



# *Neeta Residency*

ELEGANT | COMFORTABLE | OPULENT





Owned by *Mr. Shailesh Sudhanshu Topno*, backed up by a team of qualified and experienced professionals who strive to reach the highest quality standards. Aaliya Construction has worked on many projects throughout the past seven years, including residential apartments, schools, and private projects. Our experience and expertise play an essential role in delivering technically efficient buildings with various state-of-the-art products while adhering to rigid engineering standards.

We take pride in our commitment to building trust with our clients, providing phenomenal services in every stage of the project, and ensuring they get what they want and deserve. Aaliya Construction is known for customer satisfaction, on-time completion, and 'excellence In everything we do'. With the success of the recently completed projects '**Sushil Residency**' at Hatia, Ranchi, and '**Holy Family School**' at Kurdeg, Simdega along with the appreciations for the ongoing project '**Gayatri Enclave**' at singh More, Hatia, Ranchi We now have a new Goal "**NEETA RESIDENCY**" at Harmu, Ranchi as the New Frontier of Aaliya Construction.



## NEETA RESIDENCY

(A 3BHK Residential Apartment)





## SITE PLAN





Healthy Environment



24/7  
SECURITY

Rain Water Harvesting



Advanced  
Fire Fighting  
System



24 Hrs. Water Supply



EV Charging Point



Rain Water Harvesting



24/7 Power Backup



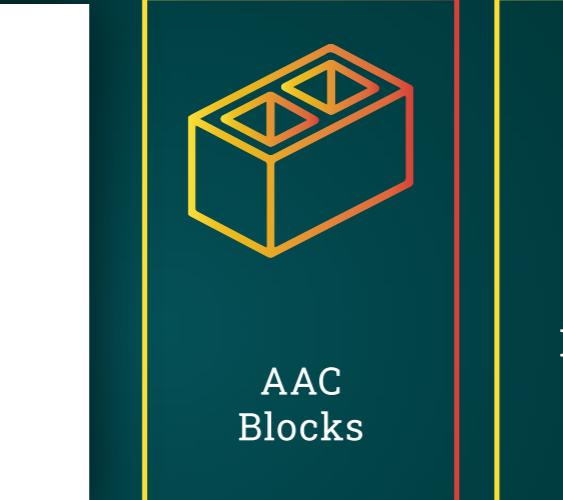
Ample Visitors  
Car Parking



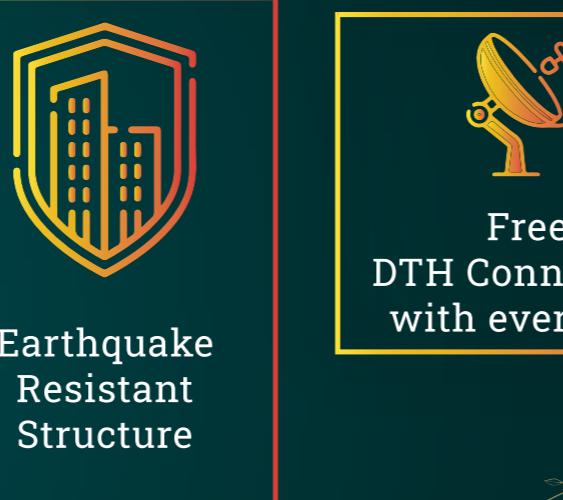
Strategic Locations



Modern  
Facade



AAC  
Blocks



Earthquake  
Resistant  
Structure



Free  
DTH Connection  
with every flat



Separate Bike  
Parking



Tree Plantation  
along Driveway



Community  
Hall with  
GYM



Private  
Terrace in  
Select Units

## AMENITIES



### LARGE COMMUNITY HALL

Perfect Space and ambience for Celebrating your small or big life occasions. The large COMMUNITY HALL can accomodate community gatherings, meetings, celebrations, indoor sports, fitness programs and many more...



‘

A SPACIOUS GYM

To inspire a reassuring calm and to make wellness an experience.

’

AERIAL VIEW



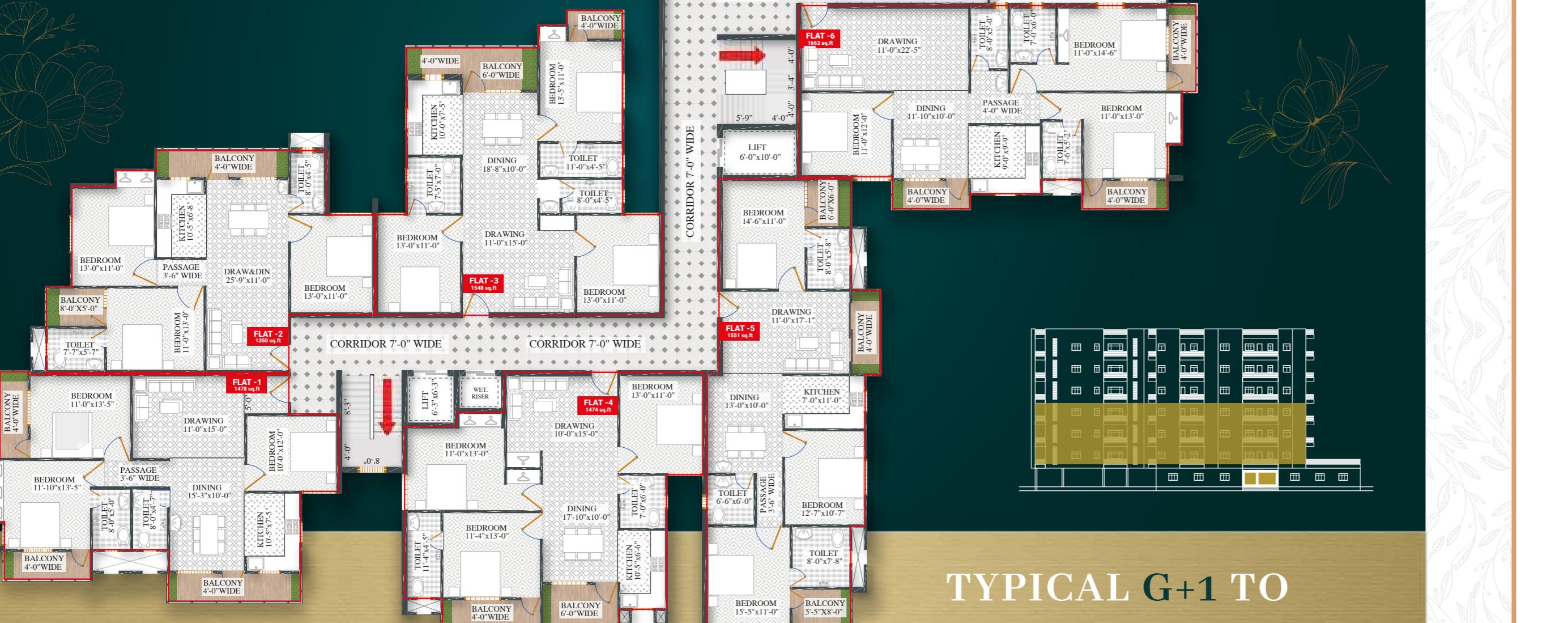
NEETA  
RESIDENCY

46 FLATS and  
2 PRIVATE TERRACE FLATS  
IN A PEACE AND NATURAL AMBIENCE

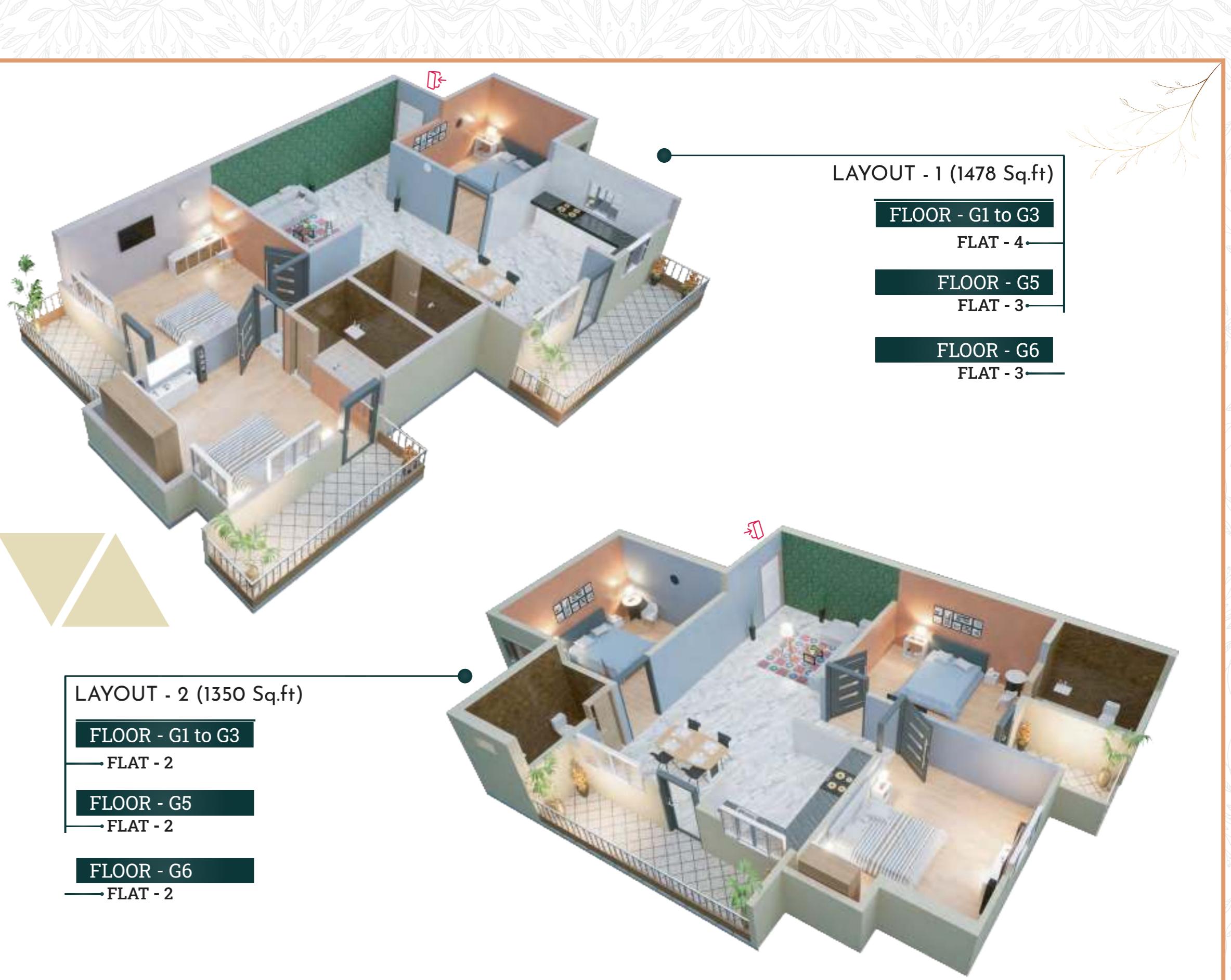
BUILT  
FOR A  
MODERN  
LIFE

CHOOSE  
YOUR HOME  
IN THE HEART  
OF THE  
CITY

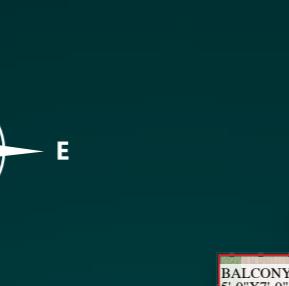
FLAT No.	TYPE	SUPER BUILTUP AREA
1	3 BHK	1478 SQ.FT
2	3 BHK	1350 SQ.FT
3	3 BHK	1548 SQ.FT
4	3 BHK	1474 SQ.FT
5	3 BHK	1551 SQ.FT
6	3 BHK	1663 SQ.FT
7	3 BHK	1748 SQ.FT
8	3 BHK	1407 SQ.FT



TYPICAL G+1 TO  
G+3 FLOOR PLAN



FLAT No.	TYPE	SUPER BUILTUP AREA
1	3 BHK	1478 SQ.FT
2	3 BHK	1350 SQ.FT
3	3 BHK	1548 SQ.FT
4	3 BHK	1474 SQ.FT
5	3 BHK	1551 SQ.FT
6	3 BHK	1663 SQ.FT
7	3 BHK	1748 SQ.FT
8	3 BHK	1407 SQ.FT



TYPICAL G+5  
FLOOR PLAN



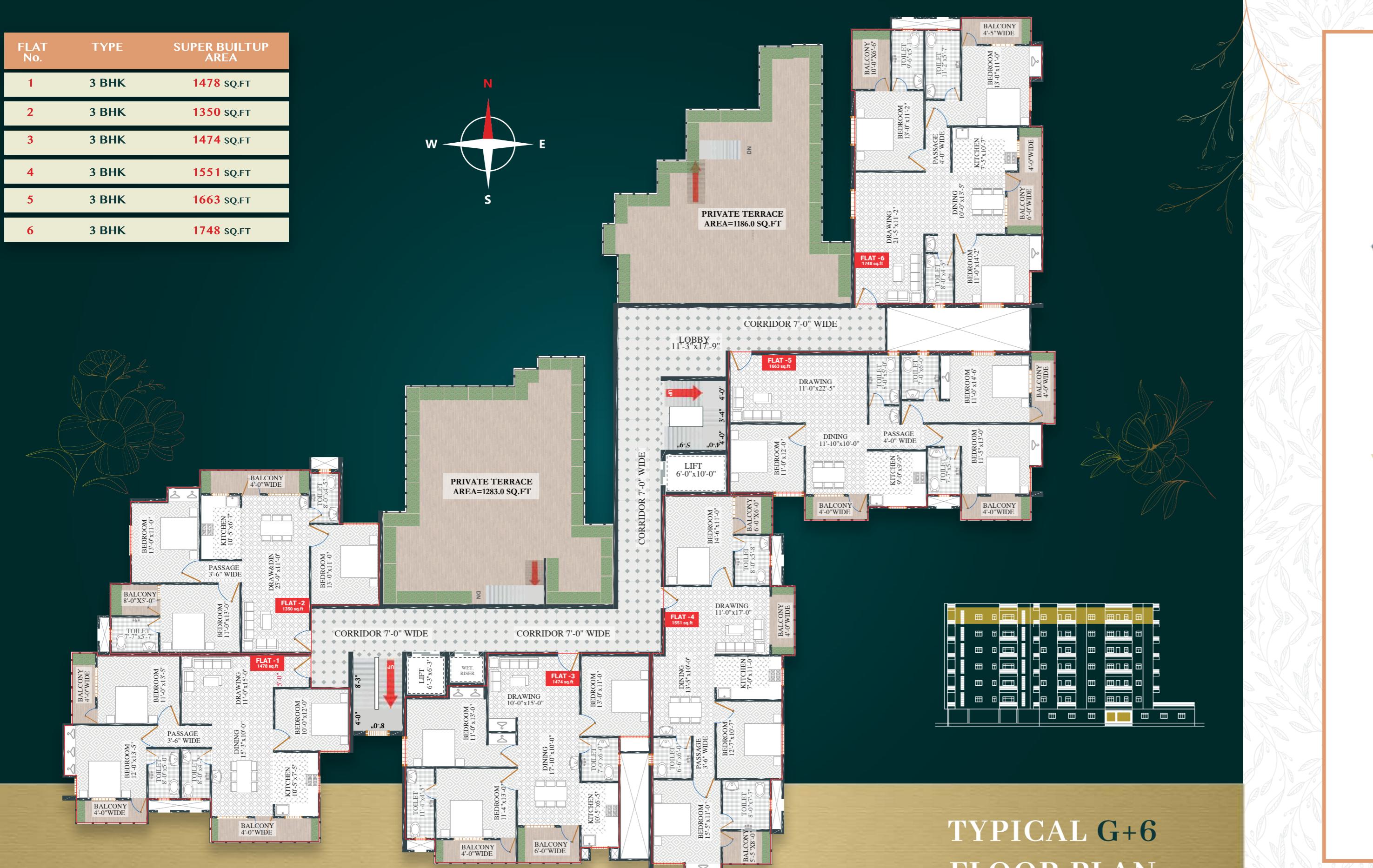
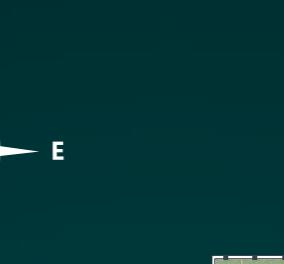
LAYOUT - 3 (1548 Sq.ft)  
FLOOR - G1 to G3  
FLAT - 3

LAYOUT - 4 (1447 Sq.ft)  
FLOOR - G1 to G3  
FLAT - 4

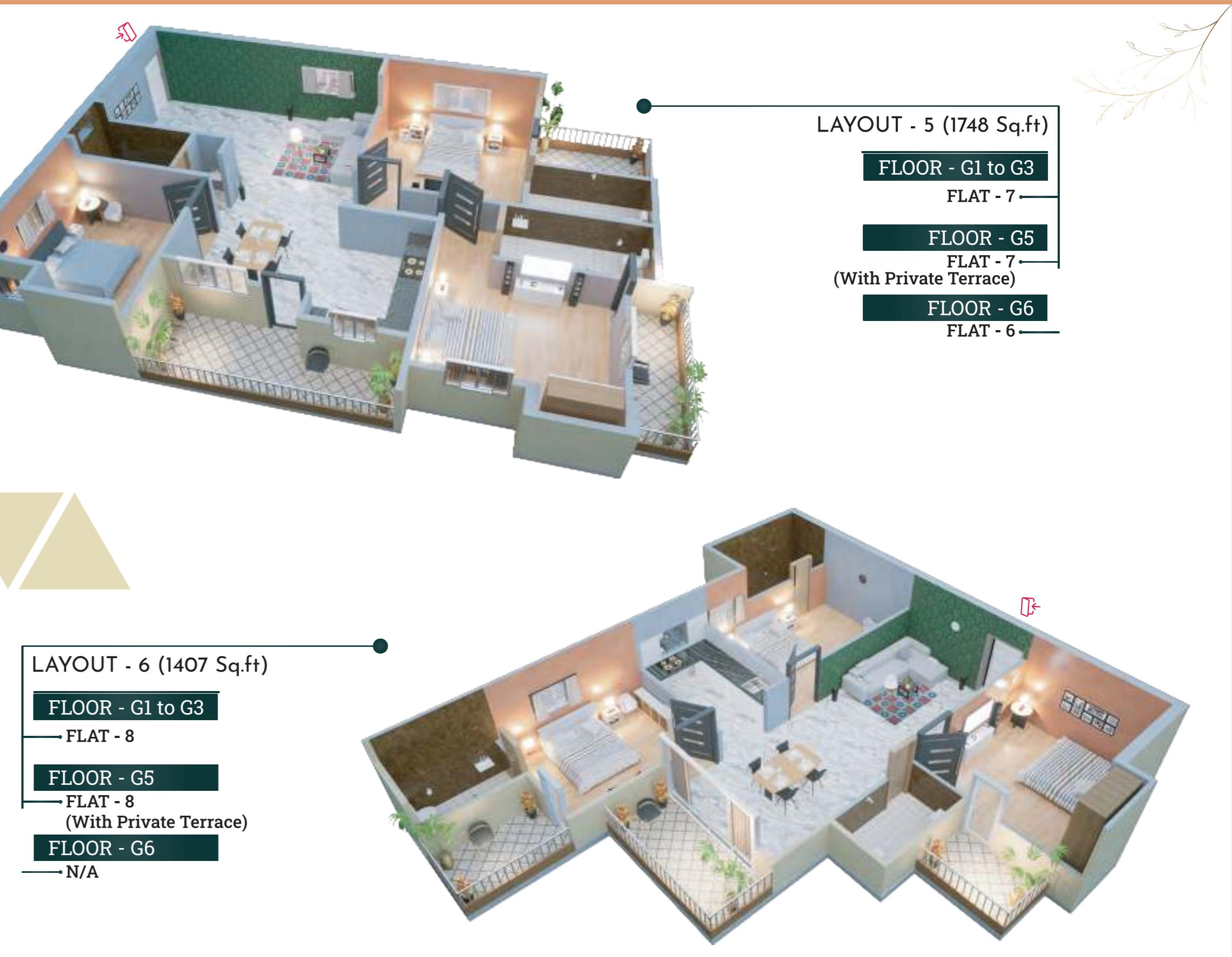
FLOOR - G5  
FLAT - 3  
(With Private Terrace)

FLOOR - G6  
N/A

FLAT No.	TYPE	SUPER BUILTUP AREA
1	3 BHK	1478 SQ.FT
2	3 BHK	1350 SQ.FT
3	3 BHK	1474 SQ.FT
4	3 BHK	1551 SQ.FT
5	3 BHK	1663 SQ.FT
6	3 BHK	1748 SQ.FT



**TYPICAL G+6  
FLOOR PLAN**





#### STRUCTURE

Earthquake Resistant RCC Column and flooring with anti-termite treatment both in foundation & plinths.



#### WALL FINISHING

- Internal : Wall finishing with putty over painted of white primer.
- External : Exquisitely designed exterior wall will be textured (Rustic) over 2 coats of weather coat paint.



#### FLOORING

32x32 inches Vitrified tiles in Drawing & Dining & 24x24 inches Vitrified tiles in Bedrooms.



#### TOILET

- Walls : Ceramic Tiles with highlighters.
- Flooring : Antiskid Tiles.
- Fittings : Wash Basin, Cold & Hot water supply system with CP fittings of standard ISI make.
- Sanitary : Vitreous white ceramic ware of GROHE / Hindware / JAGUAR or equivalent.



#### KITCHEN

- Flooring : 2x2 ft. Vitrified tiles.
- Platform : A working platform of granite finish.
- Wall : 2 ft. Ceramic tiles with highlighters above Working platform.



#### PARKING

Complete Kotta stone finish flooring.



#### STAIRCASE

Complete granite finish flooring in stair and lobby.

*Impressive Surrounding Greenery, for a  
Calm and Pleasant Reality within Nature.*



#### DOORS

- Enterance Door : Water proof 100% full pine flushed door finished with wooden laminate.
- Magic Eye : Enterance door only.
- Internal Door : Water proof 100% full pine flushed door.
- Door Frame : Wooden frame.
- Door Fitting : Stainless steel of DOORSET.



#### WINDOWS

2 Track UPVC windows with 10 MM square rod MS grill.



#### WATER SUPPLY

Round the clock supply of water with overhead tanks supplied by Borewell.



#### GENERATOR

JAKSON / KIRLOSKAR or equivalent silent generator of adequate capacity.



#### LIFT

Lift made of SCHINDLER or OTIS.

## SPECIFICATIONS





At the Time of Booking

On Signing Agreement

15 Days before Ground floor Casting

15 Days before 1st Floor Casting

15 Days before 2nd Floor Casting

15 Days before 3rd Floor Casting

15 Days before 4th Floor Casting

15 Days before 5th Floor Casting

15 Days before 6th Floor Casting

15 Days before Possession

- 15%

- 20%

- 09%

- 09%

- 09%

- 09%

- 09%

- 09%

- 09%

- 02%



## PAYMENT SCHEDULE



SWEAR  
TO  
FULFILL  
YOUR  
DREAMS

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# *It's all about the Location*



RMC and RERA Approved  
CNT PROJECT

- ⌚ 15 mins. Distance from Railway Station.
- ⌚ 18 mins. Distance from Airport.
- ⌚ 05 mins. from Harmu Hospital.
- ⌚ Walking Distance from Harmu Bazaar.
- ⌚ Walking Distance from Harmu Ground.
- ⌚ 10 mins. from Seva Sadan Hospital.



aaliyaconstruction.com

## Developer:



Office Address : Bando Haat, Hawai Nagar, Ranchi - 834003  
 Booking Contact : 6205 599 190 / 6205 408 020  
 E-mail Address : aaliyaconstruction2013@gmail.com  
 Site Address : Near Veer Kunwar Singh Chowk,  
 Harmu Housing Colony, Ranchi - 834002



Our Architect :  
**ENGINEERS GROUP**  
 1st Floor Shop no. 06, Arctic Mall, Near  
 Hero Showroom, Bariatu Rd, Ranchi.  
 9835 117 282, 9835 322 137



Marketing Partner :  
**MEDIA EXPRESS**  
 Near Sahu Chowk, Pundag,  
 Ranchi.  
 7209 998 007

