



## SAI KIRAN ENCLAVE

**B+G+7 Residential Project**  
3 BHK Deluxe Flats

*"A Gateway Towards*  
**LUXURY LIFESTYLE"**



**Sai Ashirwad Construction Private Limited**

RERA NO.: BRERAP95525-3/90/R-1398/2022



# SAI KIRAN ENCLAVE



Attractive Lobby



C.C.T.V Camera for common areas



Video Door Phone



Provision for Broadband/Cable and Intercom connections



Fire Fighting system



Rain Water Harvesting



Name Plate Directory for each building and Letter Box for each Apartment/Flat.



Open GYM



Swimming Pool



Branded silent DG power back up



24x7 Water Supply



Common Areas in Apartment/Flats



Two Branded Passenger lift with ISI Mark.



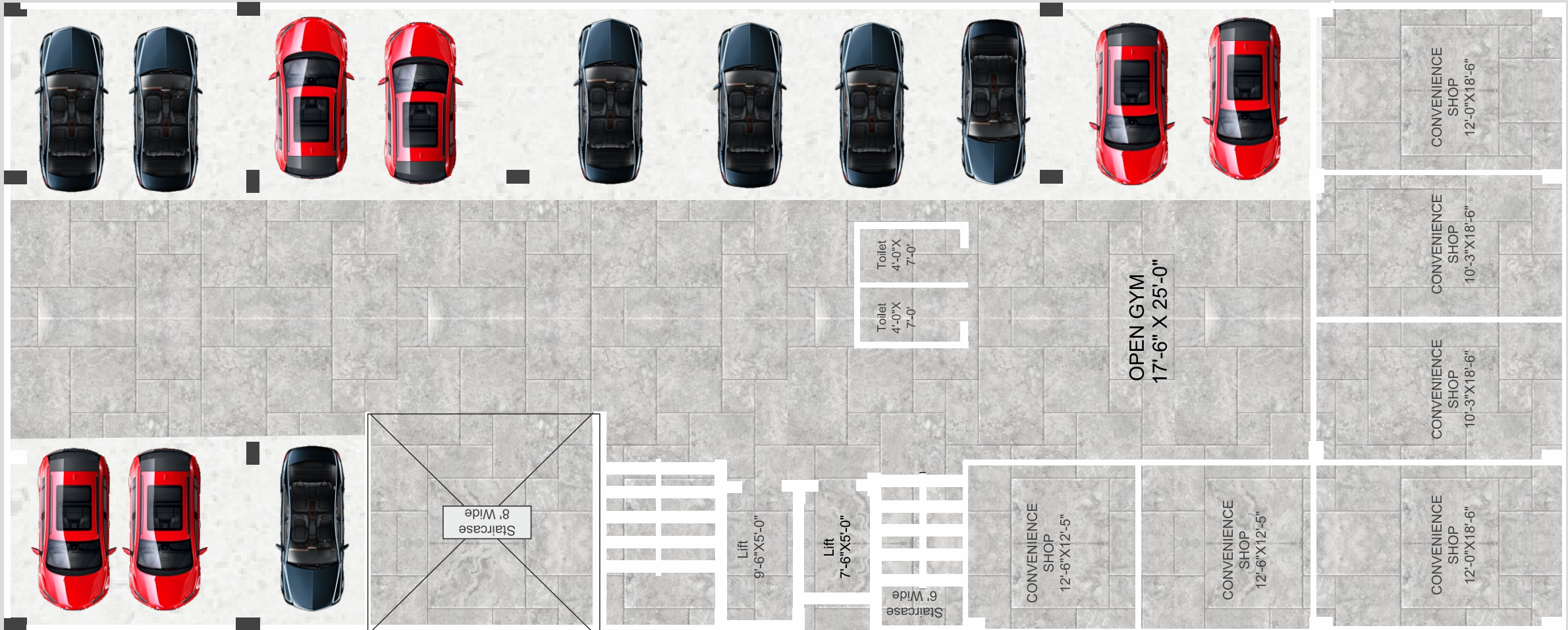


# Front View





# Ground Floor Plan



SHOP NO.	TYPE	CARPET AREA	SALEABLE AREA
1	SHOP	218 SQFT	378 SQFT
2	SHOP	188 SQFT	322 SQFT
3	SHOP	188 SQFT	322 SQFT
4	SHOP	218 SQFT	378 SQFT
5	SHOP	155 SQFT	264 SQFT
6	SHOP	155 SQFT	264 SQFT





# 1st to 6th Floor Plan

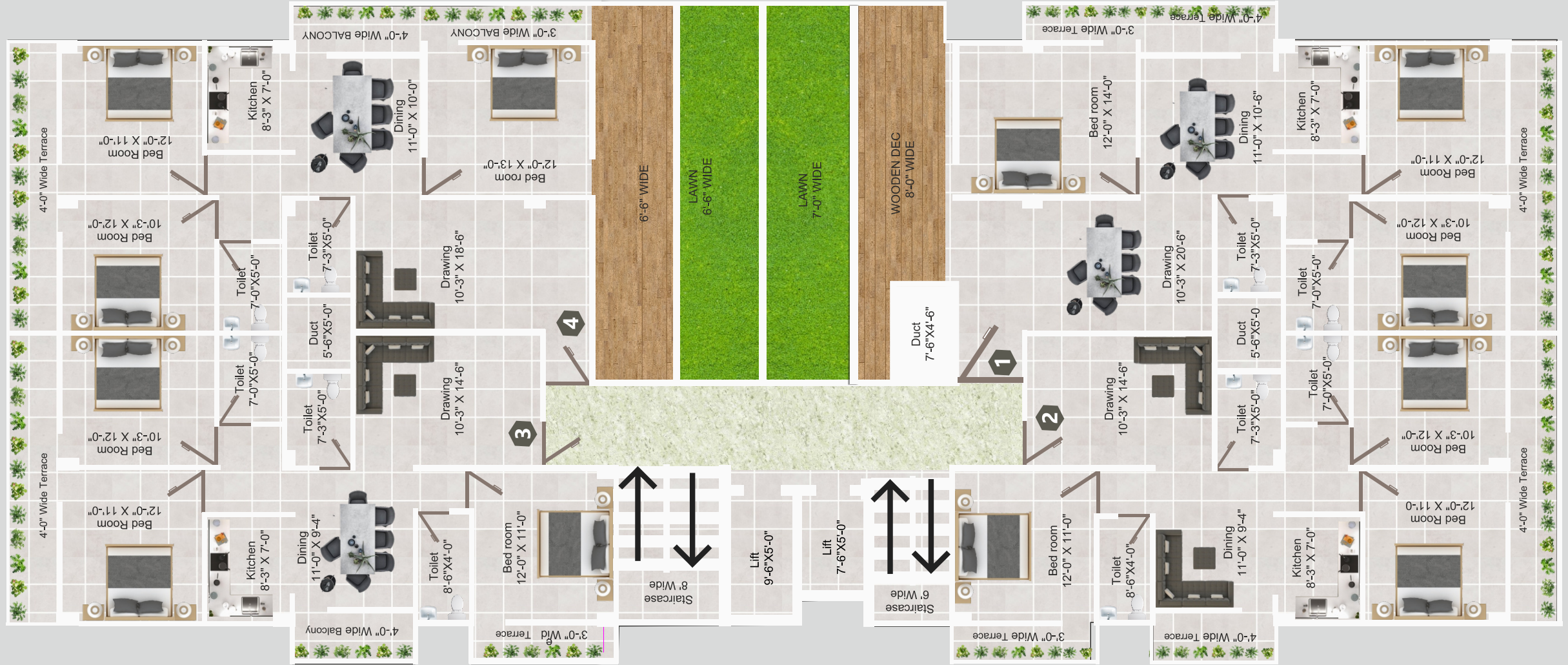


FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	WALL AREA	SALEABLE AREA
1	3 BHK	870 SQFT	162 SQFT	49 SQFT	1513 SQFT
2	3 BHK	892 SQFT	168 SQFT	55 SQFT	1561 SQFT
3	3 BHK	892 SQFT	168 SQFT	55 SQFT	1561 SQFT
4	3 BHK	881 SQFT	162 SQFT	43 SQFT	1520 SQFT
5	3 BHK	861 SQFT	95 SQFT	39 SQFT	1393 SQFT

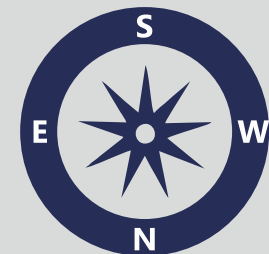




# 7th Floor Plan

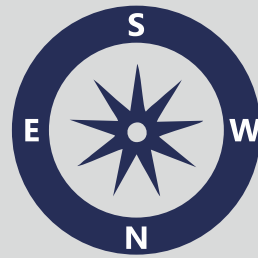


FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	WALL AREA .....	TERRACE AREA	SALEABLE AREA
1	3 BHK	970 SQFT	162 SQFT	54 SQFT	454 SQFT	2114 SQFT
2	3 BHK	892 SQFT	168 SQFT	55 SQFT	.....	1561 SQFT
3	3 BHK	892 SQFT	168 SQFT	55 SQFT	.....	1561 SQFT
4	3 BHK	927 SQFT	162 SQFT	62 SQFT	408 SQFT	2019 SQFT





# Terrace Plan









# Top View





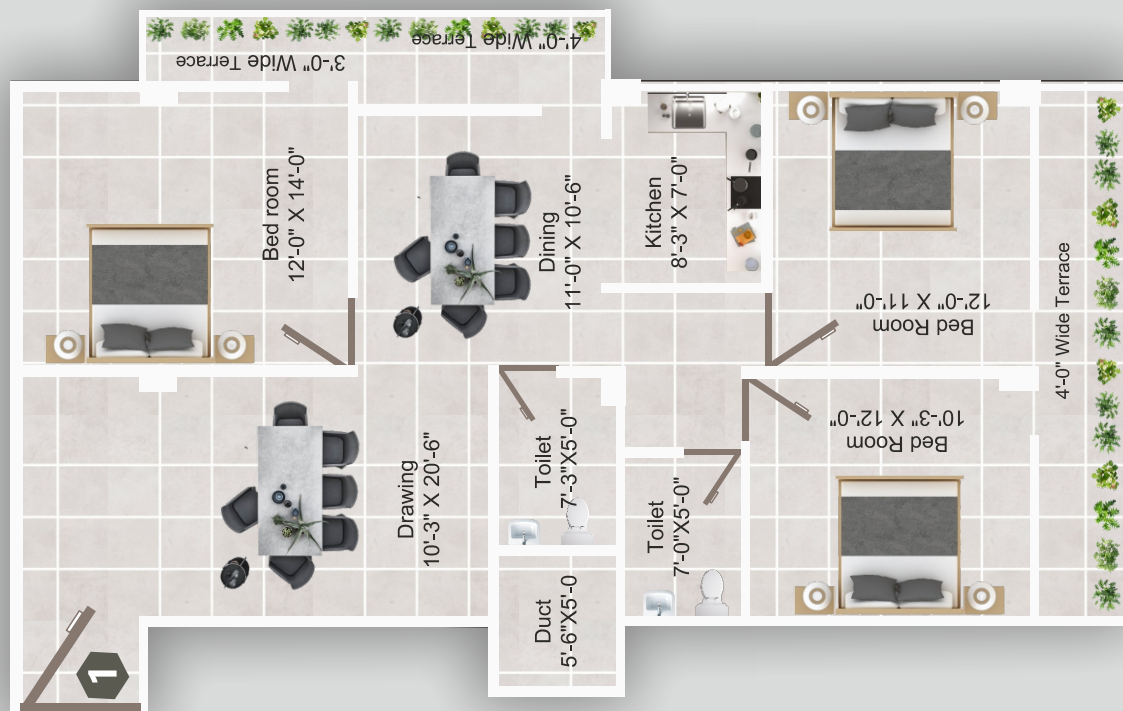
# 2D & 3D Floor Plan



<b>3 BHK</b>			
<b>FLAT NO- 4</b>			
<b>3 BEDROOM</b>	<b>3 BALCONY</b>	<b>2 TOILETS</b>	<b>1520 SQFT</b>



<b>3 BHK</b>			
<b>FLAT NO- 1</b>			
<b>3 BEDROOM</b>	<b>2 BALCONY</b>	<b>2 TOILETS</b>	<b>2114 SQFT</b>





## Specification

**Structure:** Earth Quake Resistant RCC frame work.

**Masonry:** Heat Resistance, Brick Work with Plaster finish.

**Painting:** Internal wall finished with O.B.D paint  
External wall finished with weather coat paint.

**Doors & Windows:** Main Door with designer skin panel  
Internal Flush Doors with Enamel Paint /Laminated  
Sal wood door Frames /Granite  
Three track Powder coated Aluminum Sliding / U.P.V.C  
Windows with Mosquito Net.

**Flooring:** 2'X2' vitrified flooring with skirting  
Anti Skid flooring in Bathroom, Balcony & Terrace

**Bathrooms:** Branded Concealed plumbing & Sanitary fittings with ISI Mark  
Branded Hot & cold Mixer with ISI Mark  
Attractive glazed tiles up to Lintel level  
Provision for Geyser and Exhaust Fan

**Kitchen:** Granite top Kitchen Platform fitted with S.S.Sink with Sink Mixer  
Attractive Glazed Tiles up to 2' Dado  
Branded Hot & Cold Mixer with ISI Mark  
Provision for Water Purifier/RO , Geyser and Exhaust Fan

**Balcony:** Provision for Washing Machine  
Anti Skid Floor

**Electricals:** Branded Concealed Copper wiring with ISI Mark  
Branded Modular Switches with ISI Mark  
Provision for A.C. in Master Bedrooms & Drawing hall  
Adequate Electrical points in entire Flat







## Payment Plan

At the time of Booking	10% + GST as applicable
At the time of Basement Casting	10% + GST as applicable
At the time of Ground Floor Casting	10% + GST as applicable
At the time of First Floor Casting	10% + GST as applicable
At the time of Second Floor Casting	08% + GST as applicable
At the time of Third Floor Casting	08% + GST as applicable

At the time of Fourth Floor Casting	08% + GST as applicable
At the time of Fifth floor casting	08% + GST as applicable
At the time of Sixth floor casting	08% + GST as applicable
At the time of bricks work	08% + GST as applicable
At the time of flooring work	07% + GST as applicable
Before possession (Entire Balance Payment)	05% + GST as applicable











## LOCATION MAP



## NEAR BY LOCATIONS

### SCHOOLS:-

- KRISHNA NIKETAN:- 3.5 KM
- DPS WORLD SCHOOL:- 5 KM

### COLLEGES:-

- NIT PATNA:- 10 KM
- COLLEGE OF COMMERCE:- 9 KM

### RAILWAY STATIONS:-

- PATNA JUNCTION:-11 KM
- RAJENDRA NAGAR TERMINAL:- 9 KM

### AIRPORT:-

- PATNA AIRPORT:-16 KM

### BUS STAND:-

- ISBT PATNA:-3.5 KM

### HOSPITALS:-

- BIG HOSPITAL:-2.5 KM
- MEDI PARK HOSPITAL:- 5 KM



## SAI KIRAN ENCLAVE

### SITE ADDRESS

Marcha Marchi Road, Near By Pass Thana, Mahadev Sthan , Patna City, Patna

### OFFICE

Near Kali Mandir Nawada , Opposite WALMI, Adjacent Manava Bharti International School , Phulwari AIIMS Road , Patna - 801507

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