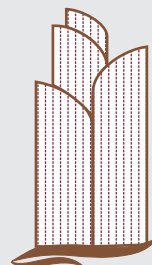


# Naivedyam

RESIDENCY

शुरुआत सुखद जीवनशैली की.....



## Builders&Developers:

### KulaDevelopersPvt.Ltd.

101, Trishul Complex, Khajpura, Bailey Road, Patna

Mob.: 7707015100, 9931220253, 9234635100

E-mail: kuladeveloperspvt.ltd@gmail.com, bjpajesh93@gmail.com

rajesh@kuladev.com, helpdesk@kuladev.com

## Architects

### Artcon Design Consultants

ARCHITECTS, ENGINEERS

Interior Designers, Computer Aided Design

G-04, Laxmi Palace, Mitra Compound,

Boring Road, Patna-1

Contact: +91 9931723771, 9386717726

e-mail: artcondesignconsultants.com

amitkumar73@gmail.com

web: artcondesignconsultants.com

## Site Address



Ashok Vatika-Dav Khagaul



Sri Nageshwaram-Patna



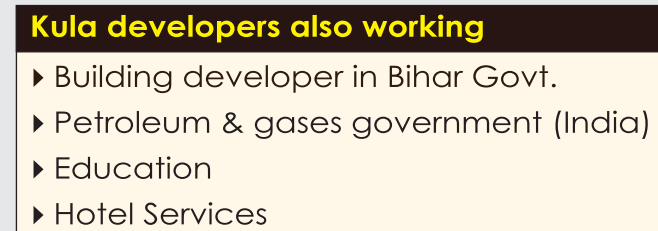
Madhavan - Phulwari



Ashiana Pride - Patna



Dwarkapuri - Khagaul Road



Dwarkapuri - Khagaul Road

**Kula developers also working**

- Building developer in Bihar Govt.
- Petroleum & gases government (India)
- Education
- Hotel Services

## Key Distance

Danapur Railway station - 02 Km

Saguna More - 2.2 Km

Bailey Road - 02 Km

AIIMS - 02 Km

Airport - 06 Km



Proposed Site

RP Sharma  
Institute of  
Technology

Danapur - Khagaul Road

FLATS

DUPLEX

FRAM-HOUSE

TOWNSHIP

PLOTS



Project By : Kula Developers Pvt.Ltd.

Your Smile Is Our Responsibility

Art of...Living

DMC  
Approved

# Naivedyam

RESIDENCY

शुरुआत सुखद जीवनशैली की.....



RERA NO -BRERAP00735-2/1081/R-851/2019





Your Smile is Our... *Responsibility*

# Naivedyam

RESIDENCY

शुरुआत सुखद जीवनशैली की.....

## ABOUT US

Kula Developers dated back to 2012, when it started developing homes and commercial complexes in Patna. Today, a well established name, Kula Developers excel in what they do. The journey began 7 years ago and since then the group hasn't looked back. Setting milestones in the field of real estate, the group has now become one of the most renowned names of the realty market of Patna.

Kula Developer's extensive team is dedicated to put the best of their ideas forward. They have has left no stones unturned in serving people with nothing but the best. A quality project with a timely delivery is what they are most known for. Over the years Kula Developers have succeeded to match up people's expectations and has developed dream homes that one could not refuse to stay in.

The group strives to come up with projects that have top-notch amenities accompanied by class apart living standards, assuring a happy and healthy lifestyle to all its customers. Moreover, the group highly aims to redefine the lifestyle standards for Patna. "Urbanized way of living" is what reflects in Kula Developer's projects. The whole and sole belief of Kula Developers is to meet-up the customer's expectations in the best possible manner by providing well-planned quality projects.

Re Creating the... *Desires*





# Re Inventing the... Comfort

ISO View



Area Calculation

Flat No	101 (3 BHK)	102 (3 BHK)	103 (2 BHK)	104(3 BHK)	105 (3 BHK)	106 (2 BHK)	107 (2 BHK)
Carpet Area	859 Sq.ft	866 Sq.ft	646 Sq.ft.	802.5 Sq.ft.	804 Sq.ft.	660 Sq.ft.	641.5 Sq.ft.
Balcony Area	148 Sq.ft	149 Sq.ft	78 Sq.ft.	114 Sq.ft.	115 Sq.ft.	61 Sq.ft.	61 Sq.ft.
B/U Area	1111.8 Sq.ft	1111.08 Sq.ft	808.05 Sq.ft.	1002.08 Sq.ft.	1035.05 Sq.ft.	799 Sq.ft.	855.05 Sq.ft.
S.B/U Area	1402 Sq.ft	1402 Sq.ft	1018 Sq.ft.	1263 Sq.ft.	1305 Sq.ft.	1006 Sq.ft.	1078 Sq.ft.



Payment Plan	
At the time of Booking	10%
At the time of Foundation Work	20%
At the time of First Roof Casting	10%
At the time of Second Roof Casting	10 %
AT the time of third Roof Casting	10 %
At the time of Forth Roof Casting	10 %
At the time of Brick work Staring	15%
At the time of Plastering Start	10%
AT the time of Hand over Flat	05%
Total 100%	
Note :- Service tax and all other extra Govt. Taxes are Applicable.	



# Re Designing to...Needs

**Naivedyam**  
RESIDENCY

शुरुआत सुखद जीवनशैली की.....

## SPECIFICATIONS

### Flooring & Wall Finish

Flooring : Marble/vitrified Tiles in Drawing / Dining /Bedroom & Kitchen Anti skid Ceramic Tiles in Toilet and Balcony.  
Inside wall finish : Inside wall with wall Putty.

### Door & Windows

External Doors & Windows made for WPC/Akuminium Anodised Window internal hardwood frames with flush doors

### Kitchen

Granite top working platform. Fitting /Fixtures stainless stel sink Glazed Tiles 2 Feet above working platform. Floor marbles/ Fitrified Tiles.

### Toilet

Anti skid Ceramic Floors Tiles Ceramic Tiles Up to door level on the wall.

### Water

Deep Borewell, 24 hours water supply.

### Electrical

Copper Wiring in concealed PVC Conduits. Sufficient Light and Power Points. Provision for Tv,Telephone, Intercome Point in Drawing/Master Bedroom

### Lift & Fire Security

Lift : Lift with 6 to 8 Persons capacity.  
Fire Security : Fire Fighting Equipments

### Generator

Kirloskar/Cromptan Greaves equivalent Silent Generator of adequate capacity.

### Structure

Foundation Rain forced Cement Best Quality Bricks works Branded Cement, TMT Bar, Stone chips and sand of super quality.

## AMENITIES & FACILITIES

- ▶ Wi-Fi Cumpus
- ▶ Water supply and Power Supply
- ▶ CCTV Camers Surveillance
- ▶ Visitors Car Parking Facility
- ▶ Reserved Car Parking
- ▶ 100% Power backup
- ▶ 24x7 Security Guards
- ▶ Utility Shops
- ▶ Open Garden
- ▶ Earth quake Resistance RCC
- ▶ Framed structure
- ▶ Best Vastu Compiled and Design



CCTV



Water Supply



Power Supply



Car parking



24 x7 Generator



Fire fighting



6

7