



COME JOIN HANDS
BE PART OF SANKALP
FAMILY & BLESS US



Das Enclave

The keys to your home.

SPACIOUS 2/3 BHK DELUXE FLATS

East Lohanipur Main Road, Das Kutir, Kadam Kuan, Patna



A project by SANKALP CONSTRUCTION

Your dream home awaits you



SANKALP CONSTRUCTION



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Amenities & Lifestyle

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air.
- Greenery along boundary wall.
- Round the clock security with manned security cabin and intercom facility.
- Ample car parking at Ground Floor.
- 24 hrs. power backup 1kW.
- Fire-fighting equipment.
- Rain water harvesting.
- Exclusive entrance gate & designer compound wall for the project.
- Internal parking with concrete and outer pathway with paver blocks.
- Elegant entrance lobby with name board.



24x7
Water Supply



24x7
Power Back Up



Security



2 Lift



Swimming Pool



Terrace Sit Out



Own
Transformer



Car Parking



Heat Treatment



Waterproof



Fire Safety



Visitors Car Parking



Specifications

- FLOORING** : Marble/Vitrified Tiles in drawing / dining / bedrooms and kitchen. Anti-skid ceramic tiles in toilet and balcony.
- DOOR & WINDOWS** : Hardwood frames with flush doors and Aluminum windows with grill & glass.
- KITCHEN** : Granite top working platform. Stainless steel sink. Ceramic Glazed tiles 2' above working platform.
- TOILET** : Anti-skid Ceramic Floor Tiles. Ceramic Tiles up to door level on the wall.
- ELECTRICAL** : Concealed electrification with fire retardant cables & switches of ISI mark. Provision for adequate light, power point, T.V. and Telephone Point in living room and master bedrooms.
- EXTERNAL FACADE** : Exterior in superior paint finish.
- INSIDE WALL FINISH** : Inside wall with wall putty.
- SUPER STRUCTURE** : Earthquake-Resistant RCC Frame Structure.
- LIFT** : Two lift of 10 & 6 Passenger will be installed



Mode of Payment

At the time of booking and registration of flat	: 10%	At the time of 4 th Floor roof casting	: 10%
At the time of foundation work	: 20%	At the time of Bricks works	: 15%
At the time of 1 st Floor roof casting	: 10%	At the time of internal plaster works	: 10%
At the time of 2 nd Floor roof casting	: 10%	At the time of Possession	: 5%
At the time of 3 rd Floor roof 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. Registration to be paid by purchaser on registration.
 4. Other charges ₹ 5,00,000/- (inclusive of one covered car parking & miscellaneous).
 5. Late payment charges @ 15% (P.A.) interest on due amount.
 6. Cancellation charge : 2% of total sale value.



LOCATION

Not to scale



Distances From

Dinkar Golambar.....	0.8 Km	Moinul Haque Stadium	1.4 Km
Rajendra Nagar Terminal.....	0.8 Km	PMCH.....	2.5 Km
Upcoming Metro Station (R. Nagar) ..	1.0 Km	NMCH.....	2.4 Km
Patna Junction	2.7 Km	Gandhi Maidan	2.6 Km

Tentative handover of possession 31st December, 2025

BANK FINANCE IS AVAILABLE FROM



SANKALP CONSTRUCTION

Reg. Office : Ground Floor, Das Kutir, East Lohanipur, Kadam Kuan, Patna - 800003
 Tel. : +91 94318 60680, +91 94310 74899, +91 70336 29999
 Email : sankalpcont@gmail.com
 Web : www.sankalpcont.com

Architect : **A.R. & ASSOCIATES**, Kailash Niwash, Bhikhna Pahari, Patna 800004, Mob. : 9771344539

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans & layout is approved by Patna Nagar Nigam. Specifications, 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.