



SHREE TRIVENI REALTORS LLP

Presents ...

Triveni Kaushal Garden

A luxurious 2bhk / 3bhk FLATS.

3 block of
BUDGET FLATS.

@

**NEAR ROAD NO. 28, KULUP TANGA, MOTI NAGAR, HOUSING COLONY,
ADITYAPUR-2, JAMSHEDPUR (JHARKHAND)**

About Us

We are Jharkhand leading and respected developer. Our vision is to create the ideal environment for people to live, to work, to grow, to thrive and to prosper for generations to come... And help build a better world.

TRIVENI KAUSHAL GARDEN is a dream project of SHREE TRIVENI REALTORS LLP, Which is residential Project. It Deemed the smartest choice by the city's smartest people.

Located at Tata -Kandra Main Road, Adityapur and well-connected to all parts of the city. It's loaded with all amenities ever thought possible and being close to some of the biggest retail brands, major banks, the best of healthcare facility centers and situated in an educational hub.

We at TRIVENI KAUSHAL GARDEN realize that buying a flat, an apartment is the most important decision that an individual makes during his lifetime and in many cases it is a once-in-a-lifetime decision. Towards this end each and every member of our organization is committed to ease the decision making process and help our customers to make an informed decision. From conception to occupation Our company covers the following:-

SITE SELECTION

Proximity to essential services & Property free from all encumbrances

PLANNING/PROJECT DESIGN

Eminent Architects & Meticulous Planning ensures privacy, ventilation

We follow Building Laws & Regulations & Comfort of Residents is the Top Priority

PROJECT EXECUTION

Careful selection of Contractors with Utilisation of best Materials

Strict control on Quality and Completion on Schedule

Emphasis on preserving the Natural Advantages of each Site

CUSTOMER SERVICE

Free site visits

Easy loans through tie ups with all leading financial institutions.

Perfect Documentation

AFTER SALES SERVICE

Maintenance of Apartments

Assistance in Finding Tenants

Property Services (Collection of Rentals, Maintenance etc)



Birds Eye View





Block - A

Typical Floor Plan 1st-4th floor (Block A)



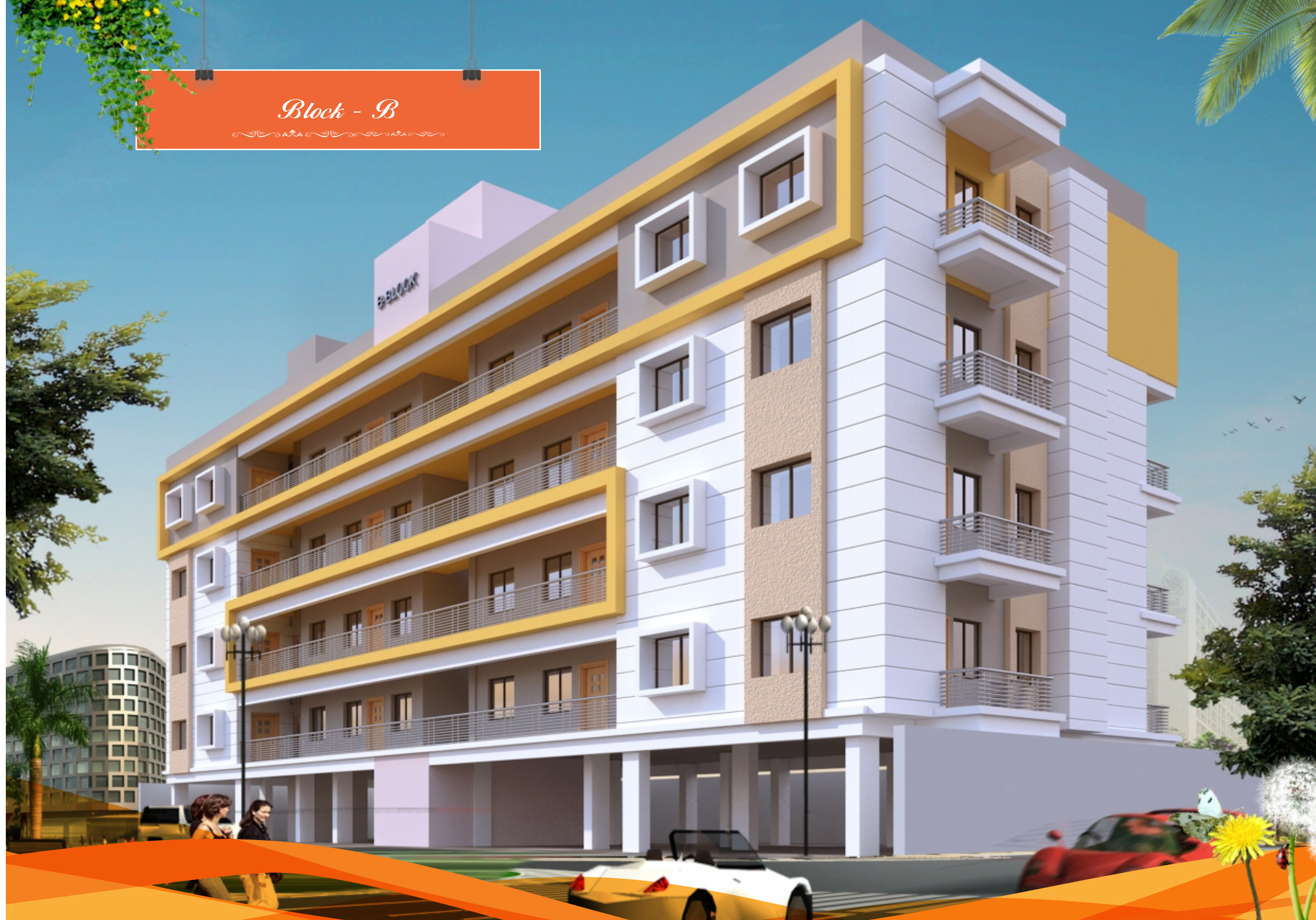
16 FLATS

Area Statement

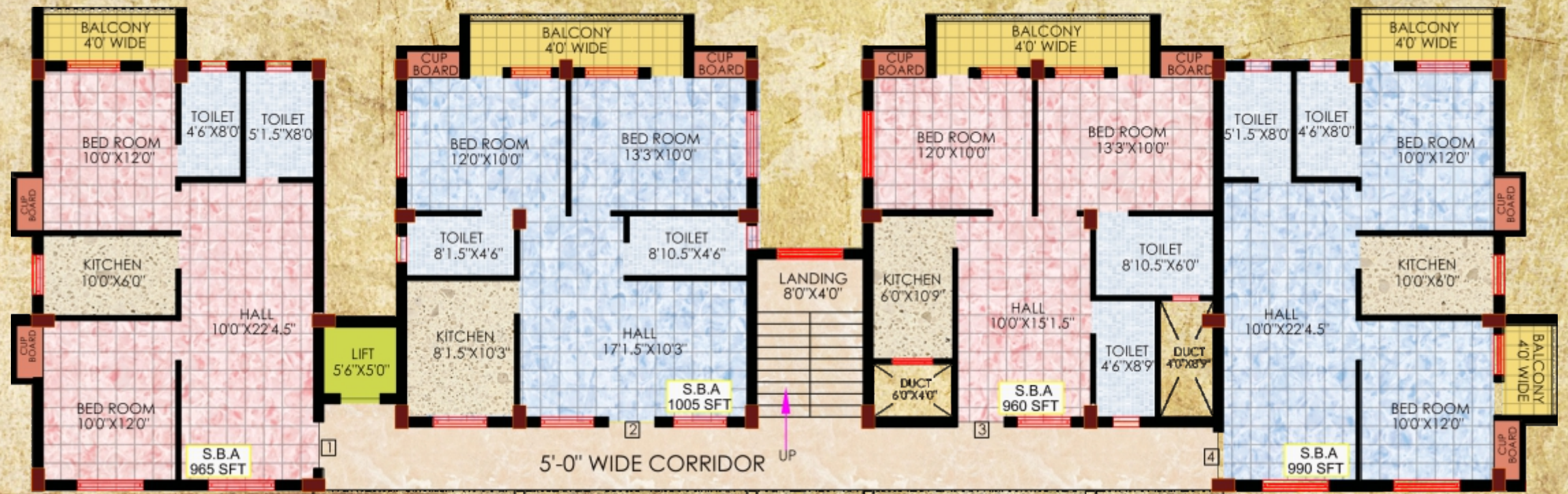
FLAT	TYPE	SUPER BLT UP
1	3BHK	1425
2	2BHK	1005
3	2BHK	1005
4	3BHK	1425



Block - B



Typical Floor Plan 1st-4th floor (Block B)



16 FLATS

Area Statement

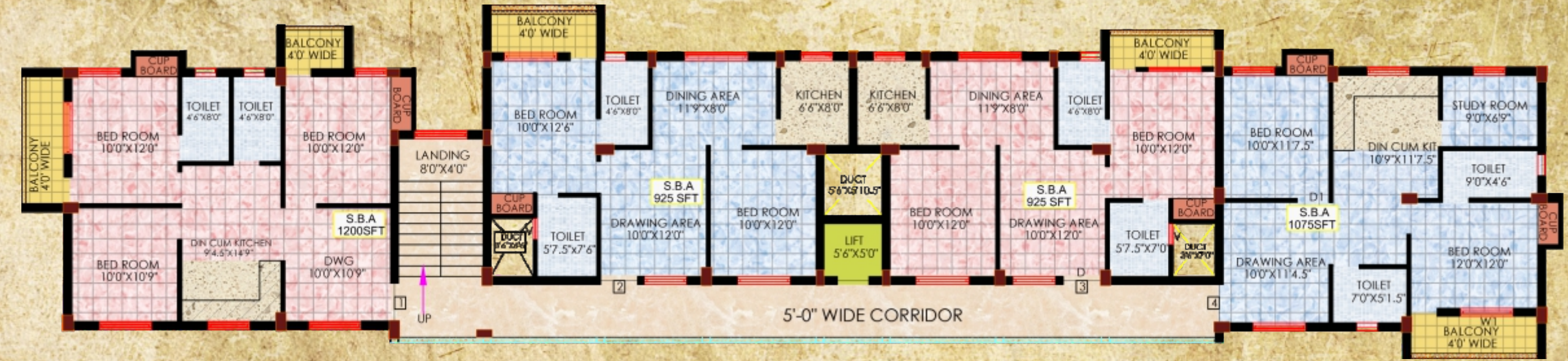
FLAT	TYPE	SUPER BLT UP
1	2BHK	965
2	2BHK	1005
3	2BHK	960
4	2BHK	990





Block - C

Typical Floor Plan 1st-4th floor (Block C)



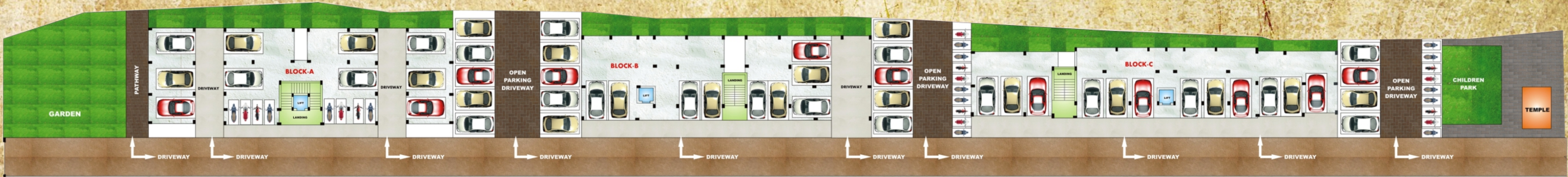
Area Statement

FLAT	TYPE	SUPER BLT UP
1	3BHK	1200
2	2BHK	925
3	2BHK	925
4	2BHK	1075

16 FLATS



Master Plan



Specification

FOUNDATION	:	RCC FOUNDATION. TREATED WITH ANTI- TERMITE TREATMENT.
SUPER STRUCTURE	:	REINFORCED CEMENT CONCRETE FRAME STRUCTURE.
WALLS	:	INTERNAL WALLS AND CEILING SHALL HAVE PLASTER OF PARIS FINISH AND TWO COATS OF DISTEMPER PAINT.
FLOORING	:	VITRIFIED TILES 2'X2'.
WINDOWS	:	TWO TRACK ALUMINIUM SLIDING WINDOW WITH CLEAR GLASS AND GRILL.
TOILETS	:	ONE TOILET WILL BE INDIAN TYPE AND ANOTHER WILL BE A WESTERN TYPE PAN. HOT & COLD WATER IN BOTH TOILETS. ANTI SKID TILES/CERAMIC TILES FLOORING AND GLAZED TILES DADO UPTO 6FT HEIGHT. WHITE SANITARY FITTING.
KITCHEN	:	ANTI SKID TILES/CERAMIC TILES FLOORING AND GREEN MARBLE COOKING PLATFORM WITH GLAZED TILES UPTO 2' HEIGHT AND STAINLESS STEEL SINK IN KITCHEN. ONE POWER POINT FOR GRINDER/MIXER WILL BE PROVIDED.
DOOR	:	CI/RCC DOOR FRAME WITH FLASH DOOR. MAIN DOOR WITH MICA PASTED ON FRONT SIDE AND REST ALL DOORS WILL BE PAINTED WITH TWO COATS OF SYNTHETIC ENAMEL PAINT ON A COAT OF PRIMER.
ELECTRICAL	:	COPPER WIRING IN PVC CONCEALED CONDUIT. ADEQUATE POINTS FOR LIGHTS, FAN, SWITCHES AND SOCKETS ETC PROVIDED. TELEPHONE & TV POINT IN LIVING AREA AND ONE AC POINT IN MASTER BEDROOM.
ELEVATOR	:	HIGH SPEED ELEVATOR JOHNSON OR EQUIVALENT.



Payment Schedule

•At the time of booking	-	2,00,000/-
•Upon Completion of Foundation	-	20%
•Upon Casting of 1st Floor	-	15%
•Upon Casting of 2nd Floor	-	15%
•Upon Casting of 3rd Floor	-	10%
•Upon Casting of 4th Floor	-	10%
•Upon completion of brick work	-	10%
•Upon completion of plaster work	-	10%
•Before 15 days of the possession	-	Balance

OTHER CHARGES :-

1. PARKING	-	150000 /-
2. DEVELOPMENT CHARGE	-	100000 /-
TOTAL	-	2,50,000/-

HOUSING LOAN :-

Finance facility available from all leading banks.

Amenities

- ✓ Landscaped Garden.
- ✓ Overhead Water Tank Connected With Deep Borewell And Sensor For Automatic Filling.
- ✓ Silent Generator as Stand By Power Backup 500 Wt. Per Unit And Common Utilities.
- ✓ Intercom Facility.
- ✓ Rain Water Harvesting.
- ✓ 24/7 security with CCTV & modern equipments.
- ✓ Planned According to Vaastu.
- ✓ Attractive Front Facade.
- ✓ Allotted Car Parking for Every Flat.
- ✓ Temple.



Mandir

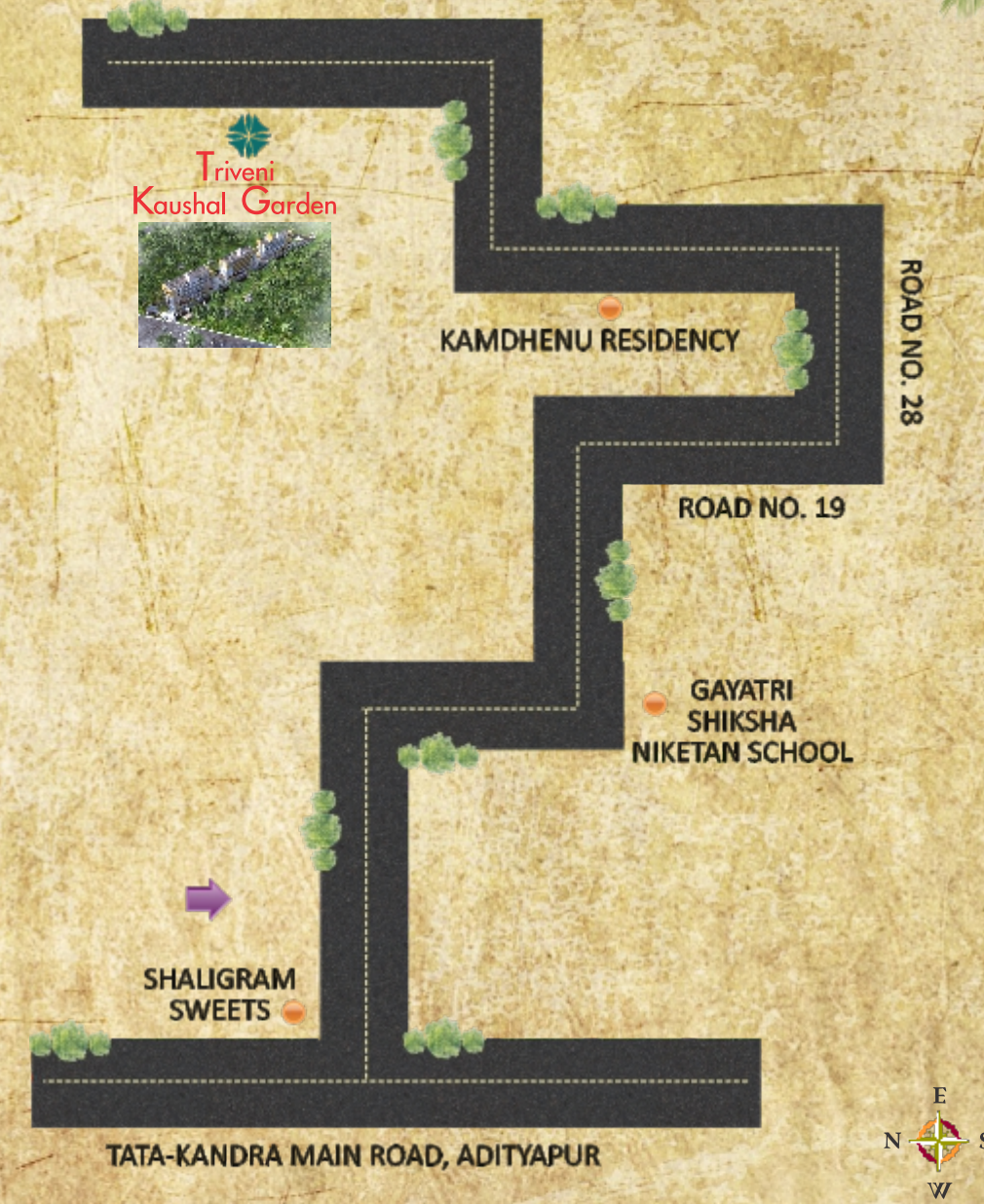


Location Map

CONVENIENCE
& COMFORT.
PLUS MORE

KEY DISTANCE

TMH	-	6	K.M
ADITYAPUR RLY. STATION	-	3	KM
MARKET	-	2	KM
GAYATRI SCHOOL	-	2	KM
SAKCHI	-	7	KM
ADITYAPUR BUS STAND	-	0.5	KM
HOSPITAL	-	2.5	KM
HEAD POST OFFICE	-	3	KM
DAV SCHOOL	-	3	KM



SITE ADDRESS

TRIVENI KAUSHAL GARDEN

NEAR ROAD NO. 28, KULUP TANGA,
MOTI NAGAR, HOUSING COLONY,
ADITYAPUR-2, JAMSHEDPUR

☎ : +91-8340607723, 9031010003

BRANCH OFFICE

SHREE TRIVENI REALTORS LLP

21A, AWTAR BUILDING,
GURUDWARA BASTI,
ROAD NO. 2, NEAR AJAPA MANDIR,
OUTER CIRCLE ROAD,
BISTUPUR, JAMSHEDPUR - 831001

☎ : +91-9122024909, 9031010003

HEAD OFFICE

SHREE TRIVENI REALTORS LLP

“DIVINE HOUSE” CLUB ROAD,
NEAR SUJATA CHOWK,
RANCHI, JHARKHAND.

M : +91-9386662927, 9334463783

ARCHITECT BY

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This brochures is not legal document. It only describes the conceptual plan to convey the intent and the purpose of SHREE TRIVENI REALTORS LLP