

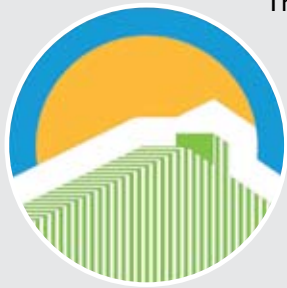
ROOM FOR YOUR DREAMS



TM

MUNDESHWARI
Living Transformed

About the Logo



The logo of our company is simple but yet ingenious one. The sun is a symbol of light that spreads brightness and hope for the future. The use of colors is such that it also identifies with the patriotic colors of our country. The use of orange denotes chivalry and courage whereas the green color denotes prosperity. On a closer look one can see the initials of our company between the sun and the glorious and majestic mountains. Basically sun forms the company's initials and its warmth, glory and brightness is reflected in our goals and missions. The logo signifies the harmonious and synergized relationship of traditional values and latest technology. It signifies that our company has effectively balanced traditional concepts but at the same time it is also matching the pace of growth and development.

CONTENTS

02. Chairman's Message
03. Mission & Core Values
04. About Us
06. People Behind
08. Our Projects
10. Bailey Greens
12. Sushila Residency
13. Patliputra Gardens
14. Aryan Residency I-II
15. Amitabh Kunj II
16. Mundeshwari Sapphire
17. Pushpanjali Apartments
18. Completed Projects
19. Space to Let Your Business Grow
20. ISM Patna—the Initiative



ROOM FOR YOUR DREAMS

We at Mundeshwari transport you to a world that's surreal, eclectic, vivacious and yet a harmonious way to be in close touch with all the essentials of life and Mother Nature. This seamless blend has been our forte for years and we hope that this endeavour of ours will continue to mesmerize your mindset in the coming years. We have already given wings to your dreams, now its time for you to soar high and higher.

DEAR FRIENDS

Nearly a decade ago, we had envisaged a dream, i.e. to make a difference in the lives of every Indian by giving them the best possible ways of living in a holistic, green and healthy environment. Ever since, we have nurtured this dream “to deliver reliable and high quality housing and commercials thereby making a difference in the life of every person and uplifting society benchmarks.” Our vision has always stood us in good stead as we are always in the process of understanding the market demands. Our vision is “to be leaders in quality construction services while fulfilling the expectations of customers, employees and society.”

Being a builder is not just about putting up tangible structures and collecting money. It’s about shouldering a much larger corporate conscientiousness. Therefore we aim at constructing buildings with feelings—buildings that are more than four walls and which encapsulates the essence of our society. We cater to all strata’s of the society providing housing opportunities to the lower and middle income group as well as the elite.

Today we have stepped beyond housing and are nurturing the domains of reality (residential, retail & commercial) and education. We have already made successful forays into these domains with the projects like Mundeshwary Enclave Phase I, Bailey Greens, Bamhaur Palace, Sunny Towers and International School of Management, Patna.

Building on this experience and expertise, we are now ready with a growth strategy to deliver an unparalleled number of high-quality projects in the forthcoming years. In addition to holistic residential townships, we will be building malls, hospitals, IT Parks, luxury resorts, business hotels and are even aspiring to create a township. We have given wings to our dreams and today with utmost humility; we would like to state that our endeavour to transform the vision that started decades back has been transformed into a reality. We have never looked back, but our entire endeavour has been to surge ahead and give every Indian a reason and the most preferred choice to live. A life where every moment opens up to a new possibility.

I, therefore, look for a continued support in all endeavors.



Samrendra Singh
MD & Chairman





BELIEVE IN DREAMS

“To be leaders in quality construction services while fulfilling the expectations of customers, employees and society.”

Mundeshwari is not just a name that promises the teeming millions with something big. But they make it happen, transforming every man’s vision into a reality. Something that one has only aspired for, dreamt about, a breathtaking house with greenery, all amenities, Mundeshwari devises out space in forms and shapes that you had only shared in your dreams.

Mission

- To deliver reliable & high quality housing and commercials thereby making a difference in the life of every person and uplifting society benchmarks
- To deliver value for money
- To cater to the need of growing population

Core Values

- Delivering promises. Our word is our pledge.
- Sustained efforts to enhance quality, customized service and value for money
- Ethical and professional service
- Compliance and respect for all community, environmental and legal requirements.

TOUCHING THE SKIES

Mundeshwari was formed with the dream of being hailed as the most admired brand in the business of Construction & Property development for over 10 years with its root spread all over Patna.

Mundeshwari comprises of
Mundeshwari Multicon Pvt. Ltd.
Mundeshwari Builders & Developers Pvt. Ltd.



Mundeshwari has sustained a steady growth to become the leading real estate developer of the region boasting of outstanding quality, consistency, economy and creativity.

With more than 10-year track record of sustained growth, customer satisfaction, and innovation, the group has completed over 30 apartments comprising more than 500 flats and 7 ongoing projects and 7 planned projects. Optimum utilization of interior space is as important feature for the company as it is for prospective buyer, giving him the innate feeling that the living space is not just his place of residence but that it opens up a myriad of opportunities. Mundeshwari pays equal attention to the surroundings, and beautifully landscaped gardens always adorn our projects. All projects are completed with a view to create a healthy and clean family atmosphere. That's the reason our projects have received an overwhelming response from our customers even at the startup. The group has forever believed in the credo of giving people a little beyond than what normal expectations are.

Mundeshwari has a strong management team, capable technical experts and proud owners of residential flats as their unpaid brand ambassador.

The Group's strength is delivery of its promises through scrupulous planning, emphasizing on essential requirements, and importance of location, connectivity and convenience, budget limitation of the customer, backed by quality material, workmanship and after sales service.

Today the Group has emerged as one of the most preferred builder & developers of region with bigger and more challenging projects being added each year. Today, the Group provides both elite and economical residential complexes across prime locations in Patna.

The key factors behind the success of Mundeshwari are always Good Quality; Time bound project completion and the faith of its customers. The respect that Mundeshwari has earned in due course of time has been tremendous; the respect has been overwhelming, giving every customer a room for their dreams. Luxury finds a new significance in Mundeshwari, and that is not something beyond the limitations of an average Indian buyer.



DREAM MERCHANTS

Henry Ford said,

“Coming together is a beginning. Keeping together is progress. Working together is success.”

This is one of our guiding principles. With a very experienced management and efficient technical experts, Mundeshwari has made its mark in last 12 years by building 32 apartments comprising more than 500 flats and 7 ongoing projects.


Our Management Team comprises of

- Samrendra Singh, MD & Chairman
- Neebha Singh, Director
- Mukulchand Singh, Director
- Vijay Singh, Director

Accreditations

We have partnered with various professional and contracting firms and also with banks & housing finance companies. We have tied up with some leading banks to enable them make the loan process easier for our home seekers and to see that their dream of having beautiful rooms and a space of their own comes true. These associations offer great comfort & sense of security to our customers. Most of the reputed banks have approved all our projects. Some of the banks who have approved all our projects are listed below:



A background image showing architectural blueprints spread out on a table. A white cylindrical object, possibly a pen or a small container, is resting on the blueprints. A yellow ruler is visible in the lower left corner, and a pencil is in the lower right corner. The blueprints feature various lines, circles, and text, including labels like 'E12019', 'E12026', and '130/100'.

Architects...who made tomorrow happen today

Space Matters

Space Matters is a dynamic, award winning design practice based in New Delhi. Space Matters portfolio includes a roster of prestigious projects that exhibit the firms' skill in handling a wide variety of scales and contexts. Space Matters has a dedicated team of architects, planners, interior designers, project managers and draftsmen ably supported by our panel of eminent consultants. The project teams are assembled from their pool of talent on the basis of strengths and expertise, appropriate to the nature of the project. They constantly push the perceived boundaries of design solutions so as to add value for the end user.

Their projects/clients include, The Cidco Science City, Navi Mumbai, Delhi Transco Head Quarters, Memorial complex Bhopal, Titan Eye-plus, DLF Retail Ltd. Corporate office, Seclude Resorts, ISM, Brisk Infrastructure residential and commercial, Mundeshwari, Kyushu-Yamaguchi World Heritage Advisory, Japan, ITC, and JSW. Their methodology pragmatically integrates Ecology, Economy & Equality—the three key ingredients to a successful urban environment.

Chandra & Associates

Chandra & Associates is a Patna based firm offering consultancy services in architectural, Civil and Interior design. The group constitutes young and talented architects and interior designers having vast experience & expertise in executing large projects. The projects completed range from penthouses to apartments and complexes both within and outside Patna. Their projects include Bhartia G.V Mall (Boring road, Patna), Vaishali Mall (Rajendranagar, Patna), Gharaunda Enclave (Bailey Road, Patna) and Radiant School (Khagaul Road, Patna).

Creative Designers

Creative Designers is a Patna based professional firm undertaking architectural and interior works for Supermarkets, Offices, Residences, Apartments, Showrooms, and Hotels & Restaurants since 1994. The group is backed by engineers, architects and interior designers along with a dedicated supporting staff possessing vast and vivid experience. Their projects/clients include Puspanjali complex (Boring road, Patna), ITI building complex at Navinagar project of NTPC, Beltron, PNB, UCO Bank, Union Bank and Reserve Bank of India.

YOUR SPACE YOUR WORLD

A photograph of two hands, one from a darker-skinned person and one from a lighter-skinned person, reaching towards each other and forming a heart shape. The background is a warm, golden sunset over a field of tall grass. The sky transitions from a deep orange near the horizon to a pale blue at the top.

The residential address is a space that's very personal and should reflect one's innate dreams, desires and aspirations. And therefore, the home you live in should be nothing less than perfect. Mundeshwari aims at constructing ambitious projects with feelings-buildings that are more than four walls and which encapsulates the essence of our society. With us around, a sense of security, quality par excellence and quality assurance of the highest order are provided with utmost care.

We at Mundeshwari help you dream and take all possible steps in bringing your imagination come alive.



All housing ventures under Mundeshwari property is equipped with the finest of amenities, surrounded by serene & beautiful landscapes and is in close proximity to all conveniences. All Mundeshwari properties enjoy prime location at the heart of the city and are environment friendly. Its unique design promises to surpass all your expectations of a dream home. Open ventilated flats accompanied with strong security would give the opportunity to fulfill your dream of living in a high rise. The most important feature of the group is the optimum utilization of interior space. We have a team of carpenters, painters, polishers, electricians, plumbers and architects to do the interiors of the house. For all the interior work, time is the essence and we do all the jobs in the prescribed time frame to give our customers a better result. We even assist our customers in selecting the right design and color to be used in the house. We have a pre-scanned vendor for right material at right price. This value-for-money approach and devoted service makes it the most preferred builder of the region. It's a clean and transparent group who keeps its commitments as per contracts.

We at Mundeshwari help you dream and take all possible steps in bringing your imagination come alive. Dreams are no more confined within your heart, but we give shape to them and see to it that all that you have longed so far is transformed into the finest practical moment of your lifetime. Room for your dreams is just a step away. Trust in us, and you will be rewarded. Our reassurance to all buyers who have believed and helped Mundeshwari achieve the numero uno status in the real estate venture of the country.

MILESTONES

BAILEY GREENS



Bailey Greens. The name says it all. Tucked away from the traffic on Bailey Road, this is your private retreat with 57% of open plot area. The meticulously planned green spaces around you with exquisite varieties of plantation is a step towards helping you and your family connect with nature, while you are sitting in one of the fastest developing areas of Patna. "Oneness with nature"—Bailey Greens offers exclusivity to this feeling.

3 BHK flats of international standards, placed within a setting of pristine natural beauty, where every bit has been designed to rejuvenate you and your family after a hard day's work, is hard to find in the city.

Surrounded by open and richly manicured green spaces, homes at Bailey Greens offers a futuristic lifestyle with fully

developed infrastructure, providing every premium amenity to surpass all your expectations of a dream home in Patna.

"It's perfect location"... will allow you to experience the pulse of the city while being at peace in your home. It gives you both access and privacy that is unmatched by any other property in the city.

Amenities & Facilities:

- Roof Top Swimming pool • Terrace Garden • Gymnasium • Club house with reading lounge • Children's play area
- Basement parking • Reticulated gas system • 24 x 7 security system & maintenance • 24 x 7 power back up

Project Location

750 meters from Nahar

2.5 Kms from Ashiana More

4.5 Kms from Patna Airport

Project Details

Unit Type: 3 BHK Flats

Architect: **Space Matters, New Delhi**

OF OUR JOURNEY...

The Horizon and Beyond

Bailey Greens as an Investment Option:

Patna is the 21st fastest growing city in the world according to City Mayors. Patna is growing faster than some of the more prominent cities of India like Delhi, Mumbai, Pune, Jaipur and Lucknow. The pace of development and population in Patna is growing rapidly and is more than expected.

Bailey Greens provides you with an investment option that is missing till now, a quality apartment comparable to best in India. As affluence in the city increases there will be much higher demand for quality space. The price of this space will increase much more rapidly in the times to come.

In addition to this, Bailey Greens is in region where much of the further development will happen. Saguna More seems to be the next commercial hub with dealerships of Ford, Tata, Hyundai and Mahindra at this location. Next up are dealerships of Honda and Maruti. Major institutions, hospitals and other quality facilities are all in the vicinity.

The quality of construction, amenities and location gives potential investors a unique opportunity to benefit from the growth of Patna.



SUSHILA RESIDENCY

A dream home at the heart of state capital. Beckoning a new light of hope and value for money, the Sushila Residency is masterfully crafted with all facilities of modern lifestyle at enviable location of Anandpuri, Boring Canal Road, Patna. These three bedrooms with attached balcony & bathroom allow you to enjoy and relax with your family and friend with all available amenities. The interiors are designed for comfort and efficiency with contemporary touch.



Project Location

Walkable distance from Boring Road Crossing, major marketing area of City
5 minutes drive from the Patna Railway Station and City Center (Maurya Lok)
5 minutes drive from Gandhi Maidan and Golghar

Project Details

Unit Type : 3 BHK Flats
Architect : **Chandra & Associates**

PATLIPUTRA GARDENS

Patliputra Gardens is a five storey residential apartment located in new Patliputra colony. It is a unique neighborhood with all the modern comforts and is conveniently located in the close vicinity of IIT and all the major reputed schools & hospitals of Patna. It is uniquely designed to maximize open space, comfort and security. The flats have been laid out and crafted to maximize light gain and air flow creating a healthy living environment.



Project Location

10 minutes drive from city centre (Maurya lok)

15 minutes drive from Patna Railway Station

20 minutes drive from Patna Airport

Project Details

Unit Type: 2 BHK & 3 BHK Flats

Architect: **Creative Designers**

ARYAN RESIDENCY I & II

Strategically located on Arya Samaj Mandir Road (Bailey Road, Patna), Aryan Residency I & II are a four storey building comprising 16 flats each. These flats are uniquely designed to maximize carpet space and masterfully crafted with all the facilities of modern lifestyle. The project also conforms to all safety standards like fire fighting systems, round the clock security, and the building structure is totally earthquake-resistant.

With an affluence of amenities within the premise, these three bedrooms, low-cost independent flat, allow you to relax and share quality time with your family in secure urban location. The design of flats is exquisitely expressed through the airy bedrooms, captivating views and contemporary touch.



ARYAN RESIDENCY I



ARYAN RESIDENCY II

Project Location

10 minutes drive from Patna Airport

15 minutes drive from City Center (Maurya Lok)

20 minutes drive from Patna Railway Station

Project Details

Unit Type : 3 BHK Flats

Architect : **Chandra & Associates**

AMITABH KUNJ II

Aiming at segment which would not compromise space and luxury for budget, Mundeshwari comes up with Amitabh Kunj II in the best of locations of Patna with a delectable bouquet of facilities and amenities. A four storey building comprising of 3 BHK flats having spacious entrance lobby is a home one aspires for. It is prominently located on the main road, Budha colony where virtually everything is at an arm's length. Be it the main market place or be it office workplace or medical facility, nothing seems to be so far. Important schools like St. Paul's and Baldwin Academy dot the vicinity. Therefore, blending in for a new family becomes easy. Every bit of the flat has been designed to rejuvenate you and your family. Open ventilated flats accompanied with strong security would give the opportunity to fulfill your dream of living in a high rise.



Project Location

5 minutes drive from Maurya Lok- city centre.

10 minutes drive from Patna Railway Station and Patna Airport.

Project Details

Unit Type : 3 BHK Flats

Architect : **Ahmad & Associates**

MUNDESHWARI SAPPHIRE

After having successfully launched Pushpanjali Apartments, the group introduces Mundeshwari Sapphire- an exclusive and spacious dwelling that assures uninterrupted calm and serenity. Sapphire, as the name indicates, is a symbol of truth, faithfulness & honesty and brings light & peace. It is prominently located two kilometers away from Saguna more along the Danapur- Khagaul road which is poised to be Patna's most developing area housing the best of schools for your kids, specialty hospitals as well as hippest shopping destinations for recreation. More than just shelter, Mundeshwari Sapphire offers you all the intelligence to make life worth living for while giving you the most aesthetically designed homes to live life to the fullest. Surrounded with wide open spaces, the pollution free environment will boost the physical and mental well being. It will be a perfect blend of cosmopolitan sophistication, magnificent space planning, top notch amenities and flawless execution. One could make the most of its state-of-the-art facilities and amenities that will only strengthen your faith that there is no place like home.



Project Location

5 minutes drive from Saguna More-The New Commercial Hub of Patna.

10 minutes drive from Patna Airport.

15 minutes drive from Patna Railway Station

Project Details

Unit Type : 2 BHK + 3 BHK Flats

Architect : **Chandra & Associates**

PUSHPANJALI APARTMENTS

“One touch of nature makes the whole world kin.” Mundeshwari well & truly brings this sentiment to Pusphanjali Apartments one can live amidst nature and enjoy a contemporary lifestyle. It is prominently located 2 kilometers away from Saguna More along the Danapur–Khagaul road which is poised to be Patna’s most developing area housing some of the best amenities in terms of land infrastructure, medical facilities, commercial establishments, corporate environment, educational institutions and most importantly lifestyle that is aspirational. 3 BHK & 2 BHK flats of international standards, placed within a setting of immaculate natural beauty, where every bit has been designed to rejuvenate you and your family after a hard day’s work, is difficult to find for beating their stressful lifestyle. Dotted with lush green surroundings, homes at Pushpanjali Apartment offers a futuristic lifestyle with fully developed infrastructure, providing every premium amenity to surpass all your expectations of a dream home in Patna.



Project Location

5 minutes drive from Saguna More—The New Commercial Hub of Patna.

10 minutes drive from Patna Airport.

15 minutes drive from Patna Railway Station.

Project Details

Unit Type : 2 BHK + 3 BHK Flats

Architect : **Chandra & Associates**

COMPLETED PROJECTS

Apartment Name	Location	No. of Flats
Rajeev Apartment	Budha Colony, Patna	19
Saryu Apartment	Budha Colony, Patna	18
Taluka Apartment	Budha Colony, Patna	19
Shibu Sharnam Apartment	Budha Colony, Patna	17
Sunny Towers	Budha Colony, Patna	18
Shibu Towers	Budha Colony, Patna	20
Jag-shree Apartment	Budha Colony, Patna	16
CSD Apartment	Budha Colony, Patna	18
Atma-Smriti Apartment	Budha Colony, Patna	8
Bamhaur Palace	Budha Colony, Patna	21
Ashoke Apartment	Budha Colony, Patna	8
Ram Hari Apartment	North Sri Krishna Puri, Patna	17
Manmohan Apartment	North Sri Krishna Puri, Patna	48
Shri Om Apartment	Ved Nagar, Bailey Road, Patna	33
Mundeshwary Enclave-Phase I	Ashiana More, Aakashwani Road, Patna	248
Saryu Sadan	Ashiana Main Road, Patna	8

SPACE TO LET YOUR BUSINESS GROW

NEW COMMERCIAL CUM RESIDENTIAL PROJECT

After creating various residential projects in Patna, Mundeshwari is coming at Muzaffarpur (near Kalambagh Chowk/Crossing), the largest city of northern Bihar. As it is a prominent location for being one of the many gateways to Nepal and also the export hub of litchies, there is a great need for quality commercial and residential space in this part of the state.

With an elegant infrastructure and attractive amenities, this project is being devised carefully with the state-of-the-art setup that is conducive for business growth. This project also offers 2BHK and 3BHK flats for residential purpose which would be a unique blend of affordability and lifestyle.



ISM Patna – the Initiative

BEYOND HOMES



Beyond the 4 walls...Education is the key!

Mundeshwari and the ISM Patna Initiative

For Mundeshwari, the belief has always been to do something different, to accomplish something meaningful not just in the real estate business, but also in one of the highest form of social commitment initiative to improve people's lives.

Education is about the making of a man. It's only when you have expanded your horizon beyond a certain given limit, enriching yourself with knowledge, that one attains enlightenment in all spheres of life. Our chairman believes in education being one of the strongest foundations in the step to become that complete individual. That's why one of the biggest social initiatives that our organization is involved with is the establishment of "International School of Management" (ISM), Patna. The idea of establishing this institute had come at a time when the state of Bihar started attracting the attention of a helpful, foresighted and most importantly a progressive government. With the recent spurt in the business activities in this space, there is a requirement of trained managers. In the absence of a premier B-school in the region, a demand-supply gap has been created. ISM has

been established as a premier B-school to fill this gap and contribute towards the socio-economic development of the state. Promoting entrepreneurship is another key focus for the school. ISM has formed Business incubation centre for promoting and supporting new ventures. ISM has a pool of high quality faculty from institutes like IIMs, IITs and other eminent B-schools. With Bihar on the cusp of a new era, ISM is bound to play a pivotal role in creating competent managers and setting new benchmarks in management education in this region.

Mundeshwari has looked into education and how it can enrich and empower everyone with an eye for detail and the hope to see a resurgent future for India, especially arising from the eastern region of the country. Mundeshwari has given the youth a golden opportunity to make it big and be hailed as accomplished managers who can build a new India with the dreams and desires to be hailed as one of the most prolific developed nation in the world.

CUSTOMER SPEAK



From the moment I contacted Mundeshwari, I was looked after with a level of efficiency and professionalism. The team is knowledgeable, committed, speedy in their execution of work and result oriented. I experienced their courteous help and support right from the booking till final registration and handing over the possession of the flat. Their dealing with me was like a family and I feel proud to make the right move in choosing Mundeshwari. I, therefore, highly recommend the group since it has the credo of giving above the normal expectations.

Mr. Sanjay Singh

(Special Correspondent at The Tribune, Chandigarh)



The dedication, strong work ethic, low turnaround time and strong commitment exhibited by the group during construction phase were unmatched. The group's strength is good quality, time bound project completion, workmanship and after sales service. Time is the essence and they do all the jobs in the prescribed time frame. Their value for money approach makes it the most preferred builder of the region.

Mr. Rajesh Kumar

(Divisional Vice President- Operations, United Breweries Limited, Bangalore)

Mundeshwari Multicon Pvt. Ltd.

G-2, Ground Floor, Mundeshwary's Taluka Apartment
Main Road, Budha Colony, Patna-800001, Bihar, India

Phone: +91-612-2522694, Telefax: +91-612-2522916

Email: info@mundeshwari.co.in, Web: www.mundeshwari.co.in