



GENESIS

REINVENTING THE MODERN LIVING



SHREE SAI BALAJEE
DEVELOPERS



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REINVENTING THE MODERN LIVING

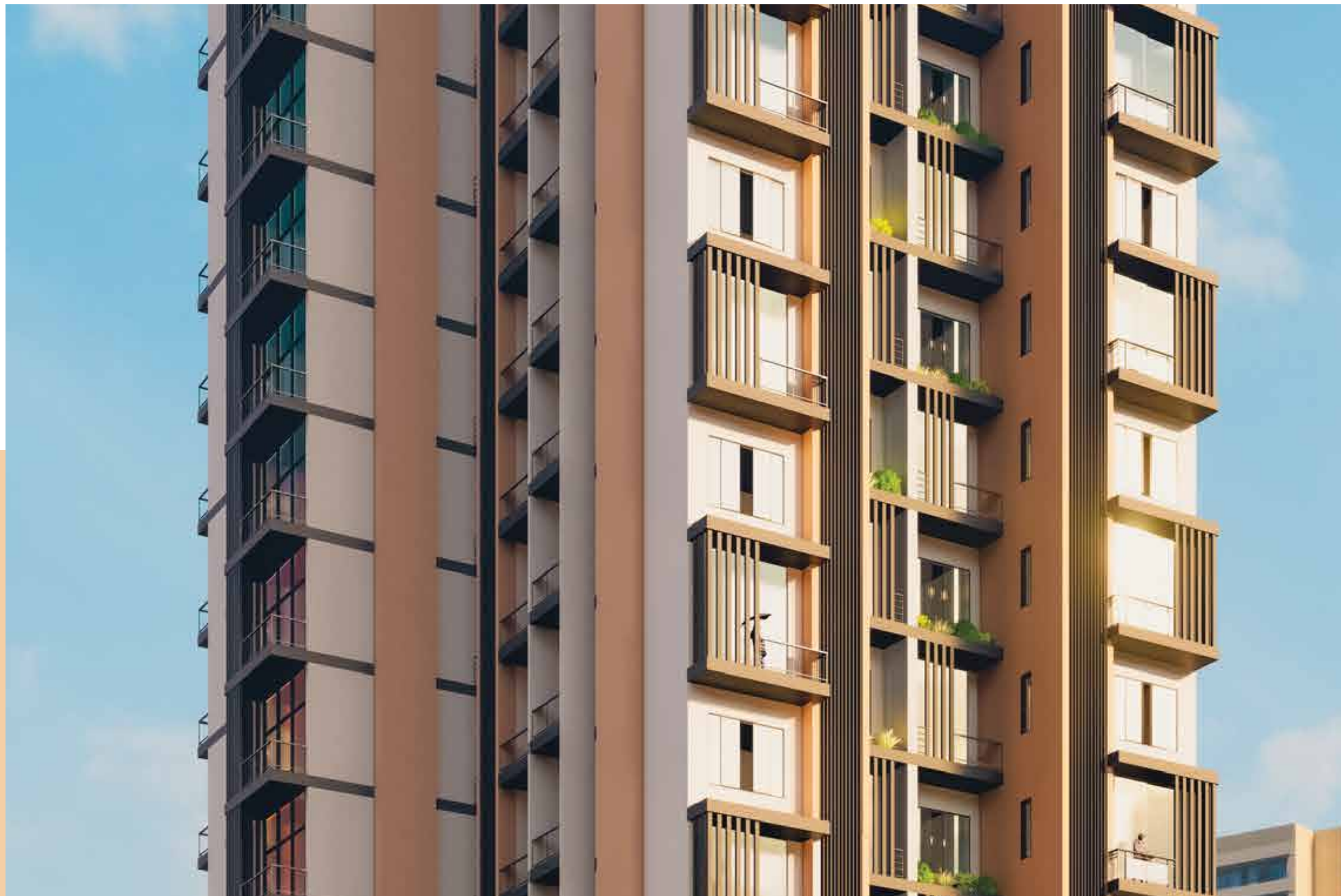


The legacy of opulence.

Reinventing the modern living by amalgamating contemporary designs with futuristic architecture, SSBD presents “**Genesis**”, a gateway elevating the spectrum of innovation in Ranchi’s real estate. We bridge the line between creative excellence & world class architecture to offer you the most memorable experience of your life.

A private oasis of tranquillity is everyone’s dream. On a chosen few the stars shine to make this dream a lived reality.

A living space that’s truly Rare, Priceless & inspired by Passion.



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ABOUT SSBD



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A brilliant Gem in Ranchi's real estate crown, a perfect blend of High-end Retail, Business Addresses & Awesome Residencies for the truly discerning. **Genesis** will represent the next generation integration of residential & commercial spaces, innovating and reinventing modern living by bringing forward the fusion of creative excellence with breath-taking architecture for the customers of tomorrow.

SHOPS & OFFICES





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“Genesis” designed by experts is a lavish property where everything comes together to create a magnificent aura, as elegant & distinct as it’s owner.

LOBBY



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A masterpiece curated to reflect your purpose!

At **Genesis**, we have taken modern living to a whole new level, providing luxury interiors that are perfectly aligned to surpass your expectations of modern living!

POOL DECK



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Your relaxation **oasis** is
just an elevator ride away!



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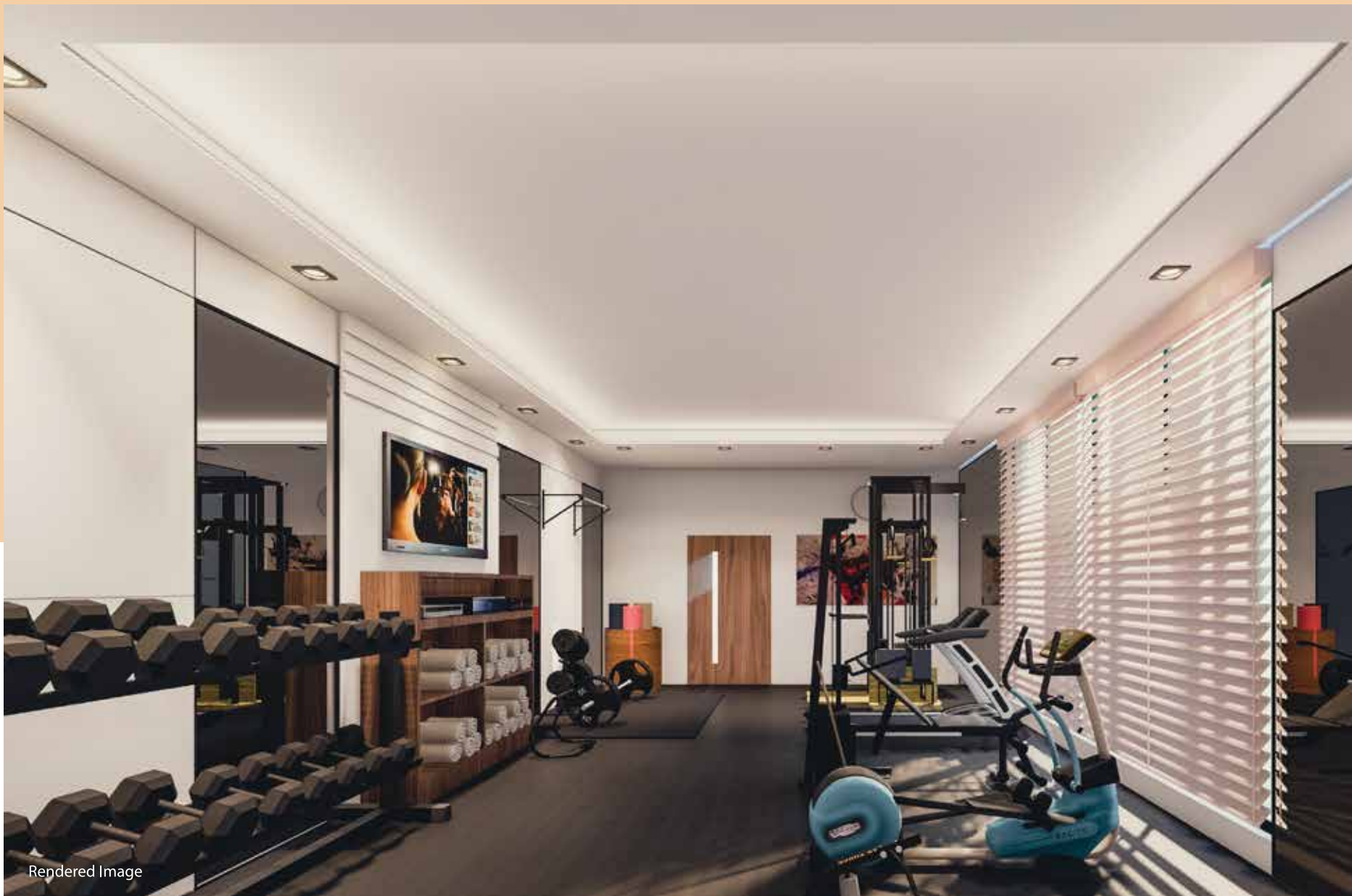
TERRACE DECK





Transcend into a
state of Zen with
spaces ushering
sunlight and breeze!

FITNESS





Experience the
realm of fitness
with a touch of spice!
Unwind your worries and
qualms by partaking in
leisure activities.



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RESIDENCE OF DESIRE

Immerse into lavish modern living through **Vastu complaint homes** built with elegance and grandeur. Genesis embodies spaciousness in every context. Each unit is being crafted aesthetically with openings all around.

Each floor encompasses 4 flats and every opening is from floor to ceiling. Including the windows to give you all around view to enjoy nature and to ensure that light and fresh air are permanent residents along with you.

Scale the heights of living you have always dreamed and reach the pinnacle of living.

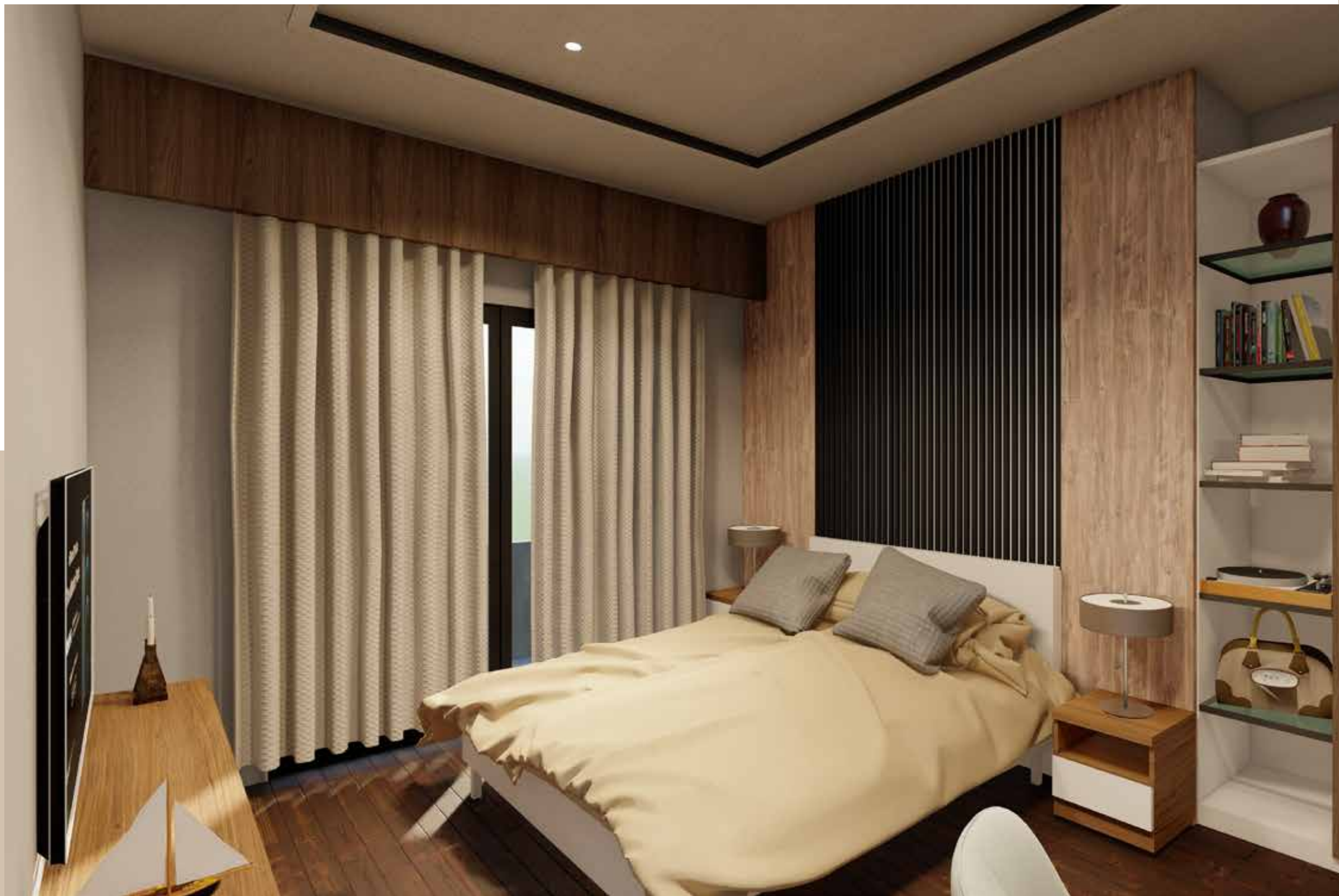
Gourmet Gateway. No one knows you like your kitchen.
Meticulously planned kitchen for marvelous experiences.



Rendered Image



Each bathroom is crafted with purpose , infused with high quality fixtures to give away the feel of **tranquility.**



Each bedroom shimmers in all its **opulence**.
The floor to ceiling windows ensure that each personal space is
bathed in natural light with view that's unmatched in beauty.



An Ambience redefining Luxury.

Home, the axis of our beings is the ultimate reflection of the changing times & urban lifestyles. To cater the rising aspirations of the Society, **SSBD** is coming up with most coveted address of the modern times at **Kokar Chowk**.



FLAT 1

FLAT 2

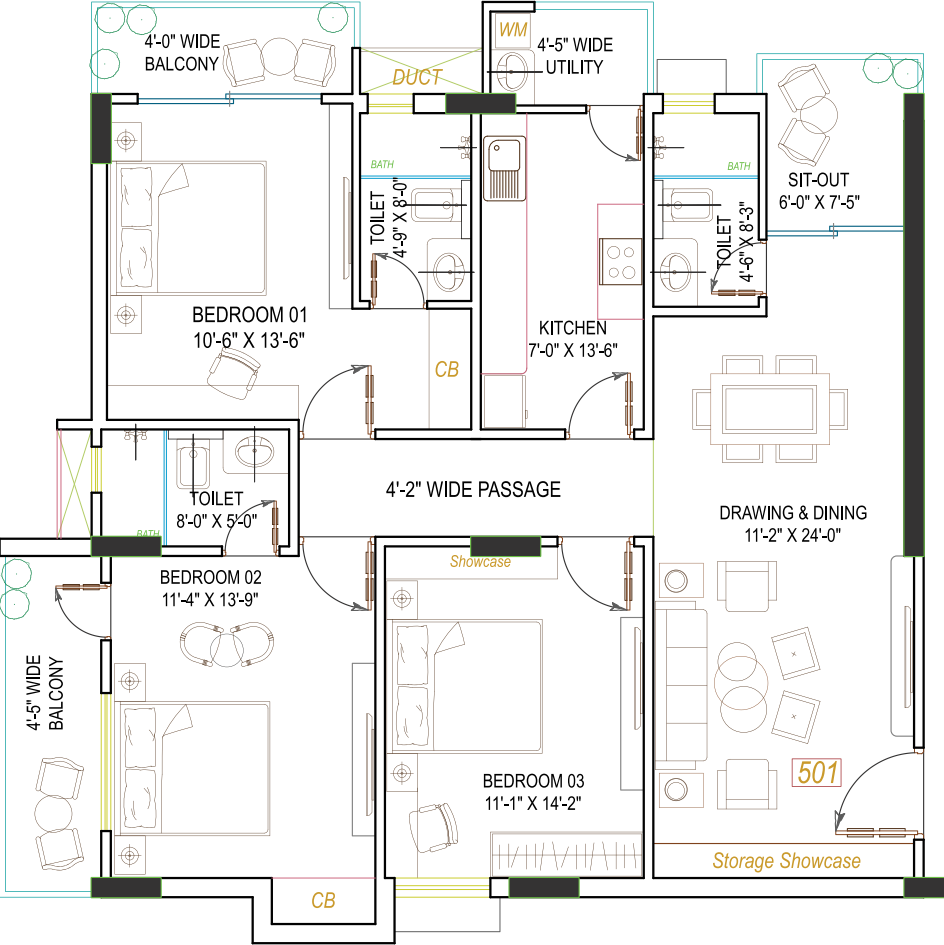


FLAT 3



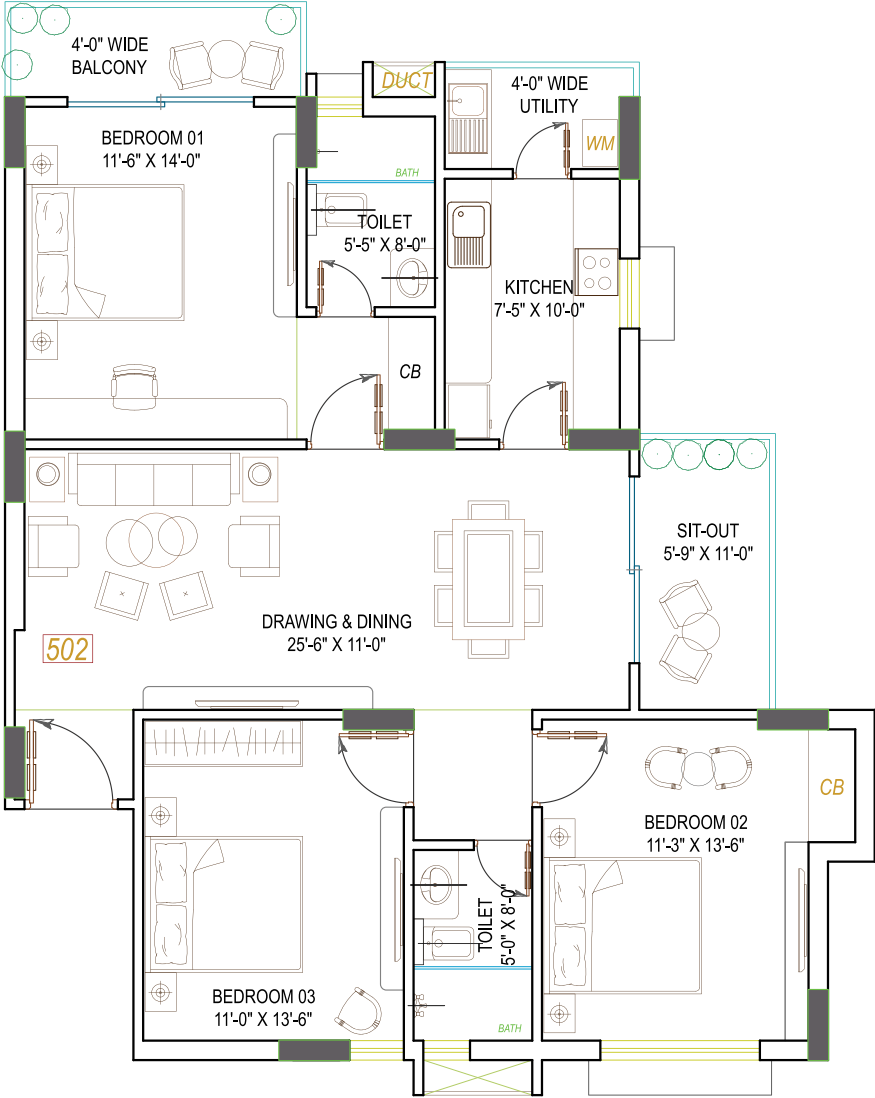


FLAT 4



FLAT 1

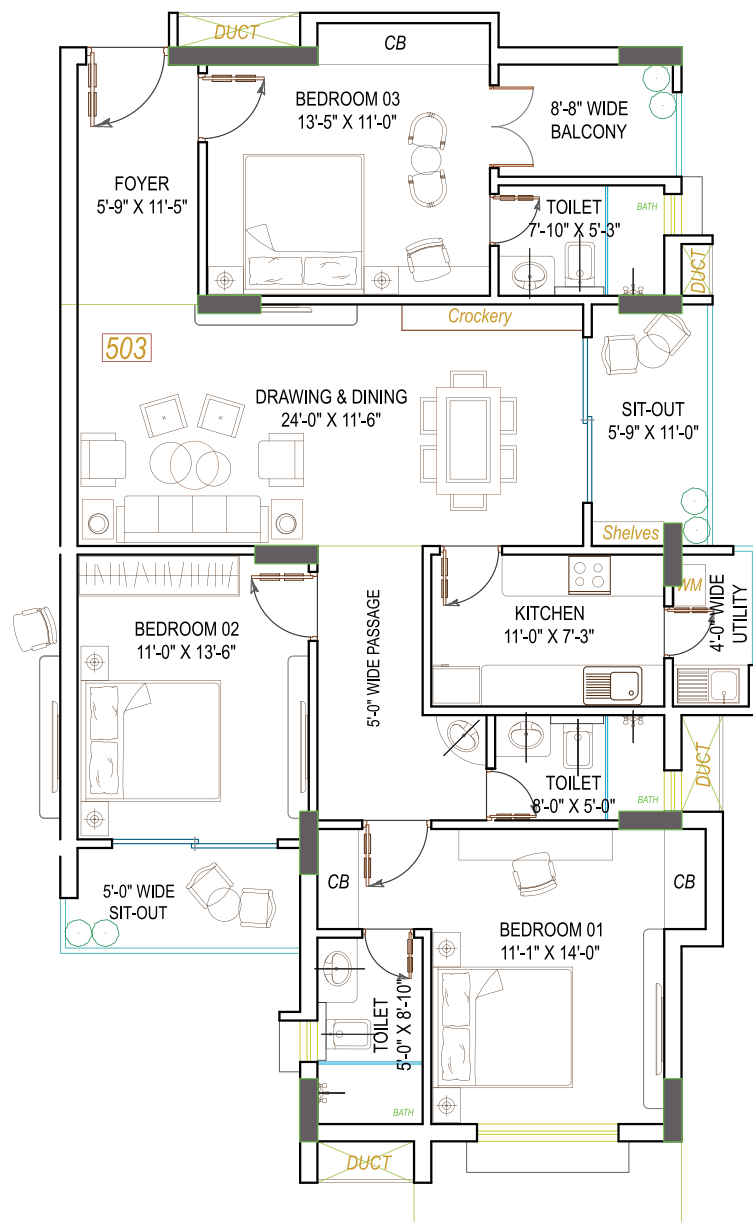
CARPET AREA - 1,102 Sq.Ft.
BUILTUP AREA - 1,367 Sq.Ft.
SUPER BUP AREA - 1,777 Sq.Ft.



FLAT 2

CARPET AREA - 1,032 Sq.Ft.
BUILTUP AREA - 1,283 Sq.Ft.
SUPER BUP AREA - 1,668 Sq.Ft.

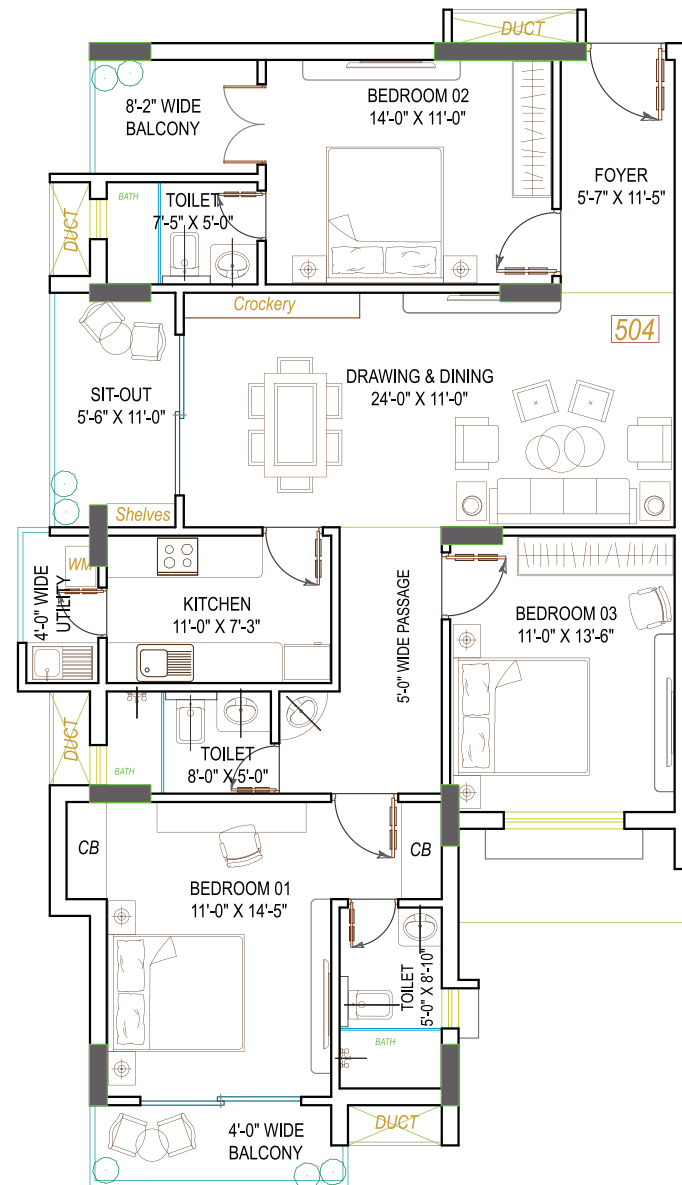




FLAT 3

CARPET AREA - 1,181 Sq.Ft.
 BUILTUP AREA - 1,486 Sq.Ft.
 SUPER BUP AREA - 1,935 Sq.Ft.

NORTH:



FLAT 4

CARPET AREA - 1,167 Sq.Ft.
 BUILTUP AREA - 1,473 Sq.Ft.
 SUPER BUP AREA - 1,915 Sq.Ft.

NORTH:



SPECIFICATIONS



Structure

RCC framed Structure



Walls

6" thick Cement concrete AAC blocks for exterior walls
4" thick Cement concrete AAC blocks for interior walls



Windows

UPVC frame with UPVC glass sliding shutters provision for "Mosquito mesh", Kitchen, Toilets & Utility UPVC/ Aluminium Windows/ Doors



Doors

Front doors with smart digital locks.
Balcony Doors - Height UPVC frame with glass sliding / openable shutters.
Other Doors - Wood frame with flush doors both side covered with Laminate/ Veneer with modular locks and handles



Kitchen

Granite platform with Steel sink, 2' height ceramic tiled dado on cooking platform.
Provision for gas pipeline for each flat.



Security & Intercom

Multi-level security provision with complete CCTV Coverage & Intercom facility for all flats, connecting to security.



Lift

Lift of KONE/Johnson/OTIS or equivalent.



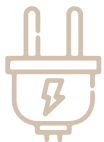
Car Parking

Covered Car Parking in basement with EV charging points.



Painting

Asian/Berger/ICI or Equivalent



Electrical Work

Concealed copper wiring with good quality modular switches. AC electricals & Piping provision for Bedrooms/ Drawing Room. Aquaguard & Washing machine points. Lights, Fans, Exhaust, T.V. & Telephone Provision



Flooring

Vitrified Tiles for entire flat, provision for laminated wooden flooring in master bedroom. Ceramic Tiled flooring for all balconies.



Toilets

Anti-skid Ceramic tiled flooring, Full Height wall tiles. Concealed Plumbing with provision for Hot Water in all Toilets/ Kitchen



Water Supply

Water supply from Bore well & provision for Water Harvesting and recycling



Sanitary

Designer Sanitary Ware & CP Fittings of Jaquar/ Hindware/ Roca or equivalent.



Power Backup

Generator for Lift, Motors & Common area lighting, 2 KVA Power backup for each flat.



Driveway

All Pathways and driveways in Cemented Interlock Pavers/ Tiles / Granite at Drop off



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Community is the family. Why just limit the bonding within our sweet home. At **Genesis** we feel all should be part of our Joy , ups & downs.. We have created an enthralling, spacious venue for personal gatherings with an array of facilities. Its not just an impeccable treat to the eyes, its also a royal and wholesome experience to the heart.







COMMERCIALS

The legacy of Opulence!

Conveniently nestled in the heart of Genesis, the marketplace offers a magnificent look and feel. Whether you want to take a stroll or grab a bite, Genesis offers a spectacular experience!.





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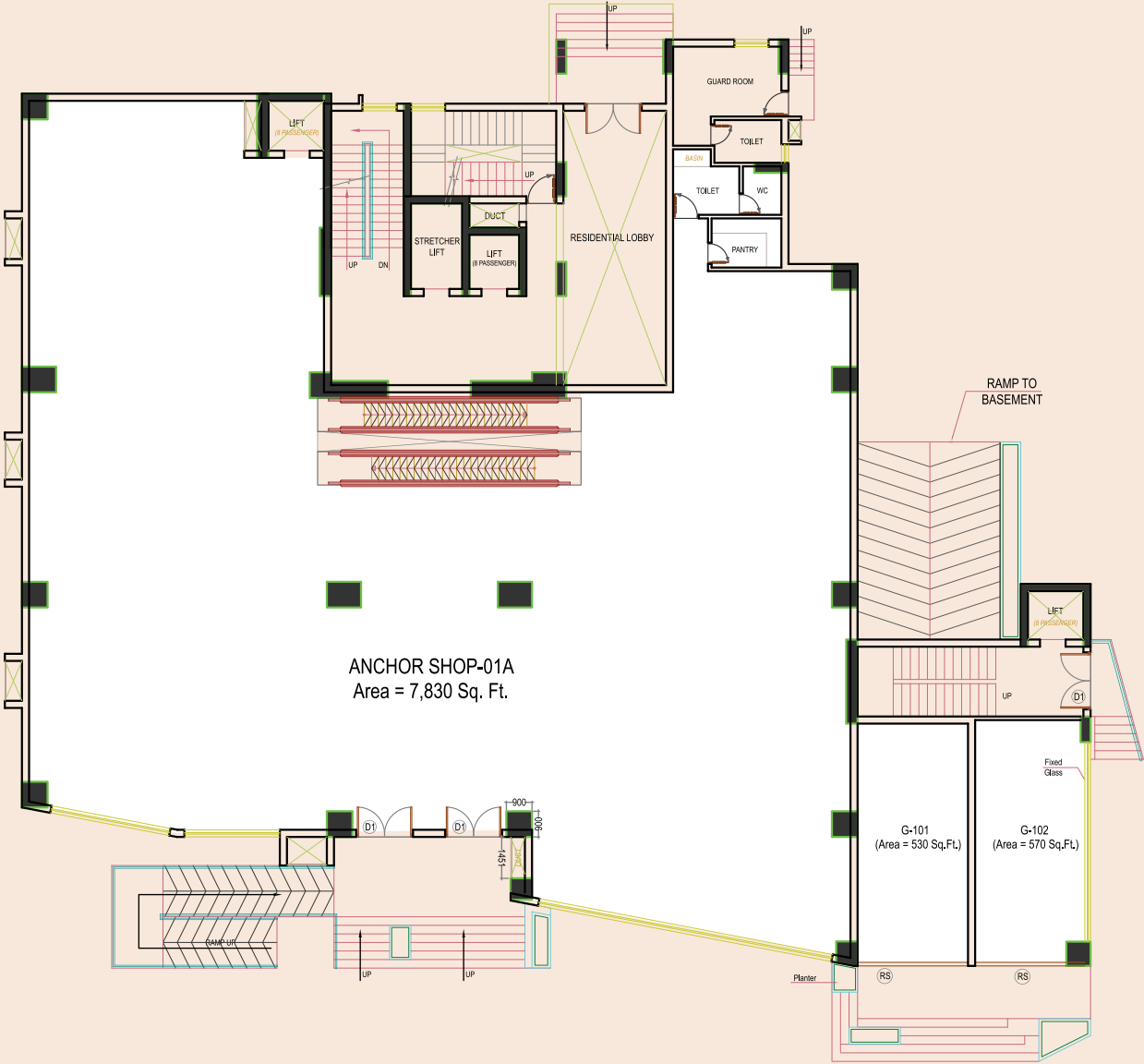


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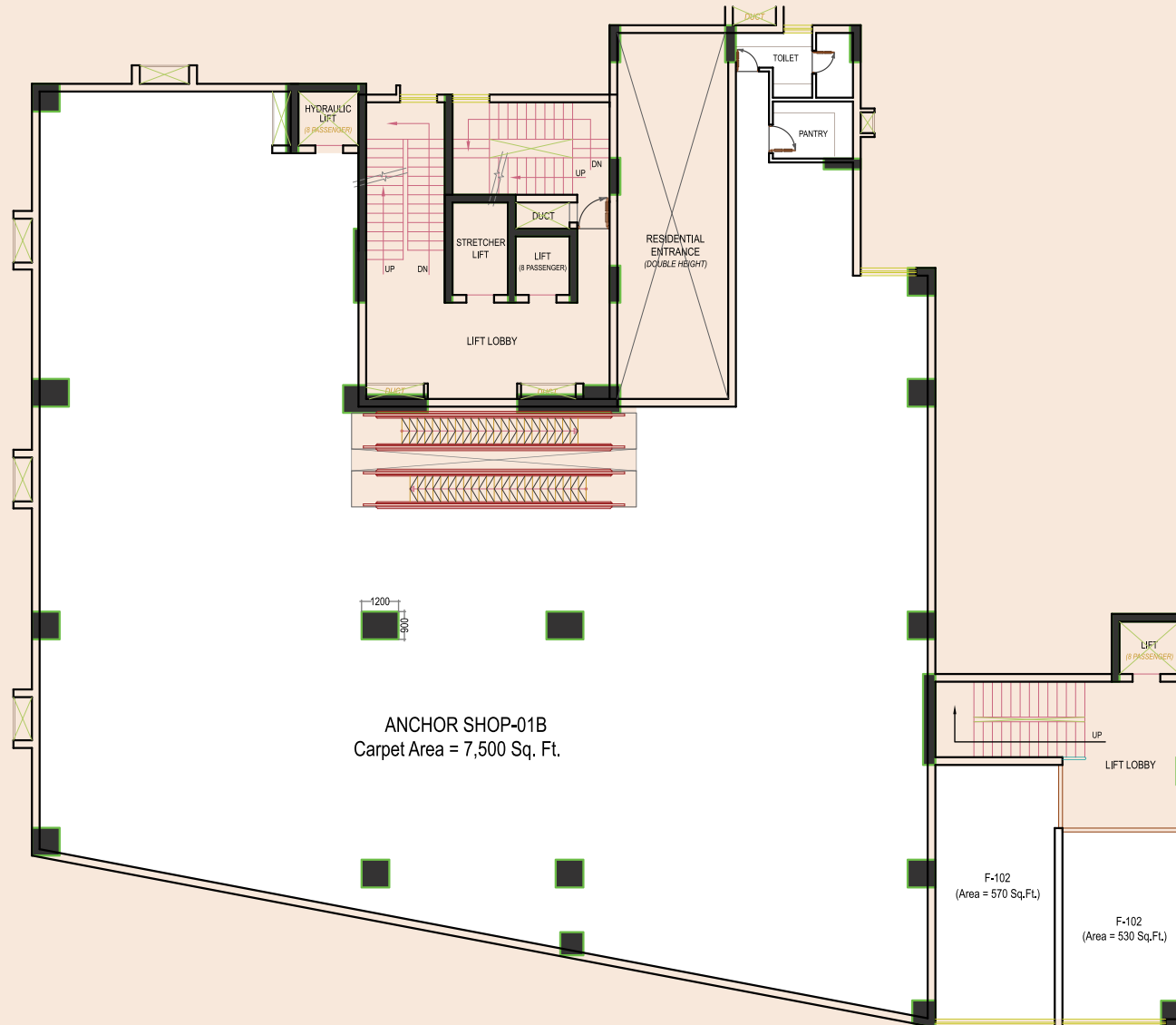
The flagship destination for retail, leisure and entertainment offering Kokar's most prestigious stores along with new brands making a debut in the market.



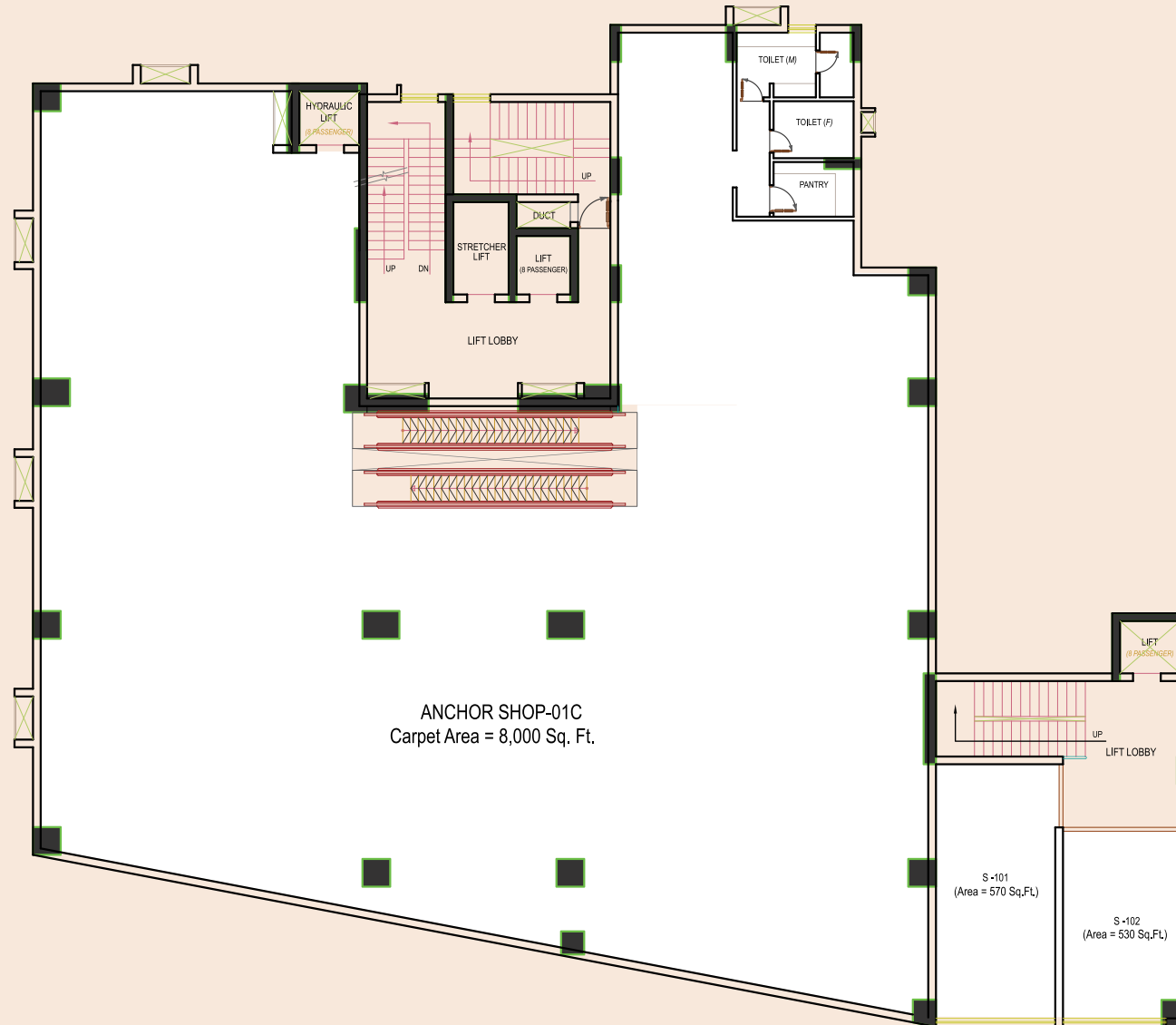
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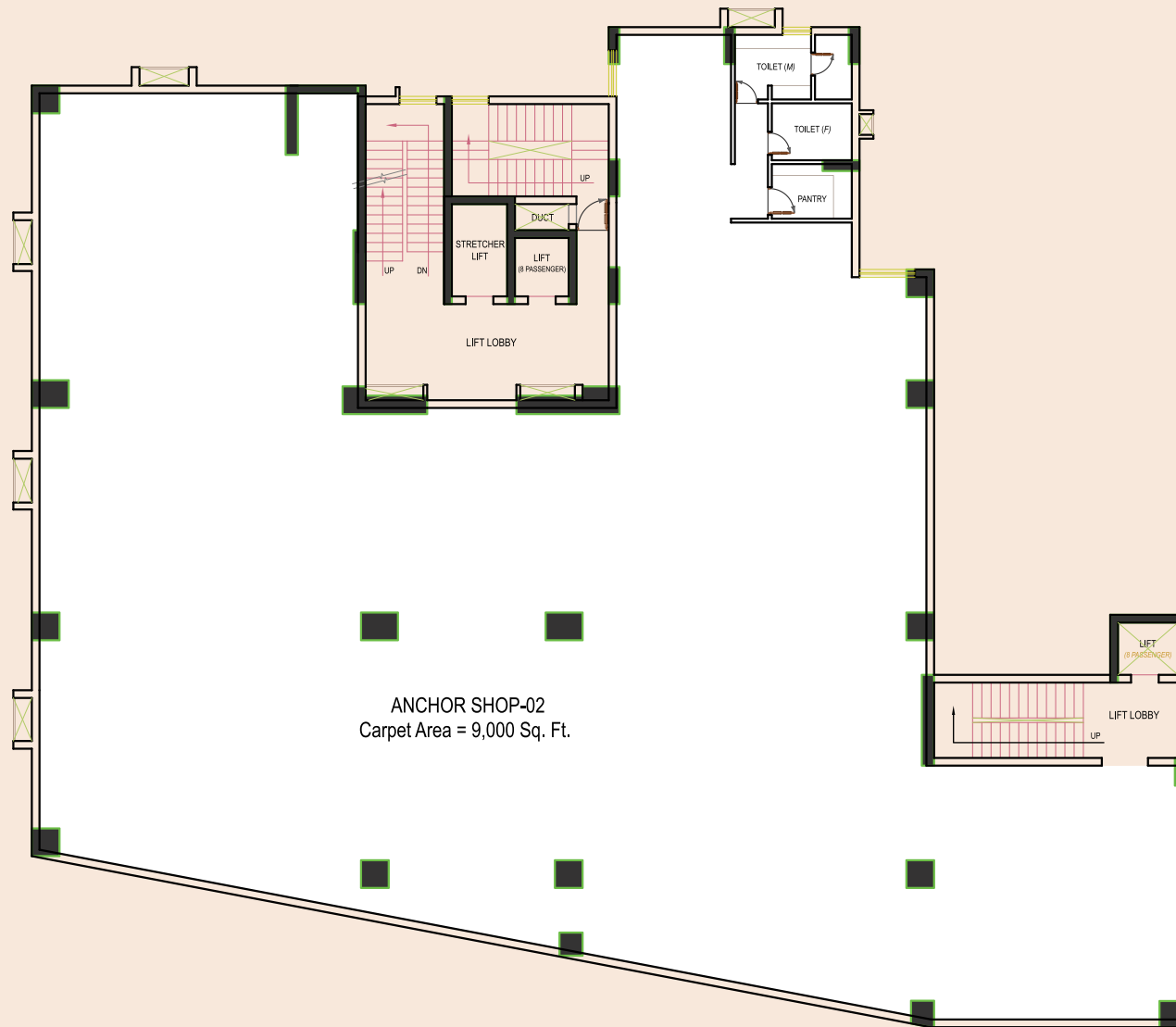
GROUND FLOOR



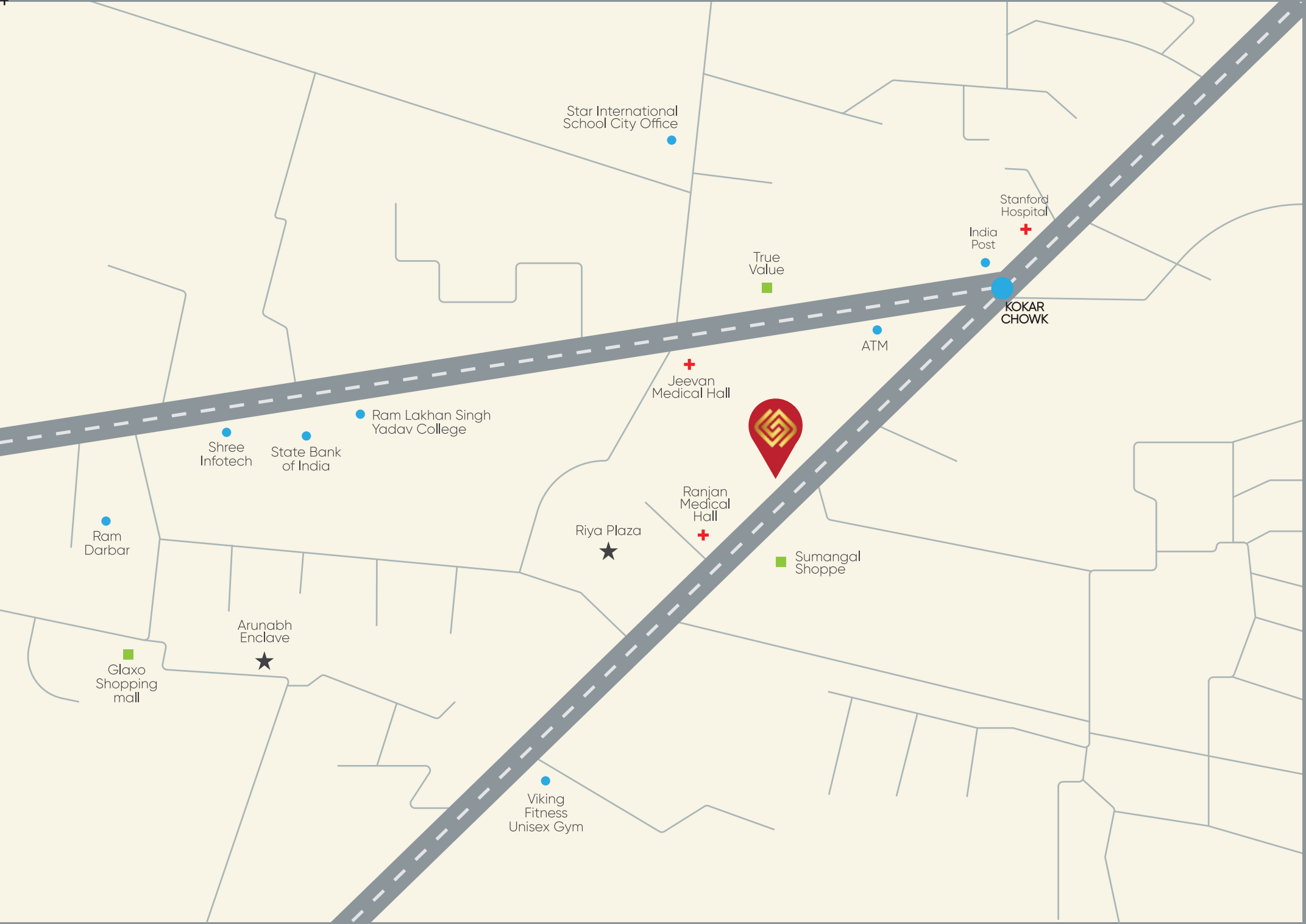
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Star International
School City Office



Stanford
Hospital



India
Post



KOKAR
CHOWK



True
Value



ATM



Jeevan
Medical Hall



Ram Lakhan Singh
Yadav College



Shree
Infotech



State Bank
of India



Ram
Darbar



Ranjan
Medical Hall



Riya Plaza



Sumangal
Shoppe



Arunabh
Enclave



Glaxo
Shopping
mall



Viking
Fitness
Unisex Gym



LOCATION

A location which is sure to feature as the most sought-after address. A place which is within the town but not a part of the hush & rush hours.

An Address that makes you elated to enjoy the openness of the clear skies, fresh air and ample of sunlight. An adobe that has in its vicinity – the Airport, Railway Station, Bus Terminal, best Health Care, Educational Institutes & Malls with the best of High Street Shopping & Retail located within.

And **Genesis** is born... a palatial address in the heart of the city.

Distances from key Ranchi Locations -

- Firaylal Chowk (Albert Ekka Chowk) - 4.1 km
- Ranchi Railway Station - 4.3 km
- Ranchi Kanta-Toli Bus Stand - 2.3 km
- Morabadi Ground - 5.3 km



OUR FEW PROJECTS

SSBD – A group of professionals & Entrepreneurs with vast experience in diverse businesses including real estate. A group which has been creating benchmarks in service industry for more than 5 decades and is always determined towards fulfilling commitments.

Customer satisfaction is our utmost concern. With a belief that achieving this goal is sure to guarantee success.



Sant Sai Enclave, North S.K. Puri, Patna



Jayant Jyoti, Airport Road,
Sekhpura More, Patna



Sai Kailash, Patel Nagar, Patna



Sai Bhavna, Rupespur, Patna



Grand Mall, Muzzafarpur



Aastha Stuti, Kalibadi, Patna

GENESIS

 Situated at—H.B Road, Kokar,
Near Kokar Chowk, Ranchi, Jharkhand.

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 www.ssbd.in

Project Registration No.
JHARERA/107/2021

Building Permit No.
RMC/GH/0099/W08/2021

Disclaimer:- This brochure is not a legal document. It describes this conceptual plan to convey the intent and purpose of SSBD. These images are imaginary and the specifications & details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developer and/or architect.