



BIJAYSHREE & SAPNA CONSTRUCTION PVT.LTD

Imagination in Action

Presents



BIJAYSHREE & SAPNA TOWER NAGO BABU RESIDENCY

Commercial cum
Residential Complex

@ Nago Babu Chowk , G.T.C. Main Road, Hazaribagh

Live within an environment that is Connected all point of Hazaribagh City.

About Us

We are Hazaribagh leading and respected developer. Our vision is to create the ideal environment for people to live, to work, to grow, to thrive and to prosper for generations to come... And help build a better world.

BIJAYSHREE & SAPNA TOWER NAGO BABU RESIDENCY is a dream project of BIJAYSHREE & SAPNA CONSTRUCTION PVT.LTD, Which is residential cum commercial Project. It Deemed the smartest choice by the city's smartest people.

Located at Nago Babu Chowk, G.T.C Main Road, Hazaribagh and well-connected to all parts of the city. It's loaded with all amenities ever thought possible and being close to some of the biggest retail brands, major banks, the best of healthcare facility centers and situated in an educational hub.

We at BIJAYSHREE & SAPNA CONSTRUCTION PVT.LTD realize that buying a flat, an apartment or an office space is the most important decision that an individual makes during his lifetime and in many cases it is a once-in-a-lifetime decision. Towards this end each and every member of our organization is committed to ease the decision making process and help our customers to make an informed decision. From conception to occupation

Our company covers the following:-

SITE SELECTION

Proximity to essential services & Property free from all encumbrances

PLANNING/PROJECT DESIGN

Eminent Architects & Meticulous Planning ensures privacy, ventilation

We follow Building Laws & Regulations & Comfort of Residents is the Top Priority

PROJECT EXECUTION

Careful selection of Contractors with Utilisation of best Materials

Strict control on Quality and Completion on Schedule

Emphasis on preserving the Natural Advantages of each Site

CUSTOMER SERVICE

Free site visits

Easy loans through tie ups with all leading financial institutions.

Perfect Documentation

AFTER SALES SERVICE

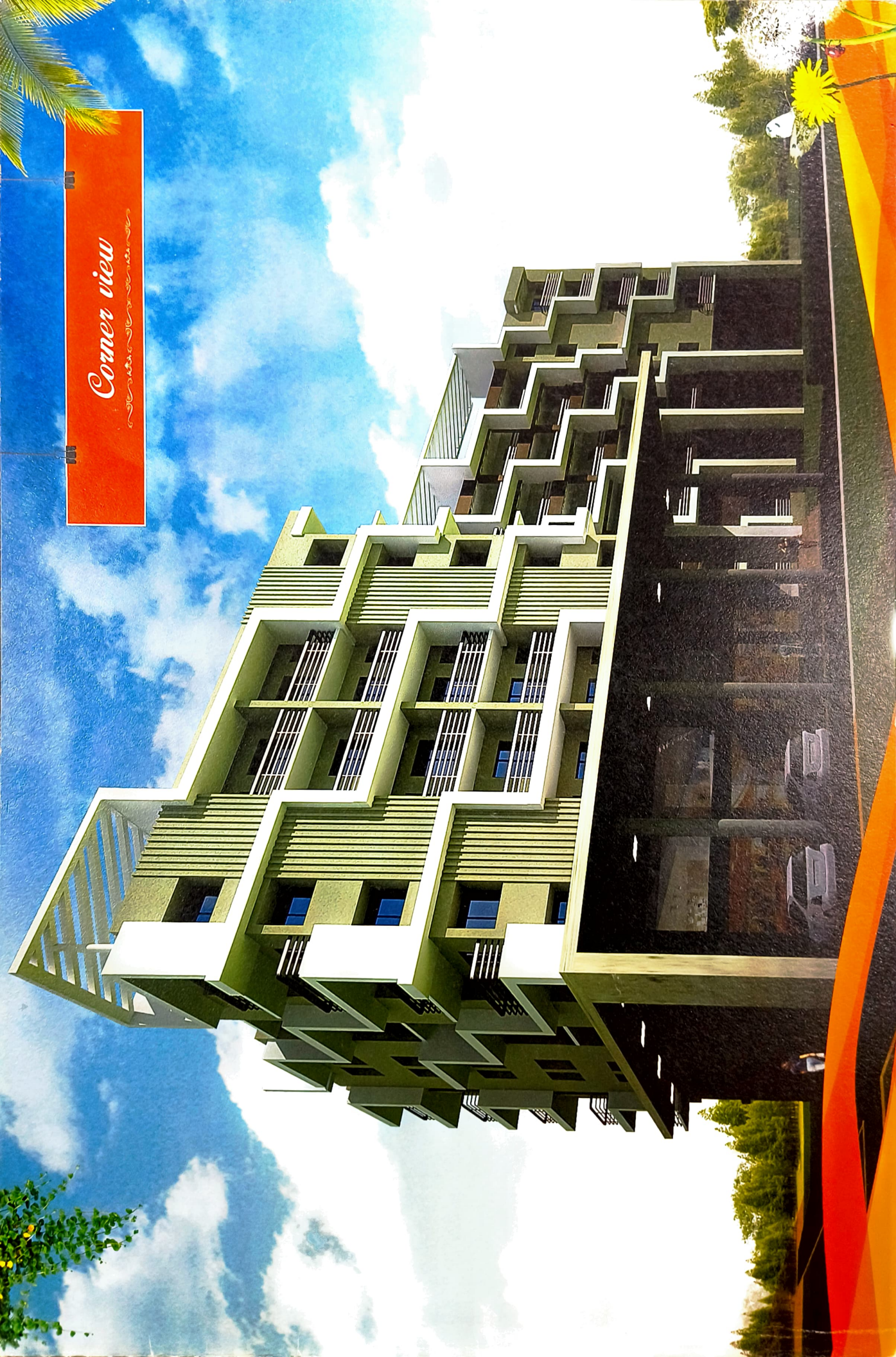
Maintenance of Apartments

Assistance in Finding Tenants

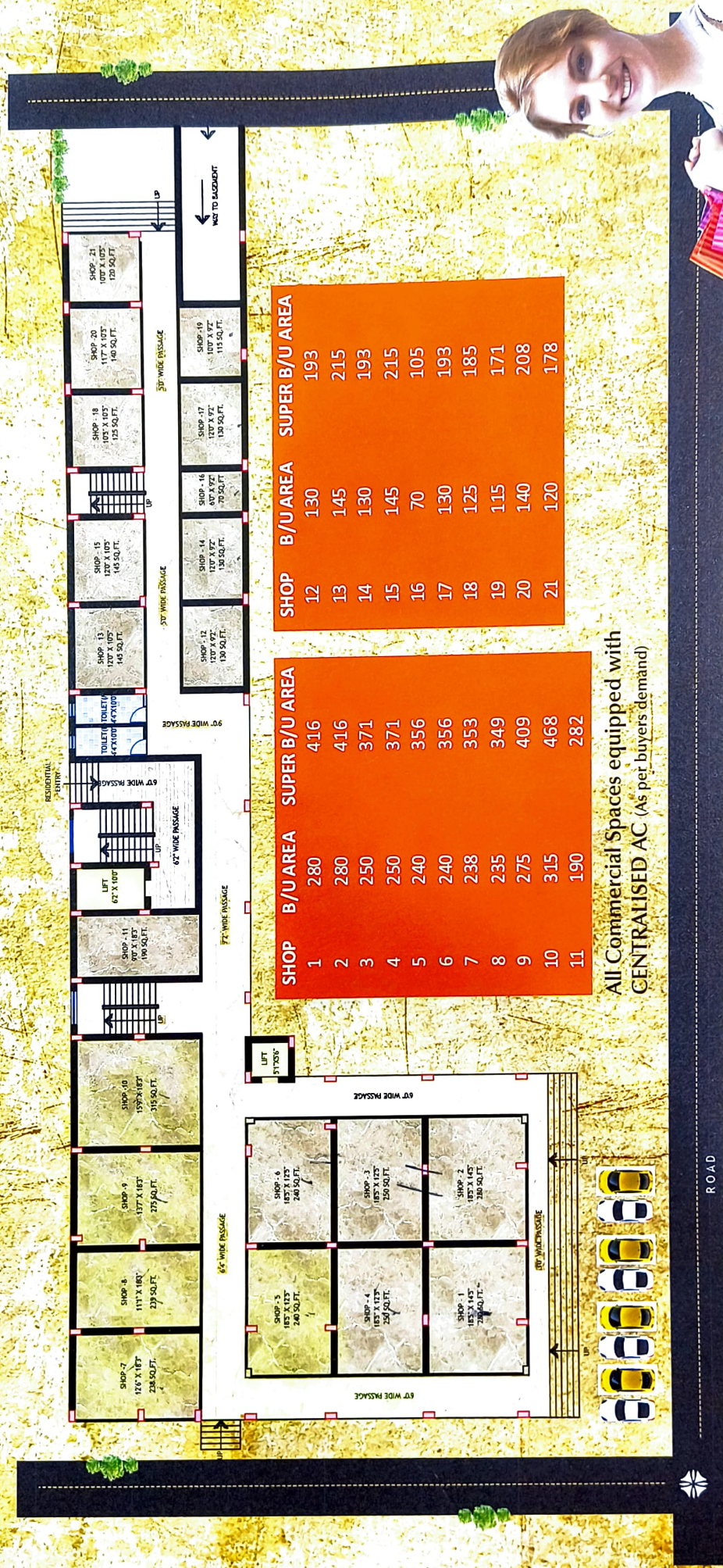
Property Services (Collection of Rentals, Maintenance etc)



Corner view



Floor Plan ground floor



All Commercial Spaces equipped with CENTRALISED AC (As per buyers demand)

ROAD





SHOP	B/U AREA	SUPER B/U AREA
13	112	162
14	130	188
15	145	210
16	145	210
17	130	188
18	70	101
19	130	188
20	125	180
21	140	203
22	110	159
23	105	152
24	120	173

ALL Commercial Spaces equipped with CENTRALISED AC (As per buyers demand)



Jahir Hussain Road View



Main Road Front View

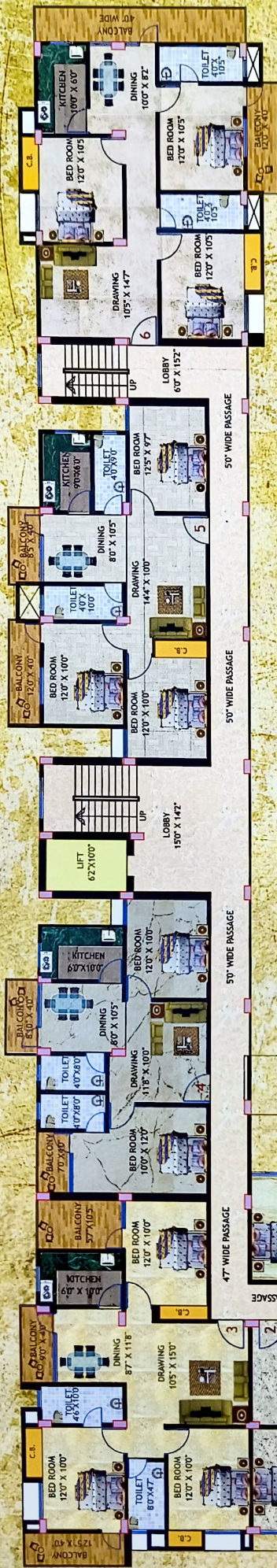




Our Quality Partner



Typical Floor Plan 2nd-6th floor



FLAT	BHK	B/U AREA	SUPER B/U AREA
1	3BHK	1030	1235
2	3BHK	1125	1350
3	3BHK	1050	1260
4	2BHK	735	880
5	3BHK	900	1080
6	3BHK	1010	1215





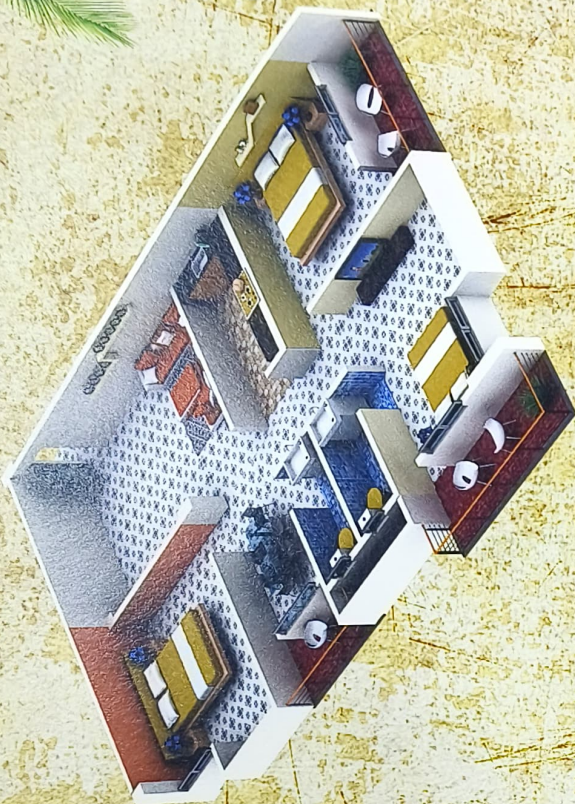
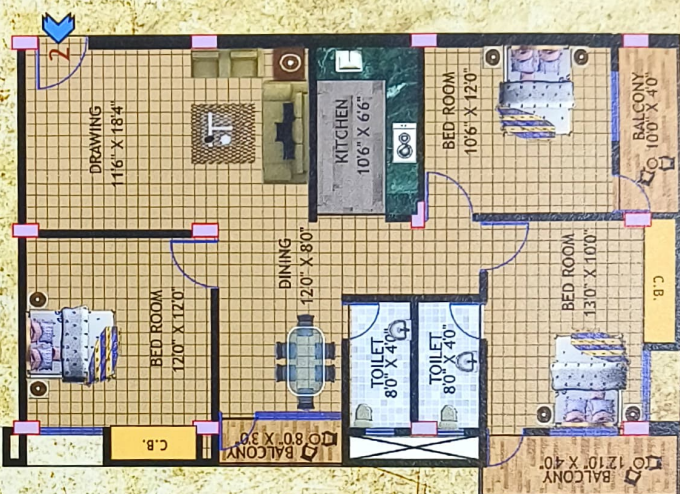
Flat 1

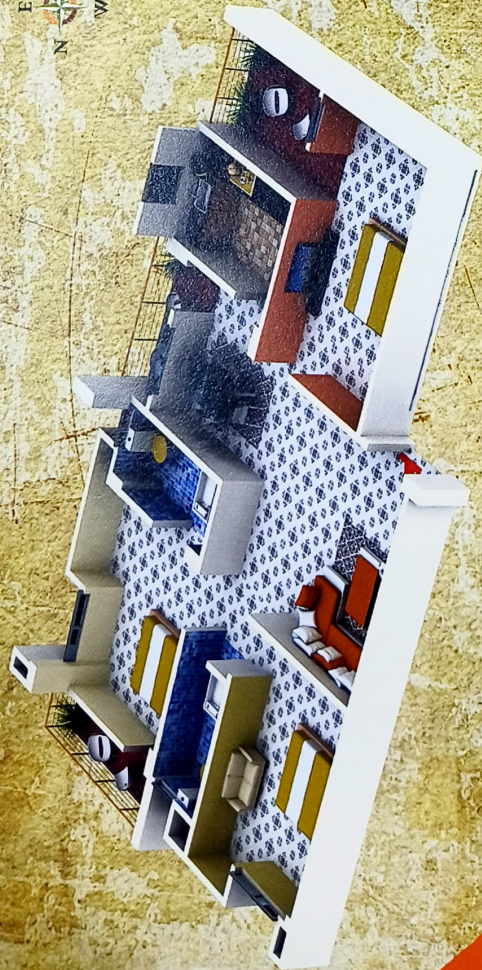
Type : 3 bhk
Built up Area : 1030 sqft
Super built up Area : 1235 sqft



Flat 2

Type : 3 bhk
Built up Area : 1125 sqft
Super built up Area : 1350 sqft



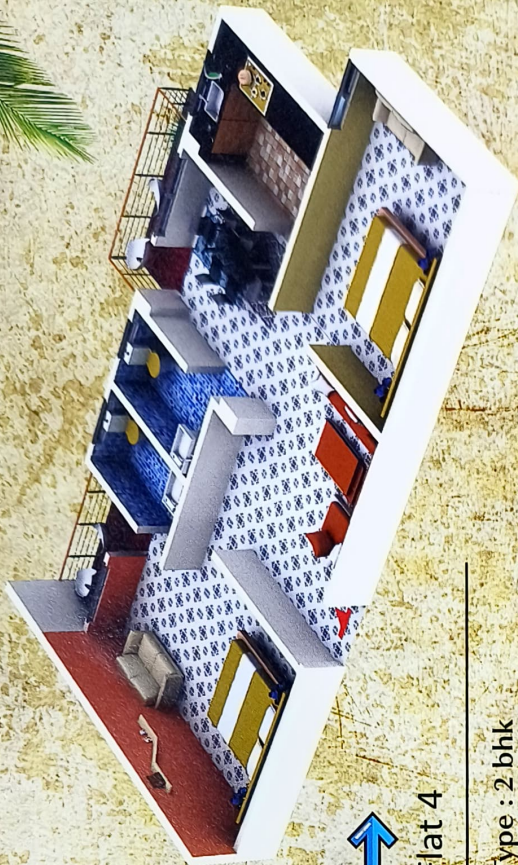
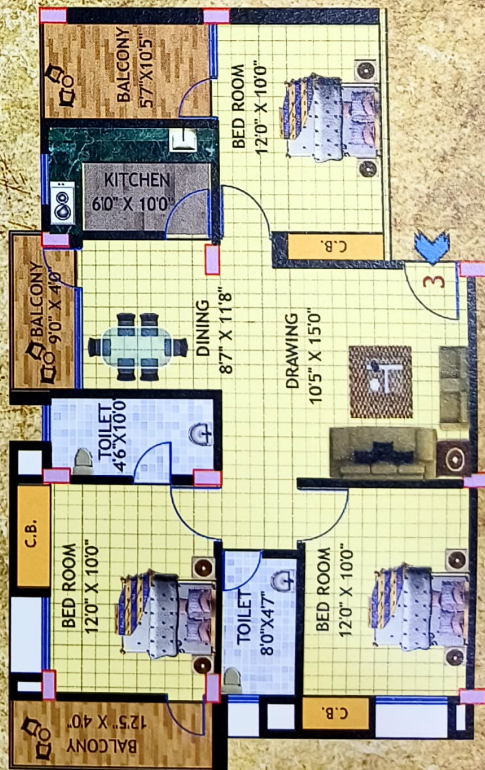


Flat 3

Type : 3 bhk

Built up Area : 1050 sqft

Super built up Area : 1260 sqft



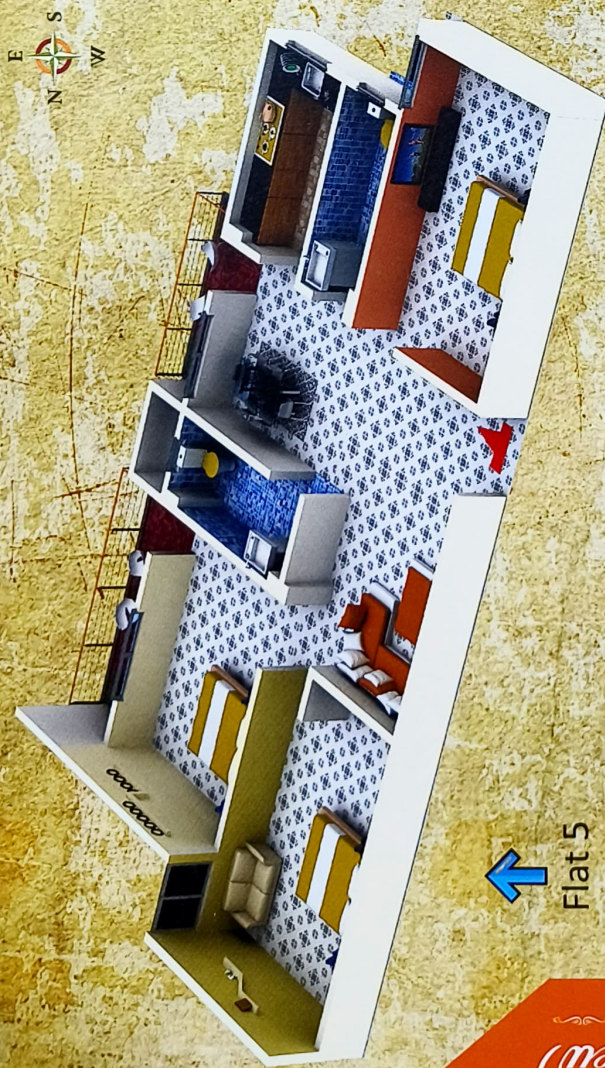
Flat 4

Type : 2 bhk

Built up Area : 735 sqft

Super built up Area : 880 sqft



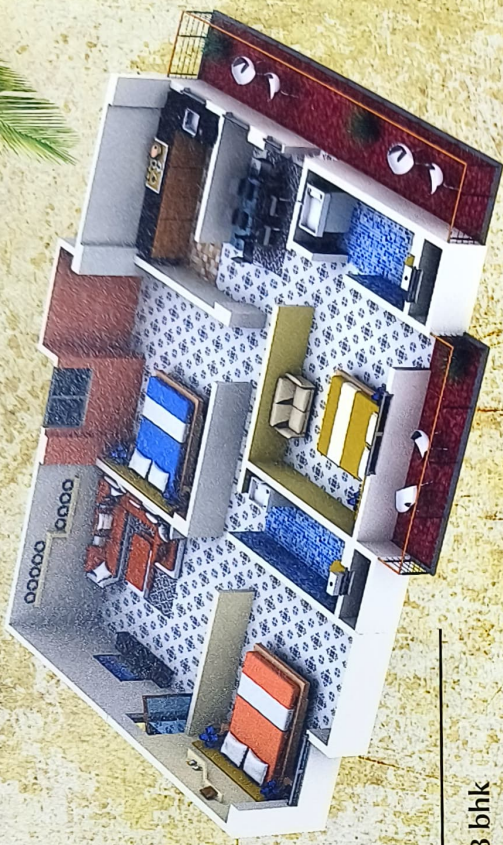


Flat 5

Type : 3 bhk

Built up Area : 900 sqft

Super built up Area : 1080 sqft

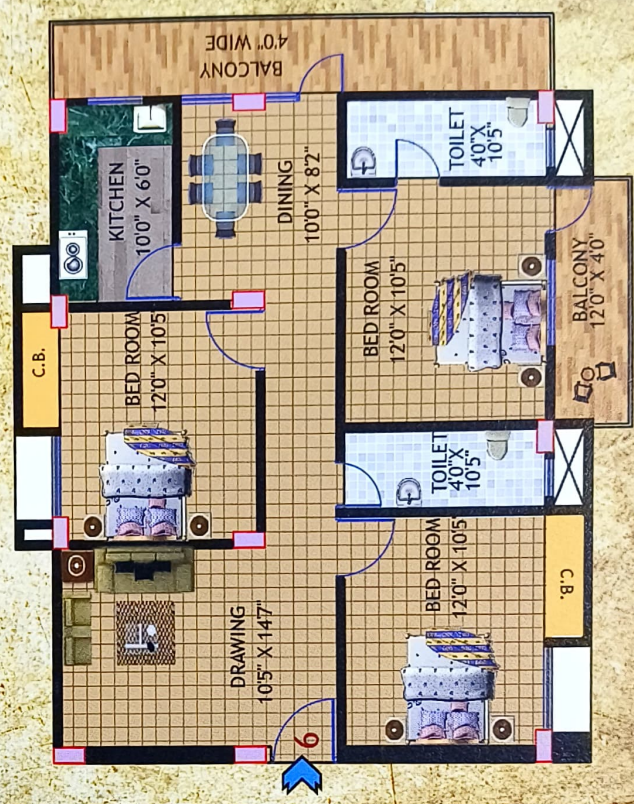


Flat 6

Type : 3 bhk

Built up Area : 1010 sqft

Super built up Area : 1215 sqft



Specification

Structure	: Full building with earthquake resistant R.C.C. structure. Exclusive use of TATA TISCON FE / PANTHER
Cement	: JINDAL steel bars only
Kitchen	: Dalmia/Datarge Cement
Door	: Granite working platform and ceramic tiles in dado upto 24" height over the platform. Stainless steel sink with opening for exhaust fan.
Windows	: Flush doors with salwood frame.
Bathroom	: 3 way glazed aluminium windows with net & ms safety grills.
Walls	: All bathrooms shall be fitted with W.C. Pans, Wash basins, tap etc, of Jagguar/Marc/Jal or equal brands. The bathroom shall have concealed water pipes for Hot and Cold water and ceramic tiles in dado upto 7 ft.
Electrical	: P.O.P Wall Putti Finished.
Water Supply	: Modular Switches of Kolors/Anchors or equal brands in all rooms, toilet and kitchen.
Telephone & TV	: 24 hours water supply from own deep tube well boring to be stored in over head water tanks.
Lift	: One telephone line point and one T.V. cable point will be provided in living room and master bedroom.
Exterior	: Big size KONE/ OTIS capacity of 13 passenger's traction lift with collapsible gate will be provided in all blocks.
Fire Safety	: Acrylic weather proof paint for exterior finish.
A.C.	: Fire fighting System.
Stairs	: Provision for AC in all bedroom.
Wiring	: Marble flooring with decorative stripes.
Floor	: V-guard or equivalent branded electric wire.
Generator	: All room, balconies, passage and bathroom shall be finished with double charged ORIENT / KAZARIA anti skid tiles.
NOTE	: Kirloskar /Tata Power.
	: Site is verified with soil test.



Payment Schedule

• At the time of booking	20%
• 15 days before basement roof casting	15%
• 15 days before 2nd floor roof casting	10%
• 15 days before 3rd floor roof casting	10%
• 15 days before 4th floor roof casting	10%
• 15 days before 5th floor roof casting	10%
• 15 days before 6th floor roof casting	10%
• At the time of possession and registration	15%

TAXES :-

OTHER CHARGES :-	
1. PARKING	- 150000 /-
2. GENERATOR	- 50000 /-
3. ELECTRICITY	- 50000 /-
4. LIFT	- 100000 /-
TOTAL AMOUNT	- 3,50,000 /-

HOUSING LOAN :-

Finance facility available from all leading banks.

Amenities

- ✓ Community Hall.
- ✓ Overhead Water Tank Fitted with Sensor for Automatic Filling.
- ✓ 24 Hrs. Generator Facilities.
- ✓ Intercom Facility.
- ✓ Rain Water Harvesting.
- ✓ 24/7 security with CCTV & modern equipments.
- ✓ Planned According to Vastu.
- ✓ Attractive Front Facade.
- ✓ Alloted Car Parking for Every Flat.



Location Map

CONVENIENCE
& COMFORT
PLUS MORE

KEY DISTANCE

Sadar Hospital	0.3 km
Sadar Thana	0.2 km
Daily Market	0.2 km
Jhanda Chowk	0.1 km
Panchmandir Chowk	0.05 km
Laxmi Hall	0.1 km
Railway Sm.	1 km
Bus Stand	1 km
Fire Station	1.5 km
Head Post Office	1 km
Court	1 km
Hazaribagh Jheel	0.8 km



SITE ADDRESS



BIJAYSHREE & SAPNA TOWER NAGO BABU RESIDENCY

@ Nago Babu Chowk , G.T.C. Main Road, Hazaribagh

PROJECT BY :



Imagination in Action

BIJAYSHREE & SAPNA CONSTRUCTION PVT.LTD

Registered Office

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Email

: bikashkr1990@gmail.com

Contact

: 9431393889 / 8579857483 / 7764036444

OUR ARCHITECT :- GRIDS CONSULTANTS, 2ND FLOOR, ROSHPA TOWER, MAIN ROAD, RANCHI, M-9431104040, 9835156276

This is not a legal document. It describes the conceptual plan and intent of the builders. The images and details mentioned in this document are tentative and Subject to change at the sole discretion of the developer and/or architects internal door layout, car parking spaces and other specifications may change without notice.