

Location Map

Not to Scale



Accessibility

Danapur Station	- 1.8 Km	Patliputra Junction	- 11 Km
Saguna Mor	- 4.7 Km	Patna Airport	- 11 Km
AIIMS, Patna	- 6.5 Km	Patna Jn	- 13 Km
Paras Hospital	- 10 Km	Gandhi Maidan	- 15 Km
IGIMS	- 11 Km		



R. R. BUILDERS & DEVELOPERS OFFICIAL SALES PARTNER



OFFICE ADDRESS:

RESIDY GROUP
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Patliputra Park, Patna-800013

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🌐 www.residygroup.com

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R. R. builders & Developers Presents

SANCHAR NAGAR



AN ISO CERTIFIED COMPANY

Dreams Belong to those who do things differently...

RERA NO. BRERAP00060-2/274/R-464/2019

Aerial View



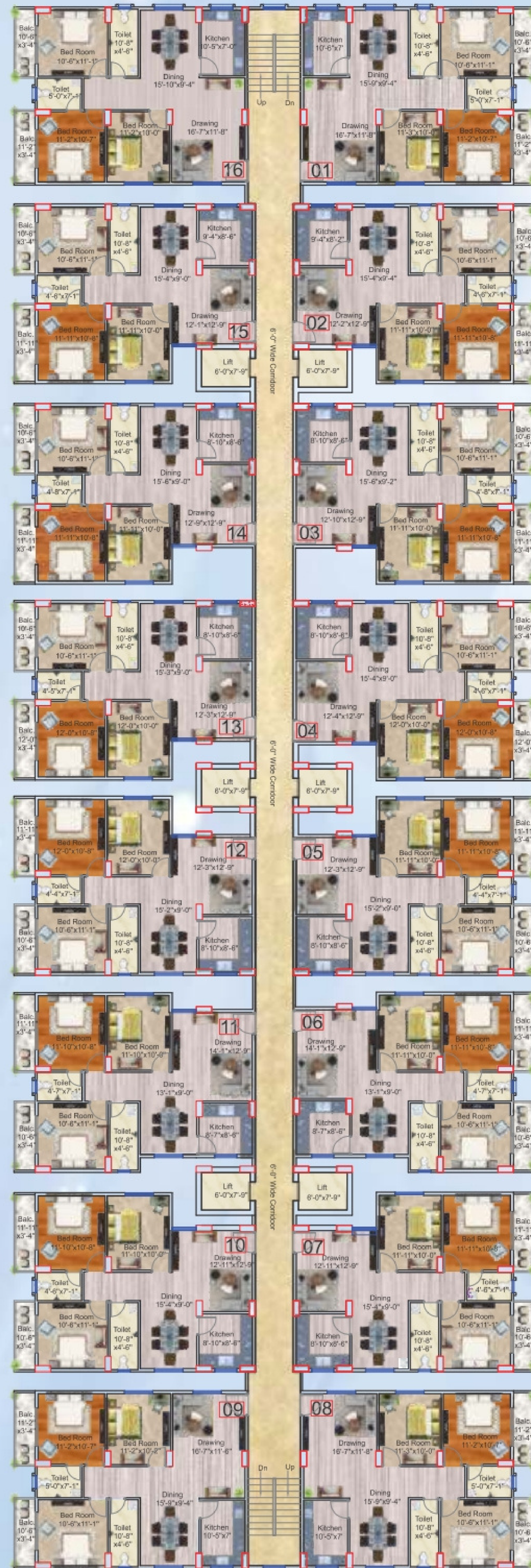
RR Builders and Developers is a professionally managed organization engaged in imparting a wide spectrum of services in the domain of real estate construction. Recognized as one of the most reliable company in Patna, we are a concern that works on the virtues of efficiency, reliability, quality and flexibility.



Typical Floor Plan Block-01

Area Statement

Salable Area		
Corner Flats	1430	Sqft.
Middle Flats	1295	Sqft.



Typical Floor Plan Block-02

Area Statement

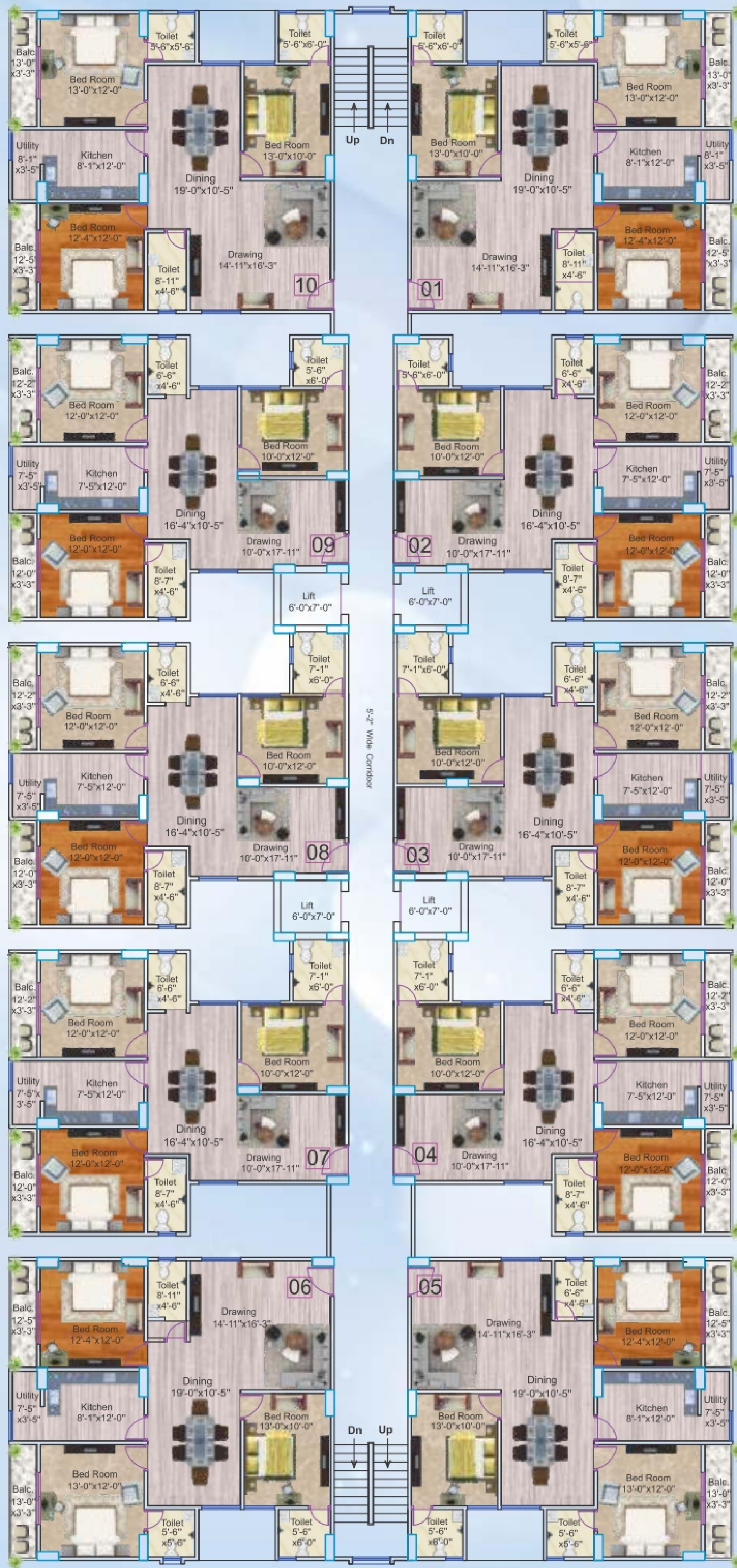
Salable Area		
Corner Flats	1430	Sqft.
Middle Flats	1295	Sqft.



**Typical Floor Plan
Block-03**

Area Statement

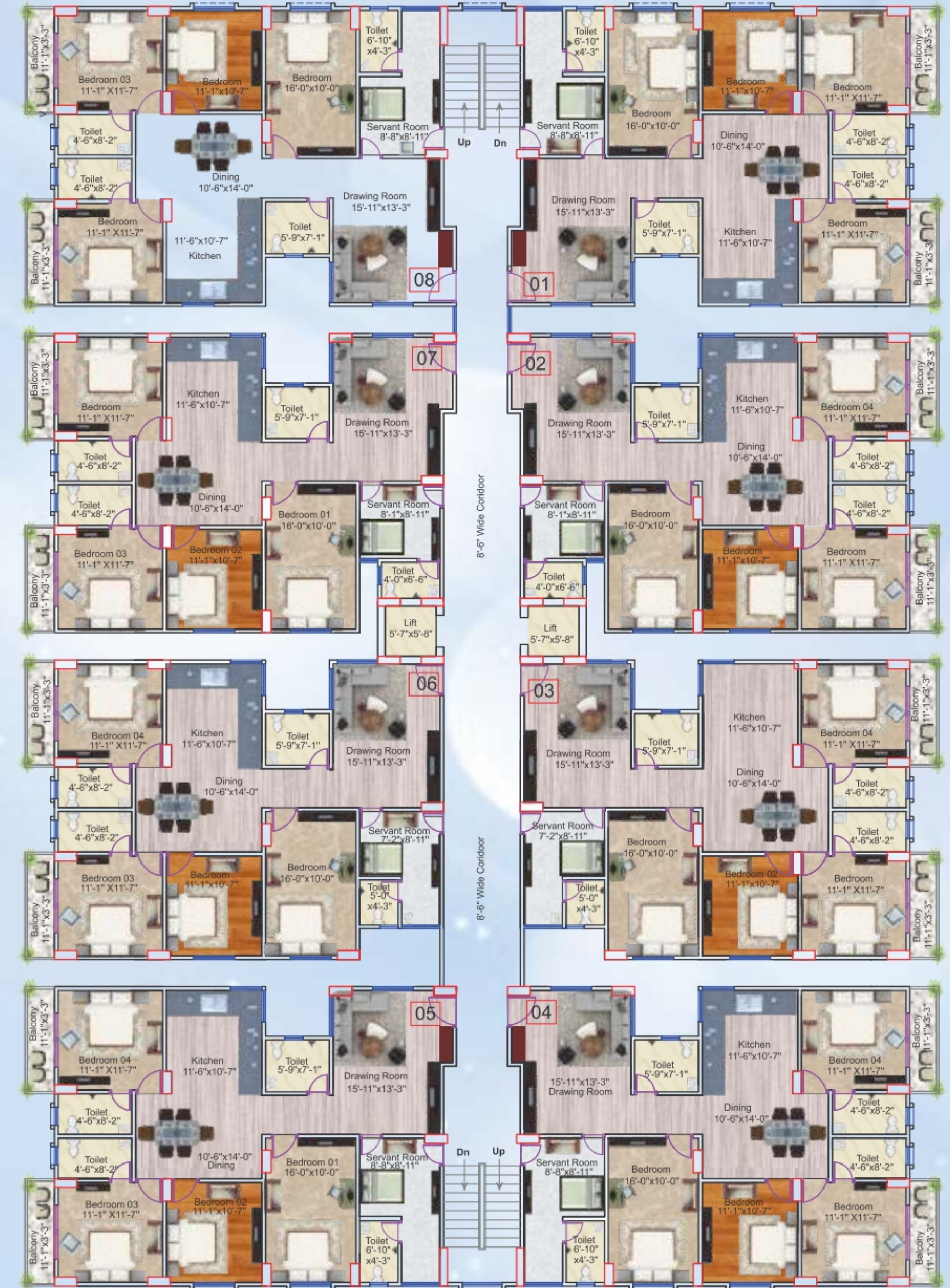
Salable Area	
Corner Flats	1633 Sqft.
Middle Flats	1455 Sqft.



**Typical Floor Plan
Block-04**

Area Statement

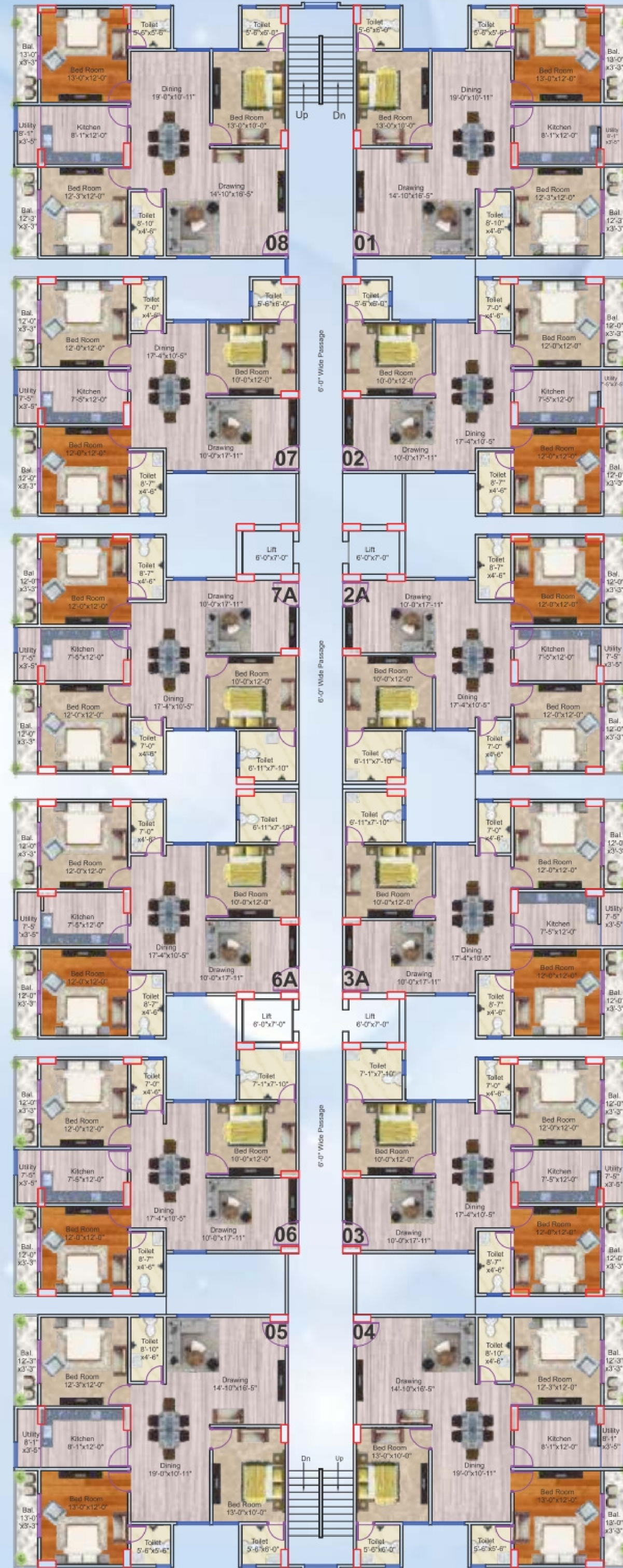
Salable Area	
All Flats	1851 Sqft.



**Typical Floor Plan
Block-07**

Area Statement

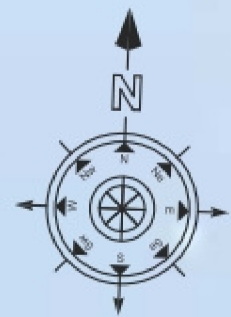
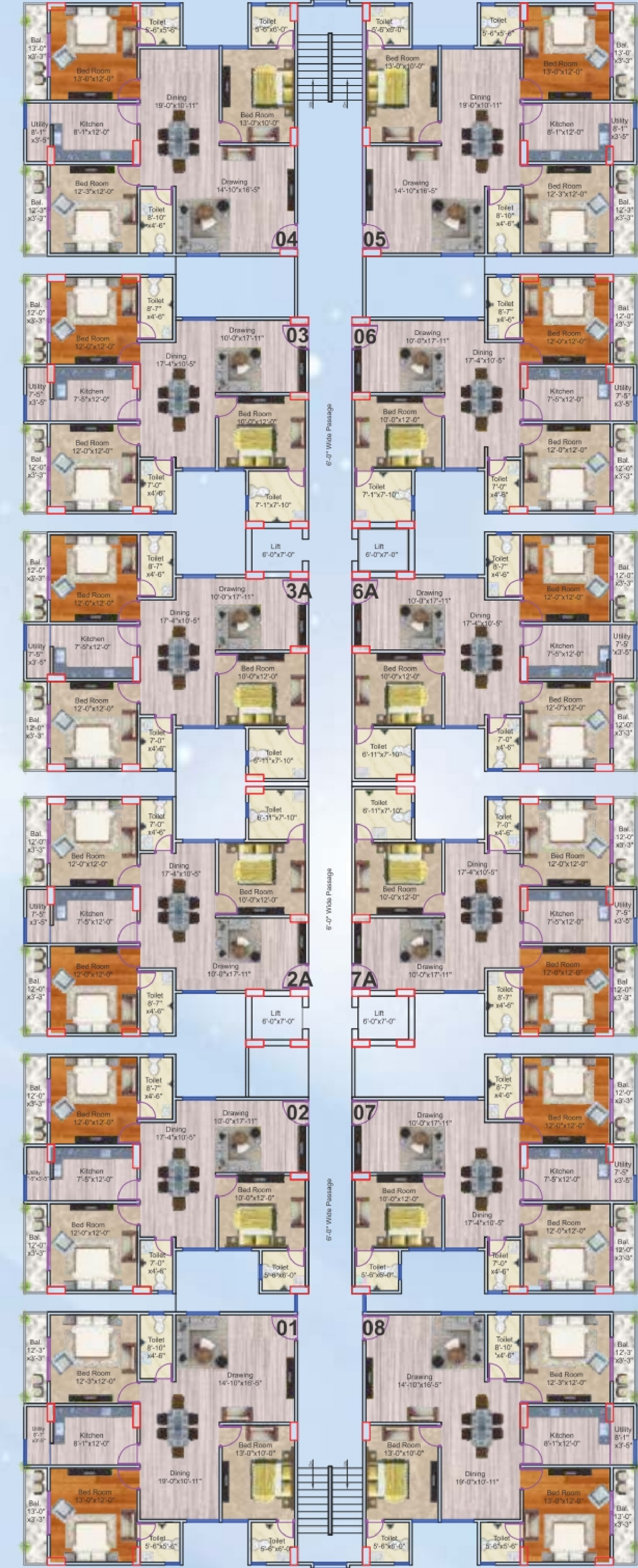
Salable Area	
Corner Flats	1633 Sqft.
Middle Flats	1455 Sqft.



**Typical Floor Plan
Block-08**

Area Statement

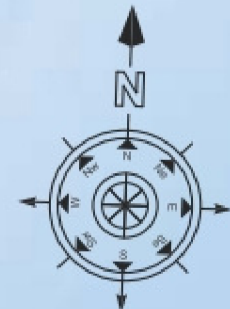
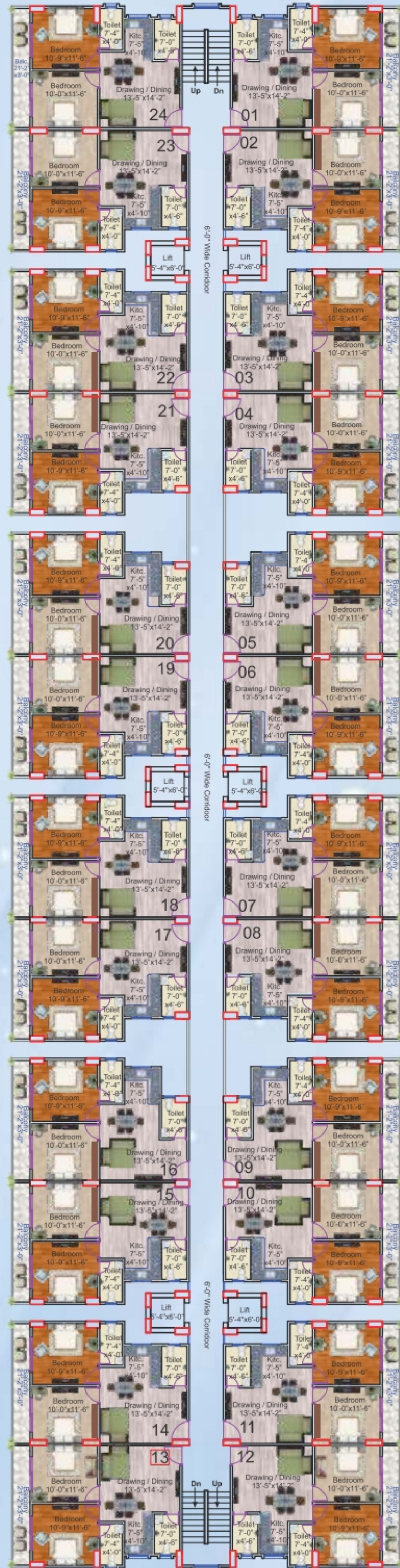
Salable Area	
Corner Flats	1633 Sqft.
Middle Flats	1455 Sqft.



Typical Floor Plan Block-05

Area Statement

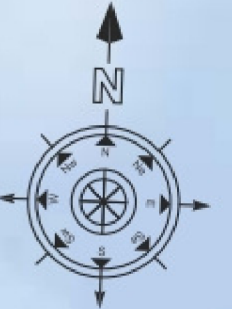
Salable Area	
All Flats	831 Sqft.



Typical Floor Plan Block-06

Area Statement

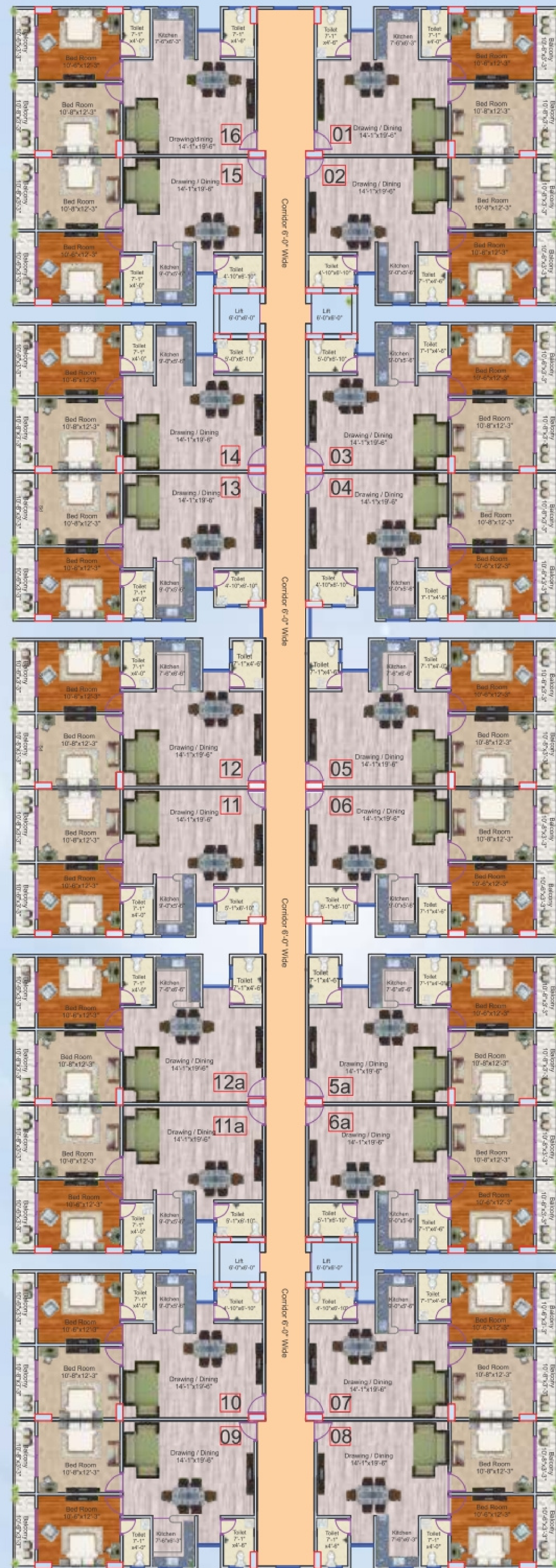
Salable Area	
Corner Flats	1633 Sqft.
Middle Flats	1455 Sqft.



Typical Floor Plan Block - 9

Area Statement

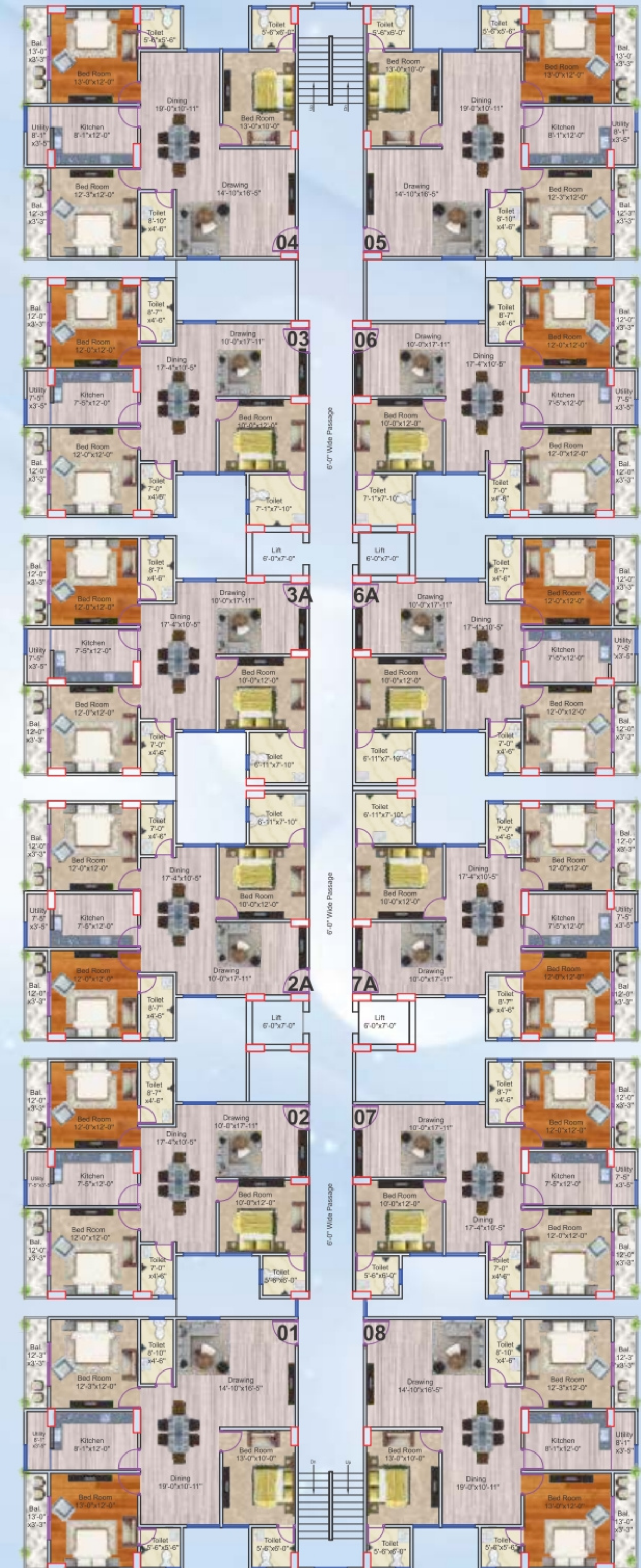
Salable Area	
All Flats	1026 Sqft.



Typical Floor Plan Block-10

Area Statement

Salable Area	
Corner Flats	1633 Sqft.
Middle Flats	1455 Sqft.



**Typical Floor Plan
Block-10A**

Area Statement

Salable Area	
All Flats	1851 Sqft.



Recreational Centre



Club House View



Driveway View



Pool View



Park View



Court (Tennis & Basket ball)

SPECIFICATIONS

- Foundation / Structure** : Isolated/Combined/RCC Piling/Raft or as per Structural Design.
- Brick Work** : First class brick work in cement mortar/or concrete blocks as per standard specification.
- Flooring** : All floors will be combination of ceramic and vitrified tiles.
- Plaster** : In cement mortar 1: 6 on brick/block surface and 1: 6 on RCC Surface.
- Doors** : Frames of Hard wood, Flush, door shutter with locking arrangements of standard quality and all accessories in steel fitting with safety chain locking system.
- Windows** : Aluminum/UPVC two track sliding window with M/S safety grills.
- Toilets** : White glazed vitreous Indian/European W.C., (Parryware/Hindware with siphon). Hot & Cold concealed water supply arrangements with C.P fittings of ESS-Ess or equivalent.
- Kitchen** : Granite working top with steel sink. Tiles dado upto 2'-0" height above working top only.
- Electrical** : Concealed PVC conduit wiring with standard electric accessories, modular switches of Finolex / Anchor make & adequate light, power points of Air Conditioners, Geyser in all bathrooms and kitchen and Telephone points and cable T.V, Sockets.
- Plumbing** : All internal CPVC / WPVC pipes shall be concealed.
- Finish** : All internal walls and ceiling shall be finished with Plaster and two coat of Putty above. All external walls shall be painted with two coats of Apex Exterior Paint.
- Lift** : Adequate Lifts of 12 Passengers capacity of OTIS/KONE/THYSSEN/ZENITH.
- Wall Finish** : All walls and roofs will be one coat of Primer.
- Jogging Track** : A jogging track along the boundary wall.
- Green Space** : A well manicured Lawn.
- Generator** : Silent Diesel Generator with sufficient capacity to be provided common area and 350 W for each Flat.
- Swimming Pool** : Three Swimming Pool will be provided.
- Health Club** : In Every Block.
- Community Hall** : On paid basis.

Note :

The Super B/U area of a particular flat comprises of B/U area of the particular Flat Plus proportionate Area of staircases, lift, common Passage & Common facilities, Underground & Overhead Water Reservoirs, Boundary wall etc.

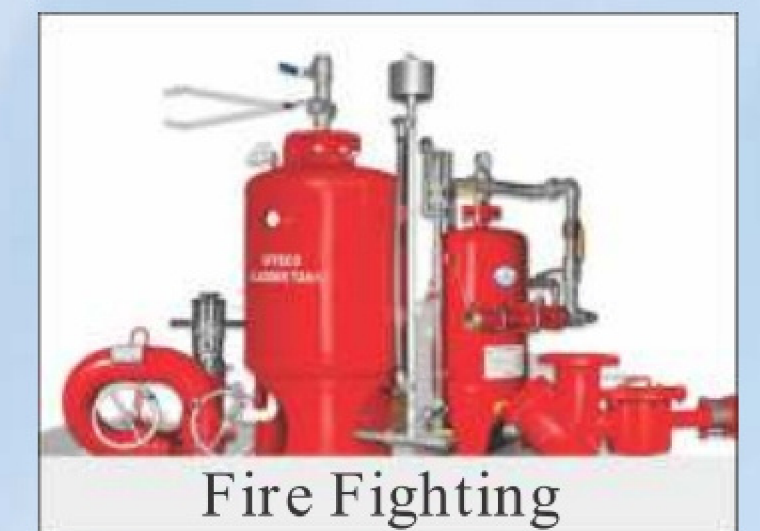
The color of the building & specification are subject of changes as may be required by the Developers and may or may not form part of any offer or contract.



CCTV



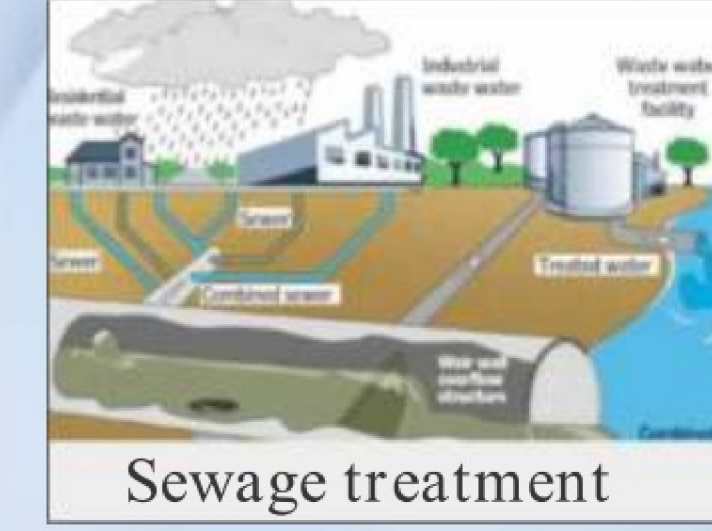
Security system



Fire Fighting



24 hours Power back up



Sewage treatment



24 hours Water Supply

Amenities

- ▶ All blocks with basement & Ground level parking ▶ Indoor games area ▶ Premium sports courts
- ▶ Swimming pools with kids corner ▶ Modern elevators

Payment Plan/ Term & Condition / Additional Charges

Terms & Conditions

- ◆ Allotment of the Flat shall be subject to timely payment
- ◆ In case of delayed payment to any installment a compound interest @1% per month will be charged on the over due amount for the delay period.
- ◆ In case of cancellation, 5% of total consideration amount will be forfeited and balance amount shall be paid through post dated cheque of 180 days.
- ◆ All allottees will have to abide by the terms and condition fixed from time to time by the society of the flat Owners.
- ◆ All Registration charges, sales tax, service tax etc. shall be born by the allottees.
- ◆ No transfer of booking will be allowed.
- ◆ Any increase in cost of construction due to increase in price of building materials, labour cost and other inputs from those prevailing at the time of booking and at the time of completion shall be charged as per the standard escalation formula.

Payment Schedule

On Booking	10% + 10%
Up to Plinth Level	15%
On casting roof of the 1st floor	10%
On casting roof of the 3rd floor	10%
On casting roof of the 5th floor	10%
On casting roof of the 7th floor	10%
On completion of brick work	05%
On completion of Plaster work	05%
On completion of Flooring work	05%
On completion of POP	05%
Before Possession	05%

Additional Charge:-

Buyer shall before registration / occupation of the said unit, maintain an amount of rs. 5,00,000/- in the name of society as one time maintenance or Rs. 2,00,000/- as security deposit with monthly maintenance charges. The monthly maintenance charges will be @ 2.5/sq.ft. Of super builtup area, club house membership charges are extra.