



SAI SAMPAN
Amita Usha Palace
Good Living Made Easy

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



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

Website Address of Rera Bihar:
www.nagarseva.bihar.gov.in/rerabihar

A PROJECT BY SAI SAMPAN GROUP



Committed to getting
the results
you **Deserve**



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A much sought - after residential area

Living at Sai Samapan Amita-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

- | | | | |
|-------------------|--------------------|---------------------|--------------------------|
| 24X7 Water Supply | 24X7 Power Back Up | Security | Fire Safety |
| Own Transformer | Car Parking | Visitor Car Parking | Intercom |
| Green Area | Heat Treatment | Temple | Waterproof |
| Lift | Gym | Wi-Fi | Jogging Track |
| Common Guest Room | Club House | Waiting Lounge | Common Area Music System |



vastu shastra
BASED

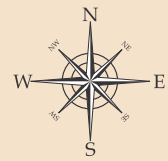
Quality of Project

- ★ Fully lighted and airy all flats.
- ★ Near Saguna more police chowki & Danapur Railway Station
- ★ No Water Logging area
- ★ Twenty four hours communication from any other Place.
- ★ Nearer to best schools of Patna
- ★ A number of Nursing Homes nearer to the project

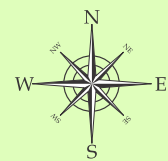


2 & 3 BHK RESIDENTIAL APARTMENT

PROJECT ADDRESS : Lekhanagar, Khagaul Road, Saguna more, Danapur, Patna



Basement Plan

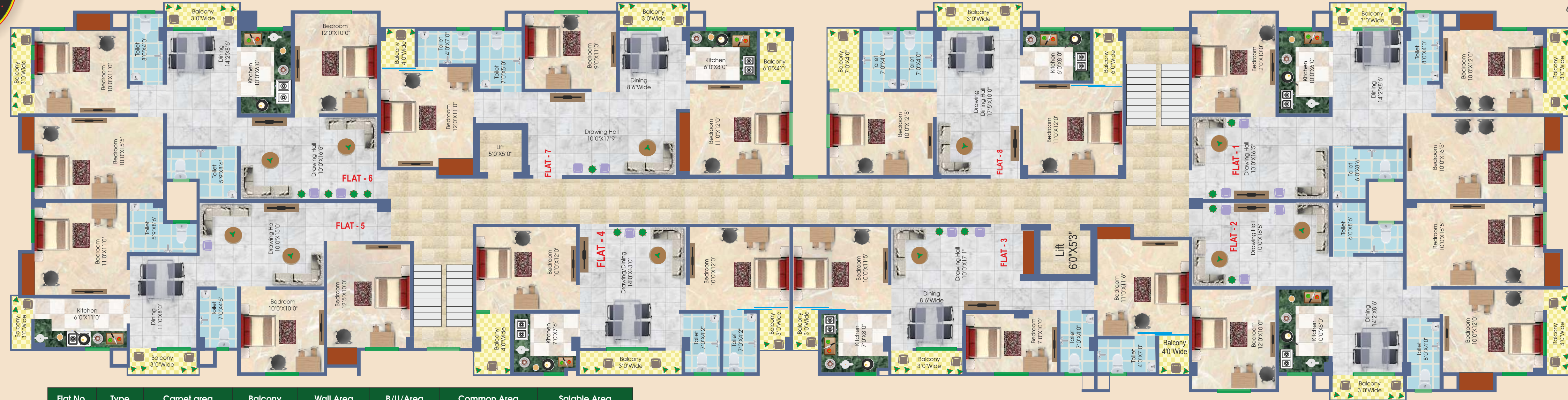


Ground Floor Plan

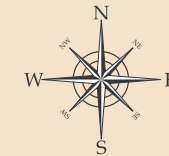




1st 5th Floor Plan



Flat No.	Type	Carpet area	Balcony	Wall Area	B/U/Area	Common Area	Salable Area
1	3BHK	890	59	52	1001	300	1301
2	3BHK	890	59	52	1001	300	1301
3	3BHK	737	36	68	841	254	1095
4	2BHK	578	28	44	650	195	845



Flat No.	Type	Carpet area	Balcony	Wall Area	B/U/Area	Common Area	Salable Area
5	3BHK	813	47	50	910	275	1185
6	3BHK	870	59	52	981	294	1275
7	3BHK	827	36	68	931	279	1210
8	2BHK	615	32	46	693	207	900



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

3BHK
FLAT No. 01
Carpet area 890
Balcony 59
Wall area 52
B/U/ Area 1001
Common area 300
Salable area 1301



3BHK
FLAT No. 02
Carpet area 890
Balcony 59
Wall area 52
B/U/ Area 1001
Common area 300
Salable area 1301



3BHK
FLAT No. 03
Carpet area 737
Balcony 36
Wall area 68
B/U/ Area 841
Common area 254
Salable area 1095



2BHK
FLAT No. 04
Carpet area 578
Balcony 28
Wall area 44
B/U/ Area 650
Common area 195
Salable area 845



3BHK
FLAT No. 05
Carpet area 813
Balcony 47
Wall area 50
B/U/ Area 910
Common area 275
Salable area 1185



3BHK
FLAT No. 06
Carpet area 870
Balcony 59
Wall area 52
B/U/ Area 981
Common area 294
Salable area 1275



that will suit your lifestyle and budget





Luxurious Flats of Sai Sampan Amita Usha Palace

3BHK
FLAT No. 07
Carpet area 827
Balcony 36
Wall area 68
B/U/ Area 931
Common area 279
Salable area 1210



2BHK
FLAT No. 08
Carpet area 615
Balcony 32
Wall area 46
B/U/ Area 693
Common area 207
Salable area 900



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- 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



INTERNAL WALL:
All internal walls shall be finished with white putty/paris with oil bound distemper.

EXTERNAL WALL:
Finished with wall putty, texture paint & weather coat paint of Asian/Nerolac.

FLOORING:
Designer vitrified flooring with somany/ Kajaria/ and Johnson.

KITCHEN:

- Flooring designer concept somany/ Kajaria/ Johnson tiles floor.
- Working platform: granite slab.
- Dado 24" designer concept somany/ Kajaria/ Johnson.
- Sink: Steel Sink
- Water hot and cold for instant geyser.
- Aqua Guard point in kitchen.
- All fitting with Jaguar/ Essco

DINING SPACE:
One number ISI mark Hindware/Parryware/Jaguar white

colour hand wash basin with bottle trap provided in dining space.

BATHROOM/TOILETS:

- Flooring designer concept somany/ Kajaria/ Johnson tiles flooring.
- Wall designer bathroom concept somany/ Kajaria/ Johnson upto full height.
- All fitting with jaguar/ Essco.
- Water hot and cold in all bathroom.
- Wall hanging commode in master bedroom toilet.
- Orrisa Pan in common toilet.
- Metro pole in all bathroom
- Diverter system for shower in all bathroom
- Single liver mixer in dining basin and all wash basin
- S.W.R through PVC with Ashirvad pipes/suprime pipes
- CPVC with Ashirvad pipes/suprime pipes
- Water supply with Ashirvad pipes/suprime pipes

DOOR FRAMES:
Door frame (chaukhat) of sal wood with beating

ENTRANCE DOOR:
Entrance door decorative venire/door skin isi mark..

OTHER DOORS:
Flush door board ISI mark Century/Austin/ Amul .

WINDOWS:
Wooden frames and shutter with 3mm clear glass window or UPVC/ Aluminium with Glass/ domar section.

ELECTRICAL:

- All internal wiring in concealed conduits with copper wires R.R.Cable/Havels/polycab.
- All electrical modular switches accessories of Philips/Havels/Anchor/Polycab.
- Adequate lighting/ power point socket outlet etc provided in all room.
- Cable point in all room.
- Two way switch connection all rooms.
- Light connection and fan connection in balcony.
- Master switch on main gate in every Flat/apartment.
- Ac power point in hall of every flat.
- D.B box will be in the hall instead of kitchen wall in every Flat/apartment.
- Wall fan power point in the all toilet.

FOUNDATION:
R.C.C. Piling/Raft Foundation Earthquake resistant with Tata/Magadh iron rods and Acc, Ultratech, Birla Gold cement.

STRUCTURE:
R.C.C. Earthquake resistance structural with brick wall/ fly ask with Tata / Magadh iron rods and Acc, Ultratech, Birla Gold cement as per the design of structural engineers.

BRICK WORK:
Brick with cement (Acc, Ultratech, Birla Gold) mortar wall.

LIFT
Two lifts Otis/Kone/Mitsubishi/ThyssenKrupp ISI mark in each block with 6 passenger capacity .

GENERATOR:

- Supply of 500 watt to each flat and common lift and pump.
- Kirloskar/Crompton/Greaves/Ashok Leyland/Mahindra silent generator of adequate capacity.

PARKING & FLOORING
Designer anti skid parking tiles of somany / Kajaria/ Johnson in covered area and pay inter locking tiles in open area.

ELECTRICAL:

- Light connection around the driveway.
- AC, TV, Fan, Intercom connection in Visitors lounge, gym, Common Space, Room for Staying of Driver.
- Light connection in terrace garden.
- Light and fan connection in parking.
- Music system connection in common area, gym, parking, guest room, lift.

INTERCOM:
intercom point provides in all rooms, hall, dining & drawing space in every Flat/apartment.

SECURITY & AUTOMATION:
CCTV cameras at strategic point in the common area and parking with digital video recorder.

FIRE FIGHTING SYSTEM:

- As per Norms.
- Fire alarm in common area and parking.

STAIR LANDING & ENTRANCE:
Designer tiles/marble flooring/Granite with s.s. railing.

WATER PROOFING SUNKEN SLAB TO TOILET:
Double coat of teenoxy treatment of choksey chemical/ roft chemical/ or equivalent.

WATER PROOFING & HEAT TREATMENT ON TOP ROOF:
Water proofing of top slab by water proofing chemical and heat product treatment by backbat with chemical mixed plaster on top floor finishing.

OVERHEAD WATER TANK:
Overhead water tank of adequate capacity.

BORING & TUBE WELL:
Boring and tube well of adequate capacity with adequate size KSB, Kirloskar/crompton submersible pump.

LOBBY & STAIRCASE:
Furnish with granite.

RAILING IN BALCONY:
Iron Railing / S.S.Railing.

OTHER FACILITIES:
Visitors lounge along with (sofa, AC,TV,Fan), Common Reception Area, Common Space/ Room for Staying of Driver along with (AC,TV,Fan,Bed), 24 hours water supply, 24 hours Power Backup,24 hours security, Community Hall along with (sofa,AC,TV,Fan), Own Transformer, Water Proof , Heat Treatment, Gym, Temple, Wi-fi, Jogging Track, Visitors Car Parking, Green Area etc.

Note:- All the facilities will be developed by the promoter and maintained by the Society.





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%

Down Payment Plan (DPP)

- At the time of Booking and Registration : 10%
- After Registration within 15 days : 80%
- On time of possession / registration : 10%

OTHER FIXED CHARGES

Fixed charges will have to pay by the prospective owners Rs. 3,50,000/- Generator, Lift, Fire Fitting, Intercom, CCTV, Wi-fi, Gym & Other Miscellaneous charges

Our Banking Partners



Housing Loan : We shall arrange and help in obtaining long term loan from all our Banking Partners.



Ongoing Projects by Sai Sampan Group



RERA NO. : BRERAP63441-2/942/R-618/2019



RERA NO. : BRERAP1621-1/893/R-511/2019

PROJECT ADDRESS : Lekhanagar, Khagaul Road, Saguna more, Danapur, Patna



SAI SAMPAN GRIHSHOBHA PVT. LTD.



Registered & Corporate Office

SAI SAMPAN GROUP,
Danapur-Khagaul Road, Saguna more,
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LOCATION HIGHLIGHT

- 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

