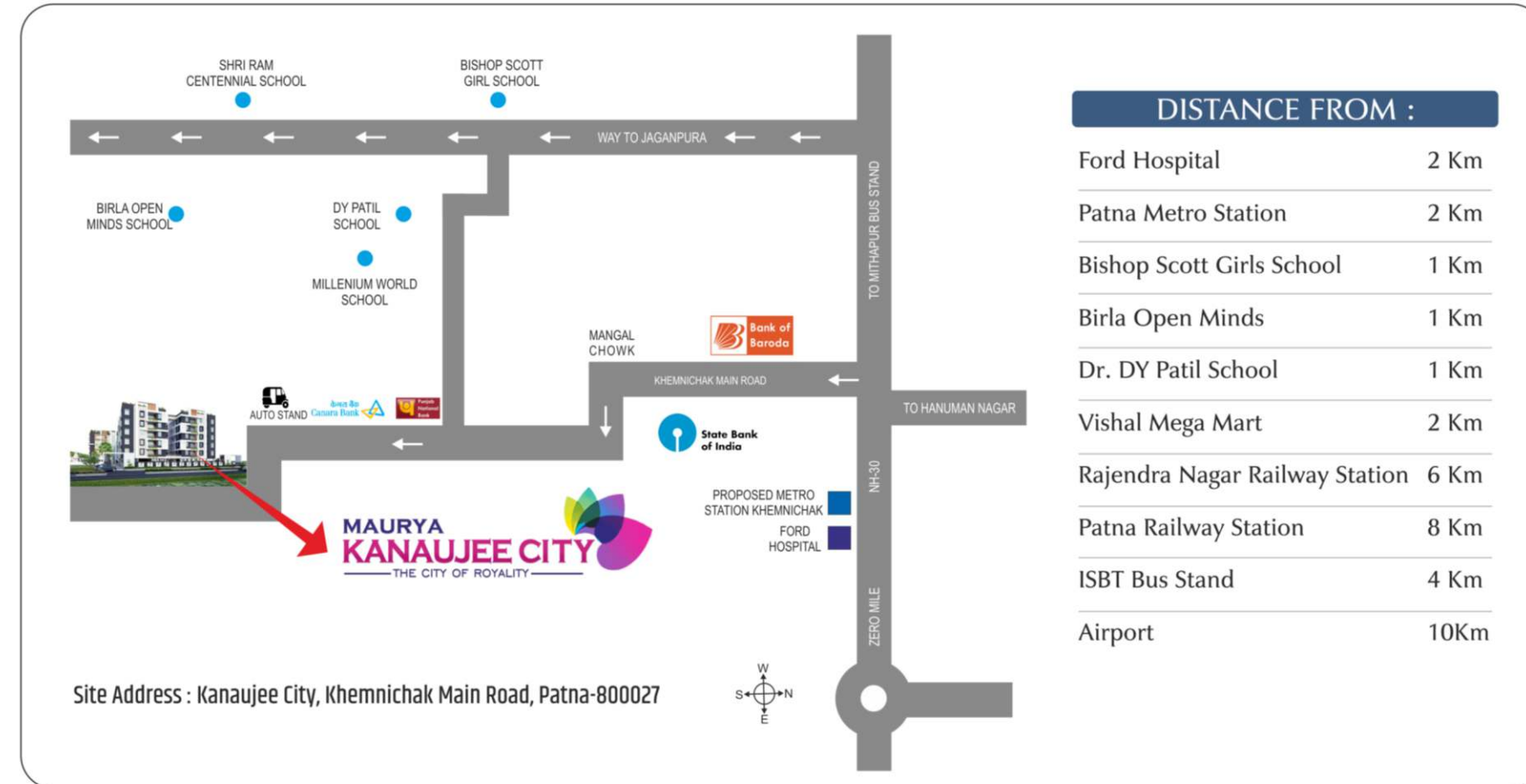


LOCATION PLAN



Builders & Developers :

MAURYA VIHAR BUILDERS & CONSTRUCTION PVT. LTD.

Reg. Office: Orchid Green City, Near Toll Plaza, Simlimurarpur, Didarganj, Patna City - 800008
 Sales Office: 202, 2nd Floor, Sankalp Enclave, 90 Feet Road, South of Malahi Pakri Chowk, Kankarbagh, Patna - 20.
 Website: www.mauryaviharbuilders.in, E-mail: mauryaviharbuilders@gmail.com



FOR BOOKING CONTACT : 72800 22210, 72800 22211

Note: This brochure is purely conceptual and not a legal offering. All the building plans, layout, specifications, amenities etc. are tentative and subject to variation and modifications may be decided by the architect/company. Accessories shown in the layout plan of the brochure are meant for design purpose & not a legal offering. Company reserves all the rights to change and modify without prior notice.



BRERAP05719-2/1248/R-1239/2021

MAURYA KANAUJEE CITY

THE CITY OF ROYALTY



The Modern Luxurious
 Residential Apartments

@95045 66003



True happiness is born when everything you receive from life is beyond and above your expectations. Carefully designed and spaciouly laid out plan allure you to embrace the lifestyle at Maurya Kanaujee City. With specifications that leave you awestruck, this is a perfect blend of a modern yet traditional design. Situated at a prime location amidst lush green surroundings The specifications and rich features of this project truly radiate an aura that elevates your home with prestige and pride.

Your Dream Home
in the city



BLOCK – A (1st to 5th Typical Floor Plan) Chandrakala Tower



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
01	3 BHK	1023.85 Sq.Ft.	1101.78 Sq.Ft.	1487.00 Sq.Ft.

AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
02	3 BHK	989.70 Sq.Ft.	1043.55 Sq.Ft.	1409.00 Sq.Ft.
03	2 BHK	738.70 Sq.Ft.	768.80 Sq.Ft.	1038.00 Sq.Ft.

AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
04	3 BHK	972.17 Sq.Ft.	1043.60 Sq.Ft.	1409.00 Sq.Ft.
05	3 BHK	1016.08 Sq.Ft.	1082.50 Sq.Ft.	1461.00 Sq.Ft.

BLOCK – A (1st to 5th Typical Floor Plan) Ramgati Tower



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
06	3 BHK	1023.85 Sq.Ft.	1101.78 Sq.Ft.	1487.00 Sq.Ft.

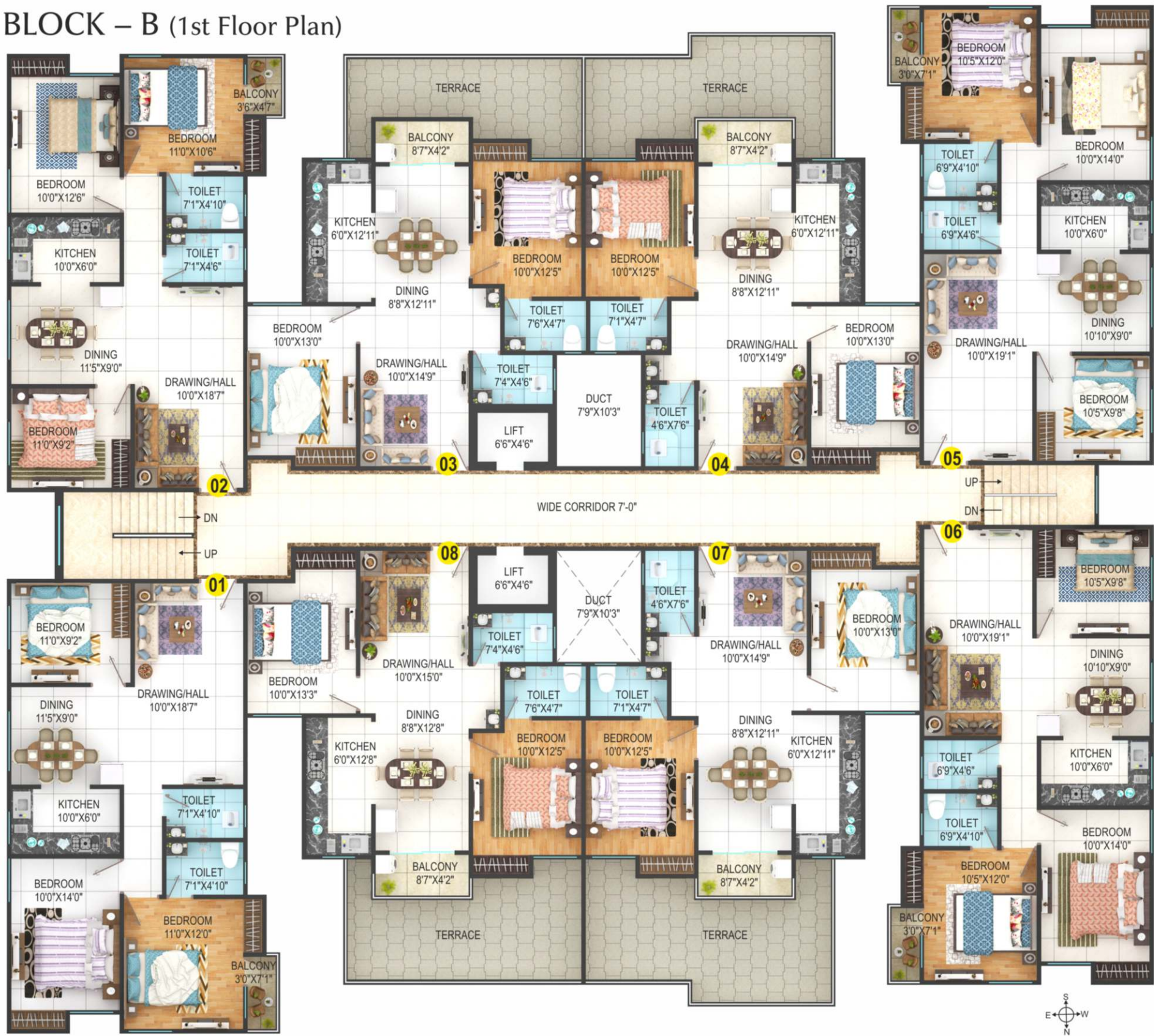
AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
07	3 BHK	989.70 Sq.Ft.	1043.55 Sq.Ft.	1409.00 Sq.Ft.
08	2 BHK	738.70 Sq.Ft.	768.80 Sq.Ft.	1038.00 Sq.Ft.

AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
09	3 BHK	972.17 Sq.Ft.	1043.60 Sq.Ft.	1409.00 Sq.Ft.
10	3 BHK	1016.08 Sq.Ft.	1082.50 Sq.Ft.	1461.00 Sq.Ft.

BLOCK – B (1st Floor Plan)



BLOCK-B (1st Floor Plan) : AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
01	3 BHK	899.00 Sq.Ft.	961.00 Sq.Ft.	1297.00 Sq.Ft.
02	3 BHK	867.00 Sq.Ft.	925.00 Sq.Ft.	1250.00 Sq.Ft.
03	2 BHK	756.00 Sq.Ft.	802.00 Sq.Ft.	1082.00 Sq.Ft.
04	2 BHK	762.00 Sq.Ft.	809.00 Sq.Ft.	1092.00 Sq.Ft.

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
05	3 BHK	885.00 Sq.Ft.	947.00 Sq.Ft.	1278.00 Sq.Ft.
06	3 BHK	885.00 Sq.Ft.	947.00 Sq.Ft.	1278.00 Sq.Ft.
07	2 BHK	763.00 Sq.Ft.	809.00 Sq.Ft.	1092.00 Sq.Ft.
08	2 BHK	750.00 Sq.Ft.	795.00 Sq.Ft.	1073.00 Sq.Ft.

BLOCK – B (2nd to 5th Typical Floor Plan)



BLOCK-B (2nd to 5th Typical Floor Plan) : AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
01	3 BHK	936.00 Sq.Ft.	996.00 Sq.Ft.	1344.00 Sq.Ft.
02	3 BHK	905.00 Sq.Ft.	964.00 Sq.Ft.	1301.00 Sq.Ft.
03	2 BHK	759.00 Sq.Ft.	803.00 Sq.Ft.	1084.00 Sq.Ft.
04	2 BHK	765.00 Sq.Ft.	806.00 Sq.Ft.	1088.00 Sq.Ft.

FLAT NO.	TYPE	CARPET AREA	B/UP AREA	S.B/UP AREA
05	3 BHK	921.00 Sq.Ft.	982.00 Sq.Ft.	1325.00 Sq.Ft.
06	3 BHK	920.00 Sq.Ft.	982.00 Sq.Ft.	1325.00 Sq.Ft.
07	2 BHK	765.00 Sq.Ft.	809.00 Sq.Ft.	1092.00 Sq.Ft.
08	2 BHK	752.00 Sq.Ft.	804.00 Sq.Ft.	1085.00 Sq.Ft.

BLOCK – C (4th & 5th Floor Plan)



AREA STATEMENT	
FLAT NO.	1
TYPE	1 BHK
CARPET AREA	541.55 Sq.Ft.
B/UP AREA	598.69 Sq.Ft.
S.B/UP AREA	808.00 Sq.Ft.
FLAT NO.	2
TYPE	1 BHK
CARPET AREA	562.19 Sq.Ft.
B/UP AREA	627.97 Sq.Ft.
S.B/UP AREA	847.74 Sq.Ft.
FLAT NO.	3
TYPE	1 BHK
CARPET AREA	591.83 Sq.Ft.
B/UP AREA	644.86 Sq.Ft.
S.B/UP AREA	869.65 Sq.Ft.
FLAT NO.	4
TYPE	1 BHK
CARPET AREA	607.38 Sq.Ft.
B/UP AREA	594.86 Sq.Ft.
S.B/UP AREA	804.00 Sq.Ft.
FLAT NO.	5
TYPE	1 BHK
CARPET AREA	557.22 Sq.Ft.
B/UP AREA	595.62 Sq.Ft.
S.B/UP AREA	805.00 Sq.Ft.
FLAT NO.	6
TYPE	2 BHK
CARPET AREA	554.56 Sq.Ft.
B/UP AREA	717.28 Sq.Ft.
S.B/UP AREA	967.00 Sq.Ft.
FLAT NO.	7
TYPE	1 BHK
CARPET AREA	524.00 Sq.Ft.
B/UP AREA	551.30 Sq.Ft.
S.B/UP AREA	744.00 Sq.Ft.
FLAT NO.	8
TYPE	2 BHK
CARPET AREA	707.00 Sq.Ft.
B/UP AREA	742.70 Sq.Ft.
S.B/UP AREA	1003.00 Sq.Ft.

ISOMETRIC VIEW



**MAURYA
KANAUJEE CITY**
THE CITY OF ROYALTY

BLOCK : A, Typical Floor
TYPE : 3 BHK, FLAT NO. : 01
AREA IN SQUARE FEET

CARPET AREA	BUILT UP AREA	SB/UP AREA
1023.85	1101.78	1487 S.FT.



BLOCK : A, Typical Floor
TYPE : 2 BHK, FLAT NO. : 03
AREA IN SQUARE FEET

CARPET AREA	BUILT UP AREA	SB/UP AREA
738.70	768.80	1038 S.FT.



BLOCK : B, 1st Floor
TYPE : 3 BHK, FLAT NO. : 01
AREA IN SQUARE FEET

CARPET AREA	BUILT UP AREA	SB/UP AREA
899.00	961.00	1297 S.FT.



BLOCK : B, 1st Floor
TYPE : 2 BHK, FLAT NO. : 03
AREA IN SQUARE FEET

CARPET AREA	BUILT UP AREA	SB/UP AREA
756.00	802.00	1082 S.FT.

ISOMETRIC VIEW



BLOCK : B, 2nd to 5th Floor
TYPE : 3 BHK, FLAT NO. : 05
AREA IN SQUARE FEET

CARPET AREA	BUILT UP AREA	SB/UP AREA
921.00	982.00	1325 S.FT.



BLOCK : C, 4th to 5th Floor
TYPE : 2 BHK, FLAT NO. : 03
AREA IN SQUARE FEET

CARPET AREA	BUILT UP AREA	SB/UP AREA
591.83	644.86	869.65 S.FT.



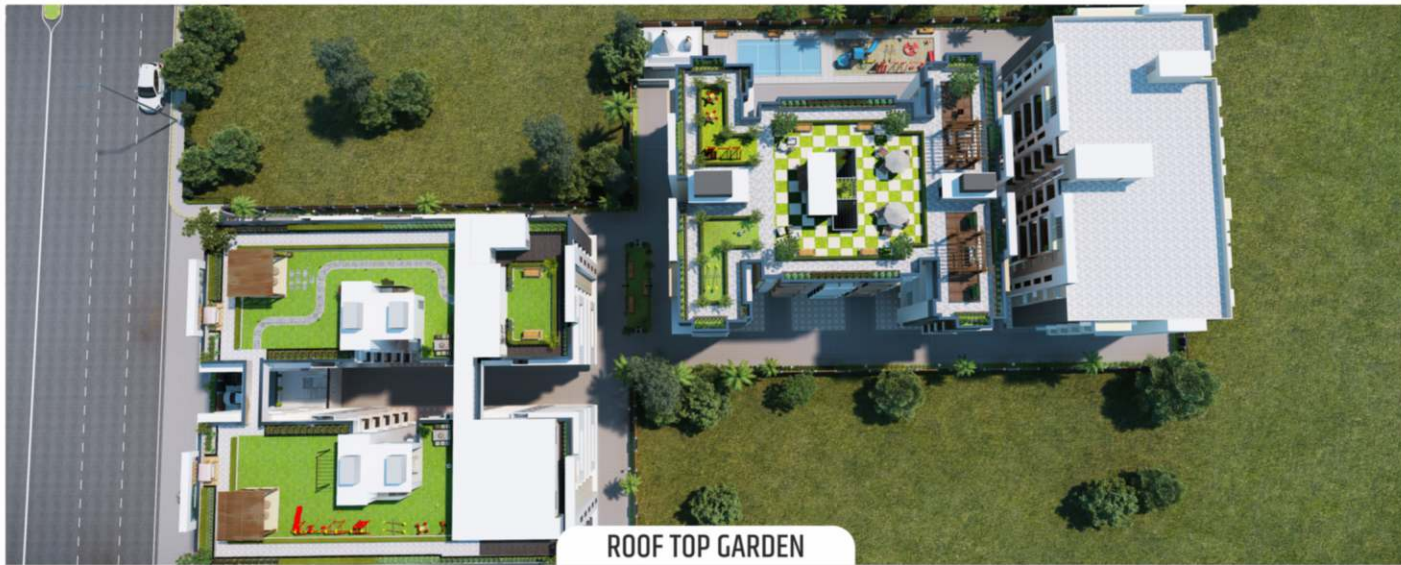
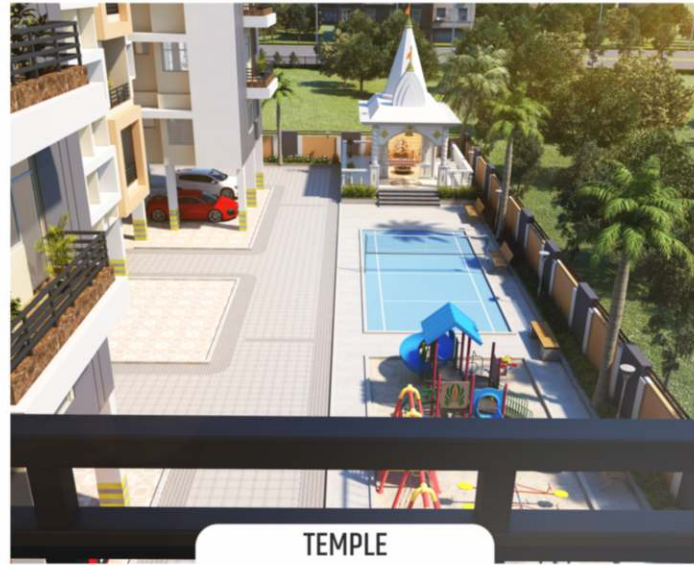
BLOCK : C, 4th to 5th Floor
TYPE : 2 BHK, FLAT NO. : 04
AREA IN SQUARE FEET

CARPET AREA	BUILT UP AREA	SB/UP AREA
607.38	594.86	804.00



**MAURYA
KANAUJEE CITY**
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SPECIFICATION

LIVING/DINING ROOM

Flooring : Tiles

Walls : Putty & Primer with Paint.

MASTER BEDROOMS

Walls : Putty & Primer with Paint.

KITCHEN

Flooring : Tiles

Walls : Putty & Primer with Paint.

Counter : Made of Granite/Tiles & 2 feet in wall Tiles

Fitting/Fixtures : CP Fittings

Single Drain S.S. Sink

BALCONY

Flooring : Tiles

Ceiling : Exterior Paints

Flooring : Tiles

DOOR

Internal Doors : One Side Laminated and One Side Painted
Flush door

Entrance Doors : Both Side Laminated Flush door

TOILET

Flooring : Tiles

Walls : Combination of Tiles (Height 7' ft.)

Sanitary Ware/CP Fitting : Single lever C.P. Fitting, Wash Basin,
Floor Mounted/Wall Hung WC of Jaquar / Kohler / Grohe /
Parryware / Cera or equivalent / Indian Pan.

Plumbing : CPVC and UPVC Piping for Water Supply inside the
Toilet and Kitchen and Vertical down takes.

SECURITY SYSTEM

Secured Gated Community with Access Control and Entrances.
CCTV in Driveway of Parking, Ground Floor and Entrance
Lobbies and inside the Car of Elevators. One Intercom Point in
Each Flat

POWER BACKUP

DG Power Backup as Mentioned Below

(a) 2BHK = Not Exceeding 400Watt per Apartment.

(b) 3BHK = Not Exceeding 500Watt per Apartment.

ELECTRICAL FIXTURES/FITTINGS

Modular Switches and Copper Wiring.

PAYMENT PLAN

At the time of booking	10%
At the time of agreement	10%
On the start of foundation work	10%
On the start of Ground Floor	10%
On the start of 1st Floor	8%
On the start of 2nd Floor	8%
On the start of 3rd Floor	8%
On the start of 4th Floor	8%
On the start of 5th Floor	8%
Beginning of Brick/Plaster/Flooring	15%
On Possession	5%

FEATURES



LIFT



CCTV CAMERA



GENERATOR



24X7 SECURITY GUARD



24X7 WATER SUPPLY



DOOR PHONE



VISITOR PARKING

