

We Create Trust.
We Create Relationships.

We also Create Buildings.



Architectural Consultant:
Novus Arc Design Pvt. Ltd.,
Bhubaneswar

Builders & Developers

MITTAL infrastructures

Office : 4, Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur - 812002
Contact : 0641-2420724, 9771160616, 9308611938
www.mittalinfra.com

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CREATE. Not Just Build.

MITTAL infrastructures *Presents*

Urmila Arcade

Fully Commercial Complex



Spaces on Sale for

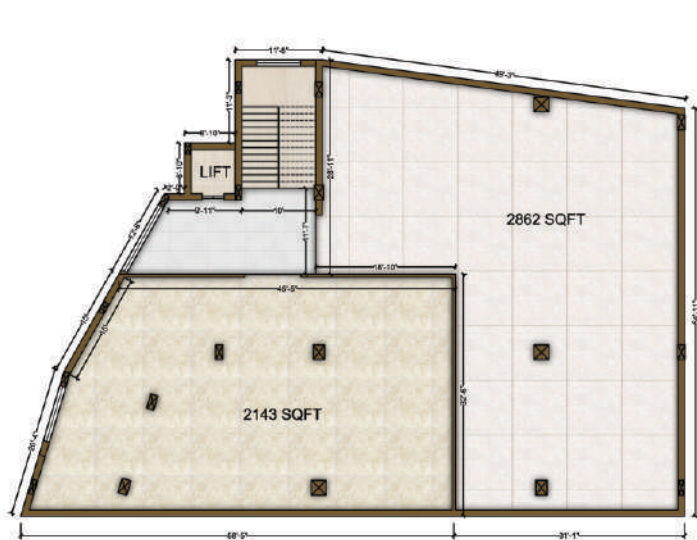
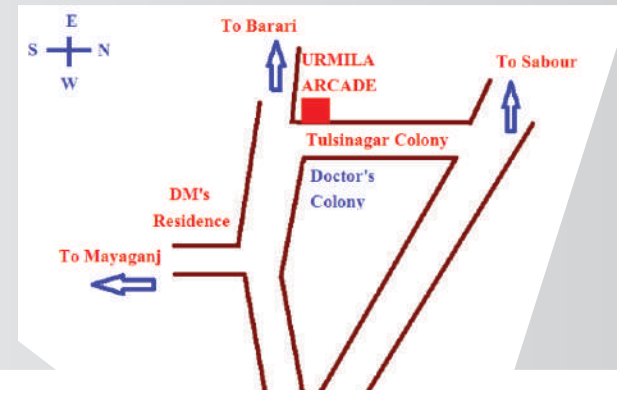
Showrooms | Shops | Offices | Clinics | Coaching | Cafeteria

Anandgarh Palace Campus

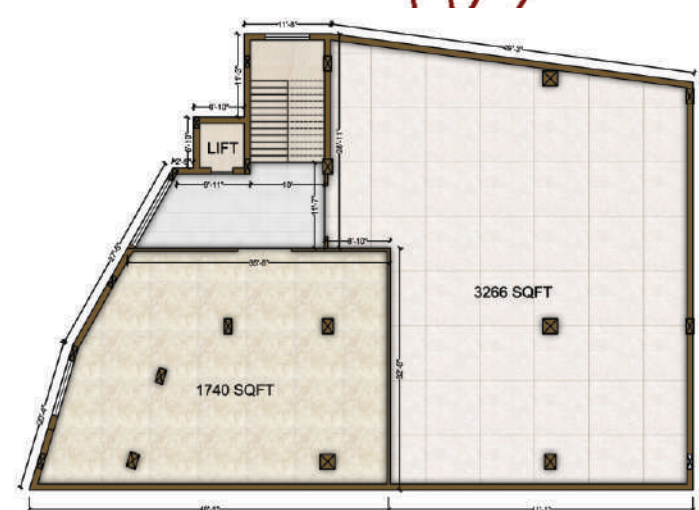
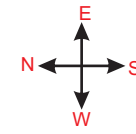
Surya Mohan Thakur Road, Bhagalpur

भीड़ से दूर आपके ग्राहकों से नहीं

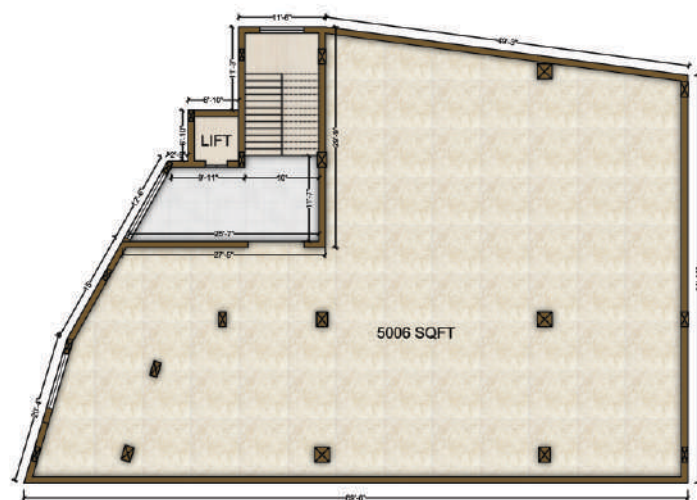
- Situated on 40' wide road, ample greenery & open spaces all around
- 2 min. from Tilkamnjhi Chowk & 2 min from Sabour Road
- Unique building aesthetics that blends with the majestic background



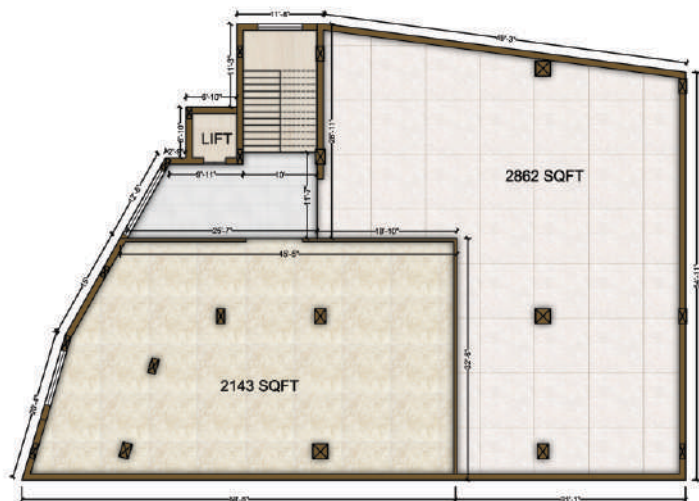
THIRD FLOOR



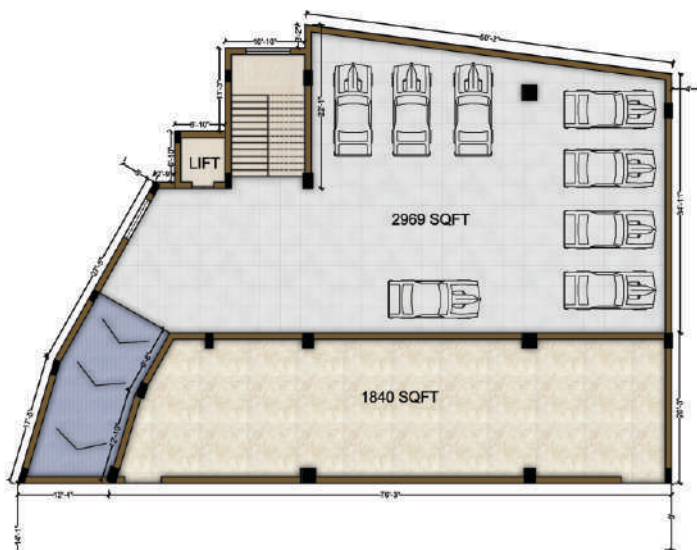
FOURTH FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT



GROUND FLOOR

FEATURES

1. Foundation: As per design of structural consultants
2. Super Structure: R.C.C. Frame type
3. Roof Slab: R.C.C. Thermal & water proofing treatment
4. Materials: All walls & ceilings cement plastered and wall putty
5. Doors: Iron shutters with primer
6. Windows: Sliding aluminium & glass windows with iron grill in common areas, 4 mm plain glass in commercial spaces show windows
7. Flooring: Vitrified tiles for shops/office spaces will be used. Tile/Kota in common areas will be used
8. Bathrooms: All C.P. fittings will be standard make and white glazed tiles on the wall upto 5'
9. Electrical wiring: Concealed PVC copper conduit wiring and MCB distribution board upto wooden panel board. Standard electric wiring & fitting will be done, extra work & cost will be borne by shops & office spaces owners as per Developer's estimate
10. Water Supply: Deep tube well; distributed through overhead tank
11. 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 by the shops & office spaces owners
12. One good quality lift Otis/Kone or equivalent brand
13. Rain Water Harvesting

- Internal Specifications can be Customized According to Choice, Subject to Prior Approval and Probable Price Escalation
- All rights reserved by developer to make any change in plan, elevation and other details
- Registration Fees, Stamp Duty, VAT, Service Tax, Other Government Duties & Legal Expenses etc as applicable have to be borne by the purchaser
- Prices & Payment Schedule subject to change with outprior notice at the sole discretion of Developer'
- Maintenance Security Deposit, Extra Amenities & Monthly Service Charges as per Society Rules & Regulations and Payable Extra
- This is not a Legal Document. It is only for Information & Quick Reference

PAYMENT SCHEDULE

Booking	10%
Excavation	15%
Foundation	15%
Basement Roof Casting	10%
Ground Roof Casting	10%
1 st Floor Roof Casting	10%
2nd Floor Roof Casting	10%
3rd Floor Roof Casting	10%
4 th Floor Roof Casting	5%
Possession Offer	5%



INVESTMENT OPPORTUNITY

➔ Rental Income

➔ Capital Appreciation