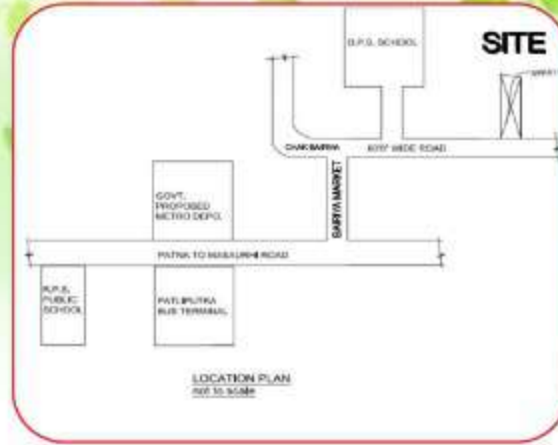


LOCATION & CONNECTIVITY

Located beside DPS Public World School in Bairiya, Patna, the project ensures seamless connectivity to major transport hubs, including:

- Bairiya Patna Metro Station : 10 minutes
- New ISBT Bairiya Bus Stand : 11 minutes
- Apollo Big Hospital (A Multi-Speciality Hospital) : 15 minutes
- Railway Station Rajendra Nagar : 25 minutes (10 Km)
- Jay Prakash Narayan International Airport : 39 minutes (18 Km)
- Fantasia Island (Water Park) – Sampatchak, Patna : 15 minutes
- Bairiya Mall (Bihar's 1st 8 floor Mall with multiplex) : 10 minutes
- Gandhi Setu Zero Mile : 15 minutes



PROCESS FOR BOOKING

- Step 1** - Token with an amount Rupees ONE LAKH only. It will followed by 10% (ten percent) payment of the total consideration amount of the flat with in eight days of token.
- Step 2** - 25% (Twenty Five Percent) of total cost of the tokened Flat will be payable with in 45 (Forty Five) days of Token. After that the booked Flat will be agreed with registered agreement for sale in the name of allottee.
- Step 3** - Allotees will pay 10% of total cost of booked flat at the time of each roof casting for all five floors of the project.
- Step 4** - Allotees will pay 15% of total cost of booked flat at the time of commencement of brick work in the project.
- Step 5** - Allotees will pay 10% of the total cost at the time of plastering of booked Flat.
- Step 6** - All type of balance payments against booked flat will be cleared by the allottees on forty five days before of the handing over the flat.

NOTE : Registration Expenses/ Revenues/ GST charges will be Paid by allottee.

Why Choose Us?

Trusted Developer :

Built by a reputable experienced developer with a track record of delivering quality homes. -

Investment Opportunity:

Ideal for first-time home buyers and investors also who are looking to capitalize on fast growing Bariya's location with

Metro Connectivity

Regd. Office :

1st Floor, Baba Market, (Near Sati Chaura Mandir)
Guru Govind Singh Link Path, Patna City-800008, Bihar
Ph. : 0612-3159063, 7739336836, 8797081811
Web : www.kibaka.in



Chandeshwar Apartment

Reg. No. - BRERAP03654-1/97/R-1743/2024

A project of
KIBAKA
Constructions & Eng. Pvt. Ltd.



NEAR I.S.B.T BAIRIYA BUS STAND/ METRO STATION
Beside DPS World Public School, Chak Bairiya, Patna – 800007

Chandeshwar Apartment

Premium Amenities for a Modern Lifestyle

EXPERIENCE COMFORT, CONVENIENCE, AND SERENITY WITH A HOST OF THOUGHTFULLY DESIGNED AMENITIES :

- **Double Staircases & Two Lifts :** Enhance accessibility and smooth movement across all floors.
- **24/7 Water and Power Supply :** Enjoy uninterrupted living with reliable infrastructure.
- **Jogging Track with Herbal Plants :** Promotes a healthy and refreshing lifestyle.
- **Hanuman Temple within the Premises :** A peaceful space for spiritual fulfilment.
- **Round-the-Clock Security :** Equipped with CCTV surveillance for your safety.
- **Intercom Facility :** Available for every flat for seamless communication with security guards and caretaker.
- **My Gate Security App Support :** Seamlessly monitor and manage safety through the My Gate platform.
- **Ample Parking Space :** Dedicated parking area to accommodate all your vehicles.
- **Eco-Friendly, Ventilated Rooms :** Wide balconies for natural light and airflow.
- **Wi-Fi Provision :** Common areas are internet-enabled for added convenience.
- **Vaastu-Friendly Architecture :** Ensures positive energy flow throughout the premises.
- **Fire Fighting Systems :** Advanced safety measures in case of emergencies, if any.
- **Durable Exterior Paint :** Textured finish ensures long-lasting quality.
- **Silent Genset Backup :** Reliable power backup with minimal noise.
- **Terrace Garden :** A green retreat offering relaxation and scenic views.
- **Guest Waiting Lounge :** A welcoming space for visitors.
- **Common Gym :** Spaces designed for healthy living & fitness.

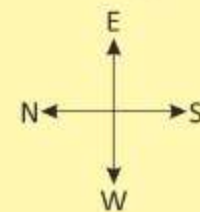


AREA STATEMENT				
Flat No.	B/up Area	Carpet Area	Balcony Area	S.B/up Area
101	1225.00 sft	1139.00 sft	84.79 sft	1593.00 sft
102	1225.00 sft	1139.00 sft	84.79 sft	1593.00 sft
103	889.00 sft	827.00 sft	17.85 sft	1156.00 sft
104	820.00 sft	763.00 sft	18.84 sft	1066.00 sft
105	797.00 sft	741.00 sft	18.84 sft	1036.00 sft
106	1208.00 sft	1123.00 sft	65.83 sft	1570.00 sft
107	1155.00 sft	1074.00 sft	60.83 sft	1502.00 sft
108	917.00 sft	853.00 sft	24.00 sft	1192.00 sft
109	841.00 sft	782.00 sft	21.00 sft	1093.00 sft
110	873.00 sft	812.00 sft	34.00 sft	1135.00 sft

Note :

- All dimensions are in feet and inch.
- 1/2" drop floor lev. of all toilets, Kitchens, balconies & lobbies.
- All toilet floor slab sunk by beam bottom
- All kitchen floor sunk by 1'6" x 1'6" x beam bottom in the sink position.
- All kitchen working plan form at 2'8" h.t.

TYPICAL FLOOR PLAN (Booking Plan)



Developers :

Kibaka Constructions & Engineers Pvt. Ltd.
1st Floor, Baba Market, Sati Chaura
Guru Govind Singh, Link Path
Patna. Mob. 7739336836

Project :

Chandeshwar Apartment
Beside Delhi Public World School
Bairiya, Patna
Mob. 7739336836

SPECIFICATIONS

- **Flooring :** Vitrified tiles for an elegant and easy-maintenance surface.
- **Main Door:** Flush door with outer laminate and inner paint.
- **Other Doors:** Painted flush doors on both sides.
- **Windows:** Glazed UPVC or aluminium windows for durability.
- **Bathroom :** Designer washbasins, concealed plumbing, anti-skid floors, and premium sanitary fittings (Hindware / Parryware or equivalent).
- **Kitchen:** Granite countertops, ceramic wall tiles, stainless steel sink, and hot/cold mixer taps. Designer bathroom tiles up to 7 feet height for a sleek and modern look.
- **Walls:** Smooth finish with double-coated white cement putty.
- **Common Area:** Marble flooring in passageways and staircases, with vitrified tiles in other spaces.

