

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: - Naharpura, Near AIIMS, Naubatpur Road (NH-98), PATNA. (Phase-VII)

MODEL	LAND AREA	BUILT-UP AREA	DELUXE	LUXURY	LEGAL CHARGES	BHK
JAYANTI	900 Sq.ft.	1300 sq.ft.	2605000	2800000	180000	3BHK
GAYATRI	600 sq.ft.	850 Sq.ft.	1535000	1620000	150000	2BHK
Mangalam Duplex	700 Sqft	1200 sqft	1800000	1950000	180000	3 BHK
Sl. No.	Floor	Area of Shop	Carpet Area	Built-up-Ar	Amount	
1	Ground Floor	8' x 9' 6"	76 sft.	133 sft.	342000	
2	Ground Floor	11'6" x 6'	69 Sft.	120.75 Sft.	310500	
3	First Floor	8' x 9' 6"	76 sft.	133 sft.	304000	
4	First Floor	11'6" x 6'	69 Sft.	120.75 Sft.	276000	

Payment Terms & Condition of Bunglow :-

- 10% of Unit Cost as Booking Amount.
- O.O.E. Charges 15th days from Booking Date.
- 20% of the Unit Cost 30th days from Booking Date.
- 17% of the unit cost at the complete plinth level.
- 17% of the unit cost at the G.floor Roof Roof casting.
- 17% of the unit cost at 1ST Floor Roof Casting.
- 14% of the unit cost at Complete Brick Work & Plaster.
- 5% of unit cost before 30th Days of Handover.
- All Govt. taxes & levies will be charged on actual basis.
- Service Taxes @ 4.5% will be charged.
- Corner Charge will be Extra 5% of Unit Cost.



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	Note :-
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.