



KUNTAL SABHA

"Come..... Live Your Inceredible Life !!"



Kuntal Sabha

CLASS | COMFORT | CONVENIENCE

KUNTAL SABHA is a Lifestyle focused project by Shivay Global Ranchi's leading Real Estate developer famed for providing value for money. As the name suggests, KUNTAL SABHA is conceptualized around delivering Happiness.

Central location is one of its key highlights. Located in Indrapuri Road No. - 01 in the prime area of Ratu Road, this premium residential project boasts of residential Wings of LG+G+3. The project has a total of 24 residential apartments.

Shivay Global has rightly defined the needs of a family and accordingly come up with an offering of 3 BHK apartments. The project is conceptualized to help you establish your own dream home within your budget.

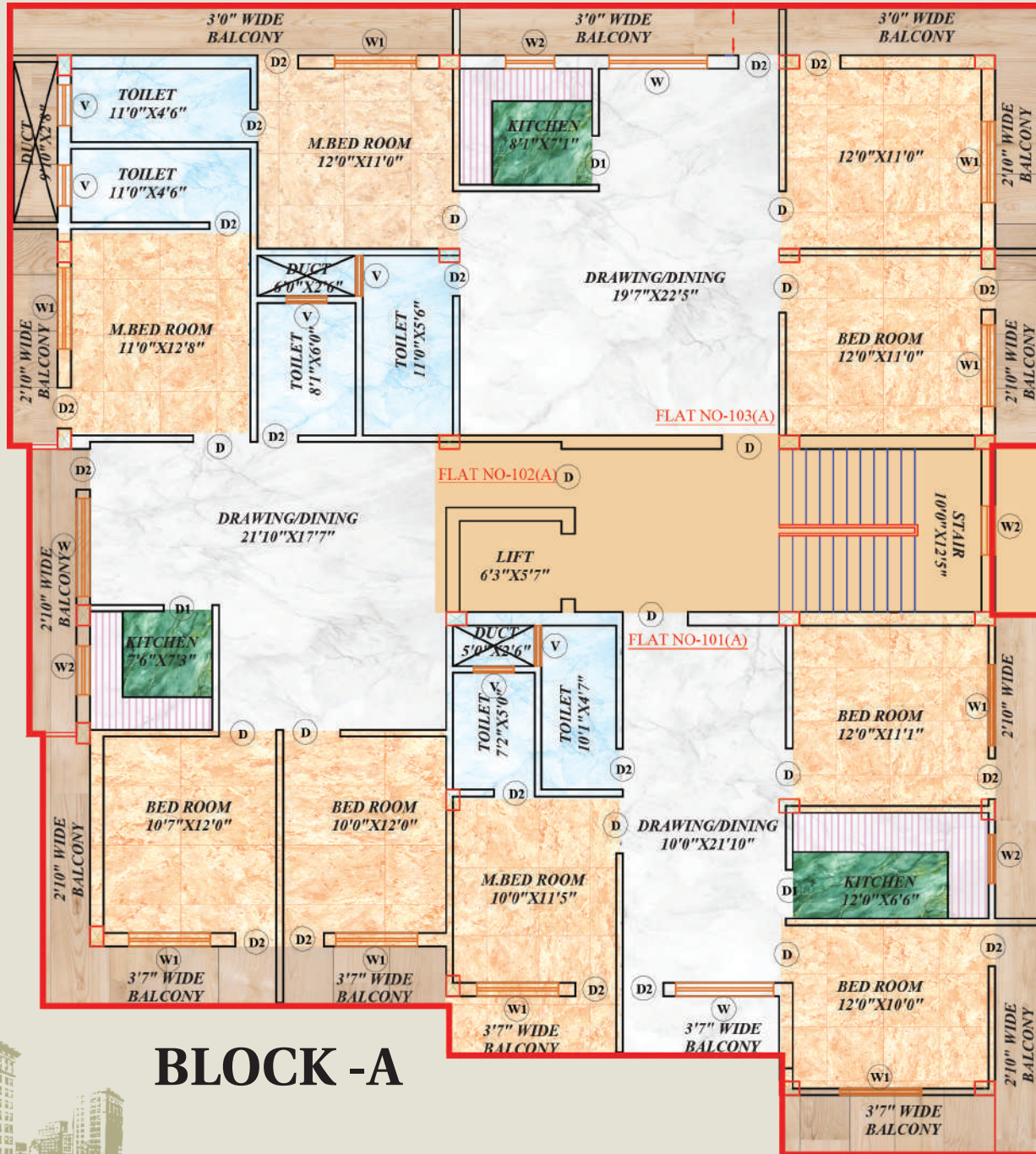
Every inch has been well utilized to give you a feeling of class with great comfort and convenience. Amongst a host of enfi privileges include the bountiful Yoga Club on the terrace, the spacious and secure Kids' Play zone.

Welcome to a new life style, Welcome to KUNTAL SABHA.

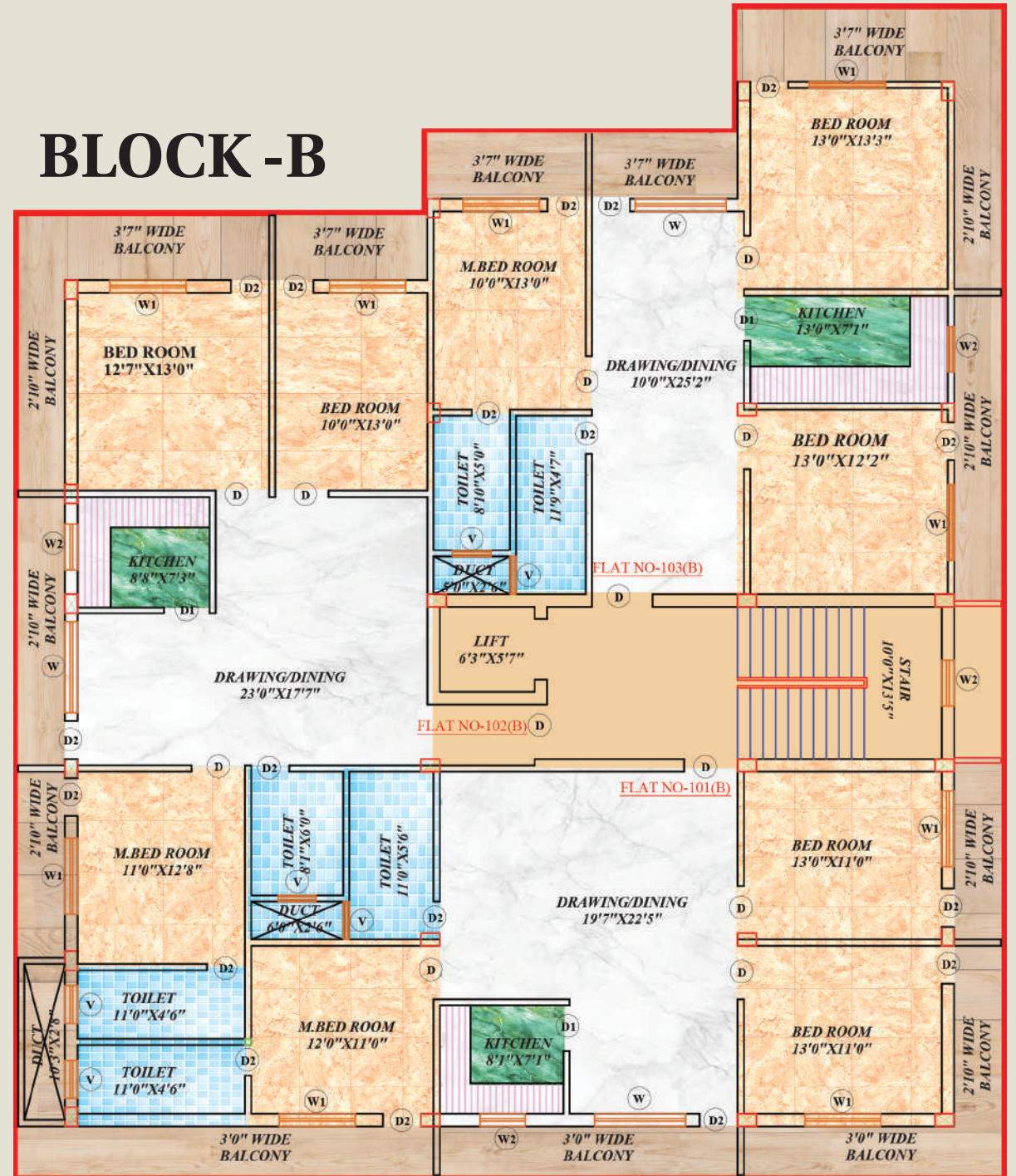
Left Side View



Floor Plan

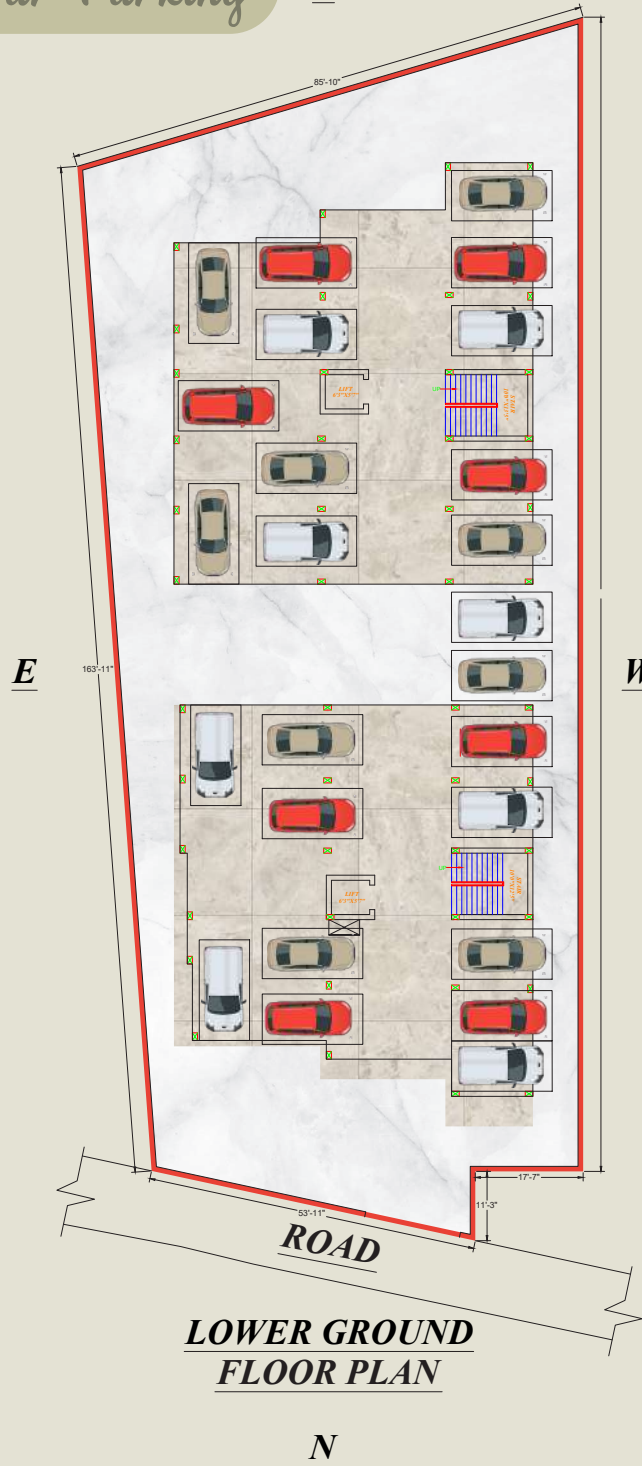


BLOCK - B



Car Parking

S



LOWER GROUND FLOOR PLAN

N

Ground Floor to 3rd Floor

S.B. AREA	
BLOCK -A	
S.N	S.B AREA
G1 (A)	1419.00 Sqft.
G2 (A)	1660.00 Sqft.
G3 (A)	1801.00 Sqft.
BLOCK -B	
S.N	S.B AREA
G1 (B)	1794.00 Sqft.
G2 (B)	1771.00 Sqft.
G3 (B)	1720.00 Sqft.

S.B. AREA	
BLOCK -A	
S.N	S.B AREA
101 (A)	1419.00 Sqft.
102 (A)	1660.00 Sqft.
103 (A)	1801.00 Sqft.
BLOCK -B	
S.N	S.B AREA
101 (B)	1794.00 Sqft.
102 (B)	1771.00 Sqft.
103 (B)	1720.00 Sqft.

S.B. AREA	
BLOCK -A	
S.N	S.B AREA
201 (A)	1419.00 Sqft.
202 (A)	1660.00 Sqft.
203 (A)	1801.00 Sqft.
BLOCK -B	
S.N	S.B AREA
201 (B)	1794.00 Sqft.
202 (B)	1771.00 Sqft.
203 (B)	1720.00 Sqft.

S.B. AREA	
BLOCK -A	
S.N	S.B AREA
301 (A)	1419.00 Sqft.
302 (A)	1660.00 Sqft.
303 (A)	1801.00 Sqft.
BLOCK -B	
S.N	S.B AREA
301 (B)	1794.00 Sqft.
302 (B)	1771.00 Sqft.
303 (B)	1720.00 Sqft.



Right Side View



Structure

- ▶ Earthquake resistance RCC framed structure as per B.I.S code.

External and internal walls

- ▶ External - 10" thick brick wall finished with weathercoat over texture.
- ▶ Internal - 5" brick wall with P.O.P over plastic surface with a coat of primer.

Doors

- ▶ Doors frame - Sal wood Chokhat Main door - Full pine decorative main door with wood panelling.
- ▶ Rest door - Full pine flush door

Kitchen

- ▶ Floor - Anti skid floor tiles.
- ▶ Dado - 2' high glazed tiles, Stainless Steel sink with hot and cold water supply provision, Aquaguard, Geyser and Chimney point.

Windows and Grills

- ▶ UPVC sliding window and MS grill.
- ▶ Premium quality glass stainless steel railing in front balcony and premium quality stainless steel railing in rest.

Railings

- ▶ Corridor railings in Stainless Steel.

Toilet

- ▶ Floor - Anti skid floor tiles.
- ▶ Wall - Glazed tiles up to 7 feet height.
- ▶ Sanitary - Premium quality commode with glazed basin of Jaguar or equivalent brand.
- ▶ C.P. fittings - Concealed diverted shower unit and other products with hot and cold water supply provision through concealed cpvc pipelines.

Waterproofing

- ▶ Special water proofing treatment for basement toilets roof and other necessary areas.

Flooring

- ▶ Drawing, Dining, Bedrooms - Premium quality double polished vetrified tiles.

Electrification

- ▶ Concealed electrical wiring modular type electrical board and switches off ISI mark adequate lighting, Power point and A.C points.

Fire Fighting

- ▶ Fire fighting as per the norms.

Common Passage and Stairs

- ▶ Premium quality vitrified tiles / marble / granite.

Security

- ▶ CCTV camera as required and intercom provision in each flat.

Lift

- ▶ OTIS / SCHINDLER / KONE or equivalent.

Generator

- ▶ Sound proff generator with extra power backup for common areas.

Water supply

- ▶ 24 hour adequate water supply through overhead tank from 2 nos. borings.

Aminities

- ▶ Car Parking
- ▶ Driver and Staff Toilets
- ▶ Yoga Hall Upto 500 Sqft. At Terrace

Facilities

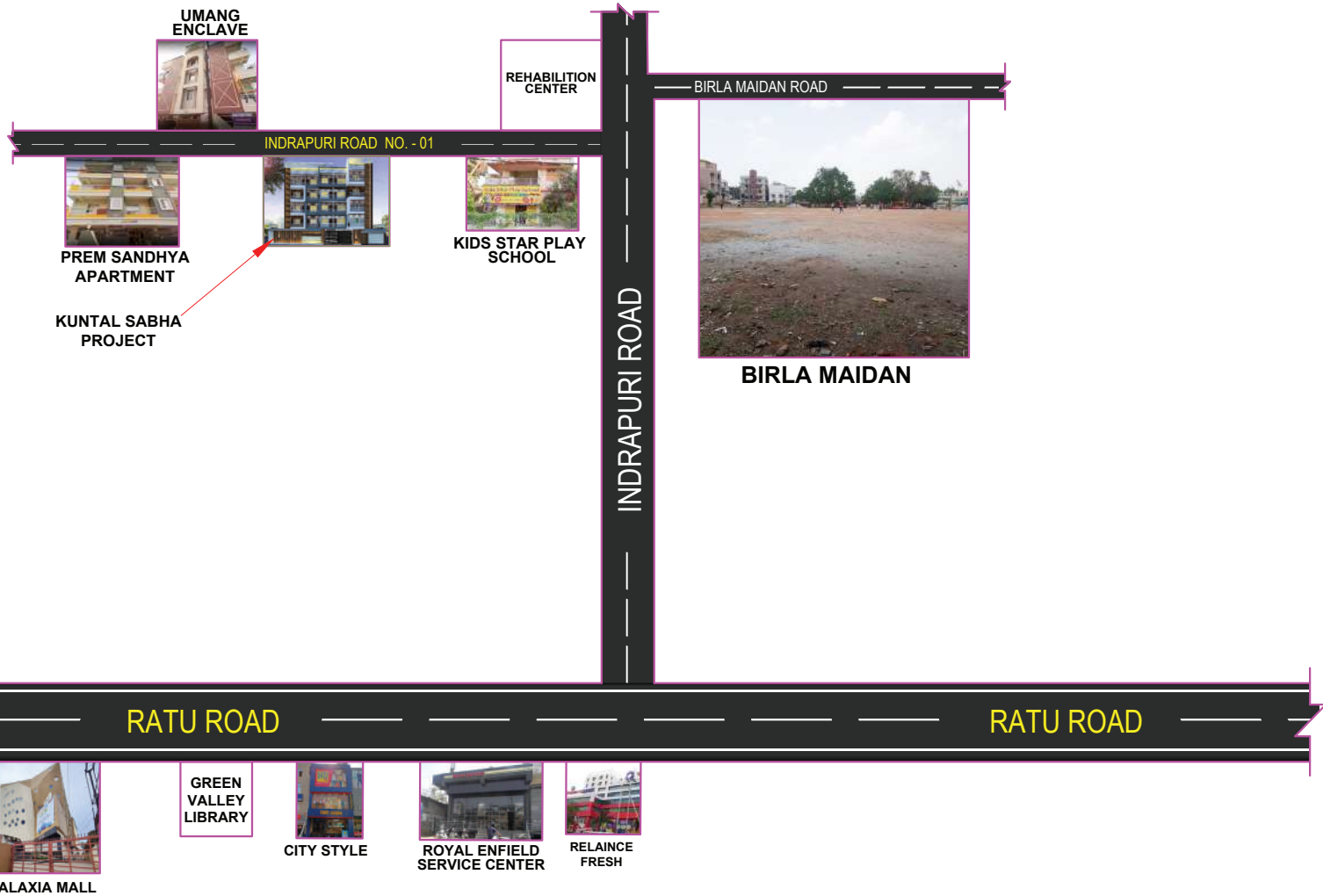
- ▶ 24x7 Water & Security
- ▶ Vastu Complaint
- ▶ 24x7 Cctv Surveillance
- ▶ Power Backup (Limited) Through Silent Generator
- ▶ Visitor Parking
- ▶ Rain Water Harvesting Plant

Payment Schedule

At the time of booking.....	10%
At the time of plinth	15%
At the time of ground floor casting	15%
At the time of first floor casting.....	15%
At the time of second floor casting	15%
At the time of third floor casting	15%
At the time of fourth floor casting.....	10%
At the time of hanover.....	5%



**PISKA
MORE**



Office Address :
SHIVAY GLOBAL

- 📍 Nil Ratan Street, Near Panch Mukhi Mandir, Upper Bazar, Ranchi.
- 📞 +91 8797550625, +91 6203491169
- ✉️ shivayglobaloffice@gmail.com

Site Address :
Kuntal Sabha
Indrapuri, Road No. 1
Ratu Road, Ranchi

Our Architect :
GRG Construction Planner
6th Floor, Shri Sai Tower,
Circular Road, Lalpur, Ranchi
Ph. : +91 7766094477

This Brochure is not legal document. It only describes the conceptual plan to convey the intent and the purpose of M/s AASHRA ENTERPRISES.