

Location Map

Not To Scale



A Project By
GLOBAL INFRA
GLOBAL
BAIDYANATH CITY

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BAIDYANATH CITY



A Project By
GLOBAL INFRA

GLOBAL
BAIDYANATH CITY
At Muzaffarpur



Site Address:

Baidyanath City, Laprosy Mission
 Chowk, Beside Bharat Petrol
 Pump, Muzaffarpur

Reg. Office Address:

LF-32, Sri Krishna Puri , Boring
 Road, Patna - 800001

Designed & Print By : RENARCH Studio +91 9031680897 | 98



At Muzaffarpur

RERA APPROVED: BRERAP12480-002/178/R-1638/2024



Call On 919334855845 | 93088 45269
Tel. : 0612 - 3594307



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A new address for Muzaffarpur's gems



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A Project By

GLOBAL BAIDYANATH CITY

Upcoming Block





COMMERCIAL SPACES

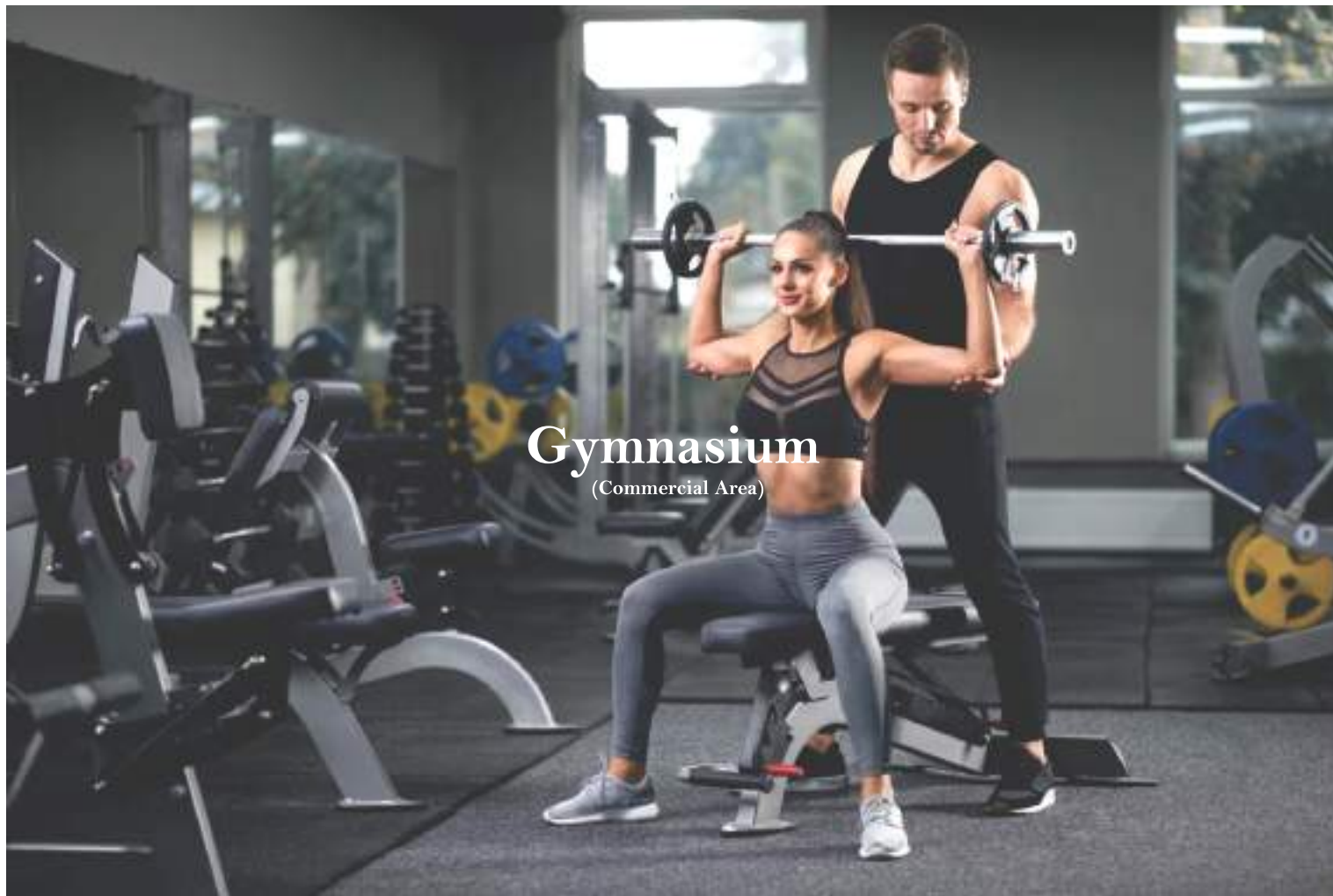
Multiple Brands | Food Court | Restaurants | Game Zone



Restaurant (Commercial Area)



Game Zone (Commercial Area)



Gymnasium
(Commercial Area)



Lawn Terrace



Yoga

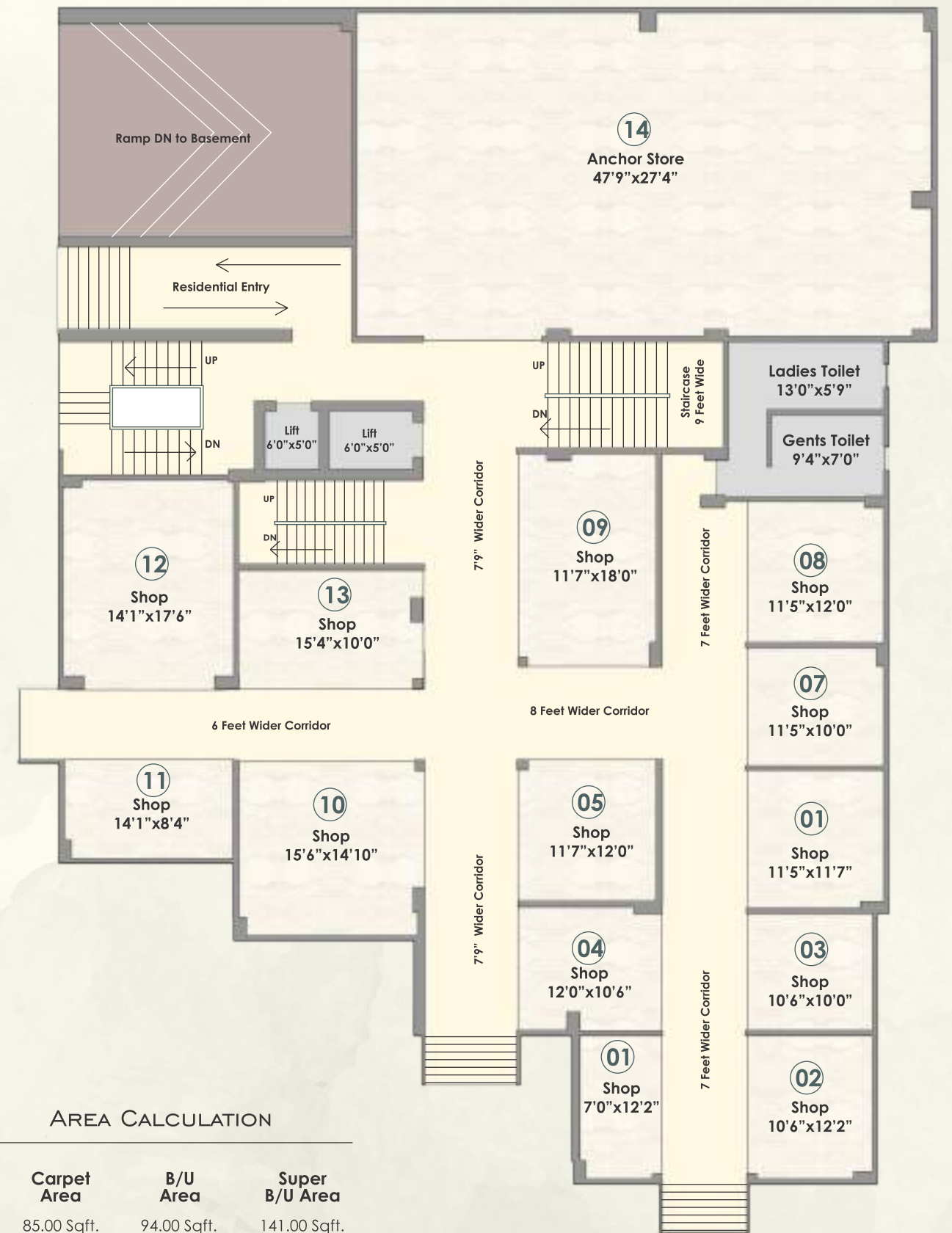


Saloon
(Commercial Area)

Life Lives Here

Gift yourself a new address of bliss and welcome life to your home of convenience and camaraderie. Let your life take in the splendour of the sprawling greens, while getting caressed by the cool breeze from the waters nearby. Your life deserves to live in a utopia that is rooted in reality.

Say hello to that blissful utopia called Suncrest Estate. Here avant-garde and estate living go hand in hand.



AREA CALCULATION

Shop No.	Carpet Area	B/U Area	Super B/U Area
01	85.00 Sqft.	94.00 Sqft.	141.00 Sqft.
02	126.00 Sqft.	138.00 Sqft.	207.00 Sqft.
03	104.00 Sqft.	112.00 Sqft.	168.00 Sqft.
04	126.00 Sqft.	131.00 Sqft.	196.00 Sqft.
05	138.00 Sqft.	145.00 Sqft.	217.00 Sqft.
06	132.00 Sqft.	142.00 Sqft.	213.00 Sqft.
07	114.00 Sqft.	123.00 Sqft.	184.00 Sqft.
08	136.00 Sqft.	148.00 Sqft.	222.00 Sqft.
09	209.00 Sqft.	221.00 Sqft.	331.00 Sqft.
10	229.00 Sqft.	242.00 Sqft.	363.00 Sqft.
11	116.00 Sqft.	128.00 Sqft.	192.00 Sqft.
12	249.00 Sqft.	267.00 Sqft.	400.00 Sqft.
13	153.00 Sqft.	161.00 Sqft.	241.00 Sqft.
14	1306.00 Sqft.	1370.00 Sqft.	2055.00 Sqft. (Anchor Store)



Block A
Ground Floor

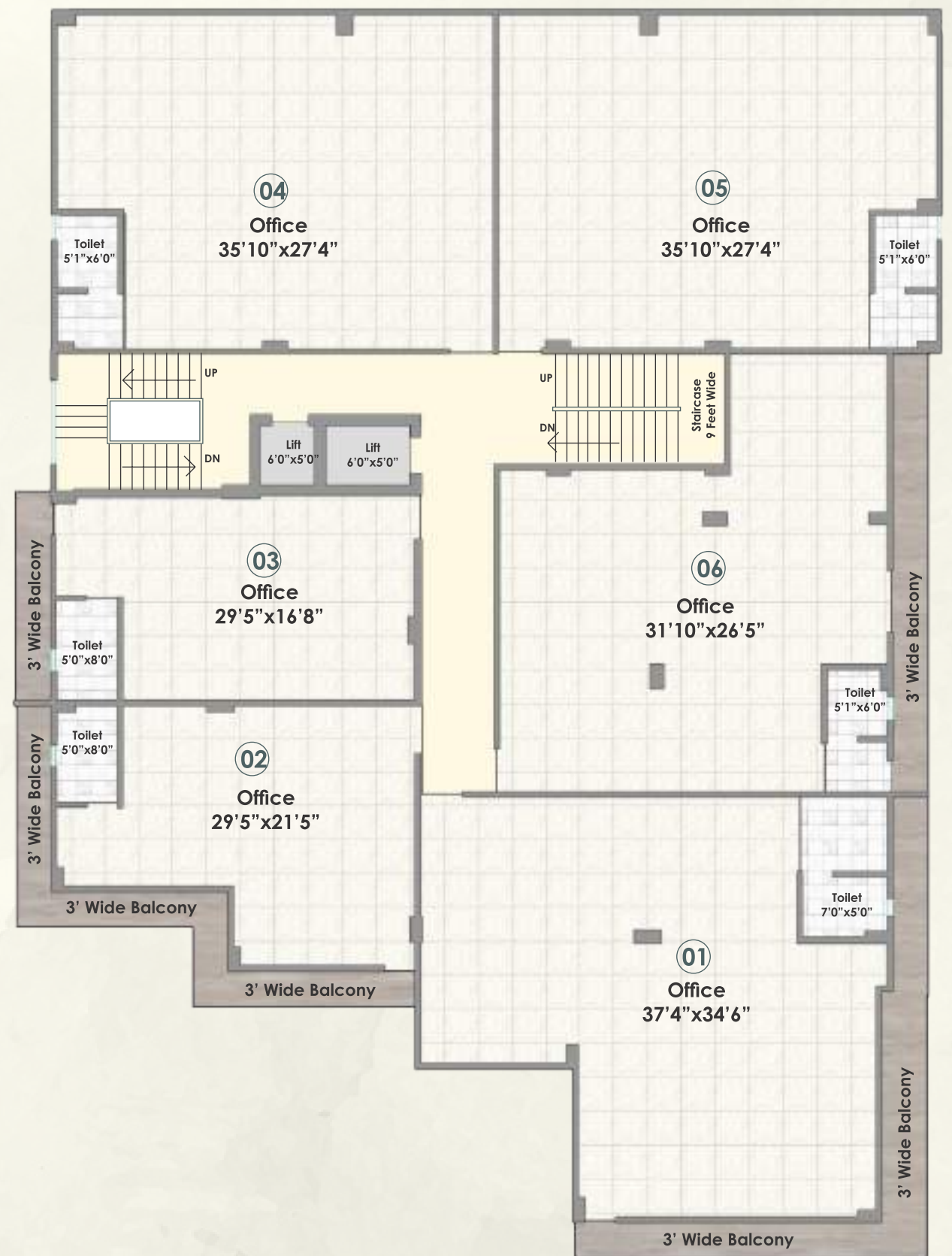


AREA CALCULATION

Shop No.	Carpet Area	Balcony Area	B/U Area	Super B/U Area
01	85.00 Sqft.	72.00 Sqft.	166.00 Sqft.	249.00 Sqft.
02	126.00 Sqft.	93.00 Sqft.	231.00 Sqft.	346.00 Sqft.
03	104.00 Sqft.	38.00 Sqft.	150.00 Sqft.	225.00 Sqft.
04	126.00 Sqft.	xxxx	131.00 Sqft.	196.00 Sqft.
05	138.00 Sqft.	xxxx	145.00 Sqft.	217.00 Sqft.
06	132.00 Sqft.	36.00 Sqft.	178.00 Sqft.	267.00 Sqft.
07	114.00 Sqft.	30.00 Sqft.	153.00 Sqft.	230.00 Sqft.
08	136.00 Sqft.	36.00 Sqft.	184.00 Sqft.	276.00 Sqft.
09	209.00 Sqft.	xxxx	221.00 Sqft.	331.00 Sqft.
10	229.00 Sqft.	65.00 Sqft.	307.00 Sqft.	460.00 Sqft.
11	116.00 Sqft.	78.00 Sqft.	206.00 Sqft.	309.00 Sqft.
12	249.00 Sqft.	54.00 Sqft.	321.00 Sqft.	481.00 Sqft.
13	270.00 Sqft.	xxxx	280.00 Sqft.	420.00 Sqft.
14	1972.00 Sqft.	xxxx	2056 Sqft.	3084.00 Sqft. (Anchor Store)



Block A
1st & 2nd Floor



AREA CALCULATION

Shop No.	Carpet Area	Balcony Area	B/U Area	Super B/U Area
01	1140.00 Sqft.	206.00 Sqft.	1395.00 Sqft.	2092.00 Sqft.
02	537.00 Sqft.	165.00 Sqft.	737.00 Sqft.	1104.00 Sqft.
03	492.00 Sqft.	51.00 Sqft.	573.00 Sqft.	859.00 Sqft.
04	981.00 Sqft.	xxxx	1028.00 Sqft.	1542.00 Sqft.
05	981.00 Sqft.	xxxx	1028.00 Sqft.	1542.00 Sqft.
06	965.00 Sqft.	104.00 Sqft.	1117.00 Sqft.	1675.00 Sqft.



Block A
3rd Floor

RESIDENTIAL SPACES



Drawing Area



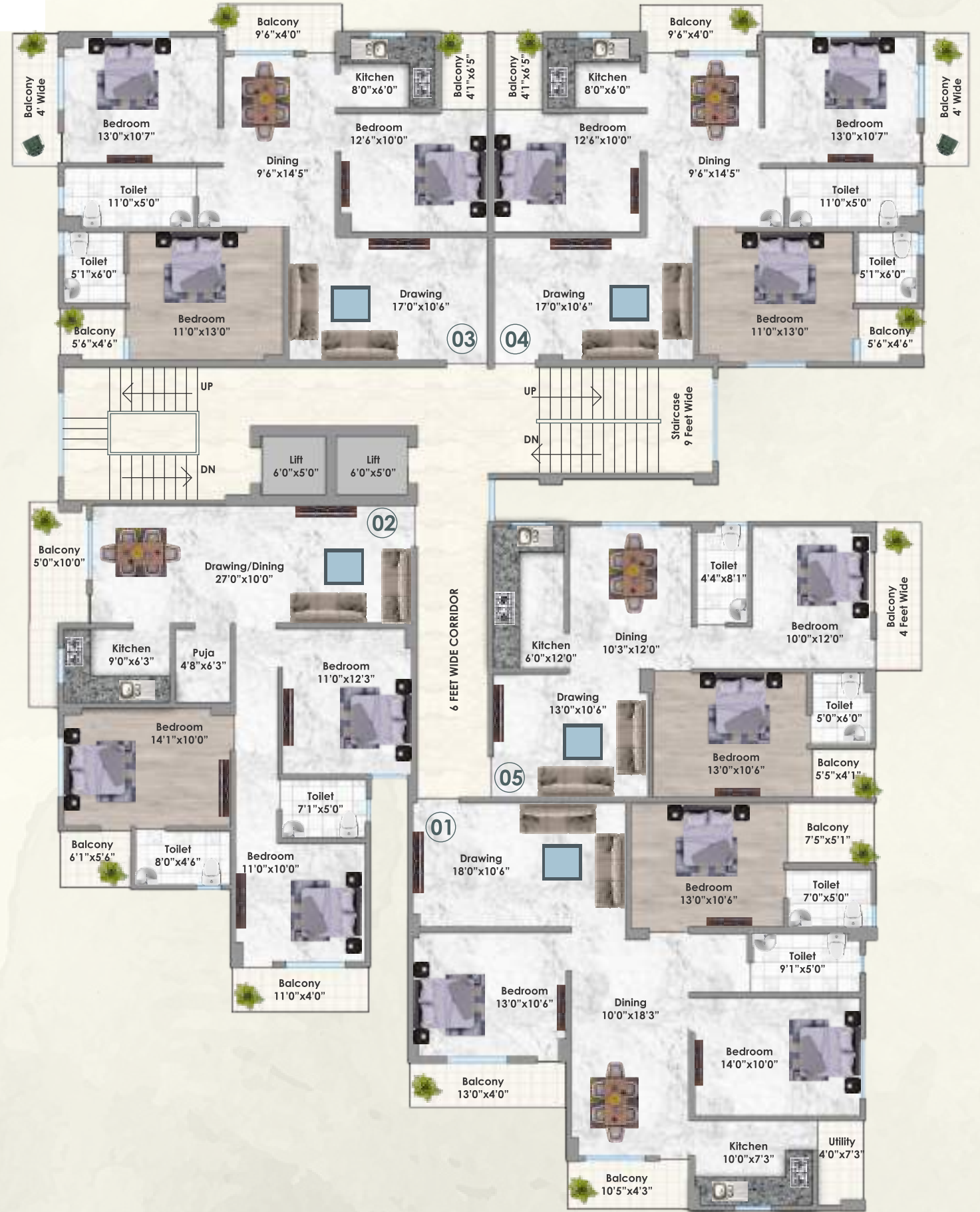
Kitchen



Dining Area



Bedroom



AREA CALCULATION

Flat No.	Type	Carpet Area	Balcony Area	B/U Area	Super B/U Area
01	3 BHK	1009.00 Sqft.	164.00 Sqft.	1230.00 Sqft.	1600.00 Sqft.
02	3 BHK	922.00 Sqft.	146.00 Sqft.	1126.00 Sqft.	1464.00 Sqft.
03	3 BHK	909.00 Sqft.	136.00 Sqft.	1100.00 Sqft.	1430.00 Sqft.
04	3 BHK	909.00 Sqft.	136.00 Sqft.	1100.00 Sqft.	1430.00 Sqft.
05	2 BHK	706.00 Sqft.	73.00 Sqft.	818.00 Sqft.	1063.00 Sqft.



Block A
4th to 7th Floor
Floor Plan

Flat No

01

Super B/U Area : 1600.00 Sqft.

3 | 1 | 1 | 2 | 4



Flat No

03 | 04

Super B/U Area : 1430.00 Sqft.

3 | 1 | 1 | 2 | 4



BLOCK A

Flat No

02

Super B/U Area : 1464.00 Sqft.

3 | 1 | 1 | 2 | 3



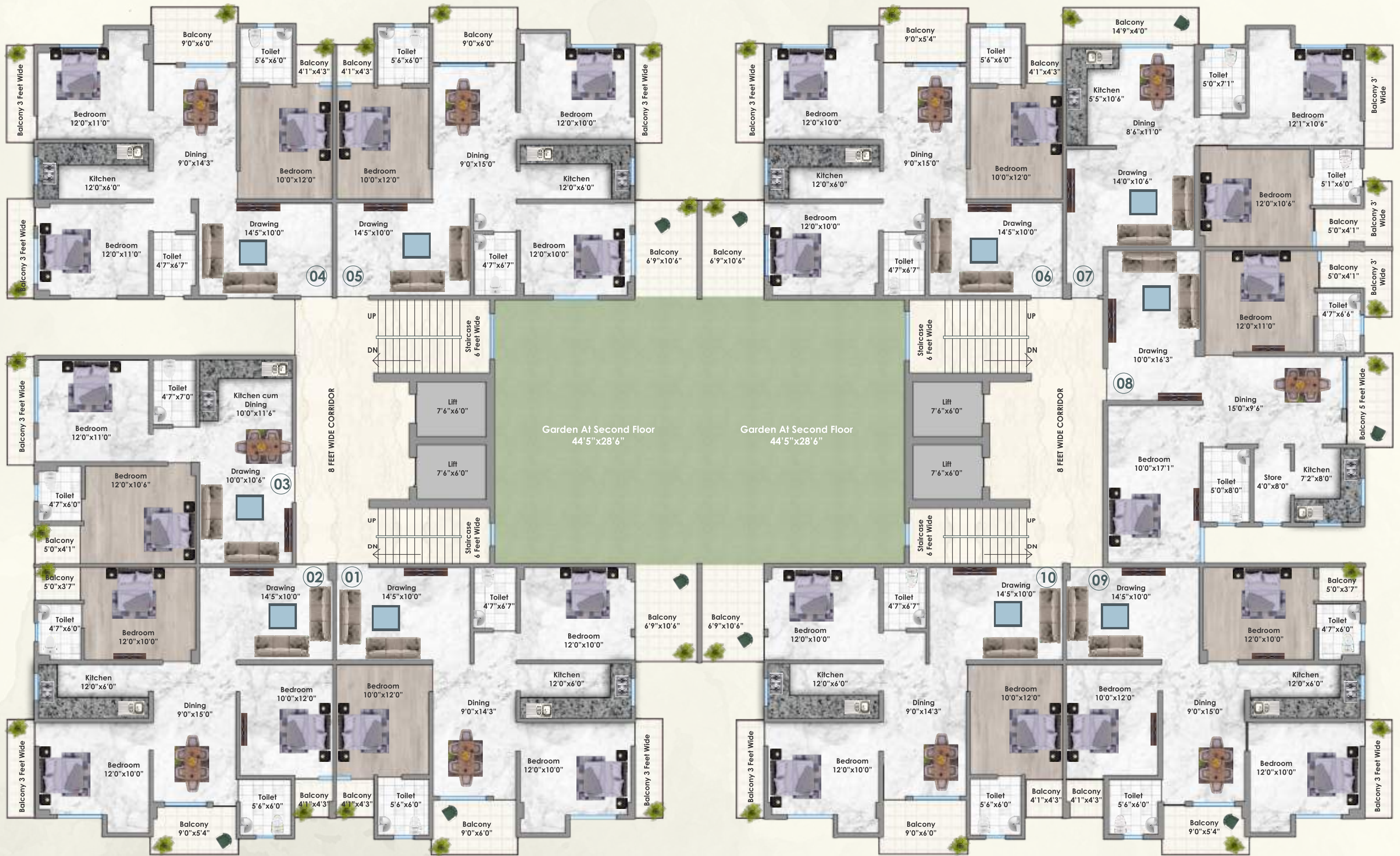
Flat No

05

Super B/U Area : 1063.00 Sqft.

2 | 1 | 1 | 2 | 2





Block B
2nd to 10th
Floor



Flat No.	Type	Carpet Area	Balcony Area	B/U Area	Super B/U Area
01	3 BHK	833.00 Sqft.	180.00 Sqft.	1063.00 Sqft.	1381.00 Sqft.
02	3 BHK	820.00 Sqft.	117.00 Sqft.	982.00 Sqft.	1276.00 Sqft.
03	2 BHK	580.00 Sqft.	56.00 Sqft.	676.00 Sqft.	878.00 Sqft.
04	3 BHK	833.00 Sqft.	136.00 Sqft.	1018.00 Sqft.	1323.00 Sqft.
05	3 BHK	833.00 Sqft.	180.00 Sqft.	1063.00 Sqft.	1381.00 Sqft.

Flat No.	Type	Carpet Area	Balcony Area	B/U Area	Super B/U Area
06	3 BHK	833.00 Sqft.	180.00 Sqft.	1063.00 Sqft.	1381.00 Sqft.
07	2 BHK	668.00 Sqft.	137.00 Sqft.	864.00 Sqft.	1123.00 Sqft.
08	2 BHK	805.00 Sqft.	92.00 Sqft.	945.00 Sqft.	1228.00 Sqft.
09	3 BHK	820.00 Sqft.	117.00 Sqft.	982.00 Sqft.	1276.00 Sqft.
10	3 BHK	833.00 Sqft.	180.00 Sqft.	1063.00 Sqft.	1381.00 Sqft.



Block B
2nd to 10th
Floor

Flat No

01 | 05 | 06 | 10

Super B/U Area : 1381.00 Sqft.

3 | 1 | 1 | 2 | 4



Flat No

02 | 09

Super B/U Area : 1276.00 Sqft.

3 | 1 | 1 | 2 | 4



Flat No

03

Super B/U Area : 878.00 Sqft.

2 | 1 | 1 | 2 | 2



BLOCK B

Flat No

04

Super B/U Area : 1323.00 Sqft.

3 | 1 | 1 | 2 | 4



Flat No

07

Super B/U Area : 1123.00 Sqft.

2 | 1 | 1 | 2 | 3



Flat No

08

Super B/U Area : 1228.00 Sqft.

2 | 1 | 1 | 2 | 2





Swimming Pool



Badminton Court



Community Hall
 (Commercial Area)



Amenities



Temple

Specification

LIVING / DINING LOBBY / PASSAGE

Floor : 2'x2' Vitrified Tile
 Wall : White Putty
 Ceiling : White Putty

BEDROOMS

Floor : 2'x2' Vitrified Tile
 Wall : White Putty
 Ceiling : White Putty

KITCHEN

Floor : Ceramic Tile
 Wall : Ceramic Tile up to 2' above counter
 Counter : Granite
 Ceiling : White Putty
 Fixture : CP Fitting

STAIRCASE

Floor : Granite or Marble
 Wall : Wall Putty

ELECTRICAL

Fixture & Fitting : Modular Switches, Ceiling Light Fitting in Toilet, Passages and Balcony only

Power Backup : DG Power backup-Flats & Common areas.

TOILET

Floor : Ceramic Tile
 Wall : Combination of one or more Vitrified Tile/Paint
 Ceiling : White Putty
 Door :
 Internal : Door Frame white flush door
 External : Flush Door

WINDOW

: Aluminum Sliding Glazed window two track
 : Aluminum Frame Ventilator

BALCONY AREA

Floor : Ceramic Tile
 Ceiling : White Putty
 Walls : White Putty
 Railing : S.S. Railing

BATHROOM FITTING

Sanitary Ware : Sanitary Ware Parry ware / Neycer / Cera / Hindware or Equivalent Brand

CP FITTING : Parryware or Hindware

PLUMBING : CPVC & UPVC Piping for water Supply

SECURITY SYSTEM : Gated Community, CCTV for Parking

LIFT : 4 Lift of Standard Quality

FIRE FIGHTING : As Per NBC

INTERCOM : All Flats

The Amenities

- PARKING
- ANCHOR SHOPS
- FLEXIBLE SHOPS
- FIRE COMPLAINT
- CCTV IN COMMON AREA
- SWIMMING POOL
- PLAY AREA
- BROAD PASSAGE
- ELEVATOR
- 24/7 POWER BACKUP
- TOILET IN COMMERCIAL AREA FOR HE/SHE
- PARK

Payment Plan

- At the time of **Booking 10%**
- At the time of **Plinth 10%**
- At the time of **Casting 1st Slab 10%**
- At the time of **Casting 3rd Slab 10%**
- At the time of **Casting 5th Slab 10%**
- At the time of **Casting 7th Slab 10%**
- At the time of **Casting 9th Slab 10%**
- At the time of **Casting 11th Slab 10%**
- On completion of **Brick Work 10%**
- On completion of **Internal and external Plaster 05%**
- At the time of **Possession 05%**

Note: GST extra as applicable