

The
LANDMARK
art of elegant living **gold**



welcome royals





INVENTING IDEAS THAT
BEAUTIFY LIVES



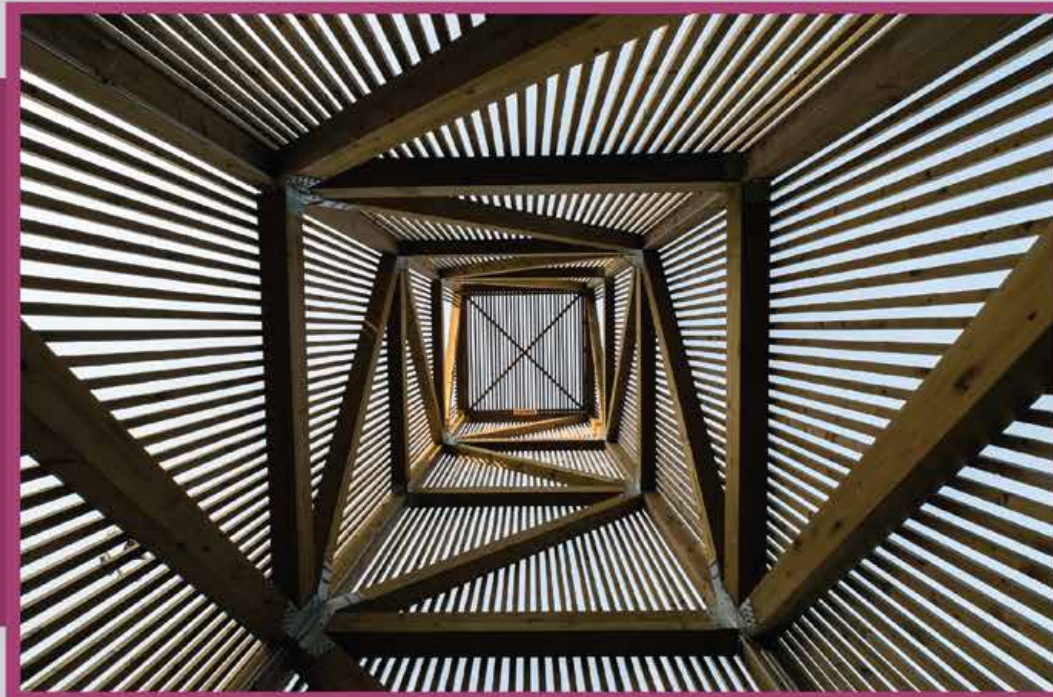
ARCH-EN DESIGN (AED), DELHI & LUCKNOW

Established in 1983 and an ISO certified company, ARCH-EN DESIGN has today evolved as a prestigious multi-disciplinary firm, with proven expertise in Architecture, Sustainable Design, Urban Design, Interior Design, Landscaping, Construction Management and Vaastu Shastra.

Our diversified and ever-growing portfolio comprises of projects from multiple sectors across India, like Institutional, Healthcare, Commercial, Offices, Interior, Residential, Sports & much more.

Led by renowned Architect Ashok Kumar, the organization has today earned an enviable reputation in the market, nationally. It has a dynamic team of professionals, comprising of Senior Architects, Architects, Interior Designers, Structure Designers, Plumbing, Electrical and Fire Service Engineers, 3D Visualizers and Estimation & Costing.

Having known the intent of clients, the architects have created an innovative design to meet aspirations of the people who have a fine eye for quality and elegance. The Landmark Gold is a destination to provide the residents with a sense of pride and substance.





Venus Hira Panna

Invest into prosperity

FROM THE PEOPLE **WHO BUILD PERFECTION**

Venus Star Construction Pvt. Ltd. (VSCPL)

The trusted real estate player is headquartered in Patna. Guided by visionary CMD, Mr. Sanjay Kumar Singh, the group has developed some of the path-breaking projects that epitomize quality, innovation and sustainability. Having over a decade of track record in sustained growth, customer satisfaction and innovation, VSCPL has introduced revolutionary concepts of developing residential and commercial projects.

Hira Panna Jewellers(HPJ)

The notable house of fine handcrafted jewellery, Hira Panna Jewellers is a name to reckon with in the state of Bihar since 1981. Headed by Mr. Satish Kumar Keshri, the company has grown from strength to strength over the past several years and has won the trust of customers. We are known to epitomize age-old ethnic values, modern craftsmanship and excellence in service. We are the symbol of pride, purity and trust.



Venus Hira Panna Real Estate

An ambitious real estate association that has brought together both leaders, with a vision to serve customers and communities by consistently producing developments of lasting value. Committed to the finest quality parameters, the group believes in teamwork, innovation and professionalism. We endeavour to enhance our reputation for integrity through unparalleled realty solutions.

Vision:

To contribute significantly to building the new Patna and become Bihar's most valuable real estate organization.

Mission:

To build world-class real estate concepts, synonymous with innovation, professionalism, ethics, quality and customer service.

Values:

Consistently enhancing customer value and quality. | Adhering to ethical and professional service.
Complying with environmental & legal requirements. | Encouraging team work through mentorship & growth. | Nurturing a positive & conducive work culture.

Completed Projects:

VENUS RESIDENCY – Nehru Nagar, Main Road, Patna
VENUS ENCLAVE – Near Manokamna Mandir, Vijay Nagar, Patna
VENUS ORCHID – Nehru Nagar, Patna
HIRA PANNA COMPLEX - Boring Road, Patna

Ongoing Project:

VENUS HERITAGE – Sekhpura More, Beli Road, Patna



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THE NEW FACE OF PATNA'S URBAN LUXURY

The real estate industry in Patna has emerged as the major investment sector. Today, Patna is a fine blend of ancient traditions and modernity, and it is one of the fastest developing cities in India. Being the capital of Bihar, it has certainly got a distinctive advantage over other cities. Having an incredible connectivity with the rest of country, the city is also regarded as an esteemed center of education. Patna is witnessing rapid infrastructural development and its tourist potential is also growing with each passing day. Gifted with pleasant seasons and the great Ganga flowing beside it, the city offers everything for a blissful living.



AN ADDRESS THAT SPELLS PEACE OF MIND

We are proud to present to you The Landmark Gold, an exclusive residential abode. Enveloped by refreshing surroundings, the project is aesthetically designed to boast of an advantageous location. The luxury residences of this modern community are blessed with a wide selection of lavish lifestyle features. Come, lead a truly kingly life!

2, 3 & 4 BHK luxury apartments | Located at Danapur, Khagaul Main Road, near Saguna More, Patna

Magnificent welcoming entrance | Gated & fully secured complex





WHERE ELEGANCE MEETS COMFORT

At The Landmark Gold, each apartment is flawlessly designed to reflect your sense of class, comfort and aesthetics. The exquisite indoors add grandeur to the living space for a relaxed and elite lifestyle. Here, you are sure to find a living that strikes your imagination, captivates your senses, while soothing your soul. So, it's time to embrace a new life, soaked in luxury.

**Creatively designed indoors | Well-ventilated & vastu-amicable lay-outing | Modern specifications & design
Efficient space utilization | Spacious balconies**





CLOSER TO BLISSFUL NATURE

The Landmark Gold is beautifully perched within the open and peaceful environs. Find true peace of mind in the lap of nature. Let the panoramic beauty work its magic on you and your loved ones to explore a plethora of exhilarating activities. Get pampered in the privacy of your dream home and feel the atmosphere that is calm and incredibly captivating.

Pollution-free atmosphere | Tree-lined internal pathways | Beautiful landscapes & water bodies
Panoramic sit out zone | Breathtaking sky-garden





BUILDING THE GREATEST ASSET 'HEALTH'

The meticulously planned clubhouse ensures that there is always a place to relax, refresh and unwind. It will offer you and your family a broad range of facilities, meant for recreation, fun and entertainment. Feel reinvigorated, celebrate each moment and add meaning to your life while socializing with your like-minded neighbours.

Modern gymnasium | Elegant swimming pool with pool deck | A range of indoor games | Meditation lawn & jogging track | Community hall | Old age recreation centre





AN OASIS OF YOUR DREAMS

Committed to the high-quality construction, The Landmark Gold is designed as an Earthquake Resistant Structure with modern design and aesthetic elevation. Living in such an advanced building is sure to offer you a joyful living experience. Enjoy the benefits of an unbeatable location which smoothly connects our residents to every nook and corner of the city.

Distances from The Landmark Gold (Approx.)

**Airport- 8.5 kms | Railway Station- 3.6 kms | Saguna More - 0.8 km | Raja Bazar Shopping Arcade - 3.5 kms
Paras Hospital - 3.8 kms**



THE REAL SENSE OF BEING SECURE

At The Landmark Gold, each amenity will surpass your expectations. The group has left no stone unturned to offer you a round-the-clock, hassle-free life as we understand the importance of keeping homes safe and secure. Welcome to a royal destination that guarantees your freedom and peace of mind.

24x7 CCTV enabled security | Intercom facility | Ample parking area with visitor's parking

100% power back-up | 24 hr water supply | Lifts & firefighting arrangements

Convenience store for daily needs





THE KINGDOM OF **LITTLE STARS**

Your little ones are sure to fall in love with it! This play area is all about creating a balance between physical and mental well-being, while offering them plenty of fun and entertainment.

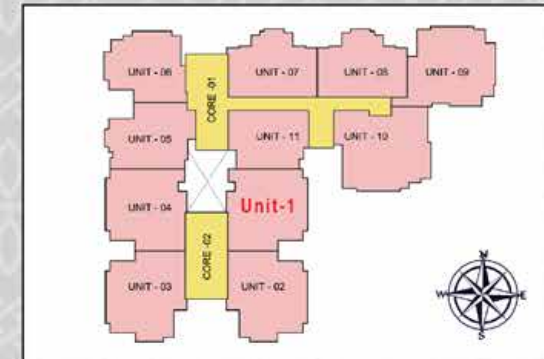
Landscaped play area for children | Games & activities | Safe atmosphere | Ideal destination for the entire family



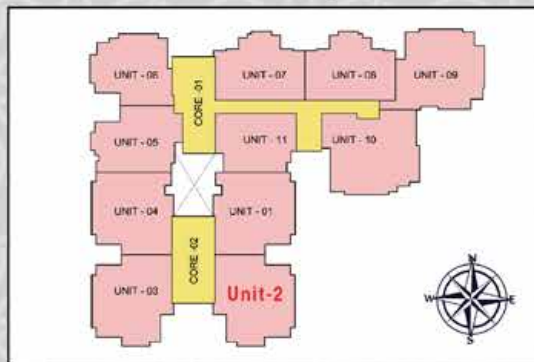
UNIT-1



UNIT-1
3 BHK + 3 TOILETS
Super b/u Area - 1600 sq. ft.



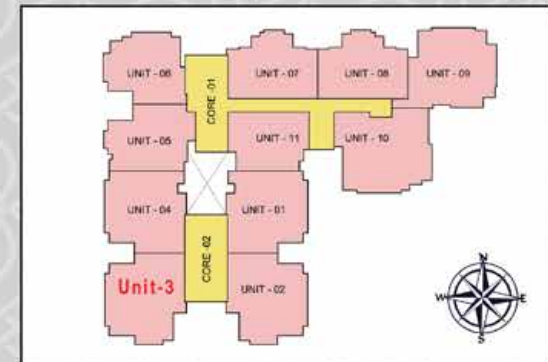
UNIT-2
3 BHK + 3 TOILETS
Super b/u Area - 1600 sq. ft.



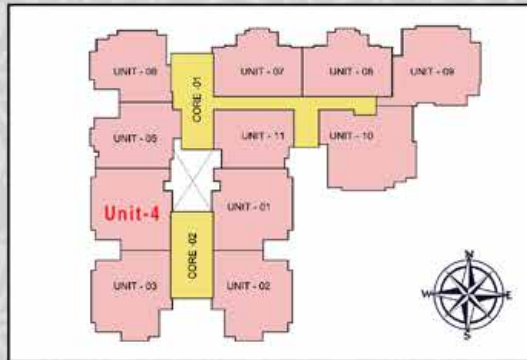
UNIT-3



UNIT-3 3 BHK + 3 TOILETS Super b/u Area - 1610 sq. ft.



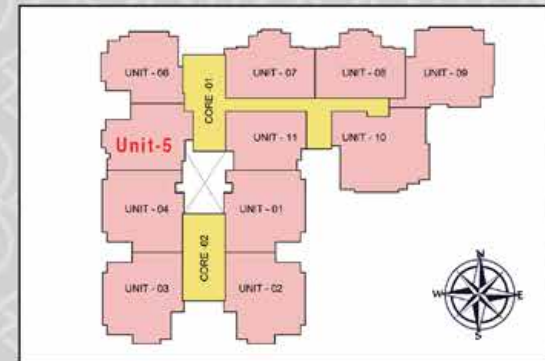
UNIT-4
3 BHK + 3 TOILETS
Super b/u Area - 1615 sq. ft.



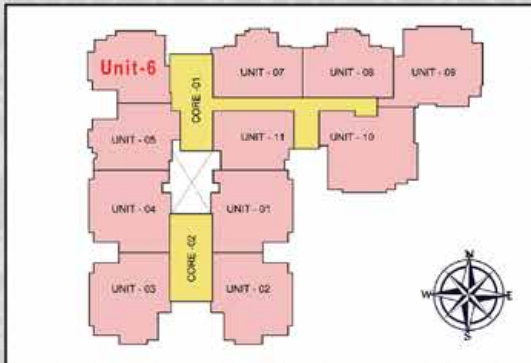
UNIT-5



UNIT-5
3 BHK + 2 TOILETS
Super b/u Area - 1300 sq. ft.



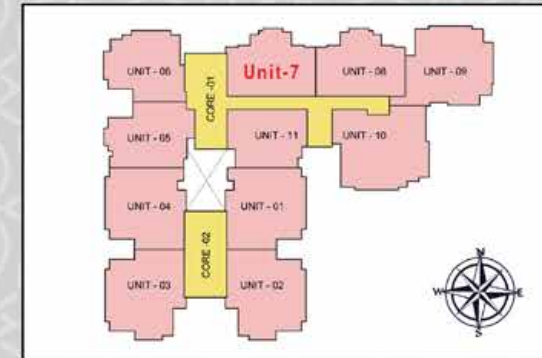
UNIT-6
3 BHK + 2 TOILETS
Super b/u Area - 1255 sq. ft.



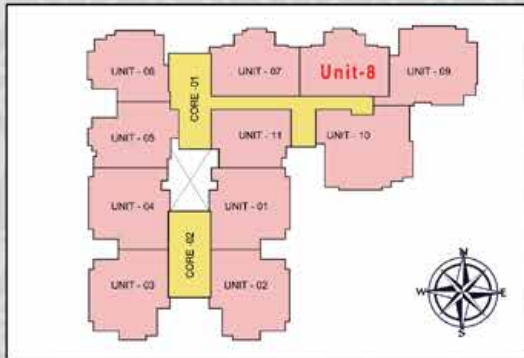
UNIT-7



UNIT-7
3 BHK + 3 TOILETS
Super b/u Area - 1345 sq. ft.



UNIT-8
3 BHK + 3 TOILETS
Super b/u Area - 1345 sq .ft.



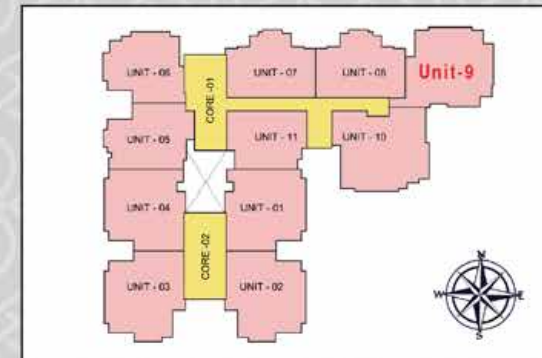
UNIT-8



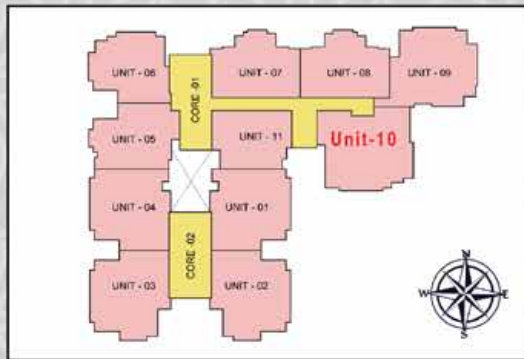
UNIT-9



UNIT-9
3 BHK + 3 TOILETS
Super b/u Area - 1630 sq. ft.



UNIT-10
3 BHK + 4 TOILETS + STUDY ROOM
Super b/u Area - 1856 sq. ft.



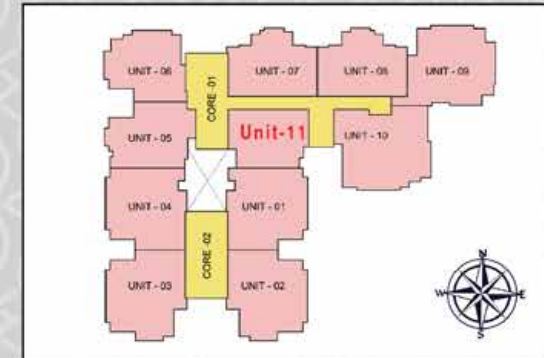
UNIT-10



UNIT-11



UNIT-11
2 BHK + 2 TOILETS
 Super b/u Area - 1115 sq. ft.



PAYMENT SCHEDULE PLAN

Instalment No.	Description	Percentage of Payment (of total cost)
1	First Payment at the time of Booking	5%
2	Second Payment at the time for Commencement of Work	20%
3	Third Payment at the time of completion of Foundation Work	10%
4	Fourth Payment at the time of Lower Ground roof Casting	5%
5	Fifth Payment at the time of Upper Ground roof Casting	5%
6	Sixth Payment at the time of 1st floor roof casting	5%
7	Seventh Payment at the time of 2nd floor roof casting	5%
8	Eighth Payment at the time of 3rd floor roof casting	5%
9	Ninth Payment at the time of 4th floor roof casting	5%
10	Tenth Payment at the time of 5th floor roof casting	5%
11	Eleventh Payment at the time of 6th floor roof casting	5%
12	Twelfth Payment at the time of 7th floor roof casting	5%
13	Thirteenth Payment at the time of 8th floor roof casting	5%
14	Fourteenth Payment at the time of 9th floor roof casting	5%
15	Fifteenth Payment at the time of 10th floor roof casting	5%
16	Final Payment at the time for possession to handover	5%



Specifications



DINING ROOM / DRAWING ROOM

Flooring / Skirting : (800x800) mm Vitrified tile (Somany/ Kajaria or equivalent make).

Walls : Wall putty (ready to paint).

Doors : Pre-laminated flush door shutter with SS fittings duly painted (Mayur/ Green or equivalent make). Fittings from Dorma, Godrej or equivalent.

Windows : UPVC Windows with float glass.



BEDROOM

Flooring / Skirting : Master bedroom laminated wooden floor & (600x600) mm vitrified tile (Somany/ Kajaria or equivalent make) in other bedrooms.

Walls : Wall putty (ready to paint).

Doors : Flush door shutter with SS fittings duly painted (Mayur/ Green or equivalent make). Fittings from Dorma, Godrej or equivalent.

Windows : UPVC Windows with float glass.



KITCHEN

Flooring / Skirting : Anti-skid ceramic tile (Somany / Kajaria or equivalent make).

Walls : Ceramic tiles up-to 900 mm height above counter top.

Ceiling : Wall putty (ready to paint).

Doors : Flush door shutter with SS fittings duly painted (Mayur/ Green or equivalent make). Fittings from Dorma, Godrej or equivalent.

Counter Top : Polished granite.

Sink Water Supply : Single bowl stainless sink with drain board. Provision for Hot & Cold water supply.

Fittings : Single lever CP Fittings (Jaquar, Hindware or equivalent make).



TOILETS

Flooring / Skirting : Ceramic tile flooring.

Walls : Ceramic tiles up-to 2100 mm height/ Plastic emulsion paint above.

Ceiling : POP Punning.

Doors : Flush door shutter with SS fittings duly painted (Mayur/ Green or equivalent make). Fittings from Dorma, Godrej or equivalent.

Counter Top : Stone / Granite counter.

Water Supply : Provision for Hot & Cold water supply.

Fittings : Single lever CP Fittings with wall mounted commode (Jaquar, Hindware or equivalent make).

Other Fixtures : Towel ring, rod, soap dish and health faucet.



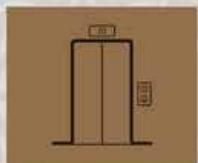
BALCONY

- Flooring :** Anti-skid ceramic tiles (Somany/ Kajaria or equivalent make).
Walls : All weather textured paint.
Ceiling : Plaster with external paint (Asian/Berger or equivalent).
Doors : Flush door shutter with SS fittings duly painted (Mayur/ Green or equivalent make). Fittings from Dorma, Godrej or equivalent.



CORRIDOR

- Flooring :** Granite.
Walls : Plastic emulsion paint up-to full height (Asian/Berger or equivalent).
Ceiling : POP punning with plastic emulsion paint.



LIFT LOBBY

- Flooring :** Natural stone / Granite.
Walls/ Lift Facia : Plastic emulsion paint on wall & Italian marble / Granite in lift facia.
Ceiling : POP punning with plastic emulsion paint.



OTHER FEATURES

- Electrical :** Copper wiring in conduit with modular switches (Havells or equivalent make).
Telecom : Provision of telephone points in drawing/ dining room.
Provision of
DTH Points : In drawing room/ lobby and all bedrooms.
Stair : Granite on riser & tread with SS railings.
External Finishing : All weather textured paint.



- STRUCTURE :** Earthquake resistant structure of RCC framed columns and beams.



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VENUS HIRA PANNA REAL ESTATE

4C, Bhagwati Sharan Enclave, Boring Road, Patna

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Note: Visual representations shown in this brochure are purely conceptual. Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.