



VINAYAK DEVELOPERS AND ASSOCIATES

RERA Registration No
JHARERA/PROJECT/738/2019



GARDEN  **VALLEY**
HESAG HATIA

Beautiful Green Valley Aerial View







CLUB HOUSE
SWIMMING POOL

PROPOSED RESIDENTIAL
BLOCK - F
G+13

MANDIR

PROPOSED RESIDENTIAL
BLOCK - E
G+13

PROPOSED RESIDENTIAL
BLOCK - C
G+11

PROPOSED RESIDENTIAL
BLOCK - D
G+9

PROPOSED RESIDENTIAL
BLOCK - A
G+9

PROPOSED RESIDENTIAL
BLOCK - B
G+11



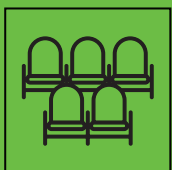
YOGA



GYMNASIUM



HOME THEATER



BANQUET HALL



SWIMMING POOL



DEPARTMENTAL STORE

Sports & Fitness



 **TENNIS COURT**



 **TABLE TENNIS**



 **BADMINTON COURT**



 **SNOOKER**



 **AIR HOCKEY**



 **HOPSCOTCH**



 **FUSE BALL**



 **BOXING**



 **KIDS PLAY AREA**



 **CARROM BOARD**



 **JOGGING TRACK**



 **POOL**

Club House



Conveniences



FULLY AUTOMATIC LIFT



GUEST WAITING LOUNGE



TABLE BASED IP CCTV SURVEILLANCE & SECURITY SYSTEM WITH VIDEO INTERCOM



BOOM BARRIER, ACCESS CONTROL & VISITOR MANAGEMENT SYSTEM



TEMPLE



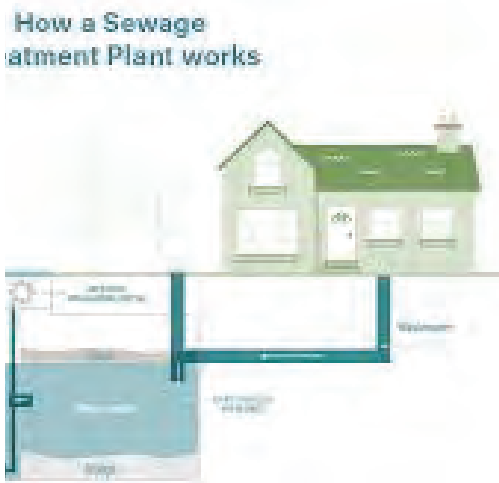
24X7 POWER BACKUP



GAS PIPELINE



SOLAR STREET LIGHT



SEWERAGE TREATMENT PLANT



INTERCOM



FIRE FIGHTING



CAR WASH AREA

FLOORPLAN BLOCK - A (01ST -03 RD-05 TH- 07 TH-09 TH)

FLAT - 02 (3 B.H.K)

BUA | SBA
1275 | 1655

FLAT - 03 (3 B.H.K)

BUA | SBA
1075 | 1400

FLAT - 04 (3 B.H.K)

CBUA | SBA
1275 | 1655

FLAT - 05 (3 B.H.K)

BUA | SBA
1270 | 1650

FLAT - 06 (3 B.H.K)

BUA | SBA
1075 | 1400

FLAT - 07 (3 B.H.K)

BUA | SBA
1295 | 1685



FLAT - 01 (3 B.H.K)

BUA | SBA
1265 | 1645

FLAT - 12 (2 B.H.K)

BUA | SBA
930 | 1210

FLAT - 11 (3 B.H.K)

BUA | SBA
1265 | 1645

FLAT - 10 (3 B.H.K)

BUA | SBA
1255 | 1630

FLAT - 09 (2 B.H.K)

BUA | SBA
930 | 1210

FLAT - 08 (3 B.H.K)

BUA | SBA
1285 | 1670



LIFT



WAITING LOUNGE



CCTV CAMERA

FLOORPLAN BLOCK - A (02 ND -04 TH-06 TH- 08 TH)



LIVING ROOM



DINING ROOM



KITCHEN

FLOORPLAN BLOCK - B&C (FLOOR 1ST- 3RD- 5TH- 7TH- 9TH- 11TH)

FLAT - 37 (3 B.H.K)

BUA | SBA
1280 | 1665

FLAT - 38 (3 B.H.K)

BUA | SBA
1075 | 1400

FLAT - 39 (3 B.H.K)

BUA | SBA
1285 | 1670



FLAT - 42 (3 B.H.K)

BUA | SBA
1260 | 1640

FLAT - 41 (2 B.H.K)

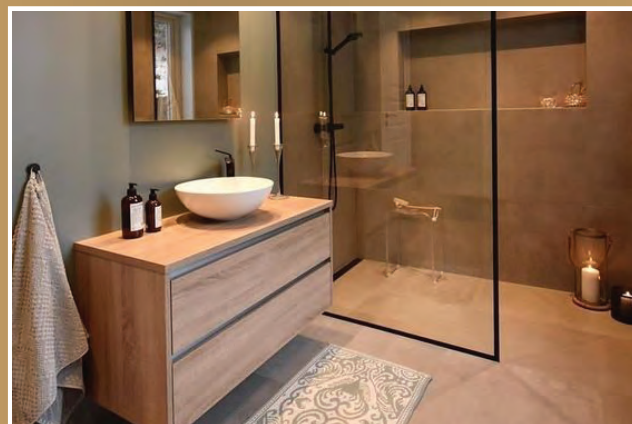
BUA | SBA
925 | 1200

FLAT - 40 (3 B.H.K)

BUA | SBA
1220 | 1585



BEDROOM



BATHROOM



BALCONY

FLOORPLAN BLOCK - B&C (FLOOR 2ND- 4TH- 6TH- 8TH- 10TH)

FLAT - 44 (3 B.H.K)

BUA | SBA
1280 | 1665



FLAT - 45 (3 B.H.K)

BUA | SBA
1075 | 1400



FLAT - 46 (3 B.H.K)

BUA | SBA
1285 | 1670



FLAT - 43 (3 B.H.K)

BUA | SBA
1260 | 1640



KIDS ROOM

FLAT - 48 (2 B.H.K)

BUA | SBA
925 | 1200



GUEST ROOM

FLAT - 47 (3 B.H.K)

BUA | SBA
1220 | 1585



WARDROBES SPACE

ISOMETRIC 3D FLOOR PLAN BLOCK-A , B , C



AREA STATEMENT

BLOCK A,B,C FLAT NO	TYPE	BUA	SBA
FLAT 01,42	3 BHK	1265	1645



AREA STATEMENT

BLOCK A,B,C FLAT NO	TYPE	BUA	SBA
FLAT 02,37	3 BHK	1275	1655



AREA STATEMENT

BLOCK A,B,C FLAT NO	TYPE	BUA	SBA
FLAT 03,38	3 BHK	1075	1400



AREA STATEMENT

BLOCK A	TYPE	BUA	SBA
FLAT 04	3 BHK	1275	1655

ISOMETRIC 3D FLOOR PLAN BLOCK-A , B , C



AREA STATEMENT

BLOCK A	TYPE	BUA	SBA
FLAT 05	3 BHK	1270	1650



AREA STATEMENT

BLOCK A,B,C FLAT NO	TYPE	BUA	SBA
FLAT 06,03,42	3 BHK	1075	1400



AREA STATEMENT

BLOCK A,B,C FLAT NO	TYPE	BUA	SBA
FLAT 07,39	3 BHK	1295	1685



AREA STATEMENT

BLOCK A,B,C FLAT NO	TYPE	BUA	SBA
FLAT 08,40	3 BHK	1285	1670

ISOMETRIC 3D FLOOR PLAN BLOCK-A , B , C



AREA STATEMENT				
BLOCK A,B,C FLAT NO	TYPE	BUA	SBA	
FLAT 09,12,41	2 BHK	930	1210	



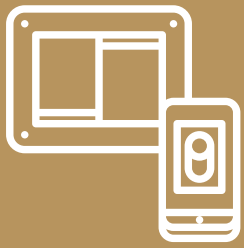
AREA STATEMENT				
BLOCK A,B,C FLAT NO	TYPE	BUA	SBA	
FLAT 10	3 BHK	1255	1630	



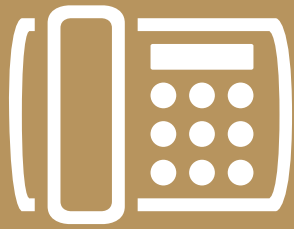
AREA STATEMENT				
BLOCK A,B,C FLAT NO	TYPE	BUA	SBA	
FLAT 11	3 BHK	1265	1645	



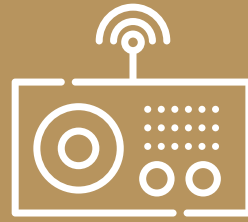
AREA STATEMENT				
BLOCK A,B,C FLAT NO	TYPE	BUA	SBA	
FLAT 09,12,41	2 BHK	930	1210	



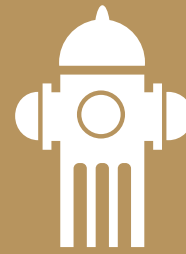
TV POINTS



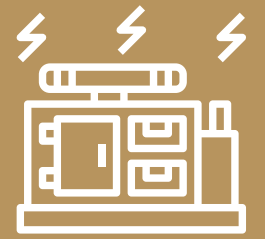
TELEPHONE POINTS



INTERCOM



24 HOURS WATERS SUPPLY



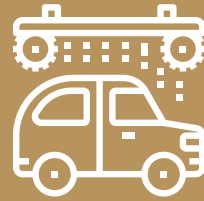
GENERATOR



COMMUNITY HALL



GUEST/DRIVER WAITING AREA



CARS WASHING ZONE



LIFT-PASSENGER LIFT OF STANDARD BRANDS



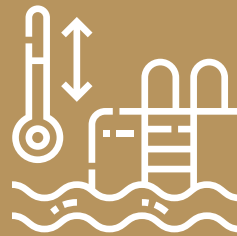
CCTV CAMERA



WORSHIP PLACE



PARKING



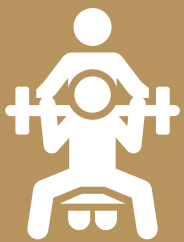
SWIMMING POOL



PLAY ZONE



YOGA PARK



GYM



PARTY LOUNGE



DEPARTMENTAL STORE



JOGGING TRACK



AROMA GARDEN

THOUGHTFULLY PLANNED TO PERFECTION



- Perfectly planned architectural layout
- Fastest developing area in town
- Well-designed spacious entrance lobby
- Giving each flat an open feel
- Attractive Elevation
- Earthquake resistance design

FLOORING

Vitrified Tiles in flooring / dining /bedrooms and kitchen.Anti-skid ceramic tiles in toilets and balcony

DOOR & WINDOWS

Superior quality exterior door. And aluminium powder coat windows.

KITCHEN

Granite top working platform . Stainless steel sink.Ceramix Glazed tiles 2' above working platform.Hot & cold water point

TOILET

Anti - skid Ceramic Floor Tiles . Ceramic Tiles up to door level on the wall.



INSIDE WALL FINISH

Inside walls with Primer over wall putty.

EXTERNAL FACADE

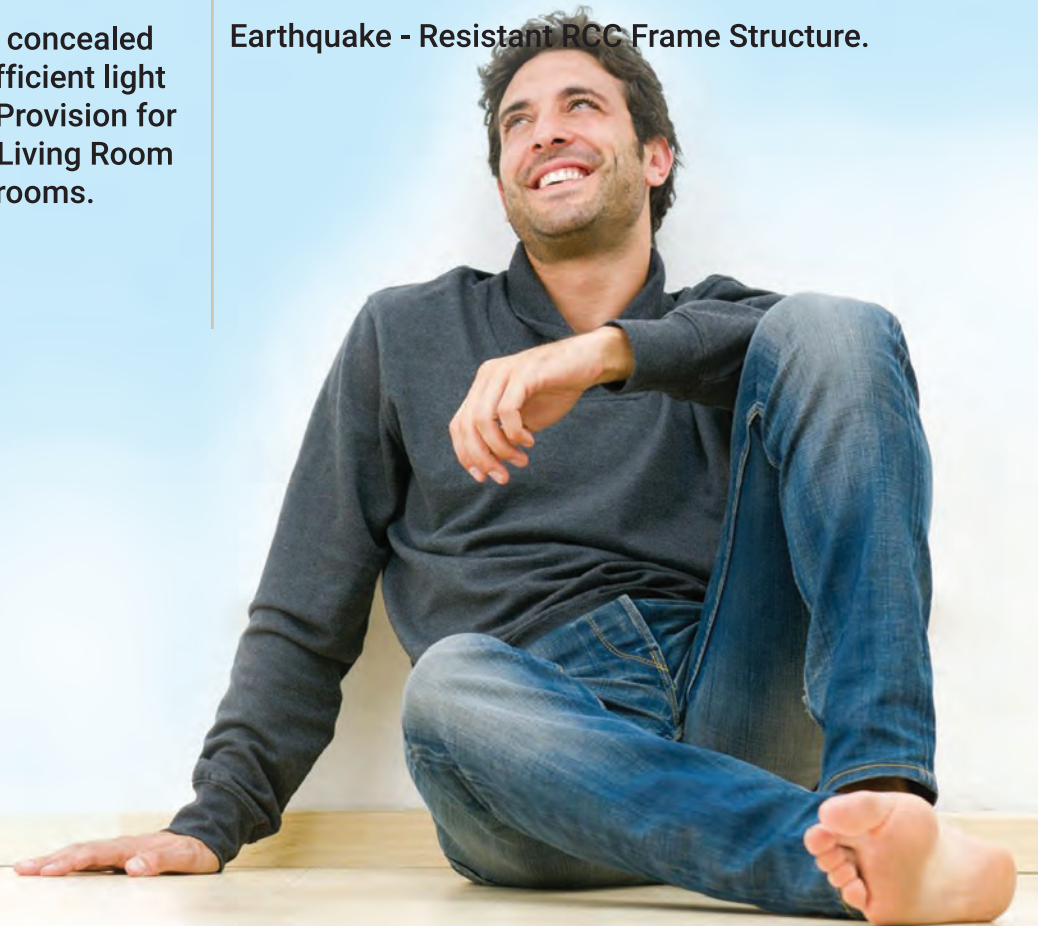
Exterior in superior weather coat over wall putty paint finish.

ELECTRICAL

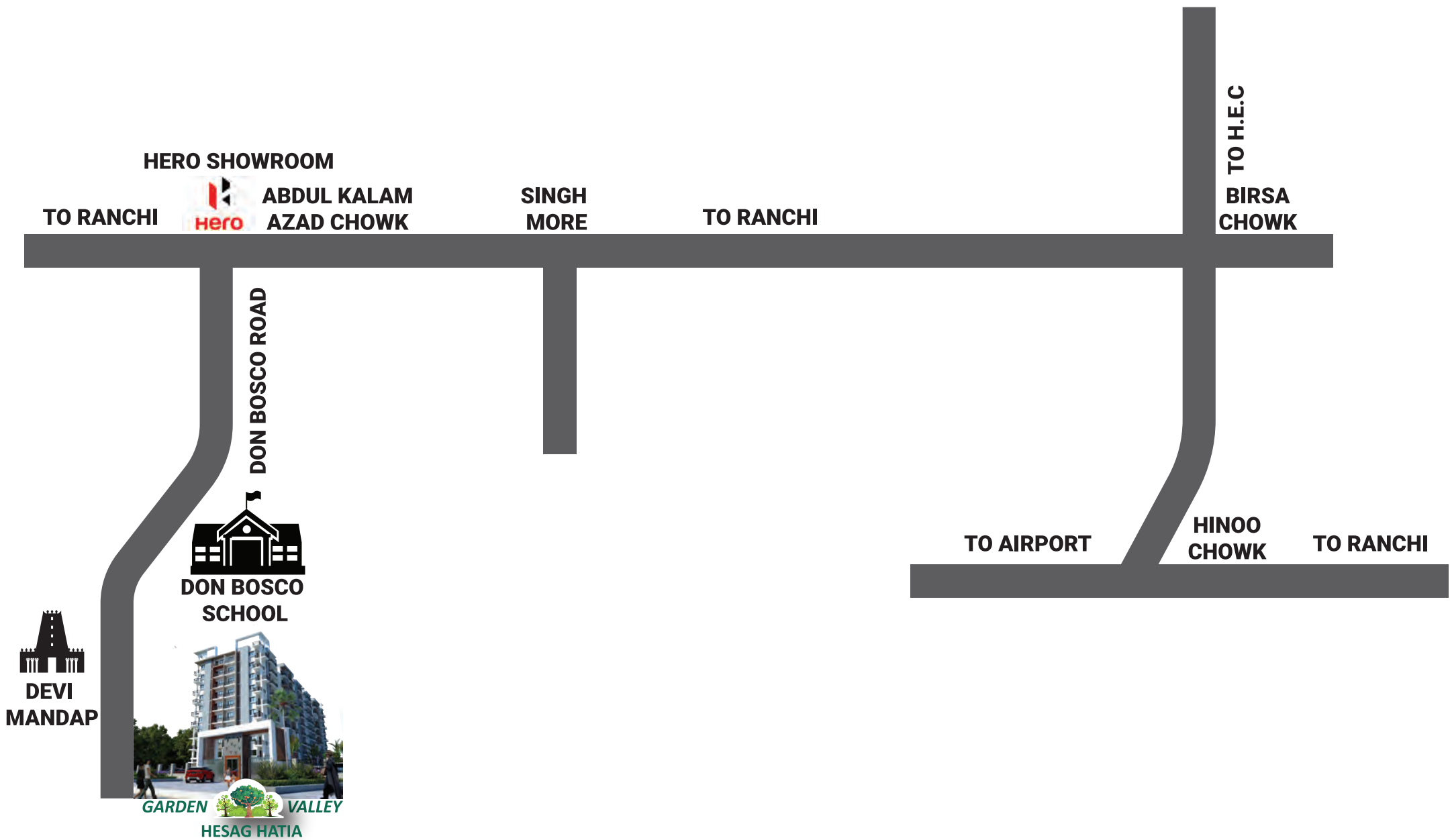
Copper Wiring in concealed P.V.C conduits sufficient light and power points.Provision for T.V. , AC points in Living Room and all Bed rooms.

SUPER STRUCTURE

Earthquake - Resistant RCC Frame Structure.



LOCATION MAP



HATIA RAILWAY STATION 5 KM



CRICKET STADIUM 8 KM



RANCHI AIRPORT 8 KM



HIGH COURT 5 KM



SUMMER HOSPITAL 1 KM



RANCHI RAILWAY STATION 10 KM

PAYMENT SCHEDULE

S.N.	STAGE OF CONSTRUCTION	PERCENTAGE AMOUNT
1-	AT THE TIME OF BOOKING	10%
2-	AT THE COMPLETION OF FOUNDATION	10%
3-	AT THE COMPLETION OF BASEMENT SLAB	5%
4-	AT THE COMPLETION OF GROUND FLOOR SLAB	5%
5-	AT THE COMPLETION OF 1ST FLOOR SLAB	5%
6-	AT THE COMPLETION OF 2ND FLOOR SLAB	5%
7-	AT THE COMPLETION OF 3RD FLOOR SLAB	5%
8-	AT THE COMPLETION OF 4TH FLOOR SLAB	5%
9-	AT THE COMPLETION OF 5TH FLOOR SLAB	5%
10-	AT THE COMPLETION OF 6TH FLOOR SLAB	5%
11-	AT THE COMPLETION OF 7TH FLOOR SLAB	5%
12-	AT THE COMPLETION OF 8TH FLOOR SLAB	5%
13-	AT THE COMPLETION OF 9TH FLOOR SLAB	5%
14-	AT THE COMPLETION OF 10TH FLOOR SLAB	5%
15-	AT THE COMPLETION OF BRICK WORKS	10%
16-	AT THE FINISHING OF INTERNAL / EXTERNAL STRUCTURE	5%
17-	AT THE TIME OF POSSESSION	5%

HOUSING LOAN

Housing loan facility from - Banks - SBI / BOI / CANARA BANK / LIC / ICICI BANK / PNB / CENTRAL BANK as per there norms / conditions

EXTRA CHARGES

Car parking , Meter , Generator , Transformer , Lift & Intercom



सेन्ट्रल बँक ऑफ़ इंडिया
Central Bank of India



BUILDER & DEVELOPER
VINAYAK DEVELOPERS AND ASSOCIATES

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BRANCH OFFICE : GARDEN VALLEY , HESAG , NEAR DON BOSCO SCHOOL , RANCHI-834003

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CONSULTING ARCHITECTS



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