



Vicint Homes Pvt. Ltd.

Corporate Office: 103, 1st Floor, Nidaan Building, Karamtoli Road, Near IOC Petrol Pump, Ranchi – 834 008

Registered Office: #1301, 13th Floor, 43 Chiranjiv Tower, Nehru Place, New Delhi –110 019

Site Address: Near Geetanjali Banquet, Opp. Bharat Petrol Pump, Boriya Road, Morabadi, Ranchi – 834 008

Website: www.vicinthomes.in

Disclaimer: Visual representation shown in this document is purely conceptual and a legal offering. All building plans, specifications, site plan, layout plans etc. are tentative and subject to variations & modification by the company or the competent authorities approving and sanctioning plans.



Redefining Luxurious Living



THE
ACCENT
IS GRANDEUR

Vicint Marquis is a destination in 'luxury living' that is blossoming in Ranchi, the quaint city in Jharkhand. Exclusively designed and designated for those who value the best one can own. It is a mark of aspiration for those in the top echelon of the contemporary social strata. Vicint Marquis is where the connoisseurs of premium living find inspiration and get pampered.

Here, one can simply explore life's joys and comforts, that are widely admired. They can enjoy the marvellous and timeless standards and understand why it is one of the finest examples of unique lifestyle that's truly grand. Here the most fascinating architectural designs blended with the modern day amenities transcend time. It is a living statement for those who have truly arrived in life. These luxuries are designed to suit a mindset that seeks exclusivity and tranquillity. Inspired by rich and stylish life, it has been chiselled with opulence and modern day strokes.

CHOOSE
A LAVISH
LIFESTYLE!



Vicint Marquis is where you can transform your mind and body. Indeed, your heart is where your home is. You can make your home unique and exquisite, just the way you have dreamt it to be. It is where you can create a world full of perfect choices. Now, you can take on styles that compliment modern homes for world-class living.

Indeed, it is time to begin your journey in exclusivity, energy and elegance.

Vicint Marquis is a Residential and Commercial Project in Ranchi that is promoted by Vicint Homes Private Limited. The mission of the Company is to emerge as the most preferred space in the world of real estate by basing itself on complete transparency and trust towards building enduring relationships. The Core Values of the Company include Responsibility, Responsiveness, Relevance and Reliability.

The Vicint Marquis promise

- Quality
- Aesthetics
- Style with a difference



YOUR
HOME
YOUR SPACE





At Vicint Marquis, we offer you a slice of Imagination, Innovation and Inspiration. It brings to life a clean, green and fresh environment. Here, Life seeks to revive an active Lifestyle.

All the facilities being envisaged in this part of project in terms of amenities:

- Strategic Location
- Quality of Material
- Most Modern Fitments
- Complete Power Backup
- Airconditioned
- Branded Elevators
- Security and Safety Services
- Parking
- Club House
- Sports, Gym and Yoga
- Playground and Walking Spaces
- Duplex Apartments; 4BHK+1 Apartments;
- 3BHK & 3BHK+1 Apartments; Studio Apartments
- 4 Residences per floor; Lounge Area; Exquisite Landscape
- Shaded Cabanas; Balcony Decks; Grand Porticos
- Cinema at Walking Distance



LIFE @
VICINT
MARQUIS



- Fully Air-conditioned shopping experience.
- Italian & Granite Flooring for Lifts, Lift Lobbies, Entrances & Common Areas.
- Glass Railing with the addition of modules designed for Advertisement.
- Atrium covered with a tensile structure which allows natural light to filter in.
- The total premises of the mall is equipped with the fire fighting system with Fire alarms, FHC's, sprinkler system, smoke detectors & extinguishers.
- Exit path finding signages in case of fire emergency.



SPECIFICATIONS COMMERCIAL SPACES



- Store Locator display on every floor for ease of shopping.
- Bespoke lighting fixtures in the mall premises starting from the entry point.
- Toilets designed to the aesthetic with state of art fixtures and finishes.
- Lifts and Escalators as per traffic demand analysis.
- Granite finishes in the staircases.
- CCTV coverage throughout the premises.
- Smoke extractors in the basements as per fire norms.
- Parking management through Smart Parking Management Systems
- VDF flooring in both the basements.

SPECIFICATIONS COMMERCIAL SPACES



- A complete floor plate dedicated to the Food Court offering delectable delicacies.
- 2 Screen Multiplex for enjoying the finest movie experience.
- A sublime destination to unwind & break the monotony with exhilarating activities at Kids Zone.
- Open Air Restaurants to provide a new experience for the people of Ranchi.
- Dedicated space available for Anchor Store.
- Different shop sizes are available as per the need of the store.
- Landscaped Plaza curated at the entrance for Recreational purposes.
- The biggest & one of the first LED Digital Screen for Advertisement.
- Façade has been made to enhance the Commercial aspect by advertisement.
- Top brands at a one-stop destination.
- Ample car parking space.

PRETIUM
MALL
SHOPPER'S HAVEN

RANCHI - THE CITY

Ranchi, also known as the City of Waterfalls, is the capital of the Indian state of Jharkhand. It has been selected as one of the hundred Indian cities to be developed as a smart city under Smart Cities Mission. In the British Raj, the city was the summer capital of Bihar, because of

its cold climate during the winter season. Ranchi is also one of the oldest cities in Jharkhand.

Today, Ranchi has been climbing up the progressive curve in terms of infrastructure and industrial growth marked by many shopping malls, fast food joints, and multiplexes. Ranchi is rapidly growing its economy, and certain parks, special economic zones, and industrial areas are being developed.

The city witnessed a sudden surge in population after the declaration of the new state of Jharkhand in 2000 owing to the rising employment opportunities and the opening of numerous regional and state-level offices, banks, and FMCG companies. As per a study done by ASSOCHAM in late 2010, Ranchi was one of the highest employment-generating Tier-III cities in India.

PANKAJ KUMAR

CEO

Vicint Homes Pvt. Ltd.

Pankaj Kumar is a qualified Chartered Accountant and an MBA. He forayed into the world of real estate over a decade ago. With a belief that he can create 'Spaces for Smiles and Happiness', it is his endeavour to live and deliver his 'commitment to excellence'. He is driven by his passion of bringing metropolitan culture to the developing cities and the flavor of his vision can be felt through this project. He is dedicated in creating value by infusing energetic, positive, result-driven work. He has always sought to invest in relationships. He propagates ethics built on a commitment towards customer service and bespoke service.

He is spearheading the development of Vicint Marquis, one of his luxurious residential and commercial projects in Ranchi. He is supported by a strong team of professionals who are tirelessly working to fulfil his vision and commitment. There are many other such projects in the pipeline in Ranchi post the launch of **Vicint Marquis**.

ABOUT THE PROMOTER



VICINT MARQUIS



The Advantages

- › Driving distance from Airport: 12 kms
- › Driving distance from Railway Station: 7.5 kms

The Amenities & Necessities

- › Grocery Shops/Market places – Walking Distance
- › Gated Community with armed Guards
- › 100% Power Backup, Water Backup
- › Elite Neighborhood
- › Domestic Help Easy availability
- › Fully Maintained property even when owner is not residing
- › Single window for paying electricity & water bills

Universities and Institutes

- › Amity University, Jharkhand
- › Central Institute of Psychiatry, Ranchi
- › Indian Institute of Information Technology, Ranchi
- › Indian Institute of Management, Ranchi
- › National Institute of Advanced Manufacturing Technology
- › Rajendra Institute of Medical Sciences
- › Sarala Birla University

Healthcare Infrastructure

- › Sadar Medical College and Hospital: 6.6 kms
- › Rajendra Institute of Medical Sciences: 4.3 kms
- › Central Institute of Psychiatry, Kanke: 4.4 kms
- › Ranchi Institute of Neuropsychiatry and Allied Sciences: 5.6 kms

Ownership Info

- › Non-Jharkhand residents can also buy Apartments or retail spaces
- › 100% Ownership and Registry
- › 100% Mortgageable Property- Loans available from various banks and NBFCs
- › Free Hold Property
- › No legal hassles in buying process

VICINT MARQUIS
THE LOCATION
ADVANTAGE

VICINT MARQUIS

RESIDENTIAL COMPLEX

As Storeys of Luxury, we have 14 floors of Residential Apartments. There is a choice of 3 types of apartments -

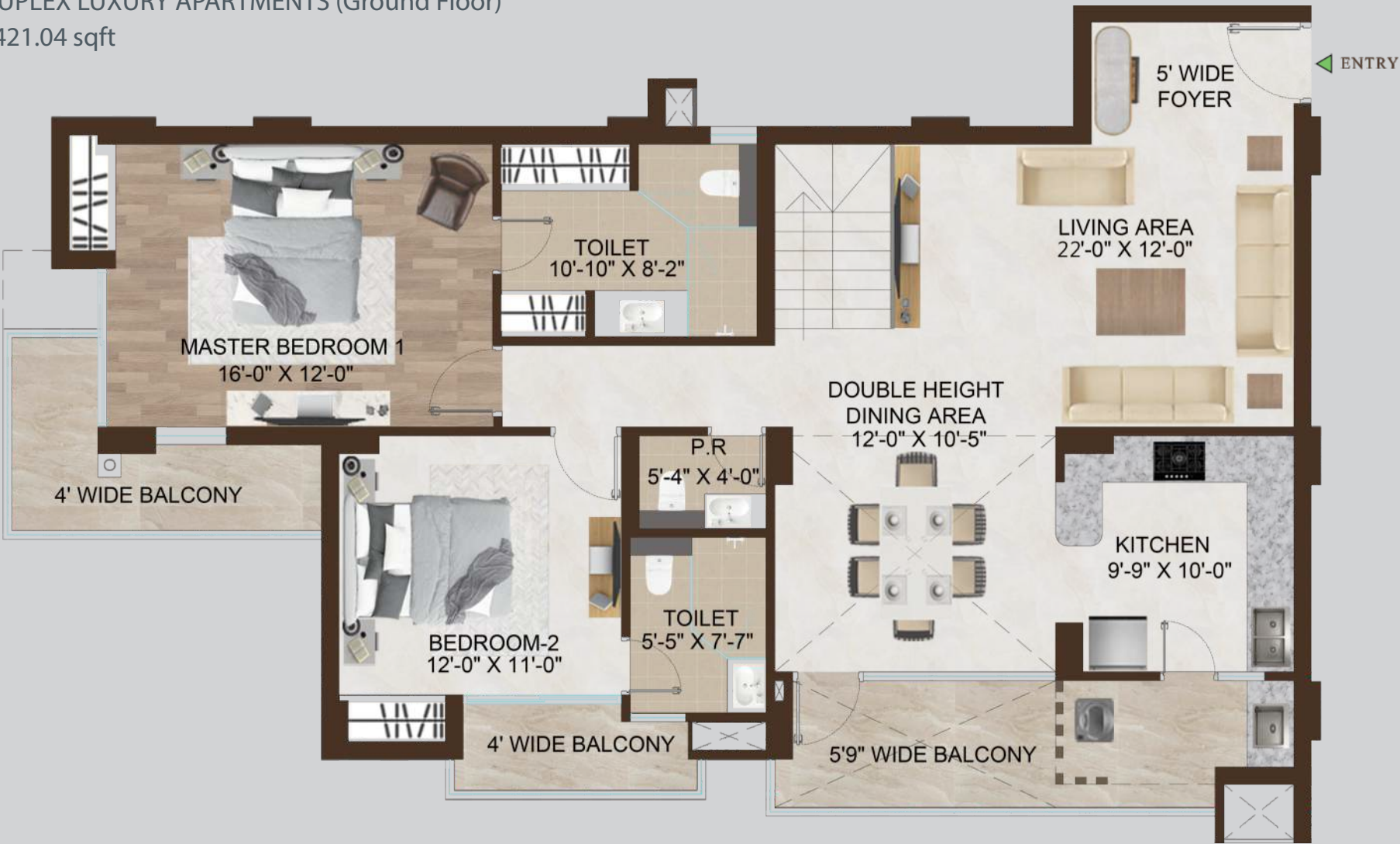
- › SAPPHIRE
- › DIAMOND
- › JADE

DOUBLE HEIGHT SPACIOUS LOBBY

Sapphire Entrance

SAPPHIRE

DUPLEX LUXURY APARTMENTS (Ground Floor)
3421.04 sqft



SAPPHIRE

DUPLEX LUXURY APARTMENTS (First Floor)
3421.04 sqft



SAPPHIRE

4BHK + 1 APARTMENTS (TYPE A)
2556.65 sqft



SAPPHIRE

4BHK + 1 APARTMENTS (TYPE B)
2573.71 sqft





DIAMOND

LUXURY 3 BHK + 1 APARTMENTS (TYPE A)
2165.38 sqft



DIAMOND

LUXURY 3 BHK + 1 APARTMENTS (TYPE B)
2155.70 sqft

ENTRY



DIAMOND

LUXURY 3 BHK APARTMENTS (TYPE A)
2016.90 sqft



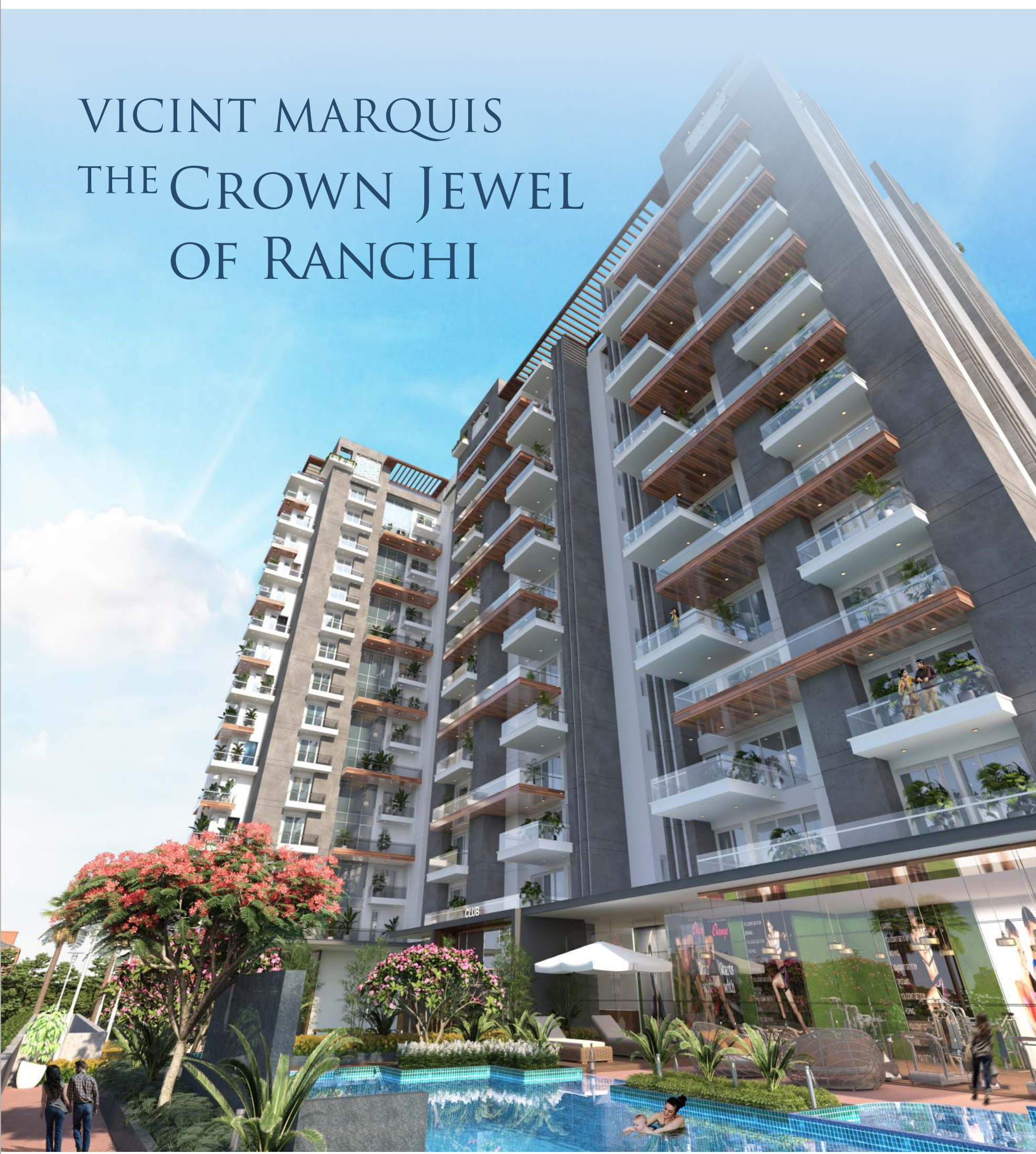
DIAMOND

LUXURY 3 BHK APARTMENTS (TYPE B)
2007.64 sqft

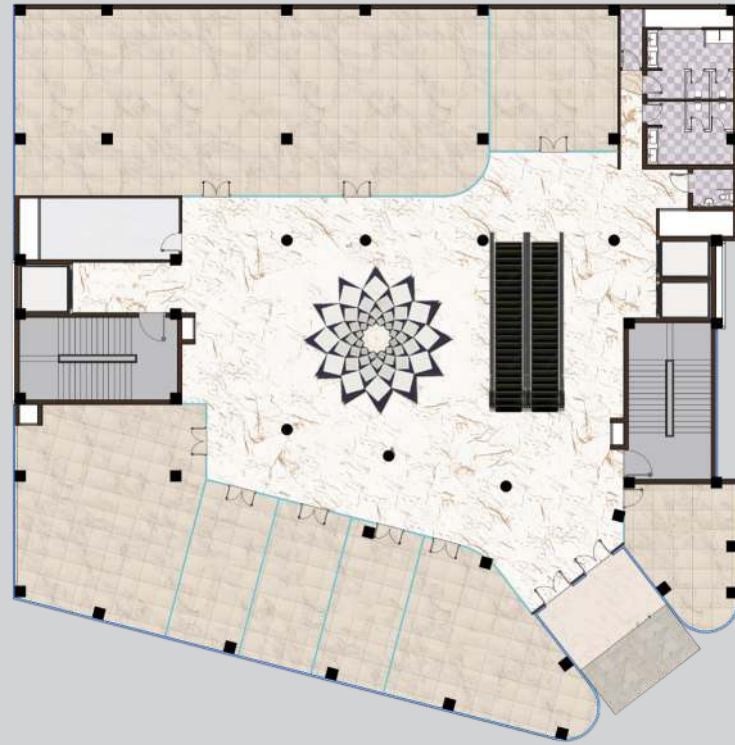




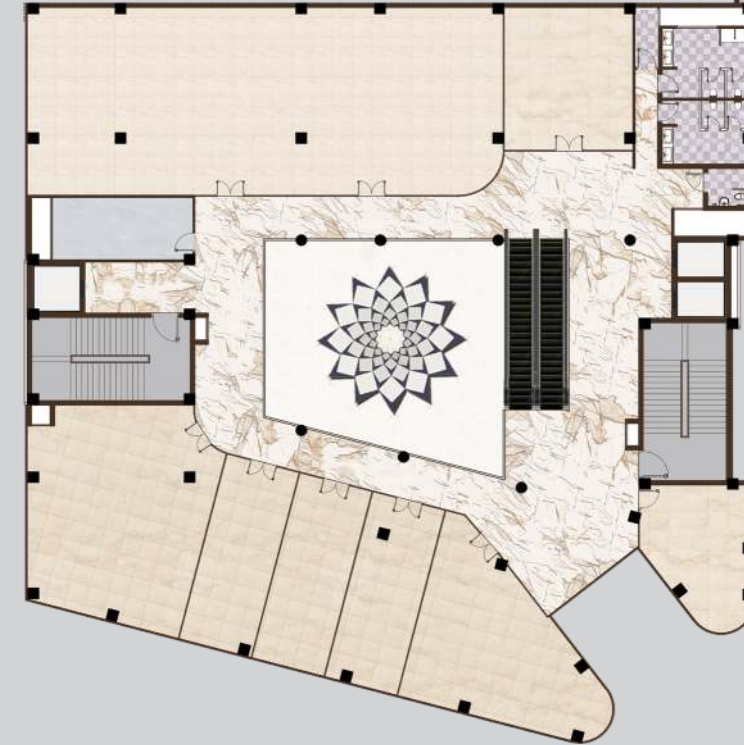
JADE
STUDIO APARTMENTS
642 sqft



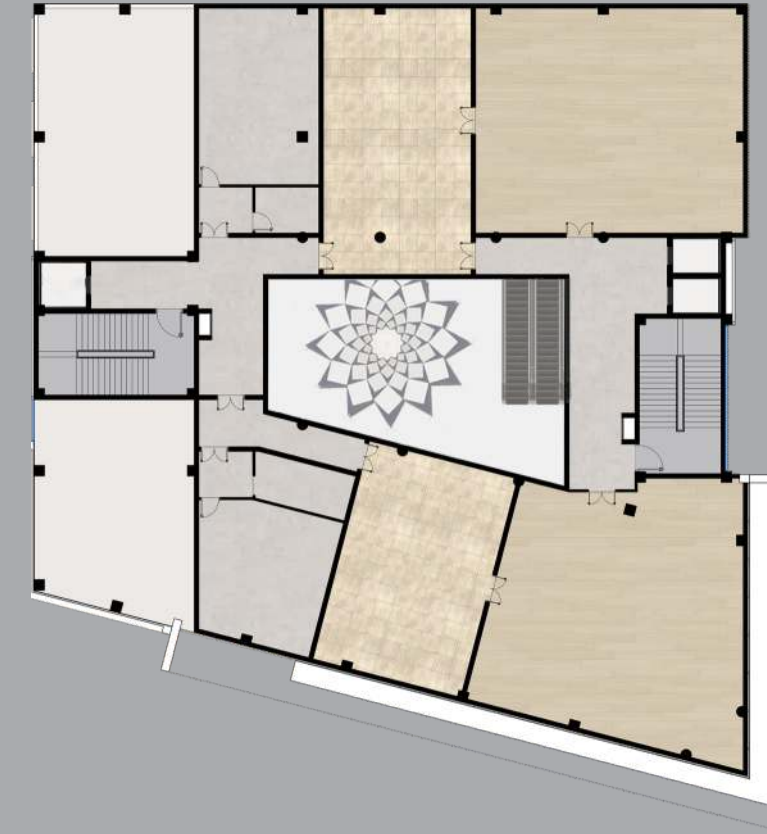
Plan View: Ground Floor (14,122 Sq ft)



Plan View: 1st and 2nd Floor (23,164 Sq ft)



Plan View: Terrace Floor (11,151 Sq ft)



Retail Shops

- › Ground Floor (14,122 sq ft)
- › First Floor (11,582 sq ft)
- › Second Floor (11,582 sq ft)

Food Court

- › Third Floor (12,314 sq ft)

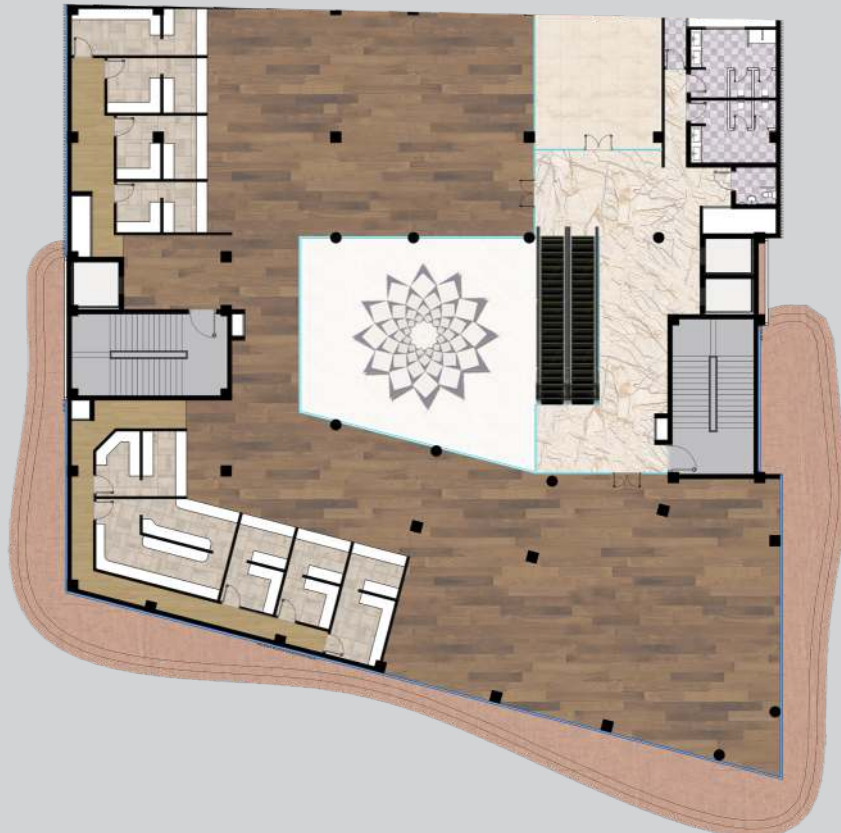
Cineplexes

- › Fourth Floor (12,669 sq ft)
- › Fifth Floor (5,780 sq ft)

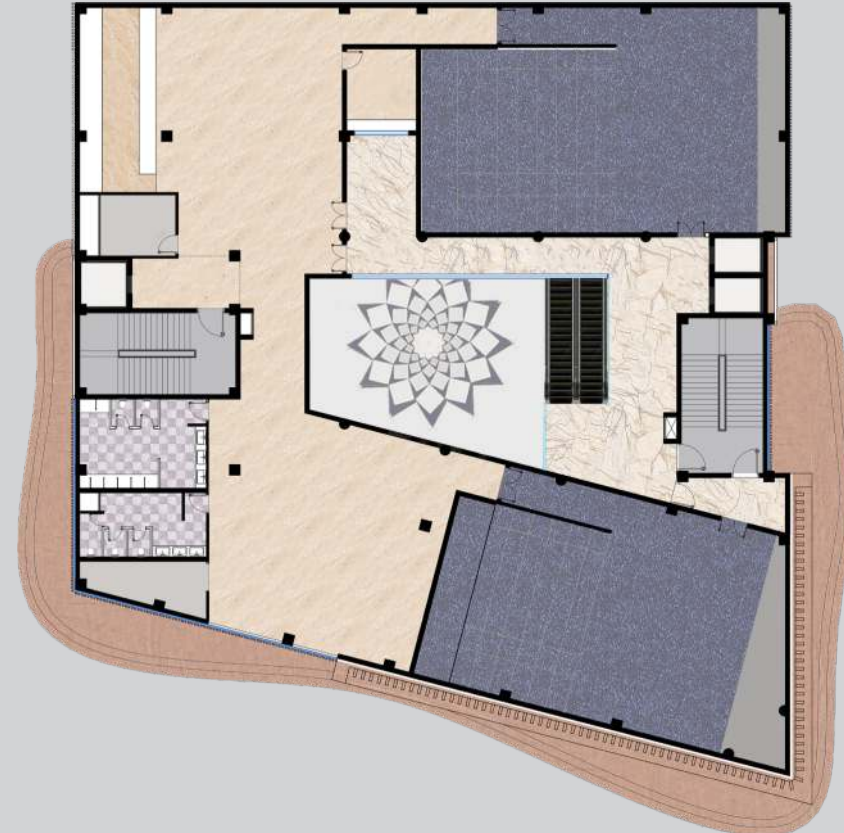
Roof Top Restaurants

- › Sixth Floor (11,151 sq ft)

Plan View: 3rd Floor (12,314 Sq ft)



Plan View : 4th and 5th Floor (18,449 Sq ft)



PRETIUM MALL

6 FLOORS OF
RETAIL SPACES



An architectural rendering of the Vicint Marquis residential complex at night. The image shows two tall, modern apartment towers with illuminated balconies and windows. The building is surrounded by lush landscaping, including palm trees, flowering plants, and a swimming pool. In the foreground, there is a curved wooden seating area and a small dome structure. The background shows a cityscape under a dark sky with a full moon.

VICINT MARQUIS

THE DIFFERENCE IS CLEAR

- Adequate power back-up, energy efficient, well-ventilated, Vastu compliant, Fire Fighting equipment, Intercom & CCTV facility along with pre-planned areas for security & maintenance offices. Solar Power for common areas. RFID Tag for Entry & Exit
- Unique plots with two sides open where one side faces the green belt and the other side has an 80' wide road
- Double height entrance lobby with reception & visitor area. 6' to 8' deep balconies in living areas, spacious lobbies with rich interiors to give luxurious feel to habitants and visitors
- Air-conditioned exclusive banquet hall with a capacity of 100 with its own kitchen & utility area. Air-conditioned Card & Snooker Room along with separate state-of-the-art Mini Theatre
- Open to the sky Swimming Pool is next to the multi-functional, fully equipped air-conditioned gymnasium. The gym & pool have a change room, shower areas & steam facility
- Vehicular free green area, the ground has an open plaza, water bodies, open air theatre, skating ring, kids' play area & badminton court. Dedicated car washing area in the basement
- Terraces of all residential towers are connected and multi-functional activities are planned in that area. Badminton court, Mini Golf Course, children's play area, open air service bar, yoga area, meditation corner, toilets, landscape sitting & walkways
- Commercial & Residential blocks are separate and so there is no inconvenience to residents or shoppers

- 1 Entry for mall
- 2 Entry for residents
- 3 Mall Entrance Foyer
- 4 Diamond Entrance Lobby
- 5 Jade Entrance Lobby
- 6 Sapphire Entrance Lobby
- 7 Pre- Function
- 8 Banquet Hall
- 9 Skate Park
- 10 Kids play
- 11 Badminton Court
- 12 Amphitheatre with stage
- 13 Senior citizen park for yoga
- 14 Swimming Pool
- 15 Gymnasium
- 16 Club
- 17 Mini - Theatre
- 18 Stepped Plaza
- 19 Landscape area for mall
- 20 Exit
- 21 ESS

