



## Ambition Homes Private Limited

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📞 +91 9263159610  
✉️ sales@ambitionhomes.in

Delhi Office  
A-65, 3rd Floor, Vishal Enclave,  
Tagore Garden Ext., New Delhi -110027

🌐 [www.ambitionhomes.in](http://www.ambitionhomes.in) | RERA No : BRERAP00138-009/83/R-1741/2024

Sage Design.in

Where Elegance Meets Excellence:  
Premier Luxury Homes Await...

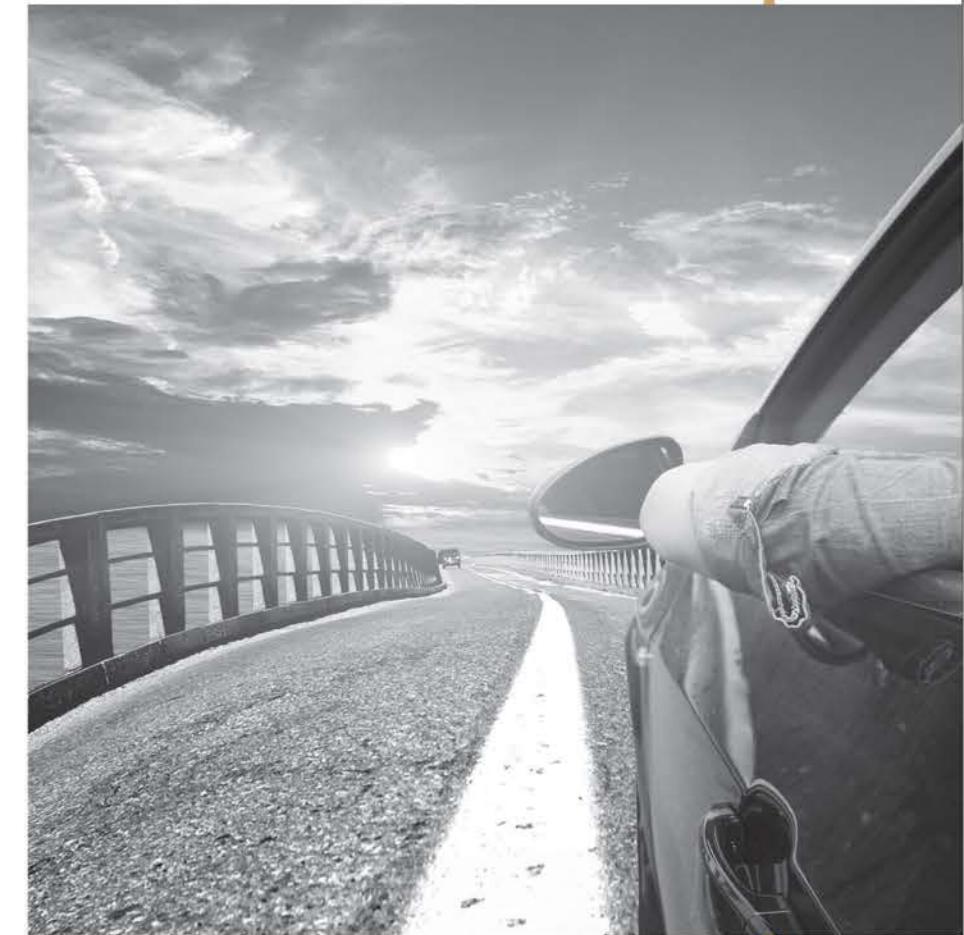


Signature Address of Rupaspur



Locate  
yourself  
in the  
lap of  
nature

Positioned strategically, our development ensures effortless access to key destinations. Enjoy close proximity to major business districts, top educational institutions, and premier healthcare facilities. With excellent connectivity to major roadways and transport hubs, commuting is seamless, making your daily life both convenient and enjoyable.



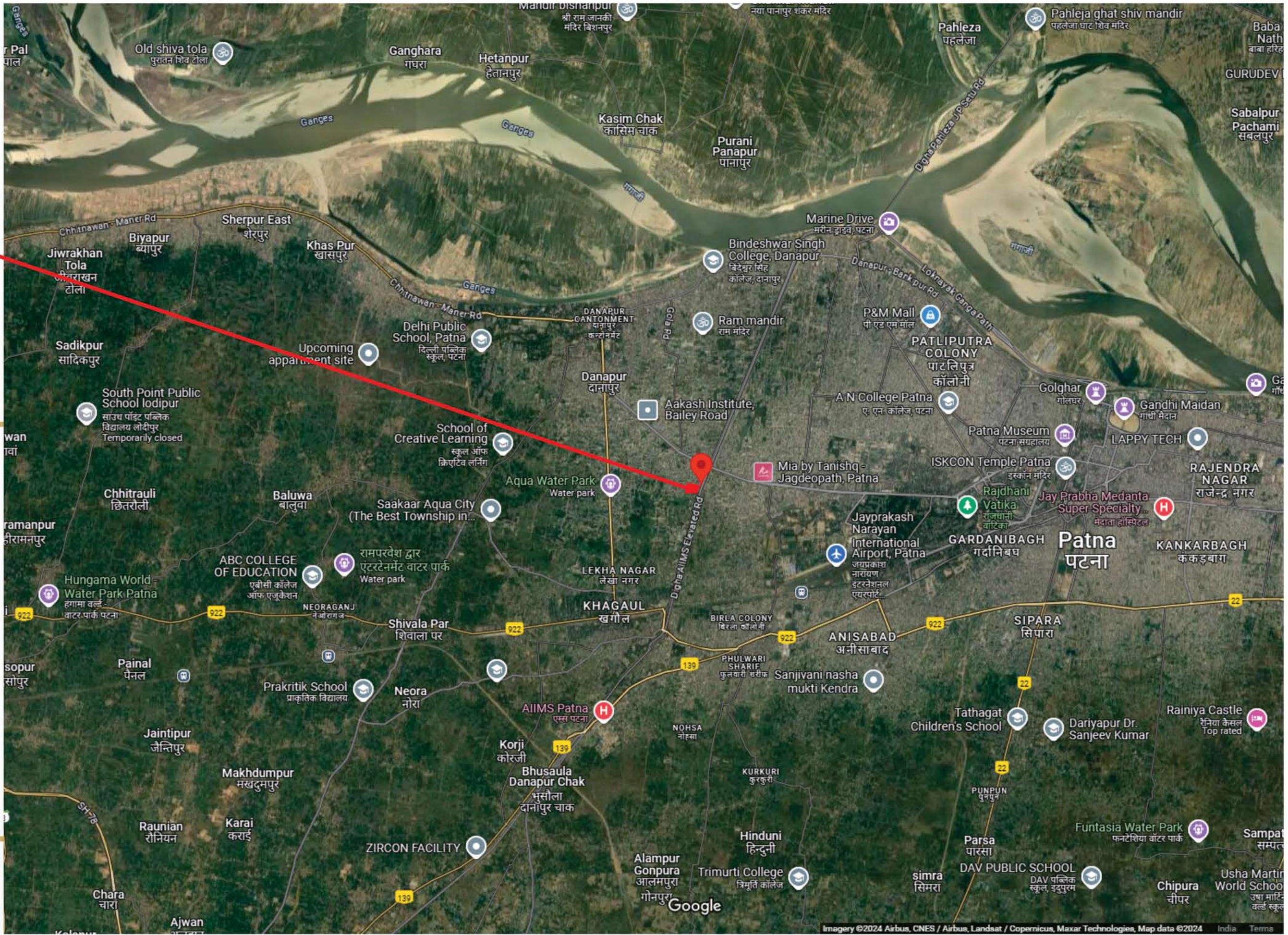


Signature Address of Rupaspur

# Location Map

NOT TO SCALE

- 3 min R.P.S. School
- 3 min Kalyan Jewellers
- 4 min Paras Hospital
- 4 min D.P.S. School
- 5 min Airport
- 5 min IGIMS
- 5 min Danapur Junction
- 6 min Patna Zoo
- 7 min AIIMS
- 8 min G. D. Goenka School
- 10 min Chanakya Hotel
- 11 min Patna Junction
- 12 min Maurya Hotel





Discover  
the  
art-of  
living

Nestled in the vibrant heart of Patna, our luxury real estate project offers an unparalleled living experience in one of the city's most prestigious locales. This prime location seamlessly combines the rich heritage of Patna with modern convenience, providing a truly exceptional setting for your new home.

Welcome to  
Your Next Chapter  
Exceptional Homes for  
Every Lifestyle





Live an extra ordinary life

The Pinnacle of Hospitality:  
Your First Step into Luxury





Everything  
is perfect  
here  
just the  
way you wish

Get used to an environment where everything goes your way. And it all begins with your living space. Offering a host of carefully chosen physical amenities such as high grade Italian/European marble, pure filtered air through the vents and misters in your favourite balcony that put you in a space of unparalleled satisfaction



An exquisite  
lifestyle  
live it all



**AMBITION**  
**PARADISE**

Signature Address of Rupaspur



Relax  
Refresh  
Relive  
Everyday

When we say signature style, we really mean it! Discover a Resort-Themed Clubhouse that gives you a feeling of holidaying. Experience a host of recreational amenities that are planned in a massive area. The Clubhouse is the ideal getaway and the best part is it's open for you every day. So step in and enjoy the trip!



Dive Into Luxury  
Discover Your Private Oasis



A Sanctuary of Refinement  
Your Private Clubhouse Retreat



Cheers to Great Times  
Discover Our Stylish, Vibrant Bar



The Art of Entertaining  
Opulent Banquet Space for  
Grand Occasions

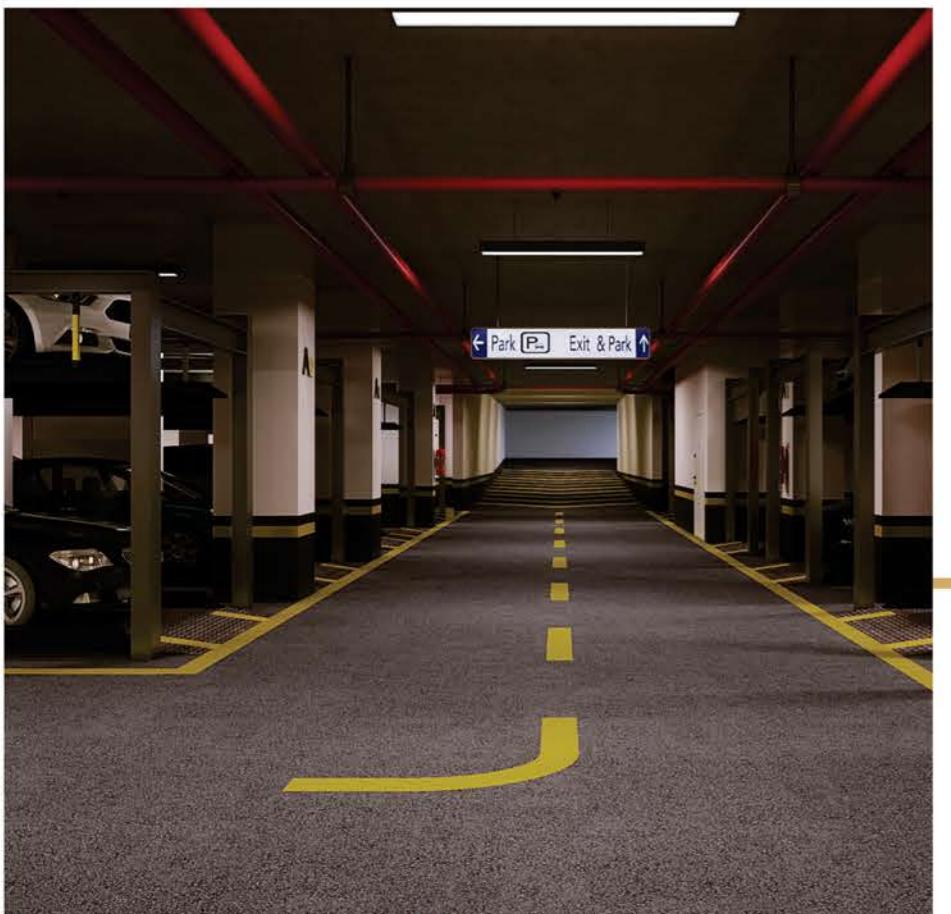
Elevate Your Fitness  
State-of-the-Art Gym  
for Exclusive Wellness





Experience Unforgettable  
Performances at Our  
State-of-the-Art Amphitheater

# Facilities



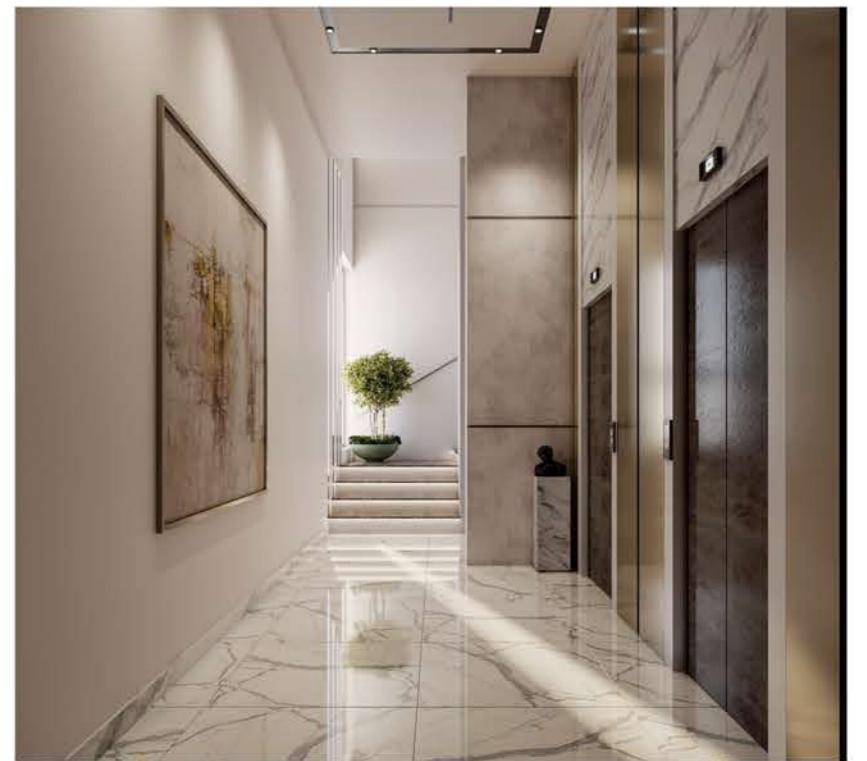
Covered &  
Open Parking



24x7  
CCTV  
Security



EV  
Charging



Luxury  
Lift Lobby



Shop in Style  
Exclusive Retail Experiences  
at Your Doorstep

# Amenities



Schools  
& Collages

**AMBITION**  
**PARADISE**

Signature Address of Rupaspur

All  
Banks



Hospitals  
24x7



Discover the Best  
Amenities Just Steps Away  
from Your New Home!



Daily Need  
Products

Experience  
Tranquil Beauty  
Expansive Green Vistas  
for Refined Living



## Ground Floor Plan



**Retail - 1**  
Carpet Area - 3219.00 sq. ft.  
Built up Area - 3375.00 sq. ft.  
Super Area - 3575.00 sq. ft.

**Retail - 2**  
Carpet Area - 494.00 sq. ft.  
Built up Area - 548.00 sq. ft.  
Super Area - 748.00 sq. ft.

**Retail - 3**  
Carpet Area - 532.00 sq. ft.  
Built up Area - 603.00 sq. ft.  
Super Area - 803.00 sq. ft.

**Retail - 4**  
Carpet Area - 616.00 sq. ft.  
Built up Area - 663.00 sq. ft.  
Super Area - 863.00 sq. ft.

**Retail - 5**  
Carpet Area - 597.00 sq. ft.  
Built up Area - 644.00 sq. ft.  
Super Area - 844.00 sq. ft.

**Retail - 6**  
Carpet Area - 885.00 sq. ft.  
Built up Area - 945.00 sq. ft.  
Super Area - 1145.00 sq. ft.

**Retail - 7**  
Carpet Area - 578.00 sq. ft.  
Built up Area - 652.00 sq. ft.  
Super Area - 852.00 sq. ft.

**Retail - 8**  
Carpet Area - 427.00 sq. ft.  
Built up Area - 467.00 sq. ft.  
Super Area - 667.00 sq. ft.

**Retail - 9**  
Carpet Area - 932.00 sq. ft.  
Built up Area - 1003.00 sq. ft.  
Super Area - 1203.00 sq. ft.



# First Floor Plan



# Typical Floor Plan (Second-Tenth)

## Unit - 201

Carpet Area - 1289.00 sq. ft.  
Balcony - 256.00 sq. ft.  
Built up Area - 1723.00 sq. ft.  
Super Area - 2412.00 sq. ft.



## Unit - 202

Carpet Area - 1102.00 sq. ft.  
Balcony - 216.00 sq. ft.  
Built up Area - 1428.00 sq. ft.  
Super Area - 1999.00 sq. ft.



## Unit - 203

Carpet Area - 1157.00 sq. ft.  
Balcony - 233.00 sq. ft.  
Built up Area - 1484.00 sq. ft.  
Super Area - 2078.00 sq. ft.



## Unit - 204

Carpet Area - 1150.00 sq. ft.  
Balcony - 166.00 sq. ft.  
Built up Area - 1423.00 sq. ft.  
Super Area - 1992.00 sq. ft.



## Unit - 205

Carpet Area - 1164.00 sq. ft.  
Balcony - 232.00 sq. ft.  
Built up Area - 1504.00 sq. ft.  
Super Area - 2106.00 sq. ft.



## Unit - 206

Carpet Area - 1727.00 sq. ft.  
Balcony - 253.00 sq. ft.  
Built up Area - 2112.00 sq. ft.  
Super Area - 2957.00 sq. ft.



Refugee area on 7th floor

# Floor Plans (Second-Tenth)



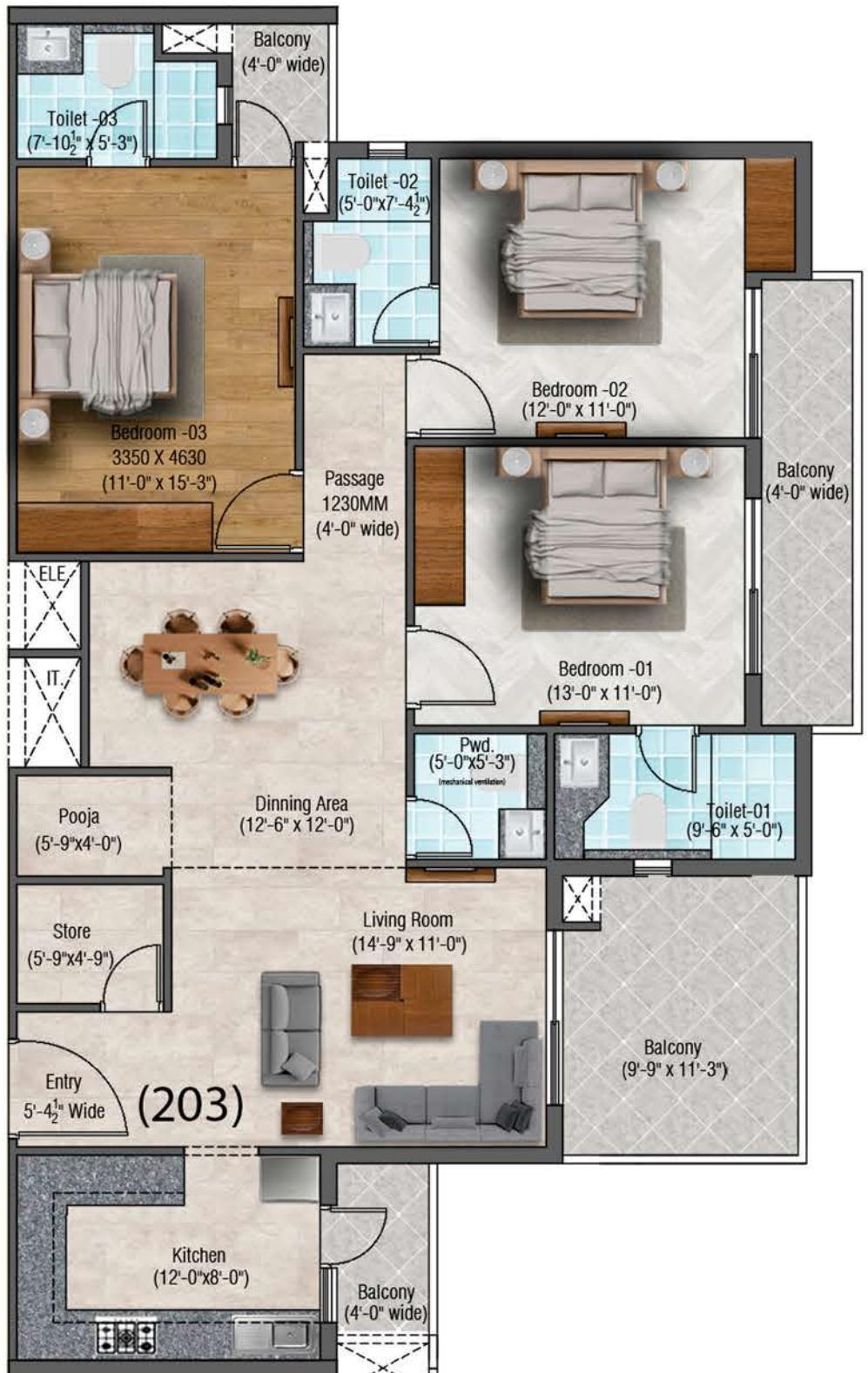
**Unit - 201**

**Unit - 202**

Carpet Area - 1102.00 sq. ft.  
 Balcony - 216.00 sq. ft.  
 Built up Area - 1428.00 sq. ft.  
 Super Area - 1999.00 sq. ft.



# Floor Plans (Second-Tenth)



Unit - 203

carpet Area - 1157.00 sq. ft.  
balcony - 233.00 sq. ft.  
built up Area - 1484.00 sq. ft.  
super Area - 2078.00 sq. ft.



### Signature Address of Rupaspur



Unit - 2

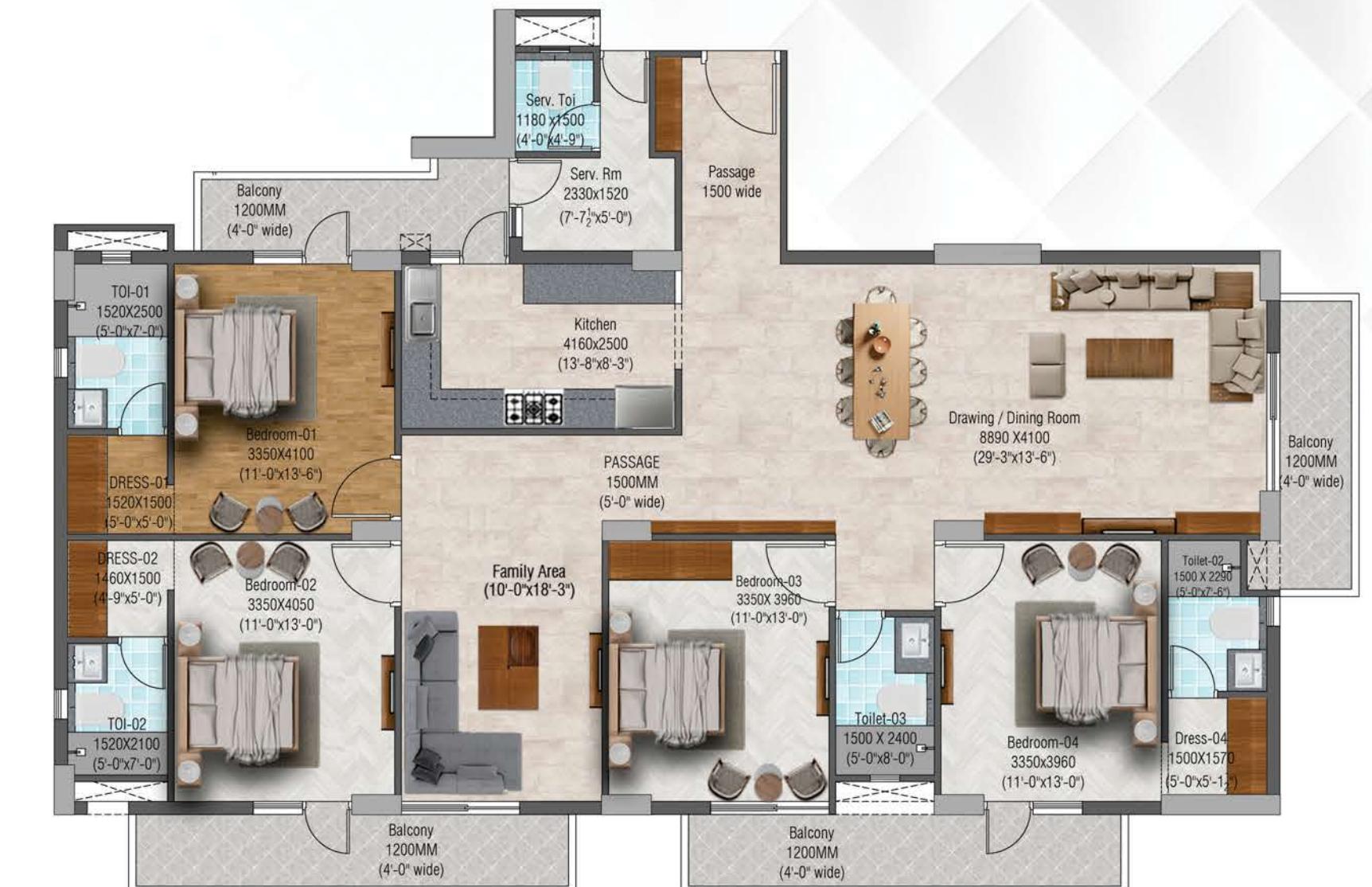
Carpet Area - 1150.00 sq. ft.  
Balcony - 166.00 sq. ft.  
Built up Area - 1423.00 sq. ft.  
Super Area - 1992.00 sq. ft.



**Unit - 205**

Carpet Area - 1164.00 sq. ft.  
Balcony - 232.00 sq. ft.  
Built up Area - 1504.00 sq. ft.  
Super Area - 2106.00 sq. ft.

## Floor Plans (Second-Tenth)



**Unit - 206**

Carpet Area - 1727.00 sq. ft.  
Balcony - 253.00 sq. ft.  
Built up Area - 2112.00 sq. ft.  
Super Area - 2957.00 sq. ft.

# Luxury Triplex-Floor Plans

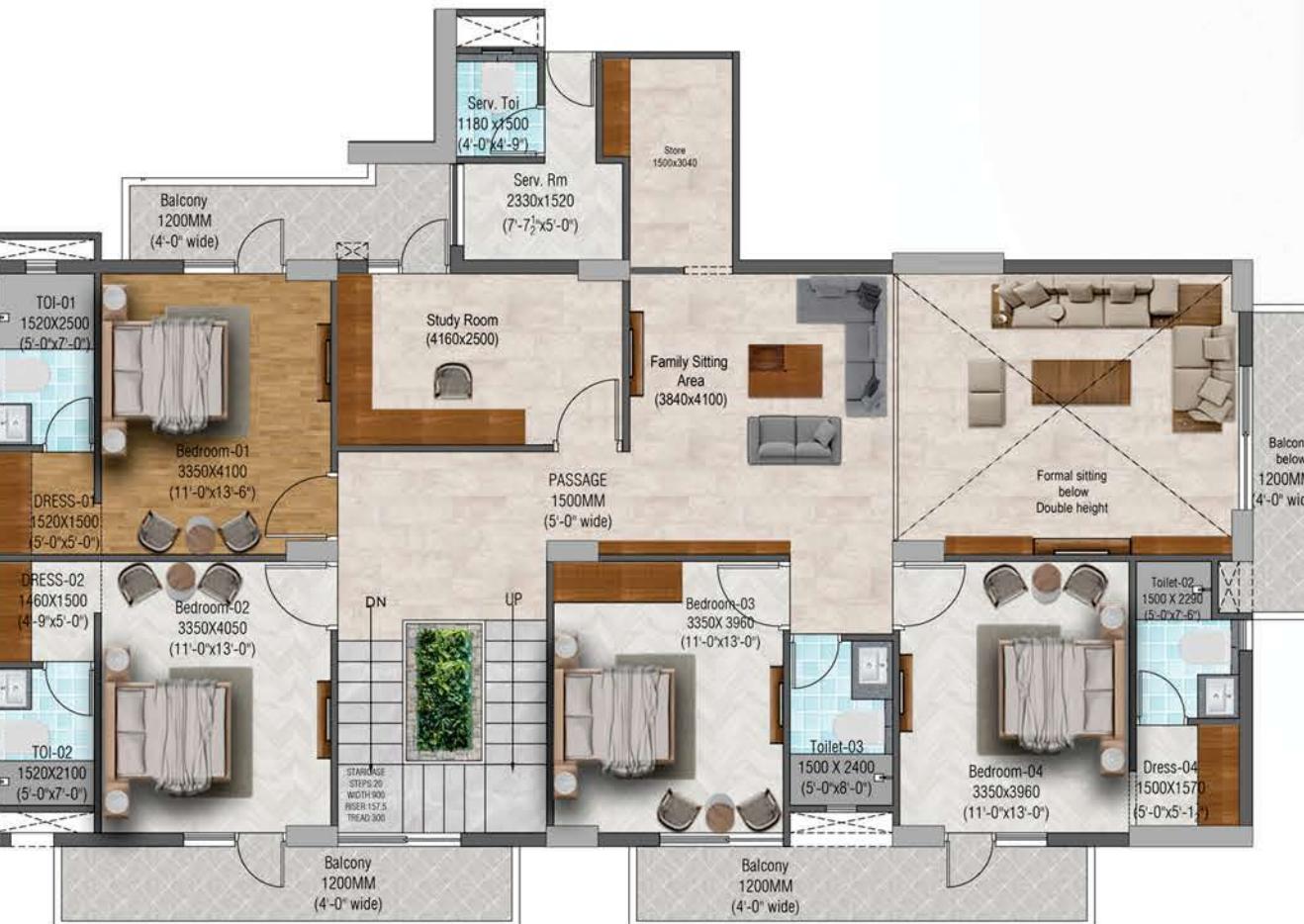
## Triplex Unit-206

Carpet Area - 5181 sq. ft.

Balcony - 759 sq. ft.

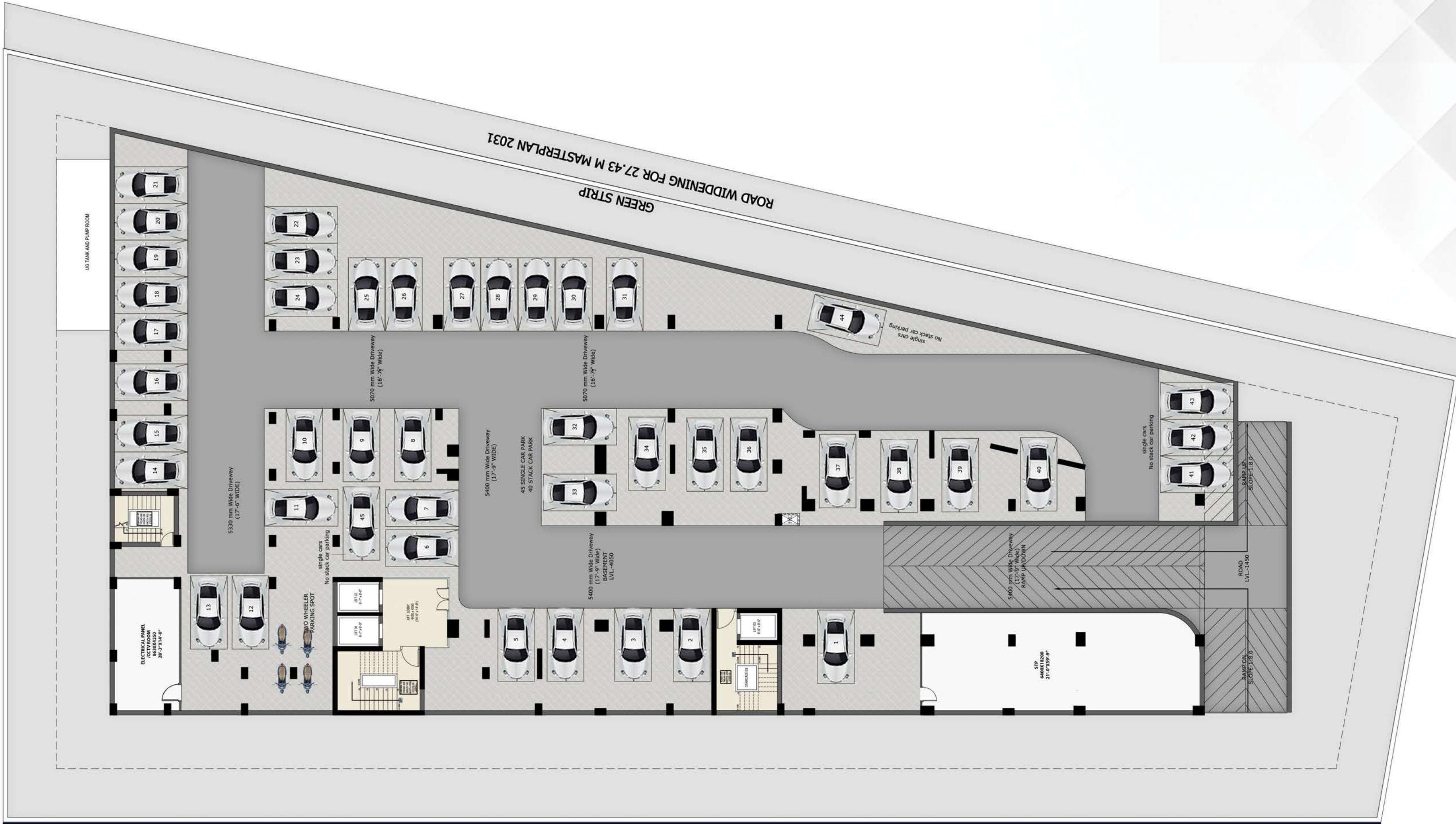
Built up Area - 6336 sq. ft.

Super Area - 8871 sq. ft.





# Basement Floor Plan



# Proposed Features and Specifications



Signature Address of Rupaspur

**STRUCTURE** : Earthquake resistant Structure in accordance to latest Seismic Codes.  
RCC Framed Structure with Blocks/Brick wall

**WALL/ CEILING FINISHING** : Drawing/Dining Hall – Putty over plaster  
**Bedroom** : Putty over Plaster  
**Kitchen** : Putty over Plaster  
**Balcony** : Weather coat emulsion  
**Common Area** : False Ceiling and plastic emulsion paint  
**Entrance Lobby** : Decorative Reception area with False ceiling and plastic emulsion paint as per interior designer

**FLOORING**  
**Drawing/Dining Hall** : Vitrified Tiles  
**Bedroom** : Vitrified Tiles  
**Kitchen/Balcony** : Vitrified Tiles  
**Common Area** : Granite/marble flooring with combination of other materials as per design

**TOILETS**  
(a) Flooring and wall up to choukhat level with Vitrified Tiles  
(b) All white sanitary of Jaquar/Grohe or equivalent  
(c) CP Fittings will be Jaquar/Grohe or equivalent make with hot and cold water facility  
(d) Wall hanging WC  
(e) Granite counter for wash basin in master bedroom

**EXTERNAL WINDOWS/DOORS**  
(a) All window's frames will be Upvc with glass  
(b) All external sliding doors or non-sliding doors will be UPVC with glass

**RAILING**  
(a) Staircase Railing will be MS/SS Steel  
(b) Balcony Railing will be as per Elevation design.

**DOOR**  
**(a) Internal** : wooden door frame  
**(b) External** : wooden decorative door  
**(c) Shops** : Rolling Shutter

**ELECTRICAL** : Modular switches , Copper wiring throughout in concealed conduits with power light point provision along with TV, Telephone and Internet.  
(Havells/ Polycab/ Norysis)

**AIR CONDITIONING** : Insulated Copper Pipes (Individual)  
Ac installation & Equipment will be borne by the purchaser  
**WATER SUPPLY** : Through Deep Tube Well and overhead tank – 24 hour water supply.  
**LIFT** : Standard Make (SCHINDLER/ KONE or Equivalent)  
**GENERATOR** : Silent Generator with auto changeover for flat (up to 10 kw.)  
**INTERCOM** : Intercom facility for each flat to flat and flat to reception counter.  
**WATERPROOF** : Heat treatment and water proofing of roof top.  
**SECURITY** : 24 hour 3 tier security arrangement.  
**FIRE - FIGHTING** : Fire – Fighting systems will be provided as per NBC norms.  
**BOUNDARY WALL** : Decorative Lights on wall and landscaping as per design  
**PARKING** : Pavit/Trimix with epoxy

**BASEMENT**  
(a) Carpark floor - Pavit/Trimix with epoxy  
(b) Store floor – Floor tiles

**OTHER FACILITIES**  
(1) Decorative Reception Area  
(2) Washing machine point with water inlet and outlet at a Convenient location.  
(3) Wash basin point in the dining area where ever possible.  
(4) Individual Geyser provision for each flat  
(5) Gas Pipeline provision for each flat  
(6) Community hall will be fully air-conditioning with classic view  
(7) Swimming Pool with Landscape Garden  
(8) Health club will be fully air-conditioning with modern accessories  
(9) Convenient Shopping  
(10) Internet Fiber-line provided for each flat  
(11) A. C wiring

**NOTE :** The specifications are tentative and subject to minor modification. No any changes acceptable in Project Elevation.



**Building Passion  
Building Excellence**

Ambition Homes Pvt. Ltd. has been building dreams from more than 2 Decades, operating on the principles of Transparency, Vision, and Commitment. Encouraged by the confidence entrusted to us by our prestigious clients, We go far beyond our role as a real estate developer to become a socially responsible corporate entity.

# Our Delivered Projects



BHAGWATI DWARKA ARCADE  
AT EXHIBITION ROAD



SIDDHI VINAYAK PLAZA  
AT BHATTACHARYA ROAD



AMBITION SRESTH MALL  
AT RAJA BAZAR



AMBITION CORPORATE PARK  
EAST BORING CANAL ROAD



AMBITION A B C TOWER  
AT BORING ROAD



KAMA BUSINESS PARK  
AT BORING CANAL ROAD



AMBITION RESIDENCY  
OFF EXHIBITION ROAD



AMBITION BUSINESS CENTER  
AT JAMAL ROAD



AMBITION BUSINESS PARK  
AT BAILEY ROAD  
(NEAR SAGUNA MORE)



BALAJEE RESIDENCY  
RAJENDER NAGER, PATNA



RIDDHI- SIDDHI COMPLEX  
RAJENDER NAGAR, PATNA



AMBITION SAPPHIRE  
(COMMERCIAL) AT KHAJPURA  
MAIN BAILEY ROAD, PATNA



AMBITION SAPPHIRE  
(RESIDENTIAL) AT KHAJPURA  
MAIN BAILEY ROAD



AMBITION OJHA PLAZA  
AT KADAMKUAN



D-44, RAJOURI GARDEN  
NEW DELHI



20/70, PUNJABI BAGH  
WEST, NEW DELHI



AMBITION GREEN RESIDENCY  
AT NEW PATLIPUTRA COLONY



AMBITION RAM SQUARE  
BLOCK - B AT  
NEW DAK BANGLOW ROAD



AMBITION TRIVENI  
AT NAYA TOLA, PATNA



AMBITION SHARDA RESIDENCY  
BEHIND J. D. WOMENS COLLEGE



AMBITION ELITE  
OPP. PANCHMUKHI MANDIR  
EAST BORING CANAL ROAD



AMBITION PRIDE  
BEHIND BISCOMAUN  
BHAWAN, BANK ROAD,  
PATNA



THE PLATINUM  
AT ROHINI, SEC.- 32,  
NEW DELHI



AMBITION NARAYAN CENTRE  
AT FRAZER ROAD PATNA



NIVASSA A TOWNSHIP PROJECT AT  
RANIPUR BY-PASS PAJAWA PATNA



AMBITON HEIGHT AT GULABI BAGH  
NEAR ROSHANARA CLUB DELHI

## Ongoing Projects

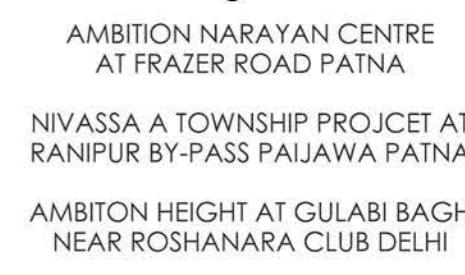


20/70, PUNJABI BAGH  
WEST, NEW DELHI



AMBITION GREEN RESIDENCY  
AT NEW PATLIPUTRA COLONY

## Upcoming Projects



AMBITION NARAYAN CENTRE  
AT FRAZER ROAD PATNA



## Principal Architect



New Delhi

## Landscaping Design



## Interior Design



Faridabad

## 3D Design



New Delhi

## Branding Partner



**Disclaimer :** The views shown in the pictures may vary over the period and do not guarantee the same. All intending purchasers (s) are bound to inspect all plans and approvals visit the project site and apprise themselves of all plans and approvals and other relevant information obtained from time to time from respective authorities. The promoter holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/ alterations/ improvements so made.

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