



SITA
CONSTRUCTIONS
We Build Homes, We Build Trust



 **city mall**
it's all about you

COMMERCIAL CUM RESIDENTIAL COMPLEX

A FRESH APPROACH TO SHOPPING



Ground
Floor Plan



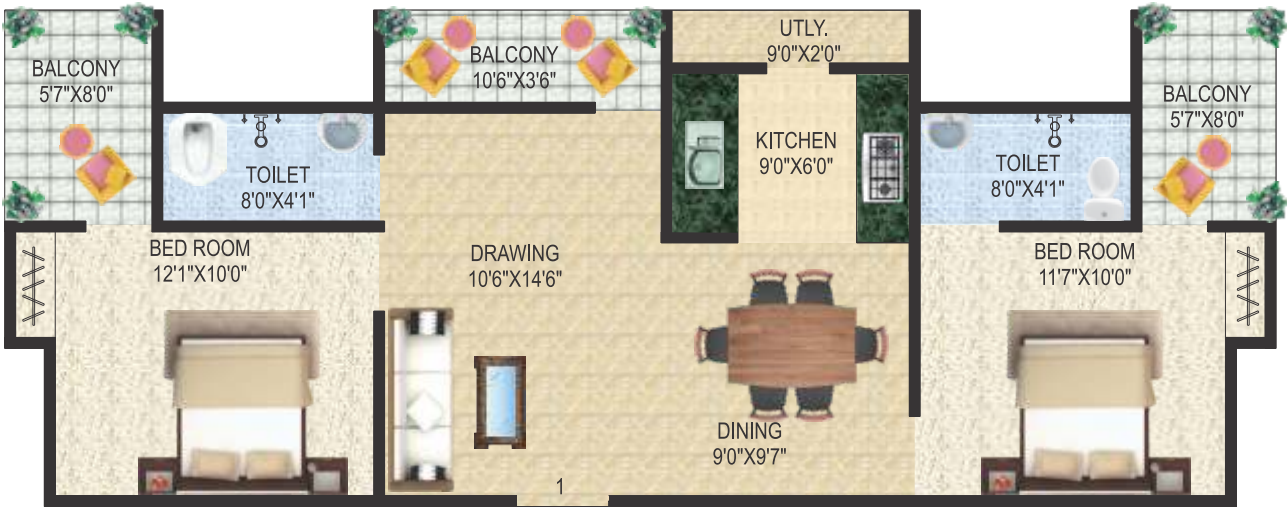
First
Floor Plan



Typical
Floor Plan



Flat Layout



Flat # 1 (2 BHK)
Carpet Area **792 sft**
B/U Area **830 sft**
Super B/U Area **1080 sft**

2 Bedrooms 2 Bathroom
3 Balconies

Flat # 2 (2 BHK)
Carpet Area **795 sft**
B/U Area **828 sft**
Super B/U Area **1076 sft**

2 Bedrooms 2 Bathroom
2 Balconies



Flat layout

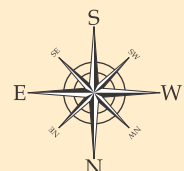
Flat # 3 (2 BHK)
 Carpet Area **795 sft**
 B/U Area **833 sft**
 Super B/U Area **1083 sft**

 2 Bedrooms  2 Bathroom
 2 Balconies



Flat # 4 (3 BHK)
 Carpet Area **1282 sft**
 B/U Area **1340 sft**
 Super B/U Area **1742 sft**

 3 Bedrooms  2 Bathroom
 4 Balconies



Flat layout

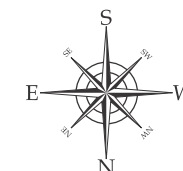
Flat # 5 (4 BHK)
 Carpet Area **1326 sft**
 B/U Area **1375 sft**
 Super B/U Area **1788 sft**

 4 Bedrooms  2 Bathroom
 5 Balconies



Flat # 6 (4 BHK)
 Carpet Area **1168 sft**
 B/U Area **1221 sft**
 Super B/U Area **1587 sft**

 4 Bedrooms  2 Bathroom
 3 Balconies



Specifications

Foundation :	RCC Foundation taking into consideration earth quake resistant as per structure / consultant.
Super Structure :	RCC frame structure as per structure / consultant.
Flooring :	Vitrified tiles flowing in entire flat of building, good quality vitrified tiles will be good quality.
Kitchen :	Green polished marble slab on kitchen working platform with 2'0" height Dado tiles height on wall.
Toilet :	6'0" height Dado tiles fitting on wall. Good quality C.P fitting with hot & cold connection in both toilet and also anti skied floor tiles (1x1) in both toilet.
Door :	Decorative main door and flash type internal doors with wooden Chawkhat with two coats Enamel paint.
Window :	Anodized aluminium sliding window.
Electrical :	Concealed copper wiring in flat with A.C point in bedroom, Modular switches of polycab / colors.
Wall Finish :	All internal wall finish with wall putty. Whether coat on external wall finish with exterior putty.
Lift :	Passenger lift of OTIS or similar make.
Shutter :	MS Shutter
Generator :	Generator (Silent) for common facility.
Close circuit camera :	Close circuit Camera for safety.
Intercom :	Intercom facility for each flat to flat and flat to reception counter.
Internet Point :	In one bed room (Provision)
Water Proof :	Heat treatment of water proofing of roof top.
Fire Safety :	Fire safety provision to be installed for the safety on each floor of building.
Inverter Point :	Concealed wiring for Inverter.

(Note : All specification, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.)



Distances From

Patna Saheb Station	1.0 Km
Gurudwara	200 Mtr
City Chowk	100 Mtr
NH-30	2.0 Km



Mode of Payment

■ At the time of Booking	10%	■ Casting of 2nd Floor Roof Slab	10%
■ At the time of Agreement	20% (within one month)	■ Casting of 3rd Floor Roof Slab	10%
■ First Installment (Beginning of Basement)	10%	■ Casting of 4th Floor Roof Slab	10%
■ Casting of Ground Floor Roof Slab	10%	■ At the time of Brickwork	5%
■ Casting of 1st Floor Roof Slab	10%	■ At the time of Possession	5%

Other Fixed Charges

Fixed charges will have to pay by the prospective owners for Generator, Lift, Miscellaneous

Amenities

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air.
- Round the clock security with manned security cabin and intercom facility.
- Ample car parking at Basement Floor.
- 24 hrs. power backup.
- Fire-fighting equipment.
- Exclusive entrance gate & designer compound wall for the project.
- Internal parking with concrete and outer pathway with paver blocks.
- Elegant entrance lobby with name board.
- Seperate Lift for Shop and Flats.



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Note : Extra charges for cupboards, shelves, extra electrical points, power plugs, telephone points and modifications or alterations other than agreement shall be borne by flat purchasers only.
Registration charges, GST extra.