



SINGHAAB PARADISE

"Celebrating your journey and the milestones you've achieved."

**For those who
chase every milestone
and create new ones
along the way.**



Here's to your relentless spirit and every success you've earned. To the countless late nights, the journeys away from home, the weeks spent in unfamiliar places, the meetings, the challenges, and everything you've overcome on the road to greatness



It has all brought you here to

The Reward.

Where your journey
shines, and your story lives
beautifully.

COME HOME TO WHAT
YOU TRULY DESERVE





Varanasi, home to it all.

Singhaab Enclave is located in the heart of Varanasi, one of the city's most spiritual and vibrant neighbourhoods. It is close to the Ganga Ghats, with easy access to Banaras Hindu University, Godowlia, and Cantt.. This means smoother journeys within the city. Just a short drive connects you to temples, bazaars, serene riverfront, and timeless cultural heritage.



At the center of good life and landmarks.

Navigating to every corner of the city, or even a weekend escape, couldn't be easier. The Cantt Railway Station, Ring Road, Lahartara, and Babatpur Airport are all just a short drive away from Singhaab Enclave.

4 minutes from Trade Facilities Center Varanasi



An address that everyone admires

Welcome to Singhaab Enclave, nestled in the heart of Varanasi's cultural and lifestyle hub. Here, tradition meets modern living — giving you an address that's as iconic as the city itself.

From the divine presence of the Kashi Vishwanath Temple and the serenity of the Ganga Ghats, to the vibrant energy of Sankat Mochan Mandir, the soul of the city surrounds you.

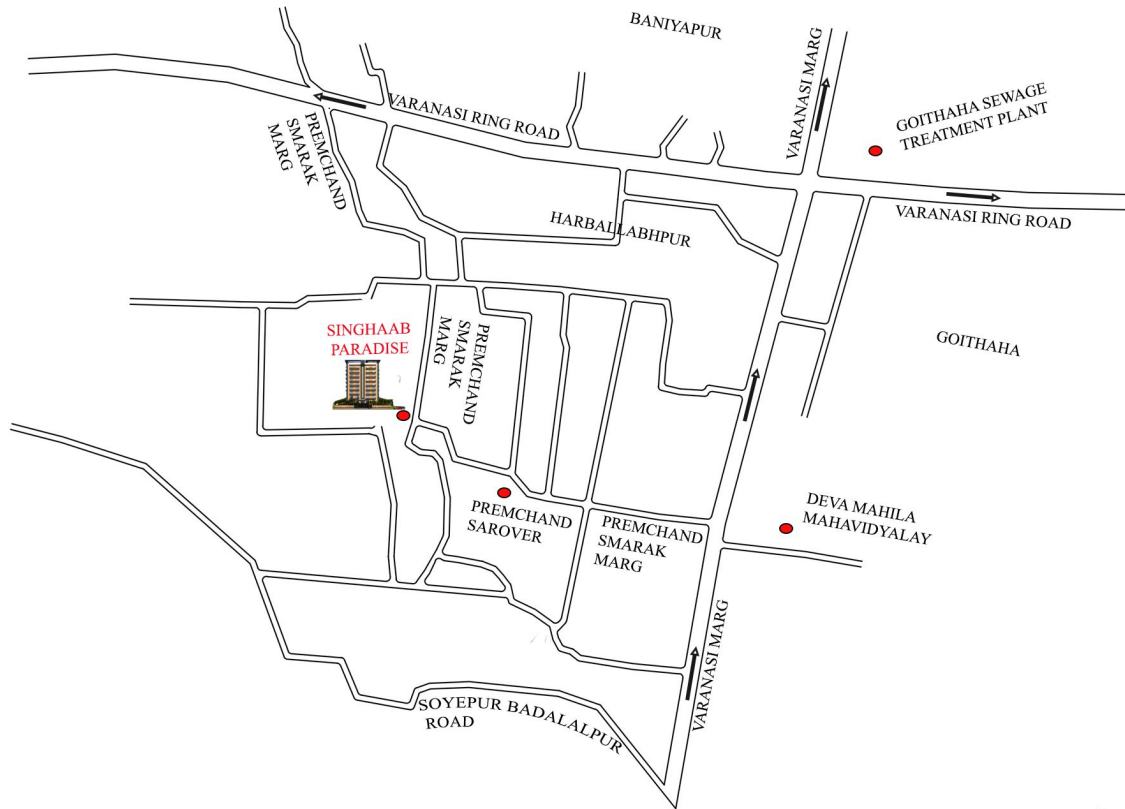
Looking for leisure? Enjoy shopping and entertainment at JHV Mall, IP Mall, and the bustling Cantt. Market. For your well-being, renowned hospitals like Heritage Hospital, Apex Multi-Speciality, and Galaxy Hospital are just around the corner.

And when it comes to education, some of the best names — Banaras Hindu University (BHU), Sunbeam School, Delhi Public School, and Kendriya Vidyalaya — ensure that your family has nothing but the finest.

At Singhaab Enclave, you don't just find a home. You find a lifestyle that makes others wish they lived here too.



ROUTE MAP



MAJOR DISTANCES

TRANSPORTATION

- LBS Airport 21 Km.
- Varanasi City Railway Station 8.1 Km.
- Varanasi Junction 7.7 Km.
- Kashi Railway Station 11 Km.

EDUCATION

- Banaras Hindu University 17 Km.
- Mahatma Gandhi Kashi Vidyapeeth 8.6 Km.
- Udai Pratap College & School 5.5 Km
- Deva Mahila Mahavidyalaya 1.6 Km
- Sunbeam School & Hostel 5.6 Km.

HOSPITAL

- BHU Hospital 14 Km.
- Trimurti Multi Superspeciality Hospital 4.1 Km.
- Sarvoday Hospital 7.4 Km.
- Jamuna Sewa Sadan Hospital 6.4 km
- Pandit Deen dayal Upadhyay hospital 4 Km.

SHOPPING MALL

- Vishal Megamart 6 Km.
- IP Mall 8.7 Km.
- PDR Mall 10 Km.
- JHV Mall 6.8 Km.
- Vinayak Plaza 8 Km.

PROJECT ADDRESS

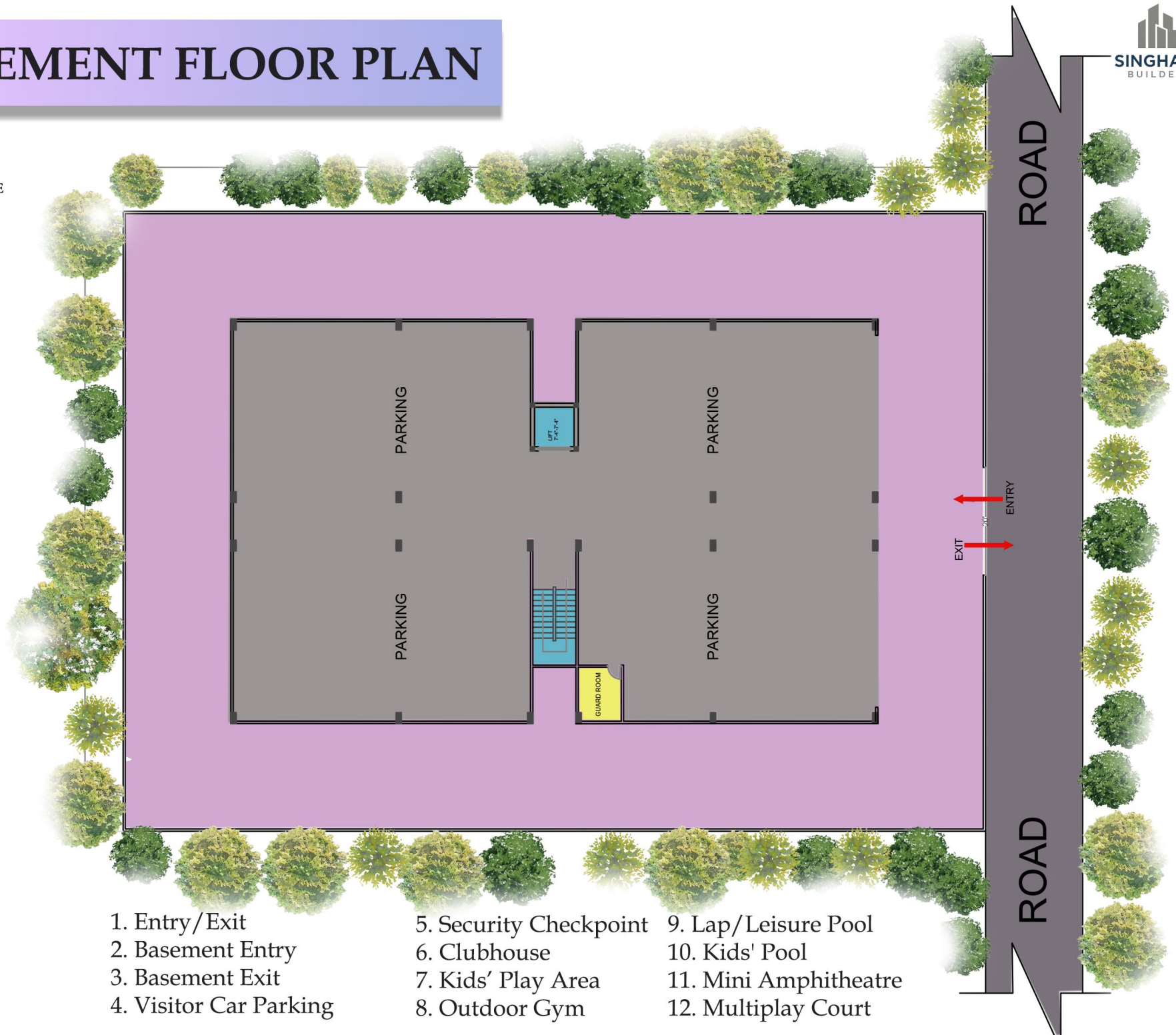
Premchand Smarak Road, Lamhi,
Varanasi Uttar Pradesh, 222102



Scan for Location



BASEMENT FLOOR PLAN

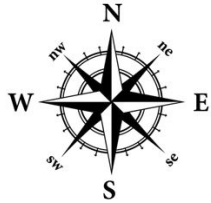


1. Entry/Exit
2. Basement Entry
3. Basement Exit
4. Visitor Car Parking

5. Security Checkpoint
6. Clubhouse
7. Kids' Play Area
8. Outdoor Gym

9. Lap/Leisure Pool
10. Kids' Pool
11. Mini Amphitheatre
12. Multiplay Court

TYPICAL FLOOR PLAN



2 BHK

TYPE A

865 SQ. FEET

102,103,106,107

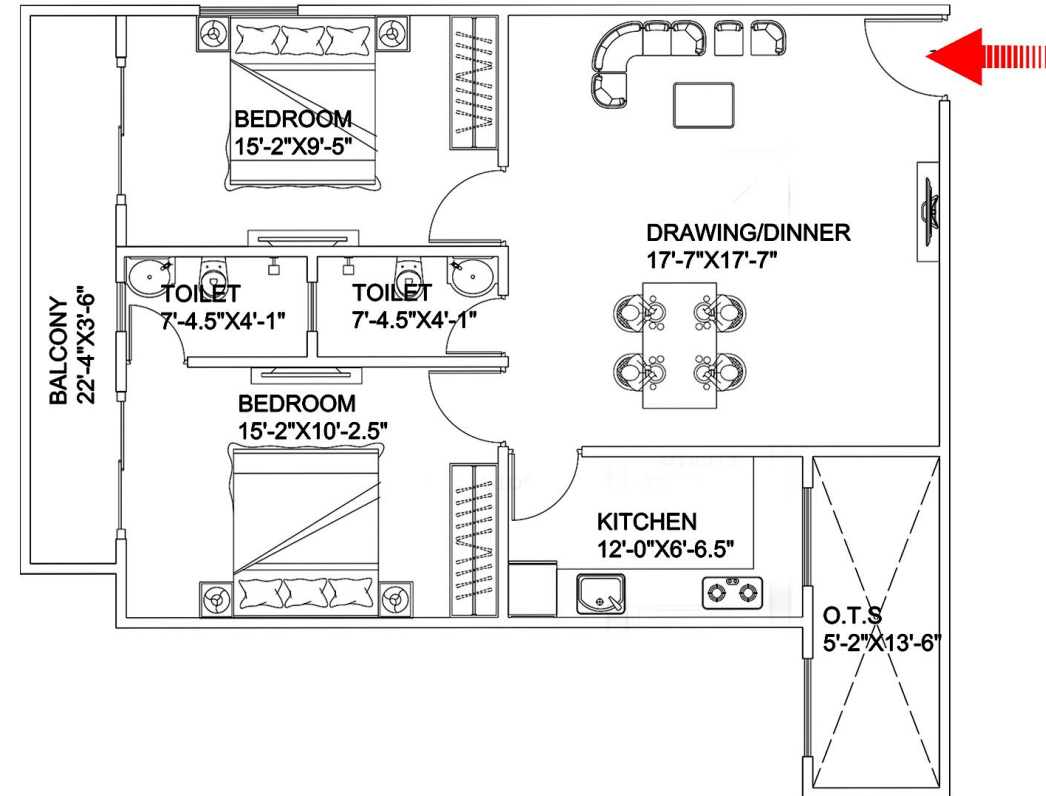
3 BHK

TYPE A

1120 SQ. FEET

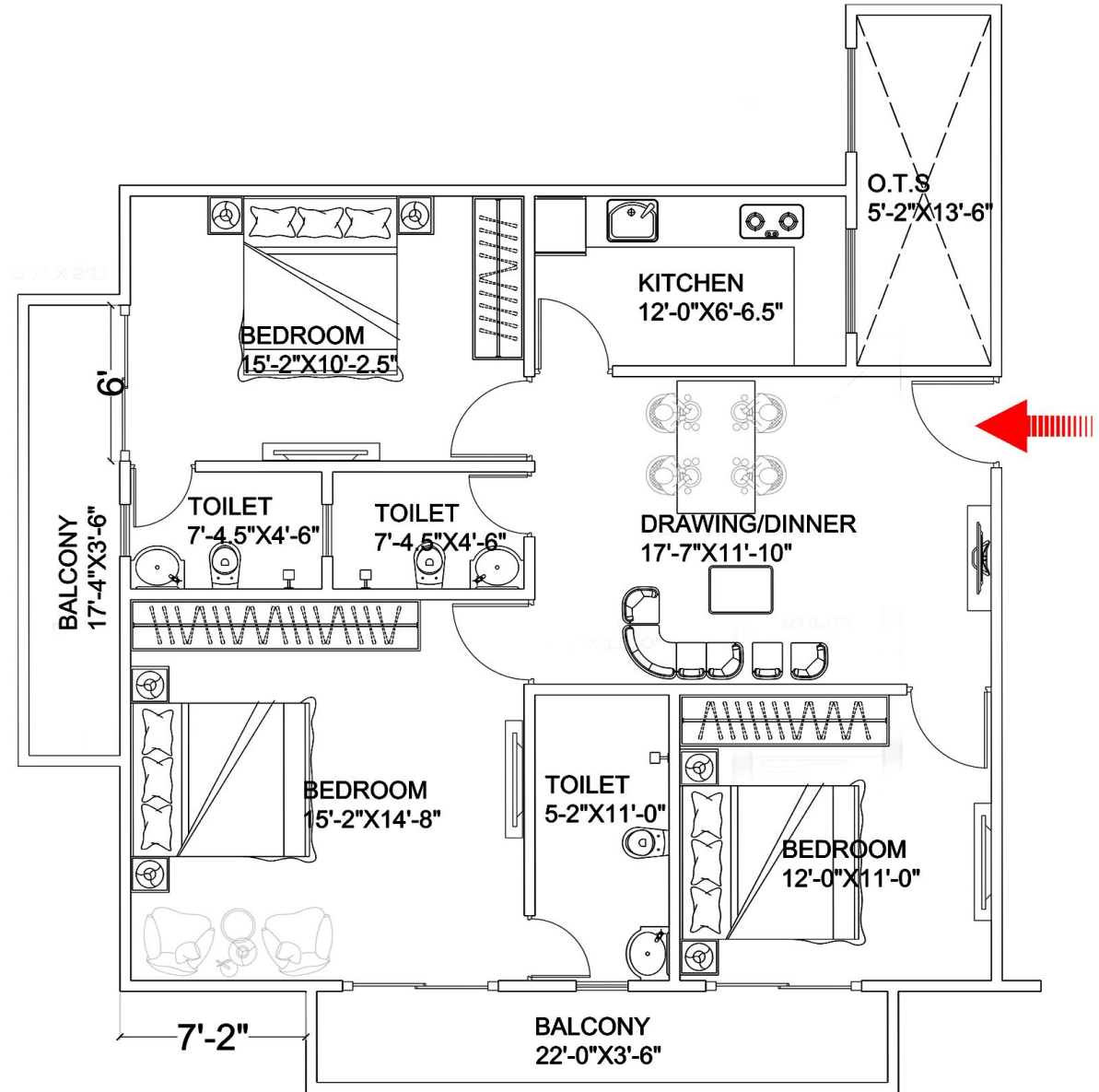
101,104,105,108

2 BHK FLOOR PLAN



CARPET AREA - 865 SQ. FT.
SUPER BUILT-UP AREA - 1125 SQ. FT.

3 BHK FLOOR PLAN



CARPET AREA - 1120 SQ. FT.
SUPER BUILT-UP AREA - 1456 SQ. FT.

A landmark of
elegance, built to inspire.



Specification

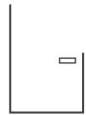
CIVIL



STRUCTURE

- RCC framed structure with block masonry

ARCHITECTURE



DOORS

- Main Door: Hardwood frame and door with natural teak veneer finish
- Internal & Toilet Doors: Engineered wooden door with laminate finish



WINDOWS & SLIDING DOORS

- 3 track UPVC/Aluminium sliding doors & windows with mosquito mesh



FLOORING AND WALL CLADDING

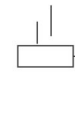
- Living, Dining and Kitchen: Vitrified tiles
- Bedrooms: Laminated wooden flooring
- Bathroom:
Floor - Slip resistant ceramic tiles
Walls - Ceramic tiles up to ceiling/beam bottom/false ceiling wherever applicable

- Balcony: Wooden finish ceramic tiles
- Utility: Ceramic tiles



RAILINGS

- Balcony: Glass railing/MS railing/Parapet wall as applicable
- Utility: Parapet wall



PAINT

- Internal Walls: Acrylic emulsion
- External Walls: Exterior grade acrylic emulsion
- Ceiling: Acrylic emulsion



FALSE CEILING

- Toilets: Calcium Silicate/Fiber-Cement Board/Grid false ceiling with PVC coated tiles or equivalent wherever applicable



PLUMBING, ELECTRICAL & SERVICES



CP AND SANITARY FITTINGS AND FIXTURES

- Jaquar or equivalent CP fittings & sanitary fixtures



ELECTRICAL FITTINGS

- Schneider or equivalent make switches and distribution board



GRID POWER AND BACKUP POWER

- EB Power: 2BHK - 5kW, 3BHK-2T - 5kW, 3BHK-3T - 6kW
- DG Power Backup: 50% of EB load for lighting circuits inside the apartments & 100% backup for lighting circuits, lifts and utilities in common areas



SERVICES

- Water treatment plant
- Sewage treatment plant



ELEVATORS

3 lifts per core of reputed make



SAFETY AND SECURITY

Common area surveillance & intercom facility in units

GREEN FEATURES



WATER CONSERVATION

- Dual piping system & dual flush system for sanitary fittings
- Recycled water used for landscape maintenance
- Water-efficient fixtures
- Rainwater harvesting
- Groundwater recharge



ENERGY CONSERVATION

- Provision for solar heated water in one toilet of top two floor apartments
- Energy efficient lights in common areas
- Timer adjusted streetlights



SOLID WASTE MANAGEMENT

- Segregation at source
- Organic waste converter

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ARCHITECTURE & INTERIOR DESIGN

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