



# Sai Heritage - II

PURNENDU NAGAR, ANISHABAD  
NEAR MAHAVIR CANCER HOSPITAL, PATNA



DEVELOPERS  
**Niagaree**

Builders & Developers Pvt. Ltd.  
[An ISO 9001 : 2008 Certified Company]

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## INTRODUCTION



We, being the most experienced builders and developers of your own soil have championed in constructing the most beautiful and splendid commercial and Residential high rise buildings, Malls, colonies etc. We are committed to shape the concrete into your dream dwellings, we do not have any stone unturned to make your dream come true. With the help of a fleet of super tech Engineers, Architects, Draughtmen of high repute in our super craftsmanship and make you satisfy.

Niagaree's **Sai Heritage-II** displays state of the arts building technology. The world Class Complex embodies the unifying idea of a Luxurious 2& 3, Bedroom Flats & easily accessible parking space under one roof. You will feel yourself in an exclusive complex built amidst elegant surroundings and beautifully landscaped.

A Place that does not interface with any one nor disturbs the melody of the environment your unique own kingdom Niagaree's **Sai Heritage-II** is not just a home but an expression of your unique lifestyle Niagaree's **Sai Heritage-II** to meet all your aspirations of a Luxurious Complex that is comfortable, secure and affordable, the complex is ideally located it takes just Twenty minutes drive from Patna Railway Station & Ten minutes Drive from Patna Airport. **Sai Heritage-II** is carefully crafted by Niagaree Builders & Developers Pvt. Ltd. a company that has understood the quintessence of converting aspiration into reality.

At present we feel pleasure to offer you our very exclusive residential complex, indeed "**Sai Heritage-II**" at **Purnendu Nagar, Anishabad Near Mahavir Cancer Hospital, Patna**, the master piece in the world of construction and yet another feather on our hat.





## Project Completed

- **Pandey Mall (Vishal Mega Mart)**, Frazer Road, Patna (Commercial cum Residential)
- **Hurmat Complex**, Phulwarisharif, Patna (Commercial cum Residential)
- **Shantilok Appartment (Block-A,B,C,)**, Biale Road, Patna ( Commercial cum Residential)
- **Basma Complex**, Kankarbagh Road, Patna (Commercial cum Residential)
- **Manzoor Ahsan Complex**, Kankarbagh Road, Patna (Residential)
- **Katihar Medical College**, Main Building at Katihar
- **Hospital Complex** at Katihar
- **Doctor's Colony** at Katihar
- **Guest House** at Katihar
- **Boy's & Girls' Hostels** at katihar
- **Gulab Tower Upper Bazar**, Ranchi (Commercial cum Residential)
- **Baba Tower & Anjuman Plaza**, Main Road, Ranchi (Commercial cum Residential)
- **Rospa Tower**, Main Road, Ranchi (Commercial)
- **Lake-View**, Baryatu, Ranchi (Residential)
- **Zoha Complex**, Phulwarisharif, Patna (Residential)
- **Madhuban Comple**, Shashtri Nagar, Patna (Residential)
- **Megha Enclave**, Saguna, Khagual Road, Patna (Residential)
- **Kashana Kothi**, Sabzibagh, Patna (Residential)
- **Dr. Halim Tower**, Nala Road, Patna (Commercial)
- **KGN - Najmal Enclave**, Nohsa Phulwarsharif, Patna (Residential)
- **Dr. A.K. Sen Tower**, Rajendra Nagar, Patna (Commercial Cum Residential)
- **The Galaxy Green**, Saguna, Khagual Road, Patna (Residential)
- **SAI Heritage-I**, Purnendu Nagar, Anishabad, Patna (Residential)





## PROJECT ON GOING

### PUSHPANJALI MALL

West Boring Canal Road, Patna  
(Commercial)

### SAFA ENCLAVE

New Patliputra, Patna  
(Residential)

### RESIDENTIAL COMPLEX

Samanpura, Patna

### YAMUNA GREEN

Rupaspur, Near Jagdeopath, Patna  
(Residential)



# Our Previous Work Says Our Reputation



**PUSHPANJALI MALL**  
West Boring Canal Road, Patna



**ZOHA COMPLEX**  
Phulwari Sharif, Patna



**MRF GREEN**  
Nohsa Phulwarsharif, Patna



**MADHUBAN COMPLEX**  
Bailey Road, Patna



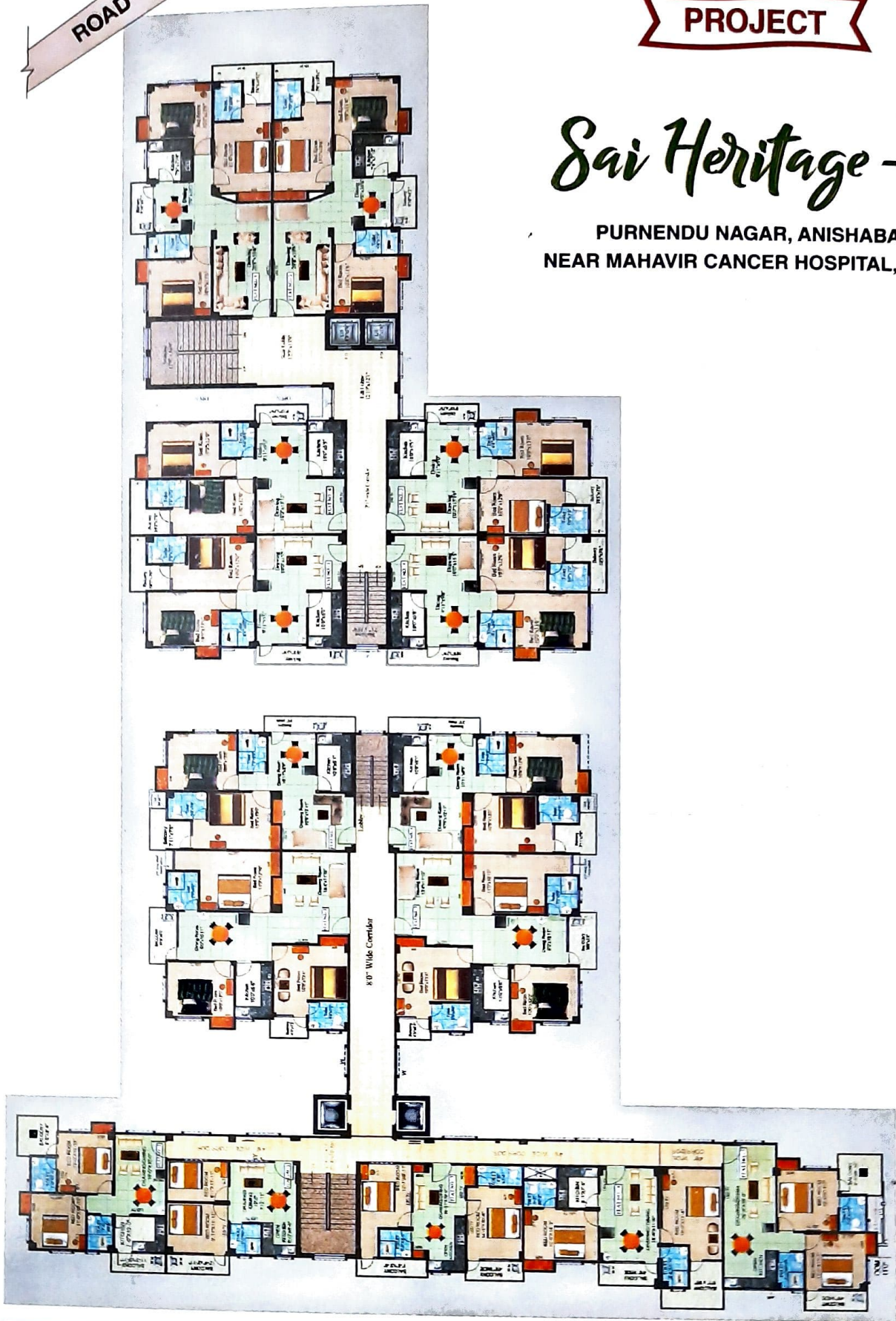
**HURMAT COMPLEX**  
Anisabad, Patna

ROAD

PROJECT

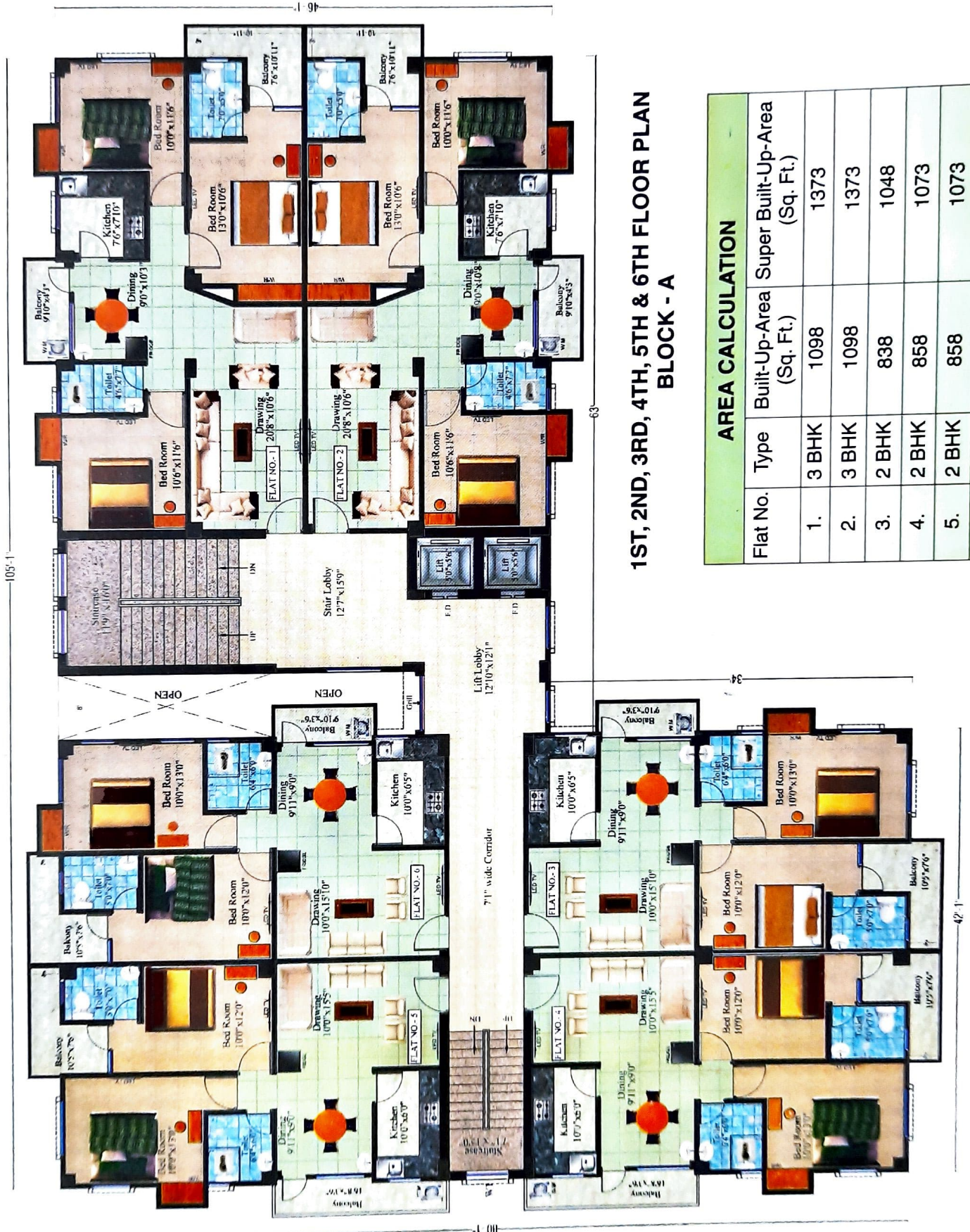
# Sai Heritage - II

PURNENDU NAGAR, ANISHABAD  
NEAR MAHAVIR CANCER HOSPITAL, PATNA



# SPECIFICATION RESIDENTIAL

- **Foundation** : R.C.C. Foundation taking into consideration earth quake resistant as per structural/consultant.
- **SUPER STRUCTURE** : R.C.C. Frame Structure as per structure / consultant.
- **BRICK WORK** : Class 100 A brick with 1:4 cement mortar.



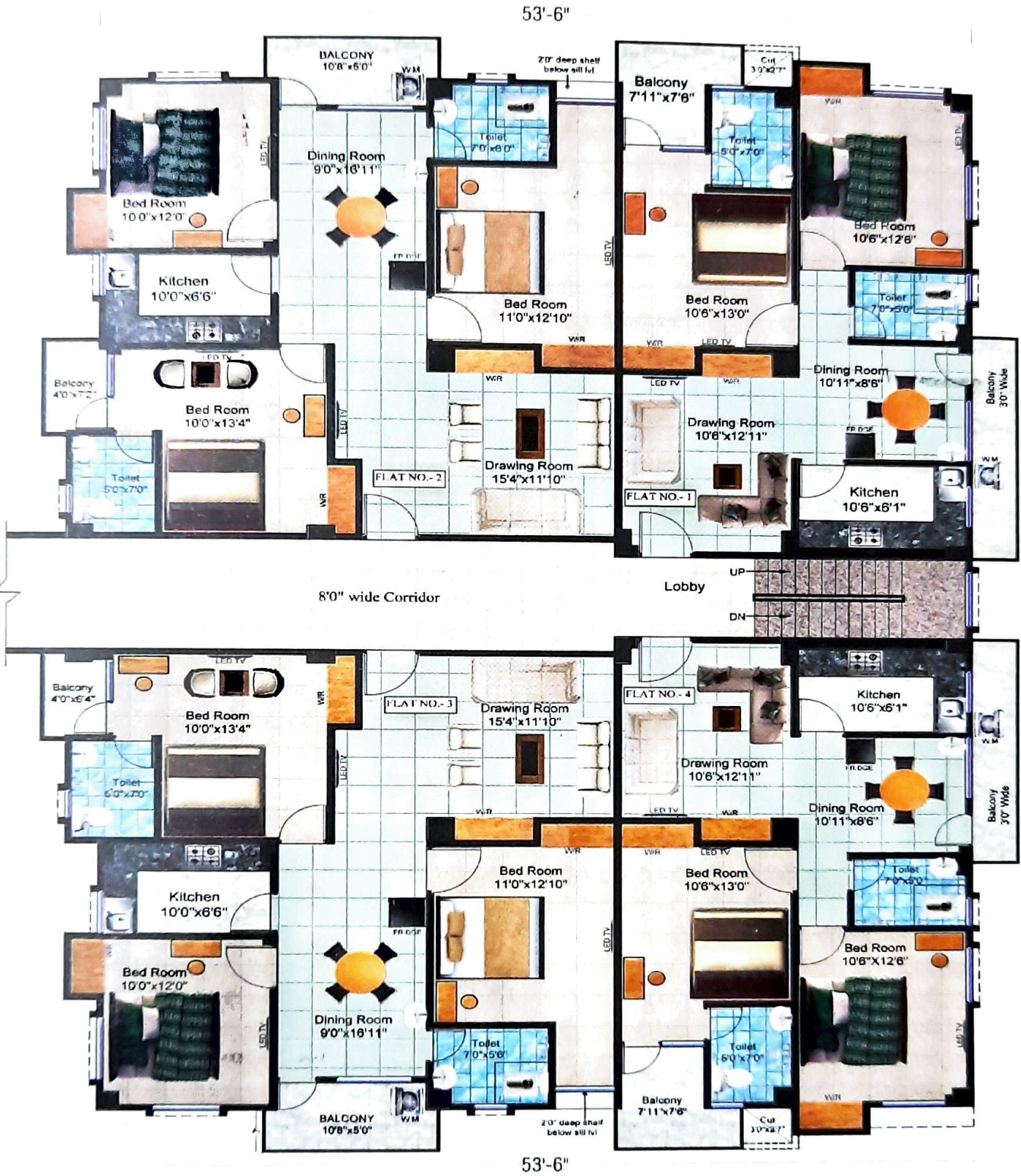
**1ST, 2ND, 3RD, 4TH, 5TH & 6TH FLOOR PLAN  
BLOCK - A**

AREA CALCULATION			
Flat No.	Type	Built-Up-Area (Sq. Ft.)	Super Built-Up-Area (Sq. Ft.)
1.	3 BHK	1098	1373
2.	3 BHK	1098	1373
3.	2 BHK	838	1048
4.	2 BHK	858	1073
5.	2 BHK	858	1073
6.	2 BHK	840	1050

# SPECIFICATION RESIDENTIAL

- **PLASTER (INTERNAL & EXTERNAL) :** all surface shall be plastered with 1:4 cement mortar.
- **FLOOR :** All floor area shall be provided with marbel / verified tiles including common area & stair case.
- **ELECTRICAL :** Concealed copper wiring with standard electrical accessories.

1ST, 2ND, 3RD, 4TH & 5TH FLOOR PLAN  
BLOCK - B



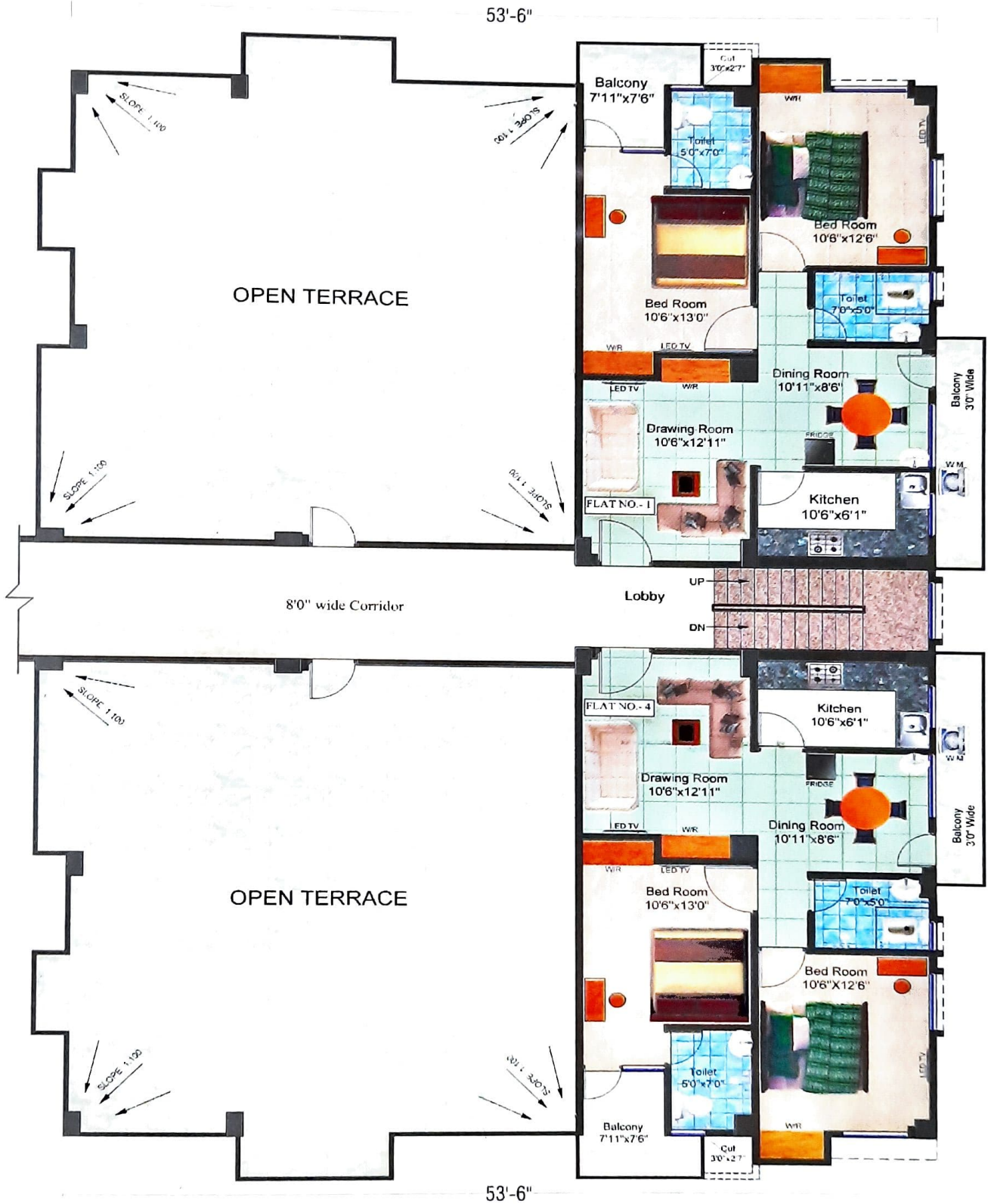
AREA CALCULATION			
Flat No.	Type	Built-Up-Area (Sq. Ft.)	Super Built-Up-Area(Sq. Ft.)
1.	2 BHK	855	1069
2.	3 BHK	1135	1419
3.	3 BHK	1135	1419
4.	2 BHK	855	1069



# SPECIFICATION RESIDENTIAL

- DOOR : All door frame shall be of sal wood and all door shutter shall be of commercial Flush door shutter of Green / Century make
- WINDOW : All window shall be of fully glazed Aluminium window with 4 mm glass.

6TH FLOOR PLAN  
BLOCK - B



AREA CALCULATION			
Flat No.	Type	Built-Up-Area (Sq. Ft.)	Super Built-Up-Area(Sq. Ft.)
1.	2 BHK	855	1069
2.	2 BHK	855	1069

TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH & 6TH FLOOR PLAN  
BLOCK - B

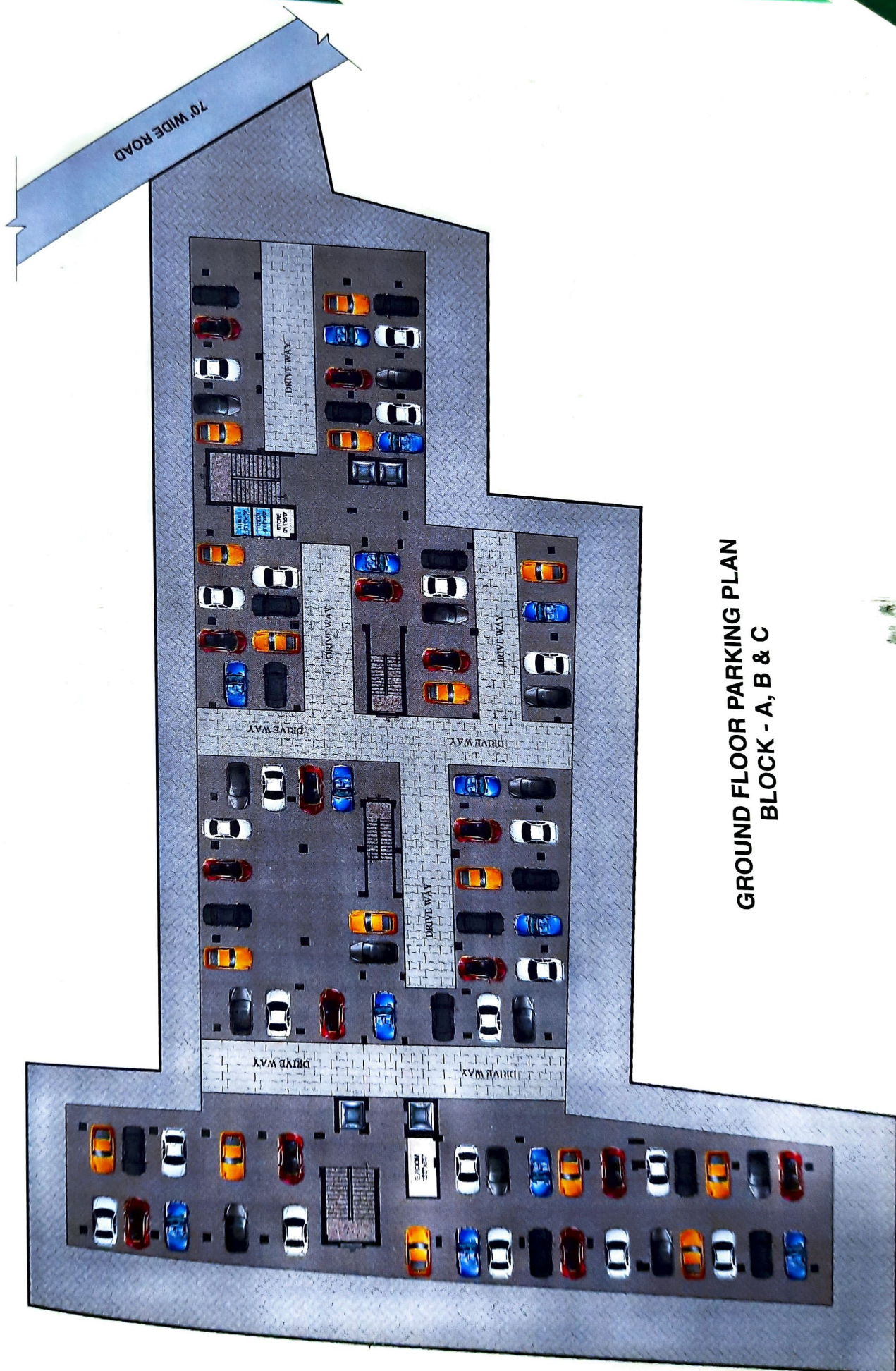


## SPECIFICATION RESIDENTIAL

- **SANITARY** : Good quality sanitary ware with standard quality of C.P. fitting & wash basin in toilet & baths.
- **WALL FINISH (INTERNAL)** : All walls ceiling shall be provided with wall putty.
- **WALL FINISH EXTERNAL** : Weathercoat on exterior of the building.
- **KITCHEN** : Platform is of Granite & Floor to be of Marble/ Vitrified Tiles.

### AREA CALCULATION

Flat No.	Type	Built-Up-Area (Sq. Ft.)	Super Built-Up-Area (Sq. Ft.)
1.	2 BHK	755	944
2.	2 BHK	507	634
3.	2 BHK	731	914
4.	2 BHK	899	1124
5.	2 BHK	831	1039



**GROUND FLOOR PARKING PLAN  
BLOCK - A, B & C**



# LOCATION PLAN

