



आनिकेत का है प्रयास, सबका अपना हो आवास



AANIKET URMILA COMPLEX

At LCT GHAT, PATNA

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rera.bihar.gov.in

RERA REGISTRATION NUMBER

BRERAP190728040925150430E00

We'll Build Your Confidence

A PROJECT BY

SAI AANIKET INFRA LLP

AN ISO 9001:2015 CERTIFIED



About Aaniket Urmila Complex

This project is being built at a very beautiful place which has both office space and residential complex located at LCT GHAT Patna on Ashok Raj Path. Patna Marine Drive passes in front of the project and the flow of Maa Ganga is visible from the project. Also, the project is connected from all sides like Patna Atal Path, JP Setu, Mahatma Gandhi Setu, Kacchi Dargah-Vidupur Setu, PMCH, Gandhi Maidan which is connected by Patna Ganga Path i.e. Marine Drive and Patli Path Elevated which connects Patna AIIMS. PM Mall, Kurji Holy Family Hospital, Mahavir Vatsalya Hospital, Saint Xavier School, Loyola School, Netrodem Girl School and Saint Michael School are located near the project and just behind the project is the locality called Pataliputra, the heart of Patna. A very big park and government mall is also going to be constructed on the empty space between the project and Marine Drive.





Features and Amenities



Fire safety



Intercom Facility



Multiple Lifts



Vastu Based



24X7 Water Supply



24X7 Power backup



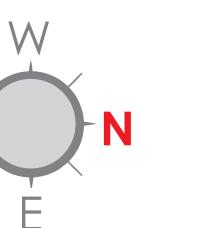
Security



Earthquake Resistant

AREA CALCULATION

TYPICAL FLOOR PLAN (1st to 4th)



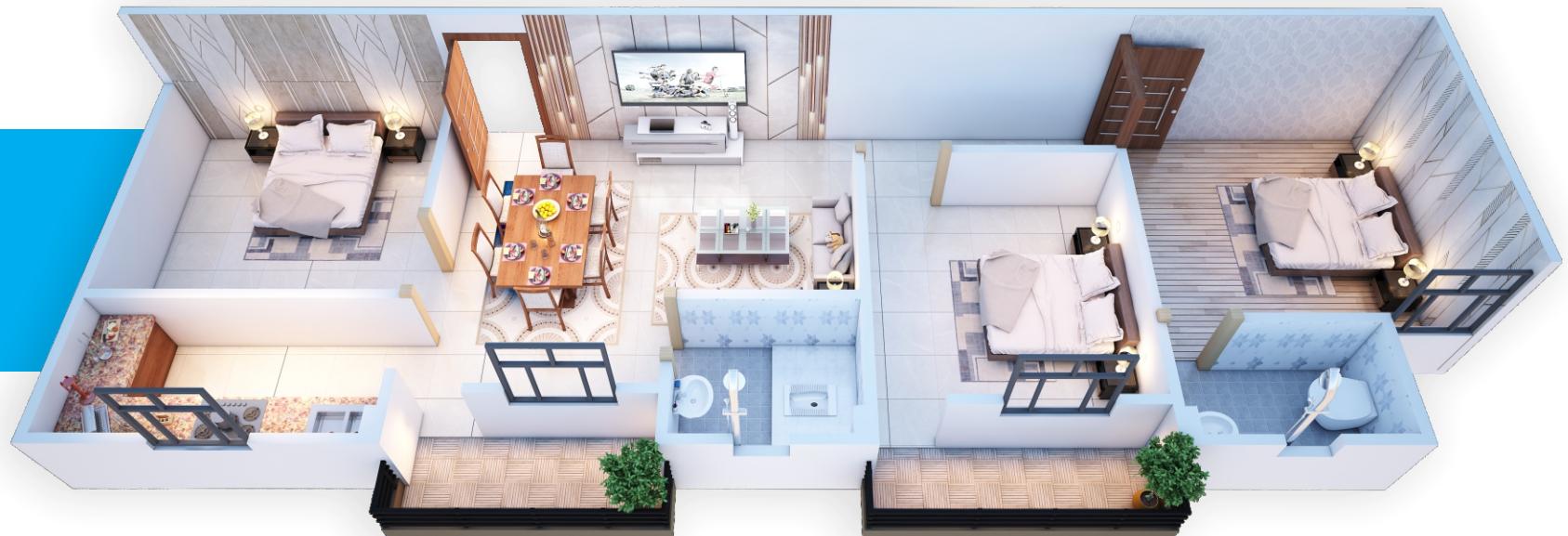
SL.NO	FLAT NO	SUPER.BUILT UP AREA
1	3BHK	1805.00 SFT.
2	3BHK	1605.00 SFT.
3	2 BHK	1095.00 SFT.
4	3BHK	1535.00 SFT.
5	3BHK	1495.00 SFT.
6	3BHK	1435.00 SFT.

Isometric View



3BHK

2BHK



Specification

LIVING / DINING LOBBY / PASSAGE

Floor : 2'x2' Vitrified Tile
Wall : White Putty
Ceiling : White Putty

BEDROOMS

Floor : 2'x2' Vitrified Tile
Wall : White Putty
Ceiling : White Putty

TOILET

Floor : Ceramic Tile
Wall : Combination of one or more Vitrified Tile/Paint
Ceiling : White Putty
Door :
Internal : Door Frame white flush door
External : Flush Door

WINDOW

Aluminum\UPVC Sliding Glazed window two track
Aluminum\UPVC Frame Ventilator

STAIRCASE

Floor : Granite or Marble
Wall : Wall Putty

INTERCOM

INTERCOM : All Flats
BATHROOM : Sanitary Ware Parry ware / Neycer /
FITTING Cera / Hindware or Equivalent Brand

KITCHEN

Floor : Ceramic Tile
Wall : Ceramic Tile up to 2' above counter
Counter : Granite
Ceiling : White Putty
Fixture : CP Fitting

BALCONY AREA

Floor : Ceramic Tile
Ceiling : White Putty
Walls : White Putty
Railing : S.S. Railing with Glass

ELECTRICAL

Fixture : Modular Switches, Ceiling Light
& Fitting : Fitting in Toilet, Passages and
Balcony only CPVC & UPVC Piping for water Supply
Power
Backup : DG Power backup-Flats &
Common areas.

PLUMBING : Standard Brand Fitting
SECURITY SYSTEM : Gated Community, CCTV for Parking
LIFT : Lift of Standard Quality

Payment Plan

At the time of **Booking 10%**

After Booking within **45 days 25%**

On the completion of **Foundation 10%**

On the completion of **Ground Floor Slab 10%**

On the completion of **1st Slab 10%**

On the completion of **2nd Slab 10%**

On the completion of **3rd Slab 10%**

On the completion of **4th Slab 10%**

At the time of **Possession 05%**

Location Map



Key Distance

Ganga Path	500M
Patna Jn.	05KM
Patna Air Port	07KM
PMCH Hospital	05KM

Kurji Hospital	01KM
Gandhi Maidan	04KM
Rajendar Nagar Jn.	09KM
Schools	500M

Office Address:
Aaniket Group, Mundar Sah Lane No. 2,
Akashwani Road, Khajpura, Ashiana Nagar
Patna-800014

Site Address:
LCT Ghat, On Danapur-Gandhi
Maidan Main Road, Patna.

Call Us: +91 0612-26983536

Note: This brochure is purely conceptual and not a legal offering. All the building plans, Layout, specification, amenities, etc. area tentative and subject to variation and modifications may be decided by the architect/company. Accessories shown in the layout plan of the brochure are meant for design purpose and not a legal offering. Company reserves all the rights to change and modify without prior notice.