



Payment Plan

Upon Agreement	20%
Upon Starting of Foundation	15%
Upon casting of 1st Slab	10%
Upon casting of 2nd Slab	10%
Upon casting of 3rd Slab & Starting of Bricks works	10%
Upon Casting of 4th Slab	10%
Upon Casting of 5th Slab & Starting of Plastering.	10%
Upon Casting of 7th slab and Starting of Flooring	10%
Upon intimation of possession	5%

TERMS AND CONDITIONS

- Cheque / Drafts to be issued in favour of **Kirti Sagar Construction Pvt. Ltd.**
- Timely payment schedule is essence of the agreement.
- Cost of registration, stamp duty, service Tax / GST and other charges if any shall be borne by the buyer.
- Price are subject to revision from time to time at the sole discretion of company.
- All the building plan, layout specification etc. are tentative and subject to variation and modification as may be decided by Architect / company.
- Rs. 6,00,000/- (Six Lakh Only) - Miscellaneous Expenses
 - Only Cheque or Draft is Accepted.**



Kirti Dhar Kuwar Enclave

2, 2.5 & 3 BHK Flats

At Bailey Road, Patna



A project by : **Kirti Sagar Construction Pvt. Ltd.**

Corp. Office : Lalti Palace, Ranjan Path, Near Maruti Alankar Service Center, RPS More, Bailey Road, Patna

Site Office : S.K. Puram, Lane No. 21, Arya Samaj Road, Bailey Road, Patna

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Note: This brochure is purely conceptual and not a legal offering nor will it be part of the agreement. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, amenities, specifications, floors, number of flats / units may be revised. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities, etc. without prior notice.

About us

Anticipating the eminent development toward the Bailey Road, Patna " Kirti Sagar Construction Pvt. Ltd." comes up with another premium residential project " Kirti Dharni Dhar Kuwar Enclave" Crescent offers 2, 2.5 & 3 BHK flats of international standards with ultra modern amenities and quality. The project is packed with the world class amenities like , CCTV surveillance, spaces for recreational and commercial developments and nearby connected to every important location in Patna. The project is laid on strong foundations to surpass and survive all natural design making it all the more impressive and lucrative. The aesthetic features and innovative designs coupled with group's commitment towards transparency and integrity in all aspects would definitely give every customer a home for their dreams.

" Kirti Dharni Dhar Kuwar Enclave" This complex will have One Block of B+G+7th Floors having a total of 108 numbers of 2, 2.5 & 3 BHK Flats boutique Flats set in lavish space with two side opening and 180° exposure to natural light and air. The kind of luxury that is restricted to some elegant bungalows only. With further improvement and innovative. Upgradation global parameters of convenience. All attened with great care & Passion. Just the way, one would tend to their own creations.

Site Plan



Get ready to live
your dream

Typical 1st Floor Plan



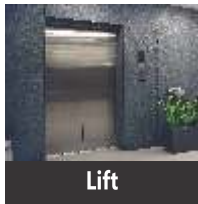
Typical 2nd, 4th & 6th Floor Plan



Typical 3rd, 5th & 7th Floor Plan



Amenities



- STRUCTURE

DOORS

TOILET DOOR

INTERNAL DOOR

WINDOWS

FLOORING

Master Bed Room

Balconies

KITCHEN

CAMPUS

TOILETS

PAINTING & CLADDING
- : R.C.O frame structure building as / structural drawing with 200/100th MC wall.

: Main Door : 125x62.5 mm thick sal wood frame Including decorative wooden bead around. solid core flush door (green ply/century/mayor) make.

: 100x62.5 mm th sal wood frame including decorative wooden bead around. solid core flush door (green ply/century/mayor) or equivalent make with enamel paint finish.

: 100x62.5 mm thick Sal wood frame including decorative wooden bead around. solid core flush door (green ply/century/mayor) or equivalent make. with synthetic enamel finish.

: Alumunium/Wooden frames and shutters with 3mm th clear glass including m.s grill.

: Main Lobbies- granite/marble/vitrified tiles Common lobbies and corridor- granite/marble/vitrified tiles Staircase- granite/ marble/ kota stone Parking- parking tiles flooring. APARTMENT FLOORING Living & Dining Room vitrified tiles.

: Vitrified tiles. Kitchen & Utility- anti skid vitrified tiles. Toilets : anti skid ceramic tiles.

: Antiskid ceramic tiles .

: Granite counter with stainless steel sink of ISI mark.

: Pathway and Driveway- Cement Interlocking tiles DADO-Lift lobbies : Vitrified/ granite/decorative tiles Toilets : Glazed ceramic tiles upto 7' ht Kitchen : glazed ceramic tiles upto 2' ht above counter.

: White glazed vitreous wash basin of Parryware, Hindware or equivalent make in all toilets. White glazed vitreous EWCs of Parryware, Hindware or equivalent make in all toilets. Hot & Cold water wall mixer of Hindware or equivalent make in all toilets. Acrylic/fiber glass cisterns in white colour in toilets. Health faucet in all toilets.

: Internal walls & Ceilings : interior grade wall putty surface only. External Finish : Partially Exterior grade texture paint over of ICI / berger or equivalent make. MS grills & Railings : Synthetic enamel paint of approved shade and colour.

ELECTRICAL OUTLINE SPECIFICATIONS

AC POINTS

TV POINTS

TELEPHONE POINTS

Generator

WATER PROOFING BORING AND TUBE WELL

LANDSCAPE WORK

- : All electrical wiring in concealed conduit and using PVC insulated copper wires with modular switches of RR kable/Anchor or equivalent make. Adequate lighting/power point socket and outlets in each room.

: All bedrooms & living rooms : Provision for split AC (wiring and external socket point only).

: Living Room & Master Bedroom : Complete with wiring & outlet. DTH Connection : DTH conduit shall be provided in the ducts from terrace to the individual units. TV wiring upto the ducts from living and master bedrooms only.

: Living Room & Master Bedroom All other Bedrooms Data Point Exhaust Fan Point Water Purifier Point Washing Machine Point Security System

: Complete with wiring & outlet. (only conduits- no wiring & outlet). Master bedroom/living room/children bedroom. Complete with wiring & outlet in all toilets & kitchen Complete with wiring & outlet in kitchen. Complete with wiring & outlet in utility. CCTV for ground floor common area and campus . Intercom from main security cabin to all apartments. kirlosker or equivalent silent generator of adequate capacity.

: Terrace and Sunken Slab water Proofing by DR. Fixit/Choksey chemical or equivalent.

: Boring and tube well of adequate capacity with adequate size ISI mark submersible pump.

: Campus landscaping work shall be done as per design, drawing and specification given by architect.

Completed Projects



GORAKH VILLA
R.K. Puram, Saguna More



SURESH ENCLAVE
Mangalam Colony, Bailey Road



ANJU APARTMENT
Abhiyanta Nagar



SRI GANESH SHAKUNTLAM
Arya Samaj Road



CHAMAN GARDEN
Saguna More



SIDHARTHA MAHAMAYA
R.k. Puram, Saguna More



RAJ RANI PALACE
Shivpuri



SRI GANESH KIRTI APARTMENT
Bailey Road



SAGAR ENCLAVE
Ram Jaipal Nagar

Running Project

Sri
Ganesh
Ashoka
Enclave



AT Saguna More, Patna

Upcoming Project

Kirti
Raman
Residency



AT Bailey Road, Patna