

ARTHIKA
BUILDCON

RANCHI
NEXUS HOMES
LUXURIOUS PROJECT

GANDHI NAGAR
KANKE ROAD

EXPERIENCE EXCLUSIVITY!

SYNTHESIS OF ELEGANCE & SIMPLICITY



Gandhinagar Colony, a peaceful residential area with a hygienic environment. It has a posh environment with clean and fresh air quality.

NEXUS HOMES

Life is a celebration that should be experienced every day. Its time to choose the exclusive and reveal in the Nexus Homes Exclusivity. It is located in Gandhinagar Colony, amidst peaceful residential area in a hygienic environment. It has a clean and fresh air quality.

Rediscover yourself through the tranquility of the skies as you uncover utter serenity high above the city. After all triumph gives you liberties and liberties ensure choice.

Step into the Nexus Community, here we create a bond between you and us. Join with us in the celebration of exclusivity.

EXCLUSIVITY
EVERYTHING ELSE IS ELSEWHERE.



AMENITIES

Kids Room



Guest Room



Terrace Garden



Club House



Community Hall



SAY YES TO INFINITE GOOD LIVING



Home Theatre

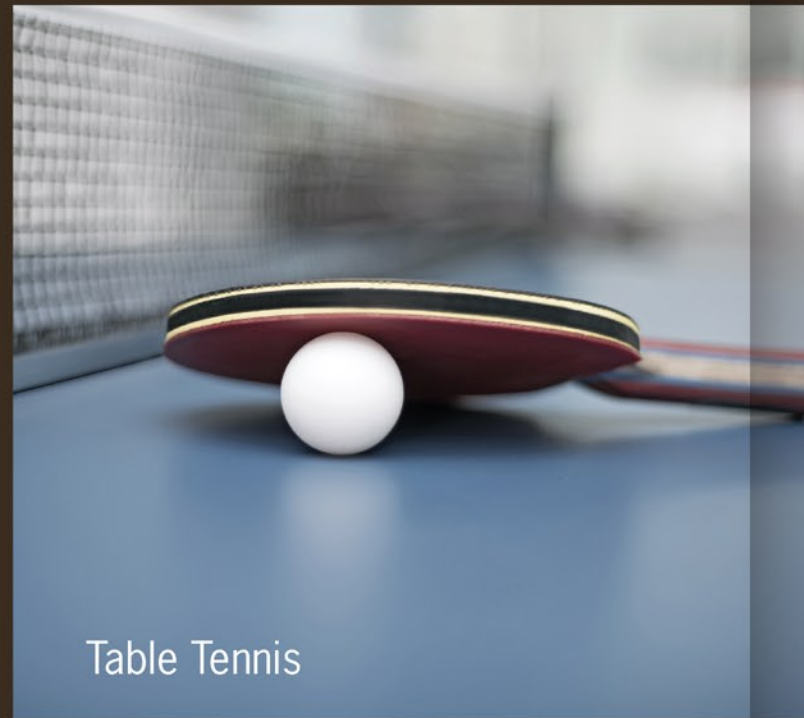


Table Tennis



Gymnasium



Swimming Pool With Deck

Cards Room



Jogging Track



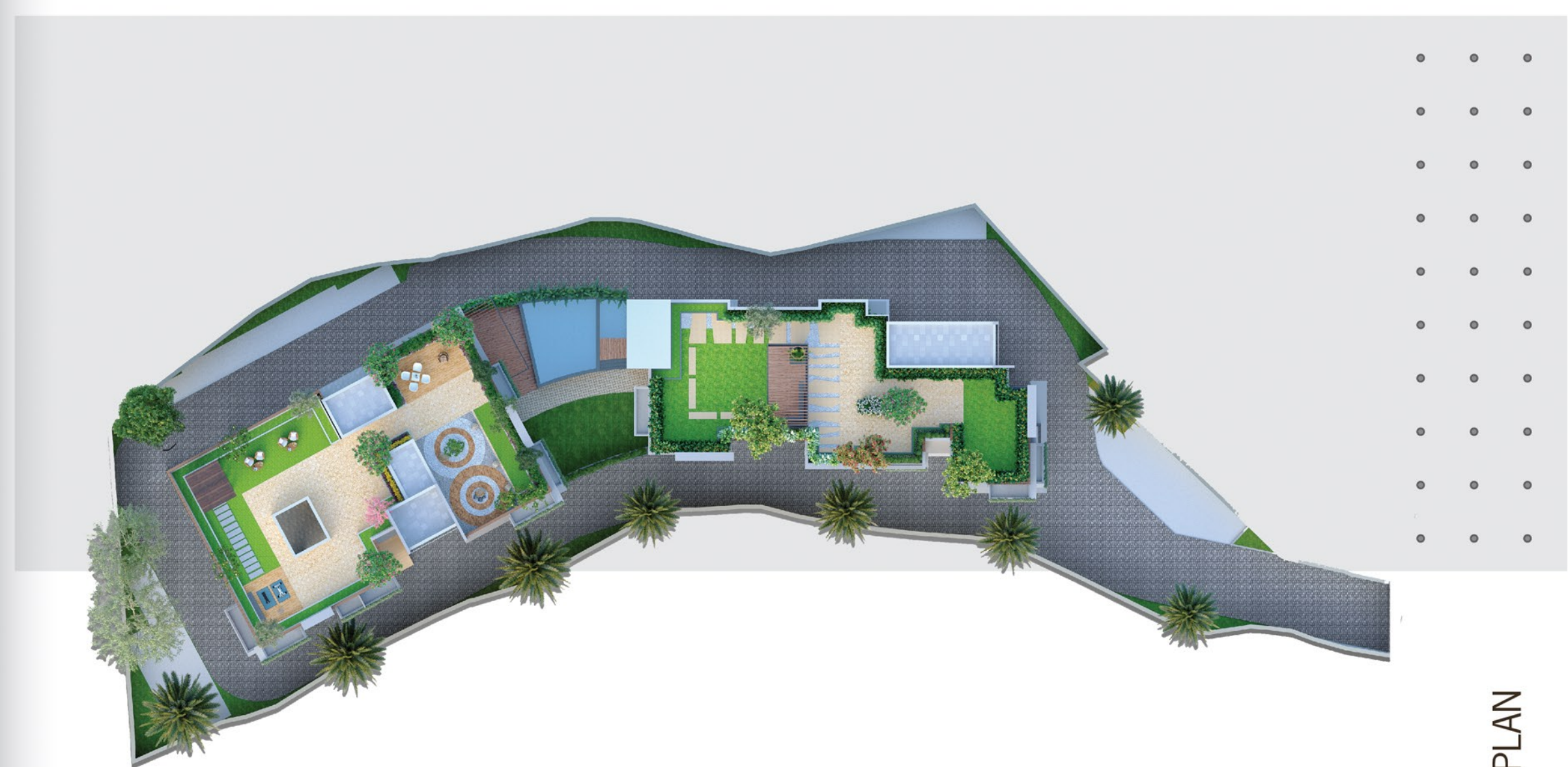
Within the stylishly designed premises of Nexus Homes lies a plethora of handpicked facilities and amenities that would keep your life as seamless and luxurious as you've always wanted it to be. Be a part of an exclusive gated community and move closer to the ideal life!



40% OPEN SPACE
Luxury Lifestyle Project

2 BLOCKS
1st To 13th Floor

3 & 4 BHK
Luxury Flats



SITE PLAN





**BLOCK - A & B
1ST FLOOR**

LEGENDS

- | | | | |
|------------------|----------------|----------------------|-----------------|
| 1 COMMUNITY HALL | 5 HOME THEATRE | 9 GYMNASIUM | 13 TERRACE LAWN |
| 2 DECK | 6 KIDS ROOM | 10 CARDS ROOM | 14 WALK WAY |
| 3 POOL | 7 GUEST ROOM | 11 BATH HOUSE MALE | |
| 4 KIDS POOL | 8 GAMES ROOM | 12 BATH HOUSE FEMALE | |

**BLOCK - B
1ST FLOOR**

FLAT TYPE A	3 BHK + 3 TOI.	SBUA 1960 SQFT
CA 1120 SQFT	BA 109 SQFT	BUA 1372 SQFT



**BLOCK - B
1ST FLOOR**

FLAT TYPE A	3 BHK + 3 TOI.	SBUA 1839 SQFT
CA 1059 SQFT	BA 111 SQFT	BUA 1287 SQFT



FLOOR PLANS



BLOCK - B
2ND, 4TH, 6TH, 8TH & 10TH FLOOR



FLAT TYPE C	4 BHK + 3 TOI	SBUA 2463 SQFT
CA 1407 SQFT	BA 143 SQFT	BUA 1724 SQFT



FLAT TYPE B	3 BHK + 3 TOI	SBUA 1885 SQFT
CA 1059 SQFT	BA 139 SQFT	BUA 1319 SQFT



FLAT TYPE A	3 BHK + 3 TOI	SBUA 1955 SQFT
CA 1120 SQFT	BA 106 SQFT	BUA 1368 SQFT

ISOMETRIC VIEWS

FLOOR PLANS



BLOCK - B
3RD, 5TH, 7TH & 9TH FLOOR



FLAT TYPE C	4 BHK + 3 TOI.	SBUA 2478 SQFT
CA 1407 SQFT	BA 152 SQFT	BUA 1734 SQFT



FLAT TYPE B	3 BHK + 3 TOI.	SBUA 1839 SQFT
CA 1059 SQFT	BA 111 SQFT	BUA 1287 SQFT



FLAT TYPE A	3 BHK + 3 TOI.	SBUA 1960 SQFT
CA 1120 SQFT	BA 109 SQFT	BUA 1372 SQFT

ISOMETRIC VIEWS

FLOOR PLANS



BLOCK - A
7TH, 9TH, 11TH & 13TH FLOOR



FLAT TYPE A	3 BHK + 3 TOI.	SBUA 1623 SQFT
CA 873 SQFT	BA 122 SQFT	BUA 1136 SQFT

FLAT TYPE B	3 BHK + 3 TOI.	SBUA 1636 SQFT
CA 945 SQFT	BA 69 SQFT	BUA 1145 SQFT



FLAT TYPE C	3 BHK + 3 TOI.	SBUA 1665 SQFT
CA 906 SQFT	BA 111 SQFT	BUA 1165 SQFT

ISOMETRIC VIEWS



FLOOR PLANS



BLOCK - A
8TH, 10TH, & 12TH FLOOR



FLAT TYPE C	3 BHK + 3 TOI.	SBUA 1665 SQFT
CA 906 SQFT	BA 111 SQFT	BUA 1165 SQFT



FLAT TYPE B	3 BHK + 3 TOI.	SBUA 1636 SQFT
CA 945 SQFT	BA 69 SQFT	BUA 1145 SQFT



FLAT TYPE A	3 BHK + 3 TOI.	SBUA 1623 SQFT
CA 873 SQFT	BA 122 SQFT	BUA 1136 SQFT

ISOMETRIC VIEWS



STRUCTURE

Earthquake resistant RCC Framed Structure with Anti- Termite treatment in foundation.

FLAT

All flats are Vaastu compliant (Vastu Consultant - SUBIMAL KUMAR PANDEY JYOTISH NIKETAN)

WALLS

Internal Walls finished with putty.
External Walls finished with superior quality water proof paint.

DOORS

Main Door - Decorative Flush Doors .
Other Doors - Solid Core flush door (bare) in internal rooms, bathrooms and balcony.

LIFTS

Automatic passenger lift of OTIS/KONE/Schindler or equivalent make.

FLOORING

Slab tiles in drawing, dining and common Vitrified Tiles in all other rooms.
Granite / Italian Marble flooring in lobby & staircase with S S Railing.

WINDOWS

UV Protective / Sliding window with UPVC frame / Powder coated frame.

SECURITY

CCTV camera at all entry points along with Intercom facility. 24 hours security maintained by the Society.

KITCHEN

Wall Tiles dado up to 2 ft above Granite counter Slab, Stainless steel sink.
Provision for exhaust fan outlet, water heater outlet and RO water purifier.

POWER BACK UP

24 hours power backup in all flats & common area.

FIRE SAFETY

Well equipped modern fire fighting system along with fire alarm system in our common area and underground water storage.



ELECTRICAL

Concealed copper wiring with MCB, DB & modular switches of Legrand /Schneider/Colors/Phillips/ equivalent.
A.C. Power Point & T.V point in all bed rooms & living room Telephone outlet & intercom facility in all flats.
Geyser provision in all bathrooms.

TOILETS

WC & Basin - White glazed porcelain of Jaquar / Kohler / Duravit / equivalent C P Fittings with diverter of Jaquar / kohler / grohe /equivalent.
Premium Ceramic tiles dado with matching anti- skid tiles in toilet.

OTHER FACILITIES

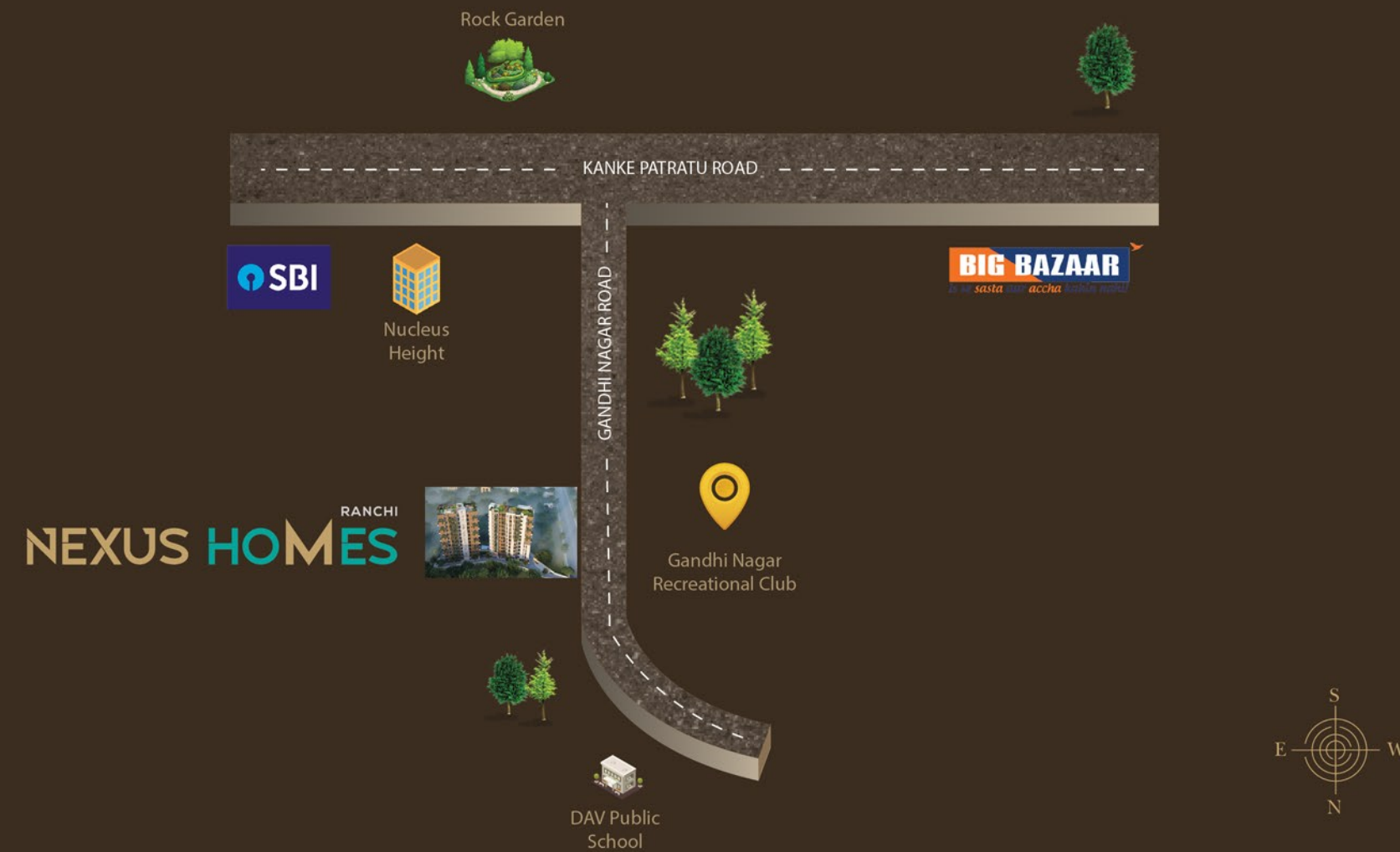
Rain Water Harvesting As Per Norms | Space For External AC Units | Boring For Water Supply
And Adequate Parking Facility Along With Guest Parking
Sewage Treatment Plant Connecting To Septic Tank & Soak Pit

On Booking	10%
Within 1 month of booking / agreement	10%
On foundation	15%
On completion of 1st slab	10 %
On completion of 3rd slab	5%
On completion of 5th slab	10%
On completion of 7th slab	5%
On completion of 9th Slab	10%
On completion of 11th Slab	5%.
Brick work of the said flat	10%
On completion of Internal Plaster	5%
On handover/possession	5%

ADDITIONAL CHARGES TO BE PAID BY THE PURCHASER
Club House Membership Fee, Electricity Meter cost, load security (transformer and JBVNL charges) and DG power backup for electricity in common area & all flats on proportionate basis.
Stamp duty, registration charges, legal / advocate fees for agreement and registration. Govt terms & any other taxes per actual.

PAYMENT TERMS





STAY CONNECTED TO THE BUSTLING CITY & CALMING NATURE!

ONE NAME. BEHIND TRANSFORMED SKYLINES!



A set of top professionals, entrepreneurs and a global conglomerate shared a 'promise' -
 To build quality of life with quality of construction. To unlock value by adding innovation to cement and bricks. To commit reasonable timelines and consistently adhere to the same.
 To enable trust in builders with truth in buildings.

Enabled with a robust team of real - estate professionals and a smart architects -
 Arthika Buildcon is committed to build legends and changing lifestyles with affordable yet
 luxurious homes. Arthika Buildcon is committed to give you the best.

DEVELOPERS

ARTHIKA BUILDCON
2F, Vatika Apartment
Line Tank Road, Ranchi
Phone - 1800 891 9757

SITE ADDRESS

Opposite of Recreational Club,
Gandhinagar Colony, Kanke Road
Ranchi - 834008

ARCHITECTS

AGRAWAL & AGRAWAL
WORSHIP HOUSE
2/5 Sevak Baidya Street
Kolkata - 700029
Phone - +91 33 4073 2125

VASTU CONSULTANT

SUBIMAL KUMAR PANDEY
JYOTISH NIKETAN
Jyotish Niketan, Barmasia, Giridih, Jharkhand - 815301
Phone - +91 9431540000, +91 9431155770
Email Id - subimalpandey@gmail.com, www.jyotishniketan.com

RESIDENT ARCHITECT

The Space Design
AR. NIDHI AGRAWAL
Phone - +91 9693877775

DISCLAIMER

All details in this booklet are for easy information and concept purposes only, and do not form part of the agreement. This document is tentative and developers reserve the right to make variations and modifications.