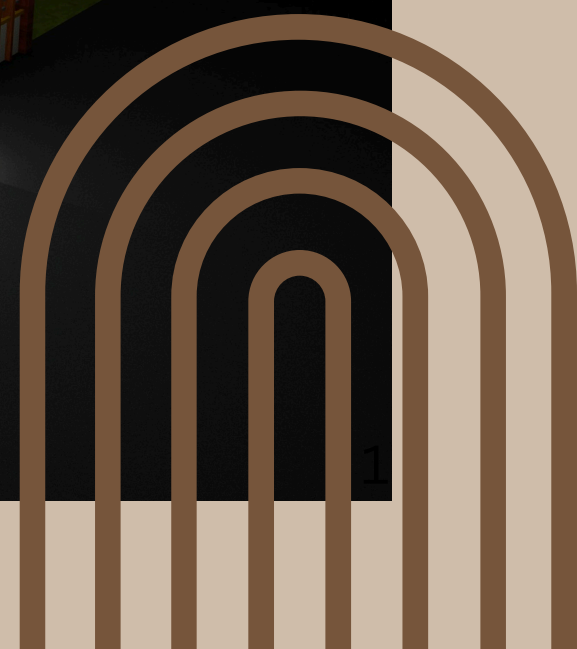




BABA MANI ENCLAVE

RISING SPARK
DYNAMIC INFRA
PVT.LTD.

BDA APPROVED 8 KITCHEN FLAT AT
RAGHUNATHPUR PATIA



ABOUT US

Welcome to BABAMANI ENCLAVE, a premium residential project located in the rapidly developing and well-connected area of Raghunathpur, Patia. Designed to offer modern living with comfort and convenience, this is our first flagship housing project, and we are proud to present it with top-quality construction and thoughtful design.

Each 3 BHK apartment at BABAMANI ENCLAVE is spaciouly planned to ensure natural light, ventilation, and a comfortable lifestyle. The project promises a blend of peaceful surroundings and excellent connectivity to schools, hospitals, IT hubs, and shopping destinations, making it a perfect choice for families and professionals alike.

With this project, we aim to set a new benchmark in quality housing and customer satisfaction. BABAMANI ENCLAVE is more than just a home—it's a step towards better living.



TECHNICAL SPECIFICATIONS

STRUCTURE: RCC EARTHQUAKE RESISTANT RAFT
STRUCTURE WITH 10M PILLING

LIVING/DINNING

DOORS: FLUSH DOORS/SKIN DOORS WITH ENAMEL MAT FINISH
FLOORING: VITRIFIED TILES 24*24
WALLS: ACRYLIC EMULSION PAINT FINISH
EXTERNAL WINDOW GLAZING: UPVC WITH TOUGHENED GLASS
SWITCHES: GOLD MEDAL MODULAR
OTHER: PVC PROVISION FOR SPLIT AC
CEILING: POP CORNICE

BED ROOM

DOORS FLOORING: FLUSH DOORS/SKIN DOORS WITH ENAMEL MAT FINISH
FLOORING: VITRIFIED TILES 24*24
WALLS: ACRYLIC EMULSION PAINT FINISH
EXTERNAL WINDOW GLAZING: UPVC WITH TOUGHENED GLASS
WARDROBES: PLY WITH SUNMICA
SWITCHES: GOLD MEDAL MODULAR
OTHERS: PVC PROVISION FOR SPLIT AC
CELING: POP CORNICE

WASHROOM

DOORS FLOORING: FLUSH DOORS/SKIN DOORS WITH ENAMEL MAT FINISH
WALLS CHINAWARE CEILING
FLOORING: ANTI-SKID TILES OF PREMIUM QUALITY SIZE 12*12
WALLS: PREMIUM TILES SIZE 12*24
CHINAWARE: JAGUAR/PARRYWARE LIKE PREMIUM QUALITY BRAND

MODULAR KITCHEN

FLOORING: PREMIUM QUALITY VITRIFIED TILES
WALLS: PREMIUM QUALITY TILES 2FT. ABOVE COUNTER
WARDROBES: SEMI MODULAR KITCHEN WITH DOUBLE BOWL SINK
EXTERNAL WINDOW/GLAZING: SINK UPVC WITH TOUGHENED REFLECTED GLASS GRANITE COUNTER SLAB
OTHER: GRANITE COUNTER SLAB
STAIRCASE/ COMMON CORRIDORS
FLOORING: GRANITE/TILES SUBJECT TO AVAILABILITY
WALLS: ACRYLIC EMULSION PAINT FINISH
OTHER: MS RAILING

BALCONIES

FLOORING: ANTI-SKID TILES
OTHER: MS RAILING
LIFTS
1 BRANDED LIFT IN EACH TOWER





FLAT NO.	CARPET AREA	SBA
101	1187 Sq.Ft.	1724 Sq.Ft.
102	1174Sq.Ft.	1715 Sq.Ft.





AMMENITIES

COMMUNITY HALL
VASTU COMPLIANT
JOGGING TRACK
PLANTATION
EV CHARGING POINT
ROOF TOP SOLAR FOR COMMON AREA
CHILDREN PLAY AREA
OPEN GYM

INTERCOM
MICRO ESSENTIAL SHOP
RAIN WATER HARVESTING
24*7 WATTER SUPPLY
24*7 POWER SUPPLY FOR LIFT AND COMMON
AREA
24*7 SECURITY
24*7 CCTV
24*7 LIFT.



DISTANCE :-

BARAMUNDA BUS STAND:-15 KM

RAILWAY STATION:- 15 KM

NEW BBSR RAILWAY STATION:- 2KM

AIRPORT:- 15KM

MO BUS STAND:- 200M.

UPCOMMING METRO STATION:- 500M.

JAYADEV VIHAR:- 11 KM

KIIMS HOSPITAL:- 5KM

KIIT:- 4KM

APPOLO HOSPITAL:- 10 KM

SAI INTERNATIONAL:- 6 KM

CUTTACK:- 6KM

PAYMENT SCHEDULE

BOOKING AMOUNT 10%

AGREEMENT WITHIN 30 DAYS 10%

ON FOUNDATION 20%

ON PARKING SLAB 15%

ON RESPECTIVE FLOOR SLAB 10%

ON RESPECTIVE FLOOR BRICKS WORK 10%

ON RESPECTIVE UNIT PLASTERING WORK 10%

ON RESPECTIVE UNIT FLOORING WORK 10%

ON COMPLETION 5%





RISING SPARK
— DYNAMIC INFRA —

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