



**Sumangal Galaxy**

*A world class residential & Commercial place*

SUMANGAL GALAXY







## **ABOUT US.**

VIBHAS BUILDTECH was incorporated in 2018 with a vision to provide superior quality construction, Luxury living at affordable price and on-time delivery. Within a small span of time, Vibhas Buildtech has experienced tremendous growth and success. Since inception, our reputation is built on uncompromising business ethos, customer centric approach and above all transparency in all spheres of conducting business. The Company was founded by Mr. Sanjay Kumar, An MBA and software Engineer by qualification and a visionary & futuristic by traits. Nearly a decade of experience in Real estate & Construction. Mr. Sanjay Kumar as Founder and Director of Vibhas Buildtech has been on a journey to turn people's dream home into reality.

## **VISION**

Setting Benchmarks in the region with projects that redefine luxury living along with quality and refinement.

## **MISSION**

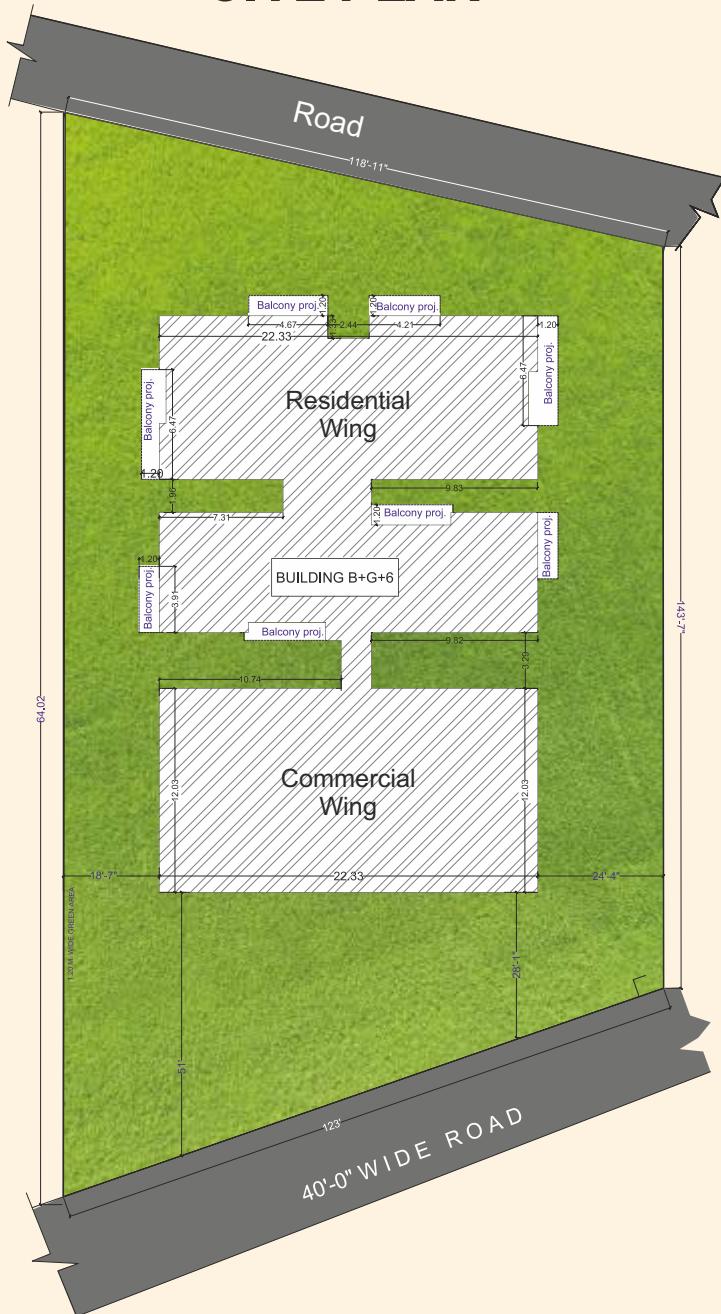
We measure success by the results delivered to Clients Our Ethics are built on our commitment to offer time value of money (TVM) along with superior quality constructions and on-time delivery. While doing this, we provide a rewarding and learning Environment to our Employees and value to stake holders.



# *Sumangal* **Galaxy**

Vibhas Buildtech is happy to announce the launch of an elegant luxurious project aptly named "SUMANGAL GALAXY". The project being developed at the prime location and living destination of Patna Bhogipur, Jaganpura area, next to south of NH 30 and west of NH 83. The project is offering 24 luxurious Flats, 29 Shops, 13 Offices and a Community / Banquet Hall in different configurations. It's been thoughtfully design to offer abundant natural light and ventilation at every level. The smart and visionary planning of the project keeps you away from the sound pollution of the city while keeping your world close to you. Moreover, the premier Schools, health care facilities, transportation, Railway Station and upcoming Metros are within a few minutes of driving distance which is an added advantage.

## SITE PLAN



# GROUND FLOOR PLAN



**JUPITER 369**

Shop No	Carpet Area	Buildup Area
53	185 sqft	211 sqft
58	195 sqft	211 sqft
59	195 sqft	211 sqft

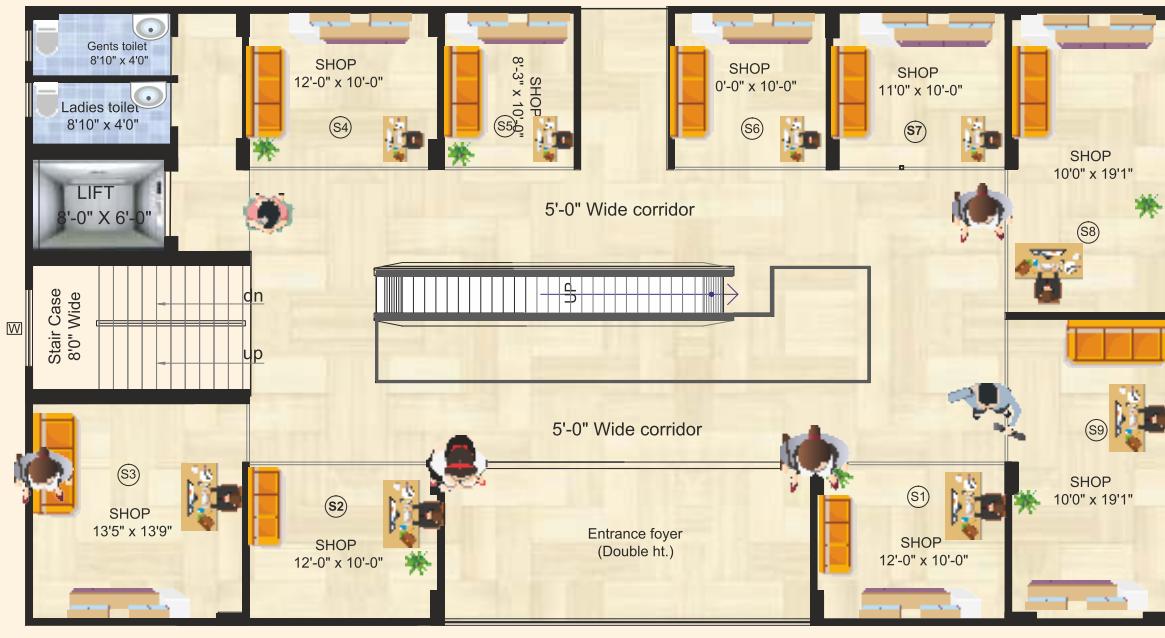
**SATURN 231**

Shop No	Carpet Area	Buildup Area
51	120 sqft	132 sqft
52	120 sqft	132 sqft
54	120 sqft	129 sqft
55	120 sqft	129 sqft
56	120 sqft	129 sqft

**NEPTUNE 206**

Shop No	Carpet Area	Buildup Area
57	110 sqft	118 sqft

# FIRST FLOOR PLAN



JUPITER 369

SATURN 231

NEPTUNE 206

Shop No	Carpet Area	Buildup Area
S3	185 sqft	211 sqft
S8	195 sqft	211 sqft
S9	195 sqft	211 sqft

Shop No	Carpet Area	Buildup Area
S1	120 sqft	130 sqft
S2	120 sqft	130 sqft
S4	120 sqft	129 sqft

Shop No	Carpet Area	Buildup Area
S7	110 sqft	118 sqft

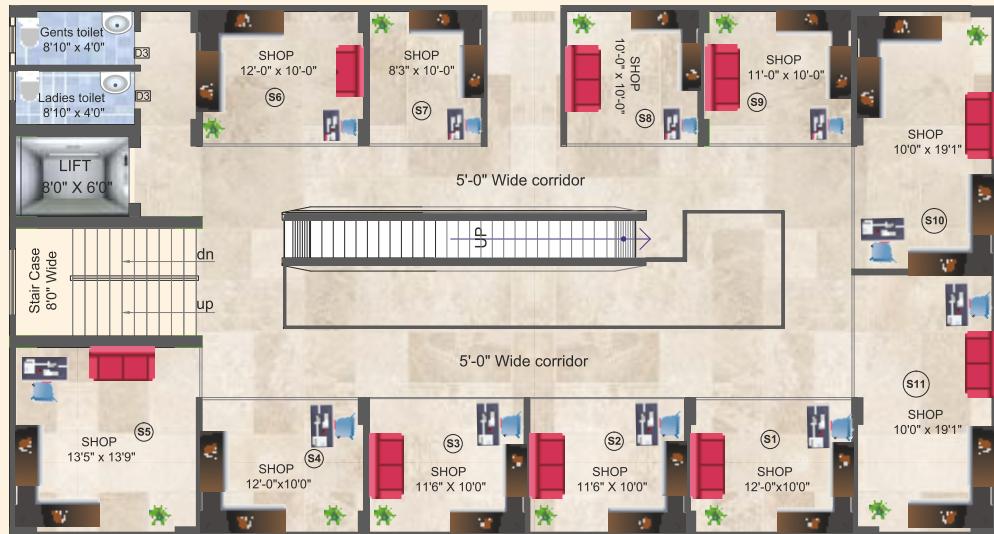
EARTH 189

VENUS 162

Shop No	Carpet Area	Buildup Area
S6	100 sqft	108 sqft

Shop No	Carpet Area	Buildup Area
S5	83 sqft	93 sqft

# SECOND FLOOR PLAN



JUPITER 369

SATURN 231

URANUS 215

Shop No	Carpet Area	Buildup Area
S5	185 sqft	211 sqft
S10	195 sqft	211 sqft
S11	195 sqft	211 sqft

Shop No	Carpet Area	Buildup Area
S1	120 sqft	130 sqft
S4	120 sqft	130 sqft
S6	120 sqft	129 sqft

Shop No	Carpet Area	Buildup Area
S2	115 sqft	123 sqft
S3	115 sqft	123 sqft

NEPTUNE 206

EARTH 189

VENUS 162

Shop No	Carpet Area	Buildup Area
S9	110 sqft	118 sqft

Shop No	Carpet Area	Buildup Area
S8	100 sqft	108 sqft

Shop No	Carpet Area	Buildup Area
S7	83 sqft	93 sqft

## THIRD FLOOR PLAN



Office No	Carpet Area	Buildup Area	Planets
S1	170 sqft	188 sqft	Mars 300
S2	204 sqft	220 sqft	Uranus 352
S3	195 sqft	212 sqft	Earth 339
S4	201 sqft	218 sqft	Neptune 345
S5	342 sqft	371 sqft	Jupiter 593

Office No	Carpet Area	Buildup Area	Planets
S6	263 sqft	292 sqft	Saturn 467
S7	173 sqft	192 sqft	Venus 307
S8	173 sqft	192 sqft	Venus 307
S9	165 sqft	183 sqft	Mercury 292

## FOURTH FLOOR PLAN



JUPITER 1046

SATURN 675

URANUS 595

Office No	Carpet Area	Buildup Area
05	616 sqft	654sqft

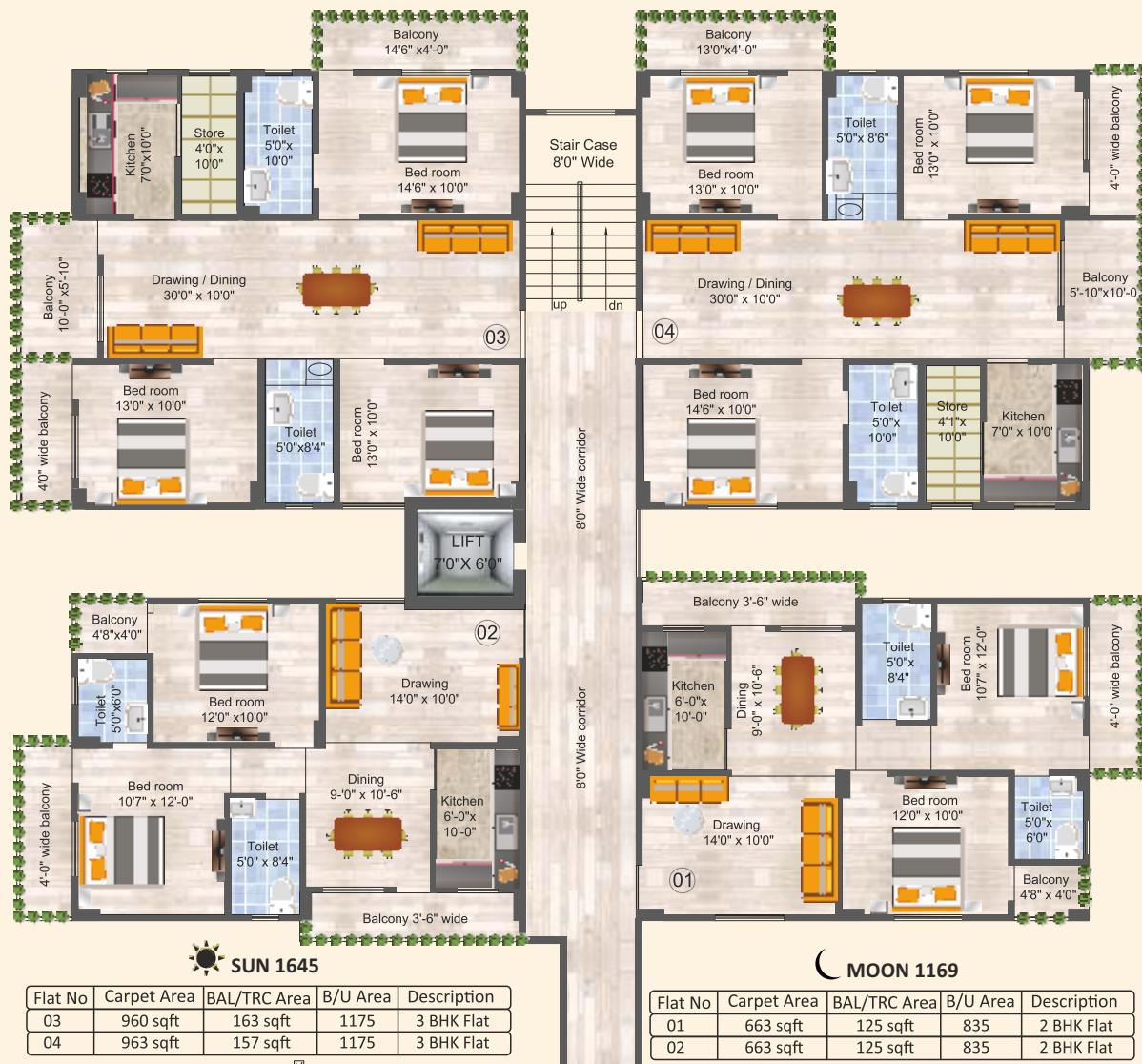
NEPTUNE 550

Office No	Carpet Area	Buildup Area
02	320 sqft	344 sqft

EARTH 536

Office No	Carpet Area	Buildup Area
04	307 sqft	335 sqft

# FIRST TO FIFTH (RESIDENTIAL) FLOOR PLAN



# SIXTH FLOOR PLAN

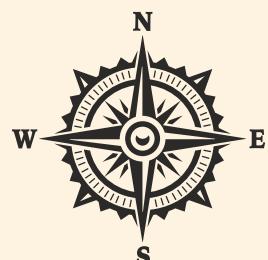


SUN 1645

Flat No	Carpet Area	BAL/TRC Area	B/U Area	Description
03	960 sqft	163 sqft	1175	3 BHK Flat
04	963 sqft	157 sqft	1175	3 BHK Flat

MOON 1169

Flat No	Carpet Area	BAL/TRC Area	B/U Area	Description
01	663 sqft	125 sqft	835	2 BHK Flat
02	663 sqft	125 sqft	835	2 BHK Flat



# 3 BHK 3D PLAN

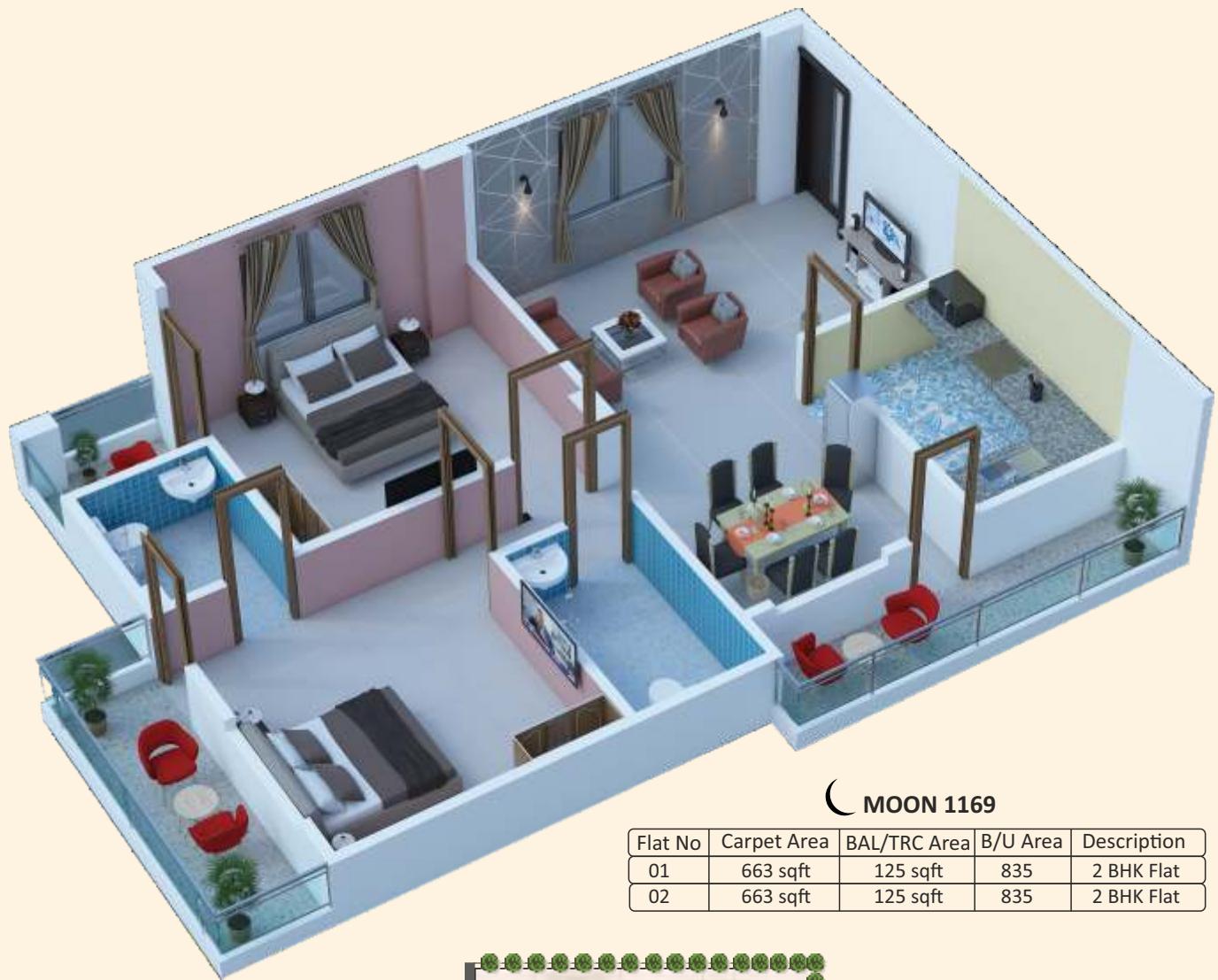


 SUN 1645

Flat No	Carpet Area	BAL/TRC Area	B/U Area	Description
03	960 sqft	163 sqft	1175	3 BHK Flat
04	963 sqft	157 sqft	1175	3 BHK Flat

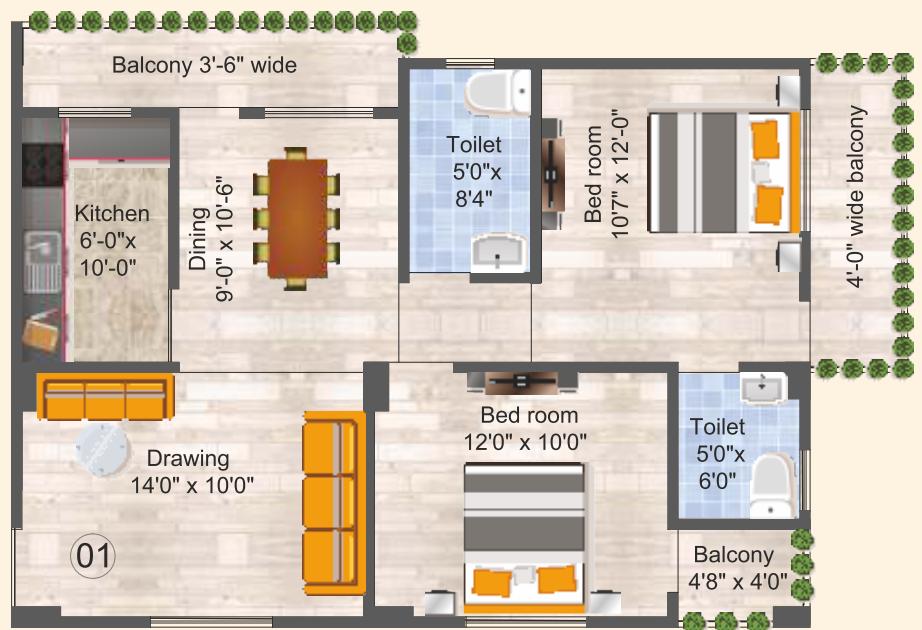


## 2 BHK 3D PLAN



MOON 1169

Flat No	Carpet Area	BAL/TRC Area	B/U Area	Description
01	663 sqft	125 sqft	835	2 BHK Flat
02	663 sqft	125 sqft	835	2 BHK Flat



# SPECIFICATIONS

## STRUCTURE

- Earthquake resistance R.C.C. frame structure
- CLC Blocks/Fly ash bricks for an energy efficient building.

## FLOORING

- Verified tills flooring inside the flat of ISI Best quality.
- Anti-Skid Floor tiles of ISI Best Quality.
- 7 height Glazed tiles in toilets of ISI Best quality.

## PAINTING

- Wether Coat Painting Outer Building of Asian/Berger/Indogo/Nerolac Paints

## BATHROOMS

- Anti skid ceramic tiles of ISI marks
- All CP fitting will be of ISI marks Hot & Cold Water Supply provision in toilets.

## INTERIOR

- Interior All Wall Finish with Wall Putty.

## KITCHEN

- Granite slabs with stainless steel sink.
- Glazed tiles on walls upto 2 ft over counter

## DOOR & WINDOWS

- All balcony openings to be flush door & windows of Aluminium standard make with glass.
- Flush doors for all internal Doors ISI
- MS Grill in Balcony.

## ELECTRICAL

- Electrical (Copper) wiring as per ISI Code
- Circuits with MCB OF approved make as per ISI code one TV Point in All Flats

## TERM & CONDITIONS

- The choice of flats 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 charges 10% 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 flats owners.
- Interest 18% per annum shall be charged on all delayed payment from due date. However the Company reserve the right to cancel the allotment if the dues are more than Rs. 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 be 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.

# PAYMENT SCHEDULE

## Construction Linked Payment Plan (C.L.P PLAN)

S. NO.	STAGE	% Of Total Amount
1	On Booking	10%
2	On Agreement (within 45 days of Booking)	10%
3	On Start of Basement /Foundation work	10%
4	On start of Ground Floor Roof	10%
5	On start of 2nd Floor Roof	10%
6	On start of 4th Floor Roof	10%
7	On start of 6th Floor Roof	10%
8	On Start of Brick Work	15%
9	On Start of Flooring	10%
10	On Possession	5%
	TOTAL	100%

# SPECIAL AMENITIES



24X7 Water Supply



24x7 Power Back Up



Security



Lifts



Car Parking



Own Transformer



Earthquake  
Resistant Structure  
Design



Heat Treatment



Fire Safety



Temple



Waterproof



Intercom



Shopping

# LOCATION MAP



## Other Running Project



Ram Brahma Enclave



Param Anand Residency

## LOCATION ADVANTAGE

LAND MARK	DISTANCE	TRAVEL TIME
Jaganpura Bypass	2.5 km	10 min.
Water Park	3 km	10 min.
Patna Jn.	8 km	25 min.
Rajendra Nagar Jn.	7 km	20 min.
ISBT	6 km	20 min.
Nearest Metro Station	3 km	10 min.
<b>Education Institution</b>		
Sri Ram Central School	0.3 km	2 min.
Shemford School	0.3 km	2 min.
DY Patil School	0.7 km	4 min.
Birla Open Mind	0.7 km	4 min.
Bisop Scort Boys & Girls School	1 km	5 min.
Patna Central School	2.5 km	7 min.
<b>Health</b>		
Ford Hospital	3 km	10 min.
Medanta Hospital	5 km	15 min.
20+ Hospital	5 km	20 min.

Corp. Off. : Vibhas Buildtech India Pvt. Ltd. 4th Floor, 401 & 403 Heera Enclave, New Dakbanglow Road, Patna - 800001

Branch Office : Panchwati Plaza, 701 B, Kutchery Road, Ranch- 834001

+91 6287999980

info@vibhasbuildtech.com

www.vibhasbuildtech.com

Banking Partner



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