



The legacy continues... introducing a new chapter of the Pavitra series

I N T R O D U C I N G

PAVITRA 6

By SASTA GHAR

Luxury In Every Detail.....

Location – Chandan Hola, Chattarpur, South Delhi

Best Construction Quality

Best Connectivity

Green Location

Luxury Living

Top Notch Amenities



About Us – Sasta Ghar

Sasta ghar is a trusted real estate firm committed to providing affordable legal, and quality Homes to buyers. Our mission is simple: to make home ownership easy, transparent, and stress-free for everyone.

We offer verified properties, clear documentation, site assistance and complete guidance throughout the buying process. Our experienced team understands clients' needs and helps them choose
The best property with full transparency.

At **Sasta Ghar**, we don't just sell properties we build long-term trust and relationships. Honest dealings, Customer satisfaction and professional service are the core values that define us.



OUR SIGNATURE COLLECTION – THE PAVITRA SERIES



Pavitra – Where the Journey Began

Premium 2 BHK residences with terrace.
Located in the peaceful surroundings of Mandi, South Delhi
Pavitra 1 was the first milestone in the Pavitra series
Offering thoughtfully designed 2 BHK flat with
A perfect mix of comfort and modern lifestyle.



The Pavitra Series – A Legacy of Trust & Excellence

From Pavitra 1 to Pavitra 5 — redefining modern living in South Delhi

The Pavitra series by **Sasta Ghar** represents a vision of affordable luxury, solid Construction and thoughtful design. Every project under the Pavitra Name reflects our commitment to quality, transparency and refined urban living.

HOMES FILLED WITH SMILES

The Pavitra Family – Smiles that Inspire Us



Building Elevation

Welcome to a place that redefines the parameters of luxury.

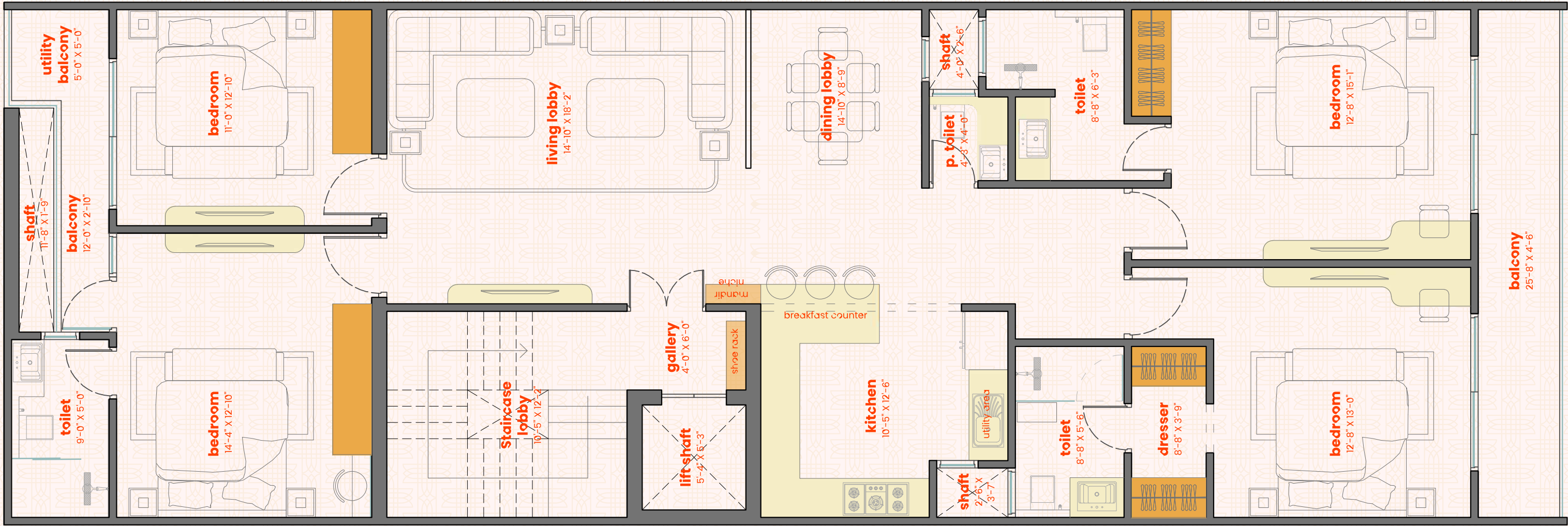


Floor Plan Overview

Luxurious **independent 4 BHK** flat with a spacious layout-250 sq.yd.

Modern design with ample natural light and ventilation

Thoughtfully planned for privacy and convenience





Elegant Living Space

The Heart of the Home

A bright and open living area designed for social gatherings and everyday comfort.
Elegant detailing and spacious planning create a luxurious living experience.

Experience Premium Living Before It's Built



Experience a new standard of luxury living with stunning 3D views
Designed to bring your dream home to life



Where Luxury Meets Functional Design

Modern Modular Kitchen

A premium **kitchen 3D render** showcasing **modern design** elegant finishes, and refined functionality.

An elegant kitchen space designed for refined modern living. A well-planned kitchen with luxurious finishes and efficient functionality
A sophisticated kitchen that enhances both style and convenience

Modern Modular Kitchen

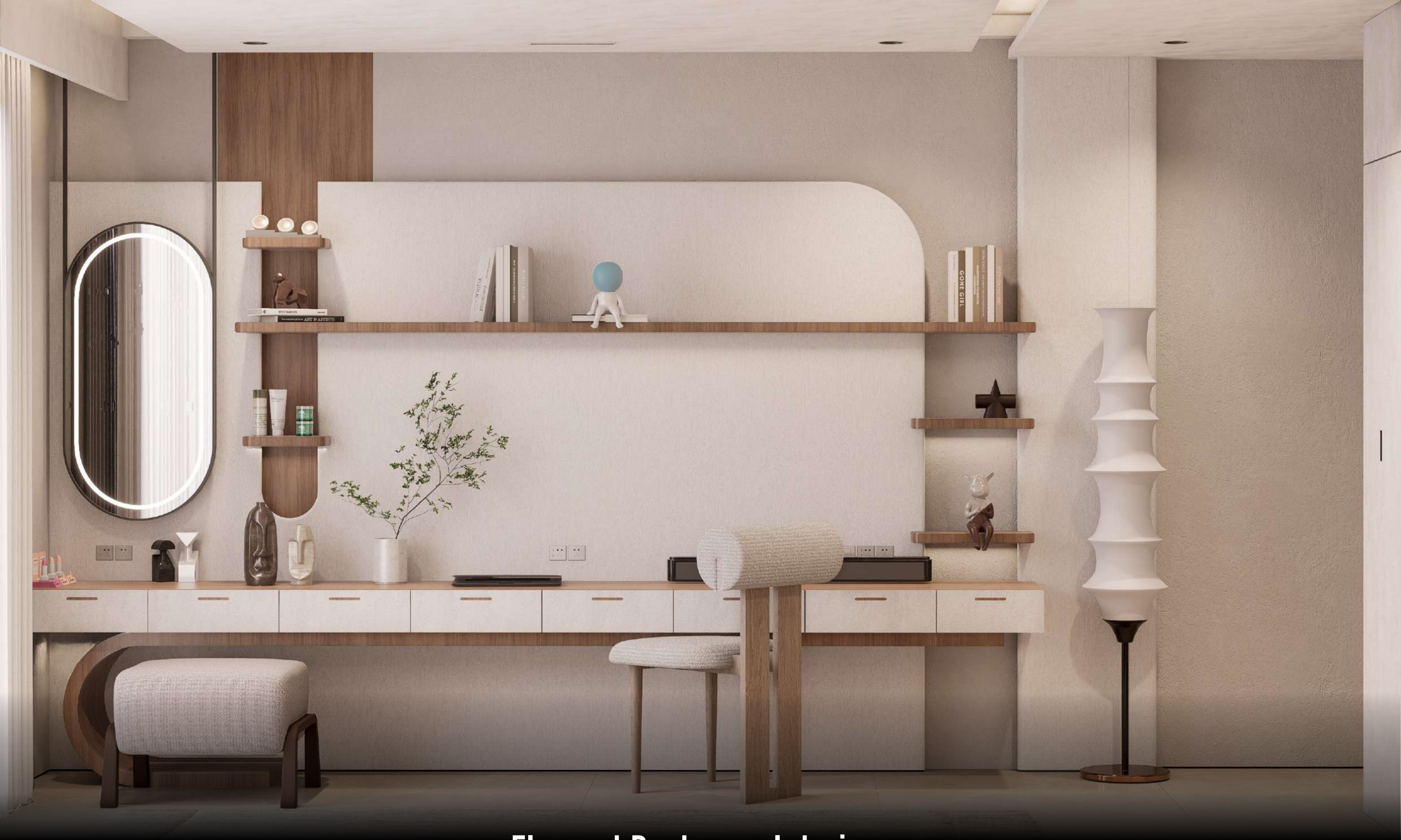


Experience a modern modular kitchen designed with elegant finishes,
smart storage and premium comfort for everyday living



A Modern, Well-designed Bedroom

An elegantly designed bedroom with warm wooden finishes and soft ambient lighting.
A calm, luxurious space for comfort and privacy.



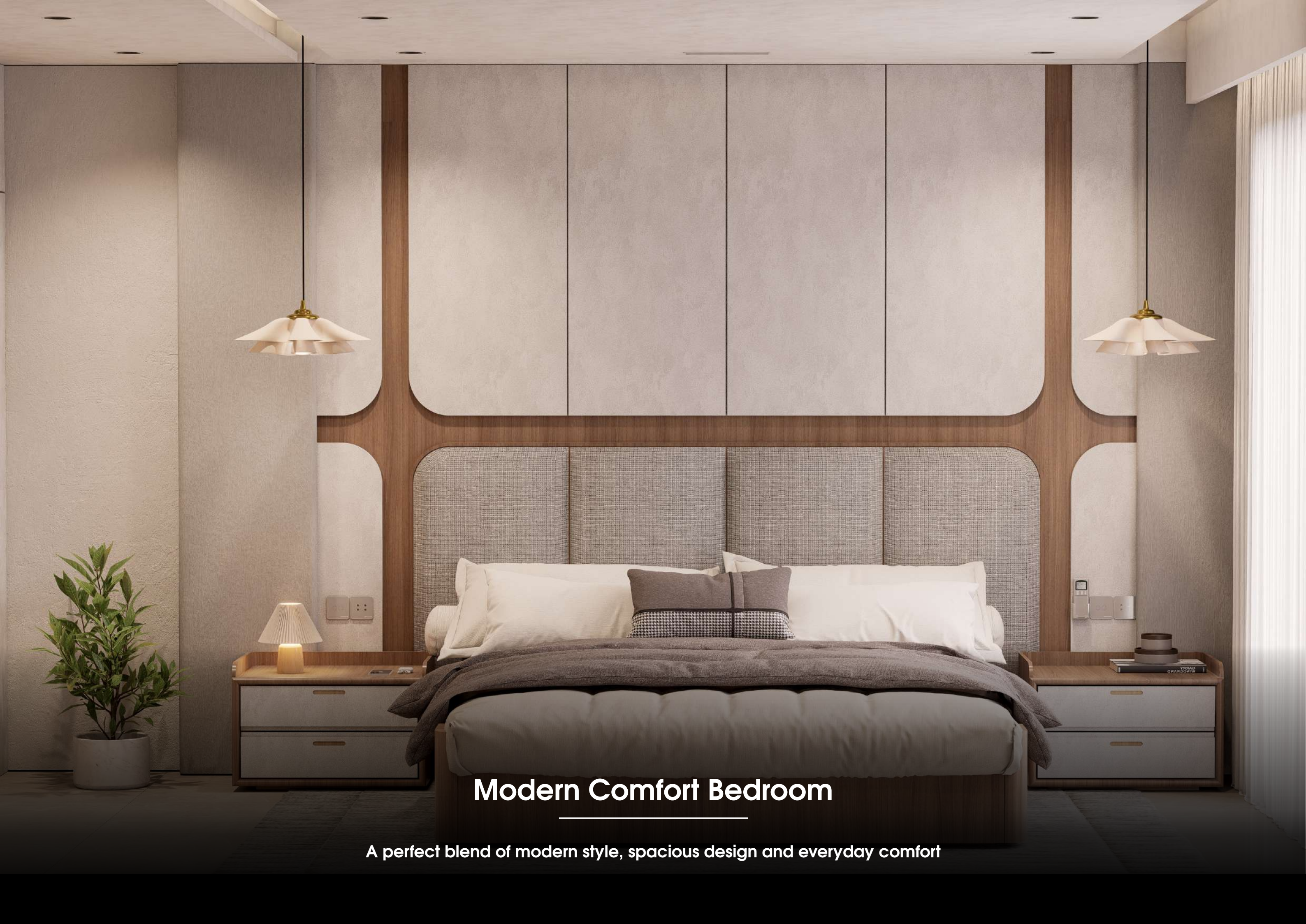
Elegant Bedroom Interior

Designed with elegant interiors and peaceful comfort for a premium living experience



Premium TV Unit Design

A premium TV panel design crafted to add elegance, style and a modern luxury feel to your living space



Modern Comfort Bedroom

A perfect blend of modern style, spacious design and everyday comfort



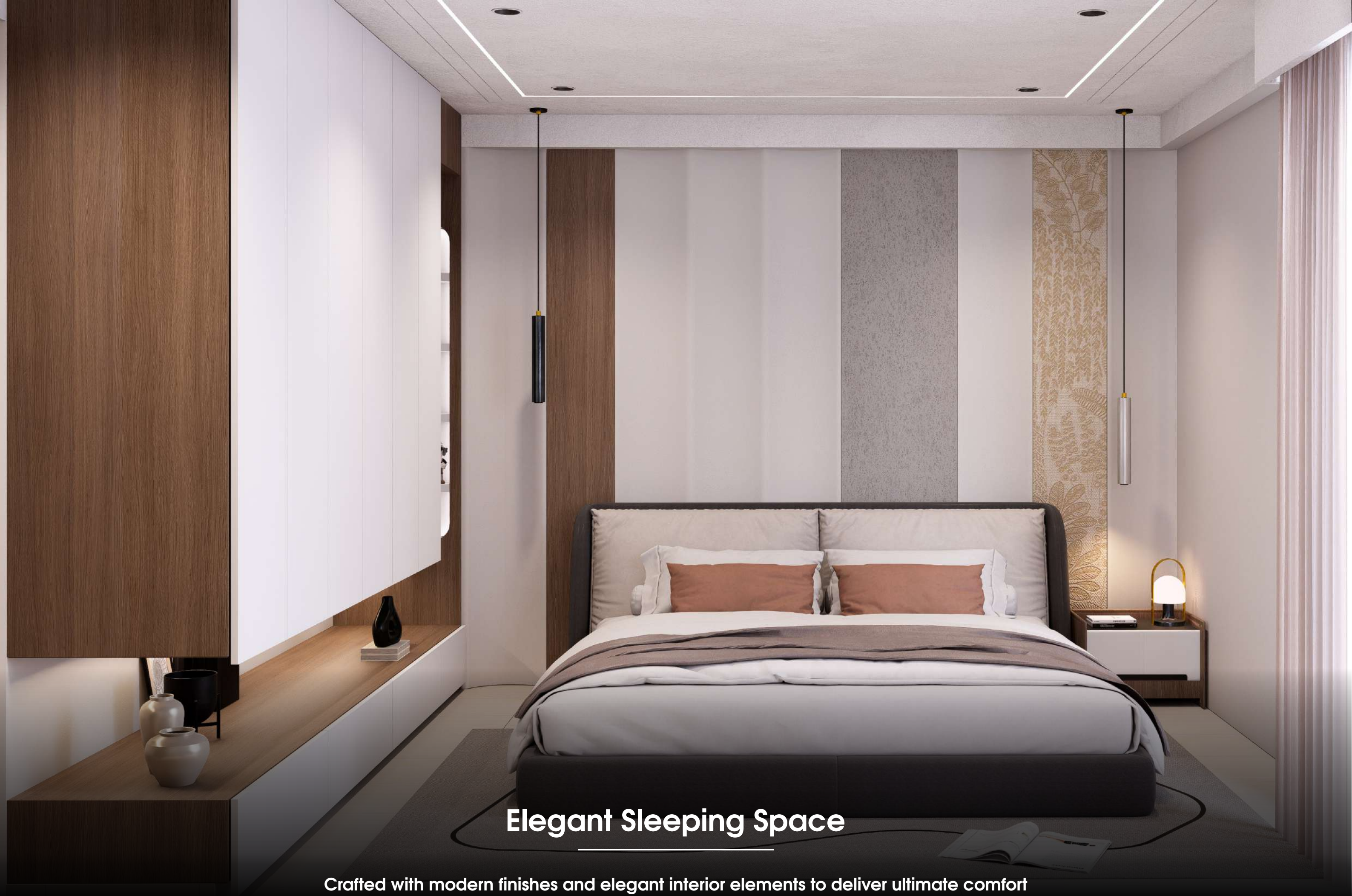
Spacious Luxury Bedroom

Thoughtfully designed bedrooms with premium finishes and elegant detailing



Elegant Console & Feature Wall

Modern wooden textures and minimal luxury detailing crafted to elevate the beauty of your interior space



Elegant Sleeping Space

Crafted with modern finishes and elegant interior elements to deliver ultimate comfort

Luxury Bathroom Design

Experience modern bathroom interiors crafted with premium finishes, elegant textures and contemporary styling





Rooftop Garden

Landscaped **terrace garden** with lush greenery for a refreshing environment.



Premium Car Parking

Spacious and secure parking area designed with modern planning and everyday convenience in mind

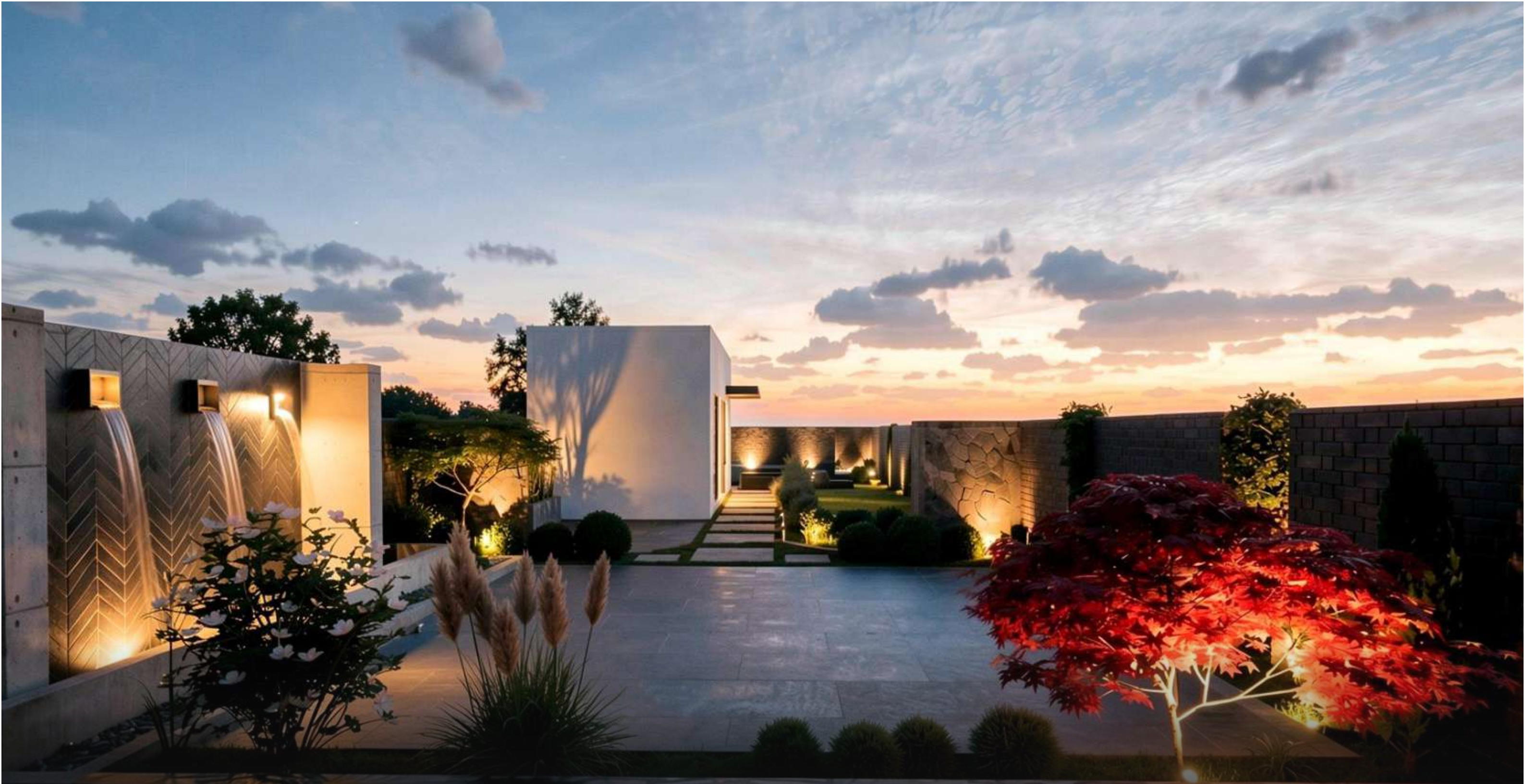


Premium Car Parking

A well-designed parking area crafted for comfort, safety and hassle-free living



Modern Rooftop Garden



Premium Terrace Garden



Barbeque and Sitting Area

A beautifully designed open-air barbeque & sitting area where families come together to relax, celebrate and create unforgettable memories

World Class Modern Facilities & Amenities



Jaquar Fittings



Modular Wardrobes



Digital Lock



Power Backup From Inverter



Terrace Garden



EV Charging Socket



Gated Compound



Guard Room



Fire Fighting



Geyser



Car Parking



Vanity And Mirror



CCTV



Earthing



Branded Lift

Branded Sanitary Fittings

JAQUAR SINK MIXER



MODEL NO - FLP-5179BPM

Approx. Cost: 3,000– 4,000.

JAQUAR WALL MOUNTED BASIN MIXER



MODEL NO - Chr 15233Kpm

Approx. Cost: 3,000– 4,000.

JAQUAR LAGUNA HI-FLOW DIVERTER



MODEL NO - LAG-CHR-91079NK

Approx. Cost: 3,000– 4,000.

JAQUAR WALL HUNG WC



SLS-WHT-6953BIPPSM

Approx. Cost: 9,000– 10,000.

BODY PLATE



MODEL NO - LAG-CHR-91079NK

JAQUAR COUNTER TOP BASIN



SLS-WHT-6601

Approx. Cost: 4,000– 5,000.

BODY PLATE



MODEL NO - ALD-CHR-233N

Branded Kitchen Appliances Included

FABER CHIMNEY



MODEL NO - HC SC FL BK 90

Approx. Cost: 14,000– 15,000.

FABER OTG



MODEL NO - FOTG BK 45L

Approx. Cost: 8,000– 10,000.

FABER MICROWAVE OVEN



MODEL NO - FMW Instacook 30C

Approx. Cost: 14,000– 15,000.

HOB FABER



MODEL NO - HCT 904 CRR LBK EI AI

Approx. Cost: 15,000– 16,000.

PROJECT SPECIFICATIONS

1. STRUCTURE

RCC framed structure (M25 grade concrete) designed as per the latest seismic standards for superior strength and durability.

Brickwork: high-quality red brick (no.1 grade) with smooth internal and external plaster finish.

Waterproofing: comprehensive waterproofing treatment provided in balconies, kitchen,

Toilets, and rooftop for long-lasting protection

2. DOORS

Chaap wood or equivalent frame **(size -7"x3"x8')**

Designer flush shutters finished with premium veneer and melamine polish.

Main door equipped with a digital lock for added security.

All internal doors with 2-piece Dorset lock

3. Joineries

Main door: marandi wood or equivalent with ornamental flush shutter.

All joineries fitted with high-quality hardware and finishes.

4. Counter top

Kitchen: premium granite countertop - rate: 200 –250 per sq. Ft.

With stainless steel, double bowl sink with

Long-body sink mixture and drain board

5. KITCHEN & TOILET WALLS

Premium high-gloss vitrified tiles on kitchen and toilet walls (2' x 4').

Rate: 55 per sq. Ft

6. OUTER DOOR:

Upvc 3-track sliding door system with integrated mosquito

Finish: premium cladding provided on side edges for enhanced durability and aesthetics.

Slider and glass sliding panels.- MS. work: all MS (Mild steel) work areas shall be finished with premium decorative paint

7. STAIRCASE & RAILING

Staircase designed as per Architect's specifications.

Balcony railing designed as per Architect's drawings for safety and aesthetics.

Paint work with high-quality (deco) paint finish.

Staircase railing: stainless steel railing of Grade 304.

MS. work: all MS. (Mild Steel) work areas shall be finished with premium decorative paint.

Super fine rustic texture finish provided in Balcony, Lobby, Parking Area, and Terrace

8. FLOORING

Living, dining & bedrooms: high-gloss digital vitrified tiles (size: 4' x 6').rate: 90 to 120 per sq.ft.

Toilets: anti-skid tiles for safety.

Common areas & staircase: premium granite flooring. Rate: approx -110 per sq. Ft.

Balcony: granite stone flooring | approx. 110 / sq. Ft.

Kitchen platform: premium polished granite | rate- 200 –250 / sq. Ft.

Car parking area: dual-colour premium granite flooring rate - approx 110 per sq.ft.

9. ELECTRICAL WORK & FIXTURES

Wiring: using (Polycab) wires.

Switches: modular switches (L&T & Havells)

Mcb: Mcb box & Mcbs (Havells)

Lighting (drawing Area) Lights As Per False Ceiling Design, Including CUV & Cove Lighting

Wardrobe & kitchen lighting: profile lights provided in wardrobes and kitchen area

Modular fans: drawing & dining area: rate: 3,500 to 4,000

Bedrooms & kitchen: fans

Rate: 2,500 to 3,000-

Brands: Havells, Luminous, Crompton

Exhaust fans: provided in kitchen and dining area (Havells).

Geyser specification toilets: 25-litre geyser. Kitchen: 3-litre geyser (brands: Havells, Jaquar, Crompton

10. SANITARYWARE & CP FITTINGS

Sanitaryware & CP fittings: premium quality fittings by Jaquar & Kerovit.

Wall basin mixer: wall-mounted basin mixer with diverter.

Bathing area: equipped with premium diverter fittings.

Diverter: high-flow diverter for smooth water discharge.

Concealed cistern: premium concealed cistern provided.

Angle valves: all angle valves shall be of Jaquar make.

All washrooms: cubicle glass partitions with gates.

11. BUILDING AMENITIES

Branded lift: latest model 6-passenger lift (**KONE** / **SCHINDLER** Approx. Cost: **14–15 lakhs**.)

Fire fighting system

Terrace garden – landscaped plants, with dedicated planter area & Yoga space, and premium

Lighting highlighting the wall-mounted green area.

EV charging socket 16 to 32 Amp in parking - false ceiling work in parking

Walls & ceilings coated with Asian Royal Paint finish for a smooth and elegant look

12. FLAT AMENITIES

Branded lock (dorset)

Modular kitchen finish with acrylic sheet

Hob chimney

Tall pantry

All Innotech baskets

Wicker basket

13. PLUMBING & PIPING WORK

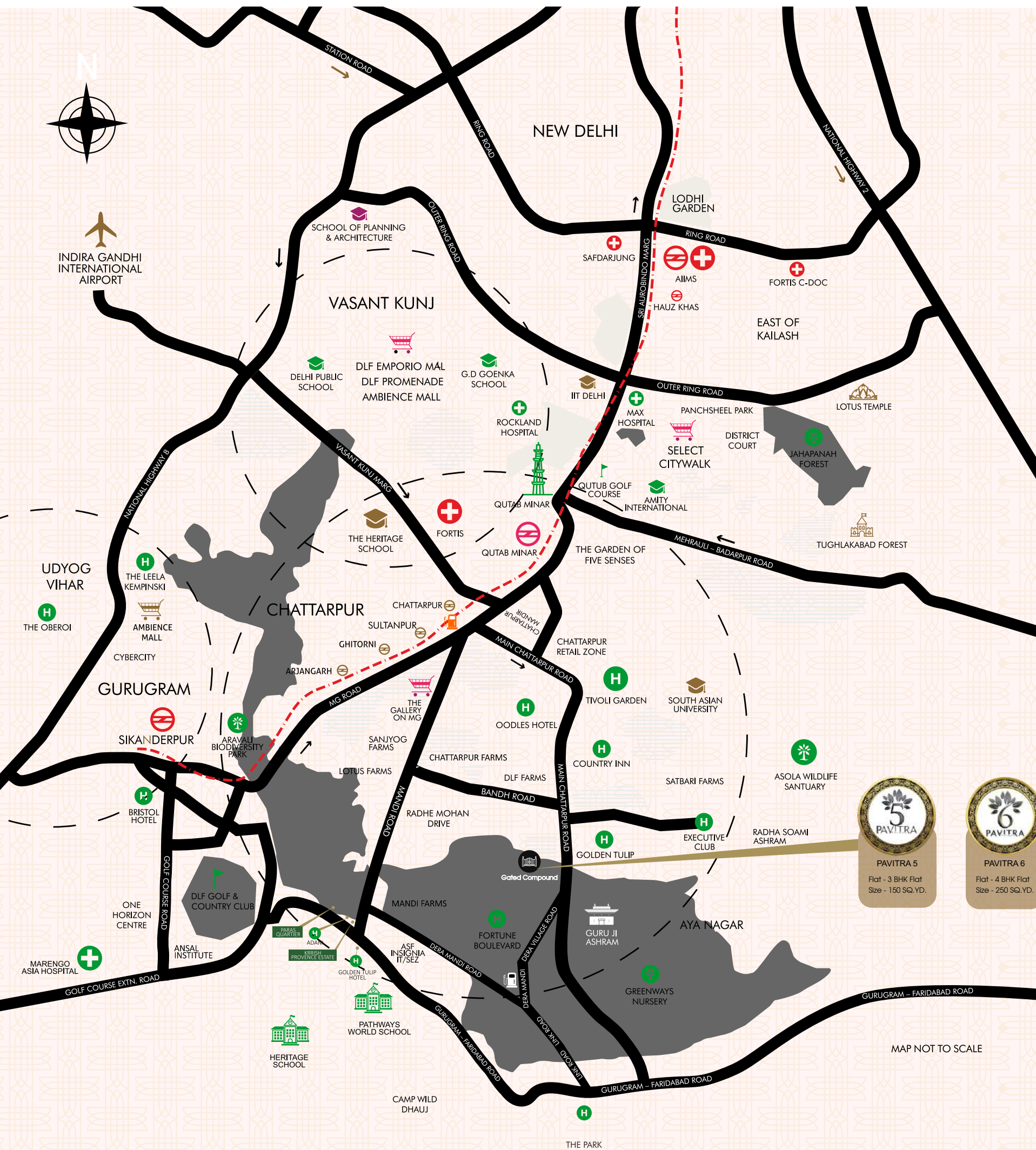
Piping system: PVC & CPVC piping.

Brands: Supreme & Ashirvad

Soil/waste PVC pipes:

Heavy-duty PVC Pipes with 10 kg pressure capacity.

Rainwater pipes: PVC rainwater pipes with 100–160 psi pressure ratio.



Location Highlights	
	Hotel & Banquets
	Parks
	Metro
	Hospitals
	Malls and Markets
	School and University

LOCATION ADVANTAGES

LOCATION HIGHLIGHTS

- Located just 4.5 km away from Chhatarpur Metro Station (yellow line) for smooth and easy connectivity.
- 30 minutes to DLF Cyber City / Udyog Vihar
- 10-20 minutes to South Delhi hubs like Saket, Vasant Kunj & Hauz Khas
- 25 mins to IGI Airport via MG Road/NH-48
- Quick access to Gurugram's corporate zones & Delhi's elite neighbourhoods

2. IDEAL FOR PROFESSIONALS & FAMILIES

- Ideal for professionals & families
- Great for those working in Cyber City, Golf Course Road and South Delhi
- Close to reputed schools like GD Goenka, the British School & many more
- Access to Fortis, AIIMS & MAX hospitals
- High rental demand + long-term appreciation potential

3. INVESTMENT HIGHLIGHTS

- Strong growth corridor between Delhi & Gurugram
- More affordable than DLF or Golf Course Road, but similar lifestyle

UPCOMING GOVERNMENT INITIATIVE



Delhi Government Plans Elevated Roads In South Delhi To Reduce Traffic Congestion

New Delhi: Delhi Govt. has planned four elevated roads in South Delhi to alleviate heavy traffic flow. These include an extension between the main Chhatarpur road and SSN Marg. An elevated road from Chhatarpur's 100-foot road to IGNOU Gate, another stretch on IGNOU road. And a route from Anuvrat marg to Indira Gandhi International (IGI) Airport via INA market. The public works department (PWD) has been instructed to carry out a feasibility study.



New Delhi: Delhi Development Authority (DDA)

Exploring the possibility of widening the approach road from main Chhatarpur road to the institutional Area in Maidan Garhi and nearby

Areas where SAARC University and Central Armed Police Forces Institute Of Management Science are proposed to come up. The land development authority has floated a request For proposal to engage a consultant for preparation of a detailed project report.



BOOKING OPEN

Corporate Office - Building No. 38, Harcharan Bagh Gate No. 4,
Andheria Mor Near Chattarpur Metro Station New Delhi - 110030

📞 9871057424 7428577424 🌐 www.sastaghar.in

