

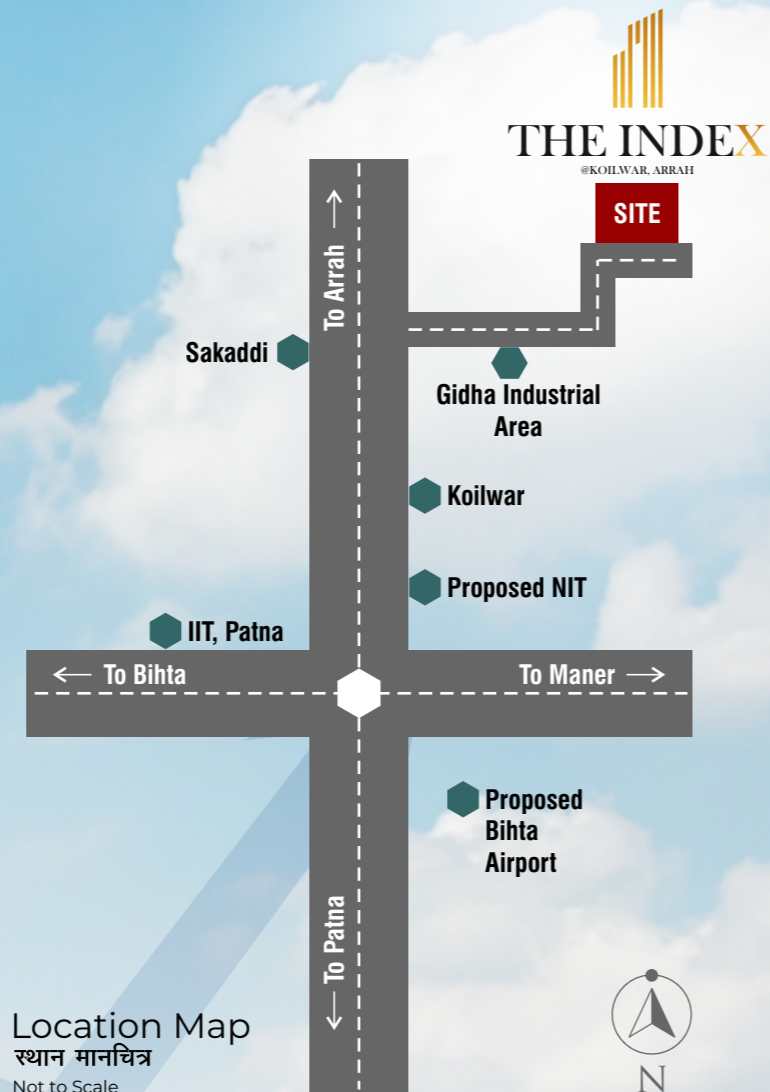
Strategic Location Benefits

A township situated near Koilwar (Arrah) is **just a 30 minute drive** from the city towards NH-922 and **2.5 KM** from the highway, surrounded by a bevy of coveted, bustling commercial and residential townships.

The Index combines the innate beauty of nature with the inventiveness of man. Indeed, a gilded prospect awaits those seeking to invest in a property before the world comprehends the true potential of this location.

Prepare for an exultant future where the pursuit of leisure and the accrual of significant monetary rewards are equally attainable. Shower your loved ones with boundless joy and bask in the lavish upgrades to your lifestyle that The Index offers. Verdant fields envelop this picturesque haven, providing a verdant sanctuary from the frenzied rhythm of city life.

The Index is encircled by many commercial and residential townships, filled with greenery. The layout is situated **near Indian Institute of Technology (IIT)**, the proposed National Institute of Technology (NIT) new campus, the Proposed Bihta Airport, the Proposed **IT Park**, Logistic Park & Industrial Park, Giddha Industrial area, ESIC Hospital and Medical College, with easy access to Rail and Road transport.




THE INDEX
@ KOILWAR, ARRAH

The *value* we define

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

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ट्राईकलर प्रॉपर्टीज (प्रा.) लिमिटेड

पेश करते हैं

दी इंडेक्स, कोइलवर (आरा)

"दी इंडेक्स" टाउनशिप कोइलवर (आरा) के पास स्थित है जो पटना से एनएच-922 मार्ग होते हुए केवल 30 मिनट की ड्राइव पर है साथ ही एनएच-922 से केवल 2.5 किमी दूर है। यह प्रतिष्ठित और प्रगतिशील वाणिज्यिक और आवासीय टाउनशिप से घिरा हुआ है। "दी इंडेक्स" प्रकृति की सुंदरता को आधुनिक आविष्कारशीलता के साथ जोड़ता है। वास्तव में, इस स्थान की वास्तविक क्षमता और विकासशीलता, कुशल निवेशकों के लिए एक मौका है। यह जगह शानदार भविष्य के लिए तैयार है जहां आराम और मौद्रिक प्रतिफल का संचय समान रूप से प्राप्त होना तय है। अपने प्रियजनों पर असीम खुशी की बौछार करें और "दी इंडेक्स" द्वारा प्रदान की जाने वाली सुविधाओं का आनंद लें। हरे-भरे परिवेश इस सुरम्य आश्रय को आच्छादित करते हैं, जो शहर के दैनिक जीवन की व्यस्तता से दूर एक आरामदायक आश्रय प्रदान करता है।

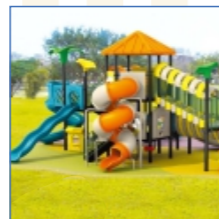
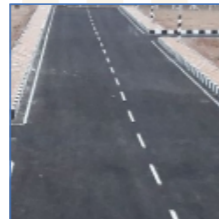


"दी इंडेक्स" कई वाणिज्यिक और आवासीय टाउनशिप से घिरा हुआ है। यह लेआउट भारतीय प्रौद्योगिकी संस्थान (IIT), प्रस्तावित राष्ट्रीय प्रौद्योगिकी संस्थान (NIT) के नए परिसर, प्रस्तावित बिहटा हवाई अड्डे, प्रस्तावित IT पार्क, लॉजिस्टिक पार्क और औद्योगिक पार्क, गिद्धा इंडस्ट्रियल एरिया, ESIC अस्पताल और मेडिकल कॉलेज के पास स्थित है वह भी रेल और सड़क परिवहन की आसान पहुँच के साथ।



Project Highlights

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



₹ 750/- x 1000 Sq.Ft. = ₹ 7,50,000/- (One Unit)

44 Months EMI

Admission Fee	₹ 500/-
Enrollment	₹ 5,000/-
Allotment	₹ 1,45,000/-
44 Months x ₹ 13,636.36/- EMI	₹ 6,00,000/-
Total Plot Cost Excluding Admission Fee	₹ 7,50,000/-

6 Months EMI After 8% Discount

Admission Fee	₹ 500/-
Enrollment	₹ 5,000/-
Allotment	₹ 1,45,000/-
6 Months x ₹ 92,000/- EMI	₹ 5,52,000/-
Total Plot Cost Excluding Admission Fee	₹ 7,02,000/-

Instant Outright (Same Day Payment)

Admission Fee	₹ 500/-
Instant Payment on DOJ (11% Discount)	₹ 6,67,500/-
Total Plot Cost Excluding Admission Fee	₹ 6,67,500/-

44 Months Special EMI

Admission Fee	₹ 500/-
Enrollment	₹ 5,000/-
Allotment	₹ 1,45,000/-
44 Months x ₹ 7,500/- EMI	₹ 3,30,000/-
SPL EMI	₹ 33,750/- x 8 Months (Every 5th Month)
Total Plot Cost Excluding Admission Fee	₹ 2,70,000/-
Total Plot Cost Excluding Admission Fee	₹ 7,50,000/-

Outright 30 Days Payment

Admission Fee	₹ 500/-
Enrollment	₹ 5,000/-
Allotment	₹ 1,45,000/-
Outright within 30 Days	₹ 5,25,000/-
Payment from DOJ (10% Disc.)	₹ 5,25,000/-
Total Plot Cost Excluding Admission Fee	₹ 6,75,000/-

Premium Charges (Extra Rate)

ZP/Commercial Per Unit	₹ 1,25,000/-
40 Feet Road Per Unit	₹ 50,000/-
North/East Corner Per Unit	₹ 40,000/-
Simple Corner Per Unit	₹ 30,000/-
East Facing Per Unit	₹ 20,000/-

For Sale of Agreement 50% on Plot Cost

Location Highlights

- Indian Institute of Technology (IIT), Patna
- Proposed National Institute of Technology (NIT)
- Proposed Bihta Airport
- Giddha Industrial area
- Proposed IT Park
- Logistic Park & Industrial Park
- ESIC Hospital and Medical College
- Well connected to Rail and Road Transport

