



UMEED NAGAR TOWNSHIP

AT RANIPUR, PATNA CITY



Location

Not to scale



Key Distances

- DPS School **4 km.**
- ISBT **4 km.**
- Patna Sahib Railway Station **2 km.**
- Appolo Big Hospital **3 km.**
- Rajendra Nagar Terminal **8 km.**
- Patna Jn. **12 km.**
- Patna City **3 km.**
- Airport **15 km.**

UMEED BUILDER

& CONSTRUCTOR PVT. LTD.

Call On : +91 62027 00171 | 72 | 73 | 75

Site Address : Plot 213P Near Keshav Saraswati vidya mandir School, Marcha Marchi Road,
Ranipur Chak, PS. Bypass Thana, Patna City, Patna- 800009

Office Address : House No. 136, Ward No. 18, Singarhat Sohsarai, Nalanda -803118

Web : www.umeednagar.com **Email :** umeedbuilder@gmail.com

Disclaimer: The information and the plans, specifications design, layout, artistic renderings, images, structure details and the other details as mention in this brochure are only indicative and the costumer are advised to check and re-verify the information and the plans, specifications design, layout, artistic renderings, images and other details as mention in this brochure from the website of RERA, and/or from the office of the developer. The depictions of towers and architectural features is purely conceptual and is based on artistic impression to illustrate the appearance of the tower once it is completed. Fixtures and furnishing, other interiors show including all wall paneling and wall dressing show in computer generated image and photo are indicative only and constitute no legal offering.

RERA APPROVED : BRERAP40356-1/210/R-1514/2022

Unfolding a green
Luxury
World

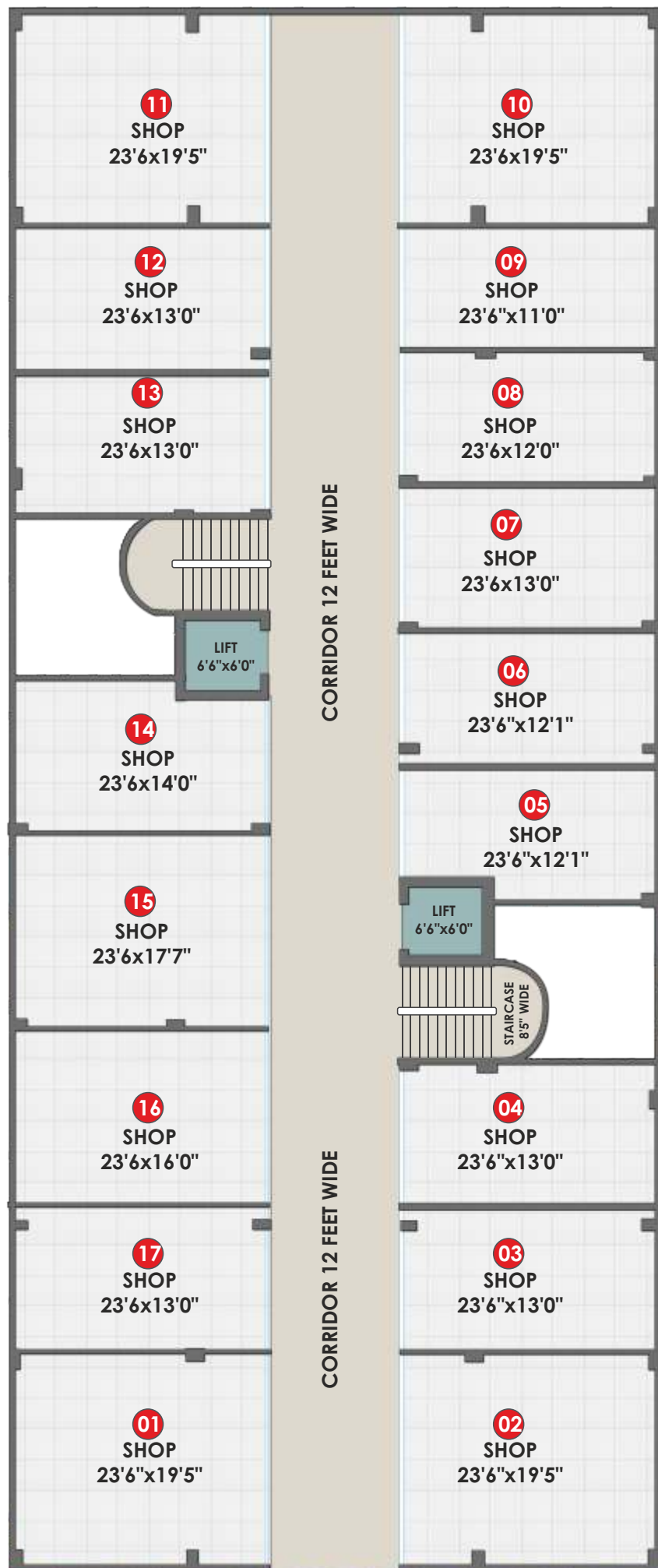


UMEED NAGAR TOWNSHIP

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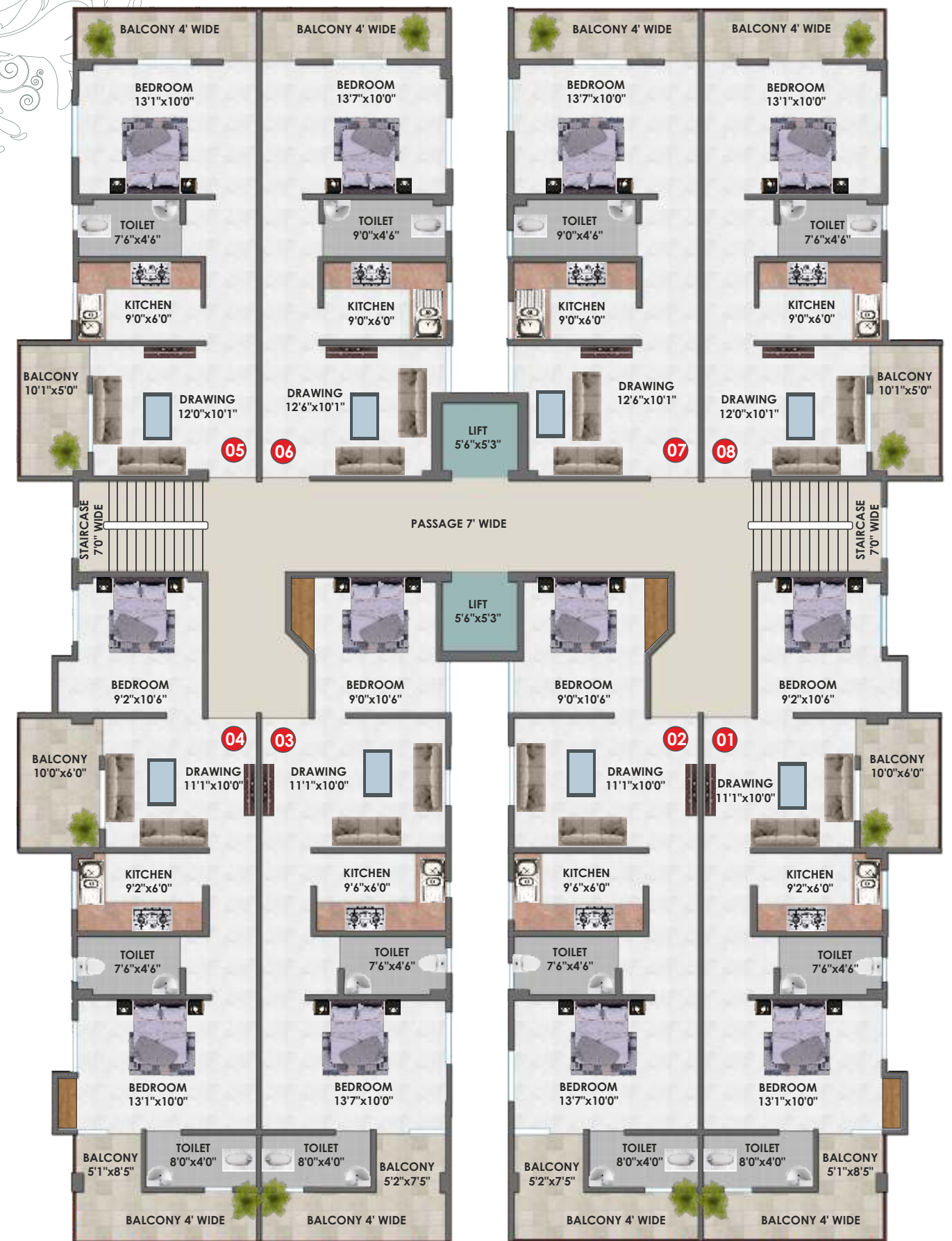
PLUSH • PEACEFUL • PRISTINE





Commercial Block A

SHOP NO.	BUILT UP AREA	SUP. BUILT UP AREA
01	480.00 SQFT.	720.00 SQFT.
02	480.00 SQFT.	720.00 SQFT.
03	325.00 SQFT.	487.00 SQFT.
04	325.00 SQFT.	487.00 SQFT.
05	288.00 SQFT.	432.00 SQFT.
06	300.00 SQFT.	450.00 SQFT.
07	325.00 SQFT.	487.00 SQFT.
08	298.00 SQFT.	447.00 SQFT.
09	274.00 SQFT.	411.00 SQFT.
10	480.00 SQFT.	720.00 SQFT.
11	480.00 SQFT.	720.00 SQFT.
12	325.00 SQFT.	487.00 SQFT.
13	325.00 SQFT.	487.00 SQFT.
14	334.00 SQFT.	501.00 SQFT.
15	431.00 SQFT.	646.00 SQFT.
16	393.00 SQFT.	589.00 SQFT.
17	325.00 SQFT.	487.00 SQFT.



Area Calculation

EWS
Block F
TYPICAL FLOOR PLAN

FLAT NO.	FLAT TYPE	BUILT UP AREA	SUP. BUILT UP AREA
01 & 04	2 BHK	729.00 SQFT.	947.00 SQFT.
02 & 03	2 BHK	703.00 SQFT.	913.00 SQFT.
05 & 08	1 BHK	546.00 SQFT.	709.00 SQFT.
06 & 07	1 BHK	513.00 SQFT.	666.00 SQFT.

Isometric View

4 bhk
Block A

Flat No 01 | 02 | 04 | 05



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUP. BUILT UP AREA
01	4 BHK	1505.00 SQFT.	1956.00 SQFT.
02	4 BHK	1470.00 SQFT.	1911.00 SQFT.
04	4 BHK	1505.00 SQFT.	1956.00 SQFT.
05	4 BHK	1470.00 SQFT.	1911.00 SQFT.

3 bhk
Block B | C | D | E

Flat No 01 | 02 | 04 | 05



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUP. BUILT UP AREA
01	3 BHK	1295.00 SQFT.	1683.00 SQFT.
02	3 BHK	1298.00 SQFT.	1687.00 SQFT.
04	3 BHK	1295.00 SQFT.	1683.00 SQFT.
05	3 BHK	1298.00 SQFT.	1687.00 SQFT.

Block A

3 bhk

Flat No 03 | 06



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUP. BUILT UP AREA
03	3 BHK	995.00 SQFT.	1293.00 SQFT.
06	3 BHK	995.00 SQFT.	1293.00 SQFT.

2 bhk

Flat No 03 | 06



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUP. BUILT UP AREA
03	2 BHK	902.00 SQFT.	1172.00 SQFT.
06	2 BHK	902.00 SQFT.	1196.00 SQFT.

Rendarch
Studio Pvt Ltd

Luxury is an addition
Block B | C | D | E

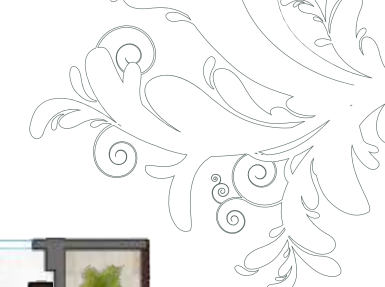
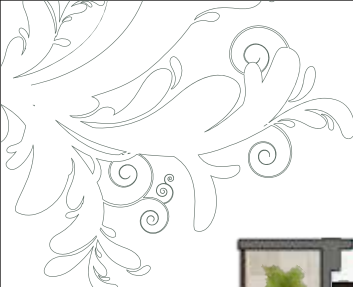


Area Calculation

Block A | 2nd to 6th



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUP. BUILT UP AREA
01	4 BHK	1505.00 SQFT.	1956.00 SQFT.
02	4 BHK	1470.00 SQFT.	1911.00 SQFT.
03	3 BHK	995.00 SQFT.	1293.00 SQFT.
04	4 BHK	1505.00 SQFT.	1956.00 SQFT.
05	4 BHK	1470.00 SQFT.	1911.00 SQFT.
06	3 BHK	995.00 SQFT.	1293.00 SQFT.



Area Calculation

Block B | C | D | E



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUP. BUILT UP AREA
01	3 BHK	1295.00 SQFT.	1683.00 SQFT.
02	3 BHK	1298.00 SQFT.	1687.00 SQFT.
03	2 BHK	902.00 SQFT.	1172.00 SQFT.
04	3 BHK	1295.00 SQFT.	1683.00 SQFT.
05	3 BHK	1298.00 SQFT.	1687.00 SQFT.
06	2 BHK	902.00 SQFT.	1196.00 SQFT.



Not A Home. It's A Universe Of Your Own.

There are many a places that the world aspires to be at. But, not everyone is privileged to enjoy a life as flawless as the one we've created for you at Aureate. The perfect location and chic amenities make these homes 'a dream come true' literally.



Jogging Track



Gymnasium



Green Garden



Swimming Pool



CCTV | 24x7 Security



Children Play Area



AC Community Hall

AMENITIES

SPECIFICATIONS

Amenities, Facilities of the Apartment

• STRUCTURE

R.C.C. Framed structure with Earthquake resistance.

SUPER STRUCTURE

1st Class Brick work in cement sand Mortar.

• FLOORING

Vitrified Tile of branded company inside the flat and lobby.

• DOOR & WINDOW

Chowkhat of Door of salwood. Door Shutter will be of Flush Door laminated, Fully Glazed window will be aluminum Frame.

• KITCHEN

Slabs of well finished Granite Stone with Stainless Steel Sink, Glaze Tiles dado wall up to 2' height over counter. Three Power Plug will provided in Kitchen.

• BATHROOM

White color Ceramic Sanitary ware provided in all bathrooms European WC and Indian toilet, Ceramic Floor Tiles, Ceramic tiles up to 7' on wall will be provided of branded company . Provision for Hot & cold water Supply, Branded CP Fitting.

• ELECTRICAL

Copper wiring of branded Company in Concealed P.V.C. Conduits. Sufficient light points, Provision for T.V. Telephone points in each Bedroom & Drawing Room. Power points in each bedroom and drawing room. A.C. Power points in all bedroom and drawing room.

• FINISHING

All internal wall with wall Putty and external wall texture paints of branded company to be provided on external wall. Stair and Balcony Railing will be of S.S.

Amenities



24X7 Water Supply



Security



Intercom



Own Transformer



Kids Play Area



Swimming Pool



AC Gym



24X7 Power Back Up



Lift



Fire Safety



Garden Area



AC Community hall

TERMS & CONDITIONS

- Changes are not allowed before handing over the physical possession of the said flat.
- GST as Govt. Norms.
- This Brochure is for information only and not legal document. The Developer / Architect reserve all rights to change in any plans, amenities, specification etc, without assailing any notice.
- All the building plans, layout specification etc. are tentative and subject to variation and modification as may be decided by the architect / company. Accessories shown in the layout plan of the flat such as photo. sense , furniture, cabinets, electric appliances etc, are purely indicative and not a part of sale offer.



Payment Schedule

Note : Parking and others miscellaneous charges Rs. 5 Lakh. GST and others Gov. Taxes extra as applicable

- Booking Advance **10 %**
- At the time of registered agreement **10 %**
- After plinth work **10 %**
- After 1st floor casting **10 %**
- After 2nd floor casting **10 %**
- After 3rd floor casting **10 %**
- After 4th floor casting **10 %**
- After 5th floor casting **10 %**
- After 6th floor casting **10 %**
- At the starting of finishing work (Brick | Plaster | etc.) **08 %**
- At the time of Possession **2 %**