

PROJECT BY
AAROHI HOMES PVT. LTD.



Site Address :
Mauza -Sikandarpur, Opposite Patliputra Railway Station
Danapur - Digha Nahar Link Road, Danapur, Patna

Office Address :
206, 2nd Floor, Jagmano Apartment, Infront of Pillar
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AAROHI CITY

By Aarohi Homes Pvt. Ltd

Home for you

RERA NO. BRERAP00312-3/129/R-1776/2024



THE SUN
AND
THE WIND.
OUR MOST
IMPORTANT
PLANNING
FEATURES.



AAROHI CITY
By Aarohi Homes Pvt. Ltd.



In downtown, amidst lush greens wide spaces, you will discover a home that opens up a world of possibilities, Aarohi City is a place of abundance that caters to all your lifestyle needs and beyond. And within Aarohi City, 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.

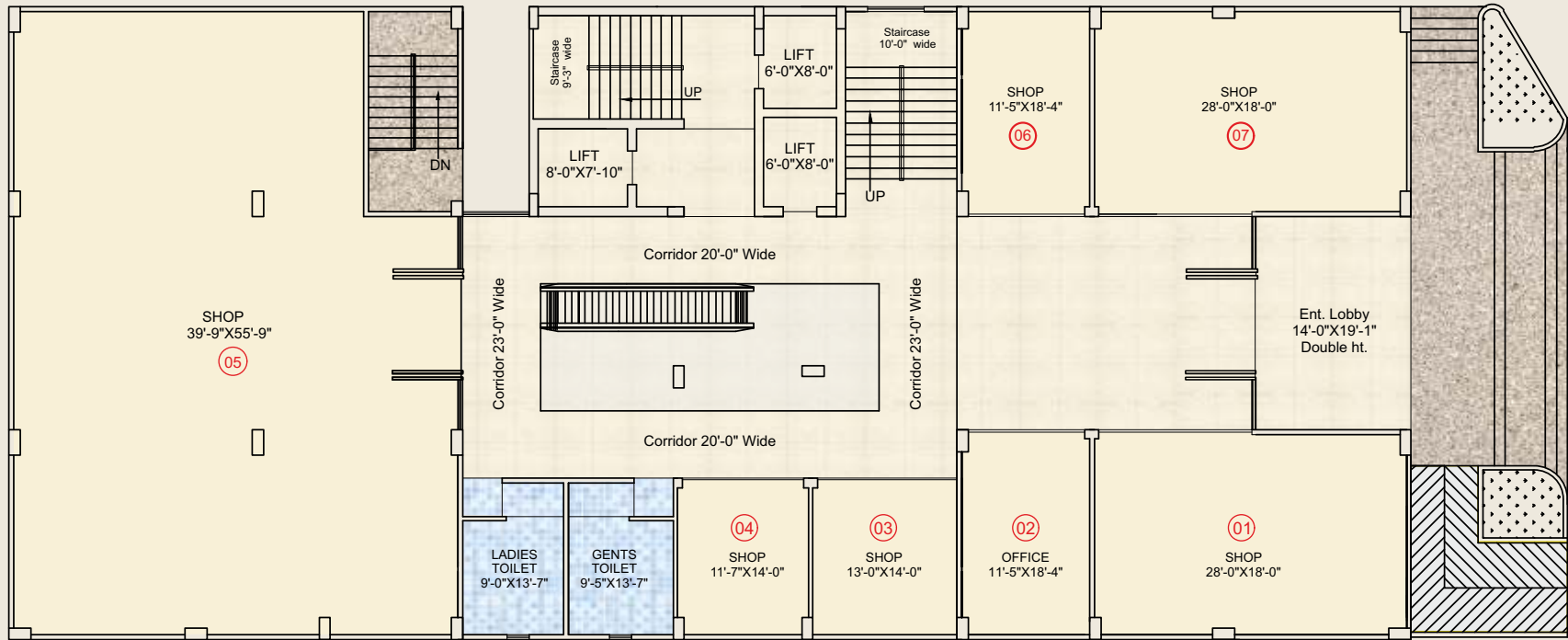
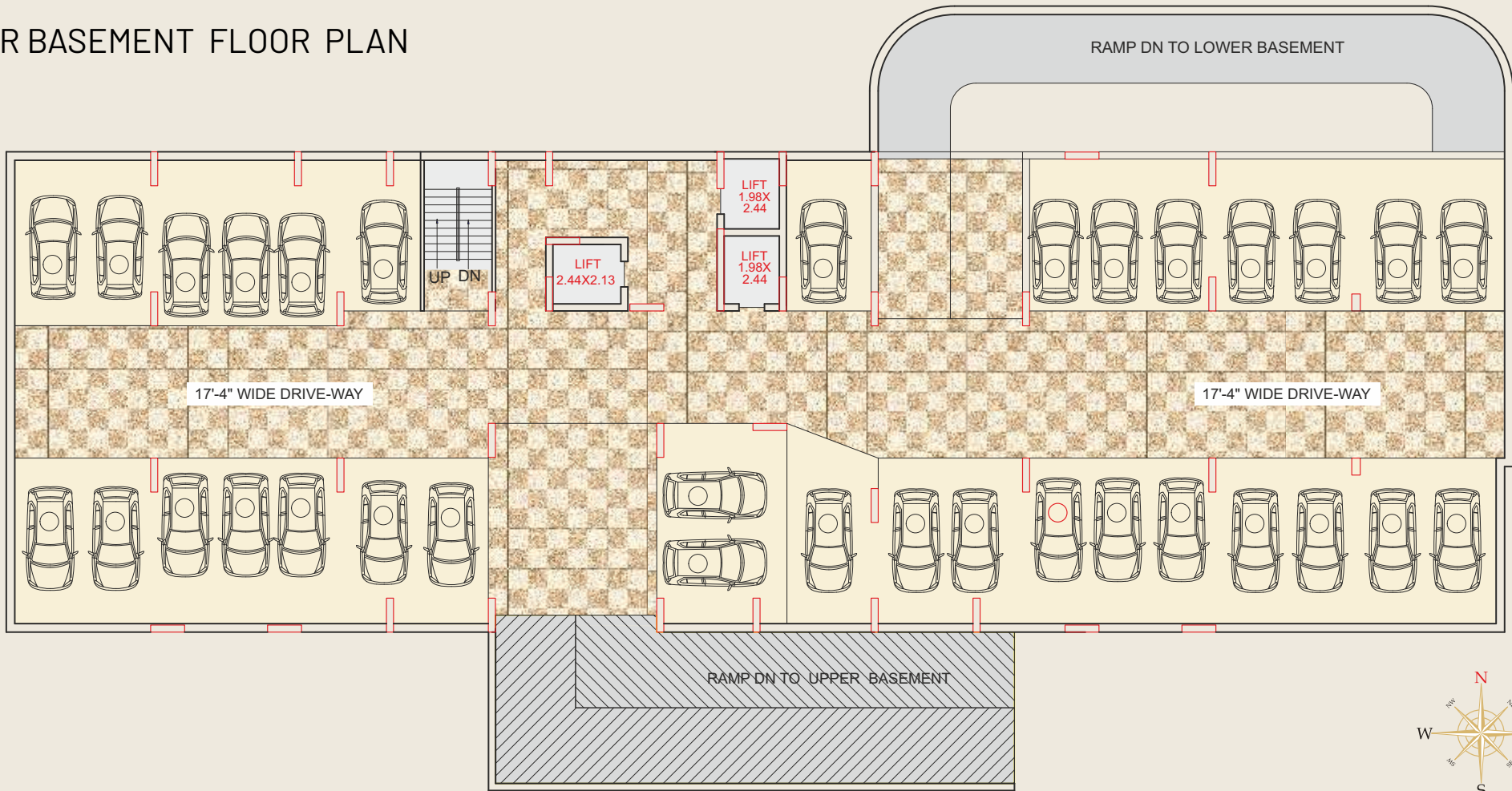
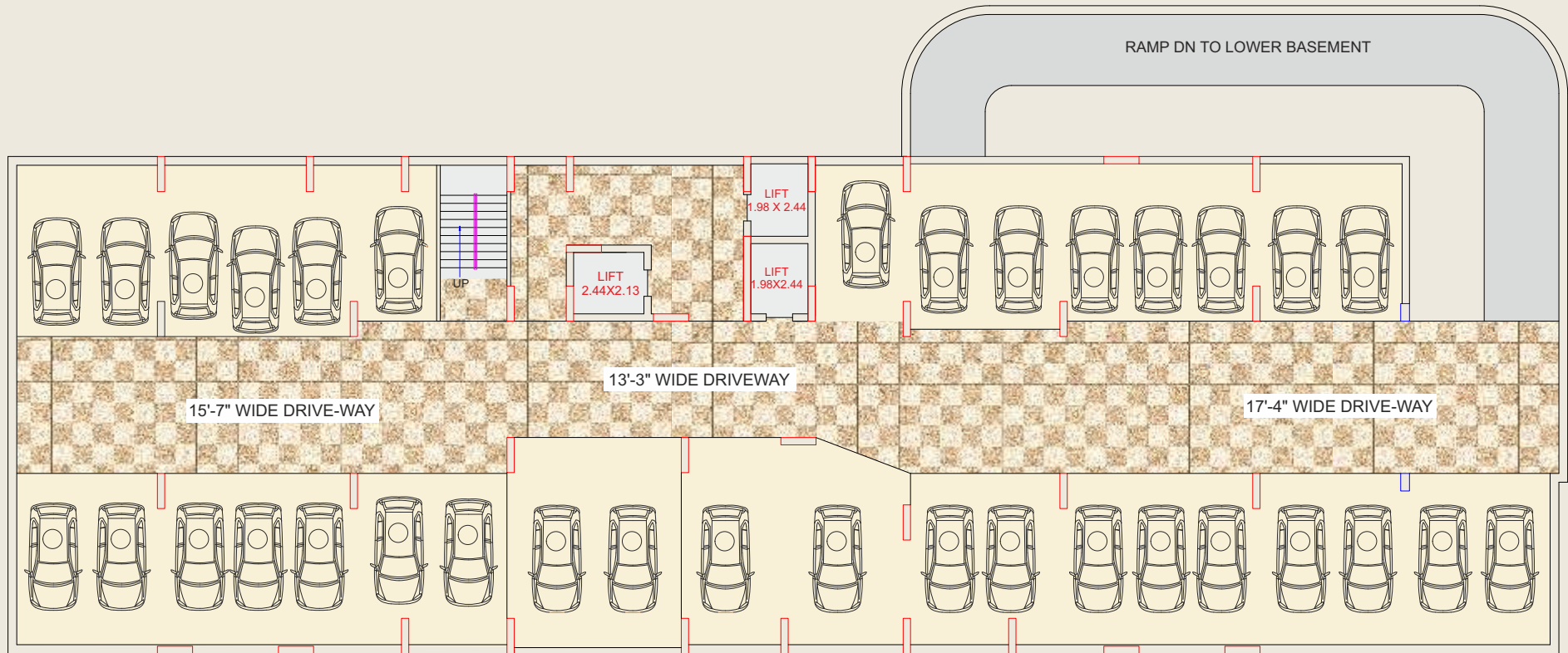


Entrance View



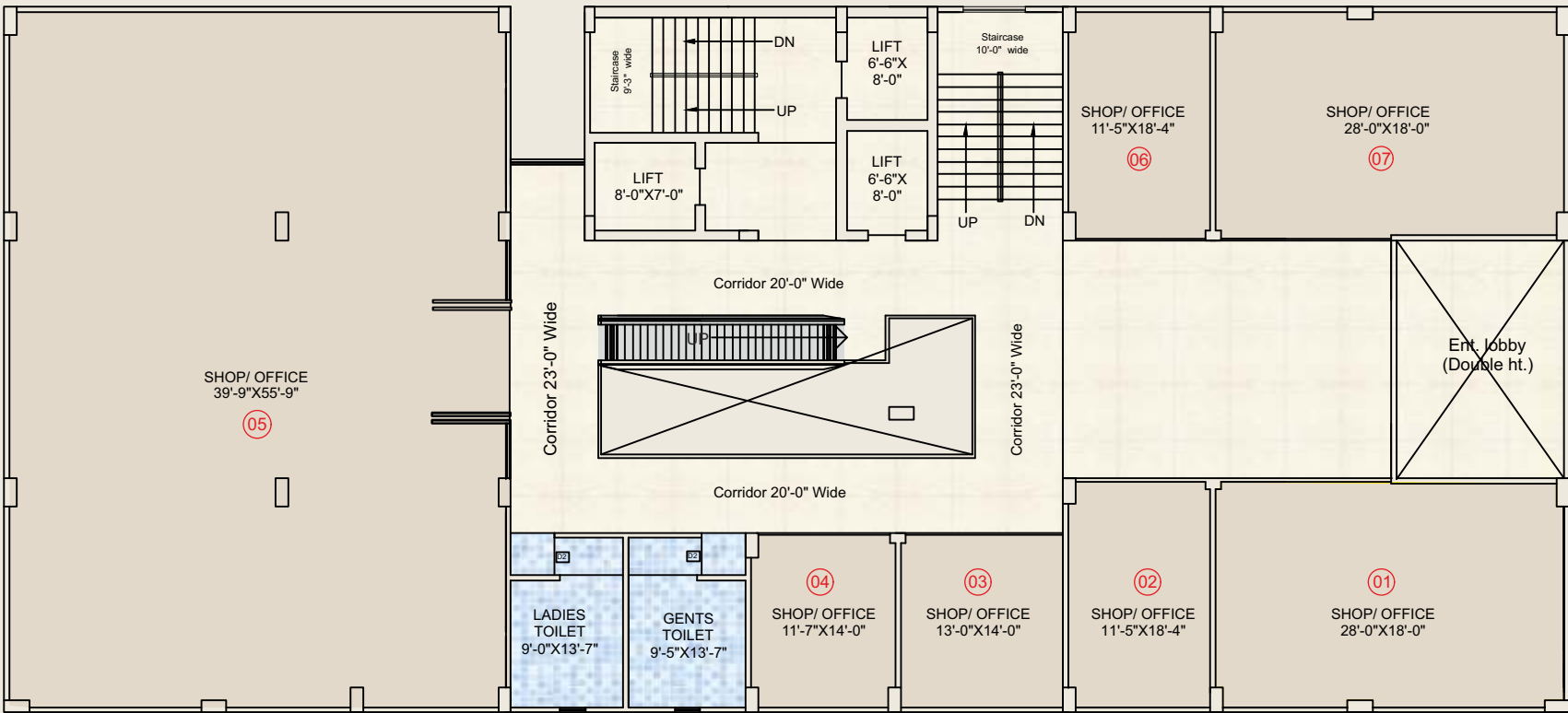
AAROHI CITY
By Aarohi Homes Pvt. Ltd.





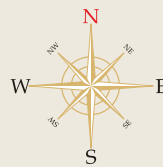
AREA CALCULATION

Flat No.	# 01	# 02	# 03	# 04	# 05	# 06	# 07
Type	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP
Carpet Area	506.00 SQFT	209.00 SQFT	182.00 SQFT	162.00 SQFT	2070.00 SQFT	209.00 SQFT	506.00 SQFT
S.B/U Area	858.00 SQFT	362.00 SQFT	309.00 SQFT	282.00 SQFT	3424.00 SQFT	362.00 SQFT	858.00 SQFT



AREA CALCULATION

Flat No.	# 01	# 02	# 03	# 04	# 05	# 06	# 07
Type	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP	SHOP
Carpet Area	506.00 SQFT	209.00 SQFT	182.00 SQFT	162.00 SQFT	2216.00 SQFT	209.00 SQFT	506.00 SQFT
S.B/U Area	858.00 SQFT	362.00 SQFT	309.00 SQFT	282.00 SQFT	3676.00 SQFT	362.00 SQFT	858.00 SQFT



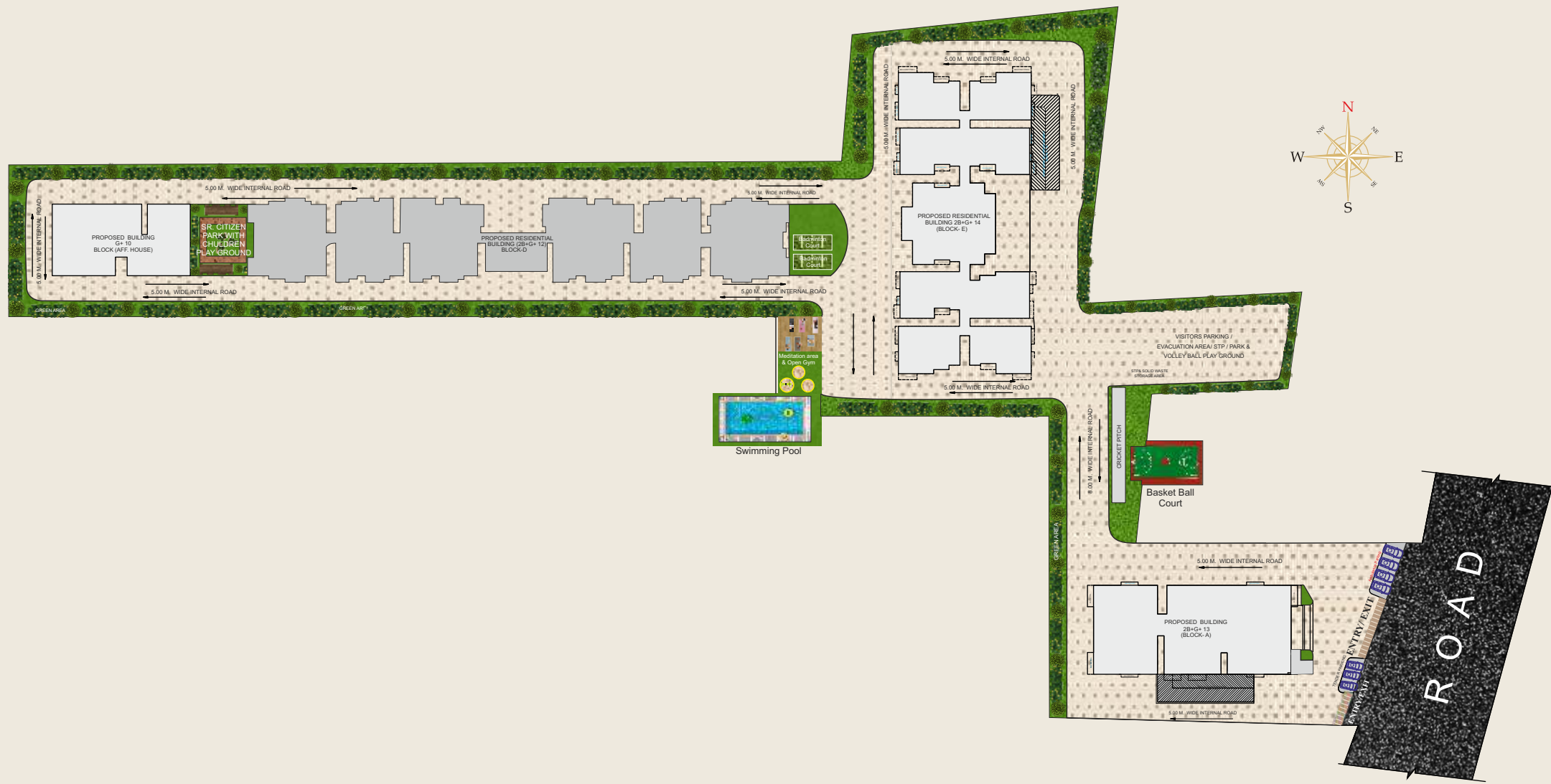


AREA CALCULATION

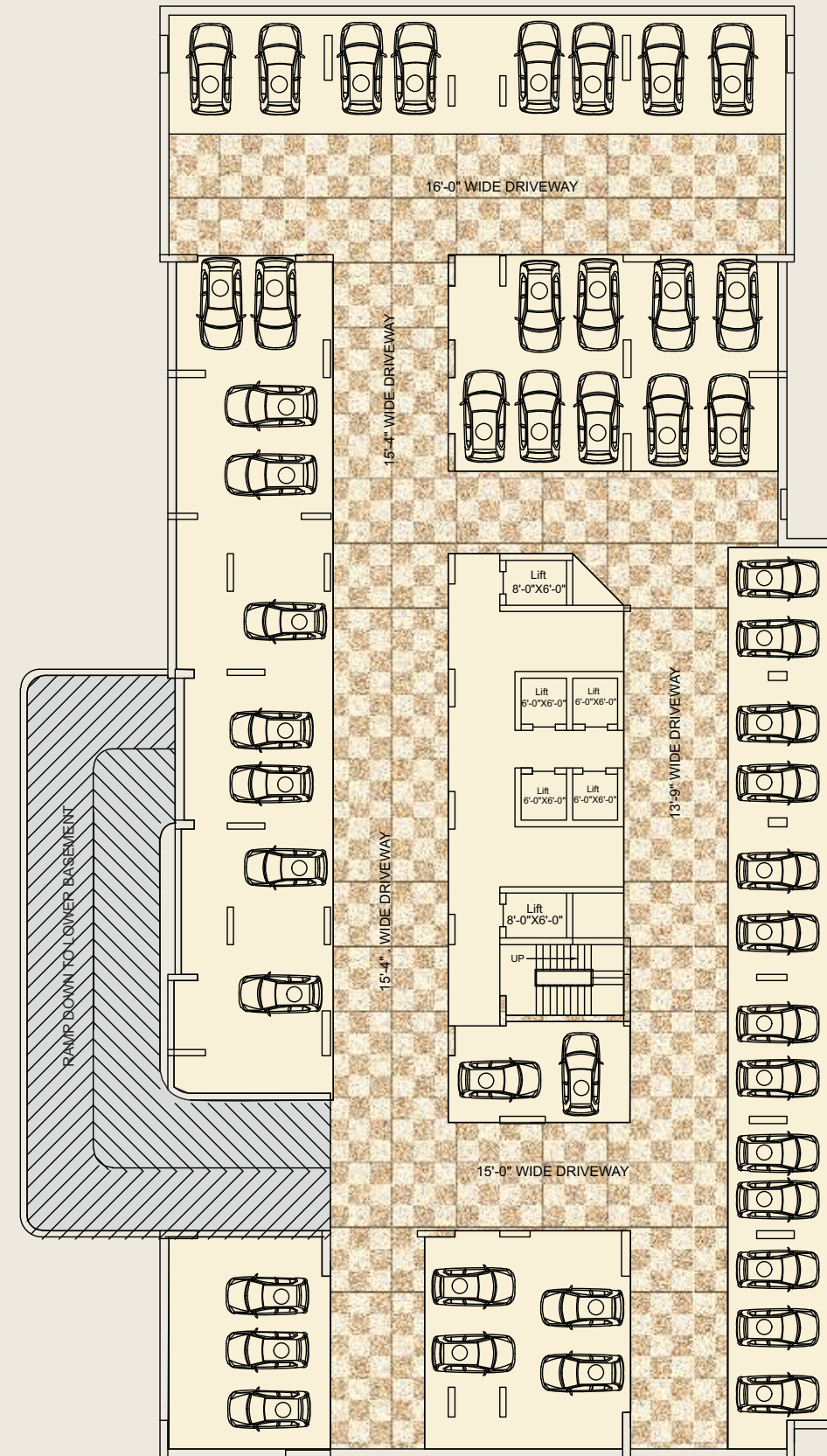
Flat No.	# 01	# 02	# 03	# 04	# 05
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Carpet Area	1019.00 SQFT	868.00 SQFT	1019.00 SQFT	1019.00 SQFT	1019.00 SQFT
Balcony Area	153.00 SQFT	107.00 SQFT	153.00 SQFT	153.00 SQFT	153.00 SQFT
S.B/U Area	1765.00 SQFT	1500.00 SQFT	1765.00 SQFT	1765.00 SQFT	1765.00 SQFT



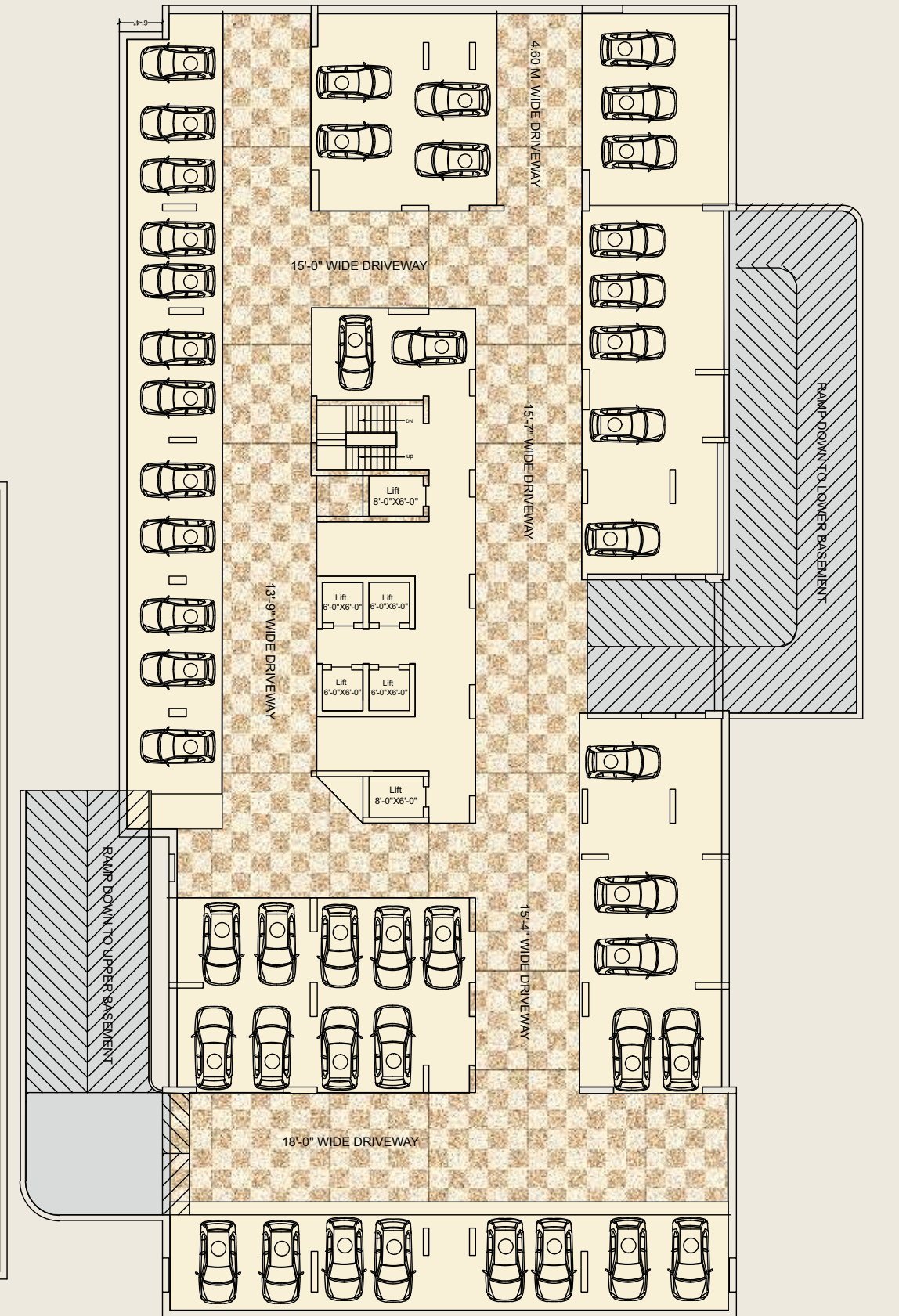
MASTER PLAN



LOWER BASEMENT FLOOR PLAN



UPPER BASEMENT FLOOR PLAN



Special Amenities For Modern Lifestyle



Outdoor Sports Area



24x7 Water Supply



Green Area



Light for common area



Jogging Track



Swimming Pool



Own Transformer



24x7 Power Back Up



Waterproof



Fire Safety



Visitors Car Parking



Health Club



Temple



Lifts

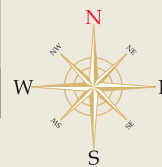


Kids Play Zone



Security

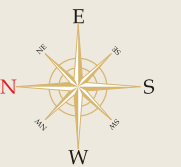


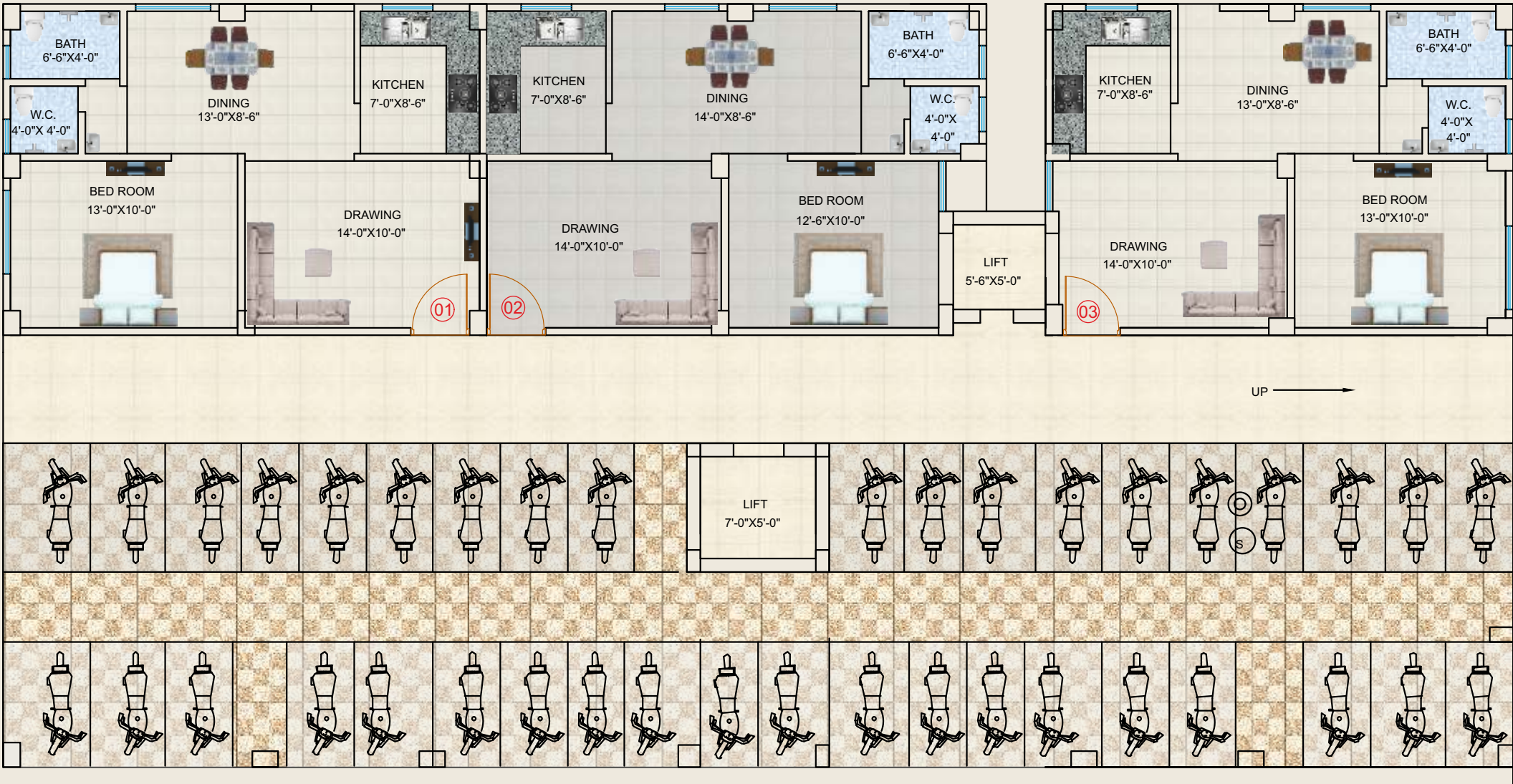


BLOCK-E



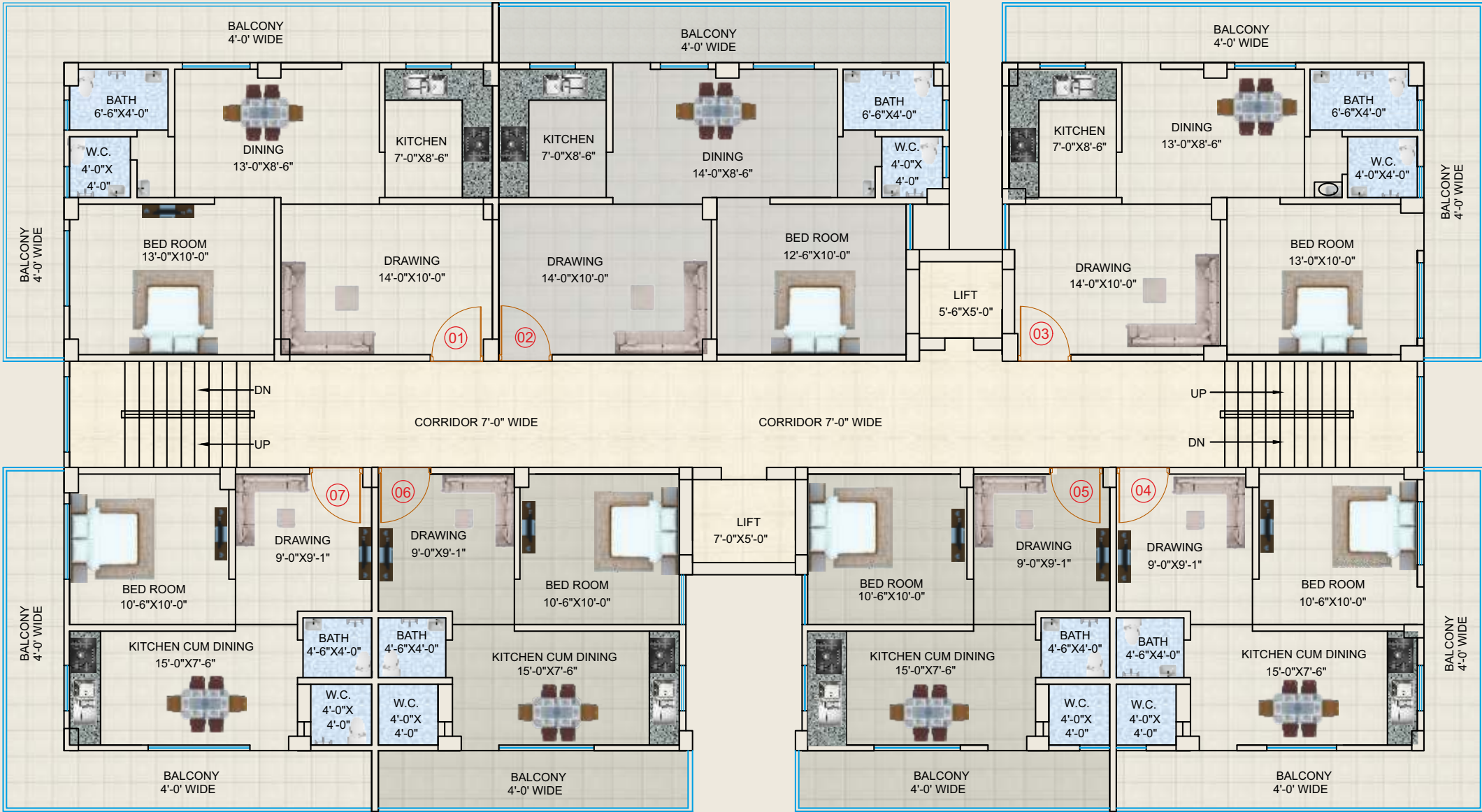
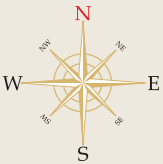
Flat No.	# 01	# 02	# 03	# 04	# 05	# 06	# 07	# 08	# 09	# 10
Type	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Carpet Area	981.00 SQFT	981.00 SQFT	950.00 SQFT	713.00 SQFT	713.00 SQFT	950.00 SQFT	981.00 SQFT	981.00 SQFT	945.00 SQFT	945.00 SQFT
Balcony Area	163.00 SQFT	163.00 SQFT	194.00 SQFT	93.00 SQFT	93.00 SQFT	194.00 SQFT	163.00 SQFT	163.00 SQFT	145.00 SQFT	145.00 SQFT
S.B/U Area	1720.00 SQFT	1720.00 SQFT	1720.00 SQFT	1220.00 SQFT	1220.00 SQFT	1720.00 SQFT	1720.00 SQFT	1720.00 SQFT	1610.00 SQFT	1610.00 SQFT





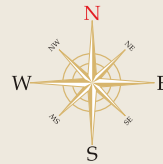
AREA CALCULATION

Flat No.	# 01	# 02	# 03
Type	LIG	LIG	LIG
Carpet Area	530.00 SQFT	530.00 SQFT	530.00 SQFT
B/U Area	565.00 SQFT	565.00 SQFT	565.00 SQFT



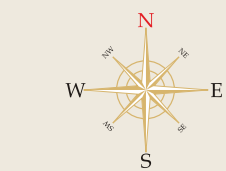
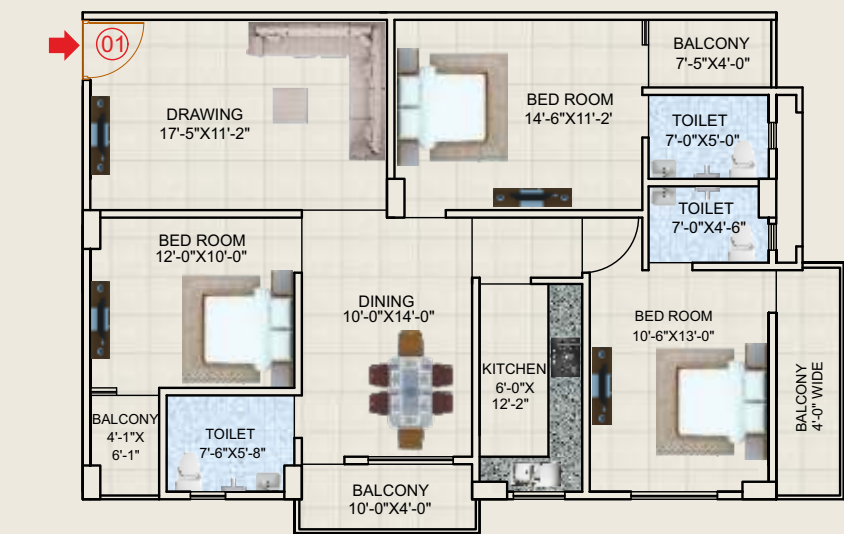
AREA CALCULATION

Flat No.	# 01	# 02	# 03	# 04	# 05	# 06	# 07
Type	LIG	LIG	LIG	EWS	EWS	EWS	EWS
Carpet Area	530.00 SQFT	530.00 SQFT	530.00 SQFT	360.00 SQFT	360.00 SQFT	360.00 SQFT	360.00 SQFT
B/U Area	775.00 SQFT	685.00 SQFT	775.00 SQFT	555.00 SQFT	475.00 SQFT	475.00 SQFT	555.00 SQFT



BLOCK- A

ENTRY



ENTRY

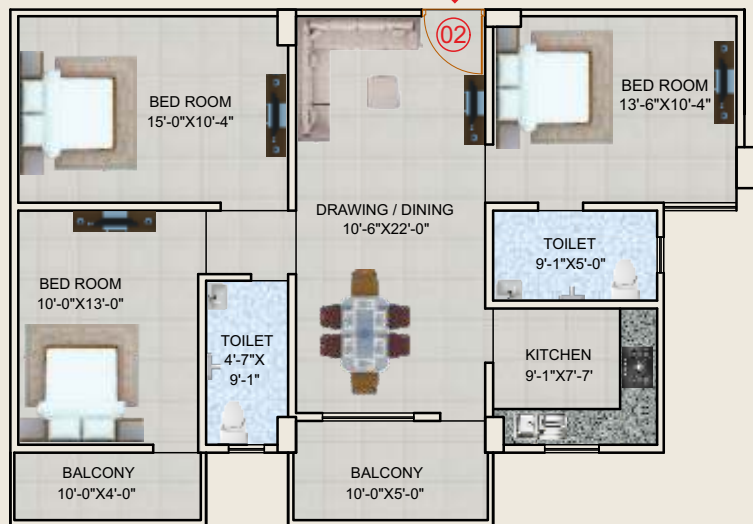


Flat No. # 02
1500.00 SQ.FT.

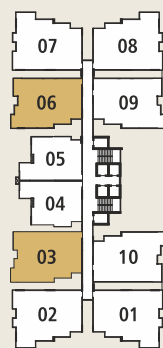
3 Bedrooms 2 Toilets 2 Balconies



ENTRY

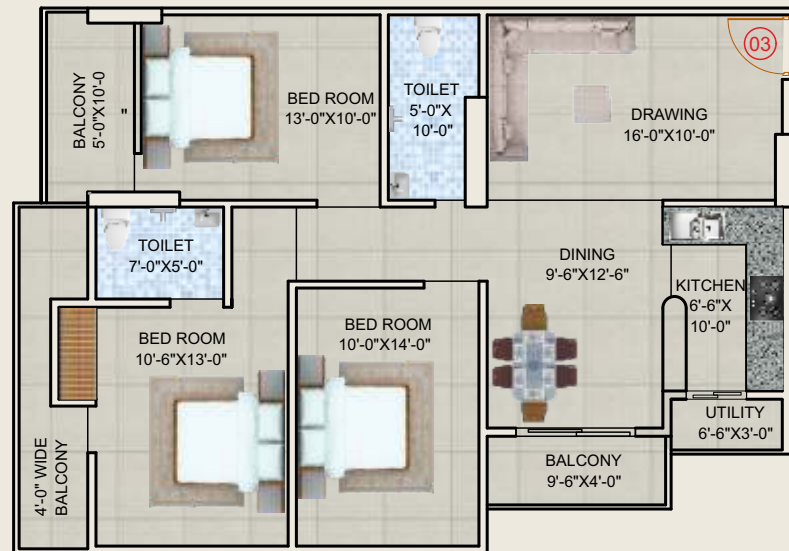


ENTRY



FLAT # 03 & 06
1720.00 SQ.FT.

3 Bedrooms 3 Toilets 3 Balconies



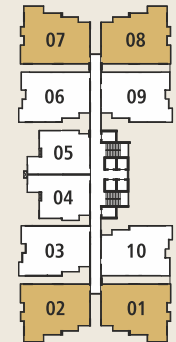
BLOCK- E

ENTRY



FLAT # 01, 02, 07 & 08
1720.00 SQ.FT.

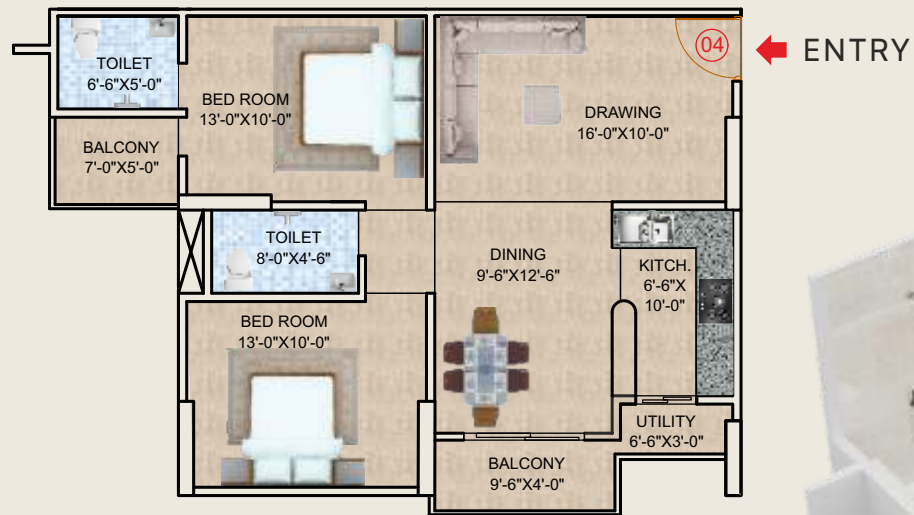
3 Bedrooms 3 Toilets 3 Balconies



ENTRY

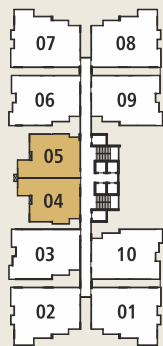


BLOCK- E



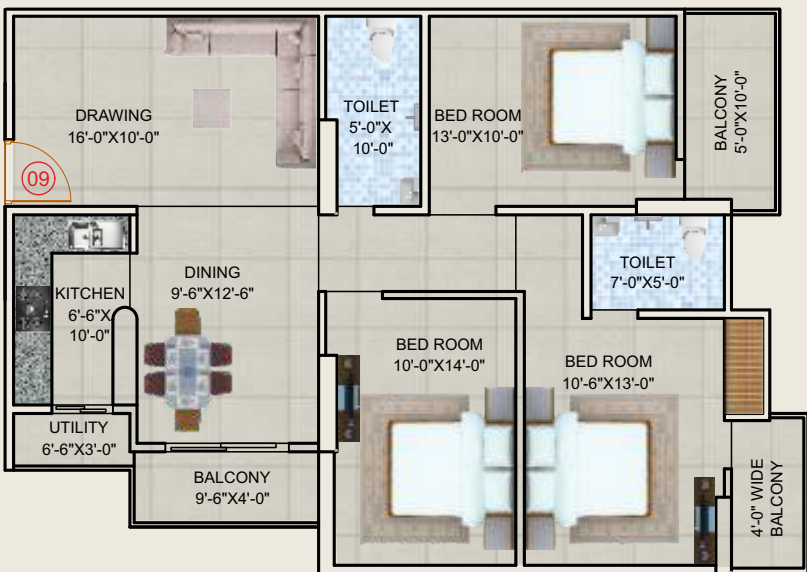
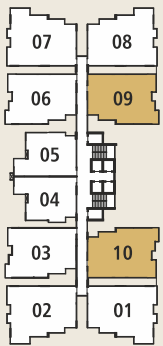
FLAT # 4 & 5
1220.00 SQ.FT.

3 Bedrooms 3 Toilets
3 Balconies



FLAT # 9 & 10
1610.00 SQ.FT.

3 Bedrooms 3 Toilets
3 Balconies



DISCOVER THE
DIFFERENCE OF
CONVENIENCES
WITHIN
YOUR REACH.



Pizza Hut
1.9 Km



St. Karens School
2.1 Km



Amity University
2.7 Km



Atlantis Hospital
2.8 Km



Reliance Digital
3.7 Km



Patliputra Station
Infront of Project



Aqua Water Park
4.8 Km



Paras Hospital
4.9 Km



P&M Mall
6.6 Km



Airport
6.6 Km



SPECIFICATIONS

Foundation	: Isolated/Combined/RCC Piling/Raft or as per Structural Design.
Structure	: RCC framed structure as per design.
Civil Work	: First class brick work in cement mortar/or concrete blocks/Fly Ash Bricks as per standard specification.
Finish	: All internal walls and ceiling shall be finished with Plaster and two coat of POP and One Coat Primer. All external walls shall be painted with two coats of Apex Exterior Paint.
Flooring	: All floors will be combination of ceramic and vitrified tiles of Kajaria/Somany/Johnson/Orient or equivalent make Tiles.
Kitchen	: Granite working top with steel sink. Tiles dado up to 2'-0" height above working top only.
Toilets	: White glazed Indian / European W.C, (Parry ware/Hind ware or equivalent with stern. Hot & Cold concealed water supply arrangements with C.P fittings of Jaquar / Hind ware / Parry ware / Asian / Cera / Equivalent.
Plumbing	: All internal CPVC/WPVC pipes of Supreme /Ajay/ Ashirwad /Astral /Equivalent shall be concealed.
Staircase	: RCC Stairs with Granite Floors with S.S. Railings.
Doors	: Frames of Hard wood/WPC, Laminated Flush door shutter/Commercial Ply board Shutter with locking arrangements of standard quality i.e. Link/Godrej/Dorset or equivalent and all accessories in steel fitting.
Windows	: Aluminum/UPVC two track sliding window.
Electricals	: Concealed PVC conduit wiring of Finolex/ Havells/ ABB/ Polycab/ HPL/KEI with standard electric accessories, modular switches of Finolex/Anchor/ABB/Havells or equivalent ISI make & adequate light, power points of Air Conditioners for all rooms and Living room, Geysers Point in all bathrooms and kitchen, Telephone points and cable T.V Sockets.
Lift	: Lifts of OTIS/KONE/TKE/ JOHNSON or Equivalent.
Generator	: Silent Diesel Generator with sufficient capacity to be provided common area and for each Flat.

PAYMENT PLAN

At the time of booking	10%
At the time Agreement for Sale.....	10%
On Plinth level Casting.....	10%
On Ground Roof Casting.....	04%
On 1st Floor Roof Casting.....	04%
On 2nd Floor Roof Casting.....	04%
On 3rd Floor Roof Casting.....	04%
On 4th Floor Roof Casting.....	04%
On 5th Floor Roof Casting.....	04%

On 6th Floor Roof Casting.....	04%
On 7th Floor Roof Casting.....	04%
On 8th Floor Roof Casting.....	04%
On 9th Floor Roof Casting.....	04%
On 10th Floor Roof Casting.....	04%
On 11th Floor Roof Casting.....	04%
On 12th Floor Roof Casting.....	04%
On 13th Floor Roof Casting.....	07%
On 14th Floor Roof Casting.....	07%
At the time of Possession & Registration.....	04%