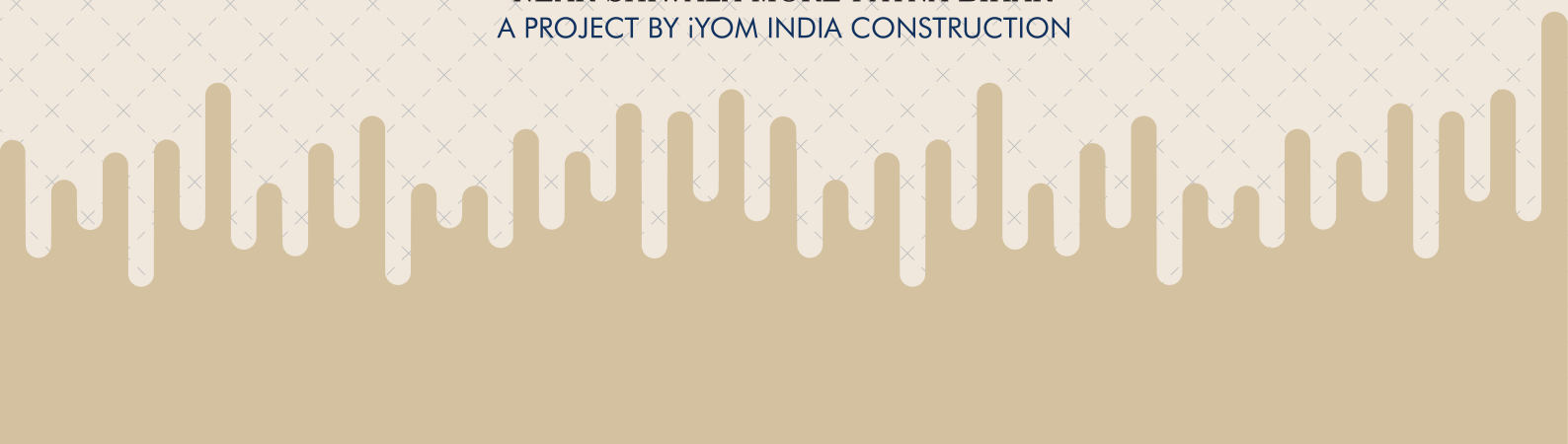




**KEDAR**

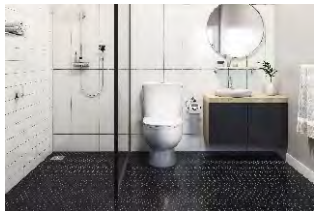
**ENCLAVE**

RESIDENTIAL APARTMENT  
NEAR SHIWALA MORE PATNA BIHAR  
A PROJECT BY iYOM INDIA CONSTRUCTION





# BLOCK A KEDAR ENCLAVE



Fire safety



Earthquake resistant



Intercom facility



lift in every block



Visitor parking



24X7 Water supply



24X7 Power backup



Terrace Garden



Jogging track



Security

- Conveniently located
- All side open area and green view
- A masterpiece of architectural design
- Provision for cross ventilation and ample natural light
- Superior Fittings in all room
- Vaastu Friendly layout



vastu shastra  
— BASED —



# Residential flats

KEDAR ENCLAVE is strategically located in one of the best residential location area of Patna with easy access to educational institutions, shopping malls, hospitals and important business and leisure hubs. The location is ideal for cutting down your commute time while enjoying a pleasantly relaxed lifestyle and nature splendors. The Project located *at Near Shiwala more patna Bihar*

- **1 high speed elevator in both block**
- **Parking area available**
- **All flats are 1, 2 and 3 BHK**
- **24X7 Power backup**
- **Garden & Kids play area on terrace**
- **Fire fighting system on every floor**
- **24X7 Security guard with CCTV**



**BLOCK B**  
KEDAR ENCLAVE





**BLOCK A**  
1st to 4th Floor

**FLAT NO. : 01**  
**S/B UP AREA : 1365.0 SQFT.**

3 Bedrooms 2 Toilets  
3 Balconies

**FLAT NO. : 02**  
**S/B UP AREA : 1390.0 SQFT.**

3 Bedrooms 2 Toilets  
3 Balconies

**FLAT NO. : 03**  
**S/B UP AREA : 1200.0 SQFT.**

3 Bedrooms 2 Toilets  
2 Balconies

**FLAT NO. : 04**  
**S/B UP AREA : 1055.0 SQFT.**

2 Bedrooms 2 Toilets  
2 Balconies







**BLOCK B**  
1st to 4th Floor

**FLAT NO. : 01**  
**S/B UP AREA : 1292.0 SQFT.**

3 Bedrooms 2 Toilets  
3 Balconies

**FLAT NO. : 02**  
**S/B UP AREA : 626.0 SQFT.**

1 Bedroom 1 Toilet  
1 Balcony

**FLAT NO. : 03**  
**S/B UP AREA : 910.0 SQFT.**

2 Bedrooms 2 Toilets  
2 Balconies

**FLAT NO. : 04**  
**S/B UP AREA : 910.0 SQFT.**

2 Bedrooms 2 Toilets  
2 Balconies



# SPECIFICATIONS

## STRUCTURE :

R.C.C frame structure with brick work in cement mortar as per design and specification of the structural consultants. All external wall shall be of 10" & 5" thick.

**CHOWKHATS :** Door frames of Sal wood.

**MAIN DOOR :** Flush door with both side vinior & polish.

## OTHER DOOR:

30 MM thick ISI mark flush door with both side paint.

## WINDOWS :

Two Track Aluminium sliding/openable NCL make window.

**FLOORING :** Vitrified Tiles flooring in all area of the flat.

## KITCHEN :

- Flooring : Tiles.
- Working Platform : Granite Slab Platform.
- Dado 24" high Tiles.
- Sink : Steel Sink
- Aqua guard point in kitchen.

## BATHROOM:

- Flooring : Flooring Tiles.
- Wall : Glazed tiles up to 7' height.
- Sanitary Ware : White glazed vitreous sanitary ware of ISI mark HINDWARE / PARRYWARE or equivalent
- Fittings : Chromium plated fitting of Jaquar or equivalent.
- Cistern : Acrylic / Fibreglass cistern in white colour.
- Washing machine point with inlet & outlet provision.

## ELECTRICAL :

- All internal wiring in concealed conduits with copper wires of ISI mark.
- All electrical switches and accessories of CRABTREE / HAVELS / KOLORS make or equivalent.

**DINING SPACE :** Provision of one wash basin in related space.

## INTERNAL WALL :

All internal walls shall be finished with plaster of paris.

## EXTERNAL WALL :

External wall shall be painted with weather coat / Texture after laying of Birla/Johnson Putty.

**PARKING :** 12" X 12" Parking Tiles.

## TOILET :

Double coat of Techoxy treatment of choksey chemical or equivalent.

## BORING :

Boring & Tube well of adequate capacity by direct / reserve circulation machine with adequate capacity KSB or equivalent make submersible pump.

**PARKING :** Ample car parking spaces.

**COM TOILET :** Common Toilet for Servant.

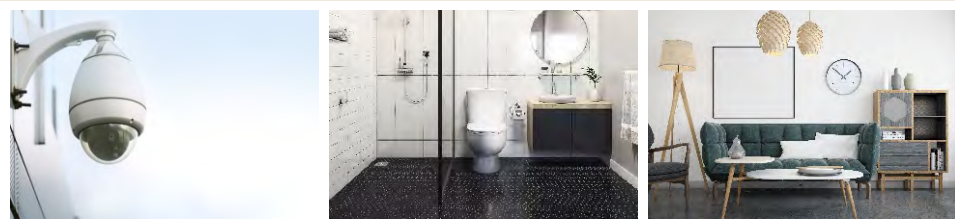
**LIFT :** Elevator of a standard company like Kone / Otis / Johnson or equivalent of six passenger Capacity will be installed.

**GENERATOR :** Generator of adequate capacity of Cummins / Kirloskar or equivalent make for stand by power supply.

**INTERCOM :** Intercom facilities provided in each flat at extra cost.

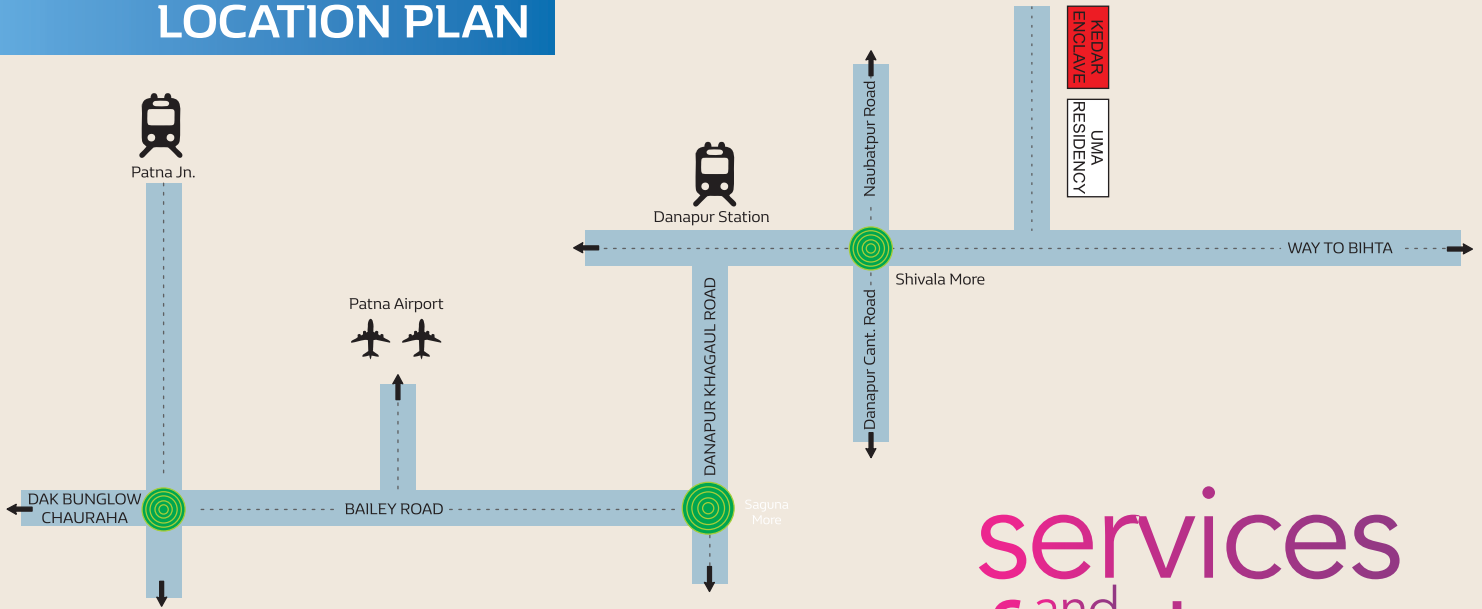
**CCTV :** CCTV facilities at extra cost.

**TERRACE :** Roof Tiles



A Home is Built with  
**LOVE AND DREAMS**

## LOCATION PLAN



### Distance From KEDAR ENCLAVE

- 15 Min From Patna Airport
- 5 Min From Hospital
- 8 Min From Danapur Railway Station
- 5 Min From St. Karens School
- 10 Min From IIT Patna
- 5 min From Ring Road Bihta-Sarmera

services  
and  
facilities  
that will  
blow  
your mind

Committed to getting  
the results  
you **Deserve**

## PAYMENT PLAN

- At the time of Booking : 10%
- At the time of Foundation work : 10%
- At the time of 1st floor slab : 10%
- At the time of 2nd floor slab : 10%
- At the time of 3rd floor slab : 10%
- At the time of 4th floor slab : 10%
- At the time of Brick work : 10%
- At the time of Plaster : 10%
- At the time of finishing : 10%
- At the time of Possession : 10%





OUR BANKING PARTNER



**HEAD OFFICE :**

Uma Residency, Ground Floor, Neura Ganj,  
Near Shiwala more, Danapur, Patna-801113

  +91 7250131392

 [iyomindia@gmail.com](mailto:iyomindia@gmail.com)

 [www.iyomindia.com](http://www.iyomindia.com)

**KEDAR  
ENCLAVE**

**SITE ADDRESS :**

Kedar Enclave, Neura Ganj, Near Shiwala more,  
Danapur, Patna-801113

**KEDAR ENCLAVE**  
**1,2 & 3 BHK Luxurious Flats**



A PROJECT BY **iYOM INDIA CONSTRUCTION**

DESIGN & PRINT : NIMIX | [www.nimix.in](http://www.nimix.in) | +91 93 86659026

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