



SAI SAMPAN
Sai Sampan
Complex



GOOD LIVING MADE EASY



Registration No.
BRERAP63441-
2/942/R-618/2019

We don't sell homes but give a shape to your dreams

A PROJECT BY SAI SAMPAN GROUP



Sai Sampan
Complex

Lekha Nagar, Danapur, Patna

A much sought-after residential area

Living at Sai Sampan Complex will give you the feeling of being part of a beautiful, safe and secure residential neighborhood.

Lekha Nagar 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

Committed to getting
the results
you **Deserve**



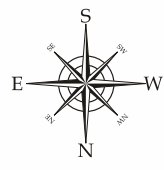
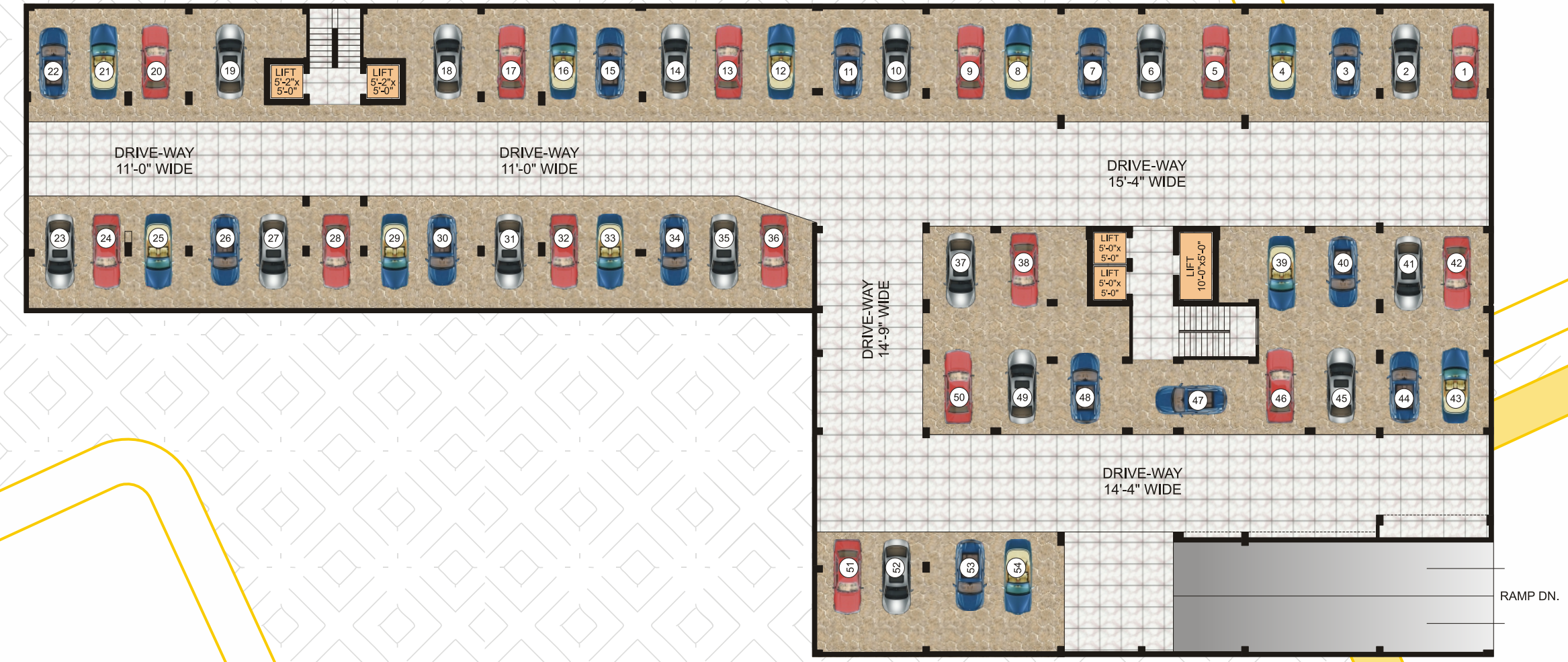
vastu shastra
— BASED —

Quality of Project

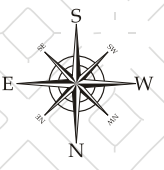
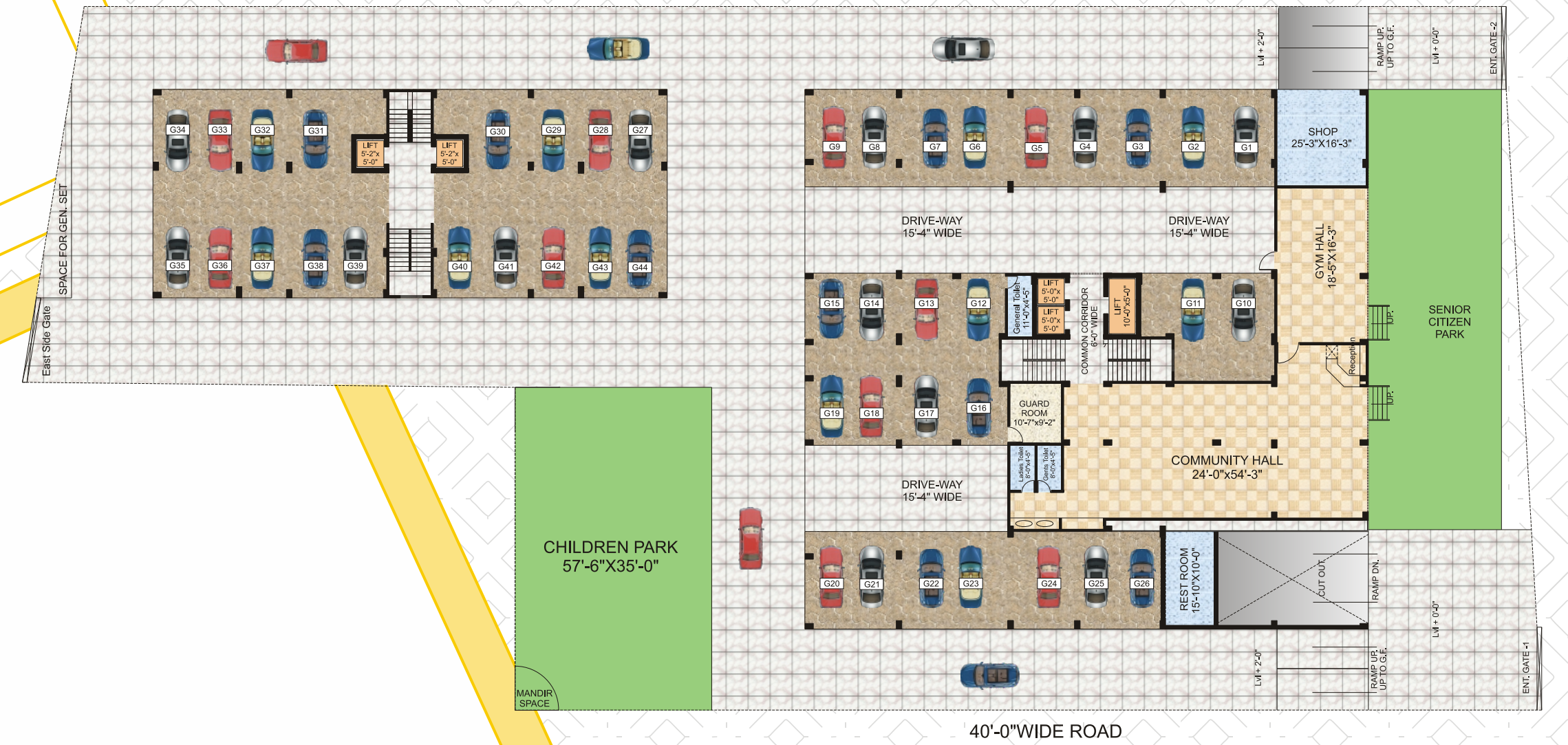
- Fully lighted and airy all flat.
- Near Police Chawki & Railway Station.
- No water logging area.
- 24 Hours communication from any other place.
- Nearer to best Schools of Patna.
- A number of Nursing Homes nearer to the project.



Basement Plan



Ground Floor Plan





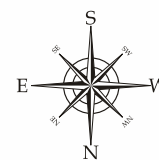
1st to 6th Floor Plan Block - A



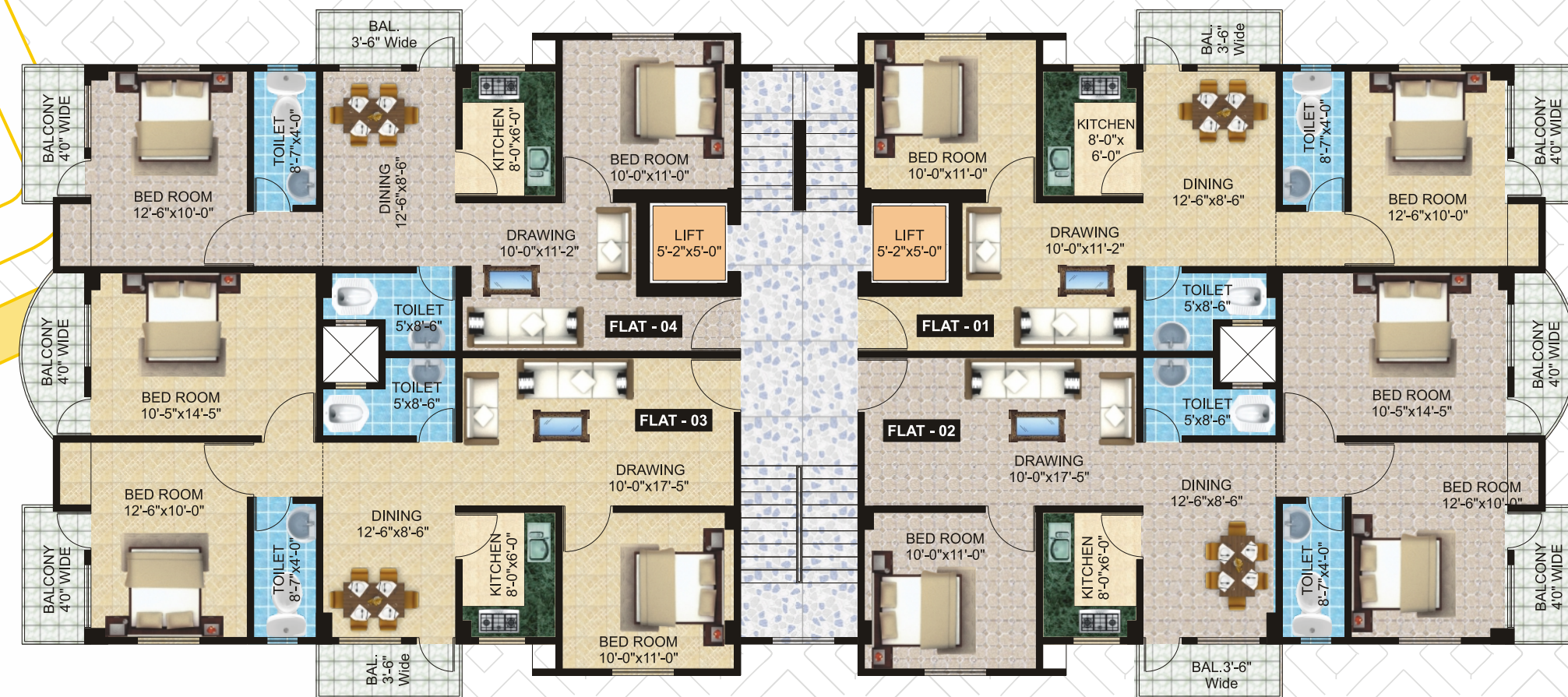
Flat # 1/4 (3 BHK)		Flat # 2/8 (3 BHK)	
Carpet Area	850 sft.	Carpet Area	898 sft.
Balcony Area	85 sft.	Balcony Area	45 sft.
Wall Area	73 sft.	Wall Area	72 sft.
B/U Area	1008 sft.	B/U Area	1015 sft.
Common Area	297 sft.	Common Area	300 sft.
Saleable Area	1305 sft.	Saleable Area	1315 sft.

Flat # 3 (3 BHK)		Flat # 5/10 (2 BHK)	
Carpet Area	938 sft.	Carpet Area	604 sft.
Balcony Area	45 sft.	Balcony Area	25 sft.
Wall Area	72 sft.	Wall Area	40 sft.
B/U Area	1055 sft.	B/U Area	669 sft.
Common Area	312 sft.	Common Area	201 sft.
Saleable Area	1367 sft.	Saleable Area	870 sft.

Flat # 6/9 (2 BHK)		Flat # 7 (3 BHK) Block-A	
Carpet Area	712 sft.	Carpet Area	938 sft.
Balcony Area	67 sft.	Balcony Area	45 sft.
Wall Area	66 sft.	Wall Area	72 sft.
B/U Area	845 sft.	B/U Area	1055 sft.
Common Area	250 sft.	Common Area	300 sft.
Saleable Area	1095 sft.	Saleable Area	1355 sft.



1st to 6th Floor Plan Block - B



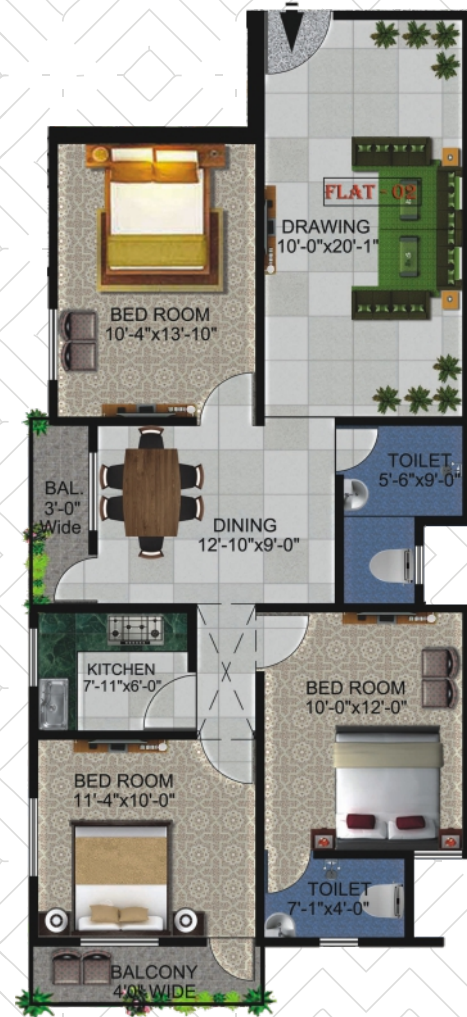
Flat # 1 (2 BHK)		Flat # 2/3 (3 BHK)		Flat # 4 (2 BHK)	
Carpet Area	679 sft.	Carpet Area	837 sft.	Carpet Area	639 sft.
Balcony Area	54 sft.	Balcony Area	80 sft.	Balcony Area	54 sft.
Wall Area	57 sft.	Wall Area	71 sft.	Wall Area	67 sft.
B/U Area	790 sft.	B/U Area	988 sft.	B/U Area	760 sft.
Common Area	230 sft.	Common Area	292 sft.	Common Area	230 sft.
Saleable Area	1020 sft.	Saleable Area	1280 sft.	Saleable Area	990 sft.



Flat Layout



Flat # 1 (3 BHK) Block-A	
Carpet Area	850 sft.
Balcony Area	85 sft.
Wall Area	73 sft.
B/U Area	1008 sft.
Common Area	297 sft.
Saleable Area	1305 sft.



Flat # 2 (3 BHK) Block-A	
Carpet Area	898 sft.
Balcony Area	45 sft.
Wall Area	72 sft.
B/U Area	1015 sft.
Common Area	300 sft.
Saleable Area	1315 sft.



Flat # 3 (3 BHK) Block-A	
Carpet Area	938 sft.
Balcony Area	45 sft.
Wall Area	72 sft.
B/U Area	1055 sft.
Common Area	312 sft.
Saleable Area	1367 sft.



Flat # 4 (3 BHK) Block-A	
Carpet Area	850 sft.
Balcony Area	85 sft.
Wall Area	73 sft.
B/U Area	1008 sft.
Common Area	297 sft.
Saleable Area	1305 sft.



Flat # 5 (2 BHK) Block-A	
Carpet Area	604 sft.
Balcony Area	25 sft.
Wall Area	40 sft.
B/U Area	669 sft.
Common Area	201 sft.
Saleable Area	870 sft.



Flat # 6 (2 BHK) Block-A	
Carpet Area	712 sft.
Balcony Area	67 sft.
Wall Area	66 sft.
B/U Area	845 sft.
Common Area	250 sft.
Saleable Area	1095 sft.

Flat Layout



Flat Layout



Flat # 7 (3 BHK) Block-A	
Carpet Area	938 sft.
Balcony Area	45 sft.
Wall Area	72 sft.
B/U Area	1055 sft.
Common Area	300 sft.
Saleable Area	1355 sft.

Flat # 8 (3 BHK) Block-A	
Carpet Area	898 sft.
Balcony Area	45 sft.
Wall Area	72 sft.
B/U Area	1015 sft.
Common Area	300 sft.
Saleable Area	1315 sft.



Flat # 9 (2 BHK) Block-A	
Carpet Area	712 sft.
Balcony Area	67 sft.
Wall Area	66 sft.
B/U Area	845 sft.
Common Area	250 sft.
Saleable Area	1095 sft.



Flat # 10 (2 BHK) Block-A	
Carpet Area	604 sft.
Balcony Area	25 sft.
Wall Area	40 sft.
B/U Area	669 sft.
Common Area	201 sft.
Saleable Area	870 sft.

Flat Layout



Flat # 1 (2 BHK) Block-B	
Carpet Area	679 sft.
Balcony Area	54 sft.
Wall Area	57 sft.
B/U Area	790 sft.
Common Area	230 sft.
Saleable Area	1020 sft.

Flat # 2 (3 BHK) Block-B	
Carpet Area	837 sft.
Balcony Area	80 sft.
Wall Area	71 sft.
B/U Area	988 sft.
Common Area	292 sft.
Saleable Area	1280 sft.



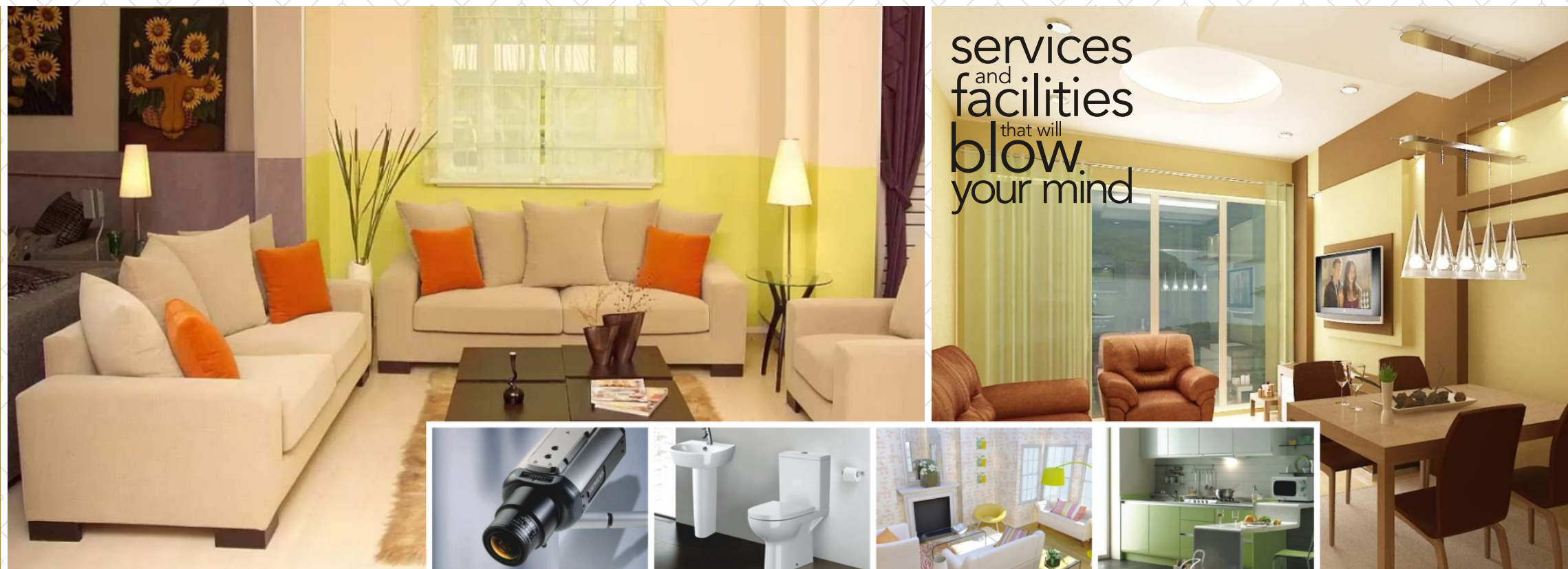
Flat Layout



Flat # 3 (3 BHK) Block-B	
Carpet Area	837 sft.
Balcony Area	80 sft.
Wall Area	71 sft.
B/U Area	988 sft.
Common Area	292 sft.
Saleable Area	1280 sft.

Flat # 4 (2 BHK) Block-B	
Carpet Area	639 sft.
Balcony Area	54 sft.
Wall Area	67 sft.
B/U Area	760 sft.
Common Area	230 sft.
Saleable Area	990 sft.

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, equivalent brand.

KITCHEN & TOILETS

Anti Skid ceramic Tiles, reputed same brand.

KITCHEN

Granite of green 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.

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 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. Cable TV Point in all bedroom & drawing room.

INTERCOM

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

SECURITY SYSTEM

Provision CCTV for common area of campus.

FIRE FIGHTING SYSTEM

As per Norms.

LIFT

Two Lifts of Otis/Kone/Mitsubishi/Thyssenkrupp or equivalent ISI make in each block.

GENERATOR

Silent Generator Kirloskar or equivalent brand of adequate capacity.

Points of High lights in electrical system

- 1 Entrance call bell is replaced by video door phone with small monitor.
- 1 Timer operates switched is also provided in common area.
- 1 Fire alarm system with break glass unit is also provided in the common area.
- 1 Lightening conductor is provided above the terrace of the building.
- 1 Float controller in over head tank is also provided.
- 1 Speaker at different places of common area is also provided in this project.
- 1 Dining hall wash basin is also operated through photo emissive cell.
- 1 In toilet switch board of geyser is also provided at the entrance of the door.
- 1 CCTV Camera is provided in common area and main monitor is installed in the reception area.
- 1 USB charger is provided in every Rooms i.e.- Drawing, Dining and Bed rooms.



**Right around the corner,
near everywhere you want to be.**

Sai Sampan Complex

TERM & 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.

Ongoing Projects by Sai Sampan Group

SAI SAMPAN Usha Palace



RERA NO. : BRERAP61621-1/893/R-511/2019

Project Address : Lekha Nagar, Khagaul Road, Saguna More, Danapur, Patna

SAI SAMPAN Amita Usha Palace



RERA NO. : BRERAP63441-1/900/R-621/2019

Project Address : Lekha Nagar, Khagaul Road, Saguna More, Danapur, Patna





SAI SAMPANN GRIHSHOBHA PVT. LTD.



Registered & Corporate Office

SAI SAMPANN GROUP

Danapur-Khagaul Road, Saguna More
(Near Westend Hotel & Samay Hospital
Patna - 801503 (Bihar))



7707000010 / 20 / 30 / 40 / 50 / 60



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sales@saisampangroup.com

www.saisampangroup.com



Location

Not to scale



Location of Project

- Danapur Khagaul Railway : 3.0 Km.
- Danapur Cant. Market : 3.8 km.
- Radiant School : 1.0 Km.
- DAV & St. Karen's School : 1.0 km.
- Saguna More : 2.0 km.
- Patna Junction : 12 km.
- Air Port : 10 km.
- IGIMS & Paras Hospital : 6.8 km.



SAI SAMPANN
USHA PALACE



SAI SAMPANN AMITA-USHA PALACE

PAYMENT SCHEDULE

Construction Link Plan (CLP)

At the time of booking and registration10%	On completion of 2nd floor roof casting10%
On completion of foundation.....15%	On completion of 3rd floor roof casting10%
On completion of basement floor roof casting10%	On completion of 4th floor roof casting5%
On completion of ground floor roof casting10%	On completion of 5th floor roof casting5%
On completion of 1st floor roof casting.....10%	On completion of 6th floor roof casting5%
	On the time of possession / registration.....10%

Down Payment Plan (DPP)

- At the time of booking10%
- After booking within 45 days80%
- On time of possession / registration....10%

Other Fixed Charges :

Fixed Charges will have to pay by the prospective owners ₹ 5,00,000/-
Generator, Lift, Fire Fitting, Parking, Intercom, CCTV, & Other Miscellaneous Charges.

Housing Loan :

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



