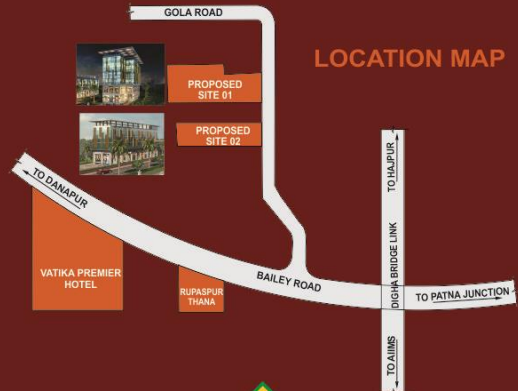


Devadhari Pratap COMMERCIAL COMPLEX

DEPENDABLE DEAL

We proudly announce commercial the launch of devadhari pratap (absolutely commercial complex) and extensively planned building. devadhari pratap comprising of aesthetically designed setup that are well laid out with beautiful landscaping and with ample car parking space.



📍 R. D. Green Resort, 1st Floor, Opp. Durga Mandir, Gosain Tolla Patna, Bihar
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Design & Printed by: #9334993946



**DEVADHARI PRATAP
COMMERCIAL COMPLEX**
AT - CHANAKAYAPURI, GOLA ROAD, PATNA
FOR R.D ECO DEVELOPERS PVT. LTD.



First Floor Plan

AREA DETAIL FIRST FLOOR

S.No.	SHOP NO.	SUPER B/U AREA/SHOP (SQ.FT.)
1	FF 01	395.15
2	FF 02	395.15
3	FF 03	395.15
4	FF 04	395.15
5	FF 05	395.15
6	FF 06	395.15
7	FF 07	338.02
8	FF 08	338.02
9	FF 09	395.15
10	FF 10	395.15
11	FF 11	623.75
12	FF 12	409.37
13	FF 12A	409.37
14	FF 14	409.37
15	FF 15	365.76
16	FF 16	365.76
TOTAL		6420.62



Typical Floor Plan (2nd Floor to 6th Floor)

AREA DETAIL 2ND FLOOR			AREA DETAIL 3RD FLOOR			AREA DETAIL 4TH FLOOR		
S.No.	OFFICE NO.	SUPER B/U AREA/SHOP (SQ.FT.)	S.No.	OFFICE NO.	SUPER B/U AREA/SHOP (SQ.FT.)	S.No.	OFFICE NO.	SUPER B/U AREA/SHOP (SQ.FT.)
1	SF 01	1677.85	1	TF 01	1677.85	1	FF 01	1677.85
2	SF 02	1531.02	2	TF 02	1531.02	2	FF 02	1531.02
3	SF 03	1329.31	3	TF 03	1329.31	3	FF 03	1329.31
4	SF 04	1091.77	4	TF 04	1091.77	4	FF 04	1091.77
5	SF 05	648.59	5	TF 05	648.59	5	FF 05	648.59
TOTAL		6278.54	TOTAL		6278.54	TOTAL		6278.54

AREA DETAIL 5TH FLOOR			AREA DETAIL 6TH FLOOR		
S.No.	OFFICE NO.	SUPER B/U AREA/SHOP (SQ.FT.)	S.No.	OFFICE NO.	SUPER B/U AREA/SHOP (SQ.FT.)
1	FF 01	1677.85	1	SF 01	1677.85
2	FF 02	1531.02	2	SF 02	1531.02
3	FF 03	1329.31	3	SF 03	1329.31
4	FF 04	1091.77	4	SF 04	1091.77
5	FF 05	648.59	5	SF 05	648.59
TOTAL		6278.54	TOTAL		6278.54



THE DESTINATION
FOR HAPPINESS



Ground Floor Plan

AREA DETAIL		
GROUND FLOOR		
S.No.	SHOP NO.	SUPER B/U AREA/SHOP (SQ.FT.)
1	GF 01	417.10
2	GF 02	417.10
3	GF 03	417.10
4	GF 04	417.10
5	GF 05	417.10
6	GF 06	417.10
7	GF 07	356.80
8	GF 08	356.80
9	GF 09	417.10
10	GF 10	417.10
11	GF 11	658.40
12	GF 12	432.11
13	GF 12A	432.11
14	GF 14	432.11
15	GF 15	386.08
16	GF 16	386.08
TOTAL		6777.29



Specifications

BRIEF ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS OF THE COMPLEX.

STRUCTURE	★ R.CC Framed Structure with block/Brick/Concrete Designed for applicable Seismic zone with ACC Block/CLC Block/Brickworks/Masonry Partitions.
FLR. TO FLR. HEIGHTS	★ Ground Floor-18', 1st Floor- 14', 2nd to top Floor 10' (Office)
EXTERNAL CLADDING	★ Combination of one or more of Plaster, Paint, Stone Panels, Aluminium Composite Panels and Double glazed Curtain Wall as per Design for Better Insulation and lesser energy Consumption.
WALL	★ Combination of mirror glass panely tiles & stone facia with one or more Vitified tiles.
MAIN LOBBY	★ Glazing as per Design (Plenty of Natural Light).
FLOOR	★ Combination of one or more Vitified Tiles.
CELLING	★ Combination of Gypsum or pop False Ceiling and Customized Lightings.
TOILET	★ Floor - Anti Skid Tiles, Wall - Granite or Vitified Tiles with Counter Basin., Fittings - Jaguar or Hindware or Other High Quality Branded Bathroom Fittings.
PARKING	★ Multi-Level Basement Parking with Proper Drainage System.
ELECTRICAL	★ Main Incomer., 3 Phase incomer Capacity as per Design Requirement.
POWER GENERATORS	★ 100% Fully automatically Backup with Suitable Diversity & load factor provided for lighting, Power and AC.
ELEVATORS	★ 2 No Passenger Elevators & 1 No Service Elevators Provided of Branded Company i.e. Otis/Kone/Johnson.

PAYMENT SCHEDULE

TYPE - 1

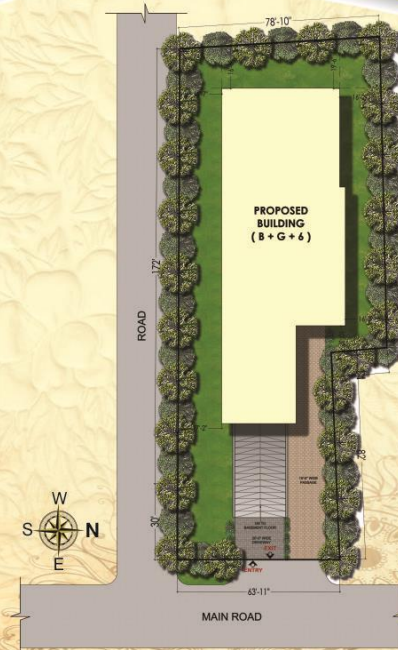
At the time of booking	20% of BSP
With in 45 days of booking	50% of BSP
At the time of Completion of Struction	20% of BSP
On offer of Possession	10% of BSP + all Additional Charges + Govt. Charges

TYPE - 2

OTHER EXPENDITURE	
Fixed Parking	: 4,00,000/-
Lift + Generator+Transformer	: 4,00,000/-
TOTAL	: 8,00,000/-

Note: Service Tax / GST will be paid by the purchaser as per govt. rate.

EXPECTED TIME OF COMPLETION
AUG. - 2021



STEP PLAN

FEATURES

1. Highly ventilated and purely Commercial Complex.
2. At least two sides of every Complex is open.
3. Earthquake resistant structure as per design of structural consultant.
4. Stand by generator with auto change over facility for common areas and 300 watts of load to each Shop, Office from generator.
5. Intercom facility for each office.
6. Fire Fighting Arrangement.
7. Boundary wall of proper height lighting arrangement.
8. Ample parking space.
9. All of lifts with generator backup.
10. Round the clock water supply.

TERMS & CONDITION

1. In case of any, sales or purchase tax or any other Govt. duty and tax (not being Income Tax) is imposed and becomes payable in relation to the said unit, the same shall be borne by purchaser, He will indemnify the builder for any such claim or demand that may be made by any authority.
2. The purchaser shall make timely payment of all amounts due to him, under the agreement whether demanded or not by the builder. In case of default in payment of installment / any amount on time, the purchaser shall have to pay the builder an interest on such sum @12% per annum compounded every month from the date of such default.
3. In case of successive default of payment of three installments, the builder shall have the right to cancel the agreement of sale of such flat and the original deposited with the builder shall be returned.