



# MANJU RESIDENCY

*Your Dream Home Awaits*

A PROJECT BY







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*Your Dream Home Awaits*

A complete environment friendly residential complex in a location that'll provide instant access to the fastest modes of modern conveyance with all the modern features and facilities that ensure a peaceful and pleasant life style.

This project introduced by JG Realcon Pvt. Ltd. A registered company, known for their transparent dealing, customer friendly policies and fore sight, expertise and experience in building construction to bring you happiness, contentment and satisfaction. The company have crafted master piece of advance and quality standards.





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# Flat Layout



1<sup>st</sup> Floor  
Flat # 102



6<sup>th</sup> Floor  
Flat # 602



2<sup>nd</sup> & 4<sup>th</sup> Floor  
Flat # 202 / 402



7<sup>th</sup> Floor  
Flat # 702



3<sup>rd</sup> & 5<sup>th</sup> Floor  
Flat # 302 / 502

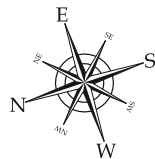




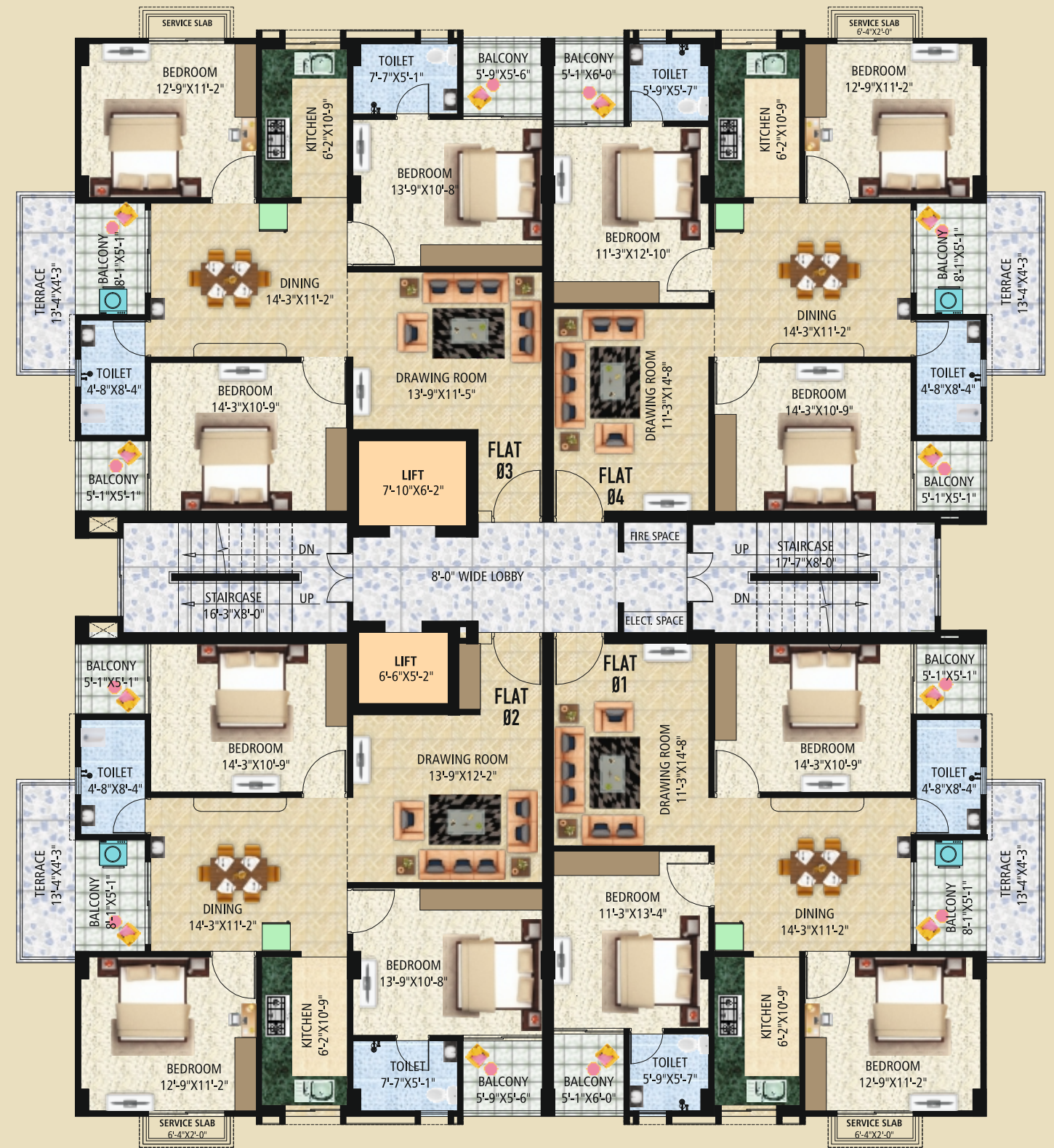
## First Floor Plan



FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area)
101	912.23 sqft.	106.34 sqft.	1087.36 sqft.	378.83 sqft.	.....	1466.19 sqft.
102	952.58 sqft.	107.38 sqft.	1134.51 sqft.	395.26 sqft.	.....	1529.77 sqft.
103	939.02 sqft.	107.38 sqft.	1121.49 sqft.	390.72 sqft.	.....	1512.21 sqft.
104	912.23 sqft.	106.34 sqft.	1087.36 sqft.	378.83 sqft.	.....	1466.19 sqft.



## Second & Fourth Floor Plan

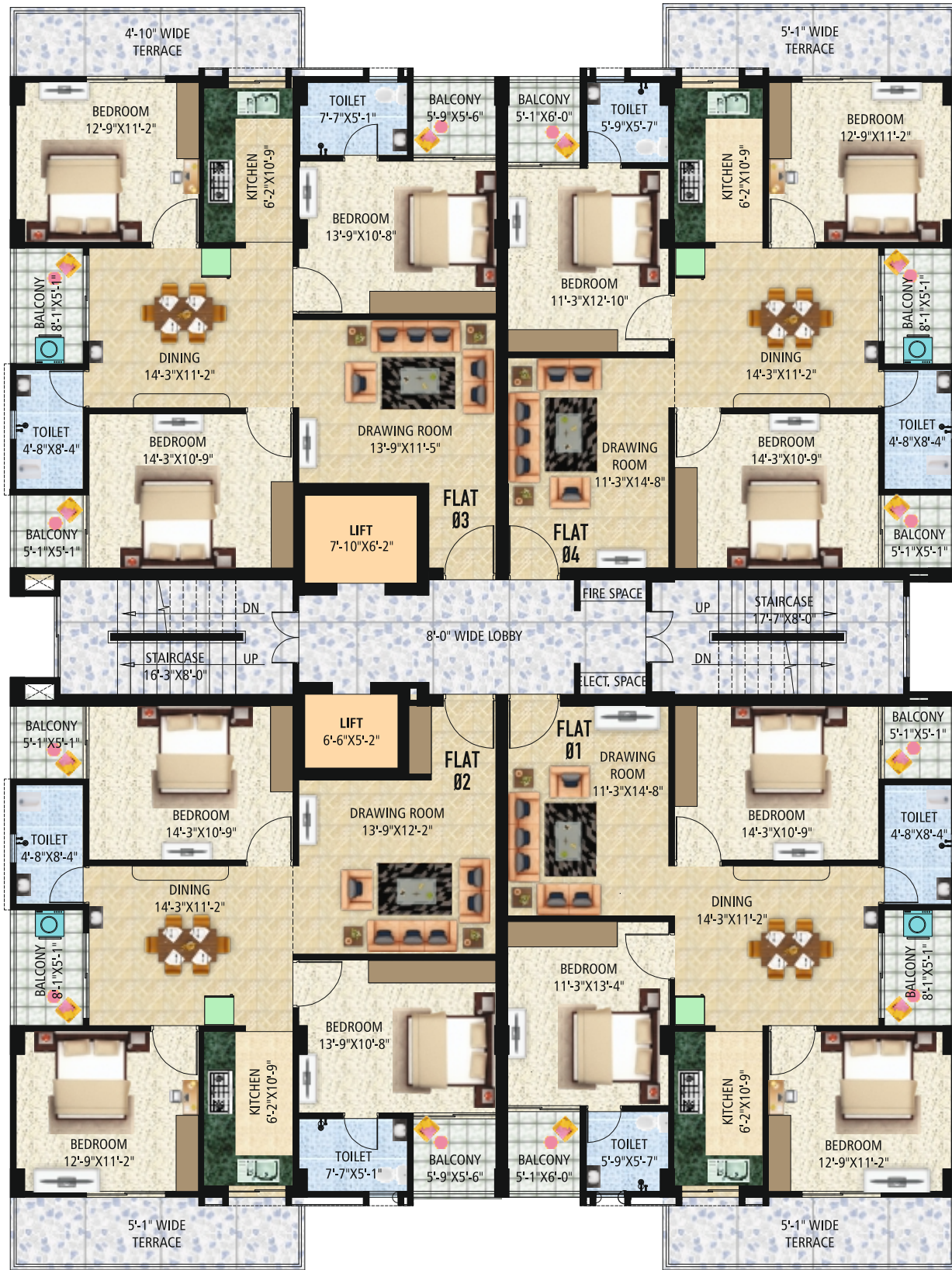


FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area)
201	912.23 sqft.	106.34 sqft.	1087.36 sqft.	378.83 sqft.	54.89 sqft.	1493.63 sqft.
202	952.58 sqft.	107.38 sqft.	1134.51 sqft.	395.26 sqft.	54.89 sqft.	1557.21 sqft.
203	939.02 sqft.	107.38 sqft.	1121.49 sqft.	390.72 sqft.	54.89 sqft.	1539.65 sqft.
204	912.23 sqft.	106.34 sqft.	1087.36 sqft.	378.83 sqft.	54.89 sqft.	1493.63 sqft.

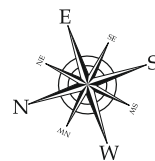




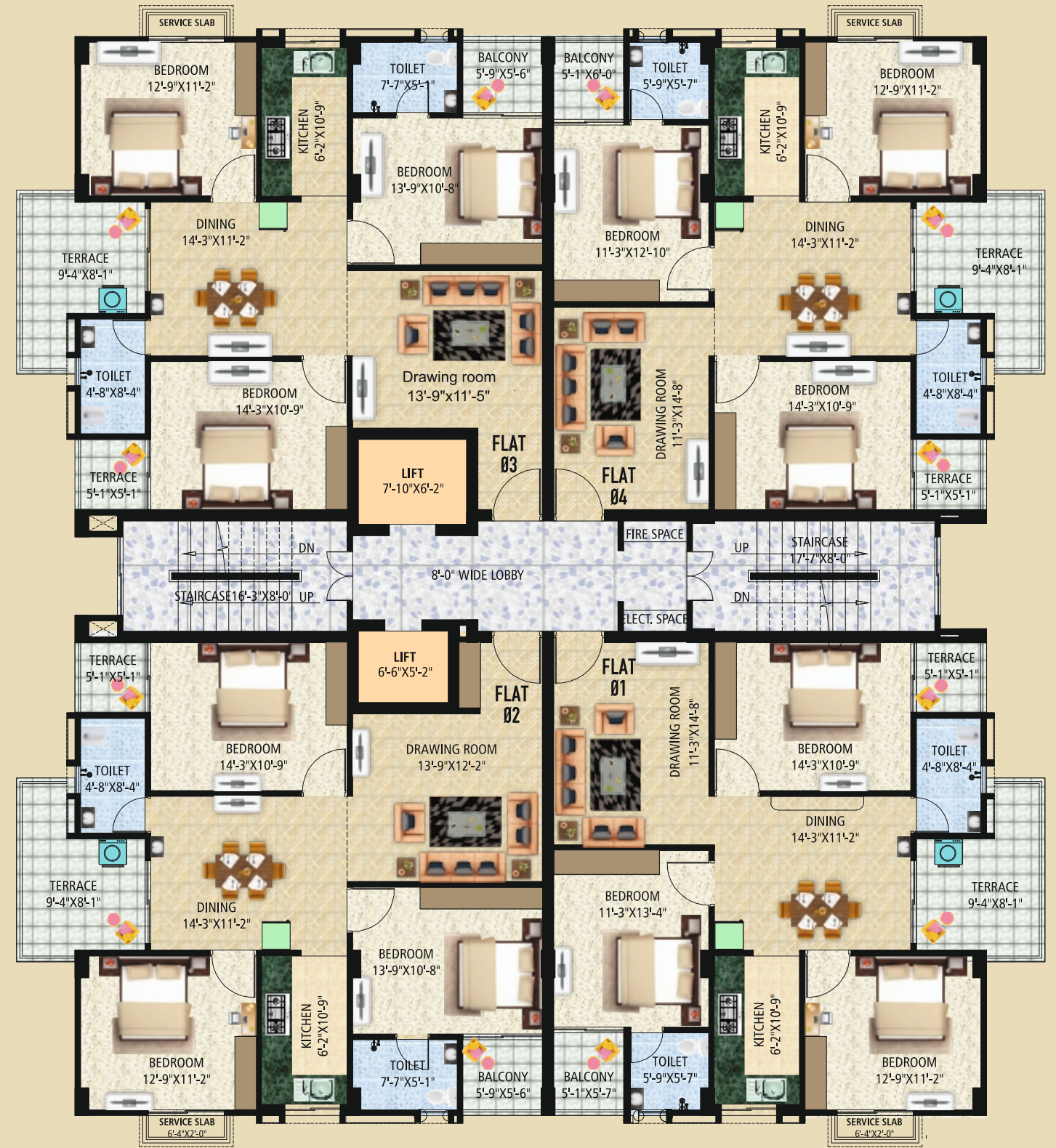
### Third & Fifth Floor Plan



FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area)
301	912.23 sqft.	94.07 sqft.	1075.09 sqft.	374.56 sqft.	101.28 sqft.	1500.29 sqft.
302	952.58 sqft.	95.11 sqft.	1122.24 sqft.	390.98 sqft.	101.28 sqft.	1563.86 sqft.
303	939.02 sqft.	95.11 sqft.	1109.22 sqft.	386.45 sqft.	96.33 sqft.	1543.83 sqft.
304	912.23 sqft.	94.07 sqft.	1075.09 sqft.	374.56 sqft.	101.28 sqft.	1500.29 sqft.



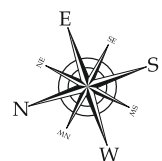
### Sixth Floor Plan



FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area)
601	912.23 sqft.	41.64 sqft.	1018.58 sqft.	354.87 sqft.	119.58 sqft.	1433.24 sqft.
602	952.58 sqft.	42.72 sqft.	1066.05 sqft.	371.41 sqft.	119.58 sqft.	1497.25 sqft.
603	939.02 sqft.	42.72 sqft.	1053.67 sqft.	367.09 sqft.	119.58 sqft.	1480.55 sqft.
604	912.23 sqft.	41.64 sqft.	1018.58 sqft.	354.87 sqft.	119.58 sqft.	1433.24 sqft.

















FLAT NO.	CARPET AREA	BALCONY AREA	B/U AREA	COMMON AREA	TERRACE AREA	SALEABLE AREA (50% of Terrace Area)
701	768.47 sqft.	-----	830.00 sqft.	289.17 sqft.	171.79 sqft.	1205.06 sqft.
702	808.82 sqft.	-----	876.61 sqft.	305.41 sqft.	172.86 sqft.	1268.45 sqft.
704	768.47 sqft.	-----	830.00 sqft.	289.17 sqft.	171.79 sqft.	1205.06 sqft.



- STRUCTURE** : Earth Quake resistance RCC frame structure.
- FINISHING** : All walls & ceilings internally will be finished with P.O.P. / Wall Putty and external wall will be cement plastered and painted with Weather Coat.
- DOORS** : Door frame will be of Wood only. Door Shutter will be 30 mm thick commercial flush doors and will be painted with two coats of synthetic enamel paint over a coat of primer.
- WINDOWS** : Glazed window with aluminum frame.
- FLOORING** : 2' x 2' size Vitrified tiles flooring inside the flats.
- KITCHEN** : Working platform of Granite top with Steel Sink. Glazed tiles up to 2'-0" Height from working platform.
- TOILETS** : Ceramic anti skid tiles of Kajaria, Somany and equivalent brand. Sanitary ware from Jaguar, Parryware, Hindware and equivalent brand All CP Fitting will be Jaguar, Hindware or equivalent make in all toilets hot & cold waters supply.
- ELECTRICAL** : High Quality Insulted Copper Wiring with Modular Switches Branded Company Like Havels & Anchor, or Equivalent Make.
- TV/TELEPHONE** : Telephone Points in drawing room & master bedroom. Cable TV Point in all bedroom & drawing room.
- INTERCOM** : Provision of Intercom with one nos. Hand set to each Flat.
- SECURITY SYSTEM** : Provision CCTV for common area of campus.
- FIRE FIGHTING SYSTEM** : As per Norms.
- LIFT** : Two Lifts of Otis/Kone/Mitsubishi/Thyssenkrupp or equivalent ISI make in each block.
- GENERATOR** : Silent Generator Kirloskar or equivalent brand of adequate capacity.



## Services & Amenities

-  Gym
-  Terrace Garden
-  100% Power Backup for Common Utilities
-  Meeting Hall
-  CCTV Security Cameras
-  24 Hours Security
-  Children Play Area
-  Covered Car Parking
-  Earthquake Resistant Structure Design
-  Terrace Sit Out
-  Visitors Car Parking
-  Fire Fighting System





## Mode of Payment

### Plan 'A' (Down Payment)

Booking Amount	:	10% of Basic sale price.
First installment (With 30 days from date of booking)	:	85% of Basic sale price.
On Possession	:	5% of Basic sale price of other charges.

### Plan 'B' (Construction Link Payment Plan)

At the time of booking and registration of flat	:	15%	At the time of 7 <sup>th</sup> Floor roof casting	:	10%
At the time of ground floor roof casting	:	10%	At the time of Bricks works	:	10%
At the time of 1 <sup>st</sup> Floor roof casting	:	10%	At the time of internal plaster works	:	10%
At the time of 3 <sup>rd</sup> Floor roof casting	:	10%	At the time of flooring & electrical works	:	10%
At the time of 5 <sup>th</sup> Floor roof casting	:	10%	At the time of Possession	:	5%

Final Payment should be made "before two month" of possession"

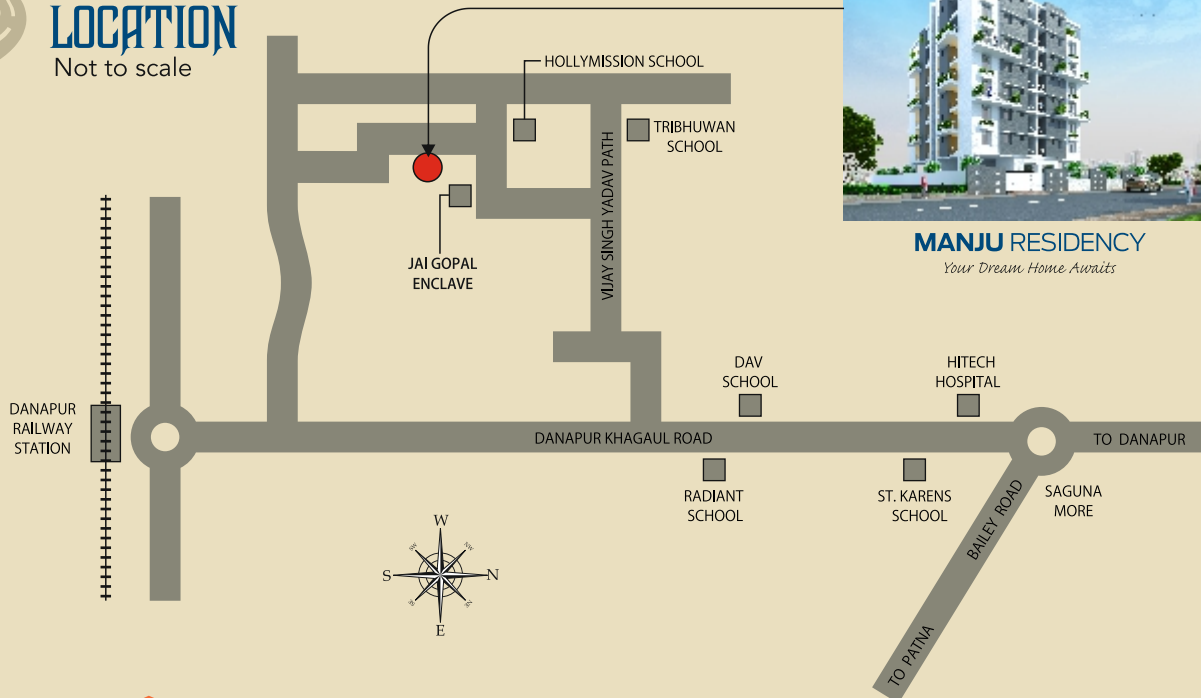
**LOANS :** Loan facility available from financial Institution.

- NOTES :**
- 'GST' applicable will be Borne/Paid by the Purchaser.
  - If any other government taxes applicable as per govt. Rules will be Borne/Paid by the Purchaser.
  - No any alteration allow in FLAT.



### LOCATION

Not to scale



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# 410, Sunrise Ozone Plaza, RPS More,  
Bailey Road, Patna - 801503

- 6209171111 / 3333
- info@jgrealcon.com
- www.jgrealcon.com



Architect:  
**Smriti Architects Pvt. Ltd.**  
G-2, Aranya Vihar Apartment,  
Boring Road, Patna- 800013  
Tel. : +91-612-2570941  
Mob. : +91-98350-26480  
Email : smriti.architects.pvt.ltd@gmail.com  
www.smritiarchitects.com

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans, layout, specifications etc. are tentative and subject to variation and modification as may be decided by the architect/company, accessories shown in the layout plans in the brochure such as furniture, cabinet, appliances etc. are purely indicative and not a part of sale offering.