

Specification

Foundation	: R.C.C foundation as per design of structural Consultants.
Structure	: R.C.C. Frame structure.
Cement	: Premium quality cement.
Flooring	: Finished with Vitrified Tiles of Orient / Kajaria / Somany or Equivalent. (All rooms, balconies, passages & bathrooms)
External wall finish	: Acrylic weather proof paint & putty for exterior finish.
Internal wall finish	: All internal walls shall be finished with plaster of Paris With primer
Doors	: Flush Door.
Windows	: 2 way glazed aluminum windows.
Kitchen	: Flooring-Vitrified Tiles Working Platform-Granite slab Dado-2'0" high glazed Tiles. Stainless steel Sinks with opening for exhaust fan. Anti-skid tiles.
Bathroom	: Flooring - Anti-Skid tiles. Walls - Glazed tiles 7' height.
Sanitary	: All bathrooms shall be fitted with W.C Pans, Wash Basins, Taps etc of Jaguar/Jal /Hind ware Or equivalent brands. The Bathrooms shall have concealed water pipes for Hot and Cold Water and Ceramic tiles in dado up to 7" ft.
Electrical	: All internal wiring in Concealed conduits with multi core cable or environment cables & modular Switches in Polycabe or equivalent copper wiring.
A.C.	: Provision for A.C point in all bedrooms.
Overhead water tank	: Overhead water tank of adequate capacity.
Boring & tube well	: Boring & tube well of adequate capacity.
Electricity	: Electricity connection to the building separate meter in The flat, cost to be the Purchaser. Cost of Installation of Transformer.
Generator	: 500 Watt connection from noiseless premium brands Generator.
Car Parking	: One Parking Space.
Lift	: Premium Brand Lift.

Pratibha ENCLAVE

Payment Schedule

1. At the time of Booking/Agreement	20%
2. 15 days before Ground Roof Casting	15%
3. 15 days before 1st Roof Casting	15%
4. 15 days before 2nd Roof Casting	15%
5. 15 days before 3rd Roof Casting	15%
6. 15 days before 4th Roof Casting	15%
7. At the time of possession and registration of Schedule property.	05%



NIRMAN CONSTRUCTIONS

Opposite J.B.V.N.L., Guest House, Namkum Road
Kusai, Doranda, Ranchi - 834002 (Jharkhand)
Contact : 8002105021, 9470360396, 8987829061

Architects :

GRIDS CONSULTANTS

2nd Floor, Roshpa Tower, Main Road, Ranchi

Pratibha ENCLAVE

Rani Bagan, Bariatu, Ranchi



Heaven of Living

Note : Not to be the scale & only change in above specification and drawing is sold direction of the developer.

Typical 1st & 3rd Floor Plan



No.	Flat	S. Built up Area
01	3 BHK	1725 sqft.
02	3 BHK	1790 sqft.

No.	Flat	S. Built up Area
03	3 BHK Duplex	915 sqft.
04	3 BHK	1795 sqft.



Typical 2nd & 4th Floor Plan



No.	Flat	S. Built up Area
01	3 BHK	1725 sqft.
02	3 BHK	1790 sqft.

No.	Flat	S. Built up Area
03	3 BHK Duplex	915 sqft.
04	3 BHK	1795 sqft.