



Vineet Homes
Private Limited

vikash Paradise

COMMERCIAL CUM RESIDENTIAL APARTMENT

Spacious modern living

RERA Approved

BRERAP00025-4/100/R-1223/2021



Vineet Homes
Private Limited

VIKASH Paradise

COMMERCIAL CUM RESIDENTIAL APARTMENT

Near Sainik Colony, Gola Road, Danapur, Patna

The best in the Business

Premium retail, office space & 2-3 BHK flats
in the heart of the city.



VIKASH PARADISE

M/S VINEET HOMES PVT. LTD

VIKASH Paradise

COMMERCIAL CUM RESIDENTIAL APARTMENT

A Classy Commercial cum Residential Complex spread over more than 1,07,439 sq.ft. By far it is the best commercial project in Gola Road, Patna. Two minutes walk from St. Karen's High School & 400 mtr. from Gola Road T-Point.

This building is being made 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 parking & it is well ventilated. There is also space for parking on ground floor of the building.

An exciting place for the whole family to shop.

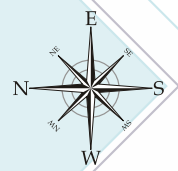


SPECIAL AMENITIES

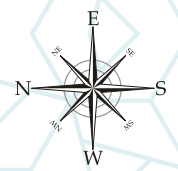
- 24x7 Water Supply
- 24x7 Power Back Up
- Security
- 3 Lifts
- Escalator
- Car Parking
- Own Transformer
- Earthquake Resistant Structure Design
- Heat Treatment
- Fire Safety
- Waterproof
- Intercom
- Recreation Hall
- Shopping
- Green Area
- Indoor Game
- Gymnasium
- Fire Vehicle Parking Space



Basement Floor Plan



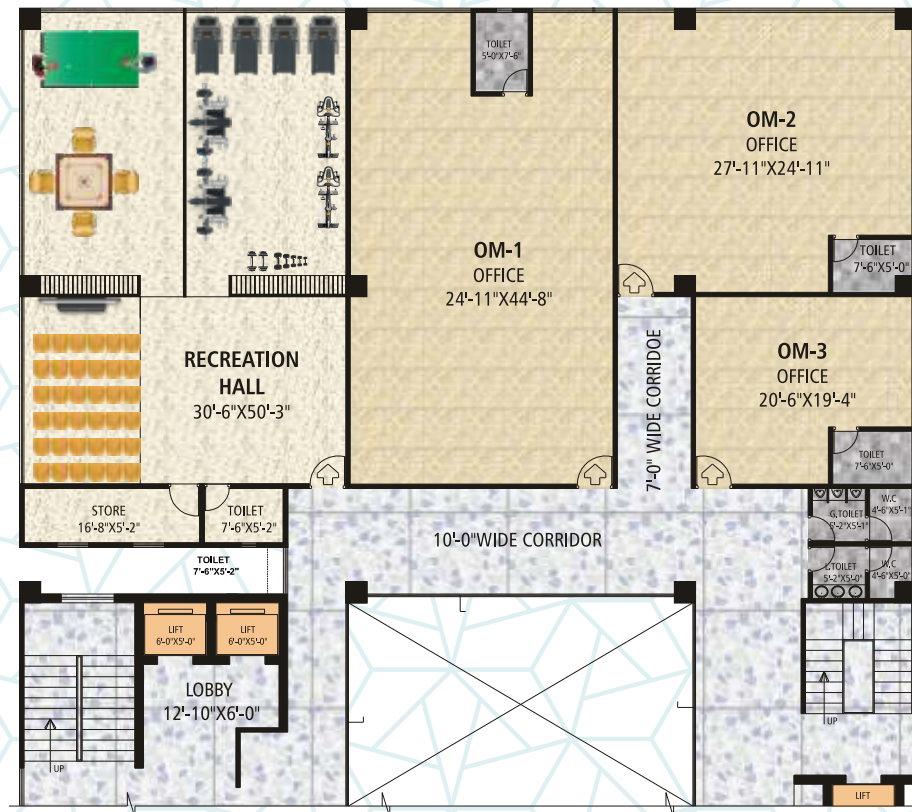
Ground Floor Plan



Area Statement of Shops

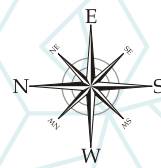
Shop No.	Carpet Area	B/U Area	Super B/U Area
G-01	418 sft.	444 sft.	799 sft.
G-02	418 sft.	444 sft.	799 sft.
G-03	253 sft.	272 sft.	490 sft.
G-04	253 sft.	272 sft.	490 sft.
G-05	253 sft.	272 sft.	490 sft.
G-06	253 sft.	272 sft.	490 sft.
G-07	265 sft.	285 sft.	513 sft.
G-08	256 sft.	280 sft.	513 sft.
G-09	213 sft.	232 sft.	418 sft.
G-10	201 sft.	215 sft.	387 sft.
G-11	210 sft.	225 sft.	405 sft.
G-12	204 sft.	218 sft.	392 sft.
G-13	167 sft.	180 sft.	324 sft.
G-14	267 sft.	180 sft.	324 sft.
G-15	213 sft.	232 sft.	418 sft.
G-16	201 sft.	215 sft.	387 sft.
G-17	210 sft.	225 sft.	405 sft.
G-18	204 sft.	218 sft.	392 sft.
G-19	167 sft.	180 sft.	324 sft.
G-20	167 sft.	180 sft.	324 sft.
G-21	306 sft.	332 sft.	598 sft.
G-22	266 sft.	289 sft.	520 sft.
G-23	127 sft.	142 sft.	256 sft.
G-24	127 sft.	142 sft.	256 sft.
G-25	127 sft.	142 sft.	256 sft.
G-26	127 sft.	142 sft.	256 sft.
G-27	149 sft.	166 sft.	299 sft.
G-28	97 sft.	112 sft.	202 sft.

Mezzanine Floor Plan



Area Statement of Offices

Office No.	Carpet Area	B/U Area	Super B/U Area
OM-1	1112 sft.	1152 sft.	1613 sft.
OM-2	740 sft.	775 sft.	1085 sft.
OM-3	364 sft.	392 sft.	549 sft.



First Floor Plan

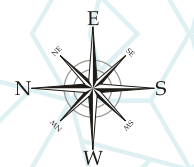


Area Statement of Shops

Office No.	Carpet Area	B/U Area	Super B/U Area
O-1	564 sft.	602 sft.	843 sft.
O-2A	231 sft.	250 sft.	350 sft.
O-2B	329 sft.	352 sft.	493 sft.
O-3	550 sft.	581 sft.	813 sft.
O-4	518 sft.	552 sft.	773 sft.
O-5	1114 sft.	1178 sft.	1649 sft.

Area Statement of Shops

Shop No.	Carpet Area	B/U Area	Super B/U Area
F-01	256 sft.	280 sft.	504 sft.
F-02	265 sft.	285 sft.	513 sft.
F-03	253 sft.	272 sft.	490 sft.
F-04	253 sft.	272 sft.	490 sft.
F-05	253 sft.	272 sft.	490 sft.
F-06	253 sft.	272 sft.	490 sft.
F-07	265 sft.	285 sft.	513 sft.
F-08	256 sft.	280 sft.	513 sft.
F-09	129 sft.	146 sft.	263 sft.
F-10	133 sft.	148 sft.	266 sft.
F-11	145 sft.	164 sft.	295 sft.
F-12	213 sft.	232 sft.	418 sft.
F-13	201 sft.	215 sft.	387 sft.
F-14	210 sft.	225 sft.	405 sft.
F-15	204 sft.	218 sft.	392 sft.
F-16	167 sft.	180 sft.	324 sft.
F-17	168 sft.	185 sft.	333 sft.
F-18	129 sft.	146 sft.	267 sft.
F-19	133 sft.	148 sft.	266 sft.
F-20	145 sft.	164 sft.	295 sft.
F-21	213 sft.	232 sft.	418 sft.
F-22	201 sft.	215 sft.	387 sft.
F-23	210 sft.	225 sft.	405 sft.
F-24	204 sft.	218 sft.	392 sft.
F-25	167 sft.	180 sft.	324 sft.
F-26	168 sft.	185 sft.	333 sft.
F-27	129 sft.	146 sft.	263 sft.
F-28	133 sft.	149 sft.	268 sft.
F-29	127 sft.	142 sft.	256 sft.
F-30	127 sft.	142 sft.	256 sft.
F-31	127 sft.	142 sft.	256 sft.
F-32	127 sft.	142 sft.	256 sft.
F-33	133 sft.	200 sft.	360 sft.
F-34	181 sft.	77 sft.	139 sft.



Second Floor Plan

Typical Floor Plan (2nd to 6th floor)



Area Statement of Flats

Flat # 101 (2 BHK)	Carpet Area 880 sft. Balcony Area 93 sft. B/U Area 1024 sft. Saleable Area 1306 sft.
Flat # 102 (3 BHK)	Carpet Area 1025 sft. Balcony Area 179 sft. B/U Area 1256 sft. Saleable Area 1601 sft.
Flat # 103 (3 BHK)	Carpet Area 1033 sft. Balcony Area 205 sft. B/U Area 1291 sft. Saleable Area 1646 sft.
Flat # 104 (2 BHK)	Carpet Area 871 sft. Balcony Area 91 sft. B/U Area 1016 sft. Saleable Area 1295 sft.
Flat # 105 (2 BHK)	Carpet Area 758 sft. Balcony Area 112 sft. B/U Area 924 sft. Saleable Area 1178 sft.
Flat # 106 (3 BHK)	Carpet Area 1056 sft. Balcony Area 123 sft. B/U Area 1238 sft. Saleable Area 1578 sft.
Flat # 107 (3 BHK)	Carpet Area 1076 sft. Balcony Area 171 sft. B/U Area 1309 sft. Saleable Area 1669 sft.
Flat # 108 (3 BHK)	Carpet Area 1096 sft. Balcony Area 178 sft. B/U Area 1337 sft. Saleable Area 1705 sft.
Flat # 109 (3 BHK)	Carpet Area 1034 sft. Balcony Area 106 sft. B/U Area 1200 sft. Saleable Area 1530 sft.
Flat # 110 (3 BHK)	Carpet Area 1063 sft. Balcony Area 97 sft. B/U Area 1222 sft. Saleable Area 1558 sft.

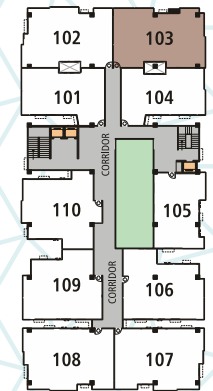
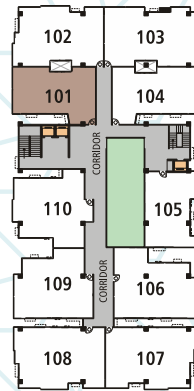
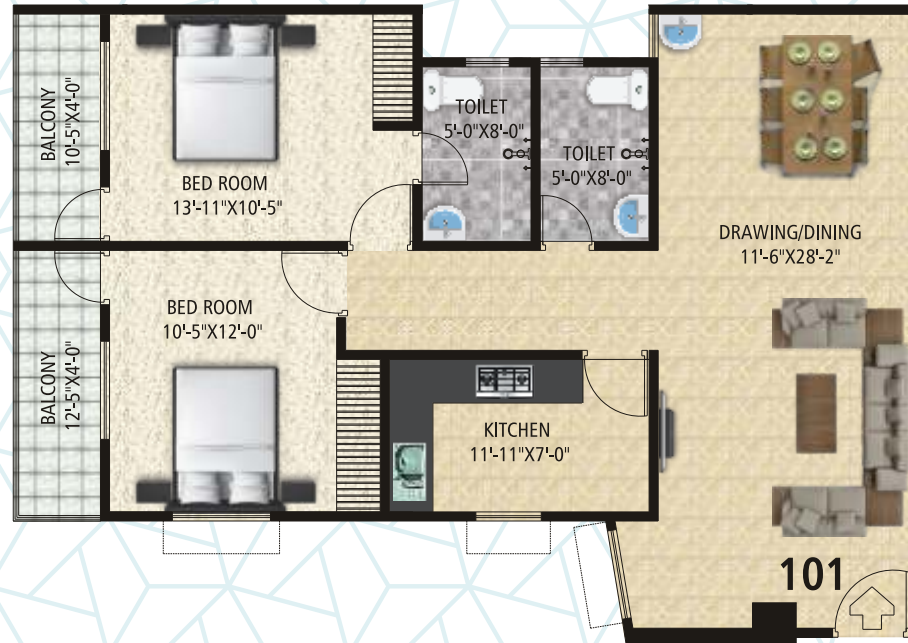


Area Statement of Flats

Flat # 101 (2 BHK)	Carpet Area 880 sft. Balcony Area 93 sft. B/U Area 1024 sft. Saleable Area 1306 sft.
Flat # 102 (3 BHK)	Carpet Area 1025 sft. Balcony Area 179 sft. B/U Area 1256 sft. Saleable Area 1601 sft.
Flat # 103 (3 BHK)	Carpet Area 1033 sft. Balcony Area 205 sft. B/U Area 1291 sft. Saleable Area 1646 sft.
Flat # 104 (2 BHK)	Carpet Area 871 sft. Balcony Area 91 sft. B/U Area 1016 sft. Saleable Area 1295 sft.
Flat # 105 (2 BHK)	Carpet Area 758 sft. Balcony Area 112 sft. B/U Area 924 sft. Saleable Area 1178 sft.
Flat # 106 (3 BHK)	Carpet Area 1056 sft. Balcony Area 123 sft. B/U Area 1238 sft. Saleable Area 1578 sft.
Flat # 107 (3 BHK)	Carpet Area 1076 sft. Balcony Area 171 sft. B/U Area 1309 sft. Saleable Area 1669 sft.
Flat # 108 (3 BHK)	Carpet Area 1096 sft. Balcony Area 178 sft. B/U Area 1337 sft. Saleable Area 1705 sft.
Flat # 109 (3 BHK)	Carpet Area 1034 sft. Balcony Area 106 sft. B/U Area 1200 sft. Saleable Area 1530 sft.
Flat # 110 (3 BHK)	Carpet Area 1063 sft. Balcony Area 97 sft. B/U Area 1222 sft. Saleable Area 1558 sft.

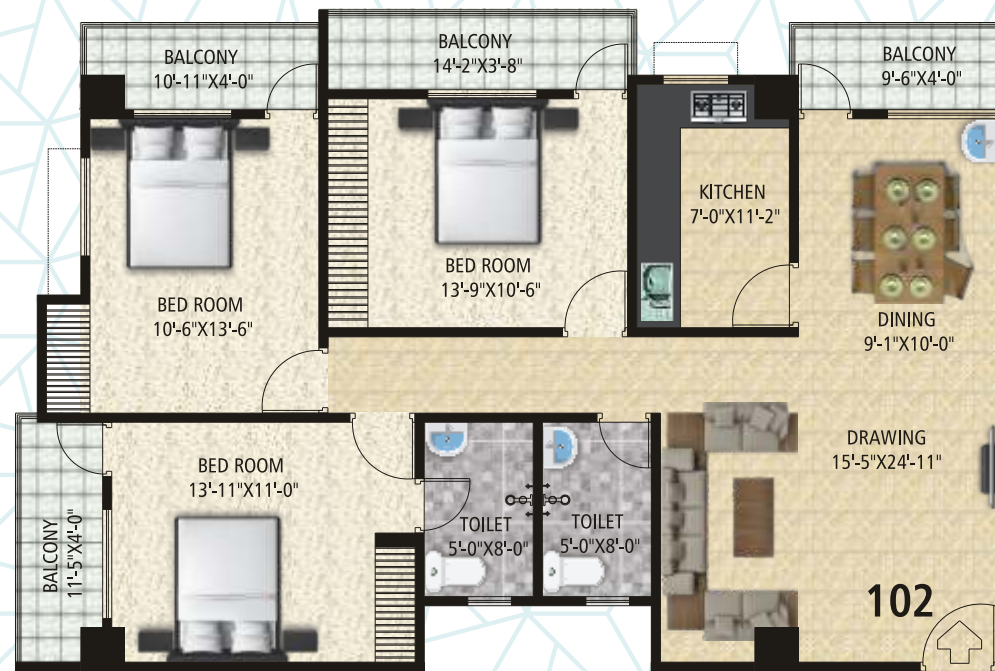
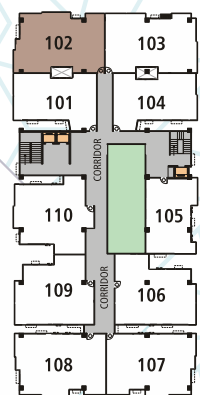


The different flats of Vikash Paradise offer a variety of sizes that will suit your lifestyle and budget



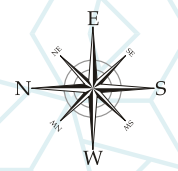
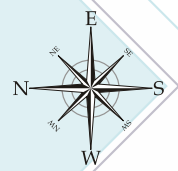
Flat # 102
 Carpet Area 1025 sft.
 Balcony Area 179 sft.
 B/U Area 1256 sft.
 Saleable Area 1601 sft.

- 3 Bedrooms
- 2 Toilets
- 4 Balconies

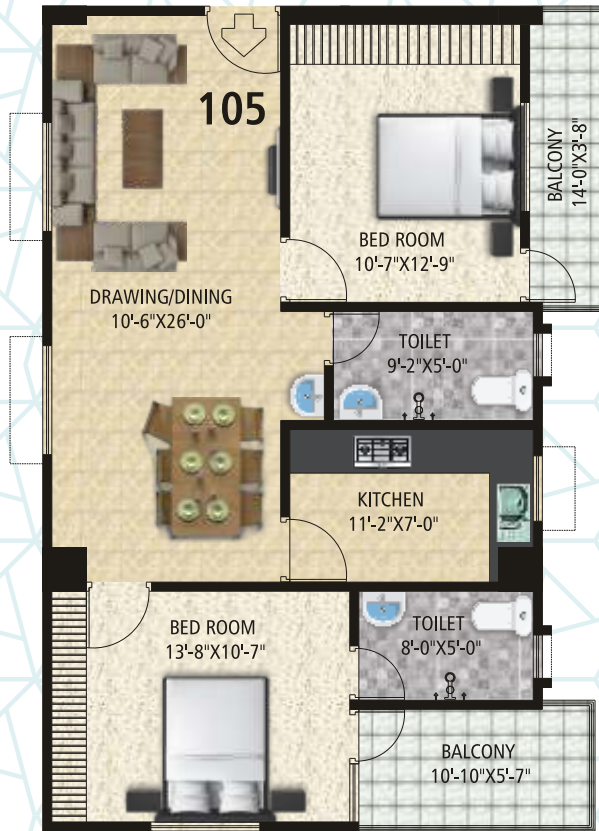


Flat # 104
 Carpet Area 871 sft.
 Balcony Area 91 sft.
 B/U Area 1016 sft.
 Saleable Area 1295 sft.

- 2 Bedrooms
- 2 Toilets
- 2 Balconies



The different flats of Vikash Paradise offer a variety of sizes that will suit your lifestyle and budget



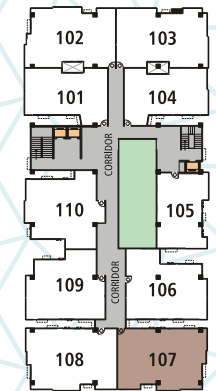
Flat # 105
 Carpet Area 758 sft.
 Balcony Area 112 sft.
 B/U Area 924 sft.
 Saleable Area 1178 sft.

2 Bedrooms 2 Toilets
 2 Balconies



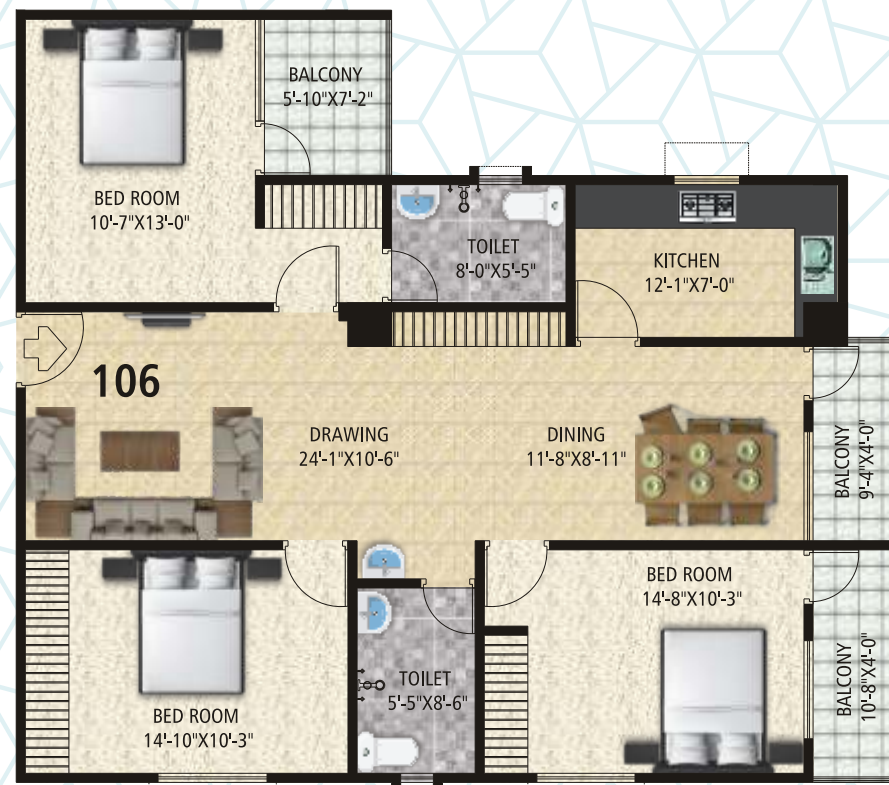
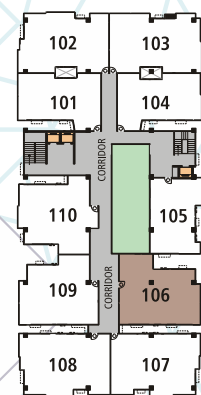
Flat # 107
 Carpet Area 1076 sft.
 Balcony Area 171 sft.
 B/U Area 1309 sft.
 Saleable Area 1669 sft.

3 Bedrooms 2 Toilets
 4 Balconies



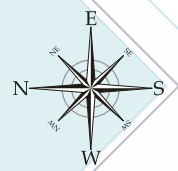
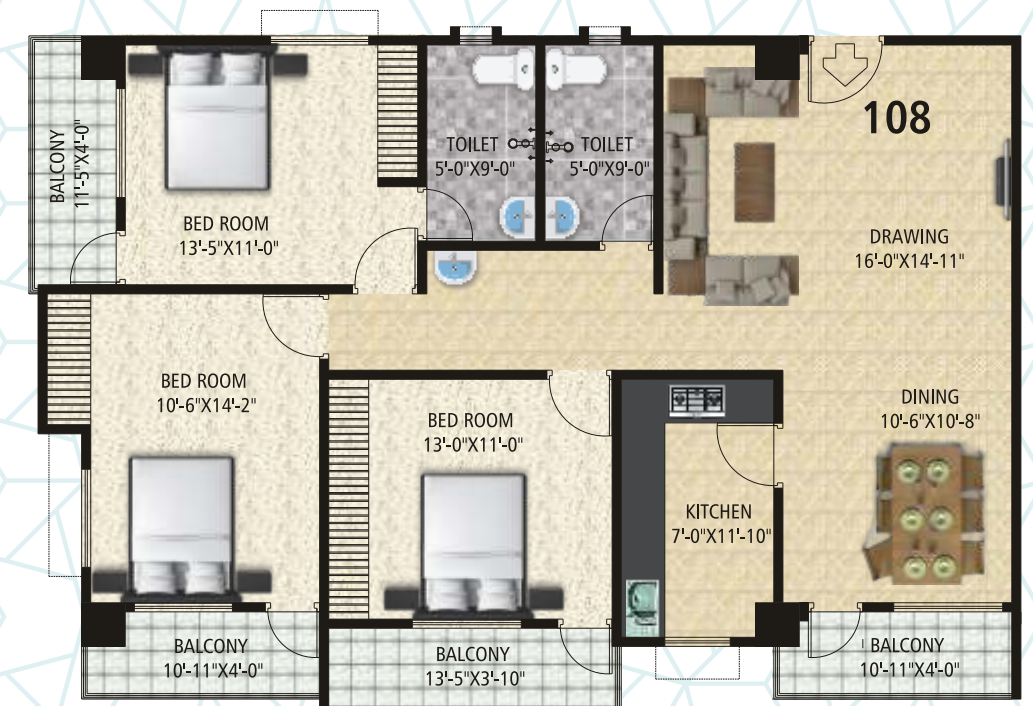
Flat # 106
 Carpet Area 1056 sft.
 Balcony Area 123 sft.
 B/U Area 1238 sft.
 Saleable Area 1578 sft.

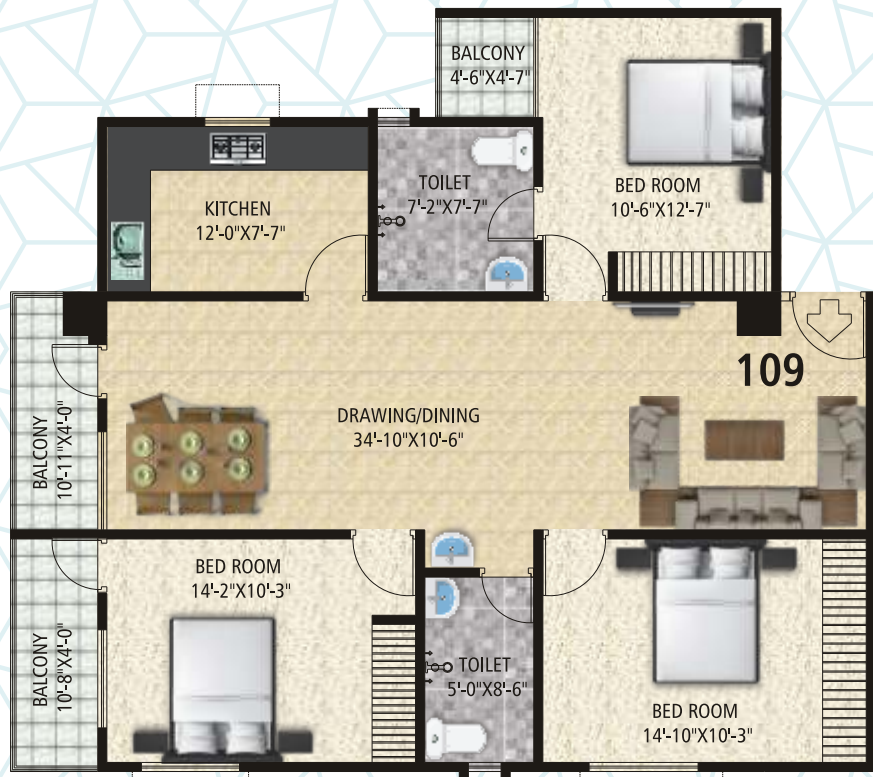
3 Bedrooms 2 Toilets
 3 Balconies



Flat # 108
 Carpet Area 1096 sft.
 Balcony Area 178 sft.
 B/U Area 1337 sft.
 Saleable Area 1705 sft.

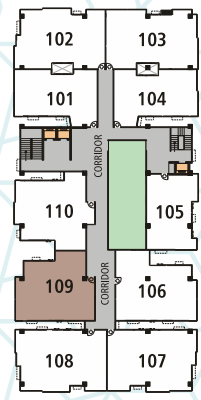
3 Bedrooms 2 Toilets
 4 Balconies





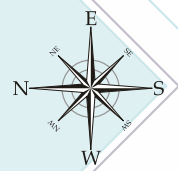
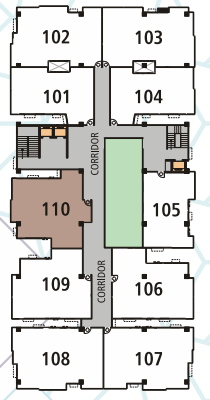
Flat # 109
 Carpet Area 1034 sft.
 Balcony Area 106 sft.
 B/U Area 1200 sft.
 Saleable Area 1530 sft.

3 Bedrooms 2 Toilets
 3 Balconies



Flat # 110
 Carpet Area 1063 sft.
 Balcony Area 97 sft.
 B/U Area 1222 sft.
 Saleable Area 1558 sft.

3 Bedrooms 2 Toilets
 3 Balconies



*Home is not where you live
 but where they understand you*

services and facilities
 that will blow your mind



Specification

STRUCTURE

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

DOORS

Main Door : 125x62.5 mm thick sal wood frame including decorative wooden bead around. solid core flush door 30mm thick (any premium brand).

TOILET DOOR

125X62.5 mm sal wood frame including decorative wooden bead around. solid core flush door 30mm thick (any premium brand) with enamel paint finish.

INTERNAL DOOR

125x62.5 mm thick Sal wood frame including decorative wooden bead around. Solid core flush door 30mm thick (any premium brand) with synthetic enamel finish.

WINDOWS

Aluminium / Wooden frames and shutters with 3mm clear glass including m.s. grill.

FLOORING

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

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.

CAMPUS

Pathway and Driveway – Cement Interlocking tiles.

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 / Hindware in all toilets.

White glazed vitreous EWCs of Jaquar / Kerovit / Hindware in all toilets.

Hot & Cold water wall mixer of Jaquar / Kerovit / Hindware in all toilets.

Note : Changes / alterations / additions in the plan possible during construction of the building by the Company.

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.

MS grills & railings : Synthetic enamel paint of approved shade and colour.

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 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 & Master Bedroom : Complete with wiring & outlet.

All other Bedrooms : (only conduits-no 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

Three lifts & one escalator of adequate capacity of Otis / Kone / Thyssenkrupp 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.

Advance to be made before the start of activity/ milestone. You will be intimated for payment 30 days before the start of activity. You have to pay more than 70% as advance within 20 days of intimation of future start of activity/ milestone. If you do not pay the advance amount before the start of activity, that particular activity of your particular portion will not be taken up, unless you pay the advance amount and subsequently, the project may get delayed due to your non-payment of advance amount.

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.
- Chan

Location Map

Not to scale



Landmark Destination	Distance	Travel Time
Connectivity		
Bailey Road, Gola Road More	1.60 Km	6 Min
Patliputra Rly. Station	6.30 Km	15 Min
Patna Junction	10.80 Km	29 Min
Patna Airport	7.70 Km	24 Min
Educational Institution		
St. Karen's High School	600 Mtr.	4 Min
Dr. D. Ram DAV School	750 Mtr	5 Min

Landmark Destination	Distance	Travel Time
Health		
Atlantis Hospital	2.00 Km	7 Min
Paras Hospital	4.40 Km	15 Min
IGIMS	5.60 Km	19 Min
Shopping and Entertainment		
Big Bazaar	3.80 Km	13 Min
Reliance Trends	2.10 Km	10 Min
P & M Mall	10.0 Km	30 Min

Our Completed Projects



DHARAM SHILA NANDAN ENCLAVE
Arya Samaj Mandir Road
Bailey Road, Patna



R.V. HEIGHT
Chhoti Khanjar Pur
Bhagalpur



SHANTA ENCLAVE
Near SBI, Main Gola Road
Danapur, Patna



ISHANI ENCLAVE
Arya Samaj Mandir Road
Bailey Road, Danapur, Patna

A Project by:



Vineet Homes Private Limited

CIN NO. U45200BR2004PTC10565

Registered Office :

Hose No. A/90, Road No.5, Magistrate Colony, Ashiana Nagar, Patna 800025
Tel. : 09771015583, 09162420949

Corporate Office :

501, Shanta Enclave (Near SBI Gola Road), Gola Road, Danapur, Patna 801503
Tel. : 07903453057, 09334326051
Email : vineethomes@yahoo.in

Architects & Engineers

CHANDRA & VIMALA CONSULTANT PRIVATE LIMITED
101-B, Ranjeet Complex, Talpatra Lane
Budh Marg, Patna - 800001
Phone : 0612-2225937 09334125937
Email : cmpandeypat@gmail.com

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