



The Sign of Experience

A Project by :



PULMEN BUILDIGN  
PVT. LTD.



*The Model for  
Quality*





## *The Destination For Happiness*



### **SARASWATI HEIGHTS FUTURISTIC DESIGN**

At Constantly Improving The Quality Of Life For The People In Patna, All Undertakings Are Guided By A Supreme Blend Of Quality

### **CONSTRUCTION, DEDICATED TEAM AND CUSTOMER**

Commitment. The Residents Of **Saraswati Heights** Have A Plethora Of Amenities. **Saraswati Heights** Has A Fully Functional Reception Along With A Lobby For Visitors. We Offer Premium Flats With Class Apart Feel That Ensures A Better Lifestyle And Luxurious Living.



The Hope for  
Luxury





# The Blueprint for Excellence



# The Mark of Opulence



# ISOMETRIC VIEW



FLAT TYPE - 3 BHK  
B - BLOCK



FLAT TYPE - 2 BHK  
B - BLOCK



FLAT TYPE - 3 BHK  
A - BLOCK



FLAT TYPE - 3 BHK  
B - BLOCK



# ISOMETRIC VIEW



FLAT TYPE - 3 BHK  
C - BLOCK



FLAT TYPE - 2 BHK  
C - BLOCK



FLAT TYPE - 3 BHK  
C - BLOCK



FLAT TYPE - 3 BHK  
C - BLOCK

# BASEMENT PARKING PLAN



# GROUND FLOOR PLAN A-BLOCK



## AREA STATEMENT (A-BLOCK)

FLAT NO	SUPER B/U AREA	BHK
01	1303 SQFT	3
02	1244 SQFT	3

# 1<sup>st</sup>, 2<sup>nd</sup>, And 3<sup>rd</sup> FLOOR PLAN A-BLOCK



## AREA STATEMENT

FLAT NO	SUPER B/U AREA	BHK
01	1303 SQFT	3
02	1244 SQFT	3
03	1244 SQFT	3
04	1303 SQFT	3

# GROUND FLOOR PLAN B-BLOCK



## AREA STATEMENT

FLAT NO	SUPER B/U AREA	BHK
01	1405 SQFT	3
02	1410 SQFT	3
03	1068 SQFT	2
04	1037 SQFT	2

# 1<sup>st</sup>, 2<sup>nd</sup>, And 3<sup>rd</sup> FLOOR PLAN B-BLOCK



## AREA STATEMENT

NO	SUPER B/U AREA	BHK
01	1405 SQFT	3
02	1410 SQFT	3
03	1068 SQFT	2
04	1037 SQFT	2
05	1355 SQFT	3
06	1355 SQFT	3

# GROUND FLOOR PLAN C-BLOCK



## AREA STATEMENT

FLAT NO	SUPER B/U AREA	BHK
01	1339 SQFT	3
02	1285 SQFT	3

# 1<sup>st</sup>, 2<sup>nd</sup>, And 3<sup>rd</sup> FLOOR PLAN C-BLOCK



## AREA STATEMENT

FLAT NO	SUPER B/U AREA	BHK
01	1339 SQFT	3
02	1285 SQFT	3
03	1050 SQFT	3
04	1363 SQFT	3





## THE SPECIFICATIONS AGREED ARE AS FOLLOWS **Features and specification of deluxe "Flat"**

<b>Foundation</b>	: R.C.C. Pile foundation Deed Board under rimmed group piles or isolated column footing as per the structural design.
<b>Super Structure</b>	: R.C.C. framed structure earthquake resistant as per std. applicable design and specification by the Architect/PMC/Structures consultant.
<b>Roof slab beam</b>	: Reinforced cement concrete slab and Beam.
<b>Civil Work</b>	: 1 <sup>st</sup> class brick work in 1:4 ratio.
<b>Wall Finish</b>	: All the wall ceiling plastered with cement internally finish with wall putty & externally finished with wall putty & paint with weather coat.
<b>Plaster</b>	: ½ Plaster in 1:6 on Brick work RCC Surface.
<b>Flooring</b>	: All covered area with verified flooring/marble.
<b>Door</b>	: All doors 30mm thick water proof flush doors and solid wood chaukhat, Bathroom doors fiber panel of matching color window fitted with mosquito net.
<b>Window</b>	: Fully glazed/Aluminum window.
<b>Bathroom/Toilet</b>	: All sanitary wares of witch glazed tiles upto 7'ft. Height with wash basin, shower, W.C. (1 W.C.) in common toilet and white E.W.C> in master bedroom Concealed G.I./C.P.V.C. pipe with hot and cold water arrangement. All sanitary wears china standard company (parry ware/Hind ware) and C.P. fitting standard company.
<b>Kitchen</b>	: Working plates form of granite top with stainless steel sink.
<b>Wash basin</b>	: Wash basin with plumbing connection to be provided in the dinning as me as in the toilet.
<b>Electrical</b>	: Concealed P.V.C conducts with copper wiring and standard electrical accessories adequate light, power paint (without fan, tube & bulb).
<b>Water Supply</b>	: 24 Hours Water Supply ensured with large over head from own deep tube-well suitable arrangement for rain and storm water disposal shall be provided in all the design at the PH consultant.
<b>Cupboard/Storage</b>	: Cup board space without wood work will be provided in all the bedrooms.
<b>Railing</b>	: The railing for the balcony, stairs corridors and grills shall be make of steel as per Architectural design.
<b>Generator</b>	: Standard and silent generator of suitable capacity shall be provided for water supply common Areas lighting and individual flats lighting upto.....0 watt's (min.) consumption.
<b>Reserved Parking</b>	: Ample reserved parking space car.
<b>Lift</b>	: Suitable capacity lift shall be provided.
<b>T.V/Dish Antenna</b>	: One common T.V/Dish Antenna point will be provided in each flat.
<b>Telephone/intercom</b>	: One Telephone/Intercom (Security system) will be provided in each flat.
<b>Loan Facility</b>	: We will extend full co-operation in securing Housing loan in all blanks.



### PAYMENT PLAN

1.	At the time of booking	15 %
2.	At the time of foundation work	15 %
3.	<b>Slab Casting :</b>	
	(a) Basement	10 %
	(b) Ground Floor	10 %
	(c) First Floor	10 %
	(d) Second Floor	10 %
	(e) Third Floor	10 %
4.	At the time of brick work & plaster	15 %
5.	At the time of possession	5 %

#### Note:-

1. PARKING & OTHER MISCELLENEOUS CHARGES - 3,00,000/-
2. REGISTRATION AND OTER GOVT. TAX (GST) IS TO BE PAID BY PURCHASER AS APPLICABLE.



WAY TO BASEMENT  
B-BLOCK



WAY TO BASEMENT  
A-BLOCK



BASEMENT PARKING



RECEPTION



WAITING LOUNGE



CORRIDOR

## PROJECT FEATURES



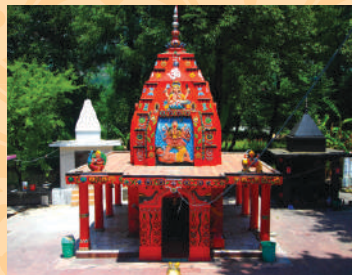
CCTV



Gym



Garden



Temple



Kids Play Area



Community Hall.