



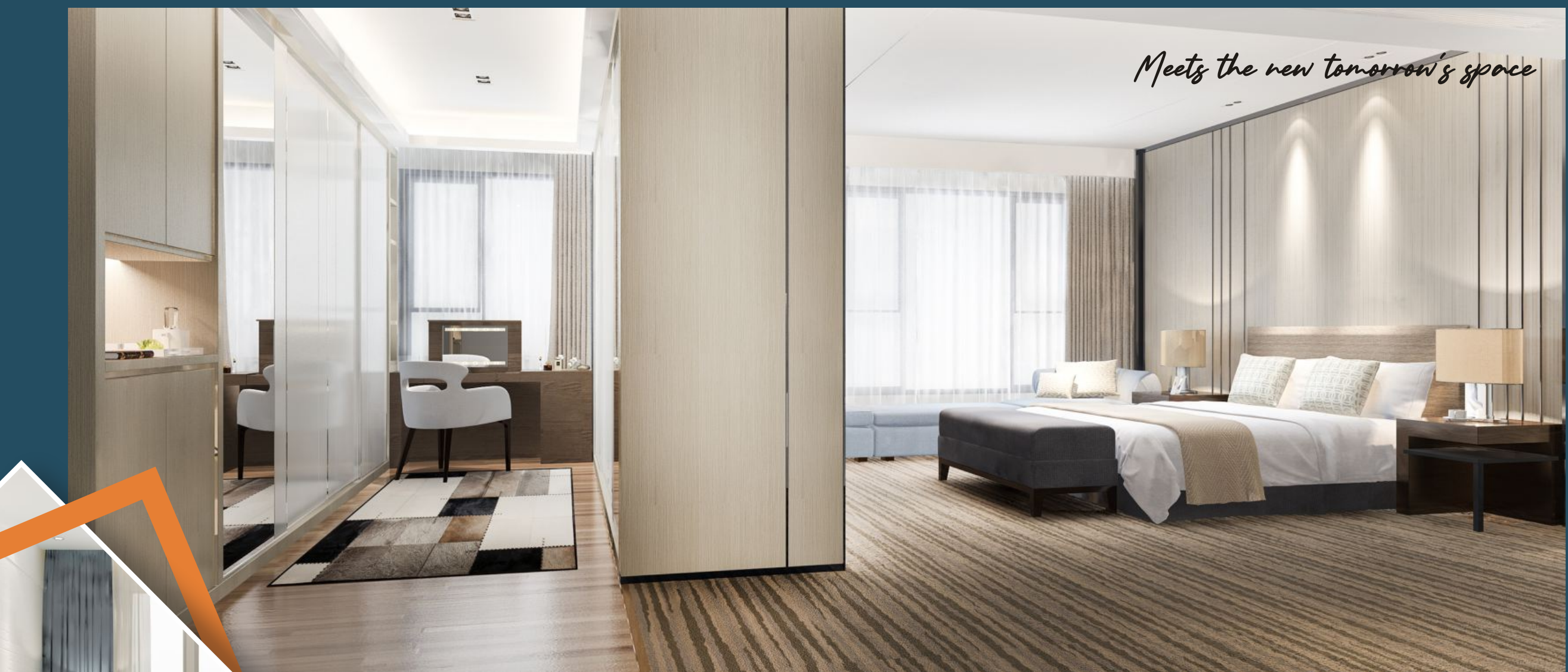
Ajay City

Crafted for Comfort, Designed for Life

SAGUNA MORE, BAILEY ROAD,
NEAR CISRO HOSPITAL, DANAPUR, PATNA- 801503



RERA Approved : BRERAP182728070325110828E00



Meets the new tomorrow's space



Ajay City

Crafted for Comfort, Designed for Life

A much sought-after residential area

Living at Ajay City will give you the feeling of being part of a beautiful, safe and secure residential neighborhood.

Saguna More is a self-contained locality with schools, colleges, hospitals and shopping complexes in the vicinity. The Khagaul Road provides easy access to AIIMS, Danapur Station and Bihta Road.

Comfort, Convenience, good construction quality & Finishing



Quality living from the team that cares



SERVICES & AMENITIES



Earthquake Resistant
Structure Design



24x7
Water Supply



24x7
Power Back Up



Security



Lifts



Intercom



Own
Transformer



Car Parking



Heat Treatment



Fire Safety



Swimming Pool



Mini Theater



Kids Play Zone



Jogging Track



Wi-fi



Temple



Green Area



Gym



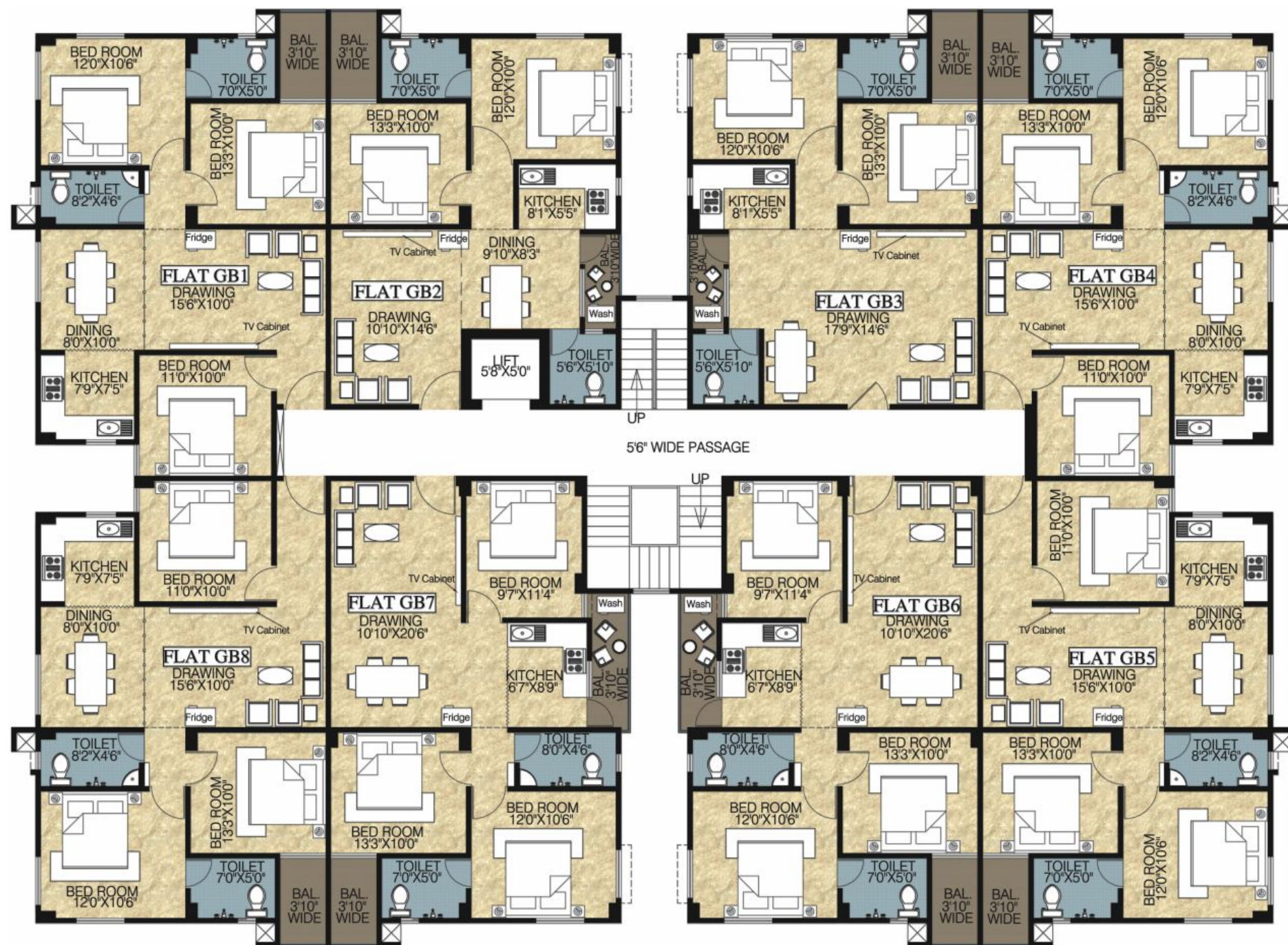
Ajay City
Crafted for Comfort, Designed for Life



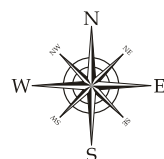




GROUND FLOOR PLAN BLOCK - B



FLAT NO	TYPE	SALEABLE AREA
GB1, GB4	3 BHK	1283.00 SQ FT
GB2	2 BHK	1082.00 SQ FT
GB3	2 BHK	1148.00 SQ FT
GB5, GB8	3 BHK	1328.00 SQ FT
GB6, GB7	3 BHK	1335.00 SQ FT

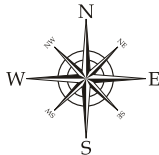


1ST TO 3RD FLOOR PLAN

BLOCK - B

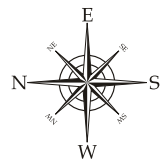


FLAT NO	TYPE	SALEABLE AREA
B1, B4	3 BHK	1502.00 SQ FT
B2	2 BHK	1148.00 SQ FT
B3	2 BHK	1223.00 SQ FT
B5, B8	3 BHK	1538.00 SQ FT
B6, B7	3 BHK	1410.00 SQ FT





GROUND FLOOR PLAN BLOCK - C



FLAT NO	TYPE	SALEABLE AREA
GC1	3 BHK	1298.00 SQ FT
GC2	3 BHK	1418.00 SQ FT
GC3/6/12/13	2.5 BHK	1143.00 SQ FT

FLAT NO	TYPE	SALEABLE AREA
GC4/5	3 BHK	1410.00 SQ FT
GC7/10	2.5 BHK	1088.00 SQ FT
GC8/9	3 BHK	1382.00 SQ FT

FLAT NO	TYPE	SALEABLE AREA
GC11/14	3 BHK	1322.00 SQ FT
GC15	2 BHK	1073.00 SQ FT
GC16	3 BHK	1313.00 SQ FT

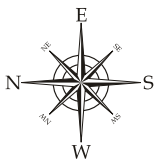
1ST TO 3RD FLOOR PLAN

BLOCK - C



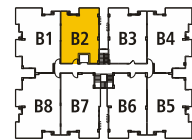
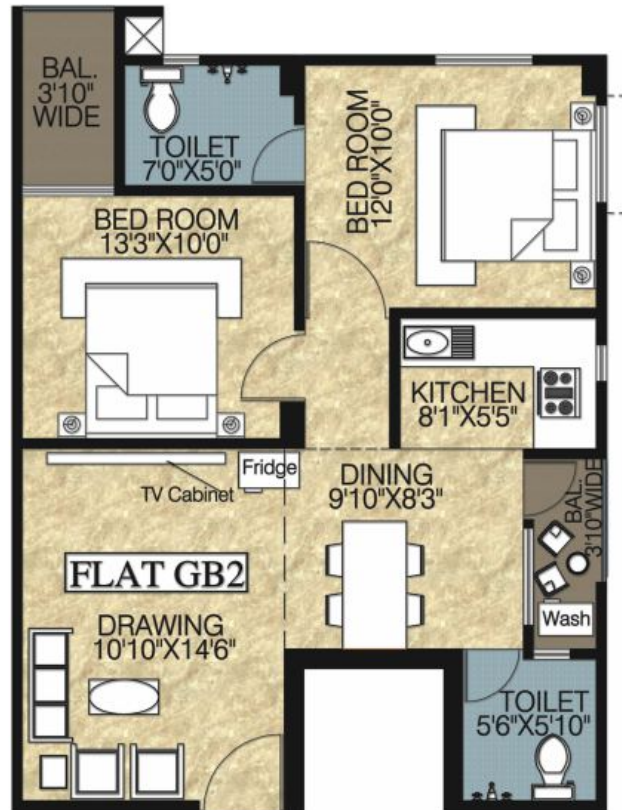
FLAT NO	TYPE	SALEABLE AREA
C1/2/15/16	3 BHK	1538.00 SQ FT
C3/6/12/13	2.5 BHK	1223.00 SQ FT
C4/5/11/14	3 BHK	1410.00 SQ FT

FLAT NO	TYPE	SALEABLE AREA
C7/10	2.5 BHK	1163.00 SQ FT
C8/9	3 BHK	1382.00 SQ FT





UNIT Layout



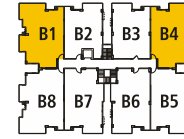
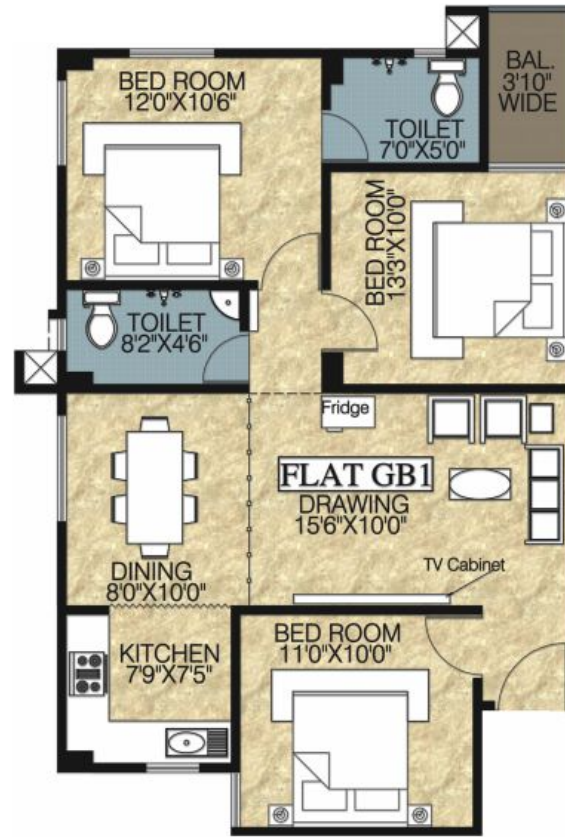
Flat # GB2

Block-B

Ground Floor (2 BHK)

1082 sqft

- 2 Bedroom
- 2 Bathroom
- 2 Balcony



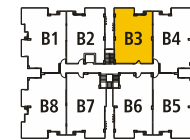
Flat # GB1/4

Block-B

Ground Floor (3 BHK)

1283 sqft

- 3 Bedroom
- 2 Bathroom
- 1 Balcony



Flat # GB3

Block-B

Ground Floor (2 BHK)

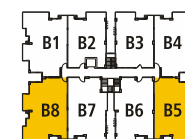
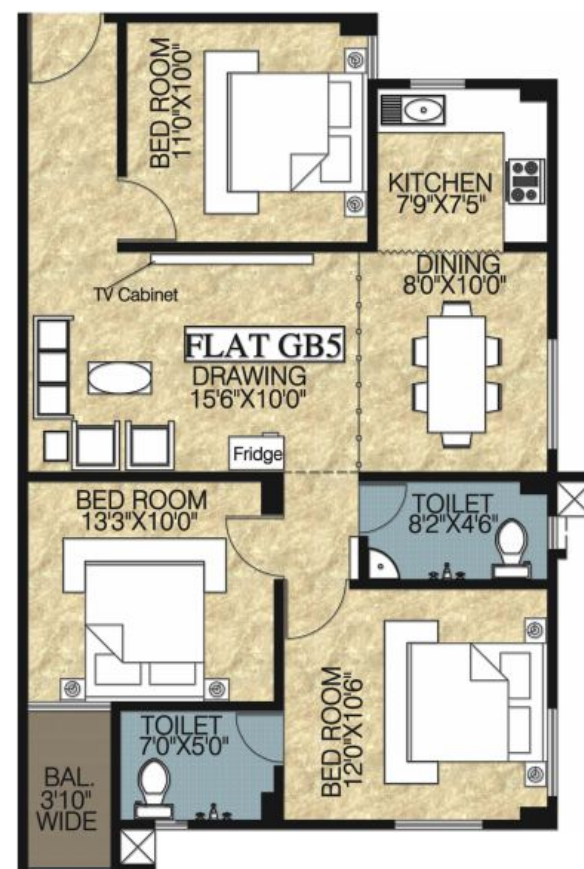
1148 sqft

- 2 Bedroom
- 2 Bathroom
- 2 Balcony



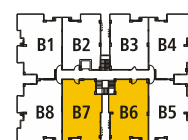
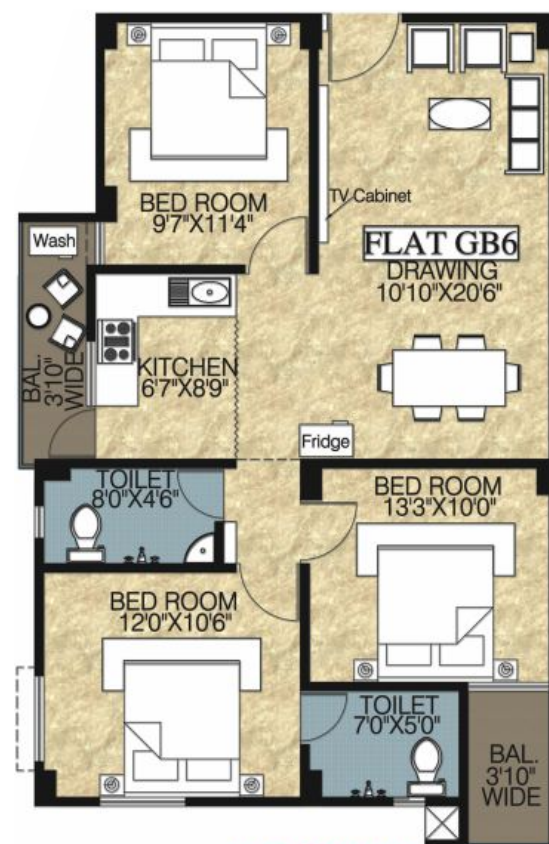


UNIT Layout



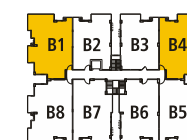
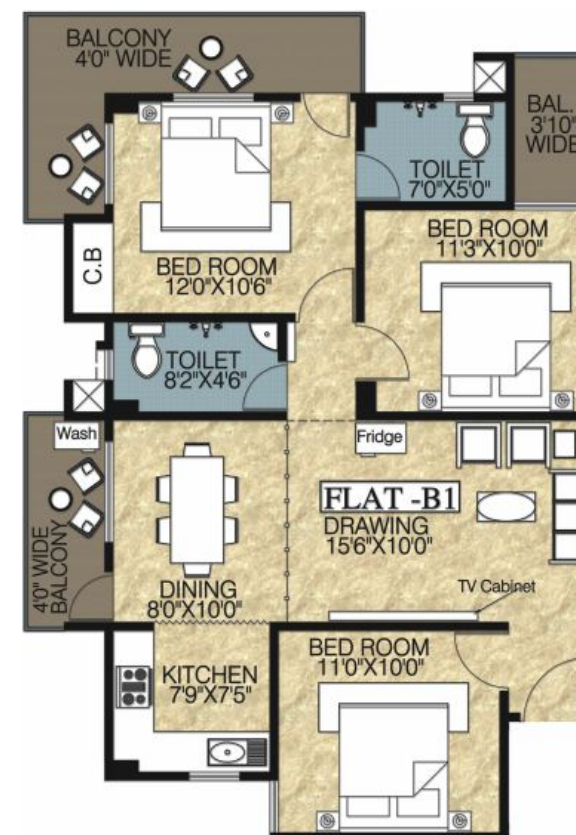
Flat # GB5/8
Block-B
Ground Floor (3 BHK)
1328 sqft

- 3 Bedroom
- 2 Bathroom
- 1 Balcony



Flat # GB6,7
Block-B
Ground Floor (3 BHK)
1335 sqft

- 3 Bedroom
- 2 Bathroom
- 2 Balcony

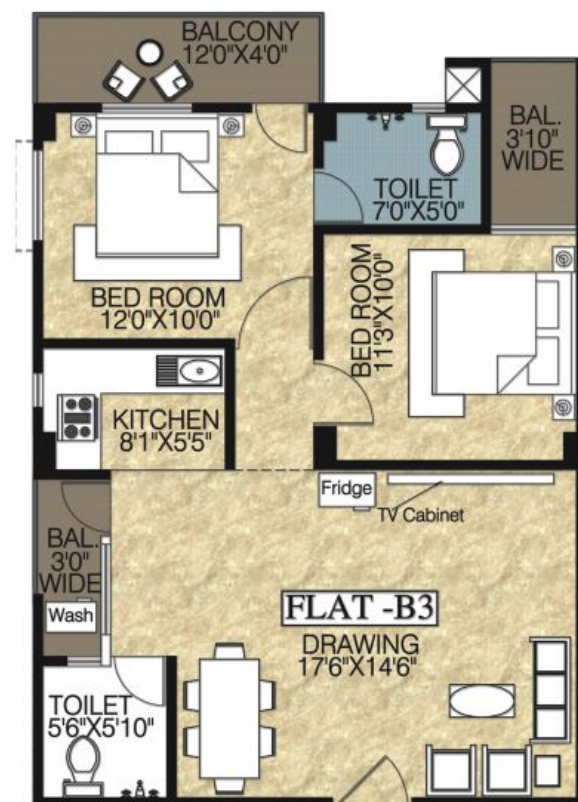


Flat # B1/4
Block-B
Typical Floor (3 BHK)
1502 sqft

- 3 Bedroom
- 2 Bathroom
- 3 Balcony

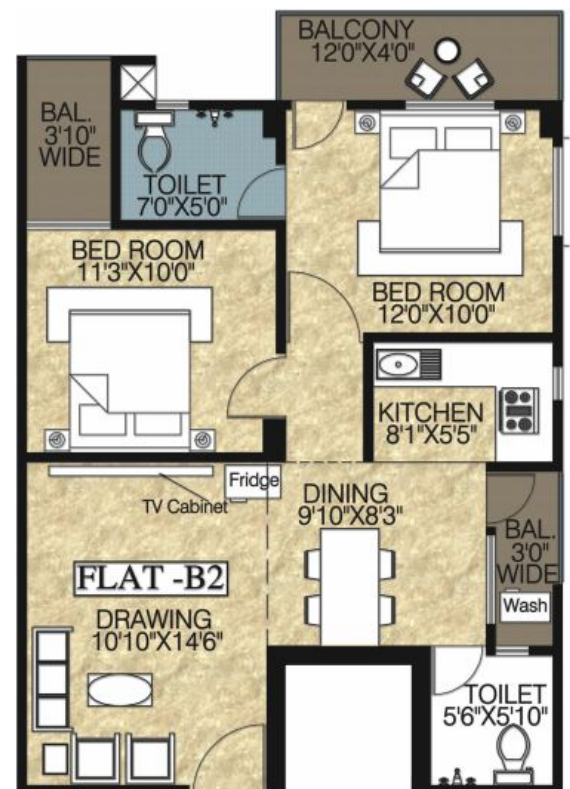


UNIT Layout



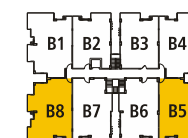
Flat # B3
Block-B
Typical Floor (2 BHK)
1223 sqft

- 2 Bedroom 2 Bathroom
3 Balcony



Flat # B2
Block-B
Typical Floor (2 BHK)
1148 sqft

- 2 Bedroom 2 Bathroom
3 Balcony

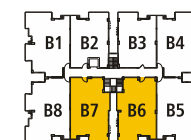
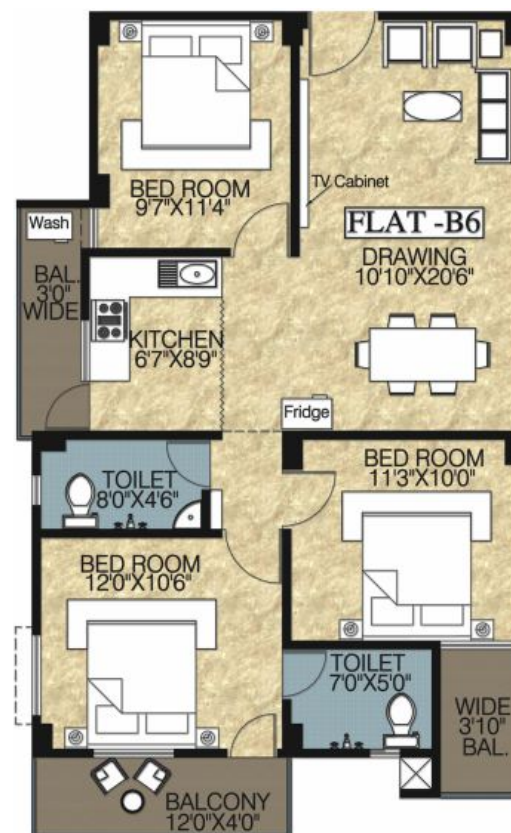


Flat # B5/8
Block-B
Typical Floor (3 BHK)
1538 sqft

- 3 Bedroom 2 Bathroom
3 Balcony

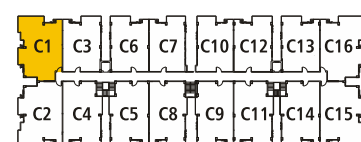
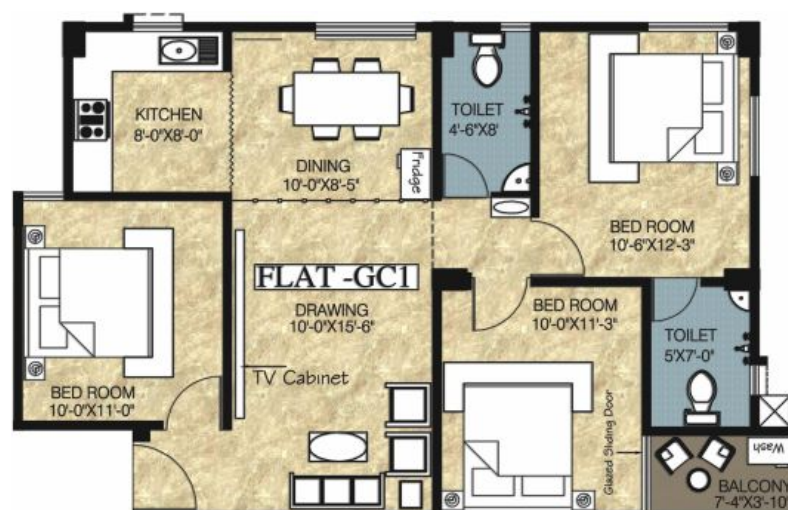


UNIT Layout



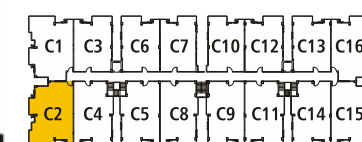
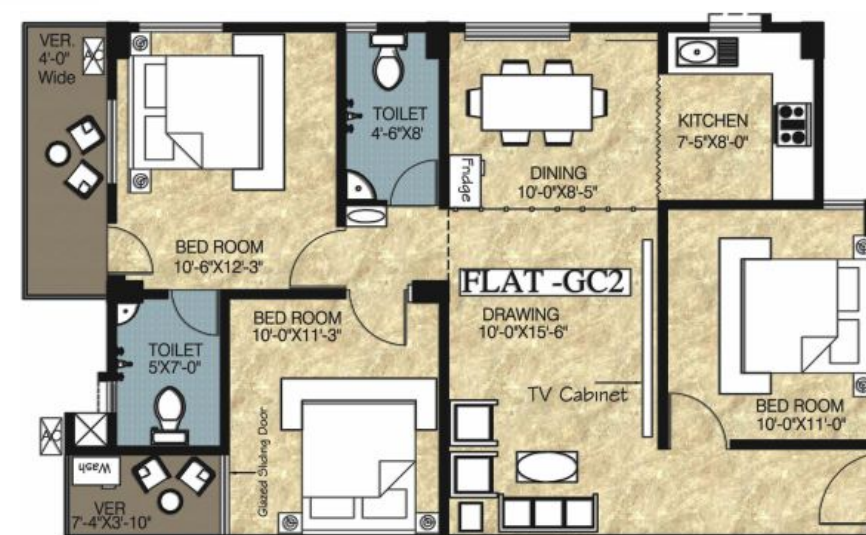
Flat # B6/7
Block-B
Typical Floor (3 BHK)
1410 sqft

- 3 Bedroom
- 2 Bathroom
- 3 Balcony



Flat # GC1
Block-C
Ground Floor (3 BHK)
1298 sqft

- 3 Bedroom
- 2 Bathroom
- 1 Balcony

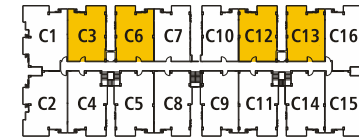
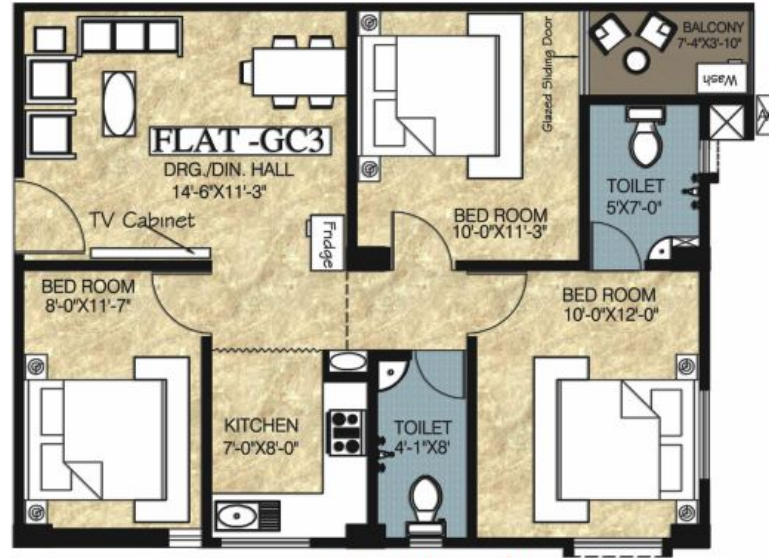


Flat # GC2
Block-C
Ground Floor (3 BHK)
1418 sqft

- 3 Bedroom
- 2 Bathroom
- 2 Balcony



UNIT Layout



Flat # GC3/6/12/13

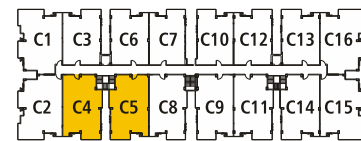
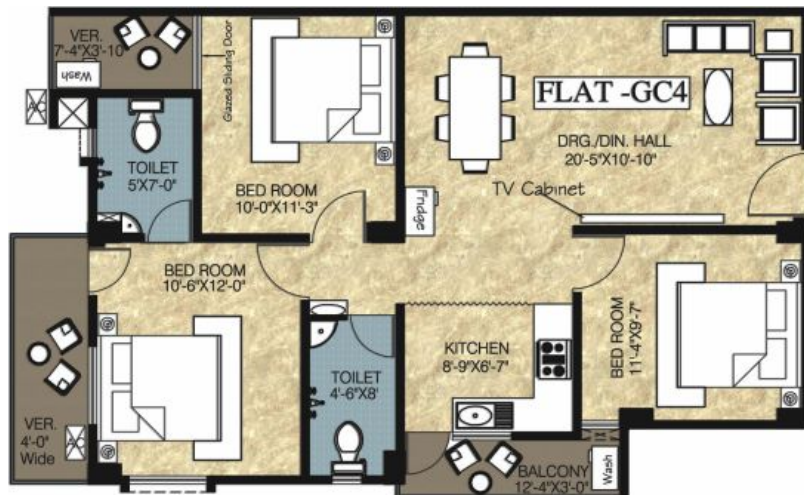
Block-C

Ground Floor (2.5 BHK)

1143 sqft

2.5 Bedroom 2 Bathroom

1 Balcony



Flat # GC4/5

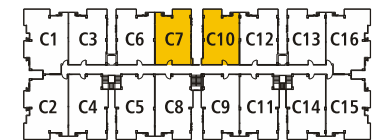
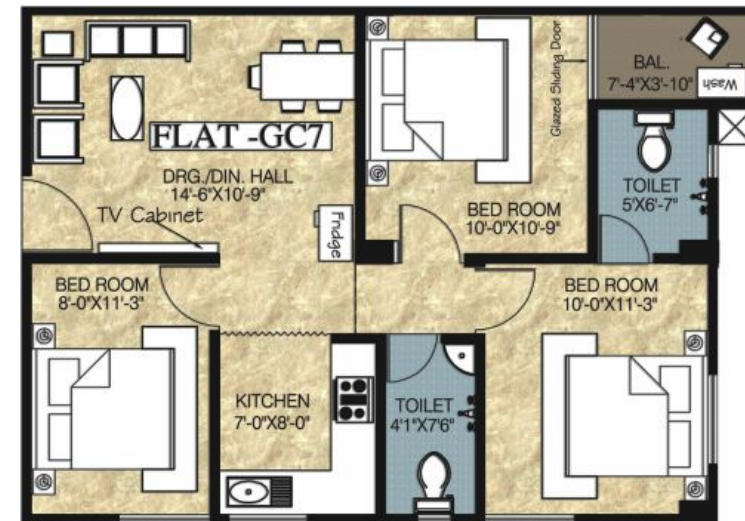
Block-C

Ground Floor (3 BHK)

1410 sqft

3 Bedroom 2 Bathroom

3 Balcony



Flat # GC7/10

Block-C

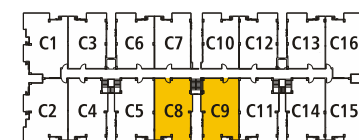
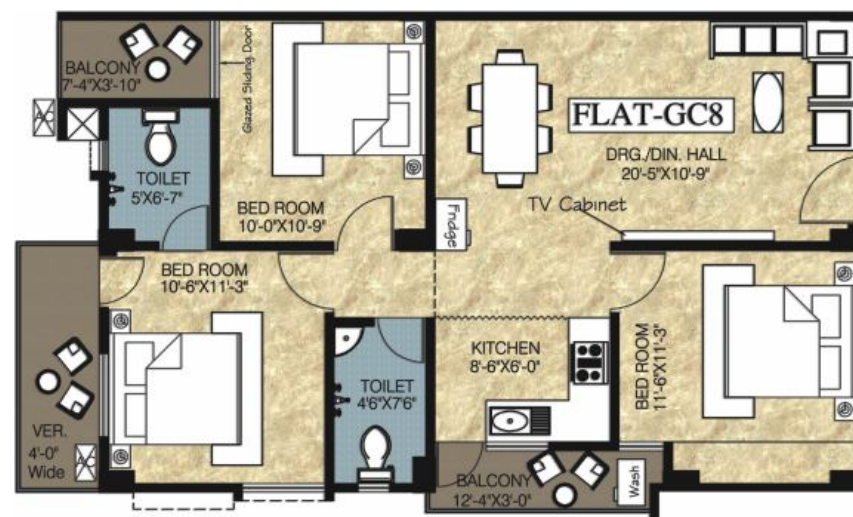
Ground Floor (2.5 BHK)

1088 sqft

2.5 Bedroom 2 Bathroom

1 Balcony

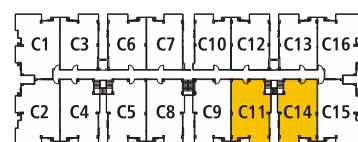
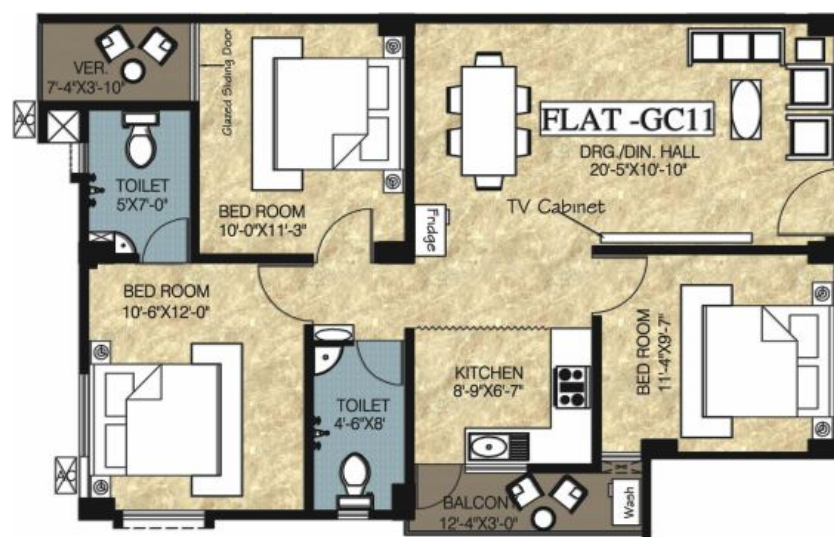




Flat # GC8/9
Block-C
Ground Floor (3 BHK)
1382 sqft

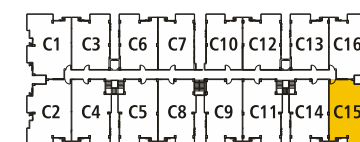
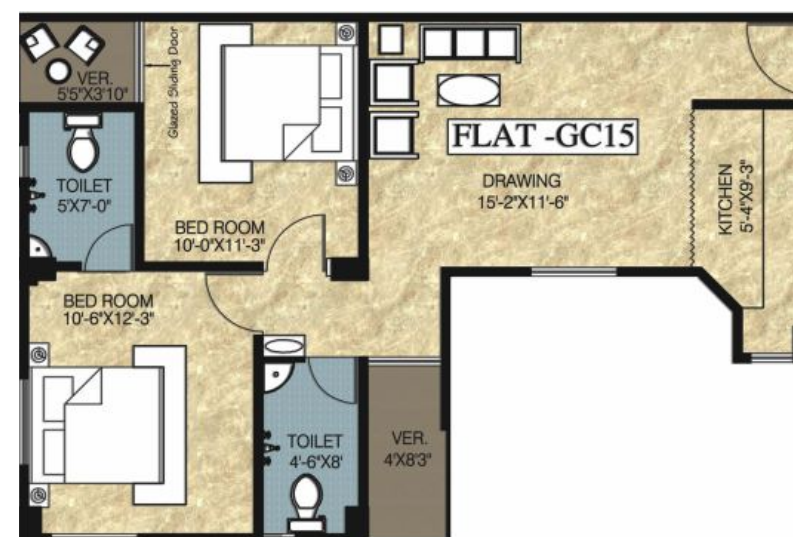
- 3 Bedroom
- 2 Bathroom
- 3 Balcony

UNIT Layout



Flat # GC11/14
Block-C
Ground Floor (3 BHK)
1322 sqft

- 3 Bedroom
- 2 Bathroom
- 2 Balcony

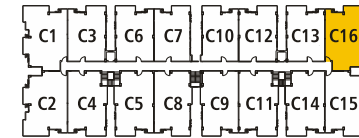
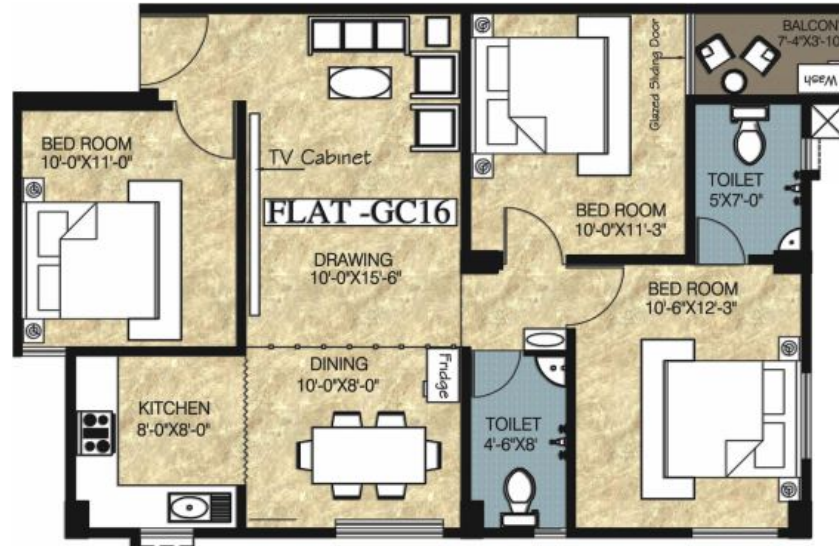


Flat # GC15
Block-C
Ground Floor (2 BHK)
1073 sqft

- 2 Bedroom
- 2 Bathroom
- 2 Balcony



UNIT Layout



Flat # GC16

Block-C

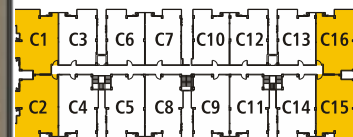
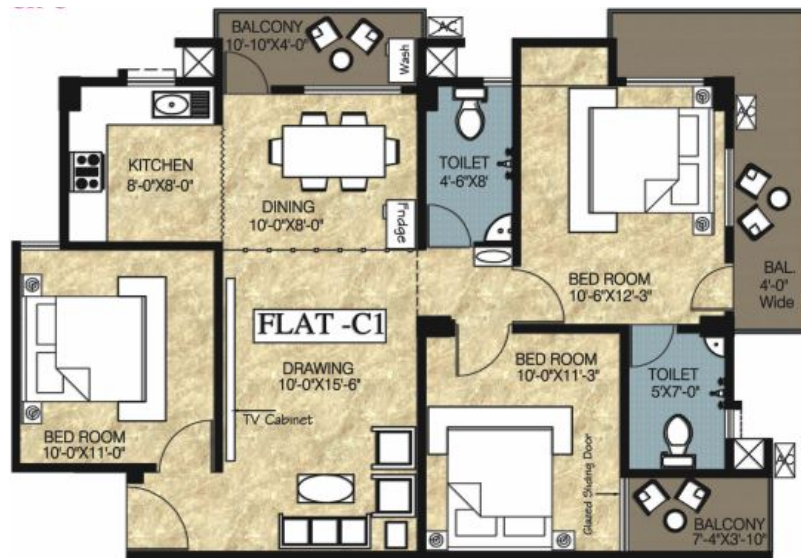
Ground Floor (3 BHK)

1313 sqft

3 Bedroom

2 Bathroom

1 Balcony



Flat # C1/2/15/16

Block-C

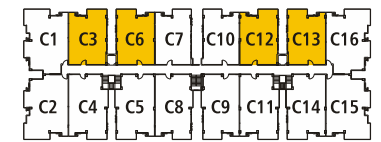
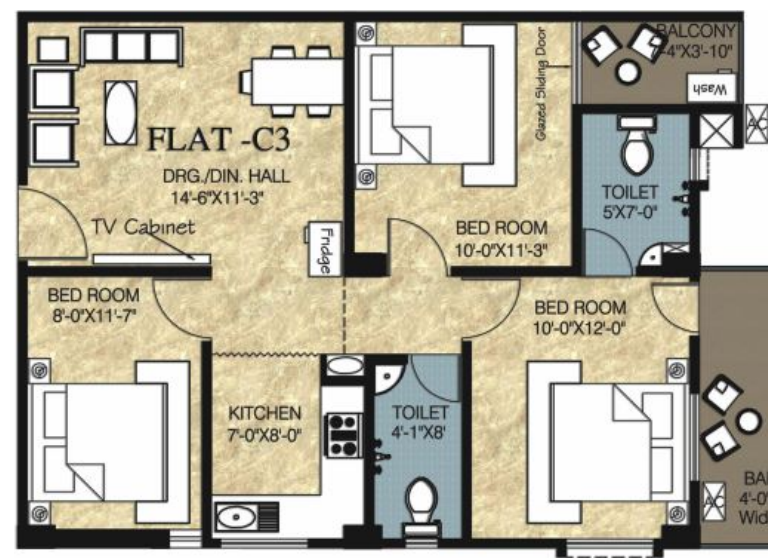
Typical Floor (3 BHK)

1538 sqft

3 Bedroom

2 Bathroom

3 Balcony



Flat # C3/6/12/13

Block-C

Typical Floor (2.5 BHK)

1223 sqft

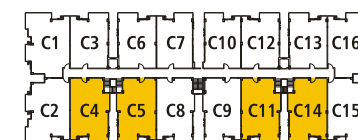
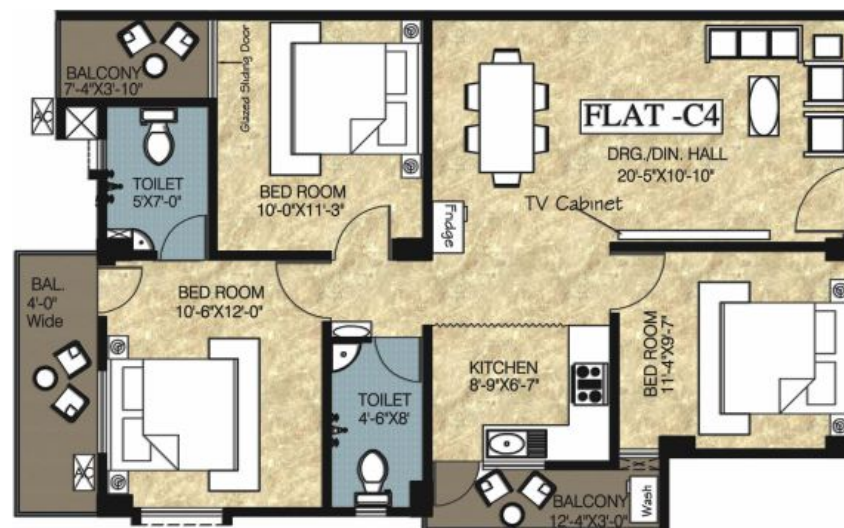
2.5 Bedroom

2 Bathroom

2 Balcony

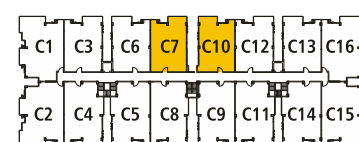
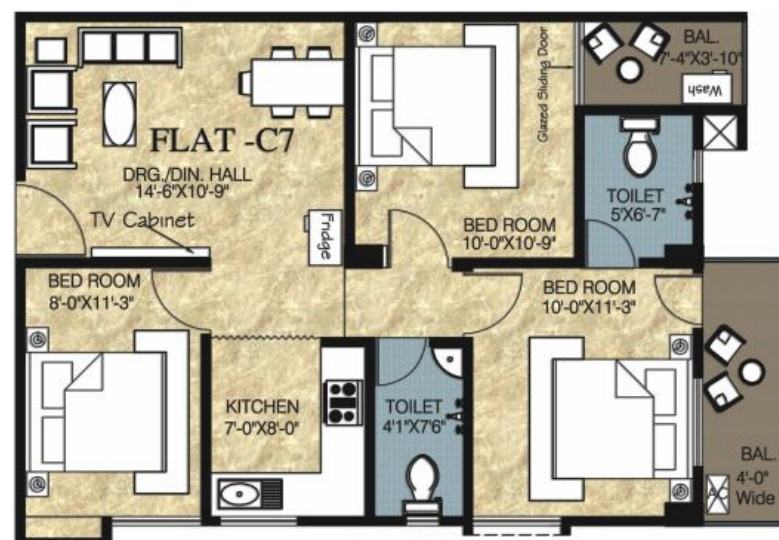


UNIT Layout



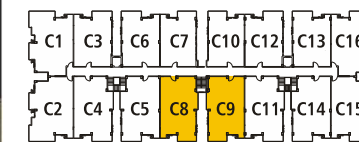
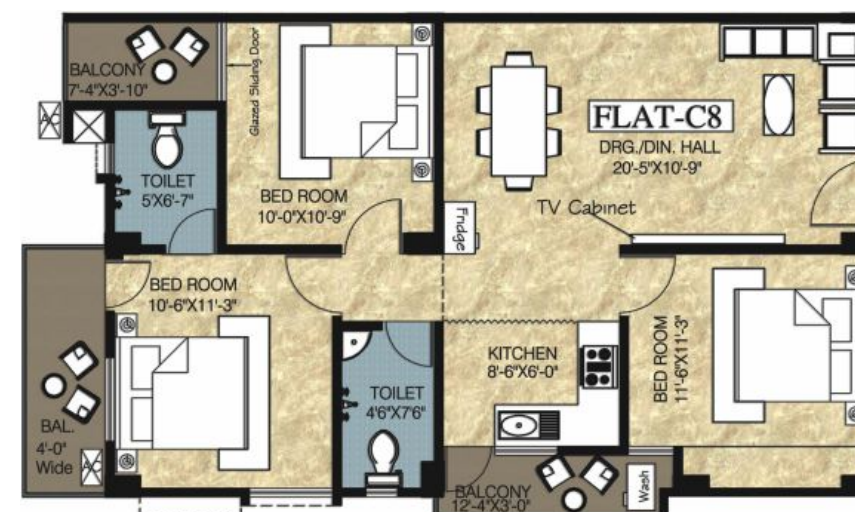
Flat # C4/5/11/14
Block-C
Typical Floor (3 BHK)
1410 sqft

- 3 Bedroom
- 2 Bathroom
- 3 Balcony



Flat # C7/10
Block-C
Typical Floor (2.5 BHK)
1163 sqft

- 2.5 Bedroom
- 2 Bathroom
- 2 Balcony



Flat # C8/9
Block-C
Typical Floor (3 BHK)
1382 sqft

- 3 Bedroom
- 2 Bathroom
- 3 Balcony





Specifications

FOUNDATION

R.C.C. frame structure building as per the design of structural engineers.

WALL

Internal wall shall be finished with wall putty & External wall finished with texture paint as per design.

DOOR

Main door Sal Wood Frames and water proof flush doors with decorative front side laminate/door skin, internal doors wooden chowkhat painted with two coat of enamel paints.



WINDOW

Wooden frames and shutters with 3mm clear glass window or UPVC / Aluminium with Glass.



FLOORING

Vitrified tiles from reputed brands like Kajaria, Somany, RAK equivalent brand.

KITCHEN & TOILETS

Anti Skid ceramic Tiles, reputed same brand.

KITCHEN

Granite of green/black marble platform with stainless steel sink of ISI Mark. Glazed tiles dado up to 2 fit above the platform. Exhaust fan Space in window of Aqua Guard, Micro-wave, Point in Kitchen (RAK).

TOILETS

Ceramic anti skid tiles of Kajaria, Somany and equivalent brand. Sanitary ware from Jaguar, Parryware, Hindware and equivalent brand All CP Fitting will be Jaguar, Hindware, RAK or equivalent make in all toilets hot & cold waters supply.

ELECTRICAL

High Quality Insulted Copper Wiring with Modular Switches Branded Company Like Havels & Anchor, or Equivalent Make.



INTERCOM

Provision of Intercom with one nos. Hand set to each Flat.



SECURITY SYSTEM

Provision CCTV for common area of campus.

LIFT

Lift of Kone/Johnson/Otis or equivalent ISI make in each block.

GENERATOR

Silent Generator Mahindra / Kirloskar or equivalent brand of adequate capacity.

TERMS & CONDITION FOR SALE OF FLATS

- The allotment of the flats shall be subject to the timely payment
- No interest will be paid on the deposited amount 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) penalty charge @ 24% per annum shall be charged on the overdue / defaulted amount for the period of delay.

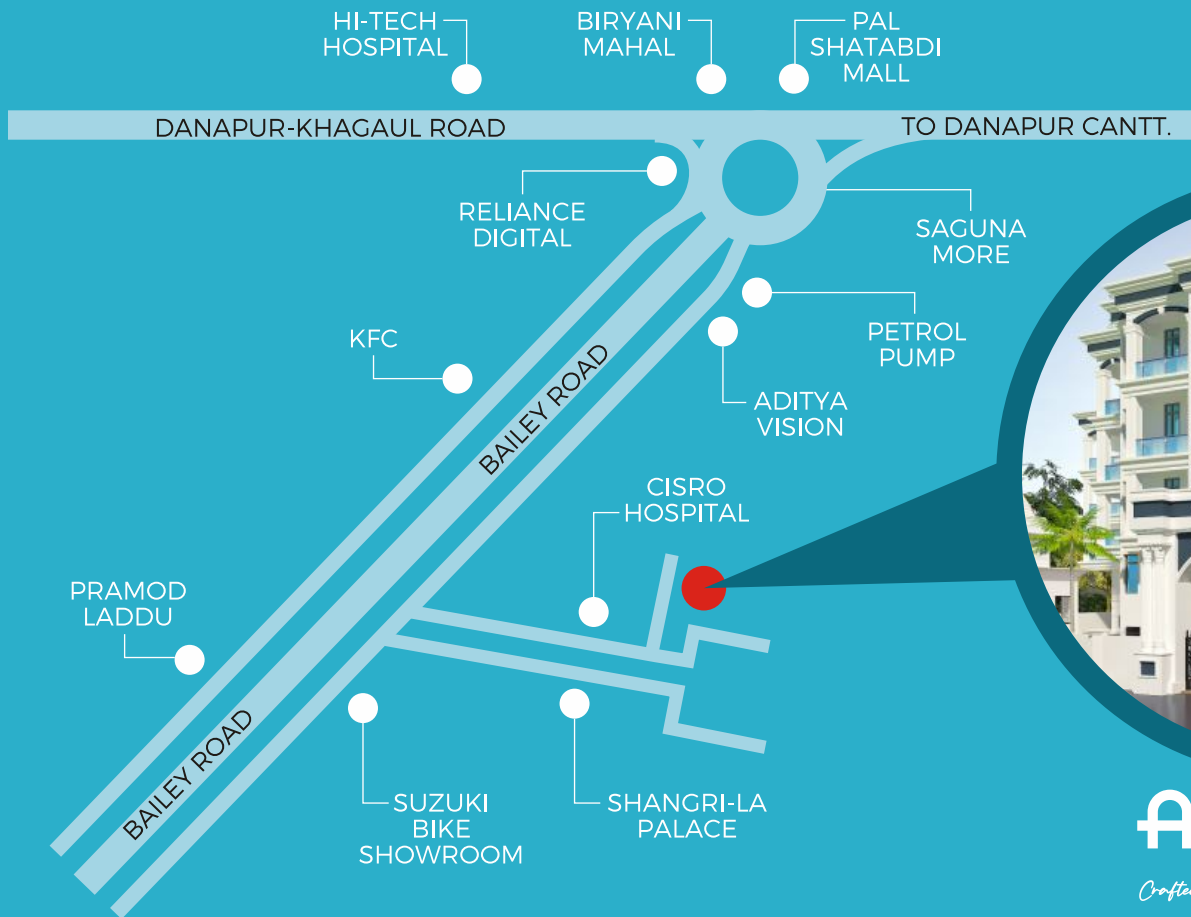
- Promoters reserve the right to cancel the allotment, if an applicant fails to deposit two successive Installments.
- Any tax and levy payable at future by any act Legislation of Central Govt. / State Govt. Shall be paid by the applicant over and the cost of flat.
- Withdrawal of any booking can be made with six months prior notice given by the writing of applicant and cancellation charge @ 5% or 50,000/- any above of deposited amount will be deducted.
- 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 will not be required.
- 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 90 (ninety) days of notice of withdrawal, after adjustment of the cancellation charges.



LOCATION

NOT TO SCALE



Ajay City

Crafted for Comfort, Designed for Life



Location of Project

Bailey Road.....	100 mtr.
Saguna More	200 mtr.
DAV & St. Karen's School.....	2.3 km.
Danapur Cant. Market	3.0 km.
Radiant School.....	3.4 Km.
Danapur Khagaul Railway.....	5.5 Km.
IGIMS & Paras Hospital	5.5 km.
Air Port	6.9 km.
Patna Junction	11.2 km.

Construction Link Plan (CLP)

At the time of booking and registration.....	10%
After execution of registered agreement for sale/initiation of foundation.....	25%
On completion of basement floor roof slab	20%
On completion of ground floor roof slab	15%

PAYMENT SCHEDULE

On completion of 1st floor roof slab.....	10%
On completion of 2nd floor roof slab	05%
On completion of 3rd floor roof slab	10%
At the time of possession / registration.....	05%

Down Payment Plan (DPP)

At the time of booking.....	10%
After booking within 45 days	80%
At the time of possession / registration.....	10%

Other Fixed Charges : Fixed Charges will have to pay by the prospective owners ₹ 8,00,000/- (Generator, Lift, Parking, Intercom, CCTV, & Other Miscellaneous Charges).



SAI SAMPANN INFRA LLP

Registered & Corporate Office

SAI SAMPAN GROUP

Danapur-Khagaul Road, Saguna More

Near Samay Hospital, Patna - 801503 (Bihar)

✉ info@saisampangroup.com, sales@saisampangroup.com

🌐 www.saisampangroup.com



SCAN THIS QR CODE
TO GET LOCATION

Architect :
Design Solution
Luv Kush Tower, Exhibition Road
Patna - 800001
Mob. : 9835008348

OUR DELIVERED PROJECTS



SAI SAMPAN USHA PALACE
Lekha Nagar, Khagaul Road, Danapur, Patna



SAI SAMPAN AMITA USHA PALACE
Lekha Nagar, Khagaul Road, Danapur, Patna



SAI SAMPAN COMPLEX
Lekha Nagar, Khagaul Road, Danapur, Patna



SAI SAMPAN AMBER-AJAY PALACE
R.K. Puram, Khagaul Road, Danapur, Patna

Housing Loan :

We shall arrange and help in obtaining long term Loan
from all our Banking Partner



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