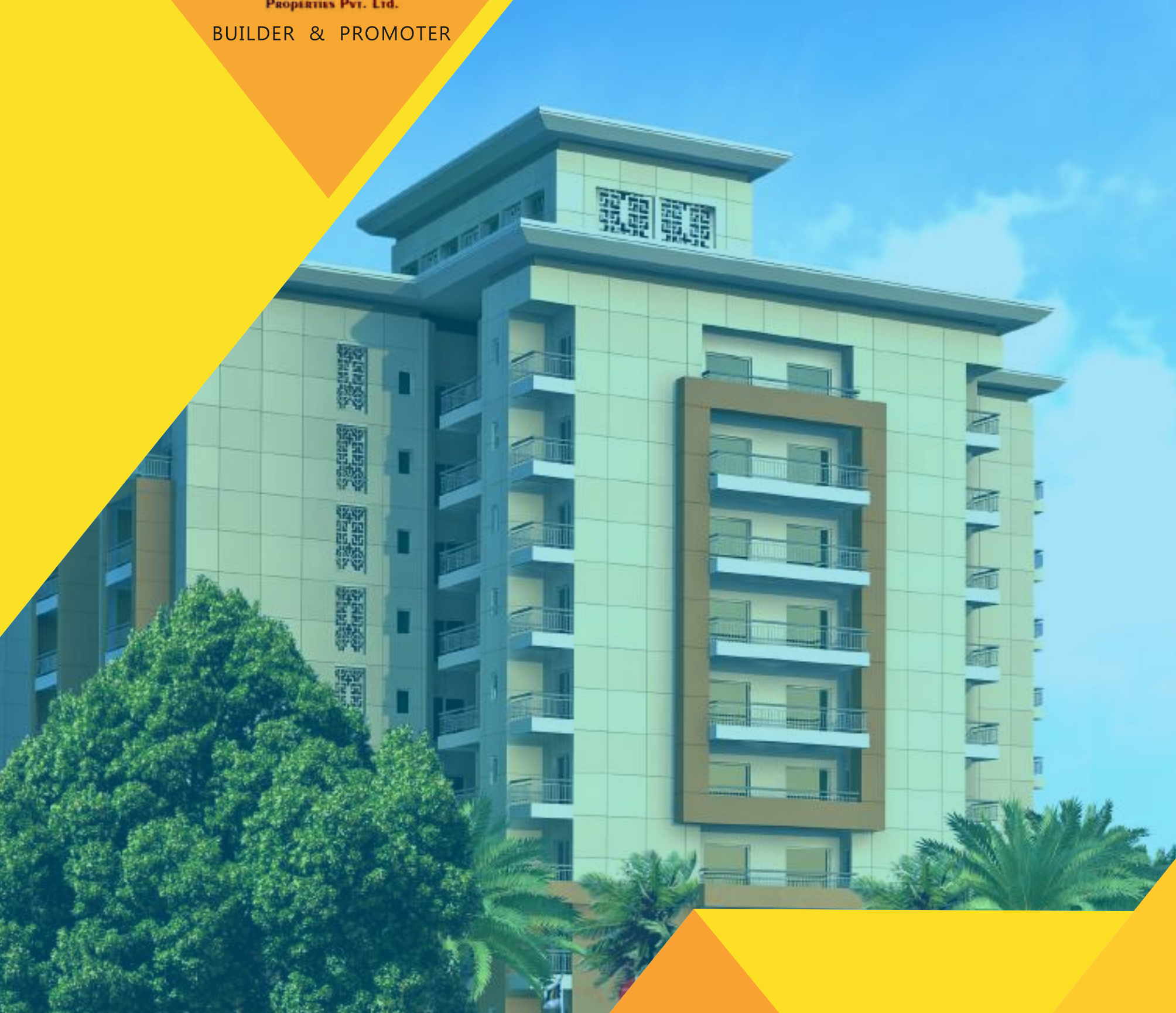


DEVELOPED BY



BUILDER & PROMOTER



DR. RAM PRASAD ESTATE

एक शहर सपनों का

RERA No.- BRERAP00418-3/943/R-887/2020

ABOUT



Mr. Ashwini Kumar Gupta
MANAGING DIRECTOR

Brimful of honesty and transparency along with a zeal and courage to turn the dreams into reality, Mr. Ashwini Kumar Gupta, founder of **Asha Realty Developers Pvt. Ltd. & Asha Vihar Properties Pvt. Ltd.** is a person who is always driven by the commitment to the customer satisfaction at its best and that is precisely the reason behind his recognition in the real estate industry. His visionary contributions in the housing and construction works has successfully uplifted the urban development scenario in Bihar. A banker by profession in the early age, Mr. Gupta is a seasoned real estate industrialist and comes with an extensive work experience of over 32 years. These 3 decades have witnessed his successful journey of Plotting, Establishing Colonies and delivering various Residential and Commercial apartments to the buyers within the promised Time frame with remarkably maintaining the Best Construction quality and material.

It is the charisma of Mr. Gupta's personality that even the competitors of **Asha Realty Developers Pvt. Ltd. & Asha Vihar Properties Pvt. Ltd.** could not manage to find out any loopholes in the works done by him so far and are bound to take his name with great respect and dignity. Considering his employees as the biggest asset, Mr. Ashwini Kumar Gupta has always moved ahead with the customer's satisfaction centric approach, dedication and honesty towards the project delivery time, best quality construction material, professionalism, ethics and usage of advance technology in construction. A vision of a significant contribution in the making of a New Bihar and a mission to become a world class real estate company keeps on propelling Mr. Ashwini Kumar Gupta to newer peaks of Innovation and design solutions that add value to the esteemed buyers.

ABOUT COMPANY

Goodwill, brand value and customer's trust is not something to be built overnight but it costs continuous efforts doughted with honesty, unbent facing of the challenges and standing firm with true principles, ethics and these are the practices that way marked **Asha Vihar Properties Pvt. Ltd.** upto the stage of becoming the synonym to the most trustworthy name and unchangeable choice of the customers in the world of real estate. A company with the most durable and strong construction with the best quality materials, **Asha Realty Developers Pvt Ltd & Asha Vihar Properties Pvt Ltd.** is the highest trusted and prestigious real estate company in the northern part of Bihar. The company's expertise has been repeatedly showcased on various projects which deeply involved the advancement in construction technology, availability of all ultra modern amenities, connectivity and accessibility of the sites.

Established in the year of 2010, We have already delivered 10 projects and some are getting constructed in full swing. Let us have the company's projects at a glance.

CONSTRUCTION
THE POWER OF DESIGNS



ABOUT PROJECT

PROJECT	LOCATION	DELIVERED
Asha Vihar – Phase 1	Maripur, Muzaffarpur	March 2013
Asha Plaza	Juran Chapra, Muzaffarpur	December 2013
Asha Vihar – Phase 2	Maripur, Muzaffarpur	March 2014
Mehboob Mansion	Chandwara, Muzaffarpur	August 2015
S. G. Smriti Complex	Sahu road, Muzaffarpur	September 2015
B.L. Singhania Apartment	Akharaghat, Muzaffarpur	June 2016
Mangal Apartment	Sahu road, Muzaffarpur	November 2016
Ashirwad Apartment	Rajju shah lane, Ramna, Muzaffarpur	March 2017
Asha Vihar Phase 3	Maripur, Muzaffarpur	April, 2018
Kakrania Complex	Kalambagh Chowk, Muzaffarpur	June 2020
Centrum Mall	Sahu road, Muzaffarpur	Under construction

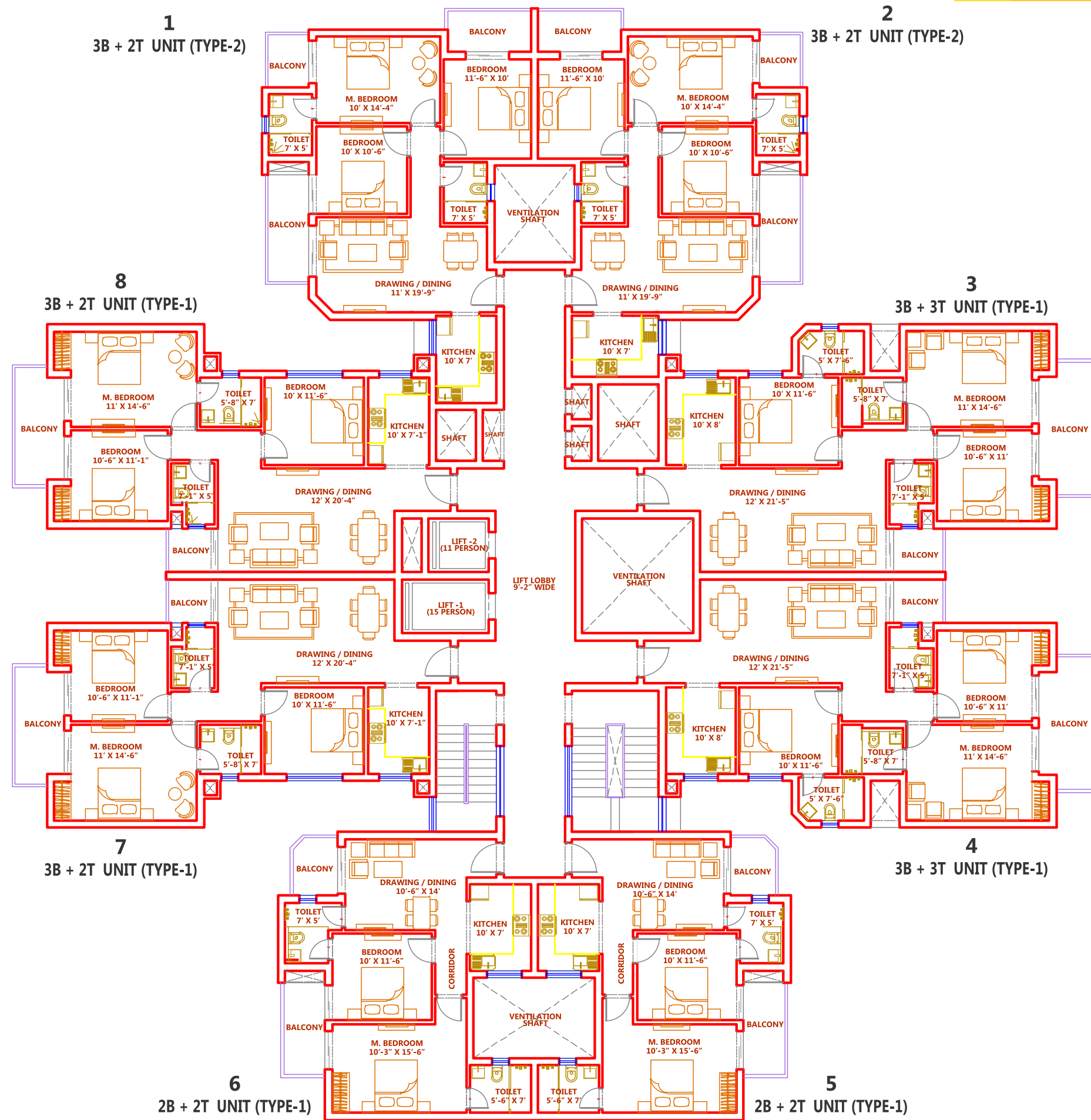


Designed with State of the art architecture and Spread in approximately 5.70 acres with a huge open and green area, Dr. Ram Prasad .Estate in Kolhua, Bairiya can doubtlessly be said the Signature project by Asha Vihar Properties Pvt Ltd in entire Bihar. Well connected with 100 ft wide main roads and broad driveways, this multi-towered Project will make you feel the bliss with its unique blend of nature and luxury and unprecedented comfort features. Distinguished Entry and Exit gates, Round the clock Electricity and Water Back-Up, High Technology Security with CCTV, club house, swimming pool, jogging trail, Tot-lots, yoga lawn, kids play area, Surface car parking, Badminton court, Guard room and Nursery School are the obvious amenities here but be ready to jump with joy because Dr. Ram Prasad Estate has a Separate Herbal Garden , Separate Flower Park, Reflexology Park, Pet Park, Kids Pool, Pool Deck and a beautiful park for Elderly People are the amenities that manifests that **Asha Vihar Properties Pvt. Ltd.** really Cares for you and stands committed to the true value of your money.

And now, just to redefine the Luxury and elegance that gets you an Imperial lifestyle in the vicinity of natural serenity, Asha Vihar is all set to unleash the grand
Dr. Ram Prasad Estate,

go & get it...

FLOOR PLAN



TOWER - 1

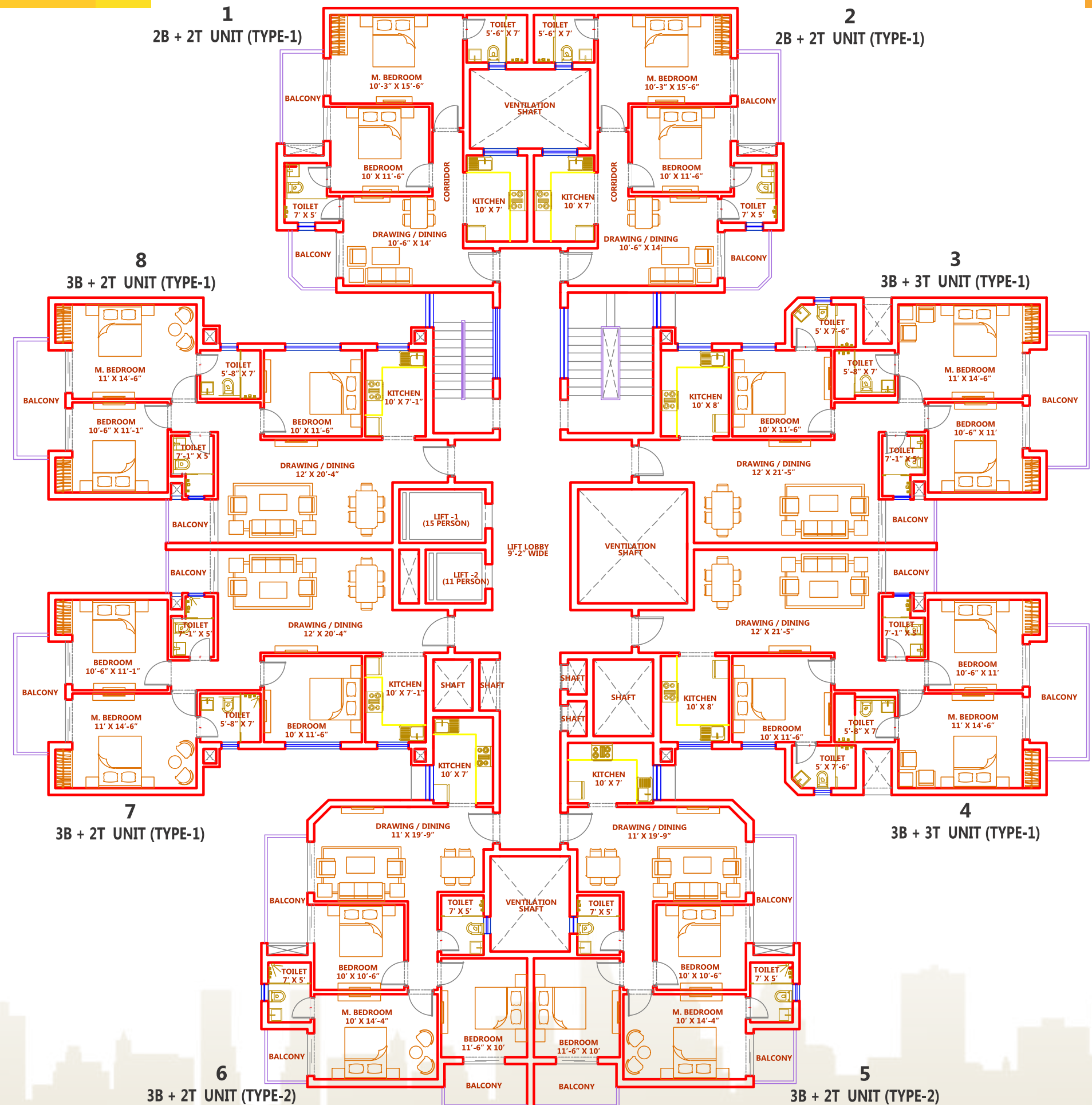
FLAT NO	FLAT TYPE	CARPET + BAL	S.O.L
1	3B + 2T	932	379
2	3B + 2T	932	379
3	3B + 3T	1099	447
4	3B + 3T	1099	447
5	2B + 2T	741	312
6	2B + 2T	741	312
7	3B + 2T	1011	411
8	3B + 2T	1011	411



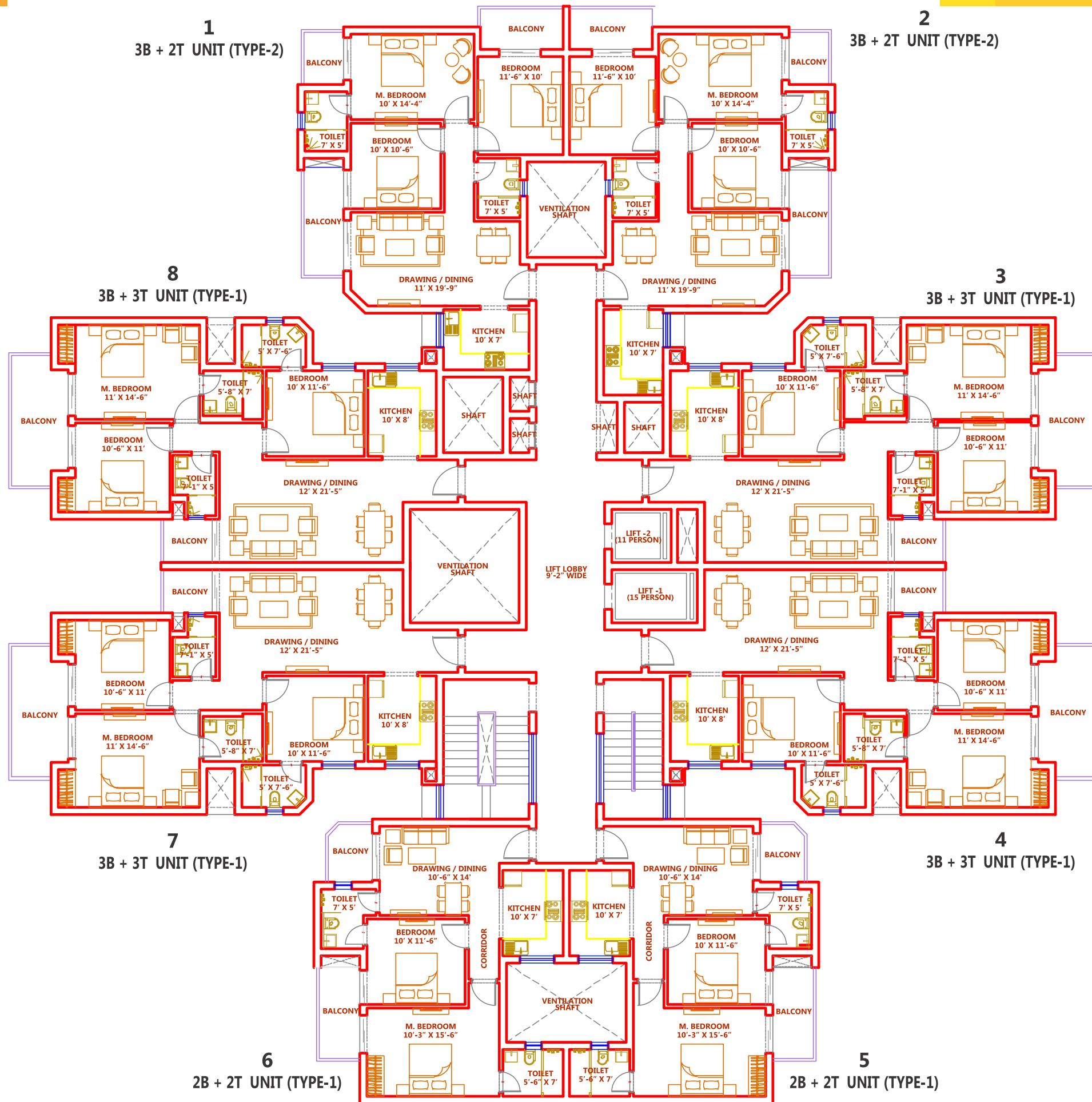
FLOOR PLAN

TOWER - 2

FLAT NO	FLAT TYPE	CARPET + BAL	S.O.I
1	2B + 2T	741	312
2	2B + 2T	741	312
3	3B + 3T	1099	447
4	3B + 3T	1099	447
5	3B + 2T	932	379
6	3B + 2T	932	379
7	3B + 2T	1011	411
8	3B + 2T	1011	411

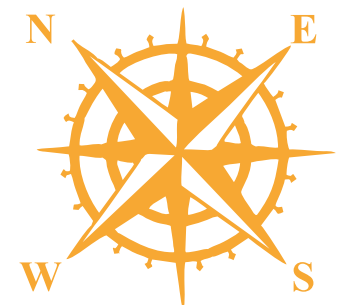


FLOOR PLAN



TOWER - 3

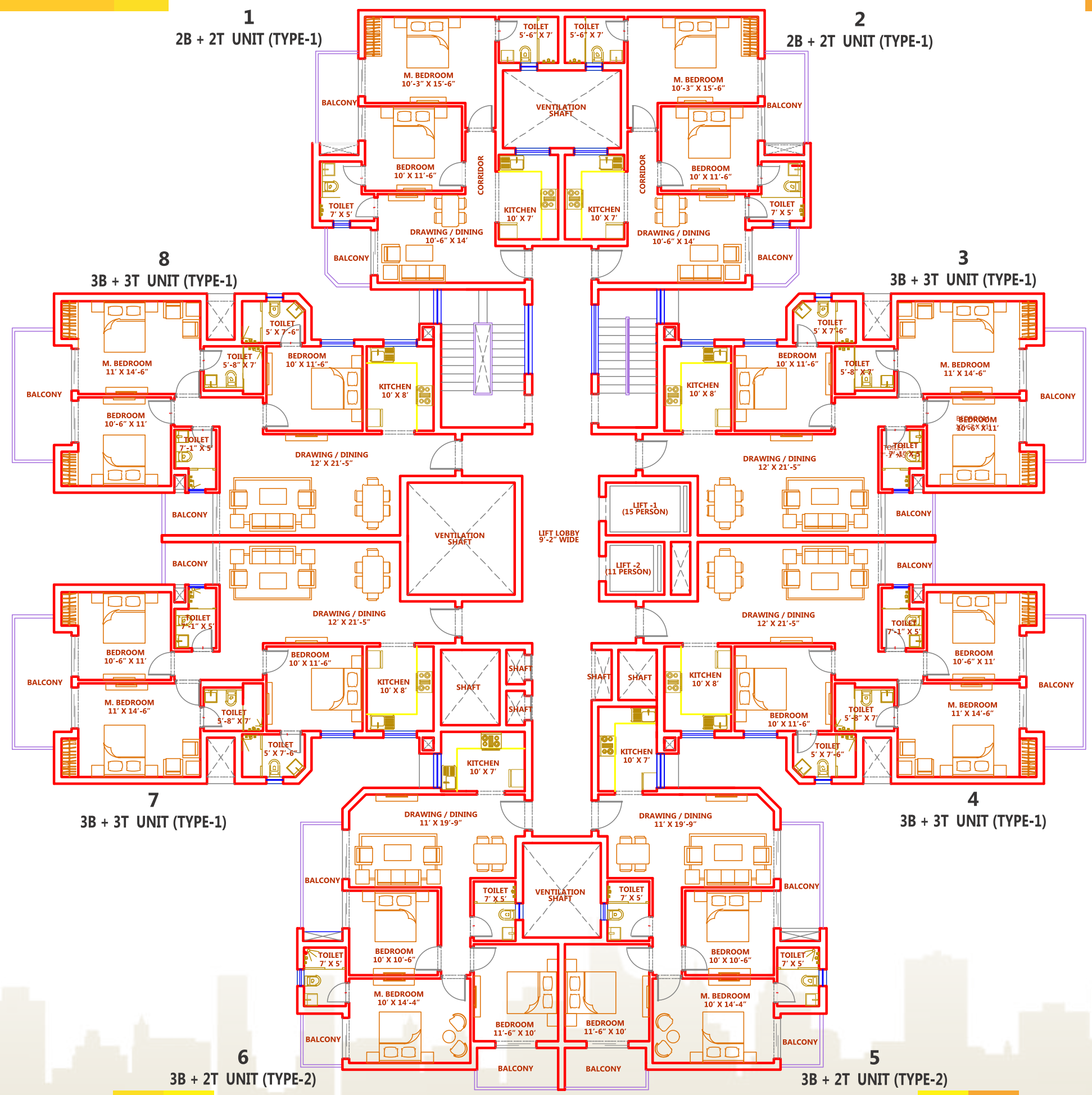
FLAT NO	FLAT TYPE	CARPET + BAL	S.O.L
1	3B + 2T	932	379
2	3B + 2T	932	379
3	3B + 3T	1099	447
4	3B + 3T	1099	447
5	2B + 2T	741	312
6	2B + 2T	741	312
7	3B + 3T	1099	447
8	3B + 3T	1099	447



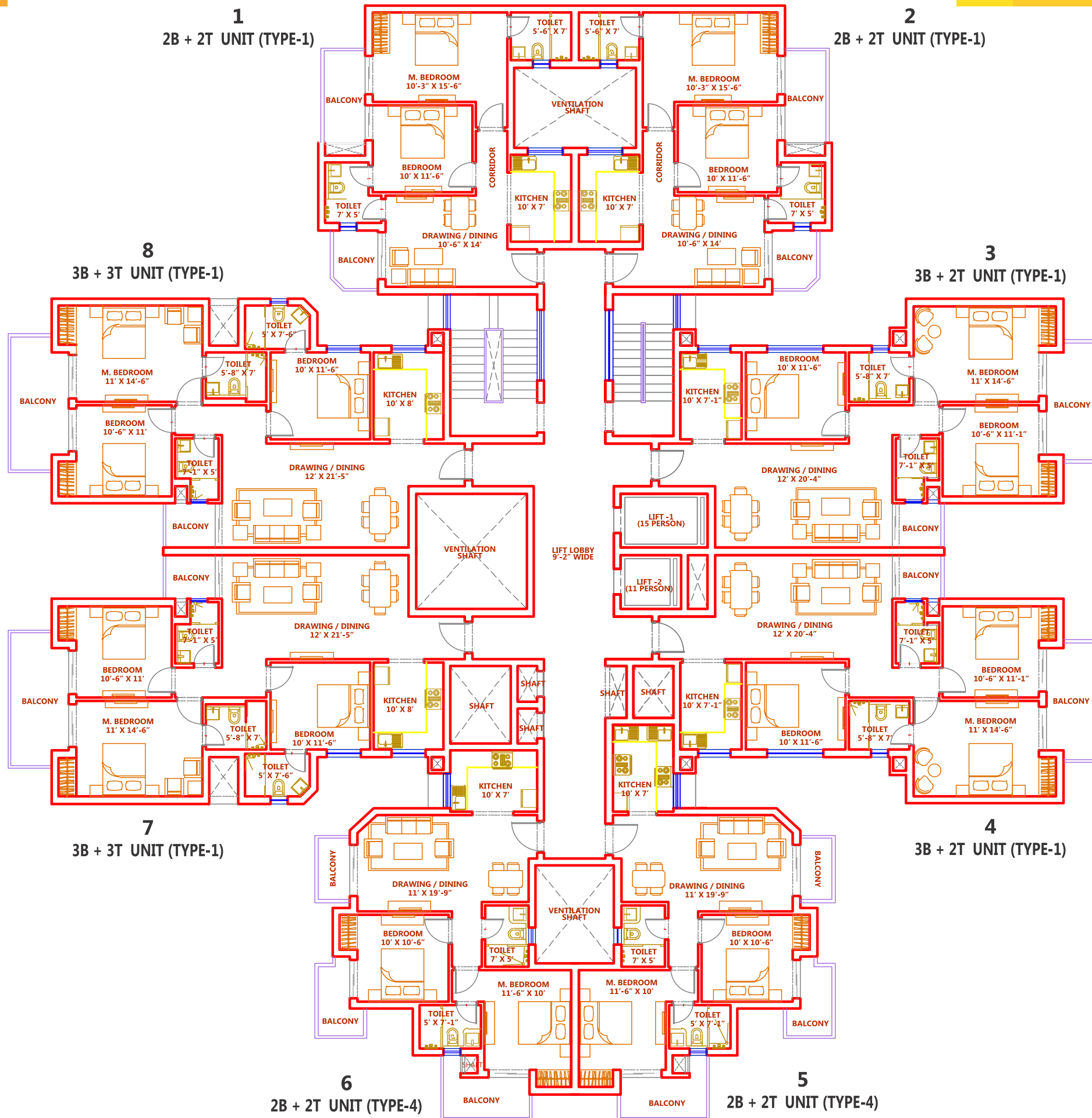
FLOOR PLAN

TOWER - 4

FLAT NO	FLAT TYPE	CARPET + BAL	S.O.I
1	2B + 2T	741	312
2	2B + 2T	741	312
3	3B + 3T	1099	447
4	3B + 3T	1099	447
5	3B + 2T	932	379
6	3B + 2T	932	379
7	3B + 3T	1099	447
8	3B + 3T	1099	447



FLOOR PLAN



TOWER - 5

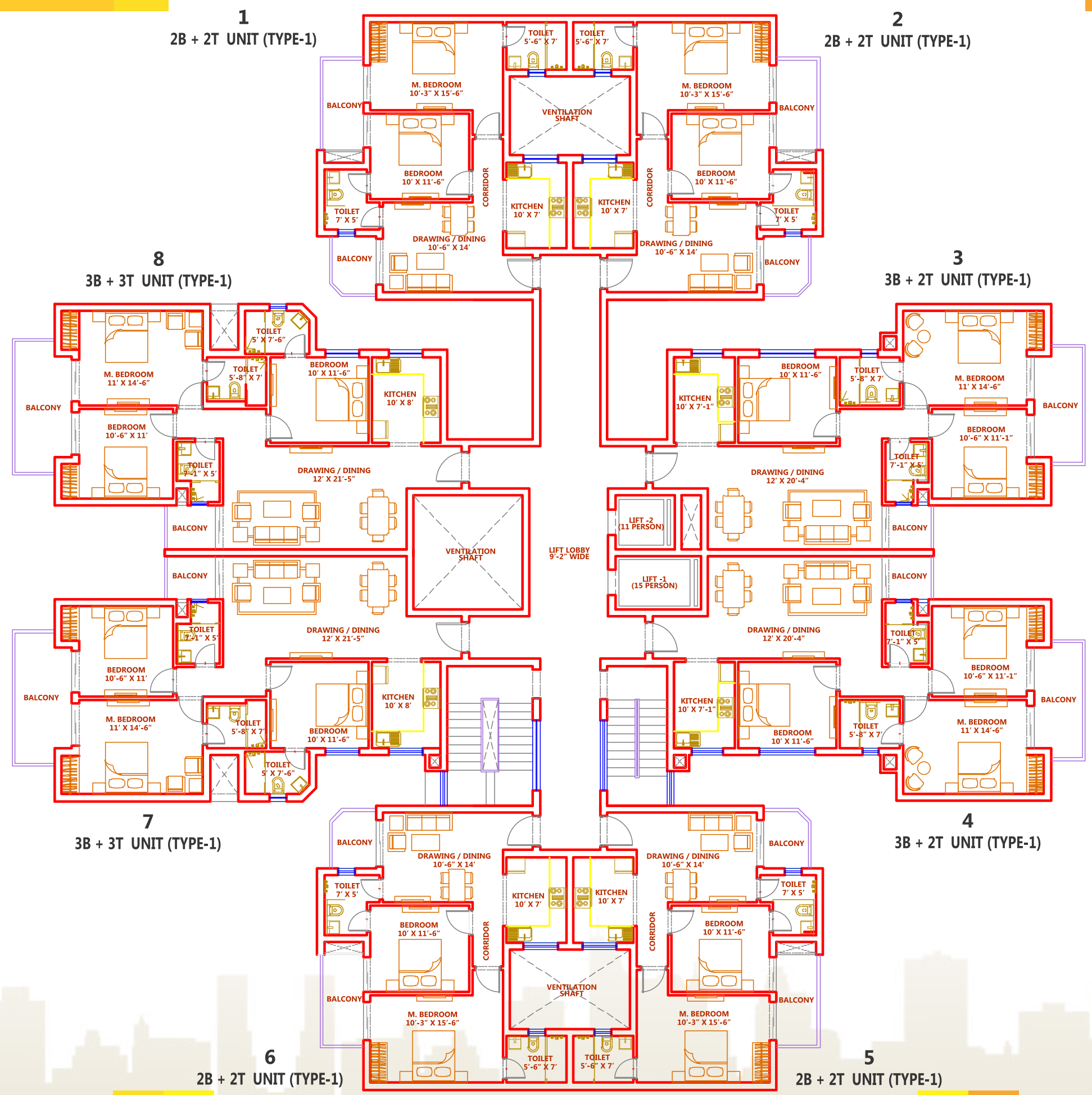
FLAT NO	FLAT TYPE	CARPET + BAL	S.O.L
1	2B + 2T	741	312
2	2B + 2T	741	312
3	3B + 2T	1011	411
4	3B + 2T	1011	411
5	2B + 2T	781	323
6	2B + 2T	781	323
7	3B + 3T	1099	447
8	3B + 3T	1099	447



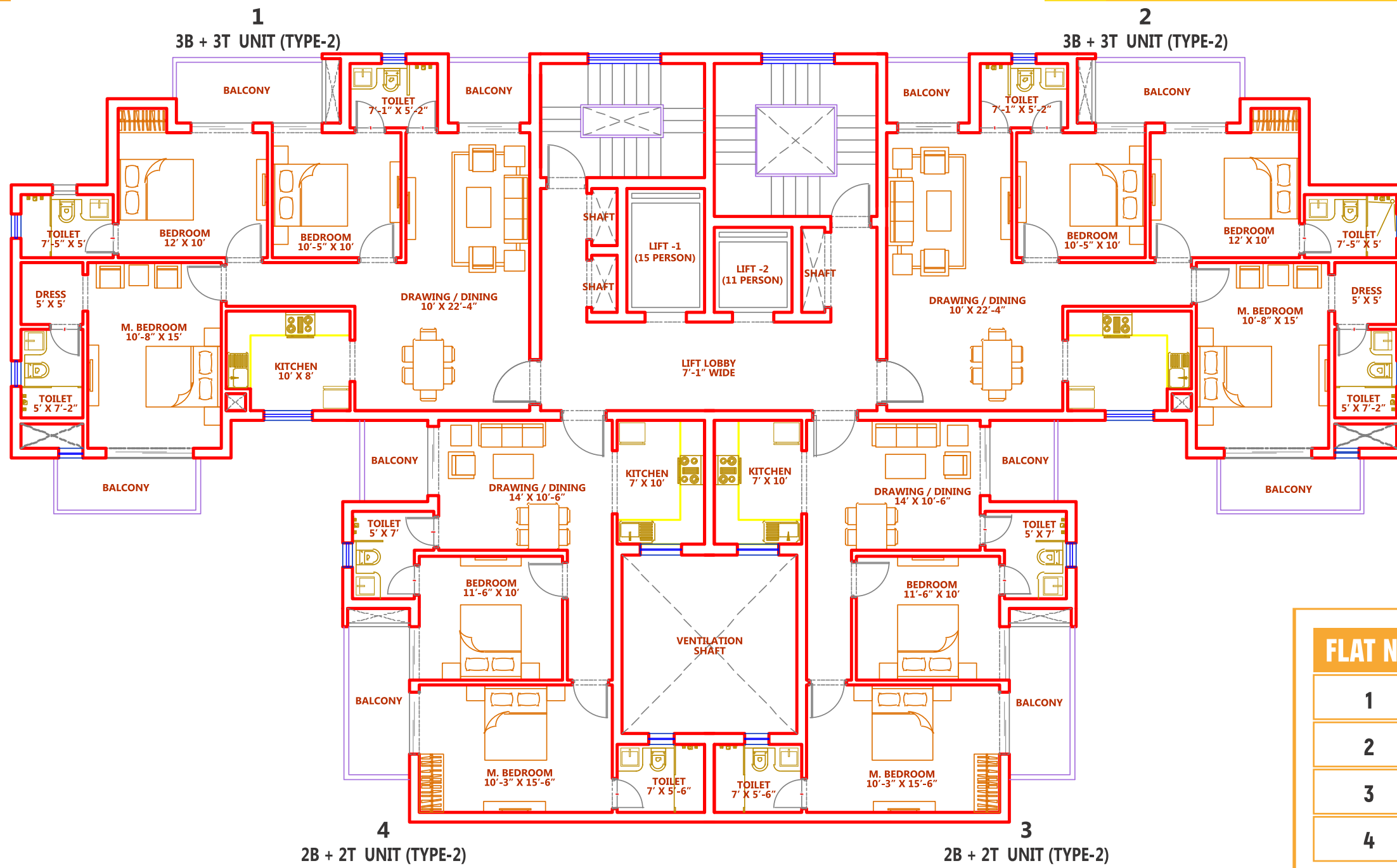
FLOOR PLAN

TOWER - 6

FLAT NO	FLAT TYPE	CARPET + BAL	S.O.I
1	2B + 2T	741	312
2	2B + 2T	741	312
3	3B + 2T	1011	411
4	3B + 2T	1011	411
5	2B + 2T	741	312
6	2B + 2T	741	312
7	3B + 3T	1099	447
8	3B + 3T	1099	447

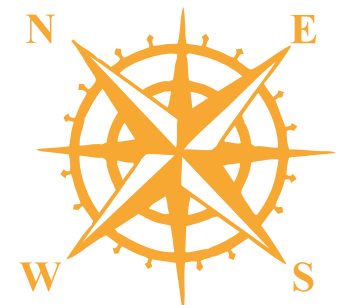


FLOOR PLAN



TOWER - 7

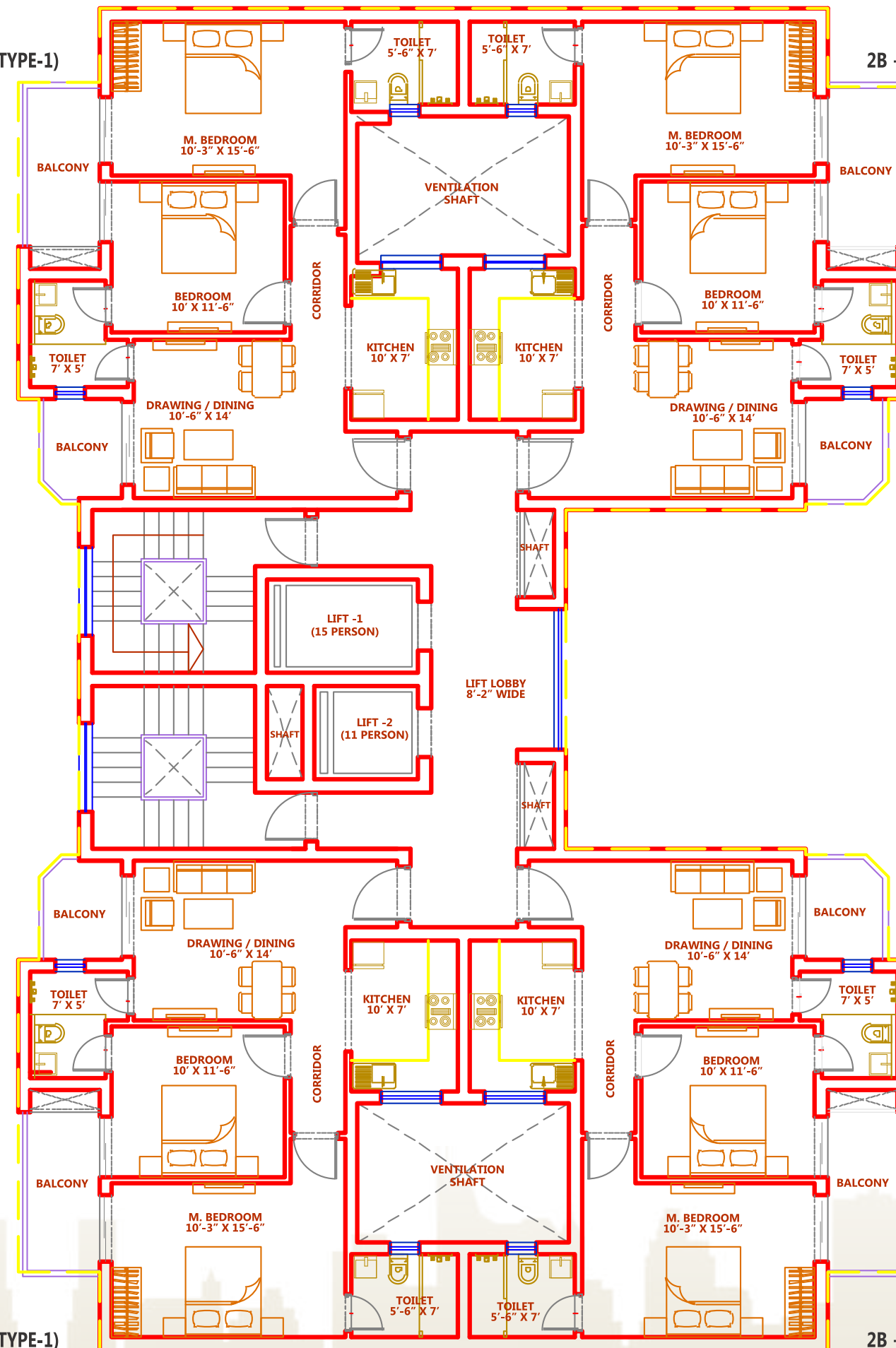
FLAT NO	FLAT TYPE	CARPET + BAL	S.O.L
1	3B + 3T	1113	461
2	3B + 3T	1113	461
3	2B + 2T	731	308
4	2B + 2T	731	308



FLOOR PLAN

1
2B + 2T UNIT (TYPE-1)

2
2B + 2T UNIT (TYPE-1)



4
2B + 2T UNIT (TYPE-1)

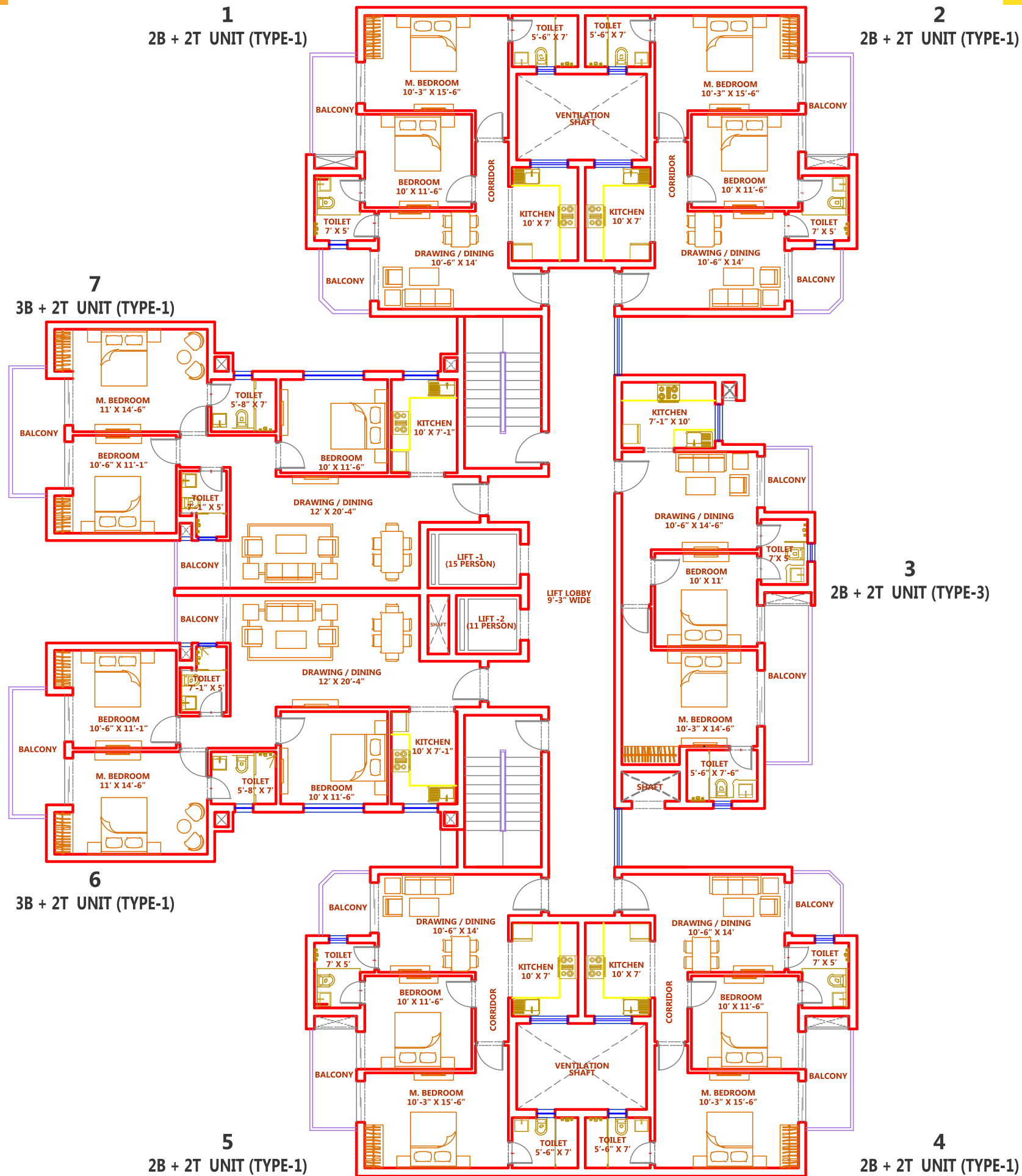
3
2B + 2T UNIT (TYPE-1)

TOWER - 8

FLAT NO	FLAT TYPE	CARPET + BAL	S.O.L
1	2B + 2T	741	312
2	2B + 2T	741	312
3	2B + 2T	741	312
4	2B + 2T	741	312



FLOOR PLAN



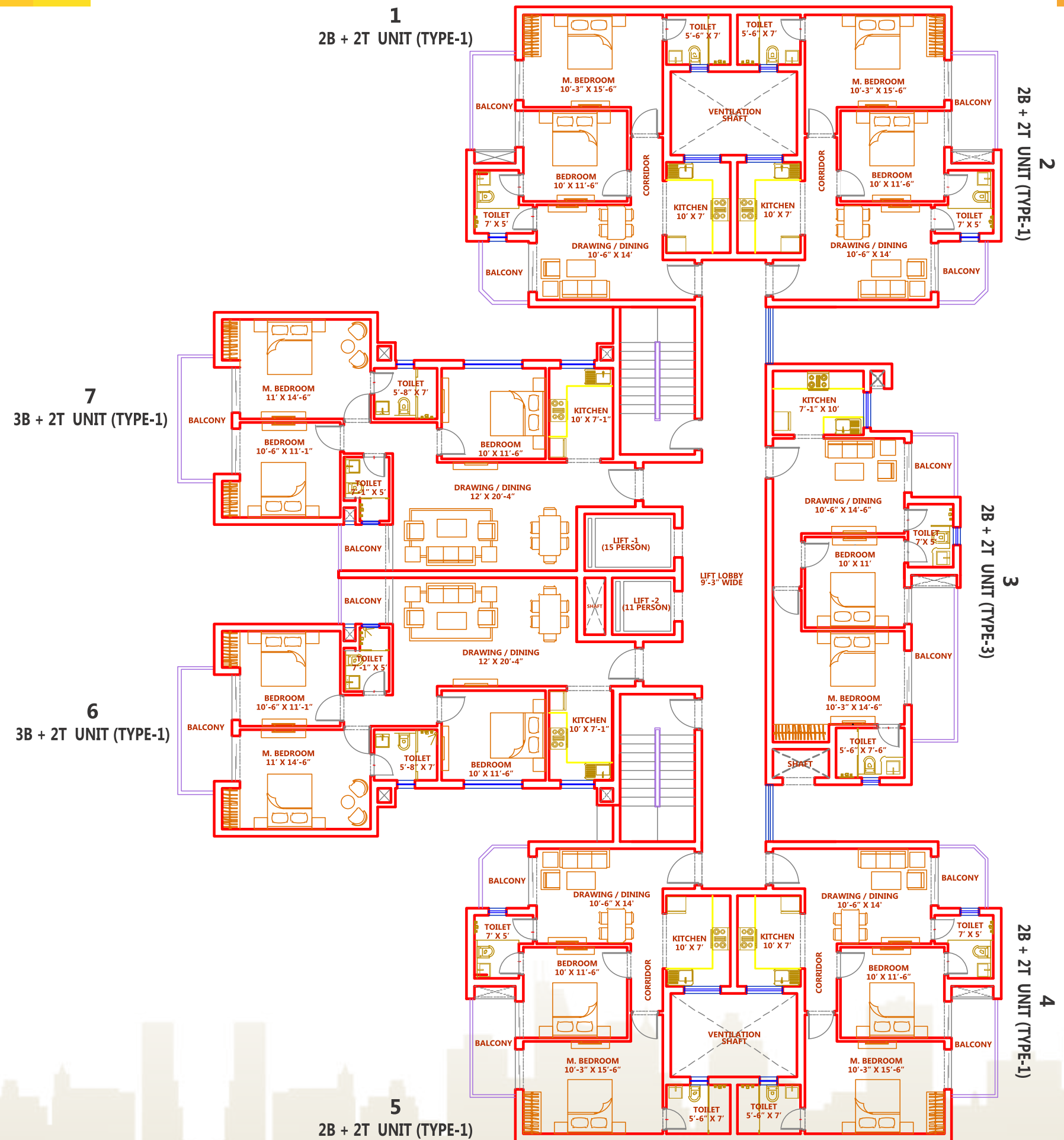
TOWER - 9

FLAT NO	FLAT TYPE	CARPET + BAL	S.O.L
1	2B + 2T	741	312
2	2B + 2T	741	312
3	2B + 2T	752	316
4	2B + 2T	741	312
5	2B + 2T	741	312
6	3B + 2T	1011	411
7	3B + 2T	1011	411



FLOOR PLAN

TOWER - 10			
FLAT NO	FLAT TYPE	CARPET + BAL	S.O.I
1	2B + 2T	741	312
2	2B + 2T	741	312
3	2B + 2T	752	316
4	2B + 2T	741	312
5	2B + 2T	741	312
6	3B + 2T	1011	411
7	3B + 2T	1011	411



SITE PLAN

Facilities / Amenities

1	Site Entry / Exit	12	Tot-lots	23	Shopping Zone
2	Entrance To Club	13	Flowers Park	24	Security Guards
3	Swimming Pool	14	Reflexology Park	25	Cctv Cameras
4	Kids Pool	15	Herbal Garden		
5	Pool Deck	16	Club House		
6	Skylight	17	Pet Park		
7	Jogging Trail	18	Badminton Court		
8	Central Green	19	Surface Parking		
9	Yoga Lawn	20	Drop Off		
10	Kids Play Area	21	Gym		
11	Park For Elderly People	22	Nursery School		

2B + 2T

3B + 3T

3B + 2T





1

Kids Play Area



4

Club House



2

Badminton court



5

Nursery School



3

Jogging Trail



6

Central Green

FACILITY



7

Gym



10

Swimming pool



8

Shopping Zone



11

Site entry



9

Yoga Lawn



12

Tots Lots

PAYMENT SCHEDULE



Payment Schedule

At the time of booking	10%
At the time of foundation	10%
At the time of roof casting of basement	10%
At the time of roof casting of first floor	10%
At the time of roof casting of third floor	10%
At the time of roof casting of fifth floor	10%
At the time of roof casting of seventh floor	10%
At the time of roof casting of ninth floor	10%
At the time of brick works & plaster	05%
At the time of flooring & fitting	05%
At the time of registry	

Agree

Signature ...

ABOUT ARCHITECT



Keeping in mind their adherence to supreme quality, Asha realty developers brought in Design Forum International, a full scale architectural practice, providing consultancy on a wide range of projects over varied domain, Founded by three IITians in 1995, DFI has since pursued a distinctive value based architectural ethos that imbues the collective ideology "Architecture that Delights". DFI's prime objective is to achieve excellence in design, perfectly in balance to both time and cost. Our team is committed to emphasize communication and design for the people and environment. Having won many accolades for our works, DFI has emerged as an institution which attracts great design minds; who love to thrive in a professionally charged environment focusing on every detail and exploring new design methodology for every project.



DESIGN FORUM
INTERNATIONAL





Foundation

Pile/Raft Structure with earthquake resistant design.

Structure

R.C.C Framed with 10" external & 5" internal AAC/Brick Wall.



Steel

Sail, vizag,tata, monnet, rinl,jindal or equivalent.



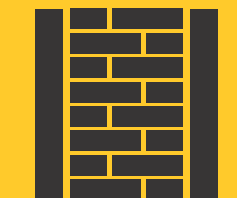
Cement

Lafarge, Ultratech, ACC or equivalent.



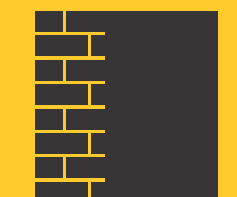
External Wall

Weather coat paint on Putty.



Internal Wall

All wall and ceiling will be finished with plaster and wall Putty and plastic paint.



Flooring

Vitrified tiles floor



Window

Powder Coated Aluminum window/UPVC windows with safety grills.



Kitchen

Granite top cooking platform with SS sink.



Door

1. Chaukhat: Hard wood.
2. Flush door of ISI mark with Mica top. Decorative main door with SS lock.



Bathroom

1. DADO up to 7' height.
2. Sanitary fixture & bath fittings of premium brands.



Electric Wiring

Concealed copper wires of ISI make.



T.V/ Cable Point

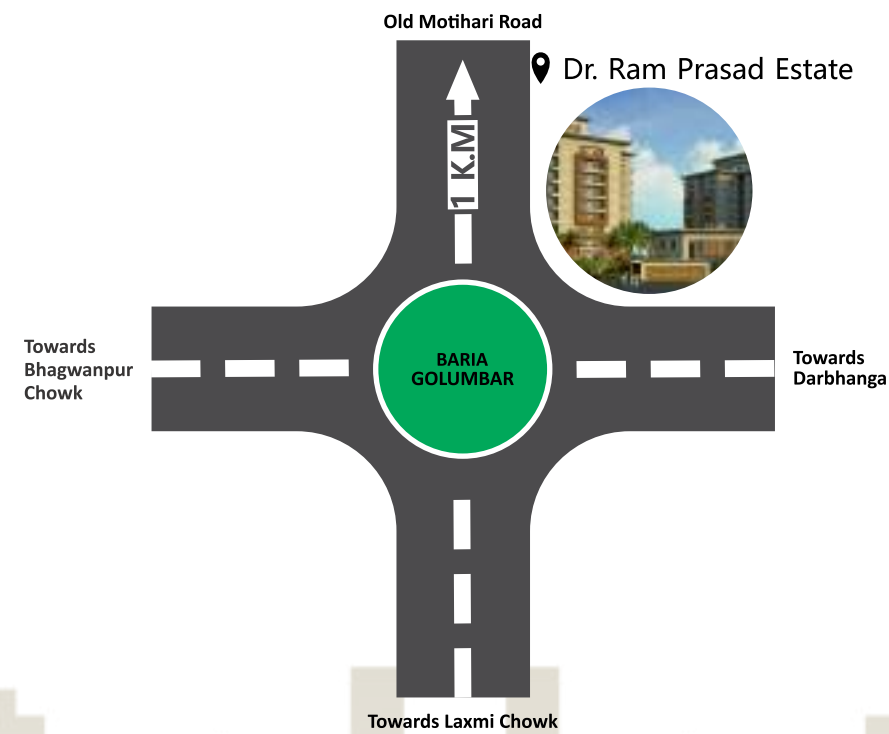
Provision in Master Bedroom & Drawing room.



Parking

Mosaic Tiles/ Mosaic Kalezi /Checker Tiles flooring.





BUILDER & PROMOTER
ASHA VIHAR PROPERTIES PVT. LTD.

SITE ADDRESS

Dr. R.P. Estate, Kolhua-Paigambarpur,
Old Motihari Road, Muzaffarpur, Bihar.

OFFICE ADDRESS

Rajju Sah Lane, Harisabha Chowk,
Muzaffarpur, Bihar.



91 79706 60747

91 98352 34322

91 82106 26767

91 93046 58836

www.asharealty.co.in

Disclaimer : Furniture & fixture shown in the diagram are for reference only