



Officer's Enclave

Good Living Made Easy

Biscuit Factory Road
Chitrakut Nagar, Patna 800012

Luxurious 3 BHK Super Deluxe Flats

Square One Associates, incorporated by a group of professionals, is one of the fastest growing conglomerate focused on creating nationally important infrastructure assets.

RERA Approved

BRERAP95723-1/23/R-1561/2023



WWW.SQUAREONEASSOCIATES.IN

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Your dream home awaits



Square One Associates is currently involved in the real estate and land development business and willing to expand its horizon in other world class infrastructure projects.

Square One Associates has a unique business model, with proven expertise in innovative thinking, project and cost management. We are focused on delivering high quality work within budget and time limit, as evident in the various accolades and repeat business. Our key objectives have also been to continuously broad base the operating portfolio and enhance the order book, thus opening new avenues to growth and profitability. We have also developed an appropriate blend of entrepreneurs and hands on professionals, constantly thinking & executing innovative and cost effective solutions to client's requirements.





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AMENITIES YOU DESERVE



Earthquake Resistant
Structure Design



24x7
Water Supply



24x7
Power Back Up



Security



Lift



Intercom



Own
Transformer



Car Parking



Heat Treatment



Waterproof



Fire Safety



Open Gym



Jogging Track



Terrace Garden



Kids Play Zone



Indoor Games



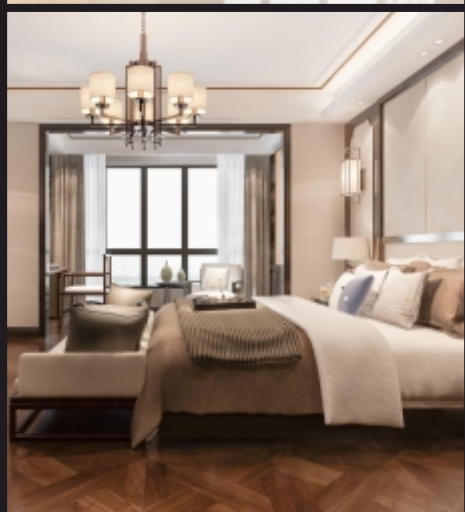
Terrace Sit Out



Meeting Hall



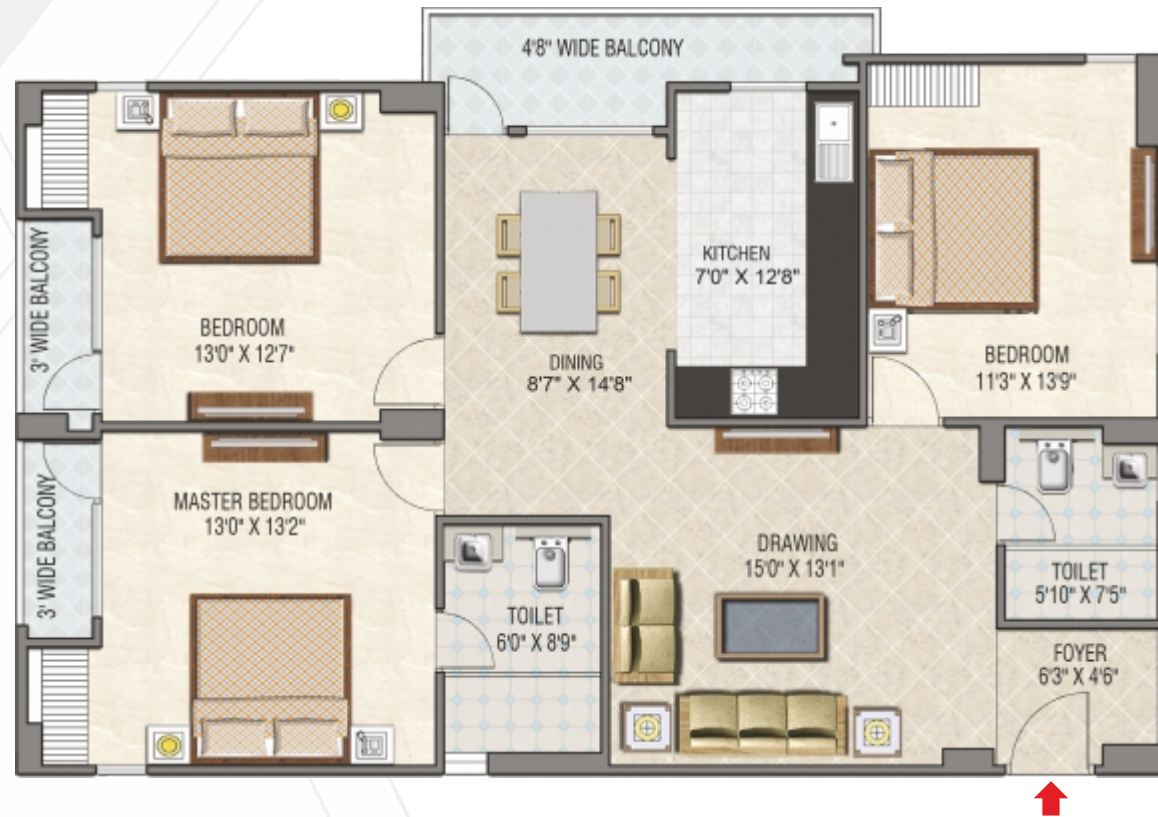
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KIDS PLAY AREA



FLAT LAYOUT
GROUND & 1ST FLOOR



Type A

Carpet Area : 1086.83 sq.ft.
Built Up Area : 1253.40 sq.ft.
Saleable Area : 1629.41 sq.ft.

3 Bedrooms 2 Toilets
3 Balconies



FLAT LAYOUT
GROUND & 1ST FLOOR



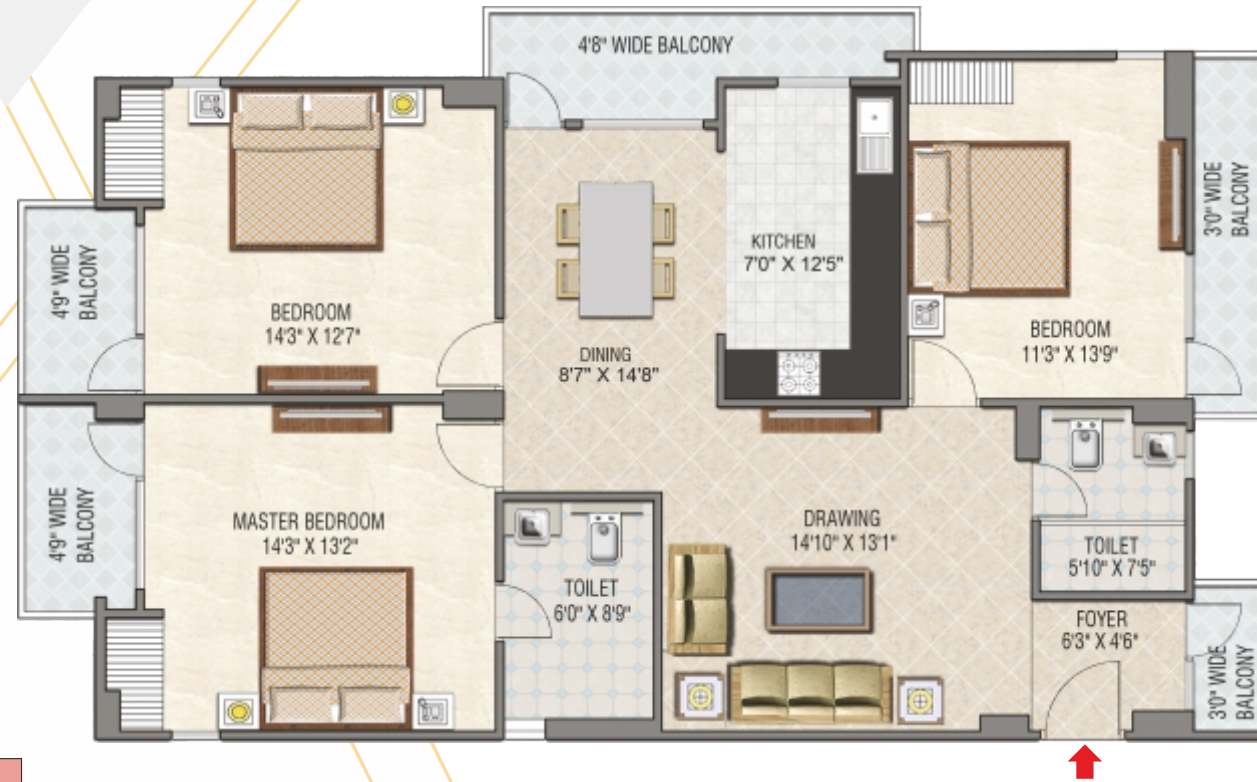
Type B

Carpet Area : 1137.28 sq.ft.
Built Up Area : 1312.00 sq.ft.
Saleable Area : 1705.00 sq.ft.

3 Bedrooms 2 Toilets
4 Balconies



FLAT LAYOUT
2ND TO 7TH FLOOR



Type C

Carpet Area : 1103.08 sq.ft.
Built Up Area : 1369.17 sq.ft.
Saleable Area : 1780.00 sq.ft.

3 Bedrooms 2 Toilets
5 Balconies



FLAT LAYOUT
2ND TO 7TH FLOOR



Type D

Carpet Area : 1150.30 sq.ft.
Built Up Area : 1338.55 sq.ft.
Saleable Area : 1740.12 sq.ft.

3 Bedrooms 2 Toilets
4 Balconies



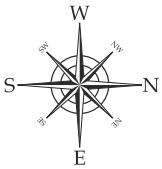
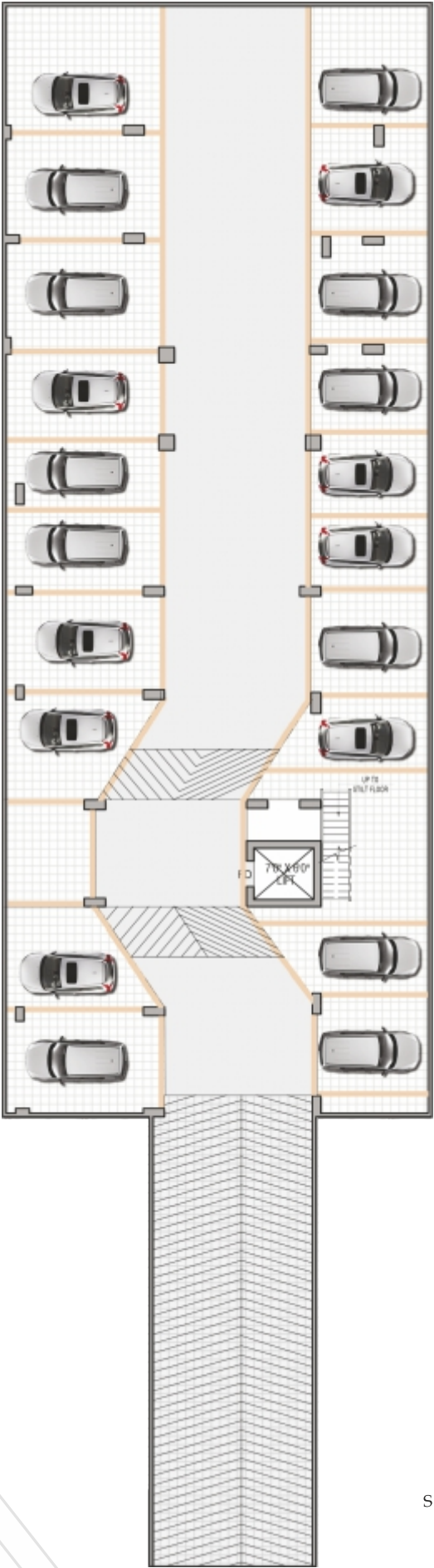


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*Home is not where you live
but where they understand you*



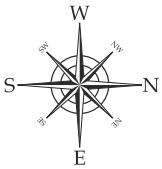
BASEMENT FLOOR PLAN



SITE / SLIT PLAN



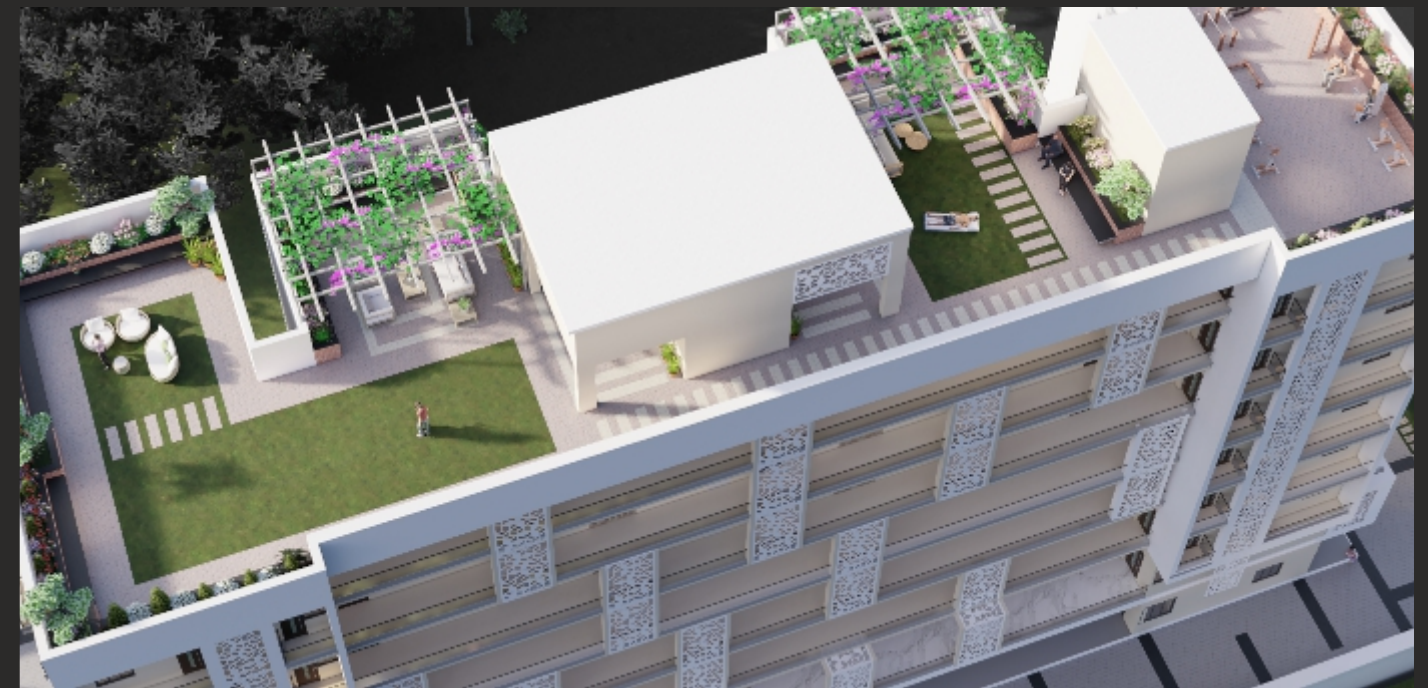
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



GREAT AMENITIES ON THE ROOF



STANDARD SPECIFICATION

STRUCTURE

R.C.C. frame structure building as / structural drawing with wall. Steel - TATA/ SAIL

DOORS

Main Door : 125x62.5 mm thick sal wood frame including decorative wooden bead around, solid core flush door (ISI mark).

INTERNAL DOOR

125x62.5 mm thick Century/Green Plywood door .

WINDOWS

UPVC Windows

FLOORING

Main Lobbies : Granite/marble/vitrified tile common lobbies and corridor-granite/marble/vitrified tile staircase-granite/marble/ kota stone Parking - parking tile flooring

APARTMENT FLOORING

- Living & Dining Room : Vitrified tile.
- Master Bed Room : Vitrified tile.
- Kitchen & Utility : Anti skid vitrified tile.
- Toilets : Anti skid ceramic tiles.
- Balconies : Vitrified tile.

KITCHEN

Granite counter with stainless steel sink of ISI mark.

CAMPUS

Pathway and Driveway – Cement Interlocking paver clock.

DADO

- Lift lobbies : Vitrified/granite/decorative tiles
- Toilets : Glazed ceramic tiles upto 7’ht
- Kitchen : Glazed ceramic tiles upto 2’ ht above counter.

TOILETS

- White glazed vitreous wash basin of Jaquar / Paryware / Hindware / Marc in all toilets.
- White glazed vitreous EWCs of Jaquar / Paryware / Hindware / Marc in all toilets.
- Hot & Cold water wall mixer of Jaquar / Paryware / Hindware / Marc in all toilets.

PAINTING & CLADDING

- Internal walls & ceilings : Interior grade wall putty surface only.
- External finish : Partially Exterior grade texture paint over of ICI/Asianpaint or equivalent make.
- MS grills & railings : Synthetic enamel paint of approved shade and colour.

ELECTRICAL OUTLINE SPECIFICATIONS

All electrical wiring in concealed conduit and using PVC insulated copper wires with modular switches of Philips / Anchor or equivalent make. Adequate lighting / Power point socket and outlets in each room.

TV POINTS

- Living & Master Bedroom : Complete with wiring & outlet.
- DTH Connection : DTH conduit shall be provided in the ducts from terrace to the individual units.

TV wiring upto the ducts from living and master bedrooms only.

EXHAUST FAN POINT

Complete with wiring & outlet in all toilets & kitchen.

WATER PURIFIER POINT

Complete with wiring & outlet in Kitchen.

WASHING MACHINE POINT

Complete with wiring & outlet in utility.

SECURITY SYSTEM

CCTV for ground floor common area and campus. Intercom from main security cabin to all apartments.

GENERATOR

Kirlosker or equivalent silent generator of adequate capacity.

LIFT

1 Lift (OTIS / KONE)



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TERMS & CONDITION

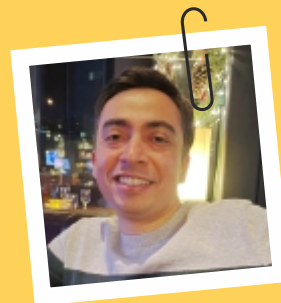
- The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERVE" basis.
- The allotment of the flat shall be subject to timely payment.
- In case of withdrawal of a booking a cancellation charge 5% of the total consideration.
- Refund of the amount deposited by the applicant in case of cancellation shall be made in 150 (One hundred Fifty) Days of notice of withdrawal, after adjusting the cancellation charges.
- No interest/ Penalty claimed by the applicant of any stage shall be entertained by the company.
- The allottees will have to bear the maintenance charges for the general service like water supply, sewerage, security etc. Such facilities will however be insured by the management committee constituted by the company.
- All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
- Interest 18% per annum shall be charged on all delayed payment from due date. How ever the Company reserve the right to cancel the allotment if the dues are more than ₹ 5,00,000/- (Five Lakhs) Only at any time.
- All allotment made by the company will be binding on the allottees and no grievance/Claim/ Complaint shall ever be entertained by the company.
- The applicant shall have to bear any other nominal fee such as technical, legal etc. as decided by the Company.
- Any Central/State Government sponsored act or Legislation affecting the tax and levy, shall have to the borne by the applicant over and above the cost of the house and the existing burden there on.
- All registration charges will be borne by the allottees.
- No transfer of booking will be allowed.



TESTIMONIAL

WHAT OTHERS SAY ABOUT US

I just recently bought my Property with Square One Associates's Team. The whole process from beginning to end was very easy and painless. Being the first Property we've ever bought, I can tell you we had a lot of questions. Very patiently cleared all my query. We are really happy with them.



RAHUL KARMSHIL
Senior software developer
Amazon
Currently posted in Canada

The entire Square One Associates team made buying our Property a smooth and pleasant experience. They knew exactly what to do at every step of the process and gave us excellent guidance along the way. I would highly recommend Square One Associates's group to anyone selling or buying a Property. They are the ultimate professionals!



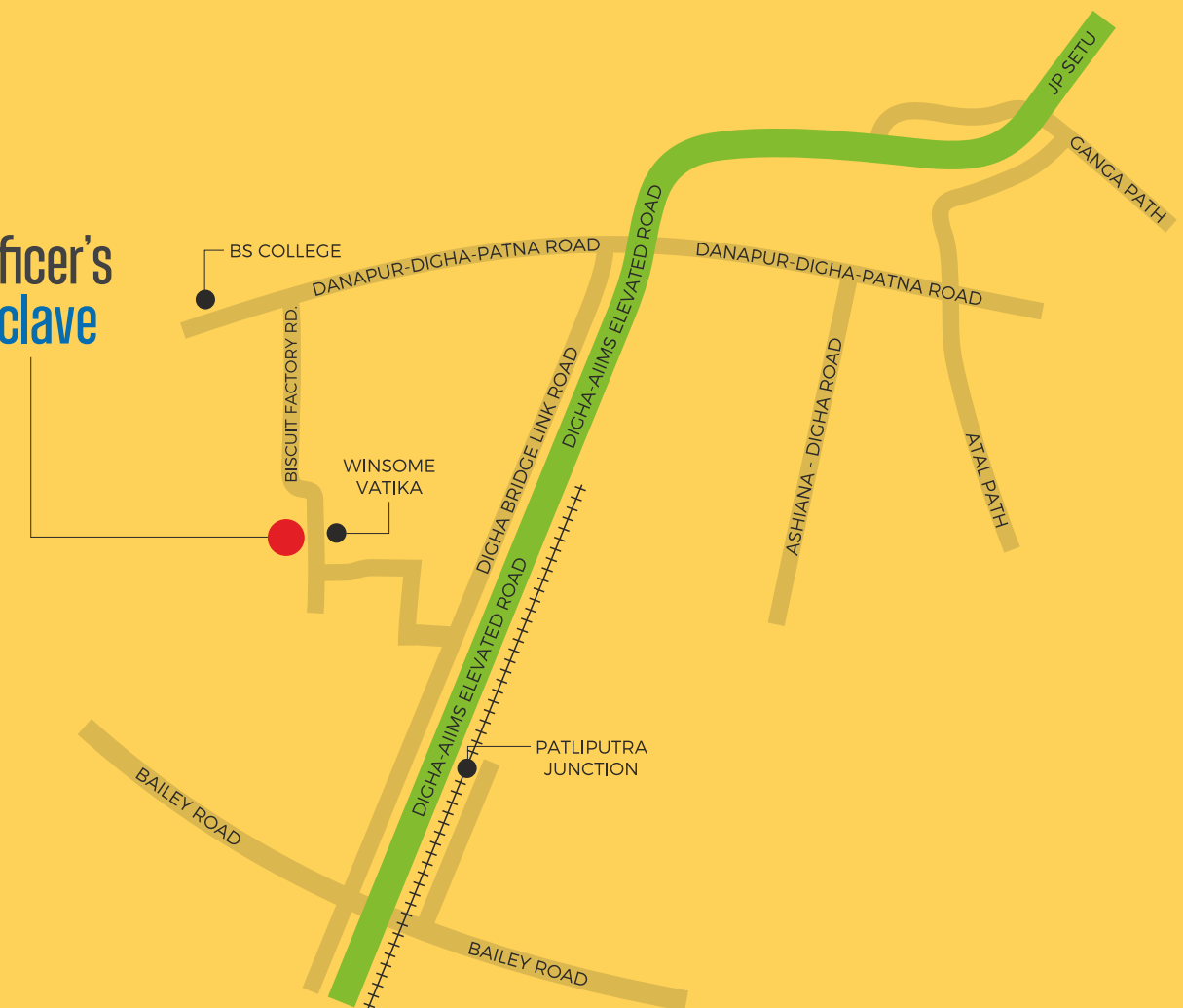
DR GUNJAN
Department of Neurology
PMCH, Patna



LOCATION

NOT TO SCALE

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LOCATION ADVANTAGES

Schools

St. Karen's High School	3.5 Km
Birla Open Mind School	3.5 Km
D. Ram DAV Public School	2.9 Km
DPS School	4.0 Km

Malls, Sopping & Entertainment

P&M Mall	6.6 Km
Domino's Pizza	2.0 Km
Smart Bazaar	1.5 Km
Home Town	1.5 Km

Hospitals

Paras Hospital	6.8 Km
IGIMS	7.2 Km
HiTech Emergency Hospital	5.3 Km

Road & Transportation

Bailey Road	3.5 Km
Patliputra Rly Station	1.0 Km
Danapur Rly Station	6.0 Km
Patna Junction	9.0 Km
JP Setu	1.5 Km
Ganga Marine Drive	1.5 Km



OFFICERS
ENCLAVE



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TO GET LOCATION

Architect



- 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.

