



Kartik *residency*

unmatched living experience



PROJECT AT - BAXI COMPOUND, MEDICAL CHOWK, NEAR SHYAM PETROL PUMP,
BARIATU , RANCHI

~ breathe ~



Strategically located amidst active green zone, Kartik Residency lets you breathe quality air. Beautiful Scenario and Rain Water Harvesting for gardens and other uses, it is specifically designed for superior living that offers you and your loved ones every opportunity to maximise well being.

LOVELY 2/3 BEDROOM APARTMENTS... WAITING FOR YOU TO MAKE IT HOME!

There are many a places that the world aspires to be at. But, not everyone is privileged to enjoy a life as flawless as the one we've created for you at Kartik Residency. The Perfect Location, Contemporary Architecture & the Coooning Natural Scenery makes Kartik Residency.

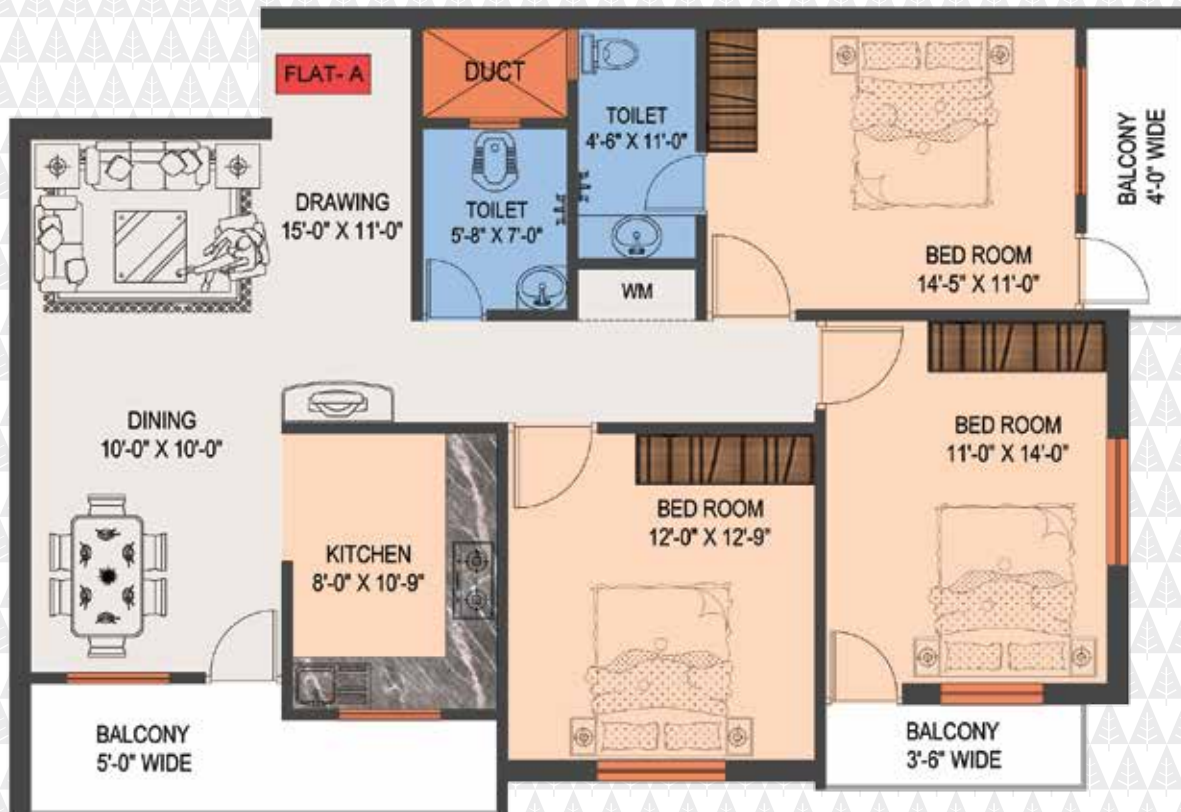
quintessential choice for all practical purposes, Be it a Good Investment, Residing with family or a Post Retirement Abode. Intrinsically, It can be anything you need it to be.



DESTINED FOR THE
Discerning few...



FLOOR PLAN



AREA STATEMENT

FLAT NAME	FLAT TYPE	BUILD-UP AREA	S. BUILD-UP AREA
'A'	3 BHK	1250 SQFT	1565 SQFT



ISOMETRIC VIEW



FLOOR PLAN



AREA STATEMENT

FLAT NAME	FLAT TYPE	BUILD-UP AREA	S. BUILD-UP AREA
'B'	3 BHK	1276 SQFT	1595 SQFT



ISOMETRIC VIEW

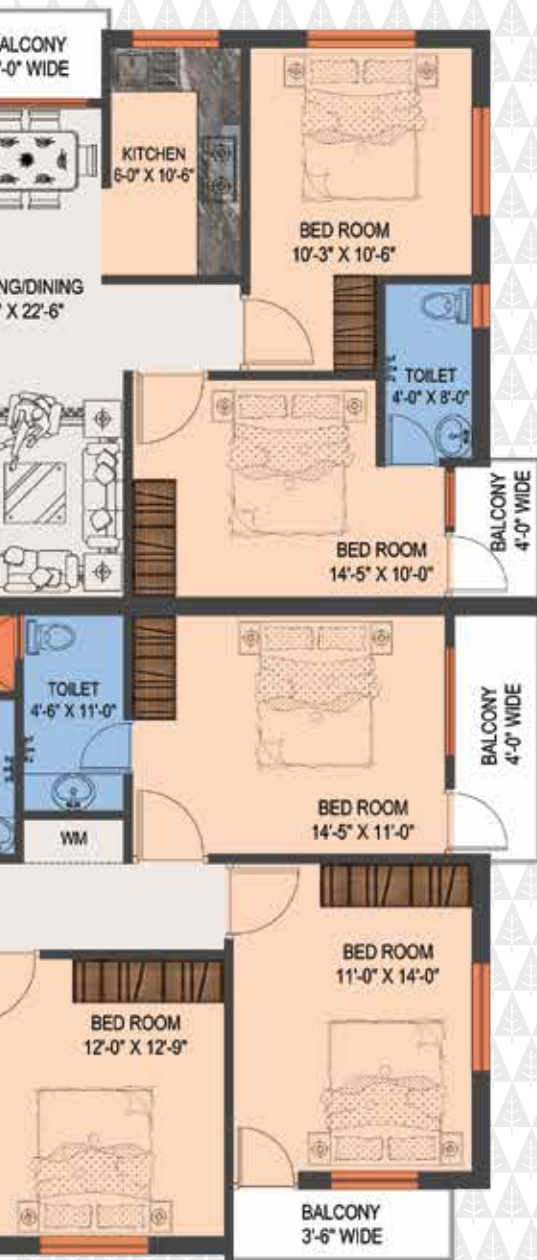


TYPICAL 1ST TO 4TH FLOOR PLAN



Flat Name	Flat Type	Built Up Area	S. Built Up Area
FLAT- A	3 BHK	1250.00 SQFT	1565.00 SQFT
FLAT- B	3 BHK	1276.00 SQFT	1595.00 SQFT
FLAT- C	3 BHK	1120.00 SQFT	1400.00 SQFT
FLAT- D	2 BHK	790.00 SQFT	985.00 SQFT





BENIFITS OF SMART BUILDING

- Reduce Energy Consumption
- Reduce operating costs.
- Increase Productivity
- Provide Valuable Building Insights
- Convenience and allow you to be worry free
- Improve Security

LOVELY 2/3 BEDROOM APARTMENTS...
WAITING FOR YOU TO
MAKE IT HOME!

SMART FEATURES

- Smart Parking
- Presence Sensor Washroom
- Timer Based Lights in building common areas
- Automated Water Supply
- Voice & App Controlled Smart Flats

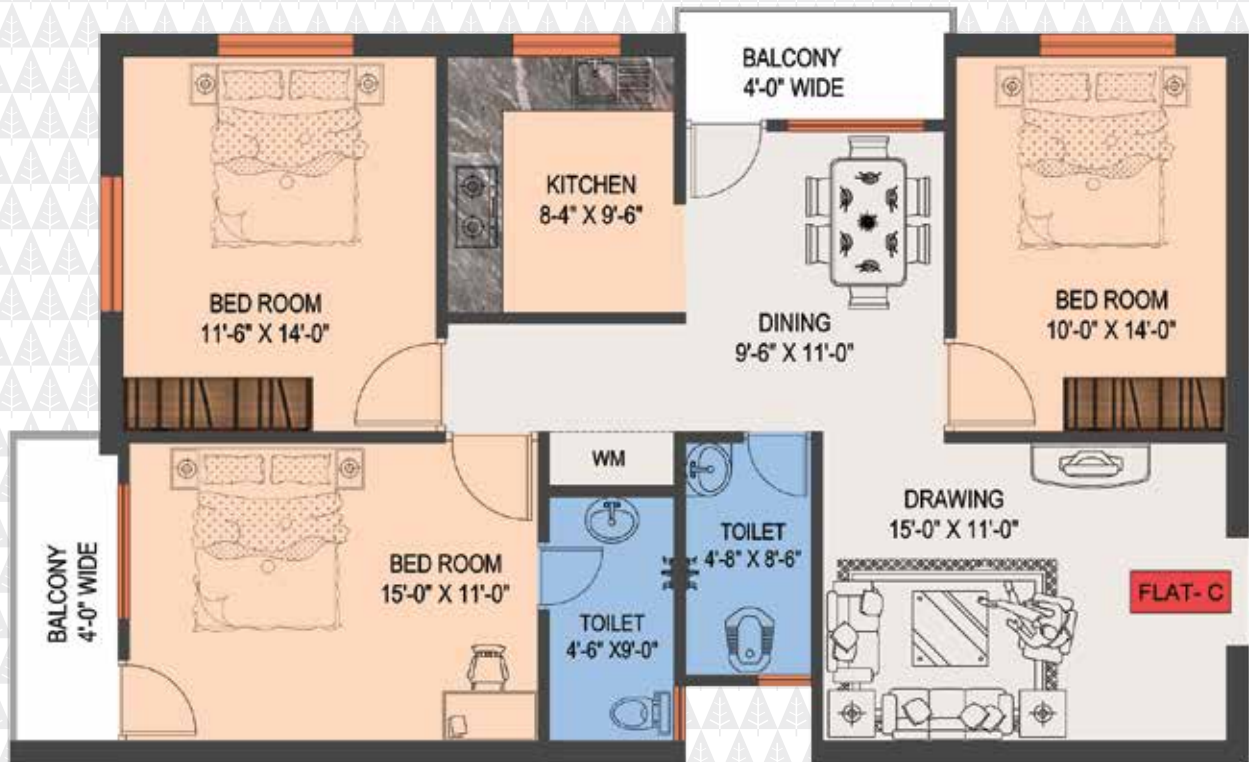


Rejuvenate

THE PERFECTLY MANICURED LAWNS WELCOMING YOU TO SPEND MORE TIME PAMPERING AND REJUVENATING YOURSELF.
ENJOY THE PRIVILEGE OF STAYING AT THESE SPORTS-FRIENDLY RESIDENCES WHERE YOU WILL EXPERIENCE EVERYTHING YOU NEED FOR A HOLISTIC LIFE.

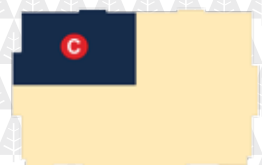


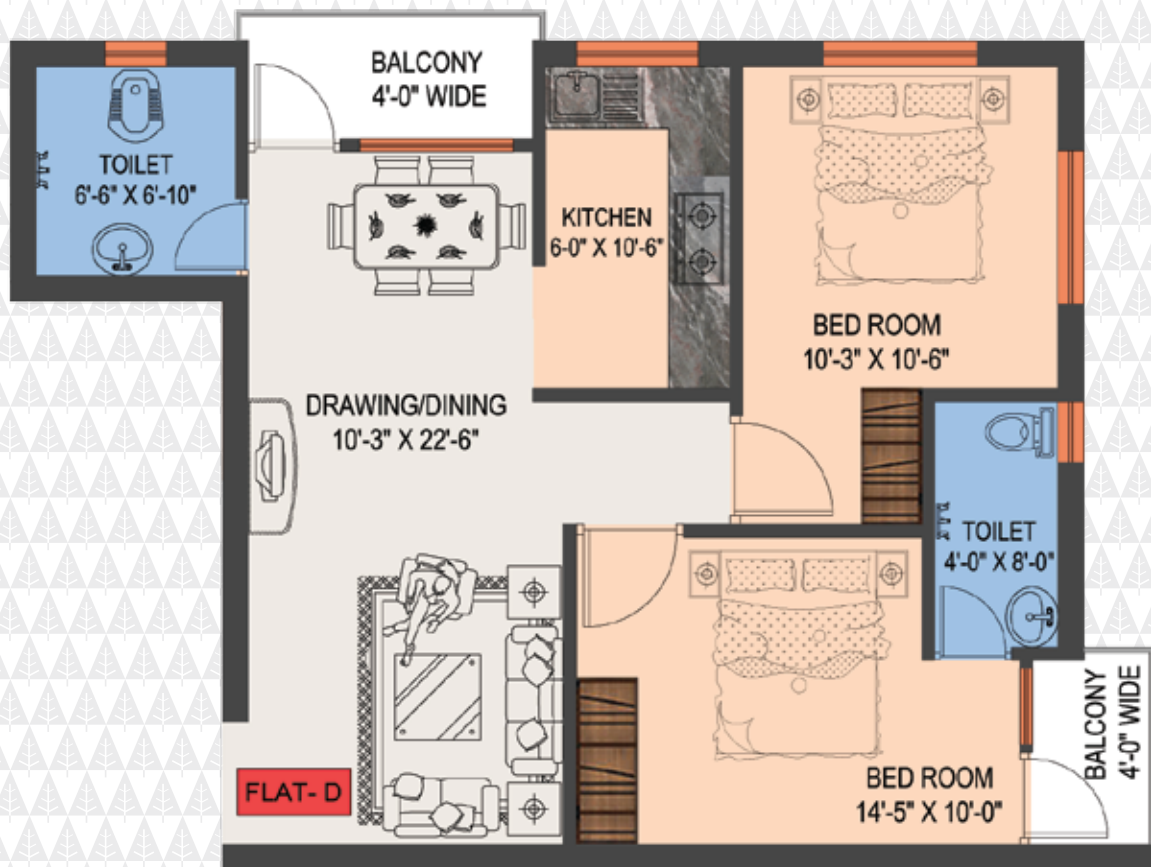
FLOOR PLAN



AREA STATEMENT

FLAT NAME	FLAT TYPE	BUILD-UP AREA	S. BUILD-UP AREA
'C'	3 BHK	1120 SQFT	1400 SQFT





AREA STATEMENT

FLAT NAME	FLAT TYPE	BUILD-UP AREA	S. BUILD-UP AREA
'D'	2 BHK	790 SQFT	985 SQFT





STRUCTURE

RCC framed structure as per design & specification of Structure consultant wall finish with red brick.

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 & one wall hanging commode.

SENSOR LIGHT

Wall Tiles upto Roof Height



DOOR / WINDOWS

Wooden Chowkhant Flush Door, All Door laminated with wooden pilling.

Fully glazed three track UPVC sliding windows with M.S. glass



LIFT

2 Nos of 6 passenger automatic lift.
2 Nos of stretcher automatic lift.

OTIS / JOHNSON / KONE



WALL FINISH

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

External : External wall finish with elevation design from

Rustic with Asian Ultima Paint



ELECTRICAL

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

**Parking / Common Area with sensor lights
Smart Lights Bedroom, Dining, Drawing**



GENERATOR SET (SILENT TYPE)

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



Common space area coverage with CC. TV Camera.



KITCHEN

Open Kitchen with working platform Black Granite Slab Complete

Wall Tiles upto Roof Height



INTERCOM / INTERNET

Intercom Facilities provided for all flats

Jio Fiber Connection with 6 Month Recharge in each flat

PAYMENT SCHEDULE

Charges for peripheral services to be borne by buyers additionally :

At the time of Booking	10%
7 Days before 1st floor casting	15%
7 Days before 2nd floor casting	15%
7 Days before 3rd floor casting	15%
7 Days before 4th floor casting	15%
7 Days before 5th floor casting	15%
On completion of brick work & plaster	10%
At the time of possession	5%
For 1 car parking, generator, lift	₹3,50,000.00

LOCATION MAP



APPROX DISTANCE

BIRSA MUNDA AIRPORT	11 KM
BARIATU THANA	400 MTR
RIMS HOSPITAL	400 MTR
PULSE HOSPITAL	100 MTR
RAM PYARI HOSPITAL	100 MTR

RISE ABOVE THE *Rest*



Playing by the rules is one thing.
Making the rules is quite another.
You belong to the second sort; a breed of self-made
go-getters who don't think the sky is the limit...
Ordinary is anathema to you.
You aspire only for the best.
And your home is certainly not an exception.

'Kartik Residency' is such an exclusive address that befits
your success and status. It is a larger-than-life abode where
you own a piece of the sky.

Welcome to the epic life deserved only by a chosen few.



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Dimensions are indicative and subject to change. Developers reserve the right to amend plans and specifications as may be required. Any information contained in the brochure is subject to change at the sole discretion of the developers and cannot form part of any agreement. Legal document, extra stamp duty, corporation tax & society maintenance charges to be borne by the member. Internal changes will be done only with prior instruction & will be charge extra with total responsibility on flat holder. Any additional charges authorities during or after the completion of the scheme will be borne by the purchaser. Builder can change the specifications as required without informing the customers.