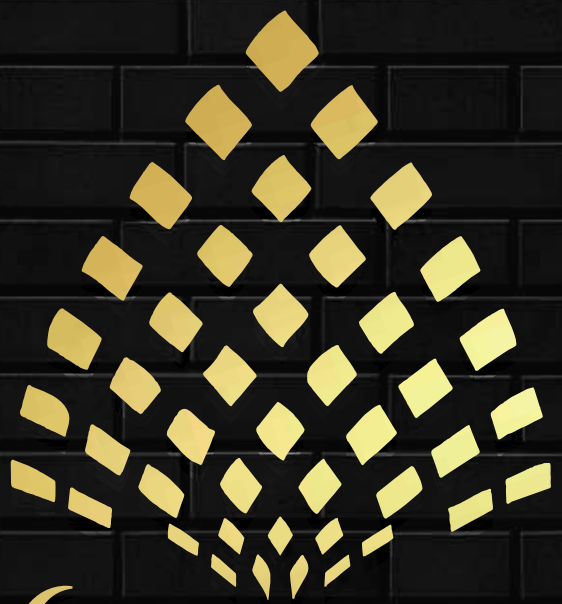




UTSAV

GOLD STANDARD LIVING



Bldg. Per.: RMC/GH/1848/W03/2021 | RERA: JHARERA/PROJECT/95/2024 | MORABADI-RANCHI

OUR PHILOSOPHY

Trinayan has a philosophy of giving life to walls. We just don't believe in completing a project but we strive to make our home buyers proud to have their most valuable possession and we find this our pious objective to leave a lasting legacy of quality dwellings. Exceeding expectations is something that drives us to do better and keep ourselves on our toes to fulfill our customer's needs. The features we incorporate in our projects are carefully selected for our valued customers to have best of comfort and peace of mind while maintaining those.



Apartment
Block

Villament
Block

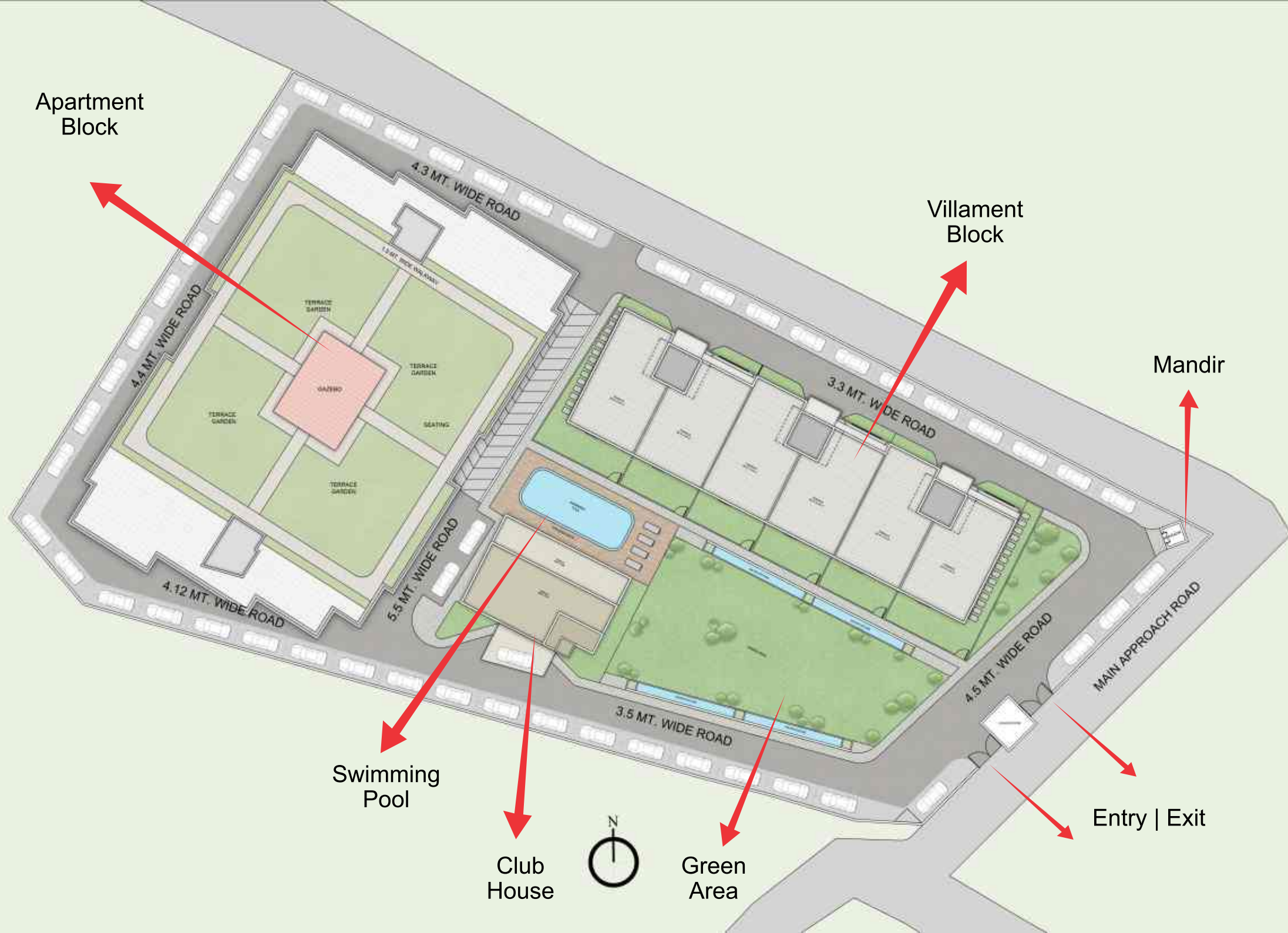
Mandir

Swimming
Pool

Club
House

Green
Area

Entry | Exit





Club & Swimming Pool



Temple



Gymnasium



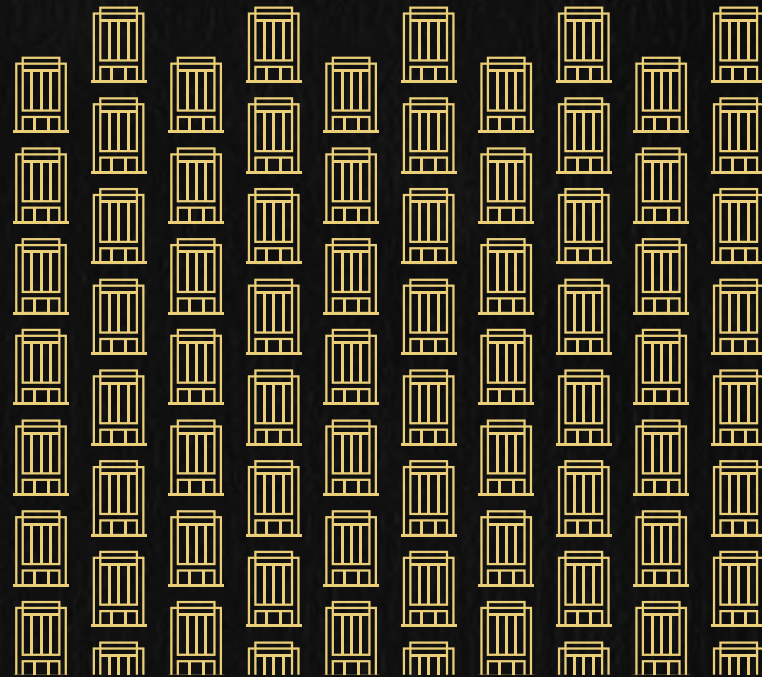
Security & CCTV Surveillance



Daily Convenience Store



AN ADDRESS THAT EXEMPLIFIES
SOPHISTICATION..





UTSAV



VILLAMENTS

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder /architect/authority These are purely conceptual and constitutes no legal offering. Decorated interiors, furniture & fixtures shown in floor plans are not part of offering





FLOOR PLAN

GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



LOWER UNIT

B/A 2550 SFT | C/A 2250 SFT

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FLOOR PLAN

SECOND FLOOR LAYOUT



THIRD FLOOR LAYOUT



UPPER UNIT

B/A 2550 SFT | C/A 2250 SFT

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CLUSTER PLAN



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Type A | 3 BHK

Carpet Area:
1279 Sq Ft

Balcony Area:
217 Sq Ft

Super Built Up Area:
2078 Sq Ft



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Type B | 3 BHK

Carpet Area:
1256 Sq Ft

Balcony Area:
239 Sq Ft

Super Built Up Area:
2054 Sq Ft

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Type C | 3 BHK

Carpet Area:
1256 Sq Ft

Balcony Area:
222 Sq Ft

Super Built Up Area:
2027 Sq Ft



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Type D | 3 BHK

Carpet Area:
1231 Sq Ft

Balcony Area:
282 Sq Ft

Super Built Up Area:
2064 Sq Ft

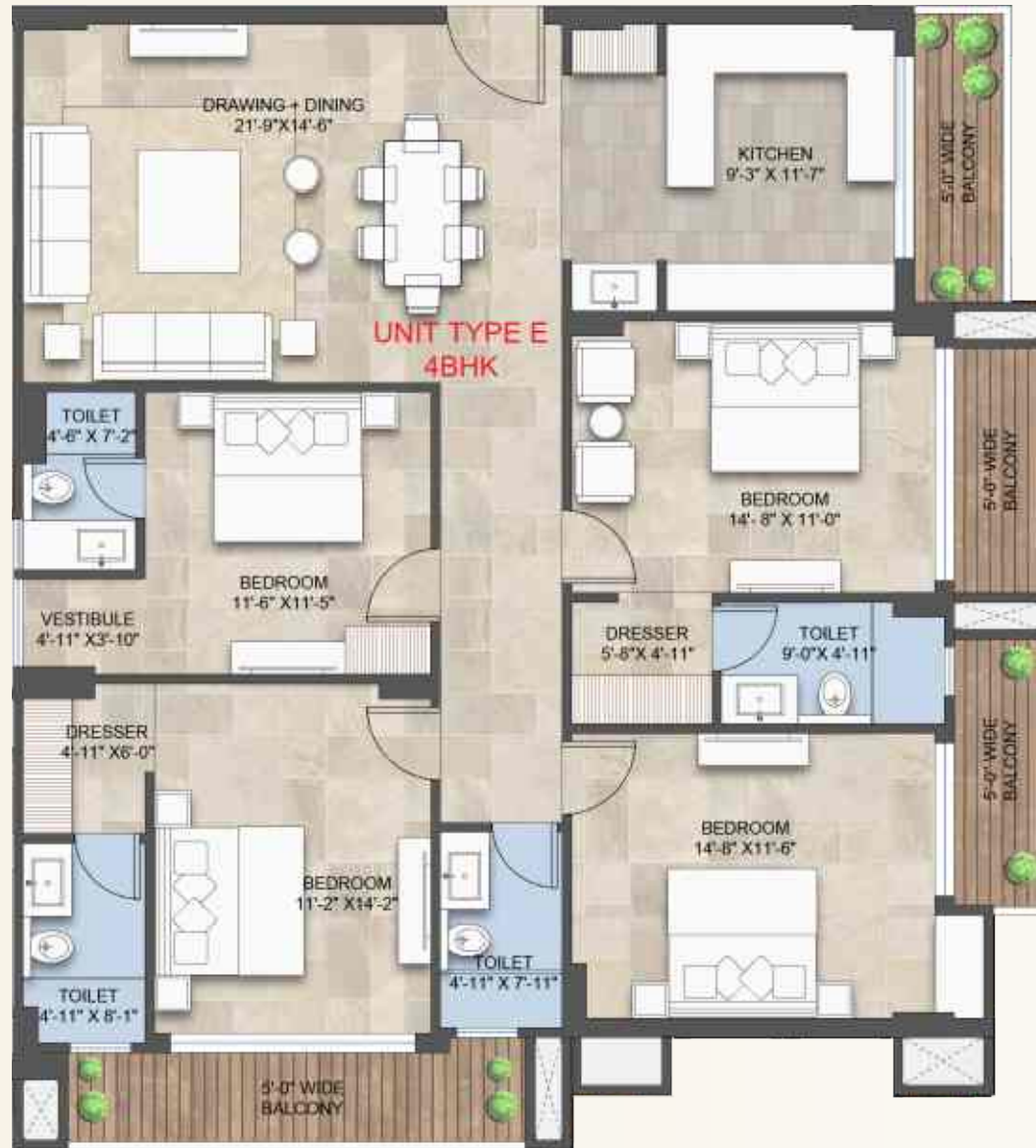
All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder /architect/authority These are purely conceptual and constitutes no legal offering. Decorated interiors, furniture & fixtures shown in floor plans are not part of offering

Type E | 4 BHK

Carpet Area:
1468 Sq Ft

Balcony Area:
257 Sq Ft

Super Built Up Area:
2381 Sq Ft



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Type F | 3 BHK

Carpet Area:
1048 Sq Ft

Balcony Area:
192 Sq Ft

Super Built Up Area:
1712 Sq Ft



Type G | 3 BHK

Carpet Area:
1051 Sq Ft

Balcony Area:
192 Sq Ft

Super Built Up Area:
1714 Sq Ft



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Type H | 4 BHK

Carpet Area:
1540 Sq Ft

Balcony Area:
275 Sq Ft

Super Built Up Area:
2486 Sq Ft



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Utsav



Hanuman Mandir
हनुमान मंदिर

Potpoto River

Morabadi Rd

Vidya Vikas
Public School

HP Petrol Pump

Gitanjali
Banquet Hall

Bhitha Bazaar Chiraundi

Road



PAYMENT PLAN

APARTMENT

At the time of Booking	10%
At the time of Agreement	10% (within 30 days of booking)
On completion of foundation	10%
On completion of first roof slab (basement roof)	05%
On completion of second roof slab	04%
On completion of third roof slab	04%
On completion of fourth roof slab	04%
On completion of fifth roof slab	04%
On completion of sixth roof slab	04%
On completion of seventh roof slab	04%
On completion of eighth roof slab	04%
On completion of ninth roof slab	04%
On completion of tenth roof slab	04%
On completion of eleventh roof slab	04%
On completion of twelfth roof slab	04%
On completion of thirteenth roof slab	04%
On completion of fourteenth roof slab	04%
On completion of fifteenth roof slab	04%
On completion of Plaster of building	04%
On Possession	05%

VILLAMENT

At the time of Booking/Agreement	20%
On Ground Floor Slab Casting	10%
On 1st Floor Slab Casting	10%
On 2nd Floor Slab Casting	10%
On 3rd Floor Slab Casting	10%
On Inside Plaster with Finishing	10%
On Outside Plaster with Finishing	10%
On Fitting and Fixtures	10%
On Possession	10%

HOME LOAN CAN BE AVAILED FROM:



SPECIFICATION

FLOORING

Laminated Wooden flooring in bedrooms, vitrified tiles in living/dining/kitchen, anti skid floor tiles in all toilets and balconies.

WALLS

All walls to be 10' high in all bedrooms and living/dining areas finished with wall putty on for smooth surface, wall tiles in toilets upto 7 feet height

DOORS

9 feet high main door finished from outside and inside. Standard size doors for all other internal areas duly painted on both sides. All doors to be factory made flush doors.

WINDOWS

UPVC sliding windows with 3 track arrangement with mesh provision

SANITARY FITTINGS

European WC with cistern, wash basin of Jaguar/Kerovit/Cera/Asian or equivalent in all toilets as per design.

CP FITTINGS

Jaguar/Kerovit/Cera/Asian or equivalent

ELECTRICAL

Modular Switches of Havells / Anchor or equivalent, Fire resistant wires of ISI mark.

MORE FOR YOU



Banquet Space



Sky Walk
(Roof Top Walking)



Club



Landscaped
Garden



Yoga &
Meditation Area



Drivers Lounge

ARCHITECT EXPERIENCE & EXPERTISE

INTERSTICE STUDIO

The New Delhi based architecture and design studio is recognized as one of the most creative practices across various disciplines of built environment. With over eight years of experience and 100+ projects across the country, the architects are known for delivering state of the art architectural designs with implacable accuracy and punctuality. The studio's young and agile team consistently strives to tailor user specific solutions that redefine luxury with simplicity. Practical in their approach, they fuse sustainable responsibility with purpose-oriented space articulation, thus fetching them various accolades along all sectors of architecture and design.

RESIDENTIAL

Sector is the key expertise of the studio with projects spanning from luxury bungalows and farmhouses to group housings and townships in Delhi-NCR, Haryana, Uttar Pradesh, Uttarakhand, Punjab, and Assam.

COMMERCIAL

Portfolio of the studio is as diverse as offices and experience centers for corporate giants like Amway and Schueco, high-end retail for luxury brands like Trunkhouse, office complexes and shopping malls.

HOSPITALITY

Being one of the most challenging sectors of the industry is well-attended by the studio with a pan India projects profile comprising of Resorts, vibrant cafeterias and fine dining restaurants.



Tarang Mall

OUR OTHER PROJECTS IN JHARKHAND



CELEBRATE HOME COMING



Ranchi Municipal Corporation FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. RMC/GH/0694/W03/2021 Date 19/01/2022 4:26:53 PM permission is hereby granted in favor of,

Smt / Shri **MR.ABHJIT DEY**

For :

- a) Construction of a **New** building
- b) Reconstruction of **New** building
- c) Alteration of **New** building
- d) Alteration or additions in the existing building
- e) Institution of change of the use of building **Residential** (Specify)

In respect of Plot No. (CS) **1043,1046,1047,1060,1061,1065,1067,1069** Plot No. (MSP) **1043,1046,1047,1060,1061,1065,1067,1069** Khata No. **24** Holding No. **003000377500020** Village **BHITHA** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- a) The land/ Building shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
 - b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
 - c) Parking space measuring **3211.69** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
 - d) The land over which construction is proposed is accessible by an approved means of access of **6.2** m. width.
 - e) The land in question must be in lawful ownership and peaceful possession of the applicant.
 - f) The applicant shall free gift **85.17** m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
 - g) The permission is valid for period of **19/01/2027** with effect from the date of issue.
 - h) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
 - i) Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
 - j) Any other conditions.
- Memo No. **RMC/GH/1848/W03/2021**, Date **27/05/2023 03:49:04 PM**
Copy along with 3 copies of the approved plans to
Smt / Shri **MR.ABHJIT DEY**


Name : **ARUN KUMAR**
Designation : **Municipal Commissioner Main**
Organization : **Government of Jharkhand**
Official Seal of Ranchi Municipal Corporation Authority

Copy with a copy approved plan forwarded to the **Ranchi Municipal Corporation** for information.

Jharkhand Real Estate Regulatory Authority

Form 'C'

REGISTRATION CERTIFICATE OF PROJECT

This registraion is granted under **section 5** to the following project under project registration number **JHARERA/PROJECT/95/2024** (Building Permit No. **RMC/GH/1848/W03/2021** Date **27/05/2023**) :

Bhitha, Ranchi, Jharkhand , Bhitha, Ranchi, Jharkhand

Hehal ,Ranchi

Jharkhand , 834006

1. Company **TRINAYAN HOMES PVI LTD** having its registered office / principal place of business at **Opp. Tagore Hill, Boreya Rd. Morahabadi, Ranchi, Jharkhand -8**.
2. This registration is granted subject to the following conditions, namely :-
 - (i) The promoter shall enter into an agreement for sale with the allottees as provided in 'Form G'
 - (ii) The promoter shall excute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
 - (iii) The promoter shall deposit seventy percent of the amount realised by the promoter in a separate account (Account Number **251905500004**) to be maintained in a schedule bank - **ICICI Bank** to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4.
 - (iv) The registration shall be valid for a period of **3 years and 8 months** commencing from **27/05/2023** and ending with **19/01/2027** unless extended by the Authority in accordance with section 6 read with rules regulation made under;
 - (v) The promoter shall comply with the provision of the Act and rules and regulations made under;
 - (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter , the Authority may take necessary action againsts the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated : 22/05/2024

Place : Ranchi, Jharkhand





TRINAYAN
Real Estate | Hospitality

Trinayan Homes Pvt. Ltd.

DELHI/NCR OFFICE: C-3089, Lower Ground Floor, Greenfields, Faridabad 121010, Haryana, India
+91 98100 31927 | +91 96310 90099 | +91 98100 78229

SITE: Utsav, Behind Vidya Vikas Public School, Morabadi Road, Ranchi - 834 006, Jharkhand

sales@trinayangroup.com | www.trinayangroup.com

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