

# JS ABODE

PERFECT HOME WITH PERFECT SPACE

**Premium 2/3 BHK Flats & Shops in the heart of the city**

Swami Vivekanand Road,  
Opp. Panchmukhi Hanuman Temple, Imli Chowk  
Sherpur, Kanhauli, Muzaffarpur

# JS ABODE

PERFECT HOME WITH PERFECT SPACE

A classy residential complex project, the best in Muzaffarpur. Less than one minutes walk from Imli Chowk, 500 mtr. from P&M Mall and 1.5 km from Mithanpura Chowk Golambar.

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



2 LIFTS



INTERCOM



OWN  
TRANSFORMER



HEAT  
TREATMENT



WATERPROOF



FIRE  
SAFETY



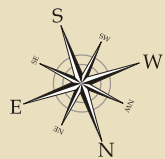
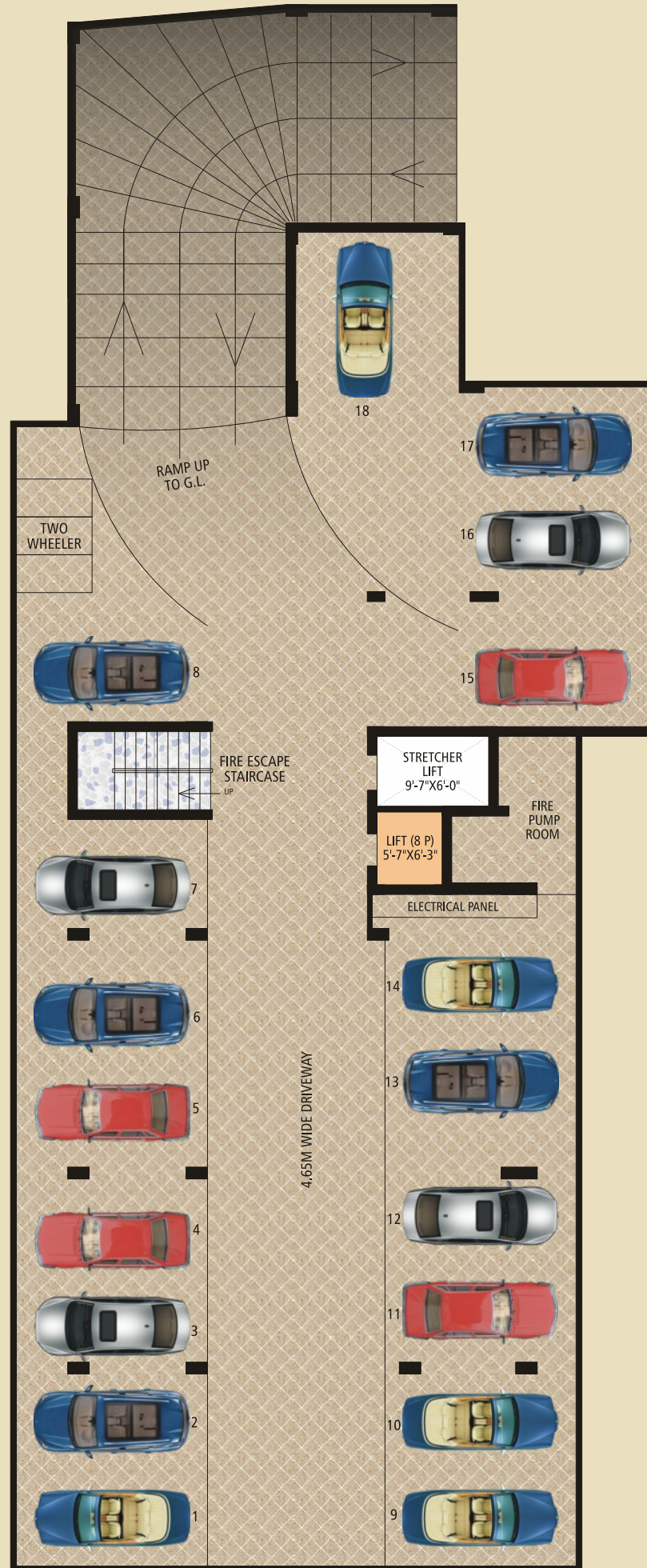
SHOP



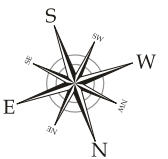
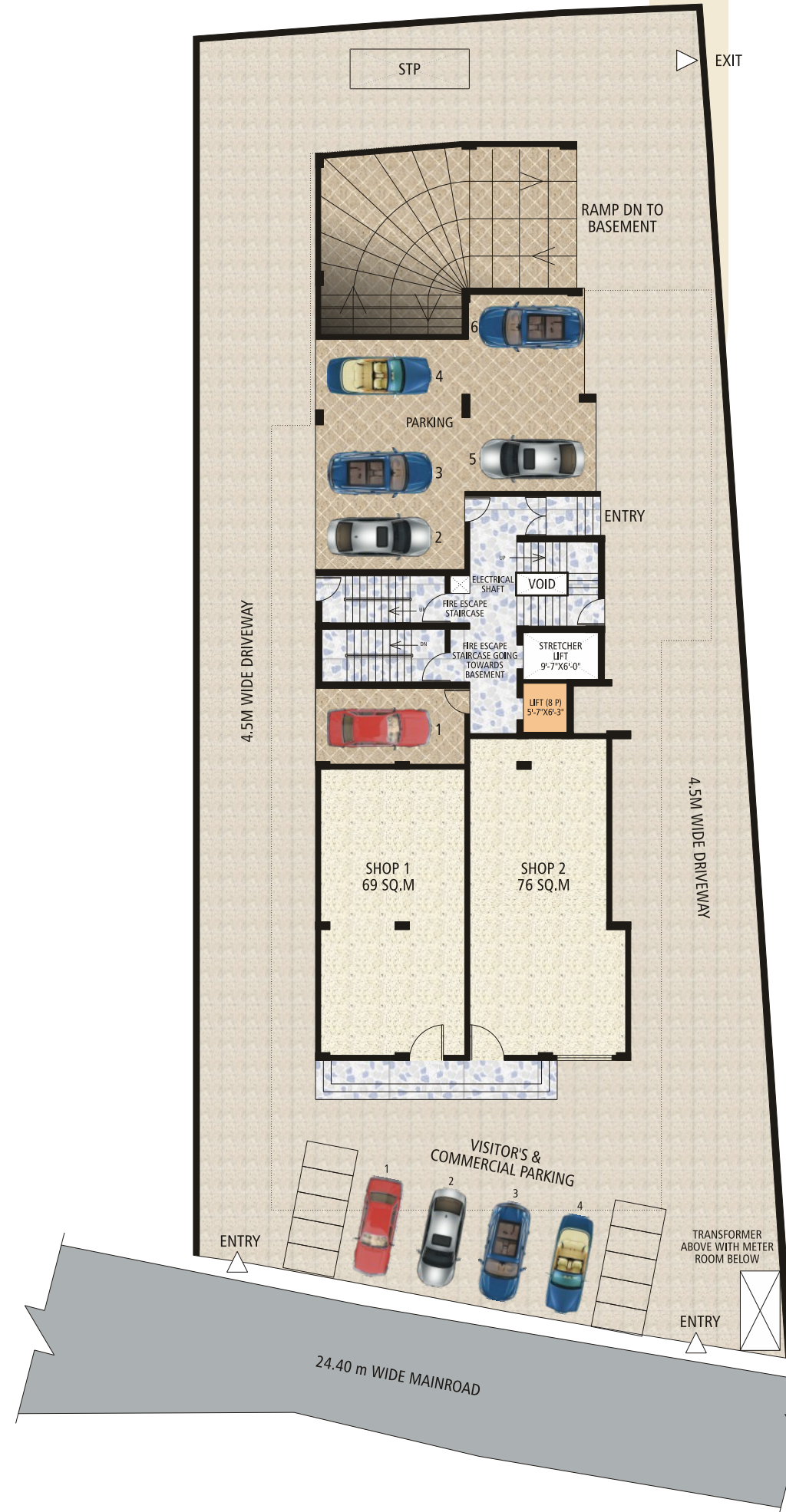
CAR  
PARKING



## BASEMENT PLAN



## SITE PLAN (GROUND FLOOR)



**SHOP NO. 1**  
Carpet Area 673 sq.ft.  
Built Up Area 736 sq.ft.  
Super B/U Area 1030 sq.ft.

**SHOP NO. 2**  
Carpet Area 747 sq.ft.  
Built Up Area 814 sq.ft.  
Super B/U Area 1140 sq.ft.

## 1<sup>ST</sup> to 6<sup>TH</sup> FLOOR PLAN



### 1<sup>ST</sup> FLOOR

<b>Flat No. 1 (3 BHK)</b>	
Carpet Area	: 903 sq.ft.
Balcony Area	: 181 sq.ft.
B/U Area	: 1212 sq.ft.
Super B/U Area	: 1515 sq.ft.
<b>Flat No. 2 (2 BHK)</b>	
Carpet Area	: 641 sq.ft.
Balcony Area	: 91 sq.ft.
B/U Area	: 808 sq.ft.
Super B/U Area	: 1010 sq.ft.
<b>Flat No. 3 (2 BHK)</b>	
Carpet Area	: 637 sq.ft.
Balcony Area	: 85 sq.ft.
B/U Area	: 818 sq.ft.
Super B/U Area	: 1023 sq.ft.
<b>Flat No. 4 (3 BHK)</b>	
Carpet Area	: 988 sq.ft.
Balcony Area	: 188 sq.ft.
B/U Area	: 1300 sq.ft.
Super B/U Area	: 1625 sq.ft.

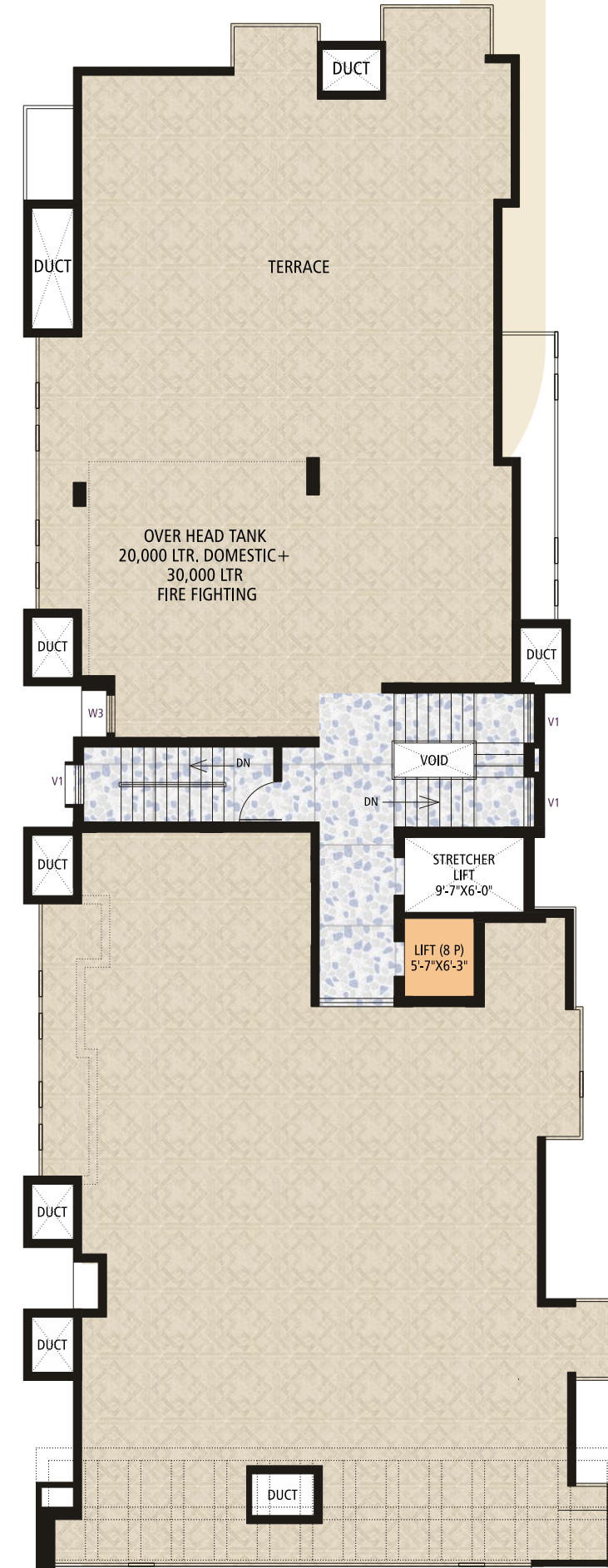
### 2<sup>ND</sup> TO 5<sup>TH</sup> FLOOR

<b>Flat No. 1 (3 BHK)</b>	
Carpet Area	: 903 sq.ft.
Balcony Area	: 181 sq.ft.
B/U Area	: 1212 sq.ft.
Super B/U Area	: 1515 sq.ft.
<b>Flat No. 2 (2 BHK)</b>	
Carpet Area	: 641 sq.ft.
Balcony Area	: 91 sq.ft.
B/U Area	: 808 sq.ft.
Super B/U Area	: 1010 sq.ft.
<b>Flat No. 3 (2 BHK)</b>	
Carpet Area	: 637 sq.ft.
Balcony Area	: 85 sq.ft.
B/U Area	: 818 sq.ft.
Super B/U Area	: 1023 sq.ft.
<b>Flat No. 4 (3 BHK)</b>	
Carpet Area	: 988 sq.ft.
Balcony Area	: 180 sq.ft.
B/U Area	: 1309 sq.ft.
Super B/U Area	: 1636 sq.ft.

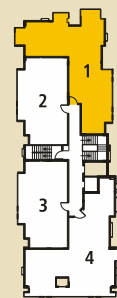
### 6<sup>TH</sup> FLOOR

<b>Flat No. 1 (3 BHK)</b>	
Carpet Area	: 903 sq.ft.
Balcony Area	: 181 sq.ft.
B/U Area	: 1212 sq.ft.
Super B/U Area	: 1515 sq.ft.
<b>Flat No. 2 (2 BHK)</b>	
Carpet Area	: 641 sq.ft.
Balcony Area	: 91 sq.ft.
B/U Area	: 808 sq.ft.
Super B/U Area	: 1010 sq.ft.
<b>Flat No. 3 (2 BHK)</b>	
Carpet Area	: 637 sq.ft.
Balcony Area	: 85 sq.ft.
B/U Area	: 818 sq.ft.
Super B/U Area	: 1023 sq.ft.
<b>Flat No. 4 (3 BHK)</b>	
Carpet Area	: 988 sq.ft.
Balcony Area	: 180 sq.ft.
B/U Area	: 1309 sq.ft.
Super B/U Area	: 1663 sq.ft.

## TERRACE PLAN



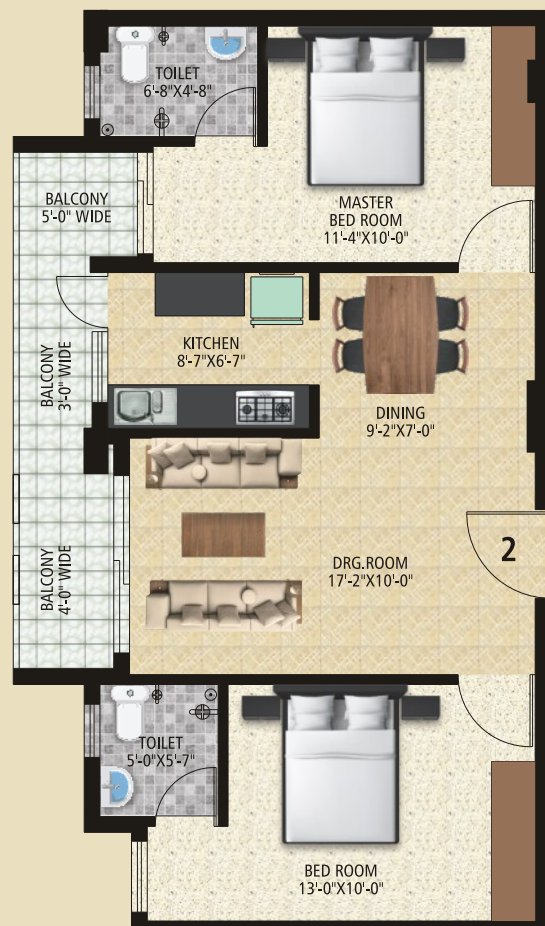
## FLAT LAYOUT



### Flat # 1 (3 BHK)

1515 sqft

- 3 Bedroom
- 3 Bathroom
- 4 Balcony



### Flat # 2 (2 BHK)

1010 sqft

- 2 Bedroom
- 2 Bathroom
- 1 Balcony



### Flat # 4 (3 BHK)

1625 sqft

(1st Floor)

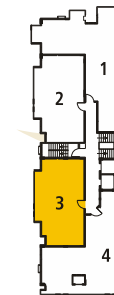
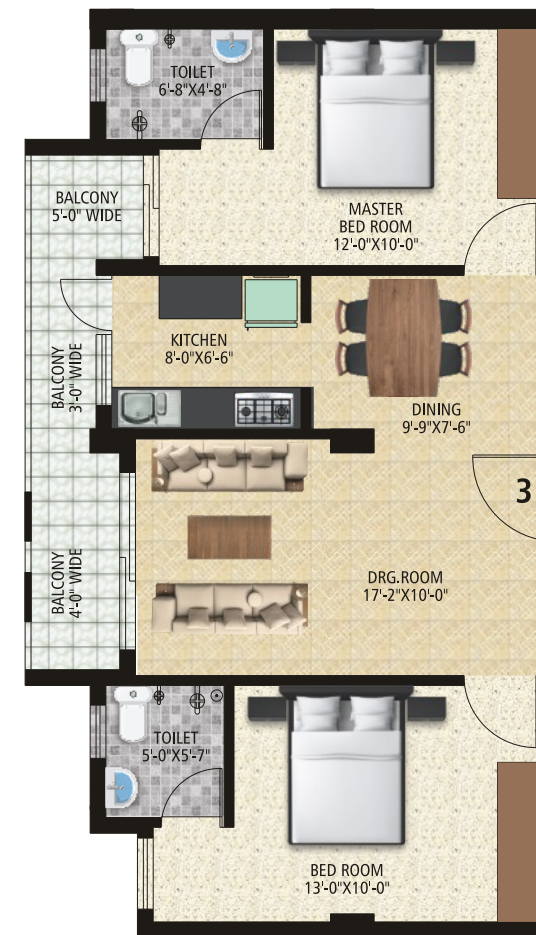
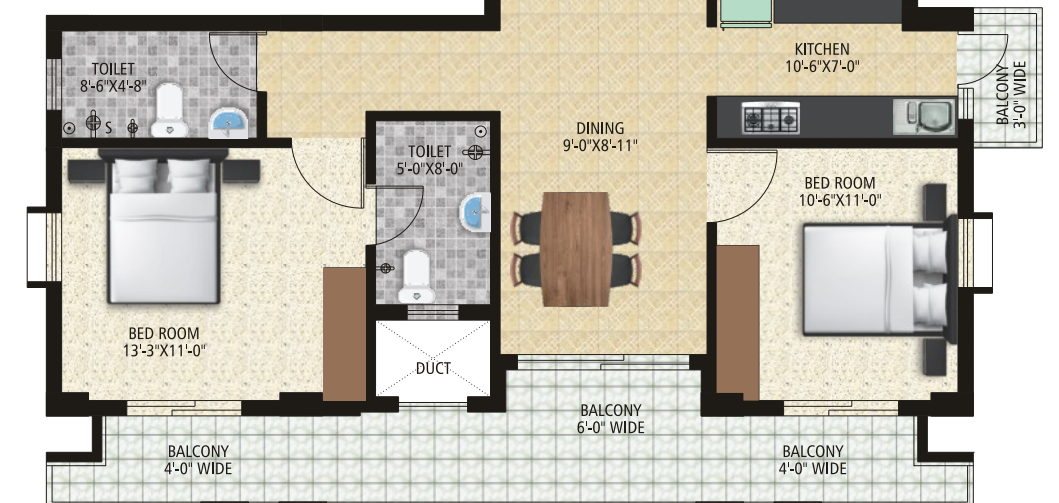
1636 sqft

(2nd to 5th Floor)

1663 sqft

(6th Floor)

- 3 Bedroom
- 3 Bathroom
- 2 Balcony



### Flat # 3 (2 BHK)

1023 sqft

- 2 Bedroom
- 2 Bathroom
- 1 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.

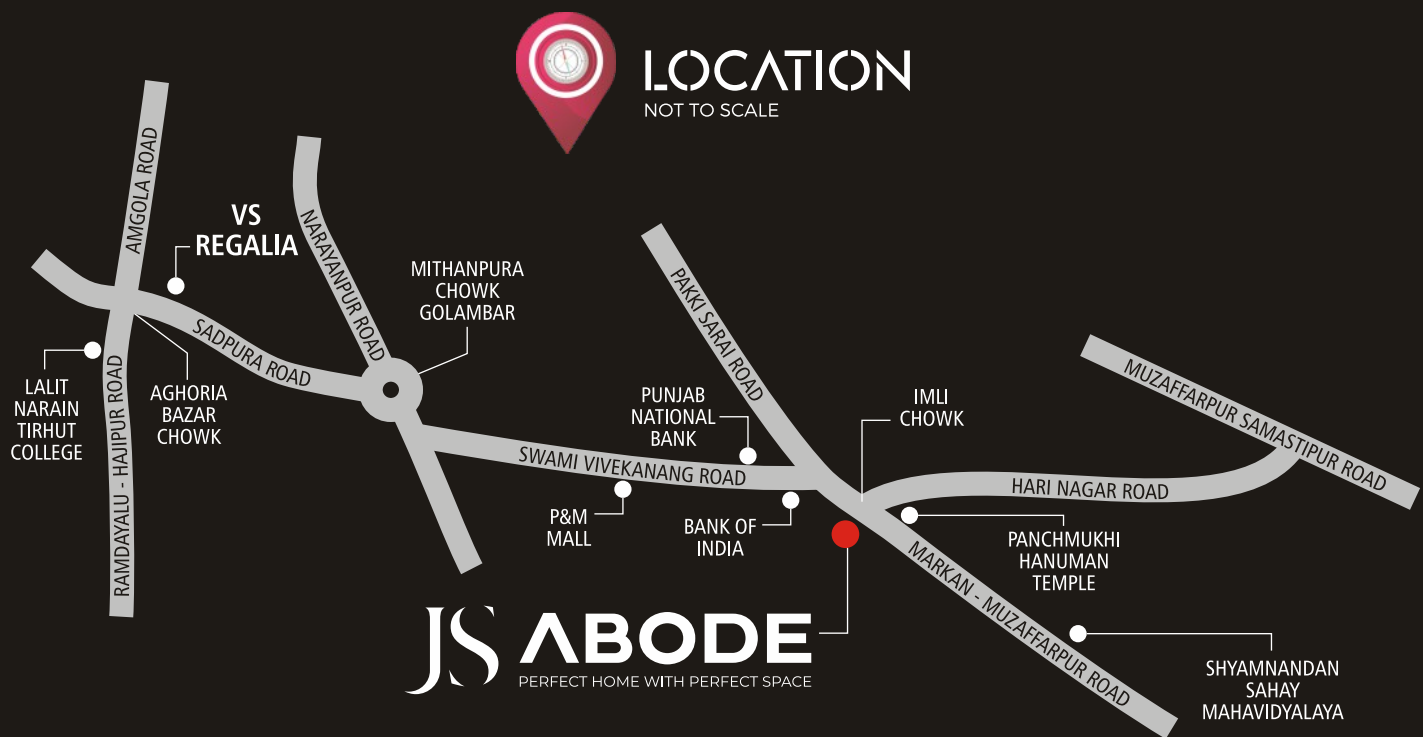
## PAYMENT PLANS

### Down Payment Plan

As per Mutual agreement between developer and buyer.

### Construction Linked Plan

- 10% as the earnest money deposit (EMD) before making the agreement
- 20% on the execution of Agreement
- 15% on completion of the Basement floor slab of the building.
- 35% on completion of the slabs as follows :-
  - 5% On completion of Ground floor roof slab casting
  - 5% On completion of First floor roof slab casting 5%
  - 5% On completion of Second floor roof slab casting 5%
  - 5% On completion of Third floor roof slab casting
  - 5% On completion of Fourth floor roof slab casting
  - 5% On completion of Fifth floor roof slab casting
  - 5% On completion of Sixth floor roof slab casting
- 5% on completion of the walls
- 5% on completion of the internal plaster
- 5% on completion of the external plaster
- 5% at the time of handing over of the possession of the Apartment.



### KEY DISTANCE

Imli Chowk .....	60 mtr	RTO Office.....	2.40 km
P & M Mall.....	500 mtr	Ram Dayalu Singh College.....	3.40 km
Shyamnandan Sahay Mahavidyalaya .....	600 mtr	Narayanpur Anant Railways Station .....	2.20 km
Muzaffarpur Rly. Statuin .....	4.00 km	Zila school muzaffarpur.....	2.50 km

### TERMS & CONDITION

- The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERVE" basis.
- The allotment of the flat shall be subject to timely payment.
- In case of withdrawal of a booking a cancellation charge 5% of the total consideration.
- 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.
- No interest/ Penalty claimed by the applicant of any stage shall be entertained by the company.
- 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.
- All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
- 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.
- All allotment made by the company will be binding on the allottees and no grievance/Claim/Complaint shall ever be entertained by the company.
- The applicant shall have to bear any other nominal fee such as technical, legal etc. as decided by the Company.
- 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.
- All registration charges will be borne by the allottees.
- 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  
Gola Road, Danapur, Patna - 801503

+91-80736 34068, +91-83406 97272

[www.malhotrainfratech.com](http://www.malhotrainfratech.com)

[malhotrainfra@gmail.com](mailto:malhotrainfra@gmail.com)



SCAN THIS QR CODE  
TO GET LOCATION

**Architect :**

**CHADDA & ASSOCIATES**

Krishna Business Center, Kadru Road Ranchi  
Phone : 0651-2246046 email : [chaddaandassociates@gmail.com](mailto:chaddaandassociates@gmail.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.