

CIN NO. : U45201JH2018PTC011799

BRERAP33236-3/207/R-1507/2022

Param Anand *Residency*



Sanjeev Kumar
Project Manager



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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.

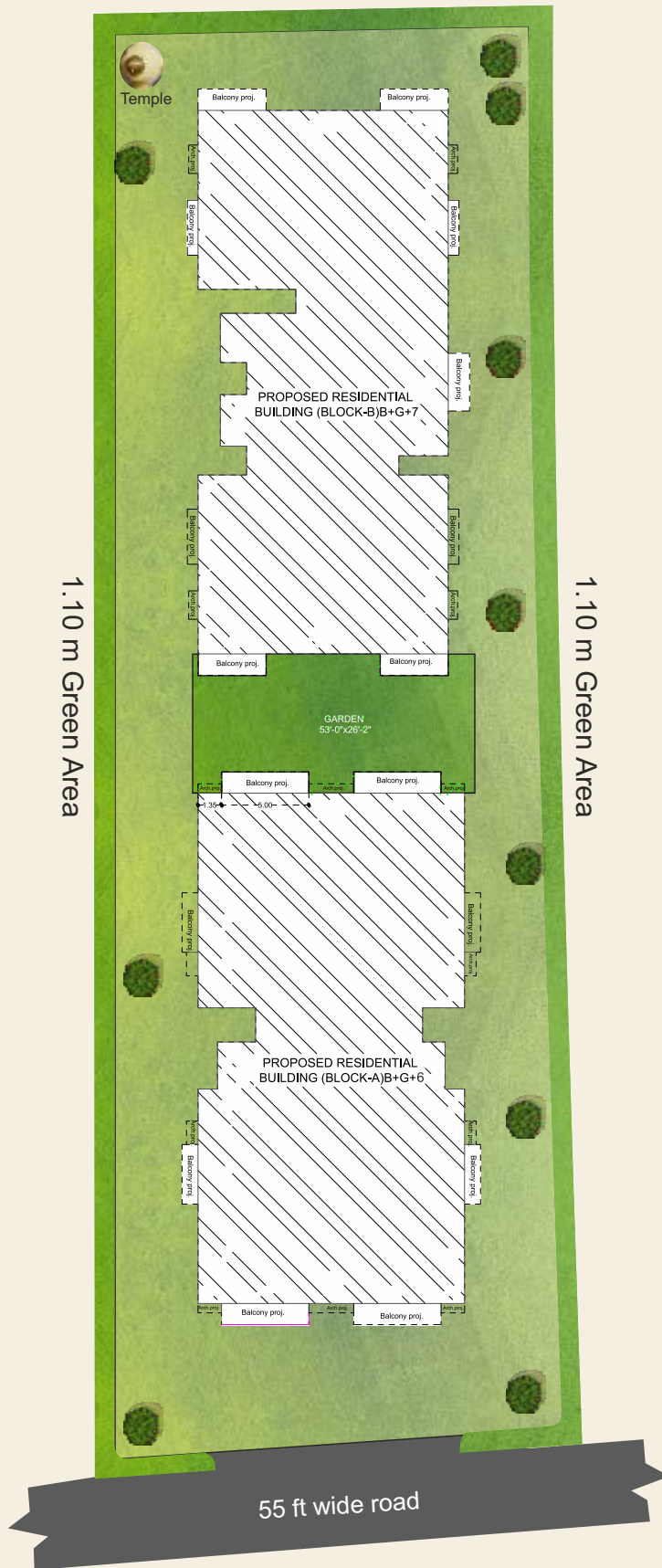
MISSION:

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.

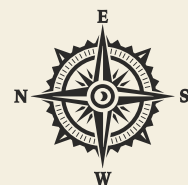
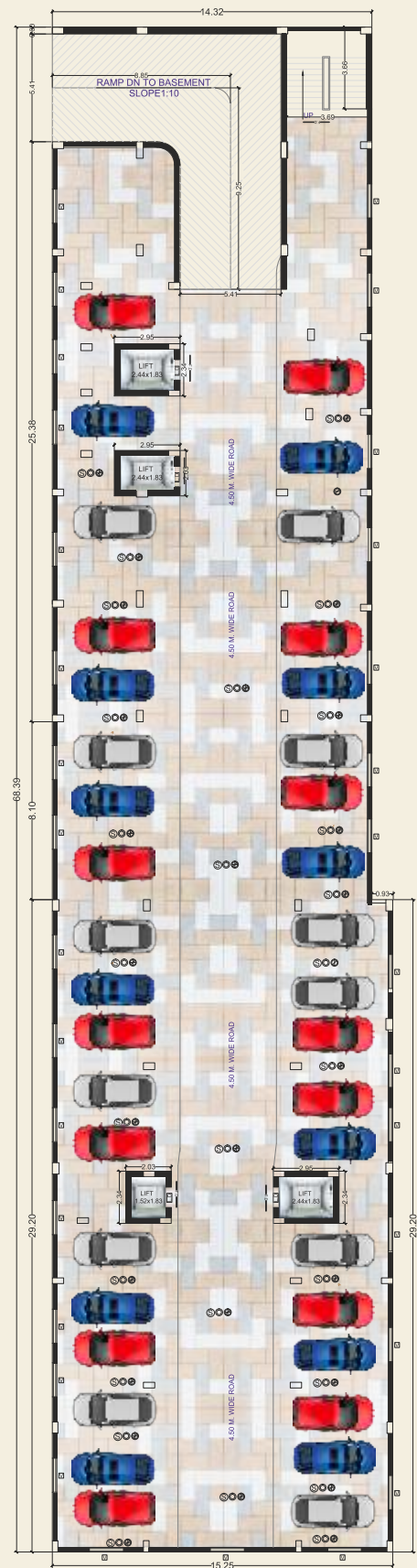
PARAM ANAND RESIDENCY

Param Anand Residency is an affordable elegance project being developed at Sona Gopalpur, Jaganpura area, next to Patna- Gaya six lane NH 83, with the ambience of calm and serene atmosphere. The Project is offering 59 standard 2 and 3 BHK Flats in different size. We thought of an abode for you which is a home that provides abundance of peace, tranquillity and a healthy environment. Moreover, the premier Schools, transportation facilities upcoming Metros, Hospitals, Railway Station are within a few minutes of driving distance which is an added advantage.

Site Plan



Basement Floor Plan



Typical B+G+6 Floor Plan (Block - A)



(Block - A)

Flat	Carpet Area	Balcony Area	B/U Area	Description
01	951 sqft	100 sqft	1104 sqft	3 BHK Flat
02	951 sqft	100 sqft	1104 sqft	3 BHK Flat
03	951 sqft	100 sqft	1104 sqft	3 BHK Flat
04	951 sqft	100 sqft	1104 sqft	3 BHK Flat

Typical B+G+7 Floor Plan (Block - B)



(Block - B)

Flat	Carpet Area	Balcony Area	B/U Area	Description
01	714 sqft	113 sqft	871 sqft	2 BHK Flat
02	714 sqft	113 sqft	871 sqft	2 BHK Flat
03	586 sqft	82 sqft	711 sqft	2 BHK Flat
04	714 sqft	113 sqft	871 sqft	2 BHK Flat
05	714 sqft	113 sft	871 sqft	2 BHK Flat



Gold 1545

Flat	Carpet Area	Balcony Area	B/U Area	Description
01	951 sqft	100 sqft	1104 sqft	3 BHK Flat

Block A : Flat # 1,2,3,4



SILVER 1219

Flat	Carpet Area	Balcony Area	B/U Area	Description
01	714 sqft	113 sqft	871 sqft	2 BHK Flat

BLOCK - B : Flat- #1,2,4,5



BRONZE 1001

Flat	Carpet Area	Balcony Area	B/U Area	Description
03	586 sqft	82 sqft	711 sqft	2 BHK Flat

Block B : Flat # 3



SPECIFICATIONS

STRUCTURE

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

FLOORING

- Vitrified tiles 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

- Weather 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 common 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 Mark
- 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

SPECIAL AMENITIES



24x7 Power
Back Up



Security



Car Parking



Own
Transformer



24X7 Water Supply



Fire Safety



Waterproof



Intercom



Earthquake
Resistant Structure
Design



Lifts

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%

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.

LOCATION MAP



Other Running Project



Ram Brahma Enclave



Sumangal Galaxy

LOCATION ADVANTAGE

LAND MARK	DISTANCE	TRAVEL TIME
Patna Gaya Road	1 km	2 min.
Water Park	1 km	2 min.
Patna Jn.	12 km	30 min.
Rajendra Nagar Jn.	8 km	25 min.
ISBT	4 km	15 min.
Nearest Metro Station	4 km	15 min.
Education Institution		
Sri Ram Central School	2 km	7 min.
Shemford School	2 km	7 min.
DY Patil School	3 km	10 min.
Birla Open Mind	3 km	10 min.
Bisop Scort Boys & Girls School	2.5 km	10 min.
Health		
20+ Hospital	5 km	20 min.



📍 **Corp. Off. : Vibhas Buildtech India Pvt. Ltd.** 4th Floor, 401 & 403
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