

**ULTRA MODERN  
TOWNSHIP OF MUZAFFARPUR**

**SATELLITE CITY  
MUZAFFARPUR**

**FIZZY  
HOMES**  
SEARCH-FEASIBLE DREAM HOME



# Satellite City

POWERED BY :



“Eastern Estate Construction and Developers Pvt. Ltd.”  
an ISO 9001:2015 Company presents :-

Eastern Satellite City, on Patna, Muzaffarpur Highway,  
Kurahani, Turki, Muzaffarpur.

RERA No. :

BRERAP00080-1/19/R-150/2018

CONSTRUCTED BY :



**Eastern Estate**  
Construction & Developers Pvt. Ltd.  
ISO 9001:2015



# Satellite City

Modern Township of Muzaffarpur







The Satellite City Project consists of the following :

Residence Type 1/2 (Duplex Elite & Premium), (1536.00 sq. ft. - 100 Bungalows

Residence Type 3 (Simplex Gold), (720.00 sq.ft.) - 66 Bungalows

Residence Type 4 (Simplex Economy), (455.00 sq.ft.) - 115 Bungalows

## PROPERTY DETAILS :

	SALE TYPE	: NEW BOOKING
	PROPERTY FACE	: DEPENDS ON POSITION
	FLOORING TYPE	: VITRIFIED
	POWER BACKUP	: FULL
	AVAILABILITY	: UNDER CONSTRUCTION
	POSSESSION BY	: 2022

## FLOOR PLANS & PRICES :

BHK	LAND SIZE	BUILDUP AREA	PRICE
1 BHK (Simplex Economy)	748 SQ. FT.	455 SQ FT	Rs. 15,00,000/-
2 BHK (Simplex Gold)	1500 SQ. FT.	720 SQ FT	Rs. 30,00,000/-
3 BHK (Duplex Elite)	2400 SQ. FT.	1536 SQ FT	Rs. 45,00,000/-



# SATELLITE CITY PLOTS

## A BLOCK

01	A 353
02	A 346
03	A 362
04	A 363
05	A 364
06	A 365
07	A 366
08	A 367
09	A 368
010	A 387
011	A 388
012	A 389
013	A 390
014	A 391
015	A 392
016	A 393

## C BLOCK

01	C 20
02	C 21
03	C 22
04	C 23
05	C 24
06	C 25
07	C 26
08	C 27
09	C 28
010	C 29
011	C 45
012	C 46
013	C 47
014	C 48
015	C 49
016	C 50
017	C 51
018	C 52
019	C 53
020	C 54

## B BLOCK

01	B 9
02	B 10
03	B 11
04	B 22
05	B 23
06	B 24
07	B 42
08	B 43
09	B 46
010	B 47
011	B 48
012	B 49
013	B 50
014	B 51
015	B 54
016	B 55
017	B 56
018	B 74
019	B 75
020	B 79
021	B 80
022	B 81
023	B 82
024	B 86
025	B 87

## DESCRIPTION

**A  
BLOCK**

**2400 SQ. FT.**

**C  
BLOCK**

**748 SQ. FT.**

**B  
BLOCK**

**1500 SQ. FT.**

# Satellite City

## PLOT RATE PLAN

LAND RATE : Rs. 800 / SQ. FT.

LAND	TOTAL PRICE
2400 SQ. FT.	19,20,000.00
1500 SQ. FT.	12,00,000.00
748 SQ. FT.	5,98,400.00

LAND	DESCRIPTION	TOTAL. PRICE
2400 SQ. FT.	LAND WITH BOUNDARY AND GATE	3,50,000.00
1500 SQ. FT.		2,60,000.00
748 SQ. FT.		1,55,000.00

## CONSTRUCTION RATE

Rs. 1800 / SQ. FT.

**Include Land Boundary + Gate + Complete  
Ready to Move Bungalow Construction.**



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## FLOOR PLAN OF DUPLEX ELITE



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## FLOOR PLAN OF SIMPLEX GOLD



**TYPE 3**

GROUND FLOOR  
**SIMPLEX  
GOLD**



**EASTERN ESTATE**  
Construction & Developers Pvt. Ltd.

Turki Chajan Road, opposite Rice Mill, Turki,  
on Patna, Muzaffarpur Road, Kurahani, Muzaffarpur, Bihar

PLOT AREA - 1500 SFT (30' X 50')

GROUND FL. B.U. AREA - 720 SFT  
TOTAL BUILTUP AREA - 720 SFT

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सुखियों का अधिवास...





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## FLOOR PLAN OF SIMPLEX ECONOMY



**TYPE 4**

GROUND FLOOR

**SIMPLEX  
ECONOMY**



**EASTERN ESTATE**  
Construction & Developers Pvt. Ltd.

Turki Chajan Road, opposite Rice Mill, Turki,  
on Patna, Muzaffarpur Road, Kurahani, Muzaffarpur, Bihar

PLOT AREA - 748 SFT (22'X 34')

GROUND FL. B.U. AREA - 455 SFT  
TOTAL BUILTUP AREA - 455 SFT

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सुखी का अर्थनाम...





# Satellite City

## Our Special Amenities

- Park
- Water Storage
- Water Purifier
- Waste Disposall
- Private Garden / Terrace
- Fitness Center / Gym
- Visitor Parking
- Maintenance Staff
- Temple



## PAYMENT PLAN

**SATELLITE CITY, Turki Chajan Road, opposite Rice Mill, Turki,  
on Patna, Muzaffarpur Road, Kurahani, Muzaffarpur, Bihar**

### PRICE LIST & PAYMENT PLAN

SL.NO.	NAME	BLOCK NAME	LAND AREA	SURFACE AREA	AMOUNT
01.	SIMPLEX ECONOMY 1 BHK	" C "	748 SQ. FT.	455 SQ. FT.	15,00,000.00
02.	SIMPLEX GOLD 2 BHK	" B "	1500 SQ. FT.	720 SQ. FT.	30,00,000.00
03.	DUPLEX ELITE 3 BHK	" A "	2400 SQ. FT.	1536 SQ. FT.	45,00,000.00

#### Construction Linked Plan

Sl.No.	PARTICULAR	TERM OF PAYMENT
01.	At the time of Agreement & Booking	30% of the Price of Bangalow
02.	At the time of Foundation Work	20% of the Price of Bangalow
03.	At the time of Casting Ceiling Slab	20% of the Price of Bangalow
04.	At the time of Wall Construction	15% of the Price of Bangalow
05.	At the time of Finishing Work	15% of the Price of Bangalow
06.	Total	100% of the Price of Bangalow

#### Flexi Payment

Sl.No.	PARTICULAR	TERM OF PAYMENT
01.	At the time of Booking & Agreement	50% of the Price of Bangalow
02.	As per Agreement	50% of the Price of Bangalow

**DOWN PAYMENT**

**100 %**

**Please Note : That in case of cancellation of the booking the amount paid at the time of Booking / Agreement will be forfeited.**

All Payment should be made in favour of "Eastern Estate Construction & Developers Pvt. Ltd."

Note : Developers reserves its right to change the price. All taxes, cess, Govt. Levels, additional charges etc. shall be payable by the applicants as per the application form.

**MODERN TOWNSHIP OF MUZAFFARPUR**



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## SATELLITE CITY PLOTS



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**LET'S SEE SOME PICTURES FROM THE PROJECT AREA**





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## LOCATION / ROAD MAP

