



# SAI BASANT

3 BHK PREMIUM DUPLEX VILLAS



### A Tribute to the Founder Chairman

“It's not the strongest species that survive nor the most intelligent, but the most responsive to change” - this sums up the entire philosophy of the time and life of our founder chairman- Lt. Harmesh Kumar Baweja, a visionary who built the entire edifice of the **HKB** ventures group. His profound qualities of dedication, commitment, perseverance and live networking created a springboard for our group to make a remarkable position in the real estate industry. A versatile personality who always believed that if everyone in the team is moving forward together , then success takes care of itself . His struggling career is an example that it's not how far you fall, but how high you bounce that counts. He started this venture 10 years back and today the group has made a dominant presence in the State of Rajasthan. He will be fondly remembered always for his excellent leadership style & generosity . His legacy will move and like he always said -

**“THE SHOW MUST GO ON “**

## OUR SUCCESSFUL PROJECTS

YES  
HE  
DID



**SAI**   
RESIDENCY

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**JODHPUR**



**SAI**   
ENCLAVE

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**JODHPUR**



**SAI**   
VIHAR

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**BIKANER**



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**BIKANER**



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**BARMER**



  
*Karni Vihar*

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**BARMER**



**ROOP**   
ENCLAVE

**BALOTRA**



**Rangoli**   
Aashlyana

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**AJMER**



A Landmark Blooming With  
Exemplary Craftsmanship

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# Savour family life in ultimate comfort

There are balconies with  
access from the bedrooms  
ideal for relaxing while the  
sun sets or entertaining friends.





CCTV VIGILANCE



## An Address Blooming With Extreme Comfort

Sai Basant is dedicated to providing you with the highest quality facilities. The finest amenities delivered by top notched.

KIDS PLAY AREA



GATED TOWNSHIP



TEMPLE



OPEN GYM



## A Project Blooming With Extra Facilities

Life at Sai Basant is as much about sharing and socializing as it is about privacy and exclusivity. Be it small family events, larger social gatherings or grand festive occasions, life at Sai Basant offers you umpteen opportunities to get together, interact and celebrate. Look forward to enjoying all the benefits of community living - a greater sense of belonging, closer bonding with fellow residents and a lifestyle that keeps you engaged and entertained

24/7 SECURITY



SENIOR CITIZEN CORNER



24/7 WATER FACILITY



UNDERGROUND ELECTRIFICATION

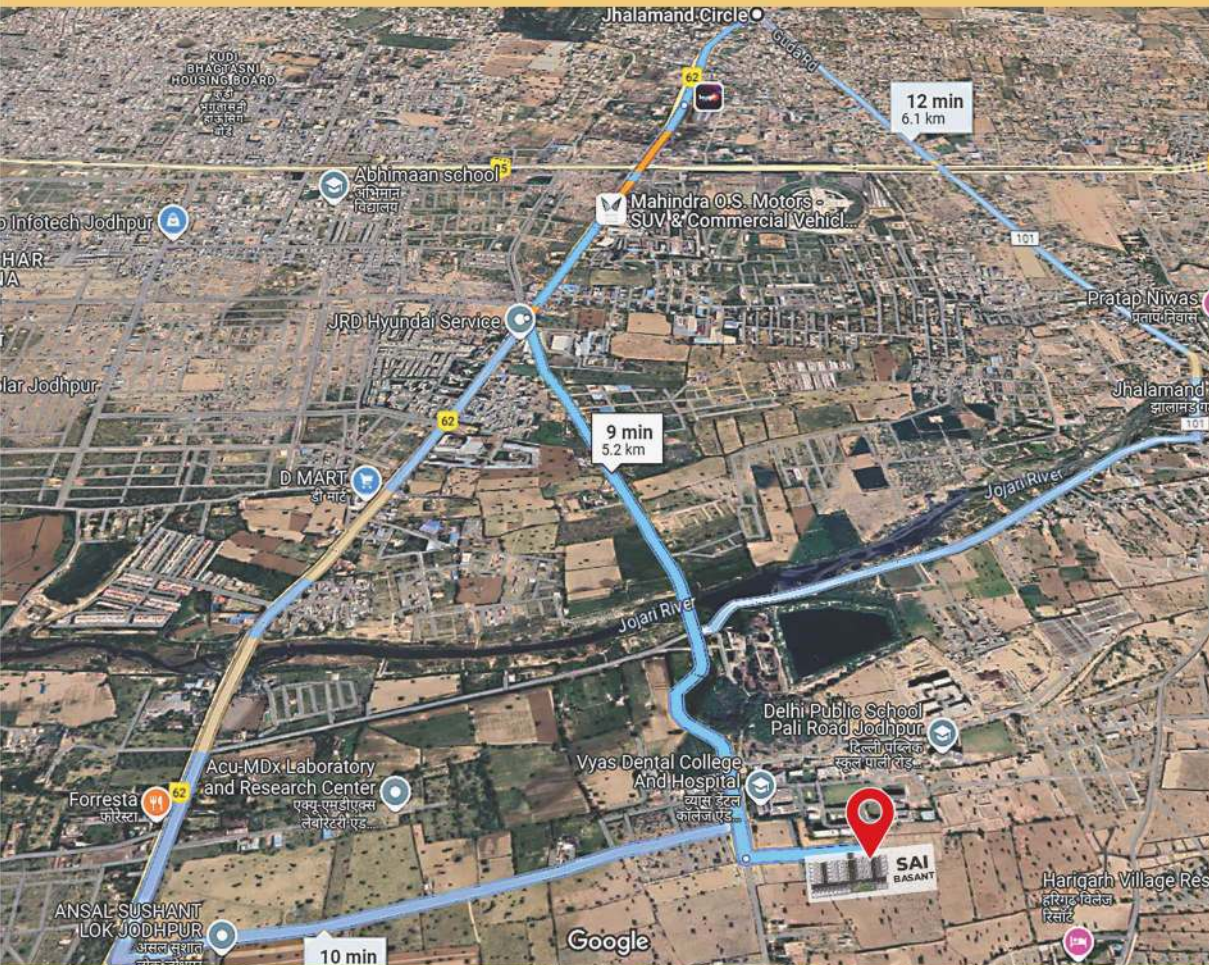


YOGA CORNER



# Live in The Heart of Everything

A Location Blooming With Seamless Connectivity



## Near By

- ◆ DMART
- ◆ JIET COLLEGE
- ◆ DELHI PUBLIC SCHOOL
- ◆ FAIRFIELD BY MARRIOTT
- ◆ INDIABULLS MEGA MALL
- ◆ NEW RAJASTHAN HIGH COURT
- ◆ VYAS MULTI SPECIALITY HOSPITAL
- ◆ VYAS DENTAL COLLEGE AND HOSPITAL



## Our Commitment



On Time  
Delivery



World Class  
Quality



Contemporary  
Designs



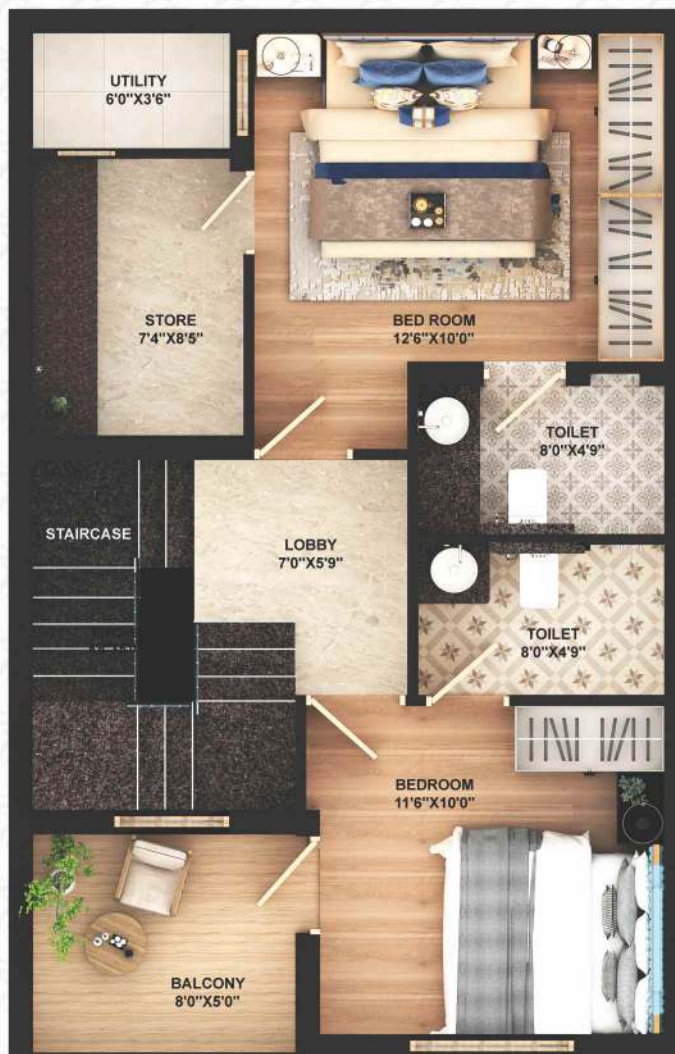
Top Class  
Brands



Best Customer  
Support



Value  
Creations



## FLOOR PLAN

### VILLA TYPE 20X40

| Floor        | Built Up Area | Carpet Area  |
|--------------|---------------|--------------|
| Ground Floor | 733.46 sqft.  | 511.91 sqft. |
| First Floor  | 647.24 sqft.  | 383.30 sqft. |
| Mumty Floor  | 0.0 sqft.     |              |
| Total        | 1380.70 sqft. | 895.21 sqft. |

# FLOOR PLAN

## VILLA TYPE 25X40

| Floor        | Built Up Area | Carpet Area   |
|--------------|---------------|---------------|
| Ground Floor | 814.45 sqft.  | 554.20 sqft.  |
| First Floor  | 814.45 sqft.  | 536.69 sqft.  |
| Mumty Floor  | 120.00 sqft.  |               |
| Total        | 1748.90 sqft. | 1090.89 sqft. |





## FLOOR PLAN

### VILLA TYPE 20X50

| Floor        | Built Up Area | Carpet Area   |
|--------------|---------------|---------------|
| Ground Floor | 724.27 sqft.  | 582.91 sqft.  |
| First Floor  | 703.27 sqft.  | 421.52 sqft.  |
| Mumty Floor  | 0.0 sqft.     |               |
| Total        | 1427.54 sqft. | 1004.43 sqft. |

# FLOOR PLAN

## VILLA TYPE 20X60

| Floor        | Built Up Area | Carpet Area   |
|--------------|---------------|---------------|
| Ground Floor | 904.79 sqft.  | 747.81 sqft.  |
| First Floor  | 973.47 sqft.  | 638.72 sqft.  |
| Mumty Floor  | 110.31 sqft.  |               |
| Total        | 1988.57 sqft. | 1386.53 sqft. |





## Where Everything In **Your Life** Defines **Your Status!**

### STRUCTURE

- ▶ Stone/ Red Brick Masonry structure with RCC Slab
- ▶ Jodhpur stone Elevation
- ▶ UCWT with capacity of 9000 ltr approx.
- ▶ Inside/outside Cement plaster finish
- ▶ False Ceiling with ceiling light
- ▶ MS Spiral Stair case- First floor to Terrace

### FLOORING

- ▶ 2'X4' GVT Tile Flooring
- ▶ Parking -16"X16" Parking tiles
- ▶ Granite in Stair case
- ▶ China mosaic / Tiles flooring at terrace

### DOOR/WINDOW/RAILING

- ▶ Main Gate- Teak wood Door frame with Both side laminated Flush door
- ▶ Bed room/Toilet door - Solid Granite door frame with Both side laminated Flush door
- ▶ Window / Ventilation - UPVC
- ▶ Stainless Steel Railing with Glass

### ELECTRICAL

- ▶ ISI mark Concealed copper wiring
- ▶ Invertor wiring
- ▶ Adequate light points with modular switches of ISI mark
- ▶ AC copper piping in all rooms

### PAINT (ASIAN / DULUX)

- ▶ Smooth putty finish with Plastic Paint on internal walls
- ▶ Smooth putty finish with Acrylic emulsion Paint on external walls

### BATH & TOILET

- ▶ Wall 2'X4' Glazed ceramic tile
- ▶ Floor 16"X16"Anti-skid ceramic tile
- ▶ CPVC & SWR pipe Fitting ISI mark
- ▶ Sanitary ware and CP fitting  
Make-CERA/JAGUAR/Hindware.

### KITCHEN

- ▶ Granite / Italian / Australian / Quartz finish Platform
- ▶ Wall- 2'X4' Glazed ceramic tile upto 2' Height
- ▶ SS Sink
- ▶ Geyser & Aqua Guard point





## PAYMENT PLAN

| S. NO. | CONSTRUCTION LINKED PAYMENT PLAN      | PERCENTAGE  |
|--------|---------------------------------------|-------------|
| 1      | At The Time Of Booking                | 10 %        |
| 2      | On Start Of Foundation Work           | 25 %        |
| 3      | On Start Of Ground Floor Roof Casting | 20 %        |
| 4      | On Start Of First Floor Roof Casting  | 20 %        |
| 5      | On Start Of Plaster Work              | 10 %        |
| 6      | On Start Of Flooring Work             | 10 %        |
| 7      | At The Time Of Possession             | 5 %         |
|        | <b>TOTAL</b>                          | <b>100%</b> |

## PAYMENT RELATED INFORMATION

All NEFT/ RTGS/ CHEQUES/ DRAFTS to be made in favour of

**HKB VENTURES - SAI BASANT COLLECTION A/C**

Payable at **JODHPUR**.

- All actual legal and administrative expenses for registration of Villas shall be paid by the purchaser at the time of registry.
- Pursuant to government Notification No.3/2019 - Central Tax (Rate) dated 29th March, 2019, the effective 5% GST rates for residential property in a Residential Real Estate Project other than Affordable Residential Apartments / Villas prices are subject to change without notice.
- GST, Water & Electricity Charges are applicable as per Government Policy.

## DOCUMENTS REQUIRED FOR HOME LOAN

### COMMON DOCUMENTS

2 Passport Size Photos  
PAN Card  
Employee ID Card  
Aadhar Card / Voter ID/ Passport / Rent Agreement / Bank Passbook  
Last 1 Year Bank Statement  
Latest 2 Year Form 16 or ITR with Computation / Balance Sheet

### ADDITIONAL DOCUMENTS FOR SALARIED

Appointment Letter  
Latest 3 Months Salary Slip

### ADDITION DOCUMENTS FOR SELF EMPLOYED

GST Certificate  
Udhyam Registration  
2 Years GST Return



# SAI BASANT



Design & Print : Imagix Media Jodhpur #9460218181

For More



Details

For



Instagram



Upcoming  
Projects

JODHPUR | PALI | JALORE



## Modern Furniture

HOME & CORPORATE FURNITURE  
MODULAR KITCHEN  
UPVC DOOR & WINDOW

\*T&C Apply

📍 Site Office: Near Vyas Dental College, Gate No. 2, Jhalamand, Jodhpur (Raj.)

📍 Head Office : 457, 'A' 1st Floor, 5th Road, Sardarpura, Jodhpur (Raj.)

Call us for more information

**+91 7406600100**

Disclaimer : This brochure is purely conceptual and not a legal offering. Further the promoters/architects reserve the right to change any details mention herein.