



ROYAL
— HEIGHTS —
AKAUNA

The destination for hapiness





Extraordinary living

Charming retreat with an air of exclusive Royal Kingdom Developers limited offer a charming blend of 'Elite Living' with the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address.

Dedicated team and customers

Commitment : Experience tranquillity in the midst of stunning scenic greens, your very own terrace garden with wide open spaces as far as the eye can see with no high rise buildings to block your view. We have created living environment that feel secluded, yet welcome.

Beautiful places to live



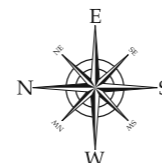
AREA STATEMENT

Typical 1st, 3rd, 5th & 7th Floor Plan

Flat No.	Description	Rera Carpet Area	Balcony Area	Built-up Area	Terrace Area	Selable Area
101	4 Bhk	1166 sqft.	151 sqft.	1400 sqft.	121 sqft.	1941 sqft.
102	3 Bhk	801 sqft.	131 sqft.	983 sqft.	.....	1278 sqft.
103	2 Bhk	649 sqft.	36 sqft.	728 sqft.	.....	947 sqft.
104	3 Bhk	903 sqft.	142 sqft.	1107 sqft.	.....	1440 sqft.
105	3 Bhk	837 sqft.	142 sqft.	1035 sqft.	.....	1345 sqft.
106	2 Bhk	686 sqft.	41 sqft.	751 sqft.	.....	976 sqft.
107	3 Bhk	997 sqft.	105 sqft.	1155 sqft.	81 sqft.	1582 sqft.
108	3 Bhk	1051 sqft.	105 sqft.	1235 sqft.	81 sqft.	1686 sqft.

Typical 2nd, 4th, 6th & 8th Floor Plan

Flat No.	Description	Rera Carpet Area	Balcony Area	Built-up Area	Terrace Area	Selable Area
101	4 Bhk	1166 sqft.	151 sqft.	1400 sqft.	.....	1820 sqft.
102	3 Bhk	801 sqft.	131 sqft.	983 sqft.	.....	1278 sqft.
103	2 Bhk	649 sqft.	36 sqft.	728 sqft.	.....	947 sqft.
104	3 Bhk	903 sqft.	142 sqft.	1107 sqft.	.....	1440 sqft.
105	3 Bhk	837 sqft.	142 sqft.	1035 sqft.	.....	1345 sqft.
106	2 Bhk	686 sqft.	41 sqft.	751 sqft.	.....	976 sqft.
107	3 Bhk	997 sqft.	105 sqft.	1155 sqft.	.....	1501 sqft.
108	3 Bhk	1051 sqft.	105 sqft.	1235 sqft.	.....	1605 sqft.



Good Living Made Easy

ROYAL — HEIGHTS — AKAUNA

-  Gym
-  Swimming Pool
-  Coffee Shop
-  Community Hall
-  Cinema Hall on Terrace
-  Badminton Court on Terrace
-  Indore Game Room
-  Temple
-  Terrace Garden
-  Covered Car Parking
-  Visitors Car Parking
-  2 Lifts
-  Emergency Power Backup
-  24 Hours Security
-  Earthquake Resistant Structure Design
-  Fire Fighting System
-  Wi-fi
-  CCTV Security Cameras

Flat Layout

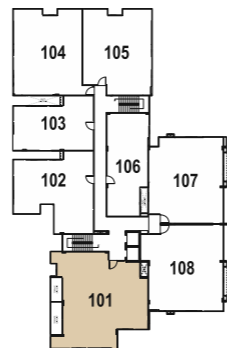


Flat # 101 / 301 / 501 / 701
 Saleable Area 1871.00 sq.ft.

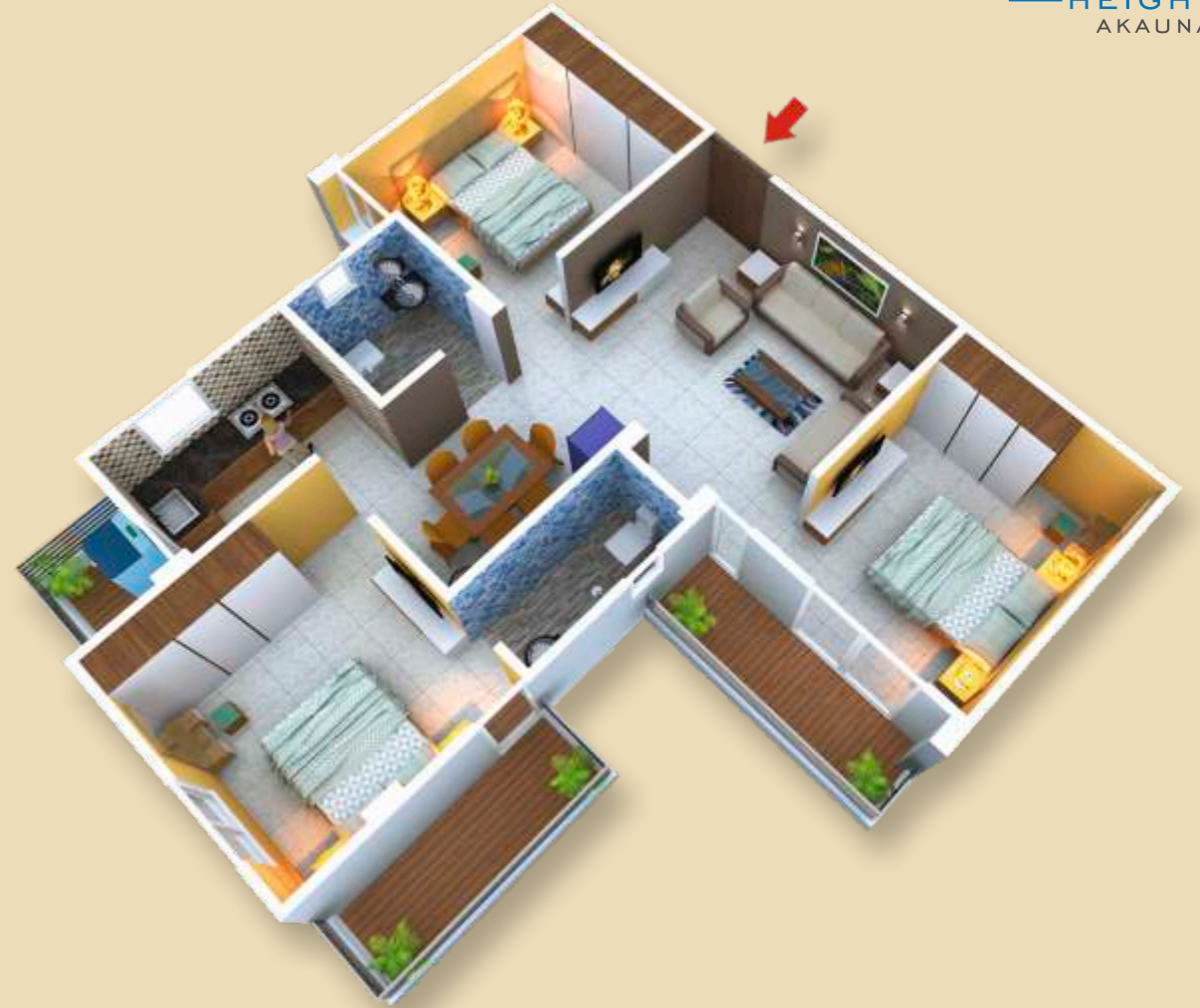
- 4 Bedrooms 3 Toilets
- 2 Balconies 2 Terrace

Flat # 201 / 401 / 601
 Saleable Area 1750.00 sq.ft.

- 4 Bedrooms 2 Toilets
- 2 Balconies

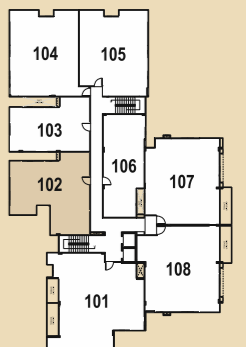


Flat Layout



Flat # 102 / 202 / 302 / 402
 502 / 602 / 702
 Saleable Area 1228.00 sq.ft.

- 3 Bedrooms 2 Toilets
- 2 Balconies

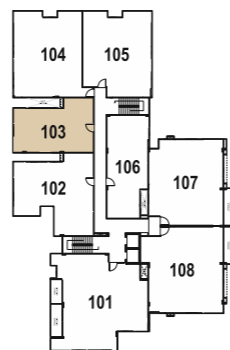


Flat Layout



Flat # 103 / 203 / 303 / 403
503 / 603 / 703
Saleable Area 910.00 sq.ft.

- 2 Bedrooms
- 2 Toilets
- 1 Balcony

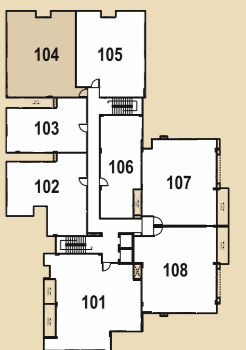


Flat Layout

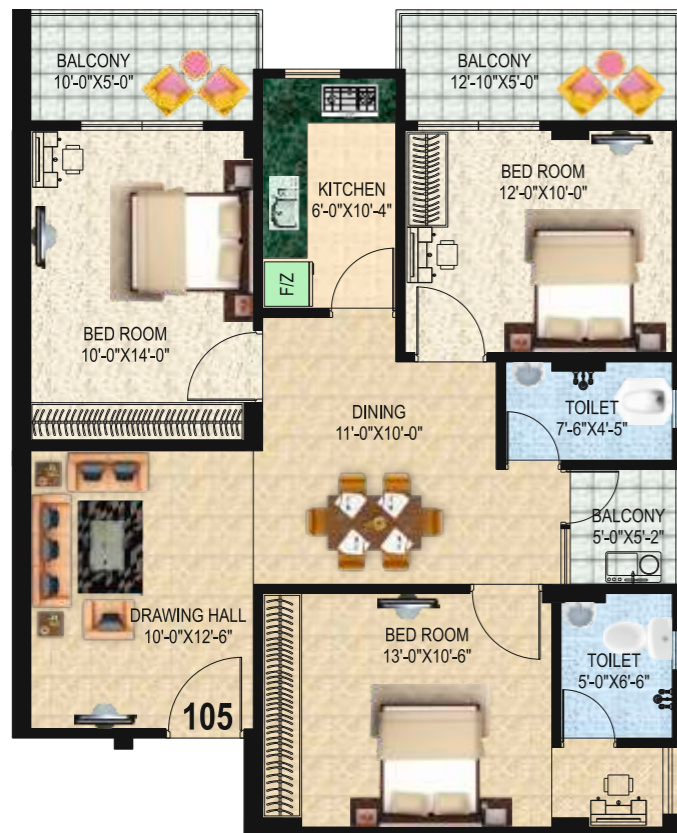


Flat # 104 / 204 / 304 / 404
504 / 604 / 704
Saleable Area 1389.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 3 Balconies

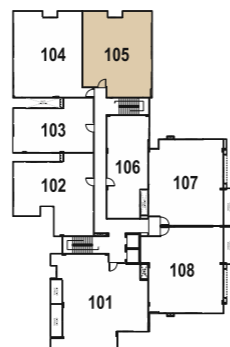


Flat Layout



Flat # 105 / 205 / 305 / 405
505 / 605 / 705
Saleable Area 1293.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 2 Balconies

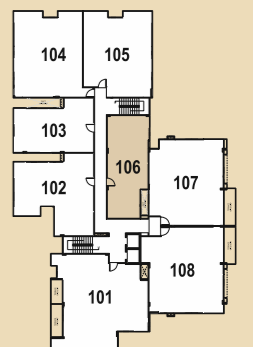


Flat Layout



Flat # 106 / 206 / 306 / 406
506 / 606 / 706
Saleable Area 938.00 sq.ft.

- 2 Bedrooms
- 2 Toilets
- 1 Balcony



Flat Layout

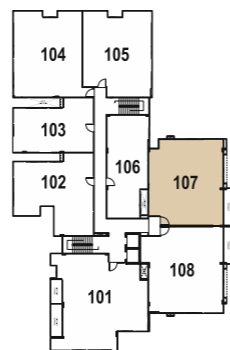


Flat # 107 / 307 / 507 / 707
 Saleable Area 1524.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 2 Balconies
- 1 Terrace

Flat # 207 / 407 / 607
 Saleable Area 1443.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 2 Balconies



Flat Layout

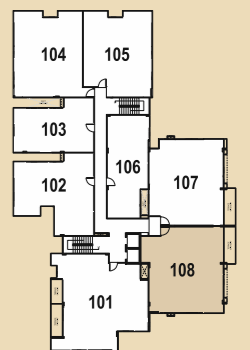


Flat # 108 / 308 / 508 / 708
 Saleable Area 1624.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 2 Balconies
- 1 Terrace

Flat # 208 / 408 / 608
 Saleable Area 1543.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- 2 Balconies





Specification

FOUNDATION	: R.C.C. frame structure building as per the design of structural engineers.
WALL	: Internal wall shall be finished with wall putty & External wall finished with texture paint as per design.
DOOR	: Main door Sal Wood Frames and water proof flush doors with decorative front side laminate/door skin, internal doors wooden chowkhat painted with two coat of enamel paints.
WINDOW	: Wooden frames and shutters with 3mm clear glass window or UPVC / Aluminium with Glass.
FLOORING	: Vitrified tiles from reputed brands of ISI Mark.
KITCHEN & TOILETS	: Anti Skid ceramic Tiles, reputed same brand.
KITCHEN	: Granite of green marble platform with stainless steel sink of ISI Mark. Glazed tiles dado up to 2 fit above the platform. Exhaust fan Space in window, Water Purifier, Micro-wave Point in Kitchen.
TOILETS	: Ceramic anti skid tiles of ISI Mark. All CP Fitting will be of ISI Mark, hot & cold waters supply provision in all toilets .
ELECTRICAL	: High Quality Insulted Copper Wiring with Modular Switches Branded Company Like Havels & Anchor or Equivalent Make.
TV/TELEPHONE	: Telephone Points in drawing room & master bedroom. Cable TV Point in all bedroom & drawing room.
INTERCOM	: Provision of Intercom with one nos. Hand set to each Flat.
SECURITY SYSTEM	: Provision CCTV for common area of campus.
FIRE FIGHTING SYSTEM	: As per Norms.
LIFT	: Two Lifts of Otis/Kone/Mitsubishi/Thyssenkrupp or equivalent ISI make in each block.
GENERATOR	: Silent Generator Kirloskar or equivalent brand of adequate capacity.

Payment Plan

1.	At the time of booking	10%
2.	At the time of foundation work	15%
3.	Slab Casting :	
	(a) Basement & Ground	15%
	(b) 1st & 2nd Floor	10%
	(c) 3rd & 4th Floor	10%
	(d) 5th & 6th Floor	10%
	(e) 7th & 8th Floor	10%
4.	At the time of brick work & plaster	15%
5.	At the time of possession	5%

Other Charges:

- ₹ 2,00,000/- for Parking, Lift, Generator combined.
- GST, Registration Stamp Duty and Charges for Electrical Connected to be paid by prospective owners as applicable.

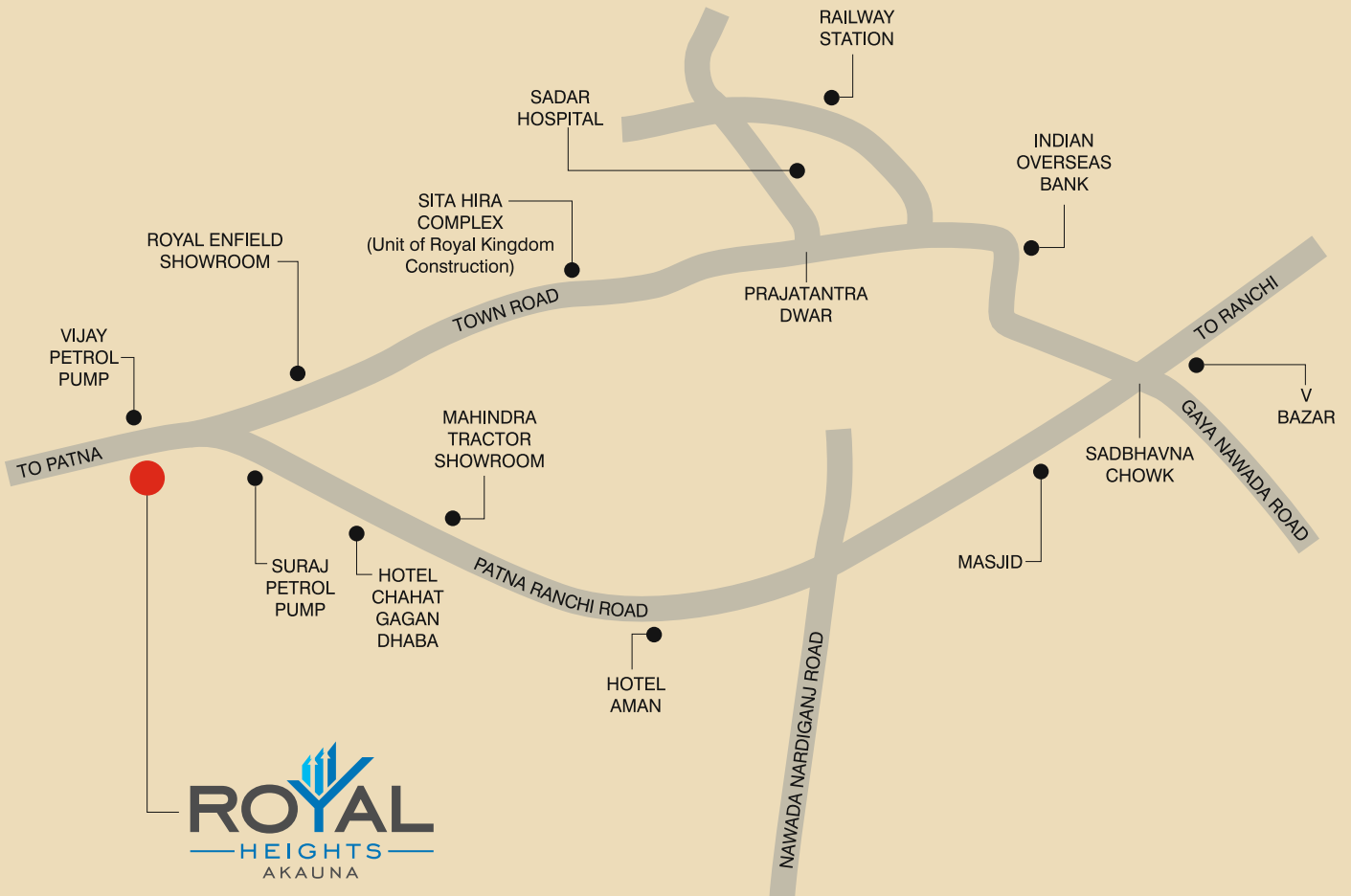


Note : extra charges of cupboards, shelves, electrical points, power plugs, telephone points and modifications or alterations other than agreement, all expenses towards external electricity (electric transformer), Municipal water, drainage connections, generator and lifts shall be borne by flat purchasers only. Registration charges, Service tax and VAT extra.



LOCATION

Not to scale



Registered Office :

Royal Kingdom Construction Pvt. Ltd.

C/o N.K. Prasad, Krishna Nagar, Nawada, Bihar

Tel. : 7320038777, 6204734151, 8674957510

Website : www.royalkingdom.in

Email : info@royalkingdom.in

Architect : **R.D.K and Associates**, 338, Ashoka Place, Exhibition Road, Patna - 1, Mob. : 9934920738

*All specification, designs, layouts conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.

