

THE CALL  
FOR YOUR  
HOMECOMING

“experience the many hues of indulgence,”






### Salient Features:

- ▶ Project area spreading across more than 2 acres
- ▶ Three Towers of B+G+13
- ▶ Approx 70% Open Area
- ▶ Incandescent greenery at ground floor level
- ▶ Landscaped gardens at 1st and 2nd floor level
- ▶ Ample space for car parking along with basement parking
- ▶ Kanke Dam Facing Apartments
- ▶ Penthouses with open terrace
- ▶ Premium 3/4 BHK apartments, duplex open on all sides
- ▶ Vastu Friendly Designs
- ▶ Solar power common lighting
- ▶ 24 hours power backup
- ▶ Advanced security system
- ▶ Adjacent commercial zone



“LOOKING AT THE BEAUTY OF NATURE IS THE  
FIRST STEP OF PURIFYING YOUR MIND.”



Resplendent water body ornamented with the Gonda hillocks is a treat to every connoisseur of beauty. Dark boulders with a tinge of greenery draw a magnificent picture on the canvas of nature. Welcome to a tranquil atmosphere of unpolluted air & secluded environment which makes this an abode of relaxation and seclusion.



## “ALL PLACES ACCESSIBLE AT YOUR EASE”

Stay connected to the whole city and reach any place in the flashes of flashes without any hassle of transportation or road accessibility. The profile of the project has been synced to the political and social importance of Kanke Road.

- ▶ Chandani Chowk 0 meters
- ▶ Rock Garden 0.75 km
- ▶ CM House 1.5 Kms
- ▶ Governor House 3 kms
- ▶ Ratu Road 3.5 kms
- ▶ Civil Court 3.5 kms



- ▶ Firayalal Chowk 4.5 kms
- ▶ National Law University 5 kms
- ▶ Sharda Global School 6 kms
- ▶ Ranchi Railway Station 8 kms
- ▶ Birsa Munda Airport 13 kms





“ YOUR NEST, CRADLED BY NATURE ,”

Astor Green, the most privileged and sophisticated project situated at Kanke Road promises you a wonderful nest of happiness with all kinds of world class amenities. Sketch your dream of living in a technologically advanced high rise building that quenches your desire for a perfect home. Feel the essence of flora by residing in the lap of nature.

**Exclusive Amenities:**

- ▶ Infinity swimming pool
- ▶ World class AC Gymnasium
- ▶ Adda Zone
- ▶ Kid's play area
- ▶ Kid's pool
- ▶ Community hall with large space
- ▶ Indoor game court
- ▶ Common Lounge



## “ GREENERY IS THE MANTRA OF LONG LIVING ”

A perfect concoction of cosmopolitan ambience and greenery promises a world class standard of living. We don't believe in just "staying" but staying with style, comfort and class. Copious open spaces with landscaped gardens have been embroidered to give you a sense of freedom.

### Our assistance; your safety;

- ▶ CCTV cameras, Video Door Phone with Biometric scanner
- ▶ Intercom facilities
- ▶ Wifi Zone
- ▶ Fire safety arrangement
- ▶ Rain water harvesting
- ▶ Servant Quarter





“SERENITY TAILORED WITH AFFLUENCE”

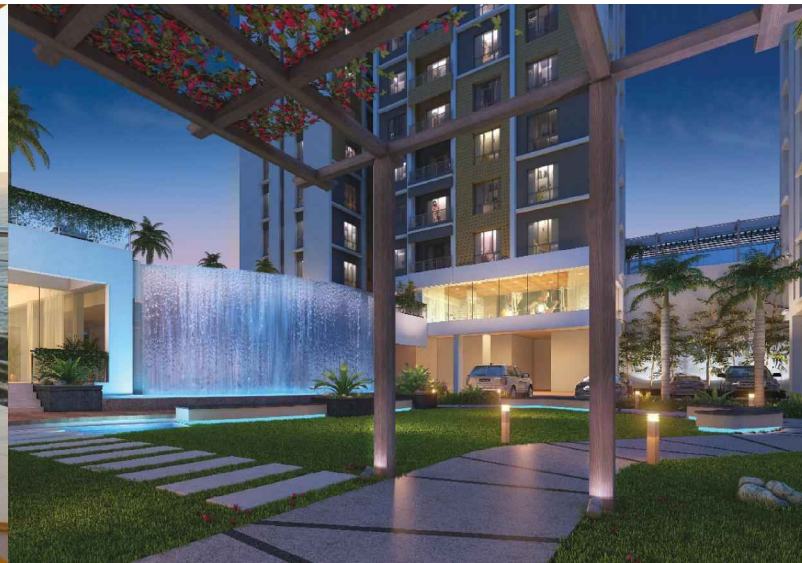




## “PULSE- THE VIBE OF EXTRAVAGANCE,”

Say goodbye to your hardworking week, sip to your favorite drink and refresh yourself with a magnificent view of Kanke Dam at our luxury club. Take a dip in our pool which comes with a podium that heightens the semblance of luxury and lavishness. Spend your leisure time by playing a board of pool or a game of foosball. Experience an "a-la-carte" of fun and frolic to sooth your mind from the shackles of busy life.

- ▶ Space to enjoy your leisure time
- ▶ Indoor game court for a calming hibernation period
- ▶ Infinity swimming pool with a dedicated podium

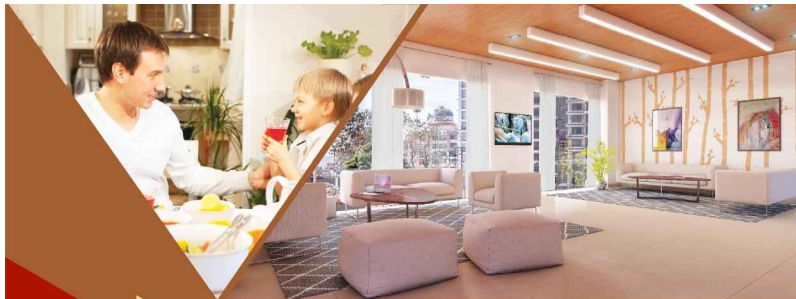




“A HEALTHY LIFE, A BETTER LIFE,,”

- ▶ Enhance your fitness with effective workout sessions at our world class AC gymnasium
- ▶ Plunge in our pool and replenish your energy with swimming sessions and bask in the sun to absorb freshness
- ▶ Ruminant your stress and tension at our yoga deck





## “OHANA- CELEBRATE YOUR FESTIVITIES,,

Ohana- your cushy and spacious community hall has a large space where you rejoice all your happiness with your loved ones and creating unforgettable memories. An attached garden ornaments the whole place with beauty and allurement. A Sunday brunch or a birthday party, plan all your occasions with ease.

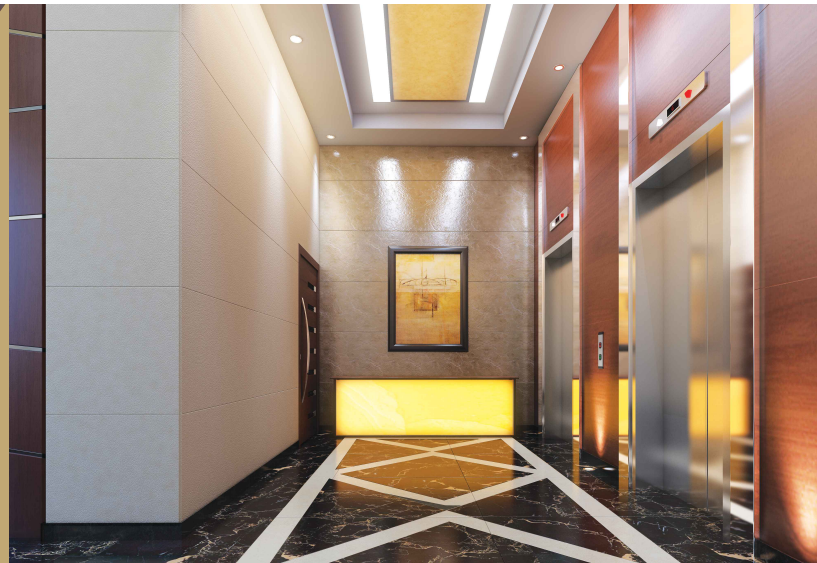




## “ WELCOME TO THE WORLD OF LUXURY AND PLUSH ”

Come to the world of grandeur and opulence where we make you experience an "out of the world" living experience that is to stay for eternity. The grand lobby entrance reflects aristocracy which takes you on a ride of pomp and splendour.

- ▶ Separate apartments with no inter connection
- ▶ Rooms with approx 11 feet floor height
- ▶ 8 feet High entrance doors
- ▶ Immense size windows with scenic view

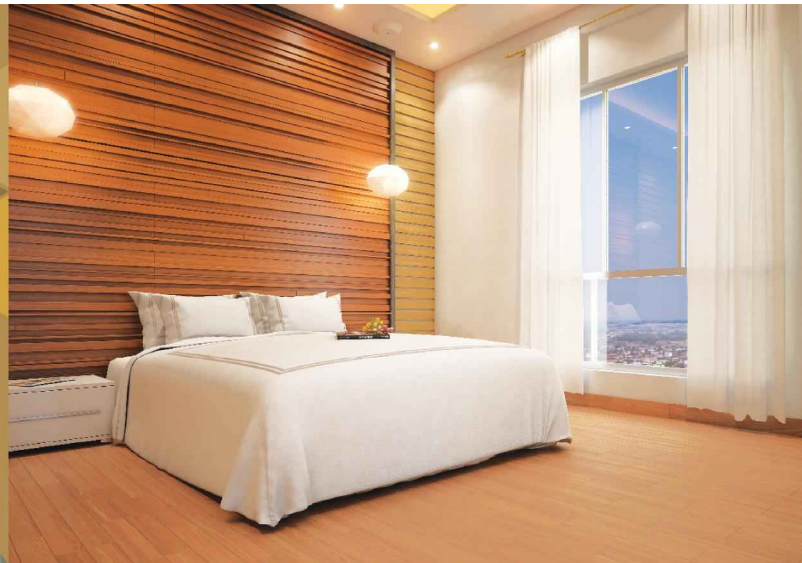






“ WAKE UP TO A NATURAL  
ELEGANCE EVERY MORNING ”

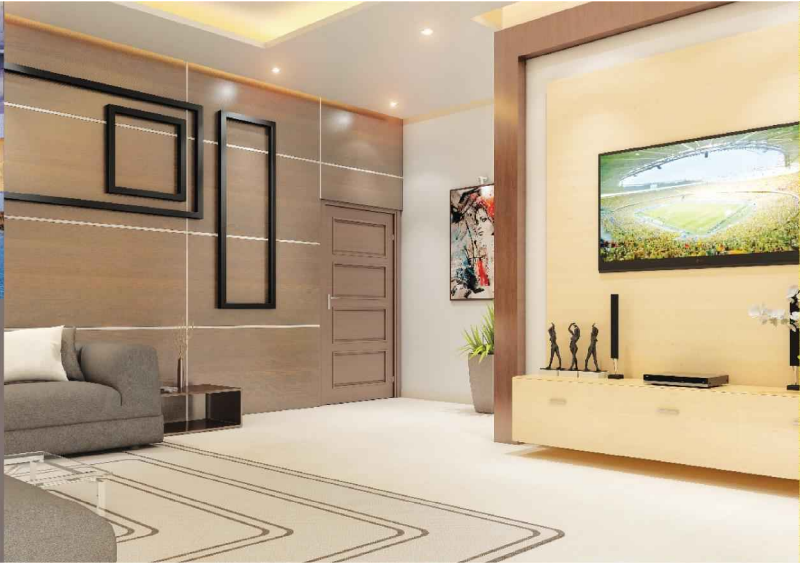
Bedrooms with luxury decor and unique themes that assures coziness and contentment for your private time. With a breath taking view of the Kanke dam from your bedroom make every morning special and rejuvenating.





“ELEGANT INTERIORS WITH FINER AESTHETICS”

State of the art architecture with the blend of different colours makes your living room, kitchen and bathroom beautiful and gleaming. Interiors showcase brilliance and class with a perfect finish that echoes a glamorous homely life.



## “ SPECIFICATION ”

### Main Structure:

RCC framed structure designed as per the seismic requirement, made using ACC/Lafarge or equivalent Cement & Reinforcement Steel of TATA TISCON/SAIL or equivalent

### Wall Finish:

Cement putty/POP on appropriate spaces

### Flooring:

Living room: Marble/Large vitrified tiles of premium quality.

Dining room: Marble/Large vitrified tiles of premium quality.

Master bedroom: Large vitrified tiles of premium quality.

Other bedroom: Large vitrified tiles of premium quality.

### Kitchen:

Flooring: 600x600 vitrified tiles of premium quality

Water connection: Hot and Cold water connections

### Fittings & Fixtures:

Fitting & fixture of premium quality Jaquar/ Kohler/Grohe or equivalent

### Kitchen Slab:

Granite top cooking platform with one stainless steel sink and drainboard.

### Wall Finishing:

Walls of kitchen will be clad with ceramic tiles upto height of two feet above the counter

### Toilets:

Flooring: 600x600 vitrified tiles lapatto finish

Basin finish: Marble/granite finished basin counter

Wall finish 600x300 ceramic tiles kajaria or equivalent

Water connection: Provision for hot & cold lines heavy duty UPVC pipe joint and valves of reputed make

Sanitary ware: Sanitary ware of premium quality Kohler/Jaquar/Grohe or equivalent



CP fitting / fixtures / accessories: Single lever fittings of Kohler/Jaquar or equivalent

Wall/ceiling finish: 600x300 premium quality ceramic tiles

Doors: Sal wood door frame with elegantly finished panelled main door and flush shutter for internal doors. Door heights shall be 8 feet.

Locks/hardware: Premium quality Godrej /Hafele/Hettich or equivalent

Grills: M.S. designer grills.

**Electricals:**  
Fixture/fittings: ISO Certified of reputed brands.

Power back-up: 24 Hrs DG backup

Wiring: ISO Certified Concealed wiring of reputed brands

Electric meters: Individual electricity meter for each apartment as per rules

Electrical distribution box : Premium quality distribution box with MCB isolator etc.

Transformer: Transformer as per load requirement & local rules

Lift: Reputed brand Otis/Kone/Schindler or equivalent

**Special Treatment:**  
Water proofing: Water proofing of terrace, balconies, basement, water tank etc.

Termite treatment : By reputed brand

Wi Fi system: Wi Fi system will be enabled in common areas

Solar System: Solar system will be enabled for lighting in common areas

Water Resources: Sufficient number of deep tube wells to cater to the needs fo water all round the clock.

Underground Storage Tank with Municipal water Connection

Rain Water Harvesting

Dedicated Car washing area







OVER ALL  
2ND FLOOR PLAN



BLOCK - A  
2ND FLOOR PLAN

| FLAT NO | SIZES     | EBAN | BHK   |
|---------|-----------|------|-------|
| A/201   | 2700 sqft |      | 4 BHK |
| A/202   | 2050 sqft |      | 3 BHK |
| A/203   | 2090 sqft |      | 3 BHK |





BLOCK - A  
TYPICAL FLOOR PLAN  
(3RD. TO 11TH. FLOOR)

| FLAT NO         | SIZES (SQM) | BHK   |
|-----------------|-------------|-------|
| A/261 TO A/1101 | 2700 sqft   | 4 BHK |
| A/262 TO A/1102 | 3050 sqft   | 3 BHK |
| A/363 TO A/1103 | 3000 sqft   | 3 BHK |



BLOCK - A  
12TH. FLOOR PLAN  
PENTHOUSE

| FLAT NO | SIZES (SQM) | BHK         |
|---------|-------------|-------------|
| A/1201  | 2700 sqft   | 4 BHK       |
| A/1202  | 2550 sqft   | Lower 3 BHK |
| A/1203  | 2550 sqft   | Lower 3 BHK |





BLOCK - A  
13TH. FLOOR PLAN  
PENTHOUSE

| FLAT NO | SIZES (GSA) | BHK         |                         | TERRACE AREA IN SQFT |
|---------|-------------|-------------|-------------------------|----------------------|
| A/1301  | 2700 sqft   | 4BHK        |                         |                      |
| A/1302  | 1600 sqft   | Upper 2 BHK | Penthouse (Upper Floor) | 252                  |
| A/1303  | 1710 sqft   | Upper 2 BHK | Penthouse (Upper Floor) | 263                  |



BLOCK - B  
2ND FLOOR PLAN

| FLAT NO | SIZES     | EBHK | BHK   |
|---------|-----------|------|-------|
| B/201   | 2700 sqft |      | 4 BHK |
| B/202   | 2090 sqft |      | 3 BHK |
| B/203   | 2050 sqft |      | 3 BHK |





BLOCK- B  
TYPICAL FLOOR PLAN  
(3RD. TO 11TH. FLOOR)

| FLAT NO         | SIZES (SQM) | BHK   |
|-----------------|-------------|-------|
| B-301 to B-1101 | 2700 sqft   | 4 BHK |
| B-302 to B-1102 | 2080 sqft   | 3 BHK |
| B-303 to B-1103 | 2050 sqft   | 3BHK  |



BLOCK- B  
12TH FLOOR PLAN  
PENTHOUSE

| FLAT NO | SIZES (SQM) | BHK   |
|---------|-------------|-------|
| B-1201  | 2700 sqft   | 4 BHK |
| B-1202  | 2050 sqft   | 3 BHK |
| B-1203  | 2080 sqft   | 3 BHK |







BLOCK - B  
13TH FLOOR PLAN  
PENTHOUSE

| FLAT NO | SIZES (Sqm) | BHK  | TERRACE AREA IN SQFT    |
|---------|-------------|------|-------------------------|
| B1301   | 2750 sqft   | 4BHK |                         |
| B1302   | 1480 sqft   | 3BHK | Penthouse (Upper Floor) |
| B1303   | 1610 sqft   | 3BHK | Penthouse (Upper Floor) |



BLOCK - C  
TYPICAL FLOOR PLAN  
(2ND. TO 11TH. FLOOR)

| FLAT NO         | SIZES (Sqm) | BHK  |
|-----------------|-------------|------|
| C200 to C1 1101 | 2730 sqft   | 4BHK |
| C200 to C1 1102 | 2050 sqft   | 3BHK |
| C200 to C1 1103 | 2700 sqft   | 3BHK |
| C204 to C1 1104 | 2070 sqft   | 3BHK |





BLOCK -C  
12TH FLOOR PLAN  
PENTHOUSE

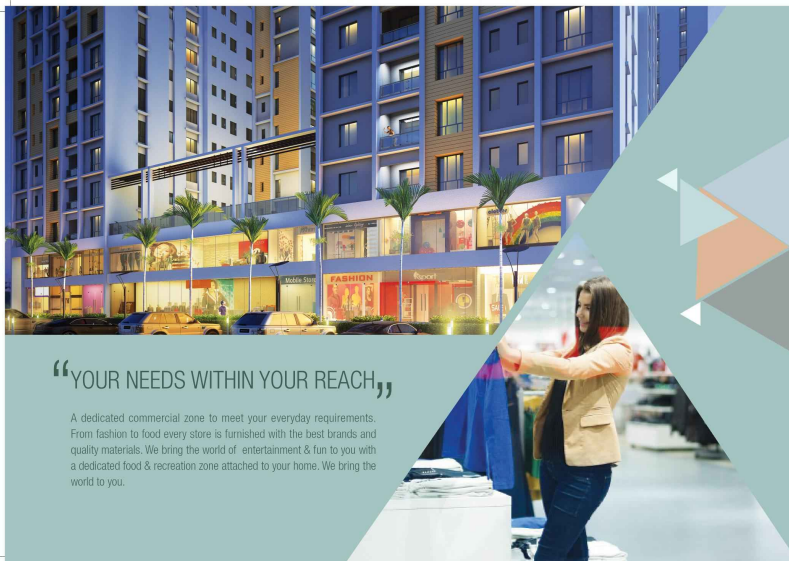
| FLAT NO | SIZES (SQM) | BHK   |                         |
|---------|-------------|-------|-------------------------|
| C1201   | 2710 sqft   | 4 BHK | Penthouse (Lower Floor) |
| C1202   | 2650 sqft   | 3 BHK |                         |
| C1203   | 2710 sqft   | 3 BHK |                         |
| C1204   | 2070 sqft   | 3 BHK | Penthouse (Lower Floor) |



BLOCK -C  
13TH FLOOR PLAN  
PENTHOUSE

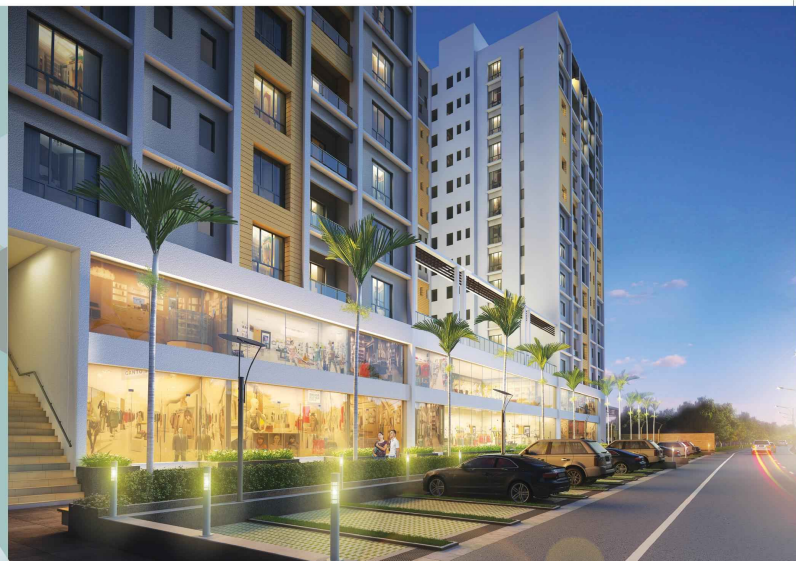
| FLAT NO | SIZES (SQM) | BHK   | TERACE AREA IN SQFT         |
|---------|-------------|-------|-----------------------------|
| C1301   | 2600 sqft   | 2 BHK | Penthouse (Upper Floor) 490 |
| C1302   | 2650 sqft   | 3 BHK |                             |
| C1303   | 2710 sqft   | 3 BHK |                             |
| C1304   | 1660 sqft   | 2 BHK | Penthouse (Upper Floor) 374 |





“YOUR NEEDS WITHIN YOUR REACH,,

A dedicated commercial zone to meet your everyday requirements. From fashion to food every store is furnished with the best brands and quality materials. We bring the world of entertainment & fun to you with a dedicated food & recreation zone attached to your home. We bring the world to you.



## “WHO WE ARE,,

Sharda Group is one of the renowned business house engaged in mining, energy, Steel industry, minerals Trading, logistic services, transportation, Import and exports, Technology based agriculture/farming, Real estate, hospitality, education and financing operating in the states of Jharkhand, West Bengal, Orissa, Delhi and Haryana.

Sharda firmly believes in:-

- Striving towards customer satisfaction.
- Courtesy which makes the people come to them again and again
- Professionalism that reflects in each of their projects
- A goal-oriented bias for action.
- Serving the society at large as a part of corporate social responsibility(CSR).

Sharda Group is an organisation that is highly focused on delivering international standard products in time which showcase flakes of perfection. The Group has a substantial reputation for quality, efficiency, trust, meticulous planning, top quality amenities, superlative designs, timely accomplishment, and guaranteed possessions with handing over the projects including proper documentation. The Group emphasizes on meticulous planning, focusing on essential requirements, and importance of location, connectivity and convenience, budget limitation of the customer, backed by quality material, workmanship and after sales service.

Since its outset the chairman of the Sharda Group Mr. Sanjay Kumar Sharda has inspired and led Sharda Group to explore new territories which created his enterprise as an established entity. He believes in Quality, Transparency and Innovation as the pillars of his success.

The company is carrying out the entire work of construction with the help of its experienced work force and technically qualified staff and engineers with all self owned modern machineries and infrastructure. It is in a position to carry out the work without any financial or technical interruption and complete the construction of the projects in time to deliver the possession of the property to the clients.

Sharda Group is aiming at providing Luxury apartments to the customers in the heart of the city with all modern amenities and facilities of international standard for their happy and comfortable living. In order to achieve this excellence, the company has hired highly qualified and experienced Architects and engineers to design and supervise the entire work at each stage of progress. Sharda Group has pioneered for high quality living by incorporating climatology into realty with luxury being the major priority for their valued customer.

Sharda Group aims to be a professionally sound corporate entity keeping all social and environmental factors at utmost importance, so as to work dedicatedly in giving the society, the bigger picture- "LIVING LIFE, LIVING HIGH, DREAMING BIG".

## “OUR ONGOING PROJECTS,,



Sai Enclave Tagore Hill, Ranchi



Susri Trinetra, Mukundpur, Kolkata



Sushri Sharda, Bhawanipur, Kolkata



Sharda Global School, Bukru, Ranchi

Project by:



305, Sunrise Forum, 3rd Floor,  
100, Burdwan Compound, Circular Road,  
Ranchi 834001  
www.shardashelters.com  
info@shardashelters.com  
Contact No: 8298190000

Architect:



Raj Agrawal & Associates, Kolkata

Raj Agrawal & Associates is specialized in aesthetically designed residential complexes, shopping mall, bungalows, educational building, etc with more than 150 project in and around W.B, Gujarat, Rajasthan, Orissa & Madhya Pradesh. They are experienced in planning & designing Architectural Projects. The team consists of Architectural staff, Structural Engineers, Geo-technical Engineers & building Contractor for execution of building & industrial projects for Residential Commercial & IT Project.

Resident Architect:



Eternal Architects

Disclaimer: This document is not a legal offering. It only describes the intent & concept of SHARDA GROUP. All the areas/dimensions/specifications/pictures etc. are only indicative and not to be scale. All the details are subject to change with alteration and modification as per the builder's decision.