

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending Jul-Sep of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR2013PTC020682.
Firm Address:	5 th FLOOR, S K PALACE, NEAR SAGUNA MORE, DANAPUR, PATNA Bihar 801503.
Total Experience of promoter in Real Estate Sector	11 Years of Experience.
Total Experience in Real Estate After Implementation of RERA	
No of Project done Before Implementation of RERA	1. Rajendra Smriti Enclave
No of Project done After Implementation of RERA	1. Bhadra Raj Enclave 2. Rajdeo Enclave 3. Ishwar Chandra Enclave 4. Rajdeo Enclave Block – C 5. Patliputra City 6. Kaushal Kishor Heritage 7. Urmila Enclave 8. Sumitra Enclave

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00043-5/49/R-1184/2021
Name of Project/Phase of Registered Project	PATLIPUTRA CITY
Name of Promoter	SK BUILDERS AND COLONISER PVT. LTD.
Project Address	KHATA NO.- 788,829, PLOT NO.-1017,1018,1020, GOLA ROAD, PATNA
Name of Co-promoter	NA
Project Registration is valid up to	31/12/2024
Starting date of Project or Phase of the Project	05/04/2021
Type of Project or Phase of the	Mixed Development (Residential as well Commercial)

Project	
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share- 155	Total Number of Apartments in Landowner's share-85
PATLIPUTRA CITY BLOCK A	4 BHK	1421.00	10	1. Booked/Allotted- 140 2. Sold-0	3. Booked/Allotted- 0 4. Sold-0
PATLIPUTRA CITY BLOCK A	3 BHK	1081.00	10		
PATLIPUTRA CITY BLOCK A	3 BHK	934.00	40		
PATLIPUTRA CITY BLOCK A	SHOP	405.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	221.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	255.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	282.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	222.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	280.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	327.00	2		
PATLIPUTRA CITY BLOCK A	SHOP	267.00	2	Percentage of booking- 90%	Percentage of booking- 0
PATLIPUTRA CITY BLOCK B	4 BHK	1445.00	5		
PATLIPUTRA CITY BLOCK B	4 BHK	1268.00	5		
PATLIPUTRA CITY BLOCK B	3 BHK	991.00	5		
PATLIPUTRA CITY BLOCK B	3 BHK	965.00	10		
PATLIPUTRA CITY BLOCK B	3 BHK	945.00	15		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share- 155	Total Number of Apartments in Landowner's share-85
PATLIPUTRA CITY BLOCK B	3 BHK	1005.00	5		
PATLIPUTRA CITY BLOCK B	2 BHK	715.00	10		
PATLIPUTRA CITY BLOCK C	3 BHK	1052.00	20		
PATLIPUTRA CITY BLOCK C	2 BHK	702.00	10		
PATLIPUTRA CITY BLOCK C	2 BHK	715.00	15		
PATLIPUTRA CITY EWS & LIG	1 BHK	442.00	23		
PATLIPUTRA CITY EWS & LIG	1 BHK	390.00	24		
PATLIPUTRA CITY EWS & LIG	1 BHK	421.00	12		

- **Note Since we have just received the format of Association of Allottes, due to non availability of allottes, we are in the process of completing it and updating it as soon as possible.**

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
PATLIPUTRA CITY	No Garages available	1. Booked/Allotted - 2. Sold -	

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				

4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. Construction Progress of the Project

1. Plan Case No.- 54/20-21 (Patliputra City Block A) (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	91.6%	10-11-2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	13%	10-12-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	10-12-2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	12%	10-12-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	10-02-2025

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%	10-02-2025
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VI. Construction Progress of the Project

1. Plan Case No.- 54/20-21 (Patliputra City Block B) (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	100%	Completed
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	16-10-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	26-10-2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	20-10-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	20-10-2024

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	80%	20-12-2024
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VI. Construction Progress of the Project

1. Plan Case No.- 54/20-21 (Patliputra City Block C) (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	100%	Completed
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	10-12-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	20-12-2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	18-12-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	18-12-2024

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	80%	20-12-2024
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VI. Construction Progress of the Project

1. Plan Case No.- 54/20-21 (Patliputra City EWS & LIG) (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	100%	Completed
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	10-12-2024
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	20-12-2024
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	18-12-2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%	18-12-2024

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	80%	20-12-2024
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VII. Amenities and Common Area and External Infrastructure Development Works

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	70%	20-11-2024
2.	Water Supply	Yes	80%	20-11-2024
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	70%	20-11-2024
4.	Storm Water Drains	Yes	70%	20-11-2024
5.	Landscaping & Tree Planting	Yes	70%	20-11-2024
6.	Street Lighting	Yes	60%	20-11-2024
7.	Community Buildings	Yes	80%	20-11-2024
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	70%	20-11-2024
9.	Solid Waste Management & Disposal	Yes	70%	20-11-2024
10.	Water Conservation / RainWater Harvesting	Yes	60%	20-11-2024
11.	Energy Management	No	NA	
12.	Fire Protection and Fire Safety Requirements	Yes	60%	20-11-2024
13.	Closed Parking	Yes	70%	20-11-2024
14.	Open Parking	No	NA	

15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	60%	20-11-2024
16.	Others (Option to AddMore)	No	NA	

VIII. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Not Applicable because our project is Residential/Group Housing.

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	S. No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation.- Attached Below
	3.	Side Elevation.- Attached Below
(B)		Photograph of each floor

X. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	5410660895
2	Estimated Cost of the Project including land cost at the start of the Project	4,252.00/- (in Lakh)
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	2,927.00/-(in Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project	No Any
5	Amount received during the Quarter	7,61,64,209.00/-
6	Actual Cost Incurred during the Quarter	7,15,72,932.00/-
7	Net amount at end of the Quarter A/C No:- 5410692330- 30%	99,96,999.00/-
	Net amount at end of the Quarter A/C No:- 5410660895- 70%	77,480.00/-
	Net amount at end of the Quarter A/C No:- 5410698637- 100%	10,00,068.00/-
8	Total expenditure on Project till date	38,83,38,889.52/-
9	Cumulative fund collected till the end of Quarter in question	36,39,36,986.00/-

10	Cumulative expenditure done till the end of Quarter in question	31,67,65,957.52/-
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XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

10 Cr Project Finance from Central Bank Of India Term Loan Account No.- 5417943118
7,47,44,859/- Disbursed Amount till date.

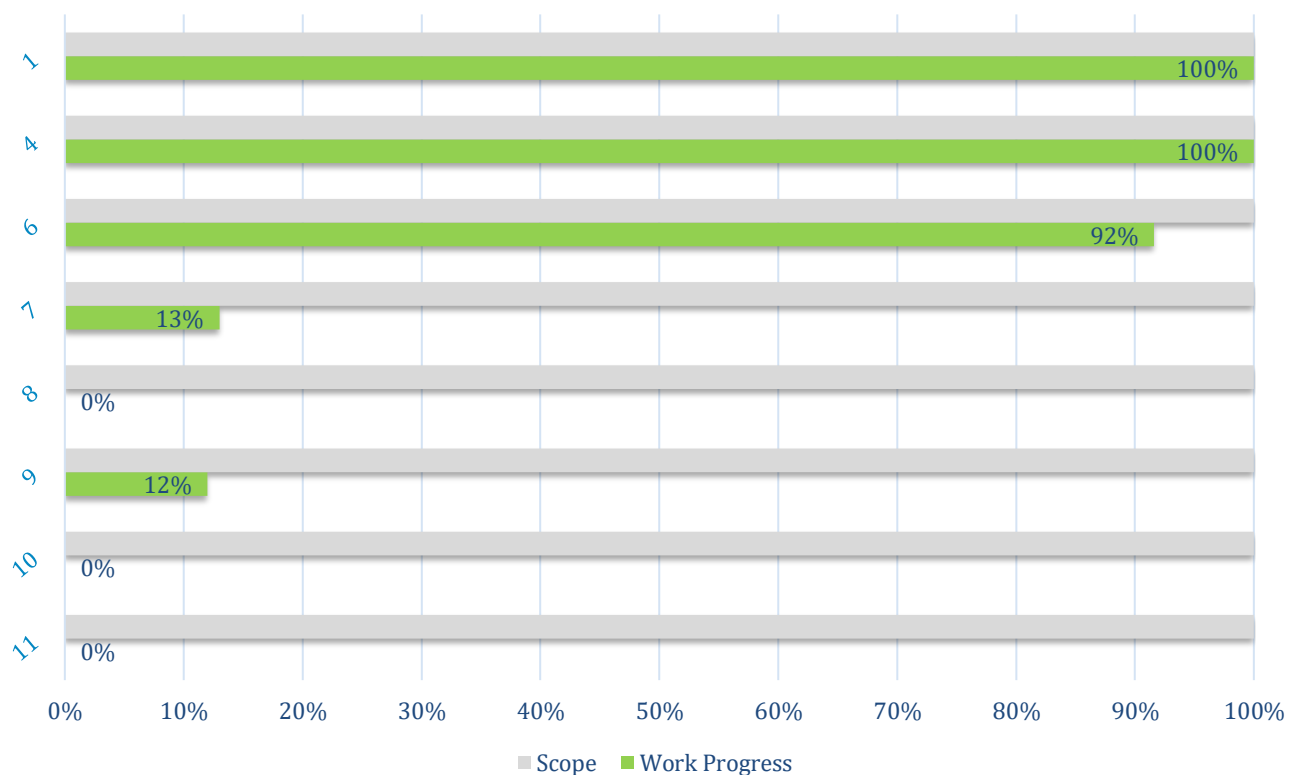
XII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties	No Any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	No Any
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	133
3.	No. of possessions given to allottees	0

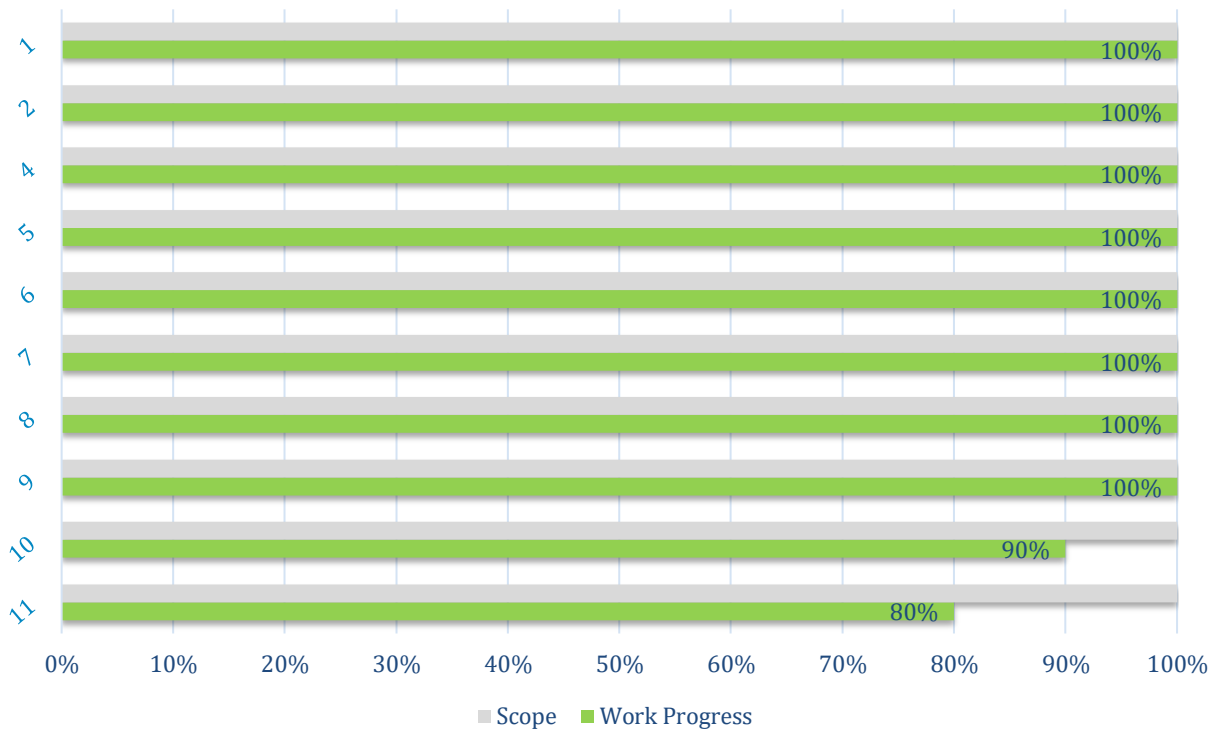
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

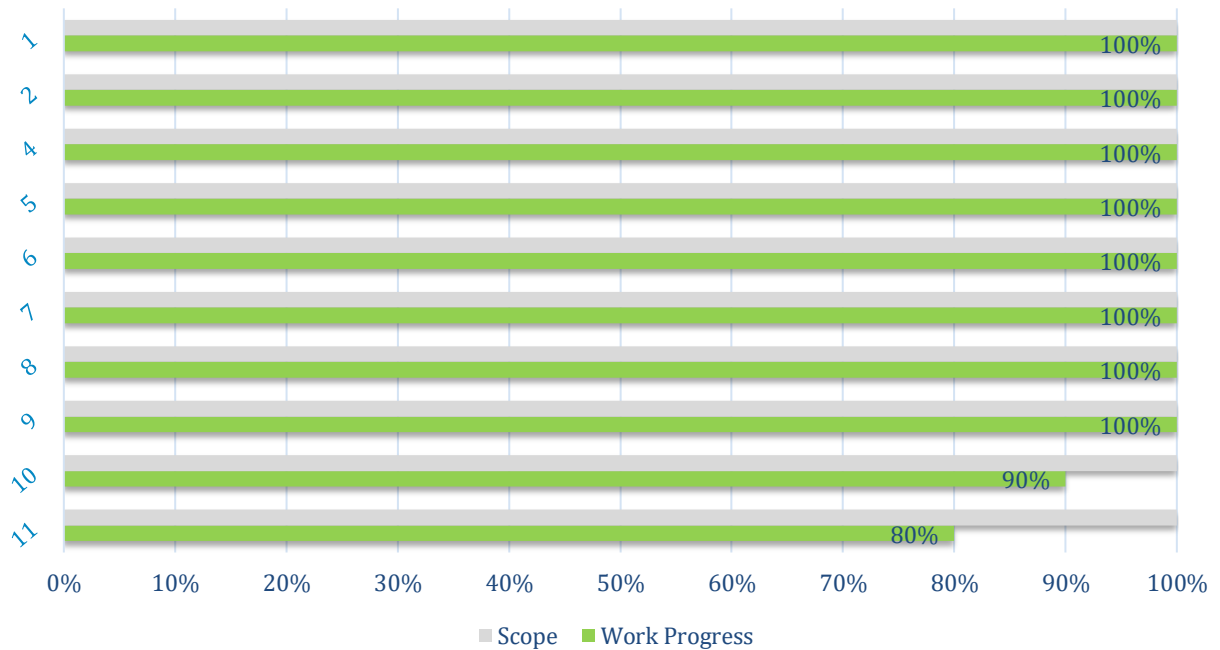
PROGRESS CHART BLOCK A



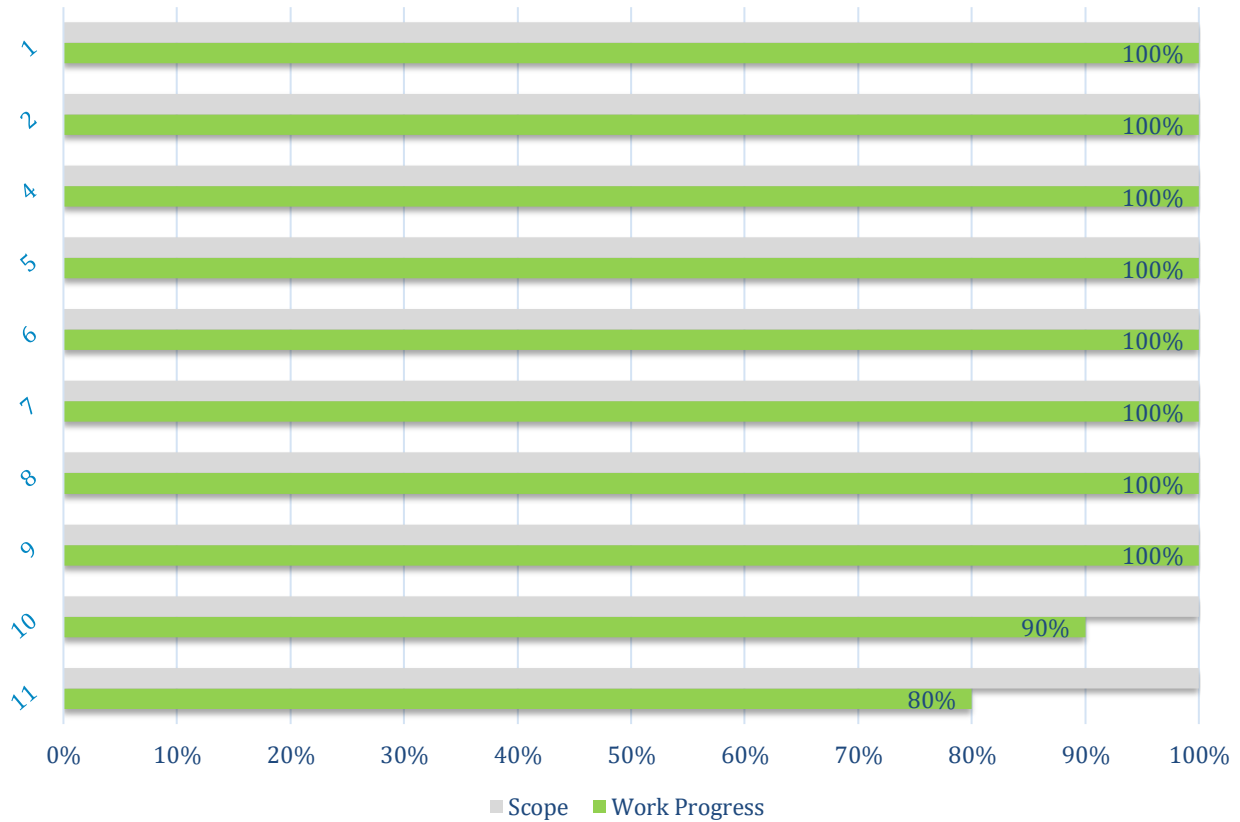
PROGRESS CHART BLOCK B



PROGRESS CHART BLOCK C



PROGRESS CHART BLOCK EWS & LIG



XV. Brochure Attached

XVI Grievance Redressal Officer

Name :- Gaurav Kumar

Contact No :- 7549121212

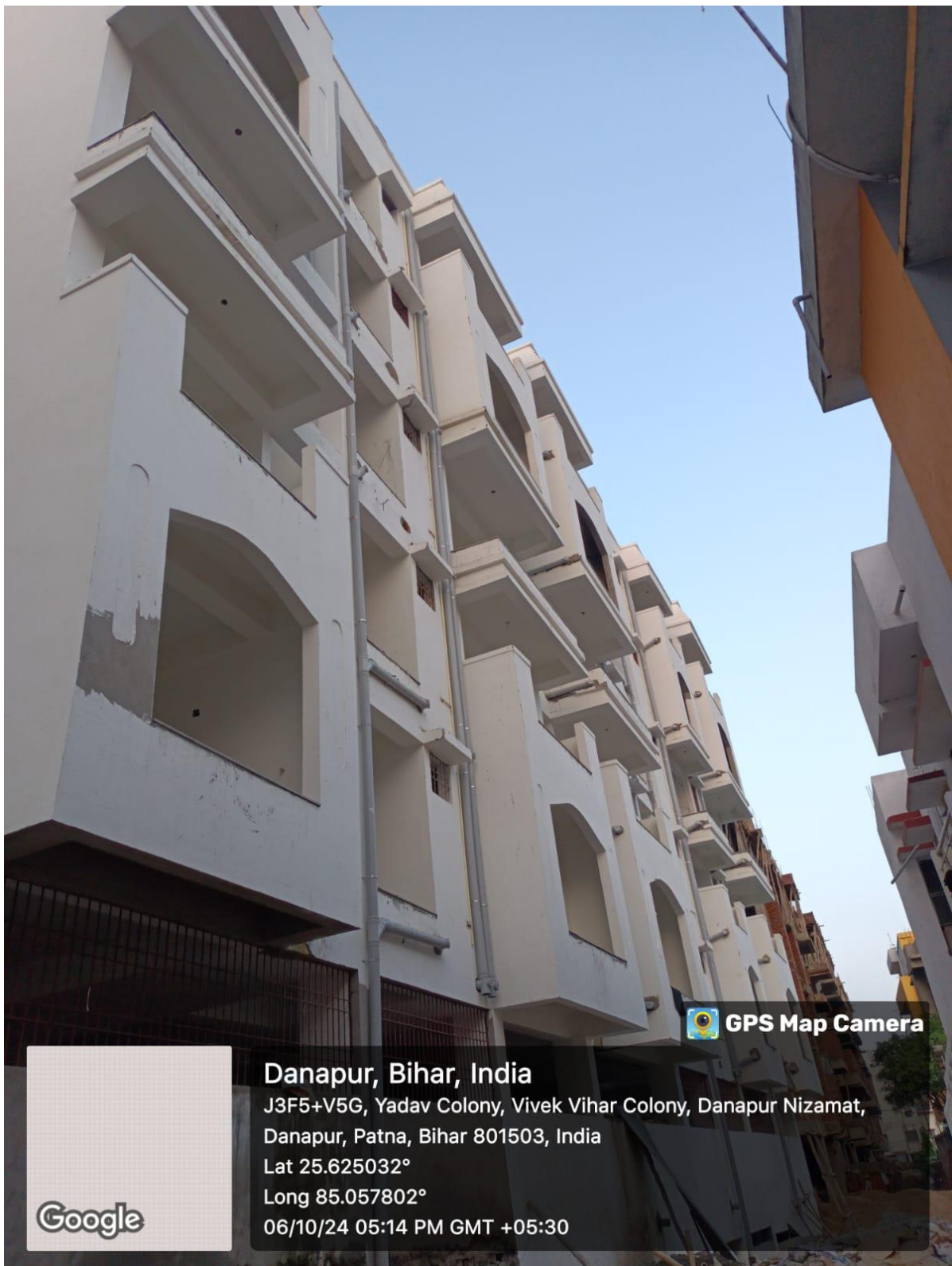
Email id :- skbuildersgaurav@gmail.com

Address :-5th floor SK Palace, Saguna More, Danapur, Patna, Bihar

Project Site Photographs

Block A





 GPS Map Camera

Danapur, Bihar, India

J3F5+V5G, Yadav Colony, Vivek Vihar Colony, Danapur Nizamat,
Danapur, Patna, Bihar 801503, India

Lat 25.625032°

Long 85.057802°

06/10/24 05:14 PM GMT +05:30

Google



 **GPS Map Camera**

Danapur, Bihar, India

J3F5+V5G, Yadav Colony, Vivek Vihar Colony, Danapur Nizamat,
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GPS Map Camera

Google

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 **GPS Map Camera**

Google

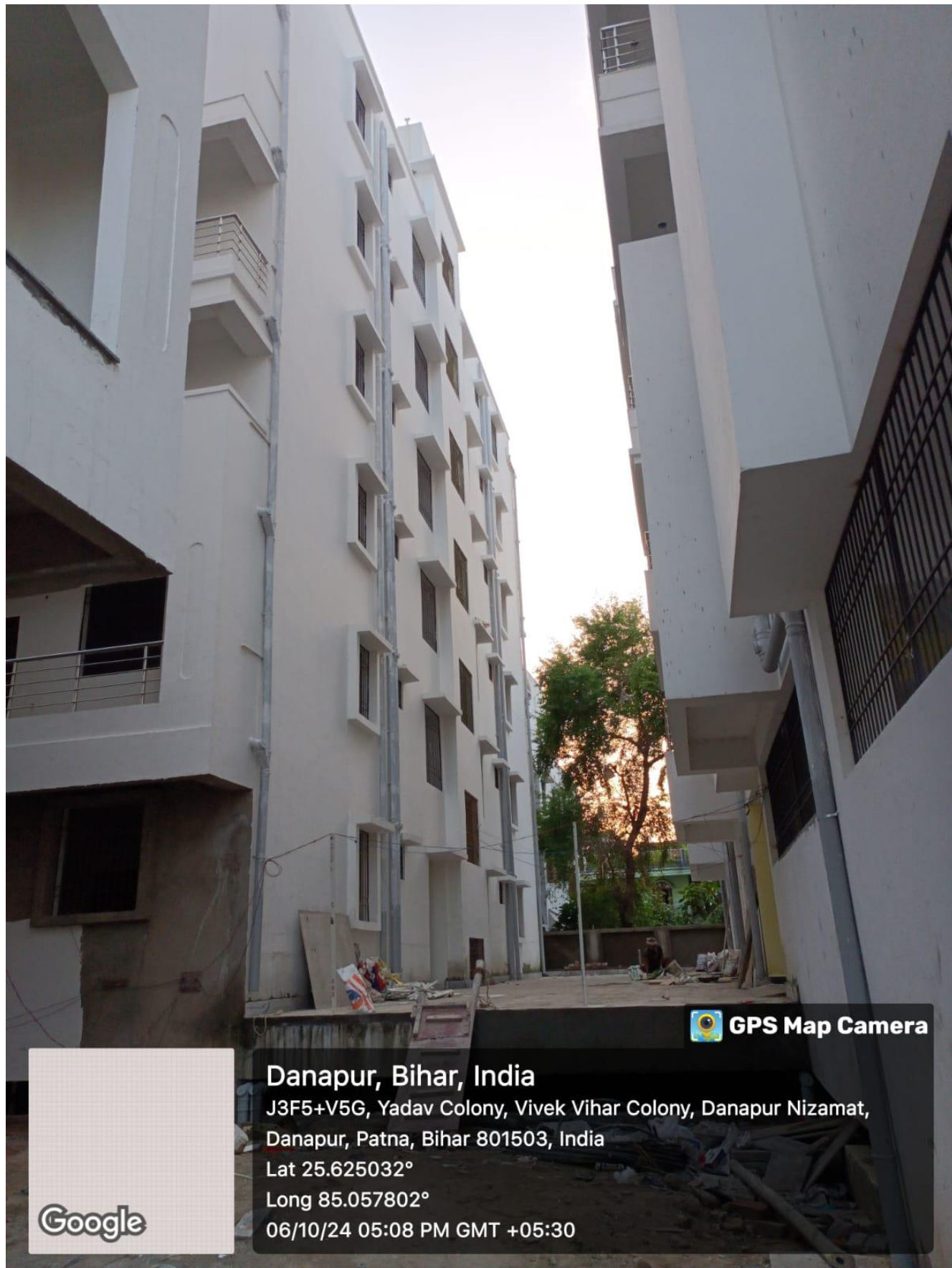
Danapur, Bihar, India

J3F5+V5G, Yadav Colony, Vivek Vihar Colony, Danapur Nizamat,
Danapur, Patna, Bihar 801503, India

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Long 85.057802°

06/10/24 05:12 PM GMT +05:30



GPS Map Camera

Google

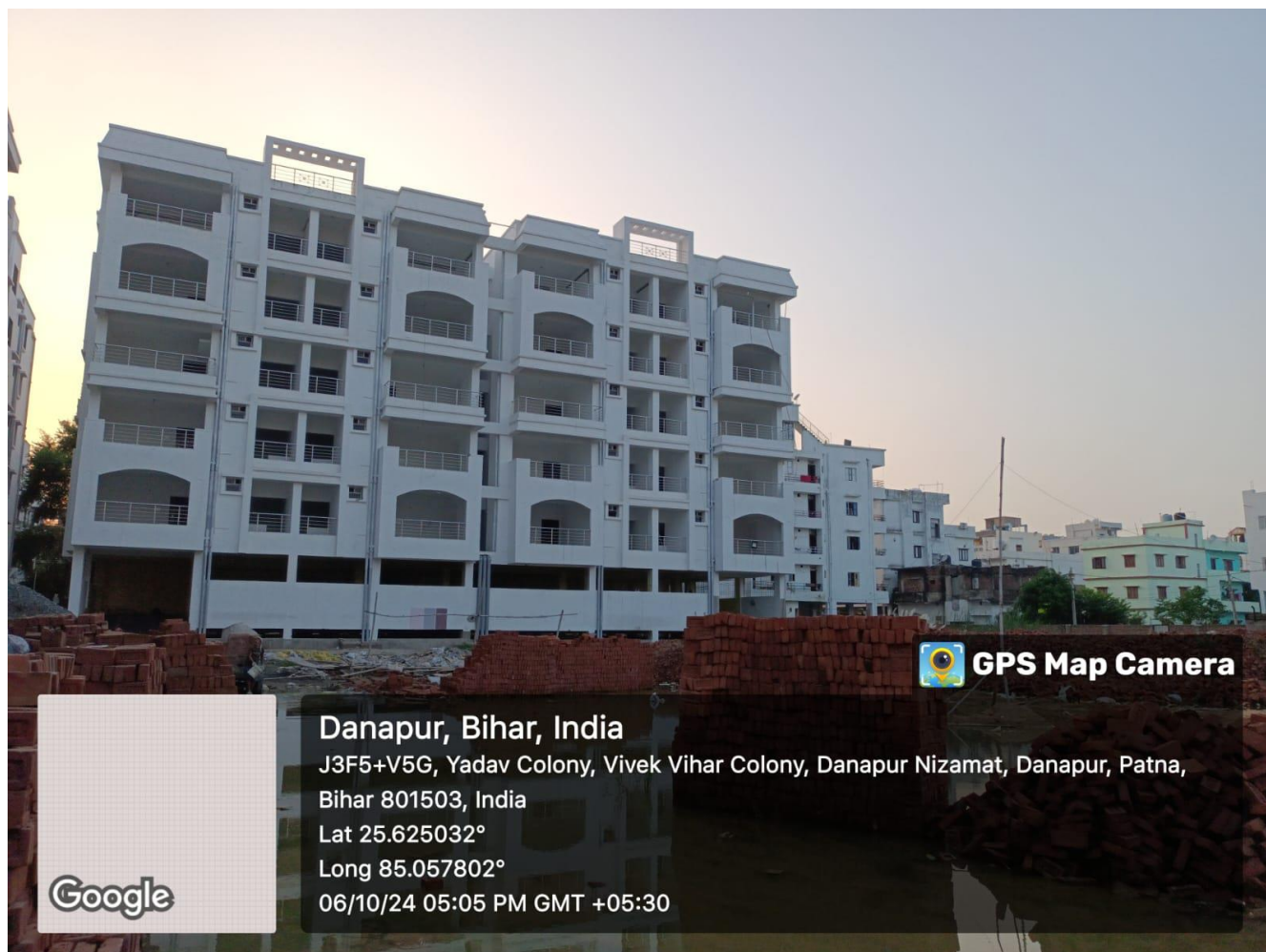
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Lat 25.625032°

Long 85.057802°

06/10/24 05:08 PM GMT +05:30



Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter

S.K. Builder's & Coloniser Pvt. Ltd.

Managing Director

Name: Pavan Kumar



PATLIPUTRA CITY

BRERAP00043-5/49/R-1184/2021

AT GOLA ROAD, PATNA (Bihar)





COMFORT COVENIENCE

GOOD CONSTRUCTION QUALITY FINISHING



24 x 7

Water Supply



24 x 7

Power Back Up



Security



Lift



Intercom



Fire Safety



Own

Transformer



Car Parking



Waterproof



Heat Treatment

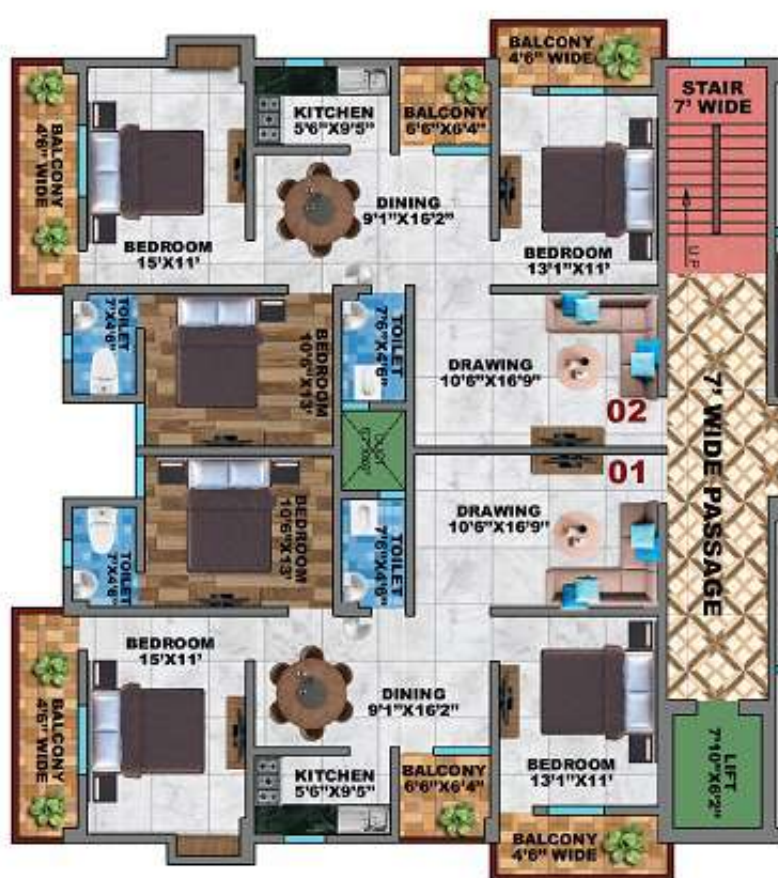
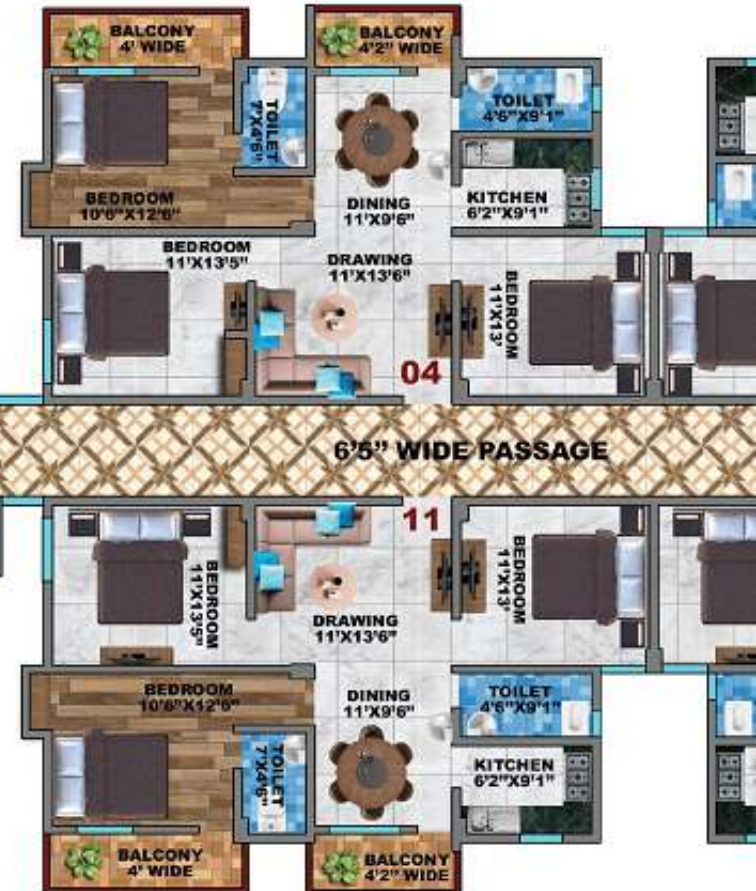
SWIMMING POOL

OUR MISSION

The company will continue to acquire and develop quality properties for its own investment affiliates. Once properties are acquired or developed, we will provide all the adjunct services, skills and systems necessary to achieve the greatest operating efficiencies.

We seek to run a high performance Real Estate Company that benefits our clients, our community, and eventually want to contribute to the Society as a whole. We value family, spirituality, and giving back to those in need. We have committed to live and business around this philosophy.

AERIAL VIEW

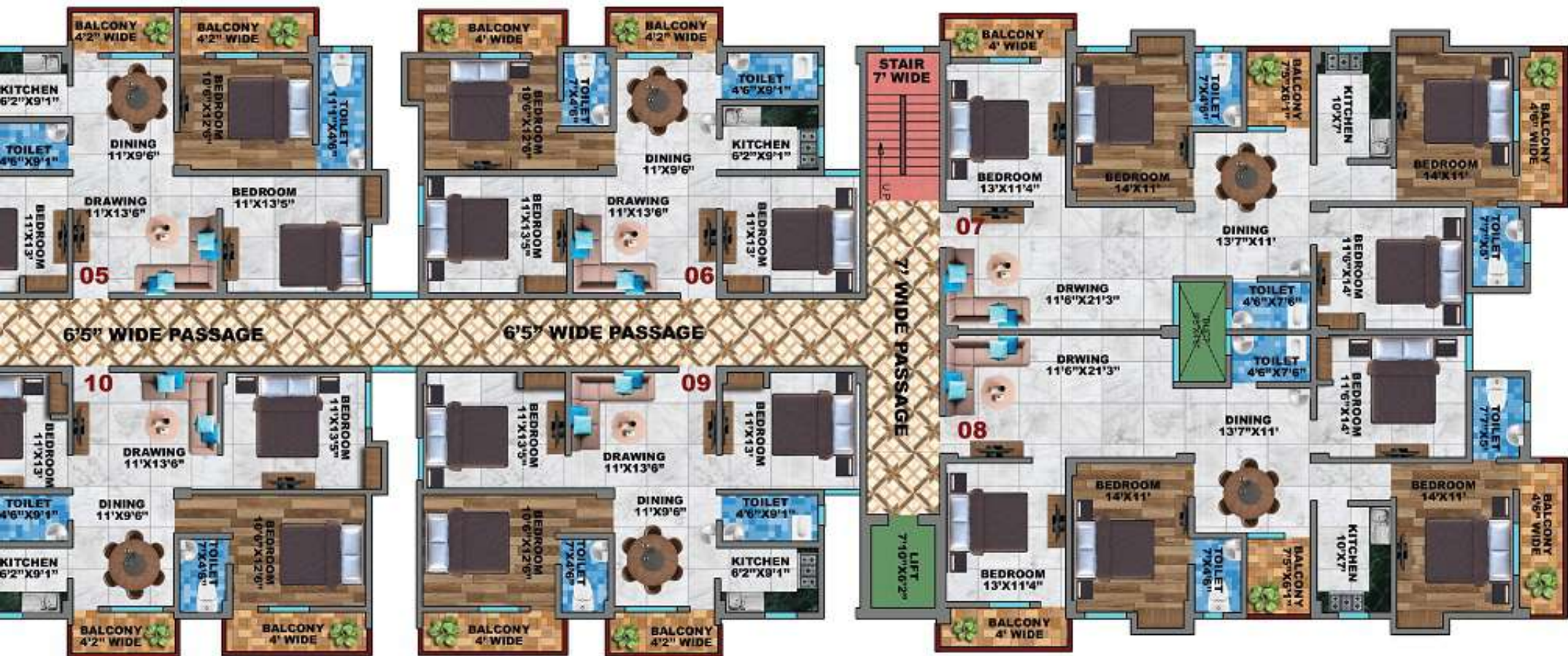


FLAT NO	TYPE	BALCONY AREA	SU/BU AREA
01	3BHK	163.00 SFT	1699.00 SFT
02	3BHK	163.00 SFT	1699.00 SFT
03	3BHK	92.00 SFT	1487.00 SFT
04	3BHK	92.00 SFT	1487.00 SFT
11	3BHK	92.00 SFT	1487.00 SFT
12	3BHK	92.00 SFT	1487.00 SFT

TYPICAL FL

(1ST TO 5TH)

BLOC



FLOOR PLAN

(1st FLOOR)

SK A

FLAT NO	FLAT TYPE	BALCONY AREA	SU/BU AREA
05	3BHK	92.00 SFT	1487.00 SFT
06	3BHK	92.00 SFT	1487.00 SFT
07	4BHK	163.00 SFT	2251.00 SFT
08	4BHK	163.00 SFT	2251.00 SFT
09	3BHK	92.00 SFT	1487.00 SFT
10	3BHK	92.00 SFT	1487.00 SFT





TYPICAL FLOOR PLAN

(1ST TO 5TH FLOOR)

BLOCK B

FLAT NO	FLAT TYPE	BALCONY AREA	SU/BU AREA
01	4BHK	161 SFT	2301 SFT
02	3BHK	118 SFT	1671 SFT
03	4BHK	118 SFT	2021 SFT
04	3BHK	124 SFT	1621 SFT
05	2BHK	170 SFT	1161 SFT
06	3BHK	124 SFT	1551 SFT
07	2BHK	41 SFT	1161 SFT
08	3BHK	92 SFT	1551 SFT
09	3BHK	132 SFT	1551 SFT
10	3BHK	121 SFT	1621 SFT
11	3BHK	103 SFT	1611 SFT





TYPICAL FLOOR PLAN

(1ST TO 5TH FLOOR)

BLOCK C

FLAT NO	FLAT TYPE	BALCONY AREA	SU/BU AREA
01	3BHK	139 SFT	1735 SFT
02	3BHK	139 SFT	1735 SFT
03	3BHK	87.59 SFT	1735 SFT
04	3BHK	89.61 SFT	1735 SFT
05	2BHK	47 SFT	1151 SFT
06	2BHK	139 SFT	1171 SFT
07	2BHK	139 SFT	1171 SFT
08	2BHK	87.59 SFT	1171 SFT
09	2BHK	90 SFT	1151 SFT





**KID'S
PLAY
GROUND**



**SWIMMING
POOL**



**JOGGING
TRACK**

ISOMETRIC VIEW

4 BHK



3 BHK

BLOCK "A" TYPICAL UNITS



FLAT 01 & 02

-  3 BEDROOMS
-  3 BALCONY
-  2 BATHROOM

SALEABLE AREA : 1699 SQFT



FLAT
03, 04, 05, 06
&
09, 10, 11, 12

-  3 BEDROOMS
-  2 BALCONY
-  2 BATHROOM

SALEABLE AREA : 1487 SQFT



FLAT 07 & 08

-  4 BEDROOMS
-  3 BALCONY
-  3 BATHROOM

SALEABLE AREA : 2251 SQFT

BLOCK "C" TYPICAL UNITS



FLAT 01, 02, 03 & 04

3 BEDROOMS
 3 BALCONY
 2 BATHROOM

SALEABLE AREA : 1735 SQFT



FLAT 07

2 BEDROOMS
 1 BALCONY
 2 BATHROOM

SALEABLE AREA : 1171 SQFT



FLAT 09 & 05

2 BEDROOMS

2 BALCONY

2 BATHROOM

SALEABLE AREA : 1161 SQFT



FLAT 06 & 08

2 BEDROOMS

2 BALCONY

2 BATHROOM

SALEABLE AREA : 1171 SQFT

BLOCK "B" TYPICAL UNITS



FLAT 10

- 3 BEDROOMS
- 3 BALCONY
- 2 BATHROOM

SALEABLE AREA : 1621 SQFT



FLAT 11

- 3 BEDROOMS
- 3 BALCONY
- 2 BATHROOM

SALEABLE AREA : 1611 SQFT

FLAT 01



- 4 BEDROOMS
- 3 BALCONY
- 3 BATHROOM

SALEABLE AREA : 2301 SQFT



FLAT 04

- 3 BEDROOMS
- 3 BALCONY
- 2 BATHROOM

SALEABLE AREA : 1621 SQFT

BLOCK "B" TYPICAL UNITS



3 BEDROOMS 3 BALCONY 2 BATHROOM

SALEABLE AREA : 1551 SQFT

FLAT 06 08 & 09



3 BEDROOMS 3 BALCONY 2 BATHROOM

SALEABLE AREA : 1671 SQFT

FLAT 02



2 BEDROOMS 1 BALCONY 2 BATHROOM

SALEABLE AREA : 1161 SQFT

FLAT 07 & 05



4 BEDROOMS 2 BALCONY 3 BATHROOM

SALEABLE AREA : 2021 SQFT

FLAT 03

SPECIFICATION

FOUNDATION

- R.C.C. Piling Earthquake resistant with Tata/Magadh iron rods and Acc, Ultratech.

STRUCTURE

- R.C.C. Earthquake resistance structural with brick wall/ fly ash with Tata / Magadh iron rods and Acc,
- Ultratech as per the design of structural engineers.

BRICK WORK

- Brick with cement (Acc, Ultratech) mortar wall.

LIFT

- Lift Otis/Kone/Mitsubishi/ThyssenKrupp ISI mark in each block with 6 passenger capacity.

GENERATOR

- Supply of 500 watt to each flat and common lift and pump.
- Kirloskar/Crompton/Greaves/Ashok Leyland/Mahindra silent generator of adequate capacity.

PARKING AREA FLOORING

- Designer anti skid parking tiles of Kajaria / somany / Johnson in covered area and pay inter locking tiles in open area.

ELECTRICAL

- Light connection around the driveway.
- AC, TV, Fan, Intercom connection in Visitors lounge, Common Space, Room for Staying of Driver.
- Light connection in terrace garden.
- Light and fan connection in parking.

INTERCOM

- Intercom point provides in Flat/apartment

SECURITY AND AUTOMATION

- CCTV cameras at strategic point in the common area and parking with digital video recorder.

FIRE FIGHTING SYSTEM

- As per Norms.
- Fire alarm in common area and parking.

STAIR LANDING AND ENTRANCE

- Designer tiles/marble flooring/Granite with s.s. railing.

WATER PROOFING SUNKEN TO TOILET

- Double coat of teenoxy treatment of choksey chemical/ roft chemical/ or equivalent.

WATER PROOFING AND HEAT TREATMENT ON TOP ROOF

- Water proofing of top slab by water proofing chemical and heat product treatment by backbat with chemical mixed plaster on top floor finishing.

OVERHEAD WATER TANK

- Overhead water tank of adequate capacity.

LOBBY AND STAIRCASE

- Furnish with granite.

RAILING IN BALCONY

- S.S.Railing/Jindal Steel.

INTERNAL WALL

- All internal walls shall be finished with white putty.

EXTERNAL WALL

- Finished with wall putty, texture paint & weather coat paint of Asian/Nerolac.

FLOORING

- Designer vitrified flooring with Kajaria / somany and Johnson.

KITCHEN

- Flooring designer concept Kajaria / somany / Johnson tiles floor
- Working platform: granite slab.
- Dado 24" designer concept Kajaria / somany / Johnson.
- Sink: Steel Sink.
- Aqua Guard point in kitchen.
- All fitting with Jaguar / Essco.

DINING SPACE

- One number ISI mark Jaguar / Hindware / Parryware white colour hand wash basin with bottle trap provided in dining space.

BATHROOM / TOILET

- Flooring designer concept Kajaria / somany / Johnson tiles flooring.
- Wall designer bathroom concept Kajaria / somany / Johnson upto full height.
- All fitting with jaguar / Essco.
- Commode in master bedroom toilet.
- Diverter system for shower in all bathroom
- Single liver mixer in dining basin and all wash basin
- S.W.R through PVC with Ashirvad pipes / supreme pipes
- CPVC with Ashirvad pipes / supreme pipes.

DOOR FRAME

- Door frame (chaukhat) of sal wood with beating

ENTRANCE DOOR

- Entrance door decorative venire / door skin isi mark

OTHER DOORS

- Flush door board ISI mark Century/Austin/ Amul.

WINDOWS

- Wooden frames and shutter with 3mm clear glass window or UPVC / Aluminium with Glass/ domar section.

ELECTRICAL

- All internal wiring in concealed conduits with copper wires Havels / R.R.Cable.
- All electrical modular switches accessories of Havels / Philips.
- Cable point in all room.
- Light connection and fan connection in balcony.
- Master switch on main gate in every Flat/apartment.
- Ac power point in every flat.



हमारा सपना सबको घर हो अपना
ISO 9001:2015

PAYMENT PLAN

■ At the time of booking.	10%
■ After completion of piling and plinth work and after execution of registered agreement for sale.	15%
■ At the time of Basement Floor Roof Casting.	10%
■ At the time of Ground Floor Roof Casting.	10%
■ At the time of 1 st Floor Roof Casting.	10%
■ At the time of 2 nd Floor Roof Casting.	10%
■ At the time of 3 rd Floor Roof Casting.	10%
■ At the time of 5 th Floor Roof Casting.	10%
■ At time time of Starting of Brickwork.	05%
■ At the time of Flooring.	05%
■ Final payment before Registry.	05%

Note:

Parking and other miscellaneous charges Rs. 4 Lakh. GST and Other Government taxes Extra as applicable.

AMENITIES



SWIMMING POOL



TEMPLE



CCTV



VASTU BASED



WIFI



COMMUNITY HALL



PARK



WATER FOUNTAIN



GYM



OWN TRANSFORMER



JOGGING TRACK



24x7 WATER SUPPLY

OUR COMPLETED PROJECT

RAJDEV ENCLAVE

RERA NO. : BRERAP00043-2/706/R-434/2019
AT DANAPUR, PATNA



ISHWAR CHANDRA ENCLAVE

RERA NO. : BRERAP00043-3/1135/R-986/2020
AT KALIKET NAGAR, PATNA



BHADRA RAJ ENCLAVE

RERA NO. : BRERAP00043-1/579/R-444/2019
AT GOLA ROAD, PATNA



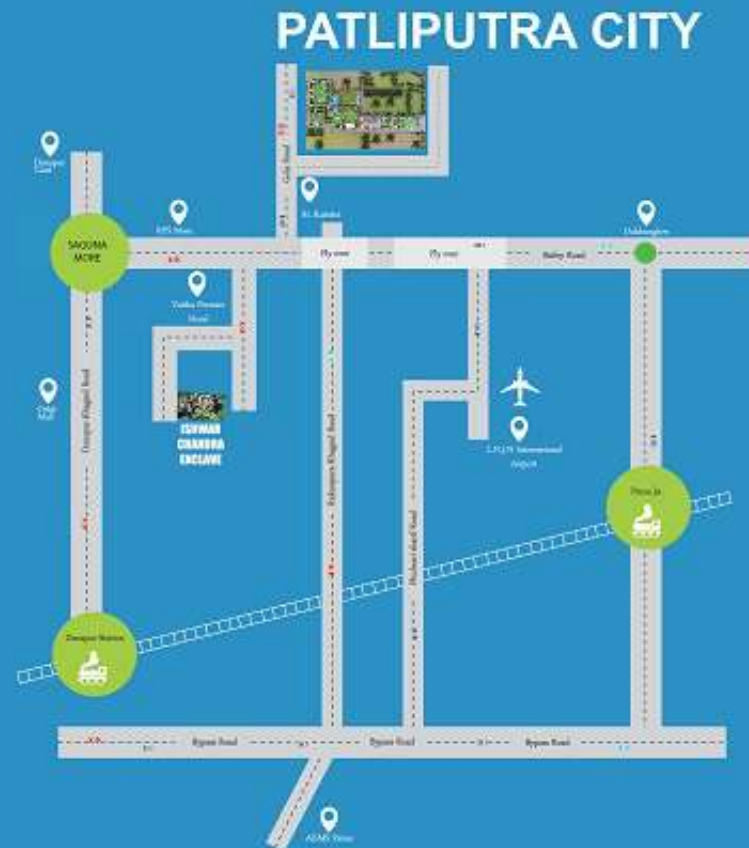
OUR BANKING PARTNERS



KEY DISTANCE

	SagunaMore	2.5 km
	Patliputra jn.	03 km
	Patna jn.	11 km
	Airport	07 km
	School	500m
	Hospital	01 km

LOCATION MAP



BUILDERS & DEVELOPERS

SK BUILDERS & COLONISER PRIVATE LIMITED

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