



# SAI SAMPAN Usha Palace

*Good Living Made Easy*

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



Website Address of Rera Bihar:-  
[www.nagarseva.bihar.gov.in/rerabihar](http://www.nagarseva.bihar.gov.in/rerabihar)

A PROJECT BY SAI SAMPAN GROUPS





Committed to getting  
the results  
you **Deserve**



# SAI SAMPAN Usha Palace

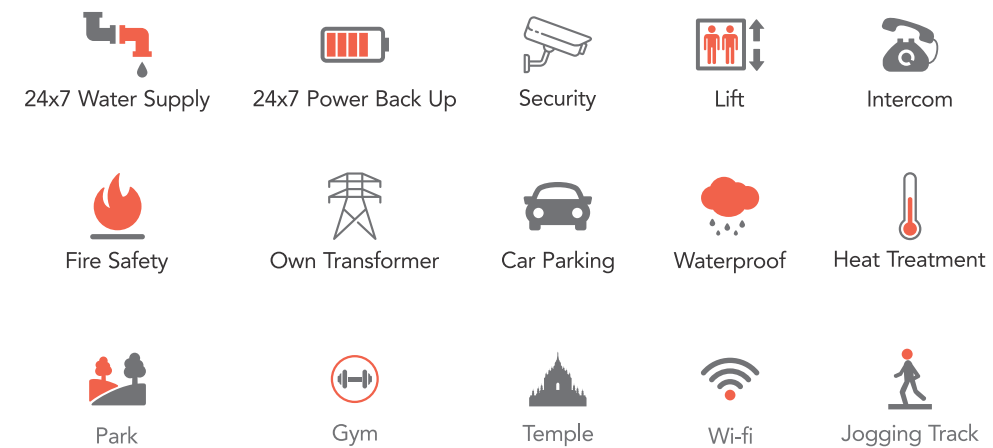
*Good Living Made Easy*

## A much sought-after residential area

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

Lekha Nagar is a self-contained locality with schools, colleges, hospitals and shopping complexes in the vicinity. The Khagaul Road provides easy access to Saguna More, Danapur Railway Station AIIMS, Patna and Bihta Road.

## Comfort, Convenience, good construction quality & Finishing



vastu shastra  
BASED

## Quality of Project

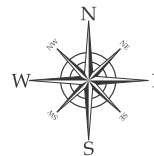
- Fully lighted and airy all flat.
- Near Saguna More Police Chowki & Danapur Railway Station
- No water logging area.
- Twenty four hour communication from any other place.
- Nearer to best Schools of Patna.
- A number of Nursing Homes nearer to the project.



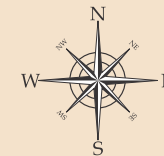




## Basement Plan



## Ground Floor Plan



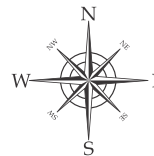




### 1st 5th Floor Plan



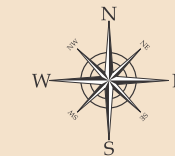
Flat No.	Flat Type	Carpet Area	Balcony Area	External Wall Area	B/U Area	Common Area	Super B/U Area
1	3 BHK	823 sqft.	113 sqft.	40 sqft.	976 sqft.	293 sqft.	1270 sqft.
2, 5 & 6	3 BKK	853 sqft.	121 sqft.	38 sqft.	1012 sqft.	304 sqft.	1315 sqft.
3 & 7	2 BHK	630 sqft.	66 sqft.	36 sqft.	732 sqft.	220 sqft.	950 sqft.
4 & 8	2 BHK	622 sqft.	68 sqft.	43 sqft.	733 sqft.	220 sqft.	950 sqft.



### Sixth Floor Plan



Flat No.	Flat Type	Carpet Area	Balcony Area	External Wall Area	B/U Area	Common Area	Super B/U Area
1	3 BHK	823 sqft.	113 sqft.	40 sqft.	976 sqft.	293 sqft.	1270 sqft.
2, 5 & 6	3 BKK	853 sqft.	121 sqft.	38 sqft.	1012 sqft.	304 sqft.	1315 sqft.







The different flats of Sai Sampan Usha Palace offer a variety of sizes

**3 BHK  
Flat No. 01**

Carpet Area 823 sft.  
Balcony Area 113 sft.  
Wall Area 40 sft.  
B/U Area 976 sft.  
Common Area 293 sft.  
Super B/U Area 1270 sft.



**3 BHK  
Flat No. 2, 5 & 6**

Carpet Area 853 sft.  
Balcony Area 121 sft.  
Wall Area 38 sft.  
B/U Area 1012 sft.  
Common Area 304 sft.  
Super B/U Area 1315 sft.



that will suit your lifestyle and budget

**2 BHK  
Flat No. 3 & 7**

Carpet Area 630 sft.  
Balcony Area 66 sft.  
Wall Area 36 sft.  
B/U Area 732 sft.  
Common Area 220 sft.  
Super B/U Area 950 sft.



**2 BHK  
Flat No. 4 & 8**

Carpet Area 622 sft.  
Balcony Area 68 sft.  
Wall Area 43 sft.  
B/U Area 733 sft.  
Common Area 220 sft.  
Super B/U Area 950 sft.







TERM & CONDITION FOR SALE OF FLATS

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

# SAI SAMPAN Usha Palace

*Good Living Made Easy*

- 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 as per Rera Act. shall be charged on the overdue / defaulted amount for the period of delay.
- Promoters reserve the right to cancel the allotment of booked flat. 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 as per Rera Act.
- 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 / Developer as per Rera Act.
- 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 60 (Sixty) days of notice of withdrawal, after adjustment of the cancellation charges.
- All terms and conditions are applicable as per Rera Act.

## specifications



services  
and  
facilities  
that will  
blow  
your mind

- 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 Insulted 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 mark in each block.
- GENERATOR**  
Silent Generator Kirloskar or equivalent brand of adequate capacity.



# Location

Not to scale



## Location Highlights

- Khagaul Road : 0.2 Km.
- GD Goenka School : 0.3 Km.
- Radiant School : 0.5 Km.
- DAV & St. Karen's School : 0.5 Km.
- Office SAI SAMPAN GROUP : 2.0 Km.
- Saguna More : 2.2 Km.
- Amity University : 2.8 Km.
- Danapur khagaul Railway Station : 3.0 Km.
- Danapur Cantt. Market : 4.0 Km.
- Patliputra Railway Station : 5.0 Km.
- IGIMS & Paras Hospital : 6.8 Km.
- Patna Zoo : 7.9 Km.
- Airport : 8.0 Km.
- Patna Junction Railway Station : 12 Km.

## PAYMENT SCHEDULE

### Construction Link Plan (CLP)

- At the time of booking and registration .....10%
- On completion of foundation .....15%
- On completion of Basement floor roof casting .....10%
- On completion of ground floor roof casting .....10%
- On completion of 1st floor roof casting .....10%

- On completion of 2nd floor roof casting .....10%
- On completion of 3rd floor roof casting .....10%
- On completion of 4th floor roof casting .....5%
- On completion of 5th floor roof casting .....5%
- On completion of 6th floor roof casting .....5%
- On the time of possession / registration .....10%

### Construction Link Plan (CLP)

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

#### Other Fixed Charges :

Fixed Charges will have to pay by the prospective owners ₹ 3,50,000/-  
Generator, Lift, Fire Fitting, Parking, Intercom, CCTV, & Other Miscellaneous Charges.

Housing Loan : We shall arrange and help in obtaining long term Loan from SBI, PNB, BOB, Axis Bank, Bank of India, LIC, HDFC Bank other ect.



## SAI SAMPANN INFRA LLP

### Registered Office :

Flat No. 106A, Vidyanand Maheshwari Complex  
Manglam Vihar, Danapur Patna - 801503 (Bihar)

### Corporate Office :

SAI SAMPAN GROUP, Danapur - Khagaul Road,  
Saguna More, (Near Western Hotel & Samay Hospital), Patna - 801503 (Bihar)

### For More Details Contact :-

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