



SCAN QR
FOR RERA

PROJECT BY



SHRI MANORATH CONSTRUCTION



SITE ADDRESS :

SAINIK COLONY, DANAPUR, MAUZA- DANAPUR
SAHJADPUR, PATNA

OFFICE ADDRESS :

RANJAN PATH, NEAR BANK OF BARODA, PS - RUPASPUR,
BAILEY ROAD, PATNA

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PRINCIPAL ARCHITECT

M. K. & ASSOCIATES

202-B, GHAROUNDA COMPLEX, JAGDEO PATH MORE
BAILEY ROAD, PATNA- 800014

Design & Print : 09939038209

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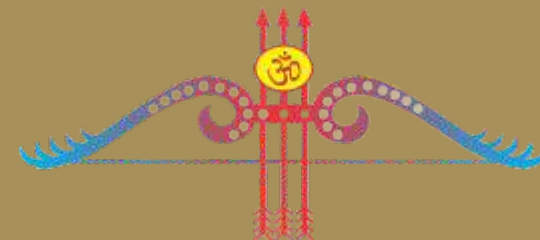


THE PLATINUM RESIDENCY

By SHRI MANORATH CONSTRUCTION

SAINIK COLONY, DANAPUR, MAUZA- DANAPUR SAHJADPUR, PATNA

Luxury is in each details



RERA NO. BRERAP194528070126210732E00



At Songbirds the wind path, air- circulation, sunlight exposure, heat levels and water usage have been thoroughly analysed. The design based on this analysis will ensure that every home will be comfortable, friends with nature, low on power consumption and also towards your energy bills.



Entrance View



homes of peace and calm.
in a world called The Platinum Residency

AS GOOD AS IT GETS

THE PLATINUM RESIDENCY has been designed to meet your needs of a comfortable downtime and the respect for your privacy.

This landmark project, strategically beautiful, environment friendly Luxurious residential complex is located at Gola road, Patna. fastest growing area, overlooks the serene backwaters and is just a stone's throw from the NH Bypass. Offering 3 & 2 bedrooms homes with efficient utilisation of space inside the home and in the common spaces. Its unique architecture and use of state-of-art technology will set unparallel benchmarks of luxury, convenience and comfort. we strive for an environment friendly community

THERE'S NO PLACE
LIKE HOME. HERE'S PROOF.



In downtown, amidst lush greens wide spaces, you will discover a home that opens up a world of possibilities, THE PLATINUM RESIDENCY is a place of abundance that caters to all your lifestyle needs and beyond. And within THE PLATINUM RESIDENCY, Eternia stands out with its stunning façade and a wide array of modern comforts with ease, residence bring the best aspects of urban and natural living together, to craft a life for you that seems complete and comfortable in its possibilities.



SITE PLAN

A vibrant & unique focal point

With each desirable home surrounded by landscaped gardens and a range of amenities to meet every need, the exclusive community at Beaufort Park is the result of meticulous planning.

Special Amenities For Modern Lifestyle



Outdoor Sports Area



24x7 Water Supply



Green Area



Light for common area



Waterproof



Fire Safety



Visitors Car Parking



Health Club



Jogging Track



Swimming Pool



Own Transformer



24x7 Power Back Up



Video Doorbell



Lifts



Kids Play Zone



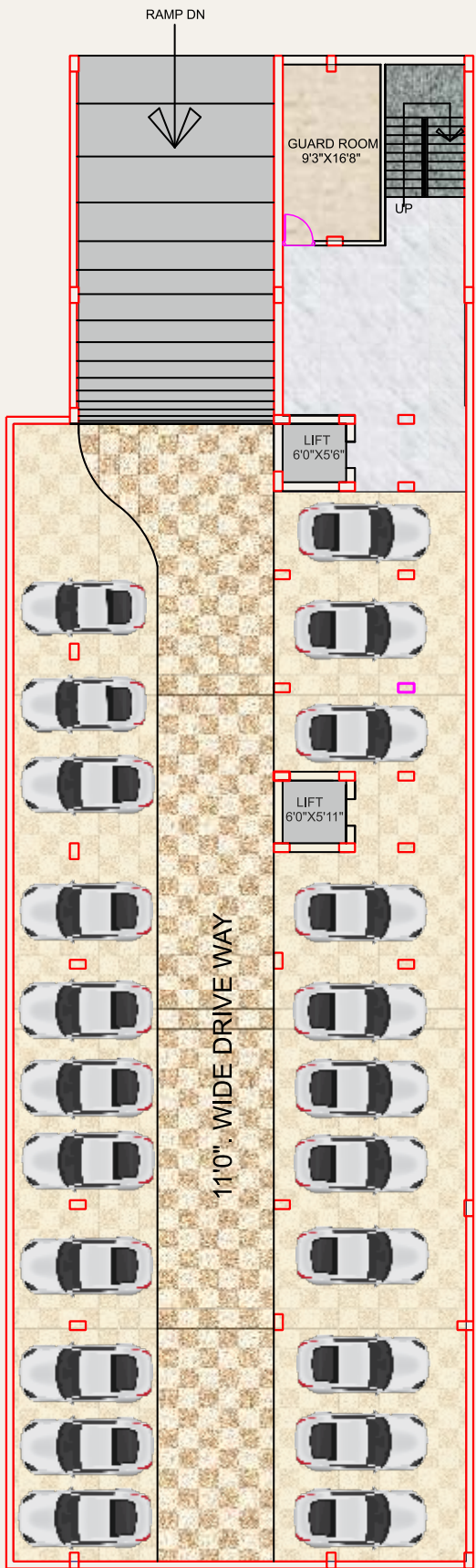
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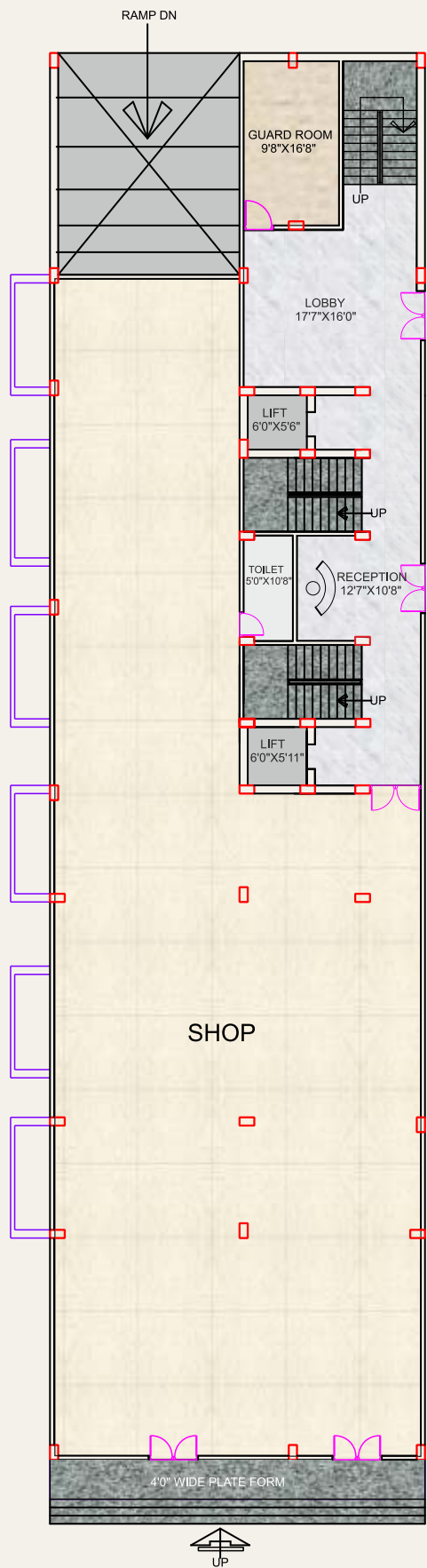
AMENITIES

- Community Halls
- Gymnasium
- Yoga Deck / ZUMBA
- Indoor Gaming Area
- Lavish Reception and Lobby Area
- Swimming Pool
- Sun Deck
- Fountains
- Badminton Court
- Jogging Track
- Pergola Sitting Area
- Senior Citizen Sitting Area
- Landscaped Garden
- Landscaped Driveway
- Landscape Terrace
- Gazebo Sitting Area
- Outdoor Children Play Area
- 24 x 7 Security
- Basement Parking
- 3 Side Open Flats
- Located Near By Schools And Mall
- 2 Elevators
- High-Tech Security System
- Boom Barrier
- Wifi Facility
- Guest - Parking
- Provision for EV Charging Point
- Advance Video Door bell/ Calling

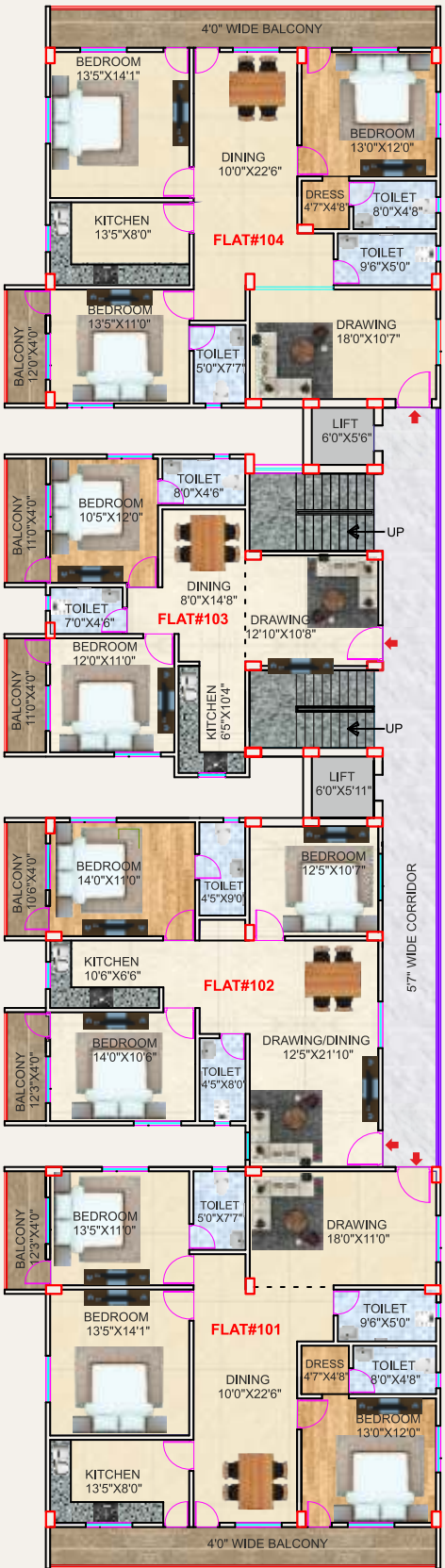
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1ST TO 6TH FLOOR)



BLOCK - A

AREA CALCULATION

Flat No.	DESCRIPTION	CARPET AREA	BALCONY AREA	B/U AREA	S.B/U AREA
# 01	3 BHK + 3 TOILETS	1238.00 SQFT	217.00 SQFT	1521.00 SQFT	2053.00 SQFT
# 02	3 BHK + 2 TOILETS	949.00 SQFT	88.00 SQFT	1109.00 SQFT	1497.00 SQFT
# 03	2 BHK + 2 TOILETS	835.00 SQFT	111.00 SQFT	834.00 SQFT	1125.00 SQFT
# 04	3 BHK + 3 TOILETS	1220.00 SQFT	215.00 SQFT	1522.00 SQFT	2054.00 SQFT



Special Amenities



GYMNASIUM



SWIMMING POOL



TERRACE GARDEN



INDOOR GAMES AREA



JOGGING TRACK



YOGA DECK



POOL FOR FESTIVAL



GREEN AREA



SITTING AREA



SUN DECK



KIDS PLAY AREA

Eco System



Digital Access & Monitring



Yoga Deck



Electric Car Charging Point at Selected Spots



Passage



Modern Lobby



Community Hall

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



BLOCK - B & C

AREA CALCULATION

FLAT NO.	# 01
DESCRIPTION	3 BHK + 3 TOILETS
CARPET AREA	1000.00 SQFT
BALCONY AREA	146.00 SQFT
B/U AREA	1228.00 SQFT
S.B/U AREA	1657.00 SQFT

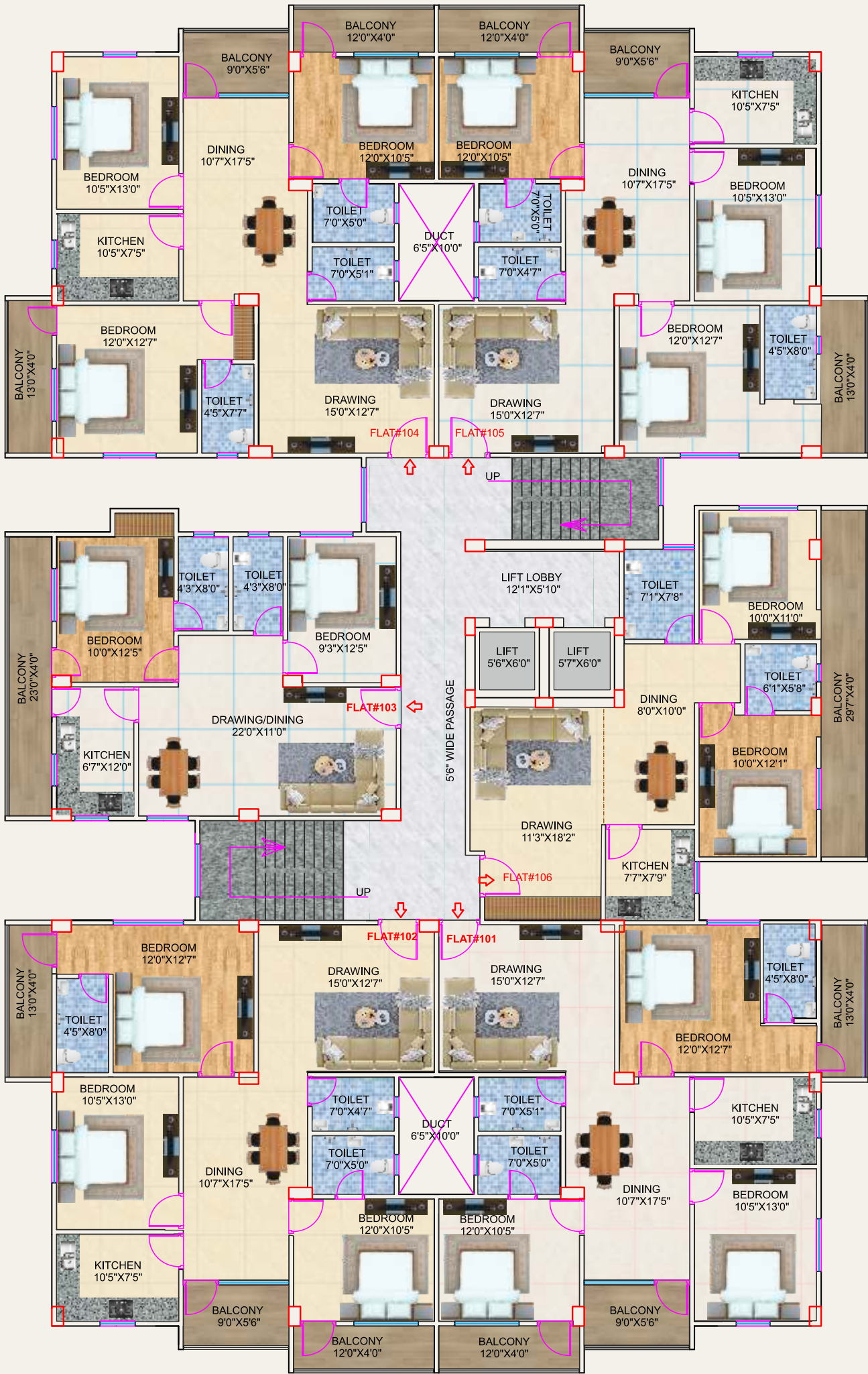
FLAT NO.	# 02, # 04 & # 05
DESCRIPTION	3 BHK + 3 TOILETS
CARPET AREA	1000.00 SQFT
BALCONY AREA	146.00 SQFT
B/U AREA	1232.00 SQFT
S.B/U AREA	1663.00 SQFT

FLAT NO.	# 03
DESCRIPTION	2 BHK + 2 TOILETS
CARPET AREA	835.00 SQFT
BALCONY AREA	103.00 SQFT
B/U AREA	846.00 SQFT
S.B/U AREA	1142.00 SQFT

FLAT NO.	# 06
DESCRIPTION	2 BHK + 2 TOILETS
CARPET AREA	774.00 SQFT
BALCONY AREA	126.00 SQFT
B/U AREA	903.00 SQFT
S.B/U AREA	1219.00 SQFT



TYPICAL FLOOR PLAN (1ST TO 5TH FLOOR)



SIXTH FLOOR PLAN

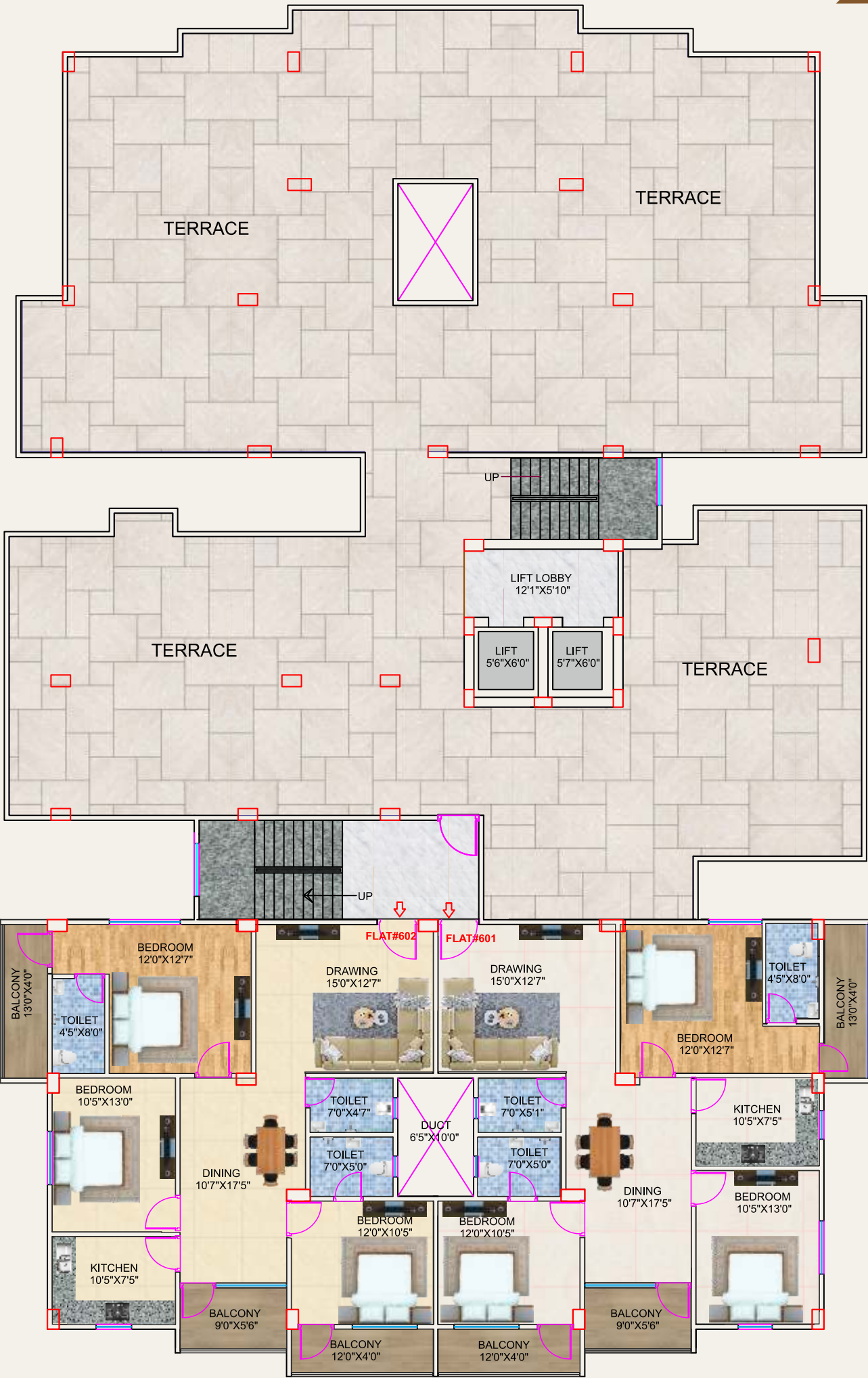
AREA CALCULATION

FLAT NO.	# 01
DESCRIPTION	3 BHK + 3 TOILETS
CARPET AREA	1000.00 SQFT
BALCONY AREA	146.00 SQFT
B/U AREA	1228.00 SQFT
S.B/U AREA	1657.00 SQFT

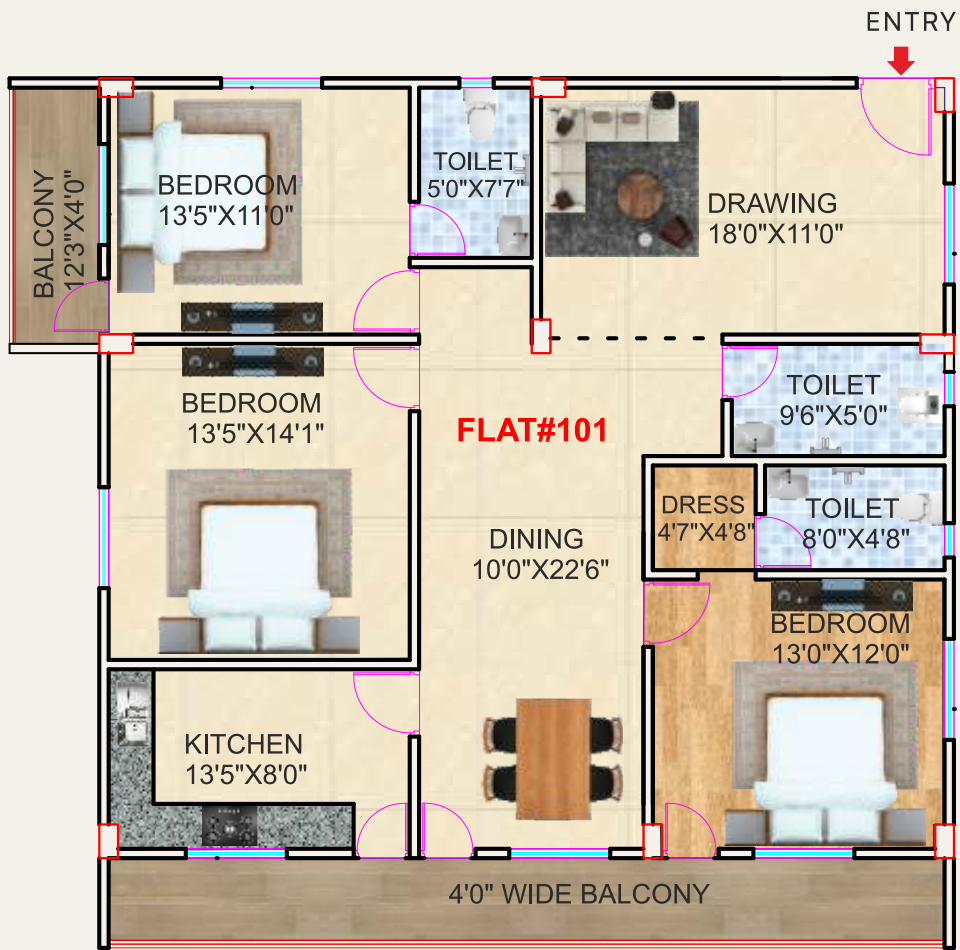
FLAT NO.	# 02, # 04 & # 05
DESCRIPTION	3 BHK + 3 TOILETS
CARPET AREA	1000.00 SQFT
BALCONY AREA	146.00 SQFT
B/U AREA	1232.00 SQFT
S.B/U AREA	1663.00 SQFT



BLOCK - B & C



BLOCK- A



FLAT # 101 & #104
2053.00 SQ.FT.

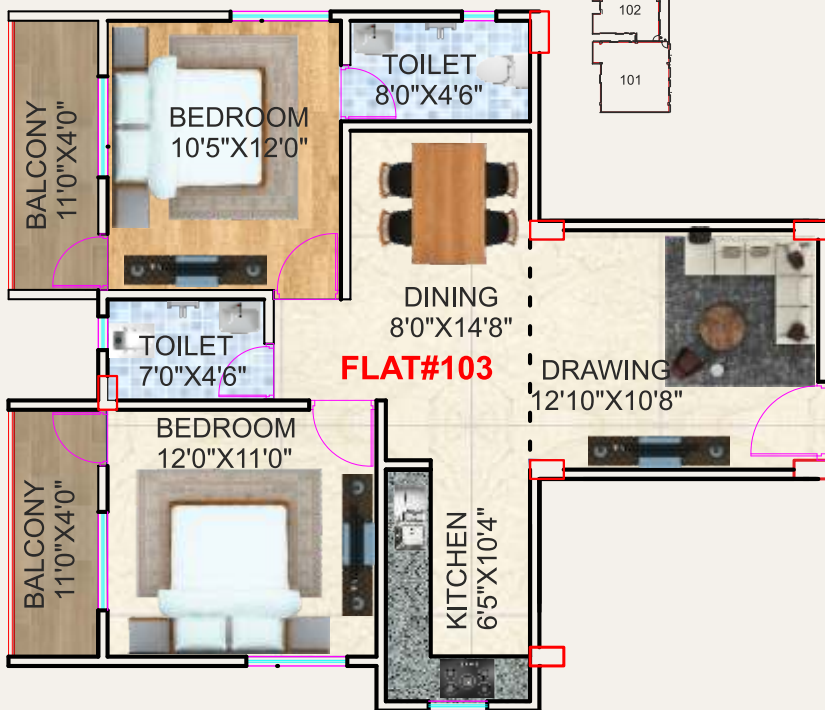
3 Bedrooms 3 Toilets
2 Balconies



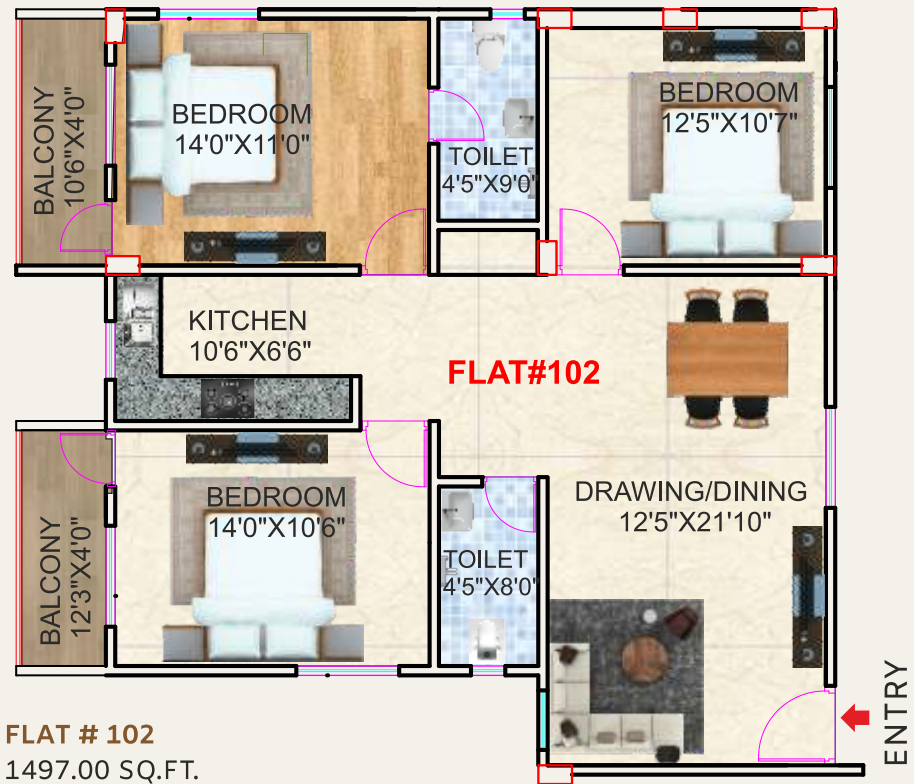
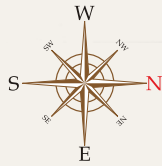
BLOCK- A

FLAT # 103
1125.00 SQ.FT.

2 Bedrooms 2 Toilets
2 Balconies



ENTRY

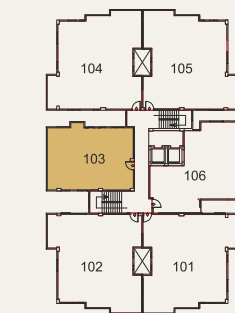
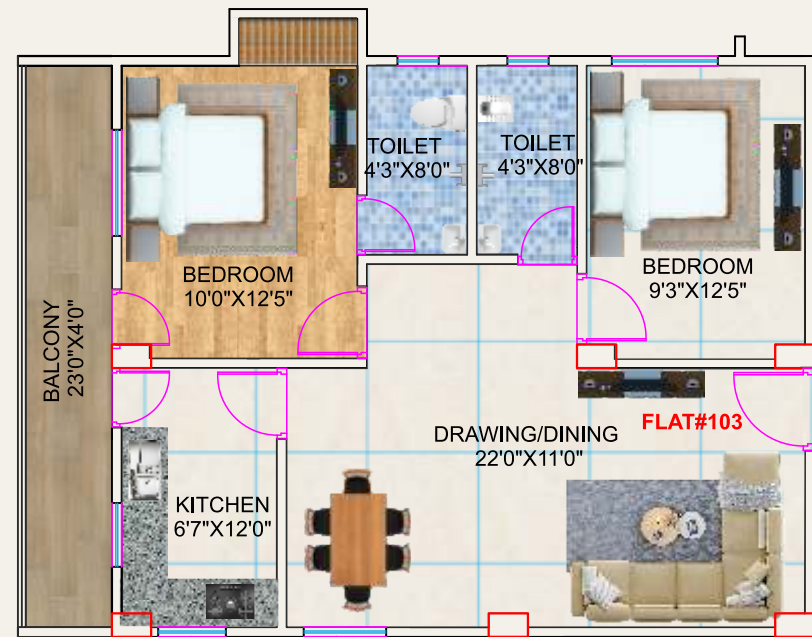
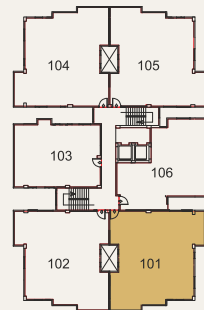
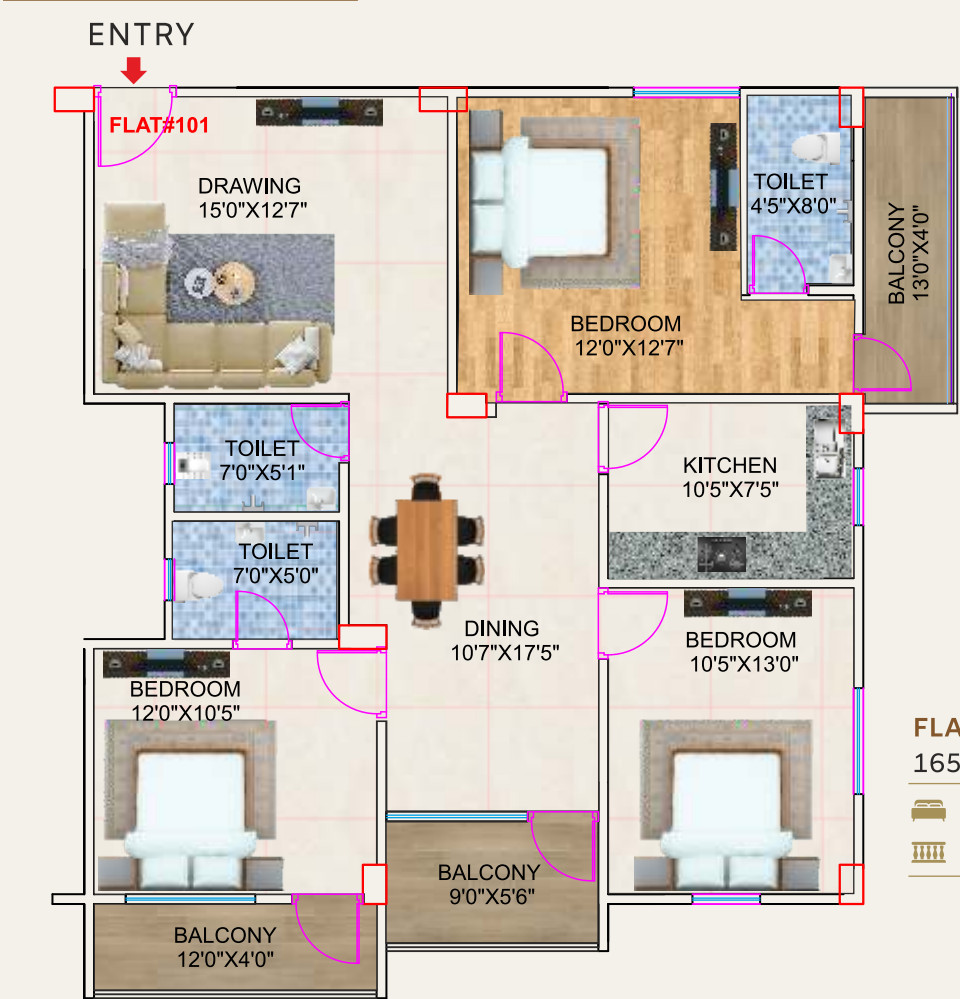


FLAT # 102
1497.00 SQ.FT.

3 Bedrooms 2 Toilets
2 Balconies



BLOCK- B & C



FLAT # 103
1142.00 SQ.FT.

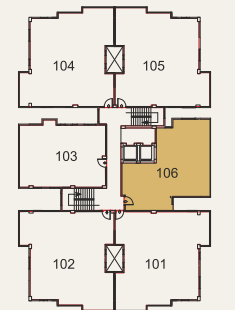
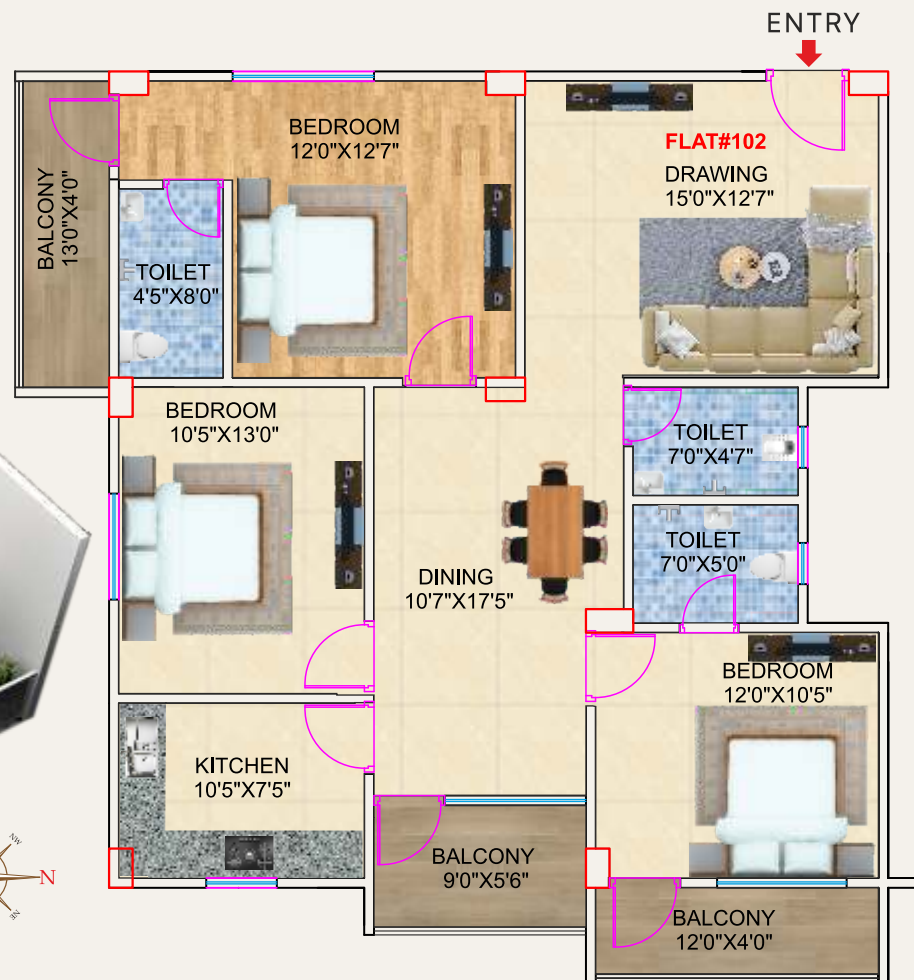
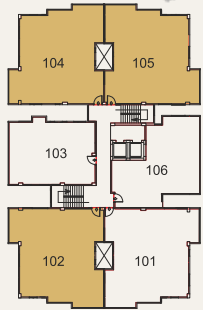
2 Bedrooms 2 Toilets
1 Large Balcony



BLOCK- B & C

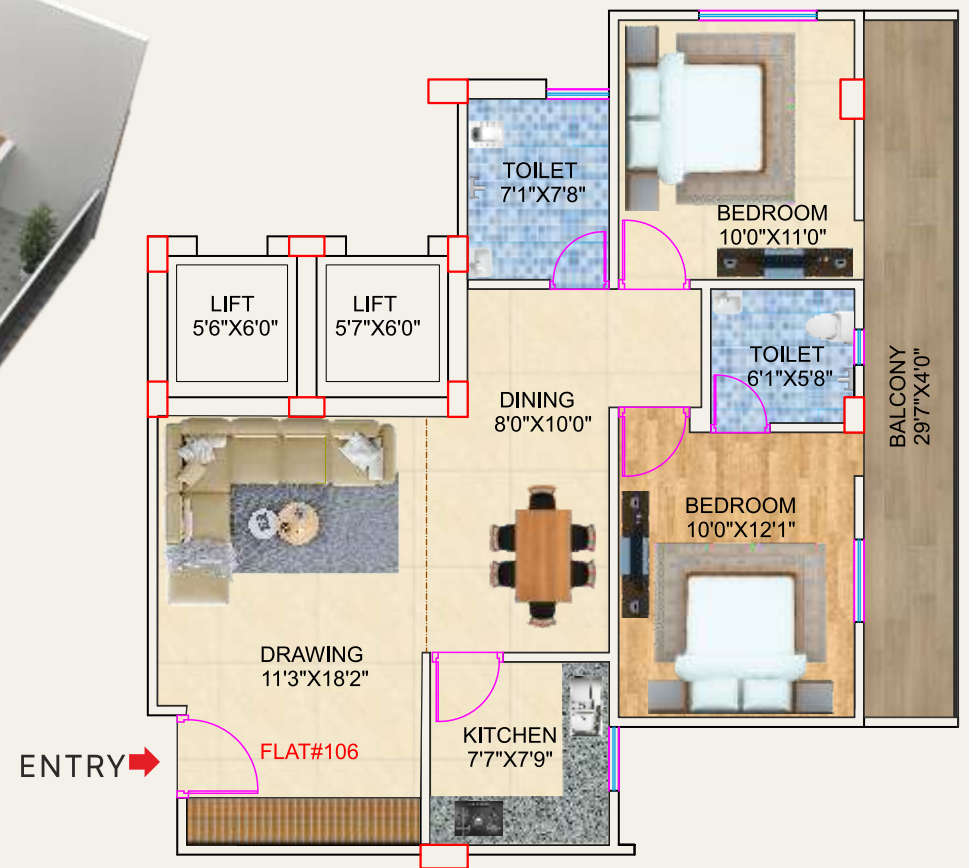
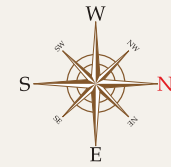
FLAT # 102, 104 & 105
1663.00 SQ.FT.

3 Bedrooms 3 Toilets
3 Balconies



FLAT # 106
1219.00 SQ.FT.

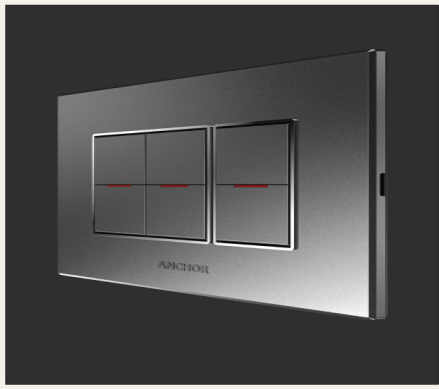
2 Bedrooms 2 Toilets
1 Large Balcony



Specifications	
Structure	Earthquake Resistant R.C.C. Framed Structure
Living room & Dining room	
Floor	Premium Quality Vitrified Tiles
External door & window	Frames of Hard Wood Doors and UPVC Frame With Glass Window
Internal Walls / Ceiling	Wall Putty With Primer
External Walls	External Grade Weather Resistant Paint / Texture
Internal Doors	Flush Door With One Side Laminate Finish And Other Side Painted With Enamel Paint. Salwood/ Red Mirandi / Kapoor Sal / Hardwood of Door Frame.
Bedrooms	
Floors	Wooden Plank Floor Tiles in Master Bedroom & Vitrified Tiles in Rest Room
External Doors & Windows	Frames of Hard Wood Doors And UPVC Frame With Glass Window
Internal Walls / Ceiling	Wall Putty With Primer
External Walls	External Grade Weather Resistant Paint / Texture
Internal doors	Flush Door With One Side Laminate Finish And Other Side Painted With Enamel Paint. Salwood/ Red mirandi / Kapoor Sal / Hardwood of Door frame.
Toilets	
Floors	Anti-Skid Tiles
Doors & Windows	Flush door / UPVC Frame with Glass Window
Tile Cladding	Tiles Up-To Ceiling Level on All Sides
Internal Walls	Wall Putty With Primer
Fixtures and Fittings	Sanitary Fixture of Jaguar, Johnson, Paryware, Hindware or Equivalent (Wall Hanging Commode)
Kitchen	
Floors	Premium Quality Vitrified Tiles
External Windows	UPVC Frame With Glass Window
Internal Walls / Ceiling	Tiles 2'-0" Above Counter & Wall Putty With Primer
Fixtures And Fittings	Granite Top With Stainless Steel Sink
Balcony	
Floors	Anti-Skid Tiles
External Walls	Wall Putty with Primer and Paint
Railings	SS Grill with Glass
Lift Lobbies / Corridors	
Floors	Vitrified Tiles
Walls	OBD Paint



	Electrical
	Copper Wiring In Concealed P.V.C. Conduits. Sufficient Light Points.
	Provision For T.V. Points in Bedroom & Drawing Room.
	Telephone Points In Drawing Room.
	Modular Switches Of Branded Company.
	Provision of A.C. Power Point in Every Bedroom
	Lift
	Lifts of OTIS / KONE or Equivalent.
	Street Light
	Solar Street Light in Walking Area / Jogging Track
	Generator
	Silent Diesel Generator With Sufficient Capacity to be Provided for Each Flat.



You don't need to travel miles to go everywhere.

"Gola Road, strategically located at the heart of Bailey Road, Patna, offers unparalleled convenience with every essential service at your doorstep! Schools, Banks & ATMs Shopping malls, Marriage Banquet Halls and Restaurants are all within reach. This rapidly developing area is a hotspot for growth, with the Patna airport just 25 minutes away and nearby

railway stations. (Danapur, Patliputra & Patna Junction) The upcoming Metro Station is also within walking distance, adding to the location's appeal. Residents can enjoy easy access to evening walking markets and public transportation, making Gola Road a preferred destination for those looking to make Patna their home.

Schools / Institutes

- St. Karen's
- Gyan niketan
- RPS School
- Euro kids
- Delhi Public School
- Leeds Asian School
- Ishan International Girls School
- Amity university
- RPS Collage
- Impact Collage
- Aakash Institute
- Vidhya Mandir Classes

Hospitals

- AIIMS
- Hi-Tech Hospital
- Paras Hospital
- Cisro Hospital
- Jeevandhara Hospital

Retail

- Shoperstop
- Zudio
- Reliance trendz
- Reliance Smart Bazar
- V2 mart
- Value & verity
- Tanishq
- Kalyan jewellers
- Shri Hari Jewellers
- Alankar Jewellers

Banks and ATM

- SBI
- ICICI
- Canera bank
- HDFC
- Axis

Bank of Baroda

Restaurant

- Harilal's Sweets
- Domino's
- Mcdonalds
- Cafe Hide Out
- Udupi Veg
- Bikaner
- Red Velvet
- Hotel Panache
- Premier Vatika

Service

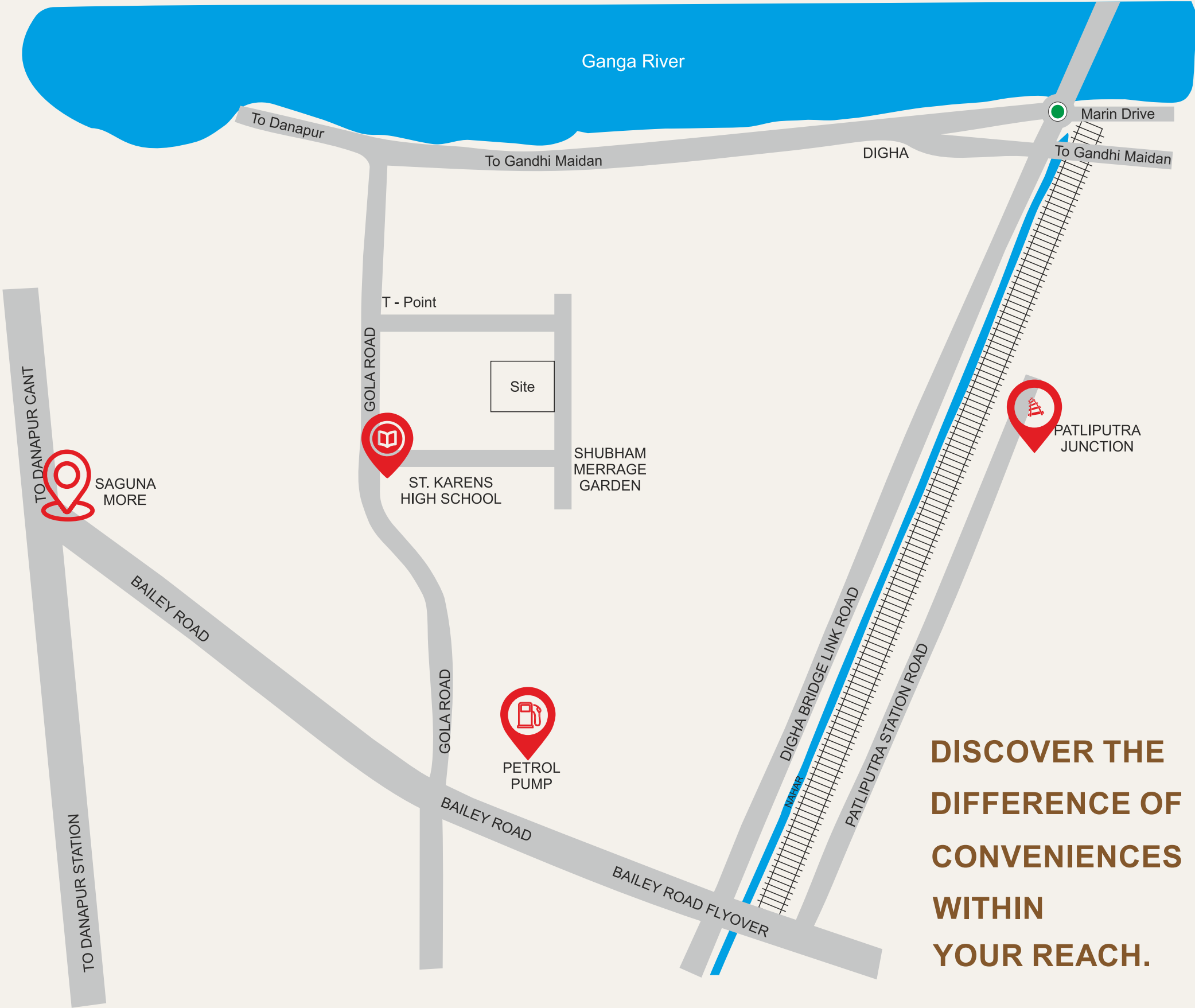
- High Footfall Market Area
- Sports Complex
- Medicine Store
- Fruits And Vegetable Vending Zone
- Cinema Hall
- Furniture Store

Departmental Store

- Grocery Store
- Beauty Salon
- Branded Clothing Store

Automobile

- Maruti
- Nexa
- Hyundai
- Toyota
- Mahindra
- Tata
- Kia
- Yamaha
- Suzuki
- Honda



DISCOVER THE DIFFERENCE OF CONVENIENCES WITHIN YOUR REACH.

PAYMENT PLAN

At the time of booking	10%	Casting of 3rd Floor Slab.....	10%
Within 7 days of execution of Agreement for Sale.....	10%	Casting of 4th Floor Slab.....	10%
At the time of Plinth work	10%	On Compilation of Brick work.....	10%
Casting of Ground Floor Slab	10%	On Compilation of Internal & External Plaster.....	05%
Casting of 1st Floor Slab	10%	At the time of Possession	05%
Casting of 2nd Floor Slab.....	10%		

