



MAGNUM ESTATE

Connecting you to your audience

COMMERCIAL SPACE / 2 / 3 BHK LUXURY FLATS

Konka, Church Road, P.S.- Lower Bazar, Opp St. Barnabas Hospital, District- Ranchi (Jharkhand)

Elevate your business

MAGNUM ESTATE : Live Smart in Ranchi

JB REAL ESTATE DEVELOPERS & CONTRACTORS, a leading developer in Jharkhand presents MAGNUM ESTATE, an exclusive residential project designed for modern living.

Why Choose MAGNUM ESTATE?

- Prime Location: Situated Opposite St. Barnabas Hospital in Ranchi, this project offers excellent connectivity to all parts of the city.
- Smart Homes: MAGNUM ESTATE features a selection of well-designed COMMERCIAL SPACES / RESIDENTIAL (2 BHK and 3 BHK) APARTMENTS, perfect for the discerning residents of Ranchi.
- World-Class Amenities : Enjoy a plethora of amenities including a Roof Top Garden, Solar Panel on roof with sufficient capacity for general lighting, Sewerage Treatment Plant, Water Treatment Plant etc.
- Convenience at Your Doorstep: The project is close to major retail brands, banks, healthcare facilities, and educational institutions, ensuring that everything you need is within easy reach.
- Expert Support: JB REAL ESTATE DEVELOPERS & CONTRACTORS understands the importance of choosing a home. Their dedicated team is committed to providing exceptional service and helping you make an informed decision.

**Safety & Security
at Every Step ...**



3D ELEVATION



FLOOR PLAN



AREA STATEMENT

TYPE	CARPET AREA	SBA AREA
SHOWROOM	3856 SQFT	4145 SQFT



GROUND FLOOR PLAN

AREA STATEMENT

TYPE	CARPET AREA	SBA AREA
SHOWROOM	3253 SQFT	3464 SQFT



1ST FLOOR PLAN



FLOOR PLAN



2ND FLOOR PLAN

AREA STATEMENT

FLAT	TYPE	SBA AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)
1	3BHK	2029	105
2	2BHK	1144	0
3	2BHK	1160	0
4	3BHK	1564	77



3RD TO 7TH FLOOR PLAN

AREA STATEMENT

FLAT	TYPE	SBA AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)
1	3BHK	2033	138 (4TH & 6TH)
2	3BHK	1393	49 (4TH & 6TH) 65 (5TH & 7TH)
3	3BHK	2040	138 (4TH & 6TH) 151 (5TH & 7TH)



**ISOMETRIC VIEW
2ND FLOOR PLAN**



UNIT - 1, TYPE - 3BHK

Saleable Area - 2029 sqft



UNIT - 2, TYPE - 2BHK

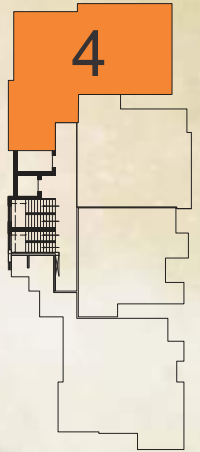
Saleable Area - 1144 sqft



**ISOMETRIC VIEW
2ND FLOOR PLAN**



←
UNIT - 3, TYPE - 2BHK
Saleable Area - 1160 sqft



→
UNIT - 4, TYPE - 3BHK
Saleable Area - 1564 sqft



ISOMETRIC VIEW
3RD - 7TH FLOOR PLAN

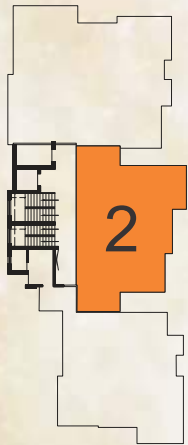


UNIT -1, TYPE - 3BHK

Saleable Area - 2033 sqft

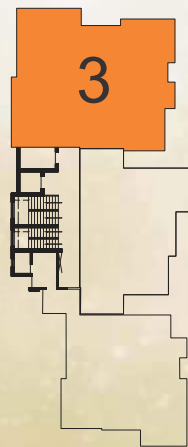


ISOMETRIC VIEW
3RD - 7TH FLOOR PLAN



←
UNIT - 2, TYPE - 3BHK
Saleable Area - 1393 sqft

→
UNIT - 3, TYPE - 3BHK
Saleable Area - 2040 sqft



HIGHLIGHTS

- 24*7 WATER SUPPLY FROM DEEP BOREWELL & RMC SUPPLY
- 24*7 SECURITY
- 24*7 CCTV SURVEILLANCE & INTERNET CONNECTION
- POWER BACKUP
- RAIN WATER HARVESTING
- JBVNL POWER
- VISITORS PARKING
- CONNECTIVITY TO MAIN ROAD - 0.8 KMS APPROX.
- CONNECTIVITY TO RLY. STN. - 1.4 KMS APPROX.
- COMMERCIAL / RESIDENTIAL BOTH SPACES
- BANKS, SCHOOL, ATM, HOSPITAL NEAR THE PROJECT
- FIRE FIGHTING SYSTEM
- CONNECTIVITY TO AIRPORT
- ROOF TOP TERRACE GARDEN

Convenience
Culture &
Comfort ...



SOLAR PANEL INSTALLED ON ROOFTOP

PAYMENT PLAN

AT THE TIME OF BOOKING	-	10%
AT THE TIME OF AGREEMENT	-	20%
AT THE TIME OF COMMENCEMENT OF STRUCTURE	-	20%
AT THE TIME OF ROOF CASTING	-	20%
AT THE TIME OF COMMENCEMENT OF BRICK WORK	-	20%
AT THE TIME OF FINISHING	-	05%
BEFORE DELIVERY / POSSESSION	-	05%

EXTRA CHARGES :- CAR PARKING SPACE, ELECTRIC CONNECTION, SOUNDLESS GENERATOR, COMMON AREA MAINTENANCE & SOCIETY CORPUS

Finance facility available from all leading banks.

Govt. Taxes, Registration charges & any other applicable Taxes Shall be Charged extra.



ROOF TOP GARDEN

SPECIFICATIONS



Specifications



STRUCTURE

: RCC Frame Structure



BRICKWORK

: RCC Frame Structure. 10" thick brick work for external wall with Red Bricks 5" thick brick work for internal wall.



WALL FINISH

: Internal wall plaster finished with putty, exterior walls with primer and weathercoat



KITCHEN

: Kitchen Platform wall : Granite counter top with Stainless Steel Sink & drain board with hot & Cold water provision. Up to 2'ft height ceramic Tiles above cooking platform.



ALL FLOORING

: All Flooring : 2' X 2' Vitrified Tiles.



DOORS

: Main/Internal: All Salwood door frame with 32 mm standard make flush door with primer and paint. Main door with double shutter and teak Veneer finish. All locks / Godrej make.



WINDOW

: Three Track UPVC WINDOWS with grills.



TOILET/BATH

: Wall Flooring : Ceramic Tiles upto 7' height, Anti Skid Floor Tiles
Fittings: Wash Basin and Towel Rail, Soap Dish and hot and cold water supply system with standard make/ ISI Mark CP fitting in common bathroom.

Sanitary : EWC/IWC standard make/ IS Mark Ceramic Cistern. One washing machine point at convenient place.



DINING HALL

: Dining Hall : Wash Basin at suitable place (upon request).



ELECTRICALS

: Roma or Similar brand switches, Havells or similar standard copper wire and concealed wiring and Provision for points for lights, fan and Washing machine, Geyser, Air conditioner, Exhaust fan.



STAIRCASE / COMMON AREA

: Flooring with superior quality tiles.



ELECTRIC SUPPLY

: All units will have individual smart meters by JVBNL (at additional cost).



LIFT

: 2 nos. LIFT of reputed make for RESIDENCE & separate lift for COMMERCIAL SPACE.

SITE ADDRESS

Konka, Church Road,
P.S.- Lower Bazar,
Opp St. Barnabas Hospital
District- Ranchi (Jharkhand)

DEVELOPER



JB REAL ESTATE
DEVELOPERS & CONTRACTORS

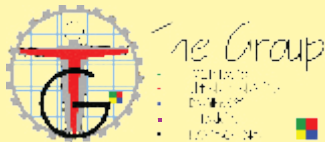
HEAD OFFICE

3A, PEPEE COMPOUND,
P.S.- HINDPIRI,
RANCHI (JHARKHAND)
PH : 2331192

Email :

jbrealstatedc@gmail.com
gurbirjyoti@yahoo.com

OUR ARCHITECT

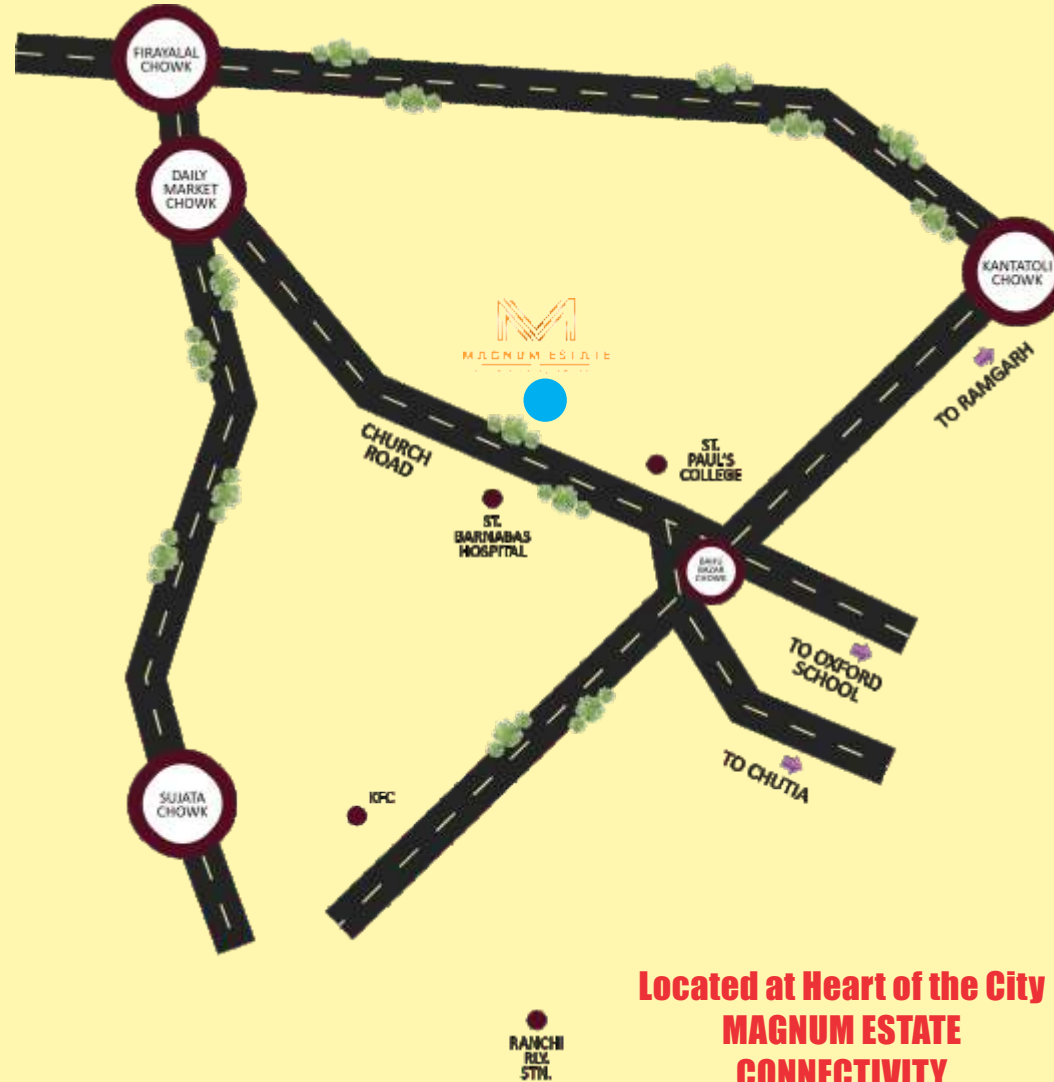


CORPORATE OFFICE:

2E, 2ND FLOOR, GOPAL MARKET COMPLEX,
OPP. PNB BANK, ASHOK NAGAR ROAD,
RANCHI - 834001, JHARKHAND, CALL : 9431114067



24 Hour Connectivity ...



Located at Heart of the City
MAGNUM ESTATE
CONNECTIVITY
MG Road - 0.8KM Only

LOCATION MAP

PROJECT UNDER CONSTRUCTION :

- R. ALI'S GRAND MALL
M.G. Road, Main Road, Ranchi
- GAYATRI JEWELLERS
M.G. Road, Main Road, Ranchi
- SHARMA RESIDENCE
Burdwan Compound, Lalpur, Ranchi

COMPLETED PROJECTS :

- TARINI APARTMENTS
Kilburn Colony, Hinoo, Ranchi
- SAHNI APARTMENTS
Pepee Compound, Ranchi
- PRATEEKSHA APARTMENTS
Pepee Compound, Ranchi
- MAHARANA APARTMENTS
Pepee Compound, Ranchi
- BALVINDER APARTMENTS
Pepee Compound, Ranchi
- SIDDHARTHA RESIDENCY
Lake Avenue, Kanke Road, Ranchi
- PRASHANTAM COMPLEX
New Nagra Toli, Lalpur, Ranchi
- TIWARY ENCLAVE
Circular Road, Lalpur, Ranchi
- KUMUD COMPLEX
Ratu Road, Sukhdeonagar, Ranchi
- NILA ENCLAVE
New Nagra Toli, Lalpur, Ranchi
- & MANY MORE