

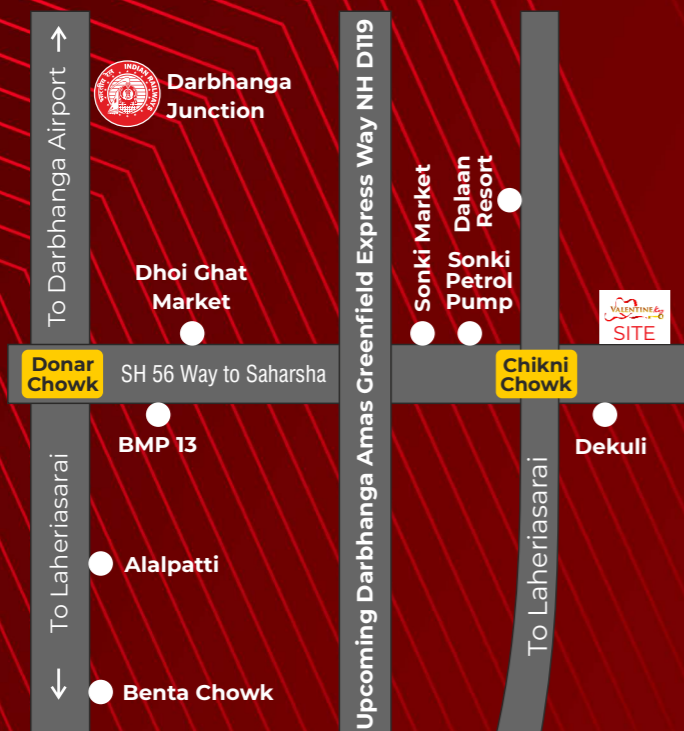
## Strategic Location Benefits

NORTH



Introducing our most suitable Residential plotting project, **Valentine Key!**

Valentine Key is a ready-to-construct gated residential project, located at Sonki, Darbhanga. This prime location is on SH-56 of Bihar state connecting Darbhanga - Saharsha and provides easy access to transportation and other facilities that you need.



At Valentine Key, each plot has ample natural light and grand space. There are numerous amenities are available to residents of Valentine Key for their convenient lifestyle.

There are resorts are markets in the vicinity. The project is also close to bus bay and has easy access to railway station and airport. The public transport is very convenient and has very high frequency, all within walking distance. There is also a 24/7 concierge service for your convenience.

Don't miss this opportunity to live in one of the most sought-after locations in the city.

Note: This brochure is a conceptual presentation only and no a legal offering.

## Location Map / स्थान मानचित्र

Not to Scale

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**TRICOLOUR**  
**PROPERTIES (P) LTD.**  
 INDIA - UAE  
**TRICOLOUR GROUP**  
 Open Plots | Apartments | Villas  
 HYDERABAD | PATNA | DARBHANGA  
 VISAKHAPATNAM | BENGALURU | MUMBAI | DUBAI

An ISO 9001:2015  
Certified Company

Member of:  
**CREDAI**

**VALENTINE Key**  
  
 Perfect Gift for Your Loved Ones  
 @ Sonki, Darbhanga



A Project by

  
**TRICOLOUR**  
**PROPERTIES (P) LTD.**  
 CIN No. U45209AP2010PTC066969



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## Tricolour Properties introduces Valentine Key

Located at Sonki, Darbhanga

ट्राईकलर प्रॉपर्टीज (प्रा.) लिमिटेड  
पेश करते हैं

## वैलेंटाइन की, दरभंगा



पेश करते हैं हमारा सबसे उपयुक्त आवासीय प्लॉटिंग प्रोजेक्ट, वैलेंटाइन की!

वैलेंटाइन की एक रेडी-टू-कंस्ट्रक्ट गेटेड रेसीडेंशियल प्रोजेक्ट है, जो दरभंगा के सोनकी में स्थित है। यहाँ परिवहन और अन्य सुविधा आसानी से उपलब्ध है। वैलेंटाइन की के निवासियों के उनकी सुविधाजनक जीवन शैली के लिए खास ध्यान रखा गया है। आसपास के क्षेत्र में रिसॉर्ट और बाजार हैं। यह परियोजना बस स्टॉप के करीब है और रेलवे स्टेशन और हवाई अड्डे से आसान पहुँच पर स्थित है। सार्वजनिक परिवहन बहुत सुविधाजनक है और इसकी आवृत्ति बहुत अधिक है, वो भी सिर्फ पैदल दूरी पर। आपकी सुविधा के लिए 24/7 सुरक्षा सेवा भी है।

शहर में सबसे अधिक मांग वाले स्थानों में से एक में रहने का यह मौका बिलकुल न चूकें।

### Project Highlights

- Well Designed Layout as per Vaastu
- Grand Entrance
- Black Top Roads
- 40 feet and 30 feet roads with footpaths
- Curbing Stones
- Underground Drainage System
- Electricity through poles
- Street lights
- Well developed children's park
- Jogging track
- Avenue plantation with fencing
- Wired fence around the layout
- Round the clock security



● Unit 950 S.Ft. ● Rate ₹ 616/S.Ft. ● One unit (950 S.Ft.) Price ₹ 5,85,200/-

#### 44 Months EMI

Admission Fee	₹ 500/-
Enrollment	₹ 5,000/-
Allotment	₹ 1,00,000/-
44 Months x ₹ 10,914	₹ 4,80,200/-
<b>Total</b>	<b>₹ 5,85,216/-</b> (Excluding Admn fee)

#### 44 Months Special EMI

Admission Fee	₹ 500/-
Enrollment	₹ 5,000/-
Allotment	₹ 1,00,000/-
44 Months x ₹ 5000/- Spl EMI	₹ 2,20,000/-
₹ 32,525 x 8 months (Every 5th Month)	₹ 2,60,200/-
<b>Total</b>	<b>₹ 5,85,200/-</b>

#### Outright 30 Days

Admission Fee	₹ 500/-
Enrollment	₹ 5,000/-
Allotment	₹ 1,00,000/-
Outright within 30 days from DOJ (10% Discount)	₹ 4,21,680/-
<b>Total</b>	<b>₹ 5,26,680/-</b>

#### Instant Outright (Same Day Payment)

Admission Fee	₹ 500/-
Instant Payment on DOJ (11% Discount)	₹ 5,20,828/-
<b>Total</b>	<b>₹ 5,20,828/-</b>

#### 6 Months EMI

Admission Fee	₹ 500/-
Enrollment	₹ 5,000/-
Allotment	₹ 1,00,000/-
8% Discount on Rest Amount	
₹ 72,757 x 6 Months	₹ 4,41,784/-
<b>Total</b>	<b>₹ 5,46,784/-</b>

#### Premium Charges Extra Per Unit

Commercial	₹ 1,50,000/-
40 Feet Road	₹ 40,000/-
North/East Corner	₹ 30,000/-
Corner Plot	₹ 15,000/-
East Facing	₹ 20,000/-

\* Note: 50% of the plot cost to be paid for sale agreement

### Location Highlights

- Near to Sonki Market
- Near to Dalaan Resort
- Nearby Hotel, Restaurant and Markets
- 1.5 km away from upcoming Darbhanga Amas Green Fields Expressway
- Close to growing colonies
- 24x7 public transport connectivity
- Located under Darbhanga planning area
- Easy access to Rail, Air and Road transport
- Rapidly growing area

