



Krishna VALLEY

अपना घर सच में अपना होता है।



Introducing a collaboration between Uturn Valley Infracon Pvt. Ltd., Uturn Valley Builders and Developers & R. R. Associates and Developers: a dynamic project poised to revolutionize the market. This partnership blends Uturn valley's innovative vision with R. R. Associates unparalleled marketing expertise, promising an unparalleled venture that will redefine industry standards. Get ready for a journey of innovation and success like never before.

Booking Plan

Plot Size	Rate One Time Payers	Total Amount	EMI Payers Rate	Total Amount	25% Booking Amount	Rest of Amount	18/ Months EMI	36/ Months EMI
900 sft	900x1000	9,000,00/-	900x1100	9,90,000/-	2,47,500/-	7,42,500/-	41,250/-	20,625/-
1350 sft	1350x1000	13,50,000/-	1350x1100	14,85,000/-	3,31,250/-	11,03,750/-	61,875/-	30,938/-
1800 sft	1800x1000	18,000,00/-	1800x1100	19,80,000/-	4,95,000/-	14,85,000/-	82,500/-	41,250/-
2700 sft	2700x1000	27,000,00/-	2700x1100	29,70,000/-	7,42,500/-	22,27,500/-	1,23,750/-	61,875/-

Booking Rate One Time Payers
1000/- PER SQ FEET

Booking Rate EMI Payers
1100/- PER SQ FEET

Payment Details for Plot booking

- GST Charges** - The customer is required to pay GST (Goods and Services Tax) on the sale of the plot as per the prevailing rates set by the government.
- Corner Plot Charges** - If the customer books a corner plot, an additional 5% charge will be applied to the total cost of the plot. This is due to the premium value associated with corner plots.
- Paperwork Fee** - A separate fee of INR 2500 will be charged for the processing of all necessary paperwork. This includes documentation, registration, and any other administrative tasks required for the completion of the sale.

Plot Sale Terms and Conditions:

- Booking:** A booking can be made with an initial payment of 25% of the total plot value.
- Agreement:** The sale agreement will be executed upon completion of 60% of the total payment.
- Possession:** Possession of the plot will be granted after the full payment (100%) of the total value has been made.
- Registry:** The registry of the plot will be completed within 6 months of making the full payment.
- Payment Methods:** Payments can be made via cheque, demand draft (DD), RTGS, or cash.
- Cancellation Policy:** In case of cancellation within 6 months, 25% of the amount paid will be deducted. The remaining amount will be refunded to the party.(T&C)
- Government Taxes:** Any applicable government taxes will be charged extra.
- Cash Payments:** All cash payments must be made at the office counter only.

These terms ensure a transparent and secure process for purchasing your plot.

NEAR BY LOCATION



Airport New Departure
Gate : 3 Kms



Present Time Departure
Gate : 8.5 Kms



Isckon Temple
12 Kms



Bus Stand
8.5 Kms



Birla Open Mind International
School 1.5 Kms



Railways Station
10 Kms

Krishna Valley

Uturn Valley Infracon Pvt Ltd
Uturn Valley Builders And Developers
Nh-57, Near Water Park, Bijuli,
Darbhanga-847115
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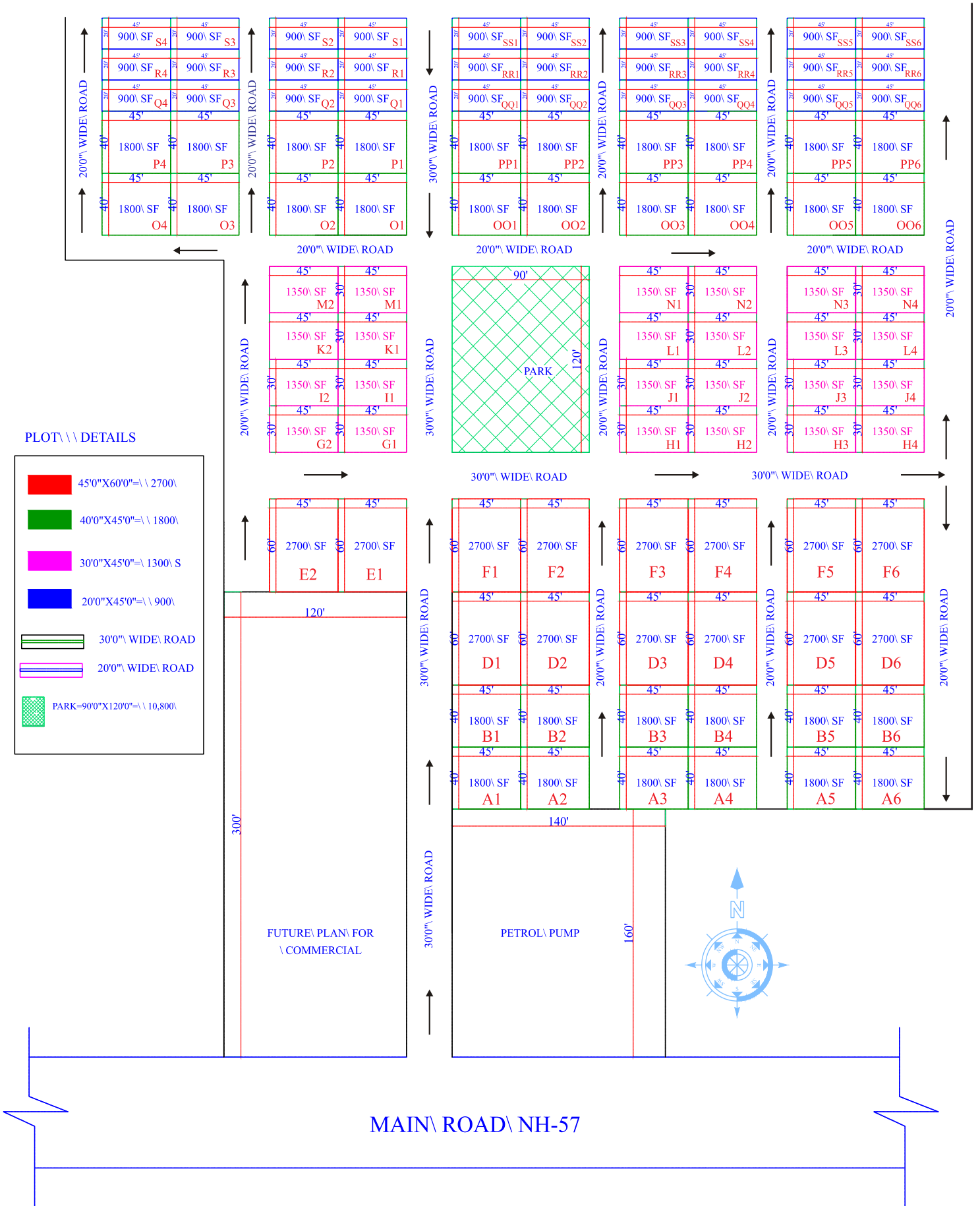


Bijxpert

R. R. Associates & Developers
Opp. G.T. Tiles, NH-57
Delhi More, Near Mahindra Showroom
Darbhanga Pin -846004
Mb: +91 9931495871 / 7070712988
Email : admin@bijxpert.com
Web. : www.bijxpert.com

SITE OFFICE- NH-57, NEAR WATER PARK, BIJULI, DARBHANGA - 847115

Layout Plan



Introduction

Uturn Valley Infracon Pvt. Ltd./Uturn valley builders & developers has been directed by, Its Director NEERAJ KUMAR is also the proprietor of Northeast Enterprises, which has been active in the market for the past 10 years. Northeast Enterprises specializes in apartment construction, government project construction, and real estate development.

For the past two years, Uturn Valley Infracon Pvt. Ltd. has been expanding its operations to West Bengal, Odisha, Bihar, and various other states. It has been actively involved in projects like ECO Residency Pvt. Ltd. in Bihar.

Uturn Valley Infracon Pvt. Ltd./Uturn valley builders & developers is a dynamic player in the market, with a focus on delivering high-quality services in the field of real estate development, construction, and government projects. With the backing of experienced leadership and a track record of success from its parent company, Northeast Enterprises, Uturn Valley Infracon Pvt. Ltd./Uturn valley builders & developers is committed to excellence and innovation in every project it undertakes.

THE relationship between Uturn Valley Infracon Pvt. Ltd./Uturn valley builders and developers and R.R. Associates & Developers is structured to optimize efficiency and effectiveness. On the other hand, R. R. Associates will be responsible for market outreach, customer engagement, and project development activities. Their role involves establishing and nurturing relationships with clients, understanding their needs, and effectively communicating the value proposition of our projects. Additionally, R.R. Associates will handle payment-related matters, ensuring clarity and transparency in transactions for both customers and the company.

Together, we are committed to delivering exceptional value and driving success in every endeavor.



Facilities

KRISHNA VALLEY is pleased to offer the following recent facilities to enhance your living experience:

1. **Cement Concrete Road /BT:** Durable and smooth roads for easy and comfortable travel.
2. **Mid Entrance Gate:** A secure and aesthetically pleasing entrance to welcome you home.
3. **Sewage Line:** Efficient sewage system to ensure cleanliness and hygiene.
4. **Water Pipe Line:** Reliable water supply with modern piping infrastructure.
5. **Street Light:** Well-lit streets for safety and convenience during nighttime.
6. **Open Space:** Ample open areas for recreation and relaxation.
7. **Drainage Line:** Advanced drainage system to prevent waterlogging and maintain a clean environment.
8. **Park:** A dedicated park for children with jogging tracks for fitness enthusiasts.

These enhancements are part of our commitment to creating a well-developed and sustainable living environment for our community and these facilities are designed to provide a comfortable, safe, and healthy living environment for all our residents.

