



Approved By
Govt. of India



Ministry of Environment
forest & Climate Change

CELEBRATING
EVERY DAY OF LIFE

Filled with Luxury



Rera no BRERAP20502-1/106/R-1416/2022

रहना रहौरा

आंगन मिथिला का!!



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' कऽ, 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, जड़ें 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.

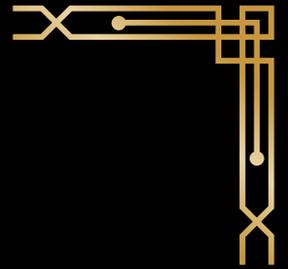
Our goal is not just to develop land but to create a place where tradition meets modernity. While preserving the cultural roots of Mithila, we are building an environment where people don't just see a house but a true dream home.

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



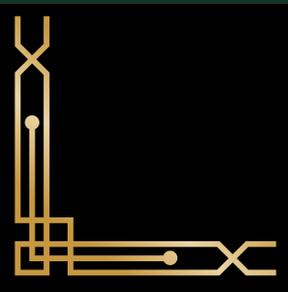
VEENA VATIKA

आँगन मिथिला का

The Township of New Era



NH-27 (NH-57 OLD)

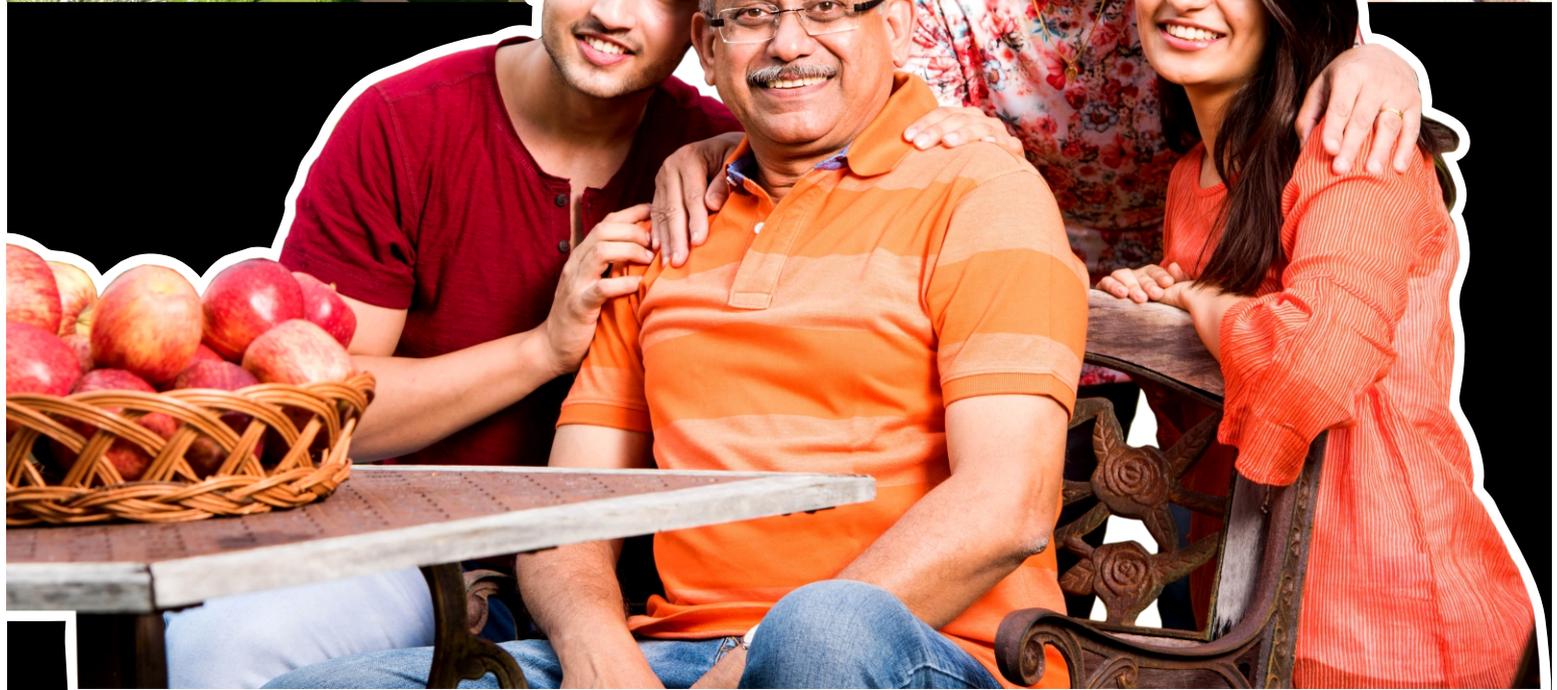


Let's start a new story, together!
Welcome to Veena Vatika...

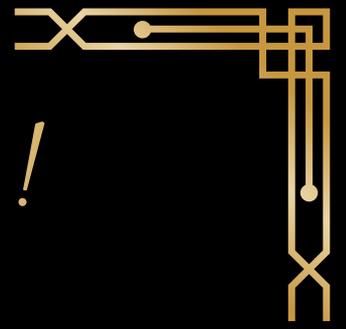
आंगन मिथिला का!!

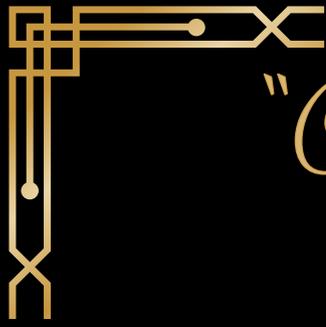


Life's luxury is in imagining all the comforts you desire. When each moment is as grand as your next benchmark. A space where lifestyle regales you with its refined glory. An experience that surpasses all expectations.



*Home is Happiness..!
Home is Luxury..!*





"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

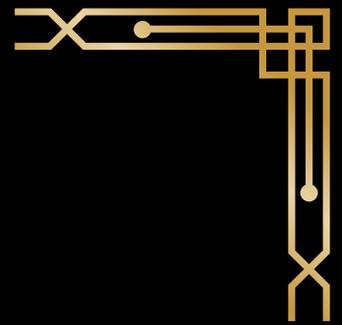
Medical Facility with Ambulance

And dozens of other facilities will be at your footsteps



Aqua

945 Sq. Ft.



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



Net Carpet Area - 510		
Carpet Area - 480.83		Balcony
Main Area 475.49	Circulation Area 5.34	29.16

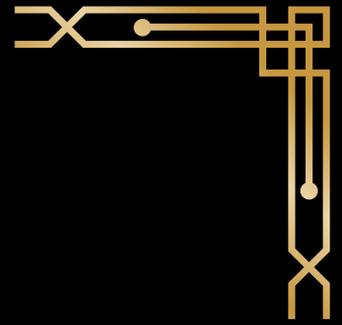
B/U Area - 571.75
Wall & Column Area 61.75

Saleable Area - 945	
Common Area 126.1	Amenities Area 250

*All measurement are in sq.ft.

Marine

1118 Sq. Ft.



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



Net Carpet Area - 619.67		
Carpet Area - 582.34		Balcony
Main Area	Circulation Area	37.33
578.86	3.48	

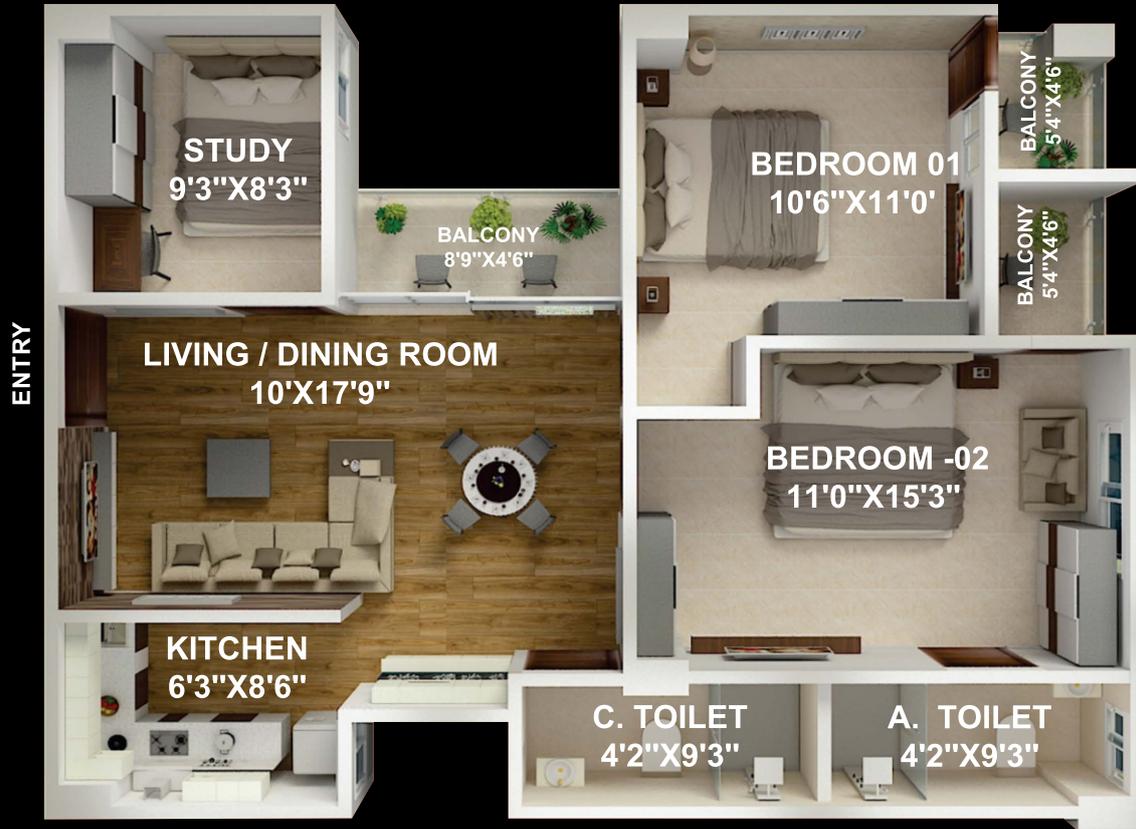
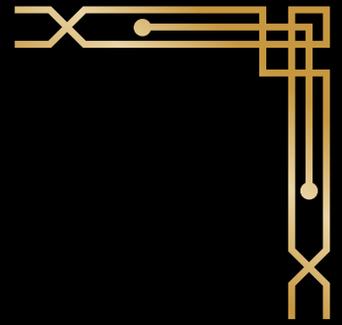
B/U Area - 699.75
Wall & Column Area
80.08

Saleable Area - 1118.75	
Common Area	Amenities Area
154	265

*All measurement are in sq.ft.

Olive

1284 & 1323 Sq. Ft.



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



Net Carpet Area - 743.49	
Carpet Area - 694.64	Balcony 48.85
Main Area 667.28	Circulation Area 27.36

OLIVE - 1284	
B/U Area - 830.20	
Wall & Column Area 86.71	

Saleable Area - 1284.23	
Common Area 179.03	Amenities Area 275

Net Carpet Area - 782.89	
Carpet Area - 694.64	Balcony 88.25
Main Area 667.28	Circulation Area 27.36

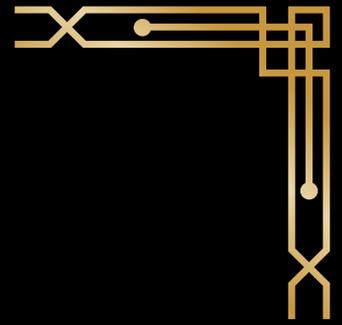
OLIVE - 1323	
B/U Area - 868.60	
Wall & Column Area 86.71	

Saleable Area - 1323.63	
Common Area 179.03	Amenities Area 275

*All measurement are in sq.ft.

Pearl

1612-1725 Sq. Ft.



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



PEARL - 1612

Net Carpet Area - 936.19		
Carpet Area - 878.44	Balcony	
Main Area 820.46	Circulation Area 57.98	57.75

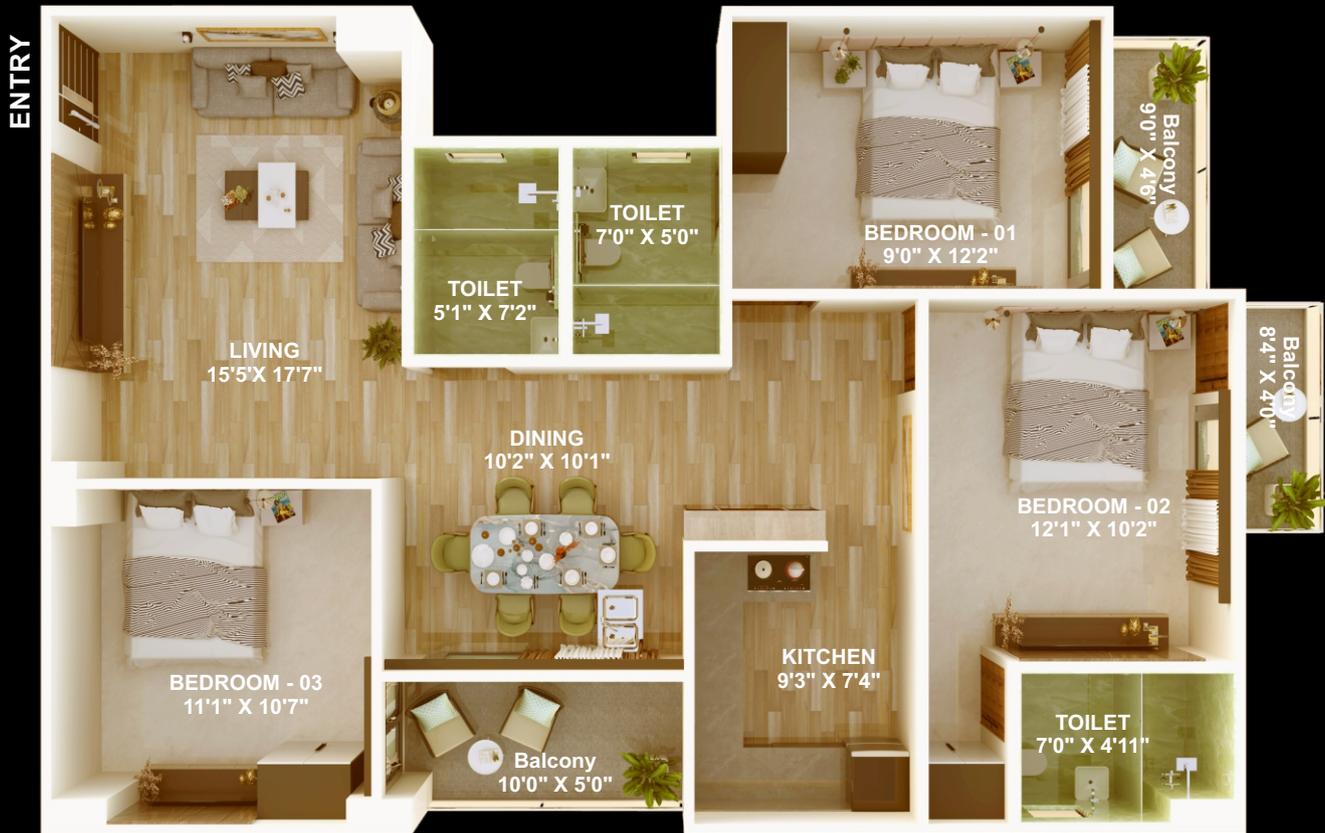
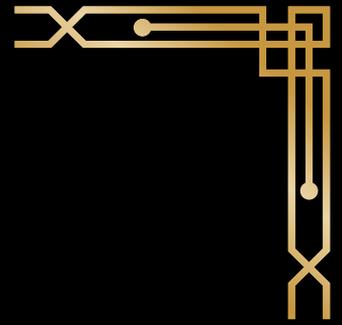
B/U Area - 1057.89	
Wall & Column Area 121.70	

Saleable Area - 1612.29	
Common Area 264.40	Amenities Area 290

*All measurement are in sq.ft.

Aries

1685-1729 Sq. Ft.



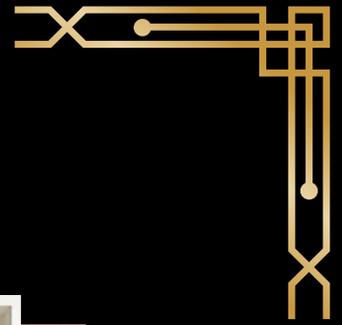
- 1 DRAWING AREA
- 2 DINNING HALL
- 3 MASTER BEDROOM
- 4 BEDROOM 02
- 5 KITCHEN
- 6 WASHROOM 03
- 7 BALCONY 03

Net Carpet Area - 1014.9		ARIES - 1729		Saleable Area - 1729	
Carpet Area - 895.0	Balcony 119.9	B/U Area - 1151.4		Common Area 287.8	Amenities Area 290
		Wall & Column Area 136.6			

*All measurement are in sq.ft.

Orion

1947 & 1961 Sq. Ft.



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

ORION - 1947

Net Carpet Area - 1148.16	
Carpet Area - 998.81	Balcony 149.35
Main Area 937.81	Circulation Area 61.00

B/U Area - 1297.42
Wall & Column Area 149.26

Saleable Area - 1946.77	
Common Area 324.35	Amenities Area 325

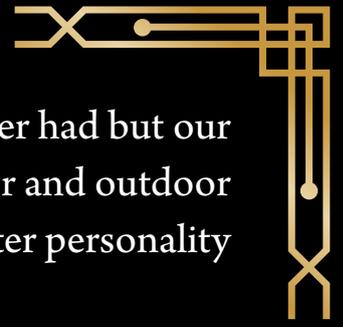
ORION - 1961

Net Carpet Area - 1158.16	
Carpet Area - 1008.81	Balcony 149.35
Main Area 947.81	Circulation Area 61.00

B/U Area - 1308.72
Wall & Column Area 150.56

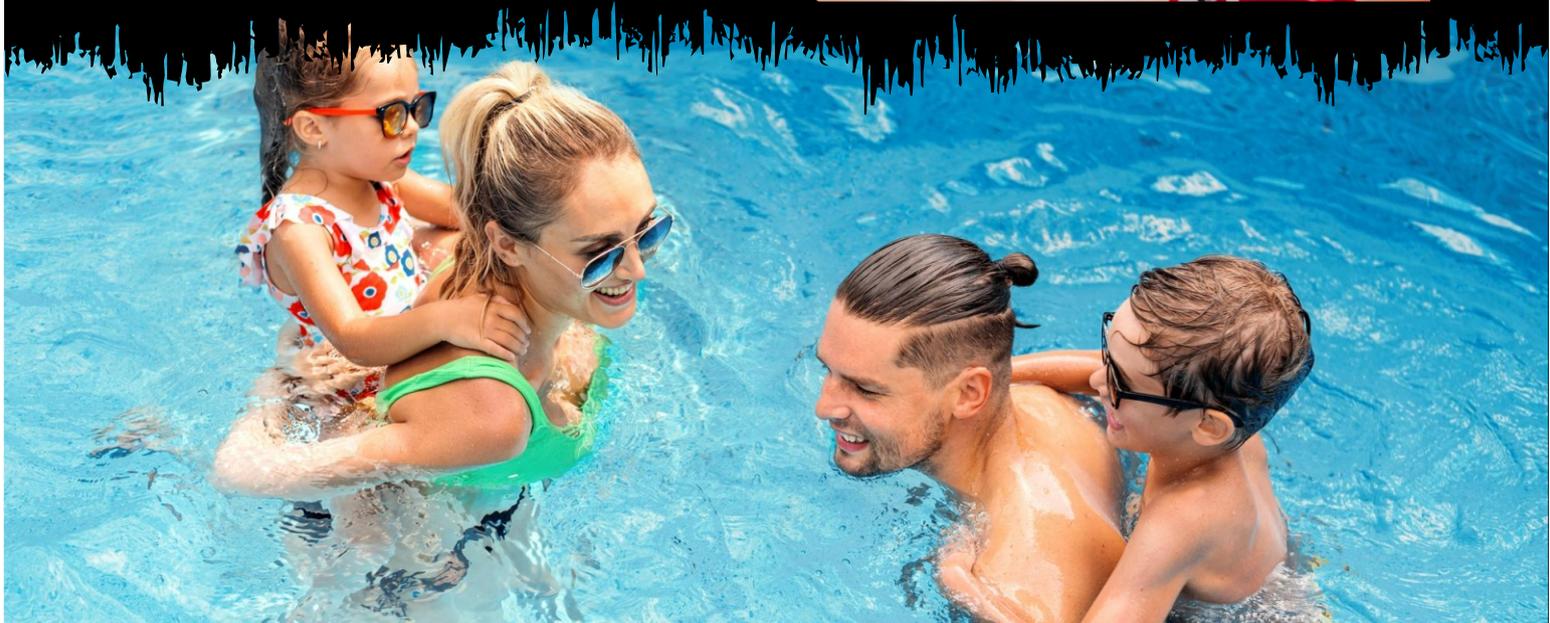
Saleable Area - 1960.90	
Common Area 327.28	Amenities Area 325

*All measurement are in sq.ft.



Play Hard

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

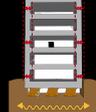
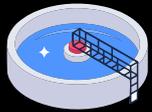


It's never too late to DREAM. It's never too late to LIVE.
Best of the world class amenities and facilities for you. Come home



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

Gym
Sky Walk
Party 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

The outdoor story

Apartment Specification

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.

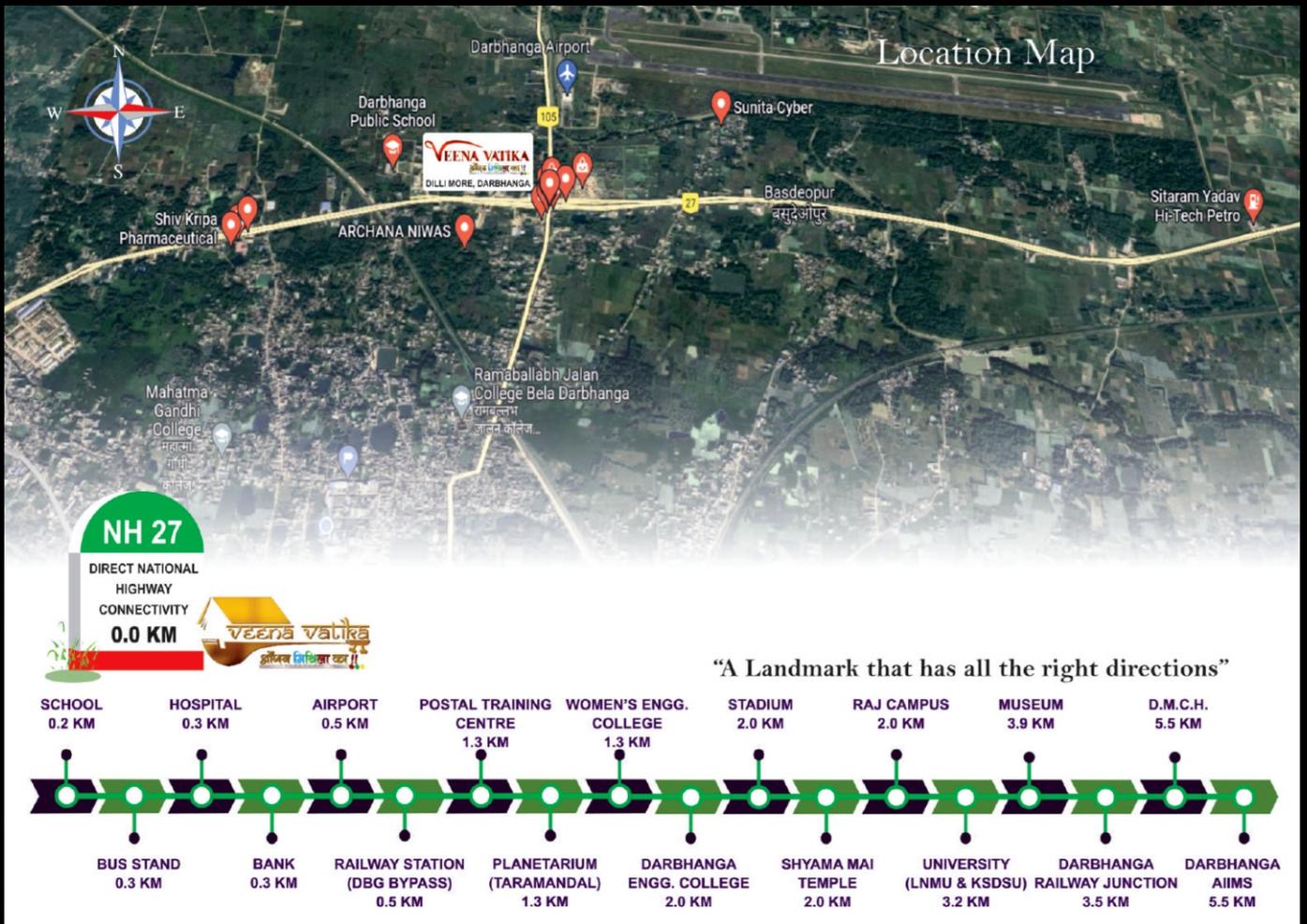
LED LIGHTING

Payment Schedule



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."





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

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

Telephone: +91 92880 90905 / +91 79090 57624

Website: www.veenavatika.info

E-Mail: team@veenavatika.info, teamveenavatika@gmail.com

HOME LOAN BANKING PARTNERS



Constructed By KKT Construction