

USAID DEVELOPERS PRESENTS



PARAGON HEIGHTS

Elegant Housing

APPROVED
BY
BANK

CNT
FREE

USAID DEVELOPERS
[Signature]
Proprietor

JUST OPPOSITE MEDANTA HOSPITAL,
ON NH-33, IRBA, RANCHI.

1/2/3 BHK Luxury Flats
with COMMERCIAL/OFFICE SPACES



**PARAGON
HEIGHTS**
Elegant Housing





GROUND FLOOR PLAN (BLOCK A)



1ST FLOOR PLAN (BLOCK A)



2ND-12TH FLOOR PLAN (BLOCK A)

PARAGON HEIGHTS

Elegant Housing

USAID DEV. CH. 45

TYPICAL FLOOR PLAN

FLAT	TYPE	SBA AREA
1	3BHK	1484
2	3BHK	1484
3	3BHK	1499
4	3BHK	1499



PARAGON HEIGHTS

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GROUND FLOOR PLAN (BLOCK B)



TYPICAL FLOOR PLAN

FLAT	TYPE	SBA AREA
1	2BHK	834
2	2BHK	833
3	1BHK	491
4	1BHK	423
5	1BHK	523
6	3BHK	458
7	2BHK	780
8	1BHK	515
9	2BHK	801

1ST-11TH FLOOR PLAN (BLOCK B)

FLAT 1
3BHK
Super Buildup - 1484 sqft

FLAT 4
3BHK
Super Buildup - 1499 sqft

BLOCK - A (ISOMETRIC VIEW)

FLAT 3
3BHK
Super Buildup - 1499 sqft

BLOCK - B

SPECIFICATIONS

FOUNDATION	RCC Foundation, Treated with Anti-termite Treatment.
SUPER STRUCTURE	Reinforced cement concrete frame structure.
WALL	Internal walls and ceiling shall have POP finish & one coat of primer.
FLOORING	Varanized Tiles.
WINDOWS	5 Track Aluminium window.
TOILETS	One toilet will be Indian type and another will be a western type. Hot & cold water concealed line in both toilets. Anti-slip flooring and glazed floor tiles. Sanitary & CP fittings of reputed brand.
KITCHEN	Flooring Varanized tiles, Working platform granite slab, Dado 2' glass tile, Sink, Stainless Steel.
DOOR	Flush door will be used, entrance door 32mm thick and rest doors will be 30mm thick of reputed brand.
ELECTRICALS	Copper wiring in PVC concealed conduit. Adequate lighting/sockets, switch are provided in each room. AC point in each bedroom.
ELEVATOR	7 Nos. High speed elevator / OTIS / KONE / JCBINSON & Equivalents
GENERATOR	Standalone Generator as standby power backup for all R. of ward common area / lifts.
WATER SUPPLY	Through deep borewell to O.H.W. Tank.

LOCATION MAP

KEY DISTANCE

RING ROAD	-	500 MTR
BIT RLY. STN.	-	5 KM
BOOTH MORE	-	09 KM
RANCHI AIRPORT	-	22 KM
KANTATOLI CHOWK	-	14 KM
CIVIL COURT	-	17 KM
PETROL PUMP	-	500 MTR
CONVENIENCE STORE	-	500 MTR



ESSENTIAL PAYMENTS

1. Electric Meter and Transformer - Rs. 50,000/- (each flat)
2. Reserved Parking - Rs. 3,00,000/- (each flat)
3. Lift & Generator will be charged extra.

PAYMENT PLAN

► At the time of Booking upto	- 10 %
► On Execution of Agreement	- 10 %
► On Excavation & Foundation	- 10 %
► On Commencement of 1st Floor Slab	- 15 %
► On Commencement of 4th Floor Slab	- 15 %
► On Commencement of 8th Floor Slab	- 10 %
► On Commencement of 11th Floor Slab	- 10 %
► On Commencement of Brick Work	- 10 %
► On Commencement of Plaster	- 05 %
► At Possession of Flat	- 05 %

Govt. Taxes, Registration charges & any other applicable Taxes Shall be Charged extra.

Finance facility available from all leading banks.

TERMS & CONDITIONS

- Documents registration charges shall be paid by purchaser
- In case of delay payment of any installments, interest @ 24% per annum shall be charged on the overdue amount for the period of delay
- Any increase in cost of construction due to increase in price of building materials, labour cost and other inputs from the date of booking shall be charged extra as per our standard escalation formula of RBI
- Promoters reserve the right to cancel the allotment if an applicant fails to deposit two successive installments or interest @ 24% per annum shall be charged for the intervening period.
- Withdrawal of any booking can be made with six months prior notice given by the applicants & cancellation charge @ 10% of the total cost of the flat will be deducted.
- No interest will be paid on the deposit made by the applicant. All allottees will have to abide by the rules and regulation fixed from time to time by promoters/developers
- The applicant has to enter into agreement with full knowledge and subject to laws notification and rules applicable to this area
- No transfer of booking will be allowed.
- Accessories, furniture, fittings shown in the brochure are only indicative and developers shall bear no responsibility
- All dispute arises will be settled under Ranchi jurisdiction
- Extra cost shall be charged for any additional work other than specification and this shall be paid in advance to builder by the flat

DEVELOPER



USAID DEVELOPERS

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ARCHITECH



The Group

Architects, Planners, Engineers & Interior

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