



SAUMYATA  
RESIDENCY

ELEGANCE REDEFINED  
LUXURY UNVEILED

FOR SCHEDULED TRIBES ONLY



# A LIFE OF EASE & CONFORT AWAITS!

A LUXURIOUS RESIDENTIAL PROJECT WITH A STRONG SENSE OF ITS OWN IDENTITY, REWRITING THE RULES IN ITS TIME.

Introducing Ranchi's most exclusive residential - SAUMYATA RESIDENCY. An extraordinary luxurious offering created by Jharkhand's most ambitious and visionary minds, bringing together more than thirty years of state-of-the-art architecture and development experience, reserved for a select few.



2 | TOWERS

4 | FLOORS

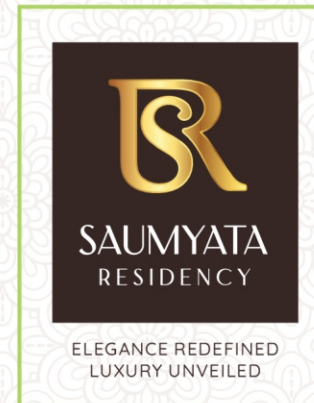
120 | FLATS

2-3 BHK LUXURIOUS FLATS

A PROJECT BY :  **RAJ & SON'S**  
ESTATE DEVELOPERS

PROJECT @  
NEAR JK CELEBRATION &  
CARNIVAL BANQUET HALL  
ALKAPURI, DIBDIH, RANCHI

BLOCK - A 



Experience the epitome of luxury living in our stunning 2/3 BHK apartments, nestled in Block A, with ample parking facilities and the convenience of a ground-floor location (G+4), where every day becomes a lavish retreat amidst the city's vibrant heartbeat.





BLOCK - A

FLOOR PLAN



|                     |           |           |           |           |
|---------------------|-----------|-----------|-----------|-----------|
| FLAT NO.            | Flat - A  | Flat - B  | Flat - C  | Flat - D  |
| TYPE                | 2 BHK     | 3 BHK     | 3 BHK     | 3 BHK     |
| SUPER BUILT-UP AREA | 1280 sqft | 1635 sqft | 1775 sqft | 1575 sqft |



FLAT - A

FLOOR PLAN



|        |                      |            |
|--------|----------------------|------------|
| FLAT A | S.B. AREA 1280 sqft. | UNIT 2 BHK |
|--------|----------------------|------------|

ISOMETRIC VIEW





FLAT - B



FLOOR PLAN

FLAT B | S.B. AREA 1635 sqft. | UNIT 3 BHK

ISOMETRIC VIEW



FLAT - C



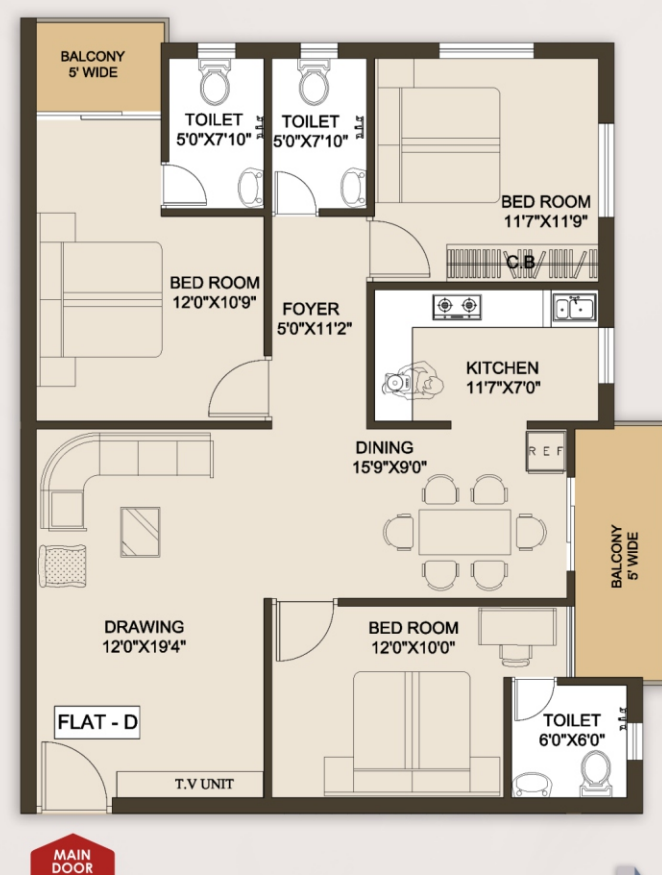
FLOOR PLAN

FLAT C | S.B. AREA 1775 sqft. | UNIT 3 BHK

ISOMETRIC VIEW







FLAT D | S.B. AREA 1575 sqft. | UNIT 3 BHK

## ISOMETRIC VIEW



## SPECIFICATIONS



### DOORS / WINDOWS

Wooden Chowkhat fitted with Flush Door. All door laminated with wooden pilling.

Fully glazed 2/3 Track UPVC sliding windows with M.S. glass

### ELECTRICAL

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

### FLOORING

Flooring 2'x2' Vitrified Tiles double charged in all rooms and balcony. Anti Skid Vitrified Tiles in Kitchen

## PRECISION IN EVERY DETAIL

### STRUCTURE

RCC framed structure as per design & specification of Structural Consultant wall finish.

### BATHROOM

Fully Concealed provision for hot and cold water with branded C.P. fittings, diverter and white coloured sanitary ware, one Indian Pan and One Wall hanging commode.

### KITCHEN

Open Kitchen with working platform finished with Black Granite Slab.

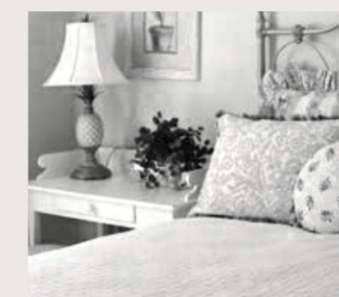
Wall Tiles upto Roof Height



### WALL FINISH

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

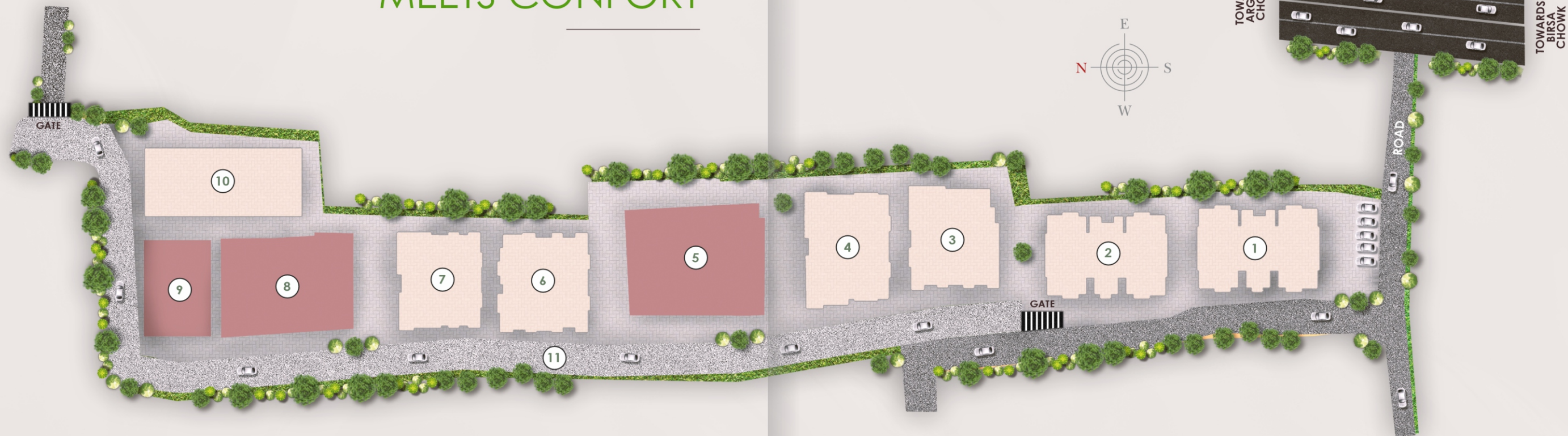
**External :** External wall finish with elevation design from Rustic with Asian Ultima Paint





SITE PLAN

WHERE COMMUNITY MEETS CONFORT



LOCATION



APPROX DISTANCE

|                   |      |              |          |
|-------------------|------|--------------|----------|
| HATIA RLY STATION | 3 KM | MECON & SAIL | 1.5 KM   |
| AIRPORT           | 2 KM | HIGH COURT   | 2 KM     |
| VIDHAN SABHA      | 2 KM | DPS SCHOOL   | 300 MTR. |

AMENITIES



LEGENDS

|    |                                                           |
|----|-----------------------------------------------------------|
| 1  | SAUMYATA RESIDENCY BLOCK - A                              |
| 2  | SAUMYATA RESIDENCY BLOCK - B                              |
| 3  | SAUMYATA RESIDENCY BLOCK - C                              |
| 4  | SAUMYATA RESIDENCY BLOCK - D                              |
| 5  | EXISTING BUILDING                                         |
| 6  | SAUMYATA RESIDENCY BLOCK - E                              |
| 7  | SAUMYATA RESIDENCY BLOCK - F                              |
| 8  | EXISTING BUILDING                                         |
| 9  | COMMUNITY HALL / KIDS PLAY AREA<br>SWIMMING POOL / GARDEN |
| 10 | SAUMYATA RESIDENCY BLOCK - G                              |
| 11 | JOGGING TRACK / INTERNAL ROAD                             |



BLOCK - B



SAUMYATA  
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ELEGANCE REDEFINED  
LUXURY UNVEILED

Saumyata Residency brings an exotic paradise of urban living, which combines the elements of high comfort, natural surroundings, calm environment and modern luxuries. Savor the ample open spaces, beautifully designed residences, all conveniences nearby and a thriving community which makes life complete.

BLOCK - B

FLOOR PLAN



| FLAT NO.            | Flat - A  | Flat - B  | Flat - C  | Flat - D  | Flat - E  |
|---------------------|-----------|-----------|-----------|-----------|-----------|
| TYPE                | 3 BHK     | 3 BHK     | 3 BHK     | 3 BHK     | 3 BHK     |
| SUPER BUILT-UP AREA | 1710 sqft | 1575 sqft | 1520 sqft | 1590 sqft | 1885 sqft |





FLOOR PLAN

| FLAT | S.B. AREA  | UNIT  |
|------|------------|-------|
| A    | 1710 sqft. | 3 BHK |

ISOMETRIC VIEW



FLAT - A



FLOOR PLAN

| FLAT | S.B. AREA  | UNIT  |
|------|------------|-------|
| B    | 1575 sqft. | 3 BHK |

ISOMETRIC VIEW



FLAT - B



FLAT - C



FLOOR PLAN

| FLAT | S.B. AREA  | UNIT  |
|------|------------|-------|
| c    | 1520 sqft. | 3 BHK |

ISOMETRIC VIEW



FLAT - D



FLOOR PLAN

| FLAT | S.B. AREA  | UNIT  |
|------|------------|-------|
| D    | 1590 sqft. | 3 BHK |

ISOMETRIC VIEW





FLAT - E



FLOOR PLAN

FLAT E | S.B. AREA 1885 sqft. | UNIT 3 BHK

ISOMETRIC VIEW

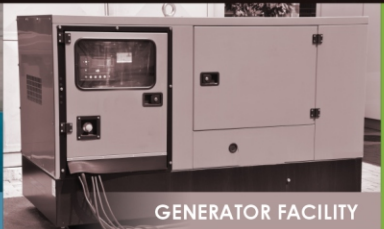
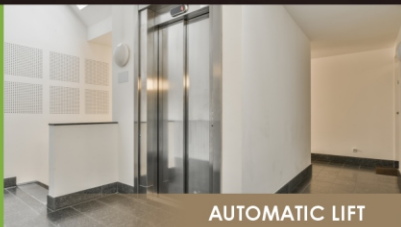


OWN YOUR DREAM SPACE WITH EASE

CHARGES FOR PERIPHERAL SERVICES TO BE BORNE BY THE BUYERS ADDITIONALLY

|                                              |              |
|----------------------------------------------|--------------|
| AT THE TIME OF BOOKING OF YOUR DREAM FLAT    | 10%          |
| 7 DAYS BEFORE 1ST FLOOR CASTING              | 10%          |
| 7 DAYS BEFORE 2ND FLOOR CASTING              | 10%          |
| 7 DAYS BEFORE 3RD FLOOR CASTING              | 10%          |
| 7 DAYS BEFORE 4TH FLOOR CASTING              | 10%          |
| ON COMPLETION OF BRICK WORK                  | 20%          |
| ON COMPLETION OF PASTER                      | 20%          |
| AT THE TIME OF POSSESSION OF YOUR DREAM FLAT | 10%          |
| FOR 1 CAR PARKING, GENERATOR, LIFT           | ₹ 3,50,000/- |

1. ELECTRICITY (TRANSFORMER)
2. GENERATOR CONNECTION
3. CAR PARKING (RESERVED) WILL BE ALLOTTED.
4. CCTV CAMERA IN COMMON AREA
5. INTERCOM FACILITY







Kumhar Toli, Road No. - 1  
Behind Tanveer Petrol Pump  
Purulia Road, Ranchi. Jharkhand

———— CALL FOR BOOKINGS ————

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+91 88097 19666 / +91 81028 54180 / +91 98353 26806 / +91 74881 47500

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**N**AVEEN & ASSOCIATES

ARCHITECTS & BUILDERS

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