



# AGHYUT ENCLAVE

Tupudana



**ARRYAN  
GROUP**

Modern living environment in a superbly crafted building of G + 4 / 16 flats

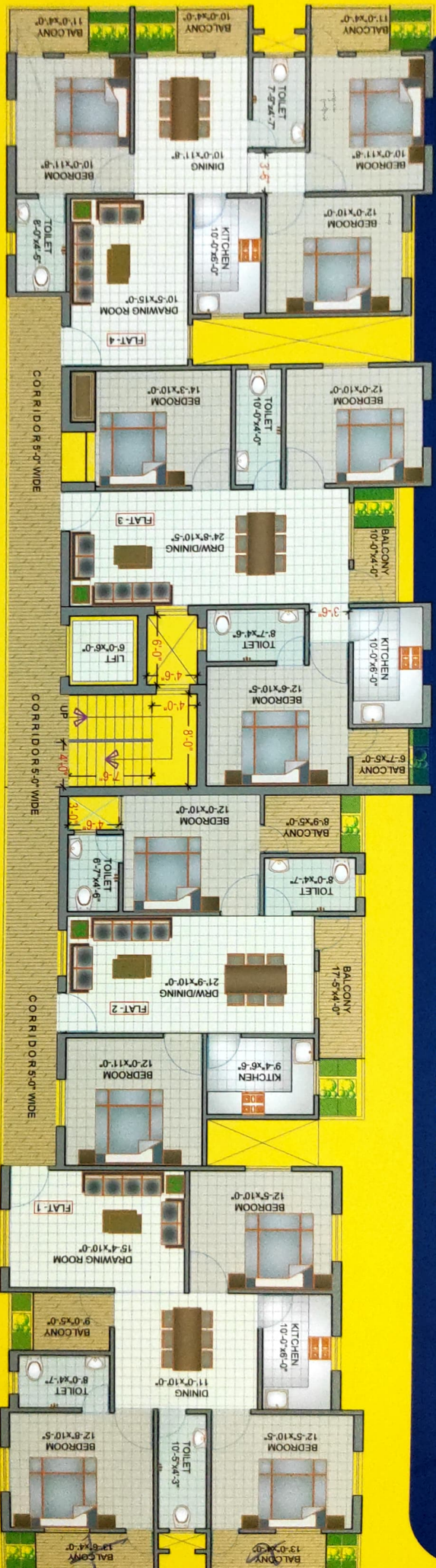
fabulous residential homes brought to you by  
**ARRYAN DEVELOPERS & REALTORS PVT. LTD.**



# ACHYUT ENCLAVE

Aryan Developers & Realtors Pvt. Ltd, a renowned company is extremely fast moving, giving out excellent results. Making waves in the real estate circuit of Ranchi region, the company established in the year 2005 is headed by the young entrepreneur Mr. Amrendra Kr. Sinha.

We now bring you a soothing and friendly residential homes at Tupudana, Ranchi under the name "ACHYUT ENCLAVE"



## TYPICAL FLOOR PLAN

Flat No.	Type	Super Built Up Area
1	3 BHK	1430.00 sq ft
2	2 BHK	1060.00 sq ft
3	3 BHK	1299.00 sq ft
4	3 BHK	1338.00 sq ft

## SPECIFICATIONS OF OUR PROJECTS



# ACHYUT ENCLAVE

**1. Finish:** All internal walls and ceilings in plaster of paris. All external surfaces to be in true coat texture/weather coat paint. **2. Cement:** Only branded and recognized cement to be used. **3. Water Supply :** Non interrupted 24 hrs water supply from deep well boring. **4. TV/Telephone :** One point in each flat. **5. Lift:** Total 1 passenger lifts/elevators to be provided. **5. Generator:** To be provided. **6. Toilets:** Concealed PVC pipes with hot and cold water arrangement in shower along with single lever mixture of minimum ISI mark. Ceramic glazed tiles having minimum size of 1 x 1 up to 7 ft height with wash basin, shower, WC, TWC, EWC in toilet. **7. Kitchen:** Working platform of green marble top glazed tiles with dado up to 2 ft high above working top filled with stainless steel sink. **8. Electrical:** Concealed PVC conduit with copper wiring and standard electrical accessories for adequate lighting, power points (without fans, bulbs, tube lights etc). Modular switches to be used. **9. Plumbing :** All internal PVC pipes shall be concealed. **10. Foundation:** Earthquake resistant RCC isolated foundation as per the structure design along with proper pest control treatment. **11. Structure:** Earthquake resistant RCC framed structure. **12. Civil Work:** All civil work to be done by standard materials. **13. Flooring:** Vitrified tiles. **14. Door:** All doors 30/32 mm thick ISI certified (except bathrooms). **14. Window:** Aluminium sliding windows to be used with three track section.

- All sides open for free ventilation and ample natural light.
- Planned according to VAASTU.
- 24/7 security with modern equipments.
- 24 hours power back - up.
- Branded elevators.
- Attractive façade on all sides.
- 24 hours water supply
- Ample car parking for guests
- Rain Water Harvesting
- Alloted car parking for every flat.

## PAYMENT SCHEDULE & OTHER EXPENSES

- |  |   |     |
|--|---|-----|
| 1. At the time of booking                  | : | 20% |
| 2. Ground Floor Casting                    | : | 10% |
| 3. First Floor Casting                     | : | 15% |
| 4. Second Floor Casting                    | : | 15% |
| 5. Third Floor Casting                     | : | 15% |
| 6. Fourth Floor Casting                    | : | 15% |
| 7. Before Handover and after all finishing | : | 10% |

## OTHER CHARGES :

- Electrical transformer & connection charges
- DG Set charges
- Common amenities charges, if applicable
- Parking space allotment charges
- Registration charges as per Govt. rules
- Govt. taxes as per current rules
- Society charges

