



SUSHILA

NIWAS

many imagine.... few live it.



PROJECT BY :

A.B. CONSTRUCTION

Nayatoli Lane, Adarsh Buniyad Enclave, Ranchi

Other Charges

Car Parking space	---- ₹ 3,00,000/-
Electrical Connection	---- ₹ 30,000/-
One Lift ISI Mark	---- ₹ 75,000/-
Soundless Generator	---- ₹ 40,000/-

Note

- Stamp duty and Registration Charges to be borne by buyer.
- Extra charges for any other work done on request
- Extra Charges for parking, Generator, Transformer, Energy Meter, J.S.E.B. Connection
- GST Charges to be borne by buyer.

Payment Schedule

■ Booking Amount	₹ 5,00,000/-	■ At the time of 2nd Roof Slab	-- 15%
■ At the time of Agreement	-- 15%	■ At the time of 3rd Roof Slab	-- 15%
■ At the time of Foundation Casting	-- 15%	■ At the time of 4th Roof Slab	-- 15%
■ At the time of 1st Roof Slab	-- 15%	■ At the time of Finishing	-- 10%

Location Map



Developer :

AB CONSTRUCTION

Nayatoli Lane, Adarsh Buniyad Enclave
Ranchi, Jharkhand
Phone : 9304193687, 9905308897
8092428252

Consultant :

KUMAR & ASSOCIATES

Architect, Engineers, Interior Designers
H.No. 511, Road No. 5, Basant Vihar
Harmu, Ranchi, Jharkhand
Phone : 9934401824

Note : Specifications are subject to changes without prior notice.
Layout, 3D View and structure subject to change at the instance for RMC/Structural Engineer or any other Governing Body.

many **imagine** life at the top.
very few **live** it.

Own a palatial abode that reaches up to the sky.
Step into a desirable address meant only for the elite.
Bring along friends to behold a Smart Home.
Come home to peace within and space around.
Be among the fortunate few.
Live life anew at the Sushila Niwas



Specification

STRUCTURE

- Earthquake resistant RCC framed structure.
- External as well as internal partition of 4"/8" fly ash brick or red brick.

WALL FINISH

- Internal wall finished with pop over plaster.
- External wall good quality of weather proof emulsion paint over rustic putty.

DOOR

- Flush door 30mm thick ISI marked with two coat of enamel paint.

WINDOWS

- Three track sliding aluminium windows protected by grill
- Alluminium frame ventilators.

FLOORING

- ISO mark vitified tiles (2"x2") in flooring with 4" height skirting.
- Anti skid floor in toilet, tiles upto door height.
- Marble / Kota tread and riser in stairs.
- Marble in common lobby.

KITCHEN

- Granite working platform, stainless steel sink and glazed tiles 2' above working platform.
- Provision for water purifier point.

PLUMBING

- Concealed PVC & CPVC pipe with fitting for cold and hot water supply of Ajay / Prince / Supreme or equivalent.
- C.P. fitting of Hindware or equivalent.
- Hot & Cold mixer unit of standard make.

ELECTRIC WORK

- Copper wiring of concealed PVC conduits.
- Modular switches, sufficient light point.
- Power point for gyser, refrigerator and washing machine.
- All circuit will have protected by MCBs.

OVERHEAD TANK

- An overhead water tank of adequate capacity with 150mm RCC wall neatly finished with plaster and punning.

SALIENT FEATURES

- Located in fully developed residential area
- Power backup through DG set
- 24 hr. water supply
- Ample parking space
- 6 passenger lift of reputed brand.

Typical Floor Plan



AREA CALCULATION

FLAT - 'A' 1475 sqft

FLAT - 'B' 1460 sqft

FLAT - 'C' 1090 sqft

FLAT - 'D' 1420 sqft

FLAT - 'E' 1560 sqft

FLAT - 'F' 1400 sqft