

علی انکلیو

ALI ENCLAVE
THE HOME OF YOUR DREAMS

LUXURY, LOCATION AND CONVENIENCE



VISTA DEVELOPERS
You Dream It. We Can Build It.

Project Developer :



📍 **Vista Developers**

2nd Floor, Nehmat Block, Flat No. J2, In
Front Of Reliance Fresh, Al Rahmet Sun City,
Dipatoli, Pundag, Ranchi, Jharkhand, 834004

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✉ vista.devel@gmail.com 🌐 www.vistajhar.com

Project Architects:



📍 **Shreeji Design Studio**

1st Floor, Madhushree Heights, H-165,
Near Central Bank, Harmu, Ranchi -834002

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✉ admin@shreejidesignstudio.com

🌐 www.shreejidesignstudio.com



VISTA DEVELOPERS
You Dream It. We Can Build It.

COMPANY PROFILE

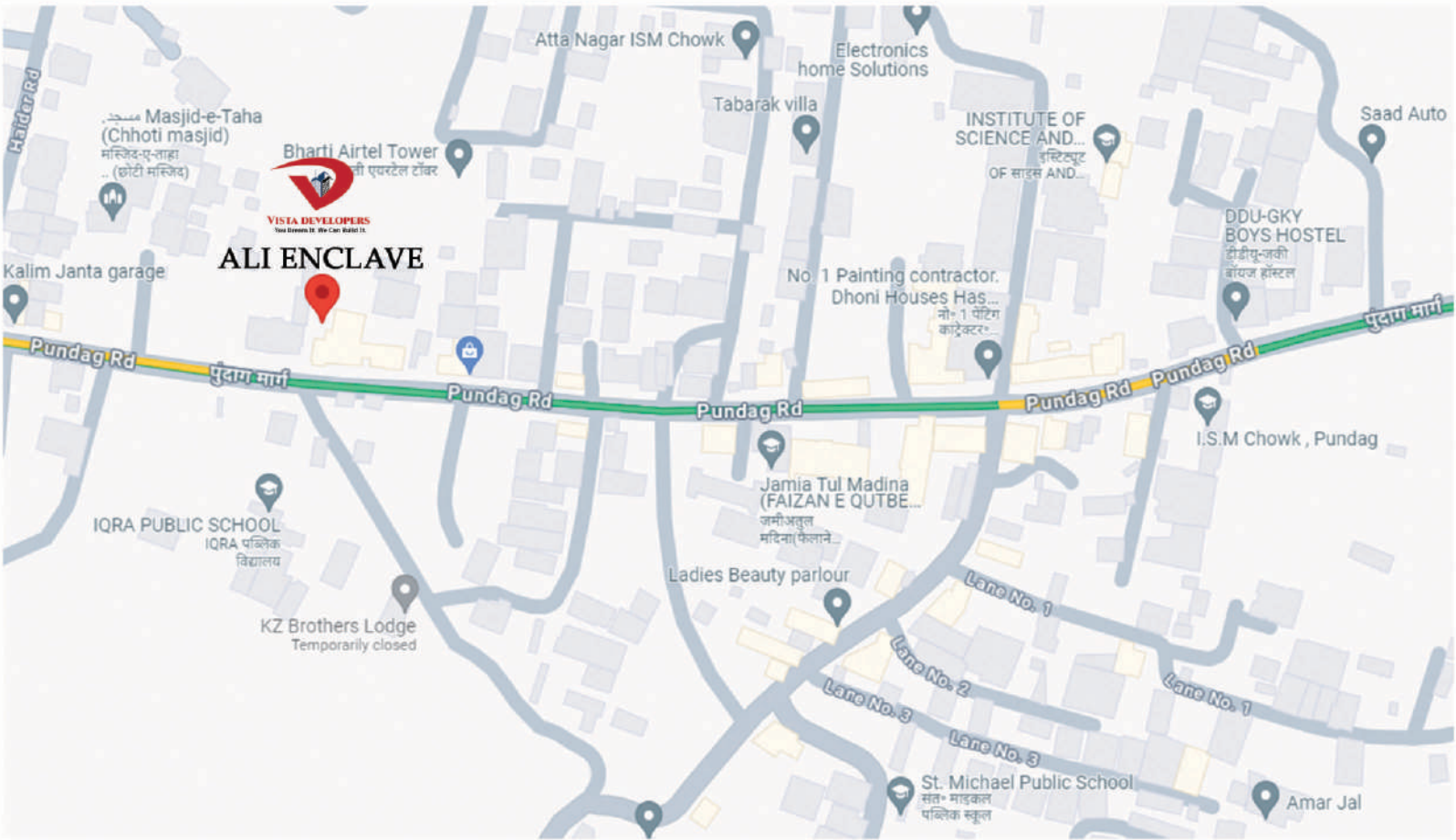
Vista Developers is one of the most reputed business organization in Jharkhand. We always strive to live up to the faith bestowed upon us by real estate buyers and investors. Over the years, we have become known for projects - in both residential and commercial sectors - that exemplify superior construction, innovative design, and efficient implementation.

Our unique mode of operation is guided by the vision and strong leadership of our directors. Their experience and expertise have proven invaluable in establishing a string of superlative projects in Jharkhand, setting the sectoral benchmark many notches higher.

We are renowned for our peerless technical expertise, which is combined with great architectural vision and keen aesthetic sensibilities. When planning a project, we ensure it is located at a convenient location, within a stone's throw from every conceivable urban amenity. Staying faithful to our core values of aesthetics, quality and credibility, we have already created a niche for ourselves in the real estate sector of Ranchi and plan to eventually take the realty experience to the next level, within the state and beyond.

THE LUXURY LIVING

LOCATION MAP



PAYMENT SCHEDULE

MODE OF PAYMENT

At the time of Booking	- 25%
15 days before Lower Ground Floor Casting	-10%
15 days before Ground Floor Casting	-10%
15 days before 1st Floor Casting	-10%
15 days before 2nd Floor Casting	-10%
15 days before 3rd Floor Casting	-10%
15 days before 4th Floor Casting	- 5%
15 days before 5th Floor Casting	- 5%
15 days before 6th Floor Casting	- 5%
At the time of Brick and Plaster	-5%
At the time of Possession	-5%

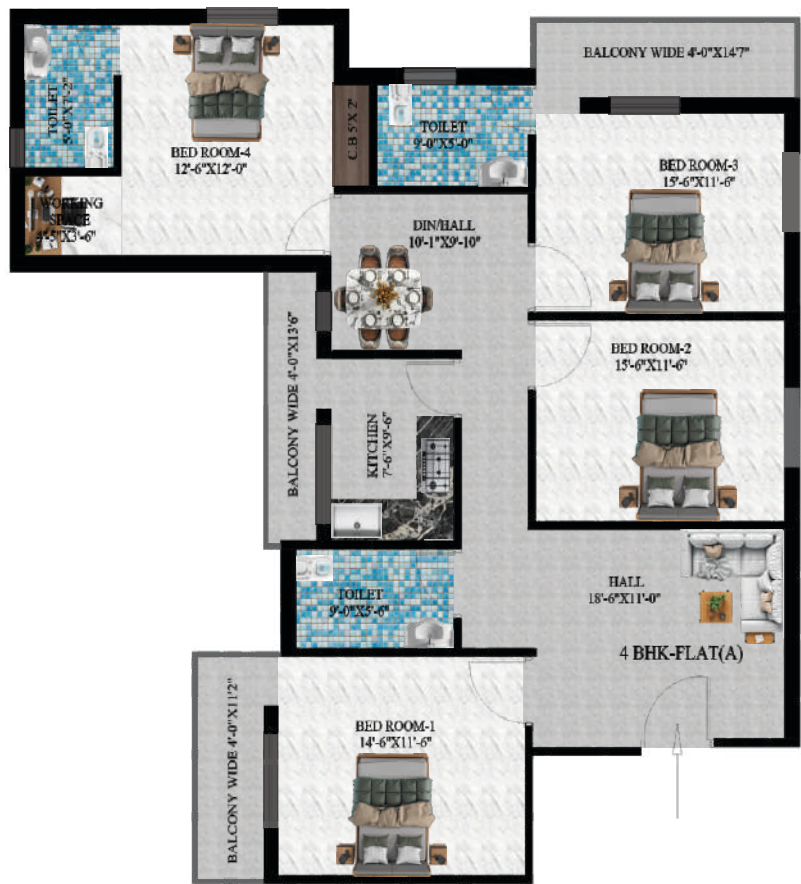
Approvals

- Approved from RMC
- RERA Approved
- Airport Authority
- Approved by Fire department

Terms and Conditions

- Any Tax Charges will be extra as per Government Norms
- Registry Charges Extra

TYPICAL INDIVIDUAL FLOOR PLAN (1st TO 6th)



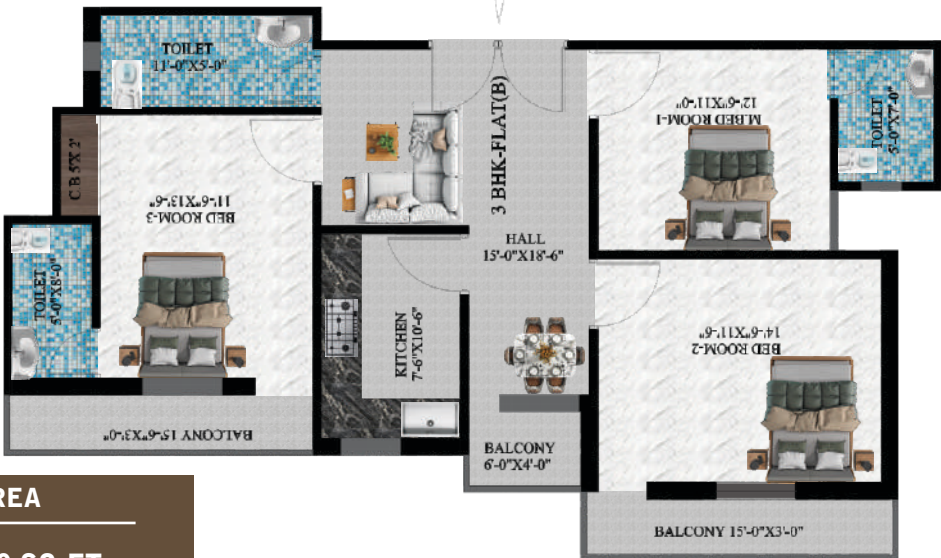
AREA STATEMENT

FLAT NO.	TYPE	AREA
A1/A2/A3/A4/A5/A6	4BHK 3 BATHROOM	1660.00 SQ.FT.



AREA STATEMENT

FLAT NO.	TYPE	AREA
C1/C2/C3/C4/C5/C6	3BHK 3 BATHROOM	1550.00 SQ.FT.



AREA STATEMENT

FLAT NO.	TYPE	AREA
B1/B2/B3/B4/B5/B6	3BHK 3 BATHROOM	1450.00 SQ.FT.



GROUND FLOOR PLAN



AREA STATEMENT

FLATS	TYPE	AREA
FLATS (AG)	3BHK	1250.00 SQ.FT.
FLATS (BG)	3BHK	1150.00 SQ.FT.
FLATS (CG)	3BHK 3BATHROOM	1250.00 SQ.FT.

TYPICAL FLOOR PLAN (1ST TO 6TH FLOOR)



AREA STATEMENT

FLAT NO.	TYPE	AREA
A1/A2/A3/A4/A5/A6	4BHK 3 BATHROOM	1660.00 SQ.FT.
B1/B2/B3/B4/B5/B6	3BHK 3 BATHROOM	1450.00 SQ.FT.
C1/C2/C3/C4/C5/C6	3BHK 3 BATHROOM	1550.00 SQ.FT.

SPECIFICATION



STRUCTURE

R.C.C Framed Structure with Brick Work in cement Mortar as Per Design and Specification



CHOUKHAT:

Door Frames Choukhata of Salwood



FLOORING:

Vitrified Tiles Flooring



DOORS:

ISI Mark Flush Door Shutters Painted with Two Coats Synthetic Paint on a Coat of Primer,



WINDOWS

Aluminum Windows.



KITCHEN:

(A) Flooring: Vitrified Tiles.

(B) Working Platform: Granite Polish Green/Black Marble Counter.

(C) Dado: 24" High Glazed Tiles.



DINING HALL:

One Number ISI Mark Hand Wash Basin Provided in Dining with Necessary Fitting.



LIFT:

Two Lifts of Six Passengers.

TV/TEL PLUG POINTS:



ELECTRICAL:

(A) Internal Wiring in Concealed Conduits with Copper Wires

(B) Electrical Switches and Accessories of Anchor or equivalent.



STAIR, LANDING & ENTRANCE:

Marble or Tiles.



INTERNAL WALL FINISH:

Internal wall Shall be Finished with POP/Wall Putty



EXTERNAL WALL FINISH:

B Exquisitely Designed Classical Exterior Finish with Wall Putty Primer and Paints as per Architect.



TOILETS:

(A) Flooring: Anti Skid Tiles

(B) Wall: Glazed Tiles.

(C) Sanitary Ware: Glazed Viterous Sanitary Ware of ISI Mark

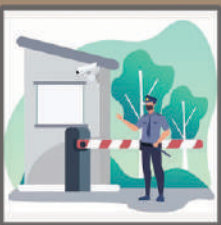
(D) Fitting: Chromium Plated CP Fitting Hand Wash Basin,

(E) Cistern: PVC Cistern.

Amenities



Namazgah



24 hour guard security



Intercom



Fun zone for children

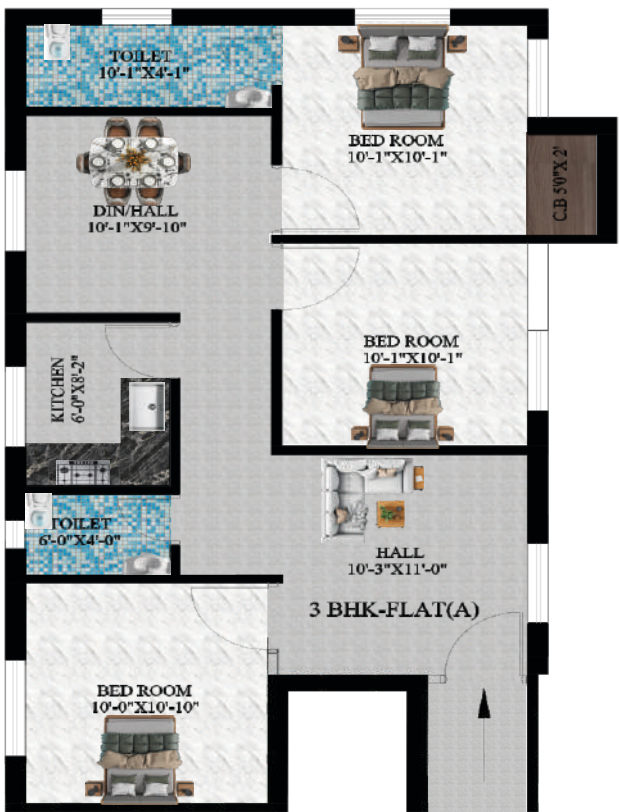


24 hour CCTV surveillance



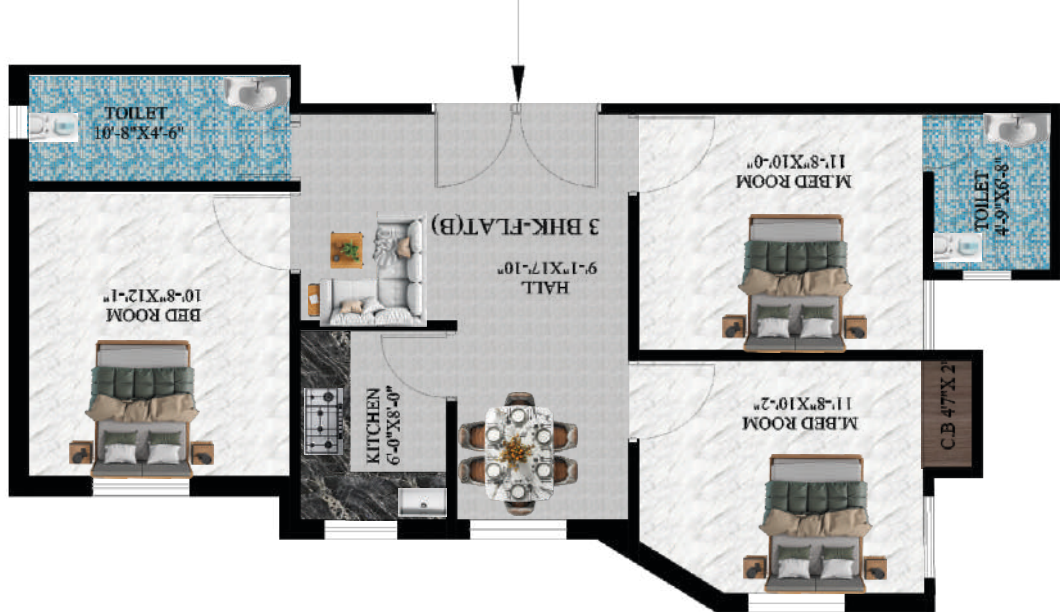
Soundless Generator for power backup

GROUND INDIVIDUAL FLOOR PLAN



AREA STATEMENT

FLAT NO.	TYPE	AREA
G-B	3BHK 2 BATHROOM	1150.00 SQ.FT.



AREA STATEMENT

FLAT NO.	TYPE	AREA
G-A	3BHK 2 BATHROOM	1250.00 SQ.FT.



AREA STATEMENT

FLAT NO.	TYPE	AREA
G-A	3BHK 3 BATHROOM	1250.00 SQ.FT.



AERIAL VIEW

