

LOCATION MAP



PAYMENT SCHEDULE

Booking Amount - **Rs. 2,51,000**

PAYMENT SCHEDULE AS PER AGREEMENT

OTHER CHARGES

- Car Parking Space
- Electric Connection
- Lift 6 Passengers
- Soundless Generator

3.5 lakhs

Note:

- GST, Stamp duty and Registration Charges to be borne by the buyer.
- Extra charges to be paid by buyer for any extra work.

Architects:

MODULE

Architect, Engineers, Interior Designers
Vardhman Marketing Complex
Line Tank Road, Ranchi - 834 001
Mobile: +91 8986720751, 9835126471

Developers:

R S CONSTRUCTION

Vardman Marketing Complex
Line Tank Road, Ranchi - 834 001
Mobile: +91 8863991871, 9835126471

Dimensions are indicative and subject to change. Developers reserve the right to amend plans and specifications as may be required. Any information contained in the brochure is subject to change at the sole discretion of the developers and cannot form part of any agreement. Legal document, extra stamp duty, corporation tax & society maintenance charges to be borne by the member. Internal changed will be done only with prior instruction & will be charge extra with total responsibility on flat holder. Any additional charges authorities during or after the completion of the scheme will be born by the purchaser. Builder can change the specifications as required without informing the customers.

SHAYAN HILLCREST

"Where Dreams Come Home"



SPECIFICATION

Structure

- ▶ Earthquake resistance RCC Frame Structure.
- ▶ External as well as internal wall of AAC block.
- ▶ Top floor shall be of Water Proof & Heat Proof.

Flooring

- ▶ ISO mark GVT vitrified tiles (4'x2') in flooring with 4" height skirting.
- ▶ Granite in stair & lobby.

Doors & Windows

- ▶ Sal wood/WPC door frame.
- ▶ 32 mm laminated flush door in the main entrance and all other doors of 30mm thick ISI mark or any other standard make painted over a coat of primer with stainless steel fittings.
- ▶ Three Track Aluminium Sliding Window.

Kitchen

- ▶ Granite working platform, stainless steel sink & glazed tiles upto 2' level above working platform.
- ▶ Provision of Power Point for water purifier & Geyser.

Toilet

- ▶ 12"x18" vitrified tiles upto ceiling height.
- ▶ Non skid flooring.
- ▶ White glazed vitreous sanitary ware of SERA/HINDWARE/ or equivalent.

- ▶ Diverter unit for Hot & Cold water of standard make.
- ▶ Provision of Geyser Power point.

Electrical

- ▶ Concealed internal wiring with cooper conductor ISI mark with adequate power points.

Overhead Tank

- ▶ RCC overhead water tank of adequate capacity.

Power-Backup

- ▶ Soundless Generator of ISI marked.

Lift

- ▶ One nos. 6 passenger lift.

Finishing

- ▶ Internal wall shall be finished with POP over plaster & finished with O.B.D.
- ▶ External surface shall be finished with weather coat anti dust paint over rustic putty.

Plumbing

- ▶ Concealed plumbing with PVC & UPVC pipes.
- ▶ P.V.C. waste and vent pipe ISI mark or any other equivalent make.

Parking

- ▶ Individual car parking.

Typical Floor Plan



Super Built-up Area @ 30%

| Flat Name / Type | A (3BHK) | B (3BHK) | C (3BHK) |
|------------------|----------|----------|----------|
| Area (SQFT) | 1460 | 1450 | 1480 |



Note : All Furniture plan are only indicative they are purely conceptual and not legal binding.