

BRERAP00016-8/94/R-1721/2024



LUXURY REDEFINED
Your Sanctuary Awaits

3-4-5 BHK | DUPLEX APARTMENTS | RETAIL SPACE

Member



Peace

To imbue your life
with tranquility and
serenity

Welcome to Kumar Capital Greens, where luxury and convenience converge to offer you the ultimate living and investment opportunity. Explore our exquisite range of 3, 4, and 5 BHK apartments.

First of its kind of project in patna in the vicinity of commercial district.

Experience the pinnacle of urban living with our meticulously crafted residential apartments. From spacious layouts to premium finishes, every detail has been thoughtfully curated to exceed your expectations. Whether you're seeking a cozy retreat or a spacious family home, Kumar Capital Greens offers the perfect blend of comfort and style.

Where
dreams take
shape, luxury
apartments,
timeless
elegance



KUMAR CAPITAL GREENS

Creating spaces that
speak, architectural
wonders in every detail

KUMAR CAPITAL GREENS



Your epitome of style

Kumar Capital Greens boasts an unparalleled landscape, promising a panoramic vista of the cityscape. As you step onto the grounds, prepare to be whisked away to a realm straight out of your most vivid dreams. The exterior envelops you in verdant tranquility, with abundant greenery and sprawling spaces, offering a warm and inviting embrace. Venture further, and you'll encounter a symphony of architectural wonders. The seamless integration of architectural marvels and natural landscapes conjures an iconic masterpiece, beckoning you to become a cherished part of its story.

- Low density residential project.
- Grand entrance lobby of each tower.

Step into a new dimension of comfort and elegance with our residences boasting

11.6 foot ceilings

This exceptional room height redefines spaciousness, providing an airy and open ambiance that enhances every aspect of your living experience.



The Kumar Capital Greens near the Ganga River offers a rare opportunity to experience the best of both worlds – the tranquility of riverside living and the convenience of modern amenities. It is an ideal choice for those seeking a life of harmony, wellness, and cultural richness. Embrace the divine living experience by the Ganga, and find your sanctuary in this unparalleled residential haven.

TOWER-2

TOWER-3

TOWER-4

TOWER-1

KUMAR CAPITAL GREENS





Site plan

Where every corner tells a story of thoughtful planning

As you explore our thoughtfully designed site plan, you'll uncover a world of possibilities. From lush green spaces and tranquil walking trails to vibrant community hubs and recreational areas, every element is strategically placed to enhance your living experience.

But it's not just about aesthetics — our site plan is a testament to our commitment to sustainability and environmental stewardship. With eco-friendly features integrated throughout, you can rest assured knowing that your home is as sustainable as it is stylish.

Experience the magic of space

HIGHLIGHTS

- Main Entrance (IN/ OUT)
- Covered Car Parking
- Main Road
- Grand Park
- Sports Complex / Indoor Game
- Play Ground (Half Basket Ball, Lawn Tennis, Badminton).
- Swimming Pool
- Community Hall
- Seat Out (Seating Area)
- Fitness Gym
- Club House
- Yoga Deck / ZUMBA
- Jogging Space
- Landscape Courtyards
- Lush Green Campus
- STP
- CCTV
- Automatic Parking System
- Provision for EV charging point
- Advance video Door Calling



- 1 Tennis Court
- 2 Badminton Court
- 3 Half Basket Ball Court
- 4 Kids Play Area
- 5 Swimming Pool
- 6 Jogging Track

Proposed Tower 03
B + S + 16th

Tower 04 (LIG & EWS)
B + S + 16th

Proposed Tower 02
B + S/G + 17th

Proposed Tower 01
B + S/G + 17th

12200 MM WIDE MAIN ROAD

NALA

NALA

OTHER BOUNDARY LINE

OTHER BOUNDARY LINE

OTHER BOUNDARY LINE

ENTRY EXIT

TO P.M. MALL

Tower 1



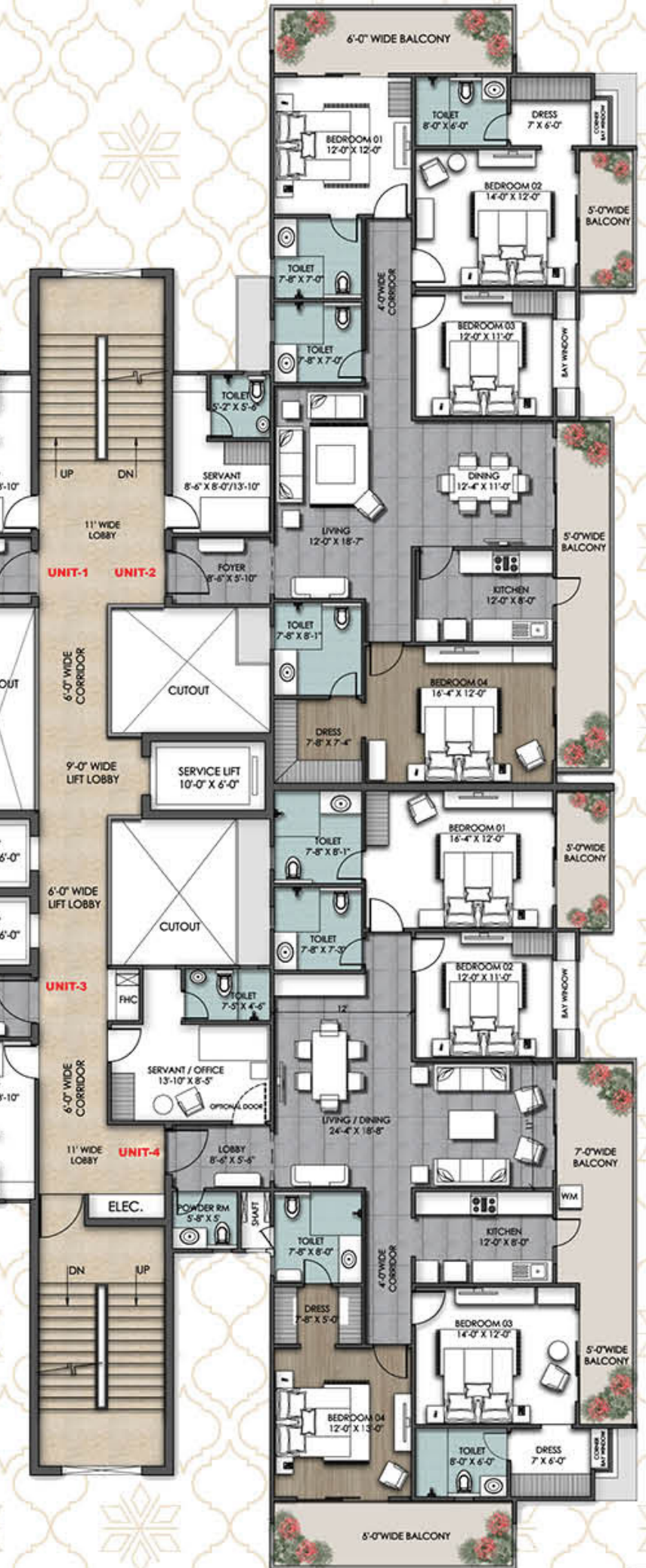
TYPICAL FLOOR CLUSTER PLAN

Super Area: 2519 SQFT
4BHK + 4T + STUDY + SERVANT
TYPE-01



Super Area: 2476 SQFT
4BHK + 4T + SERVANT
TYPE-03

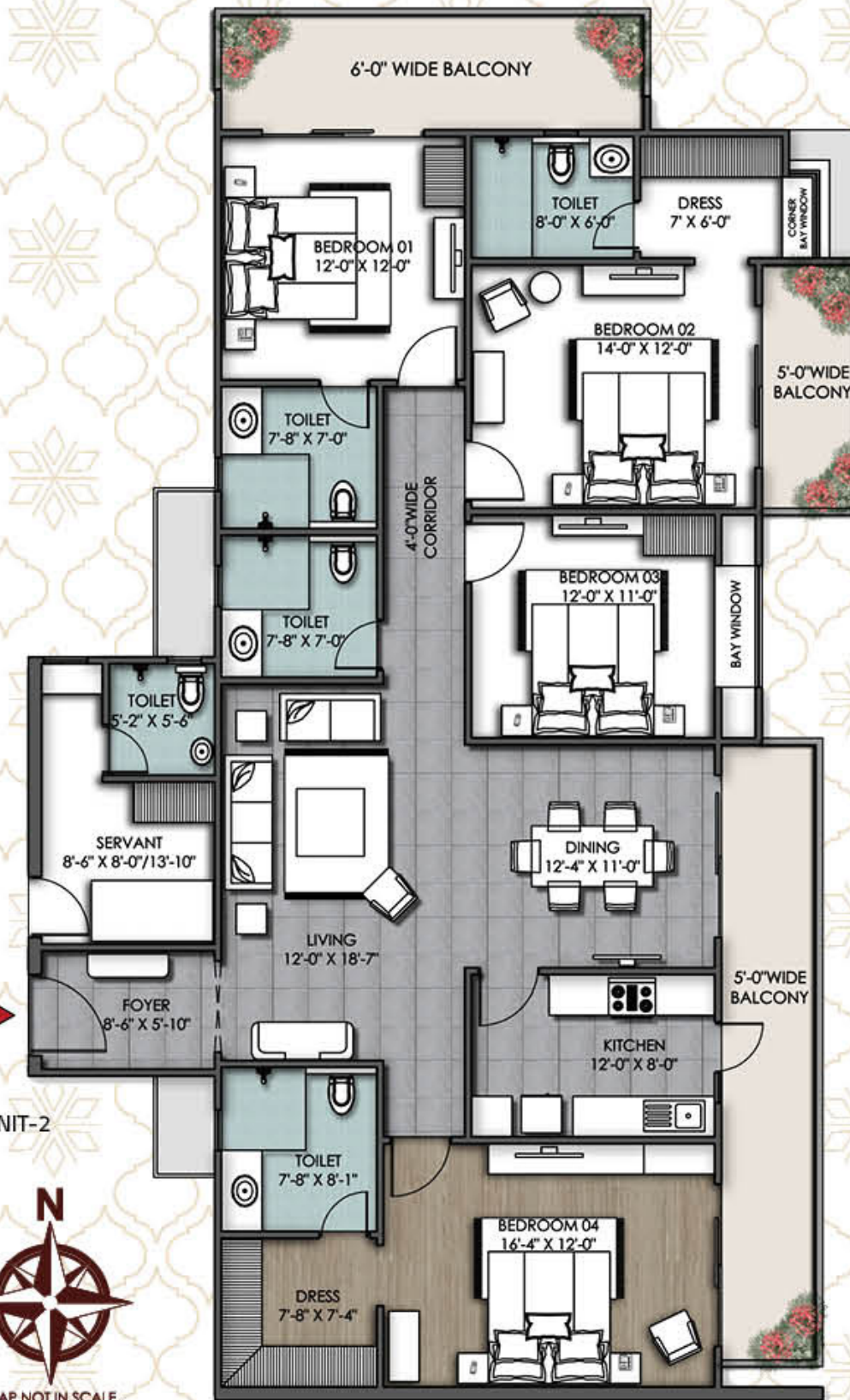
Super Area: 2476 SQFT
4BHK + 4T + SERVANT
TYPE-02

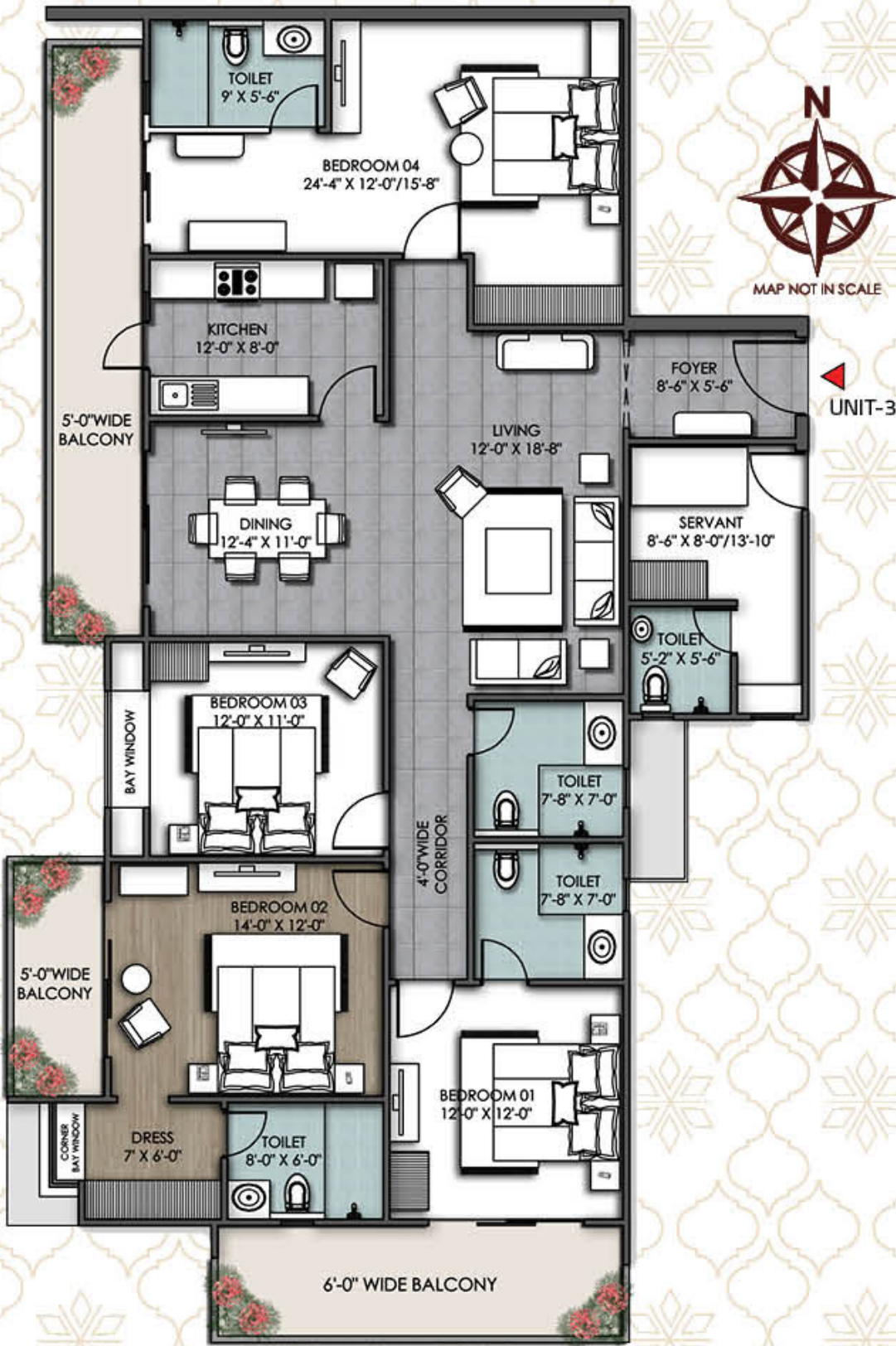


Super Area: 2605 SQFT
4BHK + 5T + SERVANT
TYPE-04



MAP NOT IN SCALE





UNIT-3



UNIT-4



DUPLEX LOWER FLOOR CLUSTER PLAN

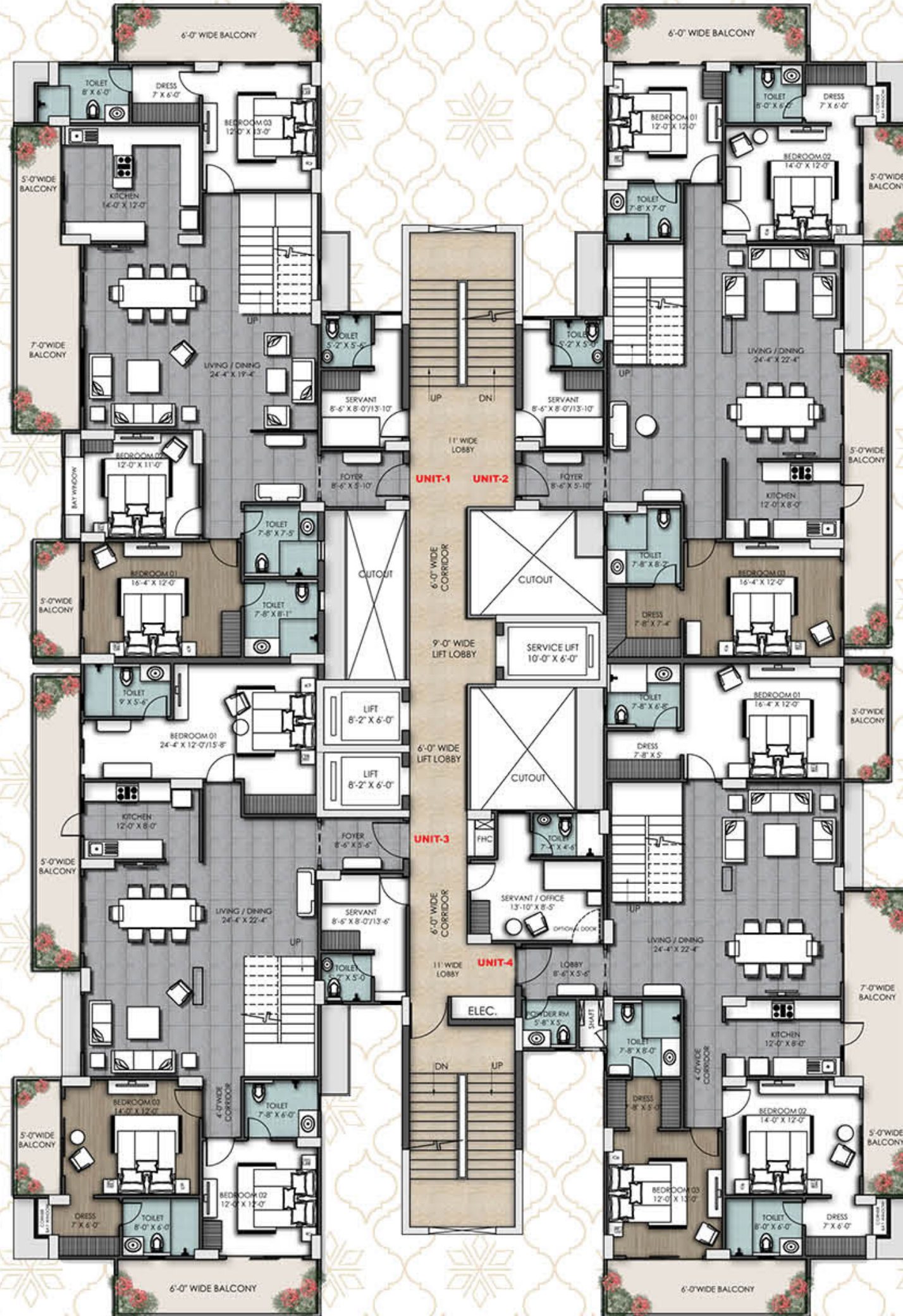
DUPLEX UPPER FLOOR CLUSTER PLAN

Super Area: 4399 SQFT
5BHK + 5T + SERVANT
TYPE-01

Super Area: 4390 SQFT
5BHK + 5T + SERVANT
TYPE-02

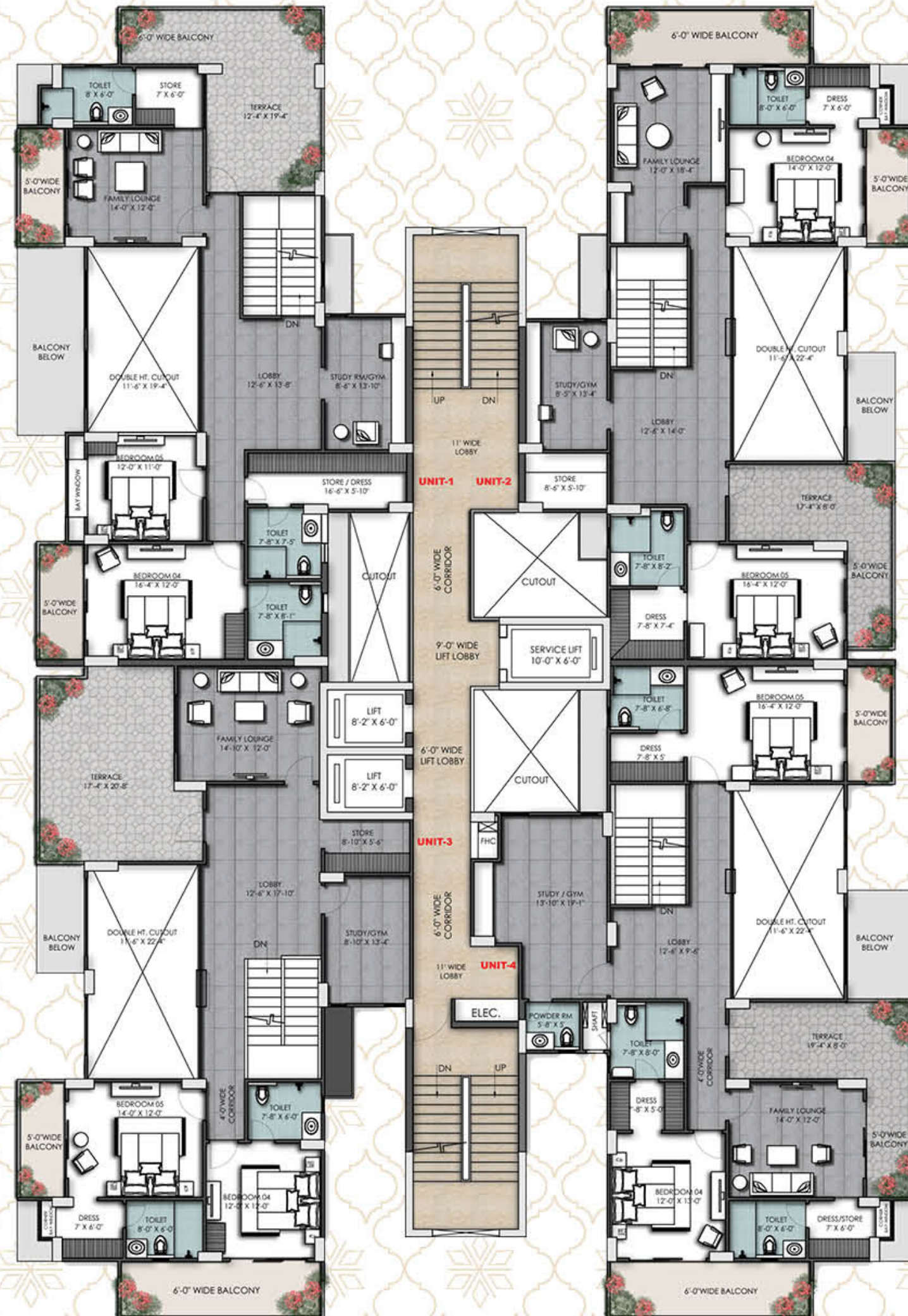
Super Area: 4399 SQFT
5BHK + 5T + SERVANT
TYPE-01

Super Area: 4390 SQFT
5BHK + 5T + SERVANT
TYPE-02



Super Area: 4274 SQFT
5BHK + 5T + SERVANT
TYPE-03

Super Area: 4610 SQFT
5BHK + 5T + SERVANT
TYPE-04



Super Area: 4274 SQFT
5BHK + 5T + SERVANT
TYPE-03

Super Area: 4610 SQFT
5BHK + 5T + SERVANT
TYPE-04



MAP NOT IN SCALE



MAP NOT IN SCALE

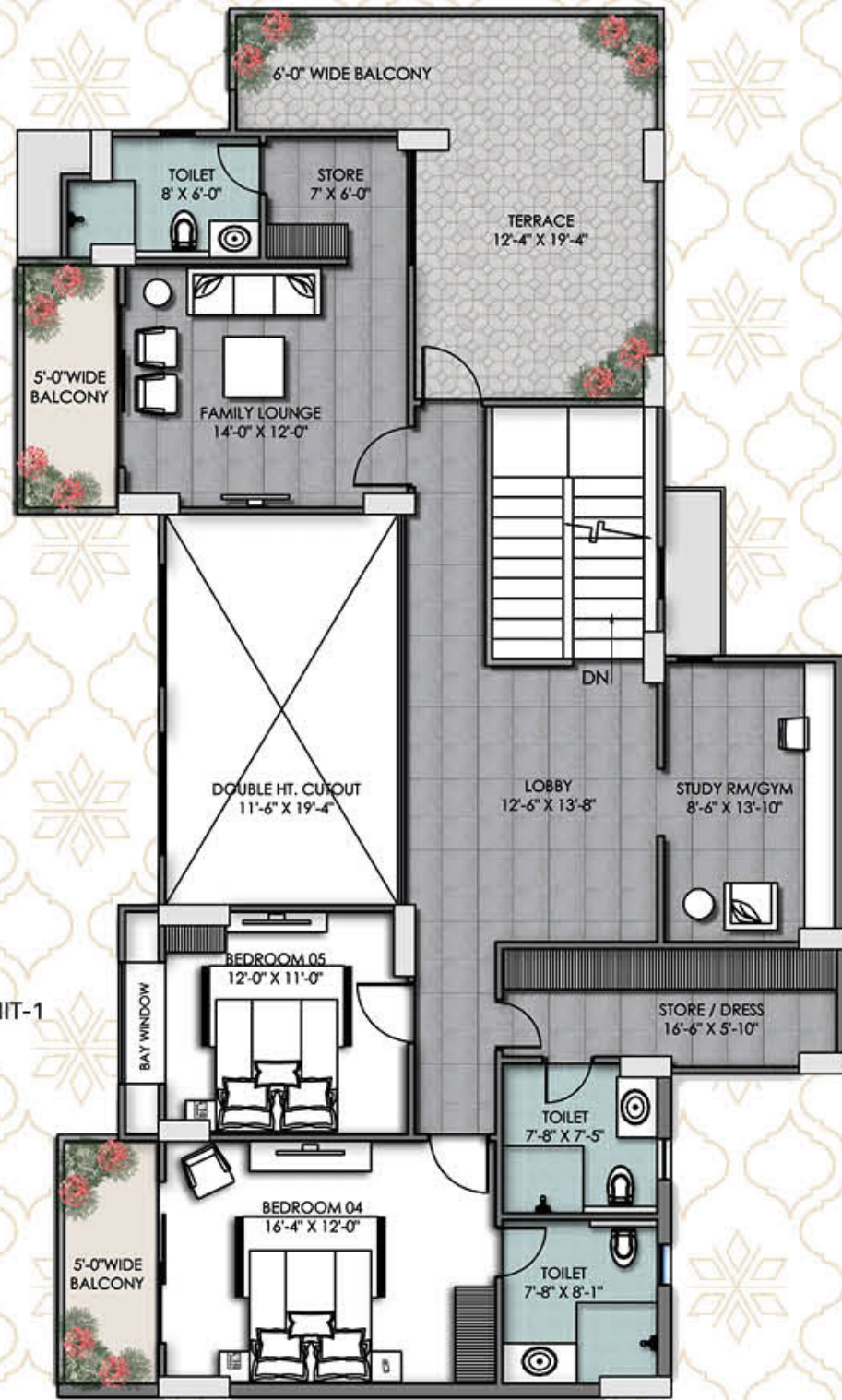


MAP NOT IN SCALE

DUPLEX
TYPE -1
UNIT PLAN

5BHK + 5T + Servant
5 BEDROOMS | LIVING AND DINING | KITCHEN
SERVANT | 5 BALCONIES | TERRACE | 5 TOILETS

Carpet Area : **3013 SQFT**
Balcony Area : **496 SQFT**
Super Area : **4399 SQFT**
Terrace : **284 SQFT**



Duplex Lower
Floor Plan

Duplex Upper
Floor Plan

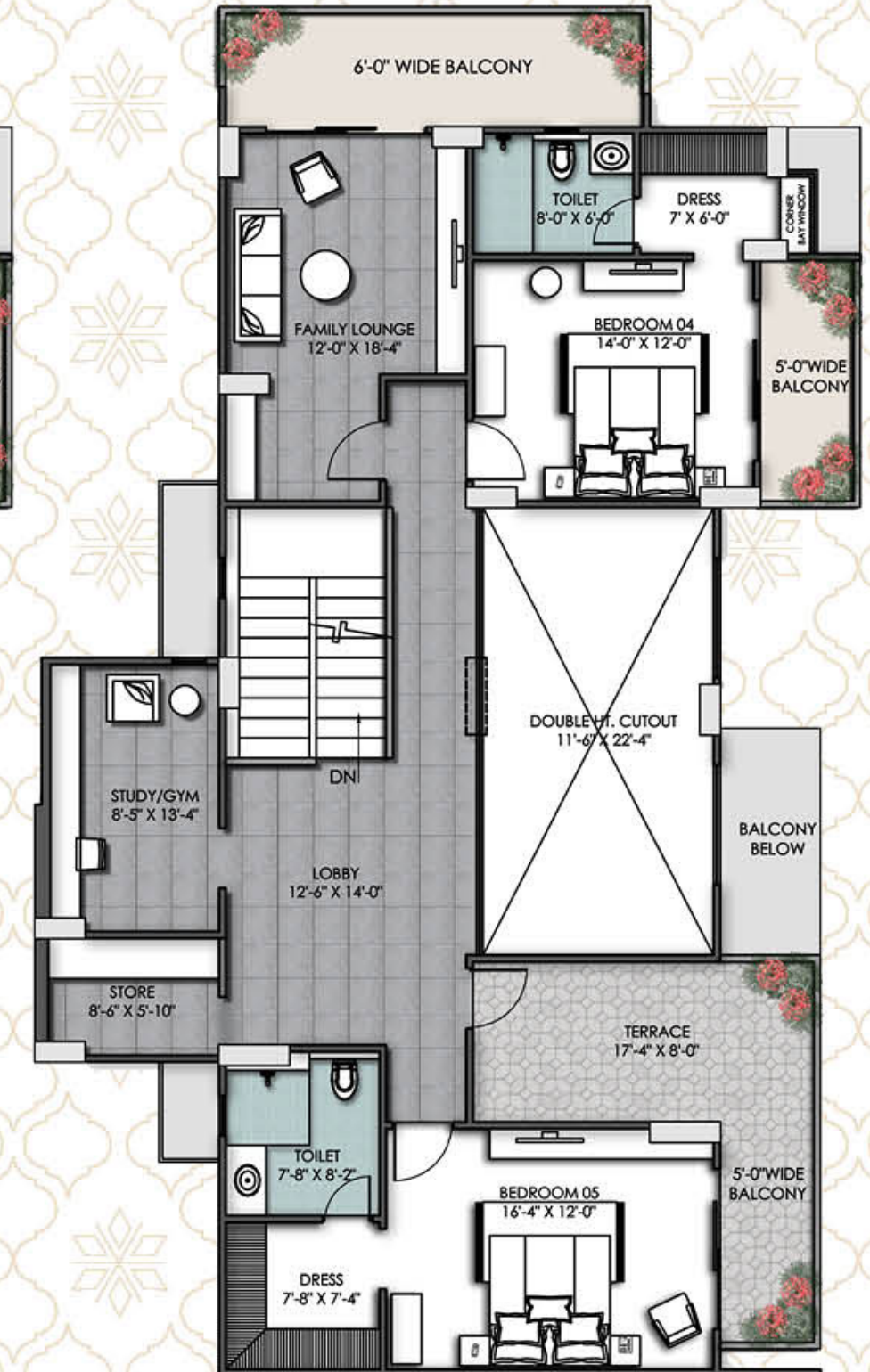
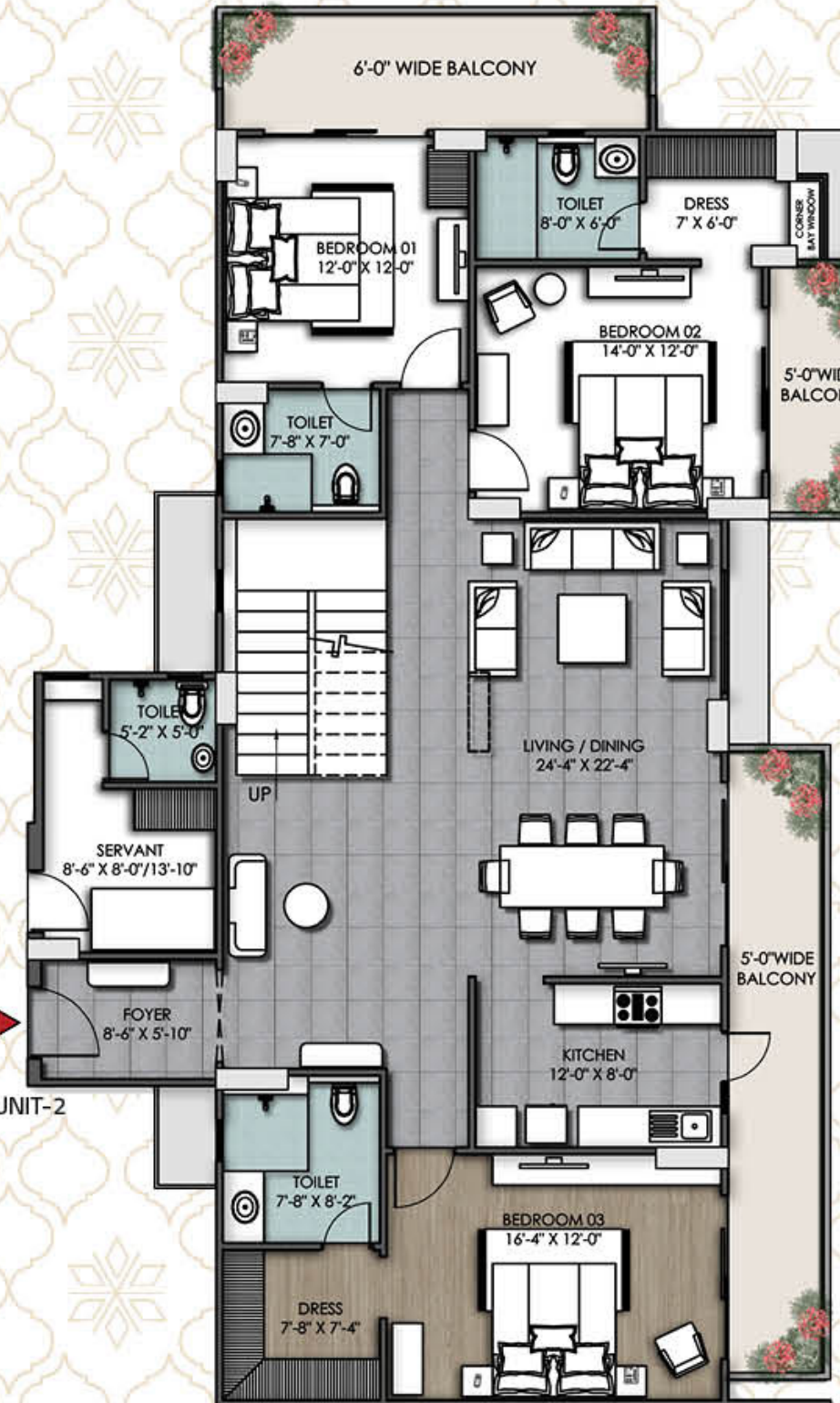


MAP NOT IN SCALE

DUPLEX
TYPE -2
UNIT PLAN

5BHK + 5T + Servant
5 BEDROOMS | LIVING AND DINING | KITCHEN
SERVANT | 5 BALCONIES | TERRACE | 5 TOILETS

Carpet Area : **3088 SQFT**
Balcony Area : **520 SQFT**
Super Area : **4390 SQFT**
Terrace : **190 SQFT**



Duplex Lower
Floor Plan

Duplex Upper
Floor Plan



MAP NOT IN SCALE

DUPLEX
TYPE -3
UNIT PLAN

5BHK + 5T + Servant
5 BEDROOMS | LIVING AND DINING | KITCHEN
SERVANT | 5 BALCONIES | TERRACE | 5 TOILETS
Carpet Area : **2883 SQFT**
Balcony Area : **520 SQFT**
Super Area : **4274 SQFT**
Terrace : **302 SQFT**



Duplex Lower
Floor Plan

Duplex Upper
Floor Plan



MAP NOT IN SCALE

DUPLEX
TYPE -4
UNIT PLAN

5BHK + 5T + Servant
5 BEDROOMS | LIVING AND DINING | KITCHEN
SERVANT | 5 BALCONIES | TERRACE | 5 TOILETS
Carpet Area : **3182 SQFT**
Balcony Area : **563 SQFT**
Super Area : **4610 SQFT**
Terrace : **212 SQFT**



Duplex Lower
Floor Plan

Duplex Upper
Floor Plan

Tower 2-3



TYPICAL FLOOR CLUSTER PLAN

Super Area: 1979 SQFT
3BHK + 3T + STORE
TYPE-01

Super Area: 2006 SQFT
3BHK + 3T
TYPE-02

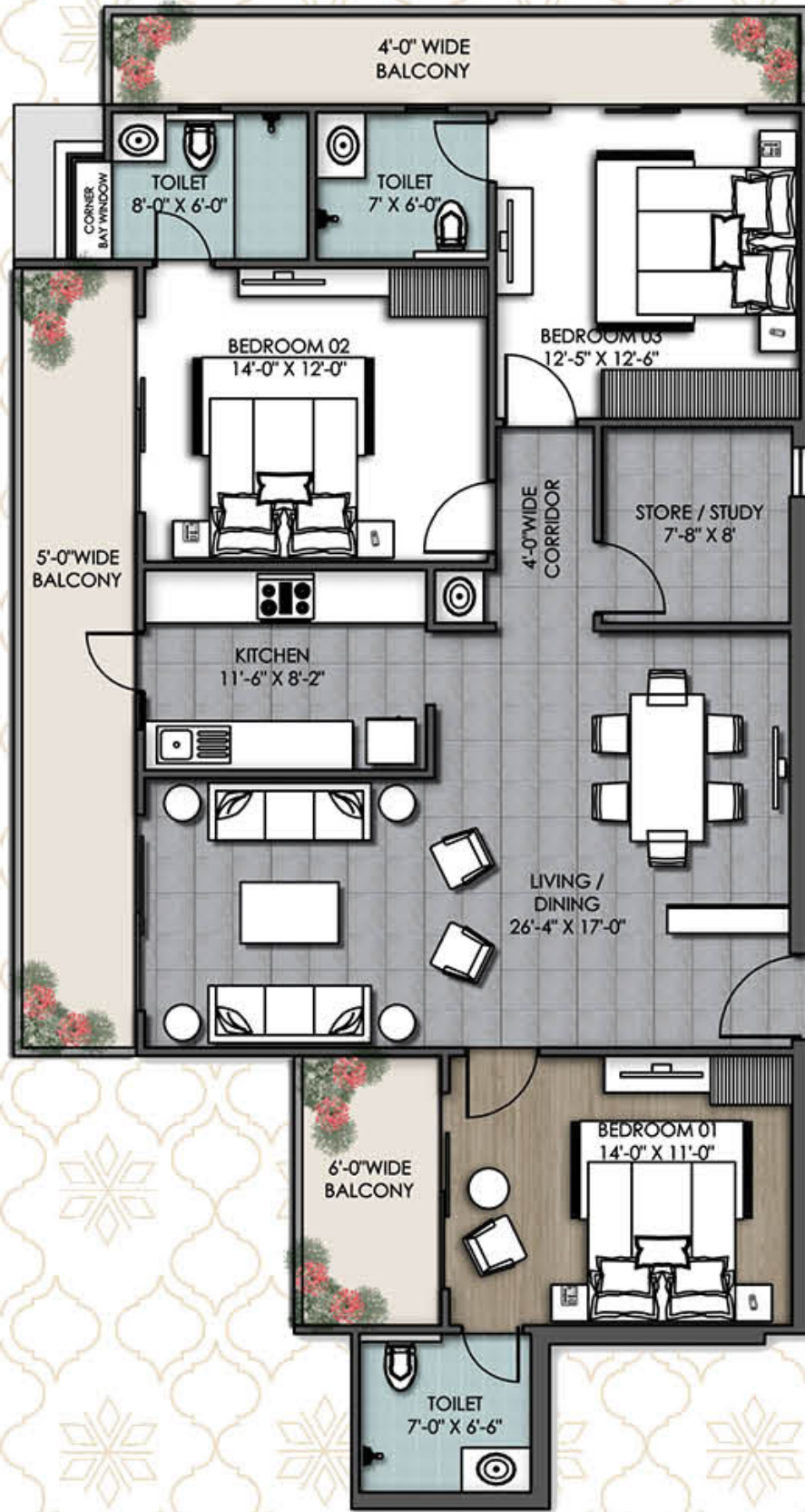


Super Area: 1979 SQFT
3BHK + 3T + STORE
TYPE-03

Super Area: 2012 SQFT
3BHK + 3T + STORE
TYPE-04



MAP NOT IN SCALE



TYPE - 1
UNIT PLAN

3BHK + 3T + Store

3 BEDROOMS | LIVING AND DINING | KITCHEN
STORE | 3 BALCONIES | 3 TOILETS

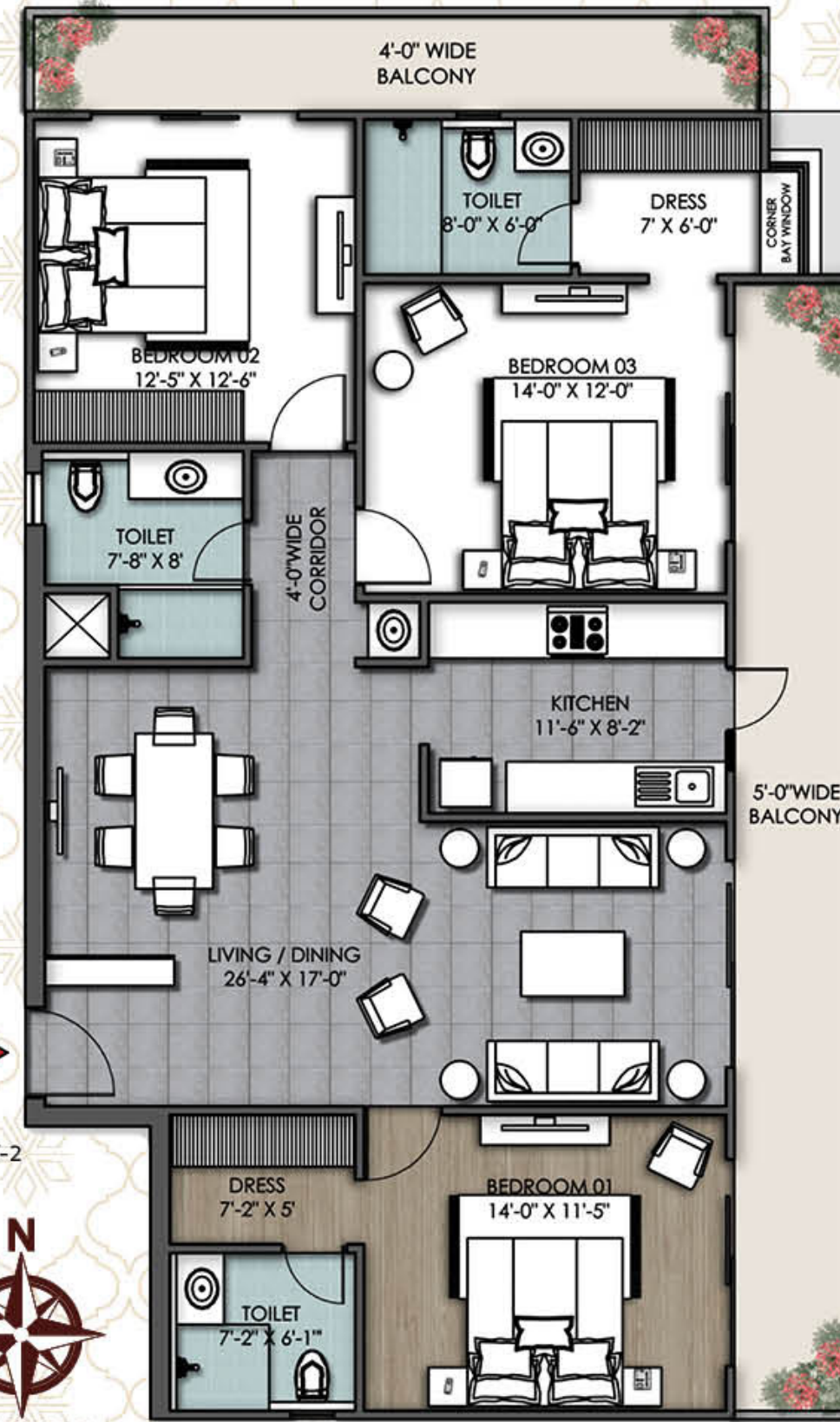
Carpet Area : **1193 SQFT**

Balcony Area : **332 SQFT**

Super Area : **1979 SQFT**



KEY PLAN



TYPE - 2
UNIT PLAN

3BHK + 3T

3 BEDROOMS | LIVING AND DINING | KITCHEN
2 BALCONIES | 3 TOILETS

Carpet Area : **1237 SQFT**

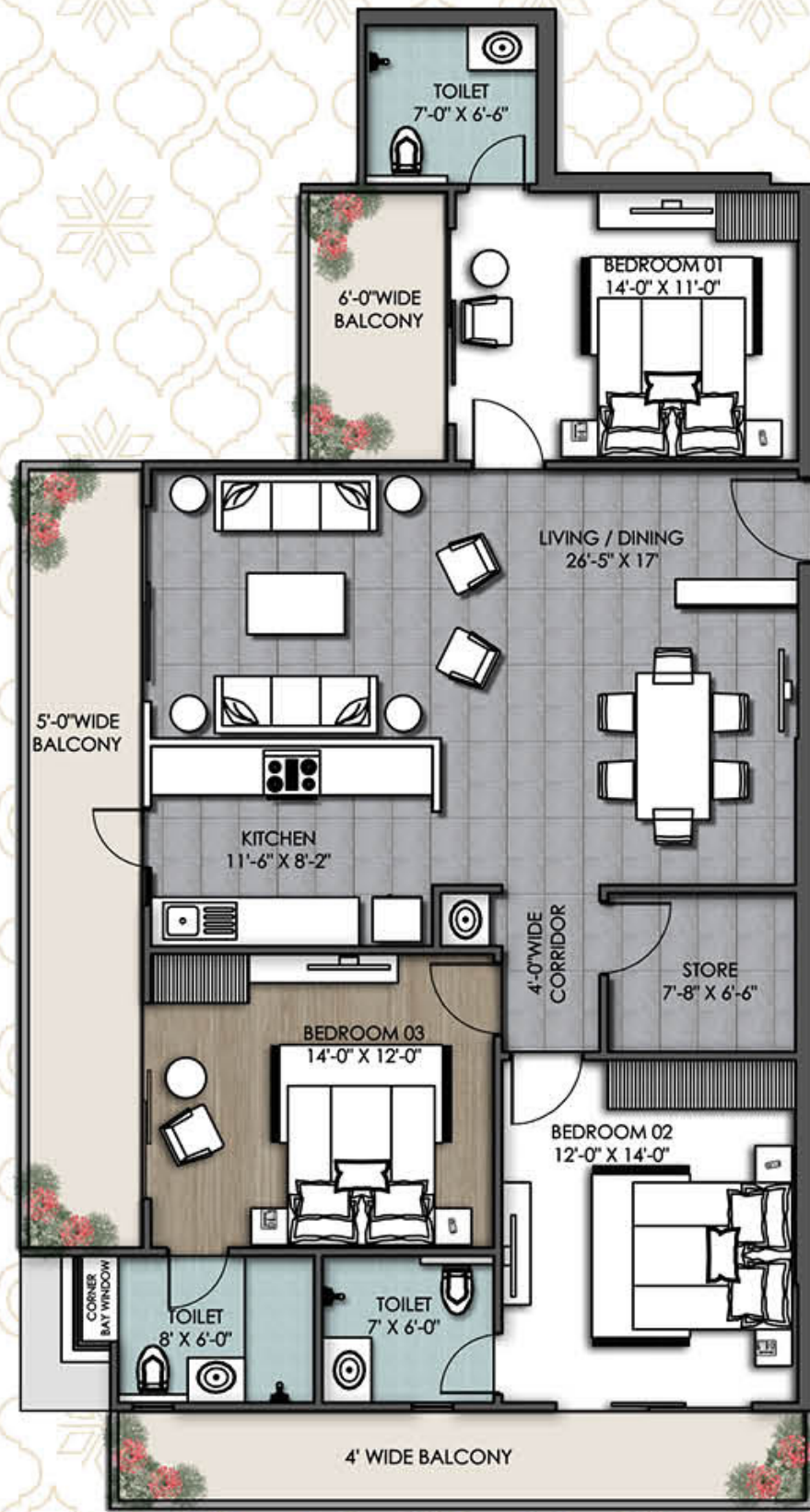
Balcony Area : **324 SQFT**

Super Area : **2006 SQFT**



KEY PLAN





TYPE - 3 UNIT PLAN

3BHK + 3T + Store

3 BEDROOMS | LIVING AND DINING | KITCHEN
STORE | 3 BALCONIES | 3 TOILETS

Carpet Area : **1186 SQFT**

Balcony Area : **332 SQFT**

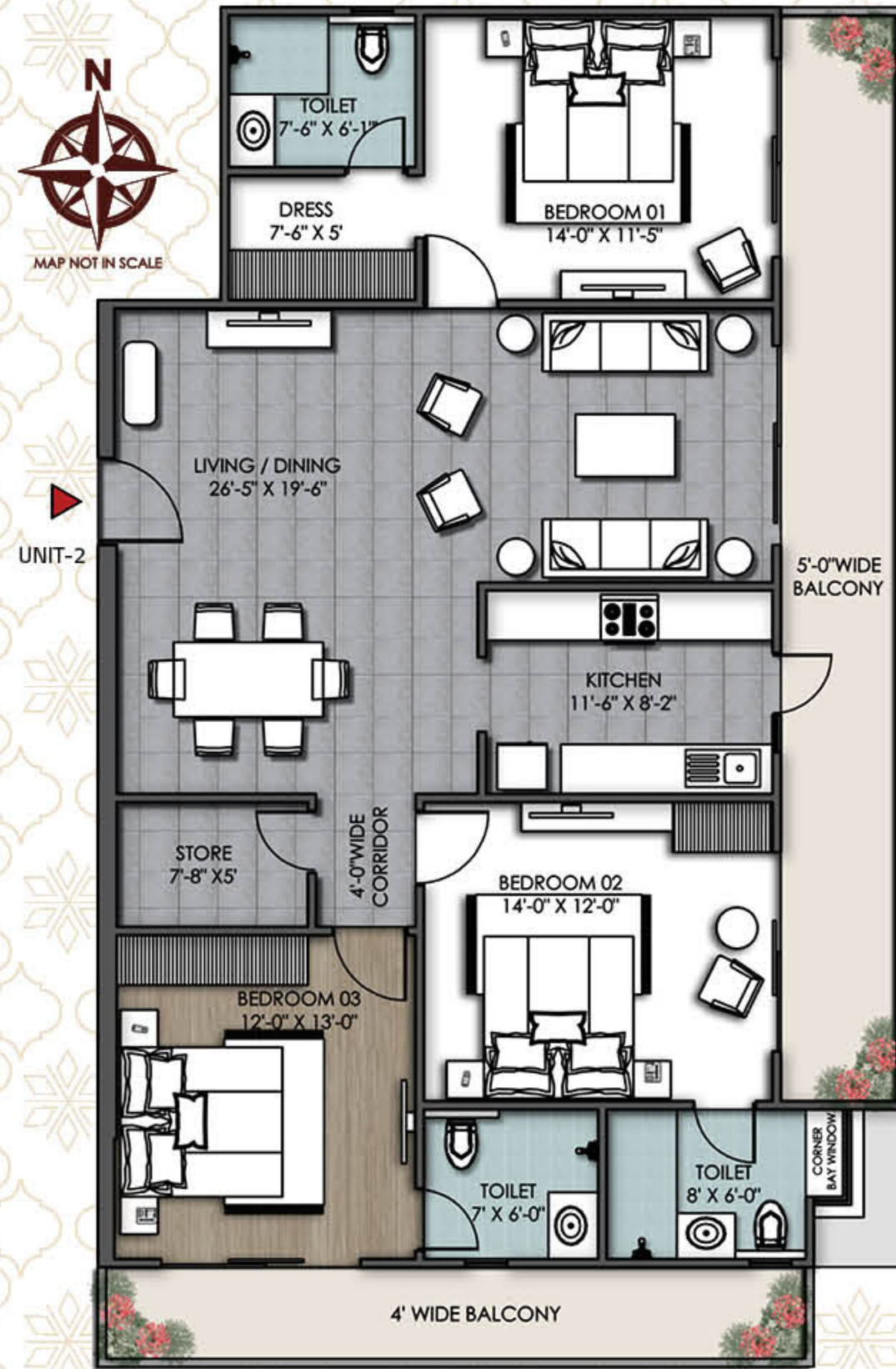
Super Area : **1979 SQFT**



UNIT-1



KEY PLAN



TYPE - 4 UNIT PLAN

3BHK + 3T + Store

3 BEDROOMS | LIVING AND DINING | STORE
KITCHEN | 2 BALCONIES | 3 TOILETS

Carpet Area : **1236 SQFT**

Balcony Area : **324 SQFT**

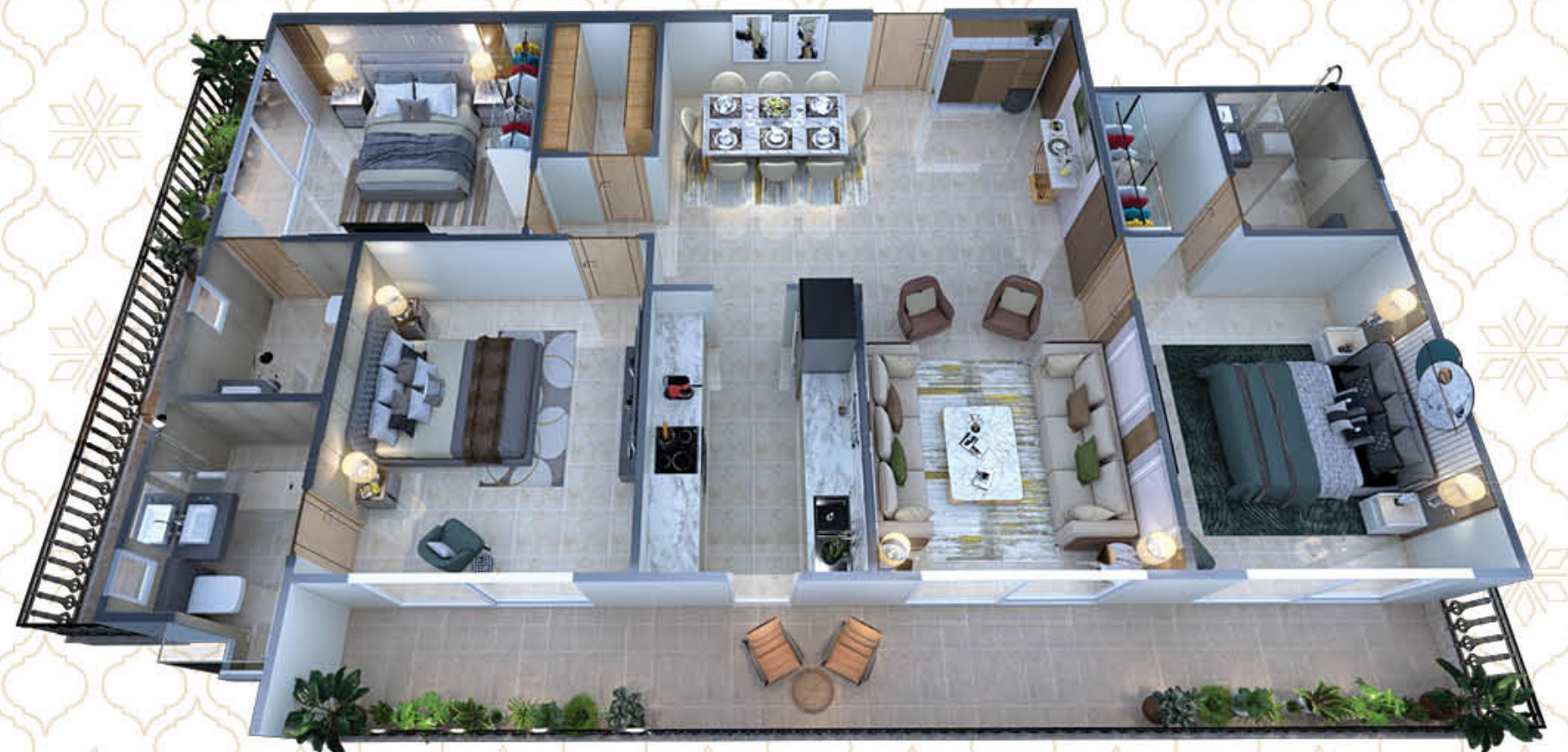
Super Area : **2012 SQFT**



UNIT-2



KEY PLAN



DUPLEX LOWER FLOOR CLUSTER PLAN

DUPLEX UPPER FLOOR CLUSTER PLAN

Super Area: 3631 SQFT
4BHK + 4T
TYPE-01

Super Area: 3774 SQFT
4BHK + 4T
TYPE-02

Super Area: 3631 SQFT
4BHK + 4T
TYPE-01

Super Area: 3774 SQFT
4BHK + 4T
TYPE-02



MAP NOT IN SCALE



MAP NOT IN SCALE

Super Area: 3615 SQFT
4BHK + 4T
TYPE-03

Super Area: 3665 SQFT
4BHK + 4T
TYPE-04

Super Area: 3615 SQFT
4BHK + 4T
TYPE-03

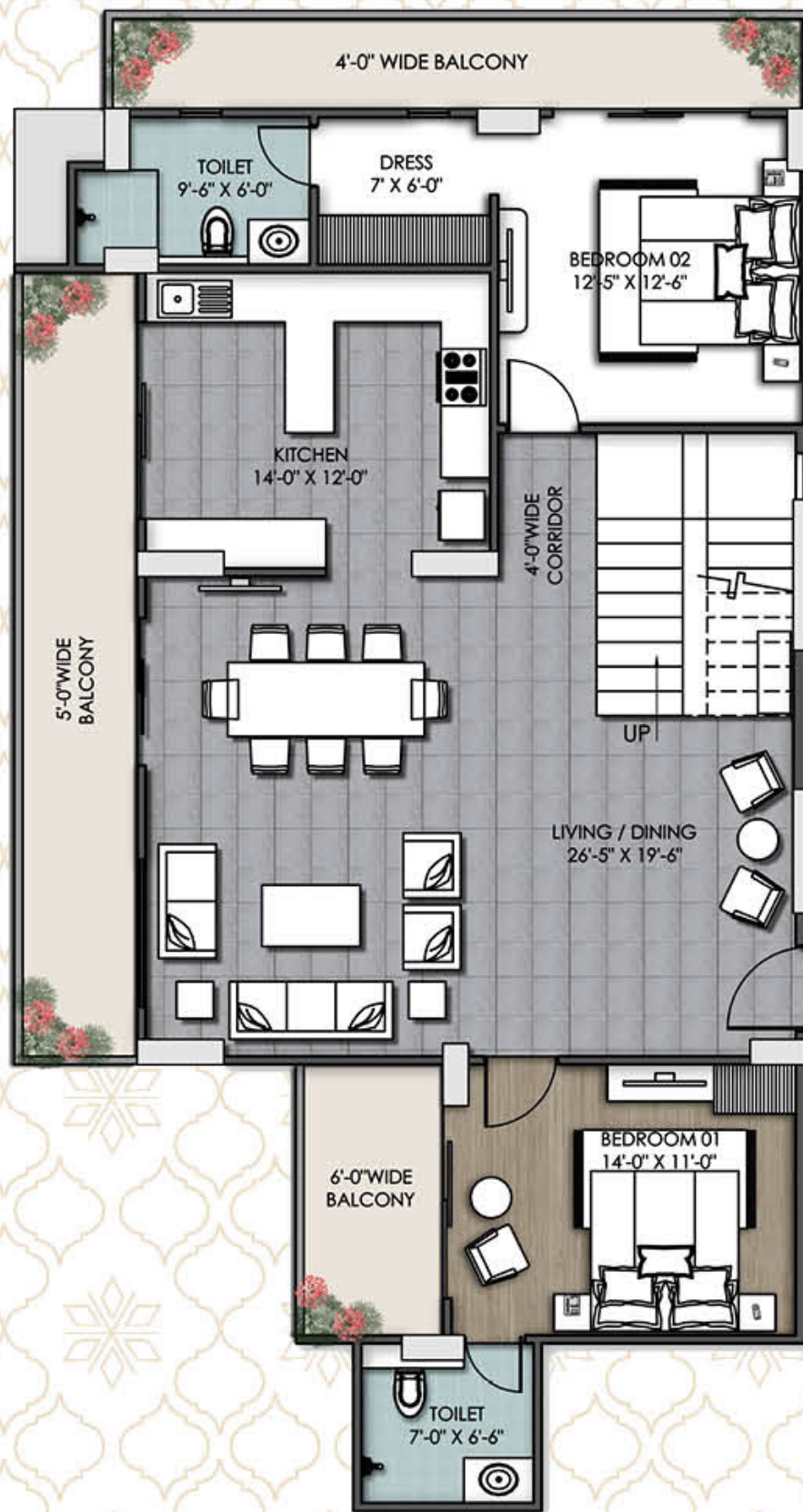
Super Area: 3665 SQFT
4BHK + 4T
TYPE-04



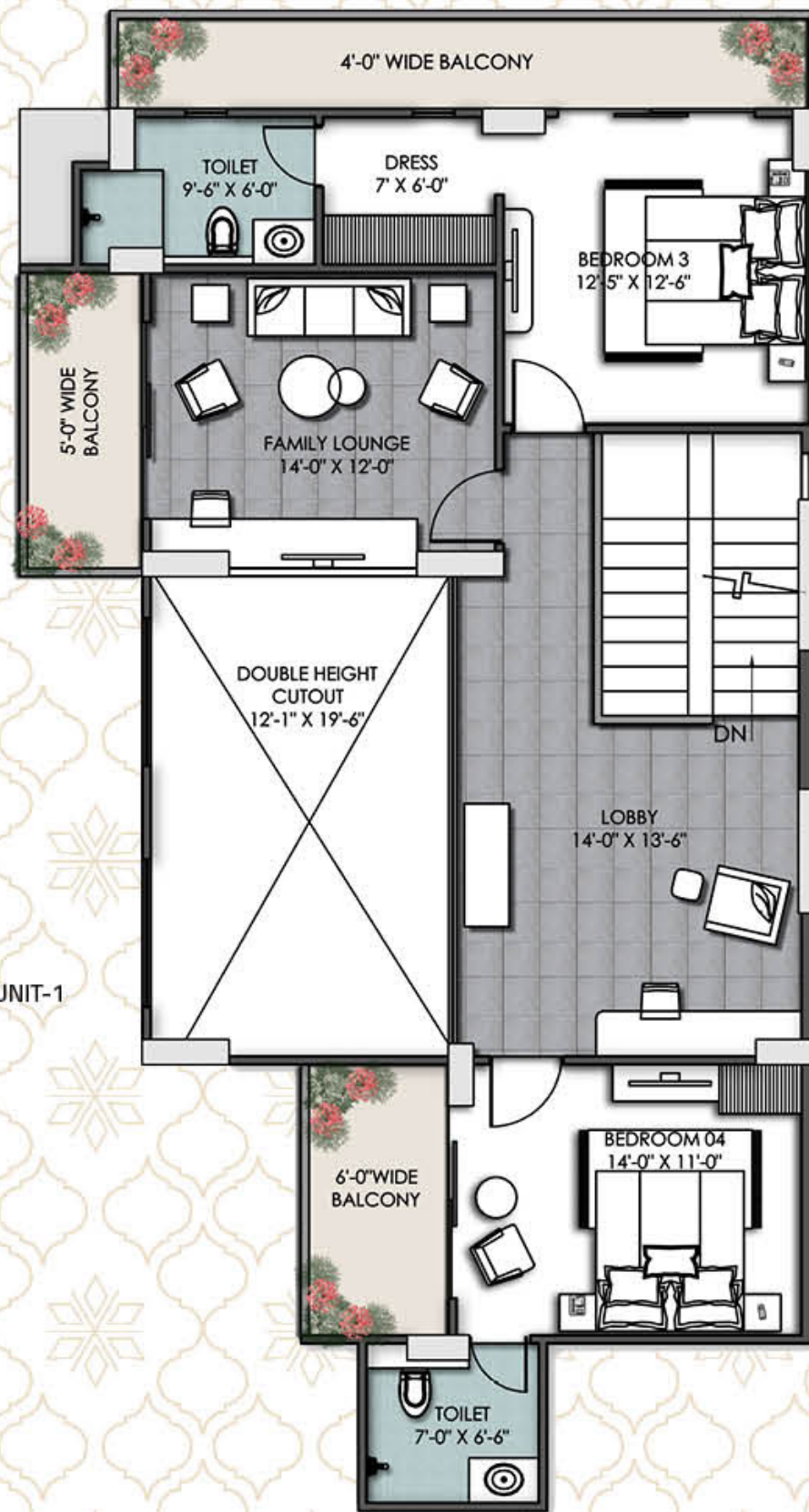
MAP NOT IN SCALE

DUPLEX
TYPE -1
UNIT PLAN

4BHK + 4T
4 BEDROOMS | LIVING AND DINING | KITCHEN
6 BALCONIES | 4 TOILETS
Carpet Area : **2157 SQFT**
Balcony Area : **568 SQFT**
Super Area : **3631 SQFT**



Duplex Lower Floor Plan



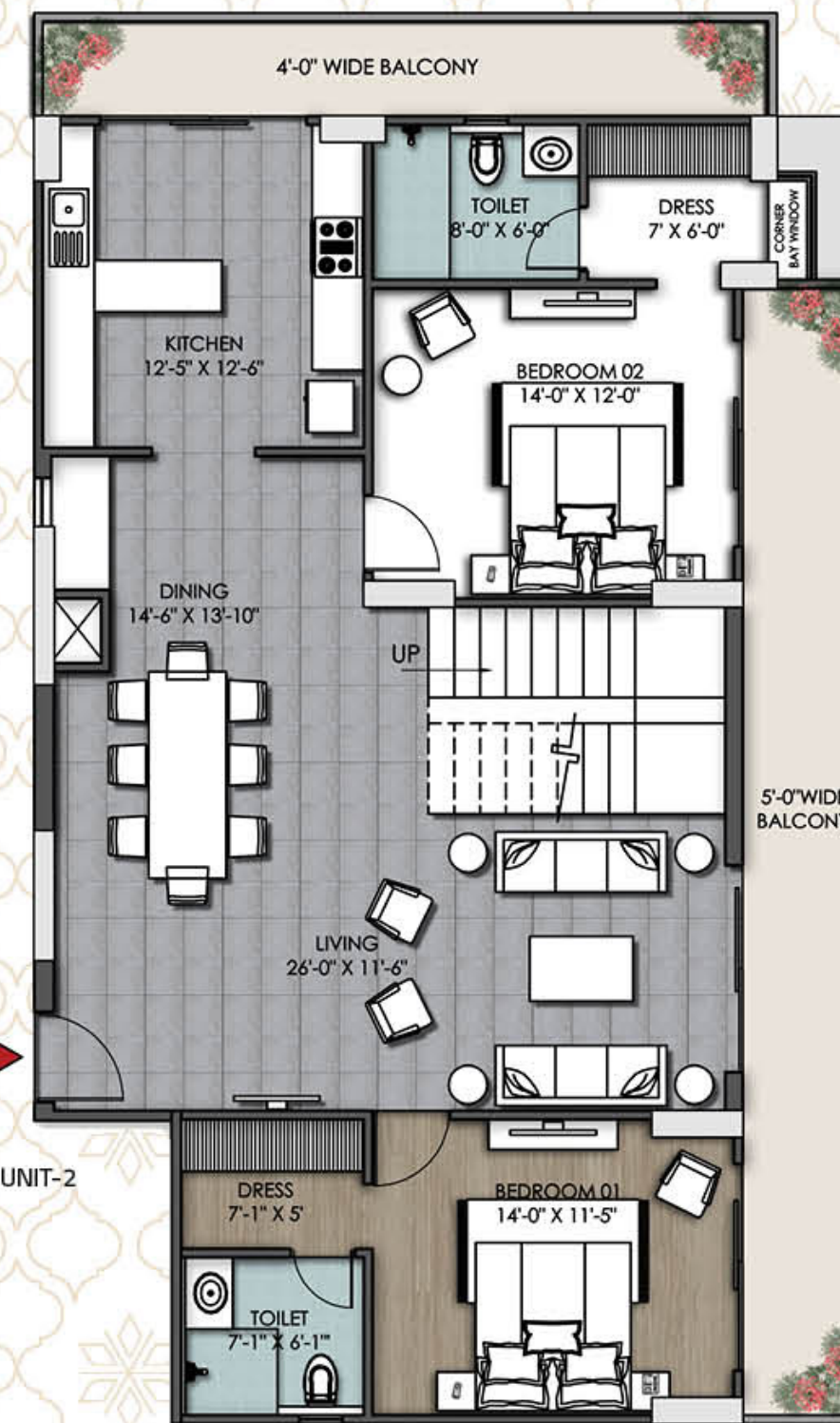
Duplex Upper Floor Plan



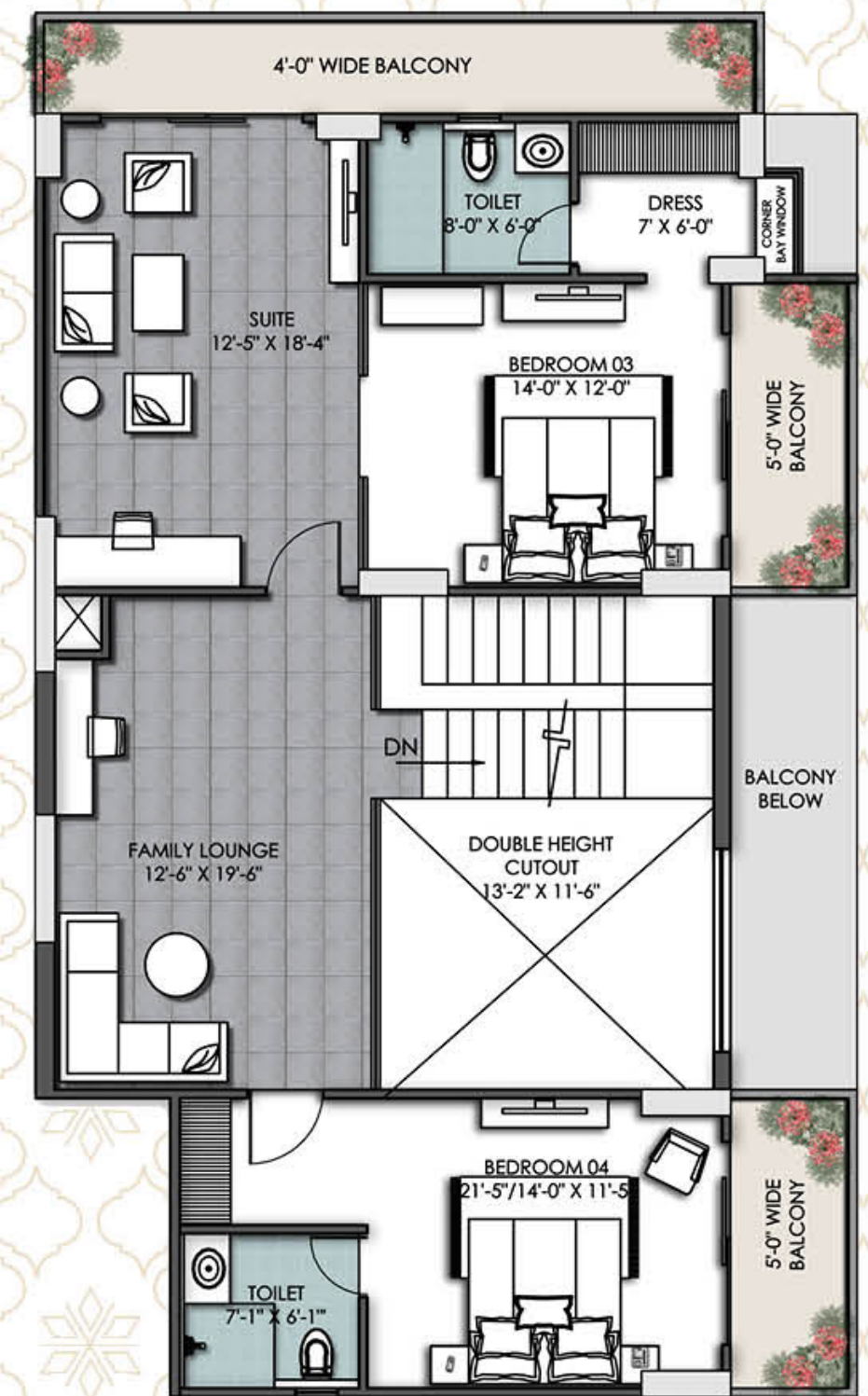
MAP NOT IN SCALE

DUPLEX
TYPE -2
UNIT PLAN

4BHK + 4T
4 BEDROOMS | LIVING AND DINING | KITCHEN
5 BALCONIES | 4 TOILETS
Carpet Area : **2300 SQFT**
Balcony Area : **555 SQFT**
Super Area : **3774 SQFT**



Duplex Lower Floor Plan



Duplex Upper Floor Plan



MAP NOT IN SCALE

DUPLEX
TYPE -3
UNIT PLAN

4BHK + 4T

4 BEDROOMS | LIVING AND DINING | KITCHEN
6 BALCONIES | 4 TOILETS

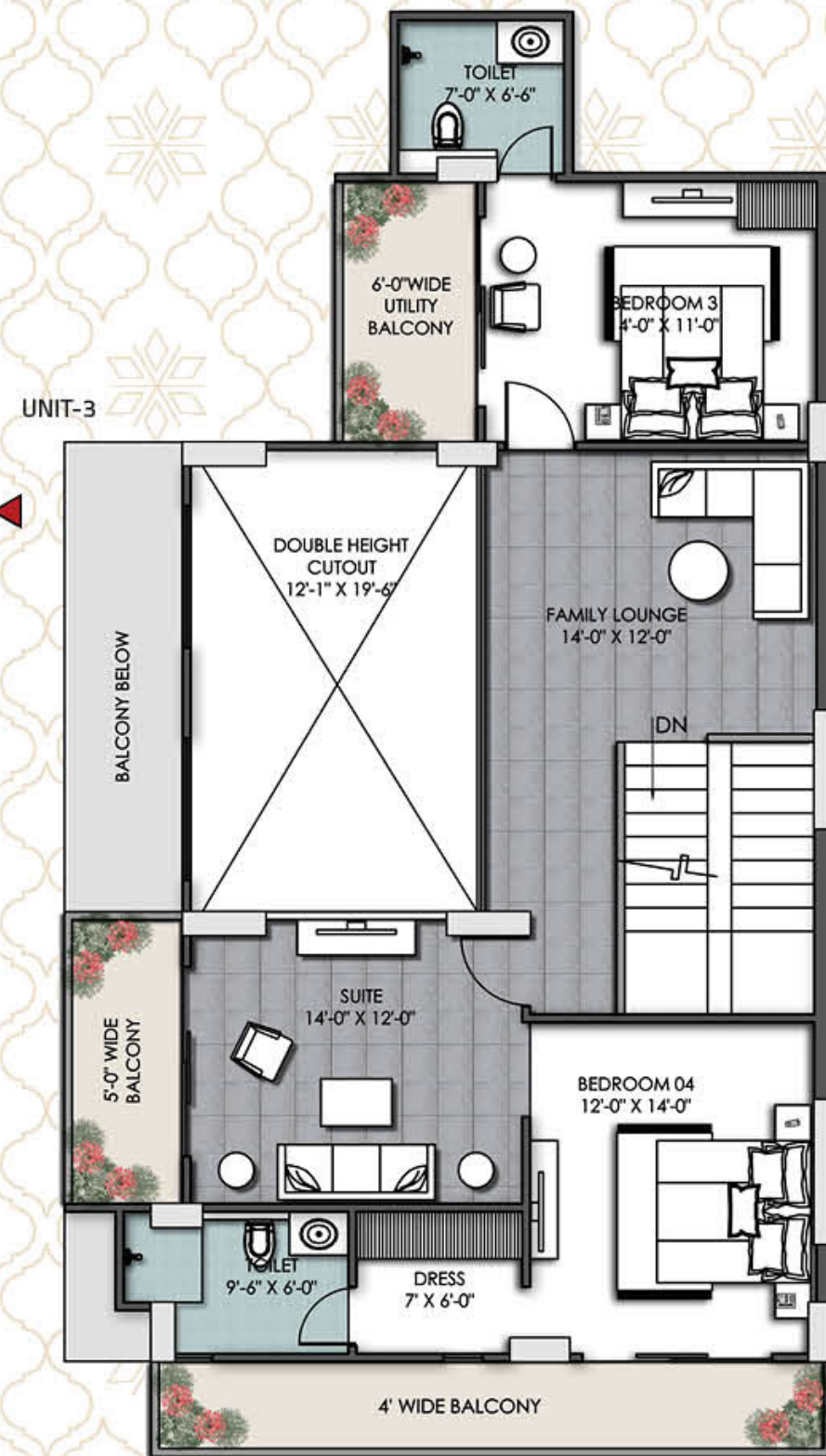
Carpet Area : **2145 SQFT**

Balcony Area : **569 SQFT**

Super Area : **3615 SQFT**



Duplex Lower
Floor Plan



Duplex Upper
Floor Plan



MAP NOT IN SCALE

DUPLEX
TYPE -4
UNIT PLAN

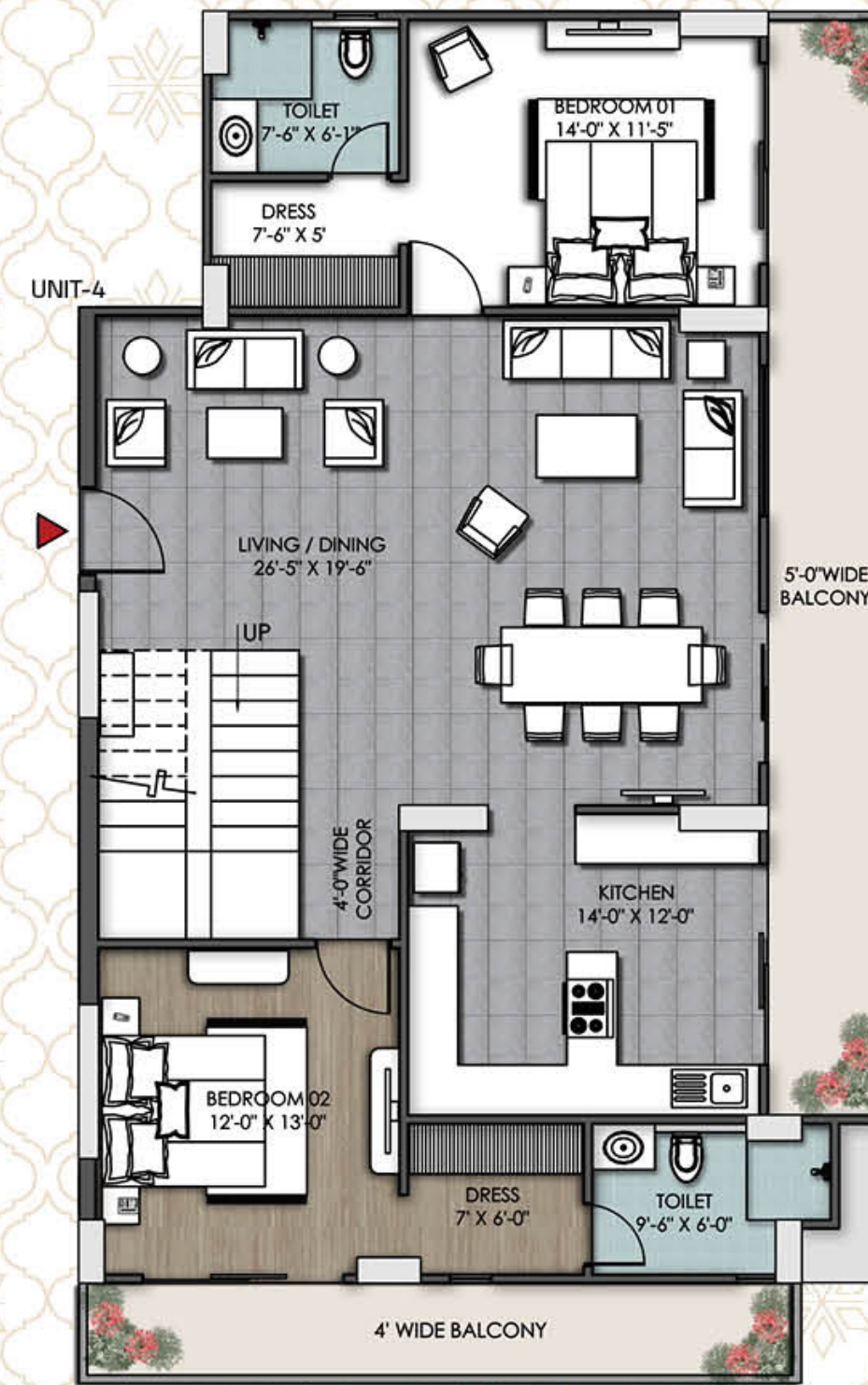
4BHK + 4T

4 BEDROOMS | LIVING AND DINING
KITCHEN | 5 BALCONIES | 4 TOILETS

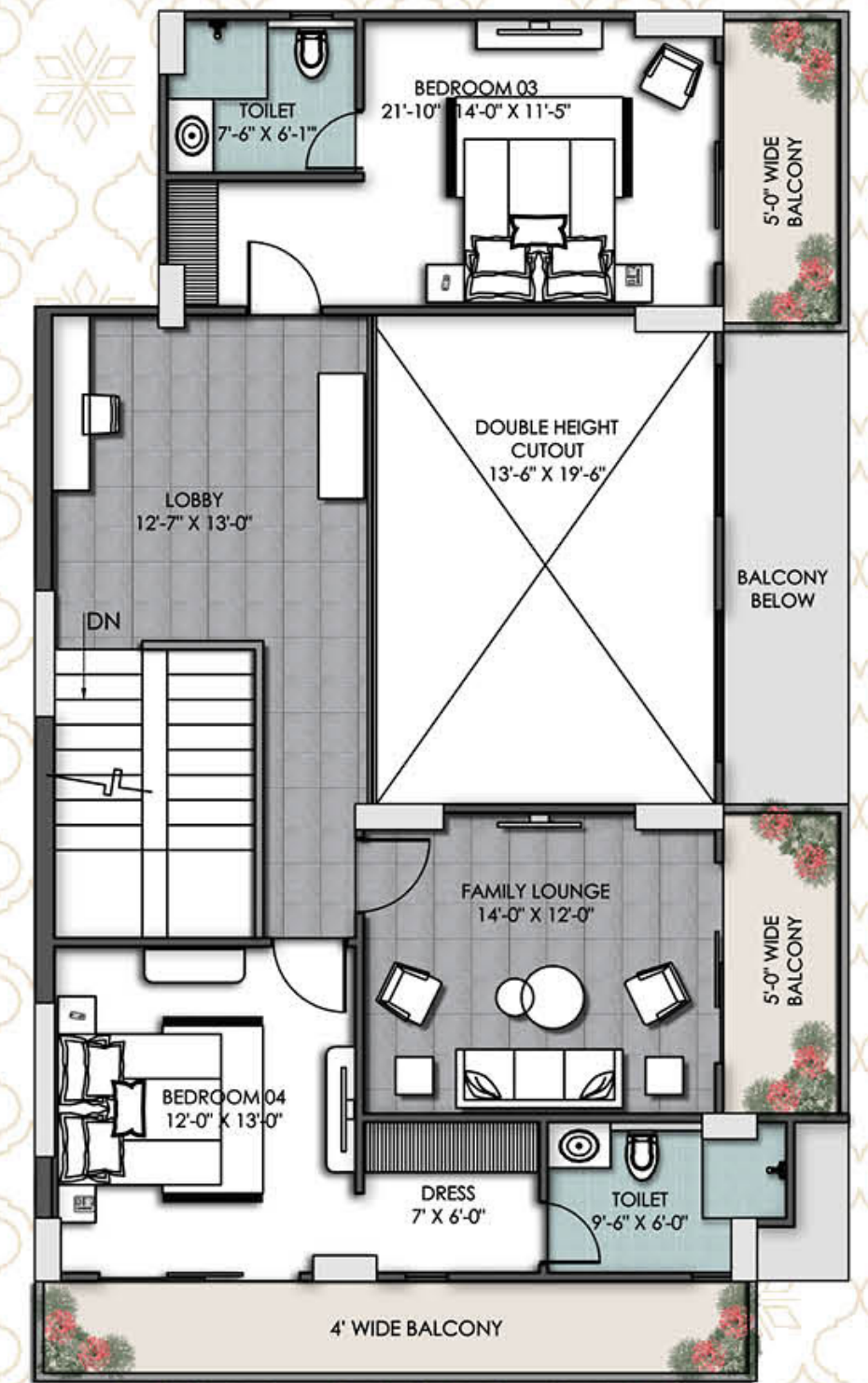
Carpet Area : **2219 SQFT**

Balcony Area : **558 SQFT**

Super Area : **3665 SQFT**



Duplex Lower
Floor Plan



Duplex Upper
Floor Plan



Delightful amenities

Amidst a plethora of recreational amenities.

Where Convenience Meets Elegance



Video calling door

Basement Parking



Lavish Entrance Foyer



Badminton Court



Half Basketball court



Yoga Area



Kids Play Area



Large Central Green with themed gardens



Jogging Space



Lawn Tennis Court



Landscaped lawn for parties



GYM



Swimming Pool



Automatic Passenger Lift



Round the clock security



Exclusive reception area at the ground floor.



All around camera surveillance



Commercial Area



Multipurpose Community Hall



Indoor Games



Power Back-Up



Rain Harvesting



Fire Safety



EV charging point (without machine)



Drive Electric, Charge Smart

Our mission is to make EV charging accessible, efficient, and sustainable, ensuring that you can power your journey with ease.



Street lamp with solar charging



EV charging provision (without machine)



Boom Barrier for parking

Revolutionizing Street Lighting with Solar Power

Where modern living meets sustainable innovation. Our state-of-the-art solar-powered street lamps are designed to enhance the safety, security, and aesthetics of our residential community while embracing eco-friendly technology.

Empowering Sustainable Living with Convenient EV Charging

Where innovation and sustainability come together to create a modern and eco-friendly living environment. We are excited to offer our residents state-of-the-art EV charging stations, making it easier than ever to embrace electric vehicle (EV) ownership and contribute to a greener future.

Enhancing Security and Convenience with Advanced Parking Solutions

Where security, convenience, and innovation come together to create an exceptional living experience. We are proud to offer our residents state-of-the-art boom barrier systems for parking, ensuring secure and efficient access to our residential community.

**Image for representation purpose only.*



Secure Parking, Peace of Mind

At Kumar Capital Greens, we prioritize your convenience, safety, and peace of mind, ensuring that every aspect of our community is designed to enhance your living experience.



24 X 7 Security



Video Calling Door



CCTV Camera

High-Level Security

Your safety is our top priority. Our comprehensive security system includes 24/7 surveillance, controlled access points, and professional security personnel. With advanced security measures in place, you can enjoy a worry-free lifestyle, knowing that your home and loved ones are protected round the clock.

Secure Basement Parking

Say goodbye to parking woes with our state-of-the-art basement parking facility. Spacious and well-lit, our parking area offers easy access to your home, providing maximum convenience and security for your vehicle. With designated parking spots and advanced surveillance, you can rest assured that your car is safe and protected at all times.

Advanced Video Door Calling

Enhance your home's security with our cutting-edge video door calling system. This innovative feature allows you to see and communicate with visitors before granting them access, ensuring that only trusted individuals can enter your home. Whether you're at home or away, our video door calling system provides an added layer of security and peace of mind.



SWIMMING POOL

Image for representation purpose only



SENSORY GARDEN

Image for representation purpose only.



LIFT LOBBY
**Elevate Your
Living Experience**

Welcome to a lift lobby that leaves a lasting impression. With sophisticated design and inviting decor, our lobby area sets the tone for an exceptional experience from the moment you step in

**Image for representation purpose only.*

Your Living Space, Redefined

Discover the perfect blend of elegance and comfort. Our living room designs are crafted to make every moment special, from cozy family gatherings to chic cocktail parties.



LIVING ROOM



DINNING

Where Flavor Meets Style

Step into a dining area that brings people together. Our thoughtfully designed space fosters connection and joy, making every meal a moment to savor and remember.



**Image for representation purpose only.*

DRAWING ROOM

Live fully, live freely, unwind
and flourish in our haven

Kumar Capital Greens units are designed keeping in mind your comfort, convenience, security and comprehensive experience. Blending technology and architecture like never done before, these majestic towers are built to give you an unparalleled, futuristic living experience. Luxury comes in apartments that measure areas to meet your expectations. Supreme quality and aesthetic refinement in these apartments treat you like royalty.



**Image for representation purpose only.*

MASTER BED ROOM

Your Private
Sanctuary

Spacious and airy, the master bedroom is designed to provide a sense of openness and relaxation. Large windows invite natural light to fill the room, creating a warm and inviting atmosphere. The carefully chosen color palette and high-quality finishes add a touch of sophistication, ensuring that your personal space exudes elegance.



**Image for representation purpose only.*

BED ROOM

Peaceful Nights,
Beautiful Mornings

Step into your personal dream sanctuary, where every detail is designed to lull you into tranquility. Soft textures, serene colors, and elegant furnishings create a haven of rest and relaxation



Reach new heights of living comfort in our **terrace duplex homes**

Kumar Capital Greens where sophistication meets serenity. Introducing our exclusive collection of 4 & 5 BHK duplex residences, designed to elevate your lifestyle to new heights.



*Image for representation purpose only.



Spanning across two meticulously crafted floors, each duplex boasts spacious living areas that seamlessly blend elegance with functionality. With 4 & 5 bedrooms, ample living and dining spaces, and thoughtfully designed interiors, these duplexes offer the epitome of luxury living for you and your family.

But the true highlight lies beyond the walls — step onto your 5 BHK private terrace retreat and experience a world of tranquility amidst the bustling cityscape. Whether you're unwinding with a book, hosting gatherings under the stars, or simply enjoying panoramic views of the skyline, our terrace living spaces offer endless possibilities for relaxation and entertainment.

At Kumar Capital Greens, we understand that luxury extends beyond lavish interiors. That's why our duplex residences are meticulously designed to provide a seamless blend of indoor comfort and outdoor serenity, ensuring that every moment spent here is nothing short of extraordinary.

Come, indulge in the pinnacle of urban living. Experience the unmatched elegance and charm of our 5 BHK duplexes with terrace living spaces.

Home is where the heart is, and so is your favorite retail spot



Kumar Capital Greens enhances your living with a dedicated retail and commercial centre for your retail space, daily essentials, grocery, shopping and entertainment. One of the prominent highlights of this commercial centre is the striking presence of a premium retail area.

With a diverse range of retail spaces available, ranging from cozy boutiques to spacious storefronts, we have the perfect space to suit your unique needs and aspirations. Whether you're a budding entrepreneur or an established brand looking to expand your presence, Kumar Capital Greens provides the ideal environment for success.

Join a dynamic community of retailers and tap into a bustling market filled with eager shoppers and discerning consumers. Benefit from high foot traffic, excellent visibility, and a supportive ecosystem designed to foster growth and prosperity.

Transform your space with therapeutic flora

We emphasize the healing and restorative qualities of the plants, inviting people to experience the wellness benefits at Capital Greens.



At Kumar Capital Greens, we have drawn inspiration from science to create a green sanctuary by planting over 1,000 plants with therapeutic properties. These plants were carefully selected for their high levels of phytoncides—natural airborne compounds that plants release to defend against harmful pathogens.



Phytoncides possess potent antimicrobial properties, but their benefits extend beyond plant health. Scientific research has shown that exposure to phytoncides can significantly boost the human immune system. By living at Kumar Capital Greens, you not only enjoy close proximity to nature but also enhance your body's defenses, a vital benefit in today's world where a strong immune system is more important than ever.

Experience the unique advantage of 'tree therapy' at Kumar Capital Greens, offering a constant, natural boost to your well-being—something rare in urban living.

Luxury redefined from design to detail, our specifications stand out

STRUCTURE

Earthquake resistant R.C.C. frame structure.

EXTERIOR

- Texture paint or putty with weather coat paint.
- Decorative MS railing.

FLOORING

- Wooden tile / vitrified flooring in master bedroom
- Vitrified Tiles as per design.

KITCHEN

Kitchen with Granite Slab Counter, Stainless Steel sink with drainboard alongwith glazed tiles 2ft above counter of Kajaria/Somany/Johnson or equivalent make.

DOOR & WINDOWS

- Flush Door with decorative laminate for main entrance door of the flat.
- All balcony openings to be UPVC door or Aluminium & windows of standard make.
- Flush doors for all internal doors.
- All door hardware to be of standard make.

BATHROOMS

- Equipped with Jaguar/Johnson/Hindware or equivalent make washbasins and WCs. CP fittings of Jaguar/Johnson or standard make.

ELECTRICAL

- Electrical (copper) wiring as per ISI code with Modular switches of Kolors/Anchor or equivalent make.
- Circuits with MCB of approved make AS PER ISI code. TV and Telephone/Intercom points in every room.

Disclaimer: Marble / granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regards. Areas and plans are subject to changes following detail design of services.

Fitting and Fixtures shown at different pages are simply indicative



Live Where Convenience and Comfort Collide

Kumar Capital Greens enjoys an exceptional location Patliputra, Bihar. It is well connected to major highways, making your commute to anywhere in the city easy.

But there is much more to its location than just convenience. Kumar Capital Greens being located in Patliputra, presents an opportunity. With radical transformation underway, it is a location with immense potential for growth. It has faster and easy connectivity to prominent destinations of work, leisure and entertainment, thus making it an ideal place to live and invest.



10 min drive to Patna Jn.



Hospital in close vicinity



10 min drive to Airport



Colleges & School in close vicinity



10 min drive to commercial hub, Boring rd.



Patna Museum in close vicinity



5 min drive to Patna Golf Club

Smart Location that keeps you in the city without getting in the chaos.

Who we are

Where Your Journey to Homeownership Begins

Kumar Buildcon Pvt. Ltd. was founded in 1987 by visionary leaders Mr. Narendra Kumar and Mr. Prakash Kumar. Over the years, we have cultivated a robust presence in Bihar and established ourselves as a leading force in the real estate industry. Today, we proudly stand among the largest real estate companies with significant projects across Bihar and Jharkhand.

Kumar Buildcon Group is a name synonymous with trust and excellence in the real estate market of Bihar. With over 37 years of sustained growth, customer satisfaction, and innovation, we have successfully completed numerous residential, commercial, and hotel projects across Bihar. Currently, we are managing three ongoing projects and have three more planned, promising even greater advancements in the near future.

Our greatest achievement, however, remains the unwavering trust of our customers. Each project we undertake is a testament to our commitment to delivering exceptional value, both financially and in terms of quality of life. Our meticulous planning, executed by an in-house team of specialists, ensures that every structure is error-free and built to the highest standards using premium materials.

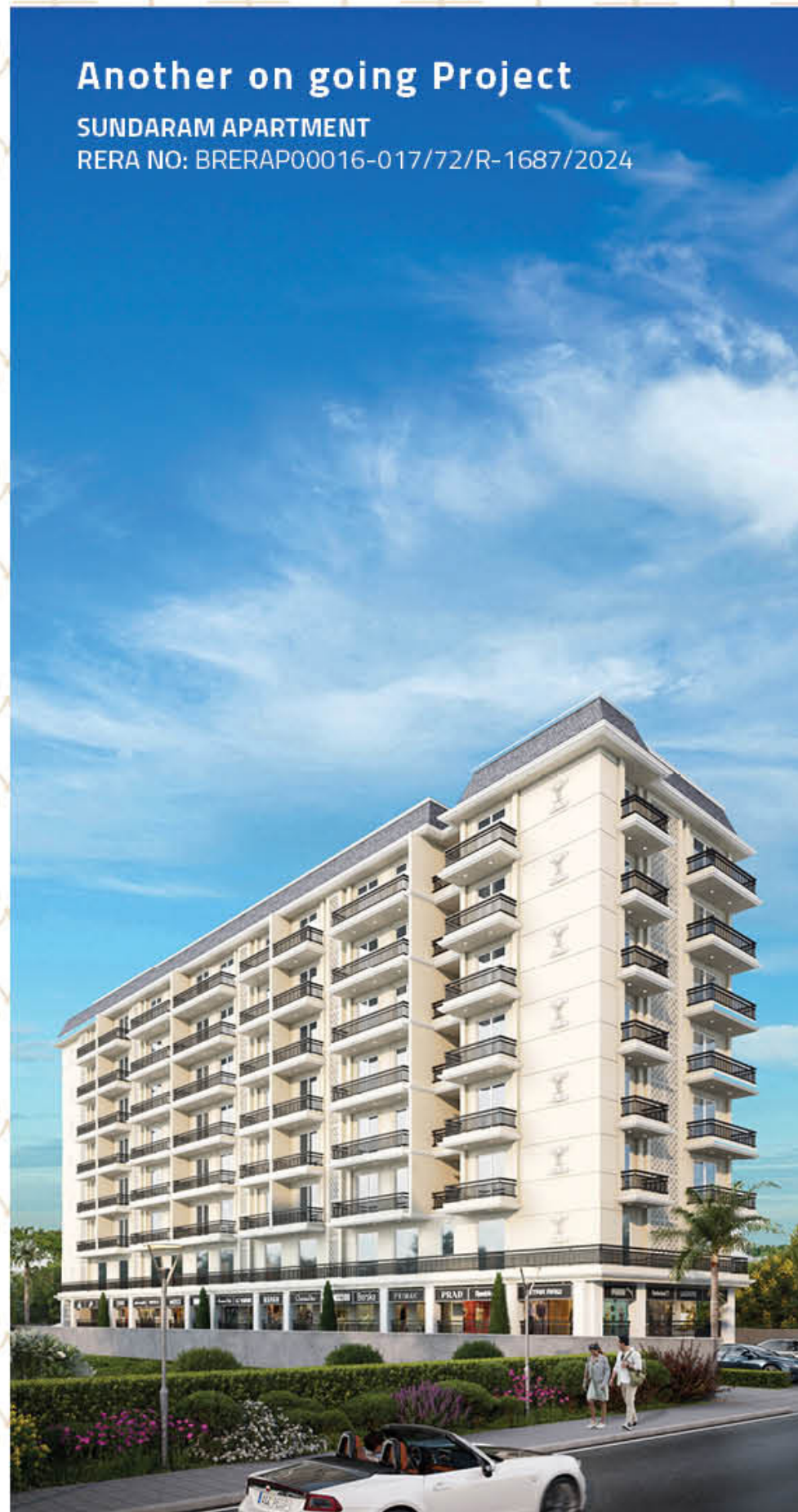
At Kumar Buildcon Group, we are dedicated to maximizing space utilization to provide the best possible value. Our focus on environmentally sustainable designs and the inclusion of ample green spaces ensures that our projects maintain their aesthetic appeal and natural feel long after completion. Our developments are renowned for their excellent connectivity, competitive pricing, and responsive after-sales service.

Led by a talented management team, skilled technical experts, and an empathetic sales team, we strive to enhance the service culture in Bihar, providing residents with homes they can be proud of. Our commitment to social responsibility and community improvement is at the heart of everything we do.

Join us at Kumar Buildcon Group, where we not only build structures but also create lasting legacies and communities that people are proud to call home.

Another on going Project

SUNDARAM APARTMENT
RERA NO: BRERAP00016-017/72/R-1687/2024



Payment Plan KUMAR CAPITAL GREENS

| | |
|--|-----|
| At the time of Booking | 10% |
| At the time of Foundation | 20% |
| At the time of first floor slab casting | 10% |
| At the time of Third floor slab casting | 10% |
| At the time of Fifth floor slab casting | 05% |
| At the time of Seventh floor slab casting | 05% |
| At the time of Tenth floor slab casting | 10% |
| At the time of Eleventh floor slab casting | 05% |
| At the time of Thirteenth floor slab casting | 05% |
| At the time of Fourteenth floor slab casting | 05% |
| At the time of Fifteenth floor slab casting | 05% |
| At the time of Sixteenth floor slab casting | 05% |
| At the Time of Possession | 05% |





**KUMAR
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