



RAGHUVAR COMPLEX



AT **DANAPUR** ROAD
PATNA
B+G+7 RESIDENTIAL CUM COMMERCIAL PROJECT
BRERAP12586-001/03/R-1699/2024

L I V E L A R G E
AT THE BEST LOCATION OF PATNA

THE CENTRE IS SHIFTING
A NEW WORLD IS EMERGING
NEW OPPORTUNITIES
ARE UNFOLDING



This project is situated at Ramashish Path, Opp. Vijay Singh Yadav Path, Devi Asthan, Saguna Danapur Road, Patna - 801503. This is the most prime location of the capital now. In it's proximity are the JP International Airport and Patliputra Railway Station, which are located 10 to 15 minutes away from the property. Most of the reputed Schools and Hospitals are just minutes away from the property.

**Spacious & thoughtfully designed homes
will give you ample ventilation and natural sunlight.**



QUALITY OF THE PROJECT

- 60% area green
- Landscaping & playground for children
- Ample car parking space
- Water harvesting
- Twenty four hours communication from any other place.
- Near to the best schools of Patna.
- Best Nursing Homes near the project.

A life where dreams take the front seat. Where pampering doesn't call for an occasion and where smart living ensures peace of mind.

Your happiness will always find a place at **RAGHUVAR COMPLEX**



SITEPLAN



Temple & Badminton Court

Yoga Lawn

TOWER-II

TOWER-III

Swimming Pool

Kid's Play Area

Senior Citizen Area & Pool Party Space

Green Area

EWS-TOWER-IV

TOWER-I

Entry
Exit

Residential flats & Shops

03 TOWER **220** TOTAL FLATS **03** SHOP **50** 2 BHK FLATS **170** 3 BHK FLATS

RAGHUVAR COMPLEX is strategically located in one of the best residential location area of Patna Bihar with easy access to educational institutions, shopping malls, hospitals and important business and leisure hubs. The location is ideal for cutting down your commute time while enjoying a pleasantly relaxed lifestyle and nature splendors. The project location is at Ramashish Path, Opp. Vijay Singh Yadav Path, Devi Asthan, Saguna Danapur Road, Patna - 801503

- High speed elevators
- Club house with indoor game facility
- All flats are 2 and 3 BHK
- 24X7 power backup
- Garden, Kid's Play area & Swimming pool
- Temple in campus
- Fire fighting system on every floor
- 24X7 security guard & CCTV



SWIMMING POOL FACILITY

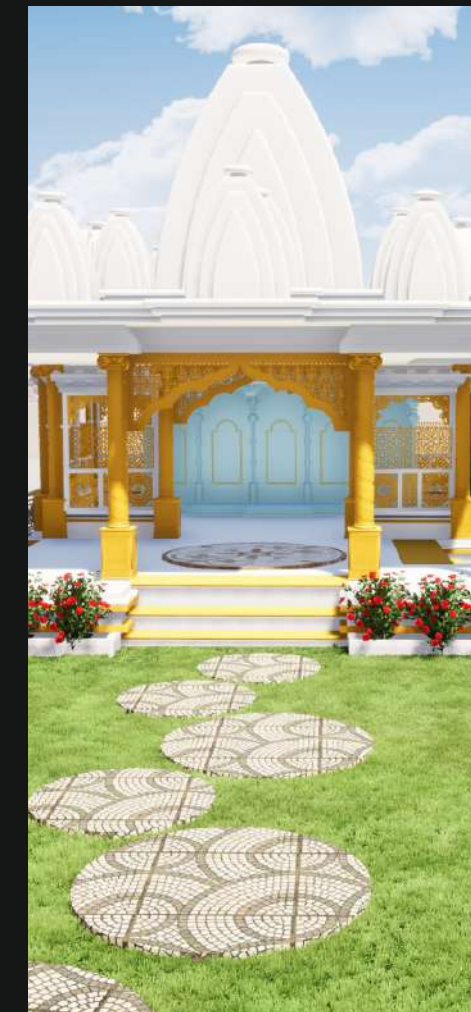
- Kid's Pool Area facility in Raghuvar complex for fun and health for your kid's.
- Adult Pool Area facility Designed to a pleasant and serene atmosphere offer privileged views and luxurious, exclusive experiences
- Pool Party Looking for a fun and relaxing poolside party? Look no further than the Raghuvar Complex. Our poolside party area is the perfect way to spend a day by the pool

PLAY AREA & GARDEN FACILITY

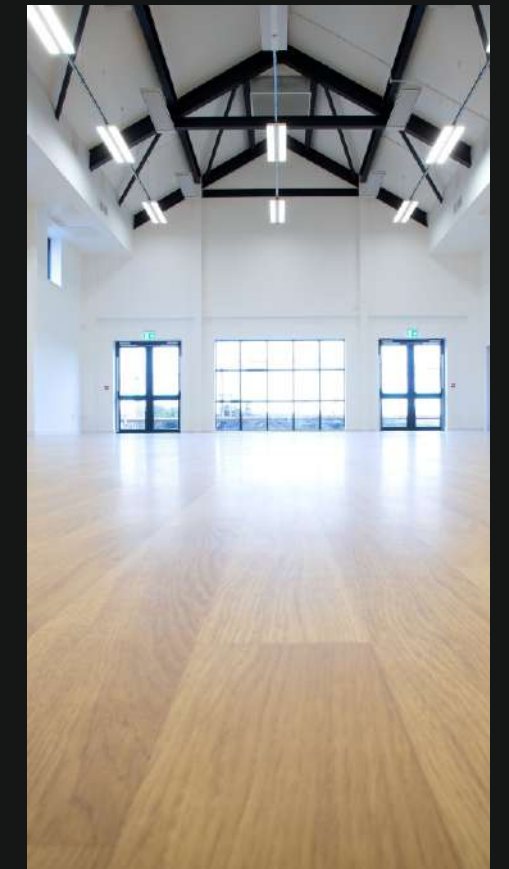
- Jogging track facility Jogging provides energy to the body and helps in staying fresh throughout the day.
- Yoga Lawn facility at Raghuvar Complex helps in dealing with anxiety, stress, and depression: Yoga Lawn with greenery.
- Kid's Play area for develop children's brains and increases their ability to think and understand.
- Badminton Court facility also available at Raghuvar Complex for Kid's and Adults.
- Senior citizen park.



CLUB HOUSE



TEMPLE



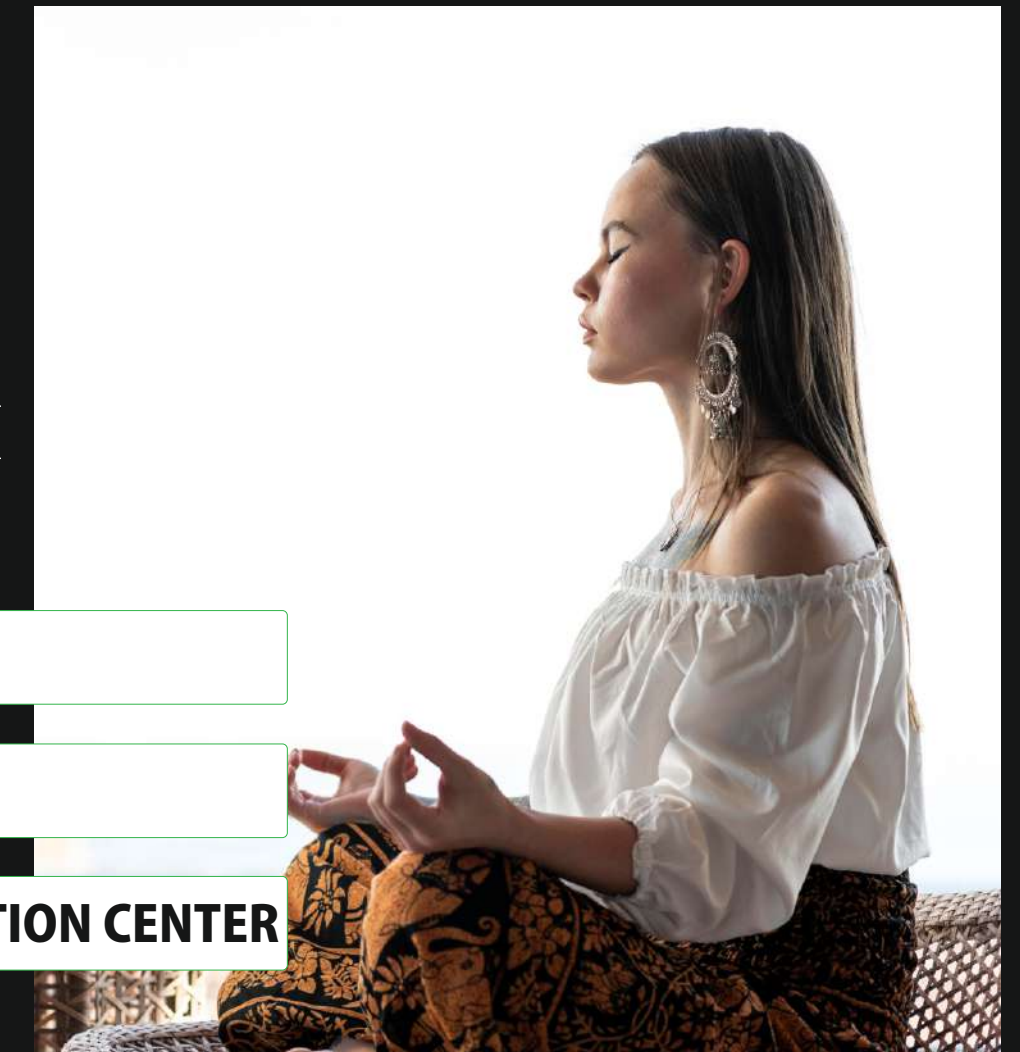
**COMMUNITY HALL
MULTIPURPOSE HALL**

WHERE BODY,
MIND AND SOUL
ARE IN COMPLETE
HARMONY

INDOOR GAMES

ACCU-PRESSURE ZONE

HEALTH CLUB/MEDITATION CENTER





CHANGING ROOM WITH STEAM BATH

SOLAR PANEL ENERGY FOR COMMON AREA



PROVISION FOR EV CHARGING FACILITY



AMPLE PARKING

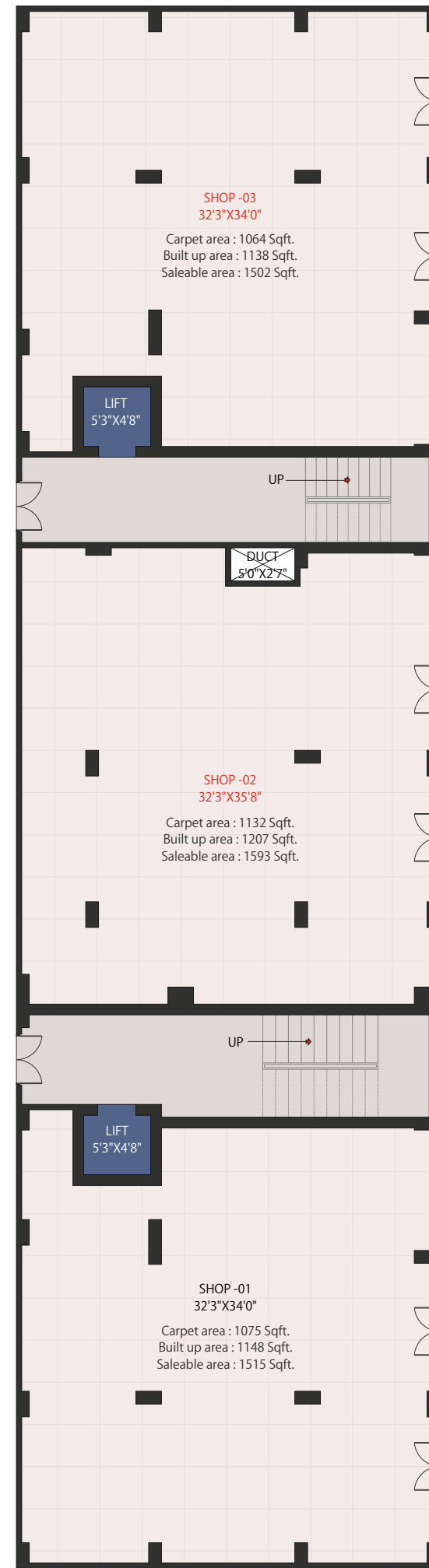
LOBBY AREA

STP (Re use of Water)

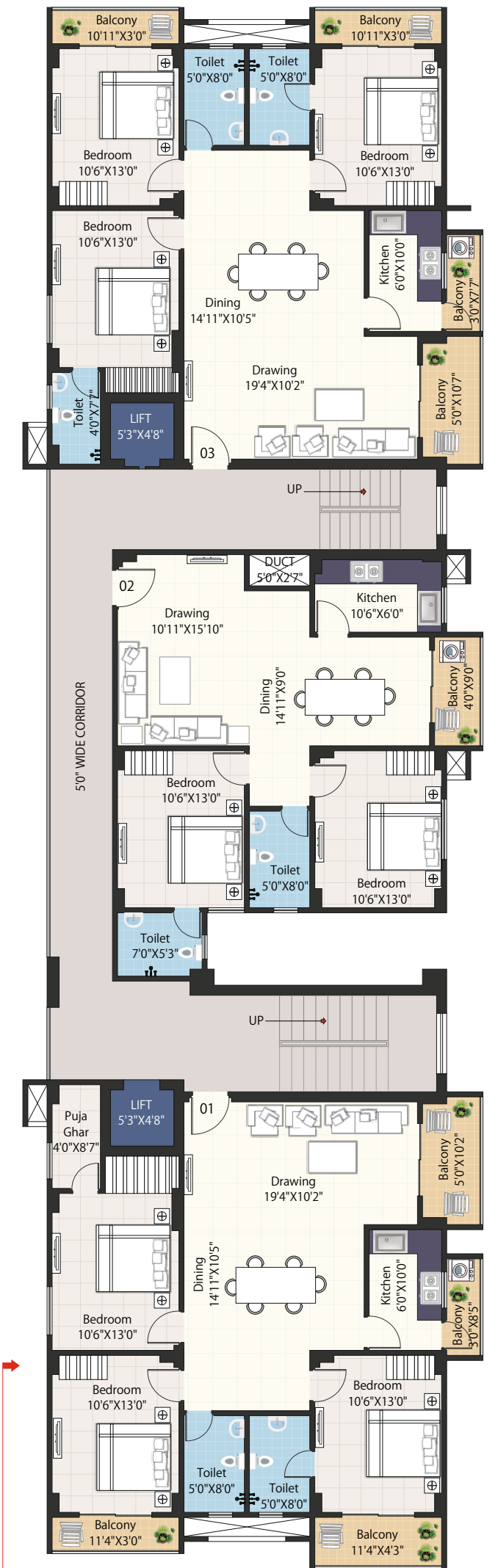
GYMNASIUM



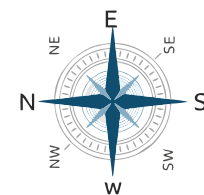
TOWER-1



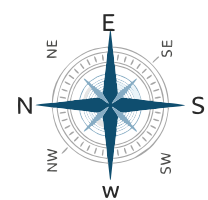
Ground Floor Plan



Typical 1st to 8th Floor Plan



Flat No.	Carpet Area	Balcony Area	External Area	Built up Area	Saleable Area
F-01 (3BHK)	1054.00 SFT.	168.00 SFT.	70.00 SFT.	1291.00 SFT.	1704.00 SFT.
F-02 (2BHK)	795.00 SFT.	40.00 SFT.	58.00 SFT.	892.00 SFT.	1178.00 SFT.
F-03 (3BHK)	1043.00 SFT.	150.00 SFT.	72.00 SFT.	1264.00 SFT.	1669.00 SFT.

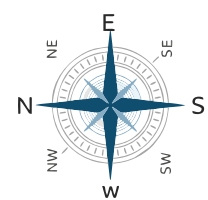
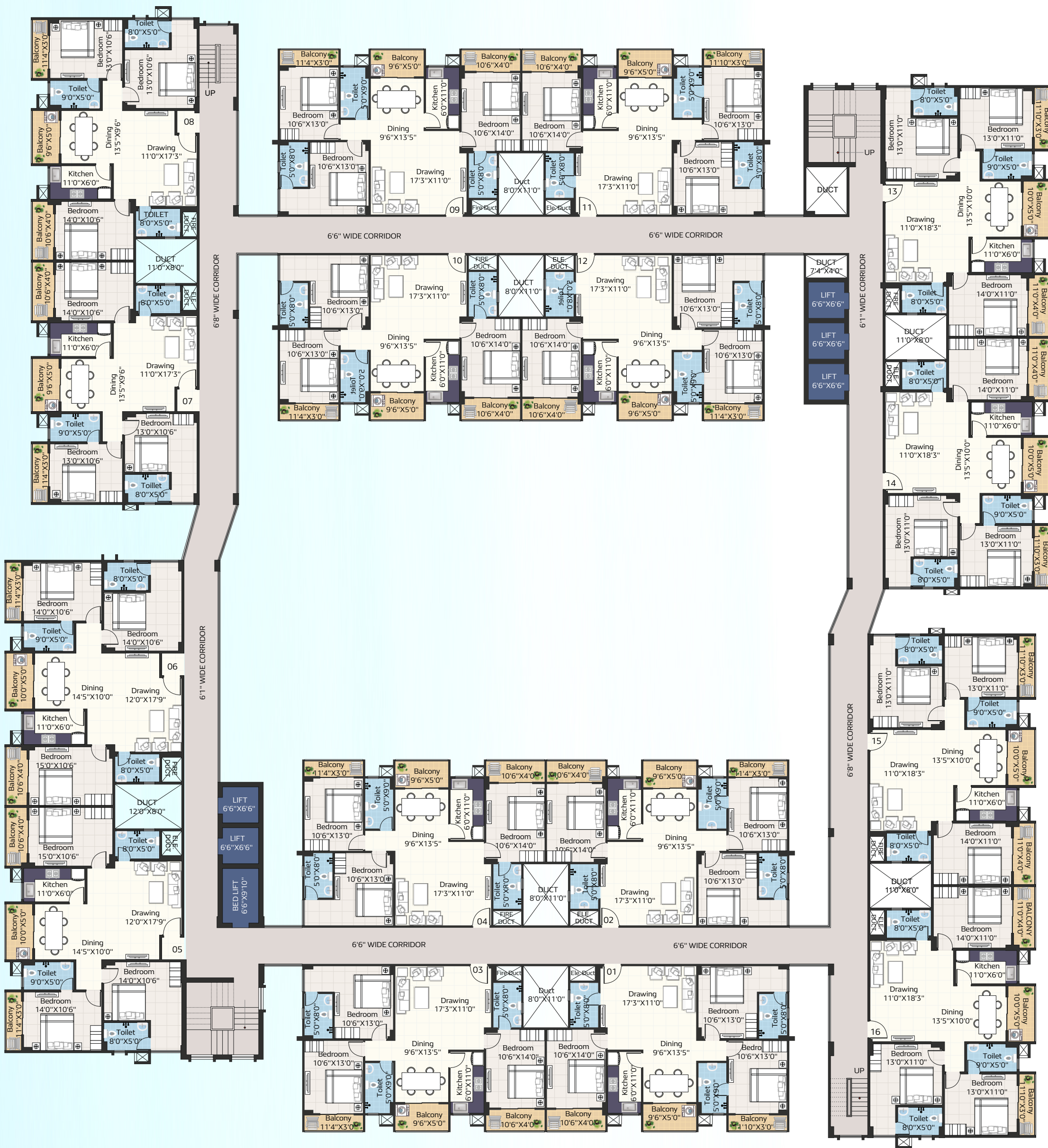


TOWER-2

Typical 1st to 7th Floor Plan

Flat No.	Carpet Area	Balcony Area	External Area	Built up Area	Saleable Area
F-01 (3BHK)	1085.00 SFT.	136.00 SFT.	55.00 SFT.	1275.00 SFT.	1683.00 SFT.
F-02 (3BHK)	1085.00 SFT.	136.00 SFT.	55.00 SFT.	1275.00 SFT.	1683.00 SFT.
F-03 (3BHK)	1085.00 SFT.	136.00 SFT.	55.00 SFT.	1275.00 SFT.	1683.00 SFT.
F-04 (3BHK)	1085.00 SFT.	136.00 SFT.	55.00 SFT.	1275.00 SFT.	1683.00 SFT.
F-05 (2BHK)	732.00 SFT.	36.00 SFT.	43.00 SFT.	810.00 SFT.	1069.00 SFT.
F-06 (2BHK)	732.00 SFT.	36.00 SFT.	43.00 SFT.	810.00 SFT.	1069.00 SFT.
F-07 (2BHK)	732.00 SFT.	36.00 SFT.	46.00 SFT.	813.00 SFT.	1073.00 SFT.
F-08 (2BHK)	732.00 SFT.	36.00 SFT.	46.00 SFT.	813.00 SFT.	1073.00 SFT.
F-09 (2BHK)	717.00 SFT.	36.00 SFT.	43.00 SFT.	795.00 SFT.	1049.00 SFT.
F-10 (2BHK)	736.00 SFT.	102.00 SFT.	52.00 SFT.	890.00 SFT.	1175.00 SFT.
F-11 (3BHK)	1057.00 SFT.	183.00 SFT.	59.00 SFT.	1298.00 SFT.	1713.00 SFT.
F-12 (3BHK)	1057.00 SFT.	183.00 SFT.	59.00 SFT.	1298.00 SFT.	1713.00 SFT.





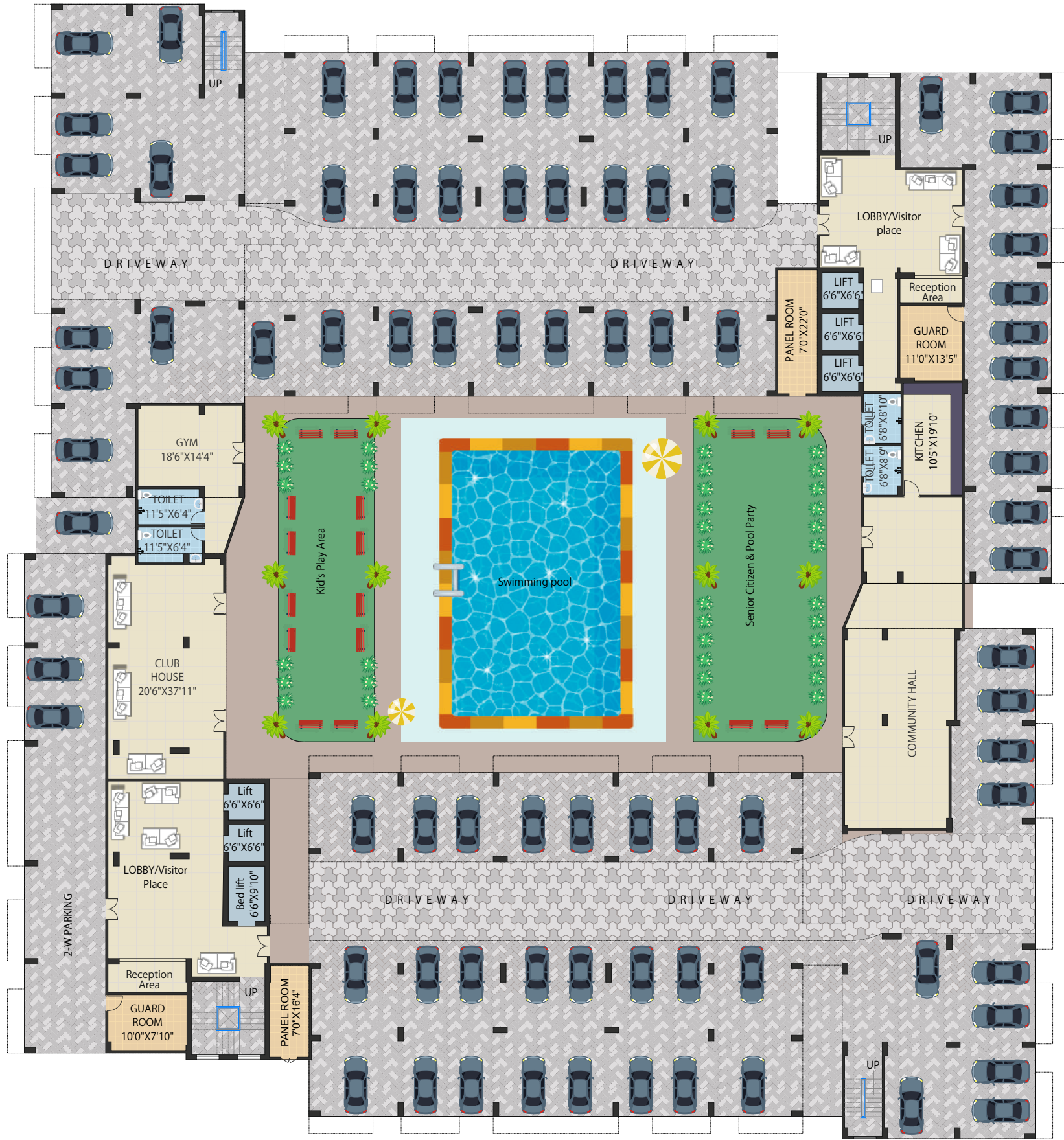
TOWER-3

Typical 1st to 7th Floor Plan

Flat No.	Carpet Area	Balcony Area	External Area	Built up Area	Saleable Area
F-01 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-02 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-03 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-04 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-05 (3BHK)	1136.00 SFT.	133.00 SFT.	56.00 SFT.	1324.00 SFT.	1748.00 SFT.
F-06 (3BHK)	1136.00 SFT.	133.00 SFT.	56.00 SFT.	1324.00 SFT.	1748.00 SFT.
F-07 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-08 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-09 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-10 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-11 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-12 (3BHK)	1046.00 SFT.	130.00 SFT.	54.00 SFT.	1230.00 SFT.	1624.00 SFT.
F-13 (3BHK)	1084.00 SFT.	136.00 SFT.	55.00 SFT.	1275.00 SFT.	1683.00 SFT.
F-14 (3BHK)	1084.00 SFT.	136.00 SFT.	55.00 SFT.	1275.00 SFT.	1683.00 SFT.
F-15 (3BHK)	1084.00 SFT.	136.00 SFT.	55.00 SFT.	1275.00 SFT.	1683.00 SFT.
F-16 (3BHK)	1084.00 SFT.	136.00 SFT.	55.00 SFT.	1275.00 SFT.	1683.00 SFT.



TOWER-3 (Ground Floor Plan)



ISOMETRIC FLOOR PLAN (3BHK)



2 & 3 BHK Luxurious Flats

Enjoy spacious, eco-friendly apartments with beautiful recreational area at **RAGHUVAR COMPLEX**

ISOMETRIC FLOOR PLAN (2BHK)



Specifications

STRUCTURE :

R.C.C frame structure with brick work in cement mortar as per design and specification of the structural consultants.

CHOWKHATS : Door frames of Sal wood.

MAIN DOOR : Flush door with both side veneer & polish.

OTHER DOOR: 30 MM thick ISI mark flush door with both sides painted.

WINDOWS : Two Track Aluminium sliding/openable windows.

FLOORING : Vitrified Tiles flooring in all area of the flat.

KITCHEN :

- Flooring : Tiles.
- Working Platform : Granite Slab Platform.
- Dado 24" high Tiles.
- Sink : Steel Sink

BATHROOM:

- Flooring : Flooring Tiles.
- Wall : Glazed tiles up to 7' height.
- Fittings : Chromium plated fitting of Jaquar or equivalent.
- Cistern : Acrylic / Fibreglass cistern in white colour.

ELECTRICAL :

- All internal wiring in concealed conduits with copper wires.
- All electrical switches and accessories are branded

DINING SPACE : Provision of one wash basin in related space.

INTERNAL WALL : All internal walls shall be finished with plaster of paris.

EXTERNAL WALL : External wall shall be painted with weather coat / Texture paint after laying of Birla/Johnson Putty.

PARKING : 12" X 12" Parking Tiles.

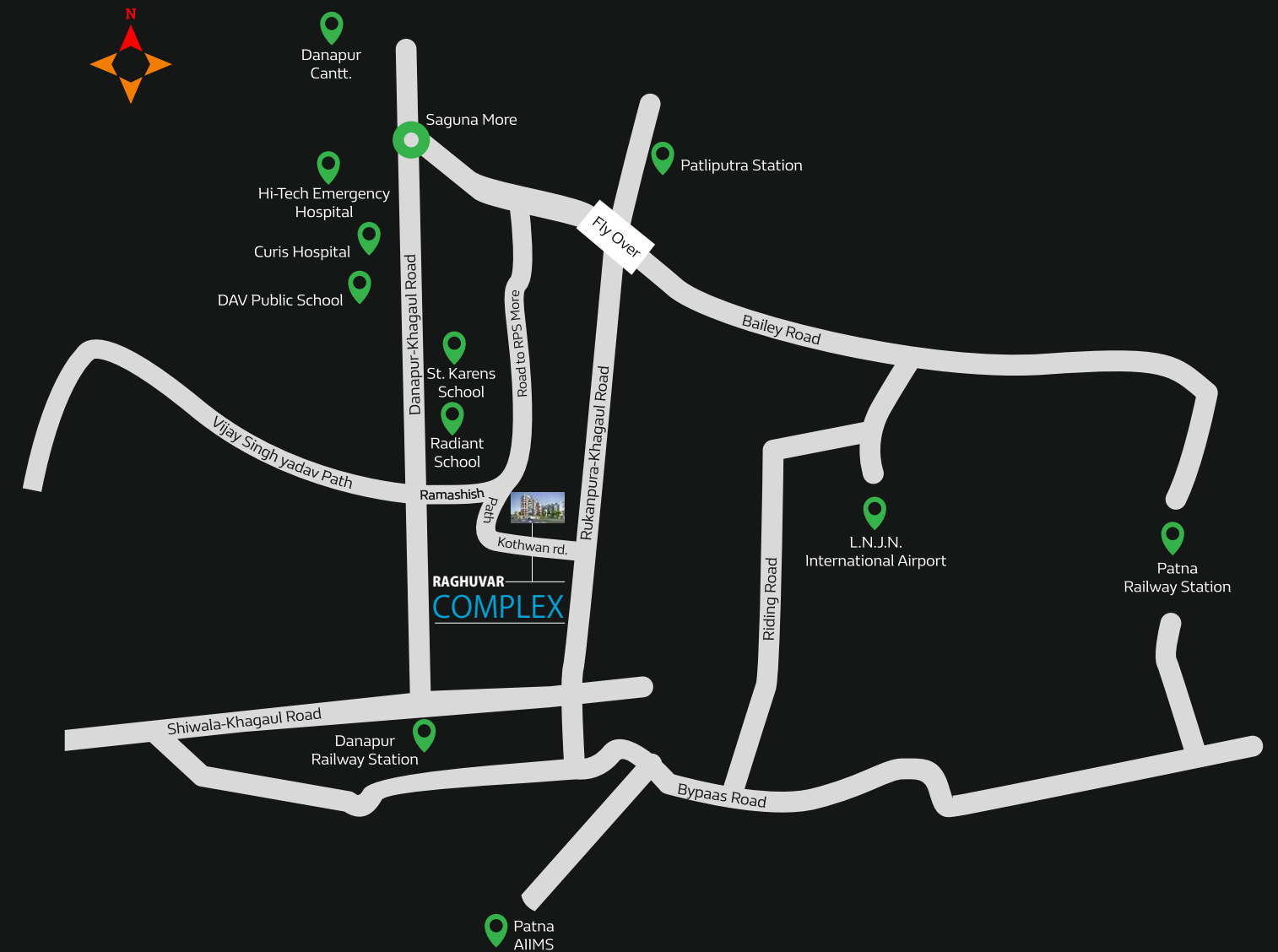
BORING : Boring & Tube well of adequate capacity by direct / reserve circulation machine with adequate capacity KSB or equivalent make submersible pump.

COMMON TOILET : Common Toilets for Servants.

LIFT : Elevator of a standard company like Kone / Otis / Johnson or equivalent of six passenger Capacity will be installed.

GENERATOR : Generator of adequate capacity of Cummins / Kirloskar or equivalent make for stand by power supply.

Location Not to scale



Location of Project

- Amity University : 10 Mins
- RPS College : 10 Mins
- Patliputra Railway Station : 15 Mins
- Danapur Railway Station : 10 Mins
- Paras Hospital : 15 Mins
- AIIMS : 20 Mins
- J.P.N. Airport : 15 Mins
- IGIMS : 15 Mins
- DPS School : 10 Mins
- St. Karen's School : 02 Mins
- Radiant International School : 01 Mins

RAGHUVAR COMPLEX

Ramashish Path, Opp. Vijay Singh Yadav Path, Devi Asthan, Mustafapur, Saguna, Danapur Road, Patna - 801503

B+G+7 RESIDENTIAL CUM COMMERCIAL PROJECT

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Payment Schedule

At the time of Booking	: 10%	At the time of 5th floor casting	: 7.5%
At the time of Agreement	: 10%	At the time of 6th floor casting	: 7.5%
At the time of Ground floor casting	: 10%	At the time of 7th floor casting	: 7.5%
At the time of 1st floor casting	: 10%	Starting of Brick work Sanitary fittings	: 10%
At the time of 2nd floor casting	: 7.5%	Electrical work, Plumbing works etc.	
At the time of 3rd floor casting	: 7.5%	At the time of Possession	: 5%
At the time of 4th floor casting	: 7.5%		





SCAN FOR RERA DETAILS



OFFICE ADDRESS

Veena Palace, Flat No. - 403, Bailey Road, Piller No.-72, Near Ganesh Vastralaya,
Mangal Market Road, Sheikhpura, Patna- 800014

SITE ADDRESS

Ramashish Path, Opp. Vijay Singh Yadav Path, Devi Asthan, Mustafapur, Saguna,
Danapur Road, Patna - 801503



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PROJECT ARCHITECT

k&a

Kapoor & Associates
Patna

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All dimensions are subject to construction variances. Interior designing used in the plan and images are only for representation purpose.
The Developer reserves sale rights to amend architectural specifications during development stages. Soft furnishing and gadgets are not part of the offering.
The content of this published material is indicative and may/may not form part of the final project.

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