



ISMA BUILDCON
SOLUTION LLP

Arad Residency

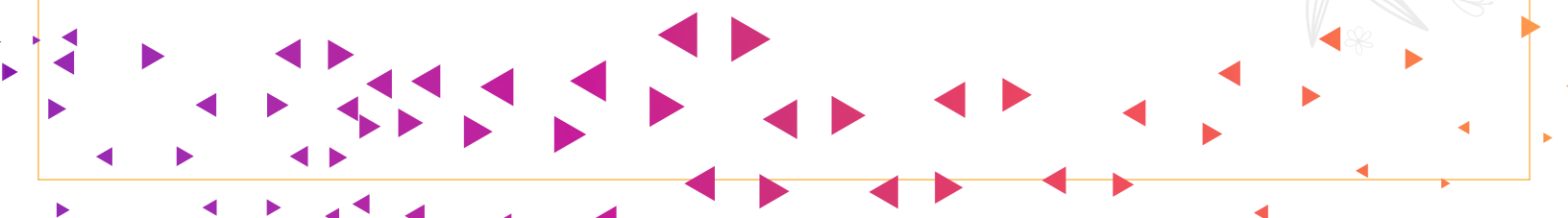


Peace of Mind

at Millat Colony Sector-3, Phulwarisharif, Patna, Bihar-801505

We don't sell homes but give a shape to your dreams

A PROJECT BY **ISMA BUILDCON**





INTRODUCING AZAD RESIDENCY

AT MILLAT COLONY, SECTOR-3, PHULWARISHARIF

PATNA, BIHAR - 801505

A PRIVILEGED LIFE WITH SELECT INDULGENCES

A life where dreams take the front seat. Where pampering d
call for an occasion and where smart living ensures peac

QUALITY OF THE PROJECT

- Green area around the project
- Every flat fully lighted and airy
- Near Police Station & Railway Station
- No water logging area
- Twenty four hour communication from any other place.
- Nearer to best schools of patna
- best Nursing homes nearer to the project

Azad Residency is one of the most awaited and prestigious projects of Isma Buildcon LLP which is situated at one of the best locations of the city. It is a strategically planned apartment which promises boundless comfort and convenience to people. Surrounded with all the required facilities like : grennery, safety, places for entertainment and health, this apartment is an exceptional effort. Packed with best-in-class features, distinguished specifications, right pricing and best connectivity, Azad Residency proves to be a home you can start a happy life form.



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TYPICAL FLOOR PLAN 1st to 4th FLOOR



- FLAT NO. : 01 (3BHK)**

S.B/U AREA : 1380.48 Sqft.

3 BEDROOMS 2 TOILETS

2 BALCONIES
- FLAT NO. : 02 (3BHK)**

S.B/U AREA : 1372.03 Sqft.

3 BEDROOMS 2 TOILETS

1 BALCONY



specifications

- FOUNDATION**

R.C.C. frame structure building as per the design of structural engineers.
- WALL**

Internal wall shall be finished with wall putty & External wall finished with texture paint as per design.
- DOOR**

Main door Sal Wood Frames and water proof flush doors with decorative front side laminate/door skin, internal doors wooden chowkhat painted with two coat of enamel paints.
- WINDOW**

Wooden frames and shutters with 3mm clear glass window or UPVC / Aluminium with Glass.
- FLOORING**

Vitrified tiles from reputed brands like Kajaria, Somany, equivalent brand.

- KITCHEN & TOILETS**

Anti Skid ceramic Tiles, reputed same brand.
- KITCHEN**

Granite of green marble platform with stainless steel sink of ISI Mark. Glazed tiles dado up to 2 fit above the platform. Exhaust fan Space in window of Aqua Guard, Micro-wave, Point in Kitchen.
- 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**

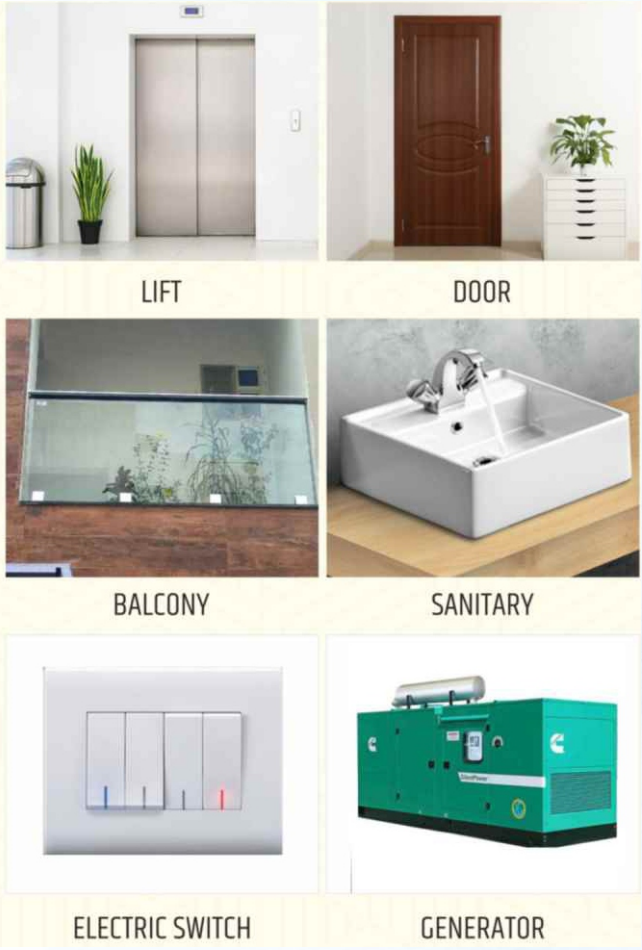
Provision of Intercom with one nos. Hand set to each Flat.
- SECURITY SYSTEM**

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.





ISOMETRIC PLAN

FLAT NO. : 01 (3BHK)

S.B/U AREA : 1380.48 Sqft.

 **3 BEDROOMS**  **2 TOILETS**

 **2 BALCONIES**



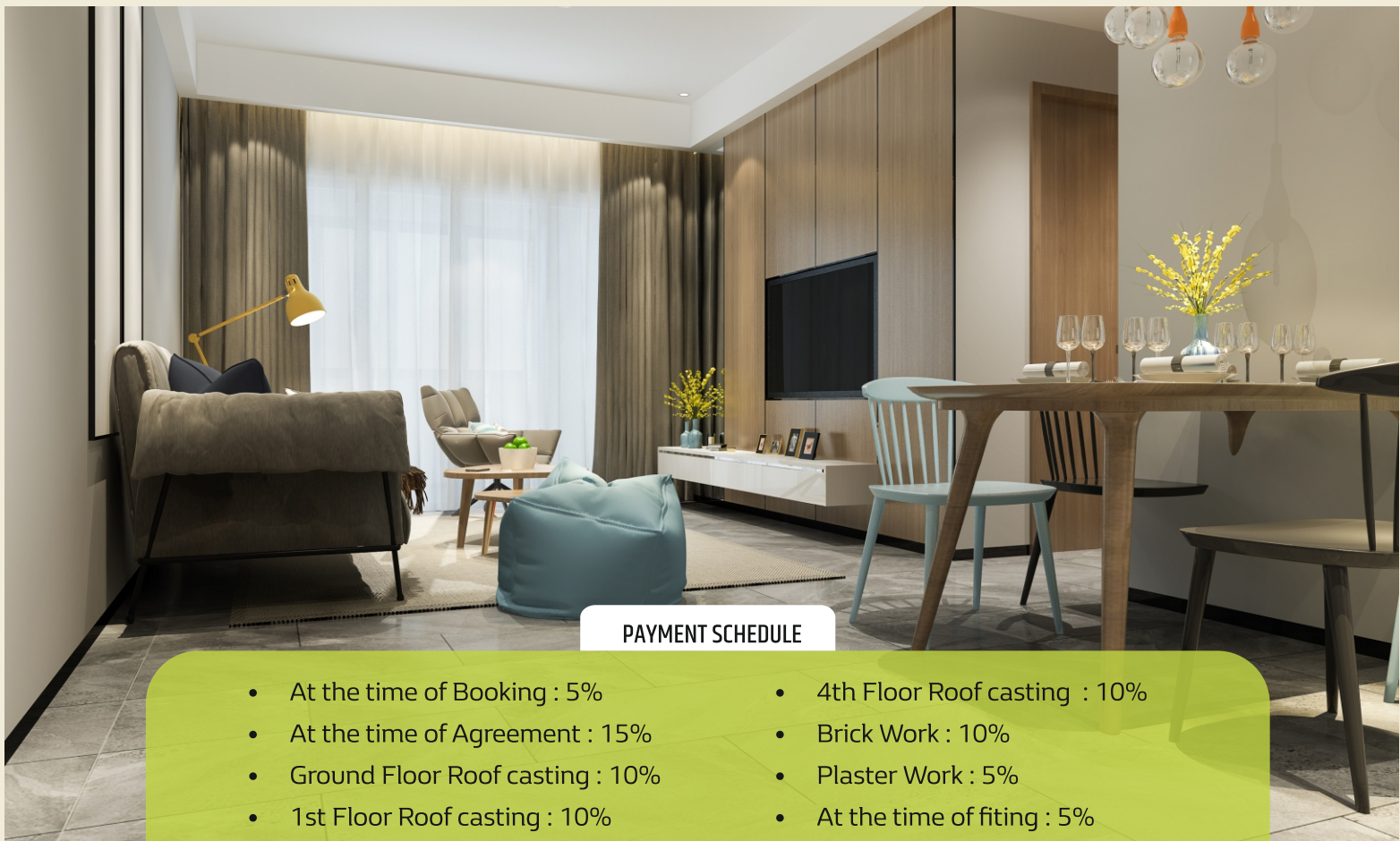
FLAT NO. : 02 (3BHK)

S.B/U AREA : 1372.03 Sqft.

 **3 BEDROOMS**  **2 TOILETS**

 **1 BALCONY**





PAYMENT SCHEDULE

- At the time of Booking : 5%
- At the time of Agreement : 15%
- Ground Floor Roof casting : 10%
- 1st Floor Roof casting : 10%
- 2nd Floor Roof casting : 10%
- 3rd Floor Roof casting : 10%
- 4th Floor Roof casting : 10%
- Brick Work : 10%
- Plaster Work : 5%
- At the time of fitting : 5%
- At the time of painting : 5%
- At the time of handover : 5%

Service & Amenities

- Telephone & T.V. Point (not connection) in each Flat.
- 24 Hours water supply from own tube-well.
- Stand by generator on power cut for all flats & common areas..
- Power plug in Bedrom, Drawing, Dining, Kitchen & Toilets.
- **Parking** - Car parking at Extra Cost as first cum first serve basis.

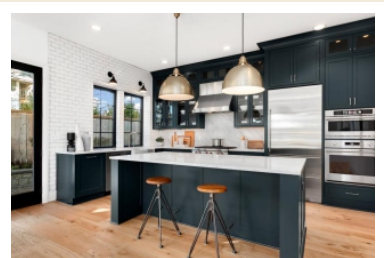
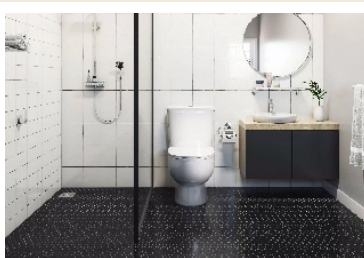
LOANS :

Loan facility available from financial institutions.

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.

services
and
facilities
that will
blow
your mind



A PROJECT BY ISMA BUILDCON

LOCATION PLAN



SITE ADDRESS :

at Millat Colony Sector-3, Phulwarisharif, Patna, Bihar-801505

- Patna Railway Station : 10 Km.
- Phulwarisharif Railway Station : 03 Km
- Danapur Railway Station : 03 Km
- Patna Airport : 06 Km
- Patna AIIMS : 03 Km



ISMA BUILDCON
SOLUTION LLP

OFFICE ADDRESS : 404, Alnoor mansion, Haroon Nagar, Sector-I,
Opp. Mahavir Cancer Sansthan, Phulwarisharif, Patna-801505

✉ info@ismabuildconllp.com

FOR BOOKING CALL US ON

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