



Bishram Constructions
Pvt. Ltd.

A LAND FOR THE FUTURE, A LAND FOR THE YOU.

REGALIA ESTATE, ANGARA

AN INVESTMENT THAT'S SECURE & TRULY YOURS

Discover Regalia Estate, an expansive universe spanning over 15 acres, beckoning connoisseurs of luxury, comfort, and unparalleled experiences. Nestled near Angara, it offers a plethora of amenities tailored to enrich your life to its fullest potential. It's not merely a destination you arrive at; it's where generations thrive. Regalia Estate isn't just for you and those around you; it's an invitation for tomorrow's dreamers to live and thrive in an experience like no other.

NOT JUST ANOTHER LAND, IT'S YOUR PARADISE.

Regalia Estate isn't bound by boundaries; it's a canvas where your imagination can roam free. Whether you seek solace in the serene landscapes or indulge in the vibrant community, every corner of this paradise is crafted to elevate your experience.

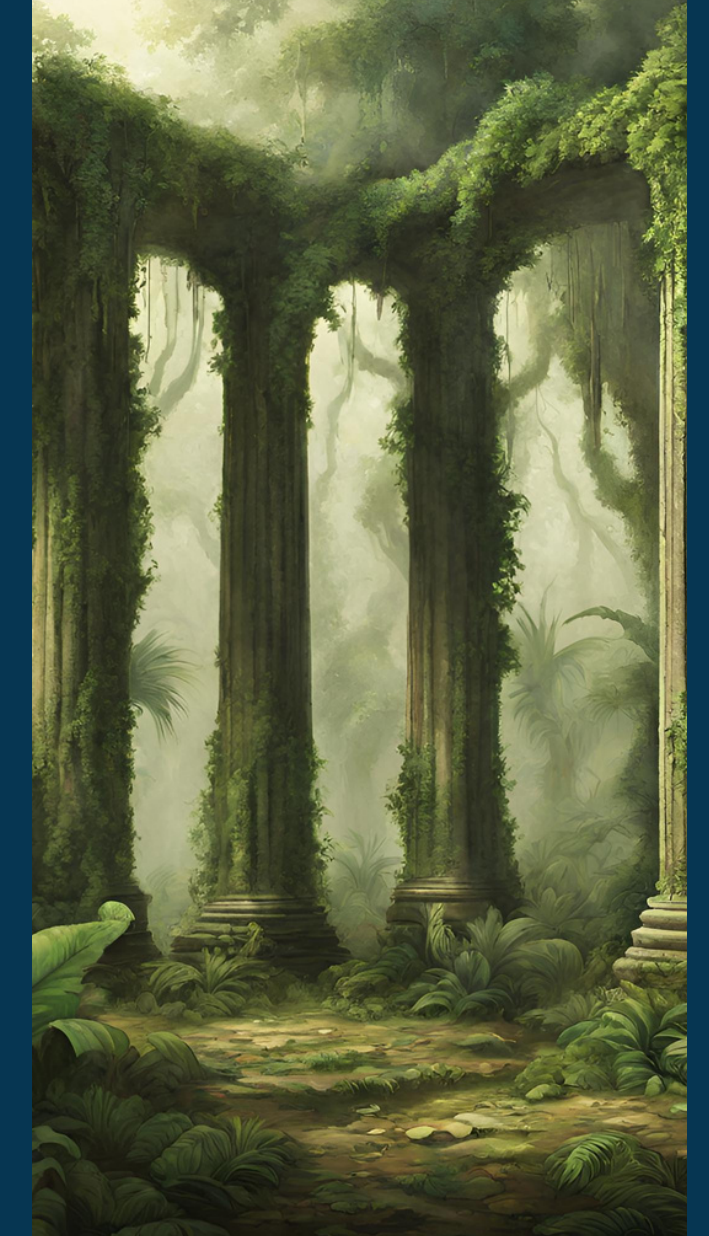
This isn't just a place to call home; it's a sanctuary where memories are made, bonds are forged, and legacies are built. Embrace the opportunity to create your own narrative amidst the beauty and splendor of Regalia Estate. Because here, it's not just another land—**it's your ultimate haven.**



A scenic drive through the picturesque Ranchi-Purulia Highway



20 minutes from **the iconic Jonha Falls**, known for its behemoth size



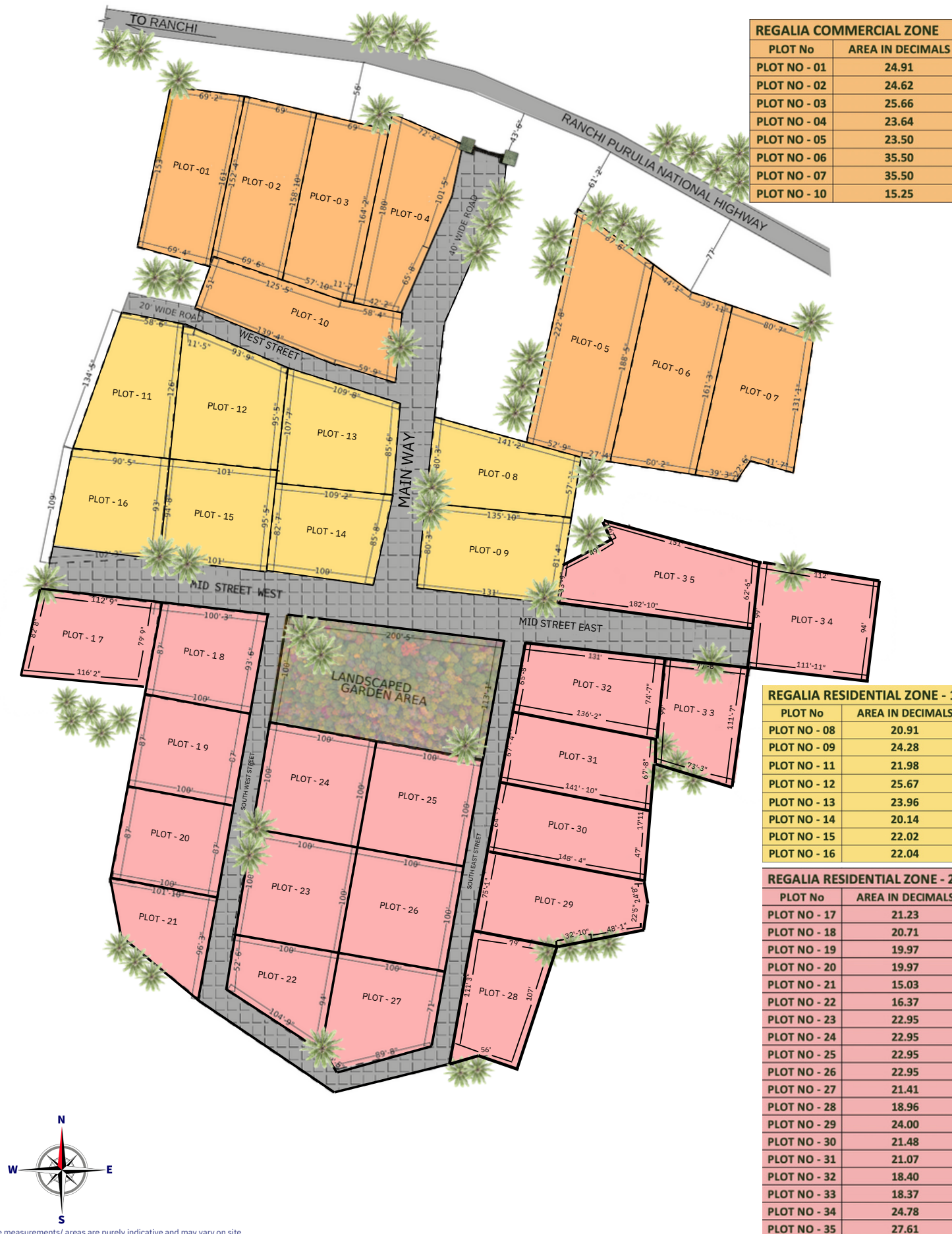
'Enchanted Forest' with ancient structures and lush plantation **within the property**

CUSTOMIZE IT HOWEVER YOU LIKE AFTER ALL, IT'S YOURS.

At Regalia Estate, we understand that true luxury lies in the freedom to personalize your surroundings according to your unique tastes and preferences. This isn't just a development; it's a canvas awaiting your artistic touch. From architectural nuances to landscaping accents, every detail can be tailored to reflect your individual style and vision.



REGALIA ESTATE ANGARA, RANCHI





GETTING THERE

Angara boasts excellent road connectivity to major hubs in Jharkhand and West Bengal, with easy access from Ranchi, the capital city. Situated centrally between the inner and newly planned outer ring roads, this plot offers convenience and accessibility. The journey itself is a scenic delight, with picturesque views of rivers, forests, and misty waterfalls, adding to the allure of reaching your destination.

Namkum Jn - 17 Kms (via NH-1)

Purulia - 95 kms (via NH -1)

Muri - 40 kms (via NH-1)



WHAT'S THE FUTURE?

With various projects underway, Angara's tomorrow looks as bright as the sun shining upon your plot, making it the most ideal destination for your next investment.

- **Ranchi - Purulia NH** - Four Lane (Work Underway)
- **Inner Ring Road** Expansion
- **Outer Ring Road** Sanctioned Plan
- **Ranchi-Sambalpur Expressway**



Education:
Usha Martin
University,
Sarla Birla
Public School,
Vikas Vidyalaya,
Bishop
Westcott
School, Birla
Institute of
Technology
Mesra



Travel:
Tatisilwai Jn
Station,
Namkum Jn
Station, Birs
Munda Airport



Hospitals:
Medanta
Hospital,
Bhagwan
Mahavir
Medica
Hospital,
MMGU Hospital
& Research
Centre

**A RANGE OF
AMENITIES THAT
WILL MAKE YOU
FEEL AT HOME.**



Picnic Area



Party Lawn



Garden



Yoga



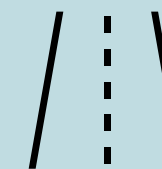
Walking Track



Acupressure
Pathway



Sales/Community
Office



40 / 20 ft Road



24/7 Security

A PAYMENT PLAN THAT REVOLVES AROUND YOU.

Consider this investment as the cornerstone of your aspirations. Picture it as the ideal location for your dream shop, a bustling hub where your entrepreneurial vision takes flight. Envision it as the serene community where you'll spend your golden years, surrounded by tranquility and the comforts of home. Alternatively, see it as a timeless gift, a legacy to cherish and pass down through generations, enriching the lives of those who come after you. Whatever your dream, we offer tailored solutions with flexible and affordable payment plans, ensuring that your vision becomes a reality without compromising your financial well-being.

REGALIA COMMERCIAL ZONE



PLOT SIZE: 15.25 - 35.50 DECIMAL

ADJACENT ROAD: NH-1 / 40 FT

8 APPLICATIONS ONLY

REGALIA RESIDENTIAL ZONE-1



PLOT SIZE: 15.25 - 35.50 DECIMAL

ADJACENT ROAD: 40 FT

8 APPLICATIONS ONLY

REGALIA RESIDENTIAL ZONE-2



PLOT SIZE: 15.25 - 35.50 DECIMAL

ADJACENT ROAD: 40 FT / 20 FT

19 APPLICATIONS ONLY

3 REASONS TO ADD LAND TO YOUR PORTFOLIO



STABILITY AND SECURITY

Land investments offer stability and security, acting as a hedge against economic volatility and inflation. Land ownership provides a tangible asset that is less susceptible to market fluctuations compared to stocks, bonds, or other financial instruments. Additionally, land ownership grants a sense of control and autonomy over one's investment, allowing for strategic decisions on development, leasing, or resale.



DIVERSITY IN INCOME

Since your Mutuals and Debt Funds or Gold has been performing great, why not diversify and hedge against market risks? Land investments also offer various avenues for generating income. Apart from potential appreciation in land value, investors can derive revenue through leasing or renting the land for agricultural, commercial, or residential purposes.




TANGIBLE VALUE

Land is a finite resource with intrinsic value that tends to appreciate over time. Unlike other investments that can lose value or become obsolete, land typically maintains its worth and can even increase in value due to factors like population growth, urbanization, and development opportunities.

AN INVESTMENT THAT LASTS GENERATIONS

Investing is a rare opportunity, one that shouldn't be taken lightly. So, when we do decide to invest, why not ensure it's truly worthwhile? Let's choose investments that resonate on a deeper level, investments that we can immerse ourselves in, feeling their significance and sensing their impact. Unlike other assets subject to the whims of fluctuating markets, land holds its ground, steadfast against the passage of time and the inevitability of change.

	Feb '24	Nov '23	Appreciation
 Regalia Estate Angara, Ranchi	INR 400,000*	INR 250,000	60 %
Nifty50	INR 21,782	INR 19,525	11.56 %
Gold	INR 64,395	INR 62,000	3.86 %
Fixed Deposits	INR 100,000	INR 103,500	3.50 %

*The prices listed above are not based on the circle rate, but instead on the rates determined by current market appraisals and previous sales.

YOUR INVESTMENT, OUR PROMISE.

A legacy built on **trust** and **shared values**



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