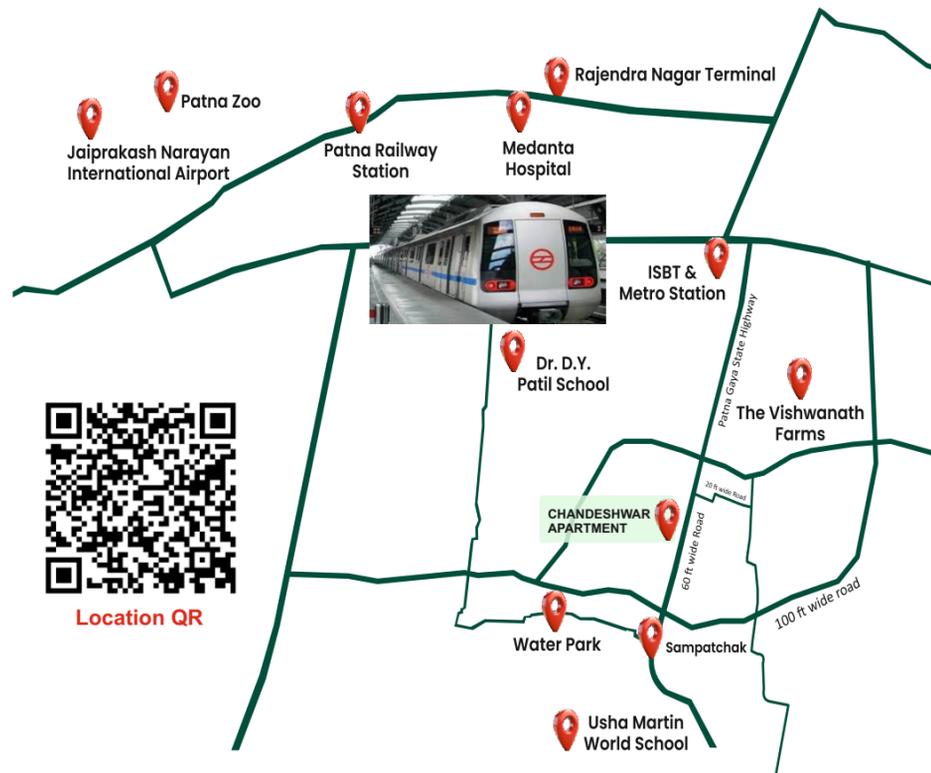


## LOCATION & CONNECTIVITY

DPS World School	200 m
The Vishwanath Farms	800 m
Funtasia Water Park	3 km
Usha Martin World School	2 km
Rajendra Nagar Terminal	6.5 km
Medanta Hospital	6 km
Patna Railway Station	8 km
Patna Zoo	10 km
JN International Airport	10 km
NMCH Hospital	5 km
PMCH Hospital	8 km
AIIMS Patna	14 km
Open Mind Birla School	4 km
RPS Public School	2 km
ISBT & Metro Station	1.8 km
Apollo Big Hospital	3 km
Bairiya Mall (8 Flr. Mall & Multiplex)	1.8 km



## PROCESS FOR BOOKING

- Step 1** - Token amount Rupees ONE LAKH only followed by 10% (ten percent) payment of the total consideration amount of the flat with in eight days.
- Step 2** - 25% (Twenty Five Percent) of total cost of the Flat payable within 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** - Balance payment against booked flat must be cleared 45 (Forty Five days) before the handing over of the flat.
- NOTE** : Registration Expenses/ Revenues/ GST charges will be Paid by allottee.



Scan this QR for more RERA details



**Regd. Office :**  
 1st Floor, Baba Market  
 (Near Sati Chaura Mandir)  
 Guru Govind Singh Link Path  
 Patna City-800008, Bihar  
**9288336836**  
**9204479976**  
**8797081811**  
[www.kibaka.co.in](http://www.kibaka.co.in)



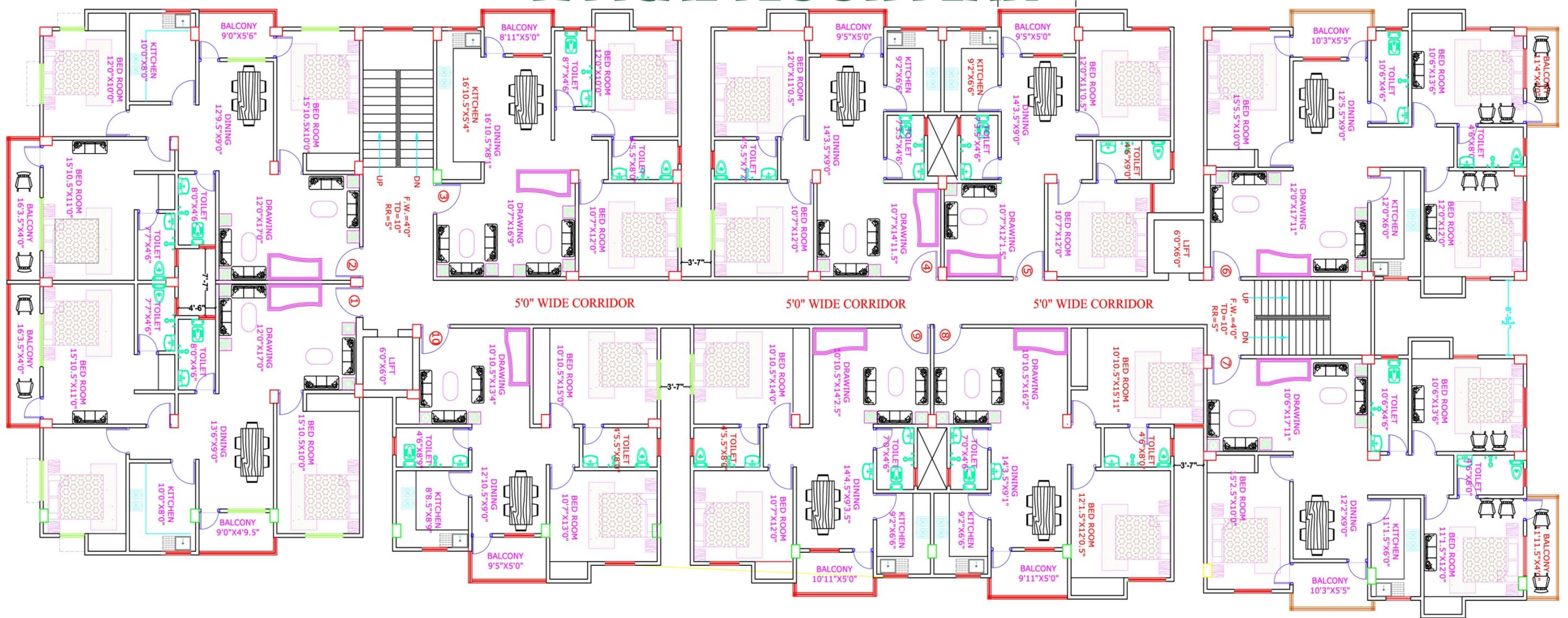
# AFFORDABLE... COMFORTABLE Chandeshwar Apartment

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



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

# TYPICAL FLOOR PLAN



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



*Premium Amenities  
for a Modern Lifestyle*

**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.

## 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
- **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.

## AMENITIES (EXPERIENCE COMFORT, CONVENIENCE AND SERENITY)

- Double Staircases & Two Lifts
- Jogging Track with Herbal Plants
- Intercom Facility
- Ample Parking Space
- Wi-Fi Provision in Common Areas
- Fire Fighting Systems
- Silent Genset Backup
- Common Open Gym
- 24/7 Water and Power Supply
- Round-the-Clock Security
- My Gate Security App Support
- Eco-Friendly, Ventilated Rooms
- Vaastu-Friendly Architecture
- Durable Exterior Paint
- Terrace Garden
- Family Lounge

**Chandeshwar Apartment**

Developer



**KIBAKA**

Constructions & Eng. Pvt. Ltd.