



MAJESTIK



About Us.



MAJESTIK

Introduction

Welcome to Oceanik Co., a leading force in the real estate sector. Our commitment to reshaping urban living defines our essence. With a focus on innovation and quality, Oceanik Co. is dedicated to creating residential and commercial spaces that surpass expectations, merging functionality with aesthetics.



Our Philosophy

Rooted in a profound philosophy, Oceanik Co. views real estate as a canvas for enhancing lives and communities. Our professional team crafts projects that embody sustainability, modern design, and technological innovation.



Future Horizons

Oceanik Co. envisions a global presence, leaving a distinctive mark on skylines. Committed to transparency and ethical practices, we redefine industry benchmarks, inviting you to join us in shaping a future of innovation, sustainability, and timeless quality.

3D ELIVATION



1.



2.



3.



4.



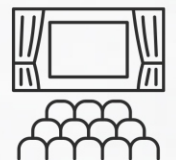
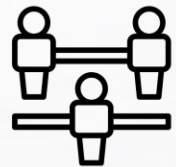
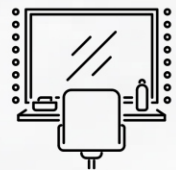
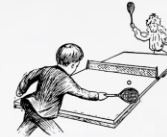
EXTERIOR :-

PROJECT PIC



AMENITIES :-

1. TEMPLE
2. COMMUNITY
3. HALL
4. GAME ROOM
5. SWIMMING POOL
6. KID'S POOL
7. THEATER
8. OPEN THEATER
9. BADMINTON COURT
10. GYM
11. SKATING AREA
12. DORMITORY
13. SPA/SALON/ SAUNA
14. OPEN TERRACE
15. GARDEN
16. T T ROOM
17. BILLIARD
18. SQUASH ROOM
19. TODDLER'S PLAY AREA



WATER MANAGEMENT :-

RMC WATER SUPPLY

BORE WELL

Settling Tank

Filter Plant

Over Head Tank

Pump

Service Tank



S.T.P. 36.3 % of water reuse

Toilet flush

Car Wash

Gardening

Watering

VERTICAL ELECTRICAL SOUNDING REPORT OF "OCEANIK MAJESTIK" TAGORE HILL MORABADI , RANCHI JHARKHAND

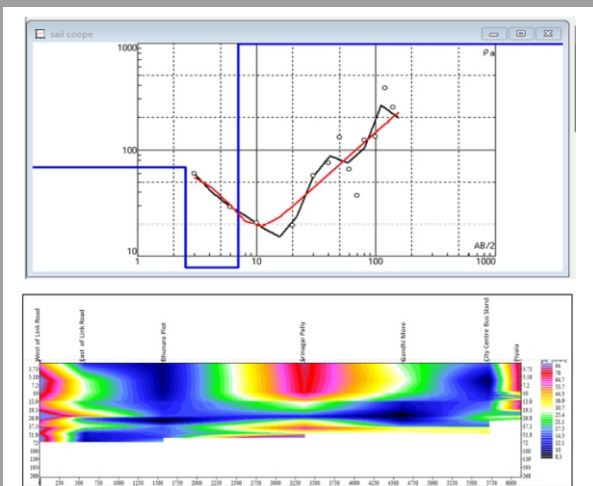


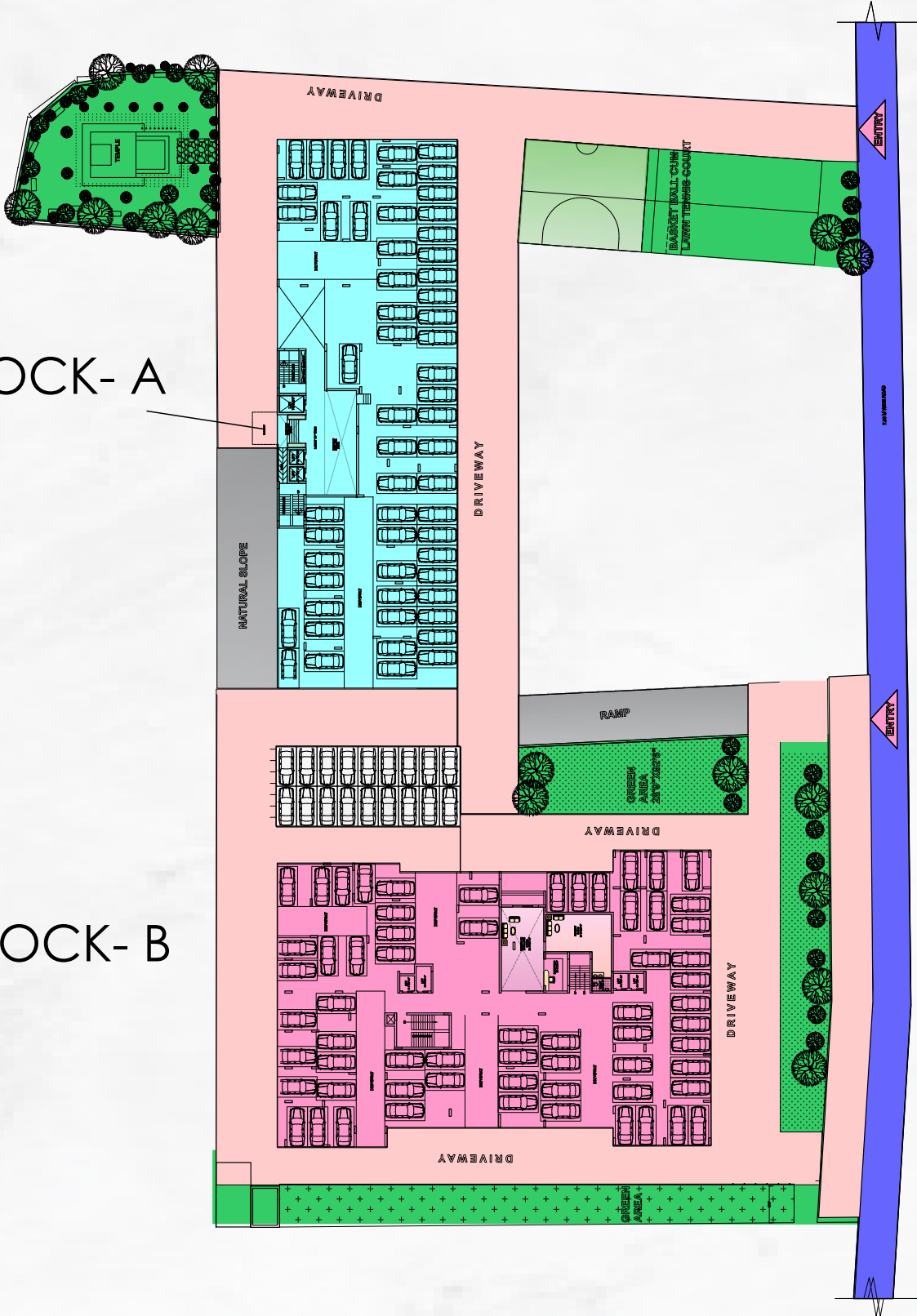
Figure: Geoelectrical section - 1



SITE PLAN

BLOCK- A

BLOCK- B



Amenities

1ST FLOOR

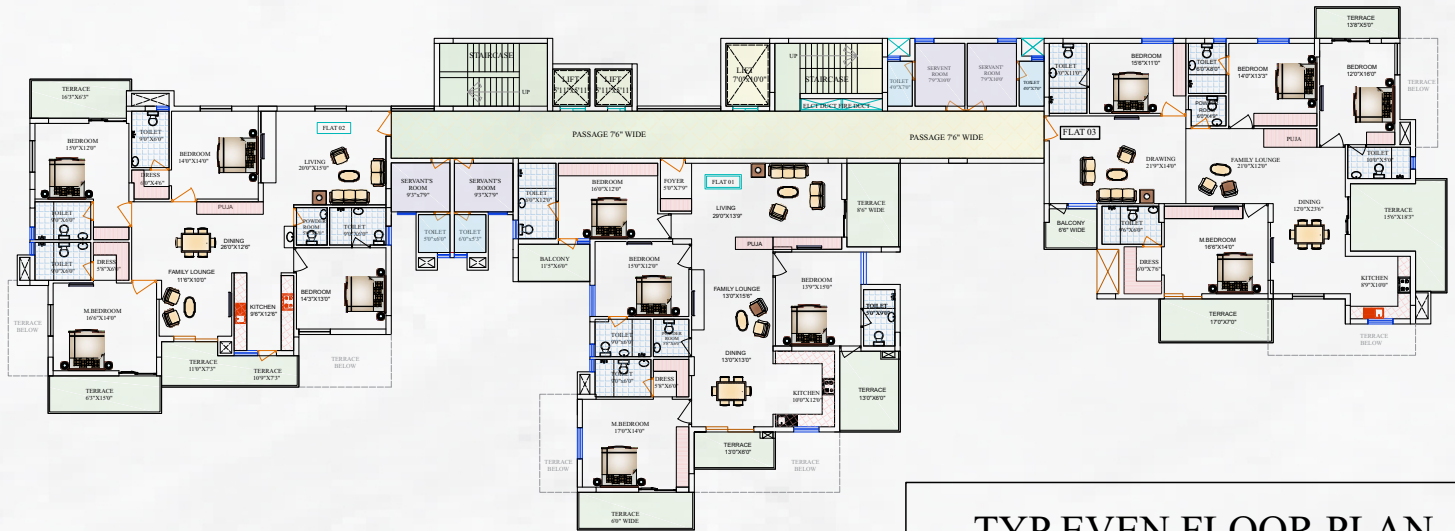


- COMMUNITY
- HALLGAME ROOM
- SWIMMING POOL
- KID'S POOL
- THEATER
- OPEN THEATER
- BADMINTON COURT
- GYM
- SKATING AREA
- DORMATRY
- SPA/SALON/ SAUNA
- OPEN TERRACE
- GARDEN
- T T ROOM
- BILLIARD
- SQUASH ROOM
- TODDLER'S PLAY AREA



TYPICAL EVEN FLOOR PLAN

BLOCK - A



TYP EVEN FLOOR PLAN

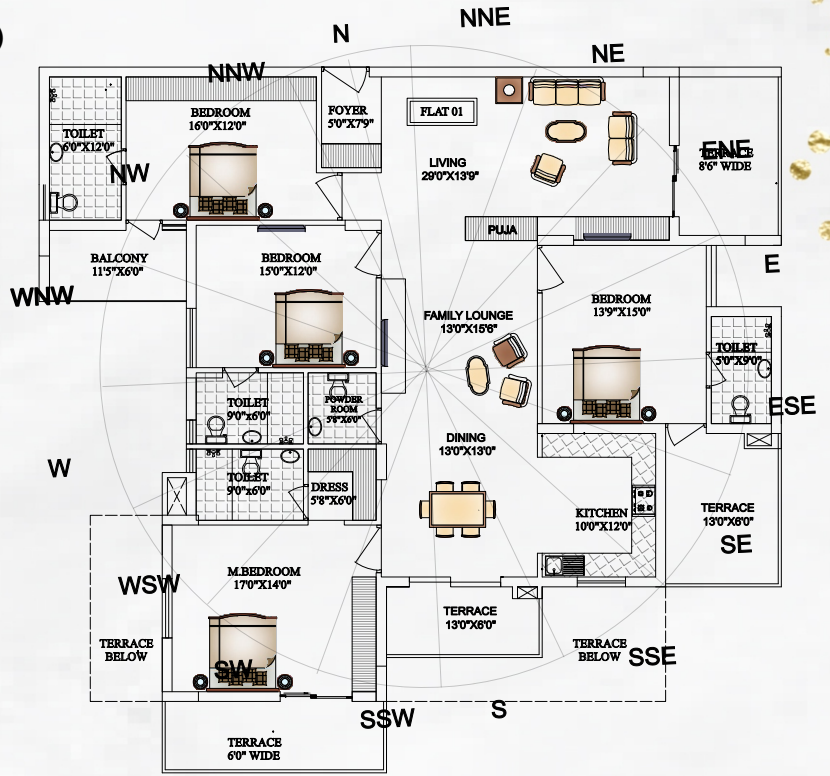
FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A
FLAT 01	3025 SQF	470 SQF	3490 SQFT
FLAT 02	2890 SQF	345 SQF	3235 SQFT
FLAT 03	2940 SQF	380 SQF	3320 SQFT



TYP EVEN FLOOR PLAN (BLOCK -A)

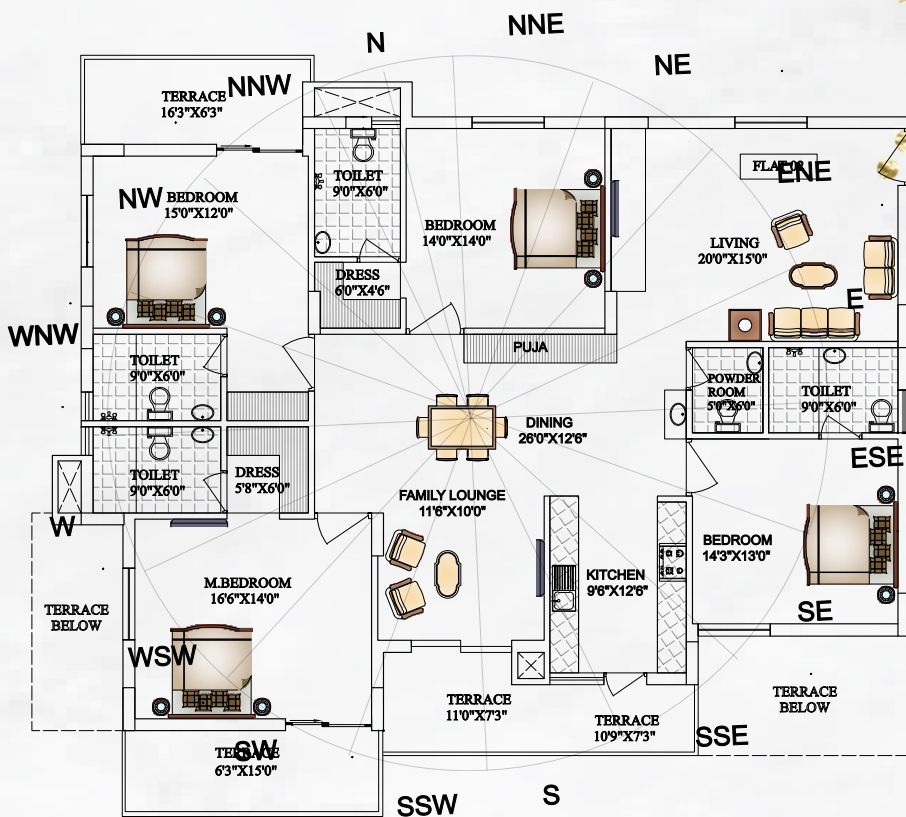
FLAT 01

TYP EVEN FLOOR PLAN			
FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A
FLAT 01	3025 SQF	470 SQF	3490 SQFT



**TYP EVEN FLOOR PLAN (BLOCK -A)
FLAT 02**

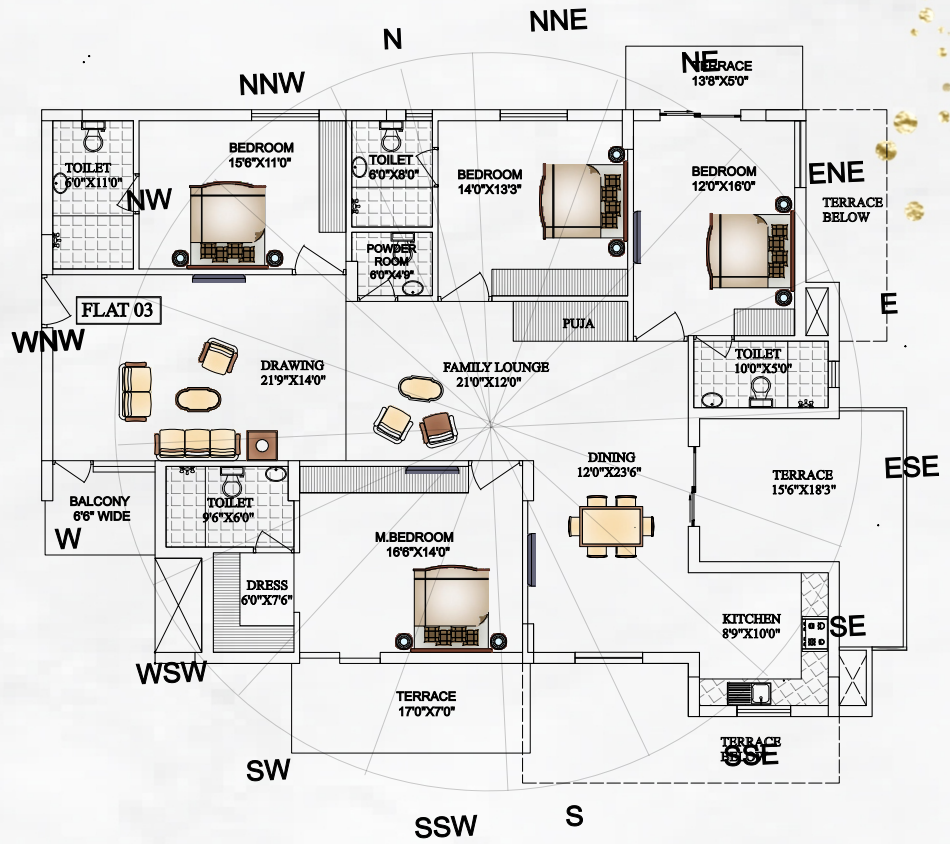
TYP EVEN FLOOR PLAN			
FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A
FLAT 02	2890 SQF	345 SQF	3235 SQFT



TYP EVEN FLOOR PLAN (BLOCK -A)

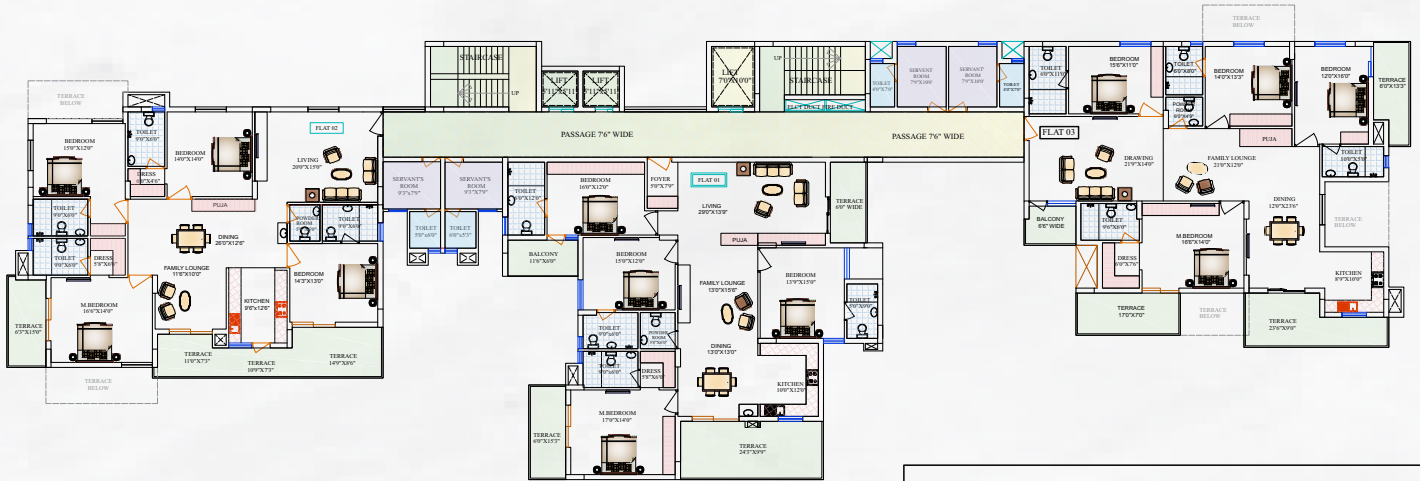
FLAT 03

TYP EVEN FLOOR PLAN			
FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A
FLAT 03	2940 SQF	380 SQF	3320 SQFT



TYPICAL ODD FLOOR PLAN

BLOCK - A



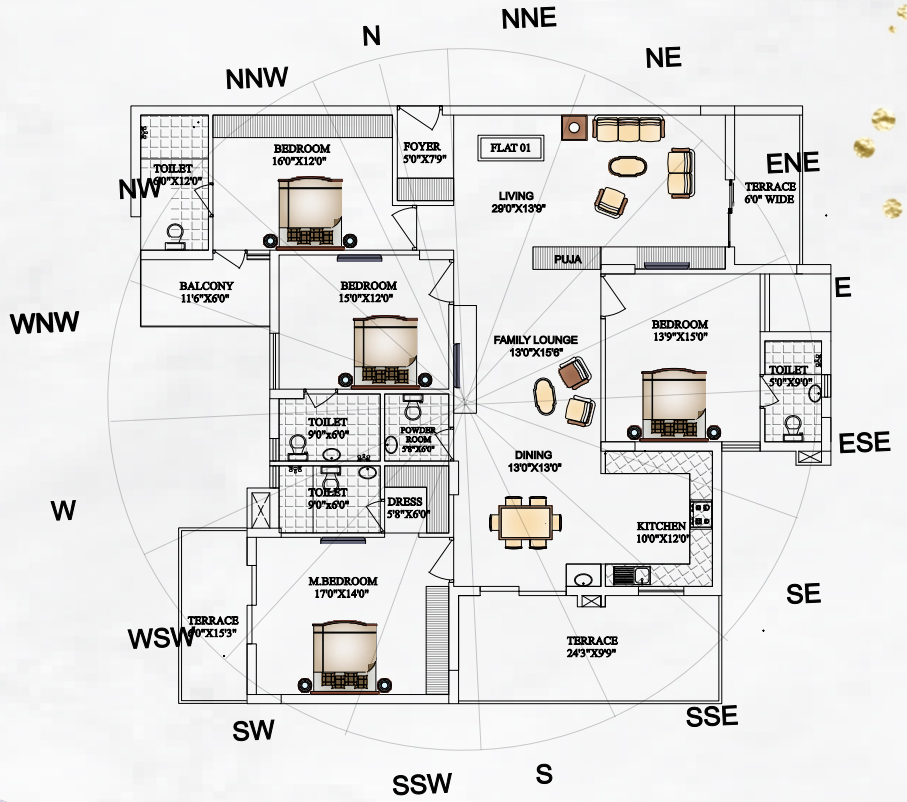
TYP ODD FLOOR PLAN

FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A
FLAT 01	3025 SQF	470 SQF	3490 SQFT
FLAT 02	2890 SQF	345 SQF	3235 SQFT
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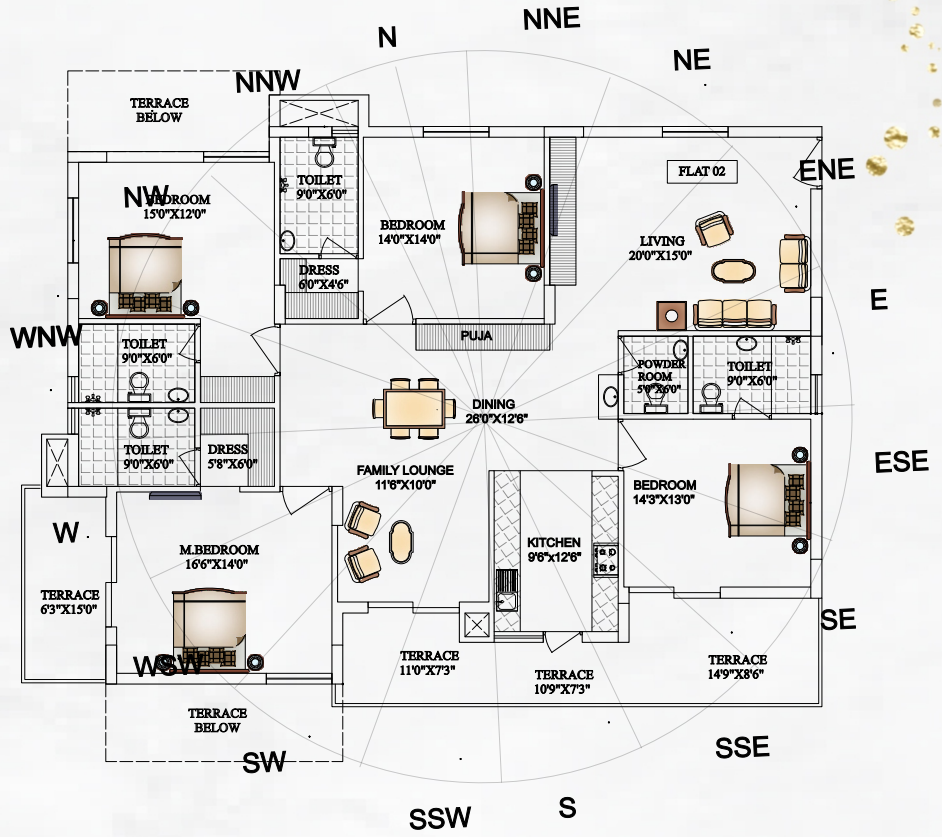
TYP ODD FLOOR PLAN (BLOCK -A)
FLAT 01

TYP ODD FLOOR PLAN			
FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A
FLAT 01	3025 SQF	470 SQF	3490 SQFT



TYP ODD FLOOR PLAN (BLOCK -A)
FLAT 02

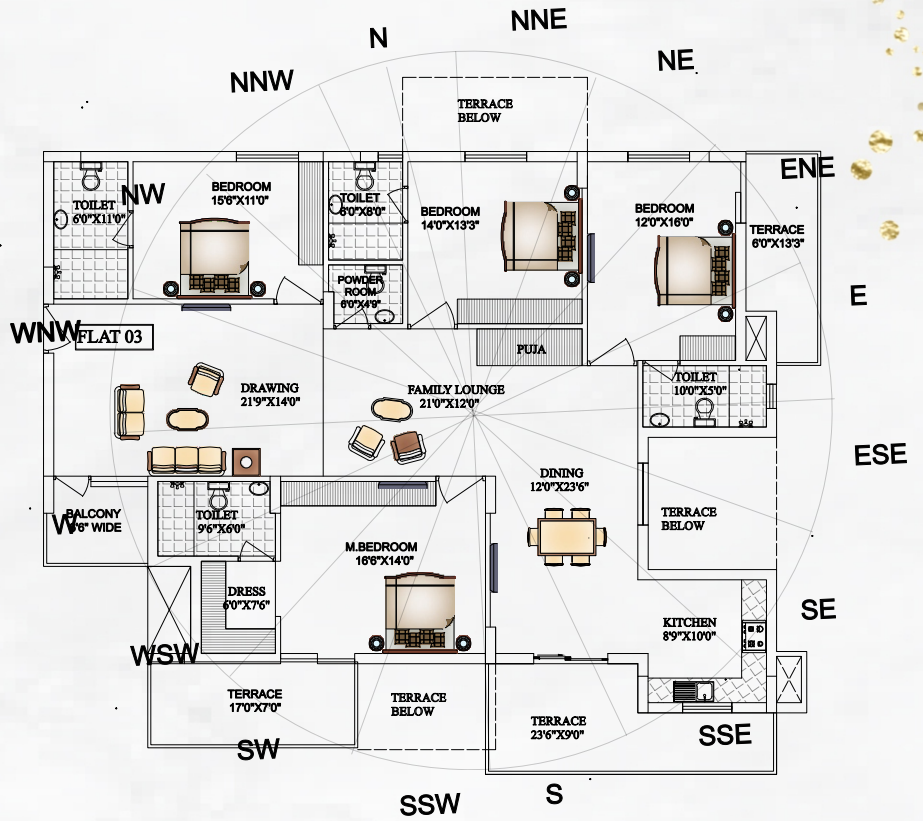
TYP ODD FLOOR PLAN			
FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A
FLAT 02	2890 SQF	345 SQF	3235 SQFT



TYP ODD FLOOR PLAN (BLOCK -A)

FLAT 03

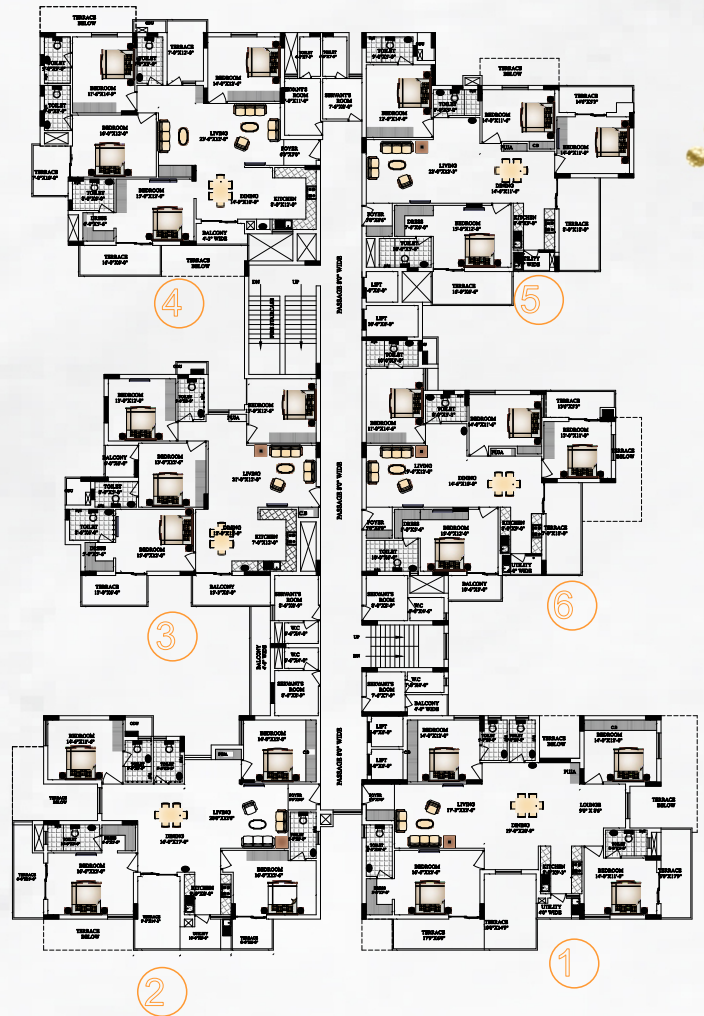
TYP ODD FLOOR PLAN			
FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A
FLAT 03	3025 SQF	470 SQF	3490 SQFT



TYPICAL EVEN FLOOR PLAN BLOCK - B

TYP EVEN FLOOR PLAN

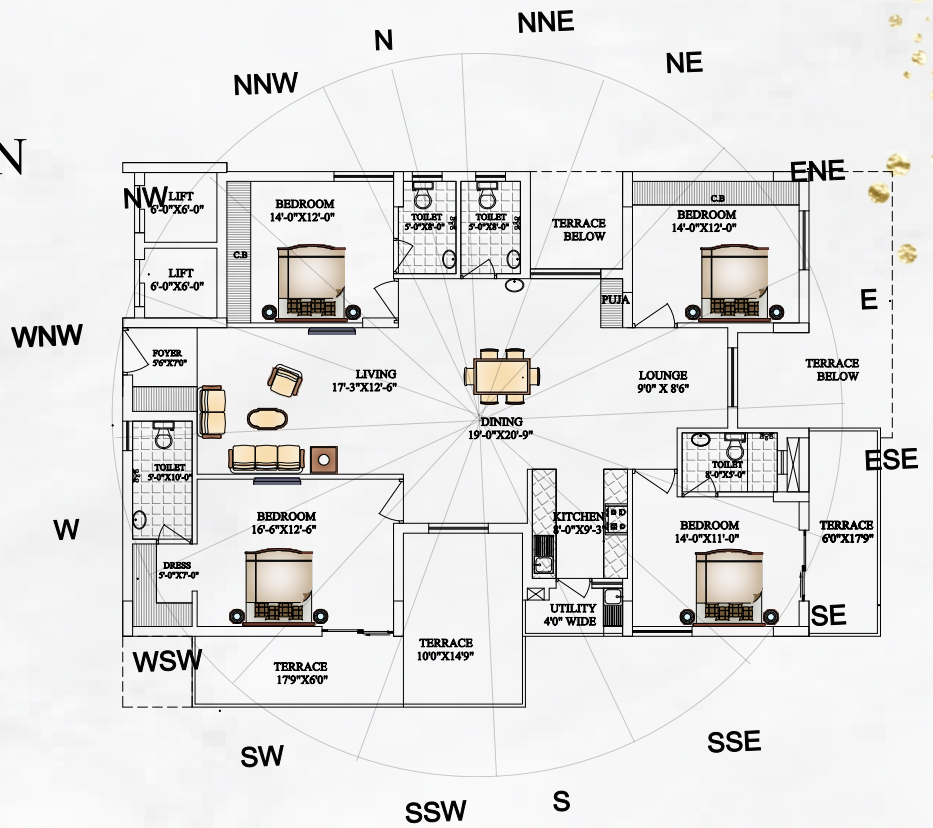
FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A	CARPET AREA AS PER RERA	T.S.B.U.A
FLAT 01	1955 SQF	360 SQF	2540 SQF	1735 SQF	2900 SQF
FLAT 02	1850 SQF	335 SQF	2405 SQF	1655 SQF	2740 SQF
FLAT 03	1585 SQF	205 SQF	2065 SQF	1440 SQF	2270 SQF
FLAT 04	1825 SQF	290 SQF	2375 SQF	1650 SQF	2665 SQF
FLAT 05	1665 SQF	325 SQF	2165 SQF	1475 SQF	2490 SQF
FLAT 06	1540 SQF	285 SQF	2000 SQF	1390 SQF	2285 SQF



TYP EVEN FLOOR PLAN

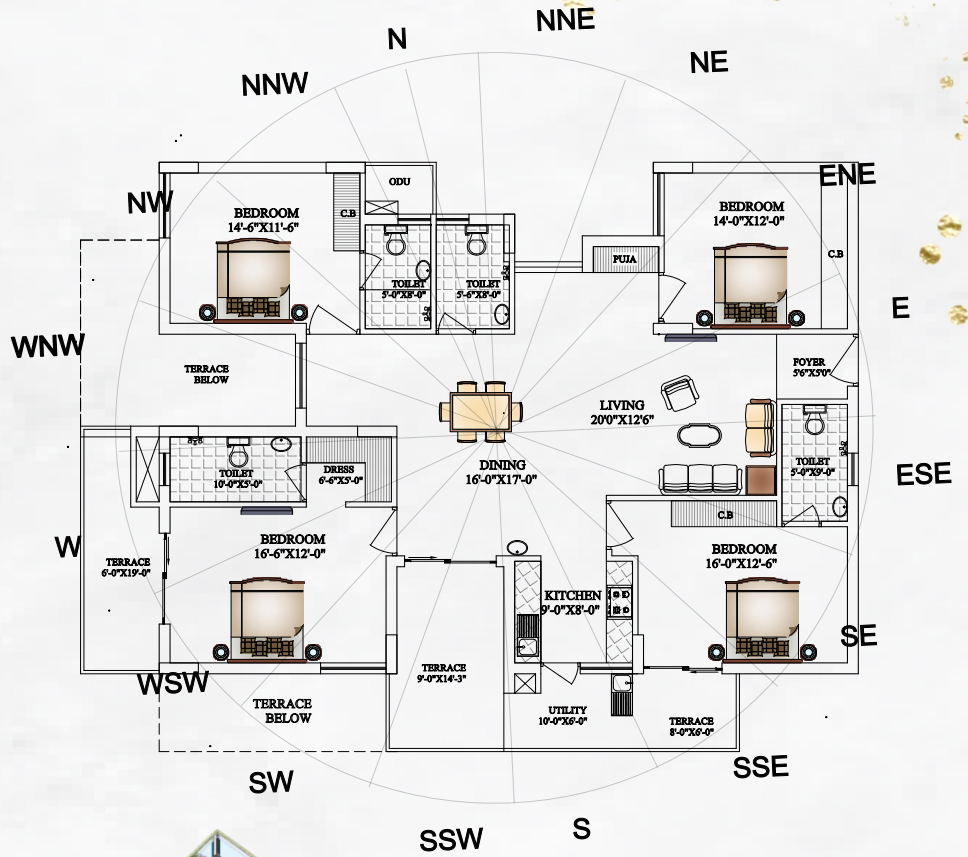
FLAT 01

FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 01	1955 SQF	360 SQF	2900 SQF	1735 SQF



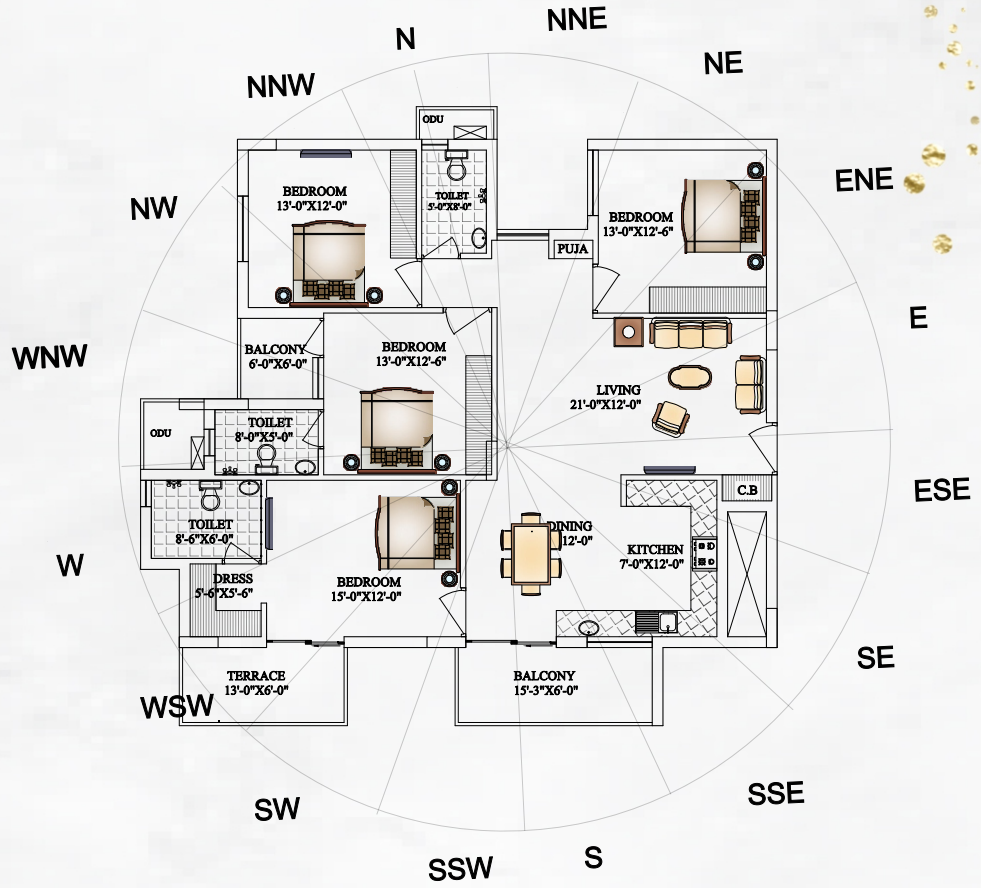
TYP EVEN FLOOR PLAN FLAT 02

FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 02	1850 SQF	335 SQF	2740 SQF	1655 SQF



TYP EVEN FLOOR PLAN FLAT 03

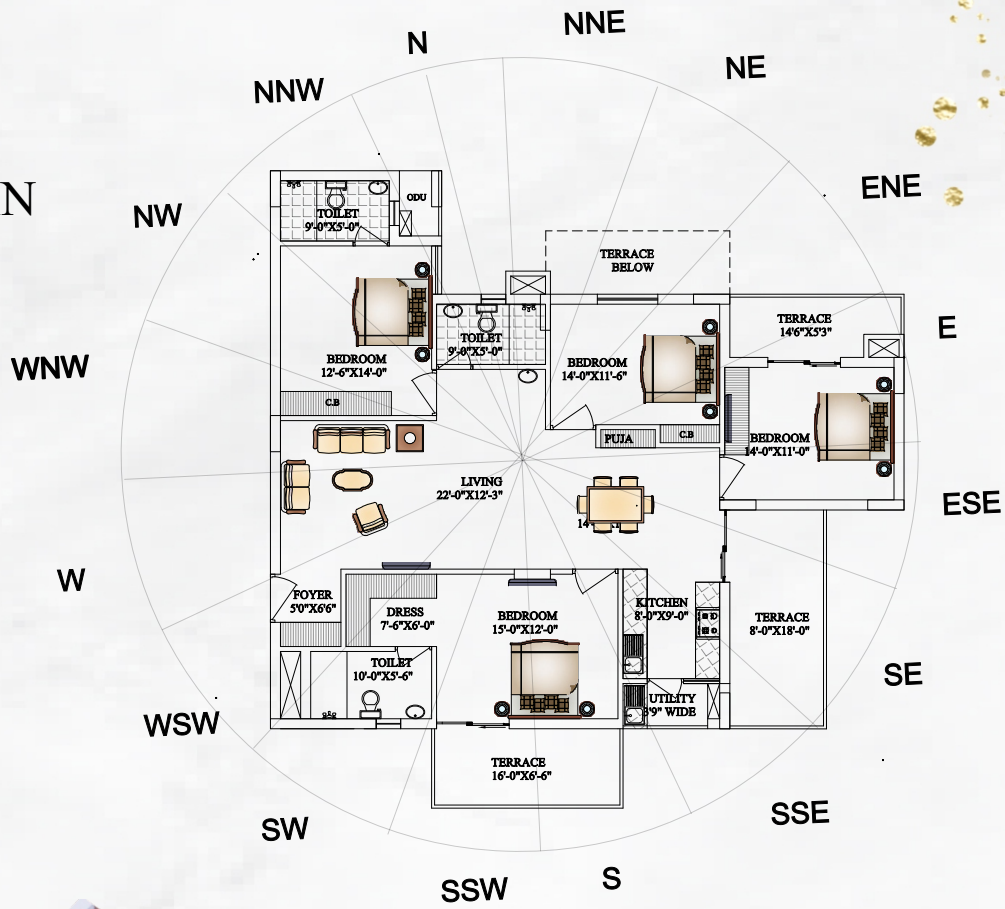
FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 03	1585 SQF	205 SQF	2270 SQF	1440 SQF



TYP EVEN FLOOR PLAN

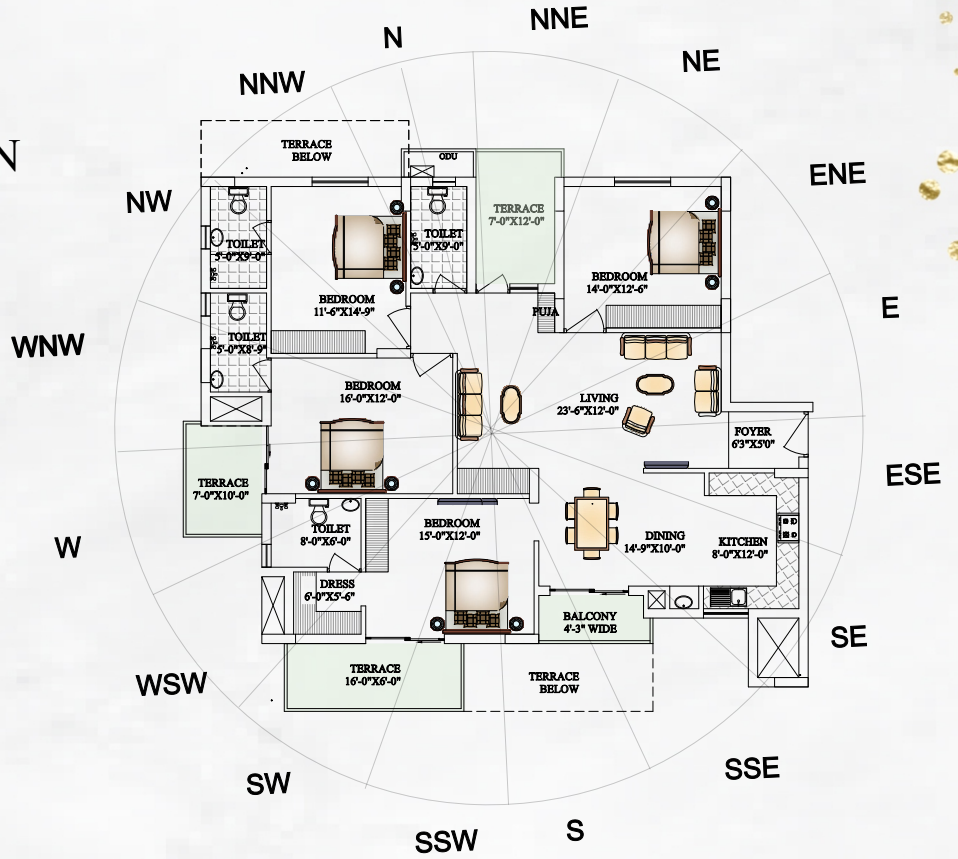
FLAT 05

FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 05	1665 SQF	325 SQF	2490 SQF	1475 SQF



TYP EVEN FLOOR PLAN FLAT 04

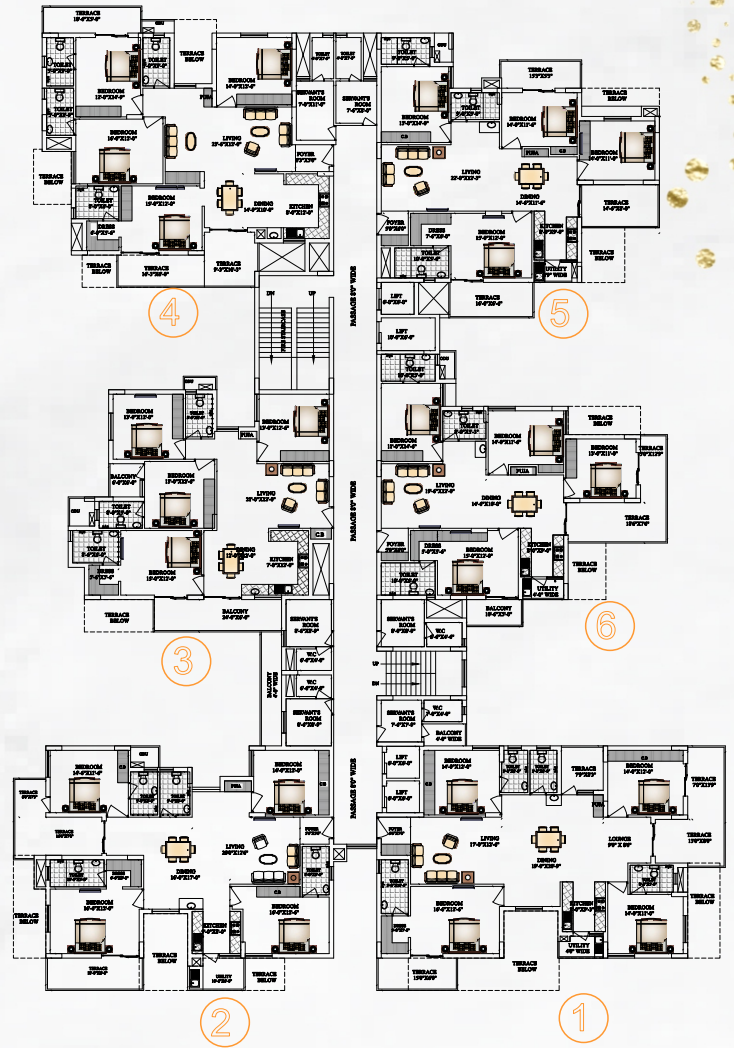
FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 04	1825 SQF	290 SQF	2665 SQF	1650 SQF



TYPICAL ODD FLOOR PLAN BLOCK - B

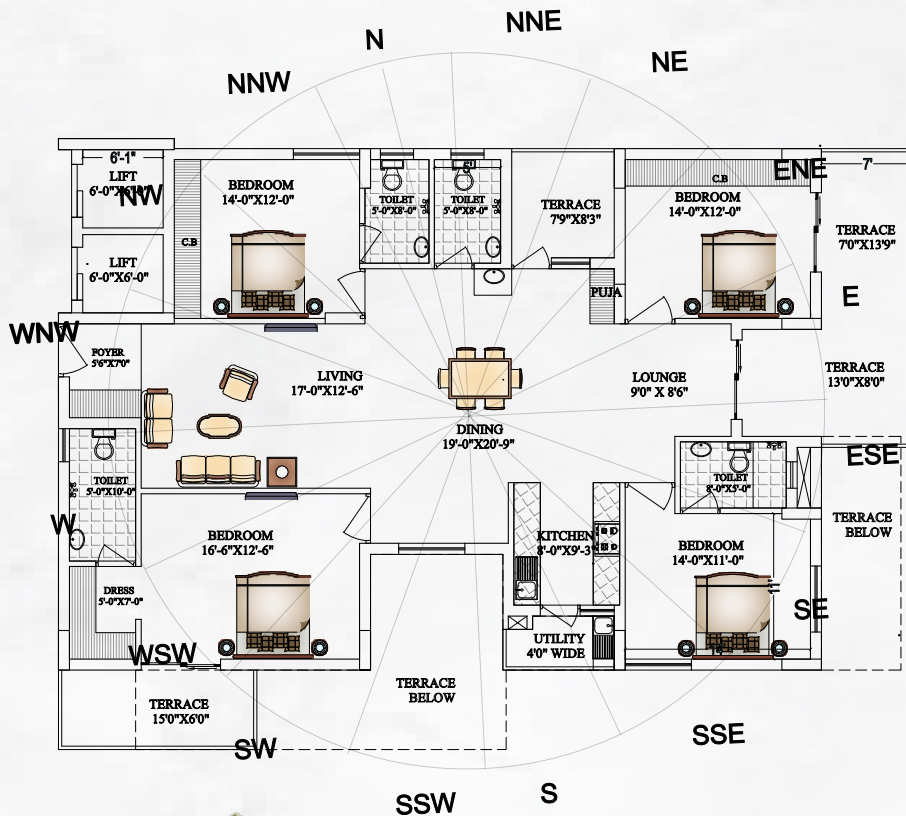
TYP ODD FLOOR PLAN

FLAT NO.	B.U.A	TERRACE AREA	S.B.U.A	CARPET AREA AS PER RERA	T.S.B.U.A
FLAT 01	1955 SQF	360 SQF	2540 SQF	1735 SQF	2900 SQF
FLAT 02	1850 SQF	335 SQF	2405 SQF	1655 SQF	2740 SQF
FLAT 03	1585 SQF	205 SQF	2065 SQF	1440 SQF	2270 SQF
FLAT 04	1825 SQF	290 SQF	2375 SQF	1650 SQF	2665 SQF
FLAT 05	1665 SQF	325 SQF	2165 SQF	1475 SQF	2490 SQF
FLAT 06	1540 SQF	285 SQF	2000 SQF	1390 SQF	2285 SQF



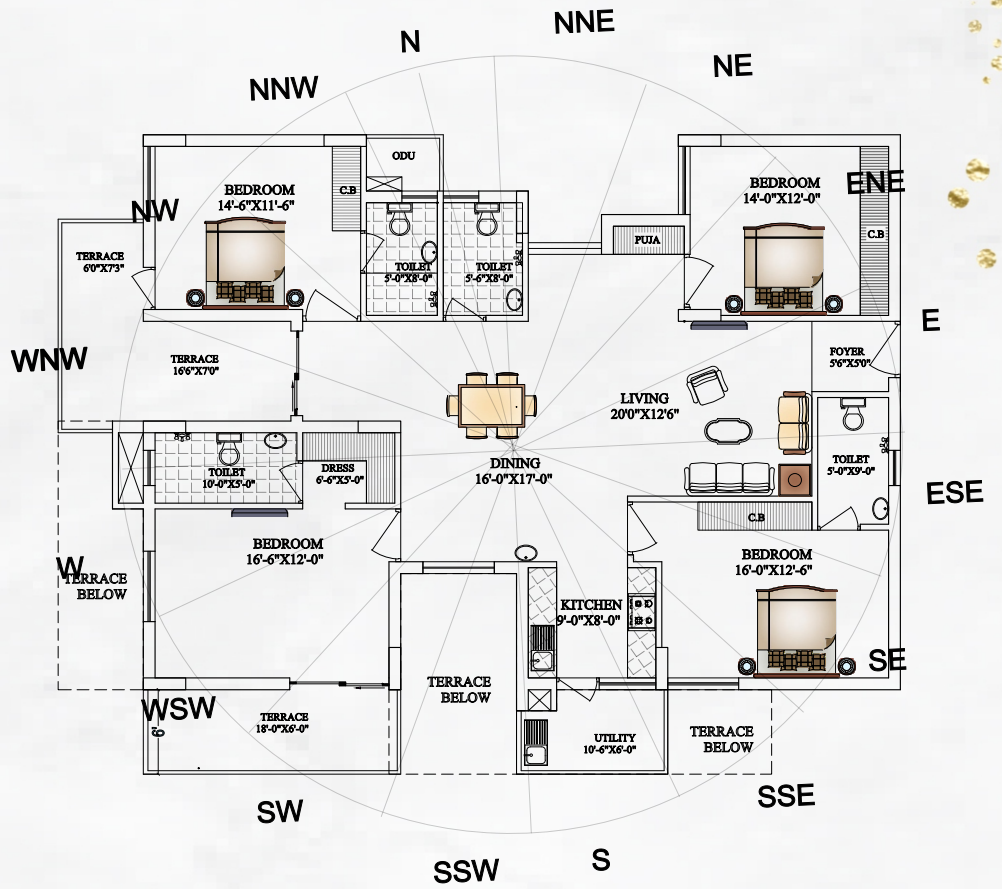
TYP ODD FLOOR PLAN FLAT 01

FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 01	1955 SQF	360 SQF	2900 SQF	1735 SQF



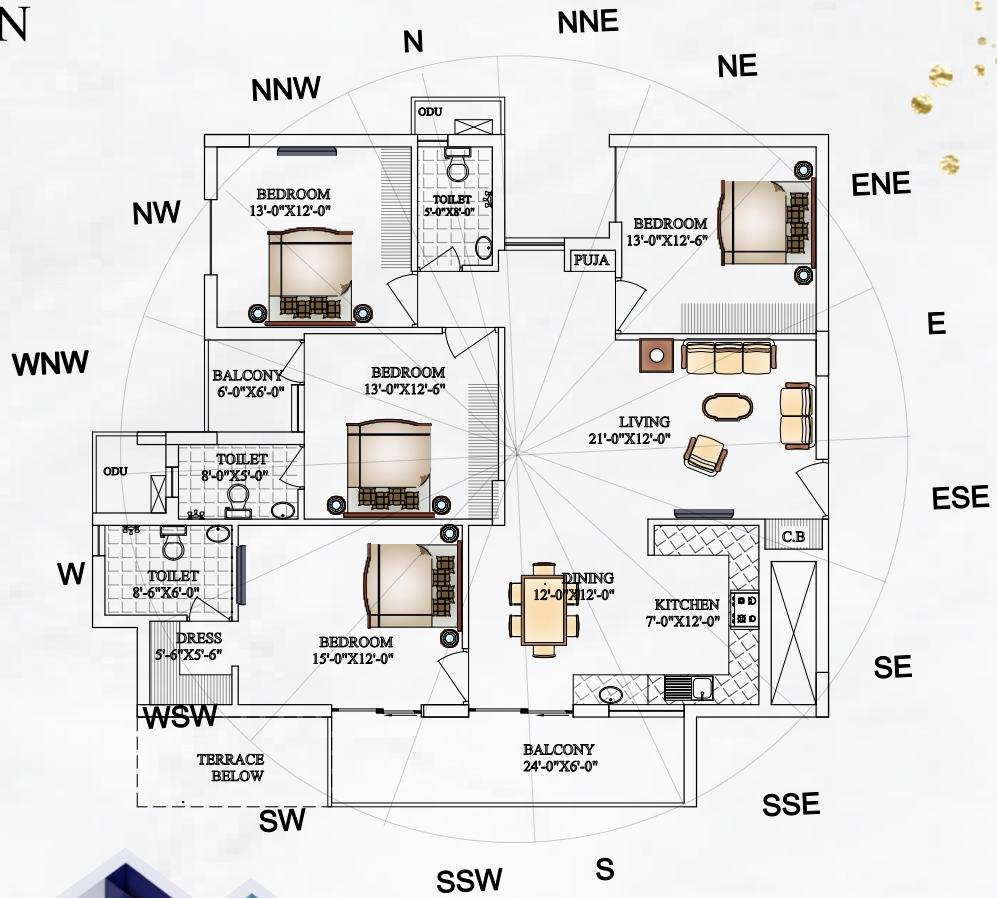
TYP ODD FLOOR PLAN FLAT 02

FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 02	1850 SQF	335 SQF	2740 SQF	1655 SQF



TYP ODD FLOOR PLAN FLAT 03

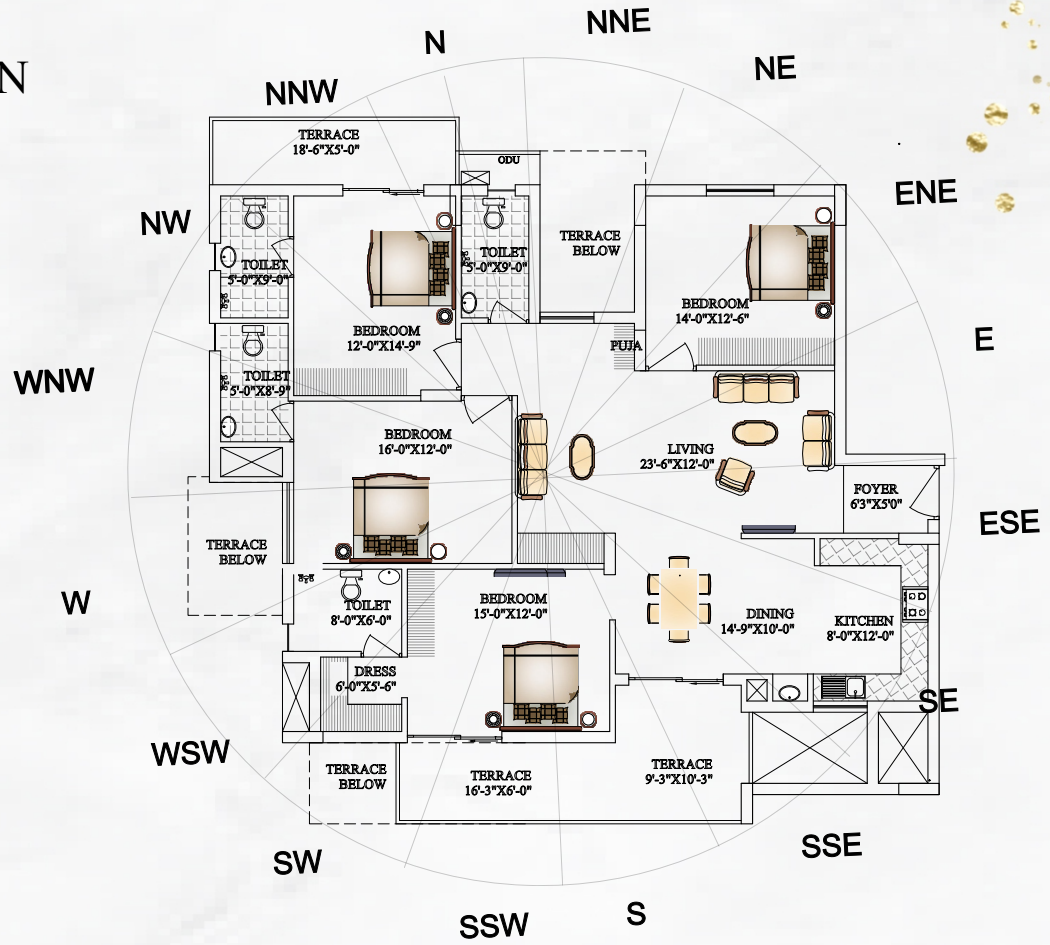
FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 03	1585 SQF	205 SQF	2270 SQF	1440 SQF



TYP ODD FLOOR PLAN

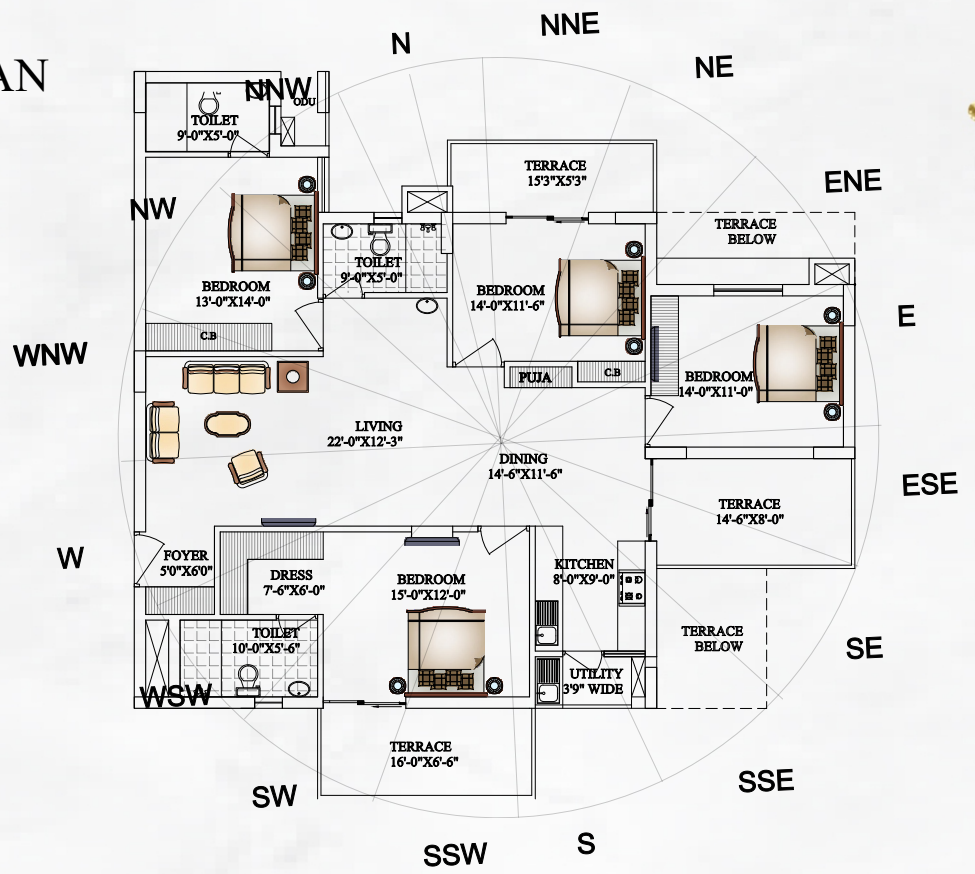
FLAT 04

FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 04	1825 SQF	290 SQF	2665 SQF	1650 SQF



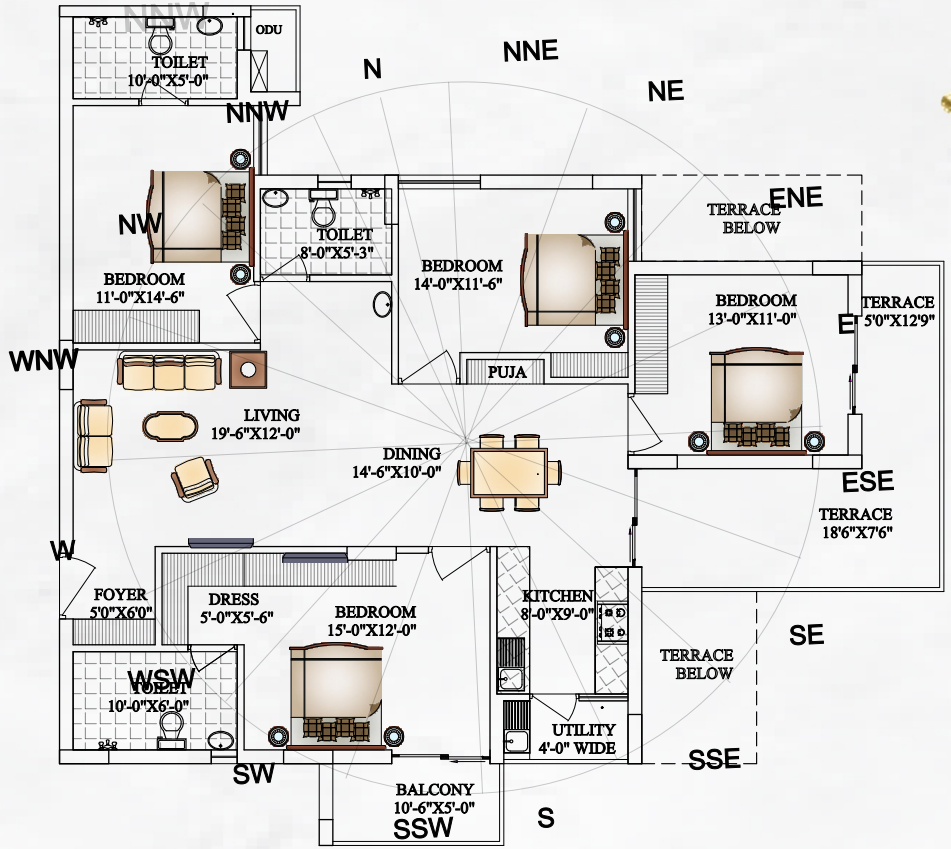
TYP ODD FLOOR PLAN FLAT 05

FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 05	1665 SQF	325 SQF	2490 SQF	1475 SQF



TYP ODD FLOOR PLAN FLAT 06

FLAT NO.	B.U.A	TERRACE AREA	T.S.B.U.A	CARPET AREA AS PER RERA
FLAT 06	1540 SQF	285 SQF	2285 SQF	1390 SQF



SPECIFICATION :-

BUILDING

Two Towers of B+G+20 floors with each floor consisting of NINE premium 4 BHK Apartments

STRUCTURE

RCC framed earthquake resistant structure as per norms

MATERIALS

Cement from ACC/ DALMIA etc. TMT Bar from TISCON / JINDAL etc

WATER

24 hrs water supply. Deep Tube well, Rain Water Harvesting

DOORS

Decorative panel doors for the entrance and flush doors for internal.

WINDOWS

Three track aluminium windows with mosquito proofing.

ELECTRICAL

Concealed fire resistant high quality copper wire with modular switches.

KITCHEN

Granite working platform and ceramic tiles in dado up to 24 height over the platform .
stainless steel sink with opening for exhaust fan

BATHROOM

All bathrooms shall be fitted with wash basin taps ,wc pans etc of best brand
The bathroom shall have concealed water pipe for hot & cold and ceramic tiles up to 7

A/C

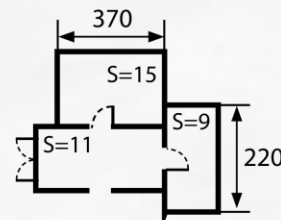
Provision for AC point in each room *

EXTERIOR PAINT

Anti-fungal all weather coat from ASIAN PAINTS/ DULUX etc.

INTERIOR PAINT

Wall putty by BIRLA / JK WHITE. Primer coat etc.



Features :-

LIFT's

3 and 4 nos up to 10 passenger's automatic lift in each block according to project.

POWER

BACK-UPSilent DG set providing standby power of 1 KW for apartments and 100% power backup for common area facilities.

FIRE FIGHTING

Fire fighting system with security features etc.

ALL ROOMS, BALCONIES. PASSAGE AND BATHROOM SHALL BE FINISHED WITH VITRIFIED/CERAMIC AND ANTISKID TILES



PAYMENT SCHEDULE

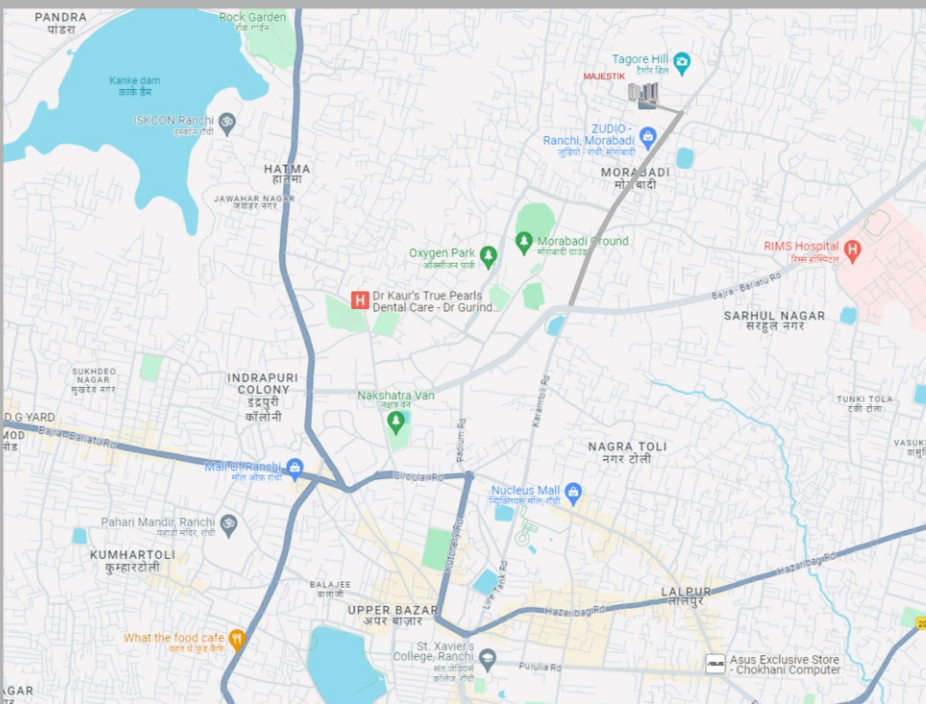
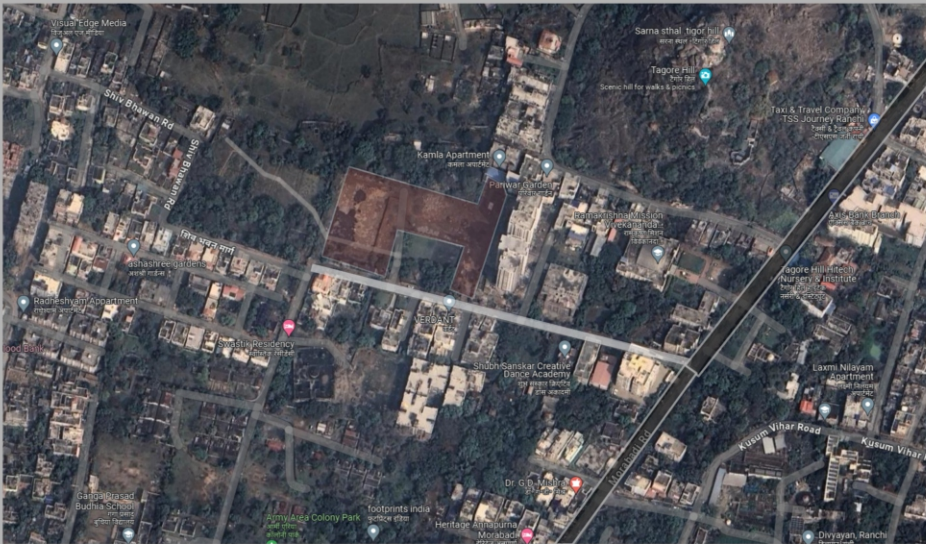
PAYMENT SCHEDULE

1. 5% AT THE TIME OF BOOKING
2. 5% AT THE TIME OF AGREEMENT WITH IN ONE MONTH FROM THE DATE OF BBOOKING
3. 5% AT THE TIME OF PLINTH
4. 5% AT THE TIME OF CASTING OF FIRST SLAB
5. 3.25% AFTER CASTING OF EACH SLAB
6. 5% AFTER BRICK WORK
7. 1.75 % AFTER COMPLETION OF WATER TANK
8. 5% BEFORE POSSESSION / HANDOVER / REGISTRY

Payment should be made only through A/C payee Cheques / demand draft in faver of Oceanik Buildtech And Construction Pvt. Ltd.



LOCATION



Ven Vrindavan Colony, Morabadi Ranchi
Jharkhand 834008



Scan for Location
FOR MORE CALL -9470308757