



*Dular*  
ENCLAVE

*Luxurious*  
place to reside and enjoy

**RERA REGISTRATION**  
No. BRERAP33009-1/848/R-658/2019  
[www.sitaconstruction.in](http://www.sitaconstruction.in)



*Developed by: S.B. Construction Pvt. Ltd.*

*The ultimate in*  
**LUXURY LIVING**



A happy life is one  
which is in accordance with  
**its own nature.**



# Amenities



- Vaastu Friendly Building
- Landscaped Garden
- Health Club, Meditation Centre
- In-house club with exclusive facilities
- 24 hours water & power supply
- Round the Clock Customer care
- Provision of Gas Pipeline in every Kitchen
- Ample Parking Space
- Gymnasium, Herbal & Medicinal Plantation
- Wide Balcony & Window for eco-friendly Ventilation

- Provision for WI-FI Connection in Common Areas
- Fire Fighting System
- Round the Clock CCTV Surveillance
- Garbage Chute
- Jogging Track
- Durable Exterior Textured Painting
- Provision of Rain Water Harvesting
- Lifts installed by JOHNSON /KONE /OTIS or equivalent
- Attractive Entrance Gate
- Swimming Pool



# Specification

## PROJECT SPECIFICATION

Structure	<ul style="list-style-type: none"> <li>R.C.C. Earthquake Resistance Framework Structure</li> </ul>
Floor	<ul style="list-style-type: none"> <li>Vitrified Tiles of premium quality in each Flat, Wooden Flooring in Master Bedroom</li> </ul>
Doors/Windows/ Railing	<ul style="list-style-type: none"> <li>Designer Main Door &amp; rest all Doors will be Laminated by both side.</li> <li>Powder coated aluminum/UPVC Sliding window &amp; Door</li> <li>M.S Grill</li> <li>Aluminum adjustable louvers for Bathroom</li> <li>M.S. Railing in Balcony Area</li> </ul>
Electrification	<ul style="list-style-type: none"> <li>Concealed Copper Wiring with circuit breaker (Wires-HAVELLS/RR Kable/POLYCAB or equivalent)</li> <li>Silent DG backup to support limited light points and fans in each room</li> <li>Adequate electrical points along with premium quality Modular Switch (Havells/Crabtree or equivalent)</li> <li>Provision of CABLE &amp; Intercom in each Flat</li> <li>Adequate Points for Air Conditioner</li> <li>Adequate MCBs for instant breakdown (Havells/ABB/Legrand or equivalent)</li> <li>24*7 Security with CCTV Camera</li> </ul>
Bathroom	<ul style="list-style-type: none"> <li>JAGUAR/CERA/Equivalent CP Fitting &amp; make single lever fixtures for hot &amp; cold water(DIVERTOR)</li> <li>Designer wash basin of premium quality</li> <li>Concealed plumbing with premium quality sanitary Fitting.</li> <li>Separate provision of Water Heater/Geyser in each Bathroom</li> <li>Designer Bathroom tiles upto Ceiling height Level</li> <li>Anti-Skid Flooring in each Bathrooms</li> <li>Hindware/Parryware or equivalent premium quality Sanitary Fittings</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>Provision for installation of Water Purifier &amp; Adequate Electrical Point for Appliances</li> <li>Exhaust Fan &amp; Designer Tiles upto 2.5(Two &amp; half) feet height from Kitchen Slab</li> <li>Colored Granite on Kitchen Platform</li> </ul>
Wall Finish	<ul style="list-style-type: none"> <li>Double Coated Wall Putty of (JK White/Birla Gold)</li> </ul>

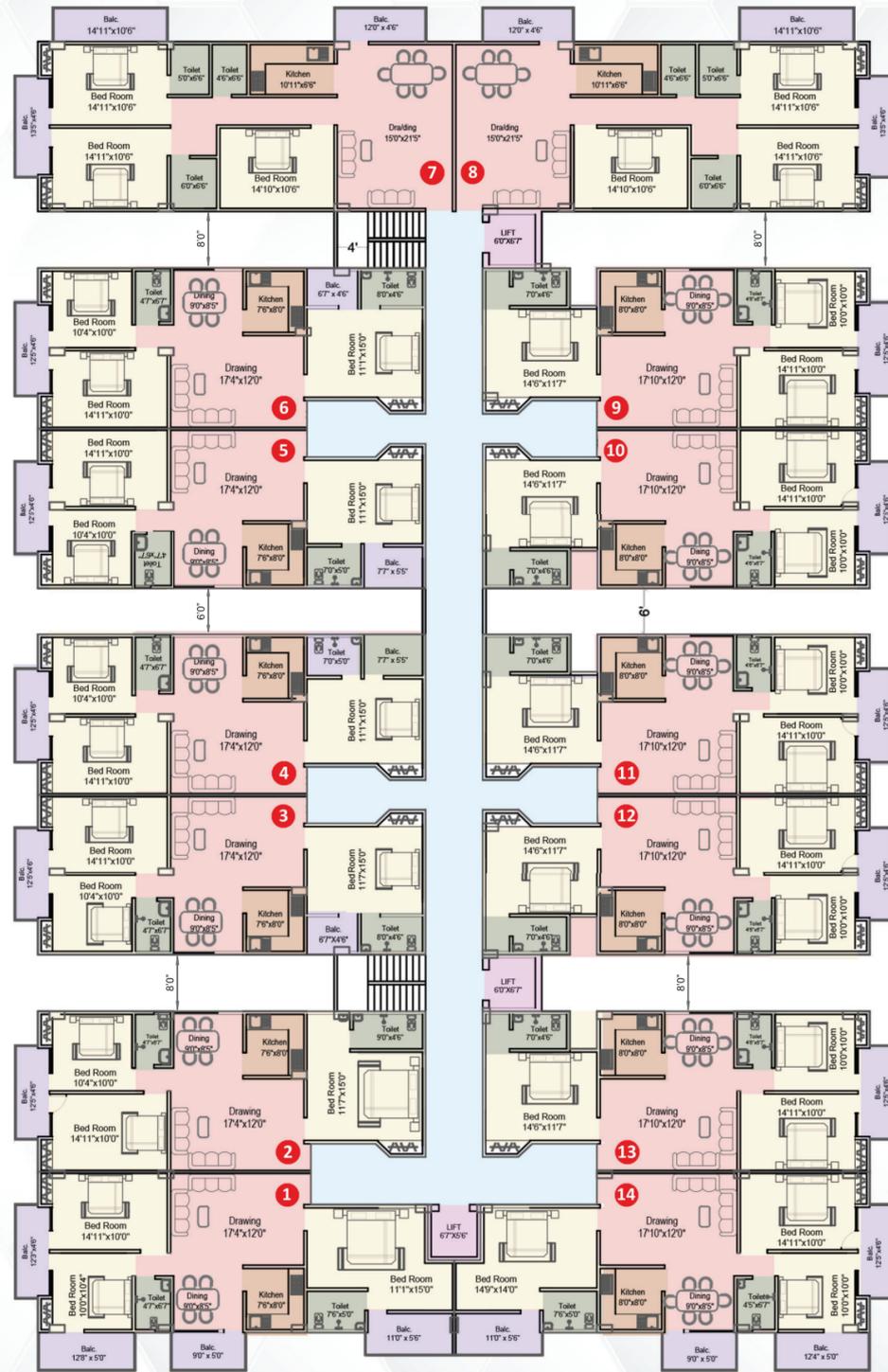




*Luxury view*  
RIGHT AT THE TOP

# Floor Plan

## A-BLOCK



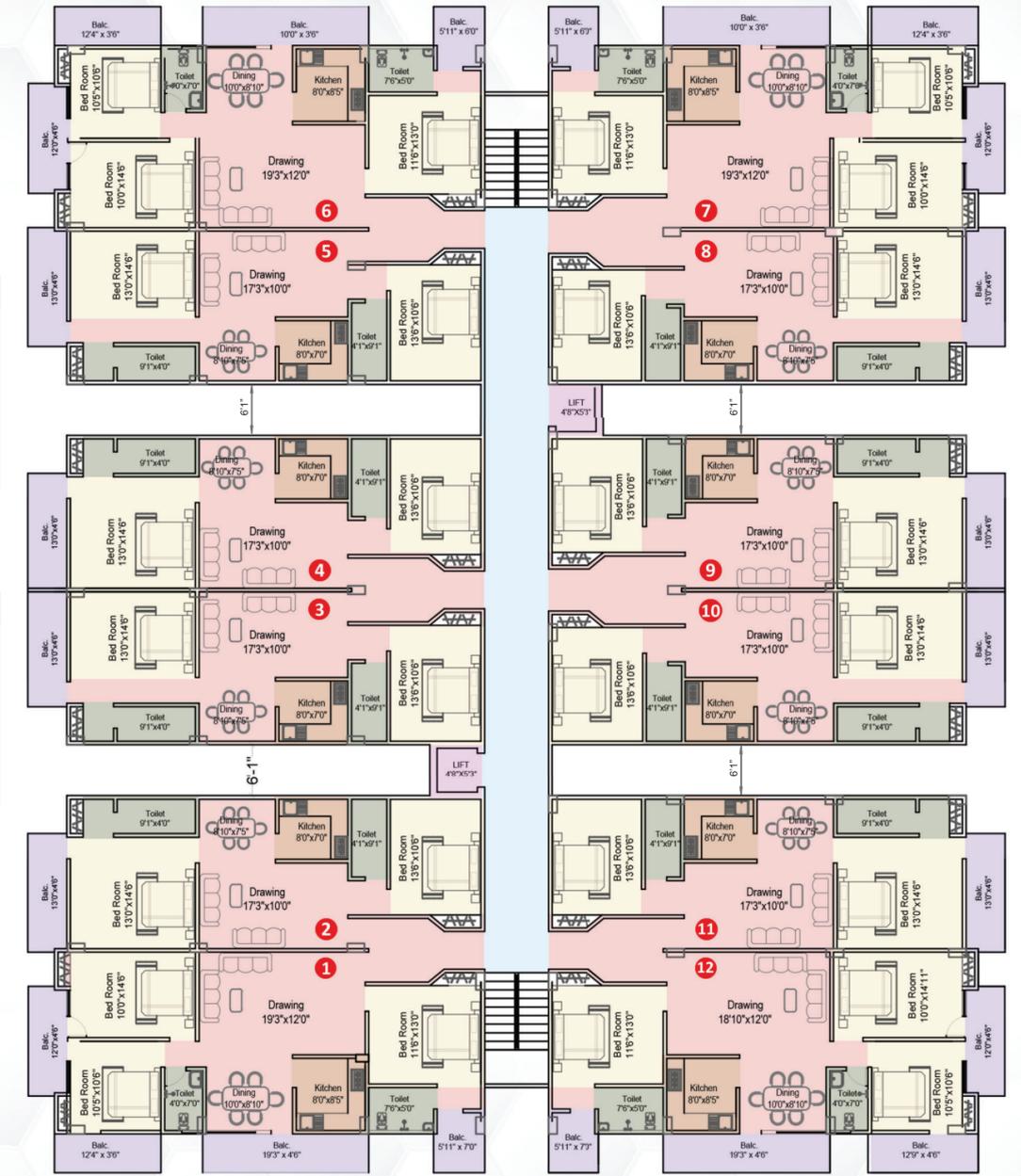
FLAT	Type	Area
FLAT NO.-1 & 14	3 Bed Room	S/Built up Area 1641.00 SQFT.
FLAT NO.-2 & 13	3 Bed Room	S/Built up Area 1421.00 SQFT.
FLAT NO.-3 & 12	3 Bed Room	S/Built up Area 1421.00 SQFT.
FLAT NO.-4 & 11	3 Bed Room	S/Built up Area 1421.00 SQFT.
FLAT NO.-5 & 10	3 Bed Room	S/Built up Area 1421.00 SQFT.
FLAT NO.-6 & 9	3 Bed Room	S/Built up Area 1421.00 SQFT.
FLAT NO.-7 & 8	3 Bed Room	S/Built up Area 1845.00 SQFT.

FLAT	Carpet	Balcony
FLAT NO.-1 & 14	943 SQFT.	229 SQFT.
FLAT NO.-2 & 13	947 SQFT.	54 SQFT.
FLAT NO.-3 & 12	917 SQFT.	87 SQFT.
FLAT NO.-4 & 11	910 SQFT.	96 SQFT.
FLAT NO.-5 & 10	910 SQFT.	96 SQFT.
FLAT NO.-6 & 9	918 SQFT.	87 SQFT.
FLAT NO.-7 & 8	1131 SQFT.	114 SQFT.



# Floor Plan

## B-BLOCK

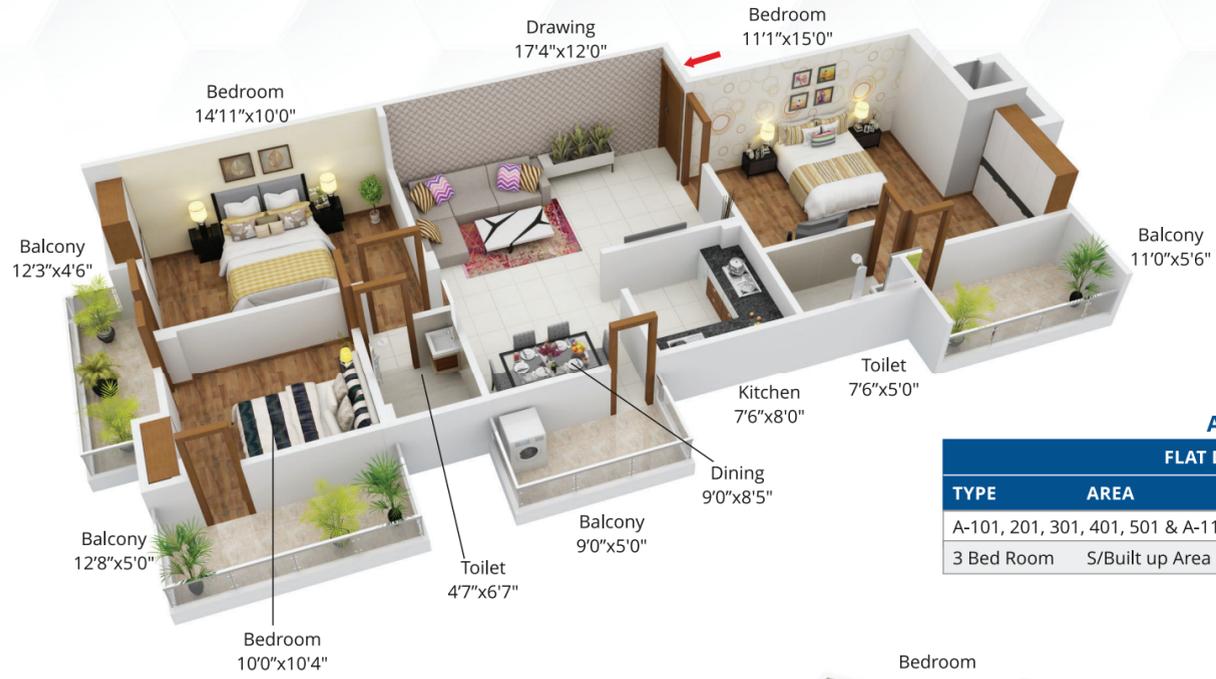


FLAT	Type	Area
FLAT NO.-1 & 12	3 Bed Room	S/Built up Area 1675.00 SQFT.
FLAT NO.-2 & 11	2 Bed Room	S/Built up Area 1208.00 SQFT.
FLAT NO.-3 & 10	2 Bed Room	S/Built up Area 1208.00 SQFT.
FLAT NO.-4 & 9	2 Bed Room	S/Built up Area 1208.00 SQFT.
FLAT NO.-5 & 8	2 Bed Room	S/Built up Area 1208.00 SQFT.
FLAT NO.-6 & 7	3 Bed Room	S/Built up Area 1675.00 SQFT.

FLAT	Carpet	Balcony
FLAT NO.-1 & 12	965 SQFT.	240 SQFT.
FLAT NO.-2 & 11	785 SQFT.	62 SQFT.
FLAT NO.-3 & 10	773 SQFT.	62 SQFT.
FLAT NO.-4 & 9	773 SQFT.	62 SQFT.
FLAT NO.-5 & 8	785 SQFT.	62 SQFT.
FLAT NO.-6 & 7	965 SQFT.	240 SQFT.



# Unit Plan



**A-BLOCK**  
FLAT DETAIL (3 BHK)

TYPE	AREA	CARPET	BALCONY
A-101, 201, 301, 401, 501 & A-114, 214, 314, 414, 514			
3 Bed Room	S/Built up Area 1641.00 SQFT.	943 SQFT.	229 SQFT.

# Unit Plan



**A-BLOCK**  
FLAT DETAIL (3 BHK)

TYPE	AREA	CARPET	BALCONY
A-104, 204, 304, 404, 504 & A-111, 211, 311, 411, 511			
A-105, 205, 305, 405, 505 & A-110, 210, 310, 410, 510			
3 Bed Room	S/Built up Area 1421.00 SQFT.	910 SQFT.	96 SQFT.

**A-BLOCK**

FLAT DETAIL (3 BHK)

TYPE	AREA	CARPET	BALCONY
A-102, 202, 302, 402, 502 & A-113, 213, 313, 413, 513			
3 Bed Room	S/Built up Area 1421.00 SQFT.	947 SQFT.	54 SQFT.
A-103, 203, 303, 403, 503 & A-112, 212, 312, 412, 512			
3 Bed Room	S/Built up Area 1421.00 SQFT.	917 SQFT.	87 SQFT.
A-106, 206, 306, 406, 506 & A-109, 209, 309, 409, 509			
3 Bed Room	S/Built up Area 1421.00 SQFT.	918 SQFT.	87 SQFT.



**A-BLOCK**

FLAT DETAIL (3 BHK)

TYPE	AREA	CARPET	BALCONY
A-107, 207, 307, 407, 507 & A-108, 208, 308, 408, 508			
3 Bed Room	S/Built up Area 1845.00 SQFT.	1131 SQFT.	114 SQFT.



# Unit Plan



## B-BLOCK

### FLAT DETAIL (3 BHK)

TYPE	AREA	CARPET	BALCONY
B-101, 201, 301, 401, 501 & B-112, 212, 312, 412, 512			
B-106, 206, 306, 406, 506 & B-107, 207, 307, 407, 507			
3 Bed Room	S/Built up Area 1675.00 SQFT.	965 SQFT.	240 SQFT.



## B-BLOCK

### FLAT DETAIL (2 BHK)

TYPE	AREA	CARPET	BALCONY
B-102, 202, 302, 402, 502 & B-111, 211, 311, 411, 511			
B-105, 205, 305, 405, 505 & B-108, 208, 308, 408, 508			
2 Bed Room	S/Built up Area 1208.00 SQFT.	785 SQFT.	62 SQFT.
B-103, 203, 303, 403, 503 & B-110, 210, 310, 410, 510			
B-104, 204, 304, 404, 504 & B-109, 209, 309, 409, 509			
2 Bed Room	S/Built up Area 1208.00 SQFT.	773 SQFT.	62 SQFT.

## Site Address

DULAR ENCLAVE  
JND Path, Mithila Colony  
Nasriganj Danapur, Patna-800012  
Ph.: 8709595001, 9934745079  
E.: ksubodh69@gmail.com

## Approx Distance

Patliputra Station	-	1 K.M.
Digha Danapur Road	-	1 K.M.
Bailey Road	-	2.5 K.M.
Gola Road	-	1 K.M.
Digha Sonpur Flyover	-	1 K.M.
Danapur Station	-	7 K.M.
Patna Airport	-	8 K.M.
AIIMS	-	8 K.M.

## INSTALMENT PLAN

> At the time of Booking	10%
> On execution of legal document (within 30 days of booking)	20%
> 1st Instalment on completion of foundation work	10%
> 2nd to 7th Instalment on each Floor Casting	07%
> 8th Instalment on completion of Brick & Plaster work	08%
> Final Instalment (Before Possession)	10%

## Additional Charges

- \* Rs. 4,00,000/- Shall be charged against parking space, Lift, Generator Connection, Single Phase Electric Connection & Fire Fighting etc.
- \* GST, Stamp Duty, Registration, legal charges & society maintenance charges etc. shall be borne by purchaser.
- \* Any additional charges or duties levied by the Govt./Local authorities during or after the completion of the scheme will be borne by the purchaser.
- \* In the interest of continual developments in design & quality of construction, the developer reserve all rights to make any changes in the scheme including technical specification, designs, planning, layout and all purchasers shall abide by such changes.
- \* Changes/alteration of any nature including the elevations, exterior colour scheme or any other changes affect the overall design concept and outlook of the scheme are strictly NOT PERMITTED on request of the purchaser during or after completion of the scheme.

### Note:

- \* The colour and design of the tiles and motifs can be changed without any prior notice.
- \* Variation in the colour and size of tiles/granite may occur. Variation in the colour mica may occur.
- \* Area in all categories of apartment may vary upto 3% without any change in cost.
- \* However, in case the variation is beyond 3% pro-rate charges are applicable.

# Location Map





**PROMOTER:**  
SITA CONSTRUCTIONS  
Badi Patan Devi Gali, Maharajganj,  
Post- Gulzarbagh, P.S.- Alamganj, Patna-800 007



**MARKETED BY:**

**DEVELOPED BY:**  
SATVIKA BINDHYAWASINIS  
CONSTRUCTION PVT LTD.  
2<sup>nd</sup> Floor, 192-B, S.K. Puri, Boring Road,  
Patna-800013

**ARCHITECT:**

RAJAN ARCHITECT PVT. LTD.  
Ground Floor, Ramchandra  
Asha Lata Kutir, Opp-Madhukunj,  
Kidwaipuri, Patna - 800 001  
Ph.: 9835491787 |  
E.: sudhenduranjan1@gmail.com