

VIKRAMSHILA HOMES



Present's

VIKRAMSHILA KUNJ



2 & 3 BHK FLATS AT RANI BAGAN, NEAR CHESHIRE HOME, BARIATU RANCHI

CELEBRATING
HAPPY LIVING

VIKRAMSHILA ENGICON PVT. LTD.

THE LEGACY SINCE 2000











ABOUT COMPANY -The Company is into the development of premium real estate property that define the standards of modern day living. Till date the company has developed approx. 250000 sq ft. of residential property in Patna & Ranchi. We have been building homes for more than 20 years now.

And our continuous focus on improvement has led to good quality homes at our properties. Our primary focus has always been on exceptional quality construction. The company has developed Dropadi Kunj & Maa Sharada Kunj at New Patliputra Patna. In Ranchi the Company has successfully completed Vikramshila Garden , Vikramshila Vatika & Vikramshila Vihar at Cheshire home road Bariatu.

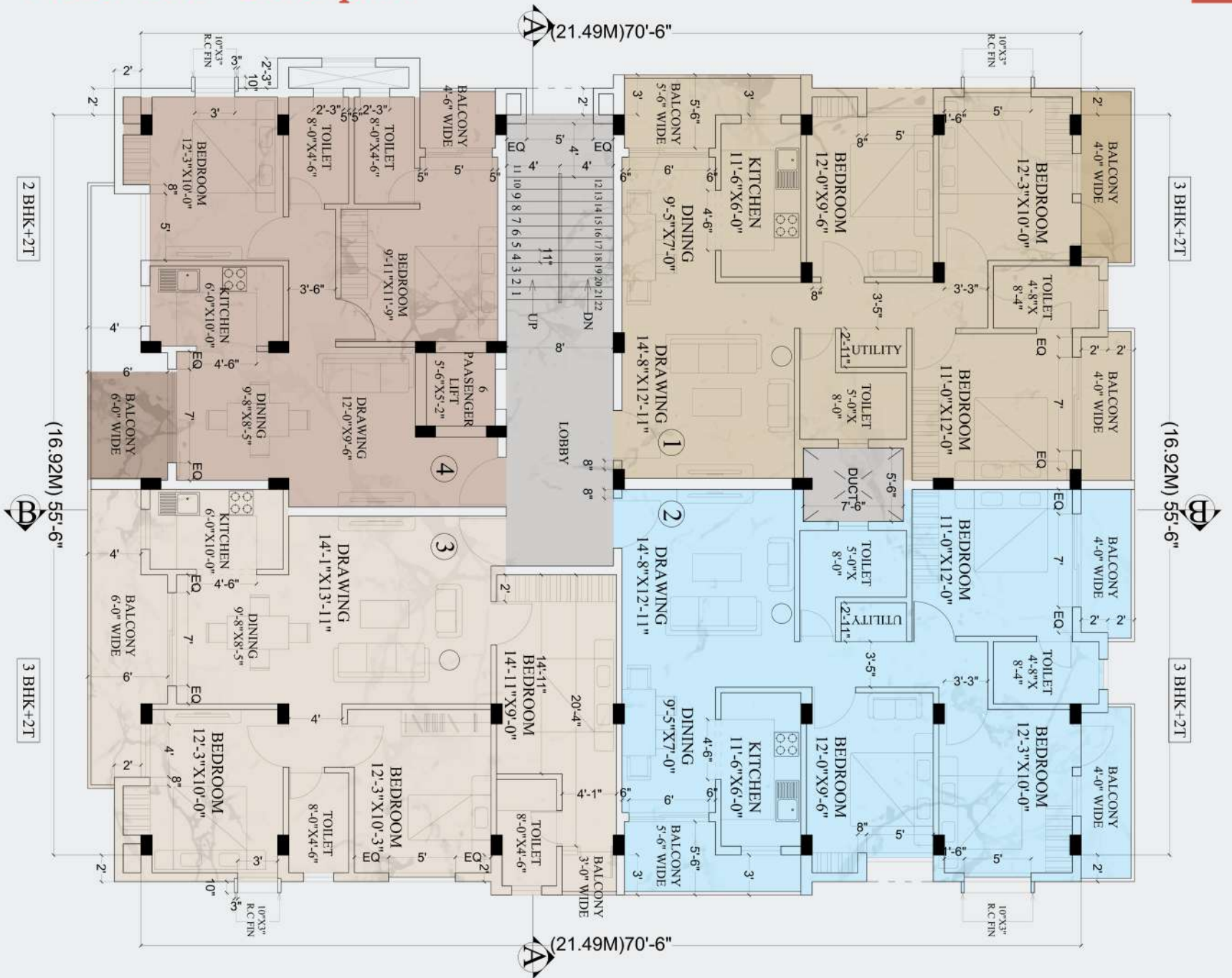




PROJECT HIGHLIGHTS

-  1. Vitrified flooring (2X2) in all Bed Room.
-  2. Single piece commode with attached cistern in two bathroom with health faucet.
-  3. Kitchen – Granite Platform with stainless steel sink.
-  4. Door Frames – Wooden frames with both side laminated.
-  5. Windows – Alumunium powder coated three track windows in all bedrooms with granite sill.
-  6. Power, plumbing and drainage provision for washing machine.
-  7. Electrical Switches – Philips or equivalent brand.
-  8. Jaquar or equivalent brand CP fittings with overhead shower.
-  9. Counter Top basin in dinning and in all bathroom
-  10. Dado/Designer wall tiles in all bathroom upto 7ft height.

1st Floor to 3rd floor plan



AREA STATEMENT 1ST TO 3RD FLOOR

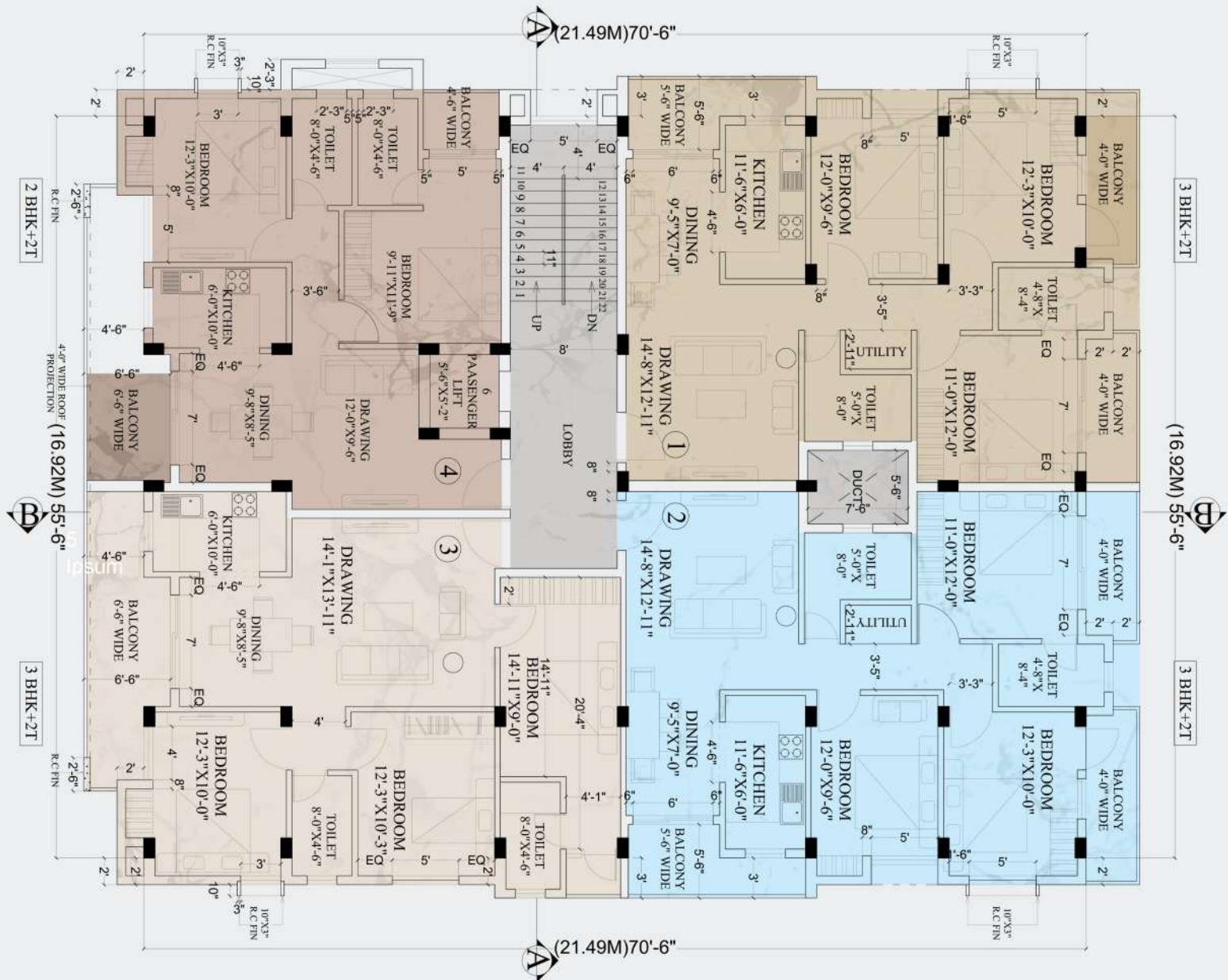
Flat No	RERA CARPET	Total Carpet (Including Terrace, Balcony, CB and Passage)	SBUA(Only For Ref.)
1	895 Sq.ft.	1048 Sq.ft.	1350 Sq.ft.
2	895 Sq.ft.	1048 Sq.ft.	1350 Sq.ft.
3	895 Sq.ft.	1014 Sq.ft.	1330 Sq.ft.
4	695 Sq.ft.	827 Sq.ft.	1050 Sq.ft.



Not just mere home
but a **LIFESTYLE** statement



4th Floor Plan



AREA STATEMENT 4TH FLOOR

Flat No	RERA CARPET	Total Carpet (Including Terrace, Balcony, CB and Passage)	SBUA(Only For Ref.)
401	895 Sq.ft.	1048 Sq.ft.	1350 Sq.ft.
402	895 Sq.ft.	1048 Sq.ft.	1350 Sq.ft.
403	895 Sq.ft.	1020 Sq.ft.	1330 Sq.ft.
404	695 Sq.ft.	833 Sq.ft.	1050 Sq.ft.



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SPECIFICATIONS

FLOORING

- Bedrooms - Vitrified flooring 2x2
- Balcony - Anti skid /matte finish flooring
- Kitchen - Anti skid / matte Flooring
- Toilet - Anti skid flooring
- Living/Dining - Vitrified Flooring 2x2

KITCHEN

- Granite kitchen platform with stainless steel sink.
- Glazed tiles Dado upto 600mm above kitchen platform.
- Provision for exhaust fan (fan not included)
- Concealed UPVC/CPVC plumbing
- Jaquar or equivalent brand CP fittings
- Provision for water purifier point.
- Anti skid / matte finish flooring

BATHROOM

- Antiskid vitrified flooring for bathrooms.
- Glazed wall tiles dado up to 7ft height
- Aluminum louvered ventilator with provision of exhaust fan point (Fan not included)
- Jaquar or equivalent brand bathroom fittings
- Single piece commode with attached cistern in two bathroom.
- Health faucet in two bathroom.

WALL FINISH

- Wall Putty base with OBD painting (Oil Bond Distemper).

DOORS

- Hardwood Door frame with laminates
- Flush door with laminate on both side
- Mortise Handle lock in Main Door

WINDOWS

- Granite window sill
- Powder coated glazed aluminum sliding window with mosquito net
- M.S. safety grill for window
- S.S. railing for safety

ELECTRICAL

- Concealed copper electrical wiring
- Power Backup of 500 watt in each flat.
- Each flat with ELCB (Earth leakage circuit breaker) for safety
- 15A power point for split air con for bed room and living room
- Inverter backup provision. (Inverter not included)
- Branded modular switches.

TV AND TELEPHONE

- Intercom facility in living room (One point)
- TV/Cable point in living room .

EXTERNAL PAINTING

- External full acrylic paint with texture finish.

ELEVATORS

- Automatic elevator by Otis / Kone.

SECURITY

- Intercom connection to every flat.
- CCTV surveillance with recording.

FIREFIGHTING

- Ranchi Municipal Corporation approved equipments.

ECOFRIENDLY FEATURES

- Rainwater Harvesting



PAYMENT SCHEDULE

1	At the time of booking	10%	2	At the time of Agreement	10%
3	At the time of Foundation / Basement Roof	10%	4	At the time of Ground Floor Roof Casting	10%
4	At the time of 1st floor Roof Casting	10%	5	At the time of 2nd floor Roof Casting	10%
6	At the time of 3rd floor Roof Casting	10%	7	At the time of 4th floor Roof Casting	10%
8	At the time of Flooring	10%	9	At the time of rest finishing work	10%

* On every payment GST will be charged @ 5% .

* Taxes and levies will be charged at actual as per state and central government notifications.

COMPLETED PROJECTS

1. Maa Sarda Kunj New Patliputra Patna
2. Draupadi Kunj New Patliputra Patna
3. Raj Bina Galaxy Ashiana Patna
4. Vikramshila Garden Bariatu Ranchi
5. Vikramshila Vatika Bariatu Ranchi
6. Vikramshil Vihar , Bariatu Ranchi



DEVELOPER
VIKRAMSHILA ENGICON PVT. LTD.

CIN-U45200BR2003PTC010477

Site Address – Plot No 864 & 866 , Mauza – Bariatu , Rani Bagan,
Near Cheshire Home, Bariatu Ranchi, 834009

Office Address – Builders Office , Block A , Vikramshila Garden,
Rani Bagan, Cheshire Home Road, Bariatu, Ranchi 834009

Email ID – vikramshila.eng@gmail.com

Contact – 9970182928, 9431768424

DISCLAIMER: The floor plan shown here are a possible furniture arrangement and utilization of various spaces on the basis of sanctioned plan for ease of understanding and it must be read in conjunction with sanctioned plans. Nomenclature of various rooms and spaces in these layouts/plans is just a suggestion and may not be the same as in the sanctioned plans. Purchase decision should be made on the basis of sanctioned plans, proposed sanctioned plans, all permissions etc. A copy of detailed sanction plans and layout can be viewed in our corporate office.

Dimensions and area shown in feet, inches and sq ft are for customer's convenience only. 1 foot = 0.3048 meter | 1 square meter = 10.7639 square feet. Metric system dimensions can also be seen on engineering drawings and sanctioned plans. This drawing may not be to scale. Minor area variation possible due to elevational features. Appliances, electronics, furniture, fixtures etc. are not included with the flat. Plumbing layout may be subject to change. All room dimensions shown are before plastering i.e. unfinished wall to unfinished wall. Bathroom dimensions are stated without considering dado tiles and any ledge wall.