



AJAY CITY

Saguna More, Bailey Road, Near Cisro Hospital,
Danapur, Patna- 801503



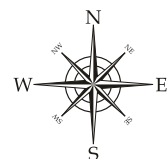
A PROJECT BY
SAI SAMPAN GROUP

BLOCK - A

Ground Floor Plan



Flat	Carpet Area	Balcony Area
GA3	821 sq.ft.	23 sq.ft.
GA5	821 sq.ft.	23 sq.ft.
GA7	821 sq.ft.	23 sq.ft.
GA8	709 sq.ft.	10 sq.ft.
GA9	832 sq.ft.	13 sq.ft.
GA10	810 sq.ft.	14 sq.ft.

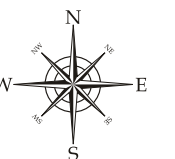


BLOCK - A

Typical Floor Plan



Flat	Carpet Area	Balcony Area
A1	843 sq.ft.	162 sq.ft.
A2	707 sq.ft.	68 sq.ft.
A3	821 sq.ft.	68 sq.ft.
A4	709 sq.ft.	175 sq.ft.
A5, A7	821 sq.ft.	68 sq.ft.
A6, A8	709 sq.ft.	60 sq.ft.
A9	832 sq.ft.	148 sq.ft.
A10	810 sq.ft.	169 sq.ft.

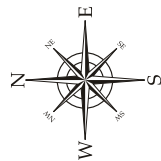


BLOCK - B

Ground Floor Plan



Flat	Carpet Area	Balcony Area
GB1, GB4	801 sft.	10 sft.
GB2	661 sft.	10 sft.
GB3	709 sft.	10 sft.
GB5, GB8	823 sft.	11 sft.
GB6, GB7	821 sft.	18 sft.

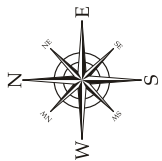


BLOCK - B

Typical Floor Plan



Flat	Carpet Area	Balcony Area
B1, B4	801 sft.	151 sft.
B2	661 sft.	54 sft.
B3	709 sft.	60 sft.
B5, B8	823 sft.	151 sft.
B6, B7	821 sft.	68 sft.



BLOCK - C
Ground Floor Plan



Flat	Carpet Area	Balcony Area
GC1	808 sft.	10 sft.
GC2	832 sft.	63 sft.
GC3/6/12/13	710 sft.	10 sft.
GC4/5	820 sft.	69 sft.
GC7/10	672 sft.	10 sft.
GC8/9	803 sft.	68 sft.
GC11/14	822 sft.	10 sft.
GC15	665 sft.	-----
GC16	823 sft.	-----

BLOCK - C
Typical Floor Plan



Flat	Carpet Area	Balcony Area
C1/2/15/16	832 sft.	143 sft.
C3/6/12/13	709 sft.	60 sft.
C4/5/11/14	820 sft.	69 sft.
C4/10	672 sft.	60 sft.
C8/9	803 sft.	68 sft.





FOUNDATION

R.C.C. frame structure building as per the design of structural engineers.

WALL

Internal wall shall be finished with wall putty & External wall finished with texture paint as per design.

DOOR

Main door Sal Wood Frames and water proof flush doors with decorative front side laminate/door skin, internal doors wooden chowkhat painted with two coat of enamel paints.

WINDOW

Wooden frames and shutters with 3mm clear glass window or UPVC / Aluminium with Glass.

FLOORING

Vitrified tiles from reputed brands like Kajaria, Somany, RAK equivalent brand.

KITCHEN & TOILETS

Anti Skid ceramic Tiles, reputed same brand.

KITCHEN

Granite of green/black marble platform with stainless steel sink of ISI Mark. Glazed tiles dado up to 2 fit above the platform. Exhaust fan Space in window of Aqua Guard, Micro-wave, Point in Kitchen (RAK).

TOILETS

Ceramic anti skid tiles of Kajaria, Somany and equivalent brand. Sanitary ware from Jaguar, Parryware, Hindware and equivalent brand All CP Fitting will be Jaguar, Hindware, RAK or equivalent make in all toilets hot & cold waters supply.

ELECTRICAL

High Quality Insulted Copper Wiring with Modular Switches Branded Company Like Havels & Anchor, or Equivalent Make.

TV/TELEPHONE

Telephone Points in drawing room & master bedroom.

INTERCOM

Provision of Intercom with one nos. Hand set to each Flat.

SECURITY SYSTEM

Provision CCTV for common area of campus.

LIFT

One Lift of Kone/Johnson/Elken or equivalent ISI make in each block.

GENERATOR

Silent Generator Mahindra/Kirloskar or equivalent brand of adequate capacity.

AMENITIES YOU DESERVE



24x7
Water Supply



24x7
Power Back Up



Security



Lift



Intercom



Waterproof



Own
Transformer



Car Parking



Heat Treatment



Wi-fi



Jogging Track



Temple

TERMS & CONDITION FOR SALE OF FLATS

- The allotment of the flats shall be subject to the timely payment
- No interest will be paid on the deposit made by the applicant.
- The choice of flat & Parking shall be available as per the rules of the builder on "First come - First serve basis"
- For additional work extra charges as per the market rate. Extra work will be done only against advance payment.
- All allottes will have to abide by the rules and regulation fixed from time to time by promoters / Developers.
- In case of delay payment of any installments (s) Interest @ 24% per annum shall be charged on the overdue / defaulted amount for the period of delay.
- Promoters reserve the right to cancel the allotment, if an applicant fails to deposit two successive Installments.
- Any tax and levy payable at future by any act Legislation of Central Govt. / State Govt. Shall be paid by the applicant over and the cost of flat.
- Withdrawal of any booking can be made with six months prior notice given by the writing of applicant and cancellation charge @ 5% or 50,000/- any above of deposited amount will be deducted.
- The applicant shall have to bear any other nominal fees such as technical, legal etc.
- The applicant has to enter into transaction with full and subject to laws notification and rules applicable to this area.
- All specification sizes and layouts etc. may be subjected to alternation, addition, or variation as may be felt necessary for technical reason by the promoters/developers shall be done and the cost involved there on as may be borne by customer will not be required.
- No transfer of booking will be allowed.
- Any dispute if arises will be settled by Patna jurisdiction.
- Refund of the amount deposited by the applicant in case of cancellation shall be made in 90 (ninety) days of notice of withdrawal, after adjustment of the cancellation charges.

PAYMENT SCHEDULE

Construction Link Plan (CLP)

At the time of booking and registration	10%
After execution of registered agreement for sale / initiation of foundation.....	25%
On completion of basement floor roof slab	20%
On completion of ground floor roof slab.....	15%
On completion of 1st floor roof slab	10%
On completion of 2nd floor roof slab	05%
On completion of 3rd floor roof slab	10%
At the time of possession / registration	05%



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Registered & Corporate Office

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Housing Loan :

We shall arrange and help in obtaining long term Loan from all our Banking Partner



Architect :

Design Solution

Luv Kush Tower, Exhibition Road

Patna - 800001

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