

Creating A Blooming Lifestyle

Gitanjali nikanetan

2 & 3 BHK Luxury Homes

@

OLD GT ROAD, LUKERGANJ



Gitanjali Shreeniketan is a Project of Maabhagwati Developers LLP

A Joint initiative of:

Vinayak group which is a widely recognised and a credible name in the real estate industry since past 25 years. The originator Shri Sanjeev Agarwal is a pioneer and inspiration to many in Prayagraj city. Under his dynamic leadership, the company has grown by leaps and bounds. He has nurtured the company from a construction house to a renowned Infrastructure group in Uttar Pradesh.



Sangam group which is a visionary and fast growing infrastructure group led on the vision of its founder late Shri Rajeev Agarwal. After their excellence in manufacturing of iron and steel sector, the company diversified and continues to excel in the field of real estate under the leadership of Shri Shashank Agarwal.

Together, our vision is to provide best and luxury living space for the people in Prayagraj city.

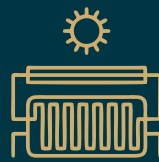
FACILITIES



STRUCTURE AS PER SEISMIC CODE



FIRE FIGHTING SYSTEM AS PER NORMS



HOT WATER SUPPLY THROUGH SOLAR HEATING PLANT IN KITCHEN ONLY



24X7 POWER BACKUP FOR COMMON AMENITIES (LIFT, WATER SUPPLY, COMMON AREA)



RAIN WATER HARVESTING AS PER NORMS



INTERCOM FACILITY BETWEEN FLATS AND GUARDROOM



HIGH SPEED ELEVATORS.



COMMON TOILETS FOR SERVANTS



24X7 SECURITY WITH CCTV CAMERAS AT IMPORTANT LOCATION



AIR CONDITIONED MULTIPURPOSE HALL



PROPER ALLOTTED PARKING SPACE FOR ALL FLATS AT STILT / OPEN / BASEMENT



MODULAR KITCHEN WITH CHIMNEY

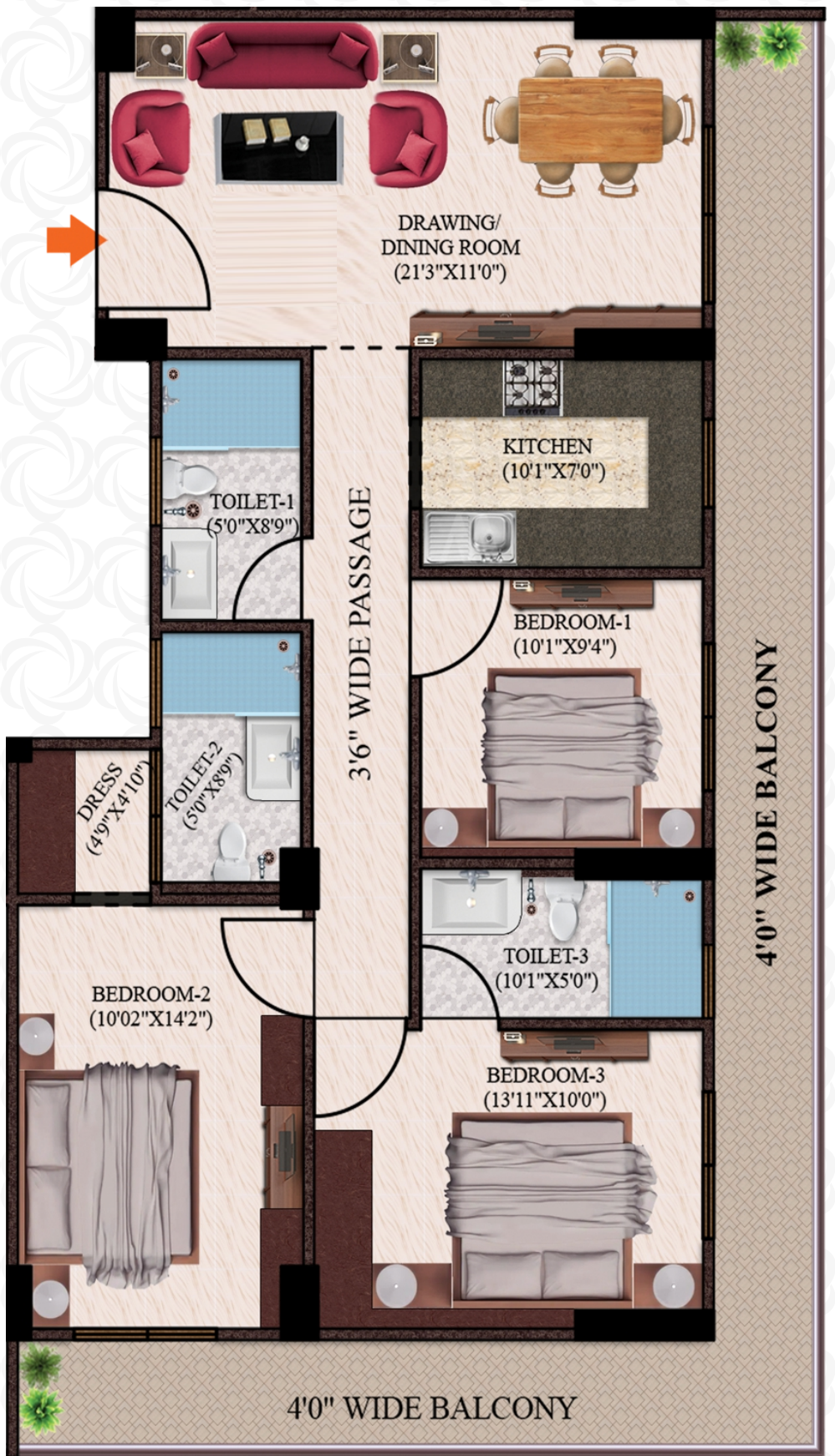
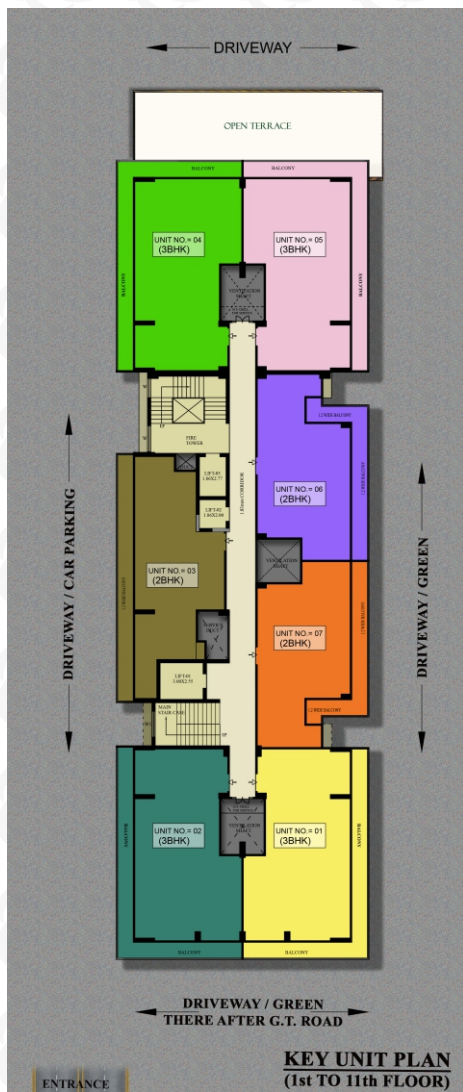
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SITE PLAN

OTHER'S PROPERTY



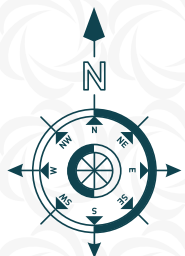
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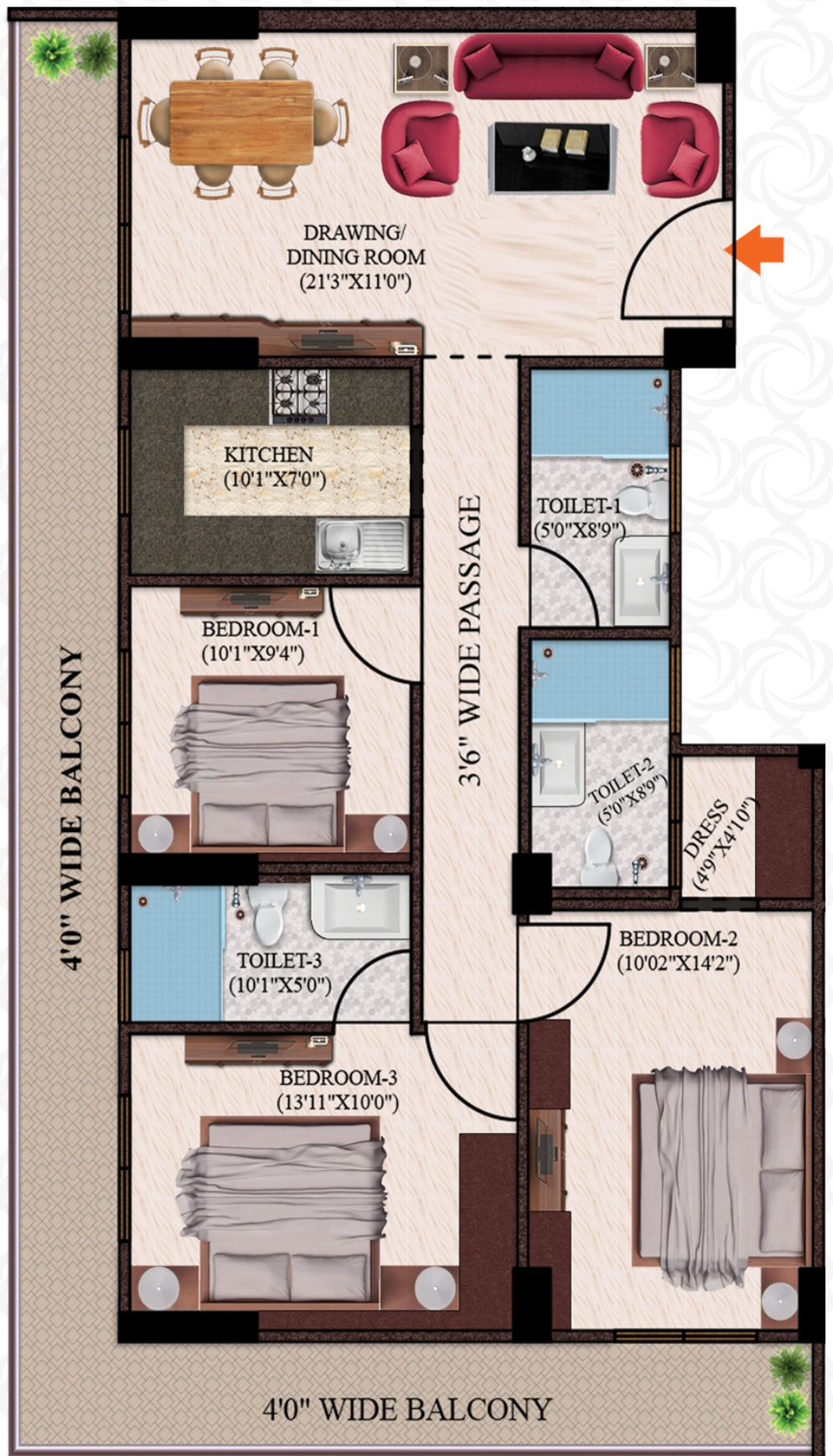
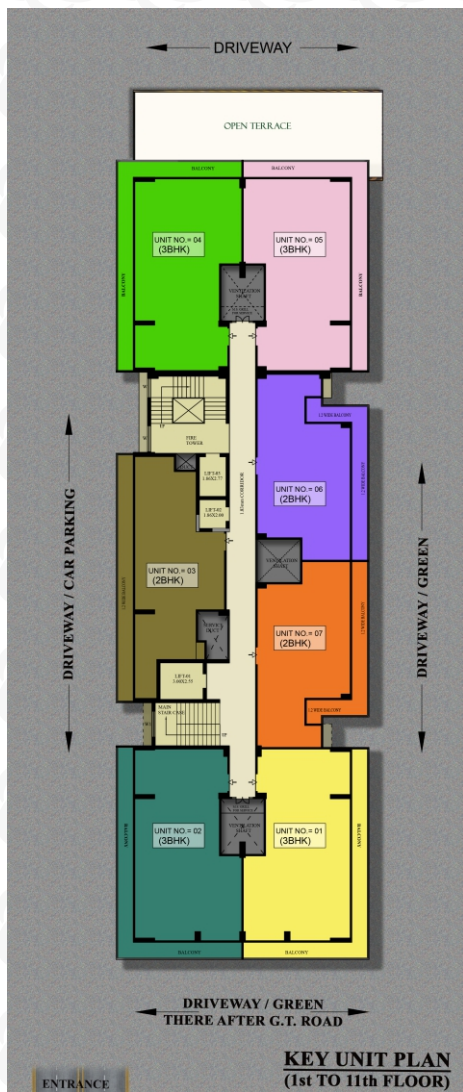
UNIT 01 - 3 BHK
(1ST TO 11TH)

Carpet Area
89.76 Sq.mt / 966.18 Sq.ft

Built-up Area
120.95 Sq.mt / 1301.91 Sq.ft



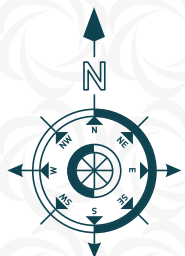
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UNIT 02 - 3 BHK
(1ST TO 11TH)

Carpet Area
89.76 Sq.mt / 966.18 Sq.ft

Built-up Area
121.37 Sq.mt / 1306.43 Sq.ft



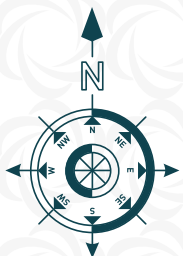
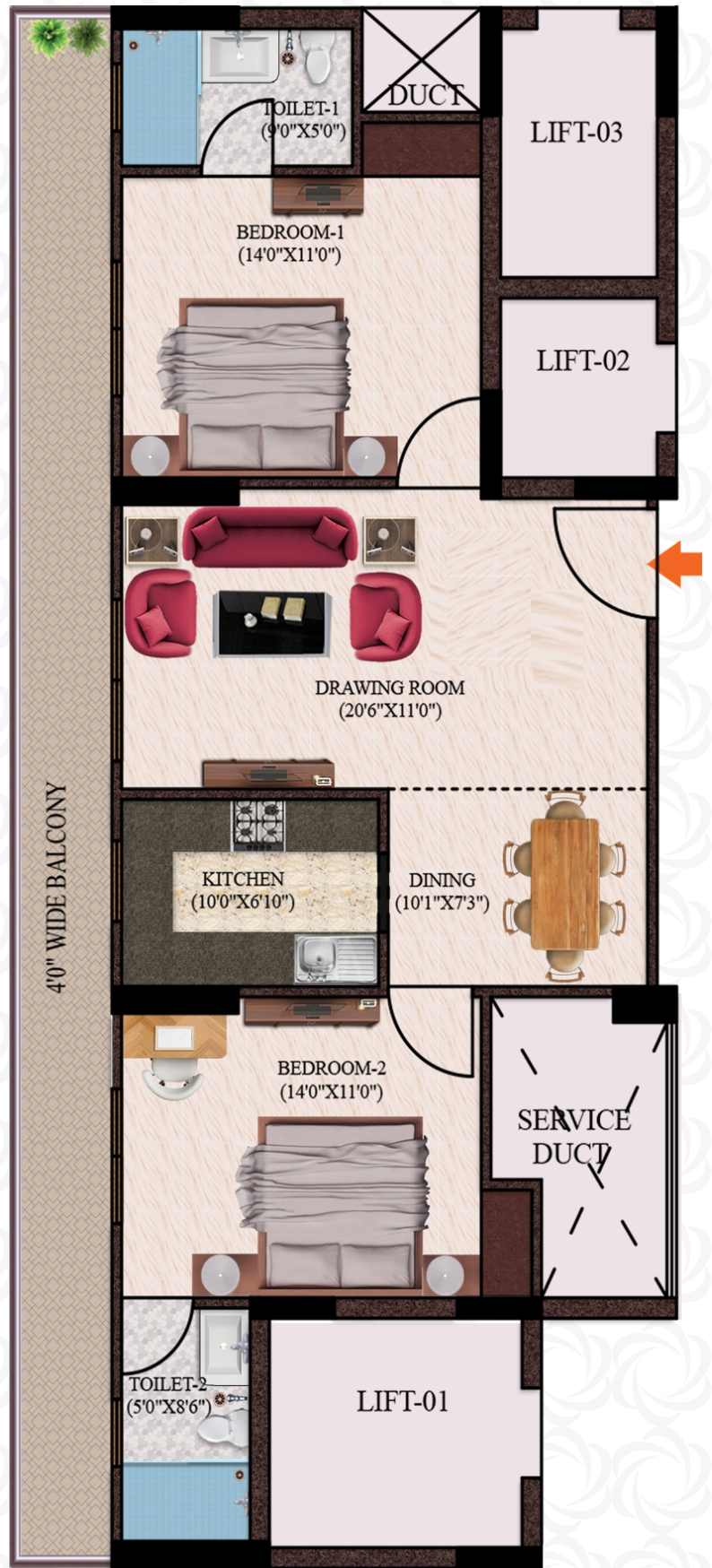
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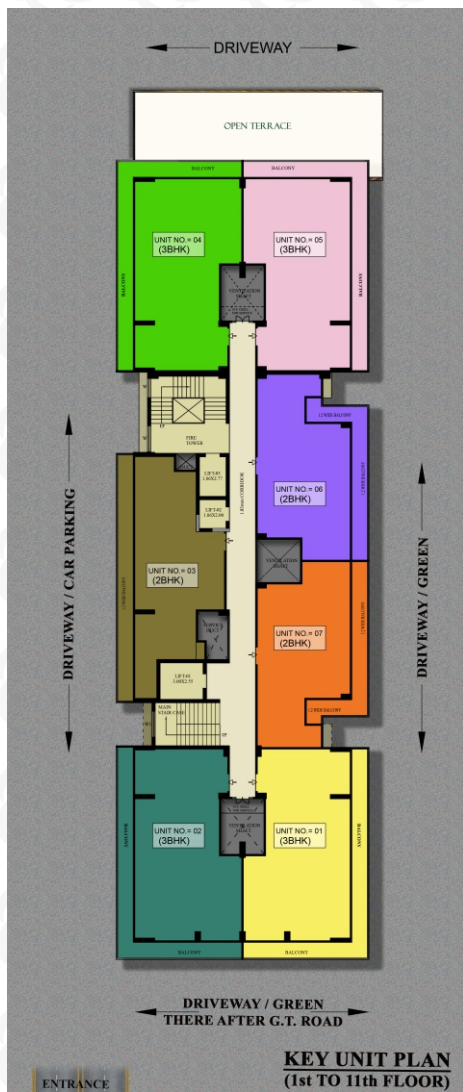
UNIT 03 - 2 BHK
(1ST TO 12TH FLOOR)

Carpet Area
74.45 Sq.mt / 801.38 Sq.ft

Built-up Area
101.30 Sq.mt / 1090.39 Sq.ft



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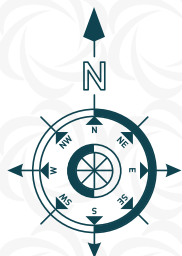
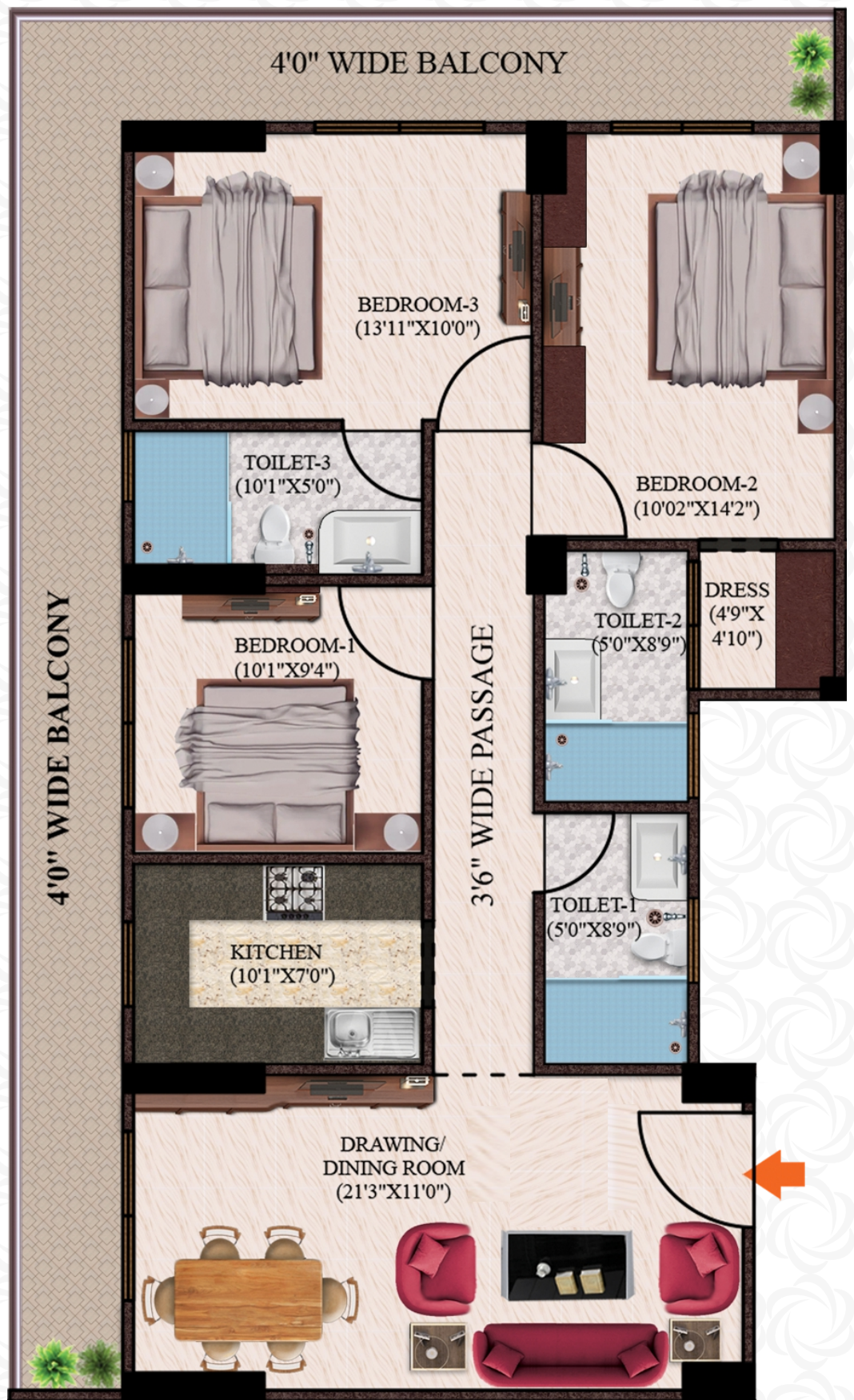
UNIT 04 - 3 BHK
(1ST TO 11TH FLOOR)

Carpet Area

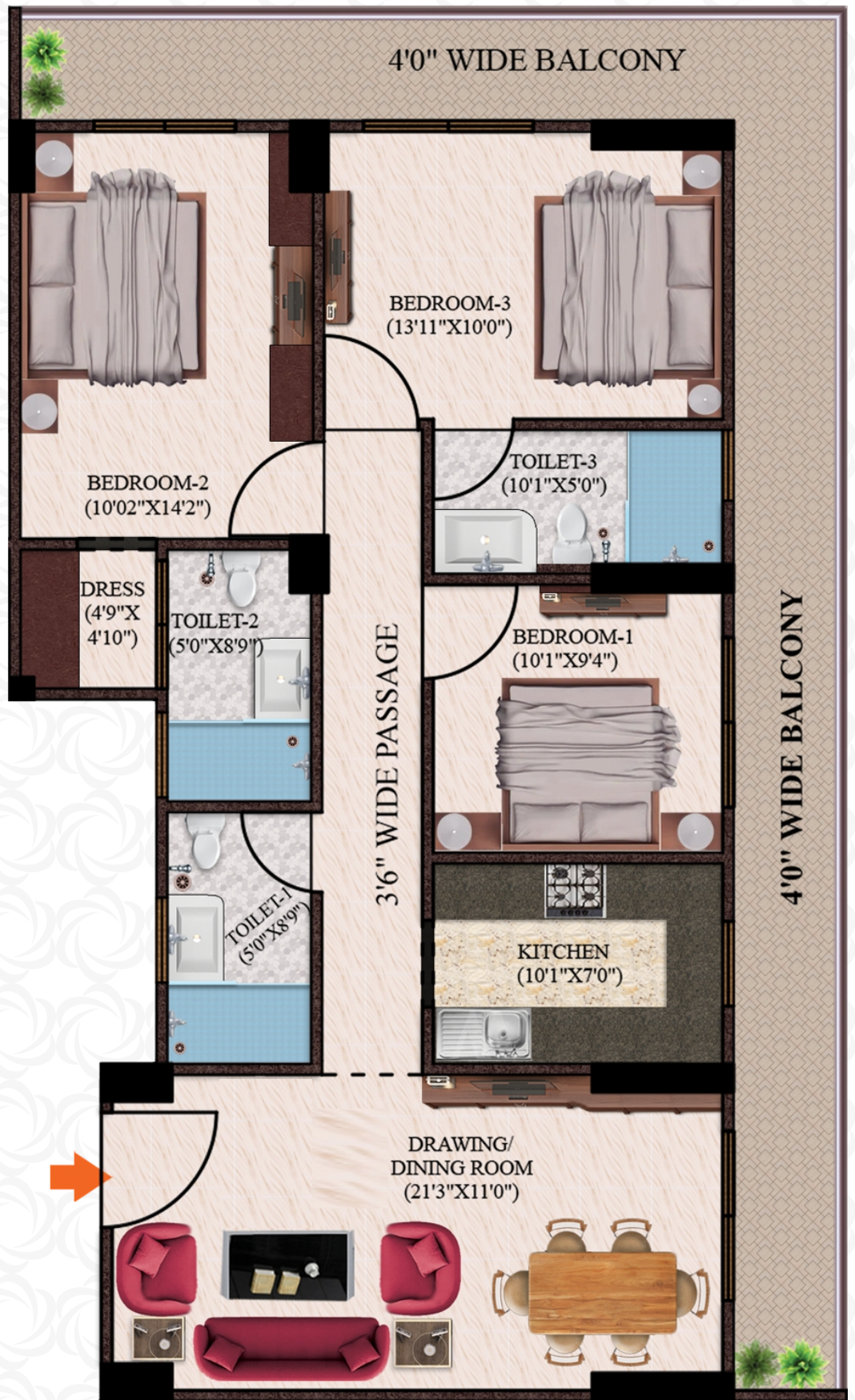
89.76 Sq.mt / 966.18 Sq.ft

Built-up Area

121.22 Sq.mt / 1304.81 Sq.ft



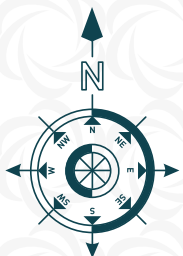
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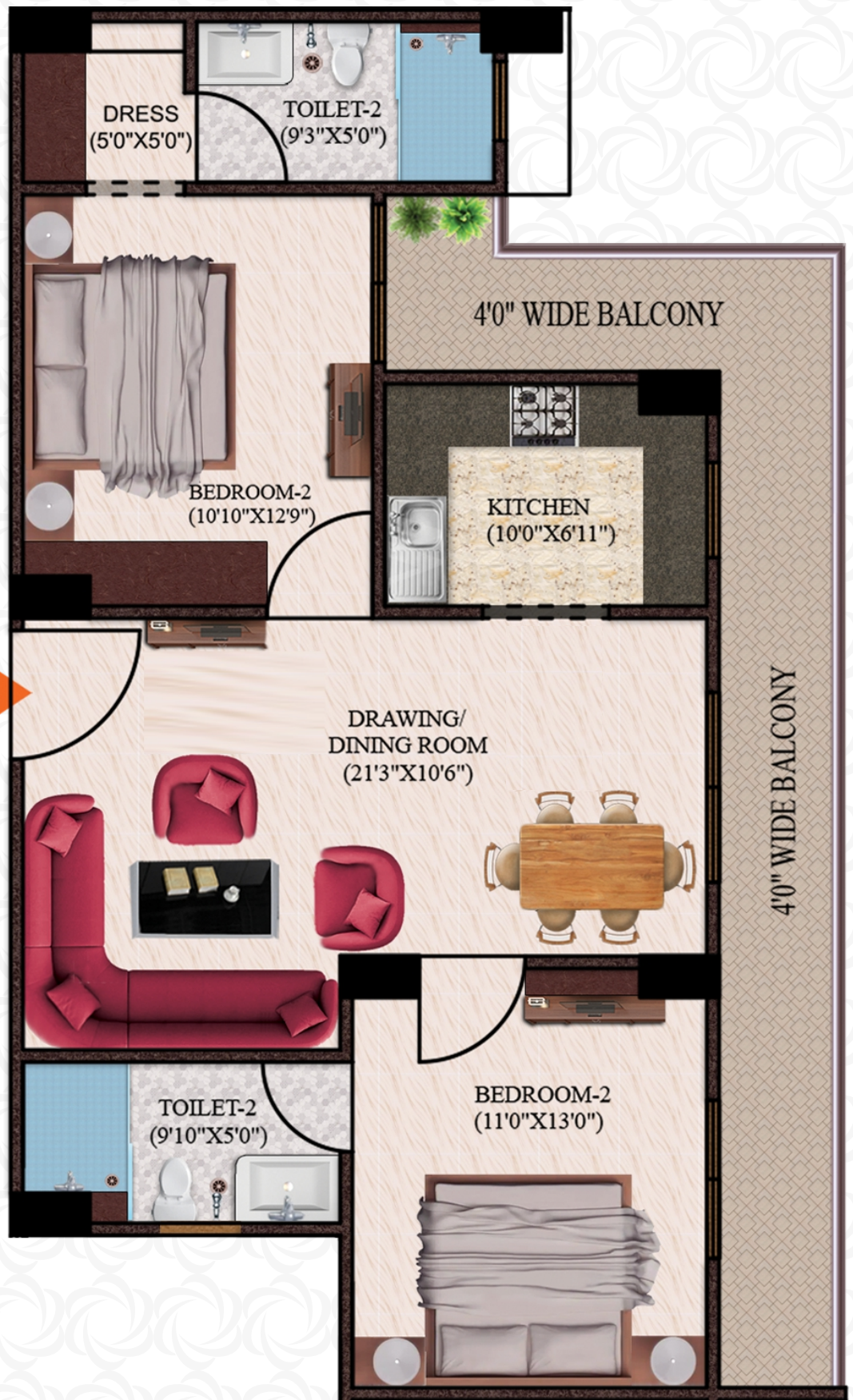
UNIT 05 - 3 BHK
(1ST TO 11TH FLOOR)

Carpet Area
89.76 Sq.mt / 966.18 Sq.ft

Built-up Area
121.22 Sq.mt / 1304.81 Sq.ft



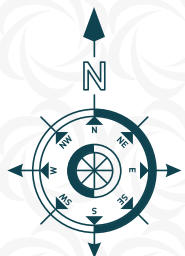
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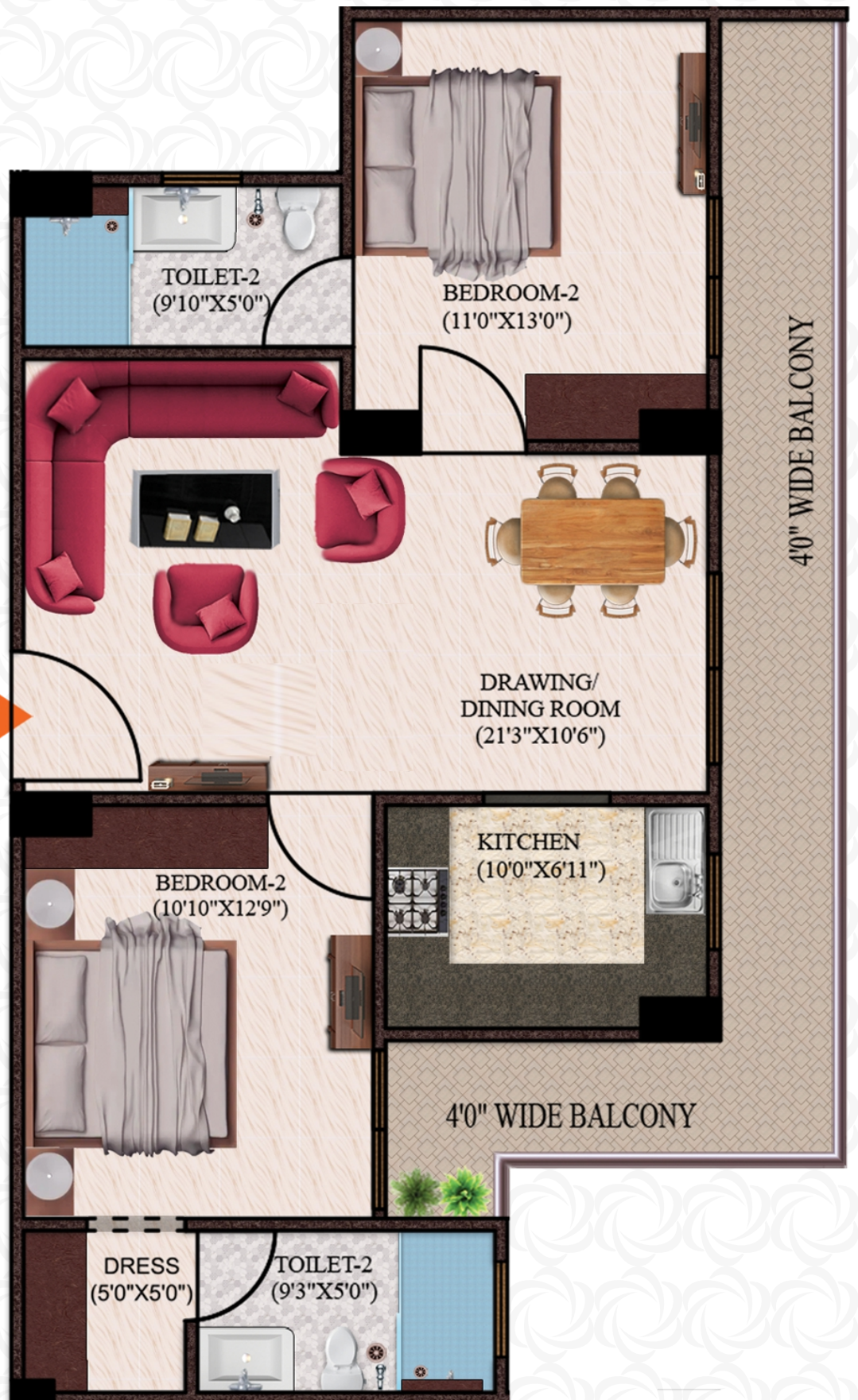
UNIT 06 - 2 BHK
(1ST TO 12TH FLOOR)

Carpet Area
69.74 Sq.mt / 750.68 Sq.ft

Built-up Area
91.89 Sq.mt / 989.10 Sq.ft



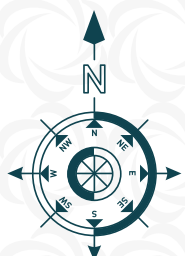
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UNIT 07 - 2 BHK
(1ST TO 12TH FLOOR)

Carpet Area
69.74 Sq.mt / 750.68 Sq.ft

Built-up Area
91.41 Sq.mt / 983.94 Sq.ft



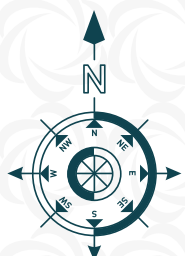
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UNIT 01 - 2 BHK
(12TH TO 13TH FLOOR)

Carpet Area
71.21 Sq.mt / 766.50 Sq.ft

Built-up Area
99.65 Sq.mt / 1072.63 Sq.ft



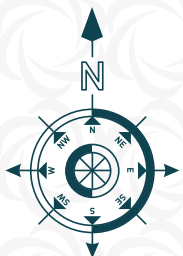
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UNIT 02 - 2 BHK
(12TH TO 13TH FLOOR)

Carpet Area
71.21 Sq.mt / 766.50 Sq.ft

Built-up Area
99.95 Sq.mt / 1075.86 Sq.ft



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UNIT 04 - 2 BHK
(12TH FLOOR)

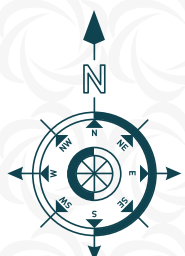
UNIT 03 - 2 BHK
(13TH FLOOR)

Carpet Area

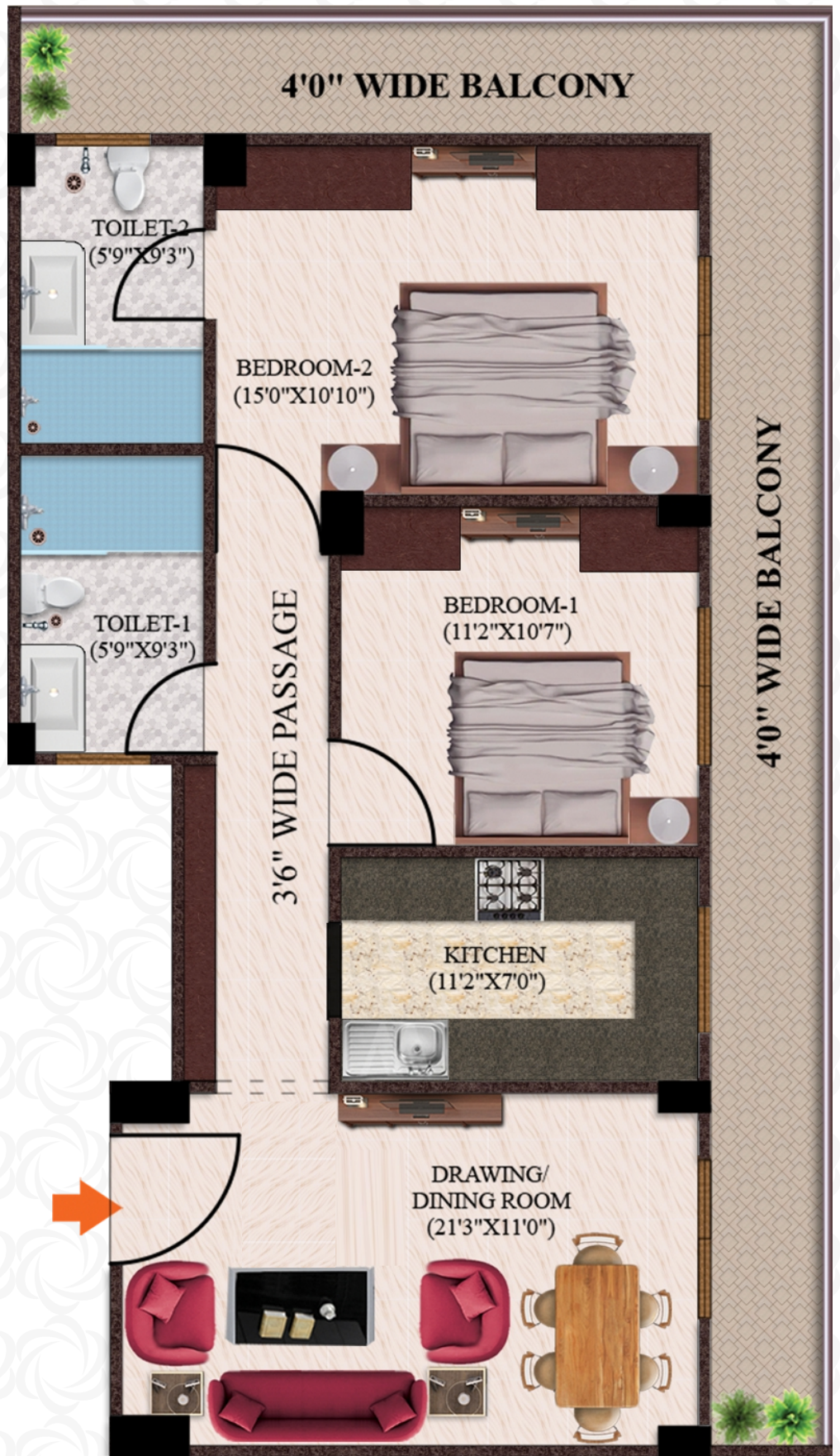
71.21 Sq.mt / 766.50 Sq.ft

Built-up Area

100.32 Sq.mt / 1079.84 Sq.ft



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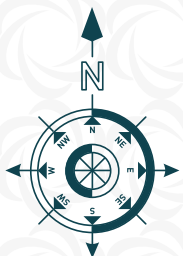


UNIT 05 - 2 BHK
(12TH FLOOR)

UNIT 04 - 2 BHK
(13TH FLOOR)

Carpet Area
71.21 Sq.mt / 766.50 Sq.ft

Built-up Area
99.92 Sq.mt / 1075.54 Sq.ft



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SPECIFICATIONS

BEDROOMS

FLOORING	:	Vitrified Tiles of a reputed brand.
WALL	:	Putty with Acrylic Emulsion Paint.
CEILING	:	POP Punning with Acrylic Emulsion Paint.

BEDROOMS

FLOORING	:	Anti - Skid Ceramic Tiles of a reputed brand.
WALL	:	Ceramic Tiles / Vitrified Tiles of a reputed brand.
CEILING	:	POP Punning with Acrylic Emulsion Paint.
FITTINGS/ SANITARY WARE	:	Single Lever CP Fittings of Jaguar, Grohe or Equivalent brand. Wash Basin, Floor Mounted / Wall Hung WC of Hind Ware / CERA / Parry Ware or Equivalent make.

DRAWING / DINING

FLOORING	:	Vitrified Tiles of a reputed brand.
WALL	:	Putty with Acrylic Emulsion Paint
CEILING	:	POP Punning with Acrylic Emulsion Paint.

KITCHEN

FLOORING	:	Anti - Skid Tiles / Vitrified Tiles of a reputed brand.
WALL	:	Tiles upto 2'0 above Counter and Putty with Acrylic Emulsion Paint.
CEILING	:	POP Punning with Acrylic Emulsion Paint.
COUNTER	:	Granite
FITTINGS/ SANITARY WARE	:	CP Fitting of Jaguar, Grohe or Equivalent brand.
OTHERS	:	Modular Kitchen with Chimney & Stainless Steel Sink (As per Standard Design)

BALCONY

FLOORING	:	Anti - Skid Tiles / Vitrified Tiles of a reputed brand.
WALL	:	Exterior Grade Weather Proof Paint with Putty.
CEILING	:	Exterior Grade Weather Proof Paint with Putty.
RAILING	:	M.S. / Brick Work / Glass (As per Elevation)

DOORS / WINDOWS

Good Quality Frame with Painted or Polished Flush Door / Molded Skin Shutters.
UPVC / Powder Coated Aluminum Window Frames with Clear Toughened Glass in Habitable
Places and Frosted Glass in Toilets

PLUMBING

CPVC / UPVC / Piping for Water Supply at all Points and Vertical Down Takes.

ELECTRICALS

Modular Switches of North-West/Crabtree/MK/Anchor or Equivalent Make with ISI Copper
Wiring and Invertor Wiring

Gitanjali Shreeniketan

2 & 3 BHK Luxury Homes



LOCATION



- Prayagraj Airport within 10 Kms.
- Prayagraj Railway Station within 2 Kms.
- High Court within 2 Kms.
- Khusro Bagh within 1 Kms.
- Civil Lines Bus Stand Within 4-5 Kms.
- Main Civil Lines Market 3-4 Kms.
- Main Chowk Market within 3-4 Kms.

Site Address:

25A/16A & 25B/16, Jhulelal Nagar,
Lukerganj, Prayagraj

Office Address:

19/13, Elgin Road, (Opposite Heartline Hospital),
Civil Lines, Prayagraj

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