



ABS BUILDCON
BUILDERS AND DEVELOPERS



ABS BUILDCON PVT. LTD

-: Project Address :-

Add : Aliganj, Road No. 16 & 21, Katari Hill Main Road, Gaya - 823001 (Bihar)

Contact No. 9801670367, 9155372484

Email : absbuildconpvtltd@gmail.com | Website : www.absbuildcon.in

BLOCK-A



BLOCK-A (PARKING)



UNIT-1, TYPE - 3BHK

Super Built-up Area - 1440 Sq. Ft.

Built-up Area 1205 Sq. Ft.

3 Bed Room

1 Living Room

1 Dining Room

1 Kitchen

3 Balconies

2 Toilets

UNIT-2, TYPE - 3BHK

Super Built-up Area - 1440 Sq. Ft.

Built-up Area 1205 Sq. Ft.

3 Bed Room

1 Living Room

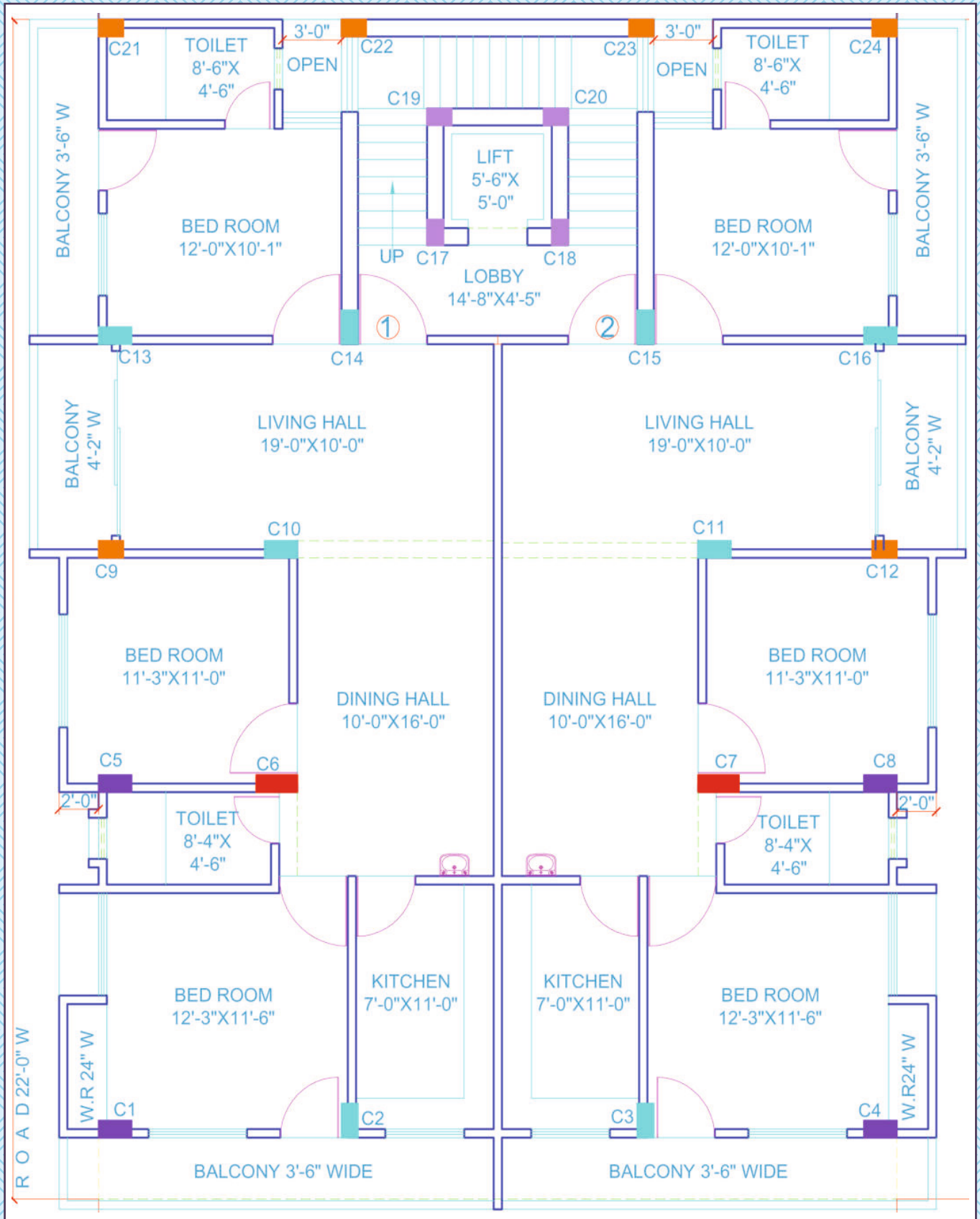
1 Dining Room

1 Kitchen

3 Balconies

2 Toilets

BLOCK-A (LAYOUT)



BLOCK-B



BLOCK-C



UNIT-1, TYPE - 3BHK

Built-Up Area 1185 Sq. Ft.

Super Built-Up Area 1422 Sq. Ft.

- 3 Bed Room
- 1 Living Room
- 1 Dining Room
- 1 Kitchen
- 3 Balconies
- 2 Toilets

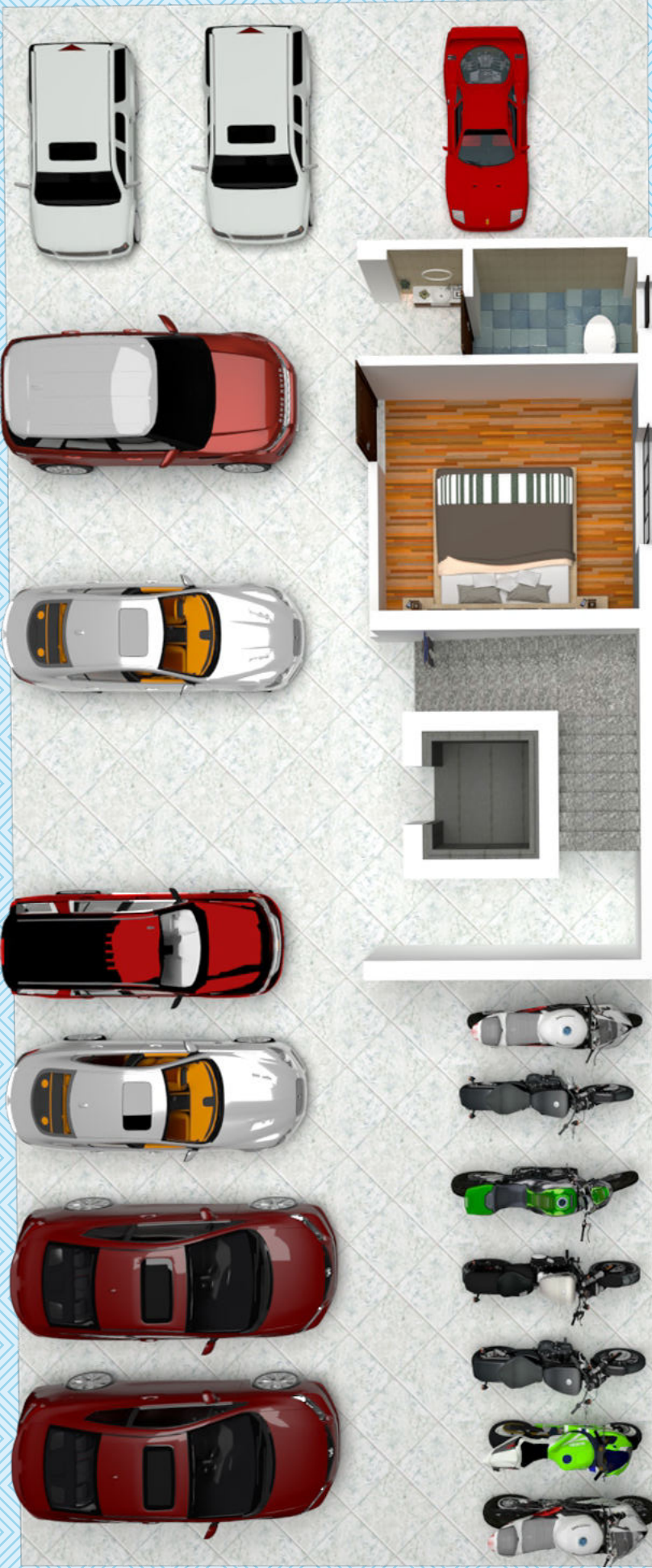
UNIT-2, TYPE - 3BHK

Built-Up Area 1182 Sq. Ft.

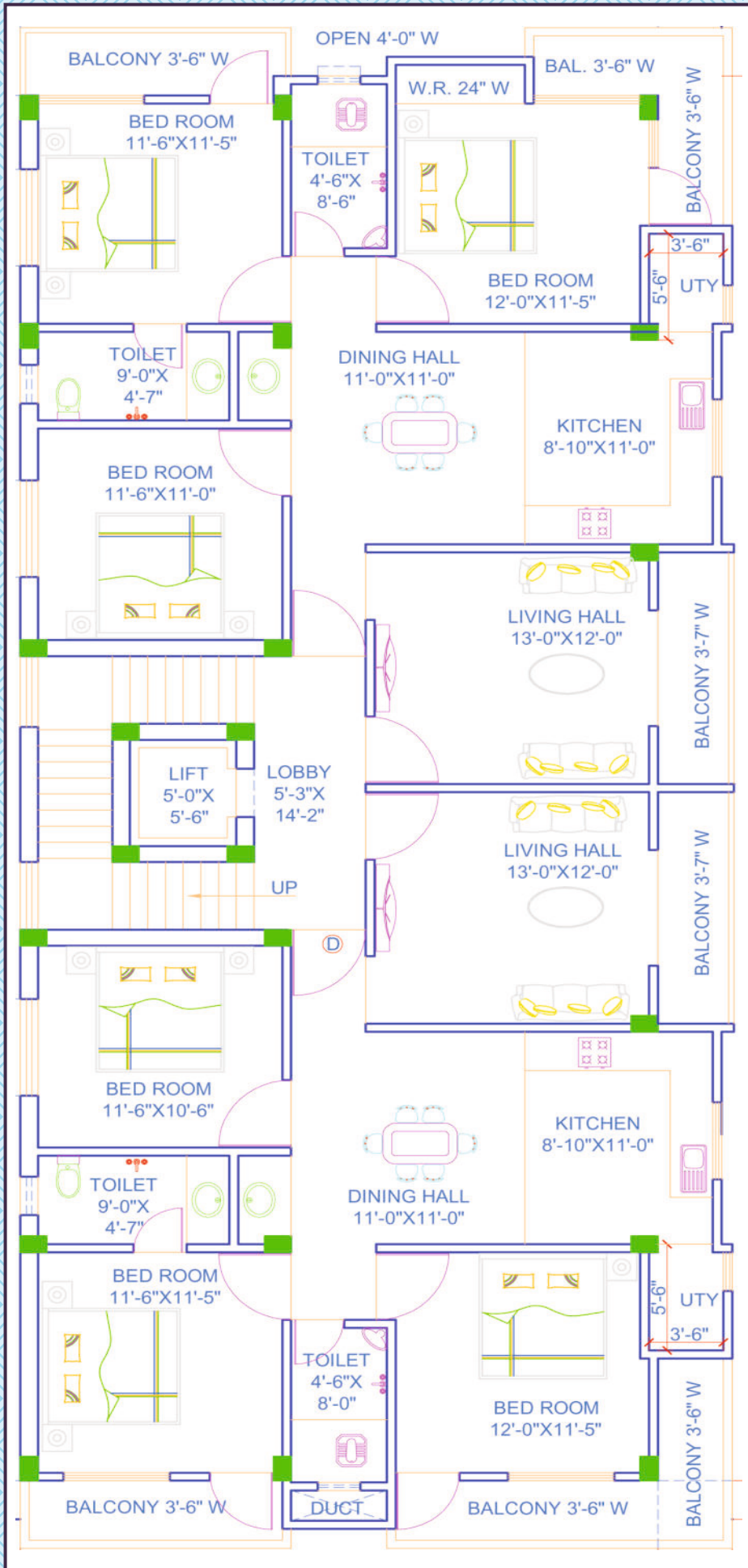
Super Built-Up Area 1420 Sq. Ft.

- 3 Bed Room
- 1 Living Room
- 1 Dining Room
- 1 Kitchen
- 3 Balconies
- 2 Toilets

















BLOCK-B & C (PARKING AREA)



BLOCK-B & C (LAYOUT)

Specification

 STRUCTURE	— RCC Superstructure
 INTERNAL WALLS	— Cement plastering overlaid with smooth, impervious Plaster of Paris Wall Putty and Primers.
 BALCONY	— Modern Toughened Glass railing up to 3 feet height. provision for balcony. (As per the design approved by the developer) anti-skit ceramic floor tiles.
 EXTERIOR	— Wall Putty, Primer & Latest Weather-proof emulsion pain
 DOORS	— Sakhua Wooden frame with Paneling & Both Side Mica Finish 32mm thick flush door of best quality & Modern Handle Lock Main Door Digital Lock.
 WINDOWS	— Sliding UPVC windows with Mosquito Net & MS Painted Grill.
 FLOORING	— Vitrified tile 600 mm 1200 mm (2×4) flooring in all bedrooms. living & dining room.
 KITCHEN	— Vitrified floor tiles 600 mm 1200 mm (2×4) granite counter with steel sink. Ceramic tiles up to 2 feet from the Granite top.
 ELECTRICAL	— Superior quality concealed wiring with modular switches and miniature circuit-breaker AC point in all Bedroom and one AC point in Living Room TV point Living Hall & all Bed Rooms.
 TOILETS	— Granite Door frame, Flush Door Both Side with Mica Laminate & Modern Lock. Ceramic Floor & Wall Tiles 600mm 1200 (2×4) Ceramic tiles up to door height CP fitting and Sanitary of Jaguar.
 SECURITY & OTHER FEATURES	— Intercom, CCTV Surveillance system on the boundary of the complex
 LIFT (ELEVATORS)	— Best Quality of Lift.

Schedule of The Payment

• At the Time of Booking -----	15%
• At the Time of Foundation -----	10%
• At the Time of First Slab -----	10%
• At the Time of Second Slab -----	10%
• At the Time of Third Slab -----	10%
• At the Time of Fourth Slab -----	10%
• At the Time of Fifth Slab -----	10%
• At the Time of Bricks & Plaster -----	10%
• At the Time of Finishing Tiles & Painting -----	10%
• Before Execution on deed At the Time of Registry -----	05%








Not to scale

Location Map



Convenience meets leisure with our centrally located enclave experience the Convenience of proximity to essential amenities renowned educational institutions shopping destinations and entertainment hubs all just moments away.







PRIME BUSINESS & COMMERCIAL HUBS.

- Gaya Railway Junction  1.5 Km.
- Gaya Airport  6 Km.
- Gandhi Maidan  1 Km.
- Bodhgaya Temple  12 Km.
- Govt. Bus Stand  1 Km.



POPULAR MALLS & ENTERTAINMENT

- APR Mall  1 Km.
- Zudio Mall  1 Km.
- Reliance Fashion Bazar  1.5 Km.
- Ghany Market  2 Km.

EDUCATIONAL & INSTITUTIONS.

- Nazareth School  800 Mtr.
- Creane Memorial School  600 Mtr.
- DAV Cantt Area  08 Km.
- Mirza Ghalib College  700 Mtr.
- Gaya College Gaya  1 Km
- Anugrah Narayan College  300 Mtr.

LEADING HOSPITALS

- Magadh Medical  3.5 Km.
- Pilgrim Hospital  3 Km.
- AIIMS Bodhgaya  6 Km.
- Railway Hospital  1.5 Km.



📍 Aliganj Road No.16 & 21, Katari Hill Main Road, Gaya - 823001

📞 9801670367, 9155372484