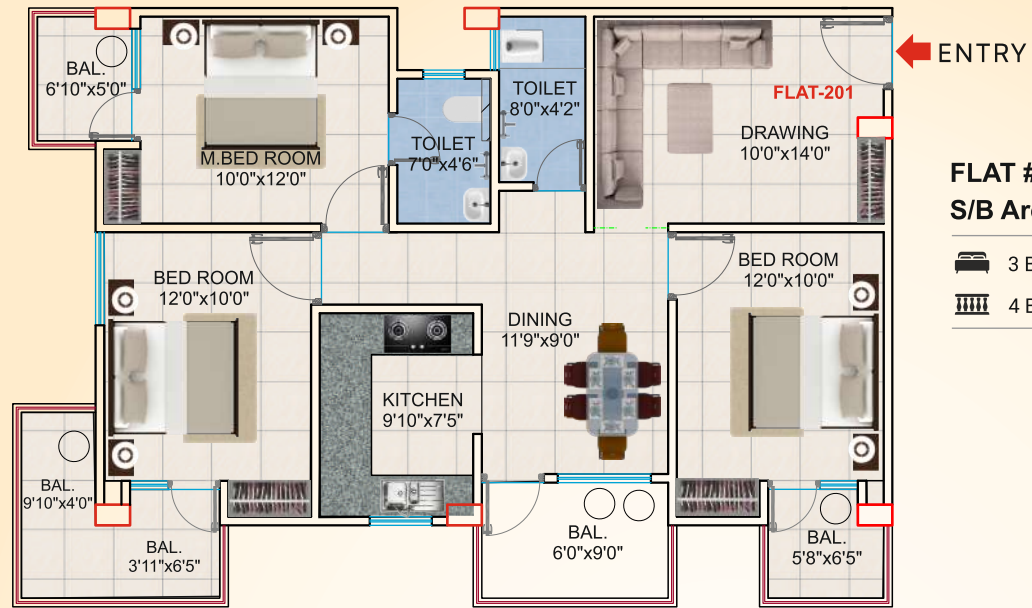
AREA STATEMENT	FLAT NO	B/U AREA	CARPAT AREA	BALCONY AREA	S.B/U AREA
	101	940.74	870.45	35.93	1176.00
	102	958.77	914.57	00.00	1200.00
	103	1001.02	943.64	26.29	1250.00
	104	995.09	943.44	25.01	1245.00
	105	959.95	897.28	36.45	1200.00



AREA STATEMENT	FLAT NO	B/U AREA	CARPAT AREA	BALCONY AREA	S.B/U AREA
	201 - 501	1091.33	872.28	195.59	1365.00
	202 - 502	1027.14	922.11	75.69	1285.00
	203 - 503	1100.95	954.71	126.21	1375.00
	204 - 504	1098.82	945.23	137.50	1374.00
	205 - 505	1056.80	925.97	110.31	1321.00

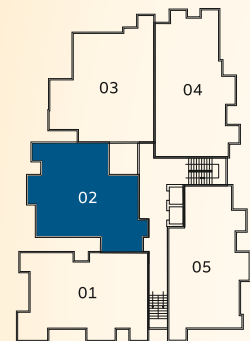
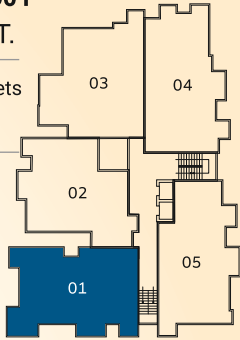


UNIT PLAN



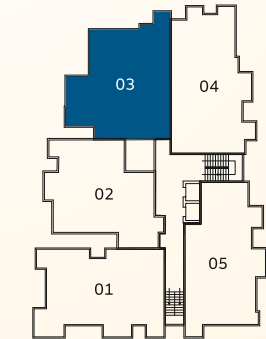
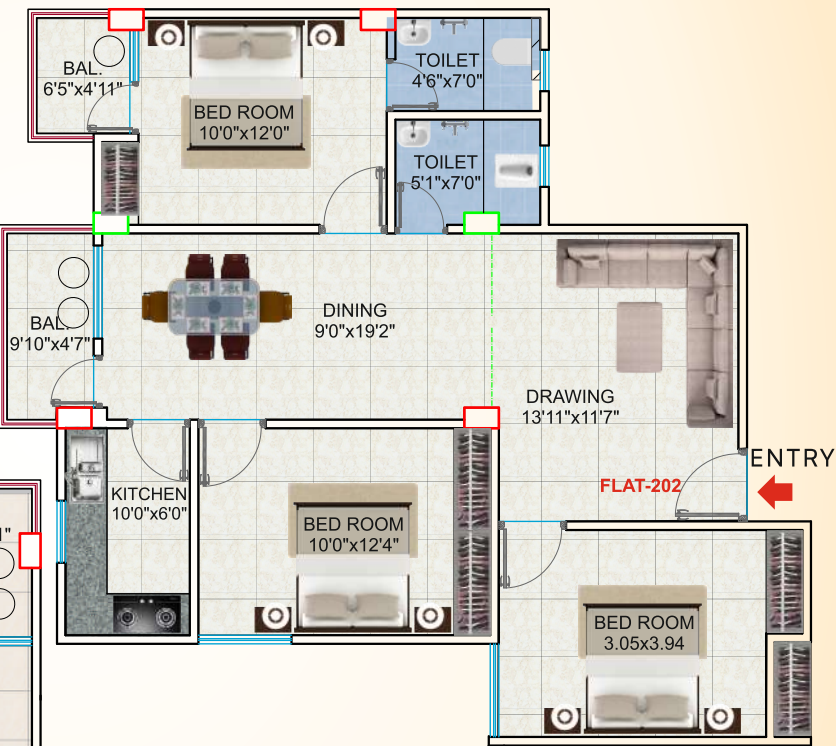
FLAT # 201, 301, 401 & 501
S/B Area - 1365.00 SQ.FT.

3 Bedrooms 2 Toilets
4 Balconies



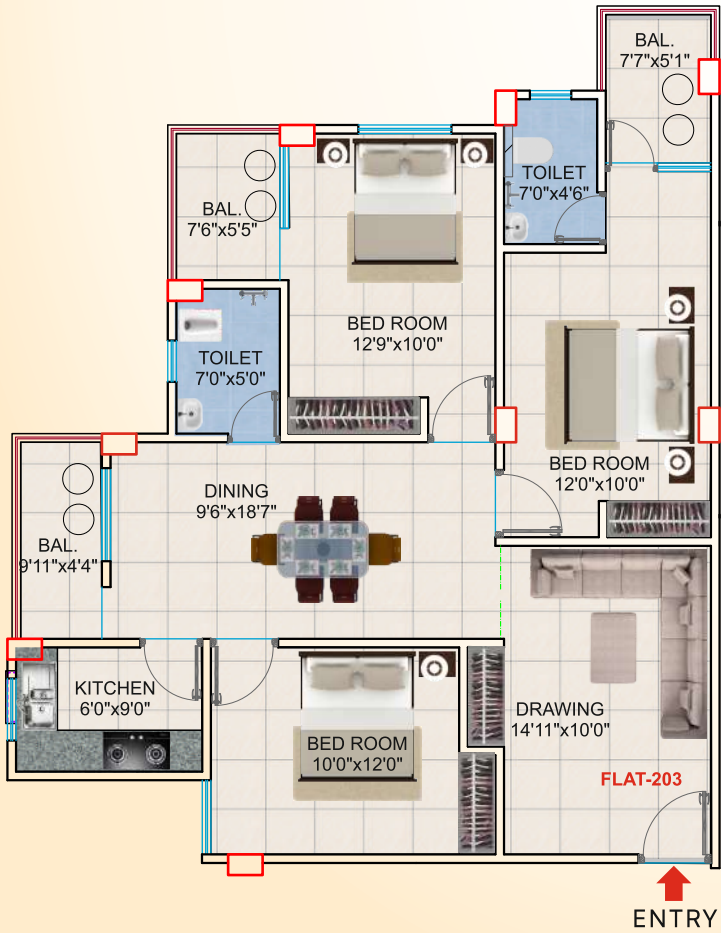
FLAT # 202, 302, 402 & 502
S/B Area - 1285.00 SQ.FT.

3 Bedrooms 2 Toilets
2 Balconies

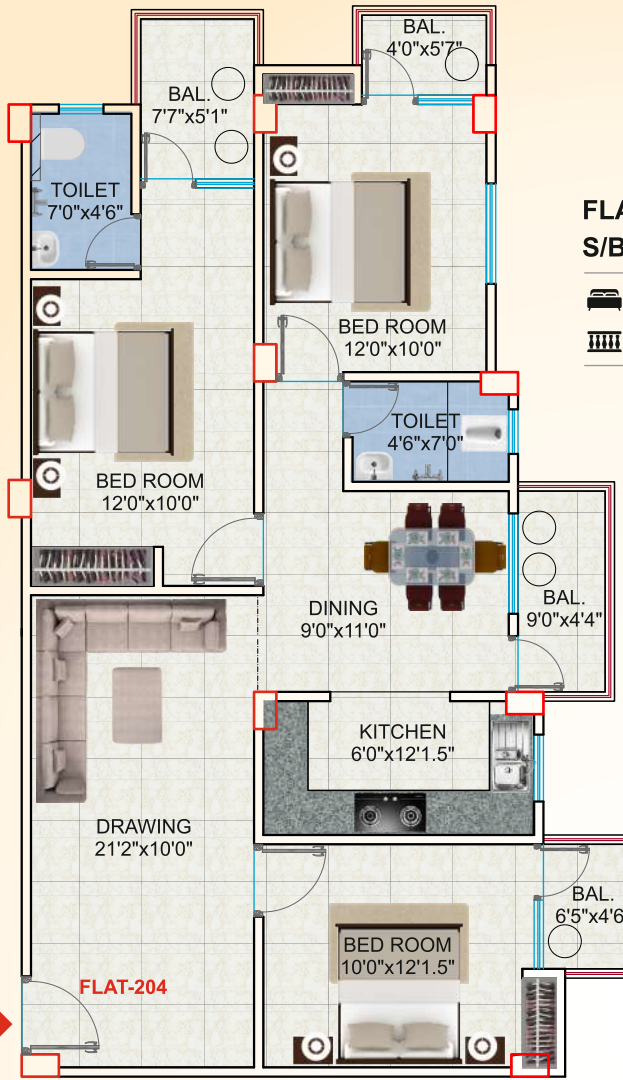


FLAT # 203, 303, 403 & 503
S/B Area - 1375.00 SQ.FT.

3 Bedrooms 2 Toilets
3 Balconies

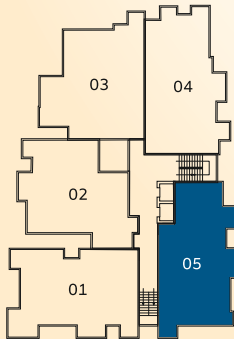
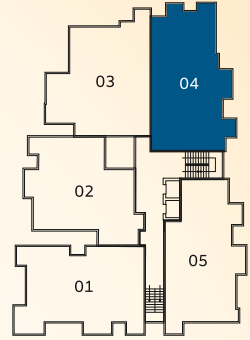


UNIT PLAN



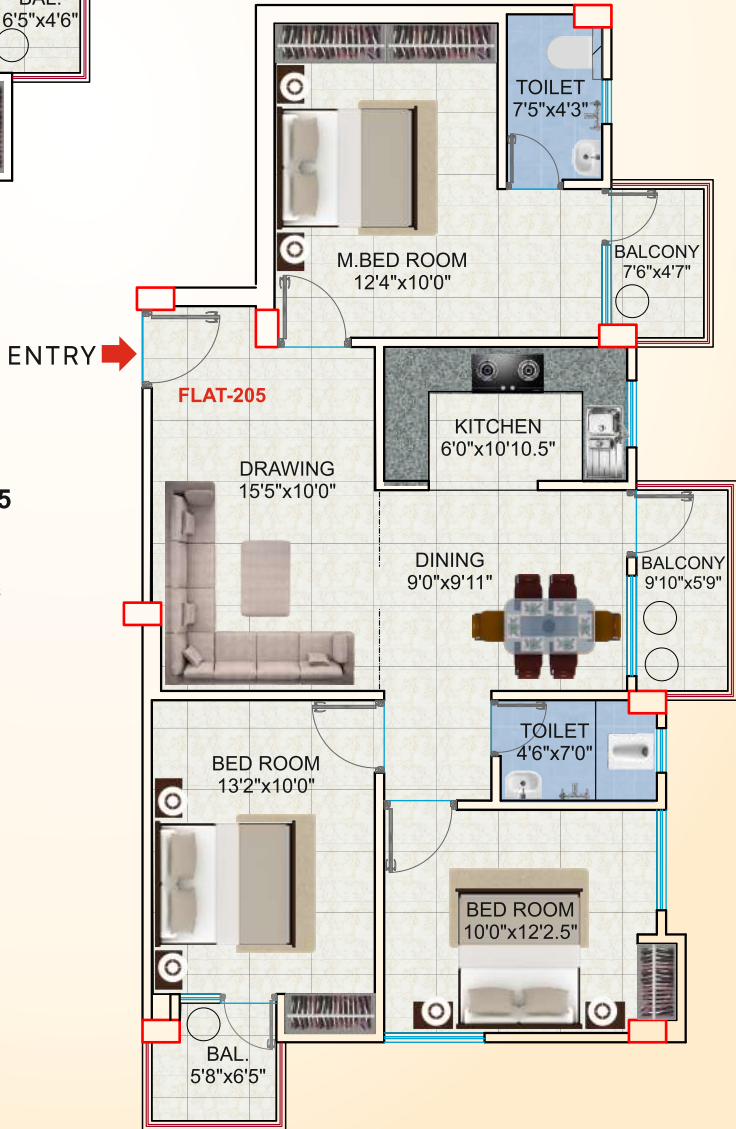
FLAT # 204, 304, 404 & 504
S/B Area - 1374.00 SQ.FT.

3 Bedrooms 2 Toilets
4 Balconies



FLAT # 205, 305, 405 & 505
S/B Area - 1321.00 SQ.FT.

3 Bedrooms 2 Toilets
3 Balconies



SPECIFICATIONS

Foundation & Structure:- Earthquake Resistant, RCC Frame Structure.

Doors :- (a) Door Chowkhat of Malaysian Sal / equivalent hard wood.
(b) Door shutter of 32 mm thick (Century or Equivalent).
All door shutters shall be enamel painted.

Windows :- **Glazed UPVC** Sliding Windows with Net.

Flooring :- Premium quality Glazed vitrified Tiles (2'x2') Kajaria / Somany In Flooring With 4" High Skirting. Antiskid tiles in Kitchen and bathroom floors. **Granite In Staircase.**

Kitchen :- Granite Working Platform With Granite Polish, Stainless Steel Sink. Dado With Glazed Tile 2' Above Working Platform.

Toilets :- Premium quality Tiles Dado Upto door Ht. Sanitary Ware Of **JAQUAR** (Essco) Or Equivalent brand. Hot & Cold Mixer Unit Of Standard brand. Provision For **Geyser Point.**

Plumbing :- Concealed Plumbing With Premium quality (Ashirwad / Supreme) P.V.C Pipes. P.V.C Waste And Vent Pipe ISI Mark Or Any Other Equivalent brand.

Wall Finishing :-All Internal Wall and ceiling are finished with **Birla putty** and primer. External Wall Surface are finished With exquisite combination of premium **Weather Coat Paint.**

Borewell :- Deep Tubewell With A Submersible Pump For 24 x 7 Water Supply.

Electrical :- Concealed Internal Wiring With modular switches. inverter point in each flats. Standby Generator for Elevators and common area lighting. AC points in all rooms.

Overhead Tank :- An Overhead Water Tank Of Adequate Capacity.

Elevators :- Two number of Elevators of **Kone / Otis** or Equivalent brand.

Fire Fighting :- Provision for Fire Fighting in Building as per fire safety norms.

Power Backup :- Power backup for residential tower.

CCTV :- CCTV surveillance all common area with Parking.

COMMON AMENITIES



Car Parking



24 hours Power backup



24x7 Water Supply



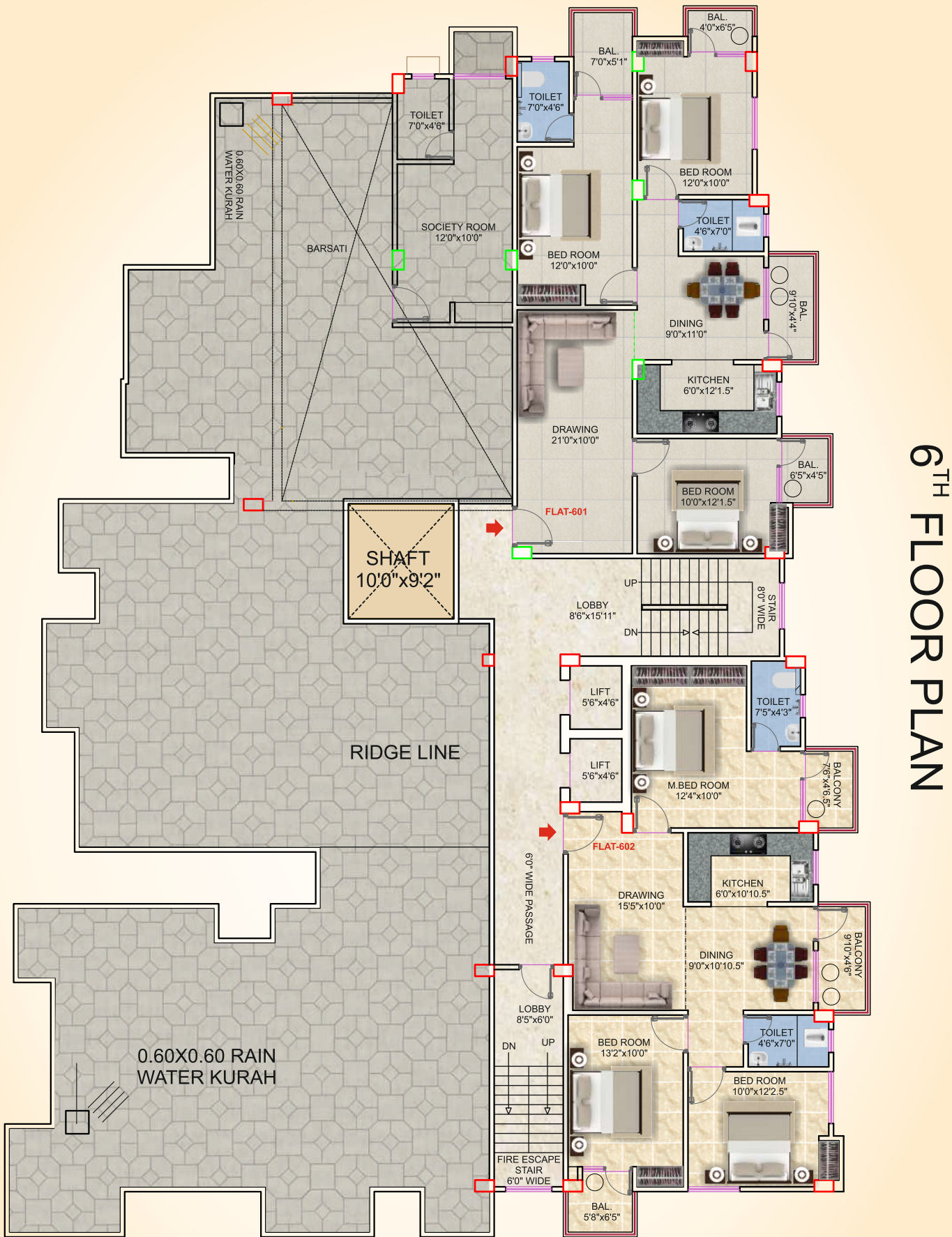
24 X 7 CCTV surveillance in campus



Fire Fighting as per norm



Convenient Elevators



6TH FLOOR PLAN

AREA STATEMENT

FLAT NO	B/U AREA	CARPAT AREA	BALCONY AREA	S.B/U AREA
601	1098.82	945.23	137.50	1374.00
602	1056.80	925.97	110.31	1321.00

