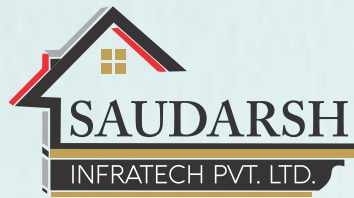


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PRESENTS

S.R. PALACE

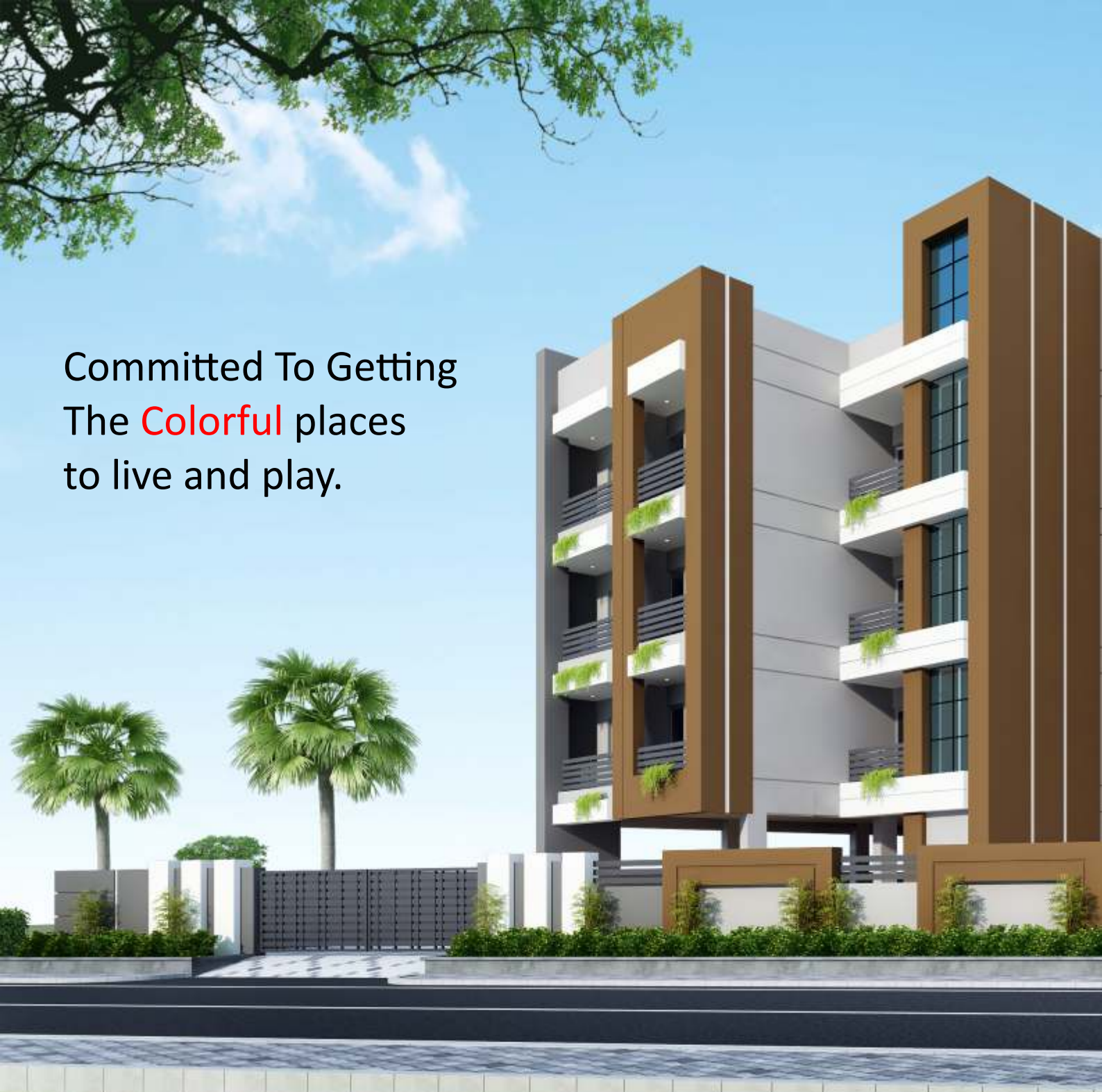
G+3 Residential Apartment
at Shahpur, Jaganpura, Patna



*Witness the best
of Nature*



RERA NO. : BRERAP13604-1/58/R-1374/2022



Committed To Getting
The **Colorful** places
to live and play.

Behind the creation of every landmark building is a vision that challenges the conventional notions of architecture, design, materials and thinking. Often, these structures shape more than just the environments and lifestyles of the people living in them; they shape the future blueprints of entire cities. At Saudarsh Infratech, it is our constant endeavour to transform the city with every building of ours. We offer our customer better amenities, but to offer their children better childhoods. When we push ourselves to find innovative solutions, it is not so much to save costs, as it is to save our environment.

As a developer, Saudarsh Infratech has always believed that form follows function. This is evident in every aspect of our design and the way we plan homes. Saudarsh Infratech also lays special emphasis on the quality of its homes and expects everyone in the team to follow the rule of 'Better, not cheaper'. We realise that buying of a home is more than just a transaction; it is the realisation of an important dream. Which is why, customer-centricity is the very essence of our brand DNA and the many satisfied customers we've had bear testimony to this fact.



Comfort, Convenience, good construction quality & finishing



24X7 Water Supply



24X7 Power Back Up



Security



Lift



Fire Safety



Own Transformer



Car Parking



Intercom



Typical 1st to 3rd Floor Plan



F. No.	B/U Area	S.B/U Area	Carpent Area	Balcony Area
01	1075.40 Sft.	1398.02 Sft.	916.12 Sft.	76.12 Sft.
02	674.57 Sft.	876.94 Sft.	598.00 Sft.	35.08 Sft.
03	990.01 Sft.	1287.01 Sft.	849.60 Sft.	89.40 Sft.
04	960.69 Sft.	1248.89 Sft.	831.22 Sft.	81.13 Sft.
05	995.84 Sft.	1294.59 Sft.	852.07 Sft.	97.98 Sft.
06	880.71 Sft.	1144.92 Sft.	723.82 Sft.	118.05 Sft.
07	750.35 Sft.	975.45 Sft.	640.52 Sft.	67.33 Sft.



Ground Floor Plan

F. No.	B/U Area	S.B/U Area	Carpet Area
03	1121.29 Sft.	1457.67 Sft.	1054.77 Sft.

Specifications

Foundation/Structure

RCC framed structure designed as per the seismic requirement as stipulated by BIS Code.

Wall

As per design of the Architect/Consultant

Flooring

Living/Dining/other Bedrooms vitrified tiles of Good quality.

Kitchen

- Flooring superior quality tiles
- Granite Slab on working platform
- Dado 2.0" high tiles above platform
- Fitting/Fixtures- SS Sink & fixtures of reputed make.

Bathrooms

- Flooring- Vitrified anti-skid tiles
- Walls- Vitrified/Glazed ceramic tiles up to 7.0" height
- Sanitary- White glazed vitreous sanitary ware of ISI mark Hindware/Parryware or equivalent make.
- Fittings- Chromium plated fitting of Jaguar/Essco/Hindware or equivalent make.
- Hot & Cold water connection fittings in Toilets.

Doors

- Chowkhats-Wooden Chowkhats.
- MainDoor-Superior quality maindoor.
- Internal Doors- Superior quality flush doors with two coats of Enamel paint on a coat of primer.

Windows

Anodized aluminium sliding windows.

Electrical

- Concealed Copper internal wirings.
- Modular switches and accessories of Havells/Anchors or equivalent make.

Wall Finish

- Internal wall shall be finished with wall putty.
- External wall shall be painted with weather coat and as per Architect's decision.

Parking

Vitrified full body heavy duty paving tiles.

Boring

Boring and tube well of adequate capacity with Submersible pump.

Lift

Passenger lift of Branded make.

Generator

Silent generator of Kirloskar/Mahindra or equivalent make of adequate capacity.

Security System

24x7 security provision at two levels

- Close circuit camera (CCTV)
- Intercom facility for each flat and at Reception area.

Firesafety

As per design of the consultant and safety rules & regulations.



Disclaimer : All specifications, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.



Payment Plan

CONSTRUCTION LINKED PAYMENT PLAN (CLP)

PARTICULARS	PAYMENT SCHEDULE
• At the time of Booking	10%
• At the time of Execution of Agreement for Sale	20%
• At the time of Piling and Foundation	15%
• Casting of Ground Floor Roof	10%
• Casting of First Floor Roof	10%
• Casting of Second Floor Roof	10%
• Casting of Third Floor Roof	10%
• At the time of Brick Work	10%
• At the time of offer of Possession	5%

NOTE:

- Full and final settlement of the account will be done before one month of possession.
- 18% interest will be charged on delayed payment.
- **Registration and Govt. Tax charge is to be given by the purchaser.**

OTHER FIXED CHARGES

- Fixed charges of Rs. 5,00,000/- (Rupees Five Lakh Only) will have to be paid by the prospective buyer's / owner's for electricity, Generator (500 Watt each Flat). Lift, Intercom, Fire Fighting Equipments, Parking and Amenities.



LOCATION PLAN

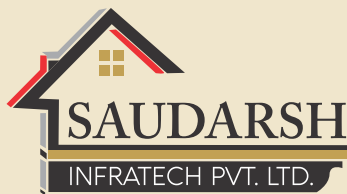
at Shahpur, Jaganpura,
Patna



Distance from Important Places

- Patna Junction : 20 Minute
- Patna Airport : 30 Minute
- Nearest School : 5 Minute
- Nearest Hospital : 5 Minute
- Nearest Shopping mall : 5 Minute

OUR BANKING PARTNER



OFFICE ADDRESS

Nilkanth Mansion, Near Shiv Mandir, Purendu Nagar, Khwja Imli, Phulwarisharif, Patna-801505

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