

# SPECIFICATION

## BUILDING

G+4 storied building consisting of 8 no of flats Architecturally designed according to proper VASTU SHASTRA Directions.

## FOUNDATION

As per the soil investigation along with the standard design provided by the Architect.

## STRUCTURE

Earthquake resistant RCC frame structure and pedestal on pile foundation with shear wall of high quality as per IS code with anti termite treatment.

## ROOF

RCC slab with 1:2:4 proportion as per design.

## WALLS

10" Thick External and 5" thick internal partition wall.  
Internal wall finish by POP with primer.  
External wall finish by Combination of exterior tiles/textures/weather coat paint.

## FLOORING

a) Flooring- Vitrified Tiles 2' \* 2' / Paver Block in open space of campus.  
b) Bathroom wall 7' glazed tiles.

## WINDOW

Fully glazed three tracks aluminium sliding windows with grill.

## DOOR

Decorative panel doors for the entrance and flush doors for internal with proper enamel paint.

## KITCHEN

Proper Cooking platform with black marble and steel sink with glazed tiles dado upto 3'0" height above the working top. Provision of exhaust fan and power connection in the kitchen.

## ELECTRICAL

Concealed fire resistant electrical copper wiring and all electrical accessories of standard quality will be provided. TV Point/AC points/Adequate Electrical points will be provided in Drawing and Bedrooms. (Light & Fans are not included).

## PLUMBING

Concealed wiring with PVC pipe and sanitary fittings of ISI Marked.

## TOILETS

Flooring with good quality non-skid tiles upto 7'0" height with basic Western/Indian Pan with proper provision of hot and cold water connections in all bathrooms.

## WATER SUPPLY

Availability of deep tube well with overhead tank connected with submersible water Pump with water harvesting facility.

## GENERATOR

Soundless Generator Set with proper ISI Mark and adequate power shall be provided for power backup in Flats, Lift & Common Area.

## ELEVATOR

Manual- 1 Nos of 6 Person capacity with Generator Backup.

## STAIRCASE

Marble stairs steps on two ends.

## PARKING

Adequate Parking Space available for Visitors.

## SECURITY

a) Apartment premises will be under 24\*7 CCTV Surveillance.  
b) Availability of 24\*7 Security Guard.

## Payment Schedule

At the time of Booking	10%
After casting of Ground floor	20%
After casting of 1st floor	15%
After casting of 2nd floor	15%
After casting of 3rd floor	15%
After casting of 4th floor	15%
After time of Finishing	05%
At the time of Handover	05%

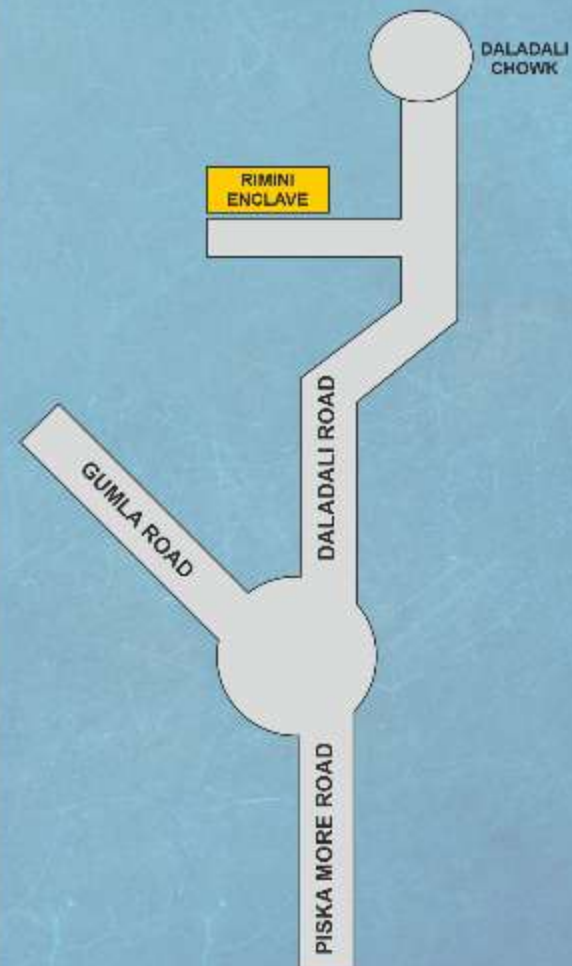
## Parking & Other Charges

Parking	INR 2,00,000
Lift	INR 75,000
Generator	INR 50,000
Electricity	INR 25,000

## Terms & Conditions

- 1) Charges of Allotments to be made in favor of Dharini Engicon Pvt. Ltd. (GUMLA ROAD).
- 2) All other Government Taxes and levies applicable.
- 3) Reproductive Stamp Duty Charges shall be payable at the time of Receipt by the Purchaser.
- 4) Super Grable Use Area with Common Amenities includes: The Covered Area of Flat Plus The Proprietary Area Under Common Corridor, Passage, Staircase, Lobbies, Projections, Water Tank, Lift and Other Common Facilities.
- 5) All Building Rules, By-laws, Specifications will be subject to changes with the sanction of the local authority.
- 6) Title Deed/Agreement/Deed to be submitted to the Registrar of the State.
- 7) Parking, Lift, Generator and Water Charge will be Extra.
- 8) No Interest shall be payable on Deposits when cancellation of Booking will be Done.
- 9) Cancellation Charges 10% of the Total Cost of Flat shall be Deducted from Deposited Amount by the Builders.

## LOCATION MAP



LUXURY  
3 BHK FLAT,  
G + 4

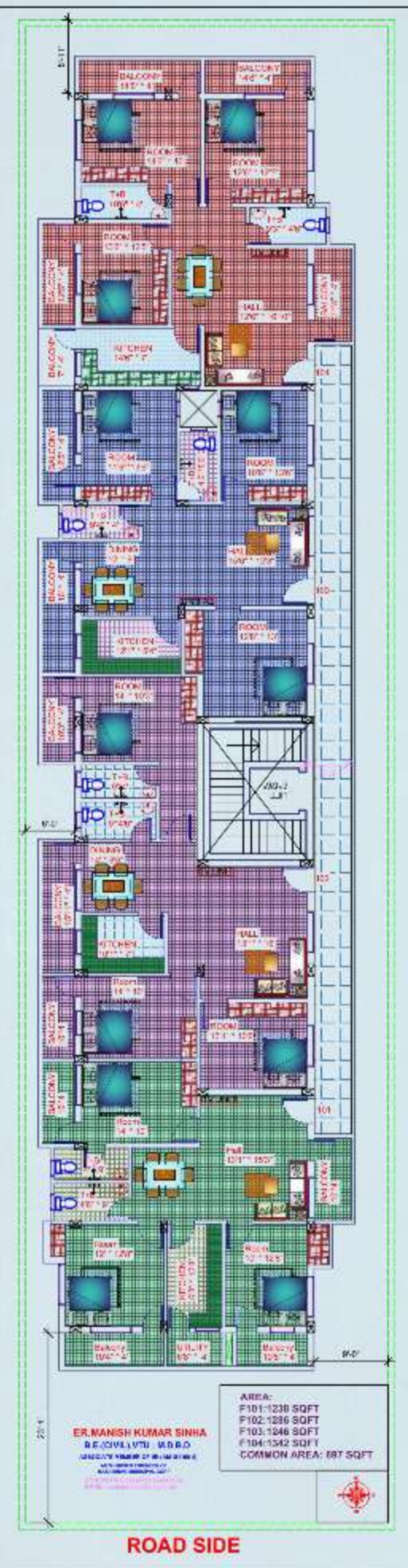
**Booking  
Open**



# Dharini Engicon Pvt. Ltd.

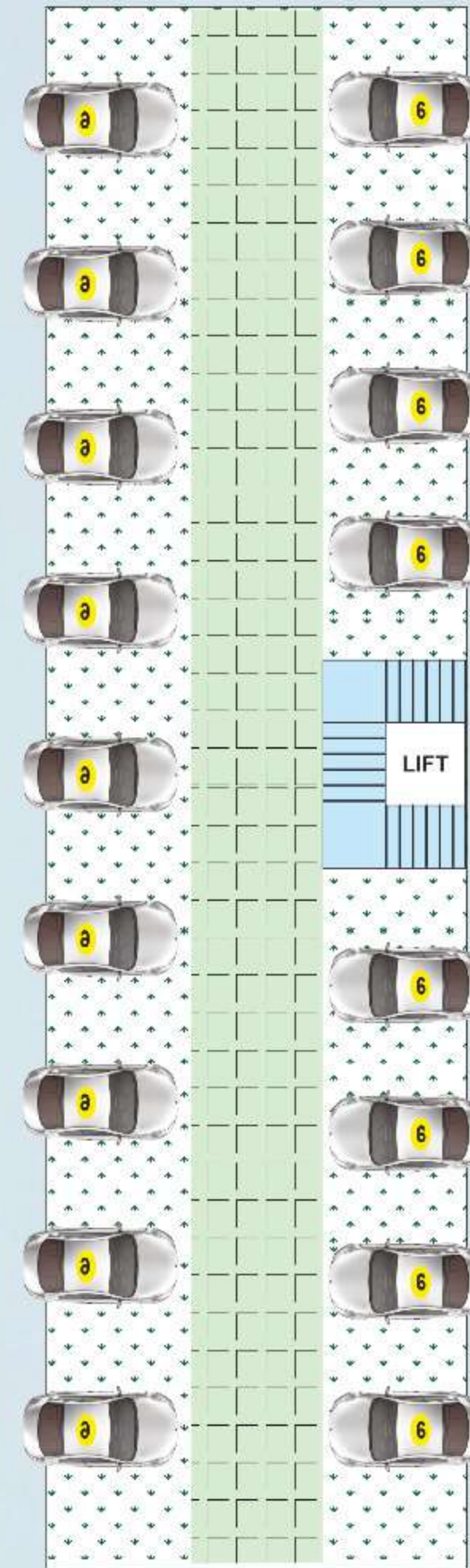
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LS.NO.	FLAT	CARPET AREA	BUILT UP AREA
1.	101	0877 Sq.ft	1053 Sq.ft
2.	102	1087 Sq.ft	1512 Sq.ft
3.	203	1037 Sq.ft	1344 Sq.ft
4.	204	9525 Sq.ft	1181 Sq.ft

Typical 1st To 4th Floor Plan



Ground Floor Plan