

MIRACLE HOME Phase II

RERA REGN NO.
UPRERAPRJ327121/10/2025



Step into a new living

NEAR AYODHYA HIGHWAY



AMENITIES

Top of the-line amenities and specifications make marvelous milieu adding to your residing pleasure at Miracle Garden.

Secured Gated Community.

Shopping complex with Entry gate.

Proposed Multipurpose party hall.

Yoga & Meditation Centre.

Welcome desk.

Children's play area with sand pit, swing etc..

Jogging track.

Solar Light Provided on Lane streets.

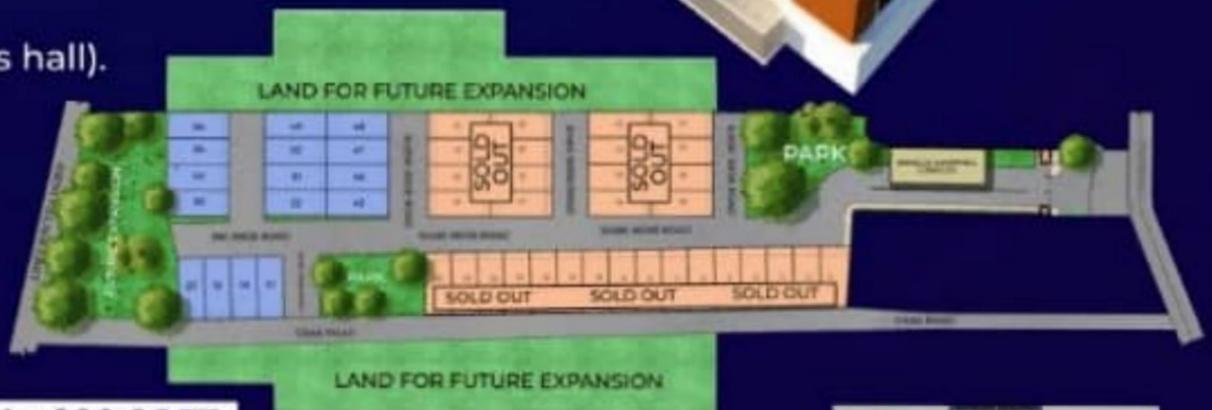
Proposed Health club (Gym with aerobics hall).

Wide roads with trees lined avenues.

24/7 hi-tech security.

Rain Water Harvesting System.

CCTV (Security Control Room).



AREA STATEMENT

SUPER AREA:- 1144 SQFT | COVERED AREA:- 990 SQFT



SPECIFICATIONS

FOUNDATION AND STRUCTURE:

R.C.C frame structure of approved mix.

WALLS:

External walls of 9" thick brick work with cement plastering. Internal walls of 4.5" thick brick work with plastering.

DOORS & WINDOWS:

32" wide laminated Flush door. Door/Window frames of Teak wood. Windows with glass panes.

PAINT:

All internal walls painted with plastic paint (Asian/ Dulex). All external wall painted with rustic textured paint.

FALSE CEILING:

Master bedroom false ceiling with POP. Drawing and dining room false ceiling with POP.

FLOORING:

Bedroom: Digital vitrified tiles of size 48"x24". | Kitchen: Digital vitrified tiles of size 48"x24".

Drawing/Dinning: Digital vitrified tiles of size 48"x24". | Bathroom: Antiskid tiles of size 12"x12". | Balcony: Antiskid tiles of size 12"x12".

WALL CLADDING:

Kitchen: Ceramic tiles of size 24"x12" above counter up to 2'-0". | Bathroom: Ceramic tiles of size 24"x12" cladded up to 7'-0".

KITCHEN:

Semi modular kitchen.

BATHROOM FITTINGS:

Bathroom fitting (Kajaria/ Kerovit/ Hindware)

COMMON AREAS:

16mm thick granite stone in Staircase & SS railings.

ELECTRICAL:

Fine cab wiring with adequate electric points in all rooms. Electric M.C.B, Wire & Switch Socket of Anchor/Girish/ Plaza/ National or equivalent.

TERRACE:

Water-proofing of terrace and roof with Brick- Bat Coba.

PAYMENT SCHEDULE

1. At the time of booking.	10%
2. At the time of Plinth Beam.	15%
3. At the time of casting respective slab.	20%
4. At the time of Brick Work.	15%
5. At the time of plaster of the flat.	15%
6. At the time of wiring and POP.	7.5%
7. At the time of Flooring & Carpentry.	10%
8. At the time of Painting & other finishing.	7.5%

7 Mins	Drive from Awadh Law College
10 Mins	Drive from Mayo medical college
12 Mins	Drive from Shalimar Paradise
60 Mins	Drive form magnificent Ram temple

LOCATION ADVANTAGES

BOOKING AMOUNT
RS. 401000

S NO.	FLAT NO.	FLOOR	AMOUNT GST INCLUDED
1	45A	GROUND	40,96,000
2	45B	FIRST	39,91,000
3	45C	SECOND	38,86,000
4	45D	THIRD	37,81,000
5	46A	GROUND	39,38,000
6	46B	FIRST	38,37,000
7	46C	SECOND	37,36,000
8	46D	THIRD	36,35,000
9	47A	GROUND	39,38,000
10	47B	FIRST	38,37,000
11	47C	SECOND	37,36,000
12	47D	THIRD	36,35,000
13	48A	GROUND	39,38,000
14	48B	FIRST	38,37,000
15	48C	SECOND	37,36,000
16	48D	THIRD	36,35,000

S NO.	FLAT NO.	FLOOR	AMOUNT GST INCLUDED
17	49A	GROUND	39,38,000
18	49B	FIRST	38,37,000
19	49C	SECOND	37,36,000
20	49D	THIRD	36,35,000
21	50A	GROUND	39,38,000
22	50B	FIRST	38,37,000
23	50C	SECOND	37,36,000
24	50D	THIRD	36,35,000
25	51A	GROUND	39,38,000
26	51B	FIRST	38,37,000
27	51C	SECOND	37,36,000
28	51D	THIRD	36,35,000
29	52A	GROUND	40,96,000
30	52B	FIRST	39,91,000
31	52C	SECOND	38,86,000
32	52D	THIRD	37,81,000



Electrification Charges Rs. 50,000/- Extra

PROJECT DEVELOPED AND PROMOTED BY

MAX MIRACLE BUILD CARE LLP

MARKETED BY MAX INFRA VENTURES PVT. LTD.

FOR BOOKING CONTACT AT:- 0522-4309524

BANK DETAILS

Bank Name:- ICICI BANK
Name:- Maxmiracle Buildcare LLP
A/C No:- 051505501027
IFSC Code:- ICIC0000515
Branch:- Barabanki

2/545, Vikalp Khand, Gomti Nagar, Infront Of Kathauta Jheel, Lucknow U.P. - 226010



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