



BRERAP92242-1/09/R-1534/2023

Bh³awani Heights

COMMERCIAL & RESIDENTIAL

LUXURY
LIVING
SPACES

SEAMLESS INTEGRATED DESIGN APPROACH

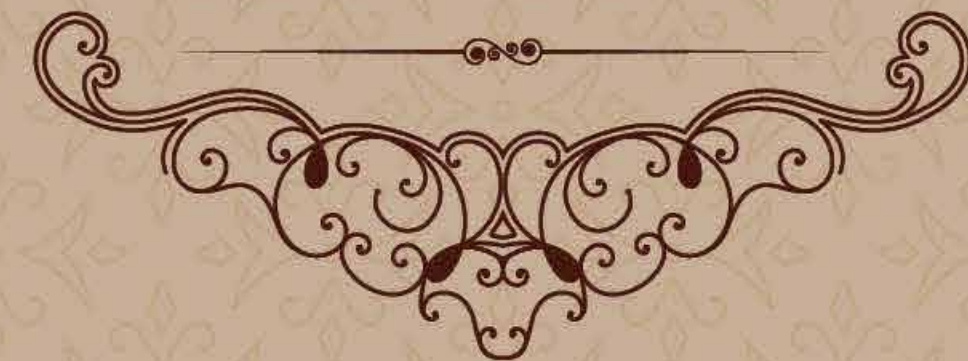


It's Rare. Refined. Regal.



Blending the finest way of living from the past and the future, we created your present lifestyle backed by innovation and persistence. We proudly bring to you Bhawani Heights, the next big thing in housing integrated with commercial space in R K Puram, Patna.

Bhawani Heights is a 17 floors tower with unique blend of residential and commercial spaces by reputed promoters. While 6 floors are dedicated for shopping and office space, the top residential floors will take your lifestyle higher. The project rises above the ordinary with stunning facade, intelligent space planning and plush commercial spaces. Detailed design put the project in a class of its own. Separate access to residential and commercial segments, thoughtful features, terrace gardens and spacious parking bring in an enhanced comfort level.



EXPERIENCE THOUGHTFUL DESIGN



Bhawani Heights is built in sprawling premises to offer an enviable lifestyle to match your aspiration. We design homes that make you fall in love with life where you can savour a futuristic lifestyle. A home that is graced by ample sun soaked spaces, shining interiors and thoughtful amenities fill excitement at every moment. Where every corner adheres to the sound principles of Vaastu. A space that is thought for and designed around you.



WE MAKE EVERY HOME AN EXPERIENCE



Whether you are choosing a luxury residence or your very first home, Bhawani Heights provides a unique living concept with innovative offerings, be it the excellence in design, the centrality of location, developing neighborhoods, the sense of detail, greenery, landscape, the strategic approach or the luxurious features, we have all these integrated into an offering of fine living.



*Image for representation purpose only.



EXPERIENCE PRIME LOCATION FOR PREMIUM LIVING

We have an impeccable eye for identifying prime locations of the future. Where we're building today, the world will move tomorrow. A world that brings malls, IT parks, educational institutes, healthcare, and entertainment options close to your home.

Presenting our signature offering where you could craft a lifestyle, nurture a hobby, and mingle with like-minded people. Forget all worries at the end of the day and just unwind!

THE ARRIVAL ZONE

Grand entrance lounge & Reception.

THE PARK & PLAY ZONE

Kids play area, Park/Garden.

THE FITNESS ZONE

Swimming pool, Gymnasium, Badminton, Table Tennis & Half Basket ball Court, Playground, Jogging Track.

THE RELAXATION ZONE

Salon, Yoga deck, Party hall.

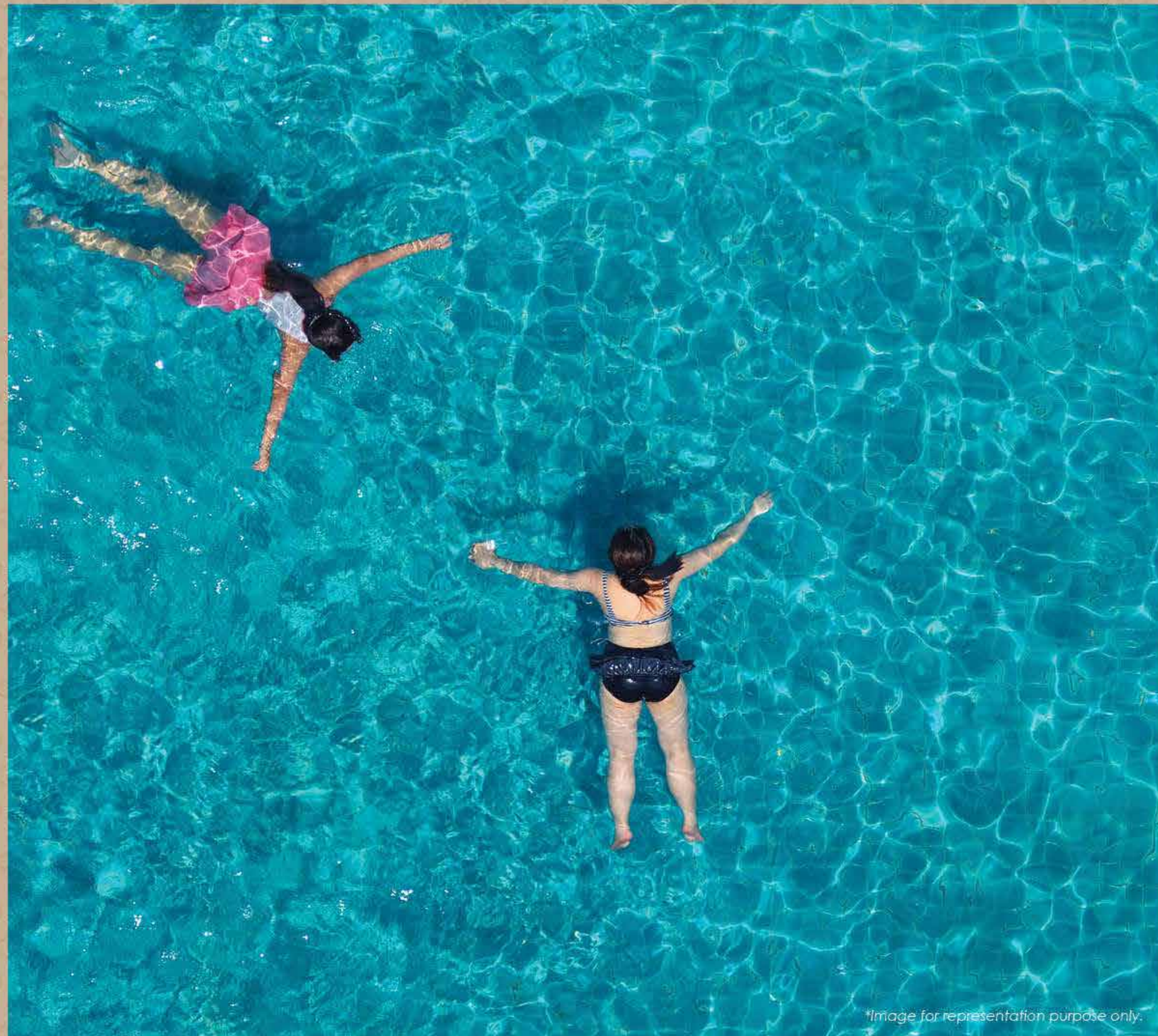


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State of the art
Clubhouse for
organising events



Meditation
area



Large Central
Green with
themed gardens



Fully
equipped
gymnasium



Landscaped
lawn for parties



Swimming pool



Half
Basketball
court



Running &
Jogging Track



Yoga
Area



Separate kids
play area

INTRODUCING LIMITED EDITION PENTHOUSES FOR THE PRIVILEGED FEW

For those who relish extravagance, that is a step above the rest, the Penthouses at Bhawani Heights are what you desire. The 5BHK multilevel Penthouses are residences made to symbolize your success, a true representation of splendour.

Each Penthouse has its own outdoor space and swimming pool providing you the perfect backdrop to relax and unwind. The exclusive Penthouses at Bhawani Heights are contemporary, stylish, prestigious and a beautiful place to live in.



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AT A GLANCE

STRUCTURE

Earthquake resistant R.C.C. frame structure with R.C.C. shear Walls.

EXTERIOR

- Texture paint of Acro/Shalimar paints.
- Decorative railing as per elevation design.

FLOORING

- Wooden tile flooring in master bedroom
- Vitrified Tiles as per design.

KITCHEN

Kitchen with Granite Slab Counter, R.O for purified water, Stainless Steel sink with drainboard of Nirali or equivalent make alongwith glazed tiles 2ft above counter of Kajaria/ Somany/Johnson or equivalent make.

DOOR & WINDOWS

- Flush Door with decorative laminate for main entrance door of the flat.
- All balcony openings to be UPVC door & windows of international make.
- Flush doors for all internal doors.
- All door hardware to be of Godrej/Doorset or equivalent make.

BATHROOMS

- Equipped with Jaguar/Johnson/ Hindware or equivalent make washbasins and WCs. CP fittings of Jaguar/Johnson or equivalent make.

ELECTRICAL

- Electrical (copper) wiring as per ISI code with Modular switches of Havells/Anchor/Wipro or equivalent make.
- Circuits with MCB of approved make AS PER ISI code. TV and Telephone/Intercom points in every room.



Disclaimer: Marble / granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regards. Areas and plans are subject to changes following detail design of services.

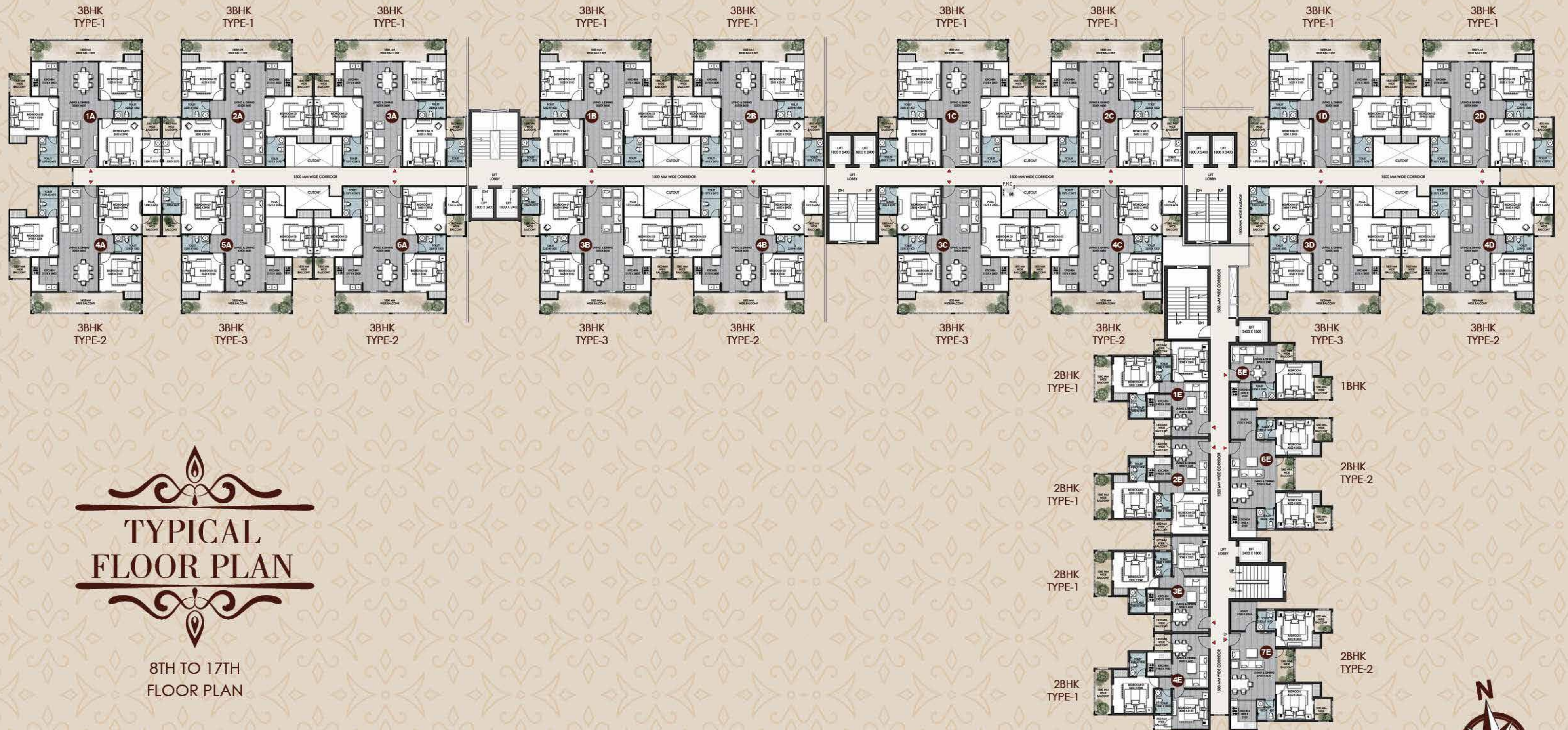
MASTER PLAN



- 3BHK (TYP-01)
- 3BHK (TYP-02)
- 3BHK (TYP-03)
- 2BHK LIG (TYP-01)
- 1BHK (EWS)

Main entry | Lawn | Swimming pool | Kids pool | Club entry | Entry
Lawn | Kids' play zone | Hangout zone | Basket ball court
Badminton court | Ramp to basement



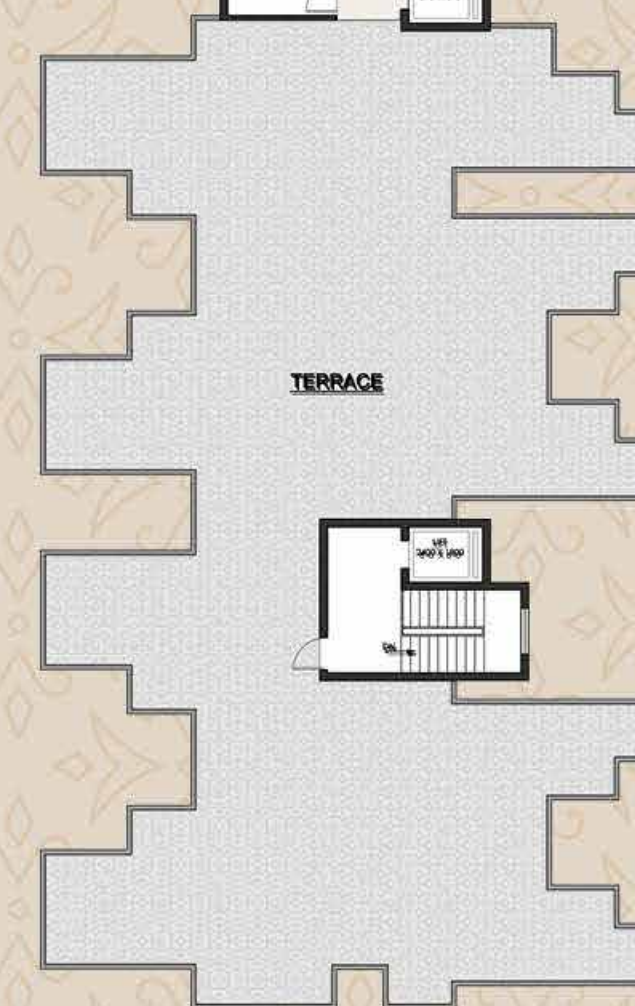


TYPICAL FLOOR PLAN

8TH TO 17TH FLOOR PLAN



MAP NOT IN SCALE



TYPICAL
FLOOR PLAN

18TH
FLOOR PLAN



MAP NOT IN SCALE



1 BHK

1 Bedroom, Drawing & Dining, Kitchen, 1 Toilet & 2 Balcony



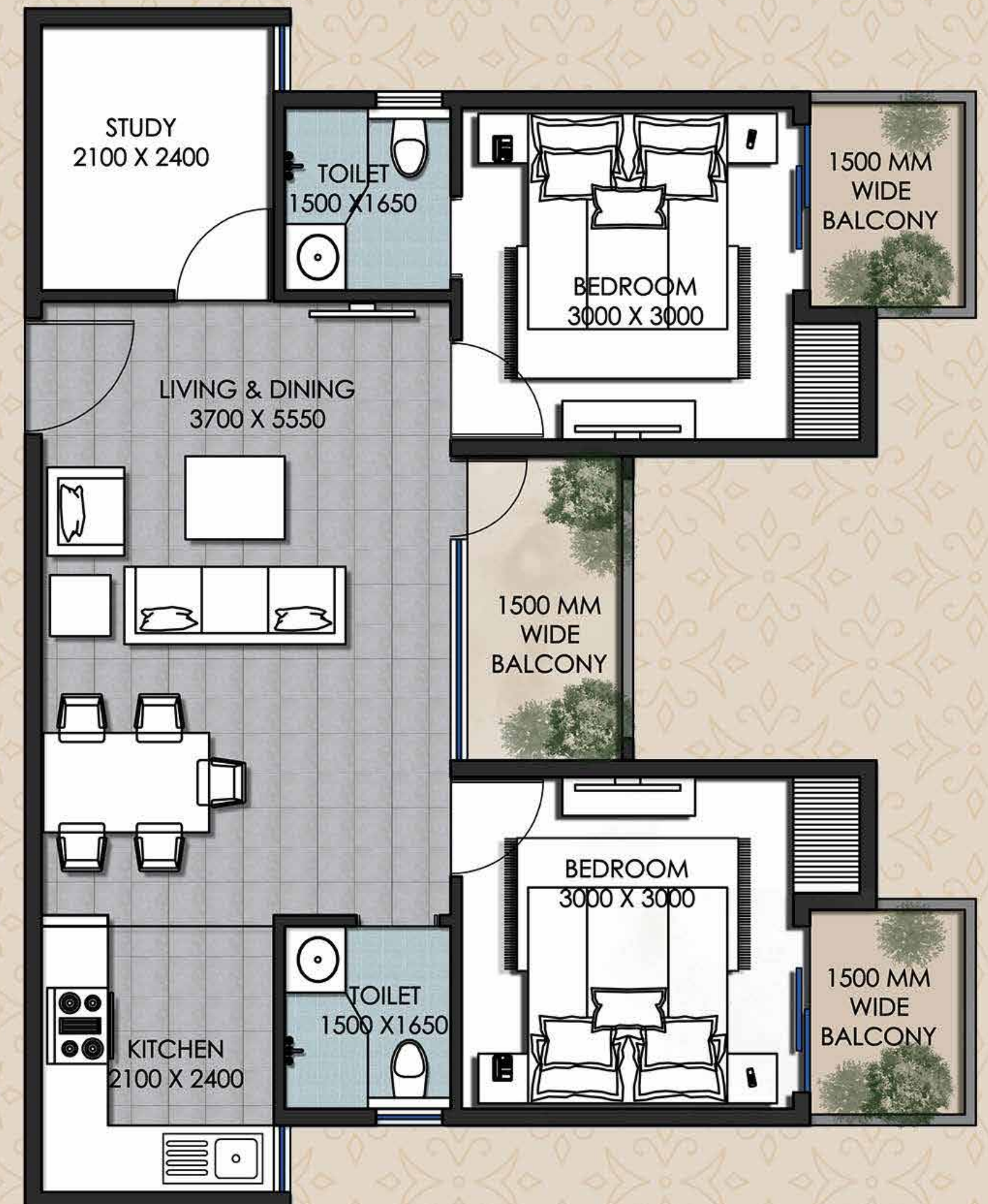
2 BHK - TYPE 01

2 Bedrooms, Drawing & Dining, Kitchen, 2 Toilets & 3 Balcony

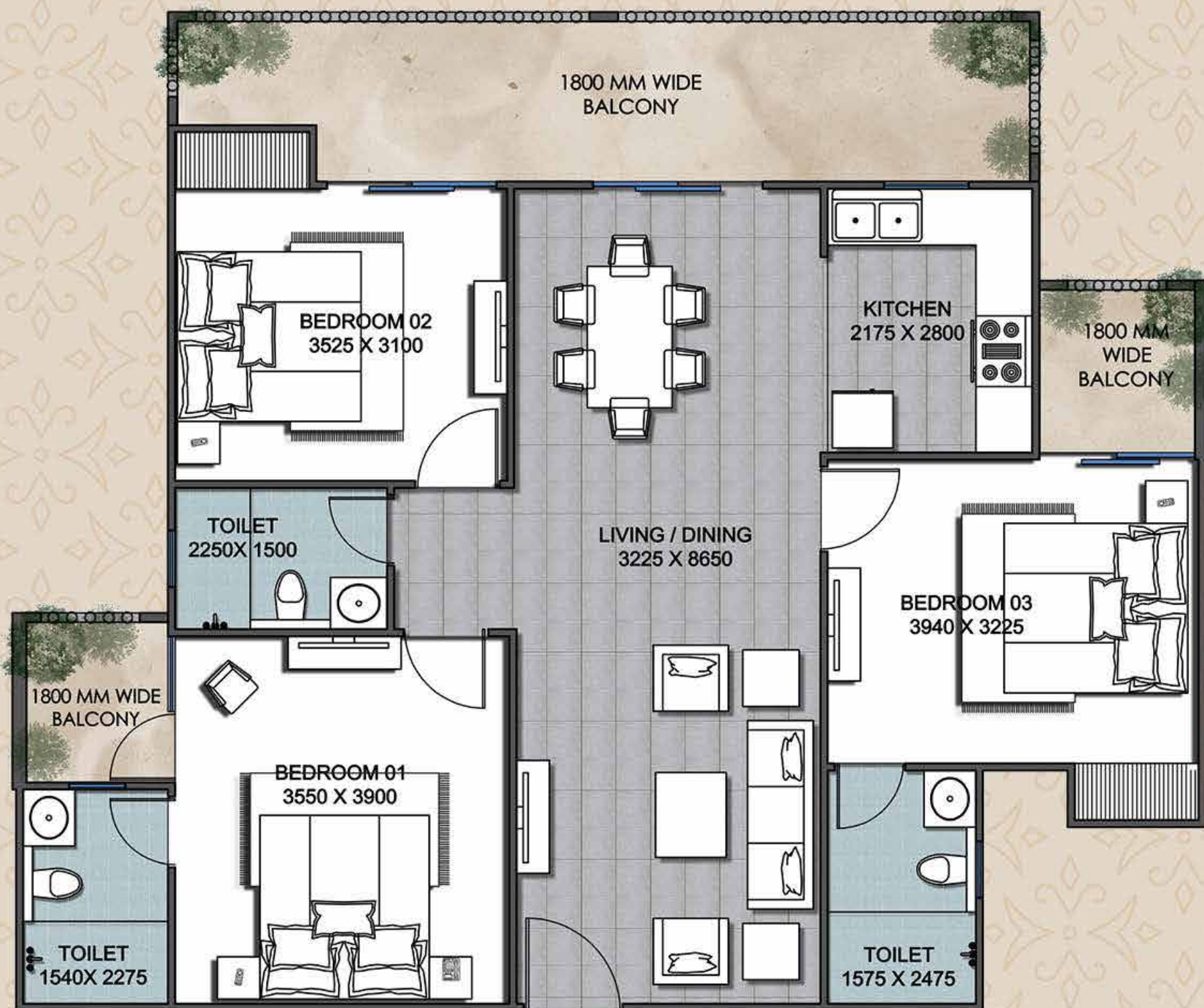


2 BHK - TYPE 02

2 Bedrooms, Drawing & Dining, 1 Study Room Kitchen, 2 Toilets & 3 Balcony



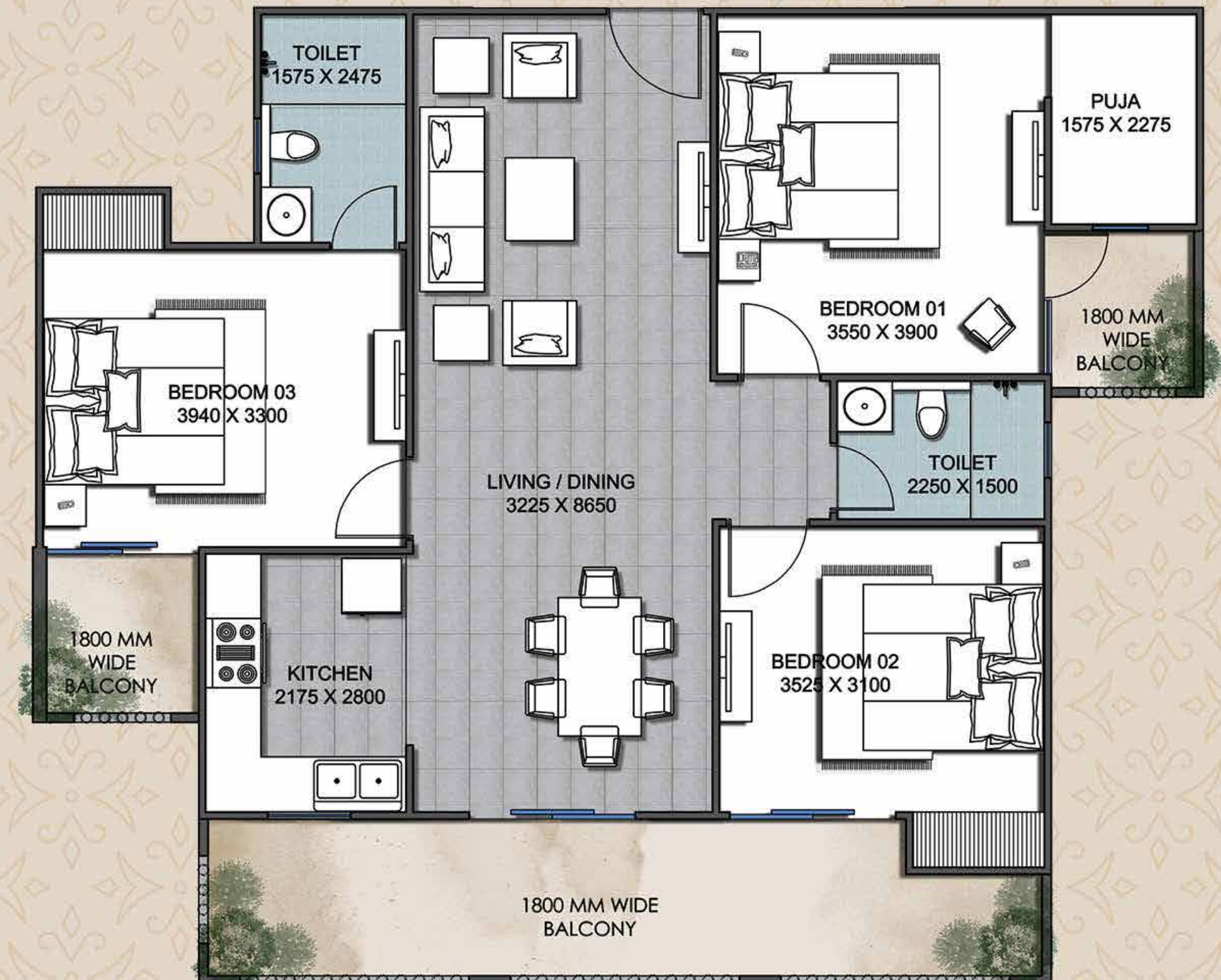
UNIT PLAN



3 BHK - TYPE 01

3 Bedrooms, Drawing & Dining, Kitchen,
3 Toilets & 3 Balcony

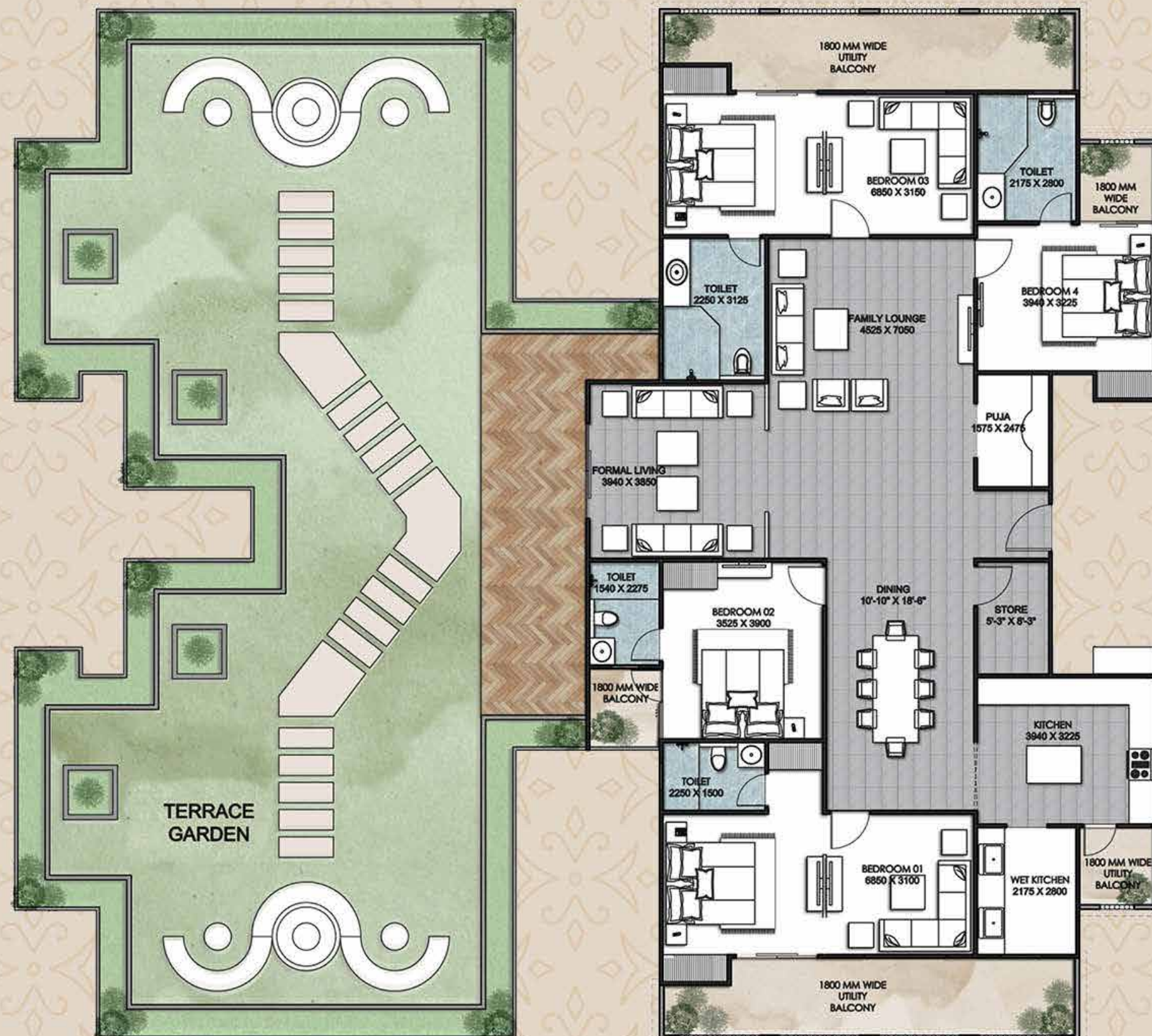
UNIT PLAN



3 BHK - TYPE 02

3 Bedrooms, Drawing & Dining, 1 Puja Room
Kitchen, 2 Toilets & 3 Balcony

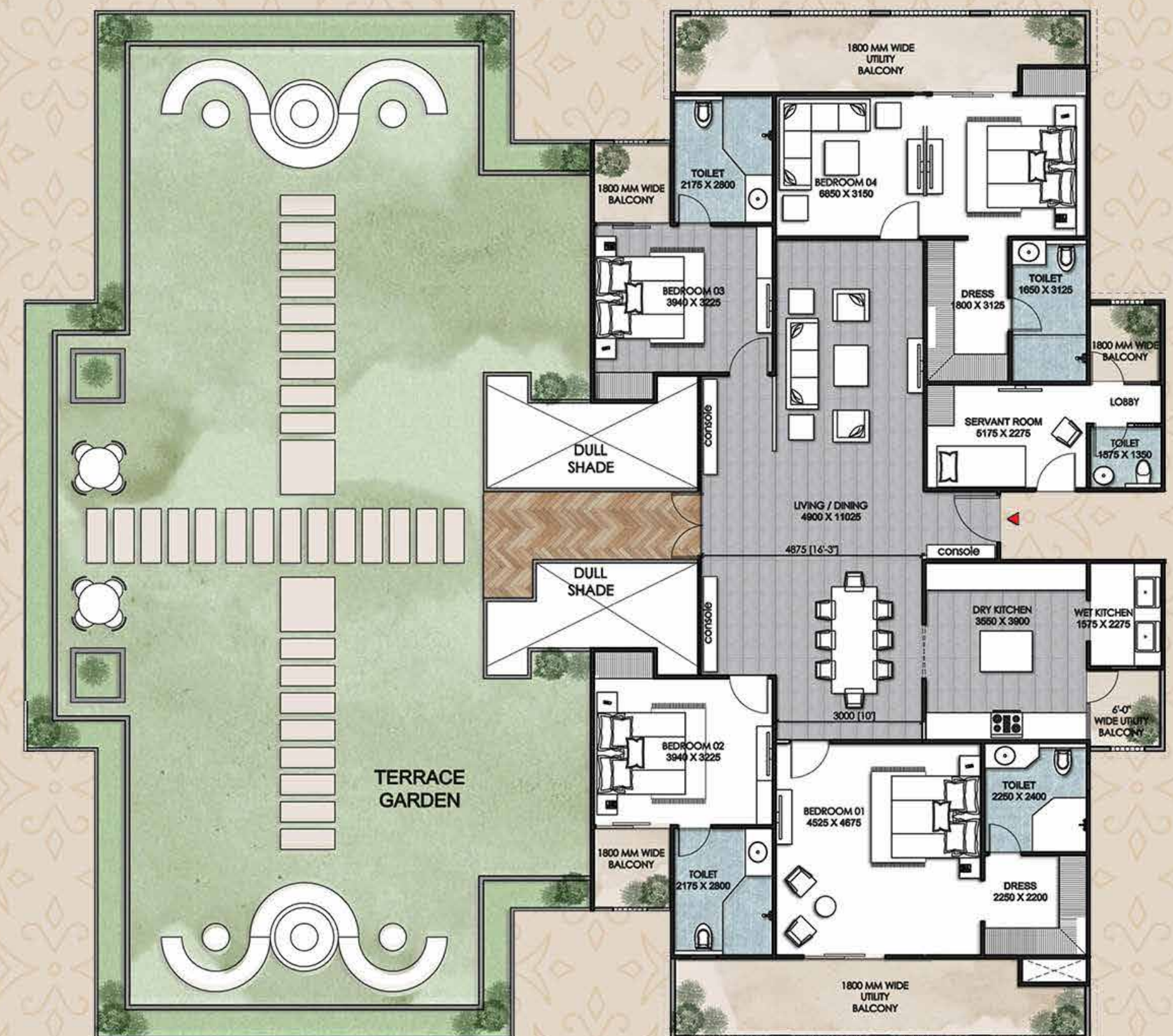
UNIT PLAN



PENTHOUSE - TYPE 01

4 Bedrooms, Drawing & Dining, Kitchen, 1 Family Lounge
1 Puja Room, 4 Toilets & 6 Balcony, 1 Terrace

UNIT PLAN



PENTHOUSE - TYPE 02

4 Bedrooms, Drawing & Dining, Kitchen, 1 Family Lounge
1 Puja Room, 4 Toilets, Servant Room, 5 Balcony & 1 Terrace

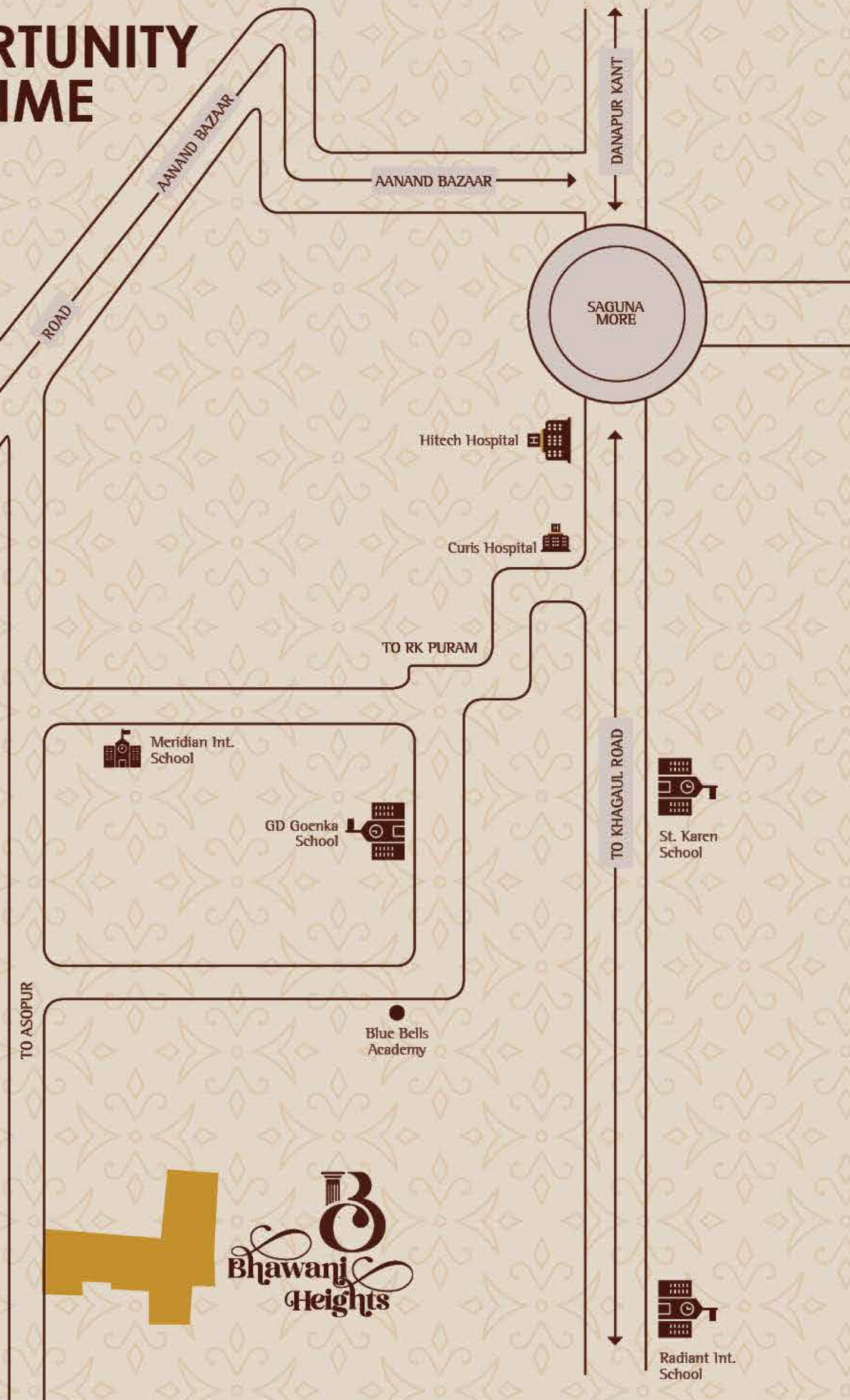
Location Map

AN OPPORTUNITY OF A LIFETIME

Bhawani Heights enjoys an exceptional location Patna, Bihar. It is well connected to major highways, making your commute to anywhere in the city easy.

But there is much more to its location than just convenience. Bhawani Heights, being located in R.K Puram, presents an opportunity. With radical transformation underway, it is a location with immense potential for growth. It has faster and easy connectivity to prominent destinations of work, leisure and entertainment, thus making it an ideal place to live and invest.

-  2 km drive to Saguna More
-  4 km drive to Danapur Railway Stn.
-  6.2 km drive to Patliputra Railway Stn.
-  1.5 km drive to Hitech Hospital
-  8 km drive to Airport
-  700 mtr drive to St. Karen's School
-  500 mtr drive to GD Goenka School



Smart Location that keeps you in the city without letting in the chaos.

CLP (Construction Link Plan)

Payment Plan:

At the time of Booking	10%
Within 7 days of agreement for sale	25%
For 1st basement slab cast	6%
For ground floor slab cast	6%
For 2nd floor slab cast	6%
For 4th floor slab cast	6%
For 6th floor slab cast	6%
For 8th floor slab cast	6%
For 10th floor slab cast	6%
For 12th floor slab cast	6%
For 14th floor slab cast	6%
For 16th floor slab cast	6%
Upon Offer of Possession	5%

Down Payment Plan

At the time of Booking	10%
Within 7 days of agreement for sale	85%
Upon Offer of Possession	5%

Note: GST / CESS / Any other Taxes are extra

PLC Applicable





SITE ADDRESS

BHAWANI HEIGHTS

R. K Puram, Saguna More, Patna, Bihar

DEVELOPER

BHAWANI CONSTRUCTION AND BHAWANI INFRACON JV

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ARCHITECT

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BANKING PARTNER:



Canara Bank



SBI



Disclaimer: *This Brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Bhawani Heights. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and / or architects.