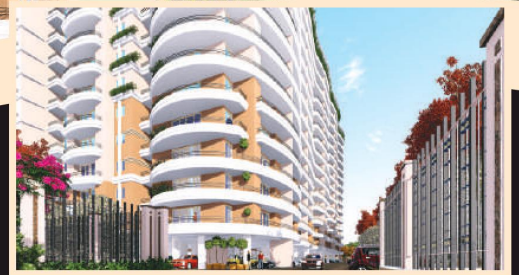


2/3 BHK

Ultra Luxury Apartments at Affordable Price

Sai Dham
GROUP



Sai Dham

KOHLI'S AVENUE

Luxury in Affordable Prices

Site Add. : 85A/108, Meerapatti, Prayagraj-211012



In this wonderful world, Welcome Home, Welcome to Sai Dham Group.

MESSAGE

Gift your little ones their little kingdom. A home where they can play around with the fluttering butterflies & birds creating magic with the lush green surroundings. Watch them grow up with the nature full of fresh, refreshing breeze far away from the polluted hot winds of the crowded city, full of blaring car horns.

OVERVIEW

Prayagraj also known as Allahabad, Prayagraj lies close to Triveni Sangam, the confluence of three-rivers of the Ganges, Yamuna, and the Saraswati. Prayagraj hosts cultural and sporting events, including the Prayag Kumbh Mela and the Indira Marathon.

Sai Dham Group is a professionally managed organization synonymous with trust & quality. Sai Dham Group has committed to challenge benchmarks and set new standards of quality abodes in a crowded cityscape. The Promoters of the company believe in building homes that are sensitive to people's needs and to the environment as well. They have foresight to see the future and anticipate the trends of tomorrow. Superior quality constructions and innovative state-of-art architecture blend perfectly with a professional approach that has helped the company to cater to specific client needs.

They not only build buildings but also long-lasting relations with their clients. Their aim is to offer the customers the best amenities with superior quality. Their dedicated team and trust of their clients motivates them to aim higher and fulfil all their potential at the committed time. They have already completed a number of projects across in the city. They have become a trusted name in Real Estate Industry for the quality of their structures and exclusive designing. To provide beautiful and luxurious homes at affordable prices has been their motto.

MISSION

For Sai Dham Group work is worship, & therefore we emphasize on giving better quality in our forthcoming projects. Sai Dham is continuously taking giant leaps & exploring new horizons in construction & real estate.

VISION

Sai Dham Group carries a vision to create edifices of magnificence through the art of architecture & science of construction complementing a modern & convenient lifestyle. Latest innovations, enhanced technology & upgraded materials are incorporated to create the best.

COMPLETED AND FAMILIES ARE LIVING



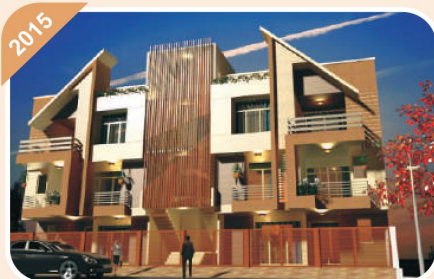
SAI DHAM APARTMENT
Rajrooppur, Prayagraj



CHARMSWOOD
Lukerganj, Prayagraj



SAI DHAM PRITHVI KUNJ
Preetamnagar, Prayagraj



SAI DHAM DWARIKA ENCLAVE
Lukerganj, Prayagraj



SAI DHAM ENCLAVE
Drumm Road, Ashok Nagar, Prayagraj



SAI DHAM NAKSHATRA
Muir Road, Ashok Nagar, Prayagraj



SAI DHAM RADHE KRISHNA ENCLAVE
Lukerganj, Prayagraj



SAI DHAM RESIDENCY
Adjacent BHS, Civil Lines, Prayagraj



SAI DHAM LANDMARK
Civil Lines, Prayagraj

ONGOING PROJECTS



MAHALAKSHAMI APARTMENTS
Naini Station Road, Prayagraj



SAI DHAM SHREE KALESHWAR DHAM
Dandi-Rewa Road, Prayagraj



SAI DHAM MAA GANGE HEIGHTS
Phaphamau, Prayagraj

and many more ...



THE HEIGHT OF LUXURY IN AFFORDABLE PRICE



Saidham Kohli's Avenue is a state of the art iconic project by **Saidham Group**, where ultra luxury & harmony comes together in affordable prices.

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

Live life to the fullest and share the joy and happiness of being together
in the tallest building of Prayagraj
@ Saidham Kohli's Avenue

PROJECT HIGHLIGHTS

- Address in the Tallest Building of Prayagraj.
- Prayagraj Development Authority (P.D.A.) Approved & RERA Registered.
- Earthquake Resistant R.C.C Framed Structure Designed by Qualified Structural Engineers.
- Fire Fighting systems as per National Building Code (NBC) 2016.
- More Than 70% open Area with 45 ft setback.
- Meditation Center & Kids Zone with Mini Cricket Pitch.
- Rain Water Harvesting for Ground Water Recharging.
- Single Gated Entry with Security Systems, CCTV along with EPABX System.
- Every flat is connected with 24X7 Security Intercom Facility with Security Lock on Main Door.
- 2/3 B.H.K. Spacious High End Finished Semi Furnished Flats with Smart Home Connectivity (Optional).
- Complete Equipped Modular Kitchen with Cooktop, Chimney & R.O. Water Filter with PNG Lines.
- 7 Feet High 35mm Thick Internal Doors & 8' Feet High 40mm Thick Decorative external Main Door with Security Lock.
- Big Heavy-Duty Branded UPVC Windows From Floor to Beam Height.
- Lifts : Gear less High-Speed (1.5 m/s) Passenger and service lifts of branded multinational companies.
- Inverter wiring in Full Flat & Full Power Backup for all Common services.
- Reception Area/ Waiting Lounge for Visitors.
- Parks, Swimming Pool, Community Centre, Gym, Sky Lounge, Temple, Amphitheater & Convenient Shops for Daily Needs.
- Basement, Stilt & Open/Covered Reserve Parking for Residents and Visitors.

OPTIONAL

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



3 TIER SECURITY



HIGH SPEED LIFTS



EV CHARGING



SMART HOME CONNECTIVITY



MINI CRICKET PITCH



KIDS PLAY GROUND

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.





Unit A-5 - 3 BHK (First Floor)

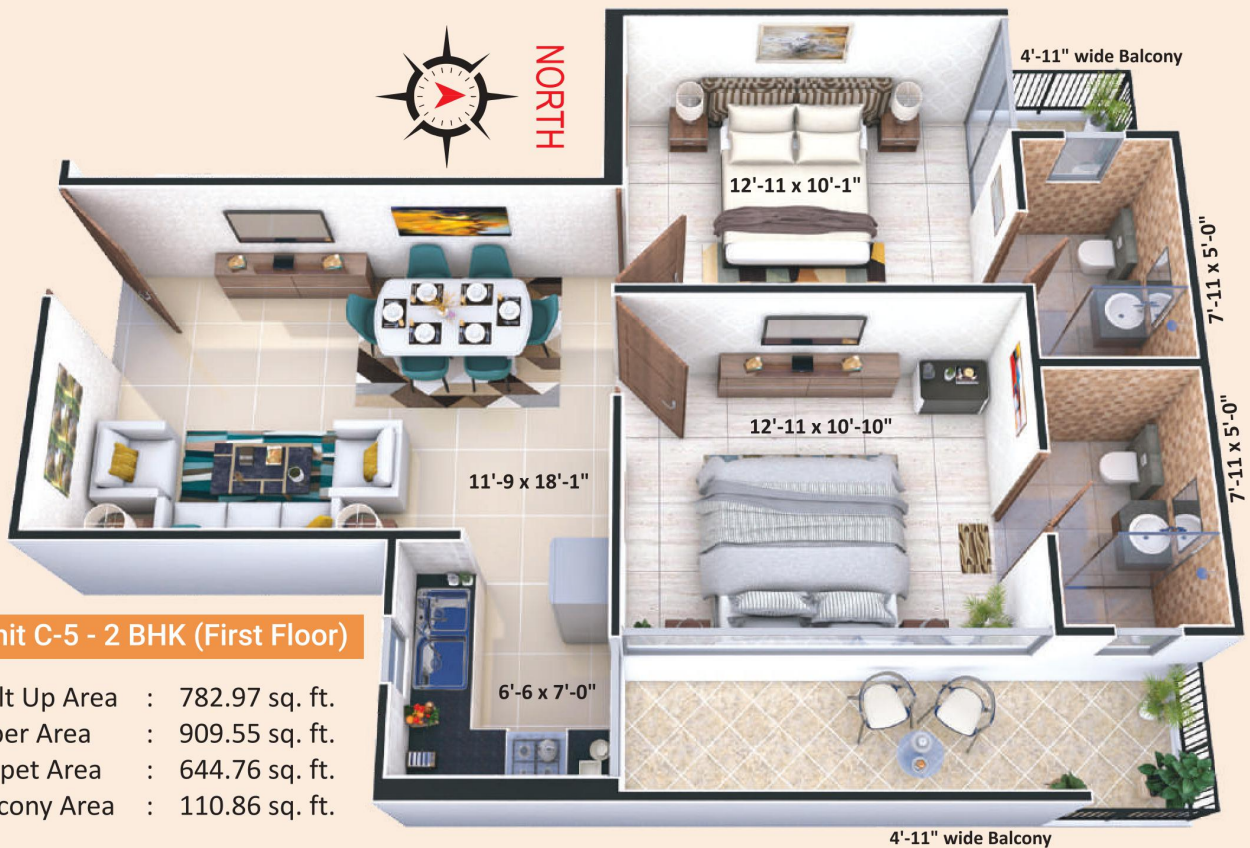
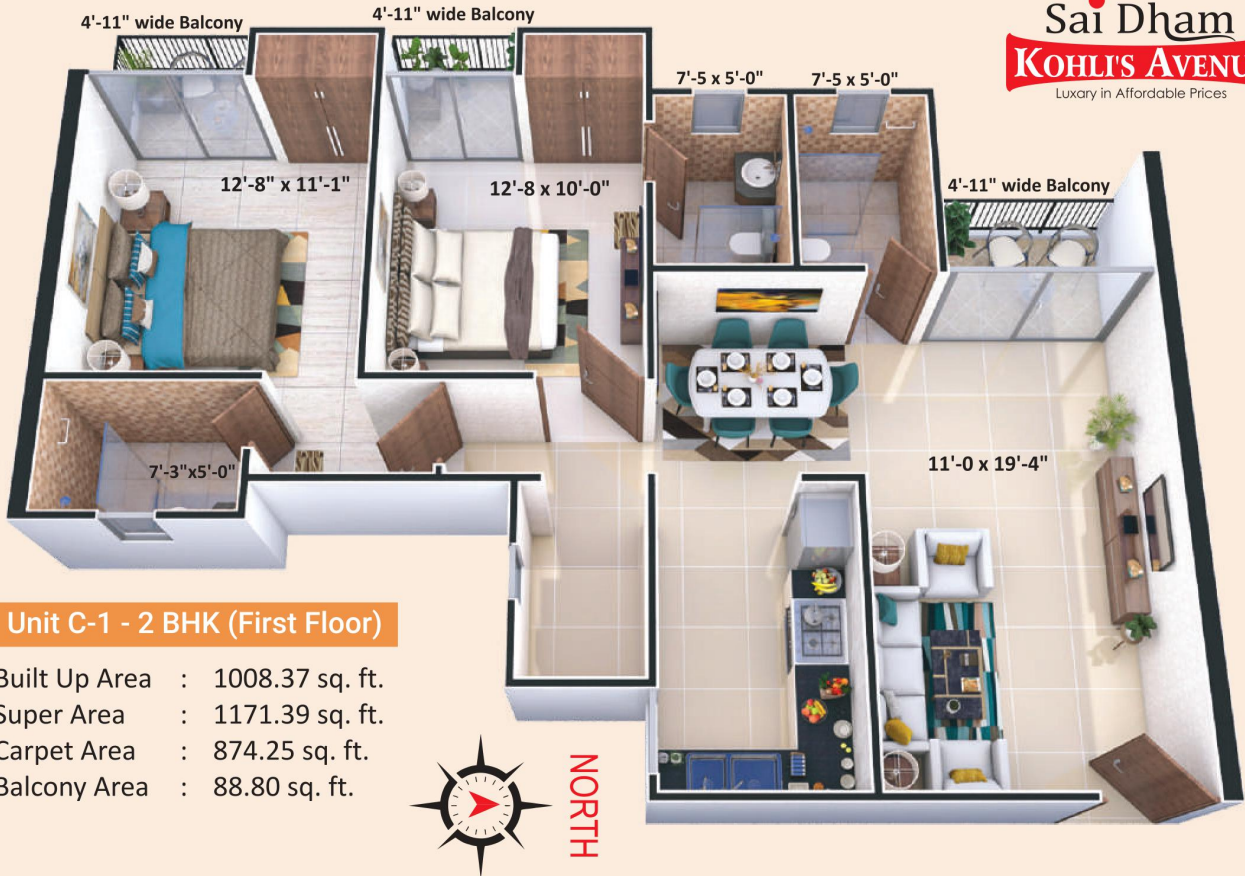
Built Up Area : 1206.86 sq. ft.
 Super Area : 1401.96 sq. ft.
 Carpet Area : 1003.42 sq. ft.
 Balcony Area : 159.63 sq. ft.



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.







FIRST / PODIUM LEVEL FLOOR PLAN



Unit D-1 - 2 BHK (First Floor)

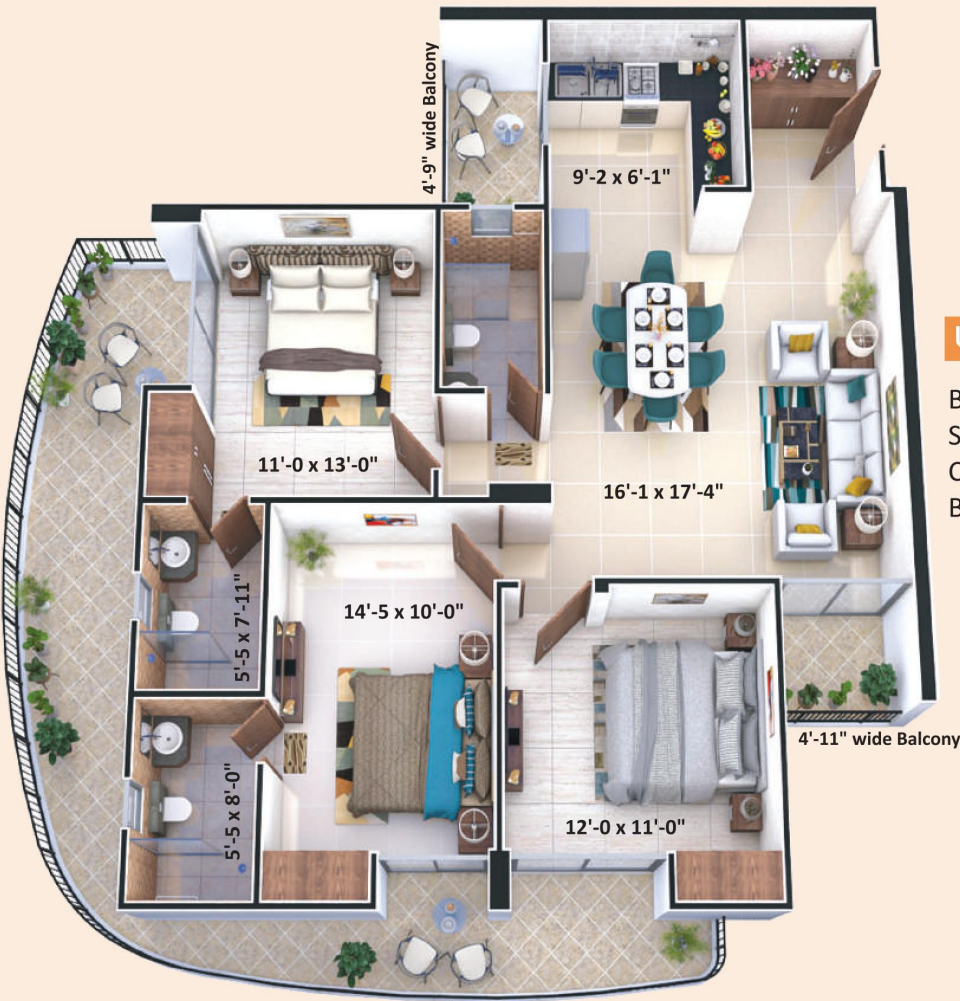
Built Up Area : 846.16 sq. ft.
 Super Area : 982.95 sq. ft.
 Carpet Area : 723.34 sq. ft.
 Balcony Area : 84.17 sq. ft.



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-1 - 3 BHK

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.



NORTH

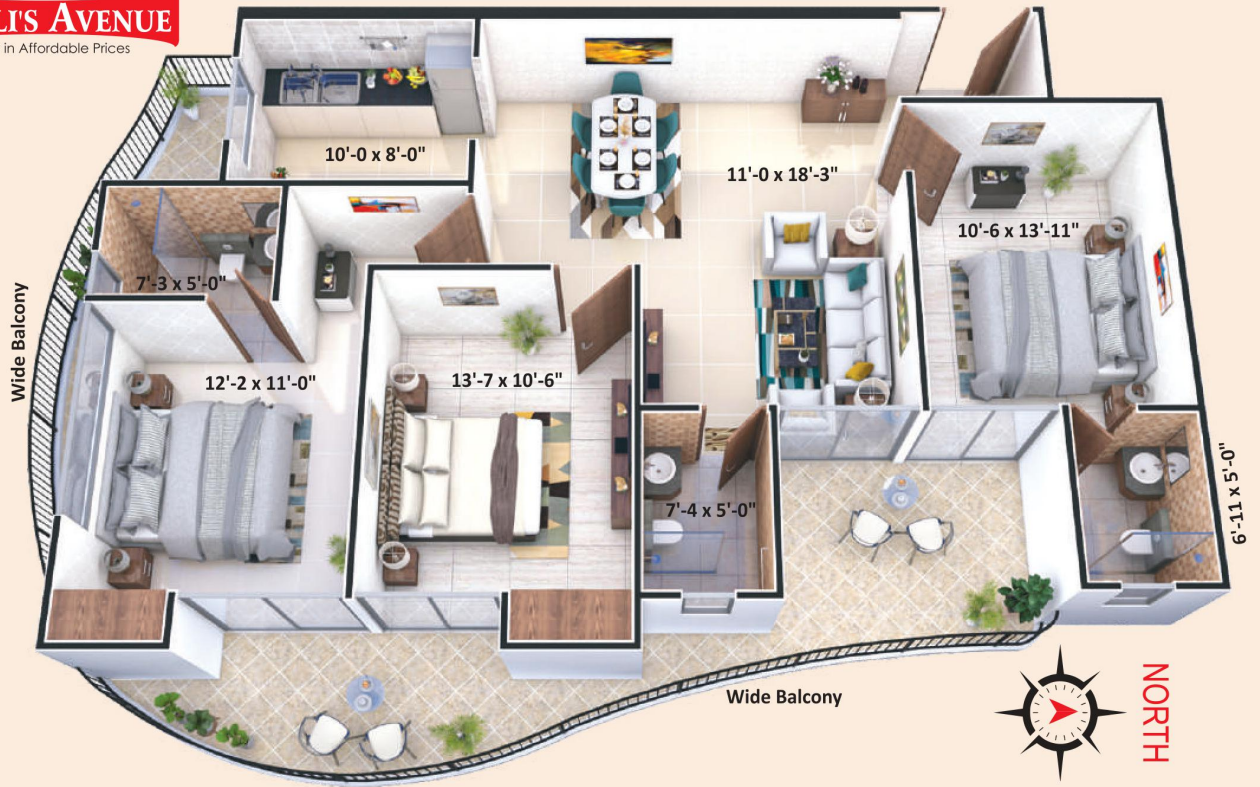
Unit A-4 - 2 BHK

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.



NORTH





Unit A-5 - 3 BHK

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.



Unit B-1 - 3 BHK

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 B-3 - 3 BHK

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.



Unit B-4 - 3 BHK

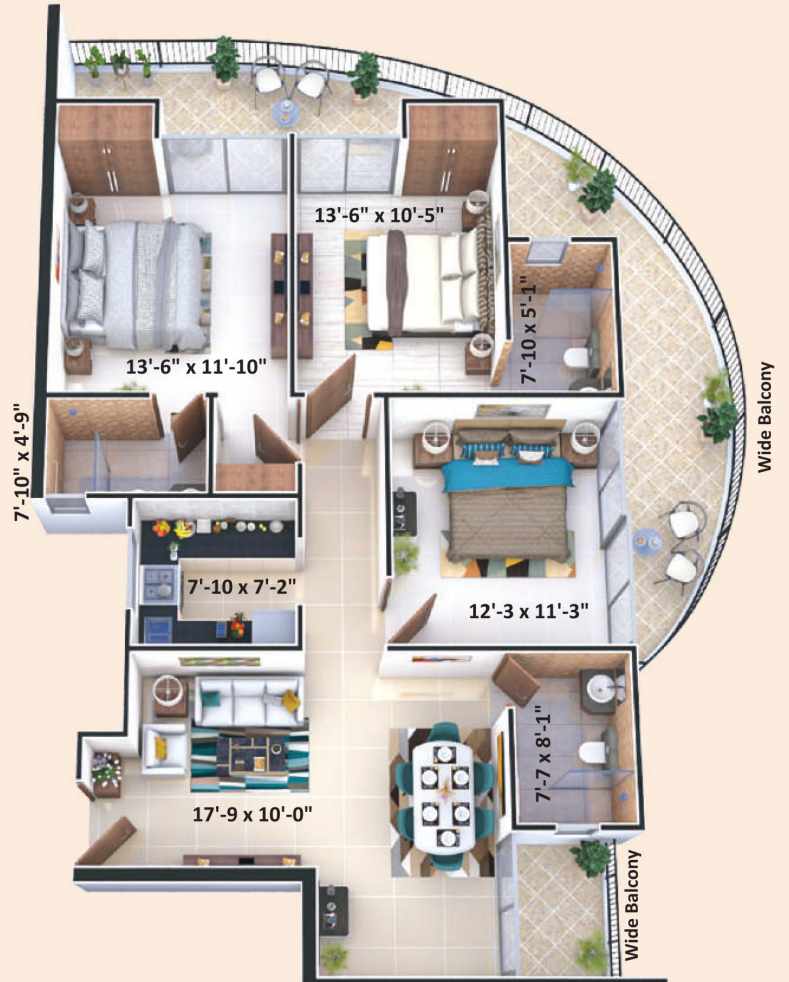
Built Up Area : 1188.02 sq. ft.
 Super Area : 1380.08 sq. ft.
 Carpet Area : 927.42 sq. ft.
 Balcony Area : 229.91 sq. ft.



Unit D-7 - 3 BHK

(2/3/6/7/8/9/10/13/14th 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 D-7 - 3 BHK (4/5/11/12th Floor)

Built Up Area : 1347.76 sq. ft.
 Super Area : 1565.64 sq. ft.
 Carpet Area : 1009.01 sq. ft.
 Balcony Area : 314.84 sq. ft.



SPECIFICATIONS

LIVING/ DINING/ PASSAGE/ LOBBY

Floor	: Large Size PGVT/ Double Charged 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	: 12 mm thick AC-4 wooden flooring.
Flooring Bedrooms	: PGVT/ Double Charged 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.

BALCONIES

Floor	: Anti-Skid Tiles Vitrified Tiles
Ceiling	: Exterior paint white.
Railings	: Iron 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/ Hindware/ Varmora/ Cera/ Parryware /Johnson / Equivalent.
Plumbing	: CPVC piping for hot and cold-water supply inside the toilets & UPVC pipes for stacks.

DOORS

Internal Door	: 35mm thick 7'-0" height Painted Hardwood frame with prelaminated doors With Mortise Locks and Stainless-Steel Hardware.
Main Entrance Door	: 40 mm thick 8'-0" Polished Hardwood Frame with Prelaminated Doors with Security Lock and Stainless-Steel Hardware.
External Glazing's	: Windows / External Energy Efficient glass units with – Plain glass glazing Branded 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 Copper wiring for AC.

STAIRCASES

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

SECURITY SYSTEM	: Secured Gated Community with access Control at Entrances with Security system along with C.C. Camera and EPABX systems for internal Communication.
FIRE FIGHTING SYSTEM	: Fire Fighting System as per NBC 2016 norms.
STRUCTURE	: Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers.

Sai Dham KOHLI'S AVENUE

Luxury in Affordable Prices



PLEASE SCAN FOR
WALK THROUGH



PLEASE SCAN FOR LOCATION

Location Map



DISTANCE FROM

Prayagraj Airport	4.7 km
Subedarganj Railway Station	2.6 km
HighCourt	5.0 km
Prayagraj Railway Junction	5.5 km
Civil Lines Shubhash Chauraha	6.5 km



FINANCE AVAILABLE
from Nationalised & Leading Banks

Booking Contacts :

Site : 85A/108, Meerapatti, Prayagraj-211012

E-mail :

Website : www.theearthreality.com

www.uprera.in

The information contained herein has been obtained through source deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.