RERA Approved

UMA SHANTI DEVELOPERS
PRIVATE LIMITED

UJWAL
Enclave

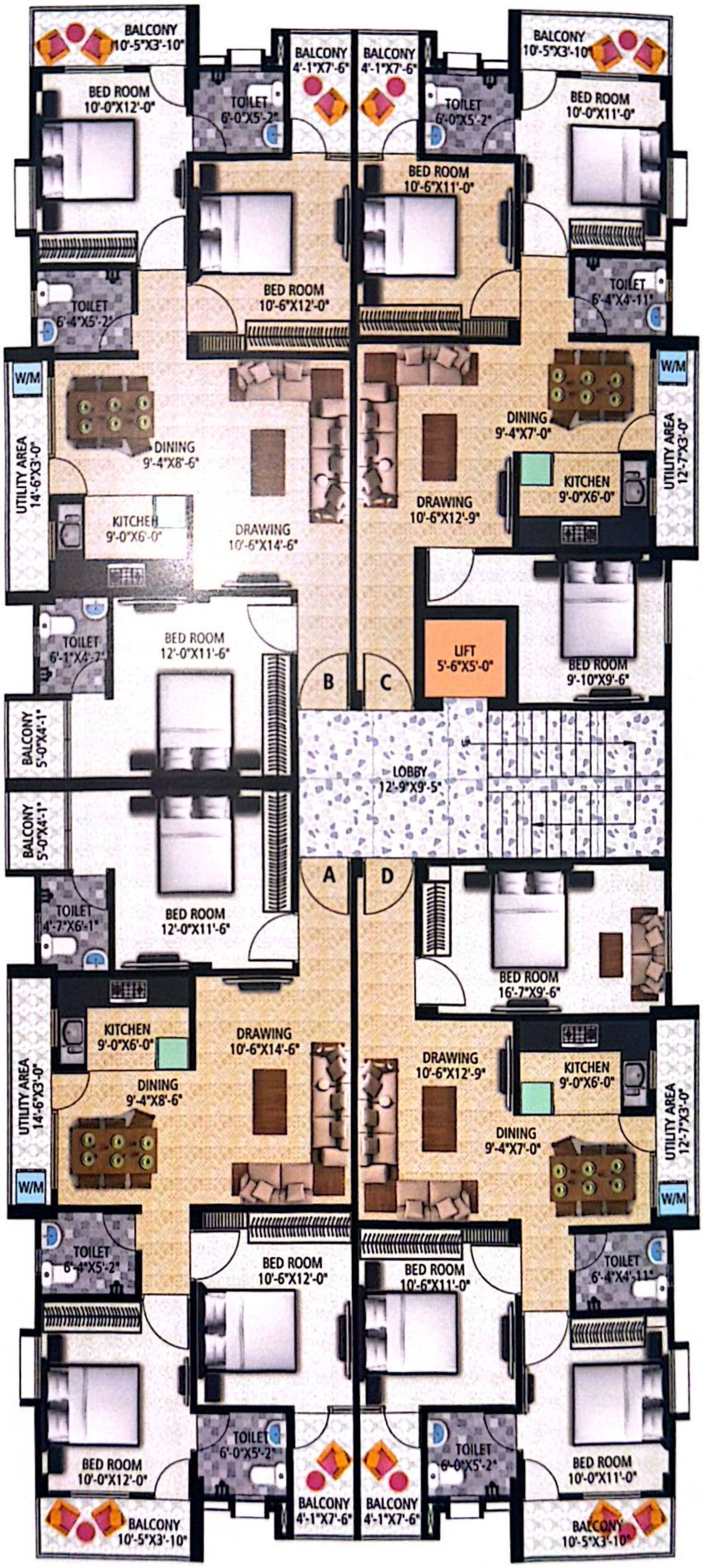
SAGUNA, DANAPUR, PATNA

Spacious **3 BHK Deluxe Flats**



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TYPICAL FLOOR PLAN
(1st to 3rd floor)



Area Statement

Flat # A (3 BHK)
Carpet Area **960 sq.ft.**
Built-up Area **1056 sq.ft.**
Balcony Area **115 sq.ft.**
Saleable Area **1375 sq.ft.**

Flat # B (3 BHK)
Carpet Area **960 sq.ft.**
Built-up Area **1056 sq.ft.**
Balcony Area **115 sq.ft.**
Saleable Area **1375 sq.ft.**

Flat # C (3 BHK)
Carpet Area **745 sq.ft.**
Built-up Area **915 sq.ft.**
Balcony Area **110 sq.ft.**
Saleable Area **1190 sq.ft.**

Flat # D (3 BHK)
Carpet Area **780 sq.ft.**
Built-up Area **955 sq.ft.**
Balcony Area **110 sq.ft.**
Saleable Area **1245 sq.ft.**

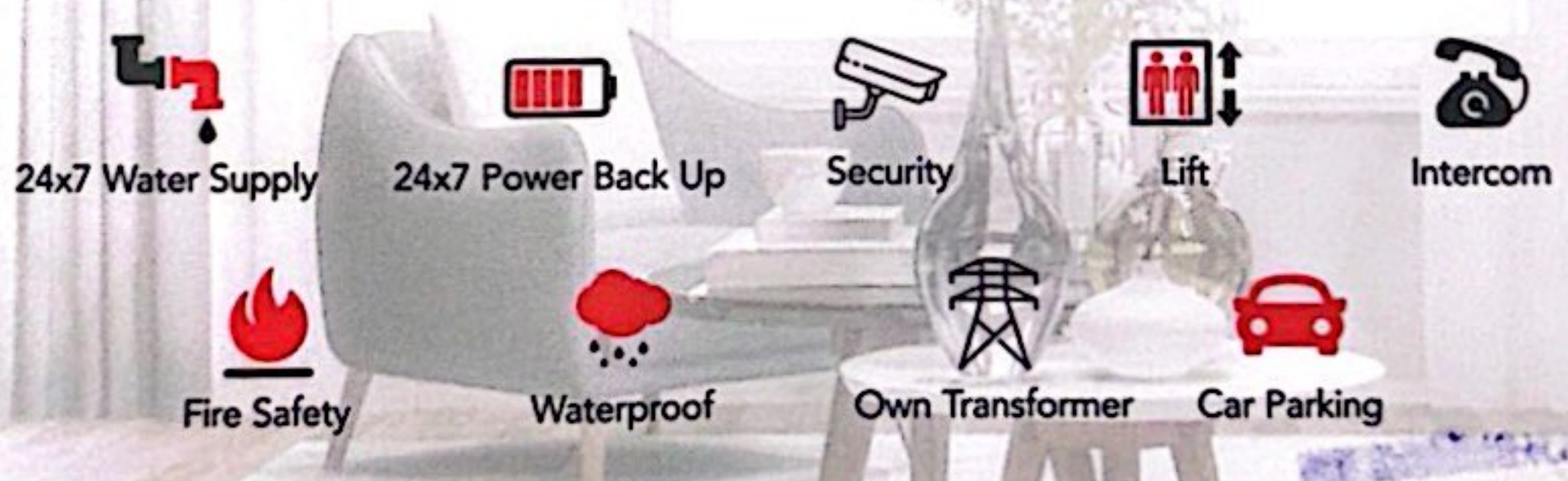


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Standard Specification & Amenities

STRUCTURE	:	Earthquake resistance, RCC Framed structure reinforced with ISI marked steel, design by expertise engineers.
FLOORING	:	Entire floor of the flats and common space will be vitrified tiles.
KITCHEN	:	Granite kitchen platform with stainless steel sink and glazed tiles up to 2.00 Ft. height from working Platform.
BATHROOM	:	Glazed tiles in eye soothing colour up to 7 ft. height with ISI marks sanitary fitting and provision for hot and cold water system.
WINDOW	:	Powder coating Aluminum panel.
DOORS	:	Entrance door of 30 mm thick ISI mark flush door, shutters painted with two coats of synthetic coloured enamel paint.
FINISHING	:	wall and ceiling will be finished with distemper over Putty the external wall will be cement plastered and painted with weather coat paint.
ELECTRICAL	:	Concealed electrification with ISI marked cable and switch provision for adequate light and power.
SECURITY	:	CCTV camera in common passage on each floor, Parking area and entrance gate.



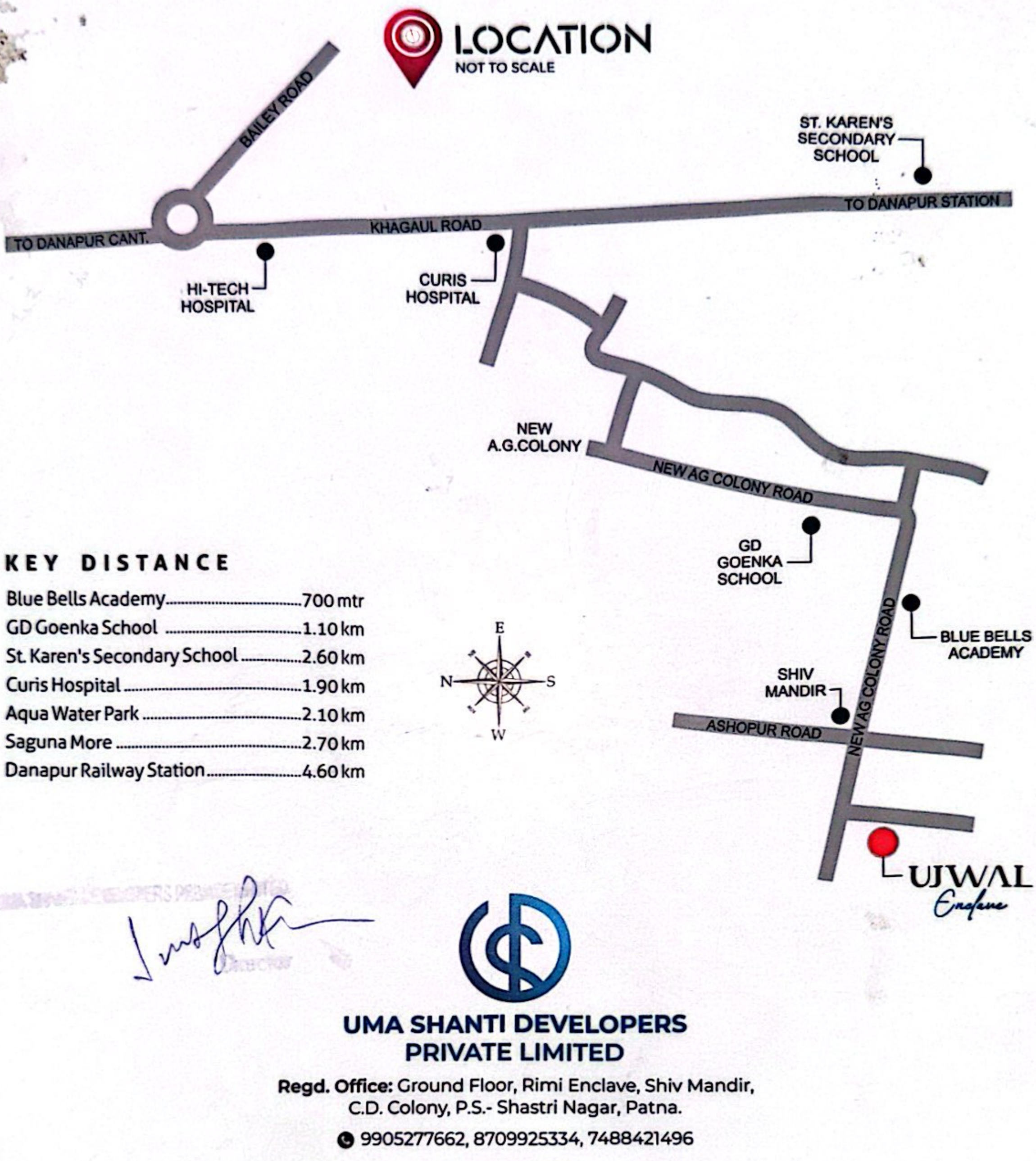
Payment Plan

Sl. No.	Schedule	Site Progress	Amount Payable
1.	Booking Amount	At the time of booking	10%
2.	1st Installment	Plinth Level	20%
3.	2nd Installment	1st Floor Casting	15%
4.	3rd Installment	2nd Floor Casting	15%
5.	4th Installment	3rdFloor Casting	15%
6.	5th Installment	At the time of internal finishing work of flat/apartment	15%
7.	Last Installment	At the time of Registration (Registry)	10%

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LOCATION

NOT TO SCALE



KEY DISTANCE

Blue Bells Academy	700 mtr
GD Goenka School	1.10 km
St. Karen's Secondary School	2.60 km
Curis Hospital	1.90 km
Aqua Water Park	2.10 km
Saguna More	2.70 km
Danapur Railway Station	4.60 km

UJWAL Enclave

UMA SHANTI DEVELOPERS PRIVATE LIMITED

Regd. Office: Ground Floor, Rimi Enclave, Shiv Mandir, C.D. Colony, P.S.- Shastri Nagar, Patna.

9905277662, 8709925334, 7488421496

SCAN THIS QR CODE TO GET LOCATION

Architect :

R.D.K AND ASSOCIATES

338, Ashoka Place, Exhibition Road, Patna 800001

Tel. : 99349 20738

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.

Extra charges for cupboards, shelves, electrical points, power plugs, telephone points and modifications or alterations other than agreement. All expenses towards external electricity (electric transformer), Municipal Water, drainage connections, generator and lifts shall be borne by flat purchasers only.

Registration charges & GST extra.

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