



NEXGEN COMMERCIAL CENTRE!



MITTAL infraspaces
CREATE, Not Just Build

Construction & Booking Open!

APPROVED BY BHAGALPUR MUNICIPAL CORPORATION

BIHAR RERA REGISTRATION NO. BRERAP81 137-002/61/R-1577/2023



ALIGANJ,
OPPOSITE YAMAHA SHOWROOM,
BHAGALPUR BAUNSI ROAD,
BHAGALPUR

IDEAL FOR:
RETAIL CHAINS | SHOWROOMS | SHOPS
OFFICES | BEAUTY SALON & SPA
RESTAURANTS & CAFES
FOOD COURT | HOTEL | GYM
GAME ZONE | MULTIPURPOSE HALL

website: www.mittalinfra.com



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Aliganj, Opposite Yamaha Showroom,
Bhagalpur Baunsi Road, Bhagalpur



PROJECT OVERVIEW

Bhagalpur, one of the Smart Cities, is an ancient town - part of Ang Pradesh. Its economy is dependent primarily on agriculture, silk industry and trading. It is the major medical, educational and shopping hub of nearby smaller towns and villages. It is rapidly expanding its geographical area and is on the verge of massive infrastructure growth. Requirement of commercial, retail and office spaces is gradually picking up and Bhagalpur is emerging as the preferred destination of top brands in all sectors.

A.S. Tower, located on Bhagalpur-Baunsi road which is soon to be converted to four lane National Highway 133E, is easily accessible and reachable. It is about 3 kms from Bhagalpur Railway Station, 1 km from Bhagalpur Bypass road and surrounded by many old and new residential colonies. Many two and four wheeler showrooms lie in immediate vicinity of A.S. Tower, which is ideally situated to cater to Bhagalpur town as well as the aspirational rural population nearby.

A.S. Tower by Mittal Infra shall stand tall flaunting its magnificence at the very onset of Bhagalpur Smart City. Located at the edge of south Bhagalpur that will soon transform into the gateway of New Bhagalpur, it is the ideal commercial hub. AS Tower's strategic location coupled with exemplary design makes it the perfect and prestigious addition to the Bhagalpur's skyline and emerging opportunities in office, shopping, fooding and entertainment spaces. It is the perfect hangout space for family and friends!



The Architectural Firm 'Ambience Designs' headed by Ar. Deepak Kumar and associate Ar. Anunay Ashish is behind the design of this project, which boasts a portfolio of various substantial projects in the cities of Bhagalpur, Lucknow and New Delhi.



Their modern and interactive approach to Architectural, Interior and Landscape Design with a distinctive style renders a unique aesthetic and user-friendly function to every project. The firm's noted projects in Bhagalpur city include Mount Assisi School, Govind Gopal Apartment, Jawahar Mall, Mahavir & Sai Temple, as well as the Landscape and Gateway of Mount Assisi School.



SPECIFICATIONS

- 1 Foundation: As per design of structural consultants
- 2 Super Structure: R.C.C. Frame type
- 3 Roof Slab: R.C.C., MS/GI or otherwise for top roof
- 4 Materials: All walls cement plastered with wall putty, ceiling cempaint coated. Exteriors will be painted as per elevation and design
- 5 Doors: Common entry and exits to be provided with iron shutter/collapsible gate
- 6 Windows: Sliding aluminium and glass windows if required
- 7 Flooring: 2'x2' Vitrified tiles for shop and office interiors and common area. Kota Stone/Granite on stairs and cement flooring in parking area will be used
- 8 Railing: Stainless Steel railings
- 9 Bathrooms: All common area bathrooms will be fitted with standard make C.P. fittings and white glazed tiles on the wall upto 5' height
- 10 Electrical wiring: Concealed PVC copper conduit wiring and MCB distribution board upto wooden panel board. Standard electric wiring and fitting will be done in commercial area, extra work and cost will be borne by shop/office spaces owners as per Developer's estimate
- 11 Water Supply: Deep submersible tube well; distributed through overhead tank
- 12 Electric Connection: All shops, office spaces and common areas shall have their individual meter connection to be obtained from BSEB/SBEDCPL and/or other competent authority. Cost of meter, transformer, cable upto wooden panel board, fittings etc shall be borne proportionately by the shop and office spaces owners, including OWNER and/or his buyers
- 13 Lifts: Shall be provided as per working plan
- 14 Rain-Water Harvesting: Shall be provided as per services plan
- 15 Firefighting: Appropriate fire fighting facilities shall be installed in common areas

HIGHLIGHTS

- Meticulously planned, latest building design, exclusive building materials and exquisite landscaping
- Vibrant retail area provides ample merchandising opportunities
- Convenient and sufficient parking space
- 4 lifts, modern fire equipments and earthquake resistant structure
- Well maintained common facilities & public utilities

FLOOR DETAILS

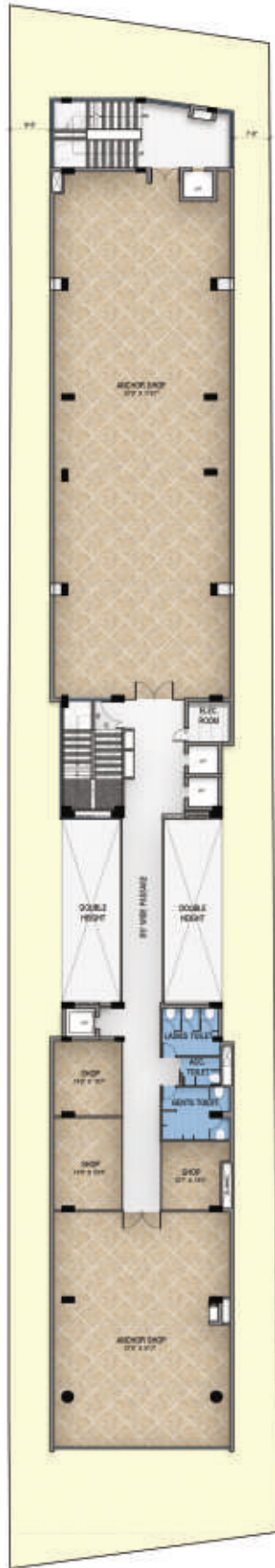
- Basement- Parking
- Ground- Anchor Shop, Vanilla Shops, Kiosks & Hangout Zone
- First- Anchor Shop, Vanilla Shops, Kiosks
- Second- Anchor Shop, Vanilla Shops, Kiosks
- Third- Anchor Shop, Multipurpose Assembly Hall with Rooms
- Fourth- Food Court Area, proposed Miniplex
- Fifth- proposed Miniplex & Hotel



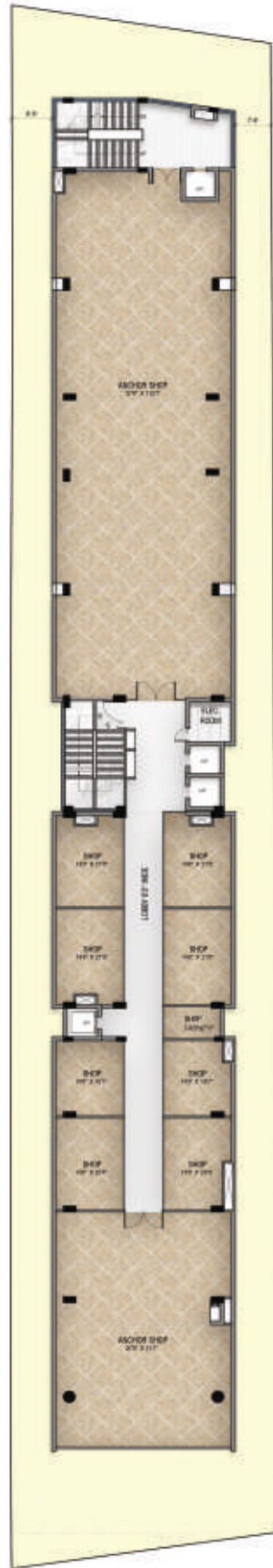
BASEMENT



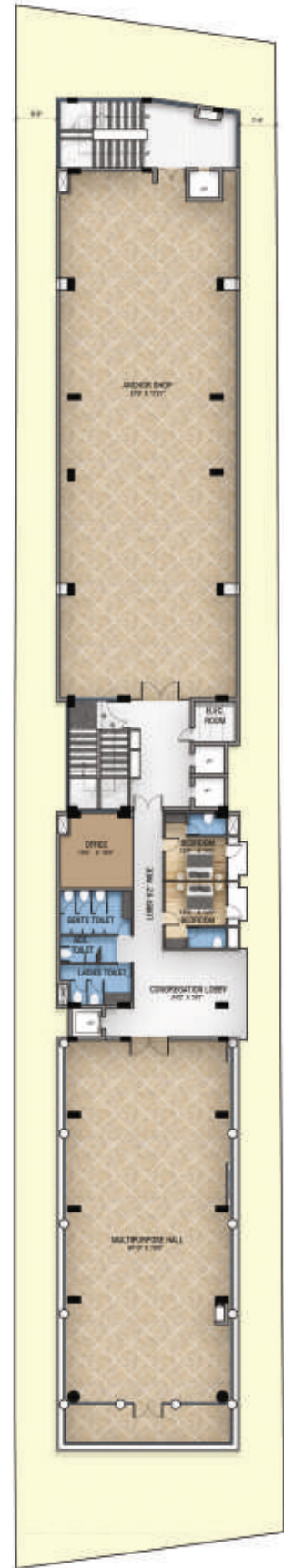
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



NEXGEN COMMERCIAL CENTRE!



Make Your Smart Move!

Commercial Real Estate has emerged as the ideal long term investment in recent years. Whether you are looking to start your own business, or want to earn fixed rental income- investing in commercial spaces in A.S. Tower makes sense for all budget types. Contact us for various investment options! Rental support available.



Realize Your Commercial Dreams today!

If you want to open your office/shops on rental basis, A.S. Tower should be your preferred location.

DOUBLE ADVANTAGE INVESTMENT OPPORTUNITY

- Capital Appreciation
- Rental Income

PROPERTY PERMANENT HAI!



PAYMENT PLAN

1	BOOKING	10%	7	SECOND FLOOR ROOF CASTING	7.5%
2	EXCAVATION	10%	8	THIRD FLOOR ROOF CASTING	7.5%
3	FOUNDATION CASTING	10%	9	FOURTH FLOOR ROOF CASTING	7.5%
4	BASEMENT ROOF CASTING	7.5%	10	FIFTH FLOOR ROOF CASTING	7.5%
5	GROUND FLOOR ROOF CASTING	7.5%	11	SIXTH FLOOR ROOF CASTING	7.5%
6	FIRST FLOOR ROOF CASTING	7.5%	12	BRICK WORK OF ALLOTTEE FLOOR	05%
			13	ON POSSESSION LETTER	05%



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ABOUT THE COMPANY

Mittal Infraspaces is a well reputed and established real estate company of Bhagalpur which is into construction of both residential and commercial spaces. It believes in "maintaining the highest level of professionalism, integrity and fairness in our relationships with our customers and business associates".

Mittal Infra associates with and engages one of the best consultants, suppliers, contractors and backend team who share the passion of CREATING something unique, exclusive and state of the art. We at Mittal Infra believe in giving back to the society, which is reflected in our social initiatives.



PREVIOUS PROJECTS

UPCOMING PROJECT



Urmila Arcade, Bhagalpur



Gobind Gopal Apartment, Bhagalpur



Jawahar Mall, Bhagalpur



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Member: **CREDAI** Bhagalpur

Our Sister Concern:



MITTAL Financial Management

360° Financial Services

[www.facebook.com / mittalfintech](https://www.facebook.com/mittalfintech) | Contact : 7870597912, 8797997055

Office : 4, Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur - 812002

All images are only for indicative purpose,
actual building may be different as per requirement/availability of material.
Please refer to specifications for details of construction.

website: www.mittalinfra.com