


**sai**  
**creative**  
ENCLAVE  
DANAPUR, PATNA



RESORT  
LIVING  
IN THE CITY

SHREE OM  
SAI GROUP®  
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**creative**  
ENCLAVE  
DANAPUR, PATNA



COME HOME TO  
**RESORT LIVING**

Sai Creative Enclave is a picturesque, premium apartments near Nargada, Siwala Danapur main road, Danapur, Patna. Here, 2/3 BHK exquisite apartments spread over 20 verdant acres open doors to luxury, privacy and convenience. With architecture by world class architects, the property recreates the ambience of luxury resort living, offering international gated-community lifestyles of elegance and style.





A PRIVATE WORLD AWAITS YOU  
UNSPOILED, UNRUSHED & UNMATCHED

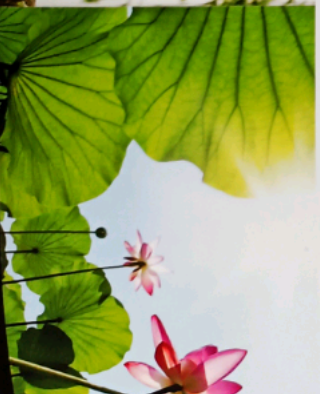




## YOUR OWN ABUNDANT GREENS

Come home to lush tropical gardens, relax on emerald green lawns, stroll under the shade of leafy trees past the vibrant colors of exotic flowers. Indulge in the natural beauty of your sanctuary.

Envision your own Eden and see it come alive here. Keeping true to the overall project and green living, we have introduced beautifully landscaped greens and tastefully designed walkways where you can draw calm from the greens around you.





## ELEGANT, MAGNIFICENT AND CLASSY

Your spacious bedroom bedecked with the best of features welcomes you to indulge in a dream that transports you to where you want to be always.

Your exquisite interior space is designed with attention to every detail so that you can get enchanted with every inch & corner that lets you breathe free and shall keep you at peace with yourself.





## THE LIFE WITHIN... ULTIMATE CONVENIENCE WITHIN THE COMPLEX

Out here, there's more than your dream home that awaits you. This residential community comes equipped with all the modern amenities you want right next to your home.

Your world at Sai Creative is bedecked with the best of facilities and conveniences. Designed with hand-picked facilities and amazing privileges, this project pampers you like nothing else, this is your world of happiness that truly exceeds every expectation.

The utility shops within the campus will cater to your daily needs. You can enjoy peace of mind at all times. The entire complex is kept secure with state-of-the-art security system under electronic surveillance. It is the symbol of ultimate convenience for the urbane.



## ALL AMENITIES REVOLVE AROUND YOUR SWEET HOME

Kiddies Zone | Children Play Area | Daily Needs Store & Shop | Space for Bank & ATM | Laundry Facility | Guest House | Party Zone  
Temple | Car Wash Area | Car Charging Point | Meditation and Yoga Center | Jogging Track | Outdoor Gymnasium | 3 tier Security CCTV  
Camera surveillance | 24/7 Security Control Room | Advance fire fighting system



## THE CLUB THAT ADDS THE ELEMENTS OF COMPLETE LIVING

Sai Creative Enclave offers a unique and luxurious resort-like living experience. Amidst this well-heeled gated community, exists a magnificent landmark, the Club House. The Club House has state of the art indoor and outdoor amenities. The Club House also has abundant natural beauty, as well as natural flora and fauna come together to create a breath-taking environment of health and wealth, for mind and body.

Swimming Pool | Banquet Hall | Party Zone | Cafeteria | Chess and Carrom | Table Hockey | Badminton Court | Table Tennis | Billiards | Party Zone



# SITE PLAN



## LEGENDS

- 1 Entrance Gate
- 2 Convenient Shopping
- 3 Jogging & Walking Trail
- 4 Cycling Track
- 5 Badminton Court

- 11 Temple
- 12 Seating Plaza
- 13 Yoga Deck
- 14 Outdoor Gym
- 15 Exit Gate

- 6 Tennis Court
- 7 Swimming Pools
- 8 Kids Play Area
- 9 Skating Rink
- 10 Club House



# LOCATION MAP



## MAJOR DISTANCES

G.D. Goenka Public School 2 km	Saguna More 3 km	Danapur Railway Station 5 km	Paras HMRI Hospital: 9 km	AIIMS Patna 10 km	IGIMS Patna 10 km	Patna Golf Club 11 km	Patna Airport 12 km	The Patna Junction 16 km	Proposed Bihta Airport 16 km
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# TYPICAL FLOOR PLAN - BLOCK A



## BLOCK A - 1st TO 6th FLOOR

### AREA CALCULATION 1<sup>st</sup> TO 6<sup>th</sup> FLOOR

Flat No.	Type	B/U Area (sqft)	S.B/U Area (sqft)	Carpet Area (sqft)	Balcony Area (sqft)
02	2BHK	835.00	1169.00	652.00	136.50
03	2BHK	840.00	1176.00	648.00	150.00
04	3BHK	1152.00	1613.00	957.00	150.50
05	3BHK	1279.00	1791.00	1035.00	196.50
06	2BHK	1003.00	1404.00	821.00	138.00
07	2BHK	979.00	1371.00	780.00	155.00

### COMMERCIAL AREA CALCULATION

Hall	B/U Area (sqft)	S.B/U Area (sqft)	Carpet Area (sqft)	Balcony Area (sqft)
01	1762.00	2467.00	1519.00	168.00
02	2482.00	3475.00	2097.00	314.00

# TYPICAL FLOOR PLAN - BLOCK A



## BLOCK A - 7th TO 11th FLOOR

**AREA CALCULATION 7<sup>th</sup> TO 11<sup>th</sup> FLOOR**

Flat No.	Type	B./Area (sqft)	S.B./Area (sqft)	Carpet Area (sqft)	Balcony Area (sqft)
01	3BHK	1253.00	1754.00	986.00	216.50
02	2BHK	835.00	1169.00	652.00	136.50
03	2BHK	840.00	1176.00	648.00	150.00
04	3BHK	1152.00	1613.00	957.00	150.50
05	3BHK	1279.00	1791.00	1035.00	196.50
06	2BHK	1003.00	1404.00	821.00	138.00
07	2BHK	979.00	1371.00	780.00	155.00
08	3BHK	1297.00	1816.00	1017.00	255.00

**AREA CALCULATION 9<sup>th</sup> & 11<sup>th</sup> FLOOR**

Flat No.	Type	B./Area (sqft)	S.B./Area (sqft)	Carpet Area (sqft)	Balcony Area (sqft)
08	3BHK	1458.00	2041.00	1017.05	388.50

# TYPICAL FLOOR PLAN - BLOCK B



## BLOCK B - 1st TO 11th FLOOR

AREA CALCULATION 1 <sup>ST</sup> TO 11 <sup>TH</sup> FLOOR					
Flat No.	Type	B/U/Area (sqft)	S.B./U/Area (sqft)	Carpet Area (sqft)	Balcony Area (sqft)
01	3BHK	1080.00	1512.00	894.00	142.50
02	2BHK	913.00	1278.00	739.00	131.50
03	3BHK	1171.00	1640.00	939.00	194.50
04	3BHK	1128.00	1580.00	904.00	182.00
05	2BHK	957.00	1340.00	826.00	86.00
06	3BHK	1257.00	1760.00	950.00	255.00

# TYPICAL FLOOR PLAN - BLOCK C



AREA CALCULATION 1<sup>ST</sup> TO 11<sup>TH</sup> FLOOR

Flat No.	Type Flat	B/U/Area (sqft)	S.B/U/Area (sqft)	Carpet Area (sqft)	Balcony Area (sqft)
01	3BHK	1150.00	1610.00	958.50	148.50
02	2BHK	900.00	1260.00	742.50	119.00
03	2BHK	897.00	1256.00	742.50	120.50
04	2BHK	897.00	1256.00	742.50	120.50
05	2BHK	917.00	1284.00	742.50	138.50
06	2BHK	946.00	1324.00	804.00	104.00

AREA CALCULATION 1<sup>ST</sup> TO 11<sup>TH</sup> FLOOR

Flat No.	Type Flat	B/U/Area (sqft)	S.B/U/Area (sqft)	Carpet Area (sqft)	Balcony Area (sqft)
07	3BHK	1469.00	2056.00	1133.50	268.00
08	3BHK	1159.00	1623.00	942.00	164.50
09	2BHK	794.00	1112.00	651.00	106.50
10	2BHK	873.00	1222.00	743.00	92.50
11	2BHK	931.00	1303.00	773.00	113.00
12	3BHK	1283.00	1796.00	1068.00	157.00

## BLOCK C - 1st TO 11th FLOOR

AREA CALCULATION 3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup> & 11<sup>TH</sup> FLOOR

Flat No.	Type Flat	B/U/Area (sqft)	S.B/U/Area (sqft)	Carpet Area (sqft)	Balcony Area (sqft)
01	3BHK	1282.00	1795.00	958.50	281.00



# SPECIFICATIONS

## TYPE - SUPER DELUXE (DEFAULT)

AREA	FLOORING	FIXTURES AND FITTINGS	WALL FINISH	DOORS	WINDOWS
DRAWING ROOM	Vitrified Tile (600x600)	Modular switches / sockets & points for light / fan. Telephone, TV, Split AC	Wall putty	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
DINING ROOM		Modular switches / sockets & points for light / fan			
MASTER BED ROOM	Edge Cut Tiles (300x300)	Modular switches / sockets & points for light / fan, TV, Split AC	12" x18" edge cut wall tiles of 7' height	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
BED ROOM		Modular switches / sockets & points for light / fan, Split AC			
MASTER BATHROOM	Edge Cut Tiles (600x600)	White Sanitaryware Basin, Floor mounted EWC with PVC cistern and CP fittings from ESSCO / Hindware, hot and cold connection in bath	Tiles above counter of 2' height	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
BATHROOMS		Granite counter, Stainless Steel Sink			
KITCHEN	Vitrified Tile (600x600)	MS handrail over MS railing / Brickwork	Weather proof paint	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
BALCONIES	Vitrified Tile / Kota / Marble Flooring / Crazy mosaic flooring	MS handrail over MS railing in main staircase and fire stair	Lift fascia Granite / Glass mosaic tiles / Texture paint / Putty with paint	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
LOBBY / CORRIDOR					

## TYPE - SUPER PREMIUM (OPTIONAL)

AREA	FLOORING	FIXTURES AND FITTINGS	WALL FINISH	DOORS	WINDOWS
DRAWING ROOM	Vitrified Tile (600x1200)	Upgraded Modular switches / sockets & points for light / fan, Telephone, TV, Split AC	Wall putty	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
DINING ROOM	Vitrified Tile (800x800)	Upgraded Modular switches / sockets & points for light / fan			
MASTER BED ROOM		Edge Cut Tiles (300x300)	Upgraded Modular switches / sockets & points for light / fan, TV, Split AC	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
BED ROOM	Upgraded Modular switches / sockets & points for light / fan, Split AC				
MASTER BATHROOM	Edge Cut Tiles (600x600)	White sanitaryware Basin, Wall hung EWC with concealed cistern and CP fittings from Jaquar / Kohler, hot and cold connection in bath	12" x18" edge cut wall tiles of 7' height	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
BATHROOMS		Granite counter, Stainless Steel Sink			
KITCHEN	Vitrified Tile (600x600)	MS handrail over MS railing / Brickwork	Weather proof paint	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
BALCONIES	Vitrified Tile / Kota / Marble Flooring / Crazy mosaic flooring	MS handrail over MS railing in main staircase and fire stair	Lift fascia Granite / Glass mosaic tiles / Texture paint / Putty with paint	Main Door - Decorative front side Laminate pasted flush door & other door - Painted flush door with Sal wood door frames.	Aluminum Sliding / operable single glazed window (without grill)
LOBBY / CORRIDOR					

**Power Backup:** Silent generator with provision for power back up for common areas and essential services. Power Backup for apartment will be provided for 400W for 2BHK and 500W for 3BHK  
**Structure:** Earthquake resistance RCC framed structure with 5" thick in-fill brick panels  
**External Facade:** Texture / Exterior quality paint, as per architect



## PAYMENT PLAN

### Construction Link Plan (CLP)

01	First Payment - at the time of Booking	10%
02	Second Payment - Completion of Pile Work / Foundation Work	10%
03	Third Payment - at the time of Casting of Basement Slab	10%
04	Fourth Payment - Casting of Ground Slab	10%
05	Fifth Payment - Casting of 1st floor Slab	5%
06	Sixth Payment - Casting of 2nd floor Slab	5%
07	Seventh Payment - Casting of 3rd floor Slab	5%
08	Eighth Payment - Casting of 4th floor Slab	5%
09	Ninth Payment - Casting of 5th floor Slab	5%
10	Tenth Payment - Casting of 6th floor Slab	5%
11	Eleventh Payment - Casting of 7th floor Slab	5%
12	Twelfth Payment - Casting of 8th floor Slab	5%
13	Thirteenth Payment - Casting of 9th floor Slab	5%
14	Fourteenth Payment - Casting of 10th floor Slab	5%
15	Fifteenth Payment - Casting of 11th floor Slab	5%
16	Final Payment at the time of Possession	5%

### Down Payment Plan

01	At the time of Booking	10%
02	Within 30 days of Booking	85%
03	At the time of Possession	5%

Full and final settlement of the account will be done before one month of possession.  
18% interest will be charged on delayed payment.  
Registration and Govt. Tax charge is to be given by the purchaser.



## SHREE OM SAI & SATYARISHI

ACHIEVING MILESTONES.  
CREATING BENCHMARKS.

Shree Om Sai & Satyarishi is one of the leading real estate development company in India. The focus has been on the development of Premium Residential, Commercial, Duplex, Integrated townships, lifestyle gated communities and development projects primarily in Patna. Our Unique contemporary style and total passion for connecting people with property, we aspire to provide the ultimate real estate experience for today's modern Consumer.