

TECHNOCULTURE BUILDING CENTRE PVT. LTD.

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

Contact No:-7488538119 / 22 / 8102921805 / 8102926293 / 94

Site:- AllMS 1, Naubatpur Road (NH-98), PATNA. (Phase-VI)

Floor	Model	Economy	Deluxe	Luxury	O.O.E. Charges	BHK
1st Floor	Yamuna 816 sft.	1750000	1850000	1950000	55000	2BHK
2nd Floor	Yamuna 816 sft.	1725000	1825000	1925000	55000	2BHK
3rd Floor	Yamuna 816 sft.	1700000	1800000	1900000	55000	2BHK
4th Floor	Yamuna 816 sft.	1675000	1775000	1875000	55000	2BHK
5th Floor	Yamuna 816 sft.	1650000	1750000	1850000	55000	2BHK
Floor	Model	Economy	Deluxe	Luxury	O.O.E. Charges	BHK
1st Floor	Ganga 661 sft.	1599000	1699000	1799000	55000	2BHK
2nd Floor	Ganga 661 sft.	1574000	1674000	1774000	55000	2BHK
3rd Floor	Ganga 661 sft.	1549000	1649000	1749000	55000	2BHK
4th Floor	Ganga 661 sft.	1524000	1624000	1724000	55000	2BHK
5th Floor	Ganga 661 sft.	1499000	1599000	1699000	55000	2BHK

Sl. No.	Floor	Area of Shop	Carpet Area	S. Built-up-Area	Amount
1	Ground Floor	8' x 12'	96 Sft.	168 Sft.	432000
2	Ground Floor	8' x 10'6"	84 Sft.	147 Sft.	378000
3	Ground Floor	10'6" x 9'10"	103.21 sft.	180.61 Sft.	464445
4	Ground Floor	12' x 11'7"	138.96 Sft.	243.18 Sft.	625320
5	First Floor	8' x 12'	96 Sft.	168 Sft.	384000
6	First Floor	8' x 10'6"	84 Sft.	147 Sft.	336000
7	First Floor	10'6" x 9'10"	103.21 sft.	180.61 Sft.	412840
8	First Floor	12' x 11'7"	138.96 Sft.	243.18 Sft.	555840

Payment Terms & Conditions 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 @ 4.5% will be charged.



Particulars	Economy	Deluxe	Luxury
Floor Finishing	Cement	Ceramic Tiles	Ivory Vitrified. Tiles
Wall Finishing	Lime	P.O.P.	Wall Putty
Bath Room	Cement Finish up to 5' Height	Tiles 8" * 12" wall tiles 5' Height	Tiles 12" *18" wall tiles 7' Height
Kitchen	Cement	2.5' cement above Top	2.5' cement above Top
Door	Hard Wood	Hard Wood	Hard Wood
Window	Steel	Aluminum	Aluminum window with Grill
Electricity fitting	I.S.I	Anchor	Modular
A.C.Point	None	1 Bed Room	2Bed Room
Structure	Frame	Frame	Frame
C.P.Fiting	Local	Standard	Branded
Kitchen Top	None	Black Granite	Z Black Granite

Specification of Shop

Note :-

Particulars	Luxury	
Floor Finishing	Vitrified tiles	1. 5% of Unit Cost as Corner Charge Extra.
Wall Finishing	P.O.P.	2. Registry Charge will be on Actual Basis.
Door	Steel Shutter	3. Service Tax as per Govt. Rule. (Now 3.50%)
Electricity Fitting	2 Light Point, 1 A.C. Point, 1 Fan Point	

Payment Schedule of Shop :-

- 50 % Booking Amount of Unit Cost.
- 25 % of Unit Cost as Complete the Structure Work.
- 20 % of Unit Cost as Complete Brick work plaster & Flooring work.
- 5 % of Unit Cost 30th days before of Handover.