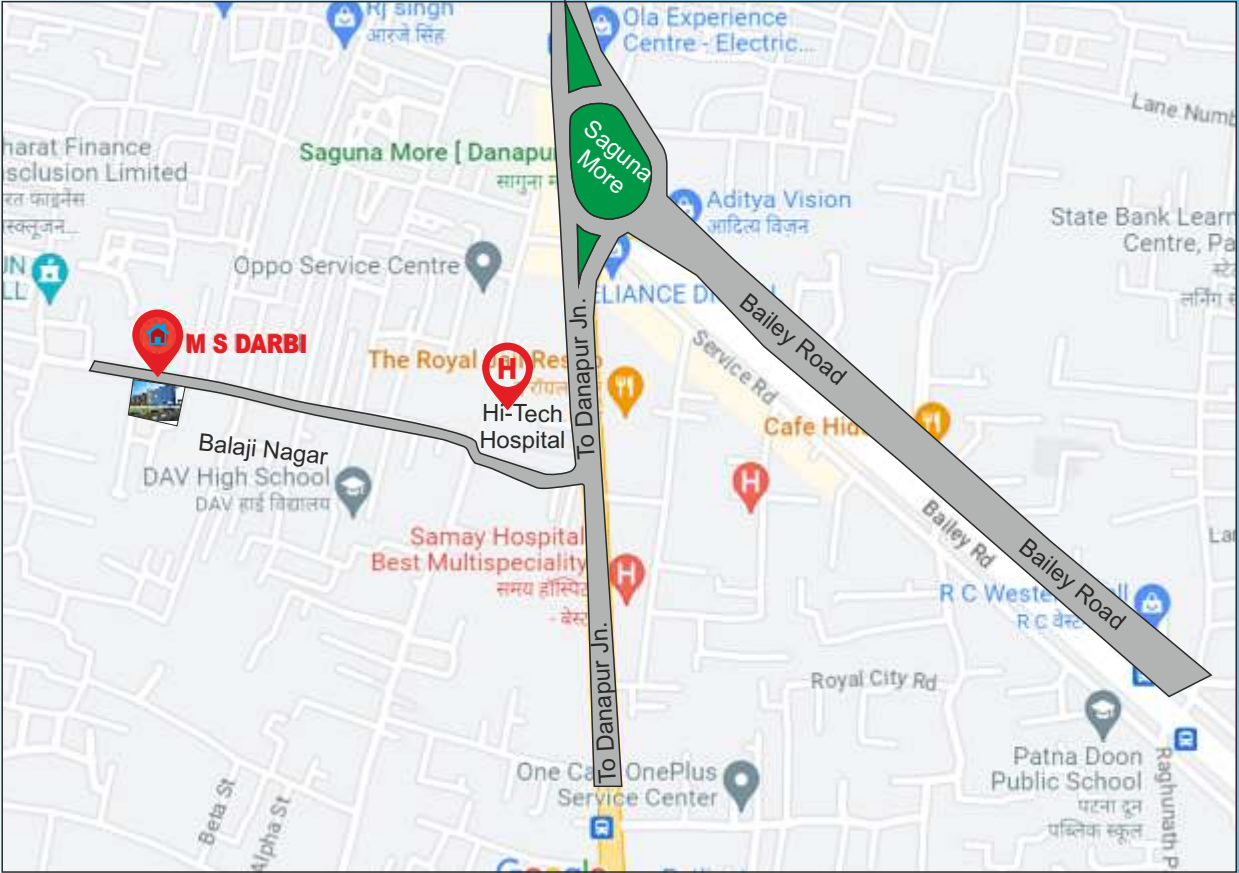


LOCATION MAP



Connectivity

Saguna More	0.5 Km
Danapur Station	4 Km
Patliputra Station	4.5 Km
Patna Airport	7 Km
Zoo	7 Km
Patna Jn.	11 Km

+91 9343277779

Design by Atlas Studio 9939038209

RERA NO BRERAP12310-001/75/R-1587/2023



MANJUSUDHA DEVCON PRIVATE LIMITED

Site Address:-  
Balaji Nagar, Behind Hi-Tech Hospital  
Saguna More, Patna  
email:- info@manjusudhadevcon.com

Reg. Address:-  
Adarsh Colony, Bhootnath Road  
Bahadurpur, Patna  
Web:- www.manjusudhadevcon.com

M S DARBI

Balaji Nagar, Saguna More, Danapur, Patna  
2 & 3 BHK SUPER DELUXE FLATS



# About Us

**MANJUSUDHA DEVCON PVT. LTD**, an emerging company dedicated to turning your dreams of owning a beautiful and comfortable home into a reality. With commitment to quality, and a customer-centric approach, we take great pride in being your reliable partner in the journey of building and buying your dream flat.

**Our vision** is that every individual owns a home that perfectly matches their aspirations and lifestyle. We believe that a home is not just a structure but an expression of one's personality and a sanctuary where beautiful memories are made. With this belief, we endeavour to build flats that reflect the dreams and desires of our valued customers.

**Our mission** is to deliver top-notch residential flats that blend innovative designs, modern amenities, and sustainable practices. We aim to achieve customer satisfaction by adhering to time lines, maintaining transparency, and upholding the highest quality standards throughout the construction process. Whether you are a first-time home buyer or an experienced investor, we invite you to be a part of the Manjusudha Devcon family. We don't just build flats; we create spaces where dreams come to life.

**Come, join us on this remarkable journey, and let us build your dream home together.**



Flat No. - 05  
Type - 3 BHK  
Carpet Area - 830.47 sq.ft.  
B/U Area - 985.00 sq.ft.  
Balcony Area - 102.79 sq.ft.  
Super B/U Area - 1380.00 sq.ft..

3 Bedrooms 2 Bathrooms  
2 Balconies

Flat No. - 06  
Type - 2 BHK  
Carpet Area - 680.69 sq.ft.  
B/U Area - 830.00 sq.ft.  
Balcony Area - 90.03 sq.ft.  
Super B/U Area - 1165.00 sq.ft.

2 Bedrooms 2 Bathrooms  
2 Balconies



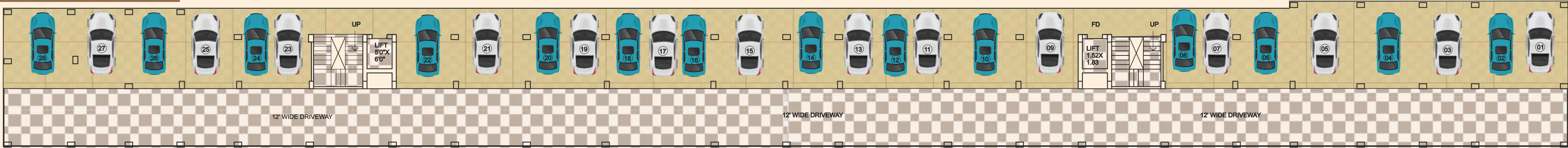
Flat No. - 07  
Type - 3 BHK  
Carpet Area - 941.11 sq.ft.  
B/U Area - 1125.00 sq.ft.  
Balcony Area - 126.82 sq.ft.  
Super B/U Area - 1575.00 sq.ft.

3 Bedrooms 2 Bathrooms  
3 Balconies

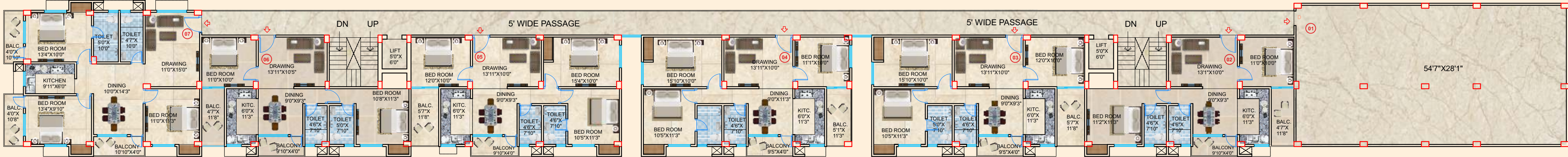




GROUND FLOOR PLAN



TYPICAL FLOOR PLAN 1<sup>ST</sup> TO 4<sup>TH</sup>



AREA STATEMENT

Flat No. - 01  
Super B/U Area - 2400.00 sq.ft.

Flat No. - 02  
Type - 2 BHK  
Super B/U Area - 1165.00 sq.ft.

Flat No. - 03  
Type - 3 BHK  
Super B/U Area - 1575.00 sq.ft.

Flat No. - 04  
Type - 2 BHK  
Carpet Area - 832.13 sq.ft.  
B/U Area - 985.00 sq.ft.  
Balcony Area - 96.13 sq.ft.  
Super B/U Area - 1380.00 sq.ft.

Flat No. - 05  
Type - 3 BHK  
Carpet Area - 830.47 sq.ft.  
B/U Area - 985.00 sq.ft.  
Balcony Area - 102.79 sq.ft.  
Super B/U Area - 1380.00 sq.ft..

Flat No. - 06  
Type - 2 BHK  
Carpet Area - 680.69 sq.ft.  
B/U Area - 830.00 sq.ft.  
Balcony Area - 90.03 sq.ft.  
Super B/U Area - 1165.00 sq.ft.

Flat No. - 07  
Type - 3 BHK  
Carpet Area - 941.11 sq.ft.  
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Balcony Area - 126.82 sq.ft.  
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2 Bedrooms  
2 Bathrooms  
2 Balconies

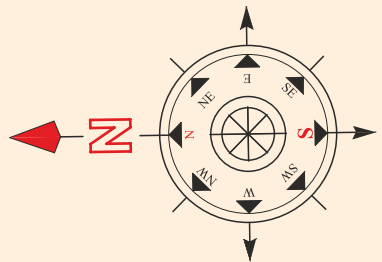
3 Bedrooms  
2 Bathrooms  
2 Balconies

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2 Bedrooms  
2 Bathrooms  
2 Balconies

3 Bedrooms  
2 Bathrooms  
3 Balconies







SPECIFICATIONS

- **Foundation**  
R.C.C Pile foundation. Or as per the structural design.
  - **Structural**  
R.C.C. framed structure, earthquake resistant.
  - **Civil Work** :  
1" class brick work in 1:4 ratio
  - **Plaster**  
1/2 " Plaster in 1:6 on Brick works RCC surface
  - **Flooring**  
Marble/ vitrified Flooring
  - **Door**  
30 mm water proof flush door and solid wood chaukhat
  - **Window**  
Fully glazed/ Aluminum window.
  - **Plumbing**
    - All internal C.P.V.C Pipes shall be concealed
- **Toilet**  
White Glazed tiles up to 7ft. height with wash basin, shower, W.C. (I.W.C) in common toilets and white E.W.C in master bedroom, concealed G.I/ C.P.V.C surface by sandtex matt/super-snowcem / weather coat paint.
  - **Kitchen**
    - Working platform of granite top with stainless steel sink glazed tiles DADO up 2' height above working top.
  - **Wash Basin**  
Wash basin with plumbing connection to be provided in the dining space as well as in the toilets.
  - **Electrical**  
Concealed P.V.C. conduit with copper wiring and standard electrical accessories adequate light, power point, (without fan, tube & bulb)
  - **Finish**  
All internal wall and ceiling provided with wall putty and external surface by weather coat paint.

Other Amenities

- CCTV
- Intercom facility
- Reserved Parking
- Water supply & Drainage
- Power Back up
- Lift
- Security
- Maintenance Staff



CONSTRUCTION LINKED PAYMENT PLAN

	At the time of booking	10%
	Within 7 days of execution of Agreement for Sale	10%
	At the time of Plinth Work	10%
	Casting of G floor slab	10%
	Casting of 1st floor slab	10%
	Casting of 2nd floor slab	10%
	Casting of 3rd floor slab	10%
	Casting of 4th floor slab	10%
	On completion of Brickwork	10%
	On completion of Internal and external plaster	05%
	On or before possession	05%

\*Note :- Registration Charges, Service Tax And GST Extra