



BRERAP61621-2/191/R-1484/2022



Sai Sampan's Amber-Ajay *palace*

Near Blue Bells Academy
R.K. Puram, Khagaul Road, Danapur, Patna

*good living
made easy*

A PROJECT BY
SAI SAMPAN GROUP



Quality of Project

- Fully lighted and airy all flat.
- Near Police Chawki & Railway Station.
- No water logging area.
- 24 Hours communication from any other place.
- Nearer to best Schools of Patna.
- A number of Nursing Homes nearer to the project.

A much sought-after residential area

Living at Amber-Ajay Palace will give you the feeling of being a part of a beautiful, safe and secure residential neighborhood.

R.K. Puram is a self-contained locality with schools, colleges, hospitals and shopping complexes in the vicinity. The Khagaul Road provides easy access to AIIMS, Danapur Station and Bihta Road.

Comfort, Convenience, good construction quality & Finishing

Sai Sampan's
Amber-Ajay
palace

AMENITIES YOU DESERVE

 24x7 Water Supply	 24x7 Power Back Up	 Security	 Lift	 Intercom	 Waterproof
 Own Transformer	 Car Parking	 Heat Treatment	 Wi-fi	 Jogging Track	 Temple

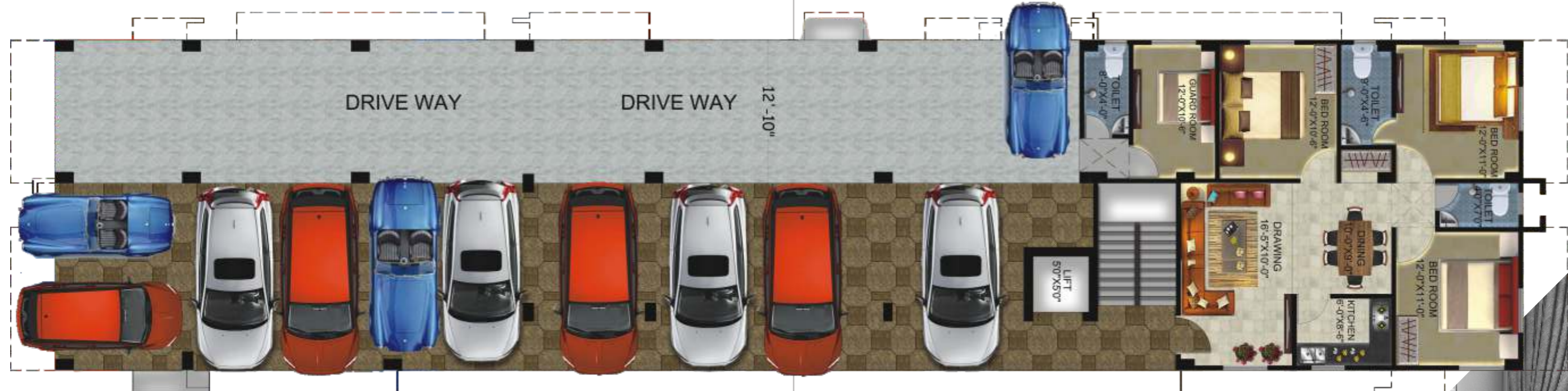
Sai Sampan's
Amber-Ajay
palace



Typical Floor Plan



Ground Floor Plan



Flat # 01 (Ground Floor)
Saleable Area 1230.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 0 Balcony

Flat # 101 (Typical Floor)
Saleable Area 1437.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 3 Balconies

Flat # 102 (Typical Floor)
Saleable Area 1281.00 sq.ft.

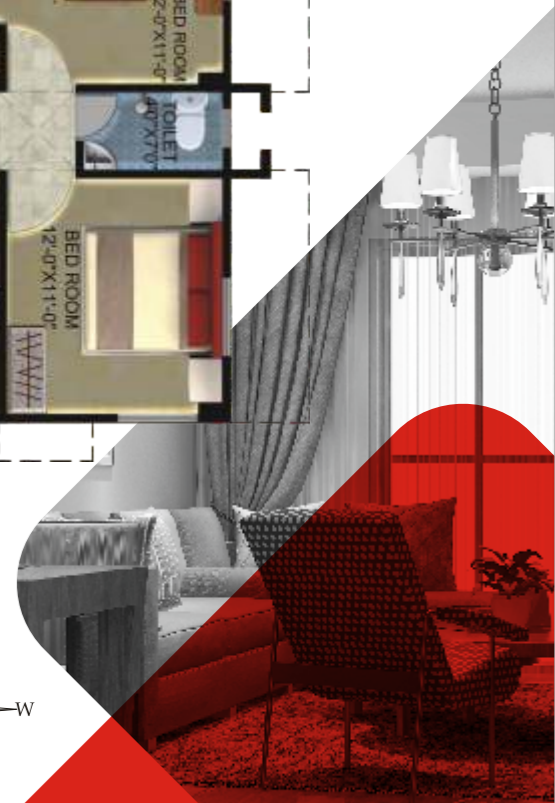
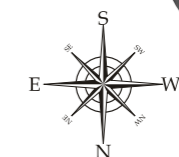
- 3 Bedrooms
- 2 Toilets
- 2 Balconies

Flat # 103 (Typical Floor)
Saleable Area 1212.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 2 Balconies

Flat # 104 (Typical Floor)
Saleable Area 1437.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 3 Balconies



services
and
facilities
that will
blow
your mind

Specifications

FOUNDATION

R.C.C. frame structure building as per the design of structural engineers.

WALL

Internal wall shall be finished with wall putty & External wall finished with texture paint as per design.

DOOR

Main door Sal Wood Frames and water proof flush doors with decorative front side laminate/door skin, internal doors wooden chowkhat painted with two coat of enamel paints.

WINDOW

Wooden frames and shutters with 3mm clear glass window or UPVC / Aluminium with Glass.

FLOORING

Vitrified tiles from reputed brands like Kajaria, Somany, RAK equivalent brand.

KITCHEN & TOILETS

Anti Skid ceramic Tiles, reputed same brand.

KITCHEN

Granite of green/black marble platform with stainless steel sink of ISI Mark. Glazed tiles dado up to 2 fit above the platform. Exhaust fan Space in window of Aqua Guard, Micro-wave, Point in Kitchen (RAK).

TOILETS

Ceramic anti skid tiles of Kajaria, Somany and equivalent brand. Sanitary ware from Jaguar, Parryware, Hindware and equivalent brand All CP Fitting will be Jaguar, Hindware, RAK or equivalent make in all toilets hot & cold waters supply.

ELECTRICAL

High Quality Insulated Copper Wiring with Modular Switches Branded Company Like Havels & Anchor, or Equivalent Make.

TV/TELEPHONE

Telephone Points in drawing room & master bedroom.

INTERCOM

Provision of Intercom with one nos. Hand set to each Flat.

SECURITY SYSTEM

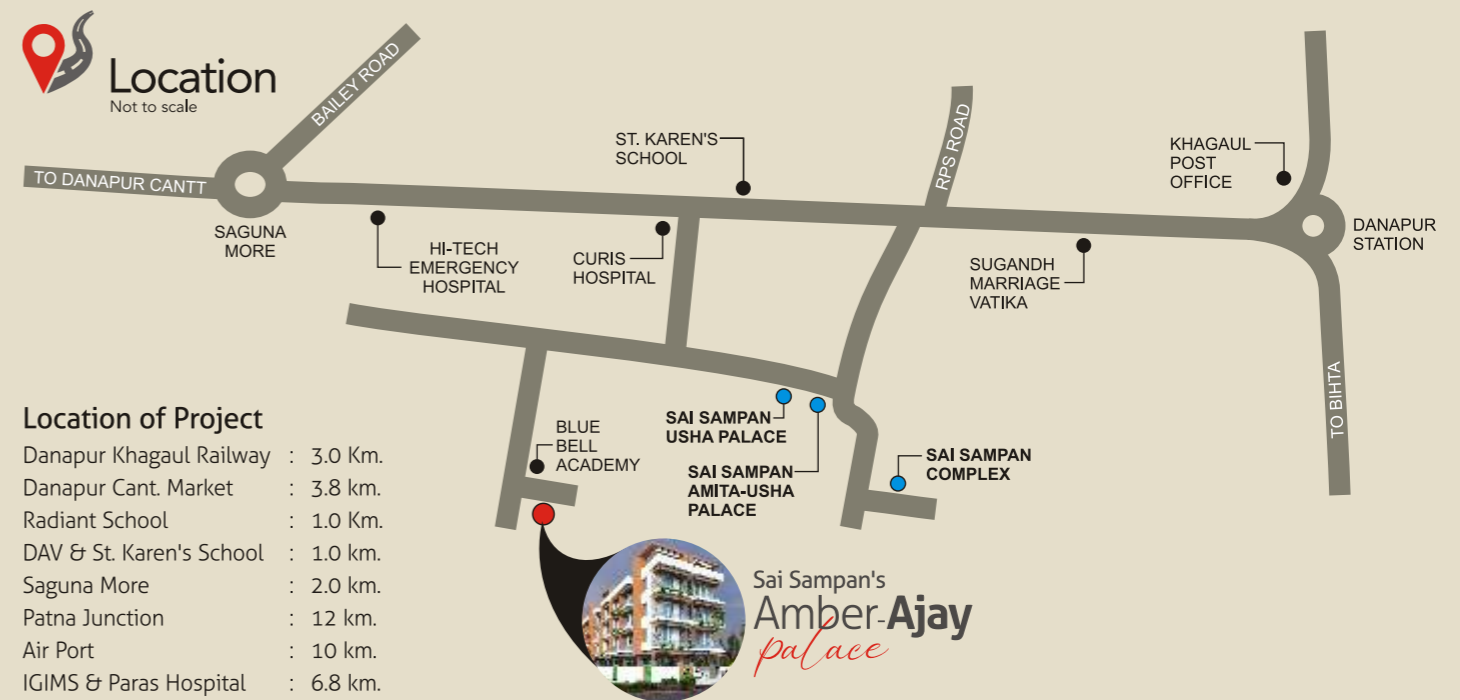
Provision CCTV for common area of campus.

LIFT

One Lift of Kone/Johnson/Elken or equivalent ISI make in each block.

GENERATOR

Silent Generator Mahindra/Kirloskar or equivalent brand of adequate capacity.



TERMS & CONDITION FOR SALE OF FLATS

- The allotment of the flats shall be subject to the timely payment
- No interest will be paid on the deposit made by the applicant.
- The choice of flat & Parking shall be available as per the rules of the builder on "First come - First serve basis"
- For additional work extra charges as per the market rate. Extra work will be done only against advance payment.
- All allottees will have to abide by the rules and regulation fixed from time to time by promoters / Developers.
- In case of delay payment of any installments (s) Interest @ 24% per annum shall be charged on the overdue / defaulted amount for the period of delay.
- Promoters reserve the right to cancel the allotment, if an applicant fails to deposit two successive Installments.
- Any tax and levy payable at future by any act Legislation of Central Govt. / State Govt. Shall be paid by the applicant over and the cost of flat.
- Withdrawal of any booking can be made with six months prior notice given by the writing of applicant and cancellation charge @ 5% or 50,000/- any above of deposited amount will be deducted.
- The applicant shall have to bear any other nominal fees such as technical, legal etc.
- The applicant has to enter into transaction with full and subject to laws notification and rules applicable to this area.
- All specification sizes and layouts etc. may be subjected to alternation, addition, or variation as may be felt necessary for technical reason by the promoters/developers shall be done and the cost involved there on as may be borne by customer will not be required.
- No transfer of booking will be allowed.
- Any dispute if arises will be settled by Patna jurisdiction.
- Refund of the amount deposited by the applicant in case of cancellation shall be made in 90 (ninety) days of notice of withdrawal, after adjustment of the cancellation charges.

PAYMENT SCHEDULE

Construction Link Plan (CLP)

At the time of booking and registration10%
 After booking within 45 days (initial stage).....20%
 On completion of ground floor slab20%

On completion of 1st floor slab.....20%
 On completion of 2nd floor slab.....10%
 On completion of 3rd floor slab10%
 At the time of possession / registration10%

Down Payment Plan (DPP)

At the time of booking10%
 After booking within 45 days.....80%
 At the time of possession / registration.....10%

Other Fixed Charges :

Fixed Charges will have to pay by the prospective owners ₹ 4,00,000/-
 Generator, Lift, Parking, Intercom, CCTV, & Other Miscellaneous Charges.

OUR DELIVERED PROJECTS IN PATNA

Start : 19/04/19

Possession : 17/07/21

Start : 18/05/19

Possession : 10/04/22

Start : 01/08/20

Possession : 01/12/22



SAI SAMPAN USHA PALACE
 Lekha Nagar, Khagaul Road,
 Saguna More, Danapur, Patna



SAI SAMPAN AMITA USHA PALACE
 Lekha Nagar, Khagaul Road,
 Saguna More, Danapur, Patna



SAI SAMPAN COMPLEX
 Lekha Nagar, Khagaul Road,
 Saguna More, Danapur, Patna



Rohit Kumar
 Chairman

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Registered & Corporate Office

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Housing Loan :

We shall arrange and help in obtaining long term Loan from all our Banking Partner



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