



ISMA BUILDCON
SOLUTION LLP



KAMAL HERITAGE

at Millat Colony Sector-3, Phulwarisharif, Patna, Bihar-801505

A PROJECT BY **ISMA BUILDCON SOLUTION LLP**



INTRODUCING **KAMAL HERITAGE**

Our Construction company is one of the renowned Real Estate Developer in Patna present a new project KAMAL HERITAGE is Strategically located in one of the fastest developing residential area in Patna.

The residential development comprises of spacious 3 BHK elegant apartments. Spacious residence full of natural light and ventilation, an energy of luxurious amenities and a truly exclusive community to savour this lifestyle with!

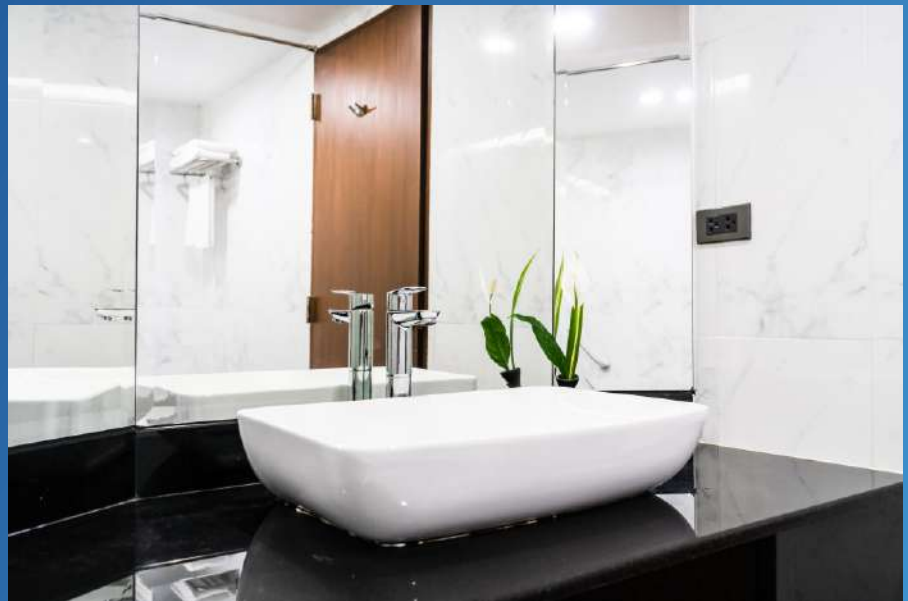
“A PRIVILEGED LIFE WITH SELECT INDULGENCES”

QUALITY OF THE PROJECT

Spacious & thoughtfully designed homes will give you ample ventilation and natural sunlight that can give you the ultimate, luxurious living experience.

- PRIME LOCATION
- NEARER TO BEST SCHOOLS & HOSPITALS
- 24 HRS. COMMUNICATION FROM ANY OTHER PLACE
- NEAR POLICE STATION & RAILWAY STATION





KAMAL HERITAGE is strategically located in one of the best residential location area of Phulwarisharif 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 Millat Colony Sector-3, Phulwarisharif, Patna, Bihar-801505

- 1 high speed elevator
- Parking on ground floor
- All flats are 3BHK
- 24X7 power backup
- Garden & kid's play area on terrace
- 24X7 security guard
- CCTV security also available

Residential flats

04

Floor for residential

08

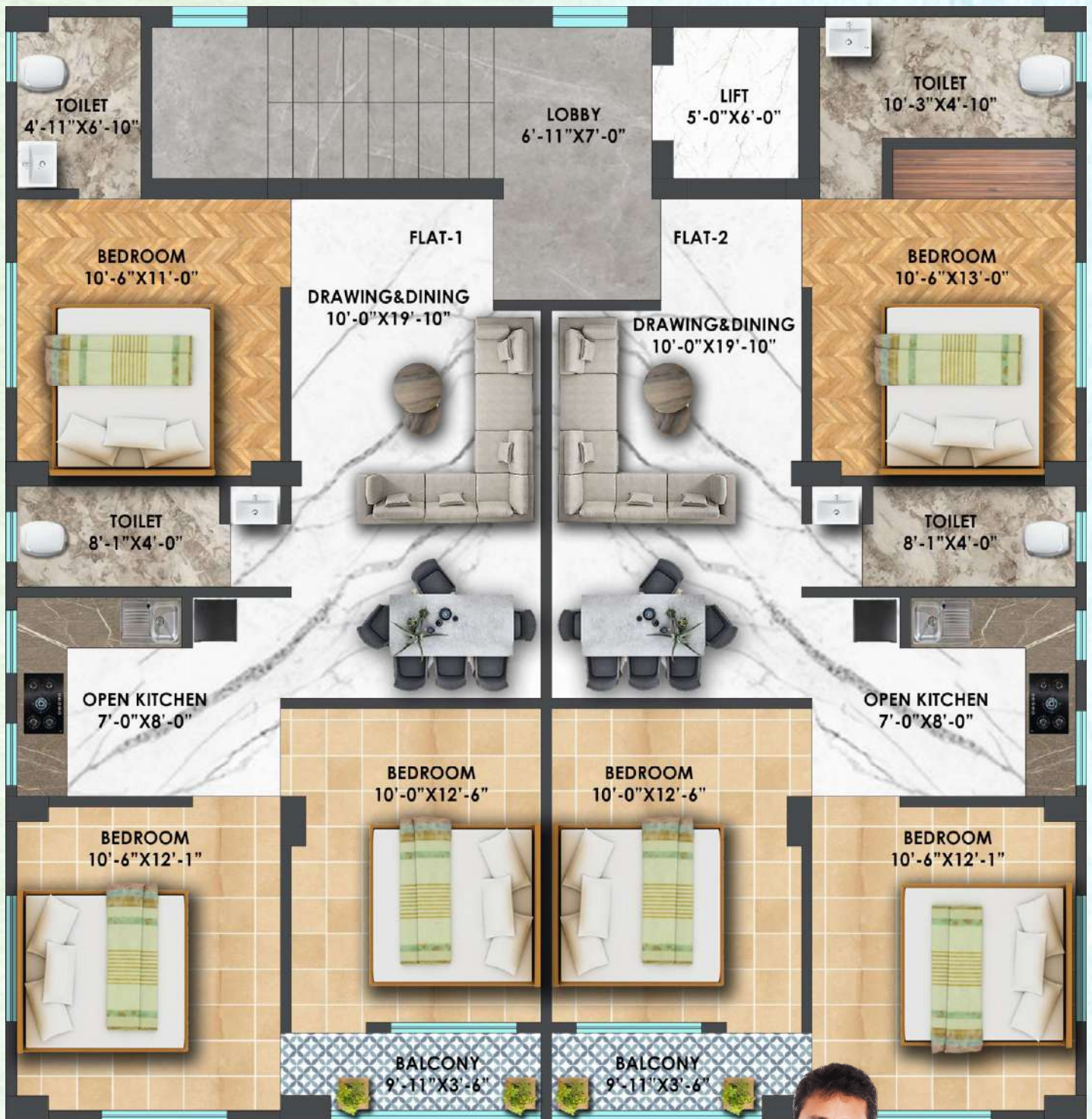
Residential flats

08

3 BHK residential flats

A realization of your dreams begins now

Typical 1st to 4th Floor Plan



FLAT NO. : 01

S/B UP AREA : 1080 Sqft.

3 Bedrooms 2 Toilets
1 Balcony

FLAT NO. : 02

S/B UP AREA : 1116 Sqft.

3 Bedrooms 2 Toilets
1 Balcony



Isometric Floor Plan of Both flats



FLAT NO. : 01

S/B UP AREA : 1080 Sqft.

3 Bedrooms 2 Toilets

1 Balcony



FLAT NO. : 02

S/B UP AREA : 1116 Sqft.

3 Bedrooms 2 Toilets

1 Balcony

specifications

STRUCTURE

- Earthquake resistance R.C.C. frame structure.
- AAC Blocks / Fly ash bricks

FLOORING

- Vitrified tiles flooring inside the flats.
- Anti - skid floor tiles in Balcony.
- Tiles/Marble/Granite in staircase and common areas.

BATHROOMS

- Anti-Skid tiles on floors.
- Ceramic tiles on walls.
- CP fittings of premium brands.
- Provision for geyser.

WINDOWS

- Power locked aluminium / UPVC windows.

BALCONY

- Anti-skid floor tiles.
- Powder coated aluminium/UPVC sliders in Balcony.
- Toughened glass railing with SS.

KITCHEN

- Granite cooking top with wall tiles upto 2 feet high.
- Stainless steel sink.
- Hot & cold mixture units.
- Provision for geyser.
- Provision for water purifier.

DOORS

- Flush door with both side laminates on entrance.
- Flush door with 2 coat enamel paint in interiors.

ELECTRICALS

- Concealed wiring using ISI brand cables and switches.
- AC points in all bedrooms and living area.

PAINTS

- INTERIOR PAINTS : Putty finish walls.
- EXTERIOR PAINTS : Texture Paint of Premium Brand.



Luxurious Living



Safety & Security



Intercom facility



you are not buying a house
you are buying a lifestyle...



SITE ADDRESS :

at Millat Colony Sector-3, Phulwarisharif, Patna, Bihar-801505

- Patna Railway Station : 10 Km.
- Phulwarisharif Railway Station : 03 Km
- Danapur Railway Station : 03 Km
- Patna Airport : 06 Km
- Patna AIIMS : 03 Km

PAYMENT SCHEDULE

- | | |
|-----------------------------------|--------------------------------|
| • At the time of Booking : 5% | • 4th Floor Roof casting : 10% |
| • At the time of Agreement : 15% | • Brick Work : 10% |
| • Ground Floor Roof casting : 10% | • Plaster Work : 5% |
| • 1st Floor Roof casting : 10% | • At the time of fitting : 5% |
| • 2nd Floor Roof casting : 10% | • At the time of painting : 5% |
| • 3rd Floor Roof casting : 10% | • At the time of handover : 5% |

Service & Amenities

- Telephone & T.V. Point (not connection) in each Flat.
- 24 Hours water supply from own tube-well.
- Stand by generator on power cut for all flats & common areas..
- Power plug in Bedrom, Drawing, Dining, Kitchen & Toilets.
- **Parking** - Car parking at Extra Cost as first cum first serve basis.

LOANS :

Loan facility available from financial institutions.

NOTES :

- GST Applicable will be Borne/Paid by the purchaser.
- If any other Government Taxes applicable as per Govt. Rules will be Borne paid by the purchaser.
- No any alteration allow in Flat.



FOR BOOKING CALL NOW



+91 8340174211, 7004805457, 6205215155



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HERITAGE**

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Patna, Bihar-801505



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A PROJECT BY ISMA BUILDCON SOLUTION LLP

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All dimensions are subject to construction variances. Interior designing used in the plan and images are only for representation purpose.
The Developer reserves sale rights to amend architectural specifications during development stages. Soft furnishing and gadgets are not part of the offering.
The content of this published material is indicative and may/may not form part of the final project.