

**Commercial &
Residential Project**

- CNT FREE
- JHARERA APPROVED
- LOAN AVAILABLE



Mangalam Tower

by

Global Buildcon



Site address : Beside Ankur Nursery
Near Daladali Chowk, Kathal More Road
Pundag, Ranchi

B +G+4, 3 BHK Luxury Flats



'GLOBAL BUILDCON' is one of the leading Real Estate company in Ranchi, Jharkhand, GLOBAL BUILDCON will continue to expand its effort to grow by meeting its clients needs today and in the future by continuing to build partnership based on trust and by establishing direct relationships with our clients. We accomplish this by responding to changing market condition, building a performance driven culture that continues to provide value added construction service to our clients. The company is aimed to provide finest element of urban living to its clients. It boasts of consistently maintain a track-record of timely completion of projects that do not compromise on their quality of construction. We are coming up with very good projects in Ranchi & other places in India.

MISSION

- To maintain the highest levels of professionalism, integrity, honesty, fairness and impartiality in our relationship with our professional associates.
- To ensure the longevity of our company through repeat and referral business achieved by distinguished clients satisfaction in all areas including timeliness attention to detail and service minded attitudes.
- To satisfy every client need for a better experience through quality construction and employee contentment.
- We are a client oriented company and we believe in putting our best foot toward our journey to the pinnacle.

ISOLATION PLAN



Flat E 3 BHK SBA 1595 sqft



Flat B 2BHK 1160 sqft SBA

BIRDS EYE VIEW



TYPICAL 1ST-4TH FLOOR PLAN

Floor Plan



AREA CHART	
	SBUA
FLAT - A	1425.00 SQ.FT
FLAT - B	1160.00 SQ.FT
FLAT - C	1120.00 SQ.FT
FLAT - D	1165.00 SQ.FT
FLAT - E	1595.00 SQ.FT



SPECIFICATIONS

FOUNDATION AND STRUCTURE	:	RCC FRAMED STRUCTURE WITH FLYASH BRICKWORK.
WALL	:	INTERNAL WALLS SHALL BE FINISHED WITH PUTTY.
		EXTERIOR WALL FINISHED WITH WEATHER PROOF EXTERIOR PAINT.
FLOORING	:	FLOORING - VITRIFIED TILES 2'X2'.
DOORS	:	FLUSH DOOR 30MM FOR MAIN DOOR AND ALL DOOR'S LOCK WILL BE MORTIGE LOCK.
WINDOW	:	POWDER COATED ALUMINIUM WINDOWS.
KITCHEN		
A)	:	FLOORING 2'X2' MATT FINISH.
B)	:	WORKING PLATFORM, GRANITE SLAB.
C)	:	WALL 18X12 X 24" HEIGHT GLAZED TILES.
D)	:	IMPORTED MATT FINISH STEEL SINK 24X18X10.
TOILET		
FLOORING	:	ANTISKID FLOOR TILES, BATHROOM WALL TILES UPTO 8' HT.
SANITARY WARE	:	JAQUAR / HINDWARE OR EQUIVALENT.
ELECTRICAL		
Wiring	:	CONCEALED COPPER WIRING WITH MODULAR SWITCHES - ALL ITEMS IS OF BRANDED COMPANY.
Power Point	:	AC POINT IN ALL BEDROOM, ONE POINT FOR FREEZE.
LIFT	:	SIX PASSENGER 1NO. LIFT
STAIRCASE	:	GRANITE OR GREEN MARBLE OR TILES.
BALCONY	:	MS RAILING.
GENSET	:	KIRLOSKAR / MAHINDRA / ASHOK LEYLAND OR EQUIVALENT.
WATER SUPPLY	:	ALL PIPE OF UPVC FIBRE AND RUST PROOF.

Payment Plan

• AT THE TIME OF BOOKING	20%
• AT THE TIME OF GROUND FLOOR CASTING	15%
• AT THE TIME OF 1ST FLOOR CASTING	15%
• AT THE TIME OF 2ND FLOOR CASTING	15%
• AT THE TIME OF 3RD FLOOR CASTING	15%
• AT THE TIME OF 4TH FLOOR CASTING	15%
• AT THE TIME OF POSSESSION	05%

Amenities

- **Rooftop Family Garden/Lounge**
Technically designed for natural sunlight and fresh air ventilation.
- **24 hrs. Power backup for lift & all Common Area.**
- **Plan approved by concerned department with Open Area.**
- **School, Bank, Bus Stand, ATM & Medical Facility Near the Project.**
- **CCTV camera & 24 hr. security guard.**
- **Firefighting system**

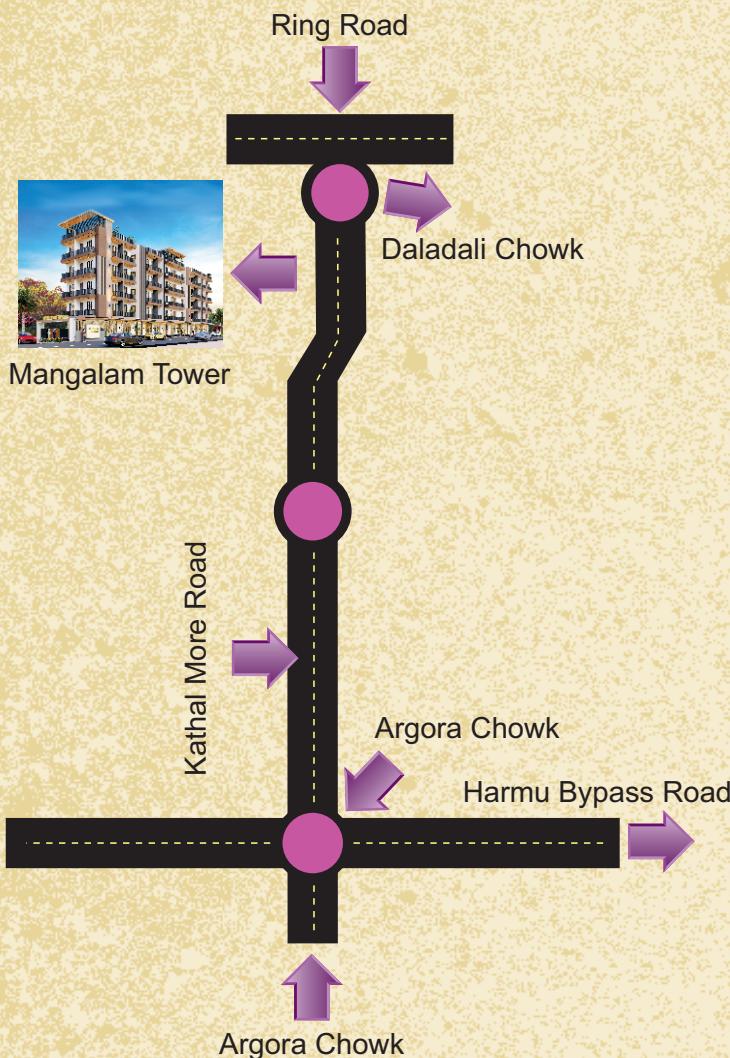
NOTES -

Govt. Taxes, Registration charges & any other applicable Taxes Shall be Charged extra.

Finance facility available from all leading banks.

Location Map

OUR PROJECT



Key Distance

SCHOOL	:	1 KM
BANK	:	300 MTR.
HOSPITAL	:	1 KM
POLICE STATION	:	3 KM
VIDHAN SABHA	:	5 KM
RANCHI AIRPORT	:	5 KM
RANCHI RLY. STN.	:	5 KM
PASSPORT OFFICE	:	3 KM
IIM	:	3 KM



A PROJECT BY :

GLOBAL BUILDCON

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This Brouchure is not legal document, It only describes the conceptual plan to convey the intent and the purpose of BUILDER.