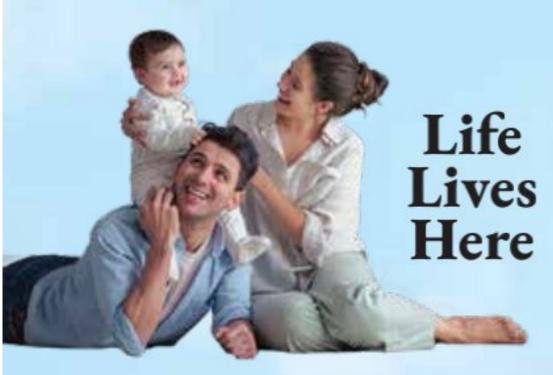


An Icon of Luxury and Elegance



Aashiyana Star Developvers Pvt. Ltd.

AASHIYANA STAR DEVELOPERS



Gift yourself a new address of bliss and welcome life to your home of convenience and camaraderie. Let your life take in the splendour of the sprawling greens, while getting caressed by the cool breeze from the waters nearby.

Say hello to that blissful utopia called Tirupati Enclave. Here avant-garde and estate living go hand in hand.





# TYPICAL FLOOR PLAN

## **AREA STATEMENT**

Flat No	Flat Type	Built-up Area (sq.ft.)	S. Built-up Area (sq.ft.)
Flat - A	2 BHK	859	1073
Flat - B	3 BHK	1158	1448
Flat - C	3 BHK	1358	1698

4" 6" WIBE BALCONY



Tirupati

A - 1

2 BHK - 1073 SQFT.

BEDROOM 12'-0" X 11'-2"

TOILET 12'-0" X 4'-3"

(D2)

4' 0" WIDE BALCONY

(D4)

4'-0" WIDE BALCONY

OPEN KITCHEN 10' - 4" X 14" - 0"

4'-0" WIDE BALCONY

F 6"X4" 9"

LIFT 6'-1" X 6'-3"

M.BEDROOM 12' 0" X 10' 6"



#### STRUCTURE

RCC framed structure. Sesmic re-inforcement design. Anti termite treatment in foundation & plinth.

# **SPECIFICATION**





#### FLOORING

Flooring 2'X2' vitrified tiles double charged in all rooms and balcony Anti Skit vitrified tiles in kitchen.



#### BATHROOM

Fully concealed provision for hot and cold water with branded C.P. fitting, diverter and white coloured sanitary ware, one indian pan and one wall hanging commode



#### DOOR / WINDOWS

Wooden Chowkhant Flush Door.

Fully glazed two track aluminium powder coated sliding windows with M.S. glass



#### LIFT

3 nos of 6 passanger autometic lift.
2 nos of stretcher autometic lift.

OTIS / JOHNSON / KONE



#### WALL FINISH

Internal : All internal wall shall be finihes with smooth plaster of paris & primer

External: External wall finish with elevation design from



#### ELECTRICAL

Concealed copper wiring, modular switches and fittings of reputed brand with adequate power points and all bedroom AC point



#### GENERATOR SET (SILENT TYPE)

500 W power back-up to each flat, 24 hours power supply for Lift, Water & Common ametities.



Common space area coverage with CCTV Camera



#### KITCHEN

Open Kitchen with working platform Black Granite Slab Complete



#### PLUMBING

Concealed plumbing with PVC & UPVC Pipes

PVC waste & vent pipe ISI mark or any other equivalent make



# **PAYMENT SCHEDULE**

#### BOOKING AMOUNT - ₹ 2 Lacs

AT THE TIME OF AGREEMENT	20%
AT THE TIME OF 1st FLOOR CASTING	25%
AT THE TIME OF 2nd FLOOR CASTING	10%
AT THE TIME OF 3rd FLOOR CASTING	10%
AT THE TIME OF BRICK WORK	10%
AT THE TIME OF FINISHING WORK	10%
FINAL PAYMENT BEFORE REGISTRY	10%

### **ABOUT US**

# Discover Your Dream Property with Aashiyana Star Developers

At Aashiyana Star Developers, We work with Trust, Ethics & Principles. Aashiyana Group is an organization that prides itself on its commitment to trust, ethics, & principles. Over the course of our 14-year history, we have established a solid reputation for sustained growth, customer satisfaction, and innovation in the real estate and hospitality industry. Our unique business model generates earnings from development, which has allowed us to successfully create living habitats in the heart of Ranchi.



# **ONGOING PROJECTS**



Savitri Enclave Tupudana, Ranchi 2 and 3 BHK flats



Sushila Raj BIT Mesra, Ranchi 2 and 3 BHK flats





- Specifications are subject to changes without prior notice.
- Registration cost, GST & other Govt. charges will be extra.
- Layout, 3D View and structure subject to change at the instance for

RMC/Sturctural Engineer or any other regulating authority. Carpet area shall mean and include the carpet area as per defination provided by REAL ESTATE (Regulation and Development) ACT 2016 which includes internal walls, toilets etc but excludes exterior wall and balconies.

#### Promotors and Developers



#### AASHIYANA STAR DEVELOPERS PVT LTD

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