

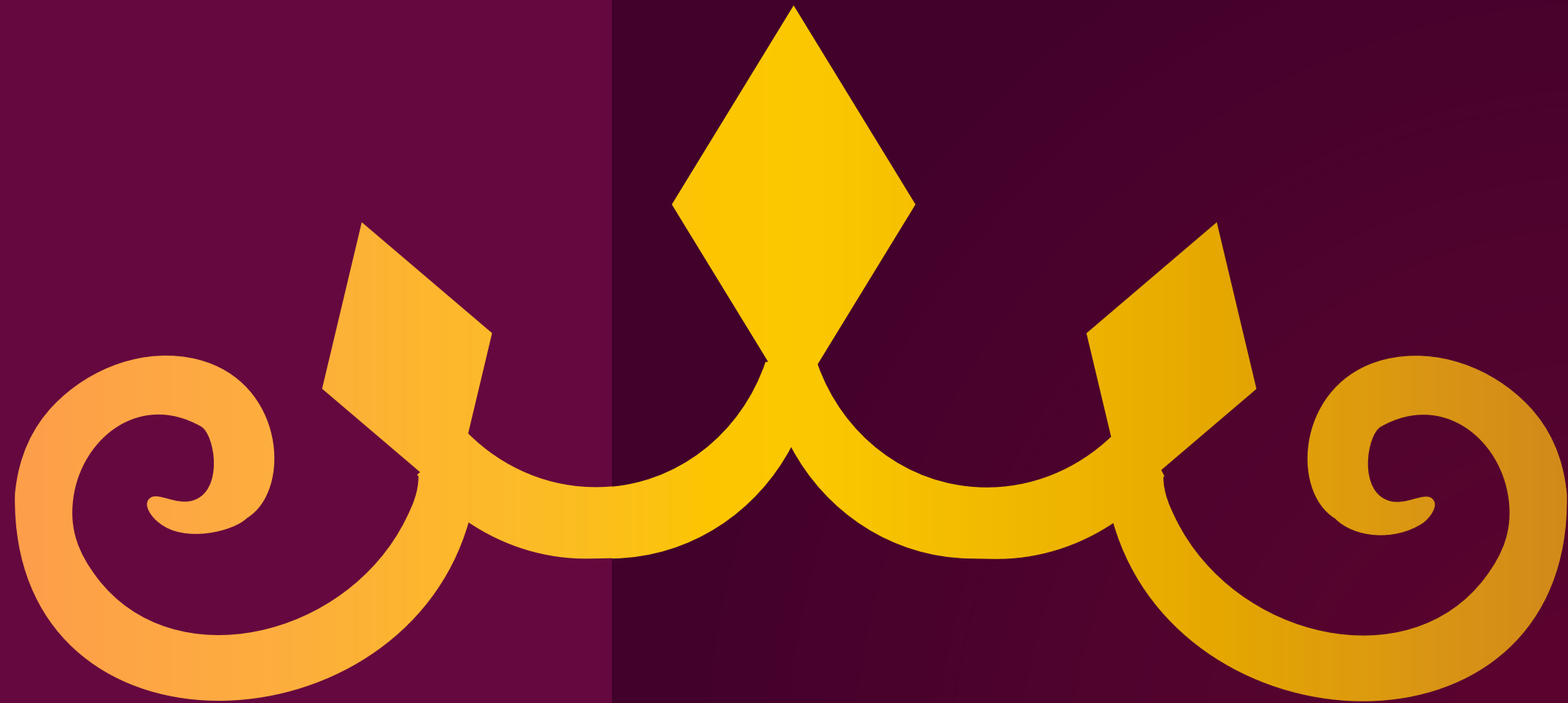
Approved by Bhagalpur Municipal Corporation  
67/BMC/MAP/2024-25 dated 03.09.2024

Bihar RERA Registration No.

Project approved by  SBI



  
**JAWAHAR MALL  
& RESIDENCY**  
*The best of both worlds*



Disclaimer: This is not a legal document. All images are only for indicative purpose, actual building may be different as per requirement and availability of materials.  
Accessories shown are not part of standard construction & fittings. Please refer to specifications for details of construction.

 **MITTAL infraspaces**  
CREATE. Not Just Build.  
BUILDERS & DEVELOPERS

4, Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur  
Contact : 9341264762 | bgpmittalinfra@gmail.com | www.mittalinfra.com

Connect with us on  mittal infraspaces | Member:  Bhagalpur

**M:I-4**

## JAWAHAR MALL

Food • Shopping • Entertainment

## JAWAHAR RESIDENCY

Luxury 3 BHK Flats

हमारी हसरतों का घर, हमारी चाहतों का घर



### LOCATIONAL ADVANTAGE

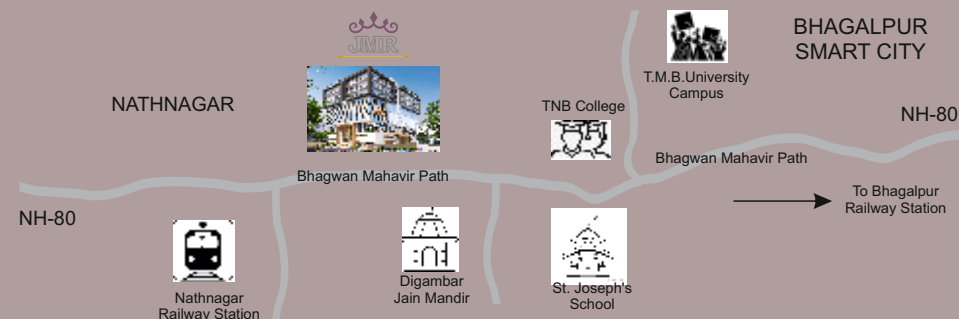
Located at Bhagwan Mahavir Path, Bhagalpur

About 3 kms west of Bhagalpur Railway Station

Situated on busy Bhagalpur-Nathnagar stretch of NH80, surrounded by dense residential population, students' hub, professors' colony etc.

Proximity to By Pass Road gives easy access to nearby rural areas and small towns.

Famous Jain Mandir that lies only 200 mts from JMR attracts Jain devotees & tourists from all over India round the year.



Bhagalpur, one of the Smart Cities, 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 residential, commercial, retail and office spaces is gradually picking up and Bhagalpur is emerging as the preferred destination of top brands in all sectors.



# JAWAHAR MALL

FOOD • SHOPPING • ENTERTAINMENT

JMR offers an open and vibrant retail arena that connects **spaces, brands and people!**

Arranged around the **central atrium**, each retail outlet is thoughtfully designed to allow **excellent visibility.**



## Highlights

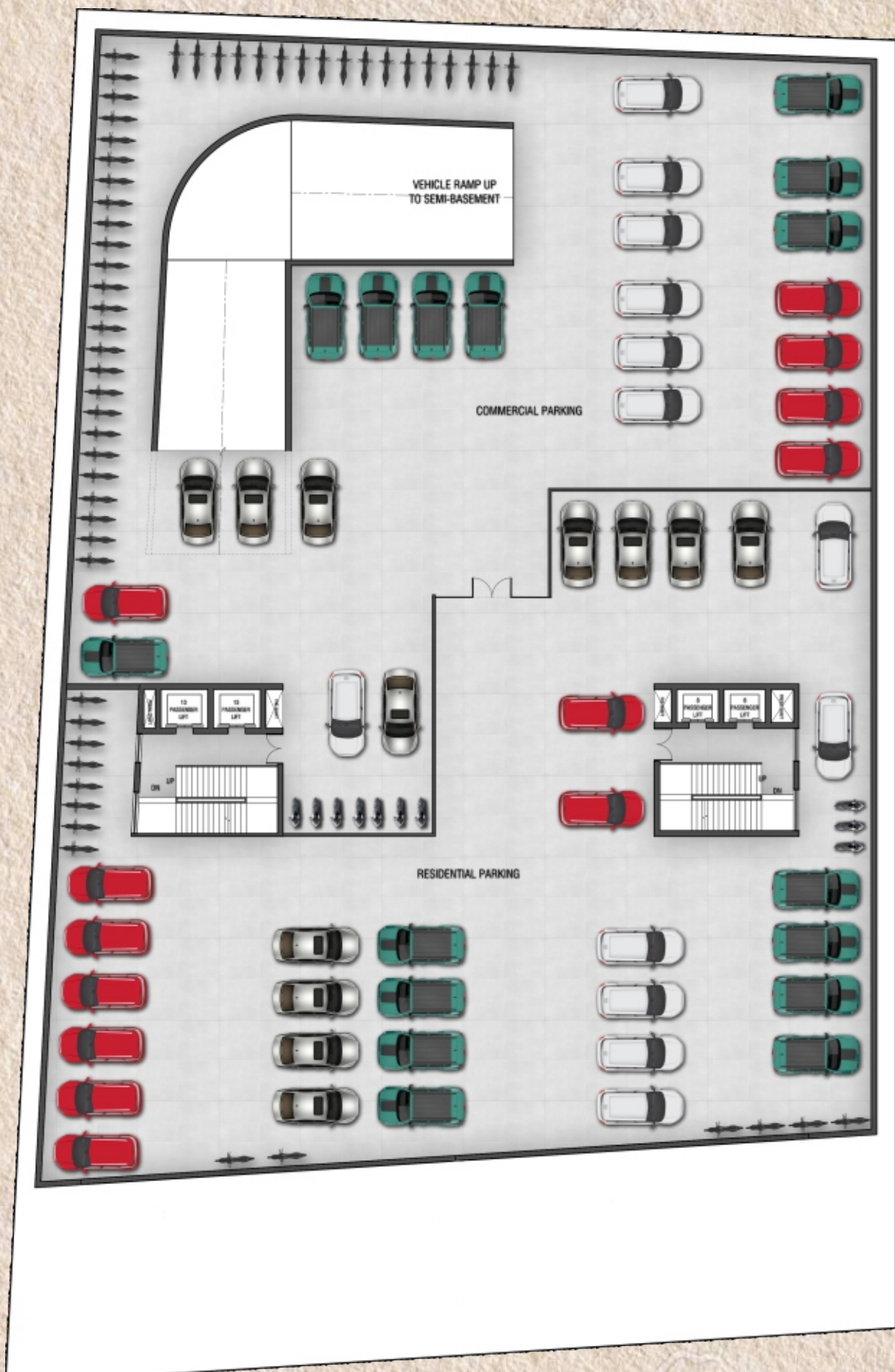
- Meticulously planned, Latest building design
- Exclusive building materials, Exquisite landscaping
- Vibrant retail area provides ample merchandising opportunities
- Central Atrium with Escalators, Lifts
- Fooding, Shopping, Entertainment experience under one roof
- Convenient, Sufficient Parking Space
- Professionally managed and maintained common facilities, public utilities & security
- Events & Promotions round the year



JMR shall weave **magic** by flaunting its magnificence & exemplary design.

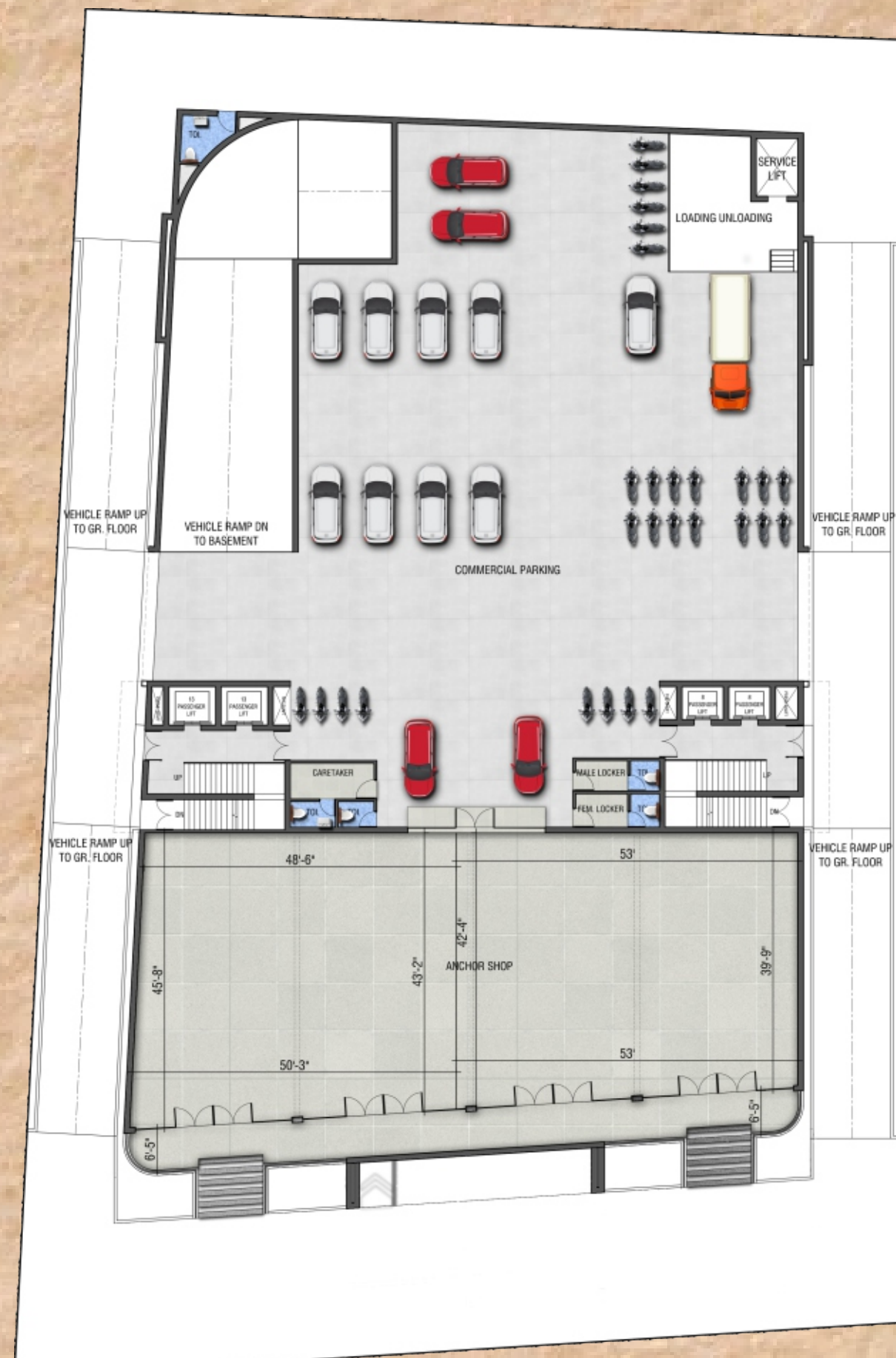
Our **customer-centric** approach to develop residences of the highest standard shall stand the test of time.





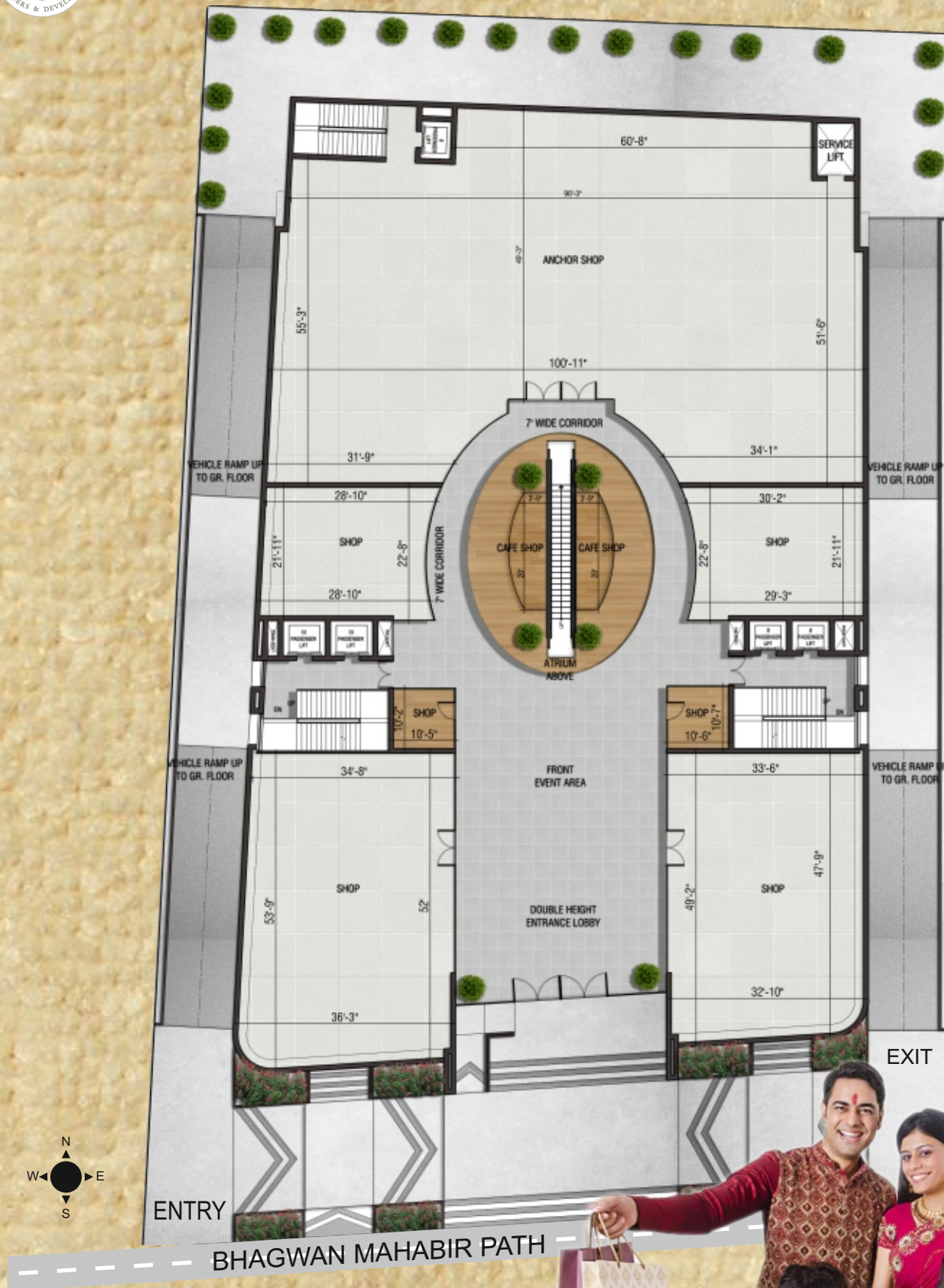
**BASEMENT**

- Commercial cum Residential Parking



**LOWER GROUND FLOOR**

- Commercial Parking
- Vanilla Stores



**GROUND FLOOR**

- Anchor Store
- Vanilla Stores
- Kiosks & Eateries

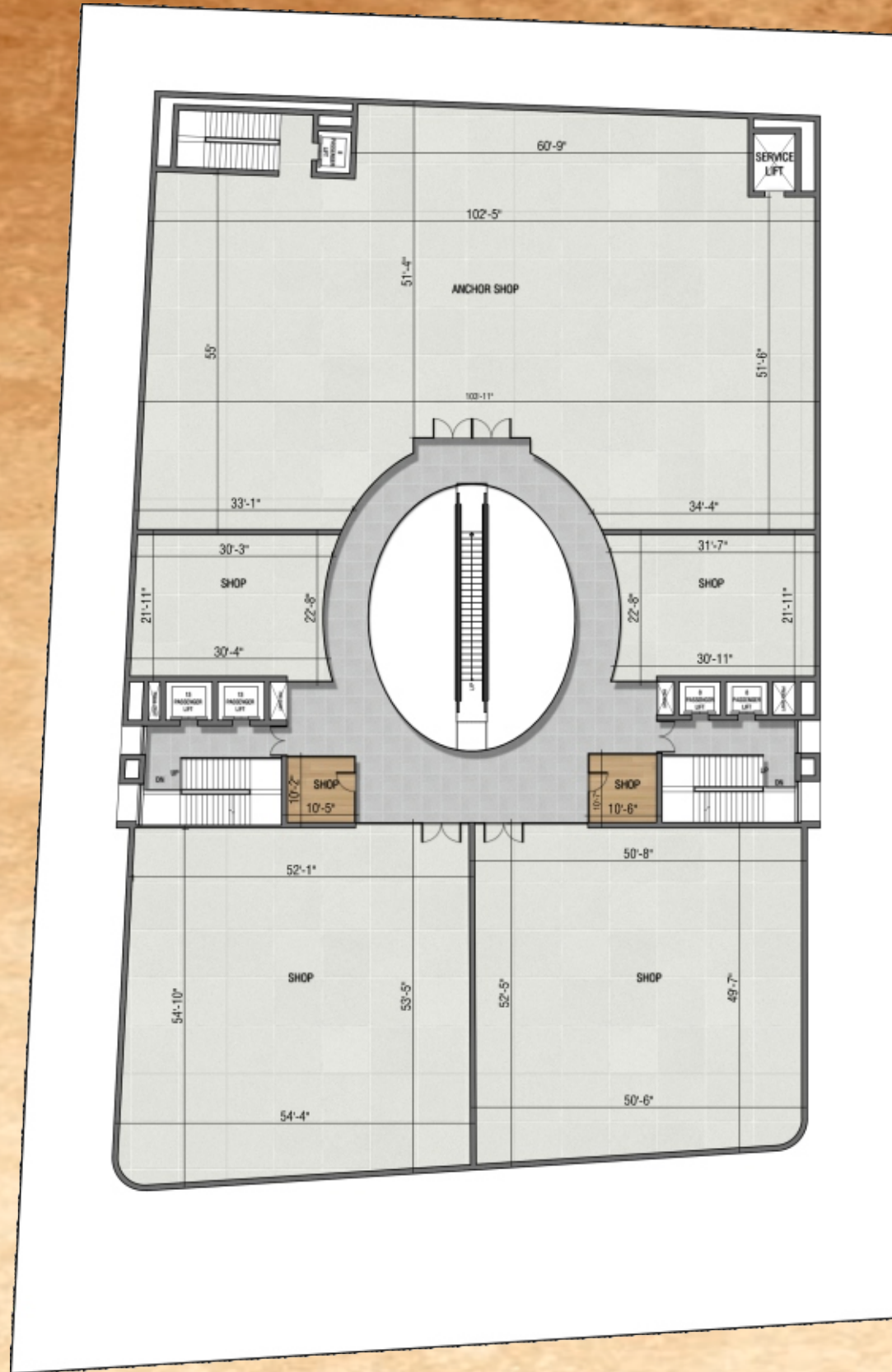
**FIRST FLOOR**

- Anchor Store
- Vanilla Stores
- Kiosks & Eateries



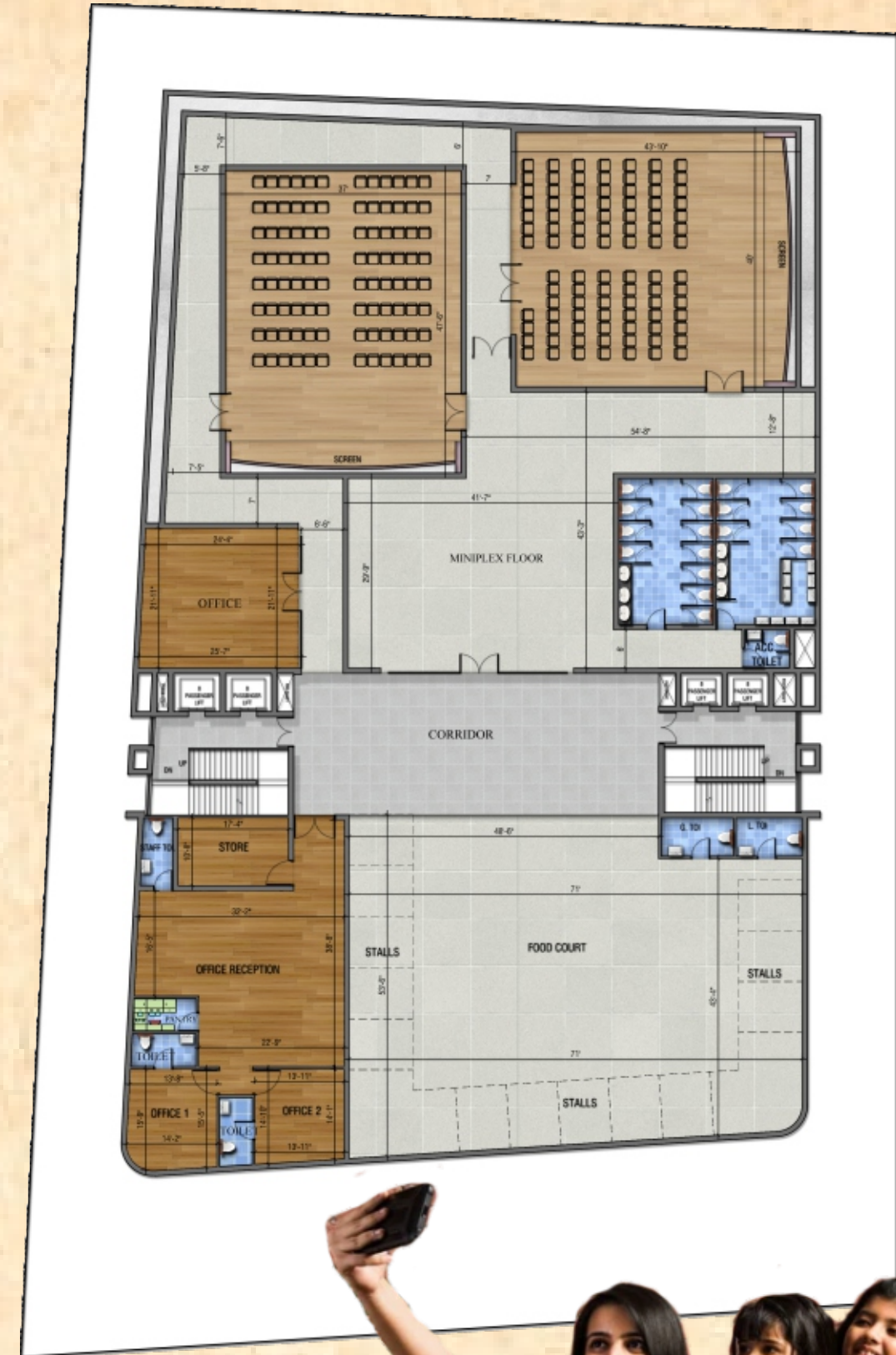


*Composite canvas of many lifestyle colours  
comes alive at JMR!*



SECOND FLOOR

- Anchor Store
- Vanilla Stores
- Kiosks & Eateries



THIRD FLOOR

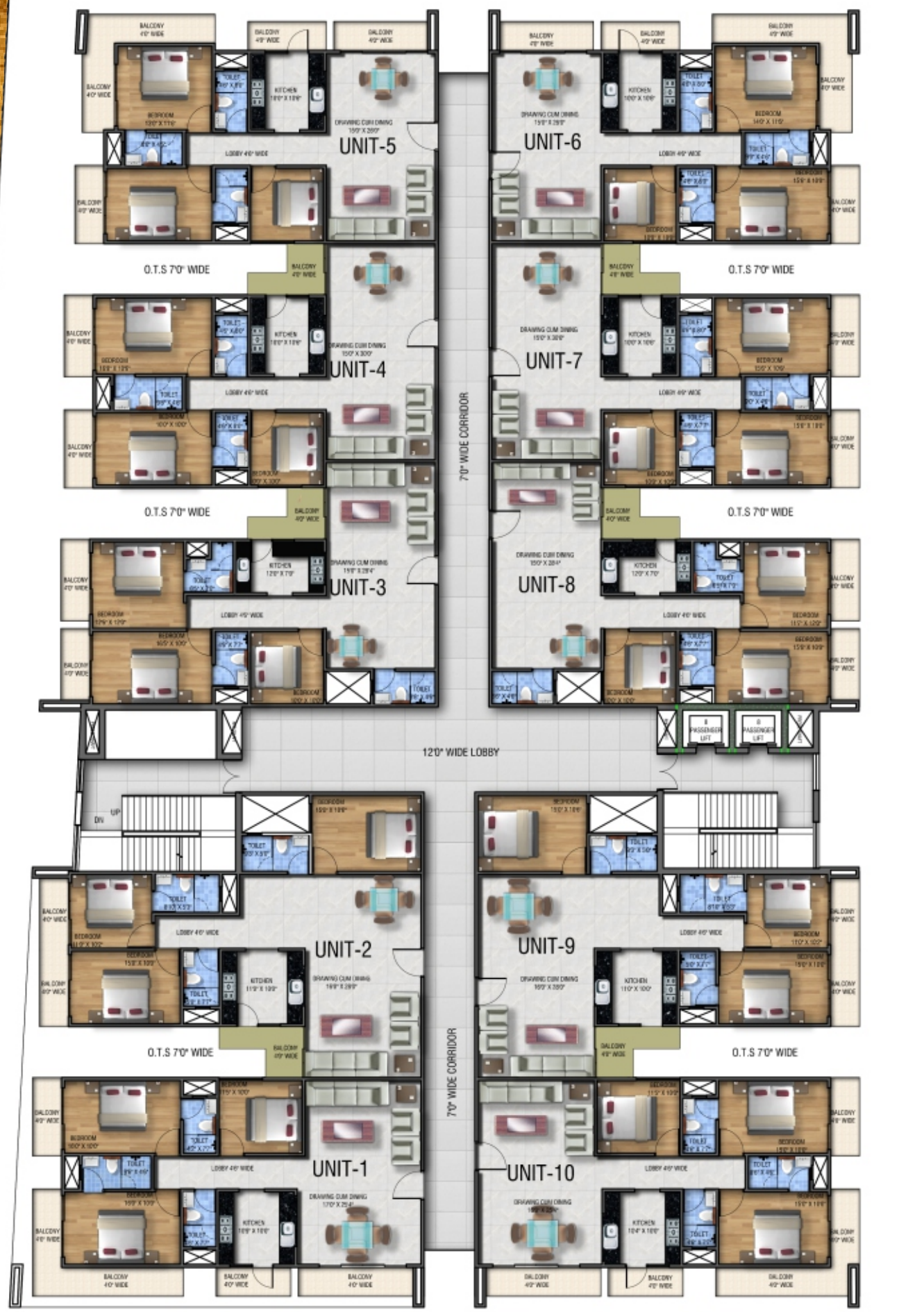
- Miniplex
- Food Court
- Administrative Office





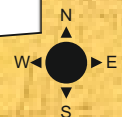
# JAWAHAR MALL

FOOD • SHOPPING • ENTERTAINMENT



4th, 5th, 6th FLOORS

• RESIDENTIAL FLATS

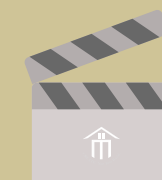


## IDEAL FOR

Departmental Store | Lifestyle Store | Convenience Store | Apparel Store | Pharmacy | Consumer Durable & Gadget Store | Office | Restaurant and Cafe | Gym | Gaming Zone | Beauty Spa and Salon | Boutique etc.

60000 sq.ft.  
Retail Area

25000 sq.ft.  
Parking Area



2 SCREEN  
MINIPLEX



FOOD  
COURT



ESCALATOR

Commercial Spaces available for SALE and on RENT



# JAWAHAR RESIDENCY

## Luxury 3 BHK Flats

### HIGHLIGHTS

- Ample natural light and air, 3 sides open
  - Designer entrance at lower ground level
  - Designer lift and stair lobby on residential floors
  - Landscaping & Community Room on terrace
  - Option of 3 toilets or 2 toilets plus Puja Room/Study Room
  - 2 lifts of 8 persons capacity
  - **Premium features available on demand\***
  - **Interior furnishing available on demand in collaboration with INFINITE\***  
BY GARG PLY HOUSE, LUCKNOW
- \*Extra charges applicable



Unit No.	Carpet & Balcony Area	Proportionate Common Area
1	1510	453
2	1473	442
3	1370	411
4	1415	425
5	1435	431
6	1435	431
7	1390	417
8	1351	405
9	1473	442
10	1481	444

## S P E C I F I C A T I O N S

### BASICS:

- Foundation : As per design of structural consultants
- Super Structure : R.C.C. Frame type
- Roof Slab : R.C.C. with heat treatment done for terrace
- Materials : All walls cement plastered with wall putty, ceiling cempaint coated for commercial area, putty coated for residential. Exteriors will be painted as per elevation and design
- Water Supply : Deep submersible tube well; distributed through overhead tank
- 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
- Electric Connection : All flats, shops, office spaces and common areas shall have their individual meter connection to be obtained from BSEB/SBPDCL and/or other competent authority at their own cost

### ESSENTIALS :

- Doors : Flats shall have hardwood chaukhat and flush doors with appropriate fittings and slider doors in balcony
- Windows : Sliding aluminium and glass windows
- Flooring : 2'x2' Vitrified tiles for flats, shop and office interiors. Tiles/Marble in common areas, Kota stone/granite on stairs and Kota stone/cement floor in setback, basement and parking will be used
- Bathrooms : All common area and residential bathrooms will be fitted with standard make C.P. fittings and ceramic tiles on the floor and wall
- Firefighting : Appropriate fire fighting facilities shall be installed in common areas
- Rain Water Harvesting : RWH for underground water recharge shall be installed

### CONVENIENCE:

- Genset : One genset of suitable capacity for limited power backup supply to residential flats and common area of residential space shall be provided
- Lifts and Escalator : Shall be provided as per working plan in common area

## P A Y M E N T P L A N

Booking	10%	Second Floor Roof Casting	7.5%
Excavation	10%	Third Floor Roof Casting	7.5%
Foundation Casting	10%	Fourth Floor Roof Casting	05%
Basement Roof Casting	7.5%	Fifth Floor Roof Casting	05%
Upper Basement Roof Casting	7.5%	Sixth Floor Roof Casting	05%
Ground Floor Roof Casting	7.5%	Brick work of Allottee Space	05%
First Floor Roof Casting	7.5%	On Possession Letter	05%

*\*The roof casting payment schedule may be divided accordingly if roof casting is done partwise*



ONGOING

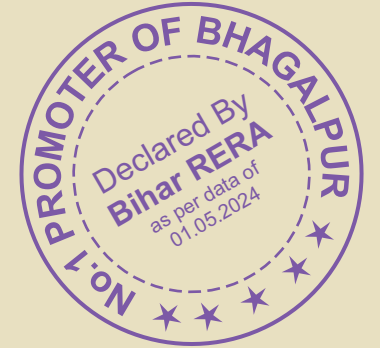


- CONSTRUCTION
- BOOKING

## The People Behind

Mittal Infraspace 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 teams 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.



## Architect

Architectural firm 'Ambience Designs' headed by Ar. Deepak Kumar and associate Ar. Anunay Ashish is behind the design of this project. The firm boasts a portfolio of various substantial projects in cities of Bhagalpur, Lucknow, New Delhi, Kolkata and elsewhere with its distinctive style of unique aesthetics & user friendly functionality.  
[www.facebook.com / ambience.designs.page](http://www.facebook.com/ambience.designs.page)

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 **JMR** makes sense for all budget types.



**Double Benefit Investment Opportunity**

- ✓ Earn Capital Appreciation
- ✓ Do Own Business/Get Rental Income

- Rental Support is available.
- Realize your commercial dreams today. Contact us for various investment options!
- If you want to open your office/shop on rental basis, **JMR** should be your preferred choice!

*Property Permanent Hai!*