



RERAP05252022120502



Vision & Promise

A Home That Embraces the Essence of Mithila

Mithila is not just a land; it is a feeling, a tradition, and a legacy of culture and wisdom. Inspired by this heritage, **Veena Vatika – "Aangan Mithila Ka"** is designed to bring together **modern luxury and the timeless charm of Mithilanchal**.

Situated in the heart of Darbhanga, this premium township offers **spacious homes, world-class amenities, lush green surroundings, and a safe, peaceful environment**—perfect for families. **With Darbhanga's rapid growth, including the airport, AIIMS, the national bus stand, and the upcoming expressway, this is the "ideal time to invest"** in a home that ensures both comfort and a promising future.

Come, be a part of **Veena Vatika**, where every home is a reflection of love, culture, and happiness!

मिथिला सिर्फ एक भूमि नहीं, बल्कि एक भावना, परंपरा और ज्ञान की विरासत है। इसी गौरवशाली धरोहर से प्रेरित होकर, **वीणा वाटिका – "आंगन मिथिला का"** को इस तरह डिजाइन किया गया है कि यह **आधुनिक सुख-सुविधाओं और मिथिलांचल की पारंपरिक सुंदरता** को एक साथ लाए।

दरभंगा के केंद्र में स्थित, यह प्रीमियम टाउनशिप **खुले-हवादार घर, विश्वस्तरीय सुविधाएँ, हरियाली से भरपूर वातावरण और सुरक्षित, शांत जीवनशैली**, प्रदान करता है, जो इसे परिवारों के लिए आदर्श बनाता है। एयरपोर्ट, एम्स, राष्ट्रीय बस स्टैंड, तथा एक्सप्रेसवे जैसी विकास की नई ऊँचाइयों के साथ, यह अपने सपनों का घर लेने का सबसे सही समय है।

आइए, **वीणा वाटिका** का हिस्सा बनें, जहाँ हर घर प्रेम, संस्कृति और खुशहाली का प्रतीक है।

मिथिला केवल भूमि नहीं, बल्कि एक भावना, परंपरा आ ज्ञान के विरासत छी। एहि गौरवशाली संस्कृति सँ प्रेरित भ' कs, **वीणा वाटिका – "आंगन मिथिला का"** के निर्माण कएल गेल अछि, जतय **आधुनिक जीवनशैली आ मिथिलांचल के परंपरागत सुंदरता**, एक संग भेटैत अछि।

दरभंगा के हृदय में स्थित, ई प्रीमियम टाउनशिप **फराक घर, उत्कृष्ट सुविधा, हरियरी आ सुरक्षित वातावरण** प्रदान करैत अछि, जइँ कारण ई परिवारक लेल आदर्श ठाम अछि। एयरपोर्ट, एम्स, राष्ट्रीय बस स्टैंड, संग एक्सप्रेसवे जेकाँ नव विकासक संग, आब स्वप्न के घर लेबाक उचित समय छी।

आउ, **वीणा वाटिका** के हिस्सा बनू, जतय प्रत्येक घर प्रेम, संस्कृति आ खुशी के प्रतीक छी।

About Land Owner

Our work reflects our vision, honesty, and dedication to society. Badri Kumar Purbey is not just a renowned businessman from Darbhanga, Bihar, but also a man known for his integrity, hard work, and commitment to his people.

Our goal is not just to develop land but to create a place where tradition meets modernity. While preserving the cultural roots of Mithila, we are building an environment where people don't just see a house but a true dream home.

We are committed to providing you with a space equipped with the best amenities, making you feel at home in every sense. Our promise is to meet your expectations through our work and offer you a life filled with security, happiness, and prosperity.



Your trust means everything to us, and we are dedicated to upholding it with sincerity and dedication.

- Badri Kumar Purbey



*Let's start a new story , together !
Welcome to Veena Vatika ...*

आँगन मिथिला का !!





Life's luxury is in imagining all the comforts you desire.
When each moment is as grand as your next benchmark.
A space where lifestyle regales you with its refined glory.
An experience that surpasses all expectations.





Home to happiness ! Home to Luxury !



Infinity pool view dripping with elegance .
We present you the most luxurious roof
top everseen, decorated with beautiful
garden area , banquet area , cafe houses
and 6 Infinity Pools .



“Commercial Jewel” of Veena Vatika

*Think and blink .
In the upcoming
commercial tower of
the project you get every
thing at the blink of your
eye .*

- # Multiplex
- # Hotel
- # RESTAURANT
- # BANQUET Hall
- # Offices
- # GROCERY
- # Medical facility with
Ambulance
and dozens of other facilities
will be at your
footsteps.



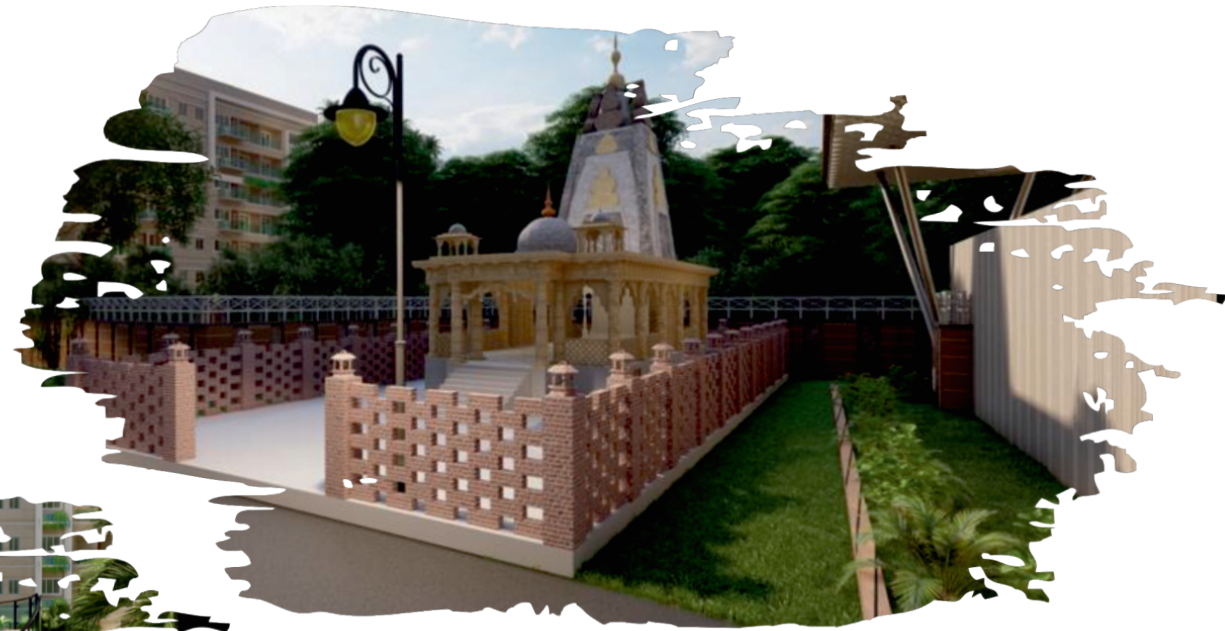
एहसास कल के शाम का...



THE
NIGHTS OF
HAPPINESS
FULL OF LIGHT
AND **SMILES**
ALL AROUND



वरदे वेणावदिनि वरदे !



आधुनिकता एवं संस्कृति का सुखद संगम जो भरे
वैभव, समृद्धि एवं संस्कार से आपके प्रांगण को !



Aqua

945 Sq. Ft.

- 1 DRAWING AREA
- 2 DINNING HALL
- 3 MASTER BED ROOM
- 4 BEDROOM 01
- 5 KITCHEN
- 6 WASHROOM
- 7 BALCONY



Marine

1118 Sq. Ft.

- 1 DRAWING AREA
- 2 DINNING HALL
- 3 BEDROOM 01
- 4 BEDROOM 02
- 5 KITCHEN
- 6 WASHROOM - 02
- 7 BALCONY

ENTRY



Olive

1284 & 1323 Sq. Ft.

- 1 DRAWING AREA
- 2 DINNING HALL
- 3 STUDY ROOM
- 4 BEDROOM 01
- 5 BEDROOM 02
- 6 KITCHEN
- 7 WASHROOM 02
- 8 BALCONY 03



ENTRY



Pearl

1612-1725 Sq. Ft.

- 1 DRAWING AREA
- 2 DINNING HALL
- 3 MASTER BEDROOM
- 4 BEDROOM 01
- 5 BEDROOM 02
- 6 KITCHEN
- 7 WASHROOM 03
- 8 BALCONY 03



For Better Life
Luxury
 Spirit



ENTRY



Aries
 1634 - 1729 Sq. Ft.

ENTRY



Orion

1947 & 1961 Sq. Ft.



*Luxury
Flats*



Play Hard

A space which we never had but our children will. Multiple Indoor and outdoor sports arena for the better personality.





**LIVE
LAUGH
LEARN**



**ROAM
RUN
RISE**





“

It is our dream to create a safe , secure and healthy environment for our elders to play the long innings with lots of laughter and to gain their trust and blessings for us. We promise to put in everything to achieve a grand luxurious and safe lifestyle for our beloved grand parents .

”



बेहतर कल के लिए,
एक कोशिश आज....



बुजुर्गों के आशुर्वानु से...

- Senior Citizen Lawn
- Yoga Centre
- Organic Garden
- Relax Point for Pleasure
- Outdoor Desk for Sun bath
- Wheelchair Assistance
- Senior Citizen Friendly Design

- Library
- Plunge Pool
- Badminton Court
- Cricket (Net Practice)
- Basket Ball Court
- Indoor Games
- Squash Court
- Play School
- Mega Sports Complex
- Rooftop Play Areas
- Children Garden
- Video game plaza
- Artist's Corner
- Cycling Track
- Pottery Barn
- Junior Gym
- Hall for Music, Dancing & Activity

















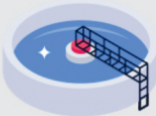






It's never too late to DREAM . It's never too late to LIVE .
Best of the world class amenities and facilities for you.
Come home



- Sym
- Sky Walk
- Parly Lawn
- Jogging Track
- Meeting Cabin
- Meditation Hall
- Rooftop Garden
- Recreational Hall
- Multi-Purpose Hall
- Meeting cum Waiting Hall
- Extra Useful Space for Women
- Swimming Pools (Like Infinity Pool)
- Punctured Hall for many Activities

FACILITIES

the indoor story

 Temple	 24x7 Power Backup	 Earthquake Proof Construction
 3 Layer Security System	 CCTV Supervision in all common areas	 ATM
 High Speed Lifts	 Fire Fighting System with Sprinkler and Smoke Detector	 Water Conservation & Harvesting
 Solar Power Energy Efficient HVAC Systems	 Waste Water Recycling	 Maximized natural light & ventilation
 On-Site Waste Management	 Led Lighting in Campus	 Sewage Treatment Plant
 Landscape garden with sit outs	 Garbage Chute System	 Wi-Fi Campus
 Intercom Connectivity	 OPD /Ambulance	 Play School

the outdoor story

Apartment Specifications

Spacious and luxurious 2 and 3 bedroom apartments with fittings. Custom Design options and Flexible Layout plans for you to truly create your own space. Balconies & Sun Deck to ensure that you and your family breathe healthy.

• Bedrooms/Living/Dining/Study Room

Floor: GVT/ Wooden Flooring
Wall: High Quality Acrylic Emulsion Paint Finish
Ceiling: Acrylic Emulsion Paint
Fixtures: Concealed Lights and Fans
A/C wiring in living, dining and bedrooms.

• Toilets

Floor: Anti skid Ceramic tiles
Wall: Glazed Ceramic tiles
Ceiling: Acrylic emulsion paint
Counter: Granite/Marble with below counter vanity

• Toilet Fittings and Fixtures

Mirror, Glass
Shower Partition:
Wash Basin and WC (Kohler/Jaquar/Johnson or equivalent)
Appliances: Exhaust Fan
Floor: Vitrified tiles
Wall: Glazed Ceramic Tiles
Ceiling: Acrylic Emulsion Paint
Fittings and Fixtures: CP fittings and sanitary ware

• Kitchen

Floor: Double Charged V Tiles
Wall: Large format tiles & Acrylic emulsion paint
Ceiling: Acrylic emulsion paint
Counter: Granite/Stone counter

• Doors

Main Door: Polished Decorated Flush Door

• Internal Door:

Flush Doors – Veneer/Laminate/Paint Finish

• Windows

Double glazed units with Anodized/Powder Coated Aluminum frames and shutters in living room and bedrooms
Fittings: SS sink, and CP fittings

• Sundeck & Balcony

Floor: Anti Skid Vitrified Finish Tiles
Wall: Acrylic emulsion paint

• Railing:

SS/MS and laminated glass railing

• Electrical Fixtures and Fittings

Modular switches (Havels/Anchor/RR/Wipro/Legrand or equivalent) Internal wirings and ceiling light fixtures in balcony, kitchen and toilets Optical Network Terminal (ONT) in each apartment for data and TV connectivity Video door phone at main apartment entry door

• Fire Fighting System

Fire fighting system with sprinklers and smoke detection system

WATER CONSERVATION & HARVESTING

WASTE WATER RECYCLING

MAXIMISED NATURAL LIGHT & VENTILATION

ON SITE WASTE MANAGEMENT.

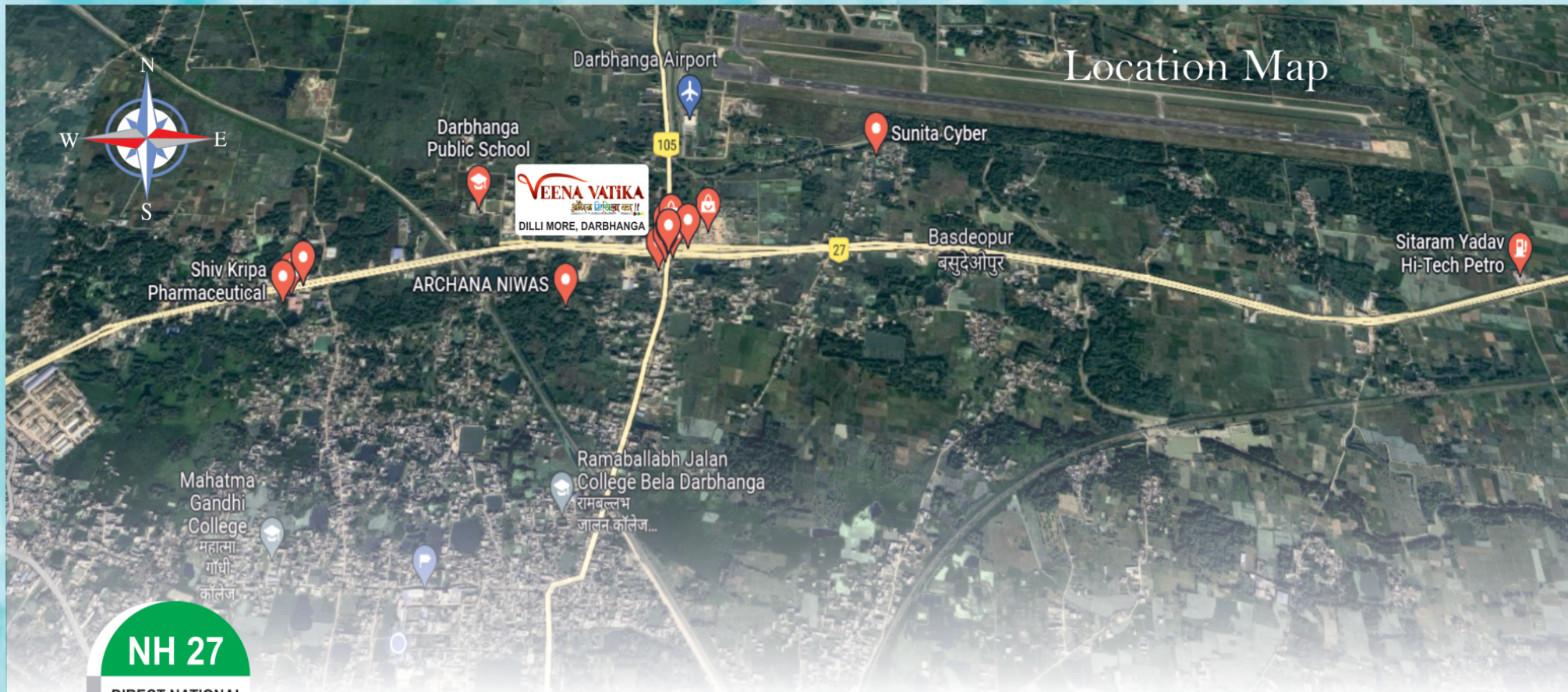
LED LIGHTING

Payment Schedule



AS PER WORK PROGRESS	PAYMENT %
At the Time of Booking of Customer's flat	10% of the cost of flat
At the Start of Plinth Work of the Block of Customer's flat	10% of the cost of flat
At the Start of 1st Slab Work of the Block of Customer's flat	10% of the cost of flat
At the Start of 2nd Slab Work of the Block of Customer's flat	10% of the cost of flat
At the Start of 3rd Slab Work of the Block of Customer's flat	10% of the cost of flat
At the Start of 4th Slab Work of the Block of Customer's flat	10% of the cost of flat
At the Start of 5th Slab Work of the Block of Customer's flat	10% of the cost of flat
At the Start of 6th Slab Work of the Block of Customer's flat	10% of the cost of flat
At the Start of 7th Slab Work of the Block of Customer's flat	10% of the cost of flat
At the Start of Brick Work of the Block of Customer's flat	05% of the cost of flat
At the Start of Finishing Work of the Block of Customer's flat	03% of the cost of flat
Before Possession of the Customer's flat	02% of the cost of flat

Materials used for the constructions will always be genuine and of high quality from the reputed and renowned brands.*



Location Map

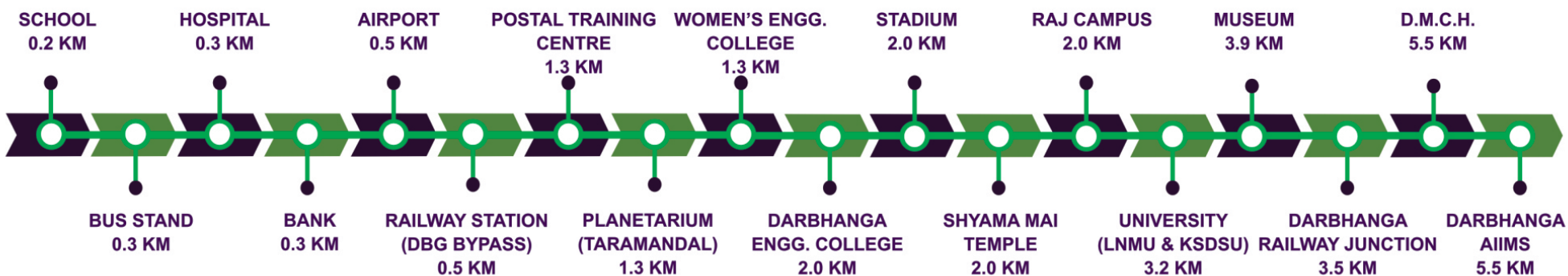
NH 27

DIRECT NATIONAL
HIGHWAY
CONNECTIVITY

0.0 KM



“A Landmark that has all the right directions”





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Architect & Interior Design
PNS Associates Pvt. Ltd.
Ar. Priyadarshini Panday
Ar. Sumit Singh

Structural Engineer
Er. Brajesh Kumar Sinha

Landscape Design
Ar. Meenakshi Das

Visualization Expert
Er. Rajeev Agrawal

Site Office: Badri Nagar, Near Dilli More, Darbhanga - 846005

Corporate Office: Laxmi Traders, Badri Nagar, Darbhanga - 846005

Tel.: +91 7091132455, 8210716726, 9334025615, 8051166669, 9472421742

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HOME LOAN BANKING PARTNERS

