RERA No :
BRERAP81821-002/147/R-1620/2023

APRAJITA
Garden

Opposite Paras Garden
Ramnagari to NTPC Road, Patna

Beautiful place to live

PROJECT BY :
PAWANSUT BUILDCON INDIA PVT. LTD.

A complete environment friendly residential complex in a location that'll provide instant access to the fastest modes of modern conveyance with all the modern features and facilities that ensure a peaceful and pleasant life style.

This project introduced by Pawansut Buildcon India Pvt. Ltd. A registered company, known for their transparent dealing, customer friendly policies and fore sight, expertise and experience in building construction to bring you happiness, contentment and satisfaction. The company have crafted master piece of advance and quality standards.

APRAJITA Garden

Spacious
2/3/4 BHK Flats

APRAJITA Garden

FIRST FLOOR PLAN

BLOCK- A

Flat # 101 (4 BHK)

Carpet Area	:	1212 sqft
Balcony Area	:	84 sqft
B/U Area	:	1363 sqft
Super B/U Area	:	1840 sqft

Flat # 102 (4 BHK)

Carpet Area	:	1274 sqft
Balcony Area	:	70 sqft
B/U Area	:	1415 sqft
Super B/U Area	:	1910 sqft

2ND TO 4TH FLOOR PLAN

BLOCK-A

Flat # 101 (4 BHK)

Carpet Area	:	1299 sqft
Balcony Area	:	237 sqft
B/U Area	:	1610 sqft
Super B/U Area	:	2174 sqft

Flat # 102 (4 BHK)

Carpet Area	:	1348 sqft
Balcony Area	:	252 sqft
B/U Area	:	1667 sqft
Super B/U Area	:	2250 sqft

APRAJITA Garden

FIRST FLOOR PLAN

BLOCK-C, TOWER-01

Flat # 101 (3 BHK)

Carpet Area	:	1004 sqft
Balcony Area	:	139 sqft
B/U Area	:	1195 sqft
Super B/U Area	:	1615 sqft

Flat # 102 (3 BHK)

Carpet Area	:	953 sqft
Balcony Area	:	73 sqft
B/U Area	:	1075 sqft
Super B/U Area	:	1452 sqft

Flat # 103 (2 BHK)

Carpet Area	:	660 sqft
Balcony Area	:	35 sqft
B/U Area	:	742 sqft
Super B/U Area	:	1002 sqft

Flat # 104 (3 BHK)

Carpet Area	:	940 sqft
Balcony Area	:	36 sqft
B/U Area	:	1025 sqft
Super B/U Area	:	1385 sqft

Flat # 105 (2 BHK)

Carpet Area	:	780 sqft
Balcony Area	:	94 sqft
B/U Area	:	926 sqft
Super B/U Area	:	1250 sqft

2ND TO 4TH FLOOR

BLOCK-C, TOWER-01

Flat # 101 (3 BHK)

Carpet Area	:	1004 sqft
Balcony Area	:	139 sqft
B/U Area	:	1195 sqft
Super B/U Area	:	1615 sqft

Flat # 102 (3 BHK)

Carpet Area	:	960 sqft
Balcony Area	:	84 sqft
B/U Area	:	1090 sqft
Super B/U Area	:	1472 sqft

Flat # 103 (2 BHK)

Carpet Area	:	672 sqft
Balcony Area	:	90 sqft
B/U Area	:	810 sqft
Super B/U Area	:	1095 sqft

Flat # 104 (3 BHK)

Carpet Area	:	940 sqft
Balcony Area	:	123 sqft
B/U Area	:	1130 sqft
Super B/U Area	:	1526 sqft

Flat # 105 (2 BHK)

Carpet Area	:	780 sqft
Balcony Area	:	94 sqft
B/U Area	:	925 sqft
Super B/U Area	:	1250 sqft

APRAJITA Garden

FIRST FLOOR PLAN

BLOCK-C, TOWER-02

Flat # 101 (3 BHK)

Carpet Area	:	942 sqft
Balcony Area	:	132 sqft
B/U Area	:	1122 sqft
Super B/U Area	:	1515 sqft

Flat # 102 (3 BHK)

Carpet Area	:	932 sqft
Balcony Area	:	122 sqft
B/U Area	:	1101 sqft
Super B/U Area	:	1486 sqft

Flat # 103 (2 BHK)

Carpet Area	:	653 sqft
Balcony Area	:	31 sqft
B/U Area	:	728 sqft
Super B/U Area	:	985 sqft

Flat # 104 (3 BHK)

Carpet Area	:	842 sqft
Balcony Area	:	68 sqft
B/U Area	:	957 sqft
Super B/U Area	:	1292 sqft

Flat # 105 (3 BHK)

Carpet Area	:	907 sqft
Balcony Area	:	114 sqft
B/U Area	:	1071 sqft
Super B/U Area	:	1446 sqft

2ND TO 4TH FLOOR

BLOCK-C, TOWER-02

Flat # 101 (3 BHK)

Carpet Area	:	942 sqft
Balcony Area	:	132 sqft
B/U Area	:	1122 sqft
Super B/U Area	:	1515 sqft

Flat # 102 (3 BHK)

Carpet Area	:	946 sqft
Balcony Area	:	141 sqft
B/U Area	:	1138 sqft
Super B/U Area	:	1538 sqft

Flat # 103 (2 BHK)

Carpet Area	:	656 sqft
Balcony Area	:	40 sqft
B/U Area	:	740 sqft
Super B/U Area	:	1000 sqft

Flat # 104 (3 BHK)

Carpet Area	:	842 sqft
Balcony Area	:	123 sqft
B/U Area	:	1012 sqft
Super B/U Area	:	1368 sqft

Flat # 105 (3 BHK)

Carpet Area	:	907 sqft
Balcony Area	:	114 sqft
B/U Area	:	1072 sqft
Super B/U Area	:	1448 sqft

AMENITIES AND LIFESTYLE

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air.
- Round the clock security with manned security cabin and intercom facility.
- Ample car parking at Basement Floor.
- Fire-fighting equipment.
- Exclusive entrance gate & designer compound wall for the project.
- Internal parking with concrete and outer pathway with paver blocks.

24X7 WATER SUPPLY | **24X7 POWER BACK UP** | **SECURITY** | **LIFTS**

WATERPROOF | **FIRE SAFETY** | **CAR PARKING** | **OWN TRANSFORMER**

MODE OF PAYMENT

Installment Plan

- At the time of Booking 10%
- At the time of Agreement.....20%
- After Completion of First Floor Roof Slab.....10%
- After Completion of Second Floor Roof Slab.....10%
- After Completion of Third Floor Roof Slab 10%
- Completion of Brick Work and Plaster 15%
- Floor and Painting.....20%
- At the time of Possession 5%

Note : Full and final settlement of account will be done before one month of possession.
15% interest will be charged on delayed payment.
10% cancellation charge will be deducted on the total cost of the flats in case of cancellation of booking.
Registration and other Govt. Tax charges is to be given by the purchaser

Other Fixed Charges

Fixed charges will have to paid by the purchaser at the time of booking of that unit.

ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS

DOOR & DOOR FRAMES

- Flush door of good company in Malaysian sal wood frames to be used in flats.

WINDOWS & WINDOW FRAMES

- All windows made of uPVC/Allumium.

ELECTRICAL

- Concealed PVC conduits with copper wire (Finolex / Havell's / RR Cabel) in the flat.
- Modern electric switches of Hevells/Anchor or equivalent will be used inside the flat.
- Power plug for AC in all bedroom. One power plug (15AMS) in each Bathroom, Kitchen and Dining room.
- Each flat shall be provided with separate meter located at convenient location at extra cost as per SBPDCL rules.

SANITARY WARE & TOILET

- Provision of hot & cold water connection in all toilets.
- Chromium plated mixture & top Marc/Jaquar/Esscco or equivalent mark will be used in each bathroom.
- Door height printed tiles of good company will be used in bathroom walls.
- 12″x12″ ceramic floor tiles will be used in bathroom floors.
- White sanitary ware with matching PVC cistern will be provided in each bathroom.
- Commode in master bathroom & common bathroom will be provided.

WALL FINISHING

- All internal walls to be finished with good quality primer over putty.
- Building exterior to be finished with combination of good quality weather coat or acrylic coat paints over wall putty.

FLOORING

- Good quality verified tiles flooring all over the flat except in bathroom.
- Common area to be finished with tiles or granite and staircase finished with marble or granite.

KITCHEN

- Vitrified tiles flooring
- Black granite on working counter.
- 2' height printed glazed tiles will be used only over the working counter.
- 15 AMP Power Plug (one) Extra 5 AMP socket and water provision for water purifier.
- 24″x18″ steel sink will be provided.

LIFT

- 6 Passenger OTIS / KONE / JOHNSON make lift will be installed.

PARKING

- Parking spaces are available for all flat.

GENERATOR

- 300 WATT connection to every flat for emergency power supply.

LOCATION
Not to scale

OUR COMPLETED PROJECTS

Inderdevan Villa
Kurthoul Dariyapur Road, Kurthoul, Patna

Pawansut Rama Devi Villa
Road No.6, Indrapuri, Patna.

Kailash Mansarovar Apartment
Kothawan, Danapur, Patna

Pearl Towers
L.R.D. Road, Shastri Nagar (West), Dhanbad

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9934361445, 8789529021
pawansut_buildcon@rediffmail.com
www.pawansutbuildcon.com

SCAN THIS QR CODE
TO GET LOCATION

Architect : **M. K. & Associates,** 202-B, Gharounda Complex, Jagdeo Path More, Bailey Road, Patna 800001, Tel. : 9431063329

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans & layout is approved by Patna Nagar Nigam. Specifications, variation and modification as may be decided by the architect/company. Accessories shown in the layout plans in the brochure such as furniture, cabinet, appliances etc. are purely indicative and not a part of sale offering.