



**Kumar Buildcon**  
PRIVATE LIMITED

MEMBER OF  
**CREDAI**  
BIHAR



# SUNDRAM

## Apartment

Ganga Surakha Gate No-88, Makhdumpur Digha  
Near St. Michael's High School, Digha, Patna

COMMERCIAL CUM RESIDENTIAL APARTMENT



*Modern Living in the Heart of the City*





# SUNDRAM Apartment

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

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.



RERA No :  
BRERAP00016-017/72/R-1687/2024

*Luxury. Location. and Convenience*



## GROUND FLOOR PLAN

### AREA STATEMENT



## TYPICAL FLOOR PLAN (1<sup>st</sup> to 7<sup>th</sup> Floor)

### AREA STATEMENT

#### Unit # 01 (3 BHK)

Carpet Area : 1053.69 sqft  
Balcony Area : 230.67 sqft  
Super B/U Area : 1670.00 sqft

#### Unit # 02 (2 BHK)

Carpet Area : 693.52 sqft  
Balcony Area : 125.62 sqft  
Super B/U Area : 1185.00 sqft

#### Unit # 03 (2 BHK)

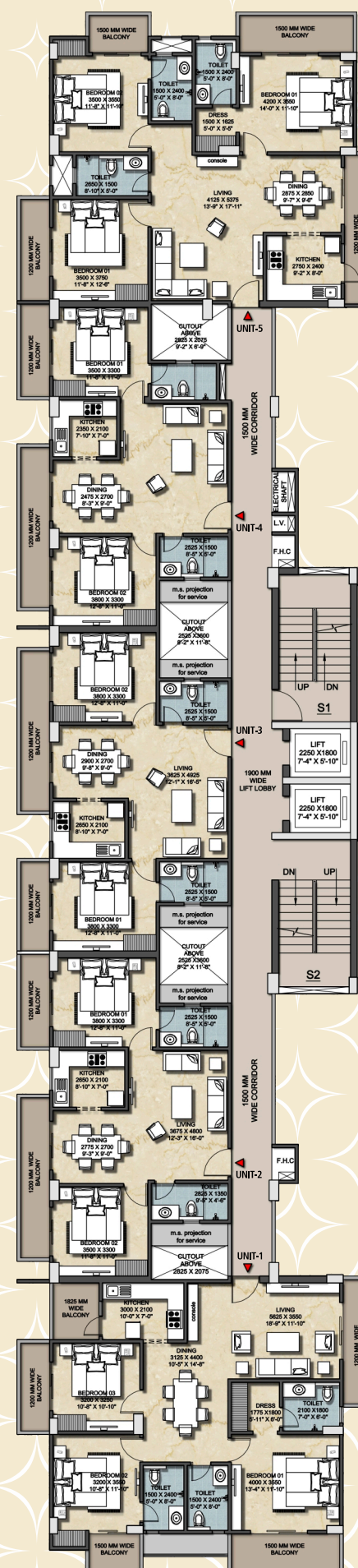
Carpet Area : 714.84 sqft  
Balcony Area : 124.00 sqft  
Super B/U Area : 1235.00 sqft

#### Unit # 04 (2 BHK)

Carpet Area : 700.31 sqft  
Balcony Area : 125.62 sqft  
Super B/U Area : 1185.00 sqft

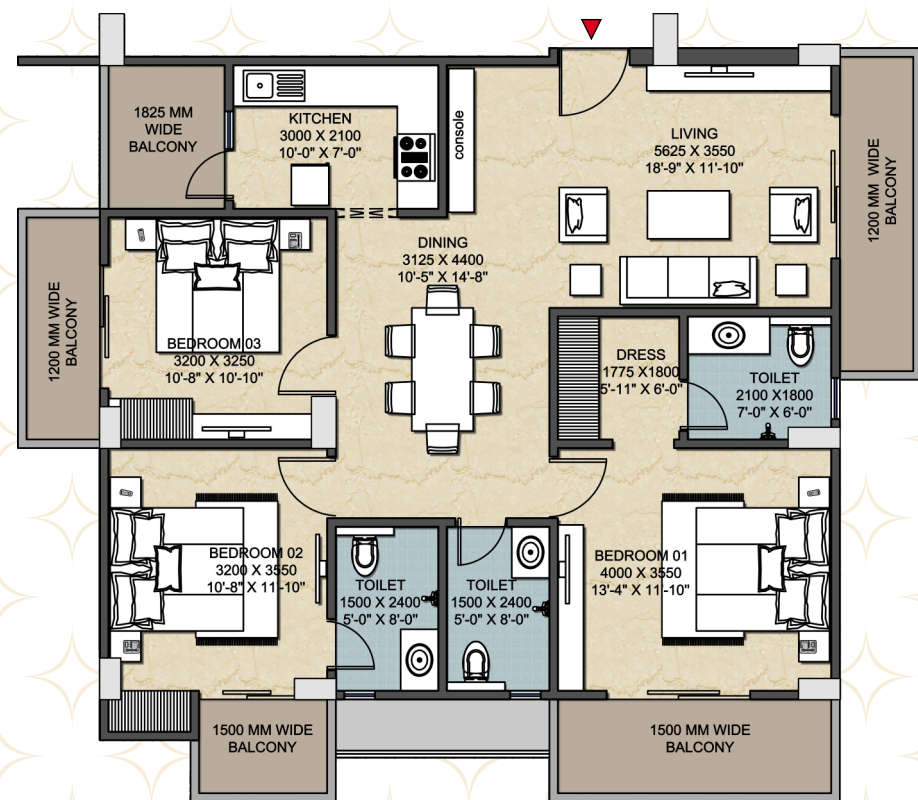
#### Unit # 05 (3 BHK)

Carpet Area : 1005.57 sqft  
Balcony Area : 251.23 sqft  
Super B/U Area : 1720.00 sqft





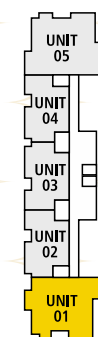
# Flat Layout



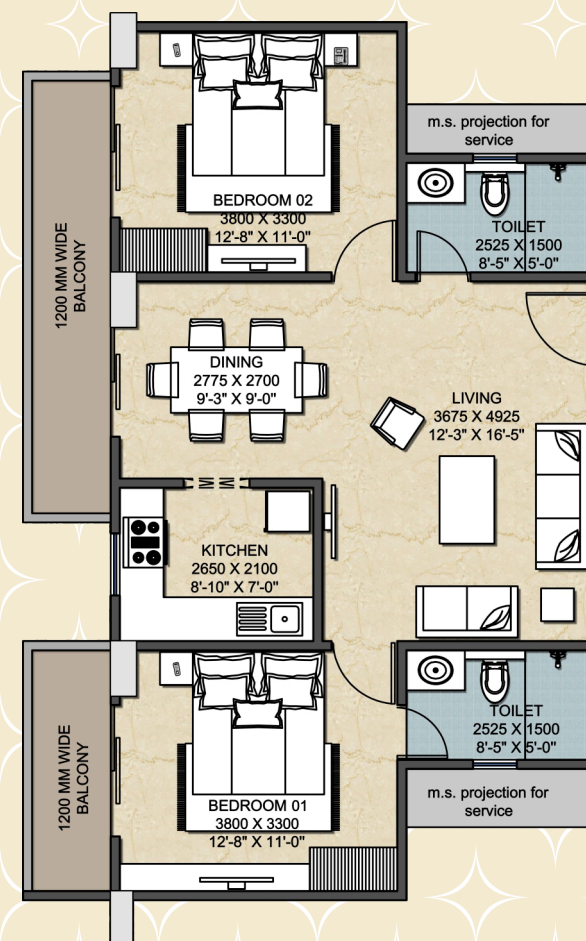
## Unit # 01 (3 BHK)

Super B/U Area : 1670.00 sqft

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



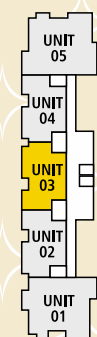
# Flat Layout



## Unit # 03 (2 BHK)

Super B/U Area : 1235.00 sqft

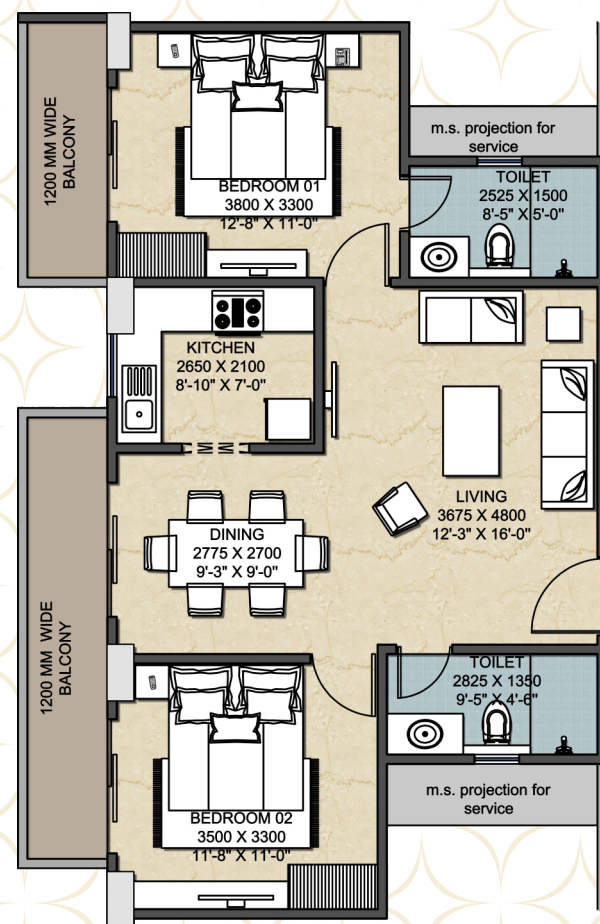
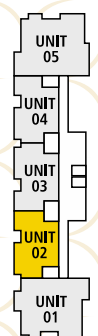
- 2 Bedroom
- 2 Bathroom
- 2 Balcony
- 1 Kitchen
- 1 Drawing
- 1 Dining



## Unit # 02 (2 BHK)

Super B/U Area : 1185.00 sqft

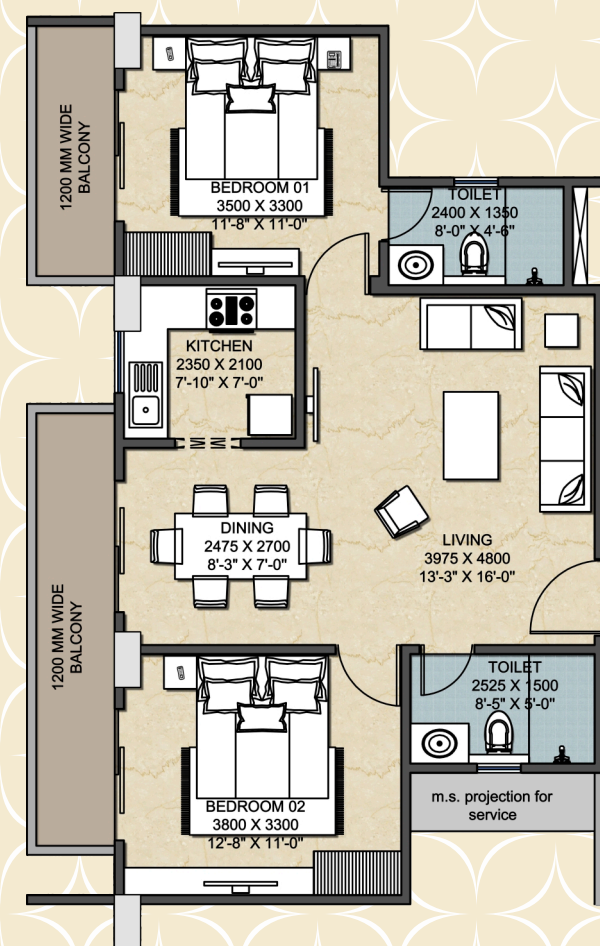
- 2 Bedroom
- 2 Bathroom
- 2 Balcony
- 1 Kitchen
- 1 Drawing
- 1 Dining



## Unit # 04 (2 BHK)

Super B/U Area : 1185.00 sqft

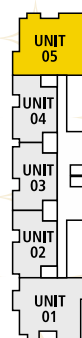
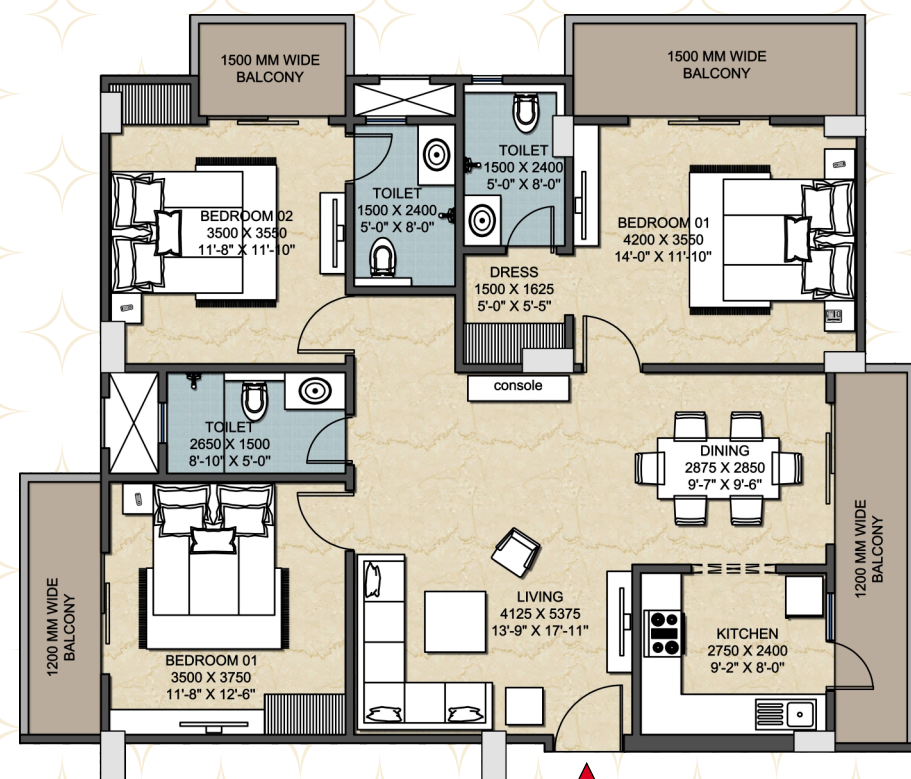
- 2 Bedroom
- 2 Bathroom
- 2 Balcony
- 1 Kitchen
- 1 Drawing
- 1 Dining





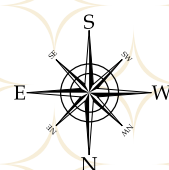


## Flat Layout



**Unit # 05 (3 BHK)**  
Super B/U Area : 1720.00 sqft

- 3 Bedroom
- 4 Balcony
- 1 Drawing
- 3 Bathroom
- 1 Kitchen
- 1 Dining



## Amenities & Facilities





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 frameswill 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.

Invertor 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.

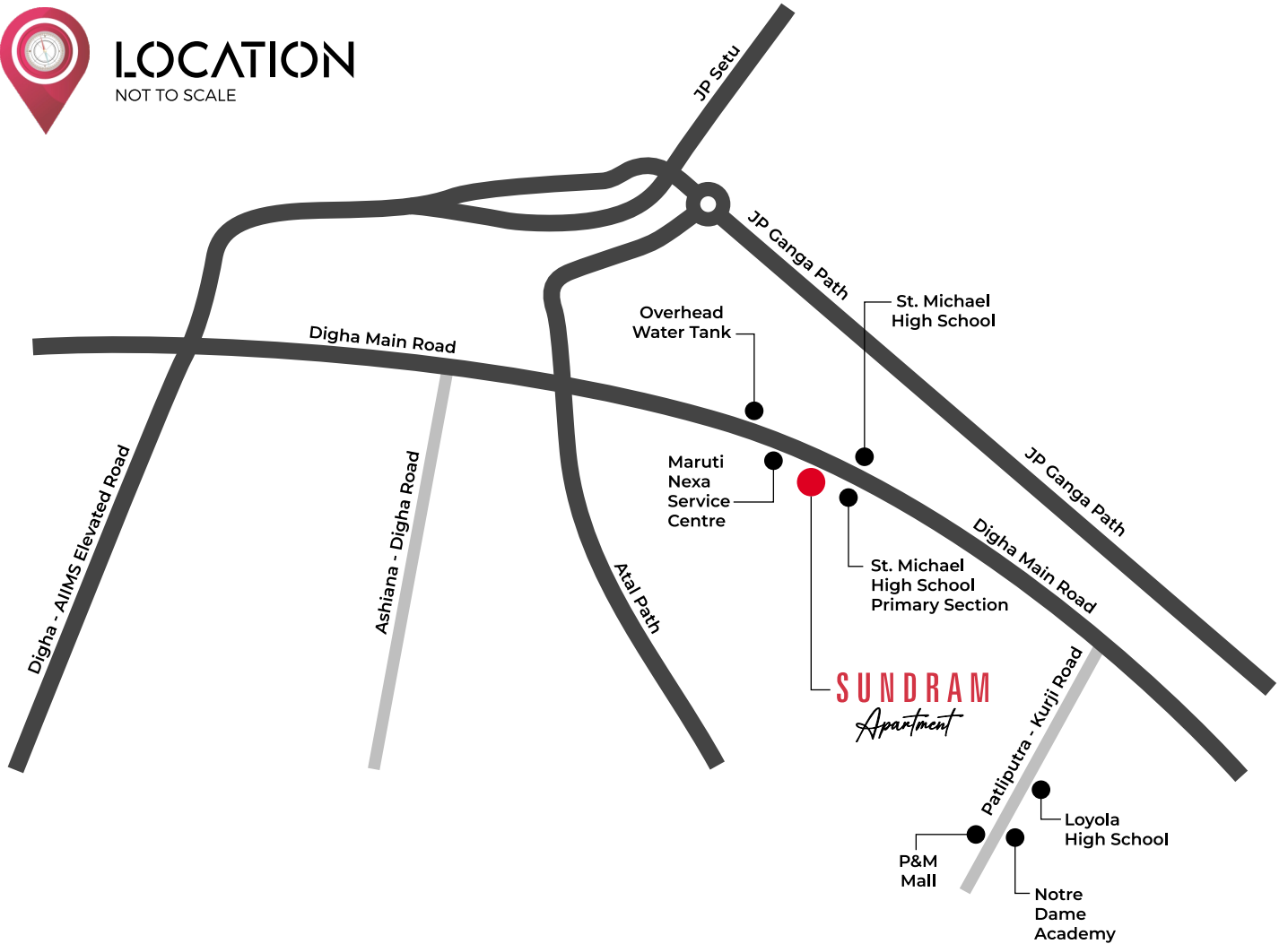
Mode of Payment

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:
- 'GST' applicable will be Borne/Paid by the Purchaser.
  - If any other government taxes applicable as per govt. Rules will be Borne/Paid by the Purchaser.
  - 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.



Key Distance

St. Michael High School	.....190 mtr.	Loyola High School.....1.60 km
Ganga Path	.....1.70 km	Notre Dame Academy.....1.80 km
JP Setu	.....2.90 km	Patna Airport .....8.30 km
Digha - AIIMS Elevated Road	.....2.00 km	Patliputra Station.....6.70 km
P&M Mall	.....1.80 km	Gandhi Maidan.....5.50 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.