



Kumar Buildcon
PRIVATE LIMITED

MEMBER OF
CREDAI
BIHAR



JB ENCLAVE

LUXURIOUS **2/3 BHK** DELUXE FLATS

MAURYA VIHAR COLONY, TRANSPORT NAGAR,
NEAR DAV SCHOOL, KUMHRAR, PATNA

*Luxury, Location
and Convenience*

RERA APPROVED



BRERAP186528040625310828E00



Right around the corner,
near everywhere you want to be.

JB ENCLAVE
LUXURIOUS 2/3 BHK DELUXE FLATS



Kumar Buildcon Pvt. Ltd. was founded in the year 1987 by Mr. Narendra Kumar & Mr. Prakash Kumar. Today, the company enjoys its strong presence in Bihar and has made its own position as one of the largest companies in the Real Estate Industry with projects in Bihar & Jharkhand.

The name itself implies its significant promotion and development for the society. Over two decades we have been acknowledged for quality, commitments, integrity, timely execution, innovative technology upgradation, brand equity & value addition through our projects.

To fulfill the various demands of its client, Kumar Buildcon Pvt. Ltd. is working with its efficient team of Architects, engineers, and management. It has successfully developed many apartment projects located in Bihar while more projects are either under construction or ready for handover.

AMENITIES YOU DESERVE


24x7
Water Supply


Own
Transformer


24x7
Power Back Up


Car Parking


Heat Treatment


Security

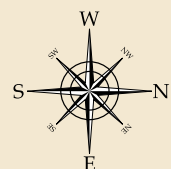
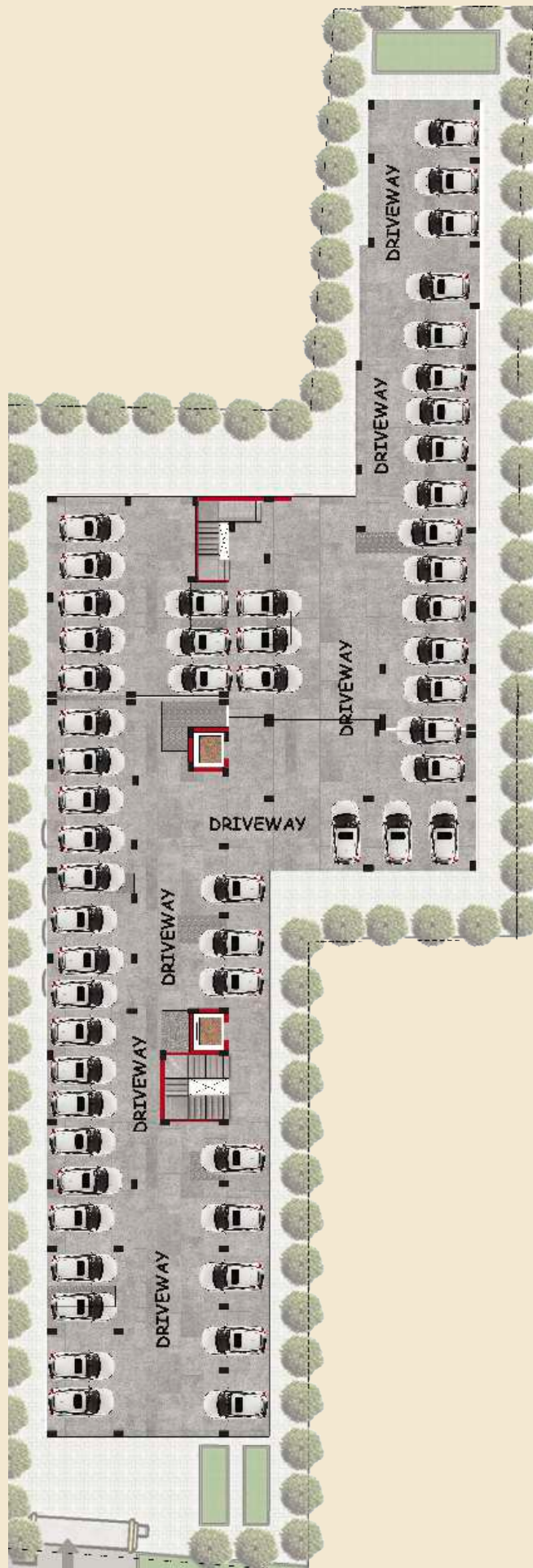

Intercom


6 Passengers
Lifts


Fire Safety


Waterproof

Ground Floor Plan



First To Third Floor Plan

AREA STATEMENT

Flat # 01 (2 BHK)

Carpet Area	: 819 sqft
Balcony Area	: 184 sqft
Super B/U Area	: 1280 sqft

Flat # 02 (2 BHK)

Carpet Area	: 793 sqft
Balcony Area	: 59 sqft
Super B/U Area	: 1096 sqft

Flat # 03 (2 BHK)

Carpet Area	: 744 sqft
Balcony Area	: 51 sqft
Super B/U Area	: 1023 sqft

Flat # 04 (2 BHK)

Carpet Area	: 766 sqft
Balcony Area	: 103 sqft
Super B/U Area	: 1123 sqft

Flat # 05 (2 BHK)

Carpet Area	: 818 sqft
Balcony Area	: 59 sqft
Super B/U Area	: 1139 sqft

Flat # 06 (2 BHK)

Carpet Area	: 823 sqft
Balcony Area	: 44 sqft
Super B/U Area	: 1119 sqft

Flat # 07 (3 BHK)

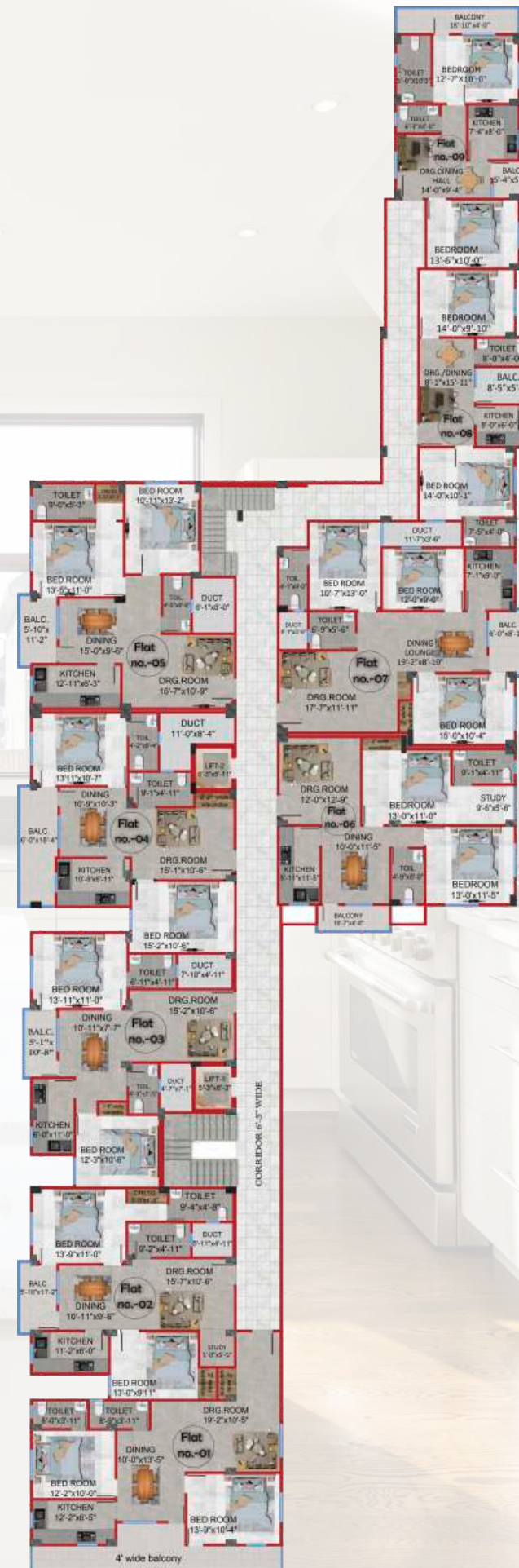
Carpet Area	: 947 sqft
Balcony Area	: 56 sqft
Super B/U Area	: 1325 sqft

Flat # 08 (2 BHK)

Carpet Area	: 538 sqft
Balcony Area	: 43 sqft
Super B/U Area	: 766 sqft

Flat # 09 (2 BHK)

Carpet Area	: 547 sqft
Balcony Area	: 109 sqft
Super B/U Area	: 852 sqft



Fourth Floor Plan

AREA STATEMENT

Flat # 01 (2 BHK)

Carpet Area : 819 sqft
Balcony Area : 184 sqft
Super B/U Area : 1280 sqft

Flat # 02 (2 BHK)

Carpet Area : 793 sqft
Balcony Area : 59 sqft
Super B/U Area : 1096 sqft

Flat # 03 (2 BHK)

Carpet Area : 744 sqft
Balcony Area : 51 sqft
Super B/U Area : 1023 sqft

Flat # 04 (2 BHK)

Carpet Area : 766 sqft
Balcony Area : 103 sqft
Super B/U Area : 1123 sqft

Flat # 05 (2 BHK)

Carpet Area : 818 sqft
Balcony Area : 59 sqft
Super B/U Area : 1139 sqft

Flat # 06 (2 BHK)

Carpet Area : 823 sqft
Balcony Area : 44 sqft
Super B/U Area : 1119 sqft

Flat # 07 (3 BHK)

Carpet Area : 947 sqft
Balcony Area : 56 sqft
Super B/U Area : 1325 sqft

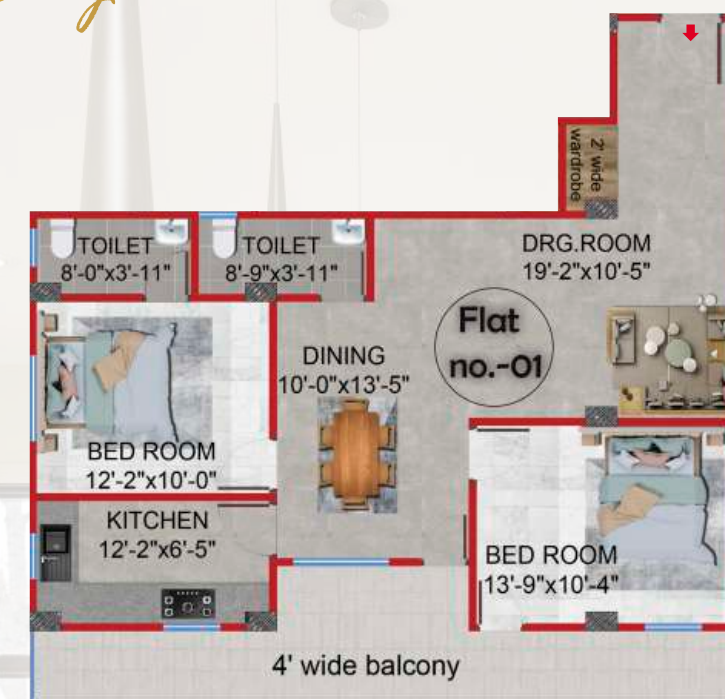


Flat Layout

Flat # 01 (2 BHK)

Carpet Area : 819 sqft
Balcony Area : 184 sqft
Super B/U Area : 1280 sqft

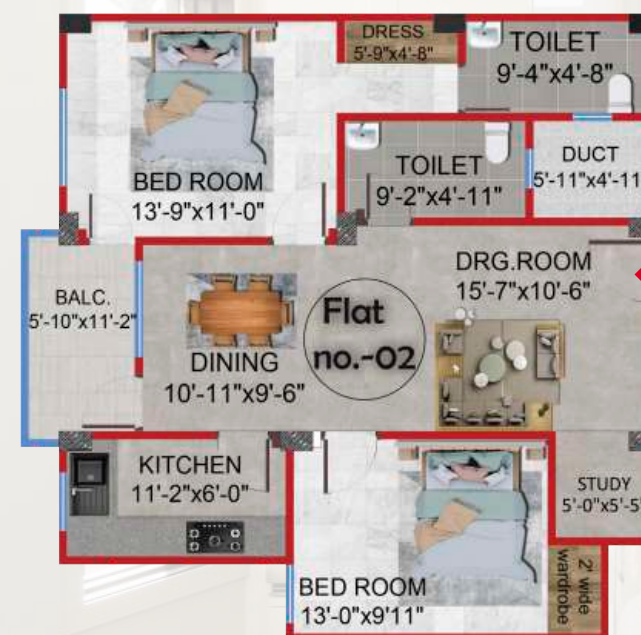
2 Bedroom 2 Bathroom
1 Balcony 1 Kitchen
1 Drawing 1 Dining



Flat # 02 (2 BHK)

Carpet Area : 793 sqft
Balcony Area : 59 sqft
Super B/U Area : 1096 sqft

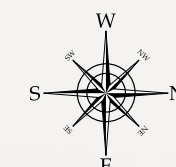
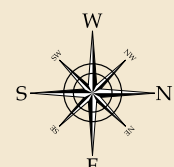
2 Bedroom 2 Bathroom
1 Balcony 1 Kitchen
1 Drawing 1 Dining



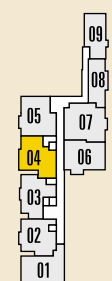
Flat # 03 (2 BHK)

Carpet Area : 744 sqft
Balcony Area : 51 sqft
Super B/U Area : 1023 sqft

2 Bedroom 2 Bathroom
1 Balcony 1 Kitchen
1 Drawing 1 Dining



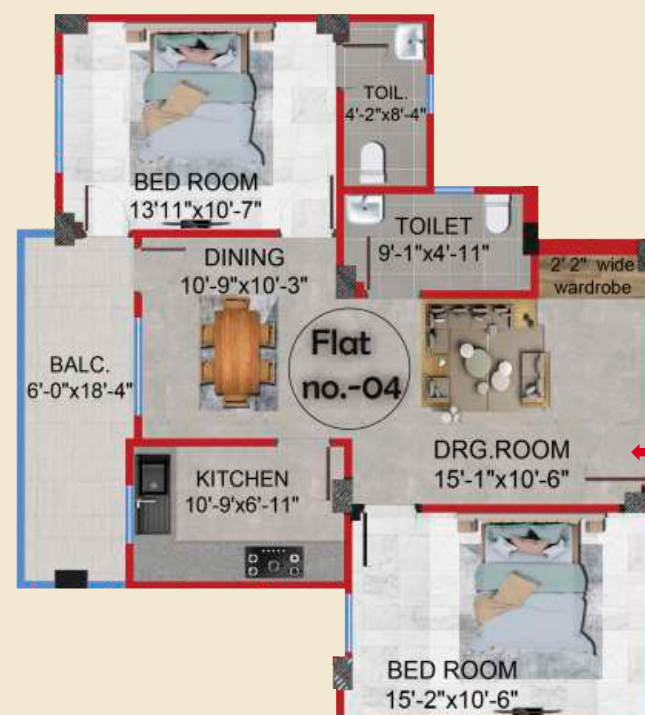
Flat Layout



Flat # 04 (2 BHK)

Carpet Area : 766 sqft
Balcony Area : 103 sqft
Super B/U Area : 1123 sqft

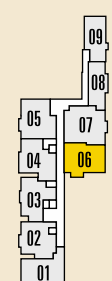
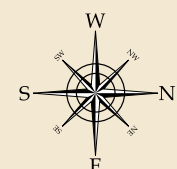
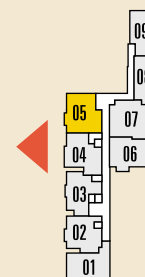
2 Bedroom 2 Bathroom
1 Balcony 1 Kitchen
1 Drawing 1 Dining



Flat # 05 (2 BHK)

Carpet Area : 818 sqft
Balcony Area : 59 sqft
Super B/U Area : 1139 sqft

2 Bedroom 2 Bathroom
1 Balcony 1 Kitchen
1 Drawing 1 Dining



Flat # 06 (2 BHK)

Carpet Area : 823 sqft
Balcony Area : 44 sqft
Super B/U Area : 1119 sqft

2 Bedroom 2 Bathroom
1 Balcony 1 Kitchen
1 Drawing 1 Dining

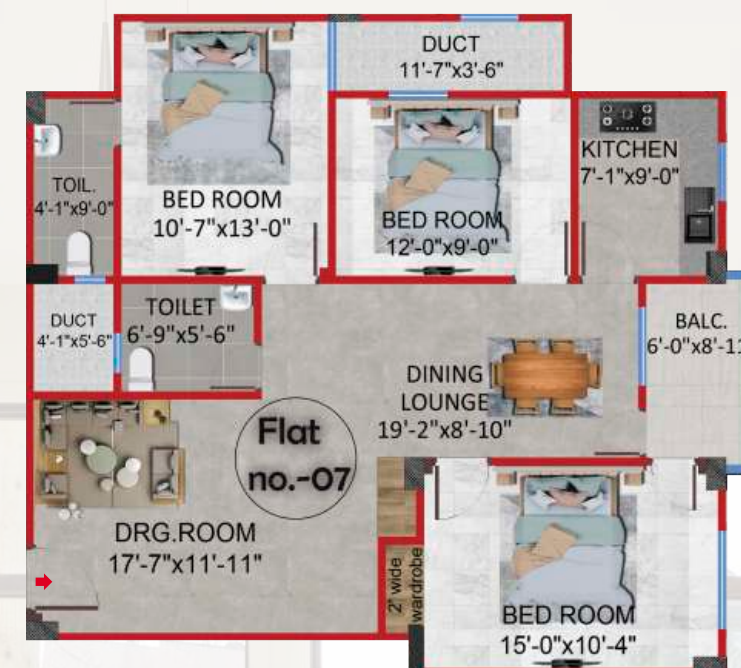
Flat Layout



Flat # 07 (3 BHK)

Carpet Area : 947 sqft
Balcony Area : 56 sqft
Super B/U Area : 1325 sqft

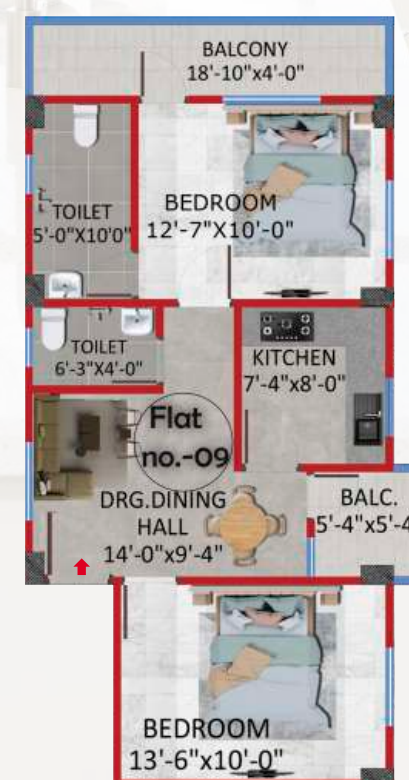
3 Bedroom 2 Bathroom
1 Balcony 1 Kitchen
1 Drawing 1 Dining



Flat # 08 (2 BHK)

Carpet Area : 538 sqft
Balcony Area : 43 sqft
Super B/U Area : 766 sqft

2 Bedroom 2 Bathroom
1 Balcony 1 Kitchen
1 Drawing / Dining



Flat # 09 (2 BHK)

Carpet Area : 547 sqft
Balcony Area : 109 sqft
Super B/U Area : 852 sqft

2 Bedroom 2 Bathroom
2 Balcony 1 Kitchen
1 Drawing / Dining



Specifications

Fittings

Kitchen : Stainless Steel Sink

Toilets : ISI Branded Chromium Plated Tap

Flooring

Bedroom : Vitrified Tiles

Balcony : Vitrified Tiles

Kitchen : Mat Finished Ceramic Tiles

Toilets : Anti Skid Tiles

Walls

All internal walls will be plastered and finished with POP.

Toilets : Ceramic tile up to a height of 7'-0" & floor with tiles, all white sanitary & CP fittings will be JAQUAR/ESSCO make with hot and cold water facilities.

Kitchen : 2ft. ceramics Tiles dado above platform with a point for Aqua - Guard.

External : Exquisitely designed classical exteriors, finished in weather coat.

Doors

Wooden Chaukhat with flush Door of ISI Mark.

Windows

All windows frames will be U-PVC with glass.

Electrical

All electrical wiring of standard make in concealed conduits with copper wires. Sufficient provision and distribution.

Water Supply

Through Deep Tube-well and overhead tank.

Telephone & TV

In all bedrooms including drawing room.

Inverter Point

5 Amp. Point with inverter 1400 watt (without battery)

Other Facilities

Washing machine point with water inlet and outlet at a convenient location. Wash basin in the dining area where ever possible.

Mode of Payment

At the time of booking	: 10%	At the time of fourth floor slab casting	: 10%
At the time of foundation	: 10%	At the time of fifth floor slab casting	: 10%
At the time of ground floor slab casting	: 10%	At the time of sixth floor slab casting	: 10%
At the time of first floor slab casting	: 10%	At the time of seventh floor slab casting	: 5%
At the time of second floor slab casting	: 10%	At the time of Possession	: 5%
At the time of third floor slab casting	: 10%		

LOANS: Loan facility available from financial Institution.

NOTES: 1. 'GST' applicable will be Borne/Paid by the Purchaser.
2. If any other government taxes applicable as per govt. Rules will be Borne/Paid by the Purchaser.
3. No any alteration allow in FLAT.

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans, layout, specifications etc. are tentative and subject to variation and modification as may be decided by the architect/company, accessories shown in the layout plans in the brochure such as furniture, cabinet, appliances etc. are purely indicative and not a part of sale offering & legal purpose.



LOCATION

NOT TO SCALE



Key Distance

DAV Public School	300 mtr	Nalanda Medical College	2.50 km
Zero Mile	900 mtr	Agam Kuan	2.50 km
Litera Valley School	1.20 km	Ford Hospital	2.60 km
Bhootnath Road	1.50 km	Rajendra Nagar Terminal	3.60 km
Bairiya Bus Stand	2.20 km	Gandhi Setu	4.90 km



Kumar Buildcon
PRIVATE LIMITED

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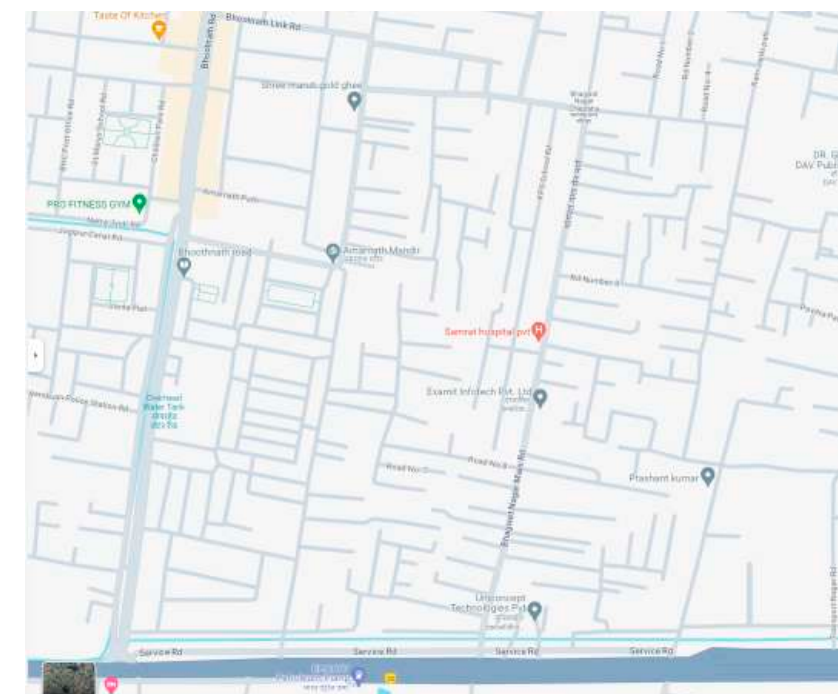


SCAN THIS QR CODE
TO GET LOCATION

ARCHITECT
DES ARC
UGSR-1, Ansal Plaza
Sector-1, Vaishali, Ghaziabad
Tel. : 120-4140410, 9818711273

Note: Extra charges for cupboards, shelves, extra electrical points, power plugs, telephone points and modifications or alterations other than agreement shall be borne by flat purchasers only.
Registration charges, service tax and VAT extra.

Life Just C





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PRIVATE LIMITED

MEMBER OF
CREDAI
BIHAR



SUNDEEP
APARTMENTS

SK PALACE
BLOCK - C

Making your vision become a reality

Domuhan, Gaya - Dobhi Road, Bodhgaya

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