




# EMPORIUM MALL

 Near Beur More, Tej Pratap Nagar, Patna

*"The Heart of  
Fashion & Fun."*

Rera Registration No.:  
BRERAP196928040426311225E00



EMPORIUM MALL

JOHN PLAYERS Play & Cool

businessreview EUROPE  
Pizza Hut  
MAKE IT GREAT

great one at the GAP  
DKNY  
DONNA KARAN NEW YORK



# EMPORIUM MALL

## About Us

Emporium Mall is a modern commercial project developed by Real Green Homes Pvt. Ltd., designed to redefine shopping, business, and lifestyle experiences in Bihar. The project aims to create a premium destination that blends retail, entertainment, and commercial opportunities under one roof.

Real Green Homes Pvt. Ltd. is a trusted real estate developer based in Patna, known for delivering quality residential and commercial projects with a focus on innovation, transparency, and customer satisfaction.





# “Elevate Your Shopping Experience.”

## EMPORIUM MALL

IS ENVISIONED AS A NEXT-GENERATION  
COMMERCIAL HUB

- Modern retail spaces
- Entertainment zones
- Food courts & lifestyle outlets
- Premium business opportunities







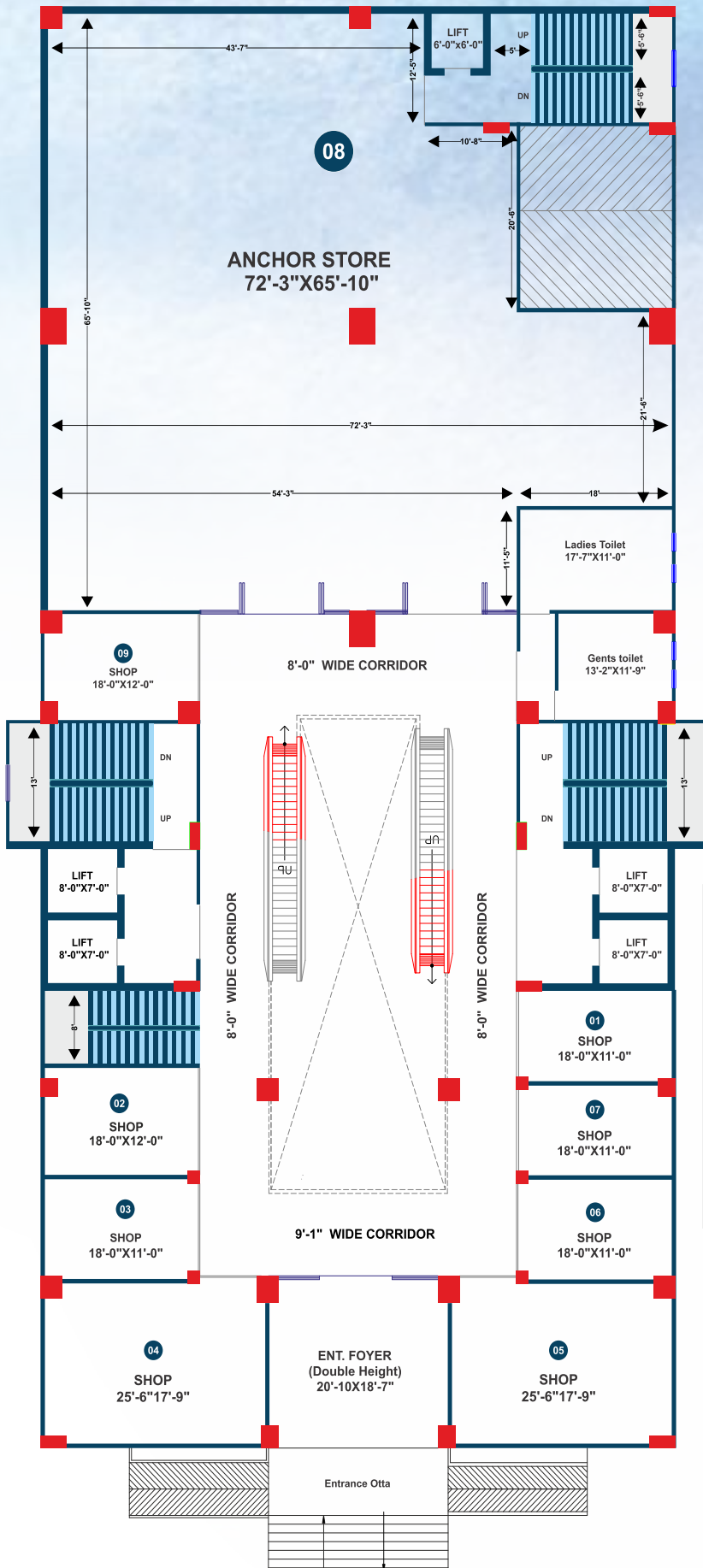
## “LUXURY AT EVERY STEP”

The posh, warm and welcoming atmosphere of Emporium Mall will leave the visitors spellbound.

The practicality of the project will become a dream destination for the entrepreneurs.

A wonderful destination for the urbanities to shop at leisure, relish delectable mall work in a contemporary environment.



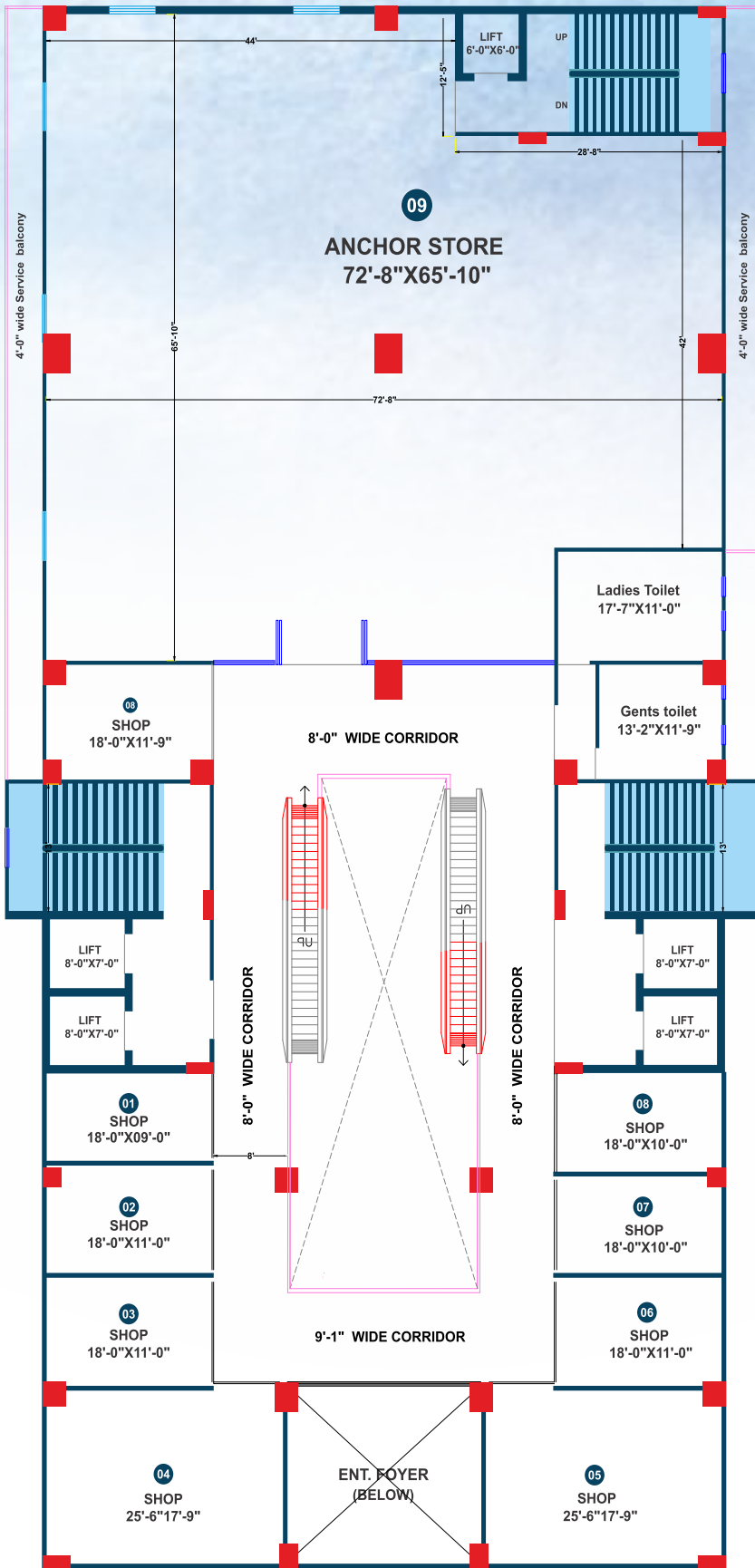


# Ground FLOOR PLAN



## AREA CALCULATION

Shop no.	Carpet area	B/U Area	Super B/U Area	Description
01.	198.00 Sft.	210.00 Sft.	357.00 Sft.	SHOP
02.	216.00 Sft.	232.00 Sft.	394.00 Sft.	SHOP
03.	198.00 Sft.	210.00 Sft.	357.00 Sft.	SHOP
04.	459.00 Sft.	489.00 Sft.	831.00 Sft.	SHOP
05.	459.00 Sft.	489.00 Sft.	831.00 Sft.	SHOP
06.	198.00 Sft.	210.00 Sft.	357.00 Sft.	SHOP
07.	198.00 Sft.	210.00 Sft.	357.00 Sft.	SHOP
08.	4000.00 Sft.	4600.00 Sft.	7820.00 Sft.	ANCHOR STORE
09.	216.00 Sft.	240.00 Sft.	408.00 Sft.	SHOP



# 1<sup>st</sup> Floor Floor Plan



## AREA CALCULATION

Shop no.	Carpet area	Balcony Area	B/U Area	Super B/U Area	Description
01.	162.00 Sft.	-----	184.00 Sft.	312.00 Sft.	SHOP
02.	198.00 Sft.	-----	210.00 Sft.	357.00 Sft.	SHOP
03.	198.00 Sft.	-----	210.00 Sft.	357.00 Sft.	SHOP
04.	459.00 Sft.	-----	489.00 Sft.	831.00 Sft.	SHOP
05.	459.00 Sft.	-----	489.00 Sft.	831.00 Sft.	SHOP
06.	198.00 Sft.	-----	210.00 Sft.	357.00 Sft.	SHOP
07.	180.00 Sft.	-----	192.00 Sft.	326.00 Sft.	SHOP
08.	180.00 Sft.	-----	192.00 Sft.	326.00 Sft.	SHOP
09.	4222.00 Sft.	539.00 Sft.	4897.00 Sft.	8324.00 Sft.	ANCHOR STORE
10.	211.00 Sft.	-----	228.00 Sft.	387.00 Sft.	SHOP





EEFC

EEFC

HUNRY BUDDY

COFFEE

GALA

**DRINKS**  
Hot Coffee  
Cold Coffee  
Smoothies  
Soft Drinks

**FOODS**  
Burgers  
Sandwiches  
Salads  
Desserts

ORDER ONLINE BY  
DOWNLOADING THE  
APP

**ASIA**

**OUR MENU**

Work the gut

Healthy choices



XY

XY

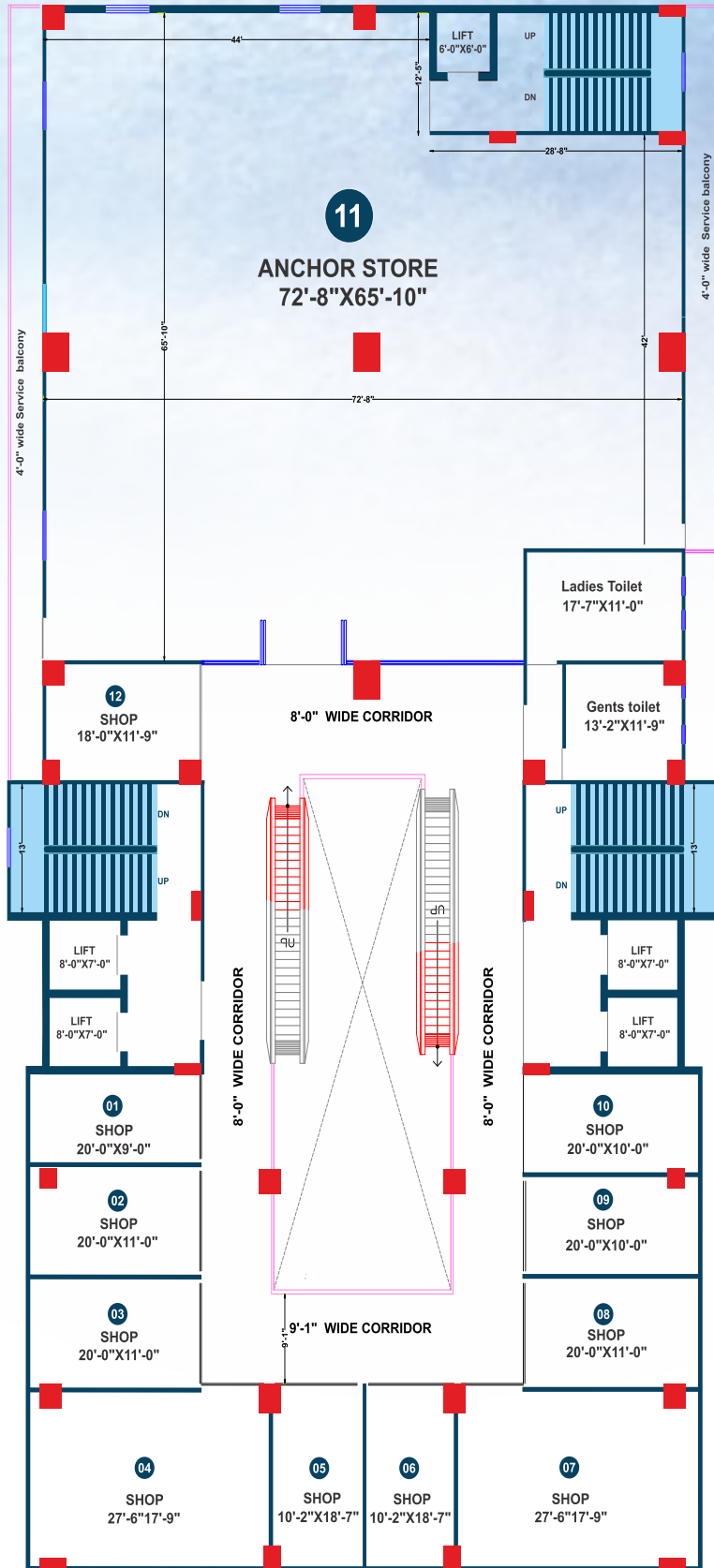
SOUTH

GALAXY

CHEESE  
BURGER  
CHEESE  
BURGER  
CHEESE

SAND  
WICH



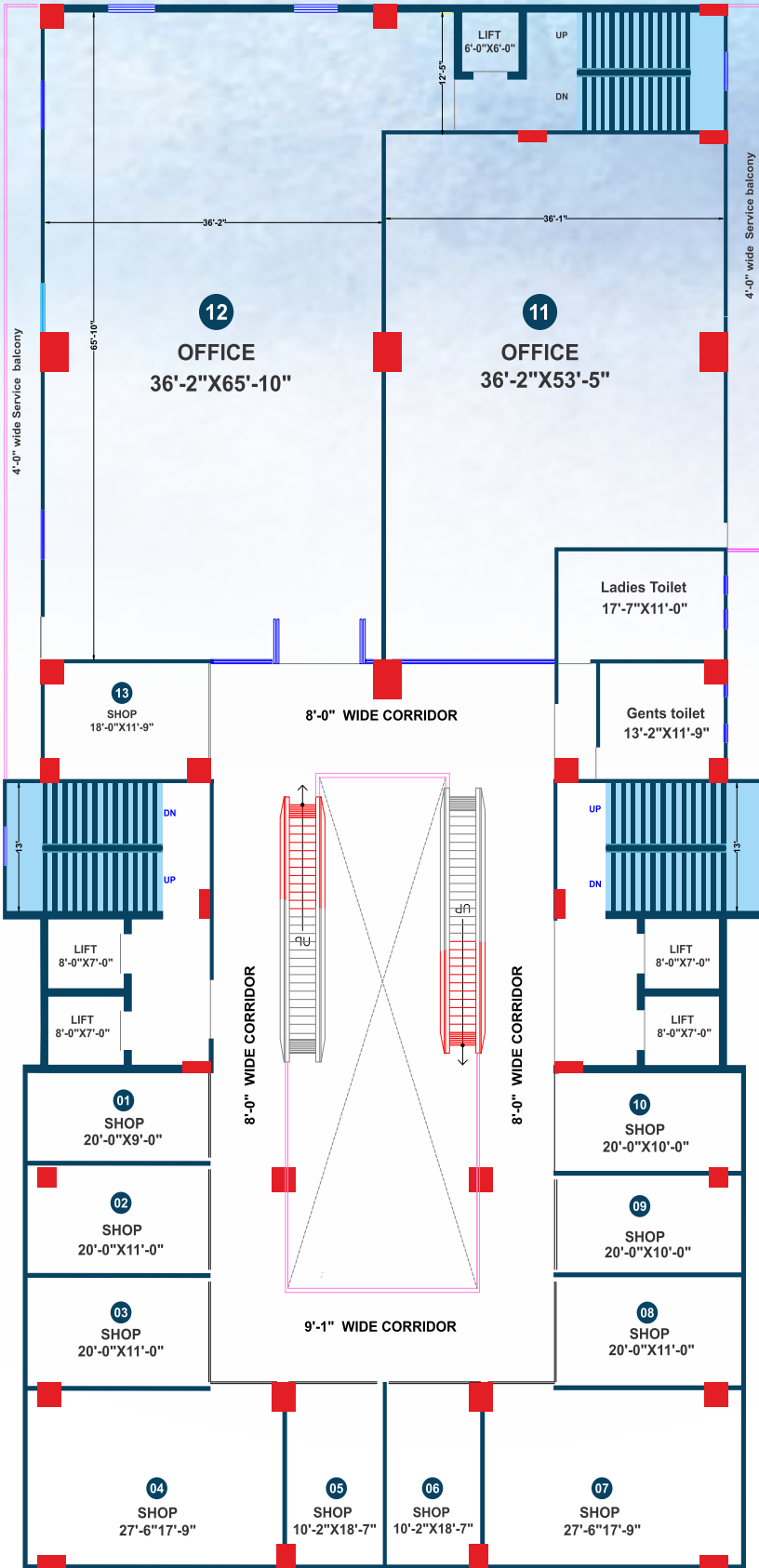


## 2nd & 3rd Floor *Floor Plan*



### AREA CALCULATION

Shop no.	Carpet area	Balcony Area	B/U Area	Super B/U Area	Description
01.	180.00 Sft.	-----	205.00 Sft.	348.00 Sft.	SHOP
02.	220.00 Sft.	-----	233.00 Sft.	396.00 Sft.	SHOP
03.	220.00 Sft.	-----	233.00 Sft.	396.00 Sft.	SHOP
04.	495.00 Sft.	-----	522.00 Sft.	887.00 Sft.	SHOP
05.	190.00 Sft.	-----	202.00 Sft.	343.00 Sft.	SHOP
06.	190.00 Sft.	-----	202.00 Sft.	343.00 Sft.	SHOP
07.	495.00 Sft.	-----	522.00 Sft.	887.00 Sft.	SHOP
08.	220.00 Sft.	-----	233.00 Sft.	396.00 Sft.	SHOP
09.	200.00 Sft.	-----	212.00 Sft.	360.00 Sft.	SHOP
10.	200.00 Sft.	-----	212.00 Sft.	360.00 Sft.	SHOP
11.	4222.00 Sft.	539.00 Sft.	4897.00 Sft.	8324.00 Sft.	ANCHOR STORE
12.	216.00 Sft.	-----	228.00 Sft.	387.00 Sft.	SHOP



## 4th, 5th & 6th Floor *Floor Plan*



### AREA CALCULATION

Shop no.	Carpet area	Balcony Area	B/U Area	Super B/U Area	Description
01.	180.00 Sft.	-----	205.00 Sft.	348.00 Sft.	SHOP
02.	220.00 Sft.	-----	233.00 Sft.	396.00 Sft.	SHOP
03.	220.00 Sft.	-----	233.00 Sft.	396.00 Sft.	SHOP
04.	495.00 Sft.	-----	522.00 Sft.	887.00 Sft.	SHOP
05.	190.00 Sft.	-----	202.00 Sft.	343.00 Sft.	SHOP
06.	190.00 Sft.	-----	202.00 Sft.	343.00 Sft.	SHOP
07.	495.00 Sft.	-----	522.00 Sft.	887.00 Sft.	SHOP
08.	220.00 Sft.	-----	233.00 Sft.	396.00 Sft.	SHOP
09.	200.00 Sft.	-----	212.00 Sft.	360.00 Sft.	SHOP
10.	200.00 Sft.	-----	212.00 Sft.	360.00 Sft.	SHOP
11.	1723.00 Sft.	222.00 Sft.	2007.00 Sft.	3412.00 Sft.	OFFICE
12.	2474.00 Sft.	317.00 Sft.	2890.00 Sft.	4913.00 Sft.	OFFICE
13	210.00 Sft.	-----	228.00 Sft.	387.00 Sft.	SHOP

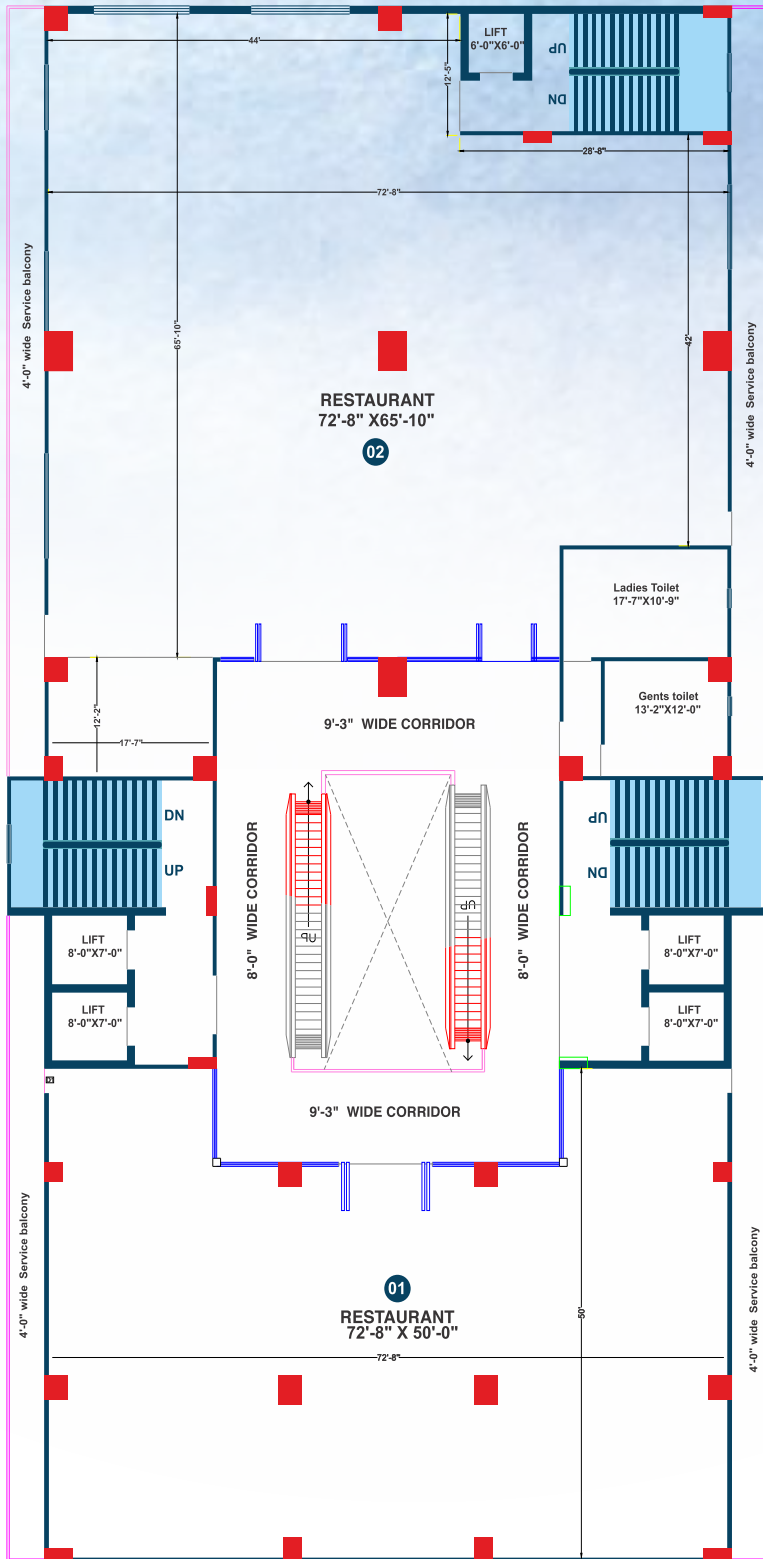




# Food courts

∅ lifestyle outlets



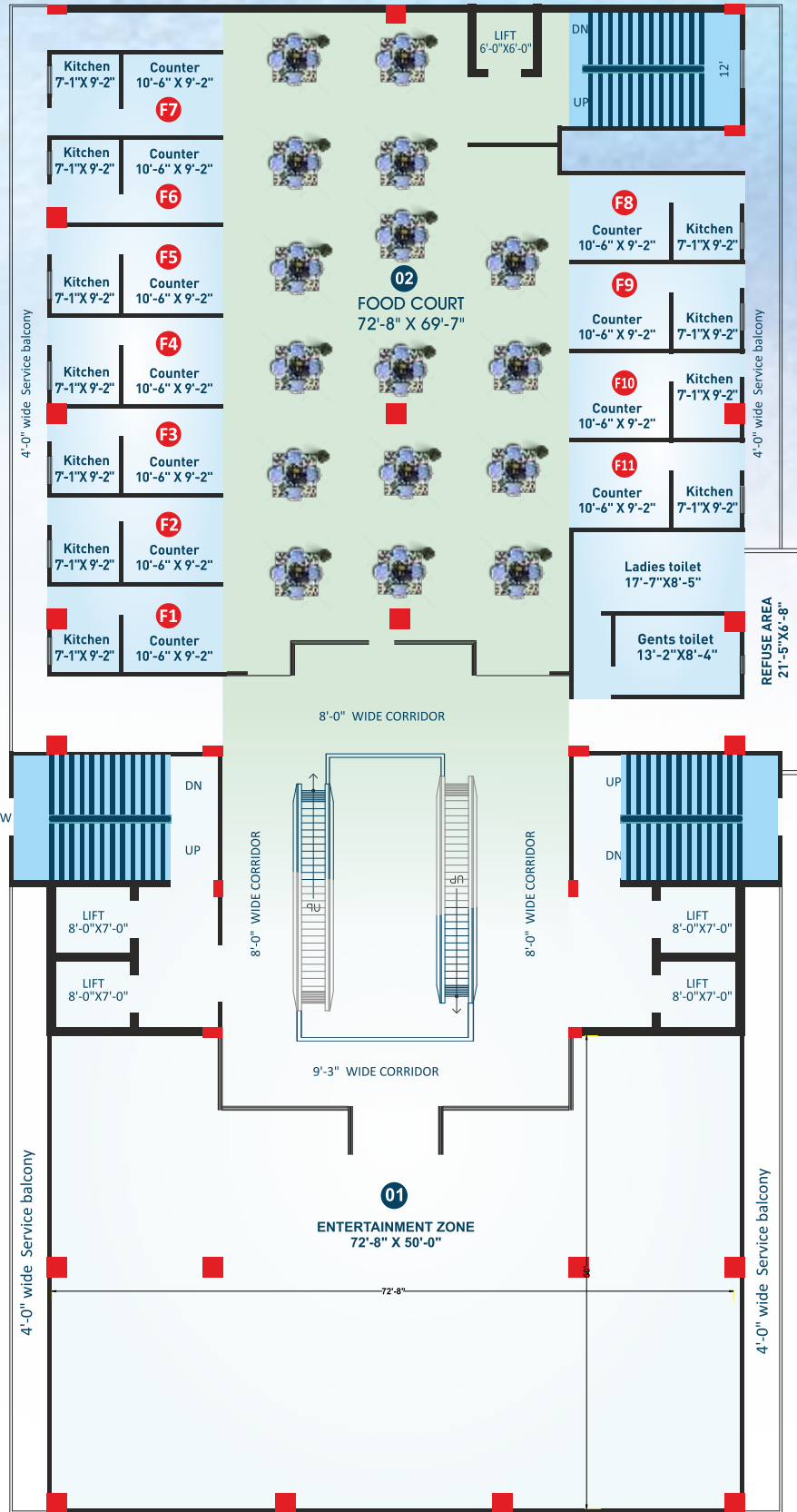


## 7th Floor *Floor Plan*



### AREA CALCULATION

Shop no.	Carpet area	Balcony Area	B/U Area	Super B/U Area	Description
01.	3260.00 Sft.	528.00 Sft.	3900.00 Sft.	6630.00 Sft.	Restaurant
02.	4403.00 Sft.	603.00 Sft.	5190.00 Sft.	8823.00 Sft.	



# 8<sup>th</sup> Floor Floor Plan

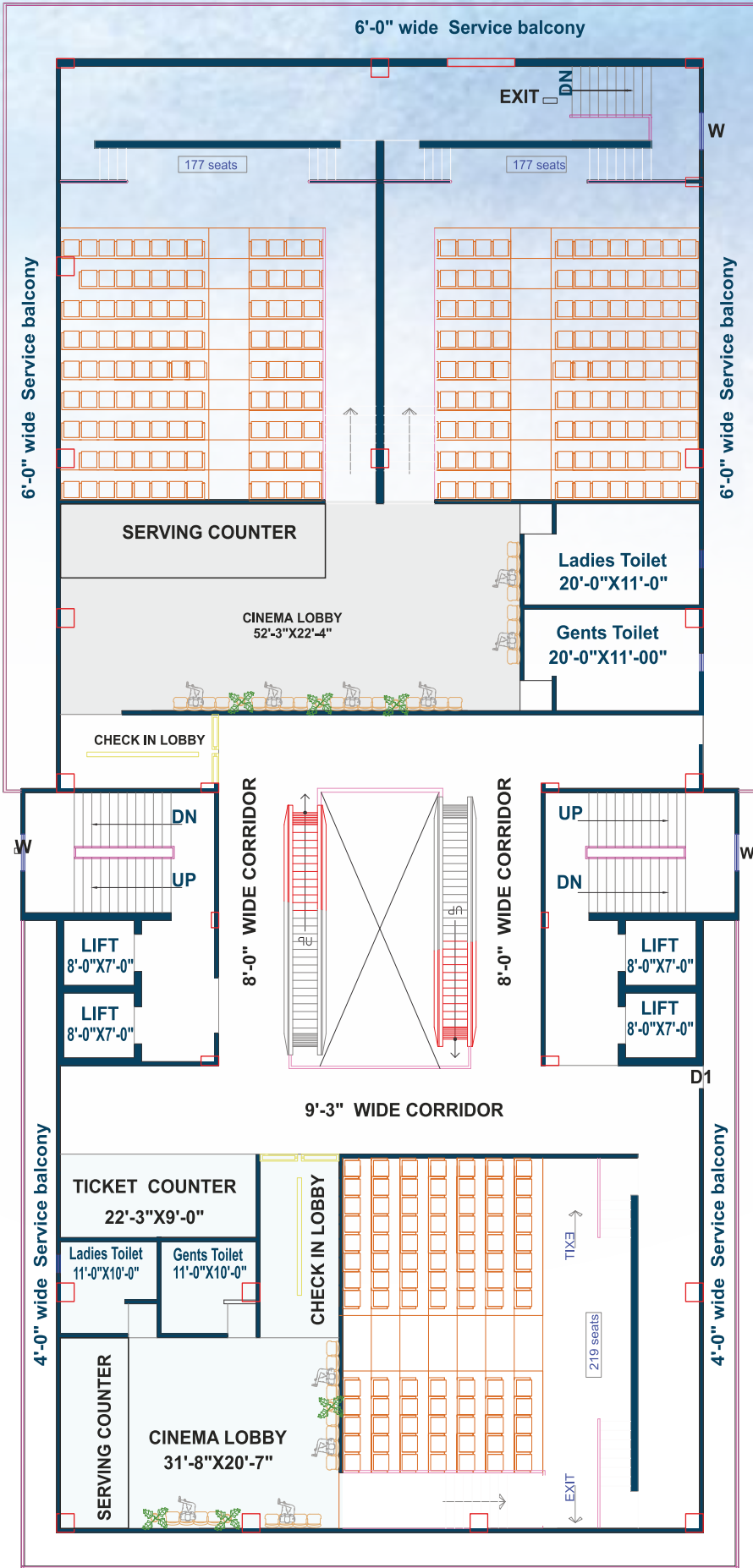


### AREA CALCULATION

Shop no.	Carpet area	Balcony Area	B/U Area	Super B/U Area	Description
01.	3260.00 Sft.	528.00 Sft.	3900.00 Sft.	6630.00 Sft.	ENT. ZONE
02.	5074.00 Sft.	546.00 Sft.	6182.00 Sft.	10509.00 Sft.	FOOD COURT

F1 to F11 955 Sqft.



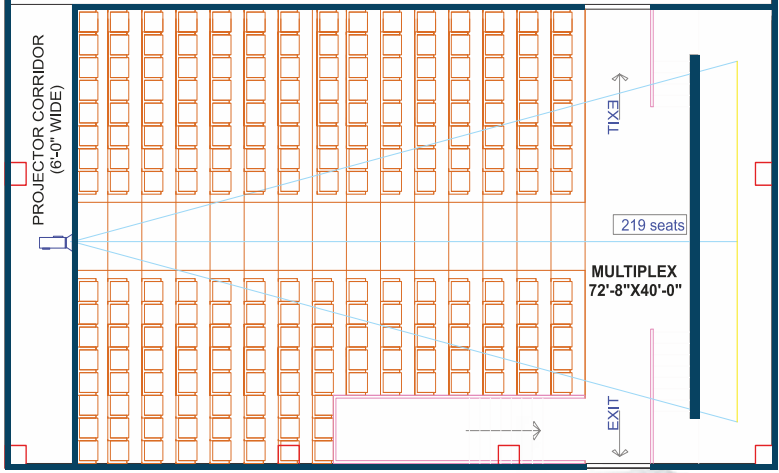
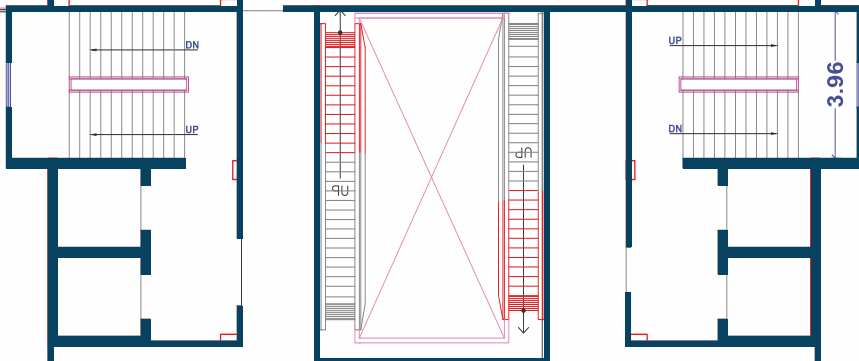
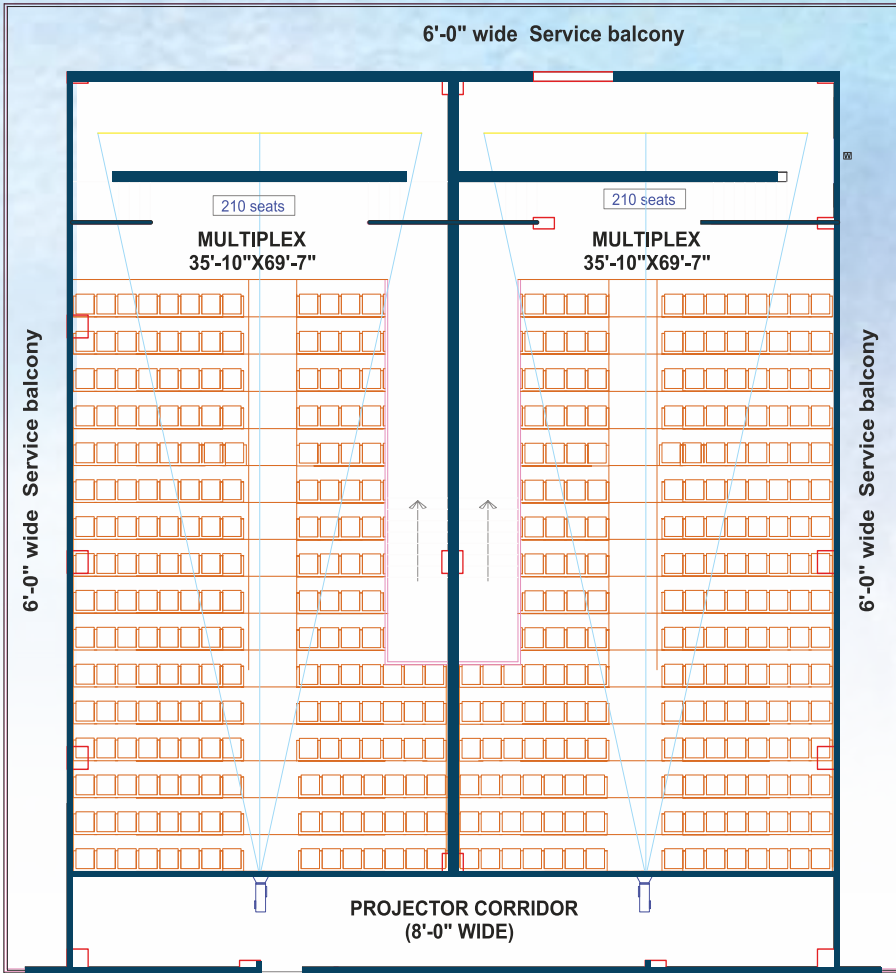


# 9<sup>th</sup> Floor Floor Plan



## AREA CALCULATION

Super B/U Area	Description
13700.00 Sft.	MULTIPLEX



# 10<sup>th</sup> Floor Floor Plan



## AREA CALCULATION

Super B/U Area	Description
13700.00 Sft.	MULTIPLEX





# Feature & Specifications

<b>FOUNDATION</b>	:	As per standard applicable design
<b>STRUCTURE</b>	:	RCC framed structure with brickwork of number 01 quality
<b>FLOORING</b>	:	Good quality of ISI mark Vitrified tiles, Johnson, Somany, Keravit etc.
<b>EXTERNAL FINISH</b>	:	Finish with good quality of weather coat paint over wall putty
<b>INTERNAL FINISH</b>	:	Primer over wall putty
<b>MAIN DOOR</b>	:	Glass Door
<b>WINDOWS</b>	:	UPVC Window.
<b>TOILETS</b>	:	Anti-skid vitrified tiles floors, 7'0" high glazed tiles Dado, white glazed vitreous Sanitary wares. Provision for hot & cold water points in all toilets, parryware, hindware
<b>ELECTRICAL</b>	:	Concealed wiring of copper conferring ISI marks ,adequate lighting & power points, sockets & modular switches of ISI marks will be provided Anchor Havells . AC point in each Bedroom & Drawing / Dining. One TV & Intercom point in each flat
<b>WATER SUPPLY</b>	:	24 Hours water supply from own submersible tube well.
<b>POWER BACKUP</b>	:	24 hours power backup supply with silent genset.
<b>SECURITY</b>	:	Approved security guard, 24 hours security with CCTV camera.
<b>SPECIAL FEATURES</b>	:	Earthquake resistant buildings & provision of fire safety equipment
<b>LIFT</b>	:	ISI mark branded lift.
<b>LIGHTING</b>	:	Focus lighting to illuminate the exterior facade of the building.



# FEATURES



High speed elevators



100% DG backup



car parking



Fire complaint as per NBC norms



Vaastu Compliant



24-hour security



CCTV surveillance



High-end music and PA systems

## Booking Plan

### CONSTRUCTION LINKED PLAN

On Booking	-	10%
After Basement Raft	-	10%
Ground Floor	-	10%
On 1st Floor	-	06%
On 2nd Floor	-	06%
On 3rd Floor	-	06%
On 4th Floor	-	06%
On 5th Floor	-	06%
On 6th Floor	-	06%
On 7th Floor	-	06%
On 8th Floor	-	06%
On 9th Floor	-	06%
On 10th Floor	-	06%
At the time of Finishing	-	10%

#### DOWN PAYMENT PLAN

As per mutual agreement between developer and buyer.

#### OTHER FIXED CHARGES

Additional Fixed charges of 15/20 Lacs will have to pay by the prospective owners (Development Charges with Centralized AC, Lift, Escalator Lift, Power Backup, Fire Fighting, Electrification etc.)

#### TERMS & CONDITIONS :

1. Cheques / Drafts to be issued in favour of M/s Real Green Homes Pvt. Ltd.
2. Timely payment schedule is essence of the agreement.
3. Cost of Registration, Stamp Duty, Service Tax and other charges if any shall be born by the buyer.
4. Price are subject to revision from time to time at the sole discretion of company.
5. All legal claims are in Patna Jurisdiction only.
6. All agreement will be signed after the payment of 20% of unit cost.
7. All Legal agreement will be signed 20% of Payment.



DRIVEWAY

OHW TANK

RAMP

DRIVEWAY

ENTRANCE

ENTRYEXIT

RAOD

# Dynamic & World Class Features

- Well designed layout for maximum functionality.
- Unique architecture.
- Earthquake building.
- Purified water supply.
- High footfall due to its centric location.
- All mega brands under one roof.
- High speed lifts in all blocks.
- Fully furnished Shop & offices.



# Location Map



## **REALGREEN HOMES PVT. LTD.**

CORPORATE OFFICE : 2nd Floor, Bindheshwari Plaza, S.K. Nagar, Patna - 800001

Site Add. : Near Beaur More, Tej Pratap Nagar, Beur, Patna

E-mail : [homesrealgreen@gmail.com](mailto:homesrealgreen@gmail.com) | Website : [www.realgreenhomes.in](http://www.realgreenhomes.in)

☎ 7654002433, 9905362332, 8340722268