



Annapurna Enclave

Villa Type 1

Designed by Delhi & Boston (USA) based Architectural Firm

Beautifully located
5 Bedroom Independent Villa
in secure colony for living with nature



Brought to you by **Deva Developers**
Ulao, Begusarai- 851134
www.devadevelopers.com



ANNAPURNA ENCLAVE is brought to you by **Deva Family** of Ulao, one of the oldest and most renowned families of Begusarai. We have brought education and social security to Begusarai by setting up 1 Basic School, 3 High Schools and an orphanage.

Primary School, Ulao	- Set up by father Shri Bibhuti Bhushan Deva.
Savitri High School	- Set up by father Shri Bibhuti Bhushan Deva in the name of our grandmother, Smt. Savitri Devi.
J.K. High School	- Set up by father Shri Bibhuti Bhushan Deva and uncles in the memory of grand aunt Smt. Jayanti Kumari.
B.P.H.E. School	- Named after grand uncle Shri Bhrahmdev Prasadji, elder brother of grand father Shri Ram Sumaran Prasad ji who was awarded the title of " Rai Bahadur " for his contribution to the field of education.
Ram Sumaran Anath Nidhi & Shilpshala	- Set up by Grand father Shri Ram Sumaran Prasad ji. Now donated to S.O.S. C.V.I. and S.O.S. Village established.

Specifications and Factsheet

Land:

- Clear title and possession.
- Khesra boundaries measured & demarcated through balabandi

Plot Sizes:

- 34' x 59' = 2006 sq. ft. (1 .35 Katthas)

Built-up area:

- G F 1192 sq ft + FF 1145 sq ft (BALCONY 46 sq ft)
- Total - 2337 sq. ft. (Approx)

Clearances:

- Site Map passed by Begusarai Municipal Corporation
- Individual Unit Maps passed by Begusarai Municipal Corporation

Safety & Security:

- Gated community of 25 duplex units
- 7 ft. high boundary wall
- Site Map cleared by fire department
- Road designed for free movement of fire engine
- MCBs for preventing short-circuits

Design & Finish:

- Designed by Delhi based architect
- Meeting specifications of National Building Code
- **Vaastu compliant**
- High plinth
- Designed for maximum light and ventilation
- Internal wiring & plumbing
- Beautifully designed grill work
- Exterior walls finished with exterior surface coating
- Interior walls finished with Plaster of Paris
- 2'x2' Vitrified Tiled flooring
- Construction overseen by qualified civil engineer

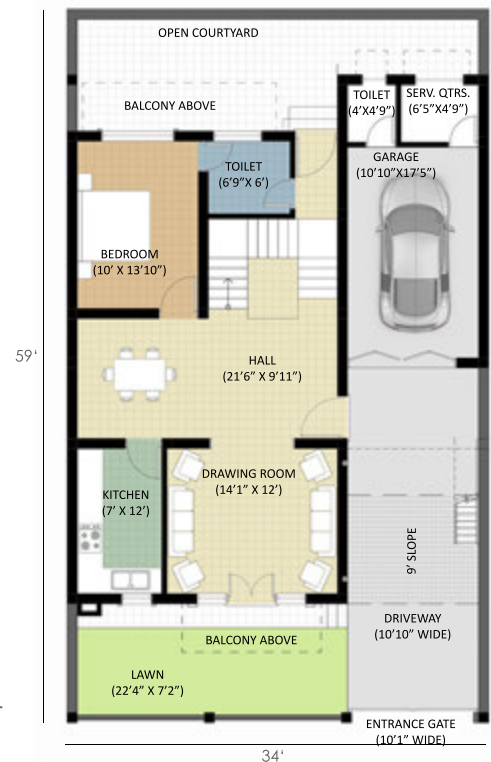
Amenities:

- 4 bedrooms with attached toilets
- Each room has large space for wardrobe
- Separate private office/bedroom with toilet
- Large Aangan at the back
- Tree lined 2 way- 30ft wide road
- HT line
- Individual 4" boring for water supply to each unit

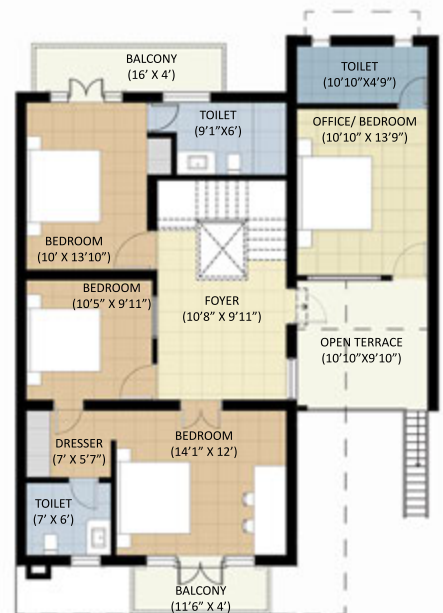
- Separate Staircase for office entrance
- Kitchen fitted with exhaust
- Provision for Geyser and exhaust in bathrooms
- Bathroom tiling up to 7 ft.
- Provision in rooms for split A/C
- Servant Quarter with toilet
- Provision for inverter
- Individual sewage disposal system
- Separate area for washing machine and utensils.
- Big sized garage to fit SUV
- 3 Phase internal Wiring

Material used:

- Best quality brick & cement
- High quality steel - ISI Grade
- Plumbing: Tata I Supreme /Jindal I equivalent ISI Grade
- Water Tank: Sintex I Equivalent ISI Grade
- Sanitary fittings: Parryware I Hindware I Jaguar I Equivalent
- Bath Fittings & Taps: Jaquar I Marc I Hindware I Equivalent
- Tiles: Premium quality Kajaria I Johnson I Somany I Orient I Equivalent
- Doors & Laminates: Century ply I Kitply I Green ply I Equivalent
- Windows: Glass & aluminium sliding type with iron grill
- Switches: Modular - Havells I Legrand I Phillips I Anchor I Equivalent
- Switchgear & MCB: Legrand I Havells I Crompton I Equivalent
- Electrical Wires: Havel Is I R R I Polycab I Anchor Equivalent ISI Grade
- Kitchen Platform: Granite with tiles
- Stainless Steel Sink



Ground Floor



First Floor



MASTER PLAN



Clearances:

- Site Map passed by Begusarai Municipal Corporation.
- Individual Unit Maps passed by Begusarai Municipal Corporation

Features:

- Excellent cross ventilation and lighting in big size rooms with large balconies.
- Children's park and jogging track in township.
- 24 hours water supply.
- Round the clock security.
- Tree lined 2 way- 30 feet wide road.
- HT line & own transformer for the colony.
- Foundation with capacity for G+2 structure.

Location Benefits:

- Adjacent to refinery township just off the National Highway.
- Approx 2 km from railway/ bus station.
- Approx 3 km from district court.
- Very good schools (Zee High School, D.A.V., St. Paul's) within a radius of about 1.5 km.
- Very good hospitals (Agrasen/ Allergia Multi Speciality/ Glocal Multi Speciality) within a radius of about 1.5 km.
- Close to Kapsia and township market.
- Peaceful, green neighbourhood.

CONTACT PERSONS:

Mr. Sudhir Singh 9801711479
 Mr. Krishna Kant Jha 8084383456
www.devadevelopers.com

Home Loan available from Canara Bank, LIC Housing Finance, State Bank of India and other banks in Begusarai

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Annapurna Enclave

Villa Type 2

Designed by Delhi & Boston (USA) based Architectural Firm

Beautifully located
3 Bedroom Independent Luxury Villa
in secure gated colony



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| J.K. High School | - Set up by father Shri Bibhuti Bhushan Deva and uncles in the memory of grand aunt Smt. Jayanti Kumari. |
| B.P.H.E. School | - Named after grand uncle Shri Bhrahmdev Prasadji, elder brother of grand father Shri Ram Sumaran Prasad ji who was awarded the title of " Rai Bahadur " for his contribution to the field of education. |
| Ram Sumaran Anath Nidhi & Shilpshala | - Set up by Grand father Shri Ram Sumaran Prasad ji. Now donated to S.O.S. C.V.I. and S.O.S. Village established. |

We now bring to you the best residential township with wide roads & green trees for peaceful living.



SPECIFICATIONS:

PLOT SIZE: 25'6" X 48' (1224 sq. ft.)

BUILT UP AREA: 1637.6 sq. ft.

LAND: Clear title & possession. Khesra boundaries measured & demarcated through balabandi.

ROOMS: Large size rooms with balconies providing ample light & cross ventilation, space for wardrobe, sofa, study table.

SECURITY: Gated community with security and 7' high walls.

KITCHEN: Granite top platform with 2' ceramic tile dado & CP fittings, stainless steel sink, geyser point, R.O. point, power point switches for electrical gadgets.

TOILETS: Ceramic tiles upto 7' ht. on walls and matching floor tiles, western W.C. and wash basin in white vitreous china, C.P. fittings of high range. Concealed pipes with point for geyser.

DOORS: Well seasoned wood chaukhats. All internal doors: Flush Doors, Main Entrance: Teak /teak veneer door.

WINDOWS: Sliding, aluminium frame with glass & beautifully designed iron grills.

ELECTRICAL: 3 Phase Copper wiring in concealed conduits. Convenient provision of plug points for home appliances. Switches of premium quality with provision for ACs in all bedrooms. MCB for short circuit prevention & provision for inverters.

WASHING AREA: Water, drainage, geyser and power point for washing machine in the aangan.

WATER SUPPLY: Each villa will have its own boring & submersible pump, overhead water storage tank.

PLUMBING: Individual Sewage Disposal System. All internal pipes of Supreme/ leading brands of ISI grade.

FLOORING: Fine Quality 2'X 2' Vitrified tiles.

INNER WALLS: Finished with P.O.P.

EXTERIOR WALLS: Weather resistant exterior paint.

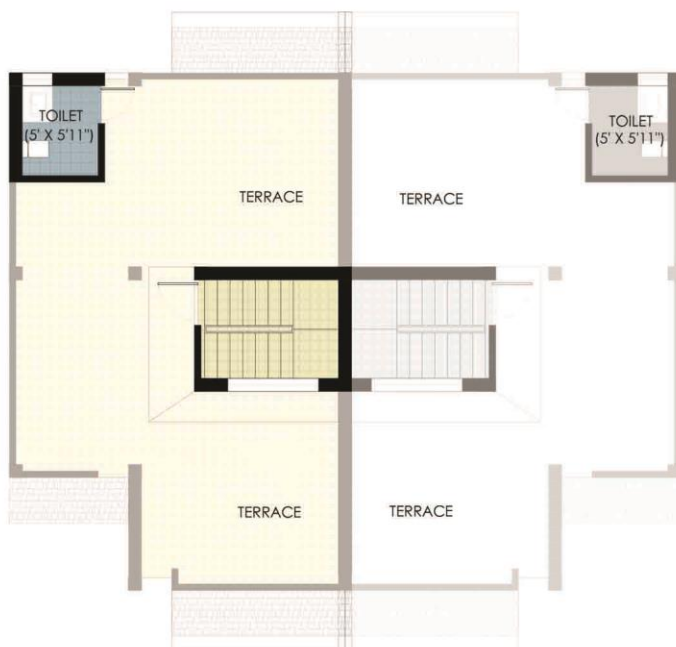
VILLA TYPE 2



Ground Floor
Built Up: 706.9 sq. ft.



First Floor
Built Up: 801.5 sq. ft.



Terrace
Built Up: 129.2 sq. ft.



Total Area
1637.6 sq. ft.



MASTER PLAN

Clearances:

- Site Map passed by Begusarai Municipal Corporation.
- Individual Unit Maps passed by Begusarai Municipal Corporation

Features:

- Excellent cross ventilation and lighting in big size rooms with large balconies.
- Children's park and jogging track in township.
- 24 hours water supply.
- Round the clock security.
- Tree lined 2 way- 30 feet wide road.
- HT line & own transformer for the colony.
- Foundation with capacity for G+2 structure.

Location Benefits:

- Adjacent to refinery township just off the National Highway.
- Approx 2 km from railway/ bus station.
- Approx 3 km from district court.
- Very good schools (Zee High School, D.A.V., St. Paul's) within a radius of about 1.5 km.
- Very good hospitals (Agrasen/ Allexia Multi Speciality/ Glocal Multi Speciality) within a radius of about 1.5 km.
- Close to Kapasia and township market.
- Peaceful, green neighbourhood.

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VILLA TYPE 4

Designed by Delhi & Boston (USA) based Architectural Firm

Beautifully located
3 Bedroom Independent Villa
in secure colony for living with nature



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| J.K. High School | - Set up by father Shri Bibhuti Bhushan Deva and uncles in the memory of grand aunt Smt. Jayanti Kumari. |
| B.P.H.E. School | - Named after grand uncle Shri Bhrahmdev Prasadji, elder brother of grand father Shri Ram Sumaran Prasad ji who was awarded the title of " Rai Bahadur " for his contribution to the field of education. |
| SOS Village Begusarai | - Donated 24 acres land to setup SOS childrens village for orphan children in colaboration with SOS Kinderdorf International of Austria (Europe). |

We now bring to you the best residential township with wide roads & green trees for peaceful living.



SPECIFICATIONS:

PLOT SIZE: 23' X 45' (1035 sq. ft.)

BUILT UP AREA: 1562.3 sq. ft. + **DECK AREA:** 52.3 sq. ft.

LAND: Clear title & possession. Khesra boundaries measured & demarcated through balabandi.

ROOMS: Large size rooms with balcony providing ample light & cross ventilation, space for wardrobe, sofa, study table.

SECURITY: Highly secure community living.

KITCHEN: Granite top platform with 2' ceramic tile dado & CP fittings, stainless steel sink, geyser point, R.O. point, power point switches for electrical gadgets.

TOILETS: Ceramic tiles upto 7' ht. on walls and matching floor tiles, western W.C. and wash basin in white vitreous china, C.P. fittings of high range. Concealed pipes with point for geyser.

DOORS: All internal doors: Flush Doors, Main Entrance: Teak veneer door.

WINDOWS: Sliding, aluminium frame with glass & beautifully designed iron grills.

ELECTRICAL: 3 Phase Copper wiring in concealed conduits. Convinient provision of plug points for home appliances. Switches of premium quality with provision for ACs in all bedrooms. MCB for short circuit prevention & provision for inverters.

WASHING AREA: Water, drainage, geyser and power point for washing machine in the aangan.

PLUMBING: Individual Sewage Disposal System. All internal pipes of leading brands of ISI grade.

FLOORING: Fine Quality Vitrified tiles.

INNER WALLS: Finished with P.O.P.

EXTERIOR WALLS: Weather resistant exterior paint.

VILLA TYPE 4



Total Area
1562.3 sq. ft.

Deck Area
52.3 sq. ft.

Carpet Area
(as per RERA)
1316.3 sq. ft.



MASTER PLAN

Clearances:

- Site Map passed by Begusarai Municipal Corporation.
- Individual Unit Maps passed by Begusarai Municipal Corporation

Features:

- Excellent cross ventilation and lighting in big size rooms with large balconies.
- Children's park and jogging track in township.
- 24 hours water supply.
- Tree lined 2 way- 20 feet wide road.
- Foundation with capacity for G+2 structure.

Location Benefits:

- Adjacent to refinery township just off the National Highway.
- Approx 2 km from railway/ bus station.
- Approx 3 km from district court.
- Very good schools (Zee High School, D.A.V., St. Paul's) within a radius of about 1.5 km.
- Very good hospitals (Agrasen/ Allexia Multi Speciality/Glocal Multispeciality) within a radius of about 1.5 km.
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