

VS REGALIA

YOUR HOME JOURNEY STARTS HERE

AGHORIA BAZAR, MUZAFFARPUR

Premium Shops/Offices & 2/3 BHK flats
in the heart of the city

RERA Approved

BRERAP15508-2/212/R-1791/2024

VS REGALIA

YOUR HOME JOURNEY STARTS HERE

A classy residential complex project, the best in Aghoria Bazar, Muzaffarpur. Less than one minutes walk from Aghoria Bazar Chowk, 1 km. from Mithanpura Chowk Golambar and 2 kms from P&M Mall.

This building is being constructed by a trusted and experienced construction company. The atrium is fitted with high class and proper functioning characters. There is a basement with plenty of space for car parking & it is well ventilated. There is also space for car parking on ground floor.

AMENITIES



EARTHQUAKE
RESISTANT



24X7
WATER SUPPLY



24X7
POWER BACK UP



SECURITY



INTERCOM



OWN
TRANSFORMER



HEAT
TREATMENT



2 LIFTS



WATERPROOF



FIRE
SAFETY



SHOP

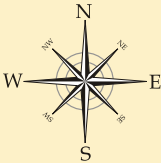


CAR
PARKING

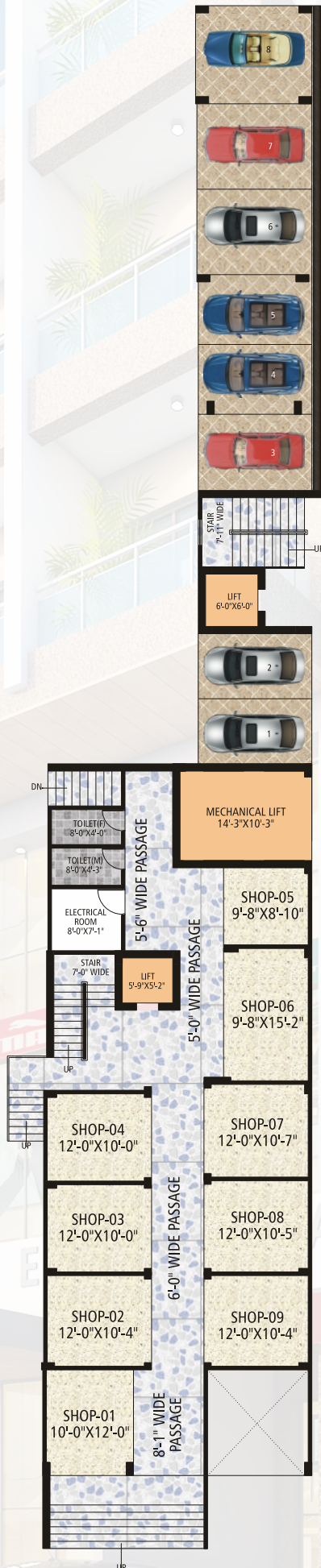


V.S REGALIA

Investing in your lifestyle



GROUND FLOOR



AREA STATEMENT (SHOPS)

| | |
|--------------------|--------------|
| Shop No. 01 | |
| Carpet Area | : 120 sq.ft. |
| B/U Area | : 128 sq.ft. |
| Super B/U Area | : 195 sq.ft. |

| | |
|--------------------|--------------|
| Shop No. 02 | |
| Carpet Area | : 123 sq.ft. |
| B/U Area | : 134 sq.ft. |
| Super B/U Area | : 204 sq.ft. |

| | |
|--------------------|--------------|
| Shop No. 03 | |
| Carpet Area | : 118 sq.ft. |
| B/U Area | : 129 sq.ft. |
| Super B/U Area | : 196 sq.ft. |

| | |
|--------------------|--------------|
| Shop No. 04 | |
| Carpet Area | : 118 sq.ft. |
| B/U Area | : 131 sq.ft. |
| Super B/U Area | : 199 sq.ft. |

| | |
|--------------------|--------------|
| Shop No. 05 | |
| Carpet Area | : 85 sq.ft. |
| B/U Area | : 96 sq.ft. |
| Super B/U Area | : 146 sq.ft. |

| | |
|--------------------|--------------|
| Shop No. 06 | |
| Carpet Area | : 145 sq.ft. |
| B/U Area | : 158 sq.ft. |
| Super B/U Area | : 240 sq.ft. |

| | |
|--------------------|--------------|
| Shop No. 07 | |
| Carpet Area | : 126 sq.ft. |
| B/U Area | : 136 sq.ft. |
| Super B/U Area | : 207 sq.ft. |

| | |
|--------------------|--------------|
| Shop No. 08 | |
| Carpet Area | : 124 sq.ft. |
| B/U Area | : 134 sq.ft. |
| Super B/U Area | : 204 sq.ft. |

| | |
|--------------------|--------------|
| Shop No. 09 | |
| Carpet Area | : 123 sq.ft. |
| B/U Area | : 136 sq.ft. |
| Super B/U Area | : 207 sq.ft. |



AREA STATEMENT (FLAT)

Flat No. 01 (3 BHK)

| | |
|----------------|---------------|
| Carpet Area | : 964 sq.ft. |
| Balcony Area | : 133 sq.ft. |
| B/U Area | : 1166 sq.ft. |
| Super B/U Area | : 1492 sq.ft. |

AREA STATEMENT (SHOPS)

Shop No. 01

| | |
|----------------|--------------|
| Carpet Area | : 138 sq.ft. |
| B/U Area | : 154 sq.ft. |
| Super B/U Area | : 234 sq.ft. |

Shop No. 02

| | |
|----------------|--------------|
| Carpet Area | : 123 sq.ft. |
| B/U Area | : 134 sq.ft. |
| Super B/U Area | : 204 sq.ft. |

Shop No. 03

| | |
|----------------|--------------|
| Carpet Area | : 118 sq.ft. |
| B/U Area | : 129 sq.ft. |
| Super B/U Area | : 196 sq.ft. |

Shop No. 04

| | |
|----------------|--------------|
| Carpet Area | : 118 sq.ft. |
| B/U Area | : 131 sq.ft. |
| Super B/U Area | : 199 sq.ft. |

Shop No. 05

| | |
|----------------|--------------|
| Carpet Area | : 151 sq.ft. |
| B/U Area | : 159 sq.ft. |
| Super B/U Area | : 242 sq.ft. |

Shop No. 06

| | |
|----------------|--------------|
| Carpet Area | : 150 sq.ft. |
| B/U Area | : 165 sq.ft. |
| Super B/U Area | : 250 sq.ft. |

Shop No. 07

| | |
|----------------|--------------|
| Carpet Area | : 398 sq.ft. |
| B/U Area | : 420 sq.ft. |
| Super B/U Area | : 638 sq.ft. |

Shop No. 08

| | |
|----------------|--------------|
| Carpet Area | : 244 sq.ft. |
| B/U Area | : 260 sq.ft. |
| Super B/U Area | : 395 sq.ft. |

Shop No. 09

| | |
|----------------|--------------|
| Carpet Area | : 158 sq.ft. |
| B/U Area | : 169 sq.ft. |
| Super B/U Area | : 257 sq.ft. |

Shop No. 10

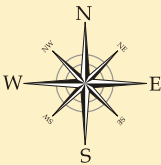
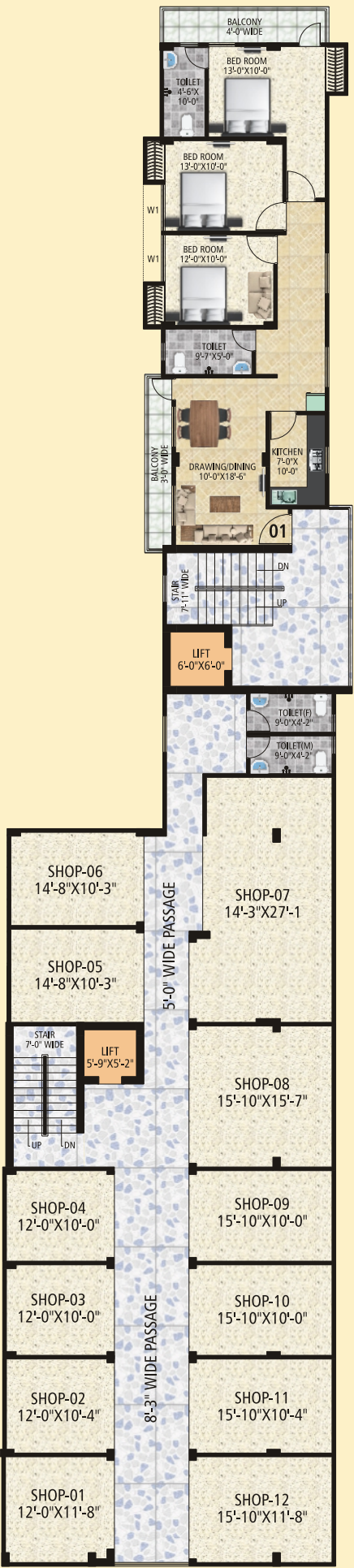
| | |
|----------------|--------------|
| Carpet Area | : 157 sq.ft. |
| B/U Area | : 169 sq.ft. |
| Super B/U Area | : 257 sq.ft. |

Shop No. 11

| | |
|----------------|--------------|
| Carpet Area | : 163 sq.ft. |
| B/U Area | : 175 sq.ft. |
| Super B/U Area | : 266 sq.ft. |

Shop No. 12

| | |
|----------------|--------------|
| Carpet Area | : 183 sq.ft. |
| B/U Area | : 200 sq.ft. |
| Super B/U Area | : 304 sq.ft. |



THIRD & FOURTH FLOOR PLAN



AREA STATEMENT (FLAT)

Flat No. 01 (3 BHK)

| | |
|----------------|---------------|
| Carpet Area | : 878 sq.ft. |
| Balcony Area | : 74 sq.ft. |
| B/U Area | : 1012 sq.ft. |
| Super B/U Area | : 1295 sq.ft. |

Flat No. 02 (3 BHK)

| | |
|----------------|---------------|
| Carpet Area | : 986 sq.ft. |
| Balcony Area | : 80 sq.ft. |
| B/U Area | : 1162 sq.ft. |
| Super B/U Area | : 1487 sq.ft. |

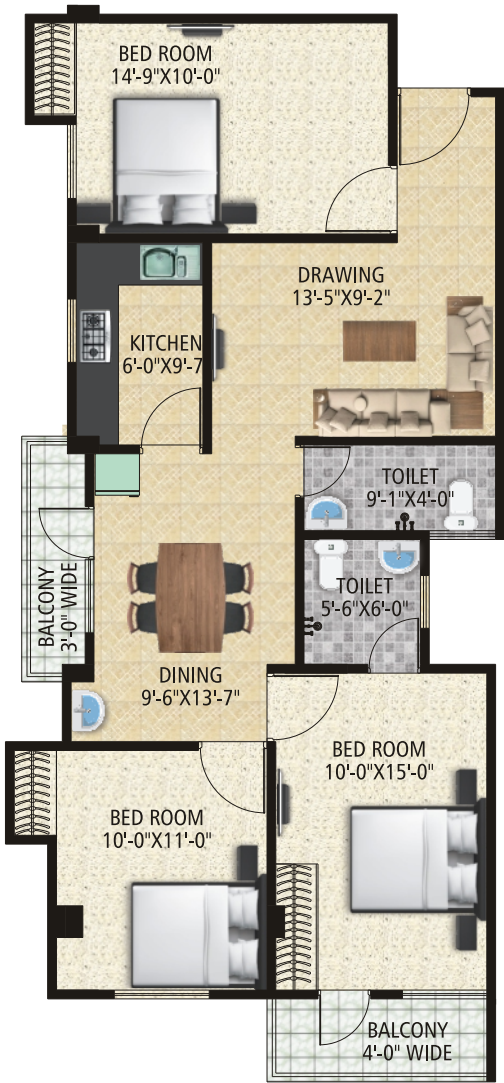
Flat No. 03 (2 BHK)

| | |
|----------------|---------------|
| Carpet Area | : 713 sq.ft. |
| Balcony Area | : 29 sq.ft. |
| B/U Area | : 802 sq.ft. |
| Super B/U Area | : 1026 sq.ft. |

Flat No. 04 (3 BHK)

| | |
|----------------|---------------|
| Carpet Area | : 964 sq.ft. |
| Balcony Area | : 133 sq.ft. |
| B/U Area | : 1166 sq.ft. |
| Super B/U Area | : 1492 sq.ft. |





Flat # 01 (3rd & 4th Floor)

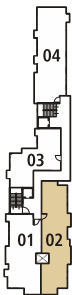
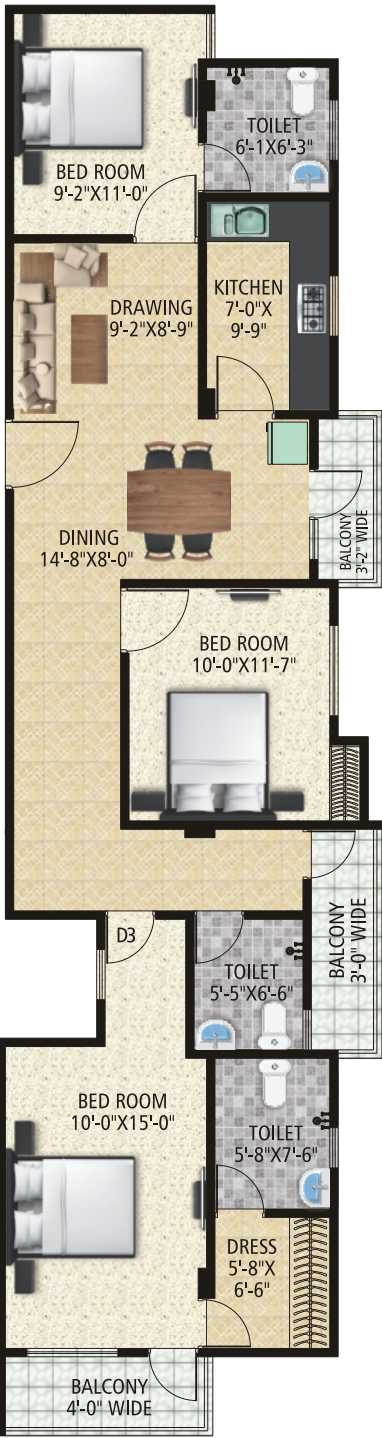
3 BHK

1295 sqft

3 Bedroom

2 Bathroom

2 Balcony



Flat # 02 (3rd & 4th Floor)

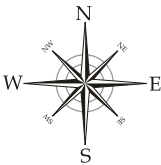
3 BHK

1487 sqft

3 Bedroom

3 Bathroom

3 Balcony



L A Y O U T

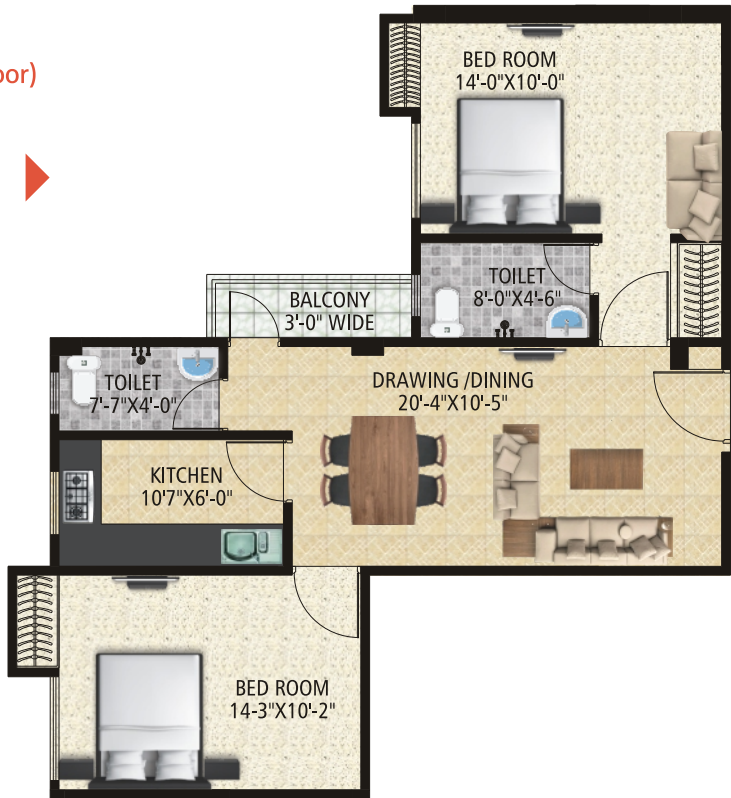


Flat # 03 (3rd & 4th Floor)

2 BHK

1026 sqft

- 2 Bedroom
- 2 Bathroom
- 1 Balcony

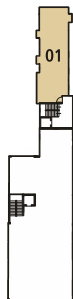


Flat # 04 (3rd & 4th Floor)

3 BHK

1492 sqft

- 3 Bedroom
- 2 Bathroom
- 2 Balcony

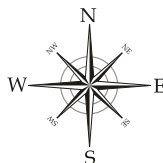


Flat # 01 (1st & 2nd Floor)

3 BHK

1492 sqft

- 3 Bedroom
- 2 Bathroom
- 2 Balcony



SPECIFICATION

STRUCTURE

R.C.C. frame structure building as / structural drawing with brick wall.

DOORS

Hard wood frame with solid core flush door 30mm thick (any premium brand).

WINDOWS & SLIDING DOOR

Alumunium / uPVC frames and shutters with clear glass.

FLOORING

Main Lobbies : Granite/marble/vitrified tile common lobbies and corridor-granite/marble/vitrified tile staircase-granite/marble/ kota stone Parking – parking tile flooring/pavers

APARTMENT FLOORING

- Living & Dining Room : Vitrified tile.
- Master Bed Room : Vitrified tile.
- Kitchen & Utility : Anti skid vitrified tile.
- Toilets : Anti skid ceramic tiles.
- Balconies : Anti skid ceramic tiles

KITCHEN

Granite counter with stainless steel sink of ISI mark.

DADO

- Lift lobbies : Vitrified/granite/decorative tiles.
- Toilets : Glazed ceramic tiles upto ceiling height.
- Kitchen : Glazed ceramic tiles upto 2' ht above counter.

TOILETS

- White glazed vitreous wash basin of Jaquar / Kerovit / Grohe/ Kohler / Hindware in all toilets.
- White glazed vitreous EWCs of Jaquar / Kerovit / Grohe/ Kohler / Hindware in all toilets.
- Hot & Cold water wall mixer of Jaquar / Kerovit / Grohe/ Kohler / Hindware in all toilets.

PAINTING & CLADDING

- Internal walls & ceilings : Interior grade wall putty surface only.
- External finish : Partially Exterior grade texture paint over of ICI / Asian paint or equivalent make.

CAMPUS

Pathway and Driveway – Cement Interlocking tiles/pavers/ stone paving.

ELECTRICAL OUTLINE SPECIFICATIONS

All electrical wiring in concealed conduit and using PVC insulated copper wires with modular switches of Polycab / Anchor / Havells or equivalent make. Adequate lighting / Power point socket and outlets in each room.

AC POINTS

All bedrooms & living rooms : Provision for split AC (wiring and external socket point only).

TV / WIFI POINTS

- Living & Master Bedroom : Complete with wiring & outlet.
- DTH Connection : DTH conduit shall be provided in the ducts from terrace to the individual units.

TV wiring upto the ducts from living and master bedrooms only.

TELEPHONE POINTS

- Living : Complete with wiring & outlet.

EXHAUST FAN POINT

Complete with wiring & outlet in all toilets & kitchen.

WATER PURIFIER POINT

Complete with wiring & outlet in Kitchen.

WASHING MACHINE POINT

Complete with wiring & outlet in utility.

SECURITY SYSTEM

CCTV for ground floor common area and campus.
Intercom from main security cabin to all apartments.

GENERATOR

Kirlosker/Jakson or equivalent silent generator of adequate capacity.

LIFT

Two lifts of adequate capacity of Otis / Kone / Schindler or equivalent make.



PAYMENT PLANS

Down Payment Plan

As per Mutual agreement between developer and buyer.

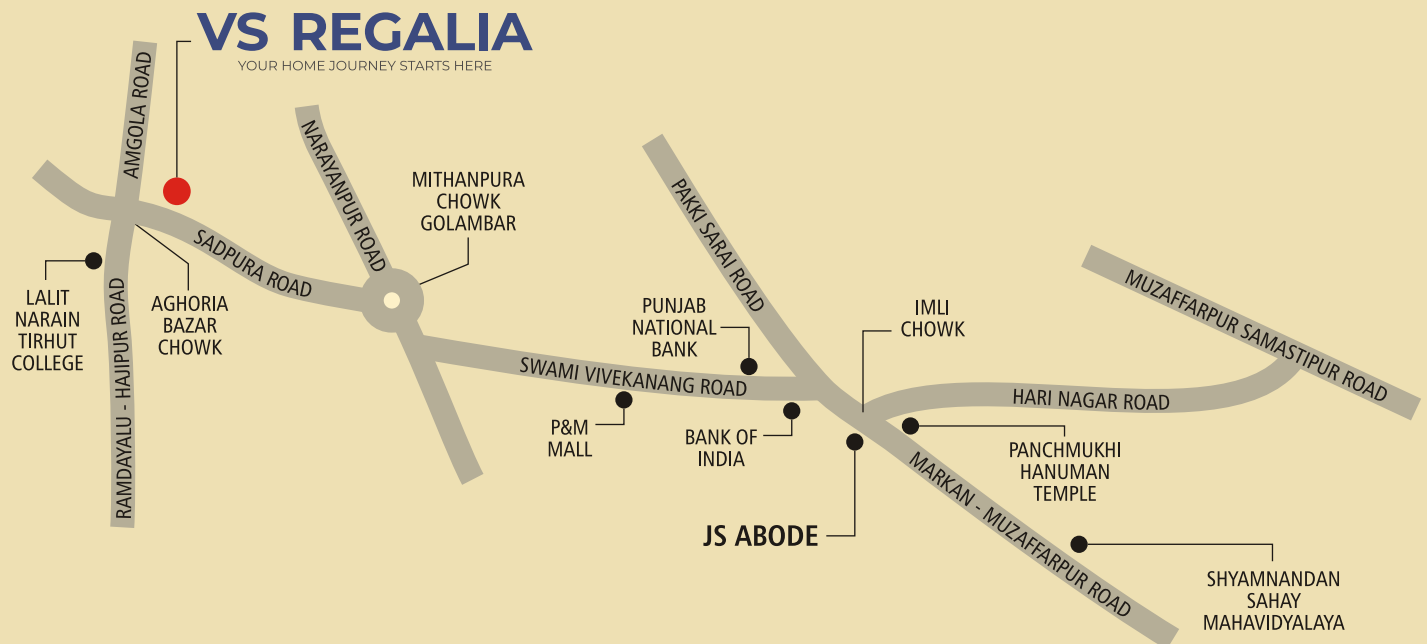
Construction Linked Plan

1. 10% as the earnest money deposit (EMD) before making the agreement
2. 20% on the execution of Agreement
3. 15% on completion of the Basement floor slab of the building.
4. 25% on completion of the slabs as follows :-
 - a. 5% On completion of Ground floor roof slab casting
 - b. 5% On completion of First floor roof slab casting 5%
 - c. 5% On completion of Second floor roof slab casting 5%
 - d. 5% On completion of Third floor roof slab casting
 - e. 5% On completion of Fourth floor roof slab casting
5. 10% on completion of the walls
6. 10% on completion of the internal plaster
7. 5% on completion of the external plaster
8. 5% at the time of handing over of the possession of the Apartment.



LOCATION

NOT TO SCALE



KEY DISTANCE

| | | | |
|----------------------------------|----------|---|---------|
| Aghoria Bazar Chowk | 120 mtr | Muzaffarpur Rly. Statuin | 2.50 km |
| Lalit Narain Tirth College | 190 mtr | Ram Dayalu Singh College | 1.00 km |
| P & M Mall | 2.00 km | Narayanpur Anant Railways Station | 2.40 km |
| Mithanpura Chowk | 1.00 mtr | Zila school muzaffarpur | 2.30 km |

TERMS & CONDITION

1. The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERVE" basis.
2. The allotment of the flat shall be subject to timely payment.
3. In case of withdrawal of a booking a cancellation charge 5% of the total consideration.
4. Refund of the amount deposited by the applicant in case of cancellation shall be made in 150 (One hundred Fifty) Days of notice of withdrawal, after adjusting the cancellation charges.
5. No interest/ Penalty claimed by the applicant of any stage shall be entertained by the company.
6. the allottees will have to bear the maintenance charges for the general service like water supply, sewerage, security etc. Such facilities will however be insured by the management committee constituted by the company.
7. All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
8. Interest 18% per annum shall be charged on all delayed payment from due date. How ever the Company reserve the right to cancel the allotment if the dues are more than ₹ 5,00,000/- (Five Lakhs) Only at any time.
9. All allotment made by the company will be binding on the allottees and no grievance/Claim/Complaint shall ever be entertained by the company.
10. The applicant shall have to bear any other nominal fee such as technical, legal etc. as decided by the Company.
11. Any Central/State Government sponsored act or Legislation affecting the tax and levy, shall have to the borne by the applicant over and above the cost of the house and the existing burden there on.
12. All registration charges will be borne by the allottees.
13. No transfer of booking will be allowed.

Follow us on



Registered Office :

Flat No. 45, Ganga Tower, L.C.T. Ghat
Mainpura, Patna - 800001

Corporate Office :

OM-1, Mezzanine Floor, Vikash Paradise
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SCAN THIS QR CODE
TO GET LOCATION

Architect
PRAYOG

G-403, Indralok Appt., Adjacent CISF Building
New Patliputra Colony, Patna 800013
Mob : 9939665302
email : prayog_arch@rediffmail.com

BANKING PARTNERS :



Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.

All the building plans & layout is approved by Muzaffarpur Nagar Nigam. Specifications, 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 a part of sale offering.