

YOUR PLACE OF PRIDE

EAST BORING CANAL ROAD, PATNA



AMBITION
ELITE



A STATEMENT IN MODERN LIVING

At Ambition Elite, the splendour of urban life has been handpicked to give you the fine living experience you've been dreaming of. With homes that are the perfect blend of a contemporary life and affordability, we bring the perfect heaven for the new age soul.

Spacious Apartments | B + G + 3 Building | 1742 - 2126 SQFT

FLOOR PLANS



BASEMENT PLAN



FLOOR PLANS



BLOCK A GROUND FLOOR

FLAT NO.	TYPE	CARPET AREA SQFT.	BALCONY AREA SQFT.	NET CARPET AREA SQFT.	BUILT UP SQFT.	SUPER BUILT UP SQFT.
1	3 BHK	1340 SQFT	45 SQFT	1385 SQFT	1455 SQFT	1984 SQFT
4	3 BHK	1321 SQFT	65 SQFT	1386 SQFT	1500 SQFT	2025 SQFT
5	3 BHK	1365 SQFT	65 SQFT	1430 SQFT	1500 SQFT	2025 SQFT

BLOCK B GROUND FLOOR

NOS.	CARPET AREA SQFT.	BUILT UP SQFT.	SUPER BUILT UP SQFT.
SERVANT ROOM 1 & 2	70 SQFT	81 SQFT	110 SQFT
SERVANT ROOM 3 & 4	78 SQFT	89 SQFT	120 SQFT
SERVANT ROOM 5 & 6	52 SQFT	62 SQFT	84 SQFT



FLAT NO.	TYPE	CARPET AREA SQFT.	BALCONY AREA SQFT.	NET CARPET AREA SQFT.	BUILT UP SQFT.	SUPER BUILT UP SQFT.	TERRACE AREA SQFT.
1	3 BHK	1350 SQFT	101 SQFT	1451 SQFT	1520 SQFT	2052 SQFT	-
2	3 BHK	1334 SQFT	55 SQFT	1389 SQFT	1450 SQFT	1958 SQFT	75 SQFT
3	3 BHK	1390 SQFT	51 SQFT	1441 SQFT	1525 SQFT	2059 SQFT	430 SQFT
4	3 BHK	1345 SQFT	100 SQFT	1445 SQFT	1525 SQFT	2059 SQFT	75 SQFT
5	3 BHK	1355 SQFT	146 SQFT	1501 SQFT	1575 SQFT	2126 SQFT	-
SERV. ROOM 1 & 2	2 NOS.	95 SQFT	-	-	100 SQFT	135 SQFT	-



FLAT NO.	TYPE	CARPET AREA SQFT.	BALCONY AREA SQFT.	NET CARPET AREA SQFT.	BUILT UP SQFT.	SUPER BUILT UP SQFT.
1 & 5	3 BHK	1355 SQFT	146 SQFT	1501 SQFT	1575 SQFT	2126 SQFT
2	3 BHK	1345 SQFT	130 SQFT	1475 SQFT	1525 SQFT	2059 SQFT
3	3 BHK	1390 SQFT	51 SQFT	1441 SQFT	1525 SQFT	2059 SQFT
4	3 BHK	1345 SQFT	100 SQFT	1445 SQFT	1525 SQFT	2059 SQFT
SERVANT ROOM 1 & 2	2 NOS.	95 SQFT	-	-	100 SQFT	135 SQFT

FLOOR PLANS



BLOCK B 1ST FLOOR

FLAT NO.	TYPE	CARPET AREA SQFT.	BALCONY AREA SQFT.	NET CARPET AREA SQFT.	BUILT UP SQFT.	SUPER BUILT UP SQFT.
6 & 7	3 BHK	1140 SQFT	90 SQFT	1230 SQFT	1290 SQFT	1742 SQFT



BLOCK B 2ND & 3RD FLOOR

FLAT NO.	TYPE	CARPET AREA SQFT.	BALCONY AREA SQFT.	NET CARPET AREA SQFT.	BUILT UP SQFT.	SUPER BUILT UP SQFT.
6 & 7	3 BHK	1150 SQFT	97 SQFT	1247 SQFT	1310 SQFT	1769 SQFT

COMMUNITY HALL



BASEMENT PARKING



INDOOR GAMES ROOM



GYMNASIUM

EASY CONNECTIVITY

CHILDREN'S PLAY AREA

ROOFTOP SITTING AREA

LANDSCAPED GARDEN

VASTU COMPLIANT

CCTV AND 24X7 SECURITY

DAY VIEW



LUXURY IN THE HEART OF PATNA

Conveniently Serviceable Space to keep VRV Air
Condition Outdoor Unit.

Super premium finish is provided in all Residential units
with Italian Marble floor, Noise Isolated UPVC Windows.

Spacious & Modern bathrooms with Shower Cubicle, Rain Shower & Wall Hung WC.

A large Kitchen with Service yard to stow away unnecessary things.

Energy-tight bulking construction that incorporates local materials.

SPECIFICATIONS

FRAME STRUCTURE

Earthquake Resistance R.C.C. as per Zone 4 specifications.



FINISHING OF INTERNAL WALL IN FLAT

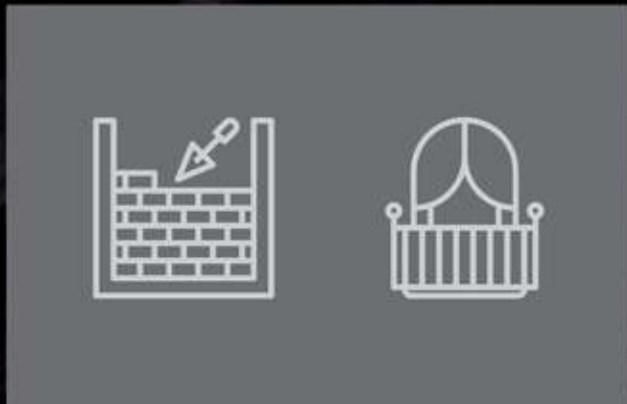
P.O.P over plaster.

FINISHING OF EXTERNAL FACADE

Texture paint/Paint over putty/HPL/Glass.

COMMON AREA WALL

1st class Emulsion Paint over P.O.P over plaster.



DOOR (FLATS/COMMON AREA)

Flush Door with both side laminate.

(MAIN DOOR)

Flush Door with decorative veneer.

FLOORING INSIDE FLAT DRAWING & DINNING

Italian/imported marble.

BEDROOM & BALCONY

Vitrified Tiles 600 X 600.

TOILET FLOOR

Vitrified Tiles/Ceramic Tiles.

LOBBY/PASSAGE/COMMON AREA

Granite/Marble.

STAIR

Granite with S.S. Railing.

KITCHEN

Granite Cooking platform with stainless steel sink 2' height Ceramic Tiles Dado over cooking platform.



WINDOWS

UPVC/ Anodised aluminium.

TOILETS

Internal Walls : Ceramic Tiles 12" X 24" upto door height.

Fitting & Fixtures : White Sanitary ware & C.P. Fittings of Standard make (Jaquar/Grohe/American standard).



ELECTRIFICATION

Concealed PVC conduit with Copper wiring of approved make Moduler Switches from GM/Norisys 15 Amp Power Socket 2 nos in Kitchen and 1 each in all the rooms & Toilets

Each Units shall be provided 3 Phase Meter on convenient location at extra cost as per BSEB rules

COMMON SERVICES

Water Supply

Through deep Borewell and Over head tank.



Generator Facility

Silent Generator with auto change over for flat (1000 WATT).

Lift

S.S. Finish Lift from Standard Companies as Otis / Mitsubishi / Kone.



Intercom

Intercom facility for each flat to flat and flat to reception counter.

Telephone

1 Telephone point (without connection) shall be provided in each flat.

Air Conditioning

Provision of Air Conditioning in all rooms & hall

A/C Installation and equipment will be borne by the purchaser

Fire Fighting provision as/recommendation of state Fire office

PAYMENT SCHEDULES

PAYMENT PLAN 1

At the time of Booking	10%
On signing registered Agreement Of Sale	10%
After basement roof casting	15%
After 1st roof casting	15%
After 2nd roof casting	15%
After 3rd roof casting	15%
After flooring / POP / Electric / Sanitary Works of Units	15%
At the time of possession	5%

PAYMENT PLAN 2

At the time of Booking	10%
On signing registered Agreement Of Sale	90%

PLEASE NOTE

1. Any delay in payment would attract interest on the defaulted amount as per RERA.
2. Booking amount will be forfeited in case of cancellation of the flat later.

COMPLETED PROJECTS

Ambition Residency,

Behind Narayan Plaza, Off Exhibition Road

Ambition Sapphire,

Khajpura, Bailey Road

Ambition Triveni,

Naya Tola

Ambition Sharda Residency,

Behind J.D Womens College, Bailey Road

Ambition Business Centre,

Jamal Road

Ambition Ojha Plaza,

Kadamkuan

Ambition Ram Square,

New Dak Bungalow Road

ONGOING PROJECTS

Ambition Corporate Park,

Opposite Udayan Hospital,
Boring Canal Road

Ambition Sresth Mall,

Pillar No. 54 & 55 Raja Bazar,
Bailey Road, Patna

Ambition Business Park,

Saguna More



Green Residency

New Pataliputra Colony, Patna



ABC Tower

Opposite Ankur Restaurant,
Main Boring Road, Patna

UPCOMING PROJECTS

Ambition Pride,

Near Dadjee Temple,
Bank Road

Ambition Narayan Center,

Frazer Road, Patna

Ambition City,

Pehzawa Bypass, Patna

LOCATION MAP

KEY DISTANCES

Patna Railway Station - 3 Kms

L.N.J.N International Airport - 4 Kms

Nearby Post Office - Less than 1 Km

Nearby Police Station - Less than 1 Km



EXPERIENCE THE ELEGANCE

SIDE VIEW



GREEN LIVING

At Ambition Elite, a special attention to the details to show our commitment towards preserving the environment today for a better tomorrow.

The Step Out balconies with Glass railings bringing outdoors to indoor.

The King size Living rooms where you can express more freely enjoying the outer view.



A Multipurpose hall that could cater to a larger gathering.



100% power back up Silent Genset.



Well furnished Common Hall.



Full proof Security arrangements and system.



All Residential units are well planned.



High-Tech Lifts in S.S Finish to accommodate more people.



Well furnished Luxurious entrance lobby.



All units are Luxurious spaces as well as Vaastu Compliant.

AERIAL VIEW



PROMOTERS AND DEVELOPERS



AMBITION HOMES PVT. LTD

Behind Narayan Plaza
Off Exhibition Road, Patna - 800 001
Contact - (0612) 2218078
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SITE ADDRESS

AMBITION ELITE

In Front of Panchmukhi Hanuman Mandir,
East Boring Canal Road
Patna - 800 001

RERA Reg. No.- BRERAPO0138-8/102/R-1217/2021
rera.bihar.gov.in.

ARCHITECT



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DISCLAIMER

This is not a legal document. It describes the conceptual plan and intent of the builder.
The images and details mentioned in this document are tentative
and subject to change at the sole discretion of the developer and / or architects.