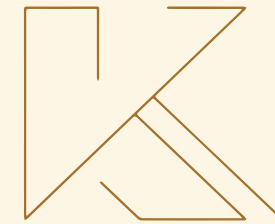




RRDA  
APPROVED



KRITI DEVELOPERS  
EXCELLENCE IN EVERY STRUCTURE

# Manjula Enclave

Near Tilta Chowk, Ring Road, Ranchi



KRITI DEVELOPERS  
EXCELLENCE IN EVERY STRUCTURE

WELCOME TO THE  
BLISSFUL LIVING

**K**riti Developers is a leading construction firm in the city of Ranchi, built on a foundation of trust and commitment to exceed customer expectations. We are dedicated to providing exceptional service in the real estate industry, focusing on residential projects, commercial projects, and land development. We are renowned for our quality construction, innovative designs and exceptional customer service.

We have been shaping the real estate landscape in Ranchi for more than two decades, and the partners of the firm independently have a background of over 35 years in the real estate industry. The projects undertaken by us range from low-cost housing to high end bungalows and multi-storeyed apartments in localities like Kanke road, Morabadi, Chiraundi, Ratu road etc. We are committed to deliver you in time with uncompromised efficacy.



# FRONT ELEVATION

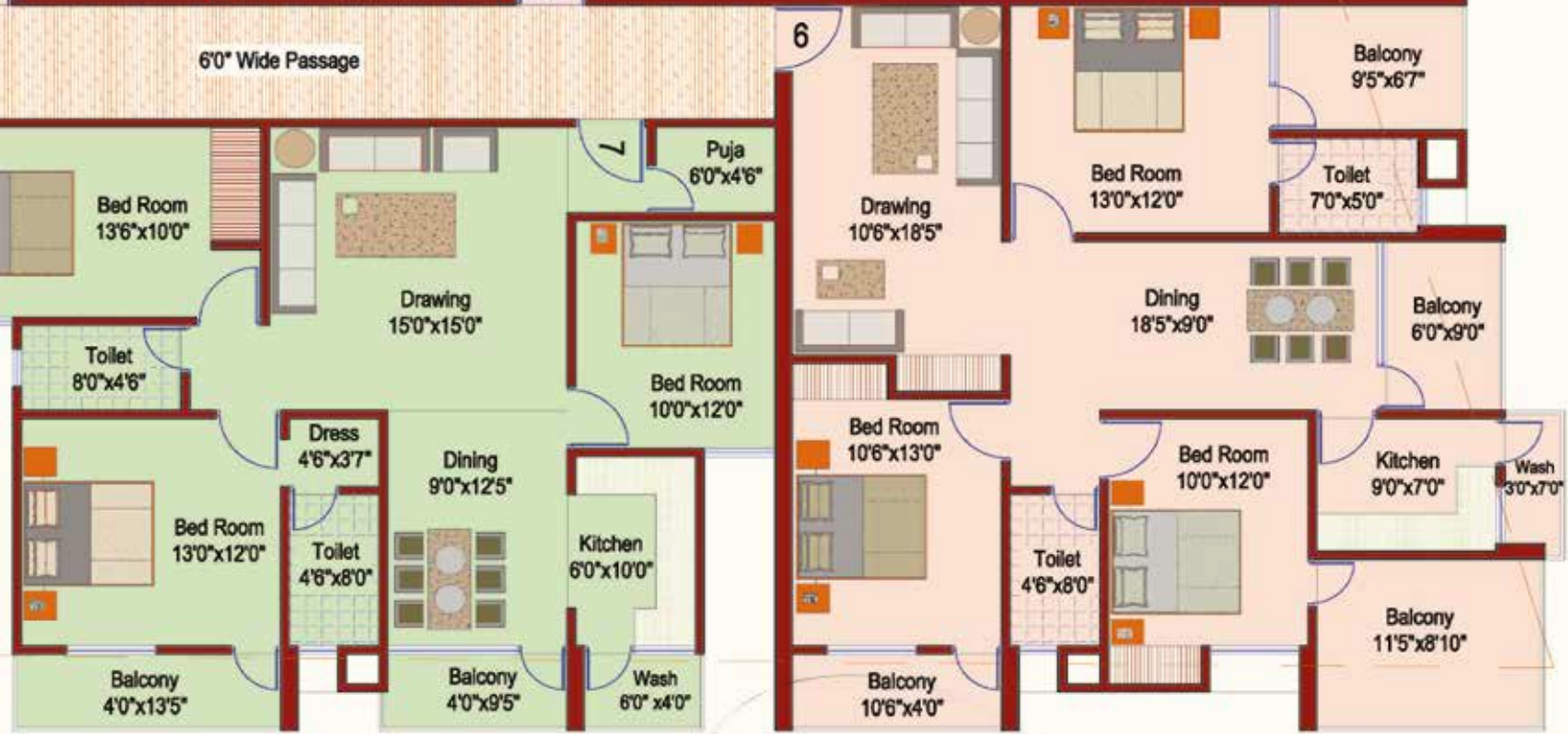




## RESIDENTIAL (G+4)



NO	FLAT	CARPET AREA	B/U AREA	SUPER B/U AREA
1	3 BHK	1220 Sq.ft	1325 Sq.ft	1660 Sq.ft
2	3 BHK	1200 Sq.ft	1310 Sq.ft	1640 Sq.ft
3	3 BHK	1055 Sq.ft	1145 Sq.ft	1430 Sq.ft
4	3 BHK	1023 Sq.ft	1115 Sq.ft	1395 Sq.ft
5	3 BHK	1095 Sq.ft	1190 Sq.ft	1490 Sq.ft
6	3 BHK	1245 Sq.ft	1365 Sq.ft	1705 Sq.ft
7	3 BHK	1110 Sq.ft	1200 Sq.ft	1500 Sq.ft
8	3 BHK	1110 Sq.ft	1200 Sq.ft	1500 Sq.ft



# SITE PLAN



## Specifications

### Structure

- ▶ Earthquake resistant RCC frame as per the design of structural consultant.

### Wall Finish

- ▶ Internal wall with POP, External with wall Putty.

### Floor Finishing

- ▶ Drawing / Dining / Bedrooms / Balcony / Common area - Vitrified tiles / Cut marble.

### Toilets

- ▶ Walls - ceramic tiles upto height 7 sft. Flooring Antiskid tiles, standard Provision for hot and cool
- ▶ water supply in all toilets. Ceramic tiles system/ flush cock.

### Kitchen

- ▶ Flooring - Ceramic tiles.
- ▶ Platform - Granite slab, Sink - Stainless Steel.
- ▶ Wall - 2 ft marble dado above platform.
- ▶ Point for water purifier.

### Window

- ▶ Powder coated Aluminium sliding windows.

### Choukhats

- ▶ Precast/Wooden / Steel Door Frame

### Electrical

- ▶ Luxury - fitting branded electrical switches with sockets wiring - all electrical wiring in concealed
- ▶ conduits with copper wires. For distribution of light and power plugs we use ISI brand.

### Generator

- ▶ power backup in common areas and 300wats in each apartment.
- ▶ will be provided in drawing/ dining room.

### Door

- ▶ Flush Door.

### Lift in apartment

- ▶ High quality 6 Persons ISI make elevator

### Air Conditioning

- ▶ Provision for AC wiring in all bedroom (No AC are provided).

### Other facilities

- ▶ Provision for washing machine and DTH points will be provided at suitable location.

# TERRACE FLOOR PLAN



## Highlights

- ▶ Yoga Area
- ▶ Temple / Garden
- ▶ 24hrs CCTV Camera Security
- ▶ Gated Society
- ▶ Peaceful location of Ranchi
- ▶ Accessibility to all the facilities
- ▶ Near by Market, Malls, Banks etc.
- ▶ Water body
- ▶ Fire fighting system
- ▶ Generator



## Location Map



### KEY DISTANCE

SCHOOL	<	2 KM
RAILWAY STATION	<	15 KM
HOSPITAL	<	2 KM
POLICE STATION	<	3 KM
RING ROAD	<	500 MTR

## PAYMENT SCHEDULE

At the time of booking	20%
15 days before ground floor roof casting	15%
15 days before 1 <sup>st</sup> floor roof casting	15%
15 days before 2 <sup>nd</sup> floor roof casting	15%
15 days before 3 <sup>rd</sup> floor roof casting	15%
15 days before 4 <sup>th</sup> floor roof casting	15%
At the time of possession & registration	5%

### Note -

Extra charges for additional work.

GST as applicable.

Registration charges as per govt. norms.



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