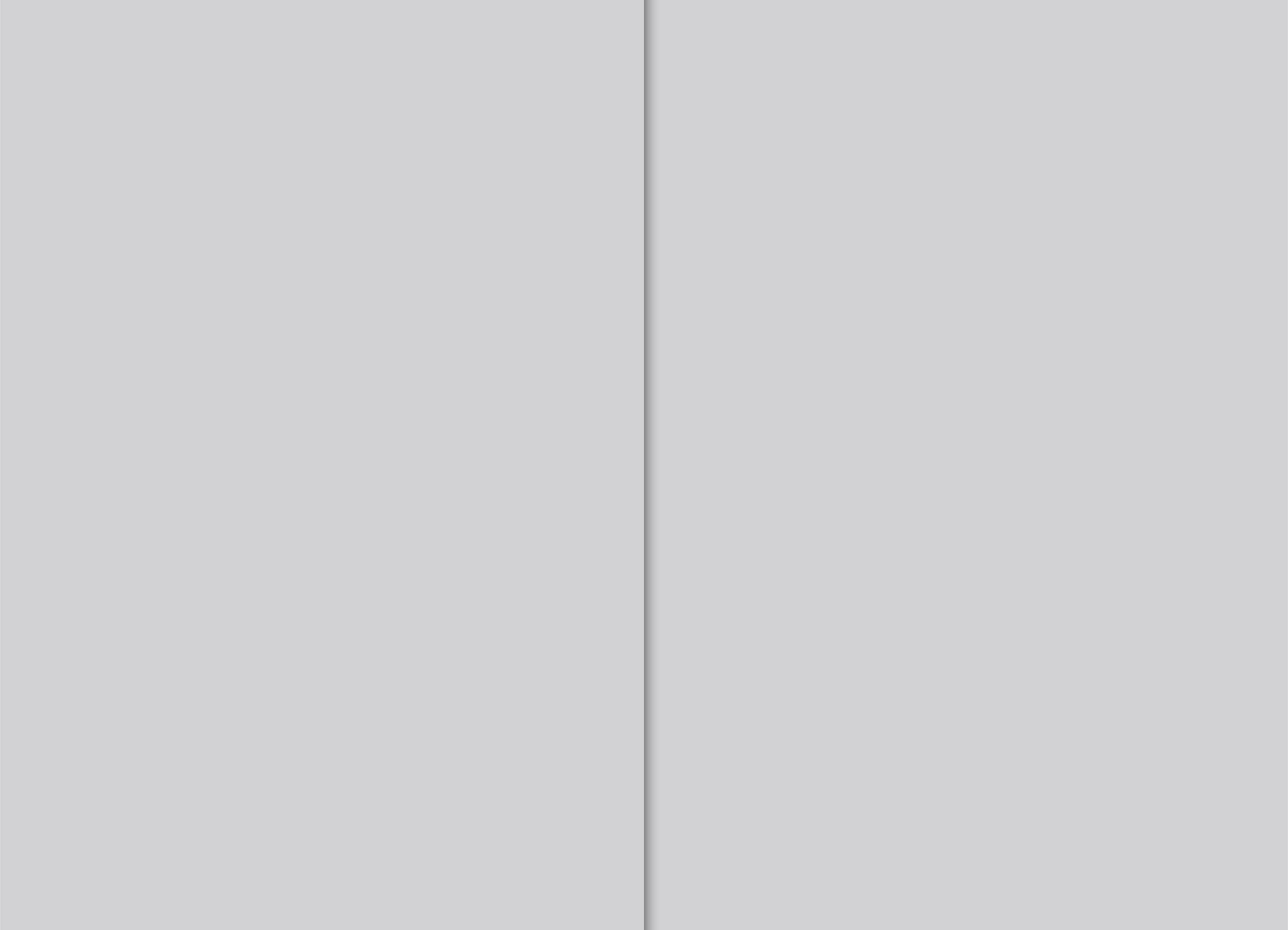




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WELCOME TO
THE LIMITED EDITION
HIGH LIFE.

Some things in life are precious because they are one of a kind. Because, not everyone can call it their own. Like CRESCENT, the epitome of urban luxury.

From architectural aesthetics to interior beauty. From magical lifestyles to rare privileges. CRESCENT is a prominent and grandiose residential tower in Patna, with 12 magnificent floors featuring life-spaces & amenities as flawless as perfection itself.

A home that the elites of the city would be proud to call their own. A property where global standards of exquisite living merge with the extravaganza of pure luxury.

This is the High Life, reserved for a select few. Like YOU.



LIMITED EDITION LIFESTYLE

Indulge in opulence at our exclusive luxury real estate project, where architectural splendor meets unrivaled comfort. Immerse yourself in lavish living with meticulously designed residences, panoramic views, and unparalleled amenities, defining a new standard of affluent lifestyle. Welcome home to exquisite luxury.

PROJECT HIGHLIGHT

70%
OPEN AREA 

40%
GREEN AREA 

ENTRANCE LOBBY
WITH LOUNGE 

VASTU
COMPLIANT 

4 RESIDENTIAL
TOWERS 

PREMIUM 2BHK, 3BHK
& 4 BHK APARTMENTS 

LONG AERIAL VIEW





❖ SWIMMING POOL WITH CHANGING ROOM



❖ GYMNASIUM



❖ SEATING AREAS

LUXURIOUS CLUBHOUSE ❖



INDOOR GAMES ROOM ❖



DECK AREA ❖



KIDS PLAY AREA ❖



❖ LANDSCAPED CENTRAL LAWN



❖ KIDS POOL



❖ BASKETBALL COURT



❖ LANDSCAPPING GARDEN

JOGGING TRACK ❖



MULTIPURPOSE PLAY COURT ❖



LANDSCAPED DRIVEWAY ❖



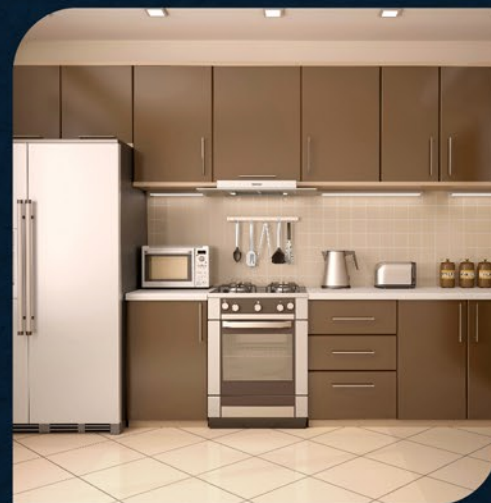
MULTIPURPOSE HALL ❖



AMENITIES

OTHER AMENITIES

- ❖ Elegantly planned Four Residential towers with a large central garden.
- ❖ Ample parking space.
- ❖ Vaastu compliant.
- ❖ R.C.C. frame structure with brick filler wall
- ❖ Gym/Community hall.
- ❖ Swimming pool
- ❖ Lift lobby with Lounge at ground floor
- ❖ Lift of reputed make - Otis / Kone / Thyssen-Krupp Johnson/equivalent brand
- ❖ 24 hours cable intercom system from gate to all the apartments for the top security with CCTV in the entire campus
- ❖ Complete fire fighting system as per fire fighting norms
- ❖ 24 hours fresh water supply from own bore well
- ❖ Guard room, common toilet and bath on ground floor
- ❖ 100% generator backup for common areas and 500w power back up in each flat



SPECIFICATIONS

STRUCTURE

Earthquake resistant
Water proofing & anti-termite treatment

FLOORING

Vitrified Tiles from reputed brands like Nitco, Kajaria, Varmora, Simpolo, Asian or equivalent brands.

TOILETS

- Anti-skid ceramic flooring and Glazed Tiles upto 7' height from reputed brands like Nitco, Kajaria, Varmora, Simpolo, Asian or equivalent brands.
- Sanitary ware from Parry ware / Hindware/ Jaquar/ Equivalent brand
- All CP fitting will be from Jaquar / marc/ equivalent brands.

KITCHEN

- Granite platform with S.S. Sink.
- Glazed tiles dado up to 2' 0' above the platform.
- 2 power plugs for microwave and mixer

DOOR

ALL DOORS: Flush door one side laminated with mica & other side painted with enamel paint.

DOOR FRAME

Salwood / Red Mirandi/ Kapoor sal/ Hardwood

LOCKS

Mortise handle in SS finish with door set/ link/ other equivalent brand on door

WINDOWS

Glazed two track UPVC section or equivalent

RAILING

M.S Painted railings for all balconies.

ELECTRICAL

- Copper wiring in concealed P.V.C. Conduits. Sufficient light points
- Provision for T.V. Points in each bedroom and drawing room.
- Telephone points in the drawing room & master bedroom.
- Modular switches of branded company

FINISHES

- External - plaster with weather coat paint (Asian paints / ICI / Berger/ Nerolac) on wall putty or texture
- Internal - P.O.P with one coat primer

LIFT

ThyssenKrupp, Kone, OTIS or equivalent brand

GENERATOR

Kirloskar or equivalent brand.

TUBE-WELL

Own tube-well with submersible pump

PARKING

Car parking spaces on ownership basis on ground floor /basement floor/ open parking space. On extra cost.




THE ADDRESS THAT SPEAKS VOLUMES

Crescent is located at one of the most coveted residential areas in patna, surrounded by lush greenery and situated right beside bhikhachak. Experience the privilege of living within a pollution free residential zone in an urban city, and gain the convenience that comes with being located on by-pass road.



KEY DISTANCES


Beur More Bus Stop
1 km


Sanjay Gandhi
Biological Park
4.7 km

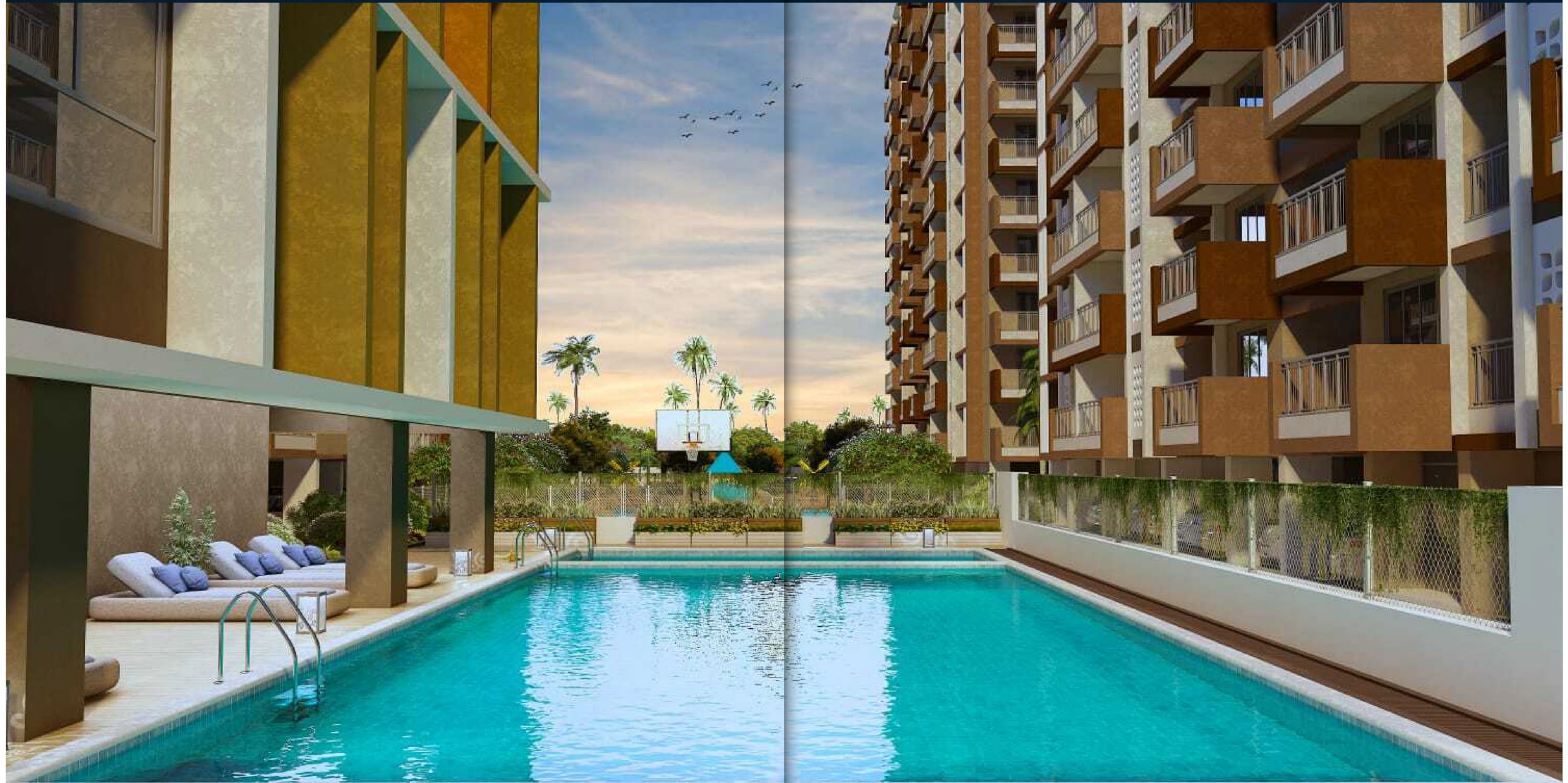

Jayprakash Narayan
Airport
5 Km


Raj Bhavan
5 km

KIDS PLAY AREA



SWIMMING POOL



OUR PROFILE



Nutan Construction was incorporated in the year 1990 by Mr. Sanjay Kumar Sinha, the first generation entrepreneur. Today, the company enjoys a strong presence in Patna & NCR and has made its position as one of the largest companies in the Real Estate Industry. The company is one of the fastest growing entities in the realty sector with a difference that offers luxury for reasonable costs, excellent customer care levels with highest customer satisfaction.

The Company is managed by highly qualified professionals who are fully engrossed to ensure that the company maintains its high standards in quality construction, timely delivery and customer satisfaction. The company has always strived hard to keep its commitments and thus enjoys an extremely resonant reputation in the construction industry.

❖ OUR MISSION

- To create Benchmark in construction & give a different focus to customer relationship & satisfaction
- To deliver value for money & good investment returns
- To furnish to the real need of a growing population
- To improve and set standards of man's environment
- To respond to the evolution of man's requirements
- To focus on strategic growth

❖ OUR VISION

Our aim is to provide Premium Apartments and Commercial spaces to our clients at par with international standards so as to provide benchmark quality standards and a luxurious lifestyle. However, care must be taken to keep a price line within the affordability range of the Indian Market so that people are able to afford an International Lifestyle at a reasonable price.

In the Future, we want our company to be a major infrastructure and growth driver for the development of India so that the whole nation gets empowered.



LEGENDS

- 1. Entry
- 2. Exist
- 3. Tower - A
- 4. Tower - B
- 5. Tower - C
- 6. Tower - D
- 7. Swimming Pool
- 8. Kids Pool
- 9. Children's Play Area
- 10. Basketball Court
- 11. Football Court
- 12. Driveway
- 13. Lawn
- 14. Upcoming Project



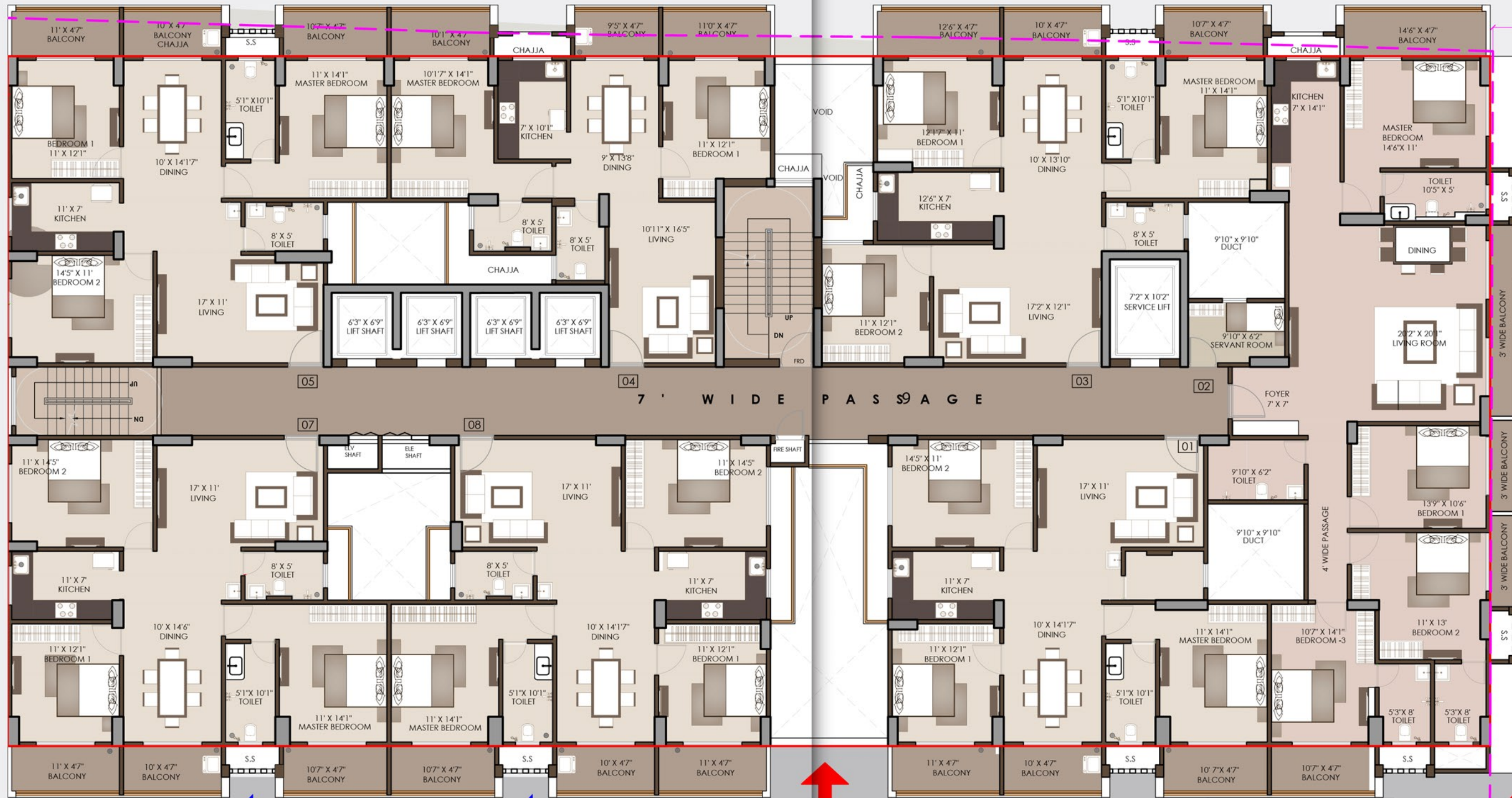
BLOCK A & B - TYPICAL FLOOR PLAN

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA	BHK
FLAT 1	1028 SQFT	145 SQFT	65 SQFT	397 SQFT	1635 SQFT	3
FLAT 2	1029 SQFT	150 SQFT	65 SQFT	398 SQFT	1642 SQFT	3
FLAT 3	1029 SQFT	150 SQFT	65 SQFT	398 SQFT	1642 SQFT	3
FLAT 4	1028 SQFT	145 SQFT	65 SQFT	397 SQFT	1635 SQFT	3

BLOCK A & B - TYPICAL FLOOR PLAN

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA	BHK
FLAT 5	799 SQFT	91 SQFT	72 SQFT	308 SQFT	1270 SQFT	2
FLAT 6	1029 SQFT	150 SQFT	65 SQFT	398 SQFT	1642 SQFT	3
FLAT 7	1029 SQFT	150 SQFT	65 SQFT	398 SQFT	1642 SQFT	3
FLAT 8	1028 SQFT	145 SQFT	65 SQFT	397 SQFT	1635 SQFT	3





BLOCK C - TYPICAL FLOOR PLAN

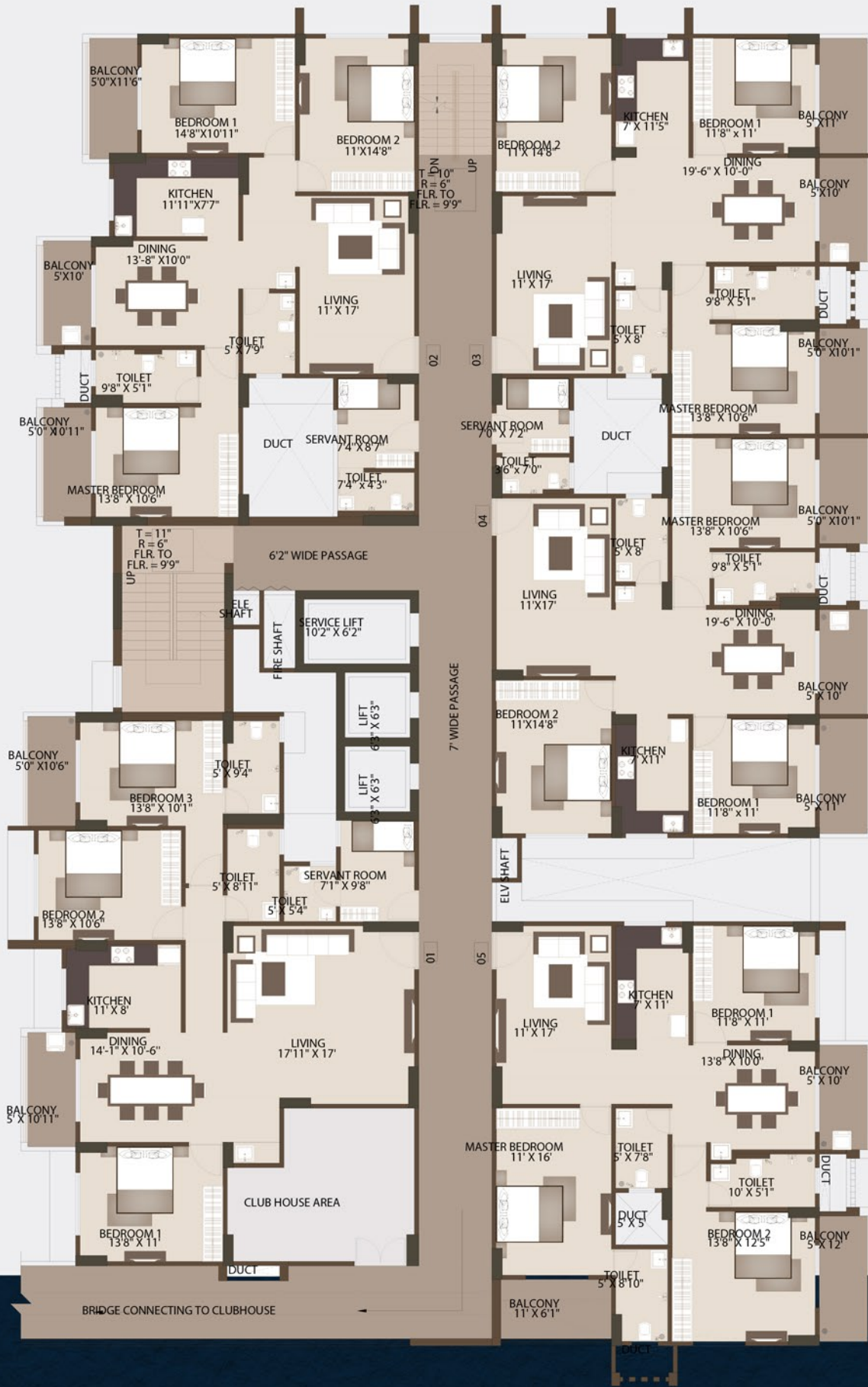
TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SERVICE AREA	SBUA	BHK
FLAT 1	1023.30 SQFT	144.75 SQFT	132.97 SQFT	1301.02 SQFT	416.32 SQFT	1717.34 SQFT	3
FLAT 2	1514.20 SQFT	210.28 SQFT	199.93 SQFT	1924.41 SQFT	615.81 SQFT	2540.22 SQFT	4
FLAT 3	1015.00 SQFT	151.63 SQFT	134.27 SQFT	1300.90 SQFT	416.28 SQFT	1717.18 SQFT	3
FLAT 4	776.33 SQFT	135.97 SQFT	117.21 SQFT	1029.51 SQFT	329.44 SQFT	1358.95 SQFT	3

BLOCK C - TYPICAL FLOOR PLAN

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SERVICE AREA	SBUA	BHK
FLAT 5	1023.42 SQFT	144.75 SQFT	134.91 SQFT	1303.08 SQFT	416.98 SQFT	1720.06 SQFT	3
FLAT 6	1021.86 SQFT	144.75 SQFT	134.05 SQFT	1302.56 SQFT	416.81 SQFT	1719.37 SQFT	3
FLAT 7	1024.00 SQFT	144.75 SQFT	133.77 SQFT	1302.46 SQFT	416.78 SQFT	1719.24 SQFT	3



FLOOR PLAN

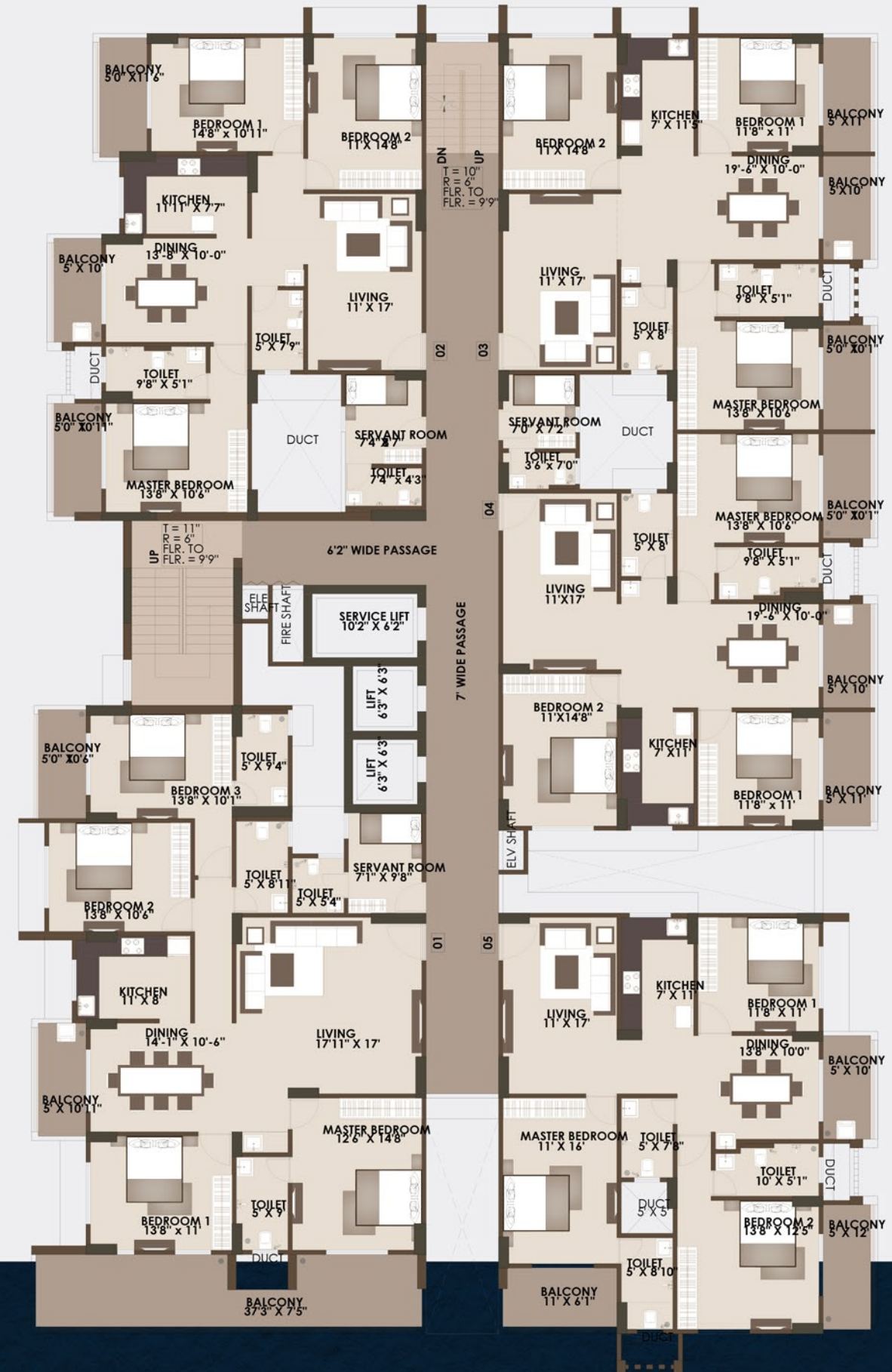


BLOCK D - 2ND FLOOR PLAN

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA	BHK
FLAT 1	1488.70 SQFT	294.47 SQFT	216.48 SQFT	639.88 SQFT	2639.53 SQFT	4
FLAT 2	1102.88 SQFT	161.77 SQFT	179.22 SQFT	462.03 SQFT	1905.90 SQFT	3
FLAT 3	1082.51 SQFT	139.22 SQFT	146.62 SQFT	437.87 SQFT	1806.22 SQFT	3
FLAT 4	1007.41 SQFT	139.22 SQFT	131.72 SQFT	409.07 SQFT	1687.42 SQFT	3
FLAT 5	1030.89 SQFT	187.56 SQFT	162.43 SQFT	441.88 SQFT	1822.76 SQFT	3



FLOOR PLAN



BLOCK D - TYPICAL FLOOR PLAN

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA	BHK
FLAT A	1488.70 SQFT	294.47 SQFT	216.48 SQFT	639.88 SQFT	2639.53 SQFT	4
FLAT B	1102.88 SQFT	161.77 SQFT	179.22 SQFT	462.03 SQFT	1905.90 SQFT	3
FLAT C	1082.51 SQFT	139.22 SQFT	146.62 SQFT	437.87 SQFT	1806.22 SQFT	3
FLAT D	1007.41 SQFT	139.22 SQFT	131.72 SQFT	409.07 SQFT	1687.42 SQFT	3
FLAT E	1030.89 SQFT	187.56 SQFT	162.43 SQFT	441.88 SQFT	1822.76 SQFT	3



BASKET & FOOT BALL COURT



BASKET & FOOT BALL COURT





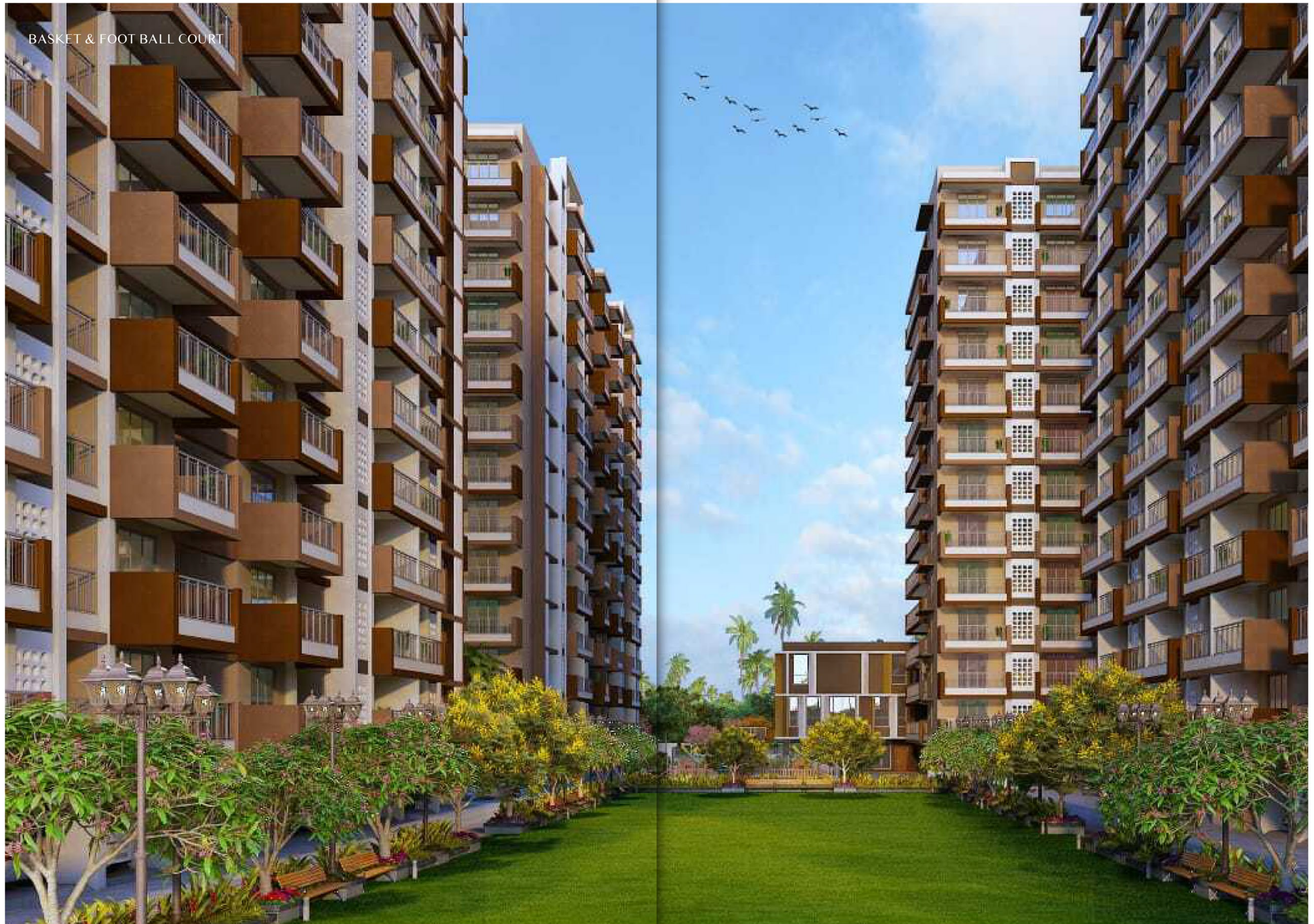
GATE VIEW



BASKET & FOOT BALL COURT



BASKET & FOOT BALL COURT



FEATURE WALL



BASKET & FOOT BALL COURT



FEATURE WALL



FEATURE WALL



CAR DRIVEWAY



FOUNTAIN VIEW



AERIAL VIEW

EXCLUSIVITY THAT TOWERS OVER THE CITY



CRESCENT completely redefines the element of high life. Standing tall at 21 floors, it towers over Patna with its super spacious 3 side-open residences, an array of luxurious amenities and a truly exclusive community to savour this lifestyle with!



DEVELOPERS



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Patna - 800001

Web : nutanconstruction.com

DESIGN ARCHITECTS



FORM SPACE N DESIGN ARCHITECTS
Mumbai

STRUCTURAL CONSULTANT

COMPUTER FOUNDATION PVT LTD,
Patna

SITE ADDRESS

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Anishabad, Patna

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