



CRESCENT

Experience The Excellence

READY TO MOVE



ARTIST'S IMPRESSION

CRESCENT - A JOINT VENTURE PROJECT BY NUTAN CONSTRUCTION & SHALIMAR GROUP

CRESCENT

Experience The Excellence



ACTUAL PHOTO

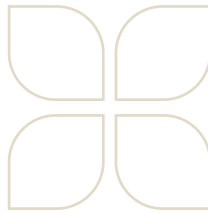




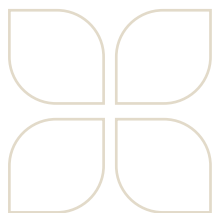
BEAUTIFUL OUTSIDE.... AND WITHIN...



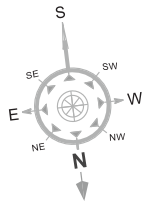
Experience the true visage of contemporary realty with Crescent, a striking emblem of modern living and revelry. Situated in the fastest growing hub of Patna, it adds another feather to the cap of Nutan Construction as yet another architectural marvel. With its high end design, unparalleled amenities, well styled features and premier location, it reframes the ideal typology of 'living life at its best'.



Crescent offers a bouquet of spaciouly designed well planned 4, 3 and 2 bhk flats, creating open serene layouts for today's contemporary lifestyle with recreational privileges and facilities like landscaped, garden, sit outs, walking track, children play area, club house, swimming pool etc., which promises something for everyone across all ages.



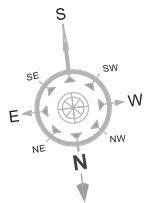
TOWER - B





| Flat No. | Type | Carpet Area (sq.ft) | Balcony (sq.ft) | Area under external wall & column (sq.ft) | Common Area (sq.ft) | Total Area (sq.ft) |
|----------|-------------------|---------------------|-----------------|---|---------------------|--------------------|
| 1. | 3 BHK + 2 Toilets | 1028 | 145 | 65 | 397 | 1635 |
| 2. | 3 BHK + 2 Toilets | 1029 | 150 | 65 | 398 | 1642 |
| 3. | 3 BHK + 2 Toilets | 1029 | 150 | 65 | 398 | 1642 |
| 4. | 3 BHK + 2 Toilets | 1028 | 145 | 65 | 397 | 1635 |
| 5. | 2 BHK + 2 Toilets | 799 | 91 | 72 | 308 | 1270 |
| 6. | 3 BHK + 2 Toilets | 1029 | 150 | 65 | 398 | 1642 |
| 7. | 3 BHK + 2 Toilets | 1029 | 150 | 65 | 398 | 1642 |
| 8. | 3 BHK + 2 Toilets | 1028 | 145 | 65 | 397 | 1635 |

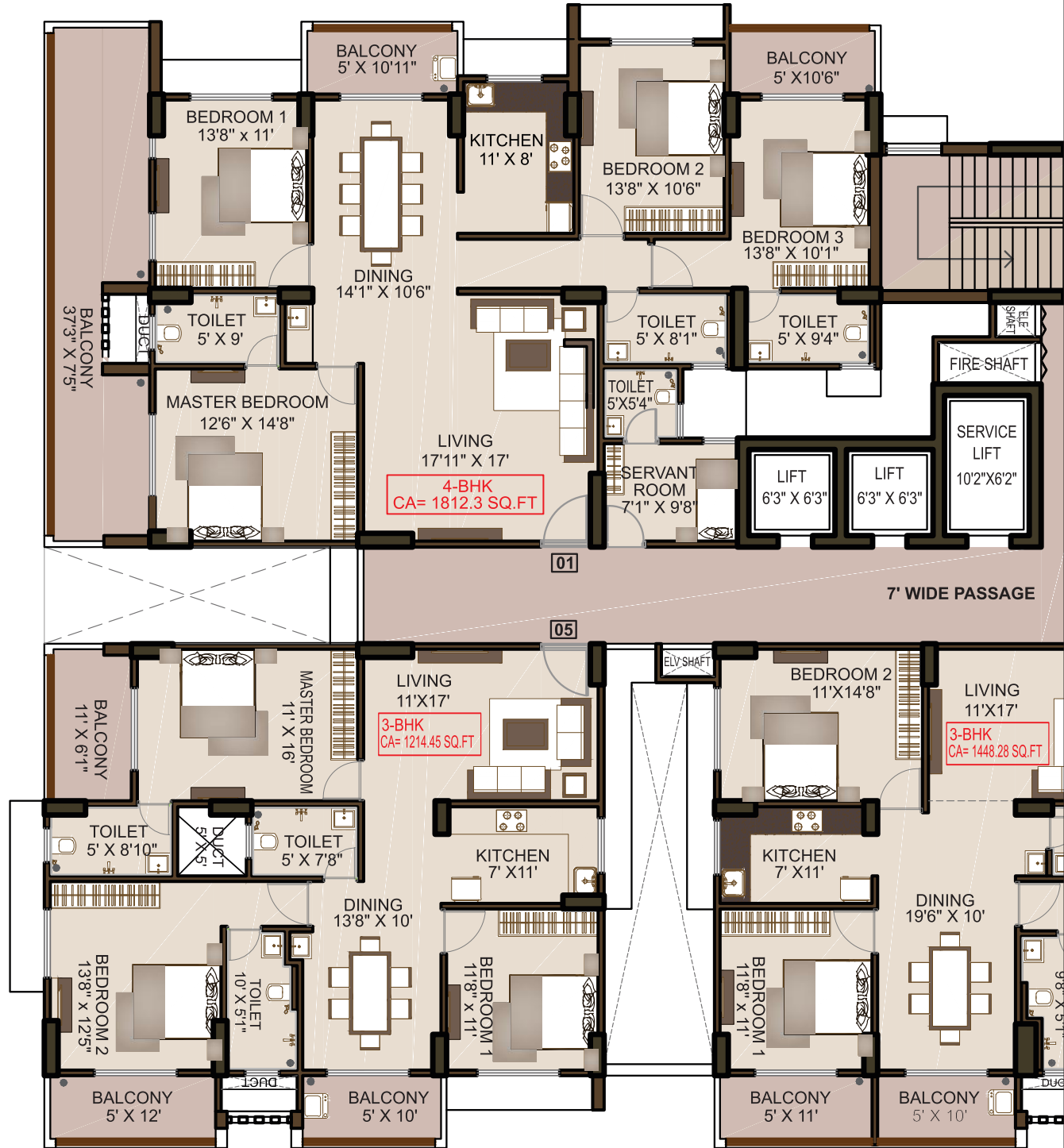
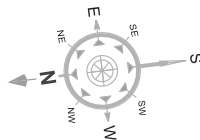
TOWER - C

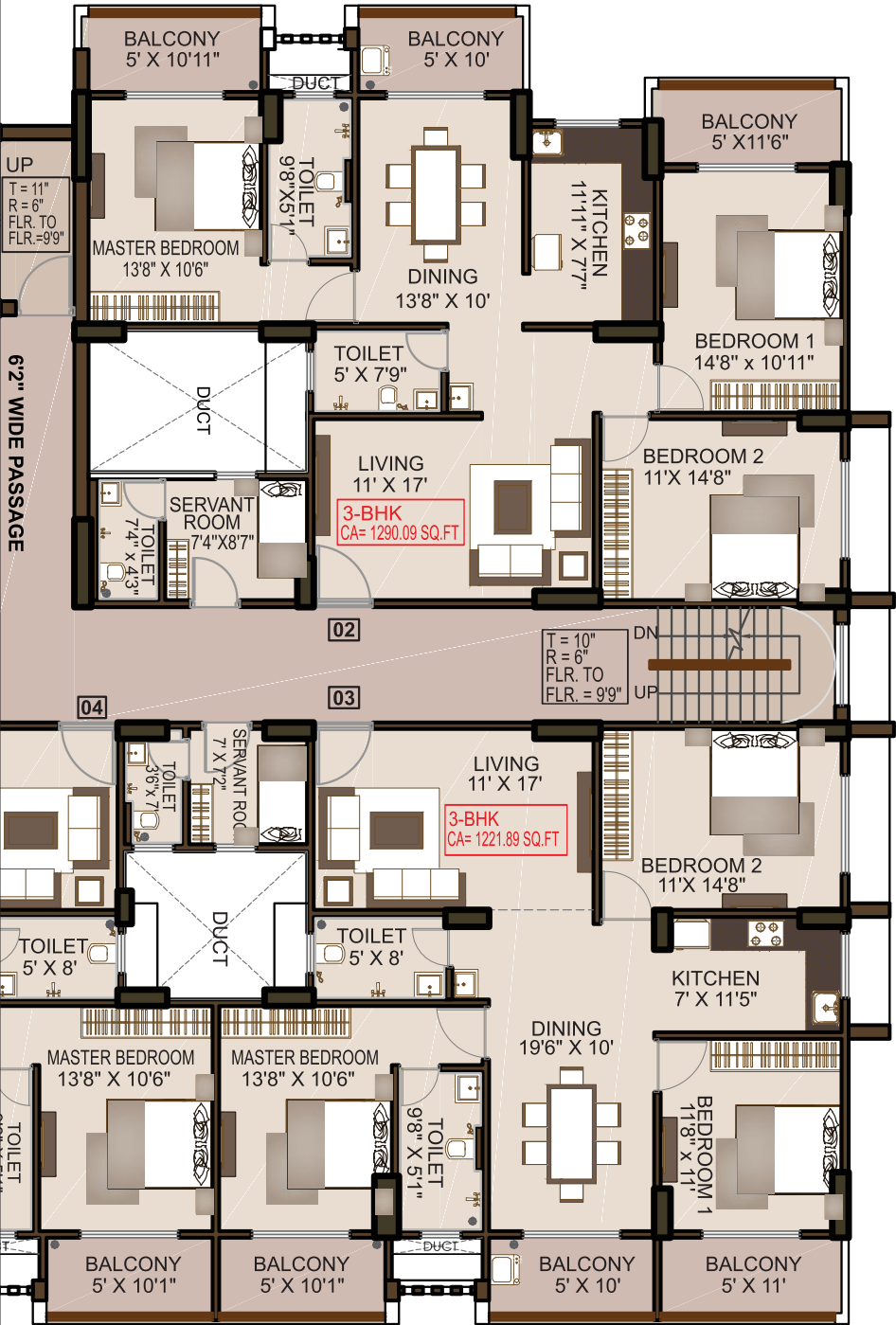




| FLAT NO | TYPE | CARPET AREA (SQ.FT) | BALCONY CA (SQ.FT) | AREA UNDER EXTERNAL WALLS AND COLUMNS (SQ.FT) | BUILT UP AREA (SQ.FT) | SERVICE AREA (32% OF BUA) (SQ.FT) | TOTAL AREA (SQ.FT) |
|---------|-------------------------------------|---------------------|--------------------|---|-----------------------|-----------------------------------|--------------------|
| | | A | B | H | A+B+H=G | 32% OF G=I | G+I=J |
| 1 | 3 BHK + 2 TOILETS | 1023.30 | 144.75 | 132.97 | 1301.02 | 416.32 | 1717.34 |
| 2 | 4 BHK + 4 TOILETS + SERVANT QUARTER | 1514.20 | 210.28 | 199.93 | 1924.41 | 615.81 | 2540.22 |
| 3 | 3 BHK + 2 TOILETS | 1015.00 | 151.63 | 134.27 | 1300.90 | 416.28 | 1717.18 |
| 4 | 3 BHK + 2 TOILETS | 776.33 | 135.97 | 117.21 | 1029.51 | 329.44 | 1358.95 |
| 5 | 3 BHK + 2 TOILETS | 1023.42 | 144.75 | 134.91 | 1303.08 | 416.98 | 1720.06 |
| 6 | 3 BHK + 2 TOILETS | 1021.86 | 144.75 | 134.05 | 1302.56 | 416.81 | 1719.37 |
| 7 | 3 BHK + 2 TOILETS | 1024.00 | 144.75 | 133.77 | 1302.46 | 416.78 | 1719.24 |

TOWER - D



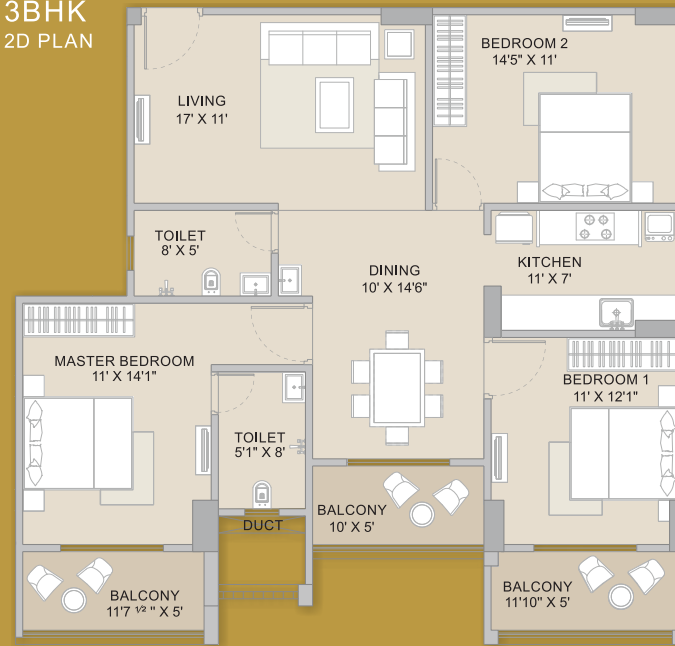


| FLAT NO | DESCRIPTION | CARPET AREA (SQ.FT) | BALCONY CA (SQ.FT) | AREA UNDER EXTERNAL WALL AND COLUMN (SQ.FT) | BUILT UP AREA (SQ.FT) | SERVICE AREA (32% OF BUA) (SQ.FT) | TOTAL AREA (SQ.FT) |
|---------|-------------------------------------|---------------------|--------------------|---|-----------------------|-----------------------------------|--------------------|
| | | A | B | H (G-C) | A+B+H=G | 32% OF G-I | G+H=J |
| 1 | 4 BHK + 3 TOILETS + SERVANT QUARTER | 1478.84 | 333.46 | 215.37 | 2027.67 | 648.85 | 2676.52 |
| 2 | 3 BHK + 2 TOILETS + SERVANT QUARTER | 1143.96 | 146.13 | 179.42 | 1469.51 | 470.24 | 1939.75 |
| 3 | 3 BHK + 2 TOILETS + SERVANT QUARTER | 1079.43 | 142.46 | 145.11 | 1367.00 | 437.44 | 1804.44 |
| 4 | 3 BHK + 2 TOILETS | 1005.82 | 142.46 | 128.63 | 1276.91 | 408.61 | 1685.52 |
| 5 | 3 BHK + 2 TOILETS | 1052.21 | 162.24 | 149.79 | 1364.24 | 436.55 | 1800.79 |

3BHK
3D PLAN



3BHK
2D PLAN



Elegantly planned
two towers of B+G+12 floors
with large central garden



Ample parking space



Vastu compliant



R.C.C. frame structure
with brick filler walls



24 hours fresh water
supply from own
bore well

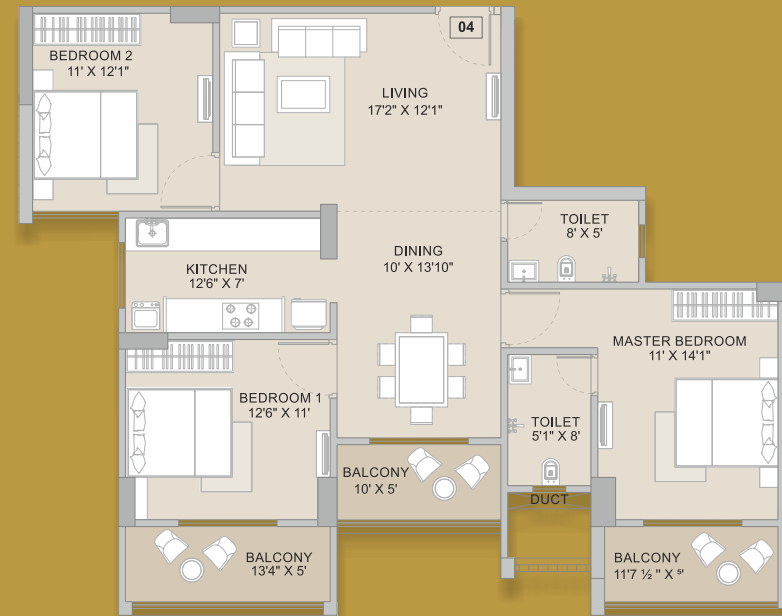


100% generator back up
for common areas and
500w power back up
in each flat

3BHK
3D PLAN



3BHK
2D PLAN



Swimming pool



Lift of reputed make -
Otis/Kone/ThyssenKrupp/
Johnson/equivlent brand



Gym/Community hall



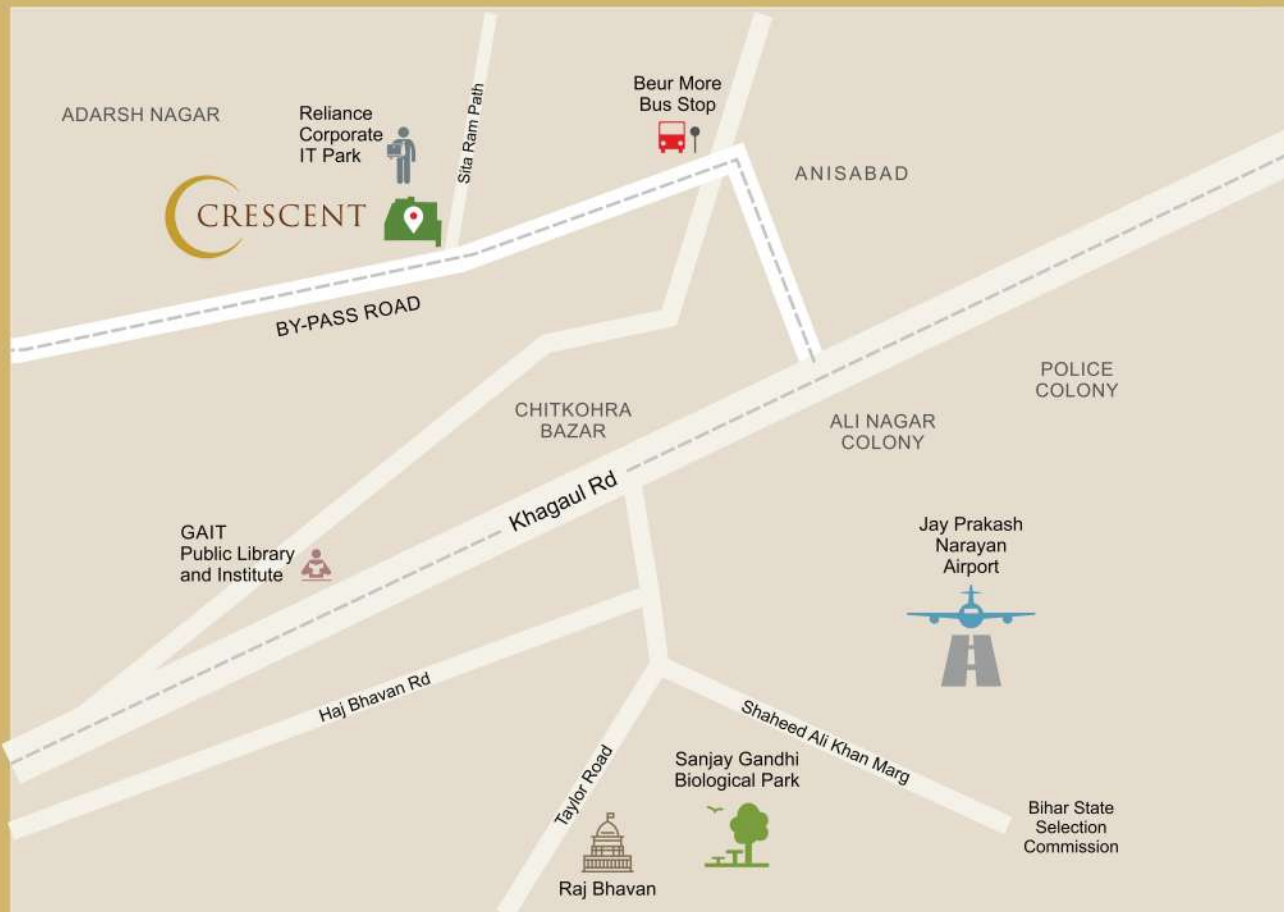
Complete fire fighting
system as per fire
fighting norms



Guard room,
common toilet and bath
on ground floor



24 hours cable intercom
system from gate to all apartments
for top level security with CCTV
coverage in the entire campus



LOCATIONAL ADVANTAGES

Beur More Bus Stop : 1.1 km

Jayprakash Narayan Airport : 5 km

Sanjay Gandhi Biological Park : 4.75 km

Raj Bhavan : 5 km

Site Address: Bhikhachak, By-Pass Road, Anisabad, Patna

Builder & Developer:
Nutan Construction

Marketed by: (Landowner's Share)
Urbaneo Lifespaces Pvt. Ltd.
Shalimar Campus, New Bypass Road
Anisabad, Patna 800002
Mob.: 9262778999, 7979781909

Disclaimer: The Planning as shown in this Brochure may vary / differ due to construction contingencies and site conditions, etc., consequently actual development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to variation as may be required. All dimensions are from unfinished wall surfaces, approximate and subject to construction variances. Interior designing shown in the flat/unit is only for representation purpose.

The picture of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. as well as equipments shown in fitness centre specified therein are only for the purpose of show casing the Residential Flat/Unit and we are not liable / required to provide any furniture, items, electronic goods, amenities, accessories etc. as displayed in the Brochure. The views shown in the Brochure may vary over period of time. All intending purchaser's are bound to inspect all plans and approvals and acquaint with the relevant information in this Project.

