



REAL ESTATE | INFRASTRUCTURE  
RANCHI • JAMSHEDPUR • DHANBAD • RAMGARH • GURGAON

DE GROUP has been committed to developing grade A commercial and residential projects. In their two decades of presence, they have successfully completed a myriad of projects, both commercial as well as residential, in prime areas of Jharkhand. These projects epitomize top-of-the-line architectures, contemporary designs and affordability.

DE GROUP combines form and function with their creative vision to design properties that maximize business value for the user. Their townships foster a sense of community and enhance the physical experience and environment for their customers.



Micasa, Ramgarh



Krishna kripa, Dhanbad



Krishna Kutir, Ramgarh



Krishna Kripa, Jamshepur



Krishna Kunj, Dhanbad



Garodia Heights, Ranchi



Kalptaru, Ranchi

# GONDAA HEIGHTS

Gonda, Near Kanke Dam, Kanke Road, Ranchi

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Member: **CREDAI**  
JHARKHAND

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A Great Place  
to live  
in your budget!



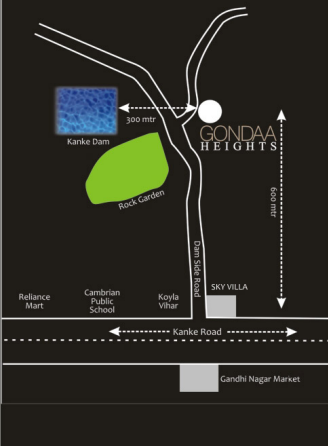
# GONDAA HEIGHTS

Modern living in contemporary 2 & 3 Bedroom apartments.

Gonda, Near Kanke Dam, Kanke Road, Ranchi.



Community Hall at roof top



## GONDAA HEIGHTS

Modern living in contemporary 2 & 3 Bedroom apartments.

**DE GROUP** Brings you the opportunity to leverage your earnings to get you the lifestyle you deserve.

With its map approved by RMC, **Gonda Heights**, located on Gonda, Near Kanke Dam, Kanke Road, Ranchi in proximity to the market and shopping malls. The elegant complex offers spacious 2 and 3 bedroom apartments surrounded by landscaped gardens and facilities designed to enable people like you to enjoy life to its fullest!

## Location unmatched

Within 1 Km radius of **Gonda Heights**

- Reliance mart
- School
- CMRPI
- Gandhi Nagar Hospital
- Chandni Chowk
- Market
- Petrol pump

## Facilities

- Wide column spans.
- Power and data communication
- 100% power backup facilities
- Car parking of maximum cars
- 24hrs water supply
- 24hrs security.
- Vastu design
- Video door phone
- Security with 24 hours CCTV camera
- Community hall at roof top.
- Children play area at roof top
- Lift with power backup

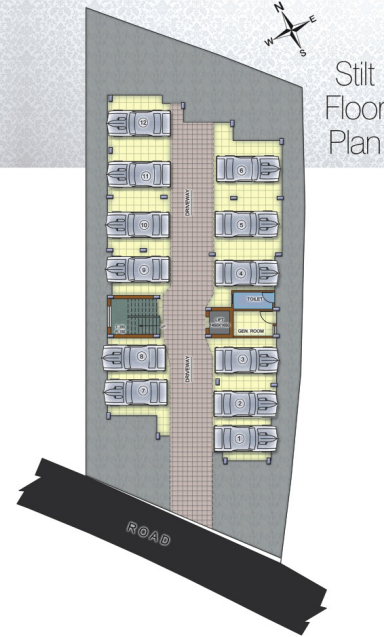


## Floor Plan First to Fourth

Flat A - 1155 SFT  
Flat B - 1515 SFT  
Flat C - 1460 SFT



Rejuvenate yourself with all the comforts and facilities .  
A complete peace of mind !



## SPECIFICATION

- Structure & plasters**
- R.C. Frame structure of superior quality as per structural designer
  - Outer walls of 10 inch thick & inner wall 5 inch thick
- Bathroom, toilet & plumbing**
- Concealed plumbing with standard quality & beautiful CP fittings of superior Quality.
  - One wash basin in each bathroom
  - Provision for hot and cold water in each bathroom
- Electric**
- ISI quality single phase concealed wiring in each flat.
  - Elegant modular switches with 3.5 points in room, 1.5 point in bathroom
  - One extra power point (15 A) in bathroom and kitchen.
  - TV cable point in living room and master bedroom
  - A.C. point on all room and hall
- Doors and windows**
- Wood paneled laminated flush door in wood frame for rooms & bathroom
  - Dual track powder coated aluminum sliding windows.
- Paint**
- Water weather proof cement paint to outer walls
  - Smooth putty finish oil bound distemper for walls of common area.
- Flooring and tiles**
- Vitrified tiles with skirting in all rooms of ISI quality.
  - Anti skidding ceramic tiles for kitchen, balcony & bathroom
  - Ceramic tiles up to 2 ft height above kitchen platform.
  - Wall cladding tiles up to door height in the bathrooms.
- Other features:**
- Provision for 24 hours water supply from overhead tank through borling.
  - Ample covered parking space for 2 and 4 wheelers
  - Water proofing & heat insulation treatment roof
  - One lift with power backup
- Note:** Extra work to be done (if any) has to be covered within one month from date of booking. If feasible, same will be executed against full advance payment of the estimated cost. Elevation change is not allowed. Sales deed will be executed and possession of the flat will be given after full and final clearance of all the dues.
- TERMS OF PAYMENT**
- Booking Amount 10% of Total value
  - On Foundation 10% of Total value
  - On plinth work 10% of Total value
  - On ground floor Casting 10% of Total value (plus 50% of parking charges)
  - On 1st floor Casting 10% of Total value
  - On 2nd floor Casting 10% of Total value
  - On 3rd floor Casting 10% of Total value
  - On 4th floor Casting 10% of Total value (plus 50% of parking charges)
  - On Brick & plaster work 10% of Total value (plus Electricity, gas & Society charges)
  - On Handover of Flat 5% of Total value (plus any additional charges)

