



**TIME TO EXPLORE THE
UNRIVALLED LIFESTYLE**

1-2 & 3 BHK
Apartment @ Getlatu, Ranchi

Jharkhand RERA No.:
JHARERA/PROJECT/933/2020

THE SUPER LOCATION ADVANTAGES

Situated at GETLATU, Near BSNL, Jumar, Ranchi, Sain Oasis enjoys great Value Appreciation which means the property is not just situated in the middle of everything but it will remain a hot property for years to come. Here are some of the locational features of Sain Oasis



From NH : 300 Meter

Petrol Pump : 500 Meter

School : 500 Meter

BIT Railway Station : 1 Km

Booty More : 3 KM

BSNL, Jumar Bridge : 500 Meter

Airport : 16 KM

AN HONEST VENTURE BY AN HONEST GROUP

Sain Overseas was incorporated in 2009 with a vision of quality and on-time delivery into Real Estate Infrastructure Development. Our service reflects a philosophy and set of values that distinguish us from other service provider. Emphasizing various intangible assets such as people oriented attitude, reliable service, care, integrity, agility, flexibility, responsibility, quality and dedicated teamwork.

Being sincere and quick to respond, we pride ourselves in rendering highly professional and personalized service, tailored to suit each Professional. Apart from improving the lives of the people through compassionate and innovative we follow complete honesty and integrity in our service by protecting the privacy and confidentiality through us. We always give primary consideration to the needs and interests of our clients and thrive on serving them well with care and respect.

CORPORATE PHILOSOPHY

Building trust, meeting the expectations of our consumers and getting competitive in the existing markets with better understanding of consumer needs are some of the factors, which define our corporate philosophy and business approach.

'We build Results' lays the cornerstone of our business via which we have been able to establish the Group as an exemplar of enduring commitment and quality assurance. We believe in creating long-lasting relationships and endeavour to achieve excellence by standing up to our promises with our timely delivery service.

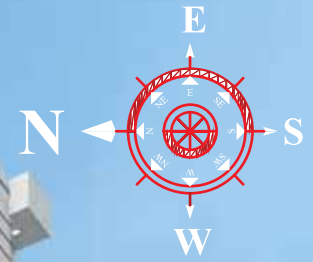
We strive for challenges, convert them into opportunities, and ensure that our business adds a value to the life of our consumers. Established to deliver incomparable services, our business comprises an essence of strong, innovative and ethical principles.

We truly understand that Real Estate is a crucial factor governing the success of an enterprise. With each of our projects, you can be assured of the highest standards in Architectural Design, Construction, Building Materials, Facility management, on time completion and overall customer satisfaction.

We are committed to creating Enjoyable Real Estate transactions through the efforts of the most dedicated professionals supported by innovative programs, tools and management. We strive to provide on going Home Services for our clients before and after the sale and work together to create a Great Environment where we can learn grow and succeed together. We also hold ourselves responsible for delivering innovative and efficient business plans as every day brings a variety of new investments.

Sain Overseas Buildwell Pvt. Ltd. is this day incorporated under the companies Act. 1956 (No. 1 of 1956) and that company is private Limited with Corporate Identity Number: "U45201JH2018PTC011795"

AFFORDABLE NAHI - LUXURY BHI





{ FOR THE CHAMPIONS OF TOMORROW }

KIDS PLAY AREA:

The kids have a place of their own here, a Tot Lot, where they can indulge themselves. The Kids area is designed with different colourful elements so as to make the kids excited which stimulates their thinking and physical power.

YOU DESERVE A 'ME-TIME' SAUNA BATH:

There is the Sauna bath so that you pamper your senses and feel light on your feet. Perhaps the best way to unwind after a tough week of work. A hot steam bath and a feeling of bliss – that's what one gets at the sauna bath.

SURRENDER TO THE DIVINITY AROUND TEMPLE:

A temple space is created so that you can sit and surrender yourself to the divine calmness. A great place ideal for the elderly bringing them peace and solace at all times.

EXTRA SPACES FOR EXTRA SPECIAL PEOPLE 3 LAYER COVER PARKING WITH GUEST PARKING:

The Sain Oasis has a 3-layer cover parking, enough to accommodate the vehicles of your family members. Not just that, there is the special zone for your guests' vehicles.

{ STEP INTO SUPER LUXURY }

Open the main door to your 1, 2 or 3 BHK Apartment in Sain Oasis and the functional interiors will draw you into your own habitat - your home! With every intricate detail taken care of, you can enjoy the cozy ambience, the world-class finishes and fittings. Enjoy the abundant natural sun light and cross ventilation, thanks to our vastu compliant design.

Every moment you live at Sain Oasis you are sure to experience something special.

{ SPECIFICATIONS }

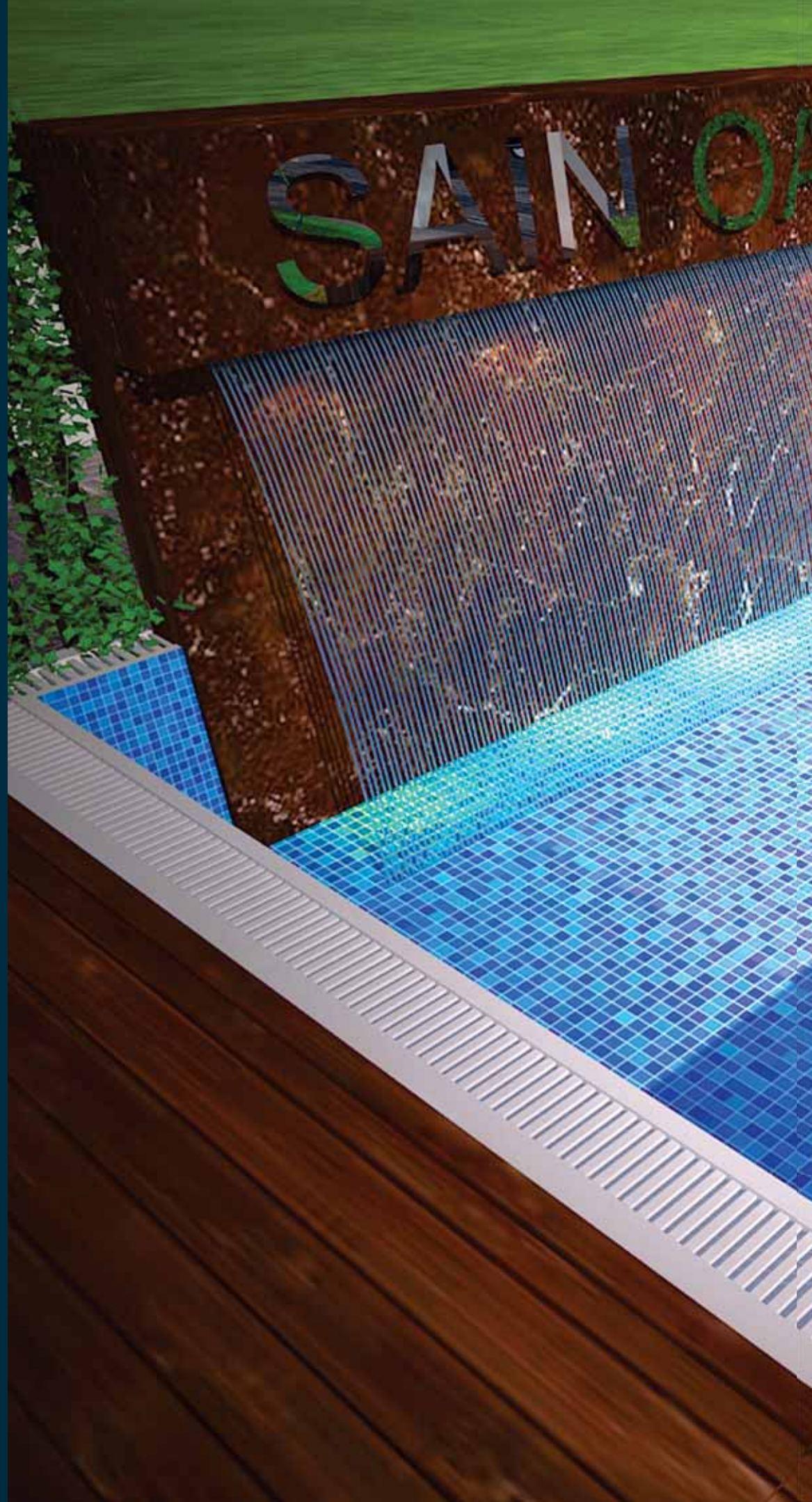
FOUNDATION	: RCC Columns and pedestal anti termite treatment both in foundation and plinth.
STRUCTURE	: Earthquake resistance RCC framed structure with brick work in AAC Block/red bricks/fly ash bricks.
COMMUNIATION	: Television and Telephone points as required.
WALLS	: 8"-10" thick External and 4" -5" thick internal partition wall.
WALL FINISH	: Exterior – Building Exterior Finish with high quality weather coat paintInterior – Internal walls and ceiling finish with POP or White Putty with primer.
COMMON AREA FLOORING	: Corridors - Vitrified Tiles / Marble Lift Lobby - Vitrified Tiles / Marble Stairs – Granite/MarbleFire Exit Stairs – Marble / Stone / TilesParking – Paving Tiles / Paint.
APARTMENT FLOORING	: Living and Dining – Polished Vitrified Tiles Master Bed Room - Polished Vitrified TilesOther Bed Room and Kitchen - Polished Vitrified Tiles.
WINDOWS/VENTIL ATERS:	Sliding Windows with 5mm thick clear glass and mesh in powder coated aluminum channel.
DOORS	: Main Door – Designer Door / Flush Door with laminates or MARL WPC DoorDoor Frame – Sal Wood or MARL WPC door frame Other Door – flush Door or MARL WPC door.
WATER ARRANGEMENT	: Water Supply - Deep Bore Well – 2 Nos.Water Tank – Large rooftop & underground water tank to hold sufficient quantity of water.
TOILETS	: Sanitary Ware – Hindware / Jaguar / Kohler / Kerovit / Cera / American/ISI Standard or equivalentCP Fittings - Hindware / Jaguar / Kohler / Kerovit / Cera / American/ISI Standard or equivalentWater Line - CPVC Pipe Line with Hot & Cold Water Supply Walls - Polished Vitrified Tiles up to 7’ heightFlooring – Anti – Skid Ceramic Tiles.
SANITARY FITTINGS	: All C.P. or brass fittings of standard make. White glazed vitreous sanitary were, cistern of white acrylic fiber glass. (Jal or Hindware etc & equivalent) with hot and cold water facilities (without Guizer).
KITCHEN	: Platform – Impressively designed platform with Granite / Marble WorktopDado – Ceramic Glazed wall tiles up to 2’ above counterSink – One Single Bowl stainless counter top steel sink with mixer Washing Area – Washing area to be covered with tilesWater Line- CPVC Pipe line with Hot and Cold Water SupplyElectrical Points – Points for Aquaguard, chimney, Microwave and Geyser.
ELECTRICAL	: Electrical Switches, Sockets and other fixture – Legrand / L&T / Havells / Siemens / Anchor or equivalentElectrical Circuit Breakers - Legrand / L&T / Havells / Siemens / Anchor or EquivalentConcealed Electrical Wiring – RR / Polycab / Mescab / Finolex or Equivalent. Provision of Air Conditioning in Drawing Room, Master Bedroom,Children Bedroom and Guest Bedroom.
ROOF TOP	: An average of minimum 4" thick lime terracing will be done on roof applying special treatment for better thermal insulation. Proper slope will be maintained to protect the roof from dampness. Protective parapet wall will be provided.
GENERATOR	: Generator of required capacity to provide backup for Lift and Common Areas.
LIFT	: High Speed Stretcher Lift - Otis / Schindler / Kone / EquivalentHigh Speed Automatic Lift - Otis / Schindler / Kone / EquivalentLift to have Automatic Rescue Device, adequate lighting, well finished door and cabin with an emergency alarm.
RAILING	: Internal – Stainless Steel RailingExternal – Stainless Steel / Mild Steel / Cast Iron railing as per the design consultants.
Car Parking	: Reserved Car Parking in covered area for residents with comfortable driveway.

Disclaimer: This does not constitute a legal offer. All site plans, floor plans, layout plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. Soft furnishing, cupboards, Furniture and Gadgets are not part of the offering. All images are an artistic conceptualization and do not purport to replicate the exact products.

FACILITIES



- Temple
- Children Play Area
- Peaceful Residential Surrounding
- Ample visitor's car Parking
- 65% Open Space
- Equipped with fire fighting Equipments
- 24 Hours power backup for common areas.
- Loan / Emi Facility Available
- Reputed Schools, Hospital, Hotels, ATM & Banks Near project.
- 24 Hour Security with CCTV Camera
- Technically Designed for Natural Sunlight & Fresh Air Ventilation
- Security Guard with Car tag Facility at entrance
- Gym & Yoga Meditation Centre





{ SUPER LUXURY AMENITIES }

The following are the Super Luxury Amenities of Sain Oasis:

- GYM
- Kids Pool
- Community Hall
- Billiards
- Table Tennis
- Jogging Track
- Sauna bath
- Kids Play Area
- Temple
- 3 Layer Cover Parking with Guest Parking

PUMP SOME IRON. GET IN SHAPE

A/C Gym: Make the most out of the Gym facilities and burn the extra fat and take care of your body. You can make use of the Gym space to practice fitness and peace.



24/7
SECURITY



AC GYM



KIDS
SWIMMING
POOL



LUSH GREEN
JOGGING TRACK



COMMUNITY
HALL



PLAY AREA

LET THEM SPLASH JOY AROUND



THE GET TOGETHER IS ALWAYS SPECIAL

Community Halls: The Community Hall is made purely for entertainment like get togetherness. Indeed, at Sain Oasis, you can live blissfully and get entertained to the hilt. Why not? Life is beautiful only when you open yourself to the beauty of life.

FROM TENNIS TO BILLIARDS. LET'S PLAY

Club House: We have realized that you need and deserve a complete different treatment and so we have designed special recreational attractions which will entertain, engage and educate you in the best possible way with Table Tennis and Billiards



Cluster Layout

**WAYS
WE CAN
MAKE
YOU
THRIVE**

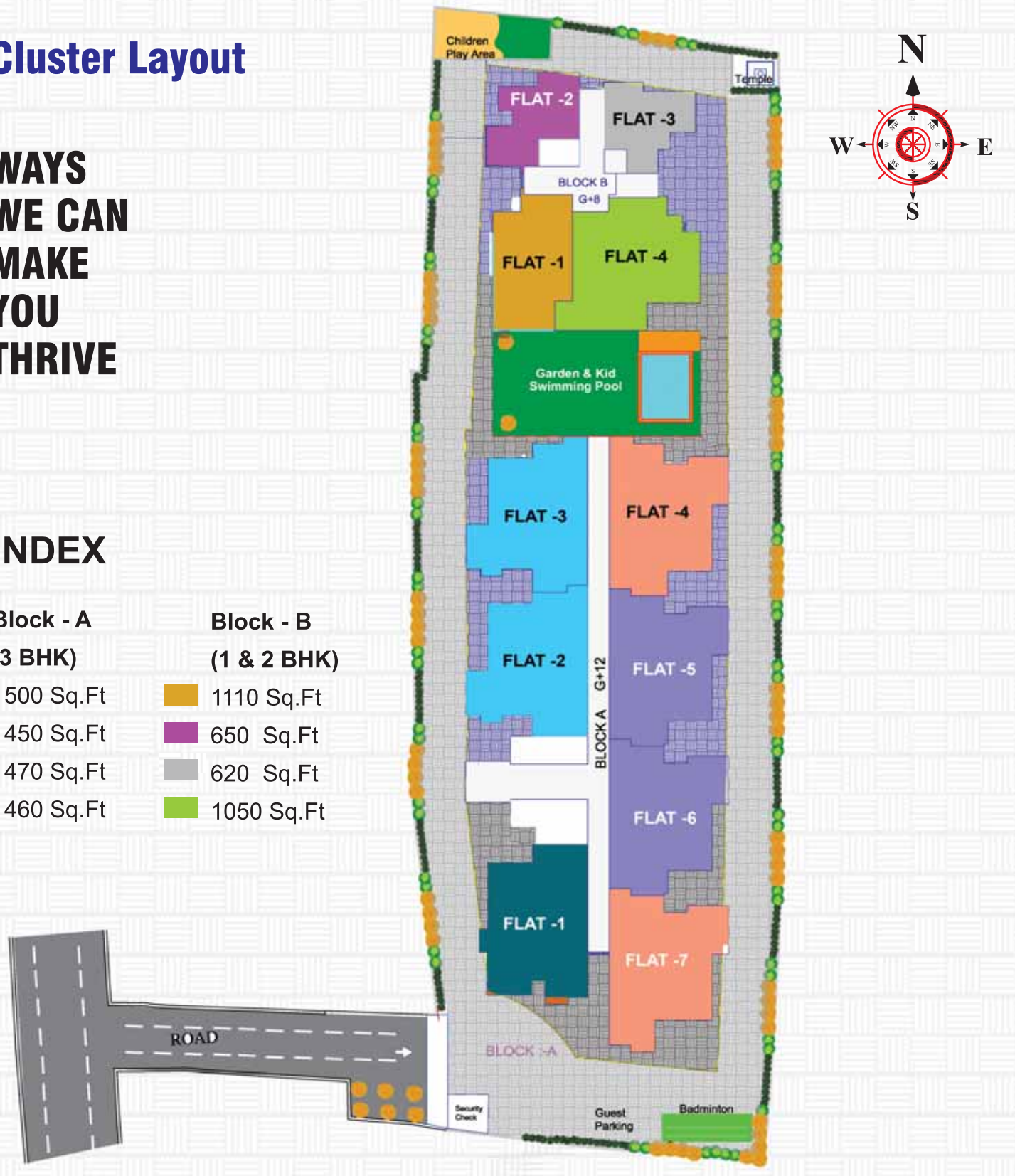
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**Block - A
(3 BHK)**

- 1500 Sq.Ft
- 1450 Sq.Ft
- 1470 Sq.Ft
- 1460 Sq.Ft

**Block - B
(1 & 2 BHK)**

- 1110 Sq.Ft
- 650 Sq.Ft
- 620 Sq.Ft
- 1050 Sq.Ft



FLOOR PLAN BLOCK - A

South West Face - 3 BHK | 1500 Sft



West Face - 3 BHK | 1450 Sft



East Face - 3 BHK | 1470 Sft, 1460 Sft



South East Face - 3 BHK | 1470 Sft



FLOOR PLAN BLOCK - B

South West Face - 2 BHK | 1110 Sft



North West Face - 1 BHK | 650 Sft



North East Face - 1 BHK | 620 Sft



South East Face - 2 BHK | 1050 Sft



FLOOR PLAN BLOCK - A

Flat 1 - 1500 sft - 3 BHK + 2 Toilets



Flat 2 & 3 - 1450 sft - 3 BHK + 2 Toilets



FLOOR PLAN BLOCK - A

Flat 4, - 1470 sft - 3 BHK + 2 Toilets



Flat 5 & 6 - 1460 sft - 3 BHK + 2 Toilets



Flat 7 - 1470 sft - 3 BHK + 2 Toilets



FLOOR PLAN BLOCK - B

Flat 1 - 1110 sft - 2 BHK + 2 Toilets



Flat 2 - 650 sft - 1 BHK + 1 Toilets



FLOOR PLAN BLOCK - B

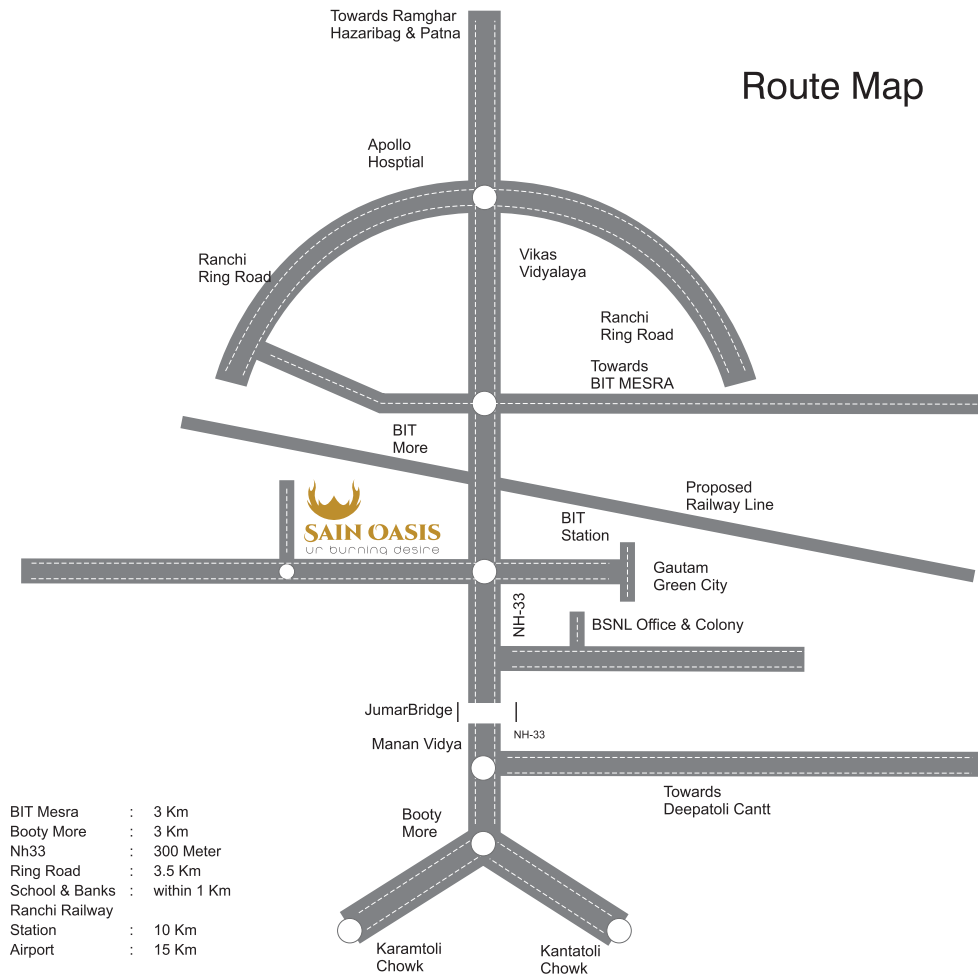
Flat 3 - 620 sft - 1 BHK + 1 Toilets



Flat 4 - 1050 sft - 2 BHK + 2 Toilets



Route Map



BIT Mesra	: 3 Km
Booty More	: 3 Km
Nh33	: 300 Meter
Ring Road	: 3.5 Km
School & Banks	: within 1 Km
Ranchi Railway Station	: 10 Km
Airport	: 15 Km

Our Tech Pillars

Our architects, engineers, construction professionals and applicators combined experience qualify us to deliver excellent quality and the opportunity to provide value engineering options to achieve the best results at a competitive price.

**WE GATHER VARIOUS TALENTS IN ONE TEAM -
TO MAKE THE CUSTOMER GET WHAT HE
REALLY EXPECTS**

Architect

Apurb and Associates
Mr. Apurb Minzt
Club Road, Ranchi

Structure Engineer

Achievers
Mr. Amit Parashar
Gopal Complex,
Ashok Nagar, Ranchi

Interiors & 3D Animations

Sencillo Dzyns (P) Ltd,
Mr. Radha Krishna
Jubilee Hills, Hyderabad



Sain Overseas Buildwell Pvt. Ltd.

An ISO 9001:2015 Certified Company
2nd Floor, Adjoining to BSNL, NH 33
Ranchi, Jharkhand - 835217.

☎ **844 844 0699**

✉ info@sainoasis.com

🌐 www.sainoasis.com

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Opposite Gautam Green City,
Getlatu, Ranchi - 835217, Jharkhand.

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