

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U45200BR1998PTC008616
Name of the Promoter's Entity	PATLIPUTRA ENGINEERS PVT. LTD.
Address of the Promoter's Entity :	Lakhaiyar House, Near Jahaji Kothi, Kadam Kuan, Bihar-800003.
Total Experience of promoter in Real Estate Sector	8 Completed REAL Estate Projects
Total Experience in Real Estate After Commencement of RERA	1 Completed REAL Estate Projects and 1 Ongoing Project.
No of Project done Before Commencement of RERA	1. Patliputra Enclave (Completed). 2. Sharan Enclave (Completed). 3. Bijoy Enclave (Completed). 4. Saraswati Enclave (Completed). 5. Radhika Enclave (Completed). 6. Vinod Kunj (Completed). 7. Shristi Enclave (Completed).
No of Project done After Commencement of RERA	1. Susheela Enclave (Completed). 2. Kavita Residency (Ongoing).

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP00063-3/167/R-1269/2022
Name of Project/Phase of Registered Project	KAVITA RESIDENCY
Name of Promoter	PATLIPUTRA ENGINEERS PVT. LTD.
Project Address	KHATA NO.- 207, S PLOT NO.- 324, THANA NO.- 22, MAUZA- JALALPUR, DIST.- PATNA
Project Registration is valid up to	30/07/2025
Starting date of Project or Phase of the Project	15/11/2021

Type of Project or Phase of the Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur Nizamat
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP Applied for MAP Extension

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-23		Total Number of Apartments in Landowner's share-23	
				Booked	AFS Executed	Booked	AFS Executed
Kavita Residency Block A	3 BHK	986.00	3	1	1	0	0
Kavita Residency Block A	2 BHK	693.00	3	1	1	0	0
Kavita Residency Block A	2 BHK	695.50	3	1	1	0	0
Kavita Residency Block A	3 BHK	952.50	3	1	1	0	0
Kavita Residency Block A	3 BHK	909.00	3	0	0	0	0
Kavita Residency Block A	2 BHK	686.50	3	0	0	0	0
Kavita Residency Block A	3 BHK	965.00	3	1	1	0	0
Kavita Residency Block A	2 BHK	749.00	3	0	0	0	0
Kavita Residency Block A	2 BHK	693.00	1	0	0	0	0
Kavita Residency Block A	2 BHK	695.50	1	0	0	0	0
Kavita Residency Block A	3 BHK	969.00	1	0	0	0	0
Kavita Residency Block A	3 BHK	909.00	1	0	0	0	0
Kavita Residency Block A	2 BHK	686.50	1	0	0	0	0

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-23		Total Number of Apartments in Landowner's share-23	
				Booked	AFS Executed	Booked	AFS Executed
Kavita Residency Block A	2 BHK	705.00	1	0	0	0	0
Kavita Residency Block B	3.5 BHK	1044.50	4	1	1	0	0
Kavita Residency Block B	3.5 BHK	1075.00	3	0	0	0	0
Kavita Residency Block B	3 BHK	949.50	4	1	1	0	0
Kavita Residency Block B	3 BHK	943.00	4	1	1	0	0
Kavita Residency Block B	3 BHK	986.00	1	0	0	0	0
Total no.			46	8	8	0	0
Percentage of total Units				34.78 % of total units	34.78 % of total units	0% of total units	0% of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Note:- Association of Allotte not be made because, booking percentage not exceeds 50% yet.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees- 01

1. Pranav Sinha- G5 Block A- 2 BHK- 686.5 Sqft Carpet Area

(B) Cancelled by Promoters-

No Any

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/PARKING SPACES

Building / Block Number	Total Number of Sanctioned Garages/Parking Spaces	Total Number of Garages/ Parking Spaces: 1. Booked-
Kavita Residency	46	08

VII. DETAILS OF BUILDING APPROVALS

S. No.	Name of the Approval / N.O.C./ Permission /Certificate	Issuing Authority	Validity Upto	Attach Copy
1.	Environment Clearance			
2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna		Attached Below
3.	Airport Authority of India NOC			
4.	Water Supply Permission			
5.	Other Approval(s), if any, required for the Project.			

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.- 55/21-22 (Kavita Residency Block A) (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.	Piling	100%	Completed
3.	Basements (if any)	70%	30-09-2024
4.	Podiums (if any)	NA	
5.	Plinth	100%	Completed
6.	Stilt Floor	50%	30-09-2024

7.	Slabs of Super Structure	15%	28-01-2025
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	20-07-2025
9.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	25-10-2025
10.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5%	25-10-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	25-05-2026
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30-07-2026
13.	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%	30-07-2026
14.	Overall Percentage of Actual Work Done and final completion date	36.67 %	30-07-2026

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.- 55/21-22 (Kavita Residency 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.	Piling	100%	Completed
3.	Basements (if any)	90%	30-09-2024
4.	Podiums (if any)	NA	
5.	Plinth	100%	Completed

6.	Stilt Floor	100%	30-09-2024
7.	Slabs of Super Structure	80%	28-01-2025
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	20-07-2025
9.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	25-10-2025
10.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%	25-10-2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	25-05-2026
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30-07-2026
13.	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%	30-07-2026
14.	Overall Percentage of Actual Work Done and final completion date	49.16%	30-07-2026

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

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	0%	30-06-2026
2.	Water Supply	Yes	5%	25-10-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30-06-2026
4.	Storm Water Drains	No	NA	

5.	Landscaping & Tree Planting	Yes	0%	30-06-2026
6.	Street Lighting	No	NA	
7.	Community Hall and GYM	Yes	0%	25-05-2026
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	Yes	0%	30-05-2026
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	Yes	0%	20-05-2026
13.	Closed Parking	Yes	0%	20-05-2026
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	20-05-2026
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date	Yes	0.5%	20-05-2026

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

Our Project is residential hence not applicable

XI. FINANCIAL PROGRESS OF THE PROJECT

S.No. (1)	Particulars (2)	Amount (in Rs.) (3)
1	Project Account No.	334105001094
2	Estimated Cost of the Project including land cost at the start of the Quarter	965.00/- (In Lakh)
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	800.00/- (In Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
3	Amount received during the Quarter	22,88,138.09 /-

4	Actual Cost Incurred during the Quarter	13,57,566.86 /-
5	Net amount at end of the Quarter	12644.36 /-
6	Total expenditure on Project till date	3,57,58,721.05 /-
7	Cumulative fund collected till the end of Quarter in question	3,34,82,306.88 /-
8	Cumulative expenditure done till the end of Quarter in question	3,57,58,721.05 /-
9	Percentage of Expenditure incurred of the total Estimated development cost of the project.	44.69 %

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

XIII. GEO TAGGED PHOTOGRAPHS

(EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT

The photograph must have date.

(A)	S. No.	Particulars
	1.	Photographs showing Front Elevation.- Attached Below
	2.	Photographs showing Rear Elevation.- Attached Below
	3.	Photographs showing Side Elevation (Both sides).- Attached Below
		Photograph of each floor showing the progress of interior works- Attached Below
		Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)- Attached Below
(B)	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority- Attached Below

XIV. 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

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Whether the project is in progress as per time schedule or lagging behind? No

b. If yes, whether it would be completed on the completion date fixed as per RC.

No

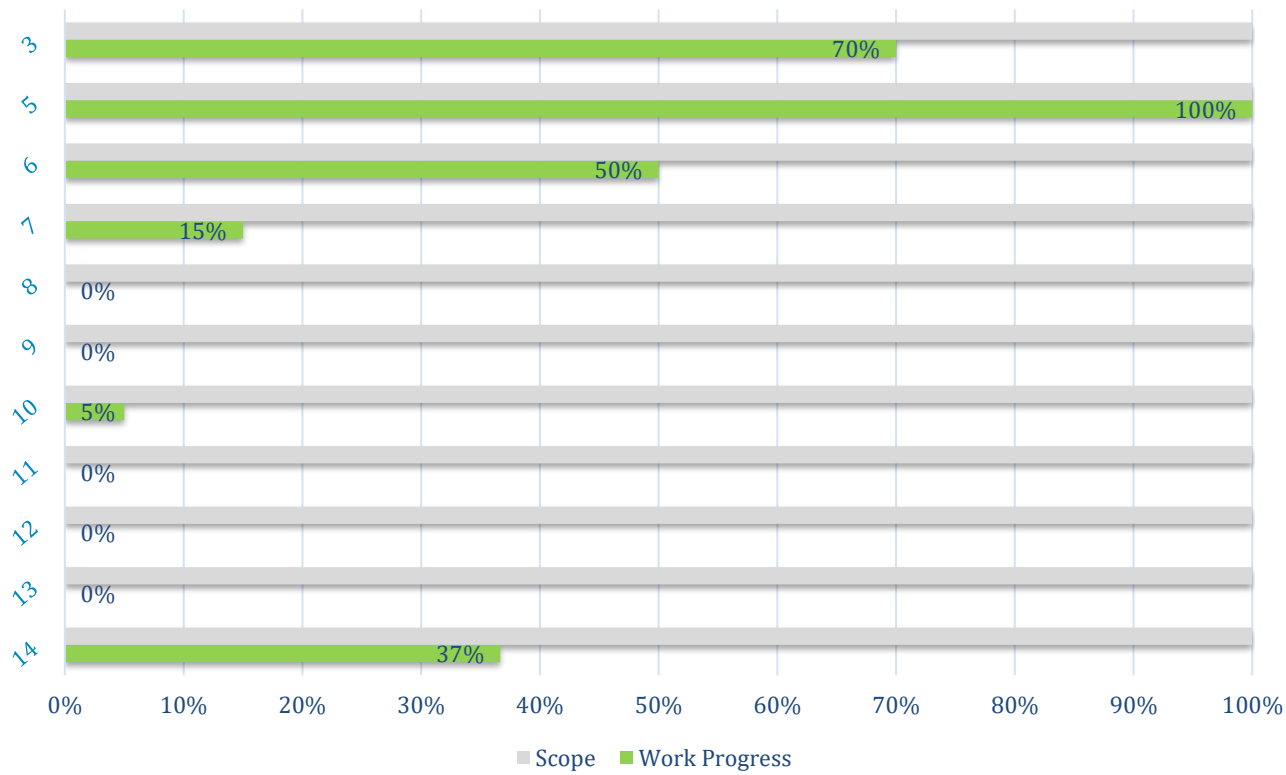
c. If No, then Reason for delay:-

1. Due to Covid Panedemic.

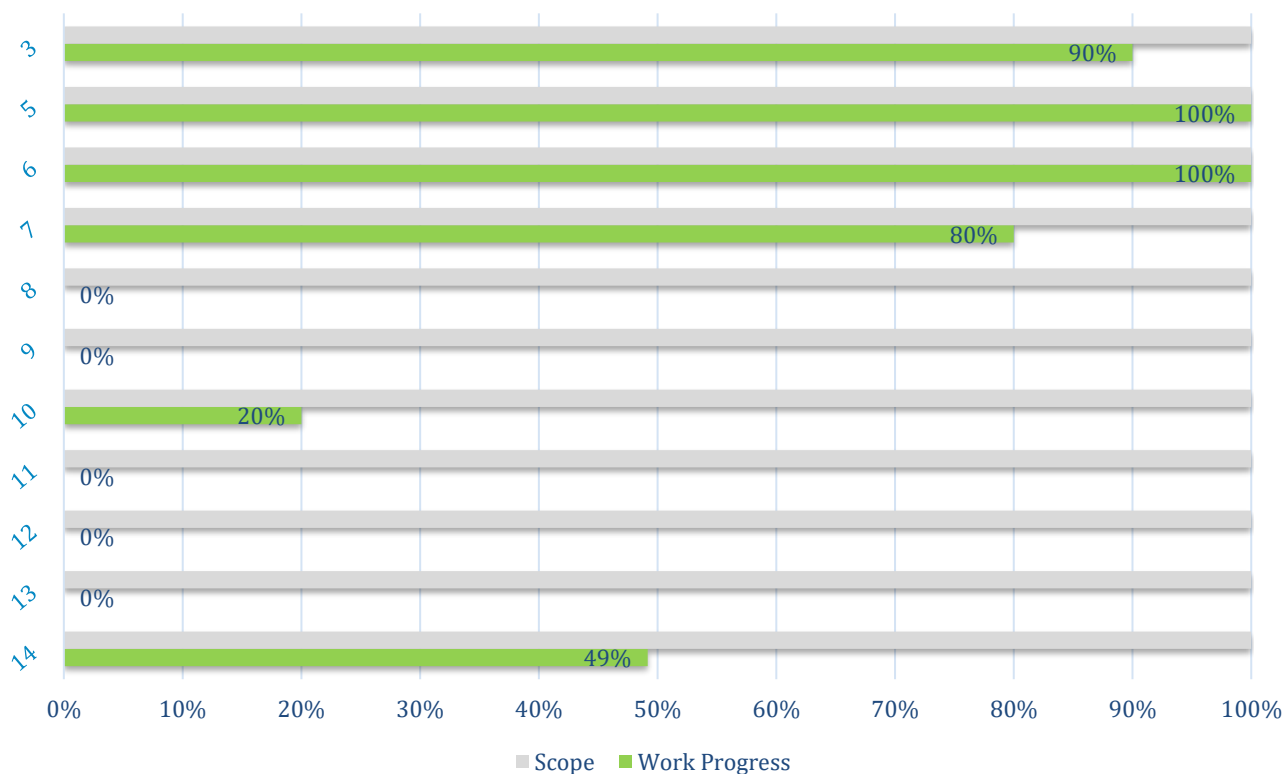
2. Due to Fund Cricis and Non Availability of Sand because Sand mining is banned by Bihar government for about 4 months.

3. Due to water logging area, work stops for 3 months every year. After Excavation for Basement.

PROGRESS CHART BLOCK A



PROGRESS CHART BLOCK B



XVI. BROCHURE /Prospectus: Attached Below

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name :- SANJEEV KUMAR LAKHAIYAR

Contact No :- 9234655308

Email id :- sanjeevlakhaiyar2013@gmail.com

Address :- Lakhaiyar House, Near Jahaji Kothi, Kadam Kuan, Patna

Project Site Photographs





Patna, Bihar, भारत

Ram Bilash Mahto Path, Abhimanyu Nagar At Bailey Road Main Canal,
Mustafapur, Patna, Bihar 801503, भारत

Lat 25.599892° Long 85.055876°
13/04/2025 10:38 AM GMT +05:30

Google

GPS Map Camera



पटना, बिहार, भारत

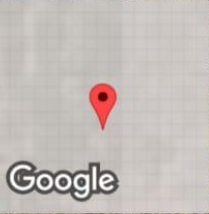
H3x4+w65, मुस्तफापुर, पटना, बिहार 801503, भारत

Lat 25.599823° Long 85.05585°

13/04/2025 10:37 AM GMT +05:30



GPS Map Camera

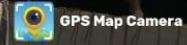


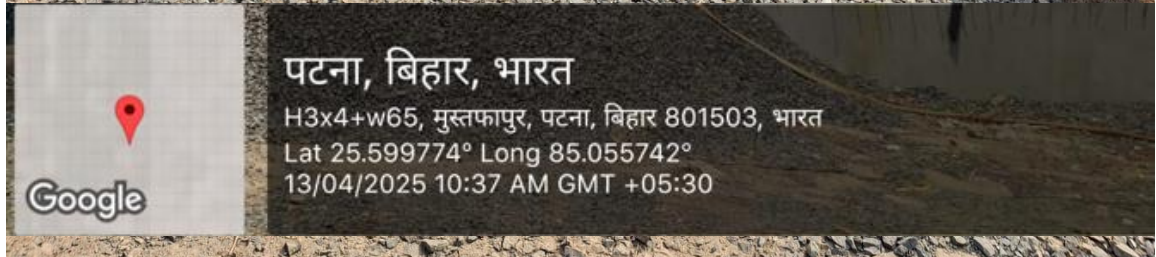
पटना, बिहार, भारत

H3x4+w65, मुस्तफापुर, पटना, बिहार 801503, भारत

Lat 25.599774° Long 85.055742°

13/04/2025 10:37 AM GMT +05:30





FIRE NOC:-

Provisional Fire Clearance (Under 15Mtr. Height)

789

Letter No. 1312 /

OFFICE OF THE STATE FIRE SERVICE HQTR. BIHAR, PATNA.

From,

Rattanmani Sanjeev,
State Fire Officer,
Bihar, Patna.

To,

Ar. Amit Kumar,
305-B, Capital Tower,
Fraser Road, Patna.

Ref :-

Patna Dt. 28/04/2018
This office letter no. 4235 dt. 30/11/2017 & Your letter no.-nil dt. 11/01/2018

Sub :-

The views regarding proposed fully residential building of below 15 mtr. in height to be constructed at Mauza- Jalalpur, Dist- Patna.

Sir,

With above mentioned subject the present plan was again received to this office on 11/01/2018 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that a two blocks, Block A- B+G+3 & Block B- B+G+3 (Total B+U area-5151.46 Sqmtr.), fully residential building, shall be constructed on 20 feet wide road belongs to Sri Bishwajeet Kumar Sinha, S/O- Late Shrivdhari Sinha, on having Plot no.-324, Khata no.-207, Thana no.-22 at Mauza - Jalalpur, Dist- Patna.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) Construction :

- The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
- The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

The open space surrounding the building shall conform the relevant building rules.

- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighing up to 20 M.T.
- The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) Stair Case :

- The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and operable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- All the Staircase of the building shall be negotiable to each other in each floor without emerging into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) LIFT :-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2 .
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply, it shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump each blocks provided at Terrace level, ISI marked Fire extinguishers as per I.S. 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity each blocks should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- viii) That electric cables must be shield at each floor with intumescent coating.
- ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
- xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xv) The building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned Authority/ before applying for occupation certificate.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,


(Rajesh Kumar) Sanyal
Chief Fire Officer,
Bihar, Patna

BROCHURE:



A 3D architectural rendering of the Kavita Residency, a modern multi-story apartment building with a mix of white, grey, and brown facades. The building features balconies and large windows. In the foreground, a red car is parked on a paved road, and a few people are walking. The sky is blue with some clouds.

BIHAR RERA WEBSITE:
rera.bihar.gov.in

KAVITA RESIDENCY

B+G+3 Floors
2, 3 & 3.5 BHK Deluxe Flats

RERA APPROVED

RERA NO. BRERAPO0063-3/67/R-1269/2022

QR Code

Quality of Living

Feel The Pride of an affluent living

Each one of us dream for a beautiful home, there are really few who seek not a mere home but an address that defines them.

Home is something your heart waits for years and when it comes with contemporary touch, velvet green, quality lifestyle and worldly luxury, then you can't resist anymore to live your much awaited dream. Keeping your desire in heart and budget in mind the dream maker **Patna Engineering Pvt. Ltd.** now presents **KAVITA RESIDENCY**, B+G+3 Floors lifestyles apartments at the most sought after residential destination of Jalalpur, Patna surrounded by all necessities of life that makes the living hassle free.

Quality of Living

- Vastu Shastra Based
- Fully lighted and airy all flat.
- No Water Logging area
- Twenty-four hour communication from any other Place.
- Nearer to best schools of Patna
- A number of Nursing Homes nearer to the project



A series of six hexagonal icons arranged in a cluster, each containing a different image representing various aspects of quality living: a family, a child, a person, a group of people, a person, and a group of people.



Flat No.	Type	Built Area	Super Built Area	Carpet Area
01	1-BHK	559 sq.ft.	633 sq.ft.	434 sq.ft.
02	1-BHK	579 sq.ft.	653 sq.ft.	454 sq.ft.
03	1-BHK	8050 sq.ft.	81330 sq.ft.	9950 sq.ft.
04	1-BHK	1009 sq.ft.	10250 sq.ft.	983 sq.ft.



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01	1-BHK	559 sq.ft.	633 sq.ft.	434 sq.ft.
02	1-BHK	579 sq.ft.	653 sq.ft.	454 sq.ft.
03	1-BHK	8050 sq.ft.	81330 sq.ft.	9950 sq.ft.
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RERA NO. BRERAPO0063-S/67/R-1269/2022

RERA NO. BRERAPO0063-S/67/R-1269/2022



RERA NO. BRERAPO0063-S/67/R-1269/2022



TERMS & CONDITIONS

- Allotment of the Flat shall be subject to timely payment.
- In case of delayed payment of any installment a compound late payment charges shall be levied as per the RERA guidelines & norms, shall be more fully described in Agreement for Sale.
- In case of cancellation of Flat Rs. 1,50,000/- shall be forfeited/charged & rest amount shall be refunded vide post dated cheque of 45 days.
- After possession, all Allottees will have to abide by the terms & conditions fixed from time to time by the Society of the Flat Owner's.
- All Registration Charges, GST on total cost of Flats/Unit shall be borne by the Allottees only.
- Colour & Specifications to be provided in the Building may or may not be changed & shall be provided as per the actual Agreement for Sale with the Buyers of the Flats.
- Position of Car Parking may or may not be changed after the construction of the Building, depending upon the conveniences of driving.
- Note: Detail Terms & Conditions shall be more fully described in Agreement for Sale

Specification

Foundation: As per the design of Structural Engineers.

Structure: Earthquake resistant RCC Framed structures.

Super Structure: 5/125 mm thick AAC Block or Fly Ash Brick Masonry in RCC Frames.

Internal Wall Finishes: Sand Cement Plaster covered with two coats of Wall Putty over it. Paints shall be charged extra.

External Wall Finishes: Shall be finished with Cement Sand Plaster covered with two coats of Acrylic Emulsion/Paint over the coat of Wall Putty.

Flooring: (300 x300) mm Banded Ceramic Tiles in Bathrooms, (600 x600) mm Double Charged Banded Vitrified Tiles in all the other Areas of the Flats, Marbles or Vitrified Tiles in all the Common Area's Floors.

Kitchen: Granite Kitchen Top, 2 Feet high Glazed Tiles Dado over it. Stainless Steel Kitchen Sink with Hot & Cold Point (Sink Mixtures) in it.

Toilet: Glazed Tiles Dado on Walls up to the bottom of the Roof Beam (8 Feet high), Glazed vitrified Banded Sanitary Tiles & Banded CP Fittings of Parryware/ Hindware/Jaguar or equivalent Brand.

Staircase: RCC Slabs with Granite Floors having Stainless Steel Railings.

Doors: Set/Wood/Vaporor Frames, 30mm Flush Door Panel, Laminated with 0.8mm Door Skin.

Windows: Fully Glazed Powder Coated 2-Track Aluminium Windows with Mosquito Net arrangements.

Electricals: Corrosated Copper Wires of Anchor/Godmedal/Havells or Equivalent Brands, Modular Switches & Sockets of Anchor/Godmedal/Havells or equivalent brands. One TV Points & adequate Lighting/Fan Points in all the Rooms & Drawing Hall, as per the design of the Architect/Electrical Consultant.

Lift: Kone/Otis/Johnson or equivalent brands shall be provided.

Generator: Eco-friendly common generator for 500 VA supply in each Flat.






PAYMENT PLAN

As the Time Of Booking	10 %
On signing Agreement for Sale	20 %
On completion (ceiling) of RCC Road Slab of Basement	10 %
On completion (ceiling) of 1st floor RCC Road Slab	10 %
On completion (ceiling) of 2nd floor RCC Road Slab	10 %
On completion (ceiling) of 3rd (Top) floor RCC Road Slab	10 %
On completion of Block Work of booked Flat's entire floor	05 %
On completion of Internal Plastering of booked Flat's entire floor	05 %
On completion of Flooring (Floor Tiles) of booked Flat's entire floor	05 %
On completion of Internal Sanitary, Doors & Windows of booked Flat's entire floor	05 %
On completion of External Plastering & Coloring, Common Areas & Lobbies, All the Specified Facilities & Amenities to be provided in the Project & As the time of Possession of the Apartment.	10 %

PAYMENT PLAN - 2

As the Time Of Booking	10 %
On signing Agreement for Sale	80 %
As the Time Of Possession	10 %

Additional Charges Per Flats

Rs. 5,00,000/- to Rs. 700,000/- shall be charged extra per Flat, against Reserved Car Parking Space, Common Lift, Generator Connection (For 500 VA energy supply in each Flat), Intercom, Rain Harvesting, 3KW Electric Connection & Fire Fighting arrangements in the premises.

"Ready to Sell? Call now!"
Finance Option Available



MAJOR LANDMARK

AMITY UNIVERSITY	2.3 KM
RPS COLLEGE	1.8 KM
PATILPUTRA RAILWAY STATION	4.6 KM
DANAPUR RAILWAY STATION	3.0 KM
PADASH HOSPITAL	4.8 KM
ADMS	05 KM
JPN AIRPORT	6.5 KM

LOCATION HIGHLIGHT




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

Patilputra Engineers Pvt. Ltd.
Harjeet Singh
 Director

Name: Patilputra Engineers Pvt. Ltd.

Date : 13/04/2025