



BEGINNING OF A LEGACY

Creativity means seeing opportunity
where none seems to exist.



Redefining luxury living with every
elegant layer inspired by design



Precisely crafted residences that blend smoothly with your way of living

This exclusive simplex is located at a prime area in Pindra Varanasi. With a design-first approach, every detail and thoughtful plan adds a unique touch to the environment. Whether you prefer a close-knit or extended family living arrangement, the simplex are tailored to match your personal preferences. Premium materials are used for creating an ambiance that fulfills your lifelong aspirations for a dream home.



DEDICATED TO INNOVATIVE
WAYS OF LIVING





INSPIRING YOUR
HIDDEN AMBITIONS
bringing unique attributes
to life in your deepest goals

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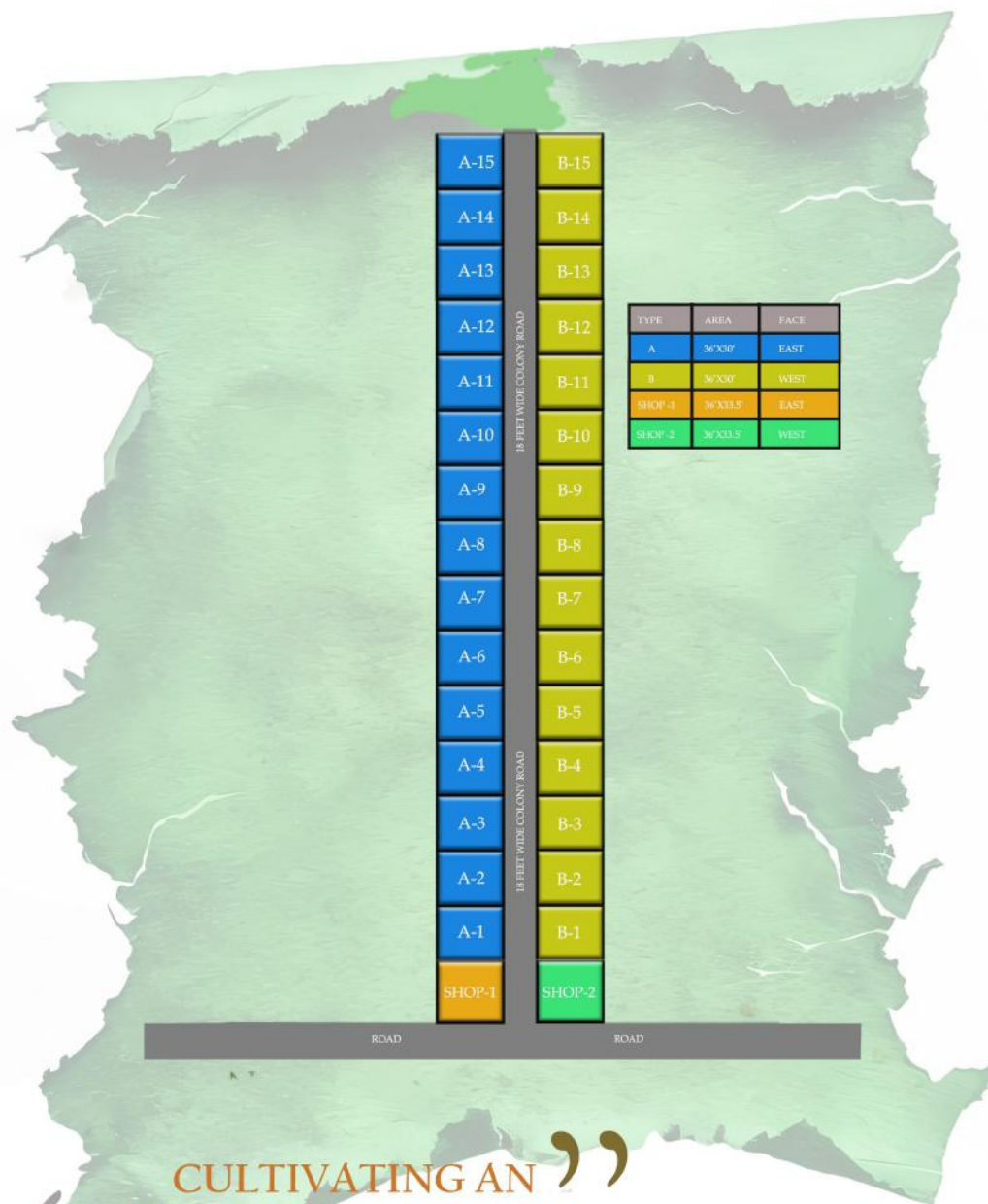
Amenities designed for premium lifestyles

Explore the exclusive features of Singhaab Builders' residences, all meticulously designed to elevate modern living. Discover harmonious play areas for children and vibrant green spaces, with thoughtfully planned landscaping that enriches the surroundings and creates a lively atmosphere

Highlights

- Secure gated enclave featuring Simplex Villas as well as spacious 2BHK/3BHK
- Generous open areas, making up more than 20% of the total space.
- Simplex Villas available in sizes ranging from 1080 sq.ft. to suit diverse needs.
- Grand entryway welcomes residents and guests.
- Relax and socialize in a luxurious Simplex designed for leisure activities.
- Contemporary street lighting ensures well-lit surroundings.
- Extensive, well-organized parking spaces for convenience.
- Secure solar fencing for added protection.
- Advanced sewage treatment facilities.
- Efficient systems for waste disposal.
- Reliable generator backup for continuous power supply.
- Intercom connectivity for seamless communication.
- 24/7 security services ensure peace of mind.
- In-house grocery and convenience stores to meet daily needs.





SITE KEY PLAN

Ram Vihar: Simple Living in 43,515 Sqft

A well-crafted residential colony, Ram Vihar offers serene and practical living designed as per Vastu principles, spread across a spacious 43,515 sqft area. This exclusive development features 30 simplex homes—single-floor residences for families seeking peace and privacy. Simplex houses are available in two thoughtfully designed types, catering to diverse preferences.

What sets Ram Vihar apart:

Vastu-Compliant Simplex Homes:

Every house has been designed with Vastu guidelines in mind to ensure harmony and positivity.

Single-Floor Living: All 30 residences are simplex style, providing convenience and easy access.

Two House Types: Choose from two smart layouts optimized for modern living without compromise.

18 Feet Wide Road: A broad internal road runs through the colony, ensuring smooth movement and ample parking.

Shops Within Premises: Two shops located at the entrance offer daily convenience for residents.

No Common Amenities: Ram Vihar focuses on private living; there are no common amenities, making it perfect for those who value peace and simplicity.

Residential comfort, Vastu compliance, and essential convenience—all in one address. Ram Vihar welcomes families seeking a practical, peaceful home.

CULTIVATING AN
EXCEPTIONAL HAVEN

unifying diverse strengths to
create a distinctive residential lifestyle



Elevate Everyday Living
Creating spaces that inspire joy and tranquillity!



Elevate your lifestyle with the finest choices for modern living!

SPECIFICATIONS



Singhaab Builders never settles for lesser quality. In the same vein, this project is backed with the best selection and quality. A team of quality control specialists procure only superior raw materials to meet exacting standards assured by the company. The following are the details of elements that will get utilized—to set the stage for a higher living experience you deserve!



MASTERPIECE MATERIAL
"A diverse array of elements
united for striking results"

Foundation & Structure:

RCC framed construction built for seismic durability, using TMT steel and S3 grade cement, and robust red brick masonry.

Plastering:

Smooth double coat plastering for both interiors and exteriors.

Joinery Works:

Main Door: Premium teak wood with elegant design, melamine finish, and branded hardware.

Internal Doors: Teak wood with flush shutters and top-quality hardware.

French Doors: UPVC/Aluminium anodized sliding models with reliable hardware.

Windows: UPVC/Aluminium anodized frames, glazed shutters, safety grills, and branded fittings.

Painting:

Internal: Smooth luppam finish with two coats of acrylic emulsion.

External: Superior weatherproof paint over a base coat for extra protection.

Flooring:

Living, Dining, Kitchen: Premium vitrified tiles (600x600mm).

Toilets: Anti-skid, certified ceramic tiles.

Tile Cladding/Dadoing:

Kitchen: Wall tiles up to window height on the kitchen platform.

Toilets: Designer glazed tiles up to door height.

Utility/Wash: Glazed tiles up to 30" height.

Kitchen:

Granite countertops, stainless steel sink, modular layout, exhaust provision, aqua guard provision.

Toilets:

Granite washbasin tops, premium EWC fixtures, hot/cold mixer, and top-quality CP fittings.

Electrical:

Concealed copper wiring, multiple power points including for ACs, geysers, kitchen appliances, TVs and audio; individual 3-phase supply and MCB distribution.

Telephone:

Connections in master bedroom, drawing and living areas; intercom linked to security.

Cable TV:

Cable setup for master bedroom and family room.

Internet:

High-speed connectivity in each unit.

Note:

Developers may update specifications without prior notice.



ATTRIBUTES OF ABUNDANCE

"Revealing a space defined
by unmatched distinction."

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DISCOVER THE INTIMACY OF ULTIMATE LUXURY

If you desire to experience the personal touch of true luxury, this residential project will meet your highest expectations once more. Prepare to embrace a lifestyle of comfort in your own haven, where relaxation and leisure are at your doorstep. Enjoy a rich assortment of recreational options—whether you prefer working out at the fitness center, swimming in the pool, playing badminton, or simply breathing in the fresh air amidst beautifully landscaped



FEATURES

Wide 18-ft Internal Road: Provides ample space for smooth two-way traffic and safe pedestrian movement.

Shops at Entry: Two shops at the entry point, ideal for daily essentials and convenience stores.

Street Lighting: Well-placed streetlights along the road and entrance to ensure visibility and safety during night time.

Proper Drainage & Sewage System: Proper drainage along the road and in front of units to prevent waterlogging.

Parking Space within Each Unit: Each unit includes dedicated parking to meet residents' needs.

Landscaping Along Road (Optional): Simple green edges or low-maintenance plants along the road for a clean and fresh look.

Waste Management Points: Strategically placed dustbins or waste collection spots within the colony for hygiene.

Clear Signage: Visible numbering for units and directional signs to help navigation.

Water Supply & Street Fire Hydrants: Continuous water supply for each home and fire hydrants placed at accessible locations.

Pedestrian Path: If space permits, include a walkway alongside the road for safe pedestrian use.



Over the last few years, Pindra has emerged as a vibrant residential hub near Varanasi, combining the charm of tradition with the benefits of modern connectivity. Strategically located just 24 kilometres from the spiritual city of Varanasi and close to the airport, Pindra offers easy access to highways and railway connections, making it ideal for families and working professionals. The area is witnessing rapid infrastructure growth, with new roadways, improved water and power supply, and government focus on development projects.

EAST FACE PLAN

A thriving residential neighborhood offering seamless access to Hitec City.



WEST FACE PLAN

Experience the comfort of owning an Simplex home designed just for you

Imagine enjoying life among a friendly community, taking a dip in the sparkling swimming pool, or working out in a modern gym—right within your reach, and available much sooner than you think. This is not just a dream; it's about to become reality at Singhaab Builders' premium gated community.

Step into a secure, gated residential enclave spread over 43,515 sq ft near Pindra, Varanasi. Your perfect apartment home is waiting for you at this exclusive address by Singhaab Builders.



an ELITE lifestyle



S-26/237-R-1, Shyampuri
Colony Block-B, Taktakpur,
Varanasi

Ph : 0542-4052646

Call : 7081881866

info@singhaabbuilders.com

Architects & Design Consultant



S-26/237-R-1, Shyampuri Colony
Block-B Taktakpur, Varanasi

Principal Architectural Engineer

Er. Rahul Kumar Singh
B.tech(Civil), A.M.I.E
Institution of Engineer (India)
Reg. No. AM3166077

The driving force

Quality and customer value provide the driving force at Singhaab Builders. The company also distinguishes itself through attention to detail and timely completion of projects.

Note:

This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.