



IK APARTMENT

SPACIOUS 2/3 BEDROOM DELUXE FLATS



📍 Project Location

Sipahi Tola, New Dollar House Chowk, Purnea



IK APARTMENT



KEY FEATURES

- ✓ 2 & 3 Bedroom Deluxe Flats
- ✓ Spacious Living Rooms, Large Bedrooms
- ✓ Modern Modular Kitchen
- ✓ 3 Lifts (One is Stretcher Lift)
- ✓ 24x7 Security with CCTV Surveillance
- ✓ 100% Power Backup
- ✓ Covered Car Parking
- ✓ Intercom Facility

ABOUT IK APARTMENT

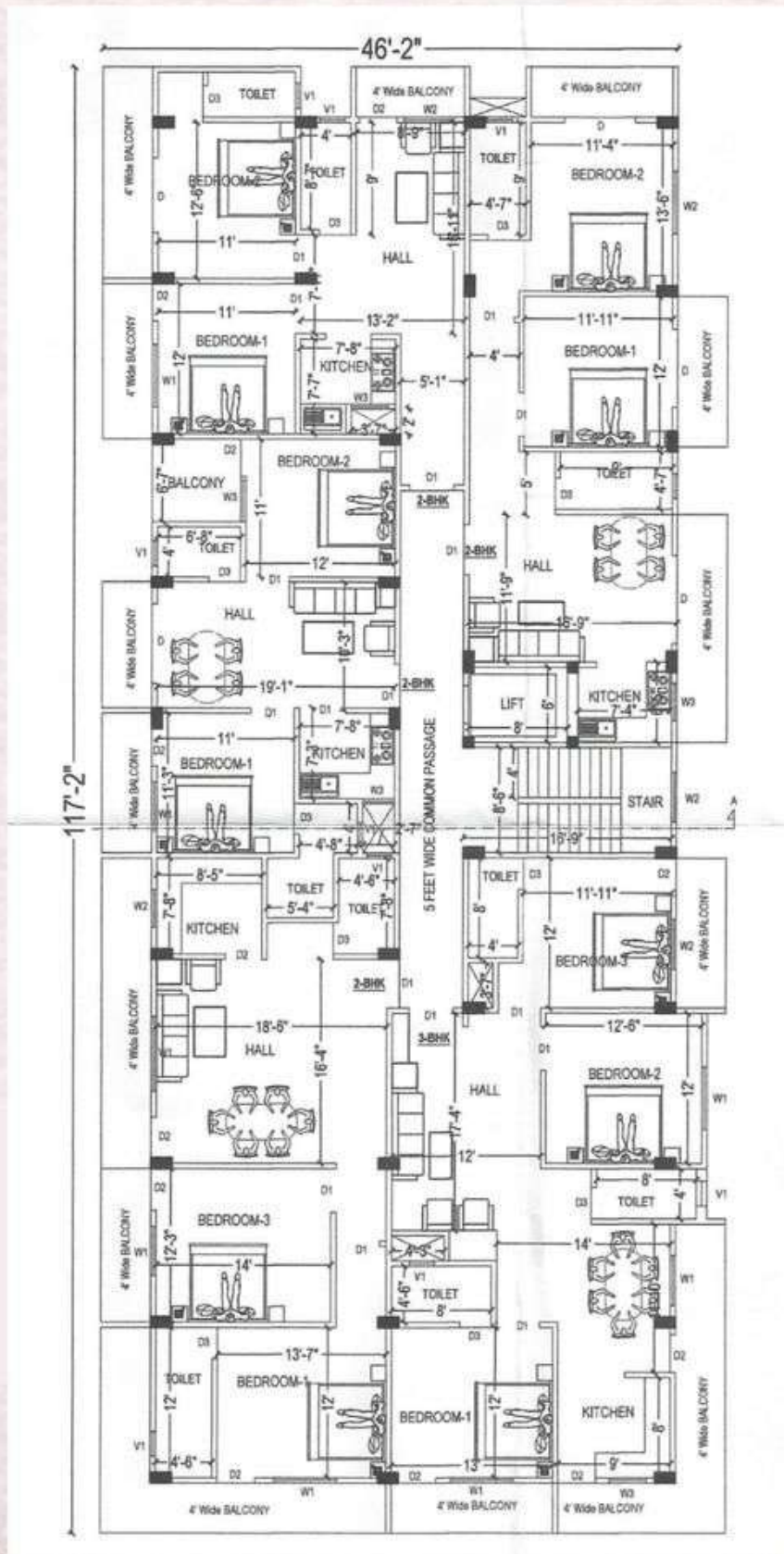
IK Apartment offers spacious 2 & 3 bedroom deluxe flats designed for comfort and luxury. Each flat features a modern modular kitchen, elegant interiors, airy balconies, and covered car parking. Enjoy round-the-clock security with CCTV surveillance, 100% power backup and the convenience of 3 lifts (including a stretcher lift) and intercom facility. Located in the prime area of Sipahi Tola, at New Dollar House Chowk, Purnea, IK Apartment is the ideal choice for discerning homebuyers looking for premium living.

LOCATION ADVANTAGES

- ✓ Prime Location in Sipahi Tola
- ✓ New Dollar House Chowk Connectivity
- ✓ Easy Access to Schools, Hospitals, Markets
- ✓ Quiet and Secure Neighbourhood

 Sipahi Tola, New Dollar House Chowk, Purnea

GROUND FLOOR PARKING PLAN





SPECIFICATIONS

1. Structure

Earthquake resistant R.C.C. Frame Structure reinforced

2. Superstructure

First class brick shall be used

3. Chowkhats

Hard Seasoned Good quality Sal wood 5"x2"

4. Doors

- i) All door shall be door Frame of 32 mm thick flush door with vinier.
- ii) Main door should be fitted with Godrej lock.

5. Windows

All the window chowhat will be Sal wood

6. Flooring

Vitrified floor tiles 2'0"x2'0"

7. Kitchen

- | | | |
|----------|---|---------------------------------------|
| Flooring | : | Vitrified Tiles |
| Platform | : | 24" wide granite top on kitchen slab |
| Dado | : | 2' height Somany / Kazaria wall tiles |
| Sink | : | Steel Sink |

8. Dining Hall

Wash basin original HINDWARE.

9. Bathroom

- | | | |
|------------|---|-----------------------------------|
| Flooring | : | Ceramic anti skid flooring |
| Walls | : | Glazed tiles up to door level |
| Fitting | : | Chromium plated fittings of Essco |
| Cistern | : | Original Hindware |
| Hot & Cold | : | in all Toilets |

10. Electrical

Roma White switch, power distribution with MCB'S Havell's make, Provision of two power point in kitchen, one in all bathroom, two in drawing room, two in dinning area, and each in all bedroom. Security intercom in all flats will be linked to reception counter.

11. All internal wall shall be finished with Birla wall Putty with two coats of Primer and plastic distemper paint.

12. External wall finish with syntax matter weather proof paint.

13. Silent Generator at ground floor to supply each flat 400 watts. one Lift Fire Fighting provision parking flooring : Parking area marble Crazi.

14. Water Proofing

Double coat of water proofing with Sika on top floor roof and all toilets.

15. Lift

Kone/OTIS

Special Amenities

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air ventilation.
- Exclusive entrance gate & compound wall for the entire project.
- Round the clock security with manned security cabin and inter com facility.
- Ample car parking at Ground Floor.
- Elevator with 24 hrs. generator backup & fully equipped with safety device.
- Fire-fighting equipment.
- Intercom facility to individual flat for personalized security.

NOTE: If certain specifications are improved upon as per the advice of the Architect / decision of the promoters, then the customer will accept the same and shall pay for the same provided the cost involved is within or up to Rs. 25/- per sq.ft of the Super Built up area, for which prior consent of the customer will not be taken

All specification, size and layouts etc. are subject to such variation, additions, alterations and modifications as decided by the competent authority

OUR LANDMARK



P. M. City
Danapur Station - Bihta Road, Patna



Katayni Enclave
Near RPS School, Bailey Road, Patna



Pramila Sudha Kunj
R.K. Puramn Khagaul Road, Patna



Radhika Apartment
Patel Nagar, Road No. 13, Patna



Renu Satya Kunj
Ram Krishna Nagar, Khagaul Road
Patna



R.P. Enclave
Boring Road, Patna



Chandrakanta Abadh Enclave
Jagdeo Path, patna

PAYMENT SCHEDULE:

Additional amount on the Flats are as under:

SL No.	ITEM	COST (INR)
A	Cost of the Parking	4,00,000
B	Cost of Electrification	50,000
C	Cost of Generator Connection	50,000
D	Cost of Lift	1,00,000

Calculation / Total Cost of a Flat are as under:
Cost of Flat + SL.NO. (A + B + C + D) [i.e. 6 lacks]

MODE OF PAYMENT:

- 20% at the time of booking
- 20% after the foundation work is completed
- 10% after casting of the 1st Floor
- 10% after casting of the 2nd Floor
- 10% after casting of the 3rd Floor
- 10% before Brick work Starts
- 10% before the Plaster starts
- 8% before the finishing is completed
- 2% at the time of Handover of the Flats

Scheduled completion of the Project is 2.5 years after the Project is approved / passed by the Government.

Developer

SONAL ENGICON PRIVATE LIMITED

201, R.P. Enclave, Khetan Lane, Boring Canal Road,
Patna



Architect :
INTERFACE ARCHITECTS PVT. LTD.
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