



ARYA BUILDCON PVT. LTD.
BUILDER & DEVELOPER



MANOVIDYA
VIHAR

RESIDENTIAL CUM COMMERCIAL



at Mustafapur, Khagaul main road,
infront of royal in resort, beside of
Vijay Singh yadav path, Patna



BRERAP74942-2/178/R-1275/2022

Get ready to live your dream...

MANOVIDYA VIHAR

RESIDENTIAL CUM COMMERCIAL



at Mustafapur, Khagaul main road,
infront of royal in resort, beside of
Vijay Singh yadav path, Patna

Committed to superior quality
and results

Comfort, Convenience, good construction quality & finishing



24X7 Water Supply



24X7 Power Back Up



Security



Lift



Fire Safety



Own Transformer



Car Parking



Intercom

MANOVIDYA VIHAR is strategically located in one of the best residential location area of Patna with easy access to educational institutions, shopping malls, hospitals and important business and leisure hubs. The location is ideal for cutting down your commute time while enjoying a pleasantly relaxed lifestyle and nature splendors. The Project located *at Mustafapur, Khagaul Road, Danapur, Patna.*

- Conveniently located
- All side open area and green view
- A masterpiece of architectural design
- Provision for cross ventilation and ample natural light
- Superior Fittings in all room
- Vaastu Friendly layout



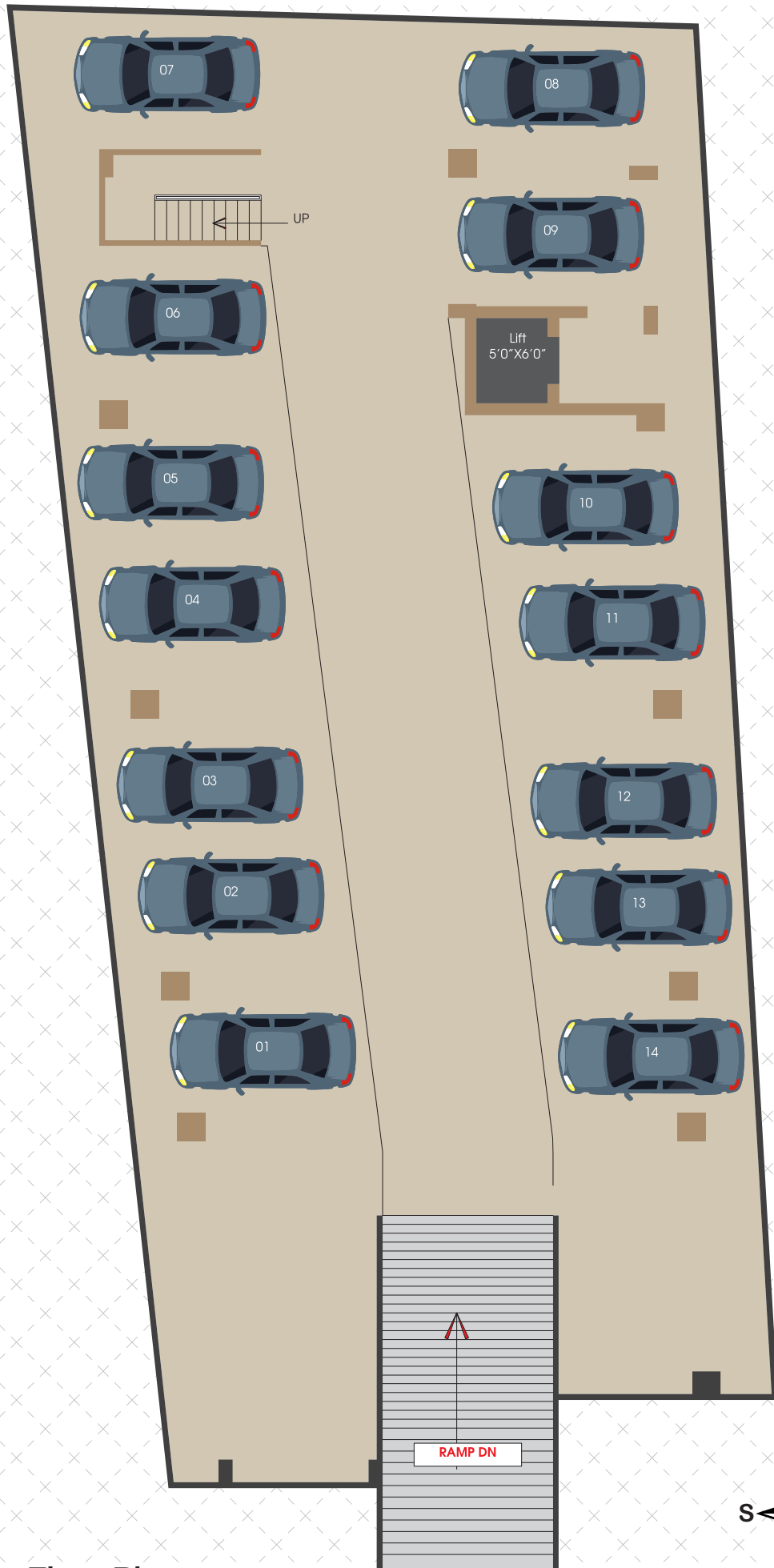
vaastu shastra
BASED



BRERAP74942-2/178/R-1275/2022

A Home is Built with
LOVE AND DREAMS





Basement Floor Plan



Ground Floor Plan

SHOP NO. : G-01

Built up Area : 170.0 SFT.

Super B/U Area : 306.0 SFT.

SHOP NO. : G-02

Built up Area : 256.0 SFT.

Super B/U Area : 461.0 SFT.

SHOP NO. : G-03

Built up Area : 289.0 SFT.

Super B/U Area : 520.0 SFT.

SHOP NO. : G-04

Built up Area : 204.0 SFT.

Super B/U Area : 367.0 SFT.

SHOP NO. : G-05

Built up Area : 318.0 SFT.

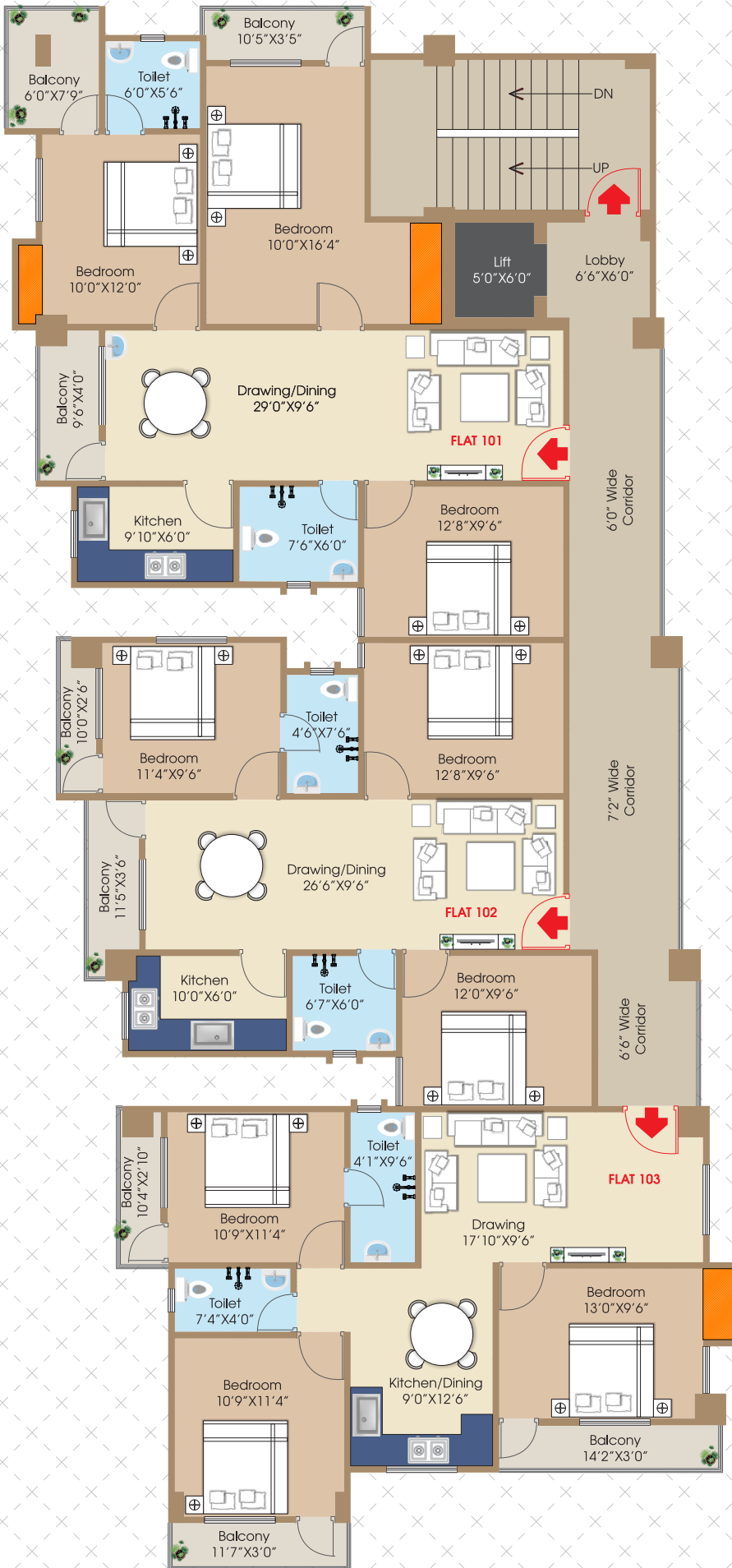
Super B/U Area : 572.0 SFT.

SHOP NO. : G-06

Built up Area : 348.0 SFT.

Super B/U Area : 626.0 SFT.





TYPICAL 1st, 2nd & 3rd Floor Plan

FLAT NO. : 101

Built up Area : 1117.0 SFT.
Super B/U Area : 1508.0 SFT.

3 Bedrooms 2 Toilets
 3 Balconies

FLAT NO. : 102

Built up Area : 960.0 SFT.
Super B/U Area : 1296.0 SFT.

2 Bedrooms 2 Toilets
 2 Balconies

FLAT NO. : 103

Built up Area : 966.0 SFT.
Super B/U Area : 1304.0 SFT.

3 Bedrooms 2 Toilets
 3 Balconies



4th Floor Plan

FLAT NO. : 401

Built up Area : 1117.0 SFT.
Super B/U Area : 1508.0 SFT.

3 Bedrooms 2 Toilets
3 Balconies

FLAT NO. : 402

Built up Area : 960.0 SFT.
Super B/U Area : 1296.0 SFT.

2 Bedrooms 2 Toilets
2 Balconies

FLAT NO. : 403

Built up Area : 585.0 SFT.
Super B/U Area : 789.0 SFT.

1 Bedrooms 1 Toilet
2 Balconies

FLAT NO. : 404

Built up Area : 306.0 SFT.
Super B/U Area : 413.0 SFT.

1 Bedrooms 1 Toilet
1 Balcony



Specifications

FLOORING

Vitrified Tiles in drawing / dining / bedrooms and kitchen.
Anti-skid ceramic tiles in toilet and balcony.

DOORS & WINDOWS

Hardwood frames with flush doors and Aluminium windows with grill & glass.

KITCHEN

Granite top working platform. Double bowl stainless steel sink. Ceramic Glazed tiles 2' above working platform.

TOILET

Anti-Skid ceramic floor tiles. Ceramic tiles up to door level on the wall.

ELECTRICAL

Concealed electrification with fire retardant cables & switches of ISI mark. Provision for adequate light, power point, T.V. and Telephone point in living room and master bedrooms.

EXTERNAL FACADE

Exterior in superior paint finish.

INSIDE WALL FINISH

Inside wall with wall putty.

SUPER STRUCTURE

Earthquake-Resistant RCC Frame Structure.

LIFT

4 Passenger lift will be installed.

PAYMENT PLAN

• At the time of Booking	→	10%	• On Casting of Roof of 2nd floor	→	10%
• On foundation of Basement	→	10%	• On Casting of Roof of 3rd floor	→	10%
• On Casting of Basement	→	10%	• On Casting of Roof of 4th floor	→	10%
• On Casting of Ground floor	→	10%	• On Completion of Brick work	→	15%
• On Casting of Roof of 1st floor	→	10%	• Before Possession	→	5%

OTHER FIXED CHARGES

Fixed charges will have to paid by the purchaser at the time of booking of that unit.

CANCELLATION OF BOOKING

10% Cancellation charge will be deducted on the total cost of the flats in case of cancellation of booking.

*NOTE : An interest of 12% per annum will be charged in case of delay in payment from schedule.



Location Plan



Distance from project

- Danapur Railway Station : 1 KM. Connected by 8 Lane Road
- Danapur Cant. : 2 KM.
- Radiant School : 0.3 KM.
- DAV & St. Karen's School : 0.5 KM.
- Saguna More : 1.5 KM.
- Patna Junction : 11 KM.
- Air Port : 7 KM.
- IGIMS & Paras Hospital : 5 KM.
- Metro Line : 1 KM.



at Mustafapur, Khagaul main road, in front of royal in resort, beside of Vijay Singh yadav path, Patna



ARYA BUILDCON PVT. LTD.
BUILDER & DEVELOPER

OFFICE ADDRESS : House No. L-3/2, South Krishnapuri, Patna - 800001

  +91-9431038784, 7909000017  aryabuildcon7@gmail.com

Delivering the next level of luxury lifestyle

- 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 part of sale offering.