



TECHNOCULTURE BUILDING CENTRE PVT. LTD.

Office Address:- B-2, 3rd Floor, Grand Chandra Building Fraser Road, Patna.

Site Address:- ASHOPUR, (Phase-IV), Near Saguna More, Khagoul Road, PATNA.

Contact No:- 7488538122 / 8102926293 / 94

Customer Care: 95340-95340

Price For Flats

Floor	Model	Build- Up Area	Deluxe	Luxury	O.O.E. Charges	BHK
1 st Floor	Aditi	824 Sq. ft.	1975600	2140600	55000	2BHK
2 nd Floor	Aditi	825 Sq. ft.	1935600	2100600	55000	2BHK
3 rd Floor	Aditi	826 Sq. ft.	1895600	2060600	55000	2BHK
4 th Floor	Aditi	827 Sq. ft.	1855600	2020600	55000	2BHK
5 th Floor	Aditi	828 Sq. ft.	1815600	1980600	55000	2BHK
Floor	Model	Model	Deluxe	Luxury	O.O.E. Charges	BHK
1 st Floor	Ganga	661 Sq. ft.	1621100	1754100	55000	2BHK
2 nd Floor	Ganga	662 Sq. ft.	1596100	1729100	55000	2BHK
3 rd Floor	Ganga	663 Sq. ft.	1571100	1704100	55000	2BHK
4 th Floor	Ganga	664 Sq. ft.	1546100	1679100	55000	2BHK
5 th Floor	Ganga	665 Sq. ft.	1521100	1654100	55000	2BHK

Price For Banglow

Model	Land area	Built-up Area	Deluxe	Luxury	Legal	Bed Room
Hybrid (G+3)	950 Sq. ft.	3000 Sq.ft.	8500000	9500000	200000	3*2BHK

Price For Shopping Mall

Sl. No.	Model	Floor	Area of Shop	Carpet Area	S. Built-up-Area	Amount
1	Shop	Ground Floor	10' x 8'	80 Sft.	140 Sft.	360000
2	Shop	Ground Floor	10' x 10'	100 Sft.	175 sft.	450000
3	Shop	First Floor	10' x 8'	80 Sft.	140 Sft.	320000
4	Shop	First Floor	10' x 10'	100 Sft.	175 sft.	400000

Payment Terms & Condition of Flat :-

- 10% of Unit Cost as Booking Amount.
- O.O.E. Charges 15th Days from Booking Date.
- 15% of Unit Cost 30th Days from Booking Date.
- Parking charge have to paid at the time of 40 days from booking day
- 10% of Unit Cost at Complete Plinth Level.
- 10% of Unit Cost at Ground Floor Roof Casting without Brick Work.
- 10% of Unit Cost at First Floor Roof Casting without Brick Work.
- 10% of Unit Cost at Second Floor Roof Casting without Brick Work.
- 10% of Unit Cost at Third Floor Roof Casting without Brick Work.
- 8% of Unit Cost at Forth Floor Roof Casting without Brick Work.
- 8% of Unit Cost at Fifth Floor Roof Casting without Brick Work.
- 7% of Unit Cost at complete Brick Work & Plaster.
- 2% of Unit Cost before 30th Days of Handover.
- Corner Charge will be Extra 5% of Unit Cost.
- Registry Charge will on Actual Basis at the time of Registry.
- Service Taxes will be charged as per Govt. Rate

Payment Terms & Condition of Hybrid Home :-

- 25% of Unit Cost as Booking Amount.
- O.O.E. Charges 15th days from Booking Date.
- 12% of the unit cost at the complete plinth level.
- 12% of the unit cost at the G.floor Roof casting.
- 12% of the unit cost at 1ST Floor Roof Casting.
- 12% of the unit cost at 2nd Floor Roof Casting.
- 12% of the unit cost at 3rd Floor Roof Casting.
- 10% of the unit cost at Complete Brick Work & Plaster.
- 5% of unit cost before 30th Days of Handover.
- Electricity connection on actual Basis.
- All Govt. taxes & levies will be charged on actual basis.
- Service Taxes will be charged as per Govt. Rate
- Until hand over no work will be done by purchaser.
- Corner Charge will be Extra 5% of Unit Cost.

Particulars	Deluxe	Luxury	Payment Schedule of Shop :-
Floor Finishing	Ceramic Tiles	Ivory Vitrified. Tiles	2. 25 % of Unit Cost as Complete the Structure Work.
Wall Finishing	P.O.P.	Wall Putty	3. 20 % of Unit Cost as Complete Brick work plaster & Flooring work.
Bath Room	Tiles 8" * 12" wall tiles 5' Height	Tiles 12" *18" wall tiles 7' Height	4. 5 % of Unit Cost 30th days before of Handover.
Kitchen	2.5' cement above Top	2.5' cement above Top	Specification of Shop
Door	Hard Wood	Hard Wood	Particulars
Window	Aluminum	Aluminum window with Grill	Luxury
Electricity fitting	Anchor	Modular	Floor Finishing
A.C.Point	1 Bed Room	2Bed Room	Wall Finishing
Structure	Frame	Frame	Door
C.P.Fiting	Standard	Branded	Electricity Fitting
Kitchen Top	Black Granite	Black Granite	2 Light Point, 1 A.C. Point, 1 Fan Point
			1. 5% of Unit Cost as Corner Charge Extra.
			2. Registry Charge will be on Actual Basis.
			16. Service Taxes will be charged as per Govt. Rate