

2/3 BHK

Ultra Luxury Apartments at Affordable Price

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Sai Dham
GROUP



Sai Dham
KOHLI'S AVENUE
2/3 BHK APARTMENTS

SITE Add. : 85A/208, Meerapatti, Prayagraj

Sai Dham KOHLI'S AVENUE

2/3 BHK APARTMENTS

THE HEIGHT OF LUXURY IN AFFORDABLE PRICE



SAIDHAM KOHLIS AVENUE is a state of the art iconic project by **Saidham Group**, where luxury & harmony comes together in affordable price.

With an endeavor to focus towards property development & management, this project has been created with an endeavor to bring well developed residential projects, providing incomparable value.

Live life to the fullest and share the joys and happiness of being together
@ **SAIDHAM KOHLIS AVENUE**

AMENITIES OF PROJECT

- Prayagraj Development Authority (P.D.A.) Approved & RERA Registered.
- Earthquake Resistant R.C.C Framed Structure Designed by Qualified Structural Engineers.
- Fire Fighting equipment as per National Building Code (NBC) 2016.
- More Than 70% open Area. Rain Water harvesting.
- Single Gated Entry with security systems, CCTV along with EPABX System.
- 24X7 Security Intercom Facility for extra Security.
- 2 and 3 B.H.K. Spacious Luxury High End Finished Semi Furnished Smart Flats.
- Complete Equipped Modular Kitchen with Cooktop, Chimney & R.O. Water Filter.
- 7 Feet High 35mm thick internal doors and 8' Feet high 40mm thick Decorative external Main Door.
- Big Heavy-Duty Aluminum /UPVC Windows From floor to Ceiling Height.
- Lifts: Gear less High-Speed (1.5 m/s) Automatic Door for passenger & Separate service Lift in block of Thyssen/Schindler.
- Inverter wiring in Full Flat. Full Power Backup for Common areas, Lift & Parking area.
- Reception Area/ Waiting Lounge for Visitors.
- Parks, Swimming Pool, Community Centre, Gym, Sky Lounge, Temple and Convenient Shops.
- Basement & Stilt Reserve Parking for Residents and Visitors.

OPTIONAL

- Copper piping for Air Conditioning and 3 or 4 Star Split Air Conditioners available on additional attractive prices.
- EV Charging optional on Additional Charges.
- Smart home connectivity optional at additional prices.

EV CHARGING



SMART HOME CONNECTIVITY



KIDS PLAY GROUND



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KOHLI'S AVENUE

2/3 BHK APARTMENTS

Unit A-1 - 3 BHK (First Floor)

Built Up Area : 1289.74 sq. ft.
 Super Area : 1498.24 sq. ft.
 Carpet Area : 1065.52 sq. ft.
 Balcony Area : 180.72 sq. ft.



Unit A-3 - 2 BHK (First Floor)

Built Up Area : 1152.18 sq. ft.
 Super Area : 1338.44 sq. ft.
 Carpet Area : 868.22 sq. ft.
 Balcony Area : 249.83 sq. ft.



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KOHLI'S AVENUE

2/3 BHK APARTMENTS



Unit B-3 - 3 BHK (First Floor)

Built Up Area : 1173.38 sq. ft.
 Super Area : 1363.08 sq. ft.
 Carpet Area : 993.51 sq. ft.
 Balcony Area : 130.56 sq. ft.



Unit C-1 - 2 BHK (First Floor)

Built Up Area : 1008.37 sq. ft.
 Super Area : 1171.39 sq. ft.
 Carpet Area : 874.25 sq. ft.
 Balcony Area : 88.80 sq. ft.



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2/3 BHK APARTMENTS



Unit C-5 - 2 BHK (First Floor)

Built Up Area : 782.97 sq. ft.
 Super Area : 909.55 sq. ft.
 Carpet Area : 644.76 sq. ft.
 Balcony Area : 110.86 sq. ft.



Unit D-1 - 2 BHK (First Floor)

Built Up Area : 846.16 sq. ft.
 Super Area : 982.95 sq. ft.
 Carpet Area : 723.34 sq. ft.
 Balcony Area : 84.17 sq. ft.

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KOHLI'S AVENUE

2/3 BHK APARTMENTS

Unit D-7 - 3 BHK (First Floor)

Built Up Area : 1190.82 sq. ft.
 Super Area : 1383.33 sq. ft.
 Carpet Area : 1371.10 sq. ft.
 Balcony Area : 159.73 sq. ft.



Unit A-5 - 3 BHK (First Floor)

Built Up Area : 1206.86 sq. ft.
 Super Area : 1401.96 sq. ft.
 Carpet Area : 1003.42 sq. ft.
 Balcony Area : 159.63 sq. ft.



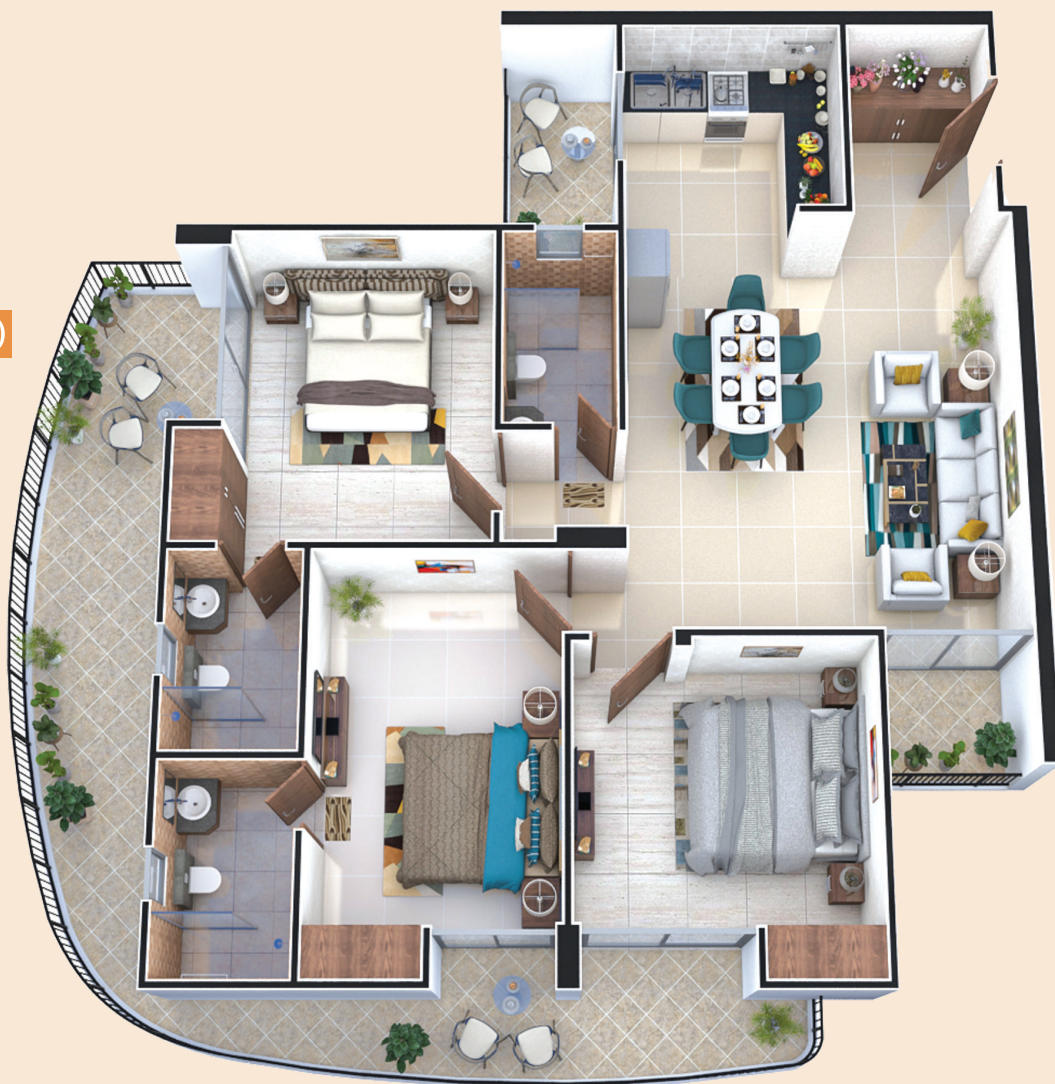
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KOHL'S AVENUE

2/3 BHK APARTMENTS

Unit A-1 - 3 BHK (3-9th Floor)

Built Up Area : 1493.83 sq. ft.
 Super Area : 1735.32 sq. ft.
 Carpet Area : 1081.02 sq. ft.
 Balcony Area : 383.84 sq. ft.



Unit A-4 - 2 BHK (3-9th Floor)

Built Up Area : 1277.79 sq. ft.
 Super Area : 1484.37 sq. ft.
 Carpet Area : 865.10 sq. ft.
 Balcony Area : 375.13 sq. ft.



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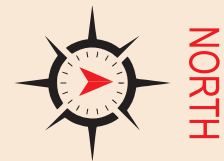
KOHLI'S AVENUE

2/3 BHK APARTMENTS



Unit A-5 - 3 BHK (3-9th Floor)

Built Up Area : 1355.40 sq. ft.
 Super Area : 1574.46 sq. ft.
 Carpet Area : 1019.35 sq. ft.
 Balcony Area : 310.54 sq. ft.



NORTH



Unit B-4 - 3 BHK (3-9th Floor)

Built Up Area : 1188.02 sq. ft.
 Super Area : 1380.08 sq. ft.
 Carpet Area : 927.42 sq. ft.
 Balcony Area : 229.91 sq. ft.



NORTH

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KOHLI'S AVENUE

2/3 BHK APARTMENTS

Unit D-7 - 3 BHK (3-9th Floor)

Built Up Area : 1390.17 sq. ft.
 Super Area : 1614.91 sq. ft.
 Carpet Area : 1012.35 sq. ft.
 Balcony Area : 360.48 sq. ft.



Unit B-3 - 3 BHK (3-9th Floor)

Built Up Area : 1369.72 sq. ft.
 Super Area : 1591.15 sq. ft.
 Carpet Area : 1011.81 sq. ft.
 Balcony Area : 329.91 sq. ft.



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KOHLI'S AVENUE

2/3 BHK APARTMENTS

Unit B-1 - 3 BHK (3-9th Floor)

Built Up Area : 1284.25 sq. ft.
 Super Area : 1491.87 sq. ft.
 Carpet Area : 982.21 sq. ft.
 Balcony Area : 262.74 sq. ft.



Unit D-7 - 3 BHK (3-9th Floor)

Built Up Area : 1390.17 sq. ft.
 Super Area : 1614.91 sq. ft.
 Carpet Area : 1012.35 sq. ft.
 Balcony Area : 360.48 sq. ft.



SPECIFICATIONS

LIVING/ DINING/ PASSAGE/ LOBBY

Floor	: Larger Size PGVT/ Double Charged Nano Polished Vitrified Tiles.
Walls	: Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P base.
Ceiling	: Acrylic Emulsion paint with POP cornices.

BEDROOMS

Flooring Master Bed	: PGVT/ Double Charged Nano Polished Vitrified Tiles.
Flooring Bedrooms	: PGVT/ Double Charged Nano Polished Vitrified Tiles.
Walls	: Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P. Base.
Ceiling	: Acrylic Emulsion paint with POP cornices.

KITCHEN

Walls	: Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area.
Floor	: Anti-Skid Vitrified Tiles / Double Charged Vitrified Tiles.
Ceiling	: Acrylic Emulsion paint with POP Cornices.
Counter	: Granite Working Top.
Fittings / Fixtures	: CP fittings of Jaquar/Grohe/Parryware /Johnson equivalent with CPVC pipes and Single bowl SS Sink.
Kitchen Appliances	: Fully Equipped Modular Kitchen with 3Burner Cook top, Chimney, RO water filter system of a Pureit.

BALCONY

Floor	: Anti-Skid Tiles Vitrified Tiles
Ceiling	: Exterior paint.
Railings	: Steel Railings.

TOILETS

Walls	: Combination of Tiles up to door level and Acrylic Emulsion paint in the balance area.
FLOOR	: Anti-skid Ceramic Tiles
CEILING	: Acrylic Emulsion paint
FIXTURES/ACCESSORIES	: Towel rail, Soap dish, glass shelves and Mirror of standard make.
Sanitary ware/ CP	: Single Lever CP fittings, Wash Basin Table Top & WC wall hung and One piece, Health Faucet/jet,
Fittings	: Jaquar/ Hind ware/ Varmora/ Cera/ Parryware/ Equivalent.
Plumbing	: CPVC piping for hot and cold-water supply inside the toilets & UPVC pipes for stacks.
Fire Fighting System	: Fire Fighting System as per NBC 2016 norms.

STRUCTURE

:	Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers.
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DOORS

Internal Door	: 35mm thick 7'-0" height Painted Hardwood frame with prelaminated doors With Godrej Mortise Locks and Stainless-Steel Hardware.
Main Entrance Door	: 40 mm thick 8'-0" Polished Hardwood Frame with Prelaminated Doors with Godrej Mortise Locks and Stainless-Steel Hardware.
External Glazing's	: Windows / External Energy Efficient, Sound insulating glass units with – Plain glass glazing Aluminum/UPVC heavy sections floor to ceiling height windows.
External Elevation	: Weather Proof External Paints.
Electrical Fixtures	: Modular switches with copper wiring of ISI approved make.
Fittings	: Led light fittings with all the piping only and wiring for AC.
Security System	: Secured Gated Community with access Control at Entrances with Security system along with C.C. Camera and EPABX systems for internal Communication.

STAIRCASES

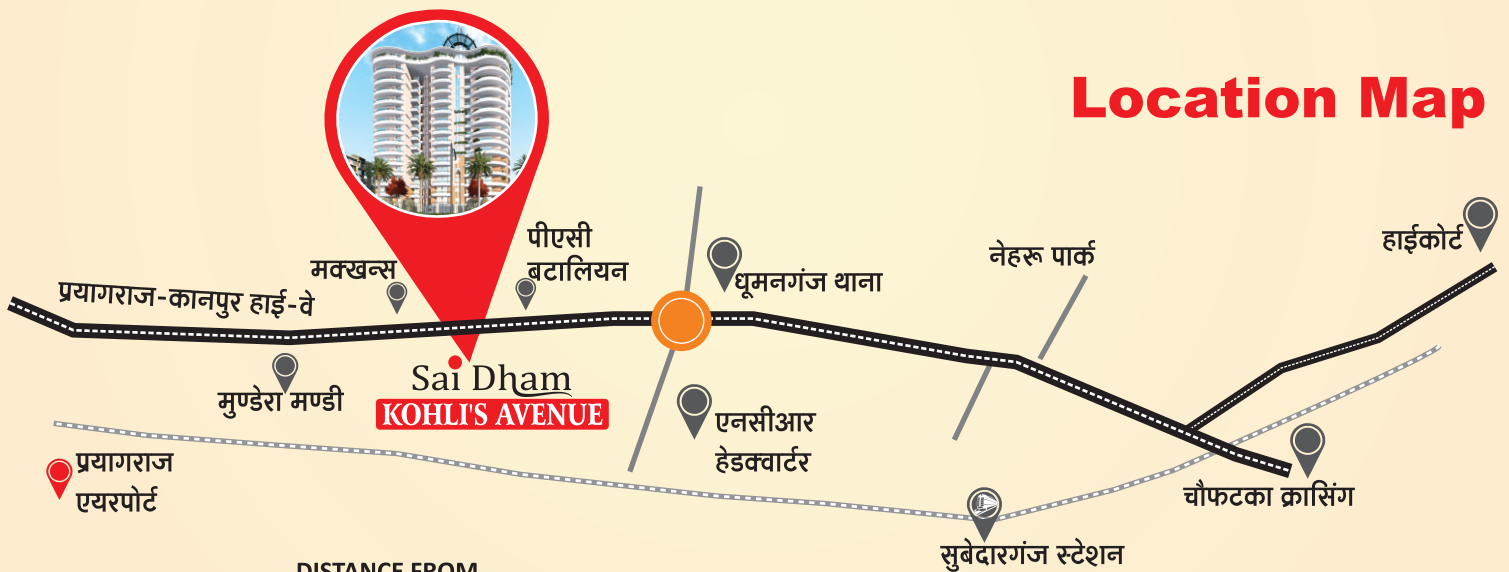
Floor	: Granite/Marble with combination of Steel railings
Walls	: Acrylic Emulsion paint



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Location Map



DISTANCE FROM

Bamrauli Airport	4.7 km
Subderganj Railway Station	2.6 km
Allahabad Highcourt	5.0 km
Prayagraj Railway Junction	5.5 km
Civil Lines Bus Terminal	7.0 km



FINANCE AVAILABLE
from Nationised & Leading Banks

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E-mail : saidhamrajesh@gmail.com

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Site : 85A/208, Meerapatti, Prayagraj

Website : www.saidham.co.in

UPRERA Reg. No. (Project) : UPRERAPRJ

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