



R.N. HEIGHTS

3, 4 BHK & COMMERCIAL PROJECT

Gola Road, Patna



RERA Reg. No. : BRERAP00008-8/79/R-1397/2022

E-Mail : homesrealgreen@gmail.com | Website : www.realgreenhomes.in



R.N. HEIGHTS

3, 4 BHK & COMMERCIAL PROJECT

ABOUT THE PROJECT

Located in Gola Road, In front of Pillor No. 242, Near Patliputra Railway Station one of the most affluent suburbs in Patna, R N Heights comprises multi storeyed building with 3, 4 BHK & Commercial Project with amenities that are class apart.

Not to forget a strategic location that makes it just minutes away from reputed schools, colleges, hospitals, station, market place, airport and shopping malls.





Night View



Bird Eye View

TYPICAL (1st TO 7th) FLATS PLAN (BLOCK-B)



FLAT AREA CALCULATION

| Flat No | Carpet area | Balcony area | Terrace area | Terrace area | Saleable area | Description |
|---------|--------------|--------------|--------------|--------------|---------------|-------------------------|
| 01 | 1263.00 sft. | 235.00 sft. | 67.00 sft. | 58.00 sft. | 2472.00 sft. | 4 Bhk with Servant room |
| 02 | 1044.00 sft. | 133.00 sft. | - | - | 1850.00 sft. | 3 Bhk |
| 03 | 1044.00 sft. | 133.00 sft. | - | - | 1850.00 sft. | 3 Bhk |
| 04 | 1272.00 sft. | 235.00 sft. | 67.00 sft. | 58.00 sft. | 2494.00 sft. | 4 Bhk with Servant room |

FLAT AREA CALCULATION

| Flat No | Carpet area | Balcony area | Terrace area | Terrace area | Saleable area | Description |
|---------|--------------|--------------|--------------|--------------|---------------|-------------------------|
| 05 | 1272.00 sft. | 287.00 sft. | - | - | 2546.00 sft. | 4 Bhk with Servant room |
| 06 | 1041.00 sft. | 133.00 sft. | - | - | 1835.00 sft. | 3 Bhk |
| 07 | 1041.00 sft. | 133.00 sft. | - | - | 1835.00 sft. | 3 Bhk |
| 08 | 1263.00 sft. | 287.00 sft. | 58.00 sft. | 67.00 sft. | 2524.00 sft. | 4 Bhk with Servant room |



| FLAT AREA CALCULATION | | | | | |
|-----------------------|--------------|--------------|--------------|--------------|---------------|
| Flat No | Carpet area | Balcony area | Terrace area | Terrace area | Saleable area |
| 09 | 1263.00 sft. | 287.00 sft. | 67.00 sft. | 58.00 sft. | 2524.00 sft. |
| 10 | 1041.00 sft. | 133.00 sft. | - | - | 1835.00 sft. |
| 11 | 1041.00 sft. | 133.00 sft. | - | - | 1835.00 sft. |
| 12 | 1272.00 sft. | 287.00 sft. | 67.00 sft. | 58.00 sft. | 2546.00 sft. |

| FLAT AREA CALCULATION | | | | | |
|-----------------------|--------------|--------------|--------------|--------------|---------------|
| Flat No | Carpet area | Balcony area | Terrace area | Terrace area | Saleable area |
| 13 | 956.00 sft. | 172.00 sft. | 58.00 sft. | 67.00 sft. | 1750.00 sft. |
| 14 | 1044.00 sft. | 133.00 sft. | - | - | 1850.00 sft. |
| 15 | 1044.00 sft. | 133.00 sft. | - | - | 1850.00 sft. |
| 16 | 1263.00 sft. | 235.00 sft. | 58.00 sft. | 67.00 sft. | 2472.00 sft. |

TYPICAL (1st TO 8th) FLATS FLOOR PLAN



Flat No 01 (4BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1263.00 | 235.00 | 2472.00 |



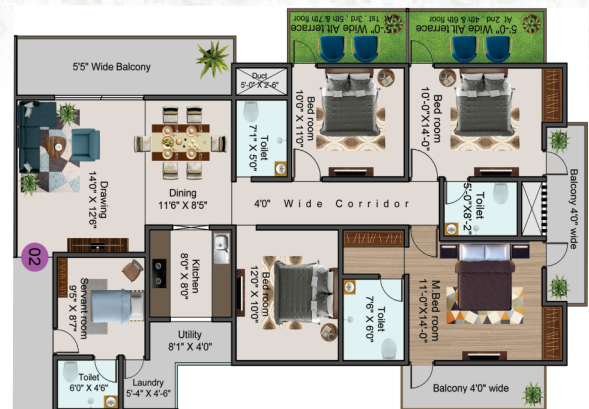
Flat No 02 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1044.00 | 133.00 | 1850.00 |



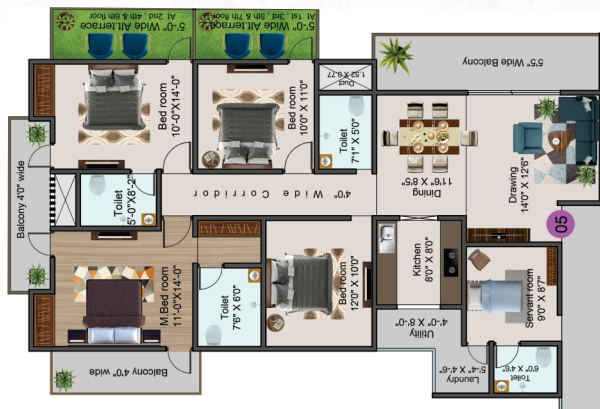
Flat No 03 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1044.00 | 133.00 | 1850.00 |



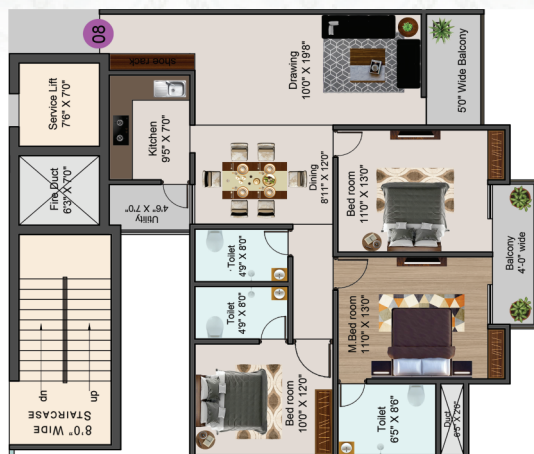
Flat No 04 (4BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1272.00 | 235.00 | 2494.00 |



Flat No 05 (4BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1272.00 | 287.00 | 2546.00 |



Flat No 06 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1041.00 | 133.00 | 1835.00 |



Flat No 07 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1041.00 | 133.00 | 1835.00 |



Flat No 08 (4BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1263.00 | 287.00 | 2524.00 |

TYPICAL (9th TO 16th) FLATS FLOOR PLAN



Flat No 09 (4BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1263.00 | 287.00 | 2524.00 |



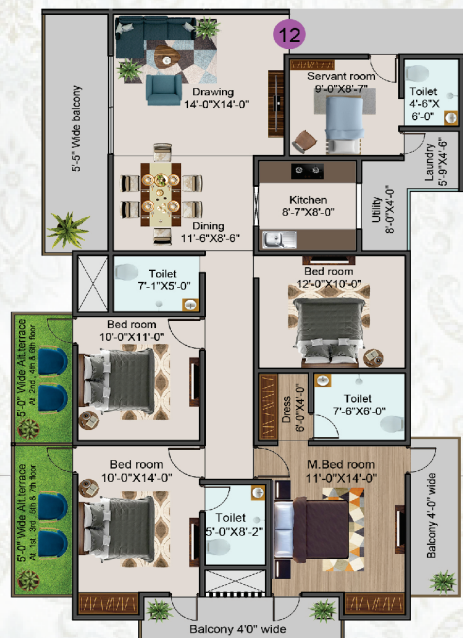
Flat No 10 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1041.00 | 133.00 | 1835.00 |



Flat No 11 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1041.00 | 133.00 | 1835.00 |



Flat No 12 (4BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1272.00 | 287.00 | 2546.00 |



Flat No 13 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 956.00 | 172.00 | 1750.00 |



Flat No 14 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1044.00 | 133.00 | 1850.00 |



Flat No 15 (3BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1044.00 | 133.00 | 1850.00 |



Flat No 16 (4BHK)

| Area In SQ. FT. | | |
|-----------------|--------------|---------------|
| Carpet Area | Balcony Area | Saleable Area |
| 1236.00 | 235.00 | 2472.00 |



Amenities :

- Play Zone
- Jogging Track
- Temple
- Wifi Zone
- Swimming Pool
- Community Hall
- Common Garbage System
- Kids Swimming Pool
- Setting Lounge
- Gymnasium
- Standard Lift
- CCTV
- Intercom
- Parking
- Garden
- Senior Citizen Park
- Ladies Club House
- 24 Hrs Water Supply
- 24 Hrs Power Backup
- Basket Ball Court
- Badminton Court



Booking Plan Construction Linked Plan

| | | |
|---------------------------|---|-----|
| On Booking | - | 20% |
| Basement | - | 10% |
| Ground Floor | - | 10% |
| On 1st Floor | - | 7% |
| On 2nd Floor | - | 7% |
| On 3rd Floor | - | 7% |
| On 4th Floor | - | 7% |
| On 5th Floor | - | 7% |
| On 6th Floor | - | 7% |
| On 7th Floor | - | 7% |
| At the time of Brick work | - | 6% |
| At the time of Finishing | - | 5% |

DOWN PAYMENT

As per mutal agreement between developer and buyer.

OTHER FIXED CHARGES

Additional Fixed charges of 6 Lacs will have to pay by the prospective owners (Development Charge with Power Backup, Fire Fighting, Lift , Electrification etc.)

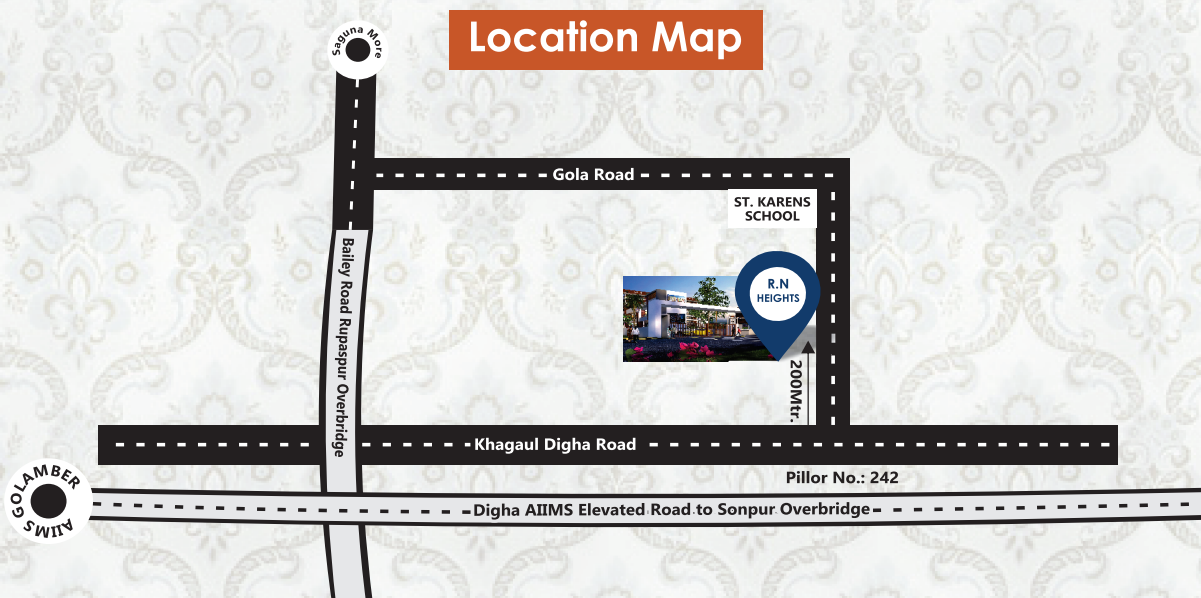
TERMS & CONDITIONS:

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.



Feature & Specifications

| | | |
|------------------|---|--|
| FOUNDATION | : | As per standard applicable design |
| STRUCTURE | : | RCC framed structure with brickwork of number 01 quality |
| FLOORING | : | Good quality of ISI mark Vitrified tiles, Johnson, Somany, Keravit etc. |
| EXTERNAL FINISH | : | Finish with good quality of weather coat paint over wall putty |
| INTERNAL FINISH | : | Primer over wall putty |
| DOORS | : | Tata Door coats of synthetic enamel paints over a coat of primer & Internal door with a coat of primer. |
| MAIN DOOR | : | Tata Door. |
| WINDOWS | : | UPVC Window. |
| TOILETS | : | 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 |
| KITCHEN | : | Working Platform finishes with Granite stone and Ceramic wall tiles 2'6" high over the platform, S.S. Sink, provision for hot & cold water point. |
| ELECTRICAL | : | 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 |
| WATER SUPPLY | : | 24 Hours water supply from own submersible tube well. |
| POWER BACKUP | : | 24 hours power backup supply with silent genset. |
| SECURITY | : | Approved security guard, 24 hours security with CCTV camera. |
| SPECIAL FEATURES | : | Earthquake resistant buildings & provision of fire safety equipment |
| LIFT | : | ISI mark branded lift. |
| LIGHTING | : | Focus lighting to illuminate the exterior facade of the building. |



Distance From :

| | | |
|---|---|-----------|
| Patliputra Station | - | 600 Mtrs. |
| Gola Road | - | 1.0 Km |
| Digha | - | 1.5 Km |
| School | - | 1.5 Km |
| (St. Karens, St. Michael, Don Bosco, Krishna Niketan) | - | |
| Bailey Road | - | 2.0 Km |
| Paras Hospital | - | 5.0 Km |
| Airport | - | 6.0 Km |



Corporate Office : 2nd Floor Bindhewari Chandra Plaza,
S.K. Nagar, Income Tax Golamber, Patna - 800001

Mobile : 7654002440, 7564900084,
7564900105, 7564900114, 7564900082