



हम घर बनाते हैं, हम सुधियों भी बनाते हैं।

An ISO 9001 : 2015 Certified Company

RERA NO. BRERAP193828091225070945E00



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An ISO 9001 : 2015 Certified Company



Ashirwad Engicon Pvt. Ltd.

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Patliputra Colony, Patna - 800013
Call:-7677115566/9798115566

Site Address:
IOB GALAXY Phase-II, Mauza - Painal,
Danapur-Bihta Highway Road, Patna

Email : ashirwadepl@gmail.com
www.ashirwadengicongroup.com

ARCHITECT : Modular Architects, 203, Rameshwar Sushila Complex, South Mandiri Road, Patna-1

ASHIRWAD IOB GALAXY II

Mauza - Painal, Danapur - Bihta Highway Road, Patna

OUR OTHER PROJECTS



ASHIRWAD GHANSHYAM ENCLAVE, BHUPATIPUR, PATNA
COMPLETED



ASHIRWAD SIDDHI VINAYAK, BHOGIPUR, PATNA
ON COMPLETION



ASHIRWAD RAMDAS HERITAGE, RAM-KRISHNA NAGAR, PATNA
COMPLETED

OUR OTHER PROJECTS



ASHIRWAD IOB GALAXY, DANAPUR-BIHTA HIGHWAY, PATNA
COMPLETED



ASHIRWAD INDRAWATI PALACE, R.K. PURAM
PATNA

COMPLETED



ASHIRWAD VAISHNAVI ENCLAVE, R.K. PURAM
PATNA

COMPLETED



ASHIRWAD ROSE VALLEY, DIDARGANJ, NH-30 PATNA - BAKHTIYARPUR TOLL PLAZA, PATNA

ON-GOING



AJAY SINGH
CMD
Ashirwad Engicon Group

Ashirwad Engicon Group is a well-established real estate development and construction company based in Patna, Bihar. Since its inception in 2012, the group has been committed to delivering high-quality residential and commercial projects that reflect trust, transparency, and modern living standards.

With a strong focus on customer satisfaction and timely project delivery, Ashirwad Engicon Group has steadily built a reputation as one of the reliable names in Bihar's real estate sector. The company follows a customer-centric approach, combining thoughtful design, quality construction, and strategic locations to create value-driven developments.

What We Do

Ashirwad Engicon Group specializes in:

- Residential apartments and group housing projects
- Commercial and mixed-use developments
- End-to-end real estate solutions, from planning to possession

Each project is designed to balance comfort, affordability, and modern amenities, catering to the evolving needs of urban families and investors alike.

Our Vision

To become a trusted and leading real estate brand by creating sustainable spaces that enhance quality of life and contribute positively to urban development.

Our Mission

- Deliver well-planned projects with superior construction quality
- Maintain transparency and ethical business practices
- Ensure customer satisfaction through reliable service and support
- Build long-term relationships based on trust and performance

Notable Projects

The group has completed and delivered a number of residential projects in and around Patna, including: IOB Galaxy – mixed-use township near Danapur-Bihta corridor. Siddhi Vinayak – housing project on Bailey Road. Rose Valley – landscaped residential community in Didarganj. Ashirwad Ghanshyam Enclave and Ramdas Heritage near Ramkrishna Nagar. These developments are noted in local real-estate coverage for combining affordability with modern amenities.

Our Strength

Over the years, Ashirwad Engicon Group has successfully delivered numerous residential units across key locations in and around Patna. The group's consistent performance, professional management, and commitment to excellence have earned it the confidence of homebuyers and stakeholders.



Ajay Singh, CMD, Ashirwad Engicon Group receives the award



Aerial



WELCOME TO THE
ASHIRWAD IOB GALAXY Phase- II.

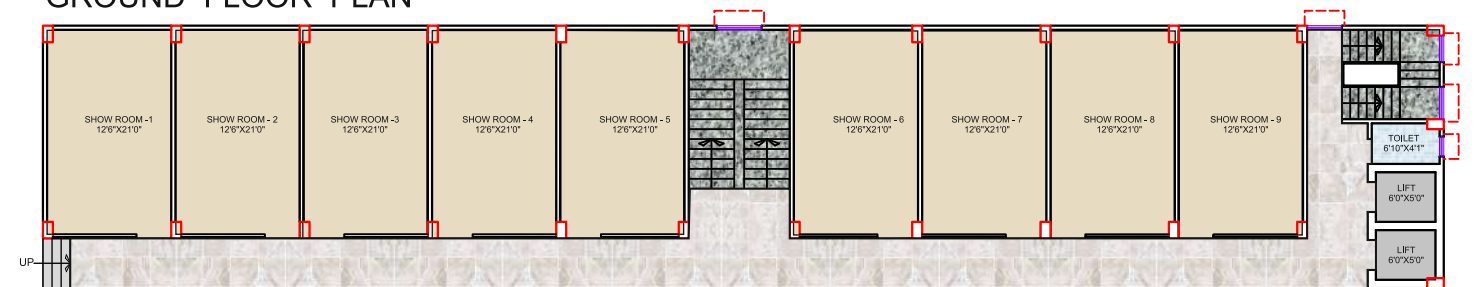
Enter from our Grand Entrance Gate to step into your exclusive world.

TOWER-01

ASHIRWAD
IOB GALAXY II



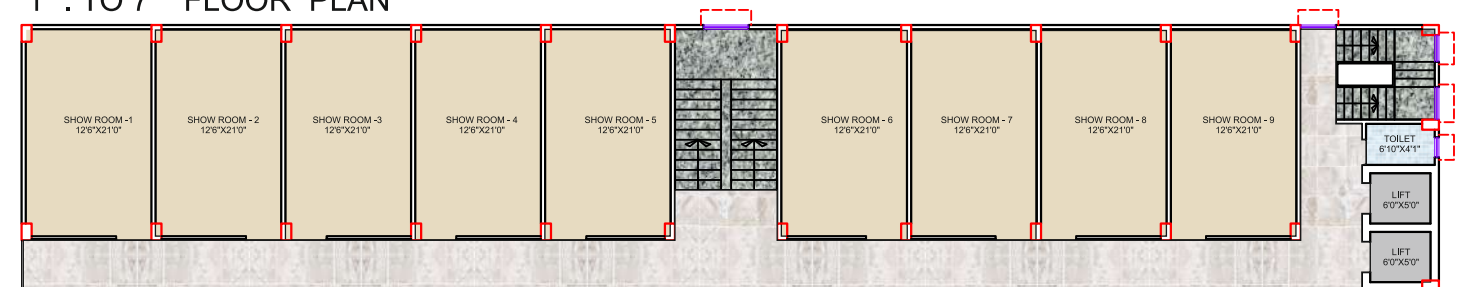
GROUND FLOOR PLAN



AREA STATEMENT

SHOP NO.	01	02	03	04	05	06	07	08	09
CARPET AREA	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.
B/U AREA	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.
SUPER B/U AREA	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.

1^{ST.} TO 7^{TH.} FLOOR PLAN



AREA STATEMENT

SHOP NO.	01	02	03	04	05	06	07	08	09
CARPET AREA	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.	260.00 sq.ft.
B/U AREA	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.	280.00 sq.ft.
SUPER B/U AREA	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.	520.00 sq.ft.





**SUSTAINABLE
ARCHITECTURE
FOR TODAY &
FUTURE
GENERATION**



Ashirwad IOB Galaxy Phase -II promises you safer and secured homes. we have moved way forward from traditional modes of construction and have adapted the most advanced construction technology i.e. the ALUMINIUM FORMWORK SYSTEM that makes houses at Rose Valley far safer than your imagination.

The Aluminium Formwork System is the most versatile construction system in the world wherein monolithic crack free construction of beams, columns, slabs and walls are done.

ALUMINIUM FORMWORK SYSTEM is currently the most advanced technology of multi-storeyed construction, where one-floor-high viz. beams, columns, slabs and walls can be constructed within 7–10 days.

The main characteristic of this system is that it makes use of concrete as the principal building material. No block work / brickwork are required for the erection of walls and as a result of it, even plaster of the R.C.C. walls is not required.

The concrete surface produced with the formwork brings additional benefits in terms of its build, quality and strength.

Using this unique system, superior finish of concrete can be achieved and all walls, floor slabs, columns, beams, staircases, together with door and window openings are cast in place in a single-stage based operation.

The possibility of seepage from toilet walls or water hazards gets reduced considerably almost to an absolute level, ensuring lower maintenance costs and higher durability of wall parts/paper.

Other silent features of ALUMINIUM FORMWORK SYSTEM is its resistance to fire , its low noise transmission and its Proven durability giving long life with low maintenance.



Over the last few years, Patna has witnessed rapid residential growth owing to excellent connectivity, robust social infrastructure and upcoming infrastructural initiatives. Project Rose Valley is well positioned in this thriving environment, right at the heart of the city, to re-define fine living. It is strategically located on NH 31 on the Danapur- Bihta Highway, every close to the Danapur Station.

It also enjoys swift accessibility to the under construction Patna Ring Road. It is well connected to major highways, making your commute to anywhere in the city easy.

At Rose Valley you are conveniently placed with your entire social, religious, educational, entertainment and daily needs being around the corner. You are a stone's throw away from schools, colleges, market, malls, theatres, temples etc. Living this up close to convenience makes your life smoother and better.



THE MOST AWAITED LAUNCH IN THE CITY

Built on years of experience, Ashirwad Engicon Group is synonymous with excellence, perfection and luxury. being one of the leading real estate development companies in Bihar, we commit and maintain a stringent quality standard in all our projects with a promise of on time delivery. Our mission is to not only build home but to also provide a harmonious lifestyle and secure environment to all the people living in them.

A new landmark by Ashirwad Engicon Group Project Ashirwad IOB Galaxy Phase -II in Patna is all set to grace the city's skyline and introduce a whole new concept of contemporary luxury living in Patna.

COMFORT FOUNDED ON RICH SPECIFICATIONS STRUCTURE

- Earthquake resistant R.C.C. or Aluminium frame structure with R.C.C. shear walls using one of its kind Aluminium Formwork Technology.

EXTERIOR

- Texture paint of Acro / Shalimar paints.
- Decorative railing with as per elevation design.

FLOORING

- Vitrified wooden planks tile in master bedroom of Kajaria / Somany / Johnson or equivalent make.
- 80 × 80 / 60 × 60 vitrified flooring in Drawing/Dining and other bedrooms of Kajaria / Somany / Johnson or equivalent make.
- Anti-skid floor tiles of Kajaria / Somany or equivalent make in toilets and balconies.

KITCHEN

- Kitchen with granite slab counter. RO or purified water. Stainless steel sink with drainboard of Nirali or equivalent make along with glazed tiles 2 ft above counter of Kajaria /

Somany / Johnson or equivalent make.

DOOR & WINDOWS

- Flush door with decorative laminate for main entrance door of the flat.
- All balcony openings to be UPVC door & windows of international make.
- Flush doors for all internal doors.
- All door hardware to be of Godrej / Doorset or equivalent make.

BATHROOMS

- Equipped with Jaquar / Kohler / Hindware or equivalent make washbasins and WCs. CP fittings of Jaquar / Kohler / Grohe or equivalent make.

ELECTRICAL

- Electrical (copper) wiring as per ISI code with modular switches of Anchor / Wipro or equivalent make.
- Circuits with MCB of approved make as per ISI code. TV and Telephone / Intercom points in every room.



JOGGING TRACK



SWIMMING POOL



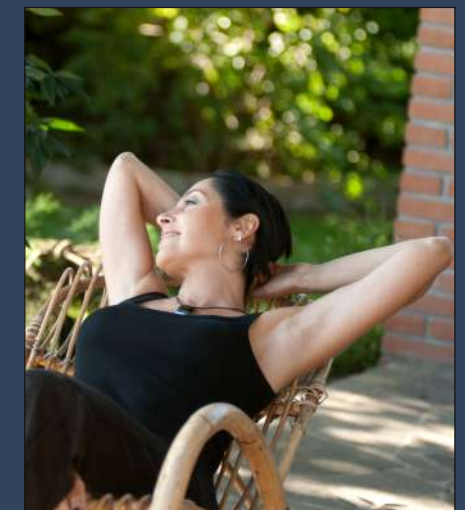
KIDS PLAY AREA



TERRACE GARDEN



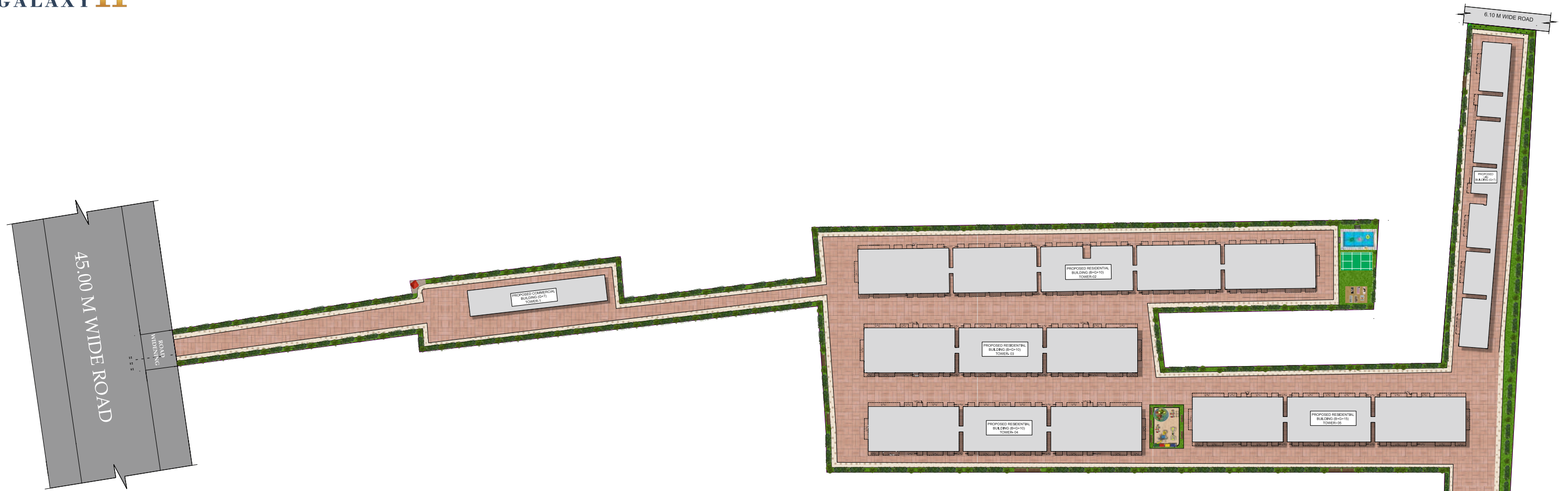
GYMNASIUM



GREEN AREA

DISCLAIMER:

Marble / granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company / Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regard. Areas and plans are subject to changes following detail design of services.

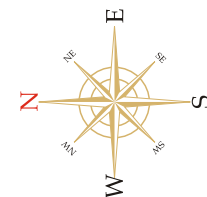


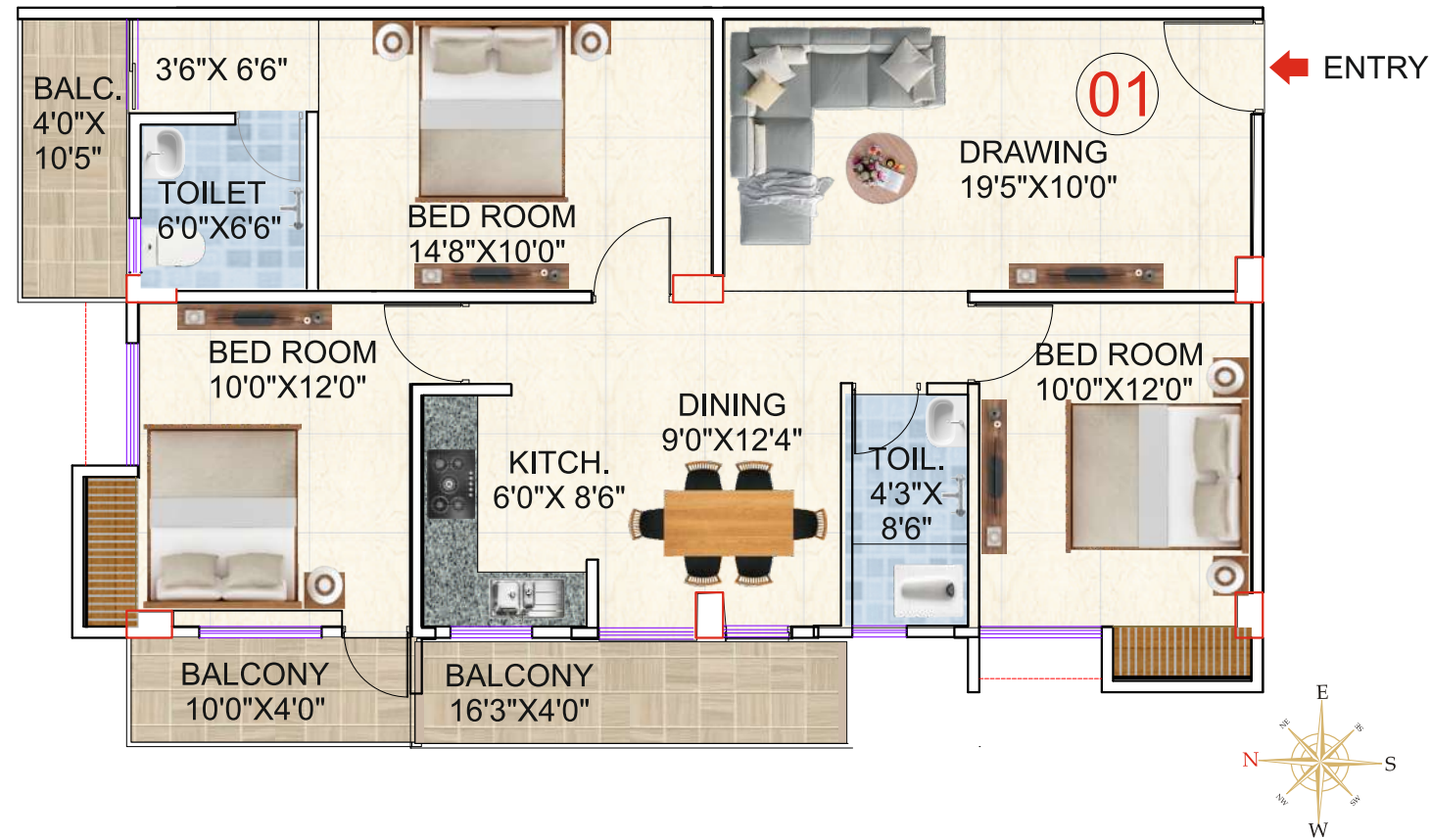
SITE PLAN

PAYMENT PLAN

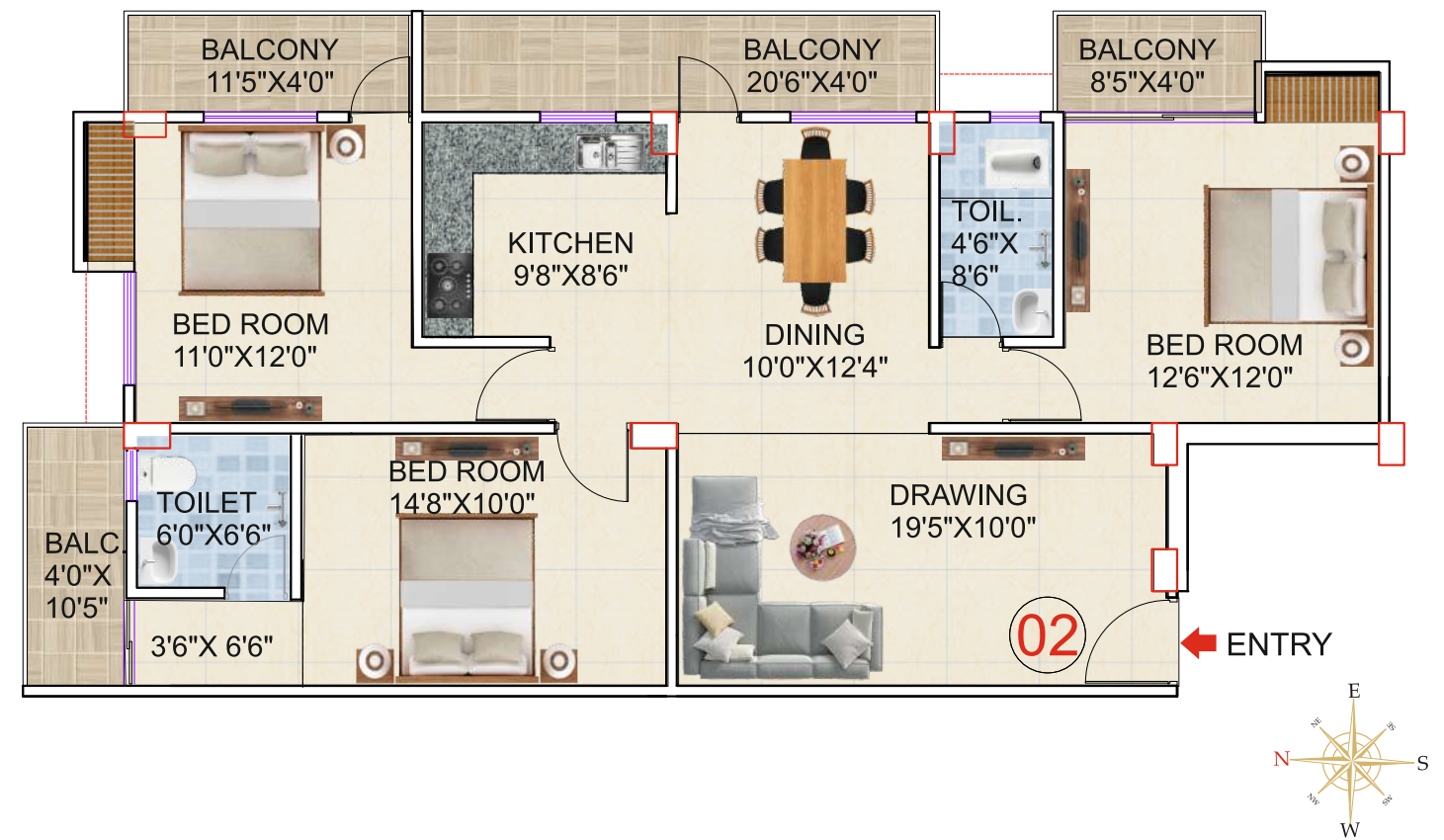
☞ At the time of booking	10%	☞ At the time of 5th Slab casting	05%
☞ Within 30 days of Booking	20%	☞ At the time of 6th Slab casting	05%
☞ On Completion of Plinth Work	10%	☞ At the time of 7th Slab casting	05%
☞ At the time of Ground roof casting	05%	☞ At the time of 8th Slab casting	05%
☞ At the time of 2nd Slab casting	05%	☞ At the time of internal wall completion	05%
☞ At the time of 3rd Slab casting	05%	☞ At the time of flooring	10%
☞ At the time of 4th Slab casting	05%	☞ At the time of possession	05%

*Note :- Registration Charges, Service Tax And GST Extra





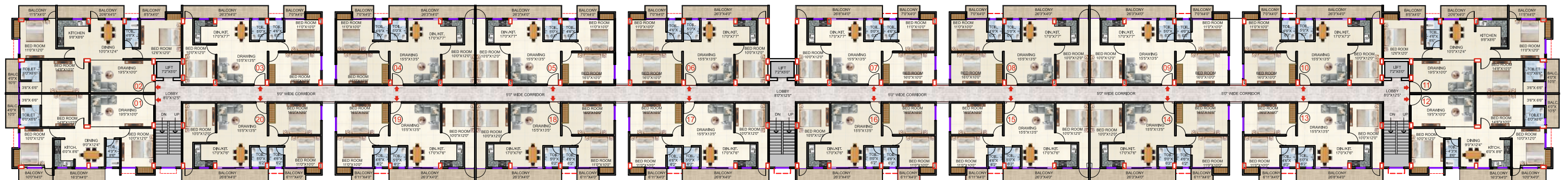
FLAT TYPE - 3 BHK | CARPET AREA - 915 SQFT | B/U AREA - 1150 SQFT | S.B/U AREA - 1995 SQFT



FLAT TYPE - 3 BHK | CARPET AREA - 1015 SQFT | B/U AREA - 1300 SQFT | S.B/U AREA - 2195 SQFT

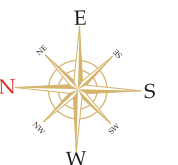
TOWER-02

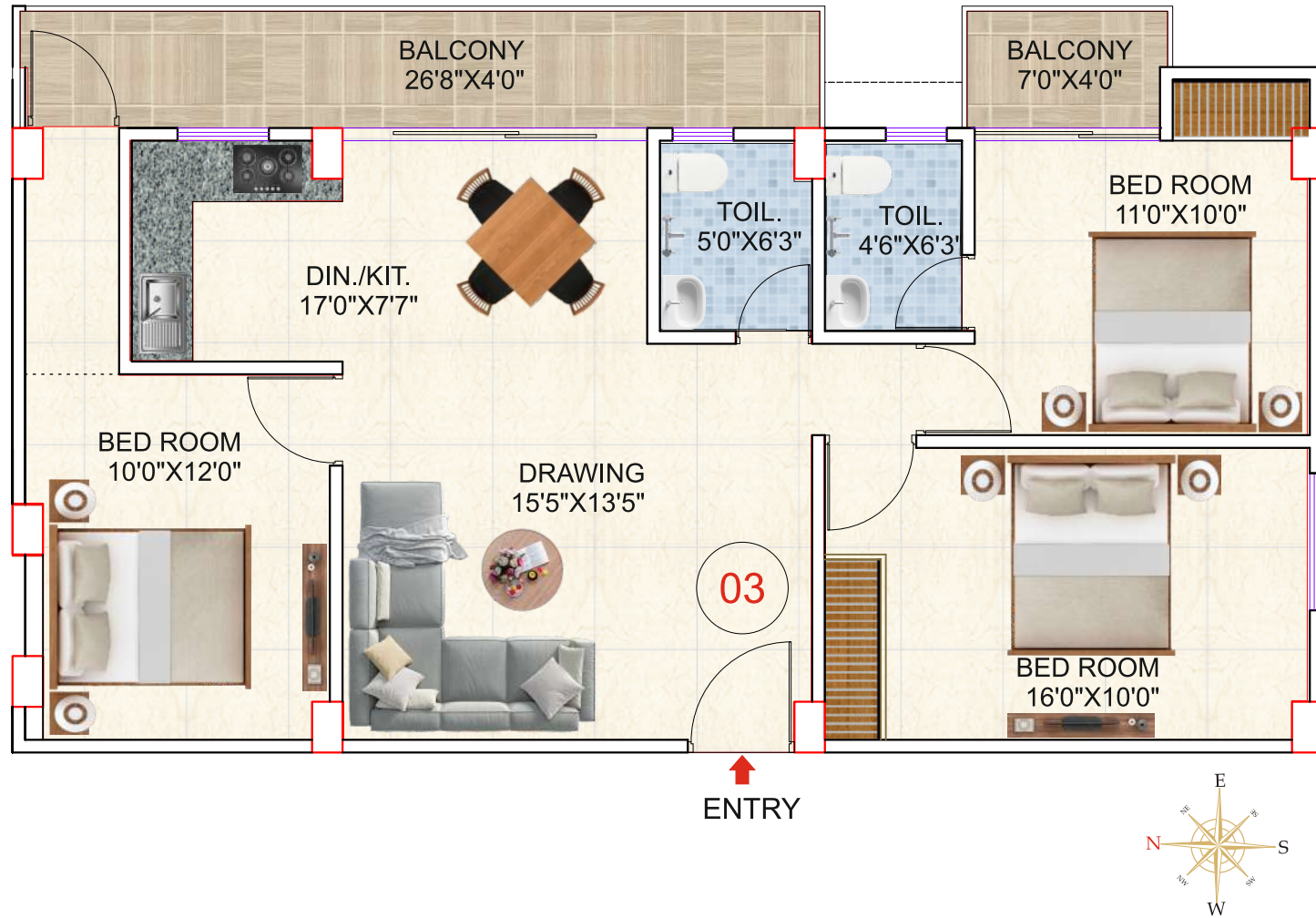
GROUND TO 10TH. FLOOR BOOKING PLAN



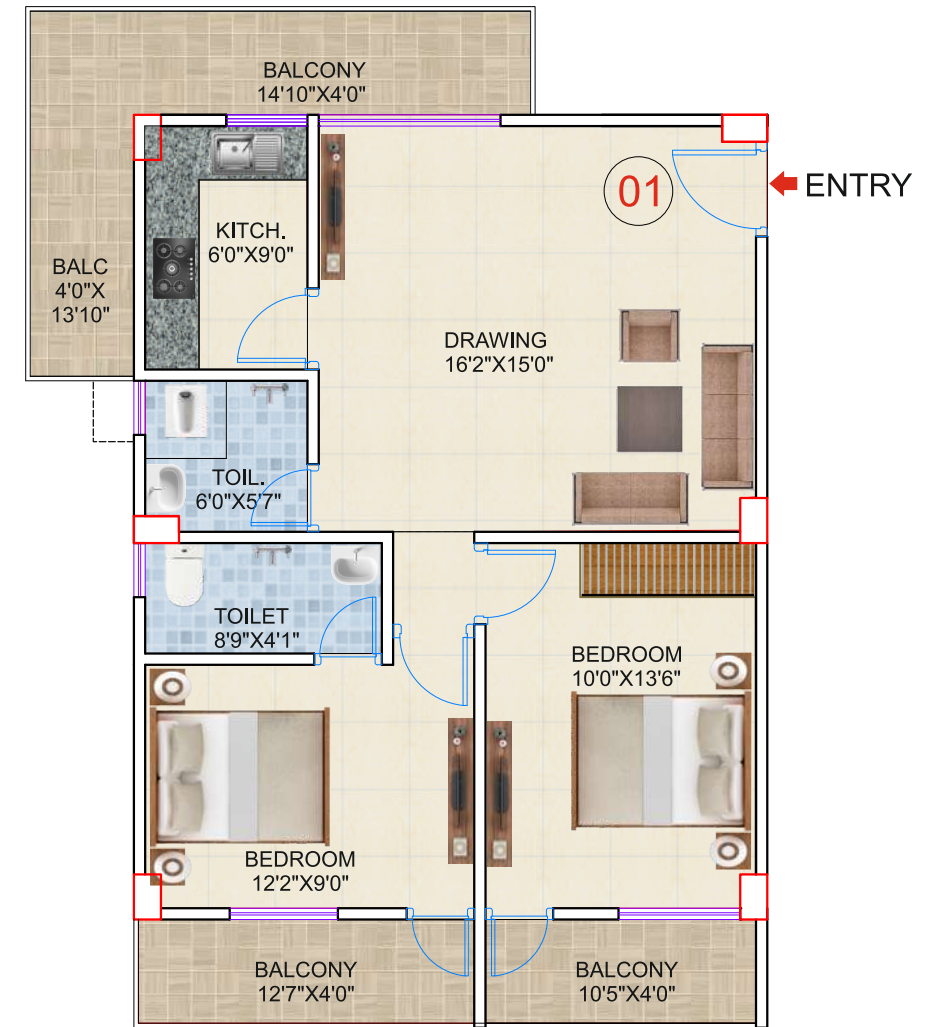
AREA STATEMENT

FLAT NO.	(01 & 12)	(02 & 11)	(03, 04, 05, 06, 07, 08, 09, 10) (13, 14, 15, 16, 17, 18, 19, 20)
TYPE	3 B.H.K	3 B.H.K	3 B.H.K
CARPET AREA	915.00 sq.ft.	1015.00 sq.ft.	850.00 sq.ft.
BALCONY AREA	150.00 sq.ft.	205.00 sq.ft.	133.00 sq.ft.
B/U AREA	1150.00 sq.ft.	1300.00 sq.ft.	1025.00 sq.ft.
SUPER B/U AREA	1995.00 sq.ft.	2195.00 sq.ft.	1895.00 sq.ft.





FLAT TYPE - 3 BHK | CARPET AREA - 850 SQFT | B/U AREA - 1025 SQFT | S.B/U AREA - 1895 SQFT



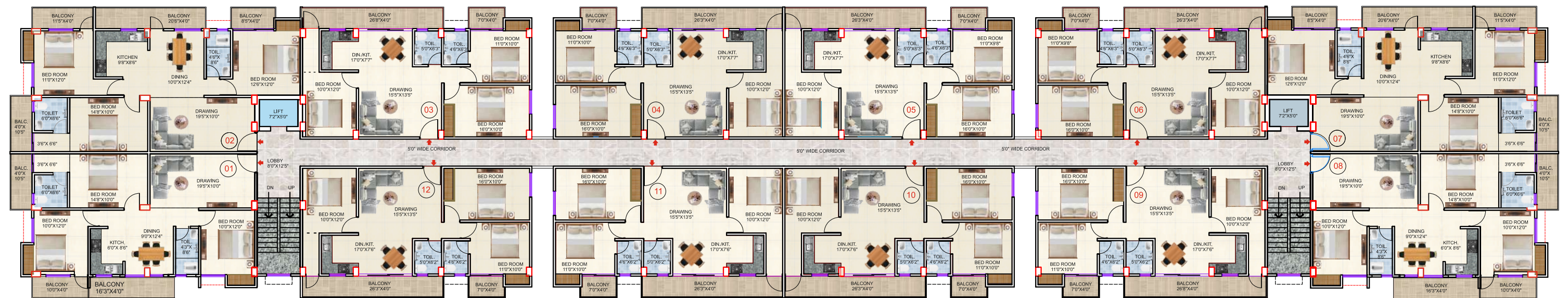
FLAT TYPE - 2 BHK | CARPET AREA - 650 SQFT | S.B/U AREA - 1375 SQFT

TOWER- (03 & 04)

GROUND TO 10TH. FLOOR BOOKING PLAN

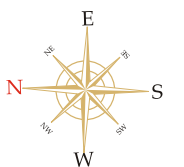
TOWER- 05

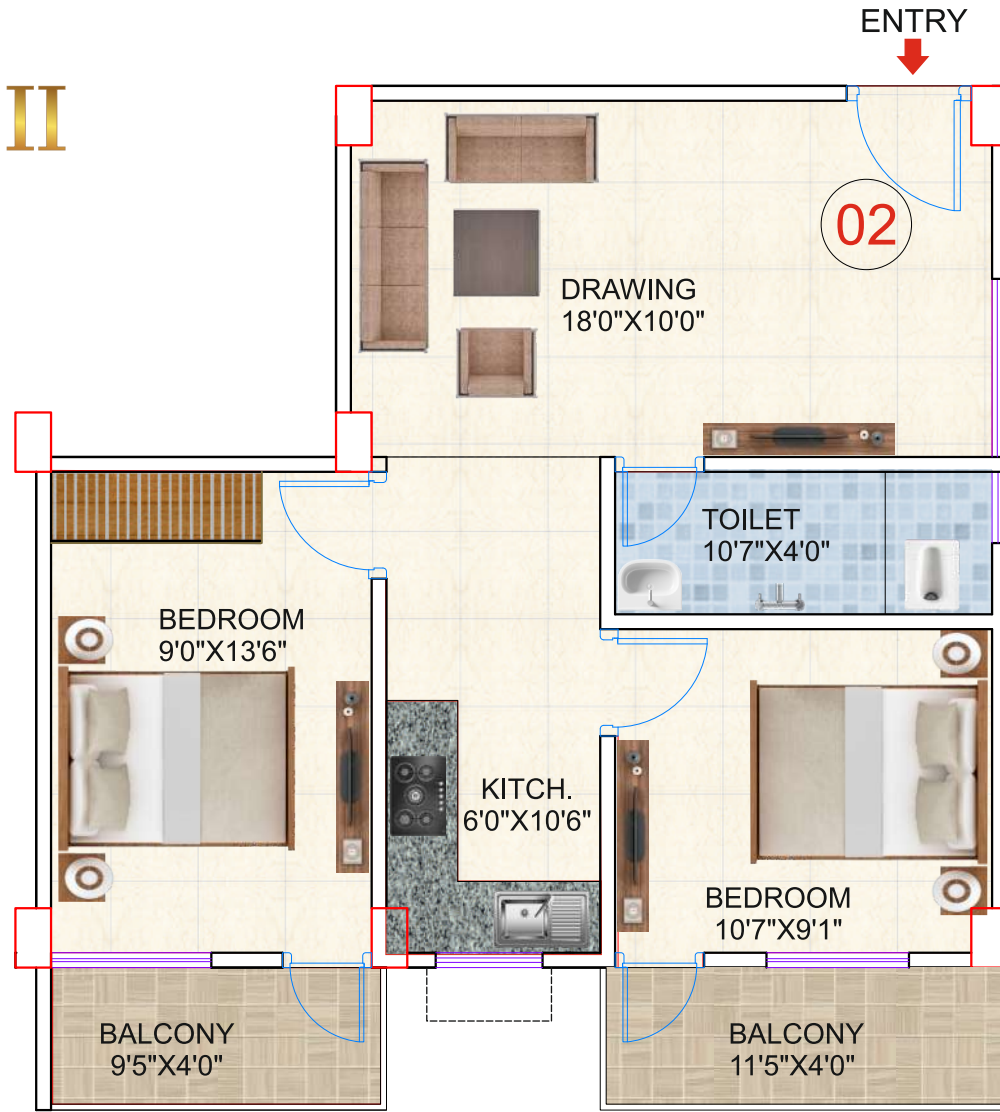
GROUND TO 15TH. FLOOR BOOKING PLAN



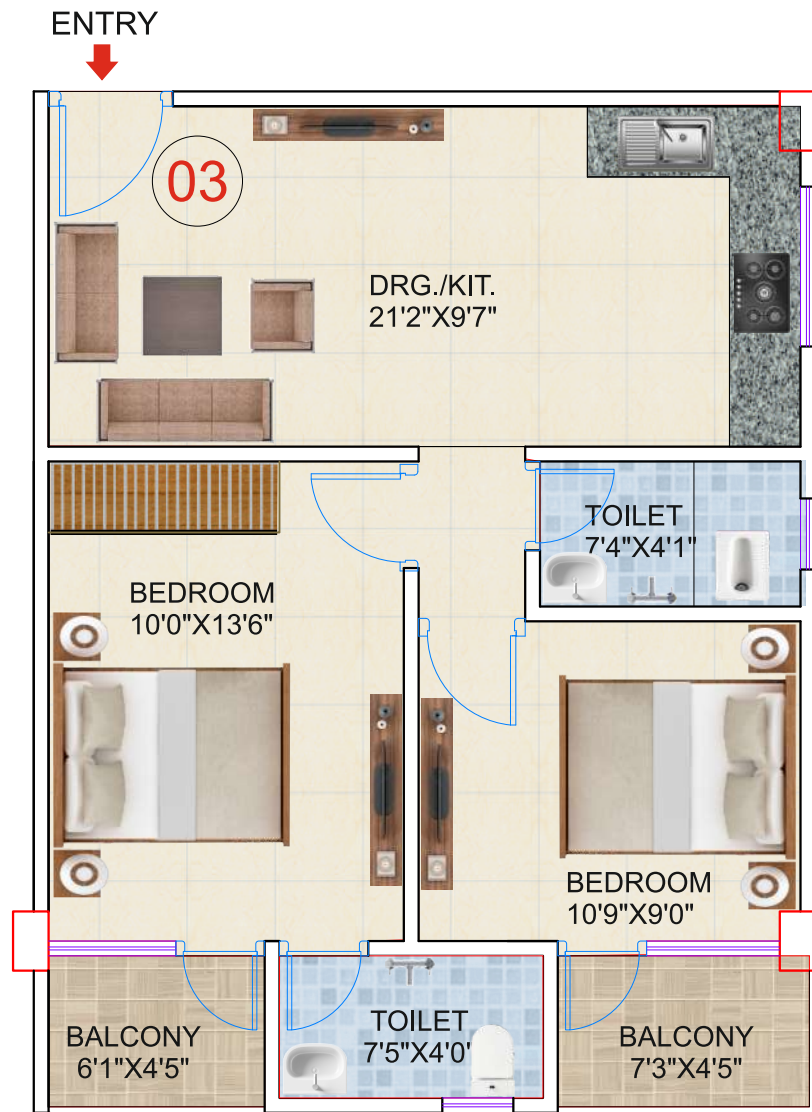
AREA STATEMENT- TOWER-03, 04 & 05

FLAT NO.	01 & 08	02, 07	03, 04, 05, 06 09, 10, 11, 12
CARPET AREA	915.00 sq.ft.	1015.00 sq.ft.	850.00 sq.ft.
BALCONY AREA	150.00 sq.ft.	205.00 sq.ft.	133.00 sq.ft.
B/U AREA	1150.00 sq.ft.	1300.00 sq.ft.	1025.00 sq.ft.
SUPER B/U AREA	1995.00 sq.ft.	2195.00 sq.ft.	1895.00 sq.ft.





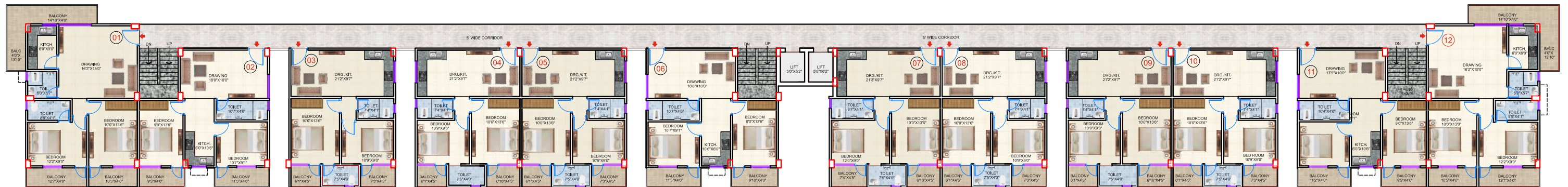
FLAT TYPE - 2 BHK | CARPET AREA - 550 SQFT | S.B/U AREA - 1355 SQFT



FLAT TYPE - 2 BHK | CARPET AREA - 550 SQFT | S.B/U AREA - 1355 SQFT

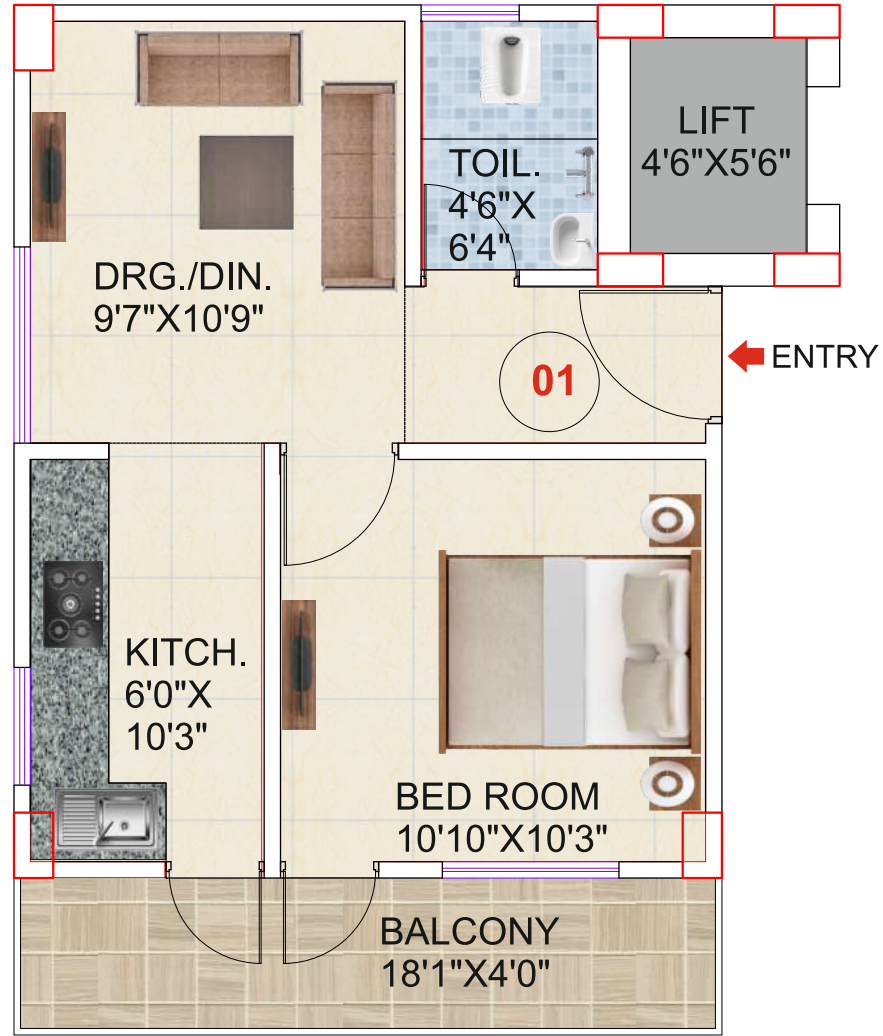
LIG.

GROUND TO 7TH. FLOOR PLAN

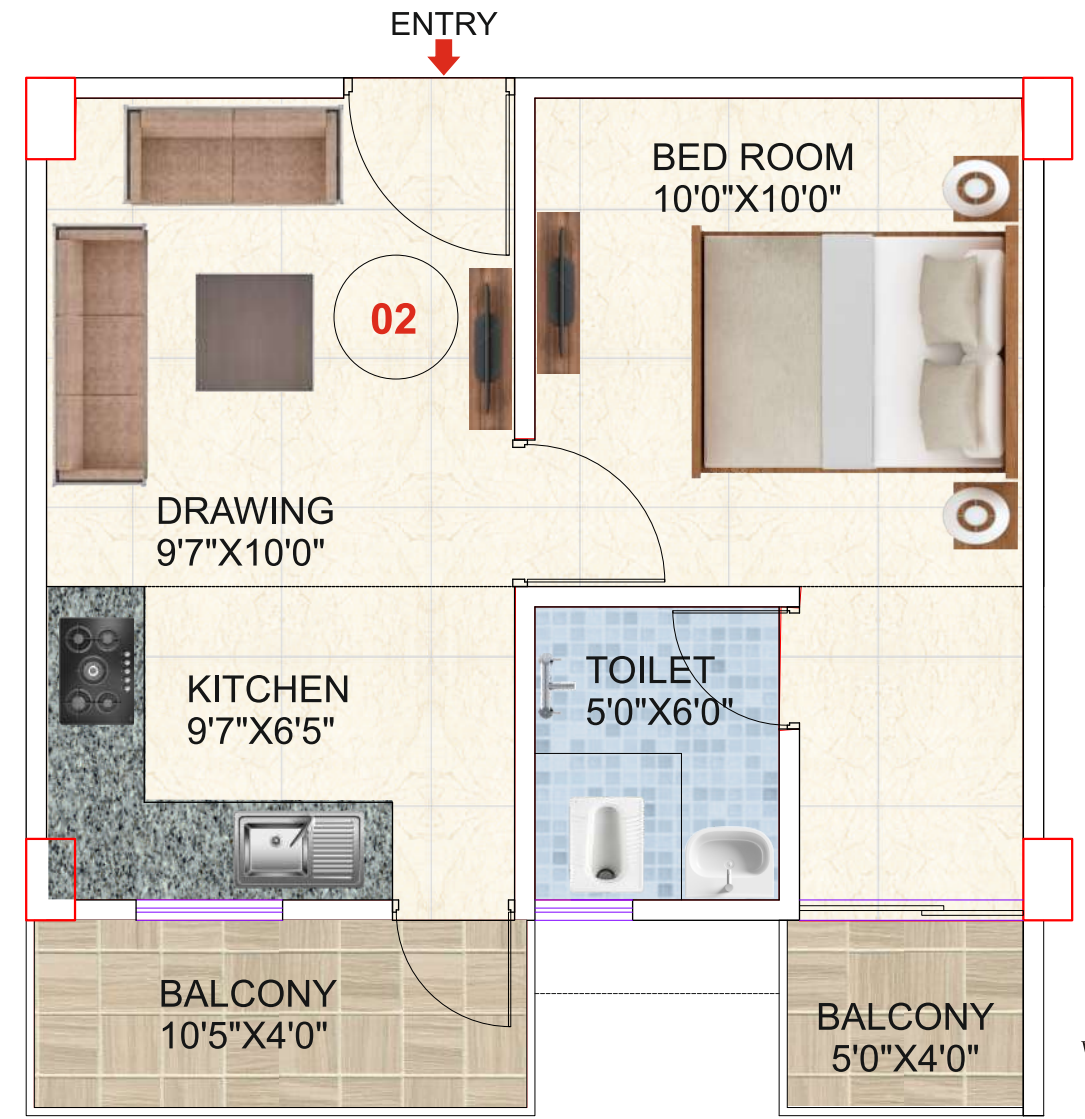


AREA STATEMENT- LIG

FLAT NO.	01 & 12	02, 03, 04, 05, 06 07, 08, 09, 10, 11
CARPET AREA	650.00 sq.ft.	550.00 sq.ft.
BALCONY AREA	95.00 sq.ft.	85.00 sq.ft.
B/U AREA	800.00 sq.ft.	670.00 sq.ft.
SUPER B/U AREA	1375.00 sq.ft.	1355.00 sq.ft.



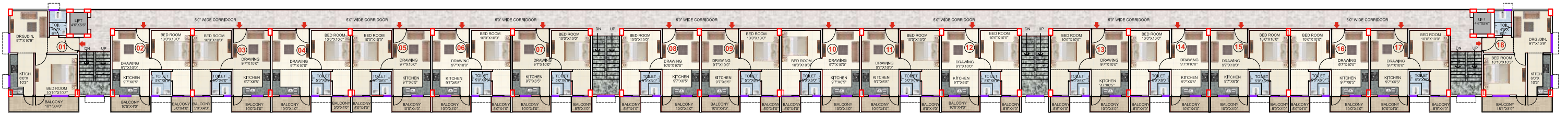
FLAT TYPE - 1 BHK | CARPET AREA - 350 SQFT | S.B/U AREA - 970 SQFT



FLAT TYPE - 1 BHK | CARPET AREA - 330 SQFT | S.B/U AREA - 945 SQFT

EWS

GROUND TO 7TH. FLOOR PLAN



AREA STATEMENT- EWS

FLAT NO.	01 & 18	02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17
CARPET AREA	350.00 sq.ft.	330.00 sq.ft.
BALCONY AREA	75.00 sq.ft.	65.00 sq.ft.
B/U AREA	475.00 sq.ft.	450.00 sq.ft.
SUPER B/U AREA	970.00 sq.ft.	945.00 sq.ft.

the flourishing destination of Patna

The location of IOB Galaxy-2 is futuristic and is one of the fastest developing neighbourhoods of Patna. Currently it takes 30 minutes to reach Patna main highway. This time shall get much shorter with the new development fast progressing. It will soon have faster and easy connectivity to prominent destinations of work, leisure and entertainment, thus making it an ideal place to live and invest.

Located on NH 922 on the Patna Buxar Highway, it is very close to the proposed International Airport at Bihta on one side and Danapur Railway Junction on the other side. It is also well connected to AIIMS, Patna and a lot of hospitals and schools are located within a radius of 10 - 12 KM. The therned water park- Hungama Water world is at a distance of 3.0KM.

