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Note: The information contained in this brochure is indicative of the kind of development that is proposed and it is subjective to the approval of the authorities. The Developers reserve their right to make changes or alteration at their sole discretion. All the plans and pictures used are rendered according to the artist's perception.

THE KING'S COURT

LIVE LIFE KING SIZE

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Hira Panna Infra Projects LLP is a visionary Real Estate Company dedicated to serving customers and communities by creating developments that stand the test of time. Known for crafting architectural masterpieces, the company is setting new benchmarks in luxury living through its exceptional residential and commercial projects.

With a strong commitment to excellence, Hira Panna Infra prioritizes teamwork, innovation, and professionalism in every endeavor. Backed by extensive experience in executing projects of varying scales across Patna, Bihar, the company has earned a trusted reputation in the real estate sector.

We take pride in our integrity and unmatched realty solutions, delivered by a team of highly skilled professionals and experts. Collaborating with renowned architects, engineers, and landscaping consultants, we ensure every project showcases superior craftsmanship, design excellence, and a lifestyle of unparalleled luxury.

VISION

To contribute significantly to shaping the new Patna and establish ourselves as Bihar's most valued real estate company.

MISSION

To create world-class real estate developments that embody innovation, professionalism, ethics, quality, and exceptional customer service.

VALUES

- Consistently enhancing customer value and quality.
- Adhering to ethical and professional service.
- Complying with environmental & legal requirements.
- Encouraging teamwork through mentorship & growth.
- Nurturing a positive & conducive work culture.

Here is inviting you to make your dream home at a place that is one of the most flourishing areas of Patna's exclusive spaces. Experience the pure Joy of Living with Hira Panna Infra Projects LLP.



Welcome to The King's Court – a regal abode where timeless elegance meets modern sophistication. Experience a lifestyle crafted for those who seek grandeur in every detail. Your royal retreat awaits, blending luxury and comfort seamlessly.

ENTRANCE LOBBY

The entrance lobby of The King's Court is a striking blend of grandeur and modern elegance, designed to captivate from the moment you arrive. With its luxurious finishes and contemporary aesthetic, the lobby exudes sophistication, setting a royal tone for the lifestyle within. Every detail has been thoughtfully crafted to create a welcoming yet refined space, offering both beauty and comfort as the perfect introduction to the exceptional living experience that awaits at The King's Court.

INTERIOR: LIVING ROOM

The living room at The King's Court is a masterpiece of design, combining style and comfort to create a space where elegance meets relaxation. With expansive layouts, rich textures, and high-end finishes, it's a place designed for both intimate gatherings and grand entertaining. Thoughtfully planned to maximize natural light and create a serene atmosphere, the living room offers a refined space that complements the royal lifestyle of The King's Court.





DINING ROOM & KITCHEN

The dining room and kitchen at The King's Court are designed to elevate your dining experience to new heights. The spacious, well-lit dining area offers a perfect setting for family meals or hosting guests in style, featuring elegant finishes and an open, airy ambience. Adjacent, the kitchen is thoughtfully designed with functional layouts, high-quality cabinetry, and premium countertops, ensuring a perfect blend of practicality and luxury in one harmonious space.

BEDROOM

The bedrooms at The King's Court are a sanctuary of comfort and elegance, offering a peaceful retreat for rest and relaxation. Designed with attention to detail, each bedroom features spacious layouts, premium finishes, and large windows that invite natural light. The soothing colour palettes and refined furnishings create a serene atmosphere, while ample storage and thoughtful touches ensure a perfect blend of luxury and functionality, making every night a restful experience in your royal abode.



AERIAL VIEW

The King's Court stands as a majestic landmark, showcasing its striking architecture and expansive layout. The building's commanding presence is complemented by its meticulously planned surroundings, offering a panoramic glimpse of the luxurious lifestyle within. This bird's-eye perspective highlights the grandeur of The King's Court, a true epitome of elegance in the heart of the city.

ROOF TOP GARDEN VIEW

The rooftop garden view at The King's Court offers a serene escape, showcasing panoramic vistas of the city skyline. Surrounded by lush greenery, the view highlights the perfect blend of nature and luxury. It's an elevated perspective that embodies peace and beauty, offering residents a peaceful retreat above the city hustle.

SWIMMING POOL

The swimming pool at The King's Court is a luxurious retreat, offering a perfect space for relaxation and recreation. With its clean, modern design and pristine waters, it provides residents with a refreshing escape. The pool's tranquil ambience makes it an ideal place to unwind and enjoy a moment of peace, all within the comfort of your own home.



BOUNDARY VIEW & KIDS PLAY

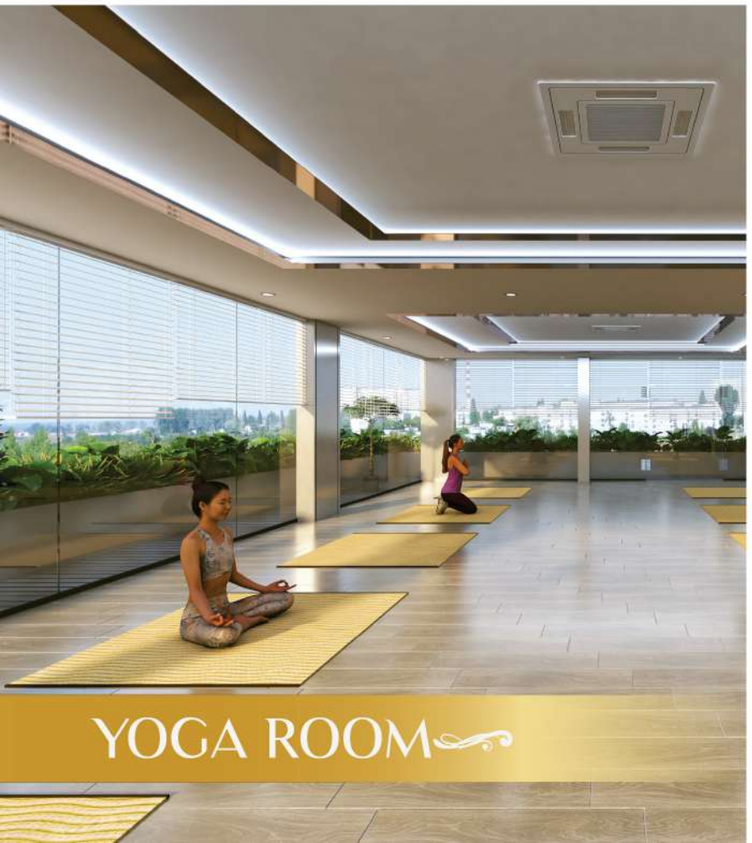
The boundary view of The King's Court offers a sense of privacy and security, with clear, unobstructed views that enhance the building's peaceful and exclusive atmosphere. Adjacent to this, the kids' play area provides a safe and vibrant space for children to enjoy, featuring fun, age-appropriate equipment that encourages active play and social interaction. Together, these spaces create a harmonious balance of security, leisure, and family-friendly living.



COMMUNITY CENTRE



MULTIPURPOSE HALL



YOGA ROOM



SKYWALK

AMENITIES

The King's Court offers a range of exceptional amenities designed for a balanced and fulfilling lifestyle. Residents can enjoy the community centre, multipurpose hall, yoga room, and skywalk, each crafted to enhance both relaxation and social connectivity within a luxurious setting.



BUILDING ARCHITECTURE

The architecture of The King's Court is a seamless blend of modern design and timeless elegance. With its striking facade, clean lines, and thoughtful detailing, the building stands as a symbol of sophistication. Every element, from the spacious interiors to the exterior's sleek design, reflects a commitment to both functionality and aesthetic beauty, creating a landmark that exudes luxury and grace.



SITE PLAN





BASEMENT PLAN



GROUND FLOOR PLAN



CLUSTER PLAN

TYPICAL FLOOR PLAN

AREA IN SQ. FT.

CARPET AREA	BALCONY	SALE AREA	FLOOR HEIGHT
1505	630	3069	10 FT. 6 IN.

ISOMETRIC VIEW

4 BED ROOMS | FOYER AREA | LIVING AND DINING |
KITCHEN | PUJA ROOM | 5 BALCONIES | 4 TOILETS



2D PLAN





TOWER 1 & 2 LOWER FLOOR

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
2800	1470	6141	10 FT. 6 IN.

ISOMETRIC VIEW

5 BED ROOMS | FOYER AREA | LIVING AND DINING | KITCHEN |
PUJA ROOM | 9 BALCONIES | 1 TERRACE | 6 TOILETS





2D PLAN



TOWER 1 & 2 UPPER FLOOR

ISOMETRIC VIEW



2D PLAN





SPECIFICATIONS

DINING ROOM | DRAWING ROOM

Flooring/Skirting:	(1200x600)mm Vitrified Tile (Somany/Kajaria or equivalent make).
Walls:	Wall Putty (ready to paint).
Doors:	Pre-laminated flush door shutter with SS fittings (Mayur/Green or equivalent make). Fittings from Dorma, Godrej or equvalent.
Windows:	UPVC Windows with float glass.

TOILETS

Flooring/Skirting:	Anti-Skid Vitrified Tiles.
Walls:	Vitrified tiles full height.
Ceiling:	Wall Putty (ready to paint).
Doors:	Flush doors shutter with SS fittings (Mayur/Green or equivalent make). Fittings from Dorma, Godrej or equivalent.
Water Supply:	Provision for Hot & Cold water supply.
Fittings:	Single lever CP Fittings with wall mounted commode (Jaguar, Hindware or equivalent make).
Other Fixtures:	Towel Ring, Rod, Soap Dish and Health Faucet.

LIFT LOBBY

Flooring:	Natural Stone/Granite/Vitrified Tiles.
Walls/Lifts Facia:	Plastic emulsion paint on wall & Italian marble/Granite in lift facia.
Ceiling:	False ceiling.

BEDROOM

Flooring/Skirting:	Master Bedroom & in other bedrooms (1200x600)mm Vitrified Tile (Somany/Kajaria or equivalent make).
Walls:	Wall Putty (ready to paint).
Doors:	Flush door shutter with SS fittings (Mayur/Green or equivalent make). Fittings from Dorma, Godrej or equivalent.
Windows:	UPVC Windows with Float Glass.

BALCONY

Flooring:	Anti-Skid Vitrified Tiles (Somany/Kajaria or equivalent make).
Walls:	All weather Exterior Paint.
Ceiling:	Plaster with External Paint (Asian/Berger or equivalent).
Doors:	UPVC with float glass.

CAMERA AND SECURITY

CCTV with cameras in floor lobby and common areas.
Access control system in central security control room.

KITCHEN

Flooring/Skirting:	Anti-Skid Ceramic Tile (Somany/Kajaria or equivalent make).
Walls:	Ceramic tiles up-to 600mm height above counter top.
Ceiling:	Wall Putty (ready to paint).
Counter Top:	Polished Granite.
Sink Water Supply:	Single bowl stainless sink with board. Provision for Hot & Cold water supply.
Fittings:	Single lever CP Fittings (Jaguar, Hindware or equivalent make).

CORRIDOR

Flooring:	Granite/Vitrified Tiles.
Walls:	Plastic emulsion paint up-to full height (Asian/Berger or equivalent).
Ceiling:	False ceiling.

OTHER FEATURES

Electrical:	Copper Wiring in conduit with modular switches (Havells or equivalent make).
Telecom:	Provision of telephone points in drawing/dining room.
Provision of DTH Points:	In drawing room/lobby and all bedrooms.
Stairs:	Granite on riser & trend with SS railings.
External Finishing:	All weather Exterior Paint.
Structure:	Earthquake resistant structure of RCC framed columns and beams/Mivan Shuttering.

***Imported marble at Duplex floors only.**
***Provision of Jacuzzi connection at each flat (water inlet-outlet) point only.**

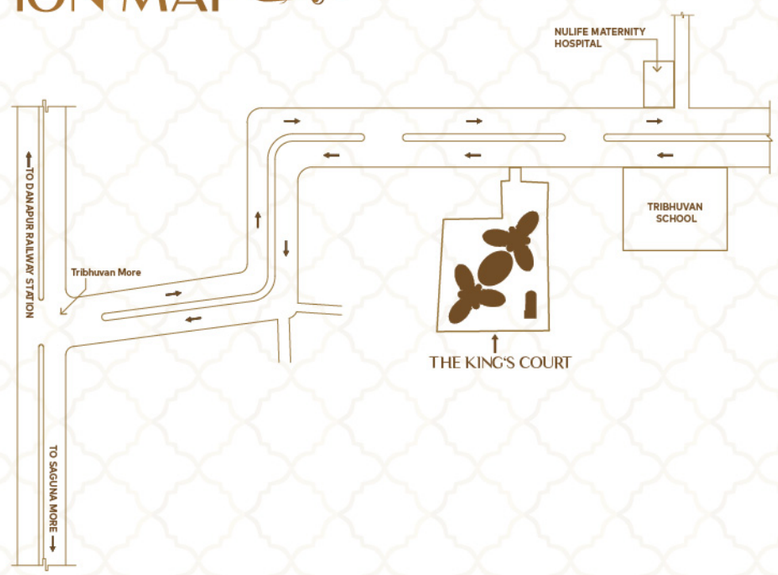
Disclaimer: The Planning as shown in this Brochure may vary/differ due to construction contingencies and site conditions, etc., consequently actual development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions designs, measurements and locations are indicative and not to scale and are subject to variation as may be required. All dimensions are from unfinished wall surfaces, approximate and subject to construction variances. Interior designing shown in the flat/unit is only for representation purpose. The picture of the proposal Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. as well as equipments shown in fitness centre specified therein are only for the purpose of showcasing the Residential Flat/Unit and we are not liable/required to provide any furniture, items, electronic goods, amenities, accessories etc. as displayed in the Brochure. The views shown in the Brochure may vary over period of time. All intending purchaser's are bound to inspect all plans and approvals and acquaint with the relevant information in the Project.

PAYMENT SCHEDULE PLAN

INSTALMENT	DESCRIPTION	PERCENTAGE OF PAYMENT (OF TOTAL COST)
1	FIRST PAYMENT AT THE TIME OF BOOKING	10%
2	SECOND PAYMENT AT THE TIME OF COMMENCEMENT OF WORK	20%
3	THIRD PAYMENT AT THE TIME OF COMPLETION OF FOUNDATION WORK	20%
4	FOURTH PAYMENT AT THE TIME OF 2ND FLOOR ROOF CASTING	7%
5	FIFTH PAYMENT AT THE TIME OF 4TH FLOOR ROOF CASTING	7%
6	SIXTH PAYMENT AT THE TIME OF 6TH FLOOR ROOF CASTING	7%
7	SEVENTH PAYMENT AT THE TIME OF 8TH FLOOR ROOF CASTING	7%
8	EIGHTH PAYMENT AT THE TIME OF 10TH FLOOR ROOF CASTING	7%
9	NINTH PAYMENT AT THE TIME OF 12TH FLOOR ROOF CASTING	7%
10	TENTH PAYMENT AT THE TIME OF 14TH FLOOR ROOF CASTING	3%
11	FINAL PAYMENT AT THE TIME OF POSSESSION	5%

RERA NO.

LOCATION MAP



Major Distances from The King's Court

Dinapur Station: 1.5 km
Patna Airport: 10 km
Bailey Road: 3 km
Paras Hospital: 8 km
Patna AIIMS: 10 km
St. Karens School: 5 km

TESTIMONIALS

"From the moment we walked into The Crown, we knew this was the home for us. The design and layout are thoughtfully planned, ensuring every inch is utilized efficiently. The amenities are excellent, and the connectivity to key areas makes our daily commute stress-free. Hira Panna Infra has exceeded our expectations, and we're delighted to call The Crown our home!"

-Ms. Neha, Judicial Magistrate Bhagalpur

"Buying an apartment at The Crown has been one of the best decisions of our lives. The premium quality of construction and the attention to detail are unmatched. The team at Hira Panna Infra was extremely supportive throughout the buying process answering all our queries promptly. Living here feels like a dream come true."

-Dr Manish Ranjan, IGIMS

"We were looking for a home that offered a perfect blend of luxury and practicality, and The Crown delivered exactly that. The modern amenities, serene surroundings, and excellent security make it an ideal place for our family. Kudos to Hira Panna Infra for creating such a wonderful project!"

-Mr. Abhishek Sinha, Probationary Offficer in PNB

"The Crown has truly set a benchmark for quality living. The spacious apartments, world-class amenities, and impeccable finishing reflect the dedication of Hira Panna Infra. We couldn't have asked for a better place to start our new chapter. Thank you for making our dream a reality."

-Hon. Chandan Kumar, Judicial Magistrate Nawada

"As a first-time homebuyer, I was apprehensive, but Hira Panna Infra's professionalism and transparency made the process seamless. The Crown offers everything we wanted – a fantastic location, elegant interiors, and a community vibe. Moving here has been a joyful experience for our family."

-Dr Aandrei Jivendra Jha, IGIMS