SINHA ENGICON PRIVATE LIMITED



JAGMOHAN ENCLAVE

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G+3 Residential Project

MAHADEO COLONY,OFF BHOOTHNATH ROAD,
KUMHRAR,P.S- AGAMKUAN,PATNA

RERA APPROVED

RERA NO.: BRERAP95348-1/38/R-1310/2022

COMMITTED TO SUPERIOR QUALITY AND RESULTS



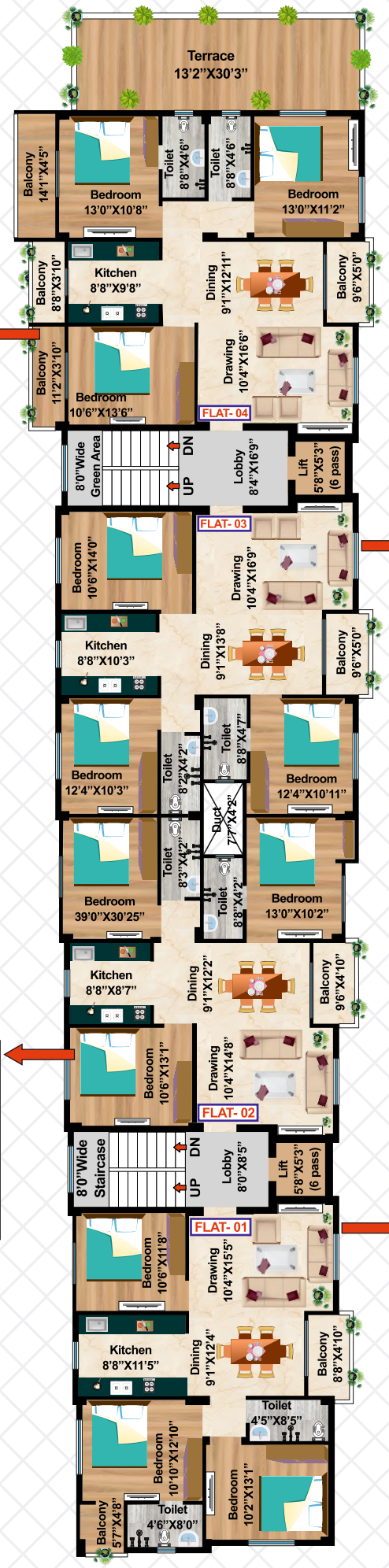
Block - A-B Elevation View

Ground Floor Plan
Block A-B

Flat No.	Flat Type	Carpet Area	Balcony Area	Built-up Area	Saleable Area
01	3 Bhk	844.75 SQFT	122.70 SQFT	1036.02 SQFT	1450.42 SQFT
02	3 Bhk	889.20 SQFT	83.85 SQFT	1043.66 SQFT	1461.12 SQFT



BLOCK A *First Floor*



Flat No.	04
Flat Type	3 Bhk
Carpet Area	962.72 SQFT
Balcony Area	175.77 SQFT
Built-up Area	1218.36 SQFT
Saleable Area	1900.74 SQFT
Terrace Area	390.08SQFT

Flat No.	03
Flat Type	3 Bhk
Carpet Area	926.98 SQFT
Balcony Area	43.16 SQFT
Built-up Area	1043.77 SQFT
Saleable Area	1461.27 SQFT

Flat No.	02
Flat Type	3 Bhk
Carpet Area	881.34 SQFT
Balcony Area	41.76 SQFT
Built-up Area	991.89 SQFT
Saleable Area	1388.64 SQFT

Flat No.	01
Flat Type	3 Bhk
Carpet Area	870.80 SQFT
Balcony Area	67.05 SQFT
Built-up Area	1019.44 SQFT
Saleable Area	1427.21 SQFT



BLOCK B *First Floor*



Flat No.	02
Flat Type	3 Bhk
Carpet Area	889.20 SQFT
Balcony Area	108.93 SQFT
Built-up Area	1069.71 SQFT
Saleable Area	1497.59 SQFT

Flat No.	01
Flat Type	3 Bhk
Carpet Area	844.75 SQFT
Balcony Area	145.20 SQFT
Built-up Area	1058.52 SQFT
Saleable Area	1531.16 SQFT
Terrace Area	98.48 SQFT

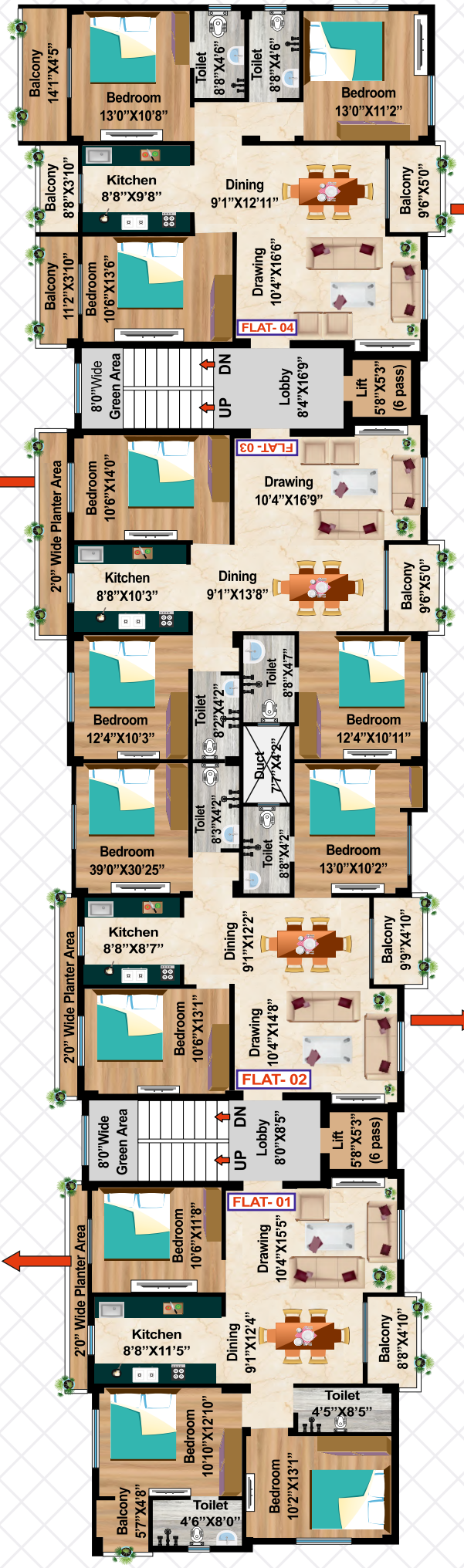
Flat No.	03
Flat Type	2 Bhk
Carpet Area	698.14 SQFT
Balcony Area	92.78 SQFT
Built-up Area	851.42 SQFT
Saleable Area	1191.98 SQFT

Flat No.	05
Flat Type	3 Bhk
Carpet Area	933.44 SQFT
Balcony Area	158.55 SQFT
Built-up Area	1166.70 SQFT
Saleable Area	1670.19 SQFT
Terrace Area	73.62 SQFT

Flat No.	04
Flat Type	3 Bhk
Carpet Area	938.50 SQFT
Balcony Area	231.53 SQFT
Built-up Area	1241.61 SQFT
Saleable Area	1888.8 SQFT
Terrace Area	303.11 SQFT



BLOCK A *Typical 2nd - 3rd*

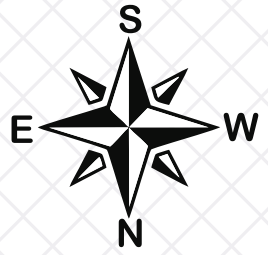


Flat No.	04
Flat Type	3 Bhk
Carpet Area	962.72 SQFT
Balcony Area	175.77 SQFT
Built-up Area	1218.36 SQFT
Saleable Area	1705.70 SQFT

Flat No.	03
Flat Type	3 Bhk
Carpet Area	926.98 SQFT
Balcony Area	43.16 SQFT
Planter Area	59.52 SQFT
Built-up Area	1103.30 SQFT
Saleable Area	1544.62 SQFT

Flat No.	02
Flat Type	3 Bhk
Carpet Area	881.34 SQFT
Balcony Area	41.76 SQFT
Planter Area	39.82 SQFT
Built-up Area	1031.72 SQFT
Saleable Area	1444.40 SQFT

Flat No.	01
Flat Type	3 Bhk
Carpet Area	870.80 SQFT
Balcony Area	67.05 SQFT
Planter Area	40.68 SQFT
Built-up Area	1060.13 SQFT
Saleable Area	1484.18 SQFT



BLOCK B *Typical 2nd - 3rd*



Flat No.	02
Flat Type	3 Bhk
Carpet Area	889.20 SQFT
Balcony Area	108.93 SQFT
Built-up Area	1069.71 SQFT
Saleable Area	1497.59 SQFT

Flat No.	01
Flat Type	3 Bhk
Carpet Area	844.75 SQFT
Balcony Area	145.20 SQFT
Built-up Area	1058.52 SQFT
Saleable Area	1481.92 SQFT

Flat No.	03
Flat Type	2 Bhk
Carpet Area	698.14 SQFT
Balcony Area	92.78 SQFT
Built-up Area	851.42 SQFT
Saleable Area	1191.98 SQFT

Flat No.	04
Flat Type	3 Bhk
Carpet Area	938.50 SQFT
Balcony Area	231.53 SQFT
Built-up Area	1241.61 SQFT
Saleable Area	1738.25 SQFT

Flat No.	05
Flat Type	3 Bhk
Carpet Area	933.44 SQFT
Balcony Area	158.55 SQFT
Built-up Area	1166.70 SQFT
Saleable Area	1633.38 SQFT





3D FLOOR PLAN



Block-A
2nd & 3rd Floor
Flat No.-01

TYPICAL
2nd & 3rd Floor Plan
BLOCK A

FLAT NO. : 01
Super B/U Area : 1484.18 SQFT.

3 Bedrooms 2 Toilets
2 Balconies



Block-A
2nd & 3rd Floor
Flat No.-02

TYPICAL
2nd & 3rd Floor Plan
BLOCK A

FLAT NO. : 02
Super B/U Area : 1444.40 SQFT.

3 Bedrooms 2 Toilets
1 Balconies



Block-A
2nd & 3rd Floor
Flat No.-03

TYPICAL
2nd & 3rd Floor Plan
BLOCK A

FLAT NO. : 03
Super B/U Area : 1544.62 SQFT.

3 Bedrooms 2 Toilets
2 Balconies



Block-A
2nd & 3rd Floor
Flat No.-04

TYPICAL
2nd & 3rd Floor Plan
BLOCK A

FLAT NO. : 04
Super B/U Area : 1705.7 SQFT.

3 Bedrooms 2 Toilets
4 Balconies

3D FLOOR PLAN



Block-B
Ground Floor
Flat No.-01

GROUND FLOOR
BLOCK B

FLAT NO. : 01
Super B/U Area : 1450.42 SQFT.

3 Bedrooms 2 Toilets
3 Balconies





Block-B
First Floor
Flat No.-01

FIRST FLOOR
BLOCK B

FLAT NO. : 01
Super B/U Area : 1531.16 SQFT.

3 Bedrooms 2 Toilets
3 Balconies





Block-B
First Floor
Flat No.-05

FIRST FLOOR
BLOCK B

FLAT NO. : 05
Super B/U Area : 1670.19 SQFT.

3 Bedrooms 2 Toilets
3 Balconies





Block-B
2nd & 3rd Floor
Flat No.-01

TYPICAL
2nd & 3rd Floor Plan
BLOCK B

FLAT NO. : 01
Super B/U Area : 1481.92 SQFT.

3 Bedrooms 2 Toilets
3 Balconies



3D FLOOR PLAN





Block-B
2nd & 3rd Floor
Flat No.-02

TYPICAL
2nd & 3rd Floor Plan
BLOCK B

FLAT NO. : 02
Super B/U Area : 1497.59 SQFT.

3 Bedrooms | 2 Toilets
3 Balconies



Block-B
2nd & 3rd Floor
Flat No.-03

TYPICAL
2nd & 3rd Floor Plan
BLOCK B

FLAT NO. : 03
Super B/U Area : 1191.98 SQFT.

2 Bedrooms | 2 Toilets
2 Balconies







Block-B
2nd & 3rd Floor
Flat No.-04

TYPICAL
2nd & 3rd Floor Plan
BLOCK B

FLAT NO. : 04
Super B/U Area : 1738.25 SQFT.

3 Bedrooms | 2 Toilets
3 Balconies



Block-B
2nd & 3rd Floor
Flat No.-05

TYPICAL
2nd & 3rd Floor Plan
BLOCK B

FLAT NO. : 05
Super B/U Area : 1633.38.19 SQFT.

3 Bedrooms | 2 Toilets
3 Balconies



SPECIFICATION

FOUNDATION : R.C.C. Pile Foundation as Structural Design

SUPERSTRUCTURE : R.C.C. Framed structural as structural Design.

BRICKWORK : AAC BLOCK brickwork in required cement mortar / chemical supplied by manufacturer as design

FLOORING : Flooring shall be of marble / vitrified tiles/Granite finished.

WALL FINISH :
(i) All internal surface shall be P.O.P. / wall putty finished.
(ii) All external surface shall be painted with texture paint.

DOOR :
(i) Frame of Sal wood door frame.
(ii) Solid core flush Door as/design.

WINDOW :
(i) Sal wood / Aluminum window frame/ UPVC window frame.
(ii) Shutter- fully glazed hard wood/ aluminum/ UPVC.

KITCHEN :
(i) Flooring of marble / vitrified tiles.
(ii) Platfrom Granite with stainless steel sink.
(iii) Ceramic or glazed tile dado up to 600mm heigh from kitchen platfrom.

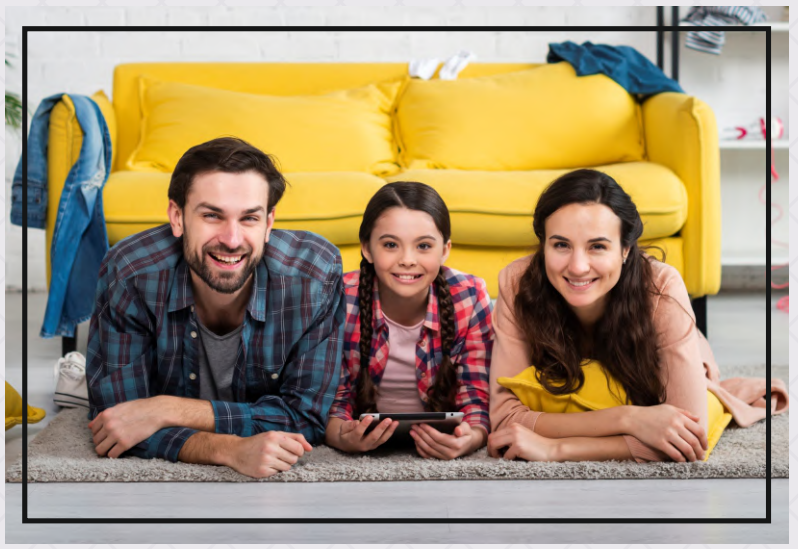
TOILETS :
(i) Flooring- marble / vitrified tiles flooring.
(ii) Walls- Ceramic tiles dado up to 2100mm height.
(iii) Sanitaryware- white ceramic water closet and wash basin of I.S.I mark with low level white PVC cistern/ as par design.
(iiii) fitting- chromium plated CP fittings of I.S.I. mark.

ELECTRICAL :
(I) All internal wiring in concealed conduit with copper conductor.
(ii) All electrical modular switches of I.S.I. mark.
(iii) Adequate lighting / power point sockets as per design & drawing.

WATER SUPPLY : Round the clock water supply by means of won boring & overhead tank.

Payment Plan

- **Booking Amount** :10%
- **Within 15 Days of Execution of Agreement for Sale** :20%
- **Plinth level amount** :10%
- **Ground Floor Slab** :10%
- **First Floor Slab** :10%
- **Second Floor Slab** :10%
- **Third Floor Slab** :10%
- **After Brick work** :10%
- **On time of possession** :10%



Amenities & Facilities

01. Each block with Lift (5 Passenger).
02. 24 Hours water supply.
03. 24x7 Generator power back-up facility.
04. Exclusive entrance gate & Designer compound wall.
05. Round the clock security With CCTV Surveillance.
06. Provision for cable TV & Telephone point.
07. Intercom facility.
08. Skating Track.
09. Rain Water Harvesting.
10. Badminton Court.
11. Jogging Track.
12. Loan can be arranged as per eligibility.
13. Ample green space.
14. Adequate parking for Visitors.
15. Provision of solar lighting in campus.
16. Community place open to sky at terrace level.
17. Children play area open to sky at terrace level.
18. Fire Safety.





Locati Map



KEY INDICATOR

- 1.5 Km - Rajendra Nagar Terminal
- 1.5 Km - Commerce College
- 100 M - St. Joseph's High School
- 0.5 Km - NMCH
- 2.5 M - Medanta Hospital
- 2.8 Km - ISBT

Amenities

Fire safety
Earthquake resistant
Kid's play area
24X7 Water supply
24X7 Power backup
Security
Green area
Jogging track
Visitor parking
Community Place
Skating Track
Badminton Court

SINHA ENGICON PRIVATE LIMITED

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