



ULTRA MODERN
TOWNSHIP OF
JHARKHAND



Diamond City

Diamond City in Ranchi is located at OYNA near RING ROAD which is 3 km from NH 33 behind Apollo Hospital. You can also reach here through Morabadi via Boria - Chandway Road. The name of our project is “Diamond City” under which we are coming with INDIAN OVERSEAS BANK (IOB) officers “GREEN VALLEY” in phase-1, where IOB bank officers has already taken 300 flats. where IAS & IPS (First Classes officers) has already taken 300 flats where NTPC officers has already taken 54 flats. Our project is spread across 50 acres.



RERA NO is JRERA/PROJECT/76/2018.

Our project site is CNT free & is in beautiful lush green surroundings and pollution free environment. It is the biggest township of Jharkhand with world class amenities.

DIAMOND CITY



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AMENITIES:

- Swimming Pool
- Community Hall/ Club
- Health Club / Gym
- Nationalized Bank/ATM
- Dispensary/Doctor On Call/Ambulance
- Children's Play Arena
- Bus / Cab Facility
- 24*7 Power Backup
- Classes Like Yoga, Meditation, Painting, Music, Dance & Karate Etc.
- 70% Open Area
- Temple
- Solar Lighting
- Commercial Zone (Cafeteria, Food Court, Retail Shops Etc.)
- Centralize Ro Water
- 24*7 CCTV Surveillance
- Secured Entry & Exit Gate
- Fire Fighting Tools
- Tennis & Badminton, Cricket practice Court
- Leisure Park With Comfort Sitting Zone
- Play School
- Wi-Fi Campus
- RO Water



DIAMOND CITY

FIZZY HOMES
SEARCH-FEASIBLE DREAM HOME

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We have got two sizes of 3 BHK i.e. of 1242 & 1590 sq.ft. super built up area and 2 BHK i.e. of 1054, 1014 & 1056 sq. ft. super built up area.

PROPERTY DETAILS :

- SALE TYPE : NEW BOOKING
- PROPERTY FACE : DEPENDS ON
- FLOORING TYPE : VITRIFIED
- POWER BACKUP : FULL
- AVAILABILITY : UNDER CONSTRUCTION
- POSSESSION BY : 2022



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FLOOR PLANS & PRICES :

BHK	FURNISHING	SUPERBUILDUP AREA	RATE
2 BHK	SEMIFURNISHED	1014 SQ FT	Rs. 35,49,000/-
2 BHK	SEMIFURNISHED	1054 SQ FT	Rs. 36,89,000/-
2 BHK	SEMIFURNISHED	1056 SQ FT	Rs. 36,96,000/-
3 BHK	SEMIFURNISHED	1242 SQ FT	Rs. 43,47,000/-
3 BHK	SEMIFURNISHED	1590 SQ FT	Rs. 55,65,000/-

PAYMENT PLAN :

- The rate is @ Rs.3500/sq. ft.
- The parking charges are Rs. 2,50,000/- and Taxes as per govt. norms additional.

Diamond City
life long bonding!!

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SOME SPECIFICATIONS :

- **Foundation**
Reinforced cement concrete
- **Structure**
R.C.C. Framed Structures as per Design & Specification of structural consultant.
- **Doors**
 - a) Flush Door Shutter, Chaukhats of SAL Wood.
 - b) Main Door 30 mm thick Flush Door Shutter, Painted with synthetic enamel paints.
- **Windows**
Anodised/Powder coated Aluminum Side Windows with Glass Panel.
- **Flooring**
Vitrified Floor/ Marble Flooring in all Areas of Flat.
- **Kitchen**
 - a) Flooring-non-skid Floor Tiles/ Marble.
 - b) Working Platform of Green Marble Slab / Granite Slab.
 - c) Dado-24" High Ceramic Glazed Tiles above Working Platforms.
 - d) Stainless steel Sink.
 - e) Geyser, Microwave and Grinders Electrical points.
 - f) 20" High Glazed Tiles dado above cooking platform and sink.
- **Bathroom**
 - a) Flooring- Marble Flooring.
 - b) Dado ceramic glazed Tiles upto 66".
 - c) Fitting- Chromium plated C.P. Fittings std. make.
 - d) Sanitary of std. make.
- **Electrical :**
Modular Switches of standard ISI Brand in all rooms, Toilets & Kitchen.
- **Telephone & TV Point :**
One T.V. & Telephone Point.
- **Internal Wall Finish :**
All internal walls shall be finished with Wall Putty & One Coat of Primer.
- **Lift :**
High speed OTIS/ KONE/ JOHNSON lift.
- **Generator :**
Salient DG set for required capacity.
- **Electrical Connection :**
Electrical Board power supply line through transformer for each individual flat.



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SOME GREAT AMENITIES :



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SOME GREAT AMENITIES :

LET's PLAY



Tennis Court



Badminton Court



Jogging Track



Cricket Practice Net



Play Arena



STAY STRONG LIVE LONG



Gymnasium



Aerobic Classes



Meditation Classes



Yoga Classes



A COMMITMENT TO COMMUNITY



Bank & ATM



Ample Parking Space



Temple



70% Open Area



Solar Lighting System



Bus Facility



Centralized RO Water



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SOME 3D PICTURES :



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**FIZZY
HOMES**
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SOME 3D PICTURES :



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FLOOR PLANS FLATS



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FLOOR PLANS FLATS



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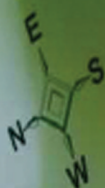
ULTRA MODERN TOWNSHIP OF JHARKHAND

FLOOR PLANS FLATS

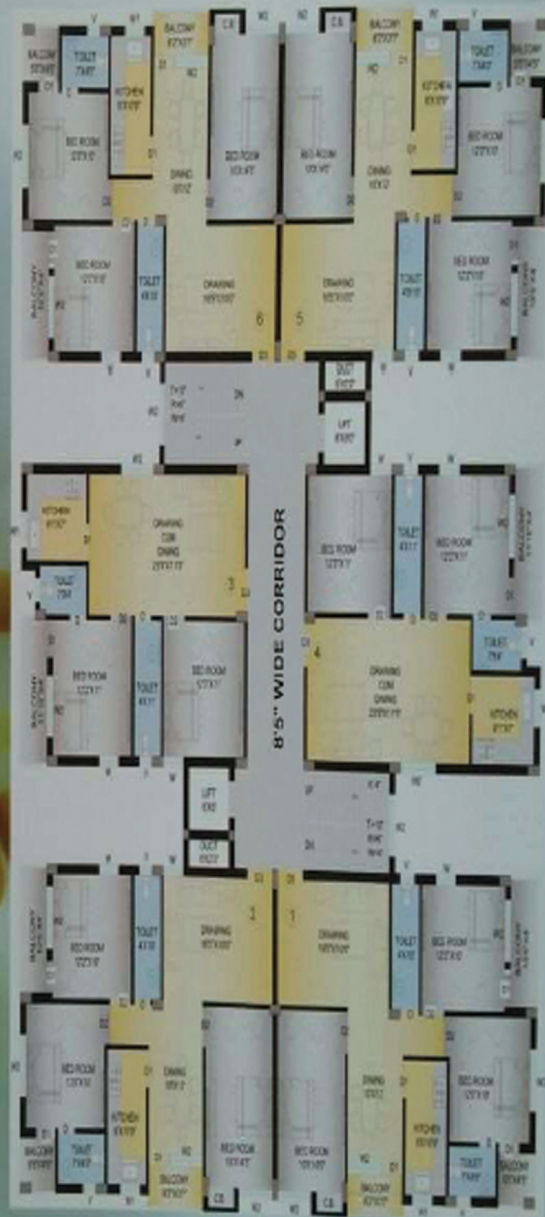
2 BHK & 3 BHK

BLOCK - A

Floor Plan



FLAT TYPE	BUILT UP AREA (Sq.ft.)	SUPER BUILT UP AREA (Sq.ft.)
3 BHK	1035 Sq.ft.	1242 Sq.ft.
2 BHK	887 Sq.ft.	1054 Sq.ft.



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PAYMENT PLAN

PRICE LIST & PAYMENT PLAN

2/3 BHK | Size : 1014, 1054, 1056, 1242, 1590 sq. ft.

Down Payment Plan @ 3000/- per sq. ft.

At the time of Booking :	15%
Withing Days of Booking :	85%
On Offer of Possession :	Stamp Duty, Registration Charges, Fix Charges

Construction Linked Plan @ 3500/- per sq. ft.

At the time of Booking	15%	On Starting of 5 th Floor Slab	5%
Withing 30 Days of Booking	10%	On Starting of 5 th Floor Slab	5%
On Starting of Foundation Work	5%	On Starting of 7 th Floor Slab	5%
On Starting of Ground Floor Slab	10%	On Starting of 8 th Floor Slab (Parties)	5%
On Starting of 1 st Floor Slab	5%	On Starting of 9 th Floor Slab	5%
On Starting of 2 nd Floor Slab	5%	On Starting of Brick Work	5%
On Starting of 3 rd Floor Slab	5%	On Starting of Plaster Work	5%
On Starting of 4 th Floor Slab	5%	At the time of Finishing Work	5%

Periferential Location Charges (PLC)

Floor PLC	Rs. Per Sq. ft.
1 st Floor	100
2 nd Floor	90
3 rd Floor	80
4 th Floor	70
5 th Floor	60
6 th Floor	50
7 th Floor	50
8 th Floor	50
9 th Floor	40

Park Facing :	25/- Sq. ft.
Road Facing :	25/- Sq. ft.
Corner :	25/- Sq. ft.

IFMC : 150/- Sq. ft.

Dev. Charges : Rs. 50,000/-

Club Membership (Exclusive) :
Rs. 2,00,000/-

Note : Stamp Duty, Registration Charges & Fix Charges.

Fix Charges : 2.5 Lacs (Car Parking, Power Backup, Lift etc.) & GST as per Govt Norms

All Payment should be made in favour of : Eastern Estate Construction & Developers Pvt. Ltd." payable at Ranchi

Note : Developers reserves its right to change the price. All taxes, cess, Govt. Levels, additional charges etc. shall be payable by the applicants as per the application form.

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LOCATION MAP



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