CRAFTING SPACES, CREATNG MEMORIES

DEONARAYAN
ESTATE

JHARERA/PROJECT/49/2025



A PROJECT BY SKYSCRAPER



Crafted for Calm. Built for Life

ELEGANT SPACES

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ESTATE

Behind St. Stephen School,
New Bus Stand, Forest Colony,
Hazaribagh-825301, Jharkhand

Developed by

SkyScraper
Ground Floor, Maurya Residency,
Nalanda Colony, Bariatu,
Ranchi-834009

SKYSCRAPER
Bring home to quality

Welcome to **SkyScraper**, where visionary leadership meets a commitment to quality living. Founded in 2020 under the guidance of Shri Girish Chandra Prasad, we aim to redefine affordable housing with our vision: "Bring Home to Quality." As third-generation leaders in real estate, we bring experience, ethics, and innovation to every project across Bihar and Jharkhand. Our mission is to deliver well-designed, affordable homes without compromising on standards. With a focus on sustainability, safety, and smart design, we're building not just structures—but a better future.



SPECIFICATIONS

STRUCTURE:
RCC Frame Structure with earthquake resistant design and drawing.

DOORS & WINDOWS:
Elegant flush main door with central lock. All internal flush doors fitted with S.S. hardware and wooden/marble frames. Aluminium sliding windows with glass panels.

FLOORING:
Vitrified 2'x2' Tiles all coveredarea inside the flat. Marble flooring in corridors and stairs. Parking area with PCC and checkered tiles. Open spaces finished with paver blocks.

BATHROOM:

FLOORING:	Anti Skid Vitrified Floor Tiles
WALL:	Glazed Tiles upto 7' height

KITCHEN:
Cooking flatform of granite with steel sink and 2' height glazed tiles above cooking platform. hot and cold waterr suppl y in the sink.

LIFT:
6 passenger capacity lift of standard make.

WALLS:

Internal Walls:	Cement Walls with Plaster of Paris
External Walls:	Weather Proof Textured Paint

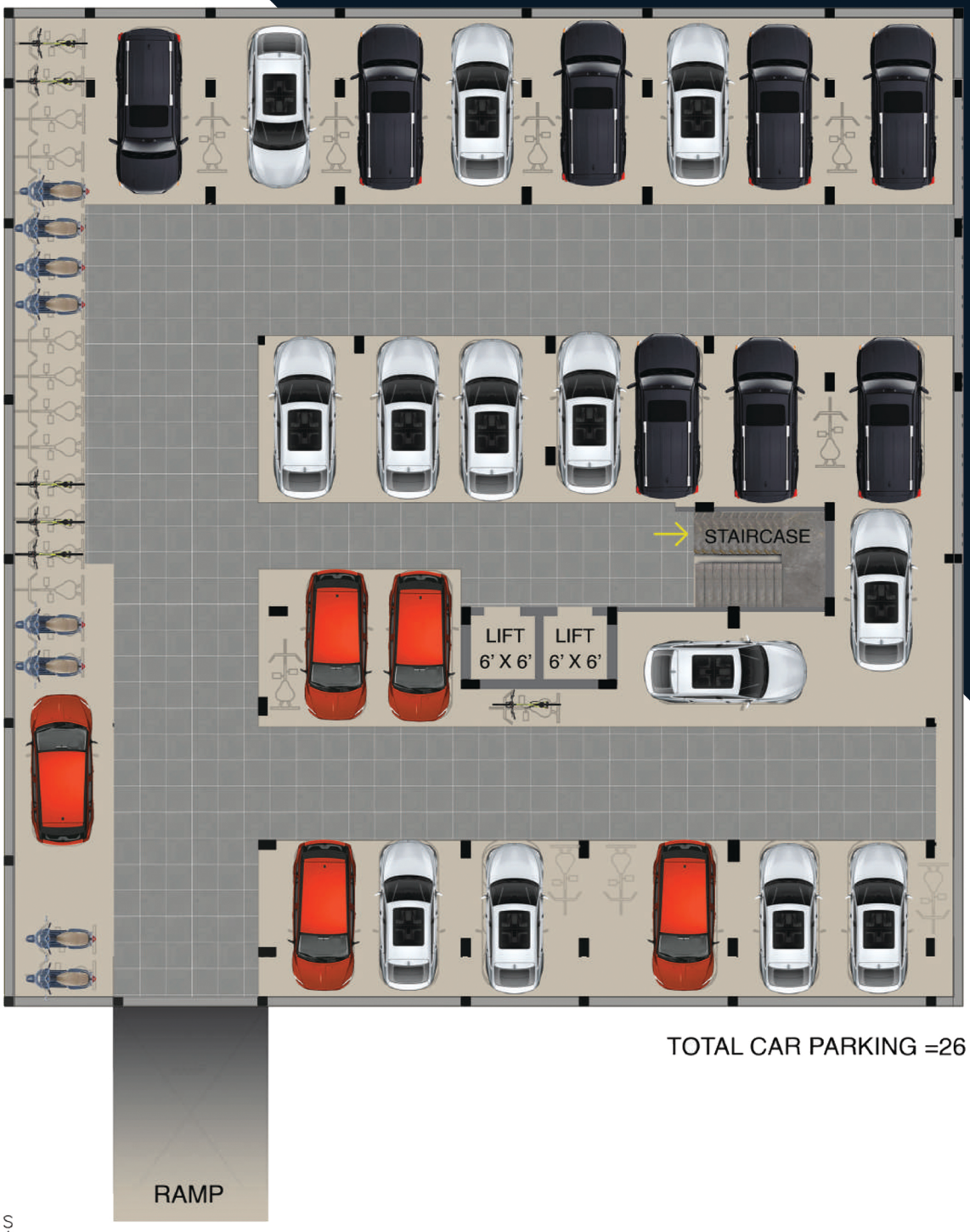
ELECTRICALS:
Each room has a 15A plug. Bedrooms have 2 light points, 1 fan point, and a 5A plug on every board. Drawing room includes ample 5A & 15A plugs. Kitchen and bathrooms have light and exhaust points. Copper multi-core wiring used throughout.

WATER SUPPLY:
Each block has a common water tank. Toilets include a wash basin, I.W.C. or E.W.C. with cistern, geyser point, and ISI-marked tap fittings.

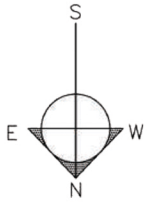
GENERATOR:
Silent mode generator for common light, lift, Pump & 400 watt for flat.

BASEMENT PLAN

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TOTAL CAR PARKING =26



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GROUND FLOOR PLAN



BUILT UP AREA		
FLAT - 1	1151.00	Sq.ft
FLAT - 2	1093.00	Sq.ft
FLAT - 3	1016.00	Sq.ft
FLAT - 4	1136.00	Sq.ft

SUPER BUILT UP AREA		
3BHK FLAT - 1	1496.00	Sq.ft
3BHK FLAT - 2	1420.00	Sq.ft
3BHK FLAT - 3	1320.00	Sq.ft
3BHK FLAT - 4	1477.00	Sq.ft

COMMON AREA : 1311.00 Sq.ft



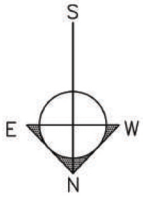
1ST, 3RD & 5TH FLOOR

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BUILT UP AREA		
FLAT - 1	1264.00	Sq.ft
FLAT - 2	1195.00	Sq.ft
FLAT - 3	1196.00	Sq.ft
FLAT - 4	1060.00	Sq.ft
FLAT - 5	1258.00	Sq.ft

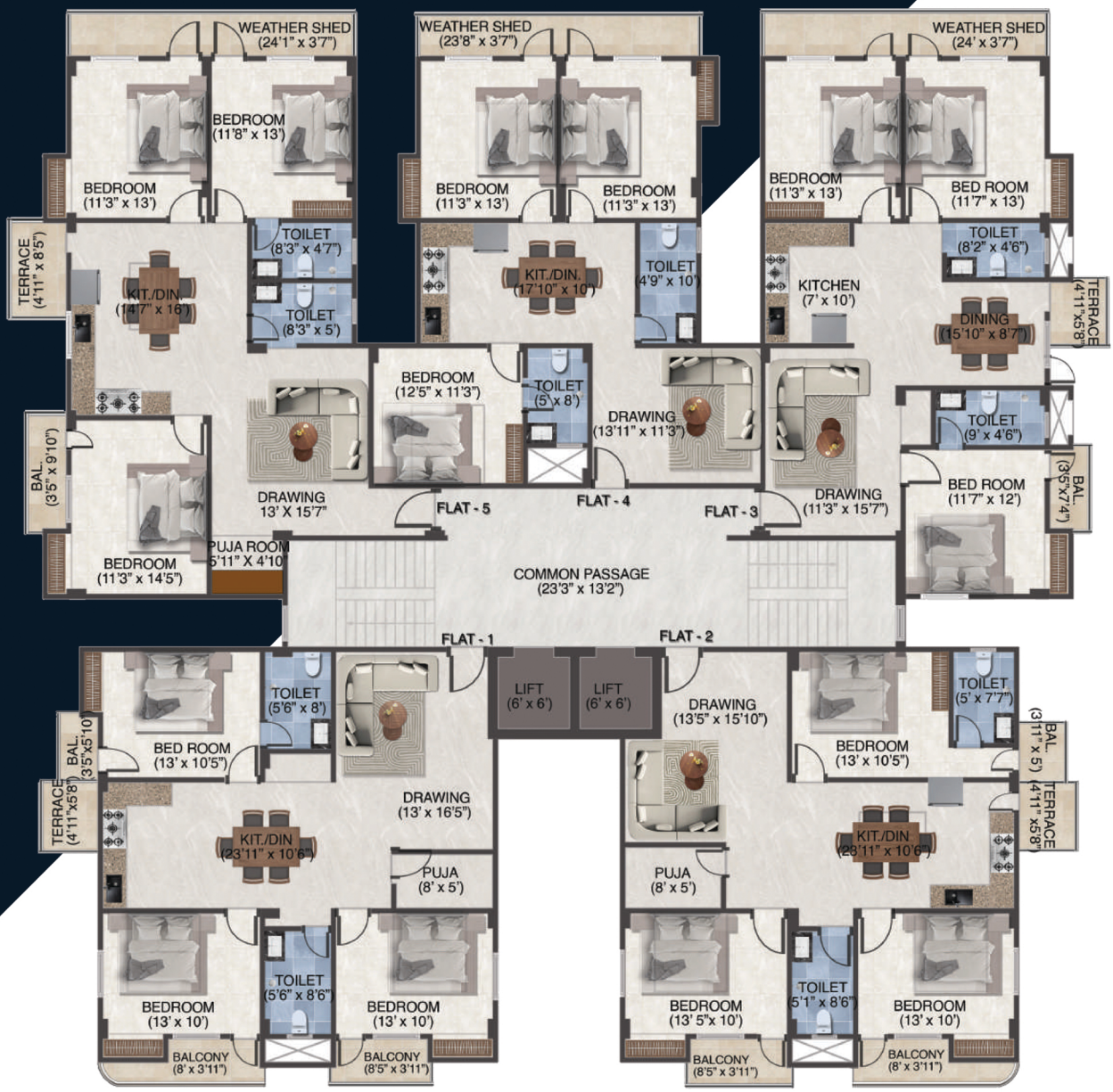
SUPER BUILT UP AREA		
3BHK FLAT - 1	1643.00	Sq.ft
3BHK FLAT - 2	1553.00	Sq.ft
3BHK FLAT - 3	1555.00	Sq.ft
3BHK FLAT - 4	1378.00	Sq.ft
3BHK FLAT - 5	1635.00	Sq.ft



COMMON AREA : 702.00 Sq.ft

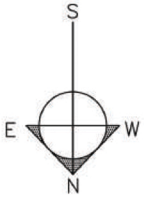
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2ND & 4TH FLOOR



BUILT UP AREA		
FLAT - 1	1229.00	Sq.ft
FLAT - 2	1198.00	Sq.ft
FLAT - 3	1196.00	Sq.ft
FLAT - 4	1060.00	Sq.ft
FLAT - 5	1259.00	Sq.ft

SUPER BUILT UP AREA			
3BHK	FLAT - 1	1598.00	Sq.ft
3BHK	FLAT - 2	1557.00	Sq.ft
3BHK	FLAT - 3	1555.00	Sq.ft
3BHK	FLAT - 4	1378.00	Sq.ft
3BHK	FLAT - 5	1636.00	Sq.ft



COMMON AREA : 702.00 Sq.ft

FLAT PAYMENT PLAN

1. **At the time of booking: 10%**

2. **At the time of Agreement** (Within 15 Days of Booking): **10%**

i. 1st Installment Basernent Roof casting:	10%
ii. 2nd Installment G.F. Roof casting:	10%
iii. 3rd Installment 1st Floor Roof casting:	5%
iv. 4th Installment 2nd Floor Roof casting:	5%
v. 5th Installment 3rd Floor Roof casting:	5%
vi. 6th Installment 4th Floor Roof casting:	5%
vii. 7th Installment 5th Floor Roof casting:	10%
viii. 8th Installment on Brick work:	10%
ix. 9th Installment on Internal Plaster & Flooring:	10%
x. 10th Installment on Internal finishing:	5%

3. **Balance 15 days before handing over: 5%**

Booking amount will have to be paid by the purchaser at the time of booking of the respective unit.

GST deducted for Cancellation

OTHER FIXED CHARGES

Electricity Connection 3kw, Generator, Intercom, CCTV,
Facility & Lift, Reserved Car & Two Wheeler Parking.

Note TAXES (G.S.T.) if applicable will be paid by the purchaser to the Developer.

NOTES

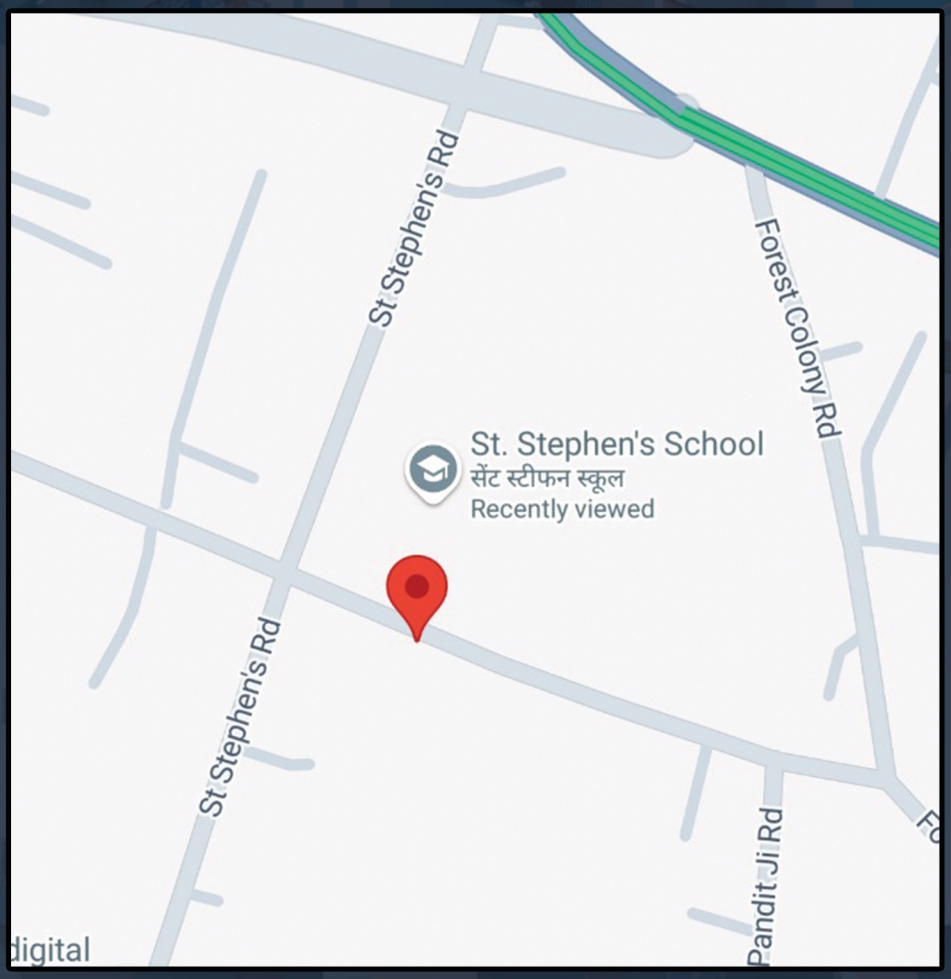
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FOR BOOKINGS CONTACT

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