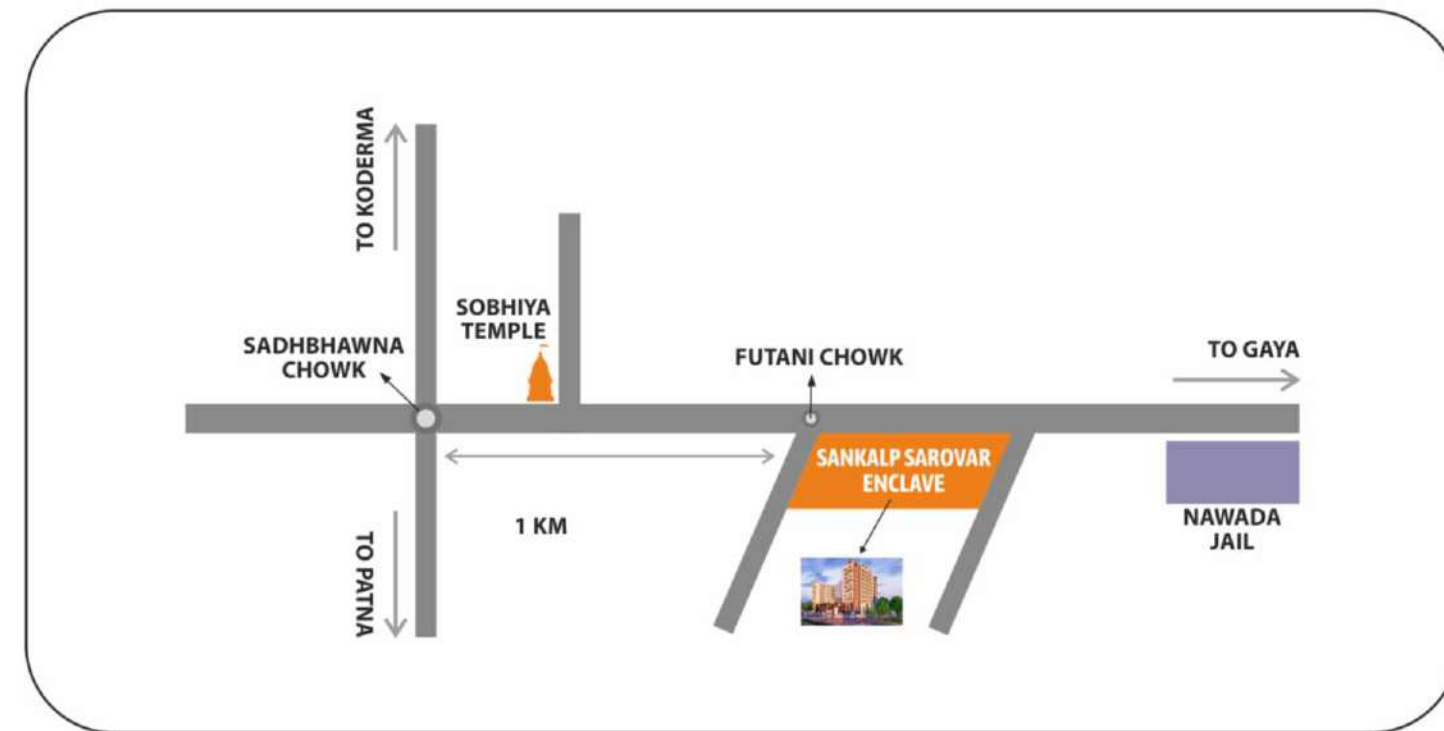


Location Plan



Key Distance

- Sadhbhawna Chowk – 1 km
- Temple – 500 m
- Futani Chowk – 0 km
- ITI College – 1.5 km

Payment Plan

- At the time of Booking – 20%
- 10 equal installment – 75%
- On offer of possession – 5%

Developer :



RDA CONSTRUCTION SERVICES LLP

Office Address : Panchmukhi Nagar, Bhadauni, Nawada, Bihar
Site Address : Nawada - Gaya Road, At - Futani Chowk, Nawada, Bihar

FOR BOOKING CONTACT : 99348 79531

Disclaimer : All details in the booklet area for easy information and concept purpose only, and do not form part of the agreement. This document is tentative and developers reserve the right to make variation & modification.

Architect :

L.K. & Associates

Bailey Road, Rukanpura,
Patna (Bihar)



SANKALP SAROVAR ENCLAVE

RESIDENTIAL & COMMERCIAL COMPLEX

NAWADA GAYA ROAD AT - FUTANI CHOWK, NAWADA (BIHAR)



"CONSTRUCTING EXCELLENCE, DELIVERING HAPPINESS."



SANKALP SAROVAR ENCLAVE

RESIDENTIAL & COMMERCIAL COMPLEX

Presenting SANKALP SAROVAR ENCLAVE, new-age lifestyle homes for those who seeks a quite, luxurious abode. Designed with flair and built with top-of-the-line products, each home beautiful blends that elements of space, comfort, design and luxury to complement your lifestyle.

3 BHK APARTMENTS | SHOPS | OFFICES | 3 SEPARATE ELEVATOR
DEDICATED PARKING

The Pefect Address

For Your Perfect Life





Some things in life are precious because they are one of a kind. Because, not everyone can call it their own like SANKALP SAROVAR ENCLAVE, the epitome of urban luxury. From architectural aesthetics to interior beauty, from magical lifestyles to rare privileges. SANKALP SAROVAR ENCLAVE is a prominent and grandiose residential and commercial complex in Nawada, with 11 magnificent floors featuring life-spaces and amenities as flawless as perfection itself.

3 BHK APARTMENTS | SHOPS | OFFICES | 3 SEPARATE ELEVATOR
DEDICATED PARKING

Savour The Joy Of Outdoors...

Amenities

Recreational Delights

- Fun&Frolic-Playground
- A safe and secure playground for kids to play, and grow.
 - Modern playequipment and a soft, greensurface for a fun-fulled experience.



Experience the Best of Community Living

Our residential complex offers a range of thoughtfully designed amenities to enhance your living experience. Here's a glimpse of what's in store for you:

- Recreational Delights
- Community Connect
- Stay Active & Healthy

Spiritual Oasis- Temple

- A serene and peaceful temple within the complex, perfect for spiritual growth and reflection.
- A tranquil atmosphere to connect with your inner self and the community.





Unlock Endless Possibilities



Ground Floor Commercial Space

Our ground floor boasts two expensive commercial spaces, each spanning 10300 sqft, seamlessly connected to the first floor. This dynamic area offers endless opportunities for businesses, retail or entertainment ventures.

- **Two Separate Commercial Spaces:** 10300 sqft each, ideal for multiple businesses or a single entity.
- **Dedicated Lifts:** Two commercial lifts for swift and easy access to all floors.
- **Private Drive Way:** Separate driveway for each commercial spaces, ensuring minimal congestion and easy access.
- **Different Entry and Exit Points:** Clearly designated entry and exit points for each commercial space, enhancing security and convenience.
- **Ample Parking Space:** Surface parking for visitors, ensuring a

Key Features :

- Dual Commercial Spaces
- First-Floor Connectivity
- Visitor Parking

Safety and Convenience:

- Segregated Entrance and Exit
- Secure Environment

Benefits:

- Prime Location
- Visibility and Footfall
- Flexibility





AREA STATEMENT 3rd, 5th, 7th & 9th Floor

OFFICE	501-B	502-B	503-B	504-B	505-B	506-B	507-L	508-L	509-L	510-L
B/UP AREA	1490 SQ. FT.	1250 SQ. FT.	1320 SQ. FT.	1285 SQ. FT.	1293 SQ. FT.	1293 SQ. FT.	1285 SQ. FT.	1320 SQ. FT.	1250 SQ. FT.	1490 SQ. FT.
S.B/UP AREA	2015 SQ. FT.	1690 SQ. FT.	1785 SQ. FT.	1740 SQ. FT.	1750 SQ. FT.	1750 SQ. FT.	1740 SQ. FT.	1785 SQ. FT.	1690 SQ. FT.	2015 SQ. FT.



**SANKALP SAROVAR
ENCLAVE**
RESIDENTIAL & COMMERCIAL COMPLEX

Welcome to your future home in the heart of city!
This Beautifully designed flats offers an ideal blend of comfort,
style and convenience.

Typical Floor Residential Space

We have 10 3BHK residential apartment on each floor, starting
with the 3rd to the 10th.
We have a Centrally located grassy play area for kids on the 3rd
floor.
The green area is surrounded by a 4 feet wide walkway, with a
temple at its center.

AMENITIES:



WALKWAY



PLAYGROUND



TEMPLE



COMMUNITY HALL





- Key Features:**
- **Spacious Units :** Generously sized apartments with thoughtful layouts and ample natural light.
 - **Modern Amenities :** Equipped with contemporary fixtures, fittings and appliances for a hassle-free lifestyle.
 - **Private Balconies :** Expensive balconies offering stunning views and a relaxing outdoor space

AMENITIES:



WALKWAY



PLAYGROUND



TEMPLE



COMMUNITY HALL



AREA STATEMENT

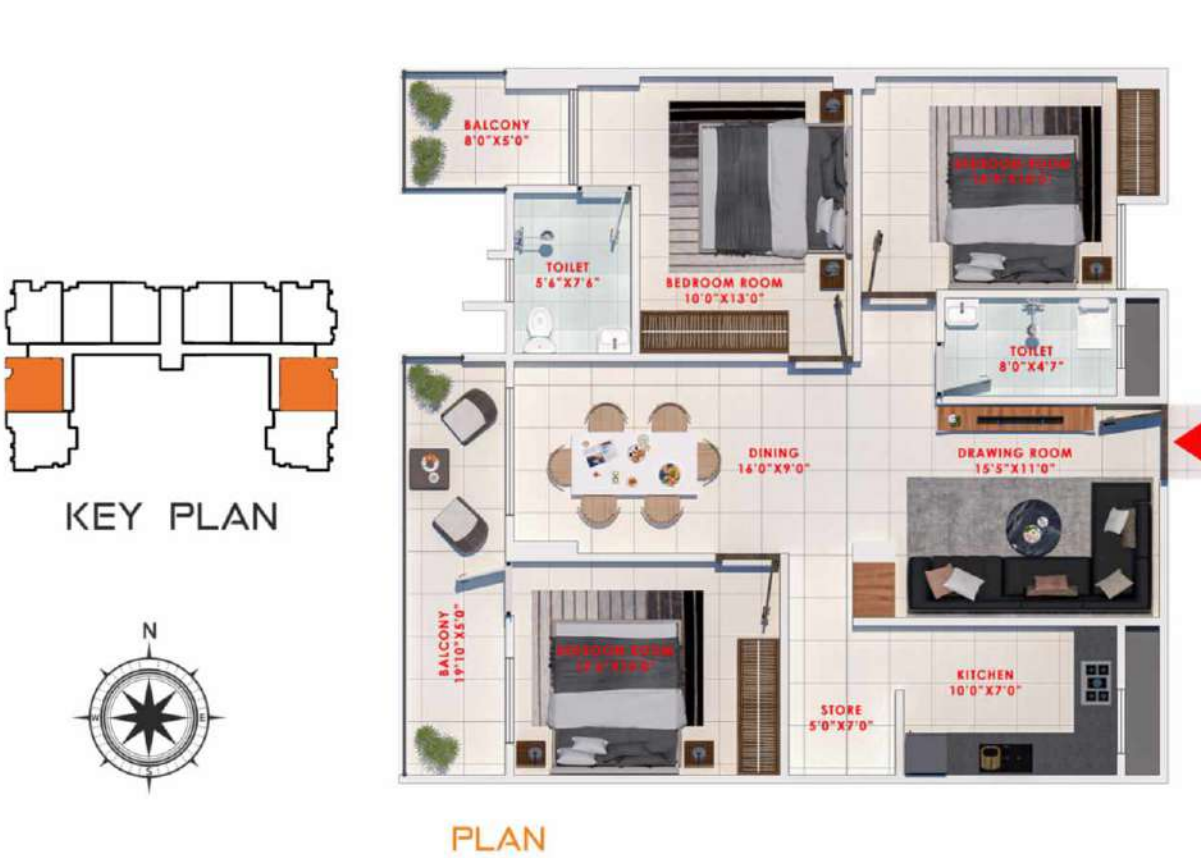
OFFICE	401-B	402-B	403-B	404-B	405-B	406-B	407-L	408-L	409-L	410-L
B/UP AREA	1553 SQ. FT.	1250 SQ. FT.	1384 SQ. FT.	1285 SQ. FT.	1293 SQ. FT.	1293 SQ. FT.	1285 SQ. FT.	1384 SQ. FT.	1250 SQ. FT.	1553 SQ. FT.
S.B/UP AREA	2100 SQ. FT.	1690 SQ. FT.	1870 SQ. FT.	1740 SQ. FT.	1750 SQ. FT.	1750 SQ. FT.	1740 SQ. FT.	1870 SQ. FT.	1690 SQ. FT.	2100 SQ. FT.

UNIT PLAN

3 BHK Flat - A Perfect Blend of Comfort and Luxury

Key Features:

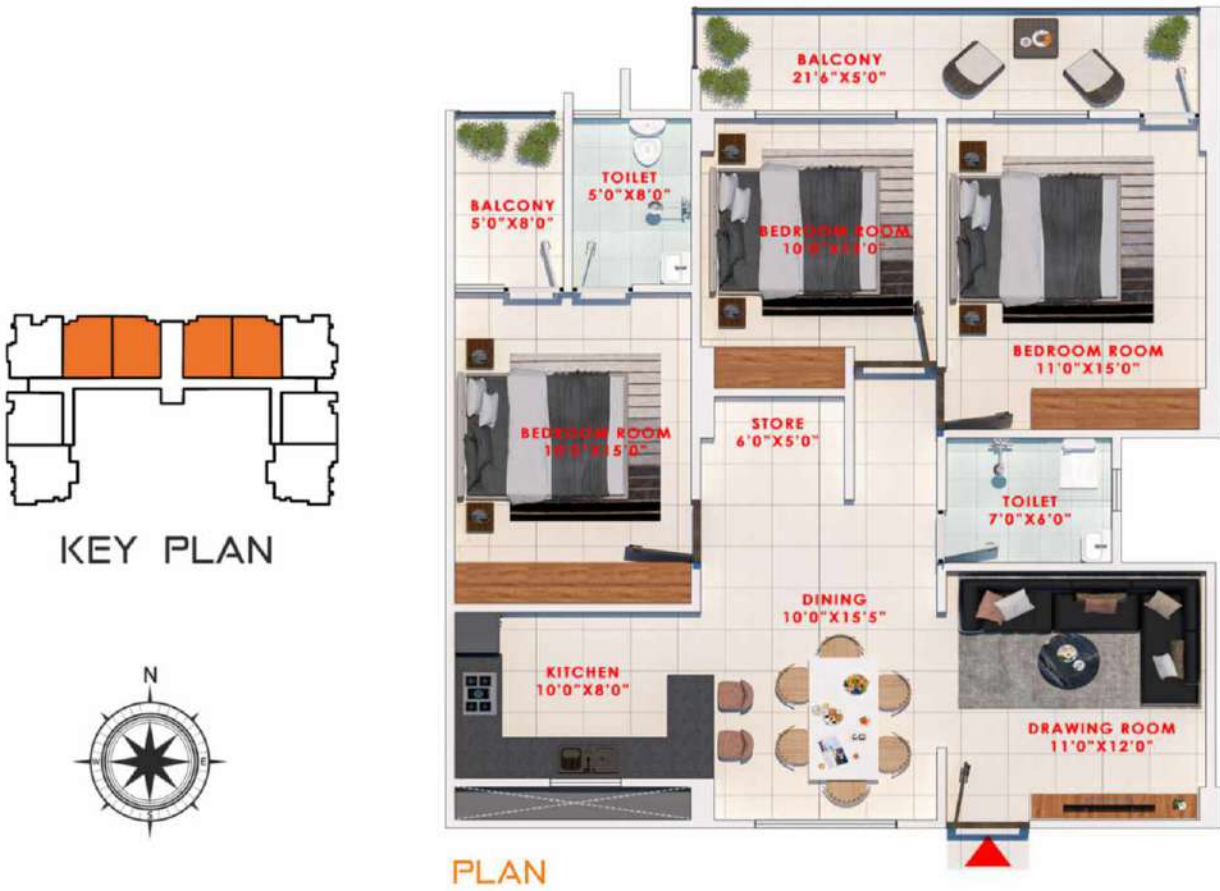
- Spacious Living Room: Perfect for relaxing and entertaining guests.
- Large Balconies: Offering stunning views of the surrounding landscape.
- Three Generous Bedrooms: With attached bathroom and ample storage space.
- Modular Kitchen: Equipped with modern amenities and sleek finishes.
- Large Balconies: Offering stunning views of the surrounding landscape.
- State-of-the-Art Security: Ensuring your safety and security.



UNIT PLAN

3 BHK Flat - A Perfect Blend of Comfort and Luxury

Discover the epitome of luxury living in our spacious 3BHK flats designed to provide you with a perfect blend of comfort, style and functionality. With ample natural light and ventilation, these flats are a heaven for those seeking a peaceful and serene living experience.





Specifications :

Structure:

R.C.C. Frame Structure.

Doors: Main Door - 12.5x62.5 mm thick Sal Wood frame, Shutter 35/32 mm frame including decorative wooden beat around. Solid core flush doors (Green Ply/Century/Mayor).

Toilet Door : 12.5x62.5 mm thick Sal Wood frame including decorative wooden beat around. Solid core flush doors (Green Ply/Century/Equivalent) finish with synthetic enamel.

Internal Door: 12.5x62.5 mm thick Sal Wood frame including decorative wooden beat around. Solid core flush doors (Green Ply /Century/Equivalent/Mayor) finish with synthetic enamel.

Windows : Aluminium/U.P.V.C. with 4 mm Clear Glass.

Flooring: Main Lobbies-Granite/Marble.

- Common Lobbies and Corridor: Granite/ Marble.
- Staircase: Granite/Marble.
- Parking: Parking Tile.
- Offices & Shops Flooring: Vitrified Tiles.
- Living & Dinning Room: Vitrified Tiles.
- Master Bedroom: Vitrified Tiles.
- Kitchen & Utility: Vitrified Tiles.
- Toilets: Antiskid Vitrified Tiles.
- Kitchen : Granite counter with stainless steel sink of I.S.I. mark & Glazed Ceramic Tiles up to 2' feet height above counter.
- Pathway & Driveway: Cement interlock tiles.
- Lift Lobbies: Vitrified tiles/Granite.

Toilets:

- Glazed ceramic tiles up to 7' feet ht.
- White glazed vitreous EWCs (Parryware / Hindware or Equivalent makes) in all toilets.
- Hot & Cold water wall mixer (Jaquar / Parryware / Hindware or Equivalent makes) in all toilets.

- Acrylic/Fiber glass cisterns in white colour in toilets.

- Health Faucet in all toilets.

Painting & Cladding : Internal walls & Ceiling- Wall putty over plaster surface and white wash only.

External Finish: Exterior grade waterproof paint (Exterior Weather Coat).

MS Grill - Synthetic Enamel Paint of Approved colour & shade

Electrical Outline Specifications:

All electrical wiring in Concealed PVC conduit and using insulated copper wires of RR Kable / Anchor or equivalent make modular switches of Anchor / Roma or equivalent Adequate.

Lighting/Power point socket and outlets in each room.

AC Points : All offices, Shops, Bedrms & Living rooms-Provision for split AC (Wiring and internal & external socket point only.)

TV Points : Living room & master bedroom: Complete with wiring 2 outlet TV wiring up to the ducts from living and master bedrooms only.

Telephone Points: Complete with wiring & outlet in living area.

Exhaust Fan Point: Complete with wiring & outlet in all toilets & kitchen. Water purifier point - Complete with wiring outlet in kitchen.

Washing Machine Point: Complete with wiring & outlet in utility.

Refrigerator point - Complete with wiring & outlet in Kitchen.

S.S.Raillings: Balcony, Corridor & utility area.

Security System : CCTV camera for residential and commercial common lobby, common passages of all residential floors & elevator, staircase, entry/exit point of all floors.

Elevator : OTIS / KONE or equivalent as per drawing.

Generator : Kirloskar / Mahindra or equivalent silent generator of adequate capacity.

Waterproofing : Terrace and sunken slab water proofing by Dr. Fixit/Choksey Chemical or equivalent.

Boring and Tubewell : Boring and tube well of Adequate capacity with adequate size ISI mark submersible pump.

Landscape Work : Campus landscaping work shall be done as per design, drawing and specification given by Architect.

