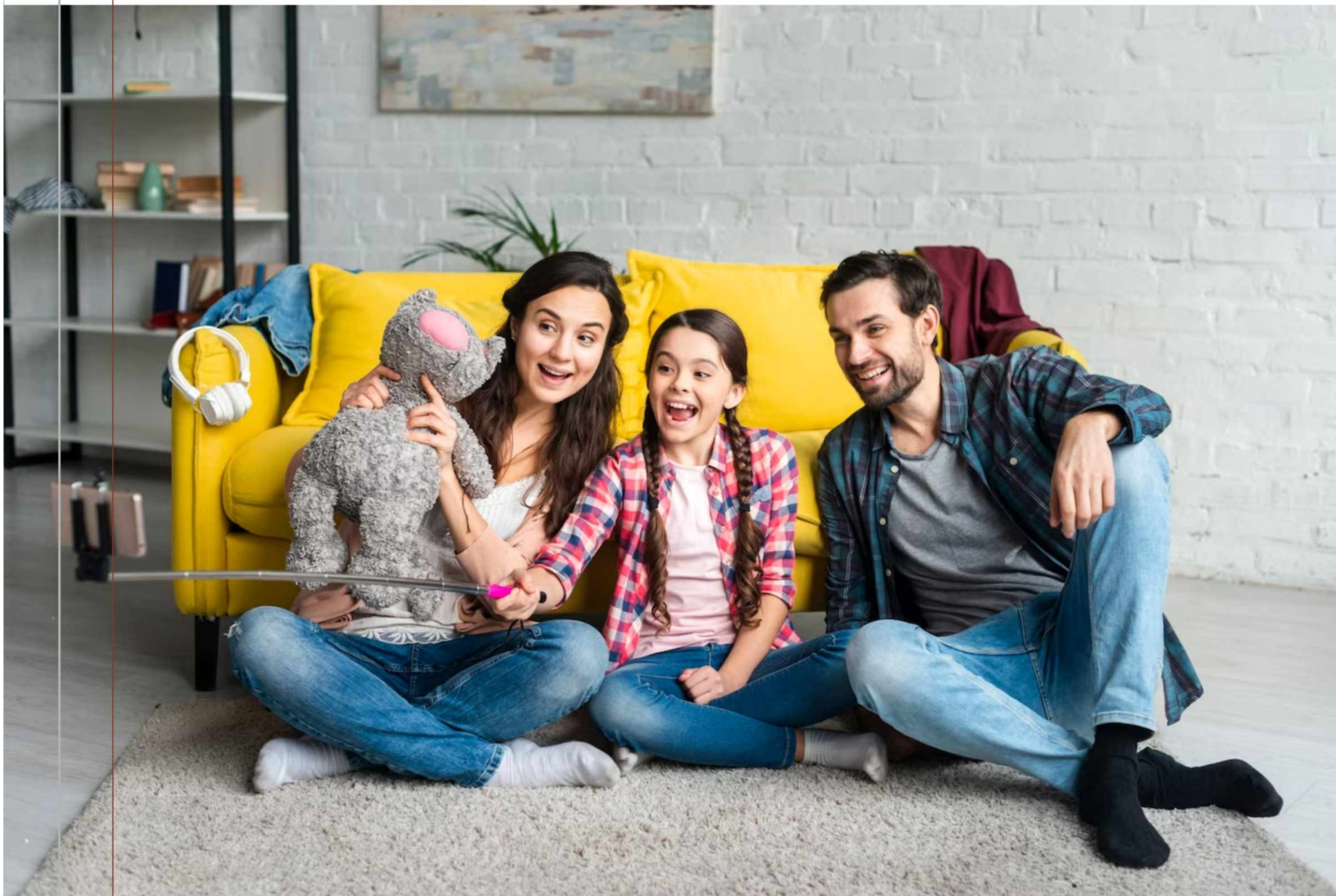




A Project By : Kula Developers



Beginning Of A Happy Lifestyle



WELCOME TO PATNA'S STANDARD APARTMENT COMPLEX

With a vision to provide a healthier living and creating a greener planet. The Kula Developers recently launched projects - Kula Sapphire in Patna. Keeping in line with its tradition of designing architectural marvels. The Kula Developers proud to present Kula Sapphire, 2-3 BHK flats.

In every respect, Kula Sapphire will offer the finest. Right from the planning to execution, from design to finish, from core material to fixtures, Kula Developers will adhere to a quality process that will ensure the finest living experience. In Kula Sapphire you can enjoy and explore the never ending moments of joy and bliss.

*Little
pleasure
that revitalize
your senses*

KULA
SAPPHIRE





WELCOME TO PATNA'S STANDARD APARTMENT COMPLEX

Patna a land of innate feelings, seamless emotions, overflowing joys and bunch of serenity. Magnificently surrounded by ceaseless natural beauty, and graceful meadows to satiate your senses and holding a historic relevance, Indore, hosts limitless harmony and peace in its lap.

Not only the charm, magnificence, rich culture and breathtaking landscapes but Patna has affected people with the transformations it has undergone in the fields of education, industrialisation, commercialization and real estate developments.

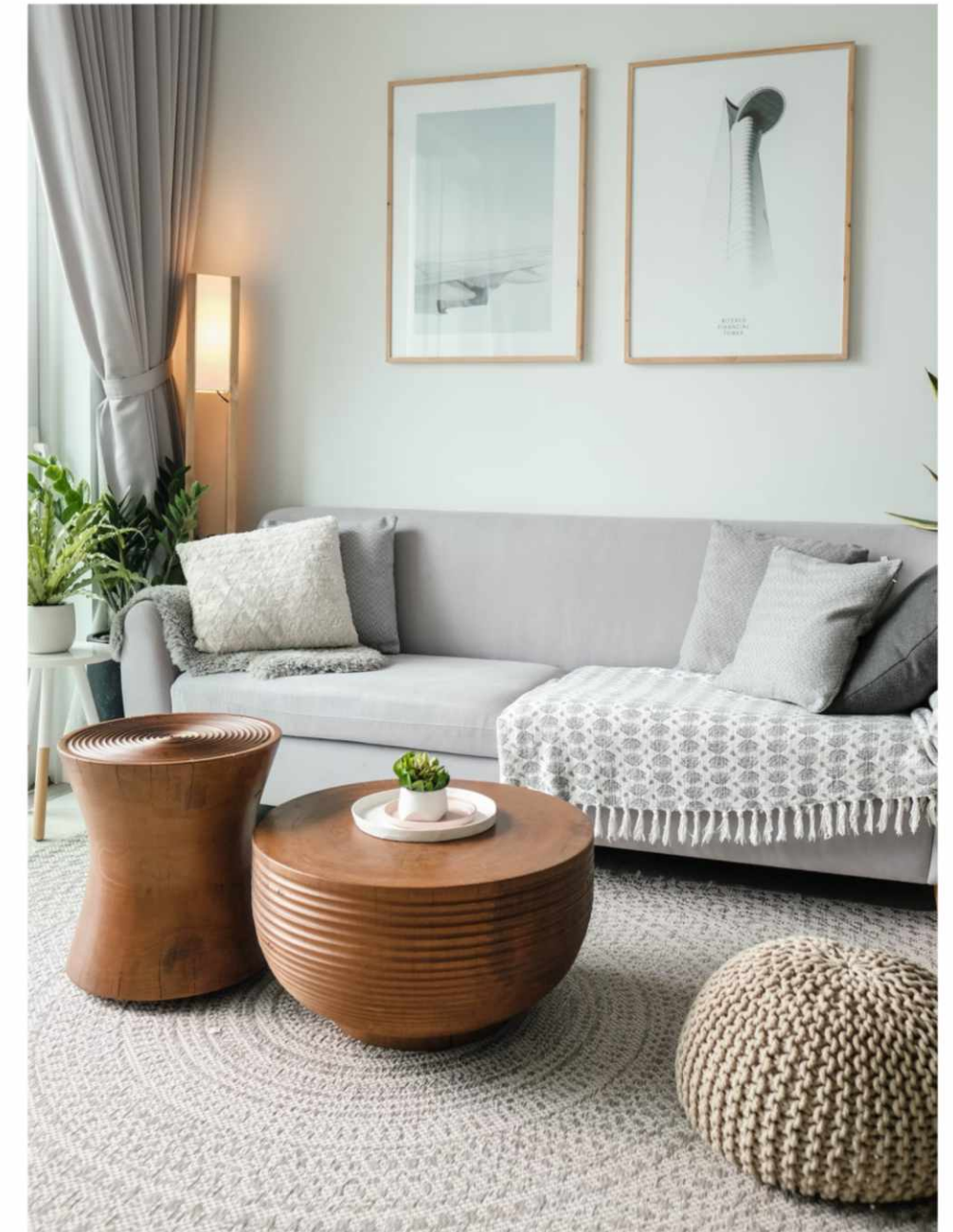
Your
wish
to become one with
nature, fulfilled

KULA
SAPPHIRE





BLOCK – A, TYPICAL FLOOR PLAN (1st, 3rd, 5th, 7th, 9th)



AREA STATEMENT

FLAT NO.	FLAT TYPE	B/UP AREA	S/B UP AREA	CARPET AREA	BALCONY AREA	TERRACE AREA
01	3 BHK	1258.50 SQ.FT.	1762.00 SQ.FT.	1032.00 SQ.FT.	128.00 SQ.FT.	48.00 SQ.FT.
02	3 BHK	1310.00 SQ.FT.	1834.00 SQ.FT.	1061.00 SQ.FT.	140.00 SQ.FT.	53.50 SQ.FT.
03	3 BHK	1180.00 SQ.FT.	1652.00 SQ.FT.	930.00 SQ.FT.	92.50 SQ.FT.	103.00 SQ.FT.

BLOCK – A, TYPICAL FLOOR PLAN (2nd, 4th, 6th, 8th)



AREA STATEMENT						
FLAT NO.	FLAT TYPE	B/UP AREA	S/B UP AREA	CARPET AREA	BALCONY AREA	TERRACE AREA
01	3 BHK	1263.00 SQ.FT.	1768.00 SQ.FT.	1032.00 SQ.FT.	128.00 SQ.FT.	52.50 SQ.FT.
02	3 BHK	1308.00 SQ.FT.	1831.00 SQ.FT.	1061.00 SQ.FT.	140.00 SQ.FT.	51.00 SQ.FT.
03	3 BHK	1170.50 SQ.FT.	1639.00 SQ.FT.	930.50 SQ.FT.	92.50 SQ.FT.	93.75 SQ.FT.

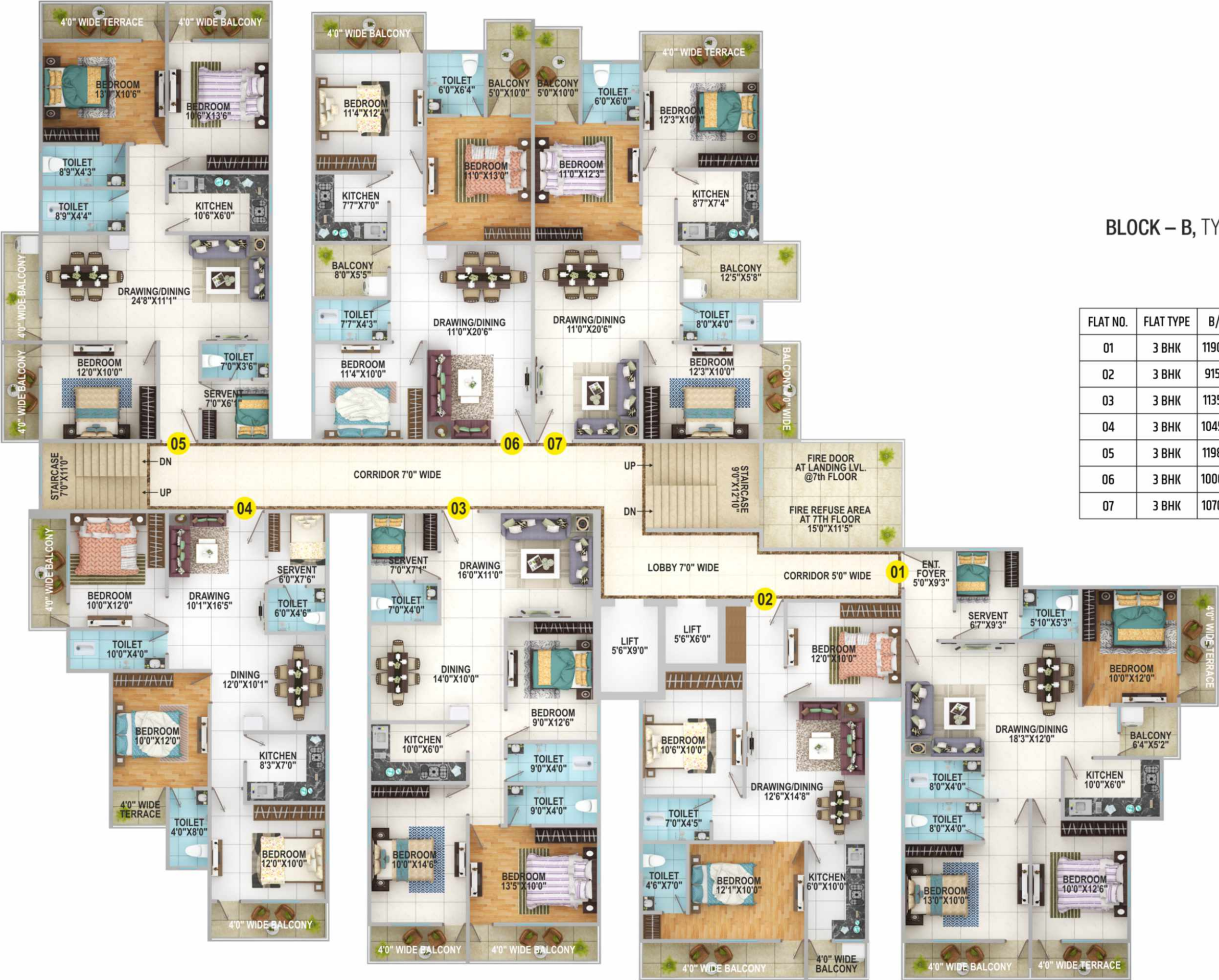




BLOCK – B, TYPICAL FLOOR PLAN (1st, 3rd, 5th, 7th, 9th)

AREA STATEMENT

FLAT NO.	FLAT TYPE	B/UP AREA	S/B UP AREA	CARPET AREA	BALCONY AREA	TERRACE AREA
01	3 BHK	1190.00 SQ.FT.	1666.00 SQ.FT.	956.00 SQ.FT.	84.50 SQ.FT.	91.50 SQ.FT.
02	3 BHK	915.00 SQ.FT.	1281.00 SQ.FT.	774.50 SQ.FT.	94.00 SQ.FT.	00.00 SQ.FT.
03	3 BHK	1135.50 SQ.FT.	1590.00 SQ.FT.	990.00 SQ.FT.	95.50 SQ.FT.	00.00 SQ.FT.
04	3 BHK	1045.00 SQ.FT.	1463.00 SQ.FT.	872.50 SQ.FT.	98.00 SQ.FT.	23.00 SQ.FT.
05	3 BHK	1198.00 SQ.FT.	1677.00 SQ.FT.	968.00 SQ.FT.	129.50 SQ.FT.	52.00 SQ.FT.
06	3 BHK	1000.00 SQ.FT.	1400.00 SQ.FT.	818.00 SQ.FT.	95.00 SQ.FT.	00.00 SQ.FT.
07	3 BHK	1070.00 SQ.FT.	1498.00 SQ.FT.	813.50 SQ.FT.	160.50 SQ.FT.	50.00 SQ.FT.

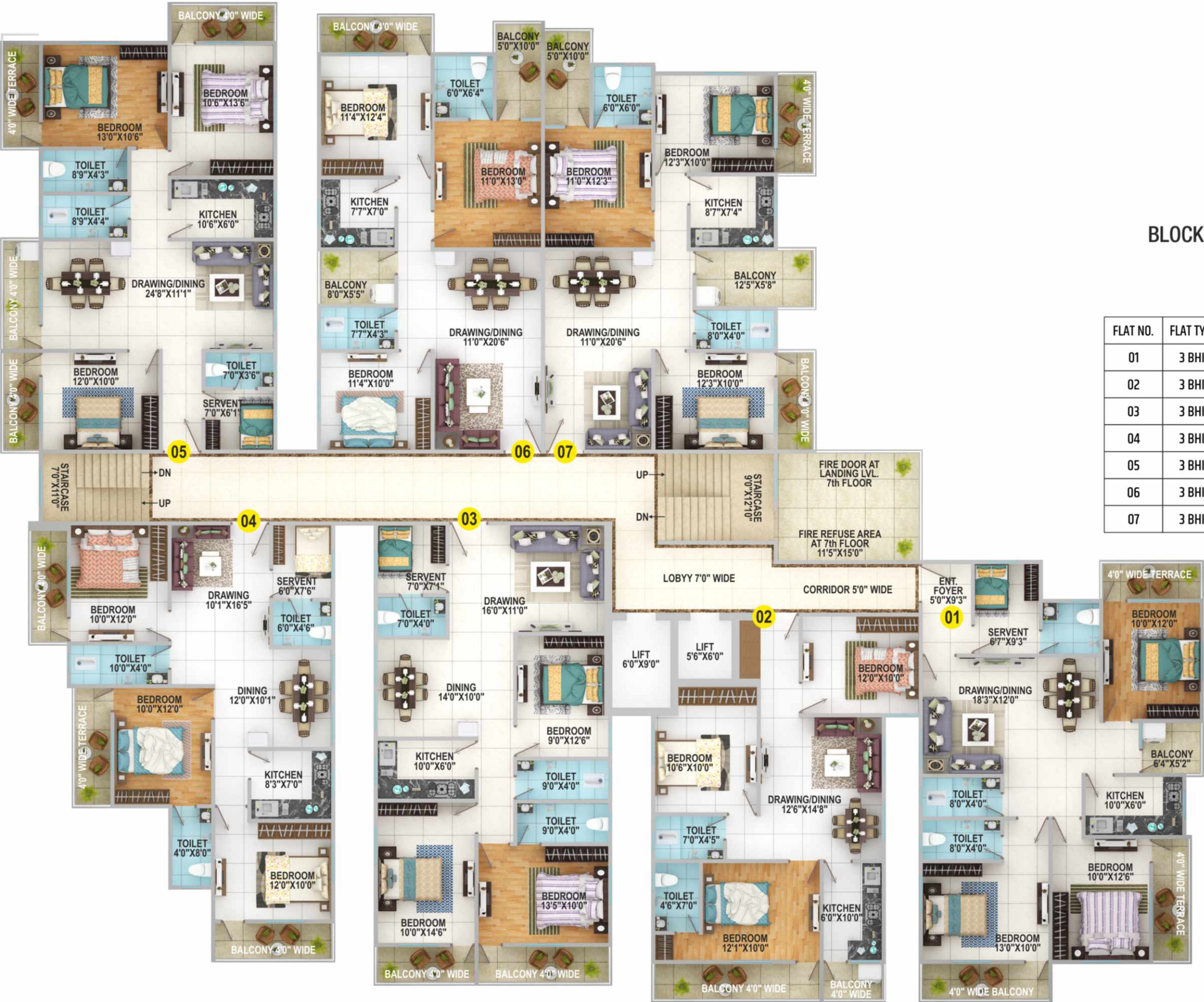




BLOCK –B, TYPICAL FLOOR PLAN (2nd, 4th, 6th, 8th)

AREA STATEMENT

FLAT NO.	FLAT TYPE	B/UP AREA	S/B UP AREA	CARPET AREA	BALCONY AREA	TERRACE AREA
01	3 BHK	1195.00 SQ.FT.	1673.00 SQ.FT.	956.00 SQ.FT.	84.50 SQ.FT.	92.00 SQ.FT.
02	3 BHK	915.00 SQ.FT.	1281.00 SQ.FT.	774.50 SQ.FT.	94.00 SQ.FT.	00.00 SQ.FT.
03	3 BHK	1135.50 SQ.FT.	1590.00 SQ.FT.	990.00 SQ.FT.	95.50 SQ.FT.	00.00 SQ.FT.
04	3 BHK	1069.50 SQ.FT.	1497.00 SQ.FT.	872.50 SQ.FT.	98.00 SQ.FT.	48.00 SQ.FT.
05	3 BHK	1190.00 SQ.FT.	1666.00 SQ.FT.	968.00 SQ.FT.	129.50 SQ.FT.	44.00 SQ.FT.
06	3 BHK	1000.00 SQ.FT.	1400.00 SQ.FT.	818.00 SQ.FT.	95.00 SQ.FT.	00.00 SQ.FT.
07	3 BHK	1061.50 SQ.FT.	1486.00 SQ.FT.	813.50 SQ.FT.	160.50 SQ.FT.	42.00 SQ.FT.



ISOMETRIC VIEW



BLOCK - A
FLAT NO.1
TYPE - 3 BHK



BLOCK - A
FLAT NO.3
TYPE - 3 BHK



BLOCK - B
FLAT NO.1
TYPE - 3 BHK

BLOCK - B
FLAT NO.7
TYPE - 3 BHK



GROUND FLOOR PLAN, BLOCK A & B



BASEMENT PARKING FLOOR PLAN – BLOCK A & B

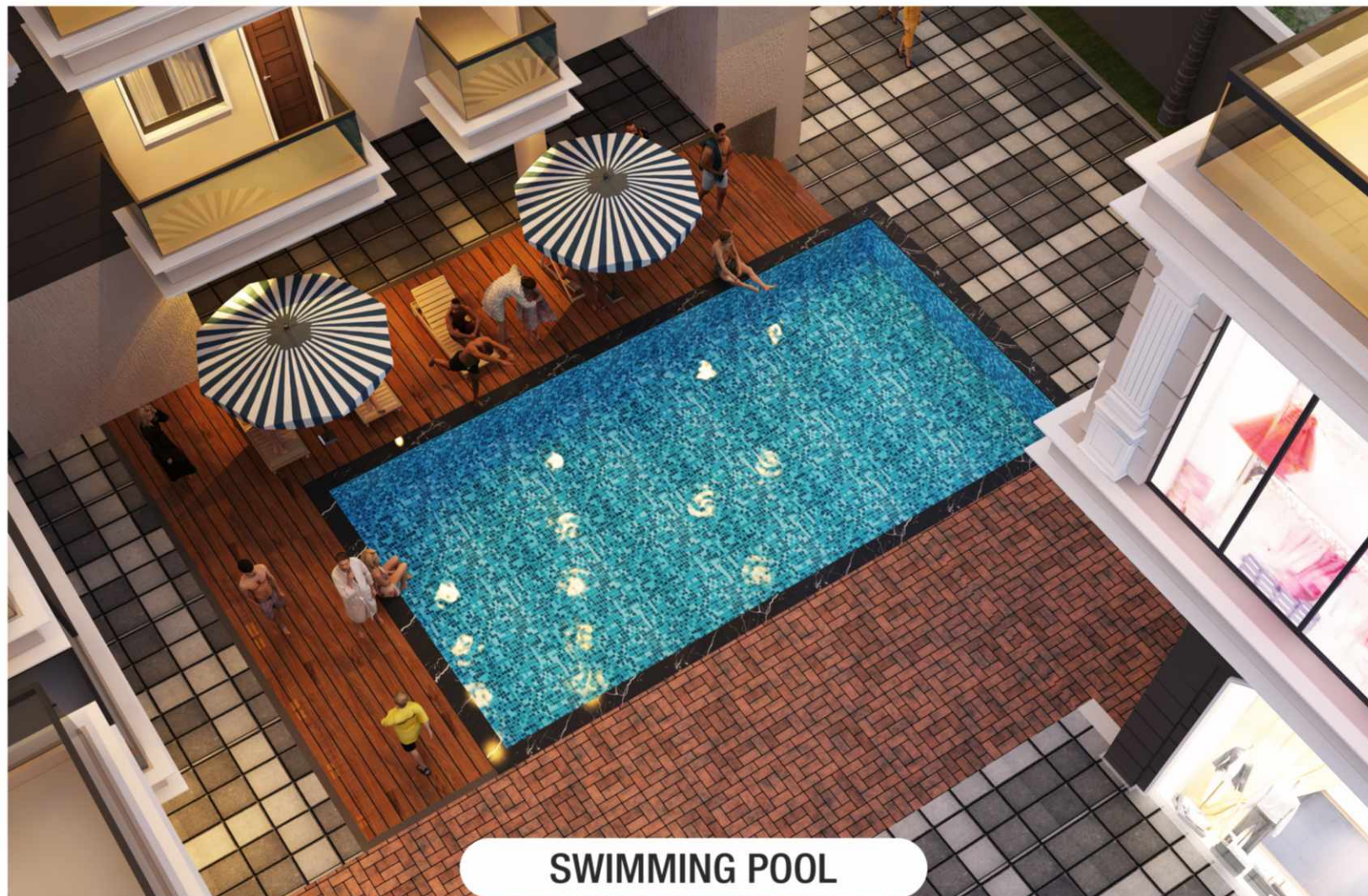




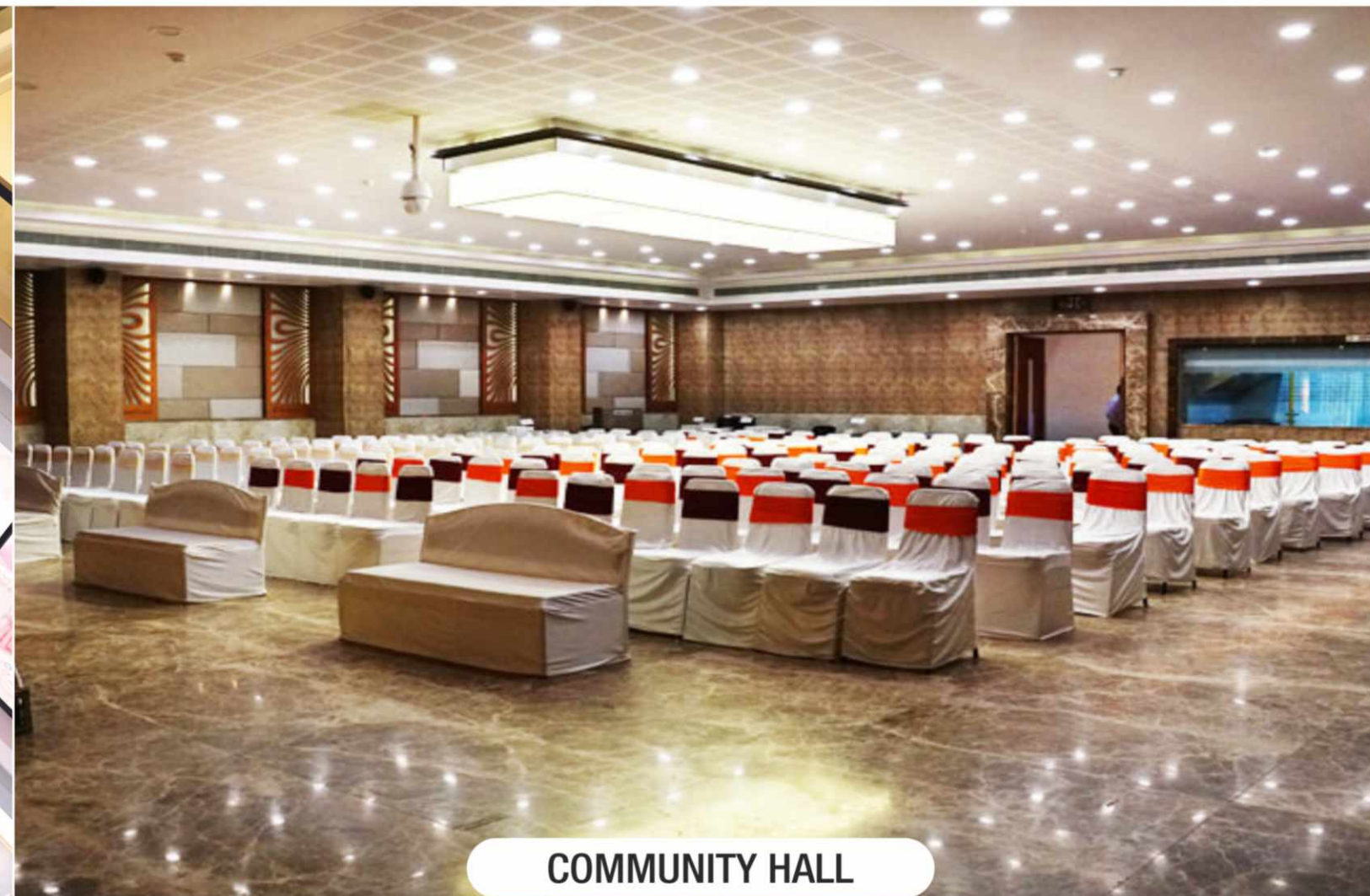
An aerial night-time rendering of a modern, multi-story apartment complex. The building features a mix of light-colored facades and dark accents, with numerous balconies and large windows. A small swimming pool is visible in the courtyard area. The complex is surrounded by lush greenery and palm trees. In the foreground, a multi-lane road with cars and streetlights is visible. The overall scene is illuminated by warm, golden light, suggesting dusk or dawn.

KULA
SAPPHIRE

Where
exclusivity
is culture



SWIMMING POOL



COMMUNITY HALL



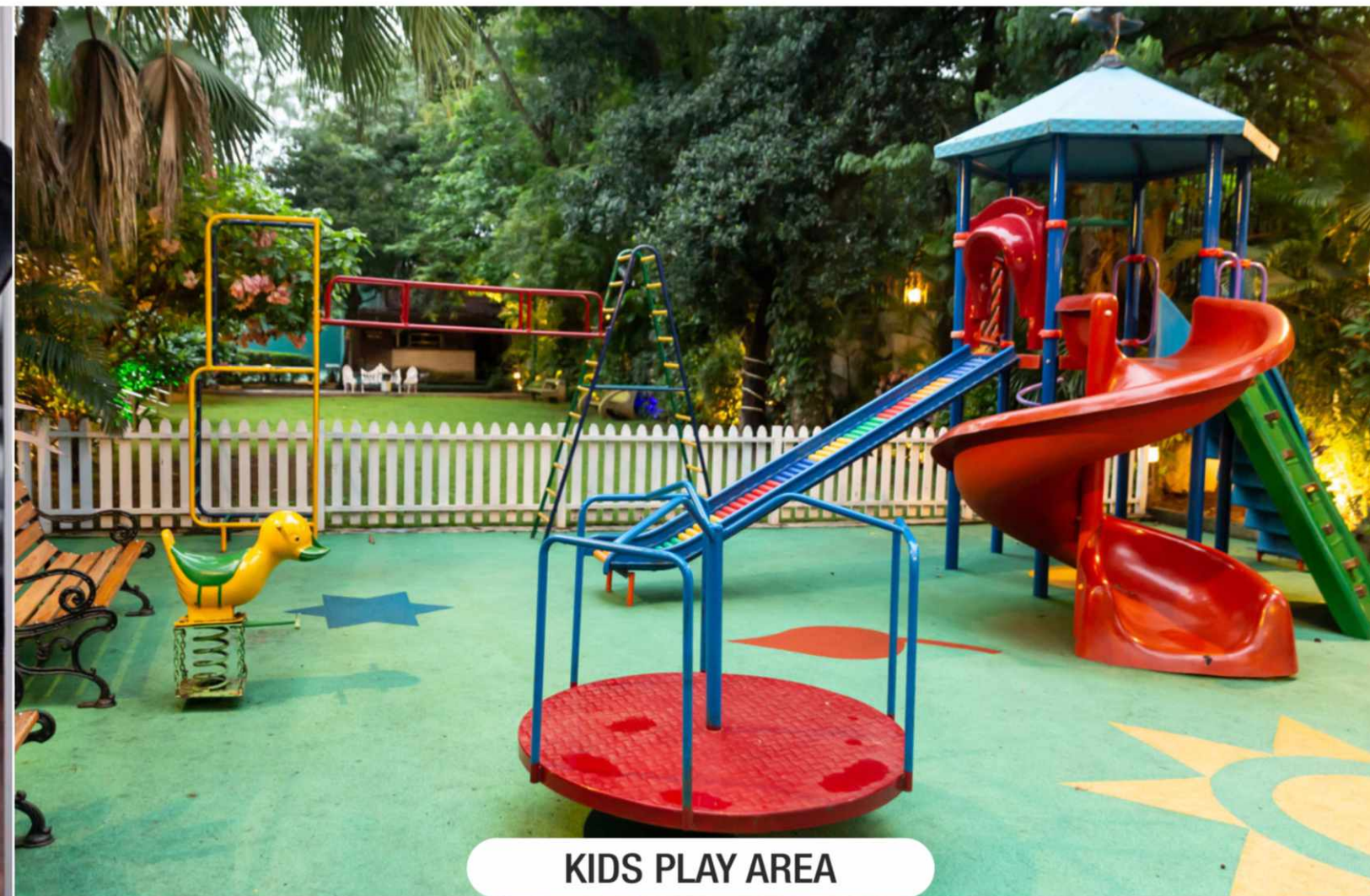
CLUB HOUSE



RECEPTION



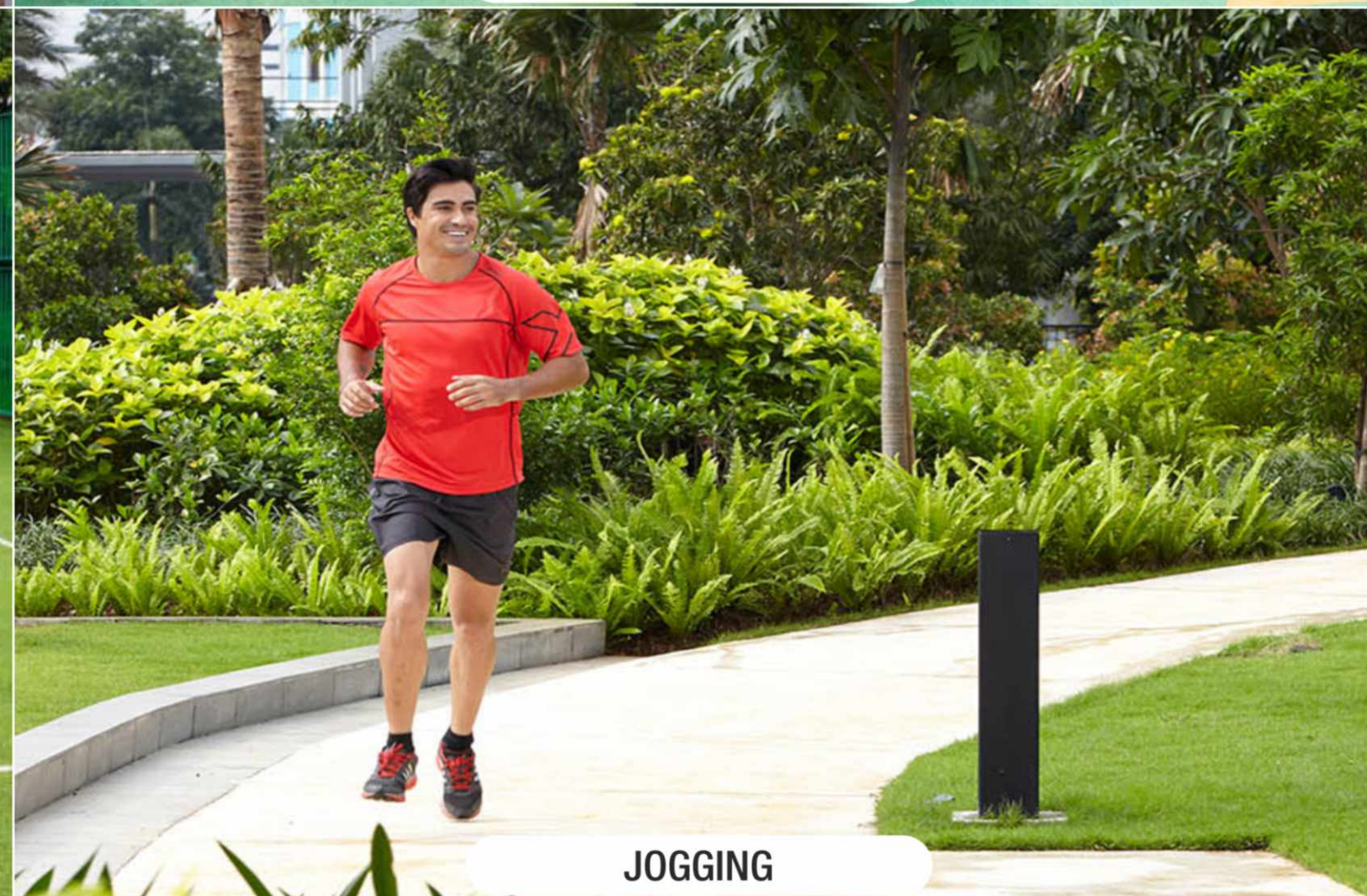
GYM



KIDS PLAY AREA



BEDMINTON COURT



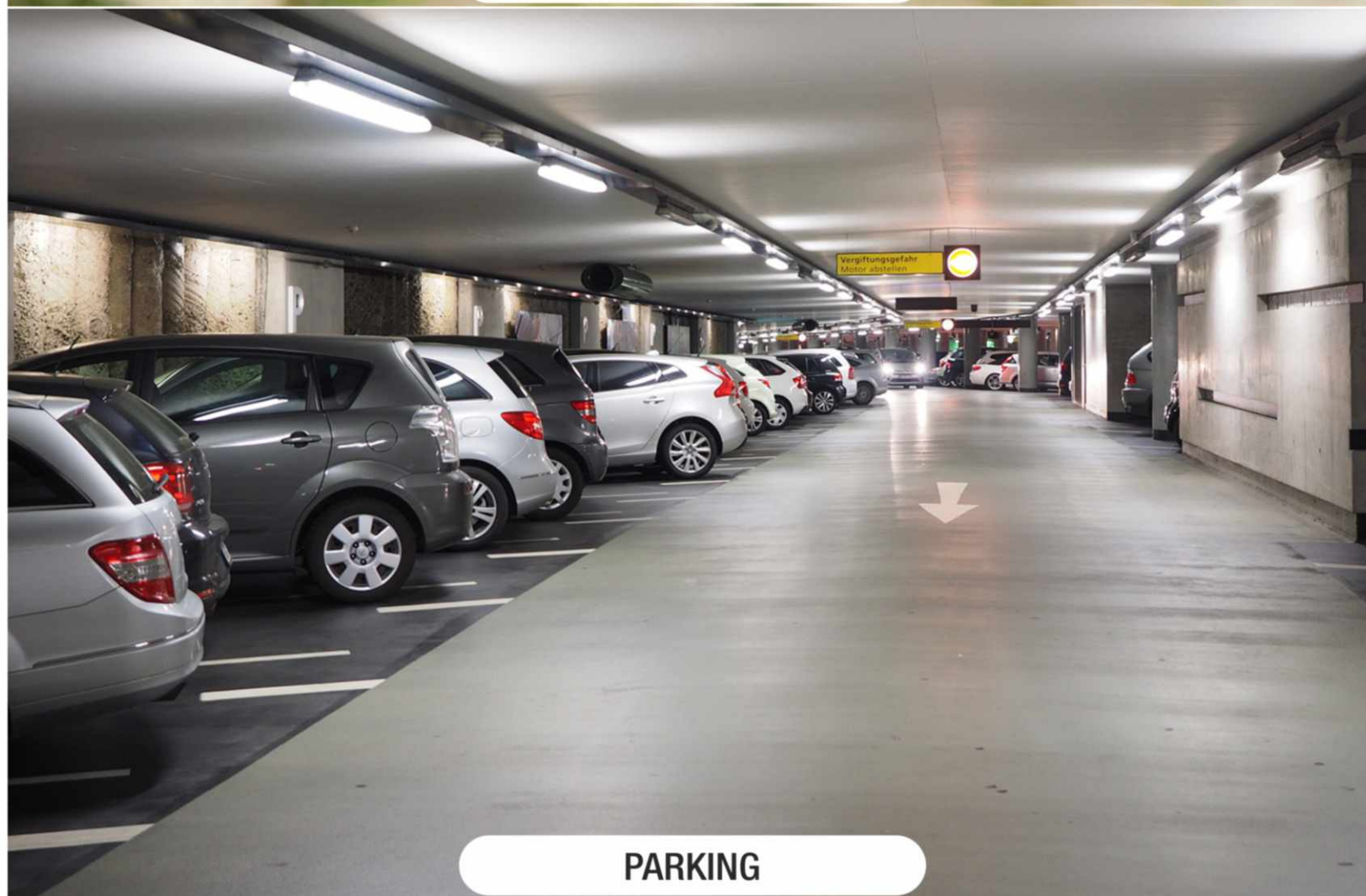
JOGGING



24x7 CCTV SECURITY



LIFT



PARKING



GENERATOR BACKUP

SPECIFICATIONS

STRUCTURE

R.C.C. earthquake resistance structural with Red Brick/Fly Ash Brick Wall as per design.

DOOR FRAMES

Door frame (Chaukhat) of Hard Wood with beating.

ENTRANCE DOOR

Entrance Flush door shutters of 30 mm thick ISI mark one side Teak with Decorative Lining / designer skin veneer.

OTHER DOORS

30 mm thick ISI mark factory made Flush Door shutter.

WINDOW

Fully glazed three track aluminum/UPVC window.

FLOORING

Designer Vitrified Flooring of ISI mark of size 2’x4’ in all Rooms.

KITCHEN

- (a) Flooring designer concept of ISI mark or equivalent tiles floor
- (b) Working platform : Black granite slab.
- (c) Dado 24” designer concept or equivalent tiles
- (d) Sink : Steel Sink of size 2’x1.5’x6”
- (e) Water hot and cold for instant geyser point.
- (f) Aqua guard point in kitchen

DINING SPACE

One number ISI mark of equivalent white colour hand wash basin.

BATHROOM

- (a) Flooring Designer concept or equivalent tiles flooring.
- (b) Wall Designer Bathroom concept upto 7’ height
- (c) Sanitary ware White glazed vitreous and wash basin of ISI mark.
- (d) Fitting Chromium plated fitting of ISI mark.
- (e) Water Hot & Cold in all toilets.

ELECTRICAL

- (a) All internal wiring in concealed conduits with copper wires (ISI marks).
- (b) All electrical modular switches accessories of ISI marks.
- (c) Adequate lighting/power points sockets. outlets etc provided in all room.

TV/CABLE & TELEPHONE SUPPLY

One TV point in all room and one telephone plug provided in drawing room and master bedroom

INTERCOM

Intercom provided in all flats.

INTERNAL WALL

All internal walls shall be finished with white putty/Paris with primer.

EXTERNAL WALL FINISH

Finished with wall putty & weather coat paint

FLOORING

Designer parking tiles of ISI mark in covered area and pay inter locking tiles in open area

STAIR LANDING & ENTRANCE

Designer Tiles/Marble flooring with S.S. railing

WATER PROOFING SUNKEN SLAB TO TIOLET

Double coat of Teenoxy treatment

WATER PROOFING AND HEAT TREATMENT ON TOP ROOF

Water proofing of top slab by water proofing chemical and heat treatment by brickbat with chemical mixed plaster on top floor finishing.

BORING AND TUBE WELL

Boring & tube well of adequate capacity with adequate size ISI make submersible pump.

GENERATOR

- (a) Supply of 400 watt to each flat & common light lift & pump.
- (b) ISI mark silent Generator of adequate capacity.

LIFT

6 passenger capacity lift.

SECURITY & AUTOMATION

CCTV cameras at strategic point in the common area with digital video recorder.

PAYMENT PLAN

AT THE TIME OF BOOKING	10%.
AT THE TIME OF FOUNDATION	10%
AT THE TIME OF GROUND FLOOR SLAB CASTING	10%.
AT THE TIME OF 1ST FLOOR SLAB CASTING	10%.
AT THE TIME OF 2ND FLOOR SLAB CASTING	10%.
AT THE TIME OF 3RD FLOOR SLAB CASTING	10%.
AT THE TIME OF 4TH FLOOR SLAB CASTING	10%.
AT THE TIME OF 5TH FLOOR SLAB CASTING	10%.
AT THE TIME OF 6TH FLOOR SLAB CASTING	5%.
AT THE TIME OF 7TH FLOOR SLAB CASTING	5%.
AT THE TIME OF 8TH FLOOR SLAB CASTING	5%.
ON POSSESSION	5%.



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BUILDERS & DEVELOPERS

KULA DEVELOPERS

101 Trishul Complex,
Pillar No. 17, Khajpura, Main bailey Road, Patna