

Project by:



*Imagination in Action*

**BIJAYSHREE & SAPNA  
CONSTRUCTION PVT.LTD.**



# SHIV NANDAN ESTATE (Phase II)

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**SITE ADDRESS :**

**College More , Haranganj Road,  
Near Fire Station , Hazaribagh**

**CONTACT: 9431393889 / 8579857483 / 7764036444**

“ A NEW OPENING AT HAZARIBAGH  
FOR YOUR DREAM OF HIGH LIVING.”

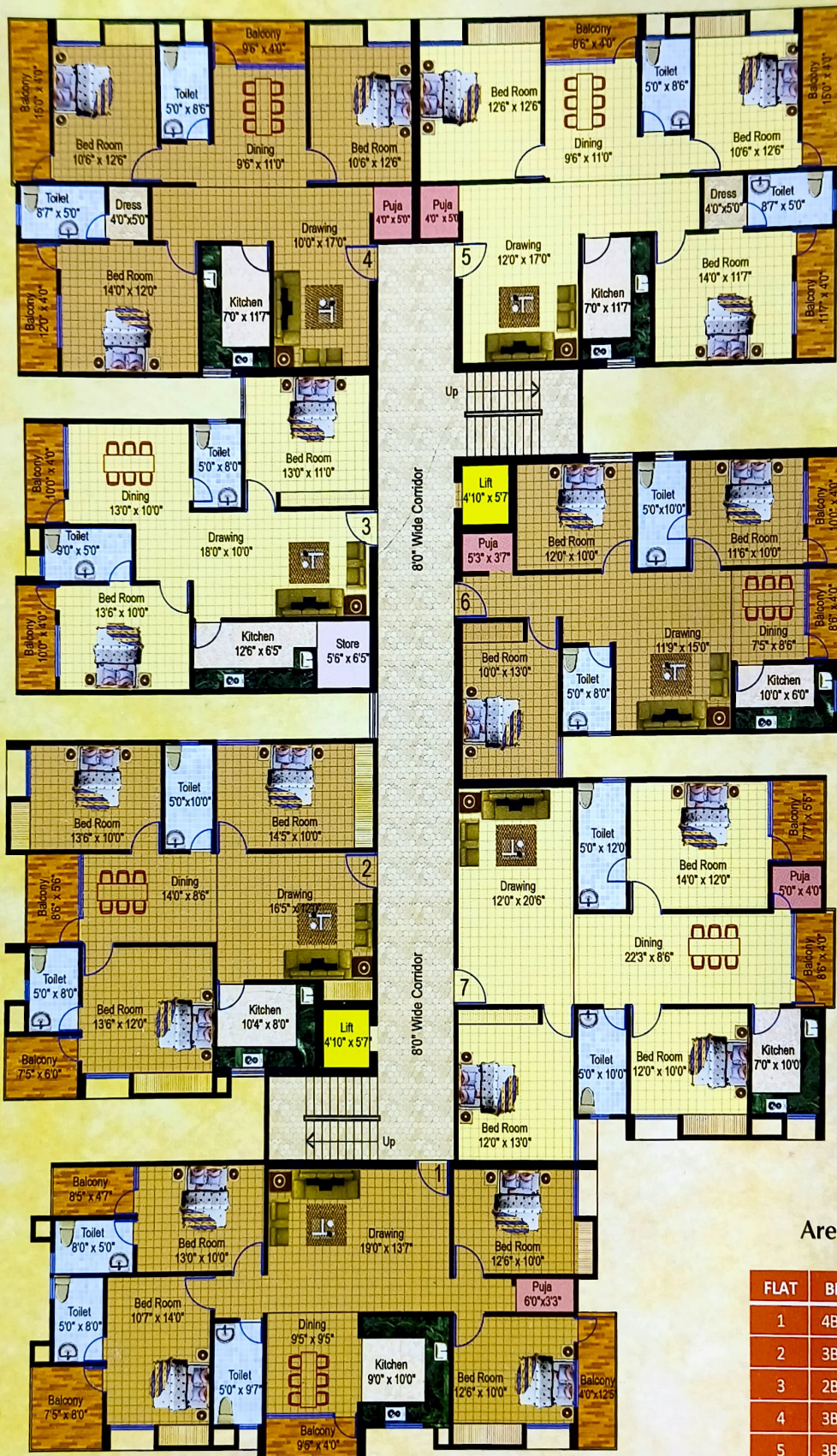


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# FLOOR PLAN LG + UG + 5



**4bhk/  
3bhk/  
2bhk Flat**

**HOME LOAN  
FACILITY  
AVAILABLE**

**BOOKING IN  
FULL SWING  
CNT FREE  
PROJECT**



## Area Statement

FLAT	BHK	SUPER B/U AREA
1	4BHK	1890
2	3BHK	1485
3	2BHK	1260
4	3BHK	1590
5	3BHK	1680
6	3BHK	1325
7	3BHK	1620

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## SPECIFICATION

Structure	: R.C.C. framed structure with Red brick Work in cement, as per design & Specification of structure consultant.
Chaukhat	: Wooden Door frame (Chaukhat).
Door	: Flush door shutter of main 32/ rest 30 mm thick ISI Mark painted with two coats synthetic Enamel paints over a coat of primer.
Window	: Fully glazed three tracks Aluminium sliding windows.
Kitchen	: (a) Flooring - Vitrified Tiles (b) Working Platform - Granite (c) Dado - 24" height glazed tiles (d) Sink - Stainless Steel Sink
Bathroom	: (a) Flooring - Vitrified (b) Bathroom Wall - upto ceiling
Lift	: Six passengers lift (OTIS/KONE).
Stair Landing & Steps	: Marble.
Electrical	: Concealed copper wiring Modular switches and Fittings of reputed brand (ISI make).
T.V./Tel. Plug Point	: One TV/Tel. plug point provided in drawing room & M.B.R.
A.C. Points	: One power plug point in each bedroom.
Internal Wall finish	: All internal wall shall be finished with Smooth Birla white putti & Asian primer.
External Wall Finish	: External wall finish with elevation design from weather coat paint.
C.P. Fitting	: Chromium plated fittings of reputed brand.
Sanitary Ware	: White sanitary ware fittings of reputed Brand. All E.W.C. pan in M.B.R. toilet.
Generator Set	: 500 W power back-up to each flat & 24 hours power supply for Lift,
Parking	: Adequate space available at an extra cost. Special facility on parking of parking tiles.

## OUR QUALITY PARTNER



## FACILITIES

- Located in the heart of the city
- Friendly neighborhood
- Easy availability of all sorts of mass transportation
- Close proximity to Railway Station, Bus Stand & Airport
- Jogging track inside campus
- Sufficient two wheeler/four wheeler parking for residents
- Ample parking space for visitors
- Fire Fighting System
- 24 hours water supply through ample no. of Deep Bore wells
- Community Hall
- 24 hrs. Generator Facility
- Intercom Facility
- Rain Water Harvesting
- 24/7 security with CCTV & Modern equipment.
- Planned according to Vastu
- Attractive Front Facade
- Alloted Car Parking for every Flats
- Attractive Fountain (Water Junction)
- Main door Tata Pravesh (Only Main door)

## PAYMENT PLAN

•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 :-

(EXTRA AS PER GOVT. NORMS)

### 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.

## OUR FEW COMPLETED PROJECT



Bijayshree & Sapna Tower, Nago Babu Residency, G.T.C Chowk, Main Road Hazaribagh



Bijayshree & Sapna Enclave,  
Mission School Road, Hurhuru, Hazaribagh



Shiv Nandan Eastate, College More,  
Huranganj Road, Hazaribagh



Sapna Jyoti & Kavita Complex  
Canhary Road Hazaribagh



Bijay Shree & Sapna Complex  
Canary Hill, Hazaribagh

# LOCATION MAP



## KEY DISTANCE

BUS STAND	- 0.4 km
RAILWAY STN.	- 2.5 km
SADAR HOSPITAL	- 1.5 km
FIRE STATION	- 0.0 km
HEAD POST OFFICE	- 0.4 km
SADAR POLICE STATION	- 1.2 km
MAIN MARKET	- 1.4 km
COURT	- 1.2 km
N.H. FOUR LANE	- 0.5 km

**Better location  
Best project ....**



*Developer :*



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This brochure is not legal document. It only describes the conceptual plan to convey the intent and the purpose of BIJAYSHREE & SAPNA CONSTRUCTION PVT. LTD.

**OUR ARCHITECT :** Grids Consultant, Roshpa Tower, Ranchi