

REAL ESTATE REGULATORY AUTHORITY (RERA)  
Application Number : RERAP02182021120513-1



# HAYWOOD

## Heights

GAYA DOBHI ROAD, BODH GAYA, BIHAR





# LIVE AT THE HEART OF NATURE

We Care For Your Health. That's Why We Provided A Dedicated Garden Which Surrounds the Entire Building.  
The Garden Can Be Used For Exercise, Jogging, Yoga, Etc. It Also Provides An Excellent Place For Kids To Play.



**HAYWOOD**  
Heights



'If it doesn't enhance human life  
in some way,, then it may as well not exist'.

Every living space at **Haywood Real Estate** has been  
thoughtfully planned to make you instantly fall in love  
with the space and elevate the quality of your life.

These smartly laid out homes, together with  
the unique structure of the building, ensure an  
abundance of natural light and ventilation.







  
**HAYWOOD HEIGHTS**  
RESIDENTIAL APARTMENTS

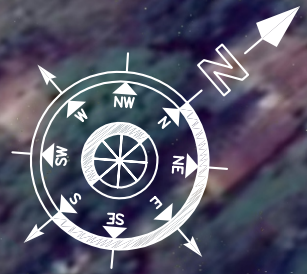
Welcome to HAYWOOD HEIGHTS





**HAYWOOD HEIGHTS**  
RESIDENTIAL APARTMENTS





Site Plan



# A BLOCK







# B BLOCK



# AMENITIES



Gymnasium



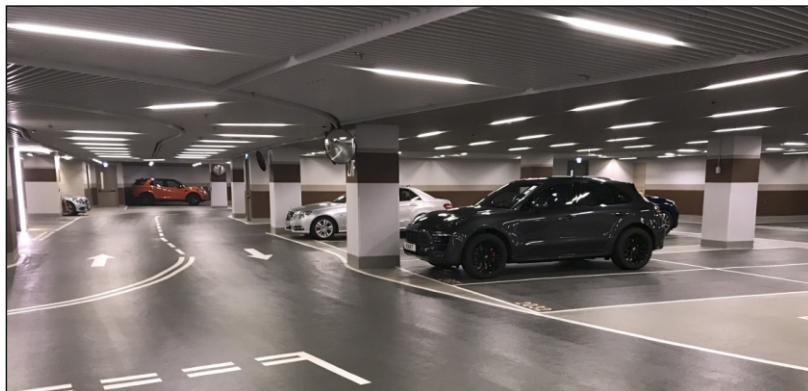
Departmental Store



Sitting & Children's Play Area



Well Manicured Lawn



Parking



Swimming Pool



Rooftop Banquet cum Multi-Purpose Hall

## Amenities

Swimming Pool  
Garden  
Fountain  
Sitting Area  
Children's Play Area  
Well Manicured Lawn

ICT Room  
CCTV Camera  
3 Layers Security  
Pathway  
Green Area  
Jogging Track

**Departmental Store**  
Super market  
Uni-Sex Salon  
Cafeteria  
Laundry  
Boutique  
Stationary  
Garments Show Room

**"A" Block Rooftop Amenities:**  
Rooftop Restaurant  
Rooftop Garden  
Rooftop Fountain

**Game Zone**  
Billiards  
Table Tennis  
Chess  
Novuss  
Bowling Alley

**"B" Block Rooftop Amenities:**  
Rooftop Banquet cum Multi-Purpose Hall  
Rooftop Garden  
Rooftop Pond  
Rooftop Fountain  
Gymnasium

**24 x 7 Emergency Care**  
Poly-Clinic  
Pathology Center  
Pharmacy  
24 x 7 Ambulance  
ATM  
Wifi





  
**भारतीय स्टेट बैंक**  
**State Bank of India**  
हर भारतीय का बैंक  
THE BANKER TO EVERY INDIAN

UNISUNO  
SUHO TV  
BAFF COFFEE DAG  
A Lot Ca  
UNISEX SALON  
PHARMACY  
HAIR, NAILS & SKIN





Swimming Pool





Enjoy The Beautiful View Of The Nature's Green Rug That Will Fill Your Heart With Instant Happiness.  
The Lush Green Campus Will Keep Your Mind Fresh And Keep Negative Thoughts Away From Your Mind.  
The Fresh Air Will Sooth Your Mind And You Will Enjoy Healthy And Happy Time Away From Pollution Of The City.





Badminton Court









**"A" Block Rooftop Amenities:**

Rooftop Restaurant, Rooftop Garden, Rooftop Fountain

**Game Zone :**

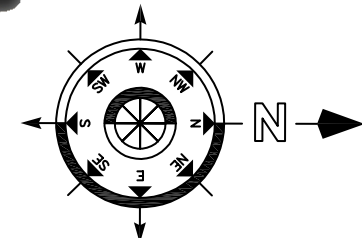
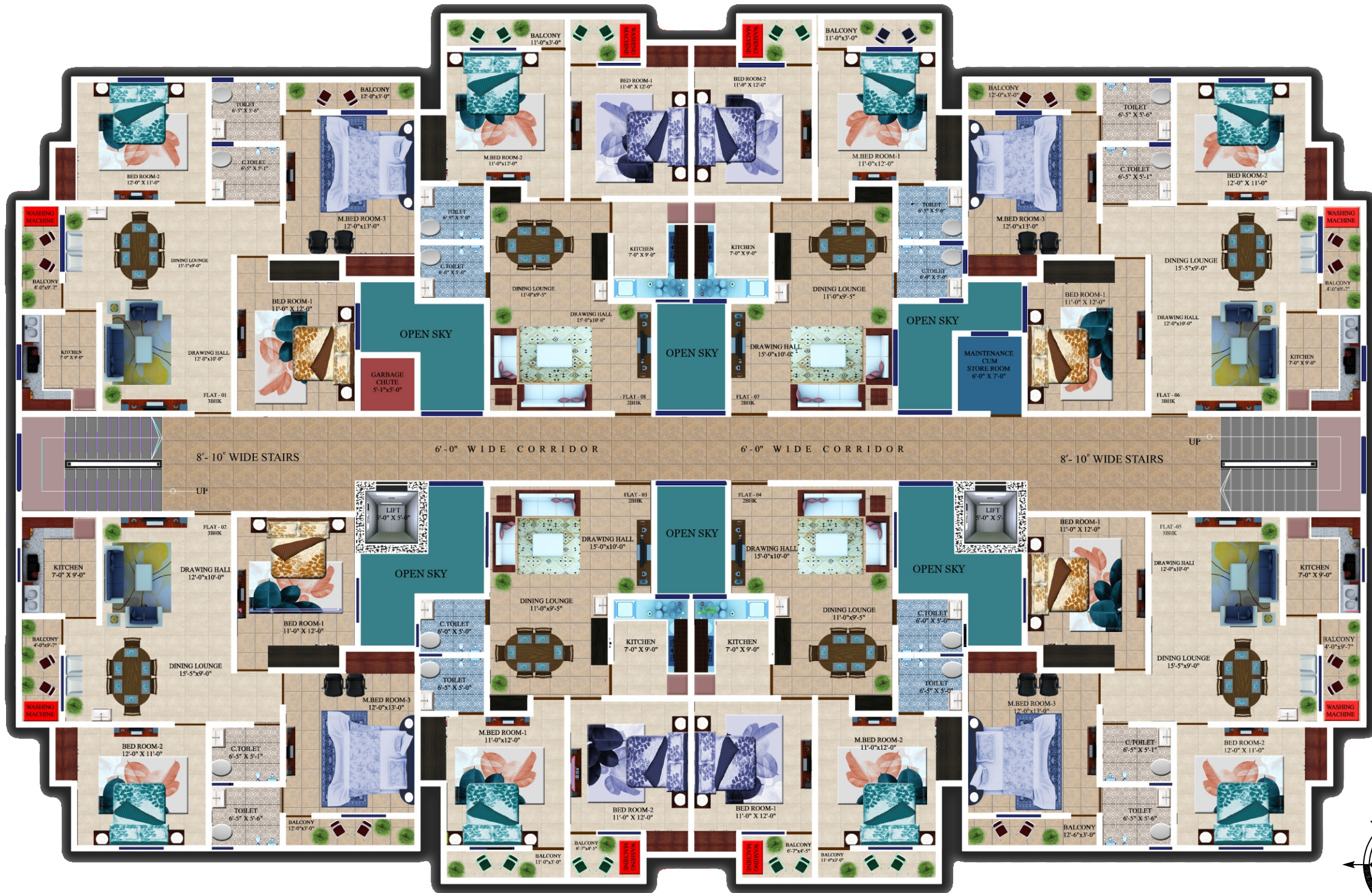
Billiards, Table Tennis, Chess, Novuss, Bowling Alley





**"B" Block Rooftop Amenities:**  
Rooftop Banquet cum Multi-Purpose Hall  
Rooftop Garden  
Rooftop Pond  
Rooftop Fountain  
Gymnasium







FLAT # 01, 02, 05 & 06  
Block - A

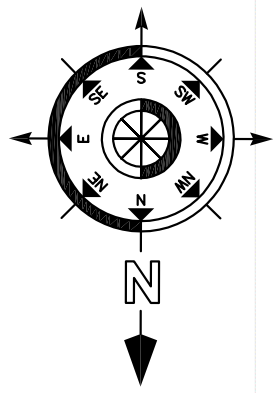


FLAT # 03, 04, 07 & 08  
Block - A



BLOCK-A	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		SIXTH FLOOR		SEVENTH FLOOR	
	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA
(01) 3BHK	1355 Sq. Ft.	(09) 3BHK	1355 Sq. Ft.	(17) 3BHK	1355 Sq. Ft.	(25) 3BHK	1355 Sq. Ft.	(33) 3BHK	1355 Sq. Ft.	(41) 3BHK	1355 Sq. Ft.	(49) 3BHK	1355 Sq. Ft.	
(02) 3BHK	1355 Sq. Ft.	(10) 3BHK	1355 Sq. Ft.	(18) 3BHK	1355 Sq. Ft.	(26) 3BHK	1355 Sq. Ft.	(34) 3BHK	1355 Sq. Ft.	(42) 3BHK	1355 Sq. Ft.	(50) 3BHK	1355 Sq. Ft.	
(03) 2BHK	1052 Sq. Ft.	(11) 2BHK	1052 Sq. Ft.	(19) 2BHK	1052 Sq. Ft.	(27) 2BHK	1052 Sq. Ft.	(35) 2BHK	1052 Sq. Ft.	(43) 2BHK	1052 Sq. Ft.	(51) 2BHK	1052 Sq. Ft.	
(04) 2BHK	1052 Sq. Ft.	(12) 2BHK	1052 Sq. Ft.	(20) 2BHK	1052 Sq. Ft.	(28) 2BHK	1052 Sq. Ft.	(36) 2BHK	1052 Sq. Ft.	(44) 2BHK	1052 Sq. Ft.	(52) 2BHK	1052 Sq. Ft.	
(05) 3BHK	1355 Sq. Ft.	(13) 3BHK	1355 Sq. Ft.	(21) 3BHK	1355 Sq. Ft.	(29) 3BHK	1355 Sq. Ft.	(37) 3BHK	1355 Sq. Ft.	(45) 3BHK	1355 Sq. Ft.	(53) 3BHK	1355 Sq. Ft.	
(06) 3BHK	1355 Sq. Ft.	(14) 3BHK	1355 Sq. Ft.	(22) 3BHK	1355 Sq. Ft.	(30) 3BHK	1355 Sq. Ft.	(38) 3BHK	1355 Sq. Ft.	(46) 3BHK	1355 Sq. Ft.	(54) 3BHK	1355 Sq. Ft.	
(07) 2BHK	1052 Sq. Ft.	(15) 2BHK	1052 Sq. Ft.	(23) 2BHK	1052 Sq. Ft.	(31) 2BHK	1052 Sq. Ft.	(39) 2BHK	1052 Sq. Ft.	(47) 2BHK	1052 Sq. Ft.	(55) 2BHK	1052 Sq. Ft.	
(08) 2BHK	1052 Sq. Ft.	(16) 2BHK	1052 Sq. Ft.	(24) 2BHK	1052 Sq. Ft.	(32) 2BHK	1052 Sq. Ft.	(40) 2BHK	1052 Sq. Ft.	(48) 2BHK	1052 Sq. Ft.	(56) 2BHK	1052 Sq. Ft.	





Typical Floor Plan  
 B-Block





FLAT # 01 & 02  
Block - B



FLAT # 03  
Block - B

FLAT # 09 & 10  
Block - B







**FLAT # 06**  
Block - B



**FLAT # 04, 05, 07 & 08**  
Block - B

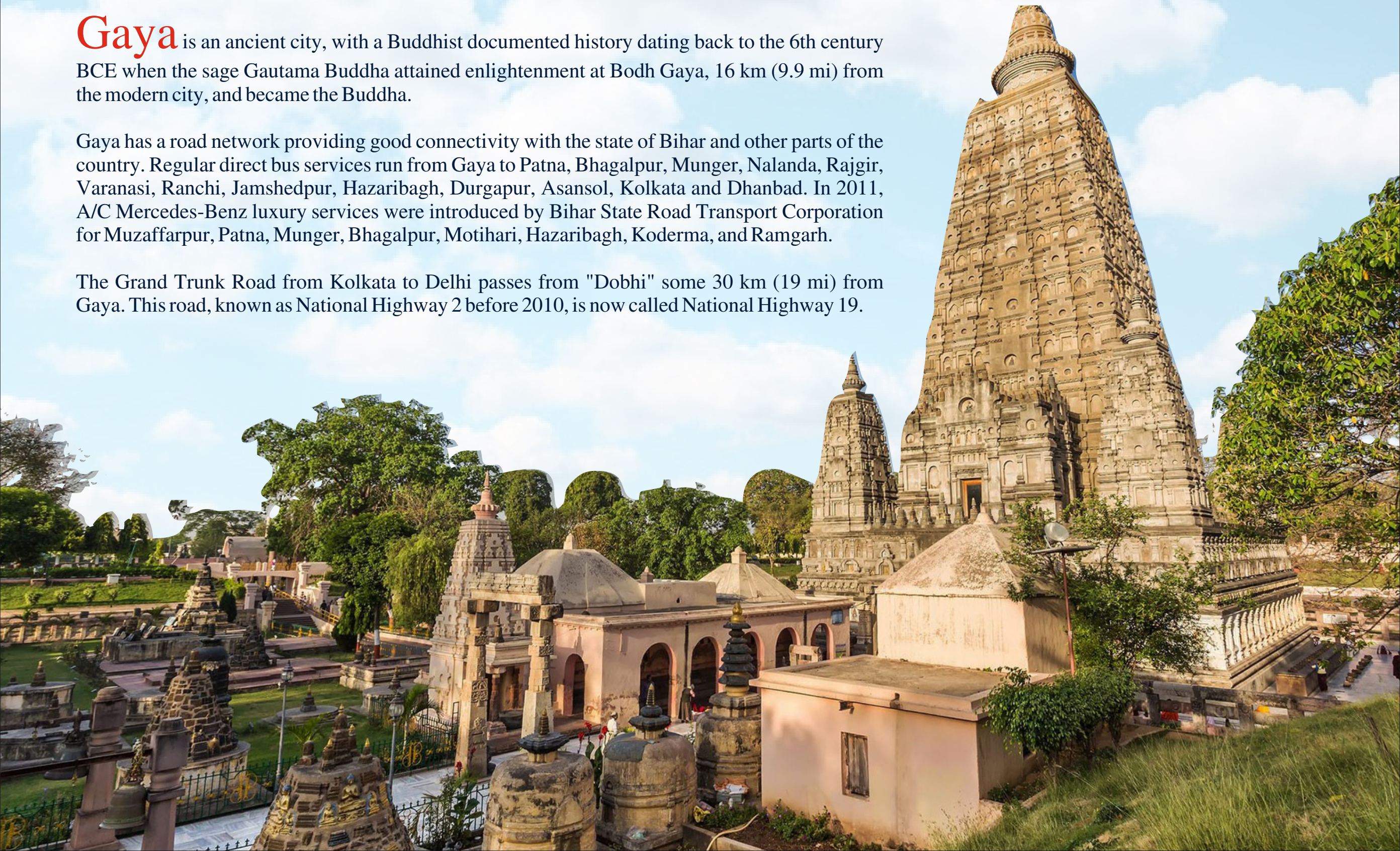
BLOCK-B	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		SIXTH FLOOR		SEVENTH FLOOR		EIGHTH FLOOR	
	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA	FLAT #	SALEABLE AREA
(01) 3BHK	1305 Sq. Ft.	(11) 3BHK	1305 Sq. Ft.	(21) 3BHK	1305 Sq. Ft.	(31) 3BHK	1305 Sq. Ft.	(41) 3BHK	1305 Sq. Ft.	(51) 3BHK	1305 Sq. Ft.	(61) 3BHK	1305 Sq. Ft.	(71) 3BHK	1305 Sq. Ft.	
(02) 3BHK	1305 Sq. Ft.	(12) 3BHK	1305 Sq. Ft.	(22) 3BHK	1305 Sq. Ft.	(32) 3BHK	1305 Sq. Ft.	(42) 3BHK	1305 Sq. Ft.	(52) 3BHK	1305 Sq. Ft.	(62) 3BHK	1305 Sq. Ft.	(72) 3BHK	1305 Sq. Ft.	
(03) 3BHK	1355 Sq. Ft.	(13) 3BHK	1355 Sq. Ft.	(23) 3BHK	1355 Sq. Ft.	(33) 3BHK	1355 Sq. Ft.	(43) 3BHK	1355 Sq. Ft.	(53) 3BHK	1355 Sq. Ft.	(63) 3BHK	1355 Sq. Ft.	(73) 3BHK	1355 Sq. Ft.	
(04) 2BHK	1052 Sq. Ft.	(14) 2BHK	1052 Sq. Ft.	(24) 2BHK	1052 Sq. Ft.	(34) 2BHK	1052 Sq. Ft.	(44) 2BHK	1052 Sq. Ft.	(54) 2BHK	1052 Sq. Ft.	(64) 2BHK	1052 Sq. Ft.	(74) 2BHK	1052 Sq. Ft.	
(05) 2BHK	1052 Sq. Ft.	(15) 2BHK	1052 Sq. Ft.	(25) 2BHK	1052 Sq. Ft.	(35) 2BHK	1052 Sq. Ft.	(45) 2BHK	1052 Sq. Ft.	(55) 2BHK	1052 Sq. Ft.	(65) 2BHK	1052 Sq. Ft.	(75) 2BHK	1052 Sq. Ft.	
(06) 3BHK	1388 Sq. Ft.	(16) 3BHK	1388 Sq. Ft.	(26) 3BHK	1388 Sq. Ft.	(36) 3BHK	1388 Sq. Ft.	(46) 3BHK	1388 Sq. Ft.	(56) 3BHK	1388 Sq. Ft.	(66) 3BHK	1388 Sq. Ft.	(76) 3BHK	1388 Sq. Ft.	
(07) 2BHK	1052 Sq. Ft.	(17) 2BHK	1052 Sq. Ft.	(27) 2BHK	1052 Sq. Ft.	(37) 2BHK	1052 Sq. Ft.	(47) 2BHK	1052 Sq. Ft.	(57) 2BHK	1052 Sq. Ft.	(67) 2BHK	1052 Sq. Ft.	(77) 2BHK	1052 Sq. Ft.	
(08) 2BHK	1052 Sq. Ft.	(18) 2BHK	1052 Sq. Ft.	(28) 2BHK	1052 Sq. Ft.	(38) 2BHK	1052 Sq. Ft.	(48) 2BHK	1052 Sq. Ft.	(58) 2BHK	1052 Sq. Ft.	(68) 2BHK	1052 Sq. Ft.	(78) 2BHK	1052 Sq. Ft.	
(09) 2BHK	1091 Sq. Ft.	(19) 2BHK	1091 Sq. Ft.	(29) 2BHK	1091 Sq. Ft.	(39) 2BHK	1091 Sq. Ft.	(49) 2BHK	1091 Sq. Ft.	(59) 2BHK	1091 Sq. Ft.	(69) 2BHK	1091 Sq. Ft.	(79) 2BHK	1091 Sq. Ft.	
(10) 2BHK	1091 Sq. Ft.	(20) 2BHK	1091 Sq. Ft.	(30) 2BHK	1091 Sq. Ft.	(40) 2BHK	1091 Sq. Ft.	(50) 2BHK	1091 Sq. Ft.	(60) 2BHK	1091 Sq. Ft.	(70) 2BHK	1091 Sq. Ft.	(80) 2BHK	1091 Sq. Ft.	



**Gaya** is an ancient city, with a Buddhist documented history dating back to the 6th century BCE when the sage Gautama Buddha attained enlightenment at Bodh Gaya, 16 km (9.9 mi) from the modern city, and became the Buddha.

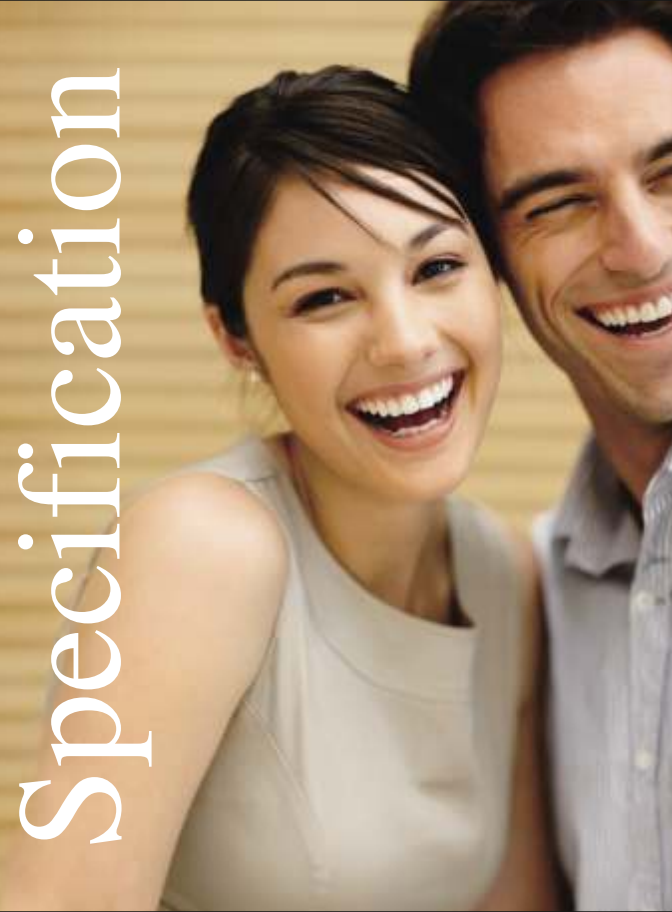
Gaya has a road network providing good connectivity with the state of Bihar and other parts of the country. Regular direct bus services run from Gaya to Patna, Bhagalpur, Munger, Nalanda, Rajgir, Varanasi, Ranchi, Jamshedpur, Hazaribagh, Durgapur, Asansol, Kolkata and Dhanbad. In 2011, A/C Mercedes-Benz luxury services were introduced by Bihar State Road Transport Corporation for Muzaffarpur, Patna, Munger, Bhagalpur, Motihari, Hazaribagh, Koderma, and Ramgarh.

The Grand Trunk Road from Kolkata to Delhi passes from "Dobhi" some 30 km (19 mi) from Gaya. This road, known as National Highway 2 before 2010, is now called National Highway 19.





Specification



# SERVICES AND FACILITIES THAT WILL BLOW YOUR MIND

## **STRUCTURE:**

R.C.C. frame structure building as / structural drawing with wall.

## **DOORS:**

Main Door : 125x62.5 mm thick sal wood frame including decorative wooden bead around. solid core flush door (any premium brand).

## **TOILET DOOR:**

125X62.5 mm sal wood frame including decorative wooden bead around. solid core flush door (any premium brand) with enamel paint finish.

## **INTERNAL DOOR:**

125x62.5 mm thick Sal wood frame including decorative wooden bead around. Solid core flush door (any premium brand) with synthetic enamel finish.

## **WINDOWS:**

Aluminium / Wooden frames and shutters with 3mm clear glass including m.s. grill.

## **APARTMENT FLOORING :**

Living & Dining Room	: Vitrified tile.
Master Bed Room	: Vitrified tile.
Kitchen & Utility	: Anti skid vitrified tile.
Toilets	: Anti skid ceramic tiles.
Balconies	: Anti skid ceramic tiles

## **KITCHEN:**

Granite counter with stainless steel sink of ISI mark.

## **CAMPUS:**

Pathway and Driveway-Cement Interlocking tiles.





### **PAINTING & CLADDING :**

- Internal Walls & Ceilings : Interior grade wall putty surface only.
- External Finish : Partially Exterior grade texture paint over of ICI/Asianpaint or equivalent make.
- MS grills & Railings : Synthetic enamel paint of approved shade and colour.

### **DADO :**

- Lift lobbies : Vitrified/granite/decorative tiles
- Toilets : Glazed ceramic tiles upto 7' ht
- Kitchen : Glazed ceramic tiles upto 2' ht above counter.

### **TOILETS :**

- White glazed vitreous wash basin of Jaquar / Kerovit / Hindware in all toilets.
- White glazed vitreous EWCs of Jaquar / Kerovit / Hindware in all toilets.
- Hot & Cold water wall mixer of Jaquar / Kerovit / Hindware in all toilets.

### **ELECTRICAL OUTLINE SPECIFICATIONS :**

All electrical wiring in concealed conduit and using PVC insulated copper wires with modular switches of Philips / Anchor or equivalent make. Adequate lighting / Power point socket and outlets in each room.

### **AC POINTS :**

All bedrooms & living rooms : Provision for split AC (wiring and external socket point only).

### **TV POINTS :**

- Living Room & Master Bedroom : Complete with wiring & outlet.
- DTH Connection : DTH conduit shall be provided in the ducts from terrace to the individual units.
- TV wiring upto the ducts from living and master bedrooms only.

### **TELEPHONE POINTS :**

- Living Room & Master Bedroom : Complete with wiring & outlet.
- All other Bedrooms : (only conduits-no wiring & outlet).

### **WATER PURIFIER POINT :**

Complete with wiring & outlet in Kitchen.

### **WASHING MACHINE POINT :**

Complete with wiring & outlet in utility.

### **EXHAUST FAN POINT :**

Complete with wiring & outlet in all toilets & kitchen.

### **SECURITY SYSTEM :**

- CCTV for ground floor common area and campus.
- Intercom from main security cabin to all apartments.

**GENERATOR** : Kirlosker or equivalent silent generator of adequate capacity.

**LIFT** : Each block has 2 lifts of 8 passengers Otis/ Kone / Thyssen krupp or equivalent make in each block.

**WATER PROOFING** : Terrace and Sunken Slab water proofing by Dr. Fixit / Choksey chemical or equivalent.

**CAMPUS** : Campus landscaping work shall be done as per design, drawing and specification given by architect.





Aerial View





## Payment Plans

➤ At the time of booking.....	10%
➤ After plinth work.....	10%
➤ Each floor casting (8 floor).....	7.5%
➤ After brick work.....	10%
➤ After plaster work.....	5%
➤ At the time of registry.....	5%

## Other Fixed Charges

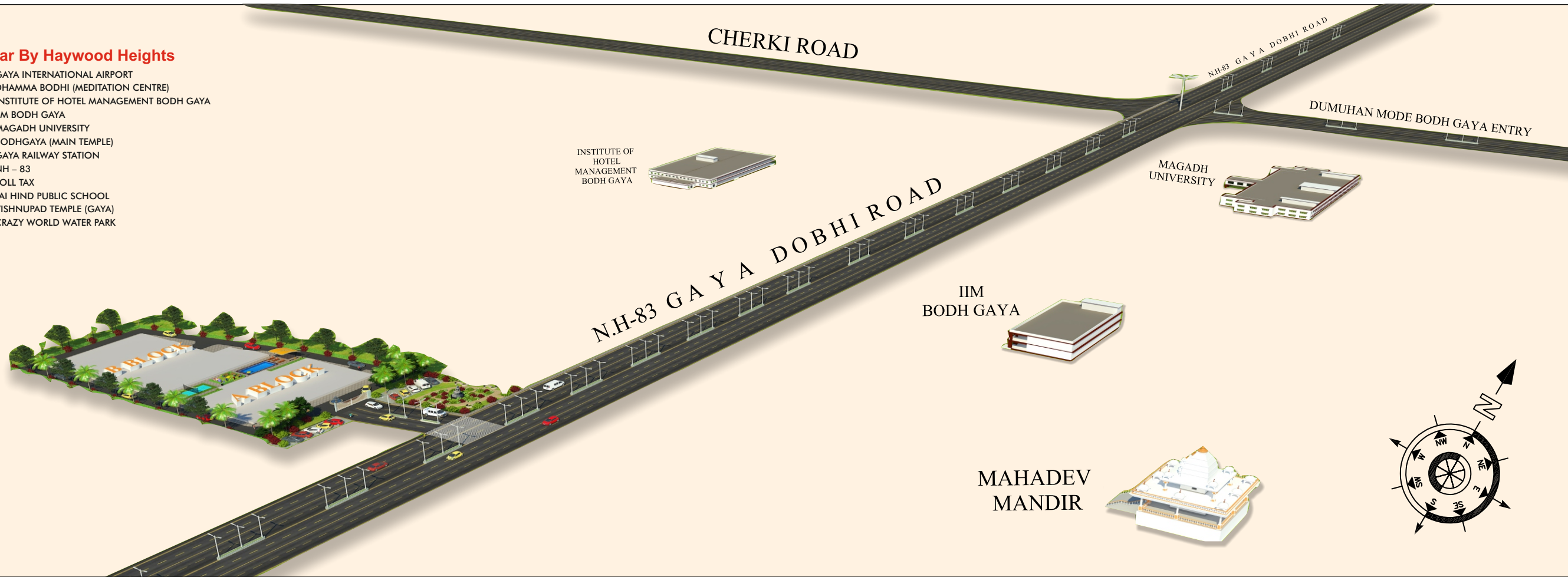
Fixed charges will have to pay by the prospective owners Rs. 4,00,000/- (Generator, Lift, Parking, Intercom & Miscellaneous)

## Terms & Condition

- The choice of flat shall be available as per rules of the company on "first cum first serve" basis.
- The allotment of the flat shall be subject to timely payment.
- In case of withdrawal of a booking a cancellation charge 5% of the total consideration.
- Refund of the amount deposited by the applicant in case of cancellation shall be made in 150 (one hundred fifty) days of notice of withdrawal, after adjusting the cancellation charges.
- No interest/ penalty claimed by the applicant of any stage shall be entertained by the company
- The allottees will have to bear the maintenance charges for the general service like water supply, sewerage, security etc. such facilities will however be insured by the management committee constituted by the company.
- All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
- Interest 18% per annum shall be charged on all delayed payment from due date. However the company reserve the right to cancel the allotment if the dues are more than 5,00,000/- (five lakhs) only at any time.
- All allotment made by the company will be binding on the allottees and no grievance/claim/complaint shall ever be entertained by the company.
- The applicant shall have to bear any other nominal fee such as technical, legal etc. As decided by the company.
- Any central/state government sponsored act or legislation affecting the tax and levy, shall have to be borne by the applicant over and above the cost of the house and the existing burden there on.
- No transfer of booking will be allowed.

### Near By Haywood Heights

- GAYA INTERNATIONAL AIRPORT
- DHAMMA BODHI (MEDITATION CENTRE)
- INSTITUTE OF HOTEL MANAGEMENT BODH GAYA
- IIM BODH GAYA
- MAGADH UNIVERSITY
- BODHGAYA (MAIN TEMPLE)
- GAYA RAILWAY STATION
- NH - 83
- TOLL TAX
- JAI HIND PUBLIC SCHOOL
- VISHNUPAD TEMPLE (GAYA)
- CRAZY WORLD WATER PARK







I STILL THINK BUYING A HOME IS THE  
BEST INVESTMENT  
ANY INDIVIDUAL CAN MAKE.

DEVELOPER :-



**HAYWOOD**  
REAL ESTATE PVT. LTD  
FORWARD EVER

-  08178626901, 8092777711
-  haywoodrealestates@gmail.com
-  www.haywoodrealestates.com
-  310, 3rd Floor, Capitol Tower, B Block  
Fraser Road, Patna, Bihar, India 80001

 Architect :  
Abdul Alim

Mob : 7991158318, 9798956275  
Email : abdulalim@gmail.com  
Add : 3rd Floor, Aasha Deep Apartment  
Ramjaipal Road, Patna

