

Location Plan



DISTANCE FROM PROJECT:-

- Railway Station - 700 m
- Airport - 5.0 km
- Tower Chowk - 1.6 km
- Rose Public School - 650 m
- MLSM Collage - 250 m

CALL NOW :

+91 - 9006063555, +91 - 9038136555

Sanwaliya Luxury Homes Private Limited.

Office Address - Rajkumargunj, GM Road

Ward No - 12, Dist - Darbhanga - 846004 (BIHAR)

Email - Sanwaliyaluxuryhomes@gmail.com

Shital Residency

Site Address - Sindhi Mohalla, Danvi Road

Land Mark - Back side of MMTM collage

Lalbagh, Darbhanga - 846004 (BIHAR)

ARTVISION CONSULTANT

ARCHITECTS, ENGINEERS, INTERIOR & LANDSCAPE DESIGNERS
202-B, Gharounda Complex, Jagdeo Path More, Bailey Road, Patna- 800014
Email. ID. -kumaryash1734@gmail.com

Design & Print By ATLAS STUDIO / 9939038209

RERA NO.



Shital Residency

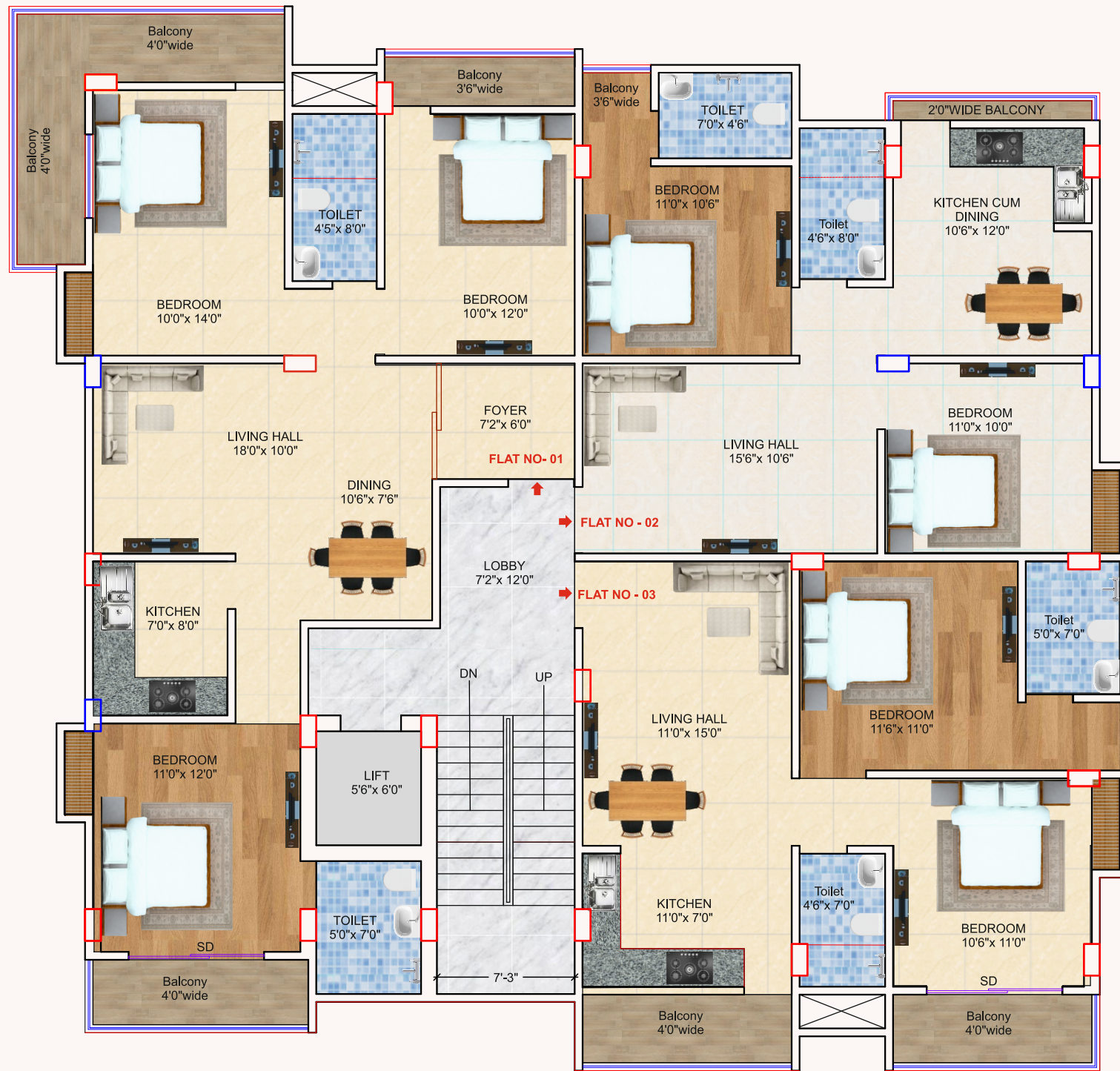
2 & 3 BHK

LUXURY APARTMENTS

At Sindhi Mohalla, Danvi Road, Darbhanga

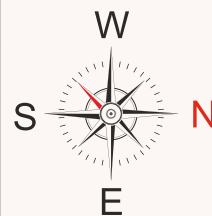
A Project of Sanwaliya Luxury Homes Private Limited.

**TYPICAL FLOOR PLAN
(1st to 3rd)**

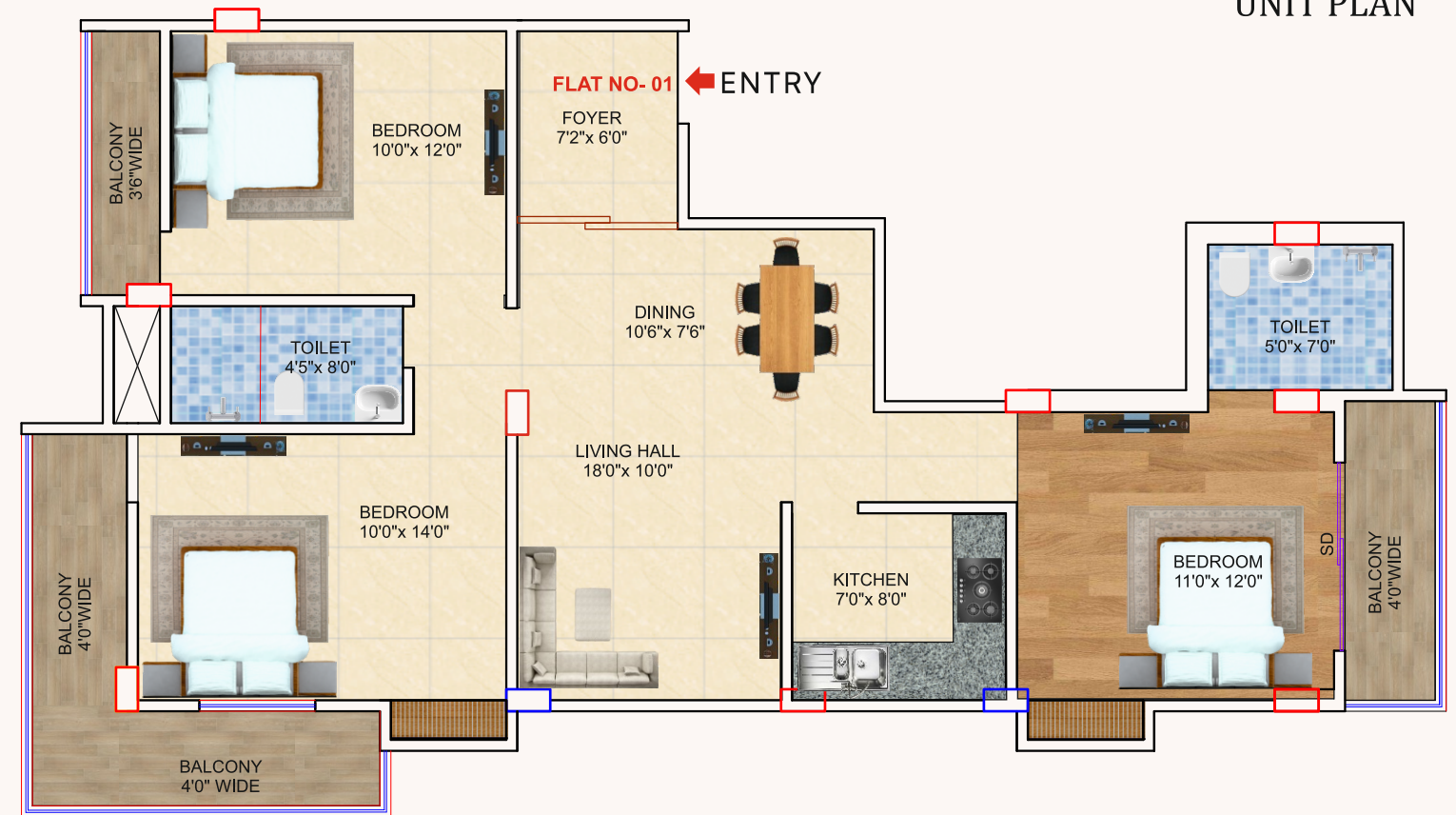


AREA CALCULATION

FLAT NO.	# 01	# 02	# 03
TYPE	3 BHK	2 BHK	2 BHK
BUILT UP AREA	1121.00 SQFT	690.00 SQFT	755.00 SQFT
SUPER BUILT UP AREA	1401.00 SQFT	865.00 SQFT	945.00 SQFT

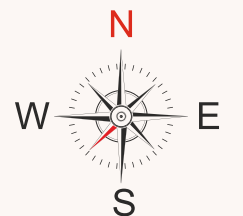


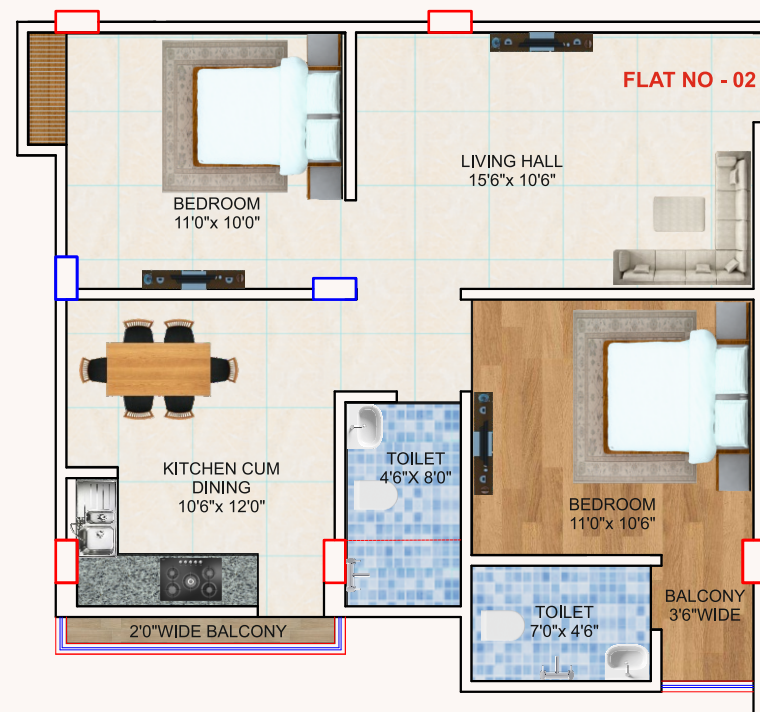
UNIT PLAN



**FLAT NO. #01
S.B/U AREA 1401 SQFT**

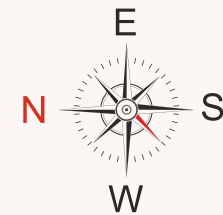
- ▶ 3 BEDROOM
- ▶ 2 TOILET
- ▶ 4 BALCONY
- ▶ 1 KITCHEN
- ▶ 1 DRAWING
- ▶ 1 DINING



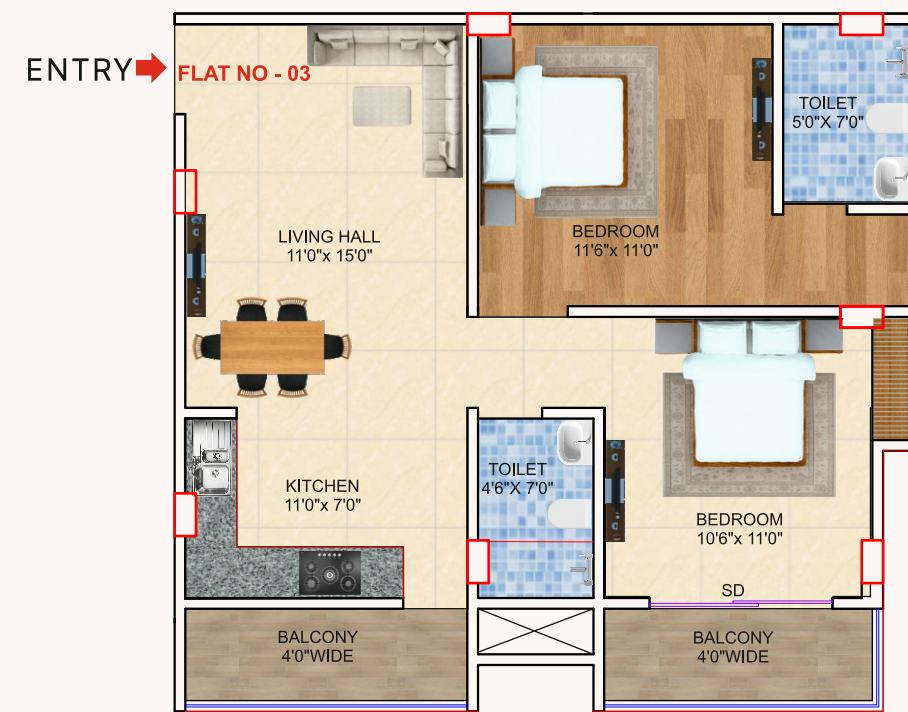


FLAT NO. #02
S.B/U AREA 865 SQFT

- ▶ 2 BEDROOM
- ▶ 2 TOILET
- ▶ 1 BALCONY
- ▶ 1 KITCHEN
- ▶ 1 DRAWING
- ▶ 1 DINING

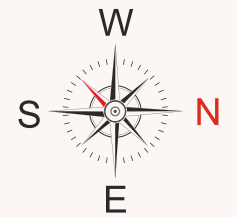


UNIT PLAN



FLAT NO. #03
S.B/U AREA 945 SQFT

- ▶ 2 BEDROOM
- ▶ 2 TOILET
- ▶ 2 BALCONY
- ▶ 1 KITCHEN
- ▶ 1 DRAWING
- ▶ 1 DINING



UNIT PLAN



SPECIFICATIIONS

- Foundation** : As per the design of Structural Engineers.
- Structure** : Earthquake resistant RCC Framed structures.
- Super Structure** : 5 (125) mm thick ACC Block or Fly Ash Brick Masonry in RCC Frames.
- Internal Wall Finishes** : Sand Cement Plaster covered with two coats of wall putty over it. Paints shall be Charged Extra.
- External Wall Finishes** : Shall be finished with Cement Sand Plaster covered with two coats of Acrylic Emulsion Paint over the coat of wall putty.
- Flooring** : (300x300) mm Branded Ceramic Tiles in Bathrooms, (600x600) mm Double Charged Branded Vitrified Tiles in all the other Areas of the Flats, Marbles or Vitrified Tiles in all the Common Areas Floors.
- Kitchen** : Granite Kitchen Top, 2 Feet height Glazed Tiles Dado over it. Stainless Steel Kitchen Sink with a Hot & Cold (Sink Mixture) in it.
- Toilets** : Glazed Tiles Dado on Walls up to the bottom of the Roof Beam (8' Height) Glazed Vitreous Branded Sanitary wares & Branded CP Fittings of Parrywares / Hindware/Jaquar or equivalent Brand.
- Staircase** : RCC Stairs with granite floors having stainless steel Railings.
- Doors** : Sal Wood (Kapoor) Frames, 30mm Flush Door Panel, Laminated with 0.8mm Door Skin
- Windows** : Fully Glazed Power Coated 2-Track Aluminium Windows with Mosquito -Net arrangements.
- Electricals** : Concealed Copper Wiring of Anchor/Goldmedal/Havells or Equivalent Brands. Modular Switches & Sockets of Anchor/Goldmedal/Havells or equivalent brands. One TV Points & adequate Lighting/Fan Points in all the Rooms & Drawing Hall, As per the design of the Architect/Electrical Consultant.
- Lift** : Kone/Otis/Johnson or equivalent brands shall be provided.
- Generator** : Eco- friendly common generator for 500 VA Supply in each Flat.

PAYMENT PLAN

- At the time of Booking : 10%
- On Signing Agreement for Sale : 20%
- On completion (casting) of RCC Roof Slab of Basement : 10%
- On completion (casting) of 1st Floor RCC Roof Slab : 10%
- On completion (casting) of 2nd Floor RCC Roof Slab : 10%
- On completion (casting) of 3rd (Top) floor RCC Roof Slab : 10%
- On completion of Brick Work : 10%
- On completion of internal Plastering & flooring : 10%
- On completion of external Plastering & Coloring, Common Areas & Lobbies, All the Specified Facilities & Amenities to be provided in the project & At the time of possession of the apartment. : 10%

Additional Charges Per Flats

Rs. 5,00,000/- to Rs. 700,000/- shall be charged Extra per flats, against Reserved Car Parking Space, Common Lift, Generator connection (For 500 VA energy supply in each flat), intercom, RW Harvesting, 3KW Electric Connection & Fire Fighting arrangements in the premises.

COMMON AMENITIES



Convenient Elevators



Car Parking



24x7 Security Guard



24 X 7 CCTV surveillance in campus



24 hours Power backup



24x7 Water Supply



Fire Fighting as per norm

SANWALIYA LUXURY HOMES PRIVATE LIMITED

Presents

FULLY FURNISHED LUXURY APARTMENTS

Ready-to-Move | Elegant Living | Premium Comfort

Step into a world of sophistication and comfort with Sanwaliya Luxury Homes Private Limited, where every home is crafted with excellence and attention to detail. Our fully furnished flats are designed to provide a seamless, ready-to-move-in lifestyle with premium interiors and modern amenities.

Apartment Features

- Spacious and well-ventilated 2BHK / 3BHK layouts
- Premium vitrified tile flooring in all rooms
- Designer false ceiling with ambient lighting
- Elegant modular wardrobes in bedrooms
- Premium curtains and soft furnishings included
- Branded air conditioners (ACs) in key areas
- Stylish sofa set, center table & TV unit in living room
- Complete dining table setup

Modern Kitchen

- Fully equipped modular kitchen
- Granite counter top with stainless steel sink
- Chimney & hob installed
- Provision for refrigerator & microwave
- Smart storage solutions

Bedrooms

- Comfortable beds with premium mattresses
- Built-in wardrobes with modern fittings
- Designer wall finishes
- Attached bathroom in master bedroom

Bathrooms

- Branded sanitary ware & fittings
- Geysers installed
- Anti-skid flooring tiles
- Glass shower partition (selected units)

Additional Amenities

- LED lighting & ceiling fans
- Power backup for common areas
- 24x7 water supply
- Lift with modern safety features
- Dedicated parking space

Lifestyle & Comfort

- Secure gated community
- Peaceful and family-friendly environment
- Landscaped surroundings
- Close proximity to schools, hospitals & markets

Why Choose Sanwaliya Luxury Homes?

- Ready-to-move-in convenience
- No additional interior cost
- Premium quality construction
- Ideal for both living and investment

Contact Us

SANWALIYA LUXURY HOMES PRIVATE LIMITED

Building Trust. Delivering Luxury.

