



GENESIS

REINVENTING THE MODERN LIVING



SHREE SAI BALAJEE  
DEVELOPERS



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# REINVENTING THE MODERN LIVING

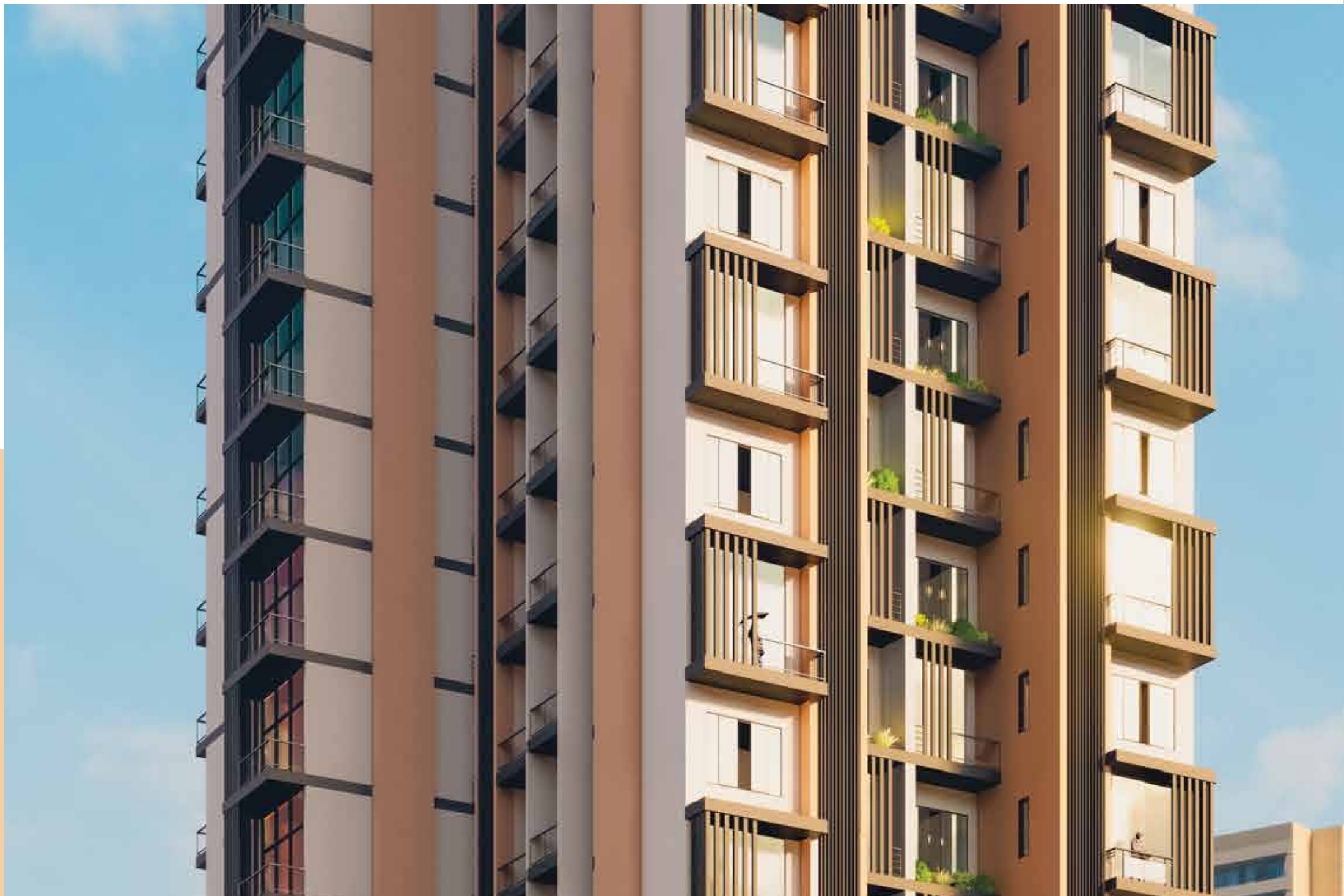


## **The legacy of opulence.**

Reinventing the modern living by amalgamating contemporary designs with futuristic architecture, SSBD presents “**Genesis**”, a gateway elevating the spectrum of innovation in Ranchi’s real estate. We bridge the line between creative excellence & world class architecture to offer you the most memorable experience of your life.

A private oasis of tranquillity is everyone’s dream. On a chosen few the stars shine to make this dream a lived reality.

A living space that’s truly Rare, Priceless & inspired by Passion.





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# ABOUT SSBD







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A brilliant Gem in Ranchi's real estate crown, a perfect blend of High-end Retail, Business Addresses & Awesome Residencies for the truly discerning. **Genesis** will represent the next generation integration of residential & commercial spaces, innovating and reinventing modern living by bringing forward the fusion of creative excellence with breath-taking architecture for the customers of tomorrow.

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SHOPS & OFFICES



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**“Genesis”** designed by experts is a lavish property where everything comes together to create a magnificent aura, as elegant & distinct as it’s owner.

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LOBBY



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**A masterpiece curated to reflect your purpose!**

At **Genesis**, we have taken modern living to a whole new level, providing luxury interiors that are perfectly aligned to surpass your expectations of modern living!

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POOL DECK



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Your relaxation **oasis** is just an elevator ride away!



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# TERRACE DECK



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Transcend into a  
**state of Zen** with  
spaces ushering  
sunlight and breeze!

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# FITNESS



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Experience the **realm of fitness** with a touch of spice! Unwind your worries and qualms by partaking in leisure activities.

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# RESIDENCE OF DESIRE

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Immerse into lavish modern living through **Vastu complaint homes** built with elegance and grandeur. Genesis embodies spaciousness in every context. Each unit is being crafted aesthetically with openings all around.

Each floor encompasses 4 flats and every opening is from floor to ceiling. Including the windows to give you all around view to enjoy nature and to ensure that light and fresh air are permanent residents along with you.

Scale the heights of living you have always dreamed and reach the pinnacle of living.





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Gourmet Gateway. No one knows you like your kitchen.  
Meticulously planned kitchen for marvelous experiences.



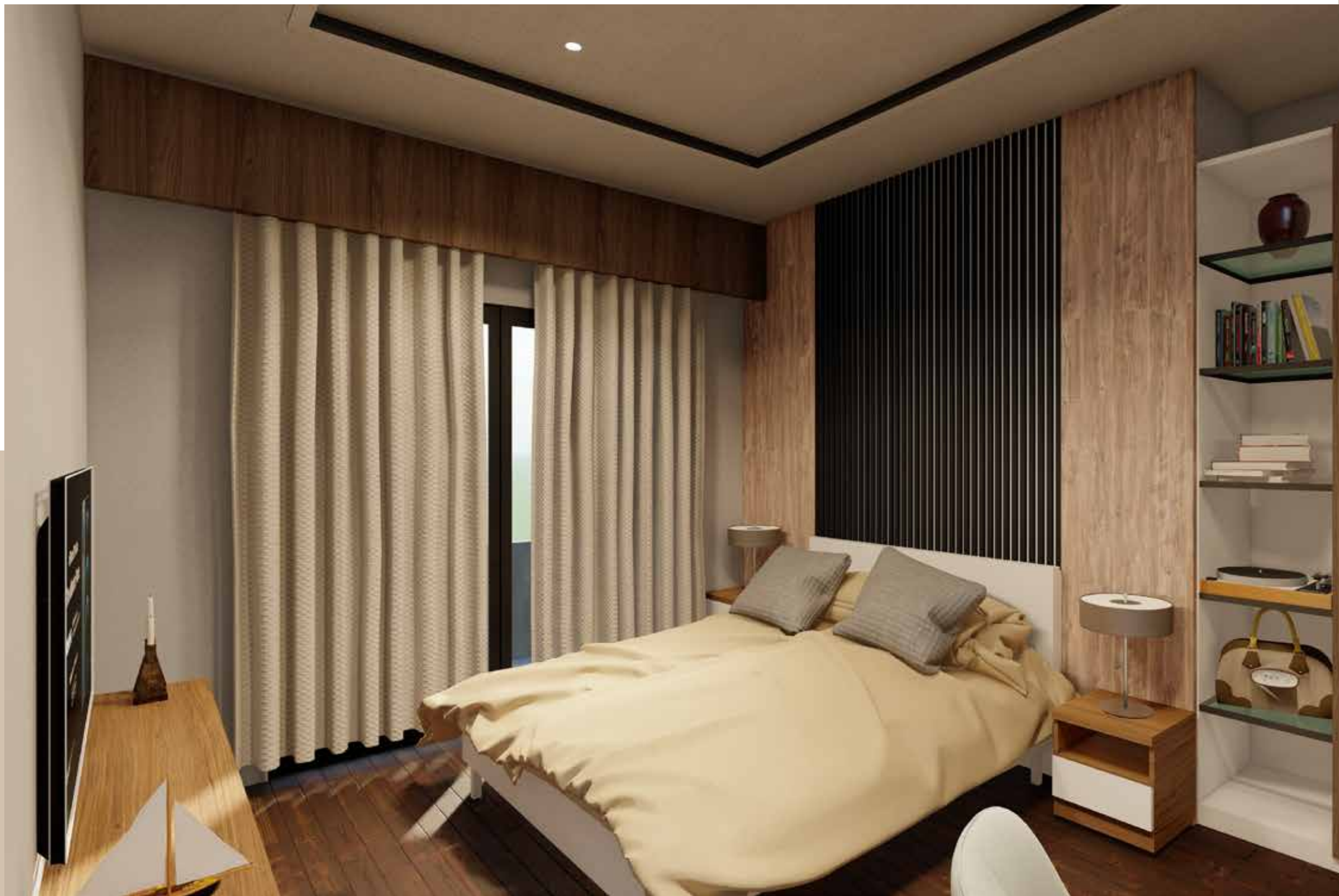
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Each bathroom is crafted with purpose, infused with high quality fixtures to give away the feel of **tranquility**.

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Each bedroom shimmers in all its **opulence**.  
The floor to ceiling windows ensure that each personal space is  
bathed in natural light with view that's unmatched in beauty.

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## An Ambience redefining Luxury.

**Home**, the axis of our beings is the ultimate reflection of the changing times & urban lifestyles. To cater the rising aspirations of the Society, **SSBD** is coming up with most coveted address of the modern times at **Kokar Chowk**.



# FLAT 1



# FLAT 2



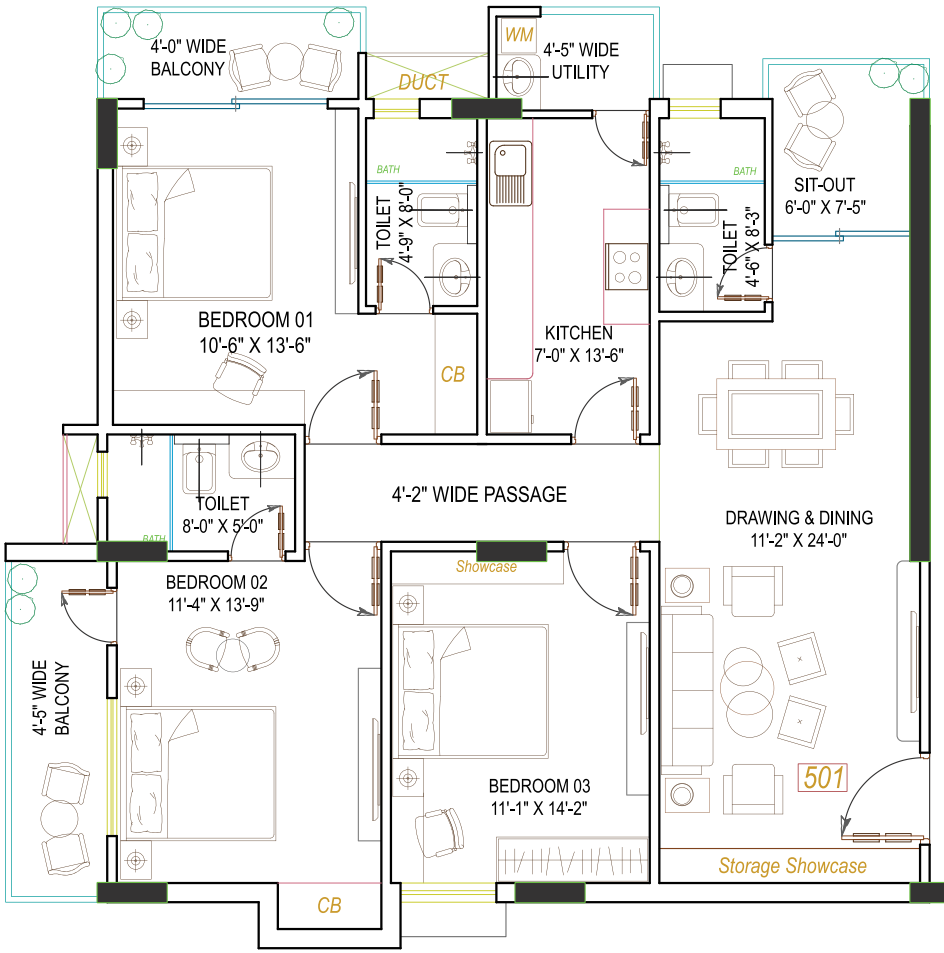
# FLAT 3





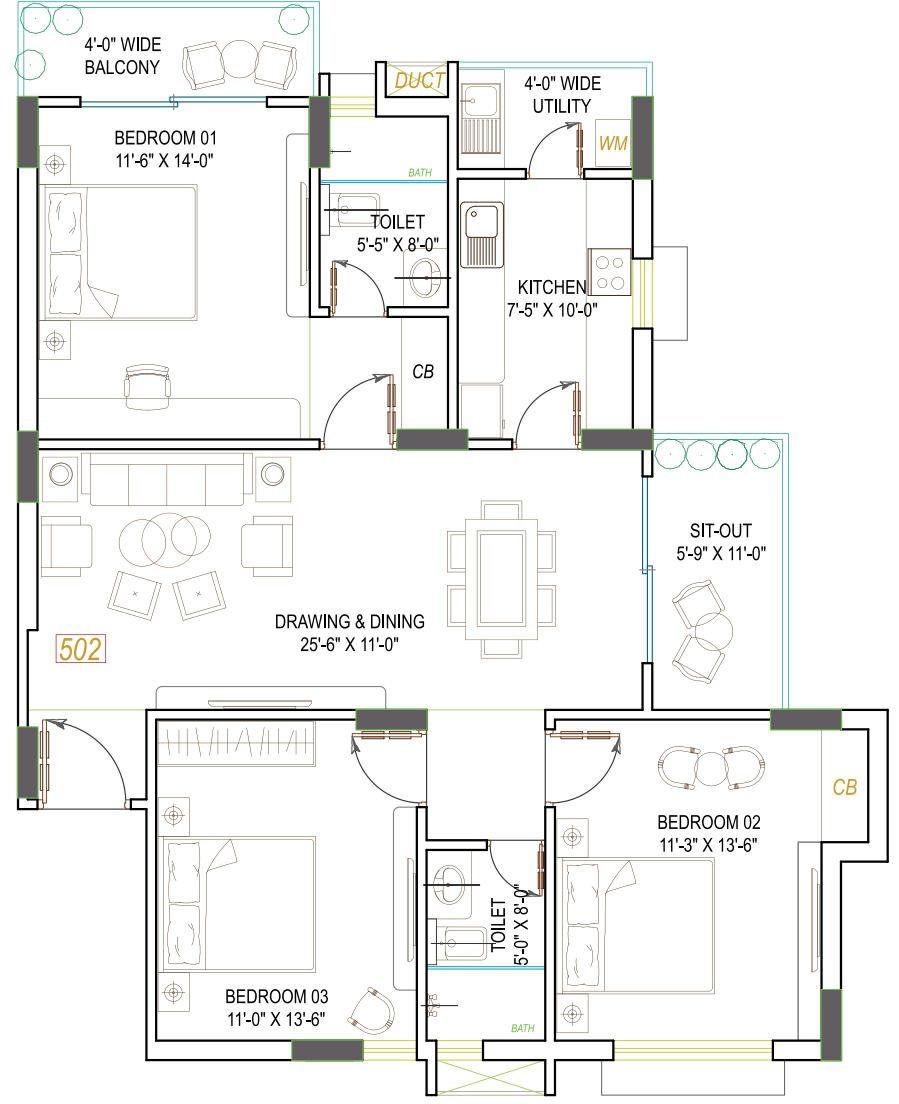


# FLAT 4



# FLAT 1

CARPET AREA - 1,102 Sq.Ft.  
 BUILTUP AREA - 1,367 Sq.Ft.  
 SUPER BUP AREA - 1,777 Sq.Ft.

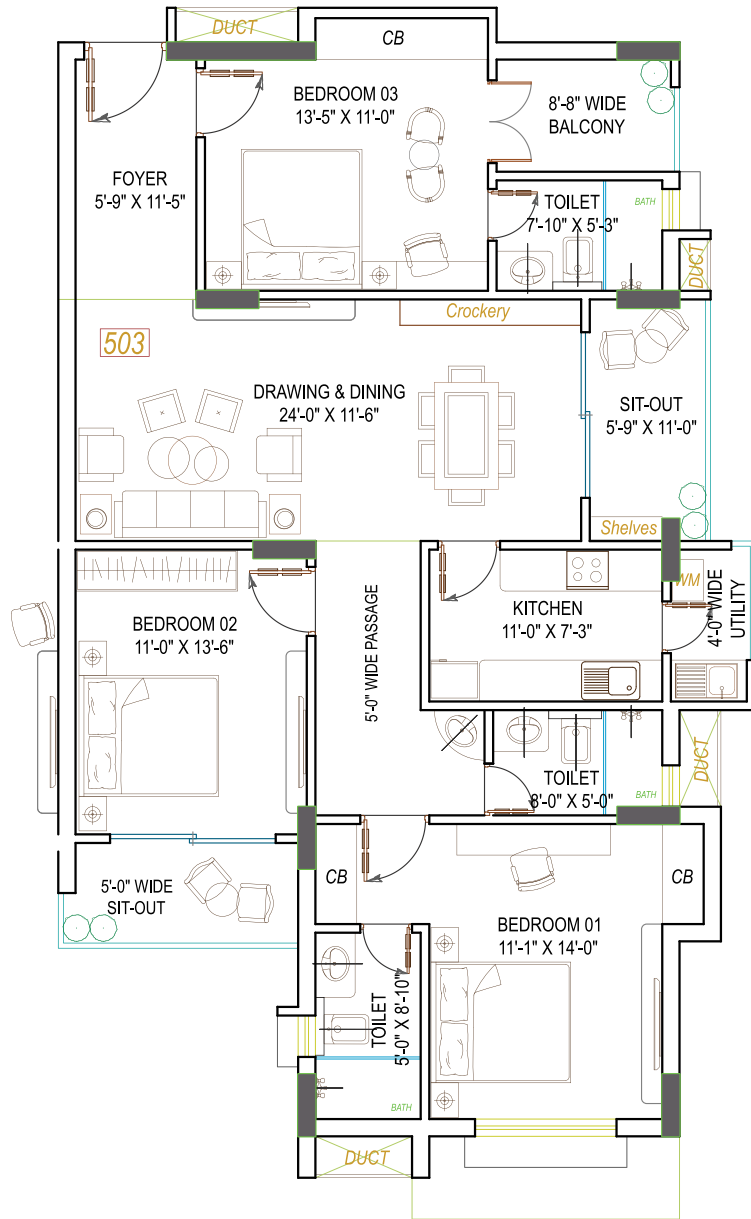


# FLAT 2

CARPET AREA - 1,032 Sq.Ft.  
 BUILTUP AREA - 1,283 Sq.Ft.  
 SUPER BUP AREA - 1,668 Sq.Ft.



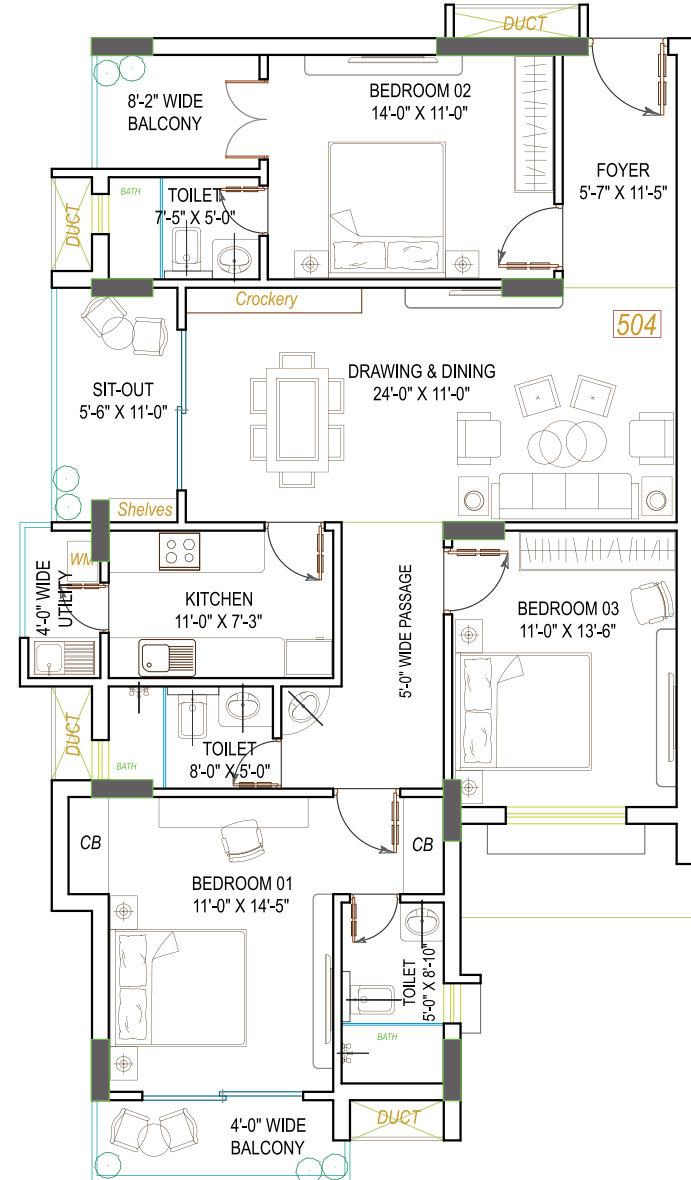




## FLAT 3

CARPET AREA - 1,181 Sq.Ft.  
 BUILTUP AREA - 1,486 Sq.Ft.  
 SUPER BUP AREA - 1,935 Sq.Ft.

NORTH:



## FLAT 4

CARPET AREA - 1,167 Sq.Ft.  
 BUILTUP AREA - 1,473 Sq.Ft.  
 SUPER BUP AREA - 1,915 Sq.Ft.

NORTH:



# SPECIFICATIONS



## Structure

RCC framed Structure



## Walls

6" thick Cement concrete AAC blocks for exterior walls  
4" thick Cement concrete AAC blocks for interior walls



## Windows

UPVC frame with UPVC glass sliding shutters provision for "Mosquito mesh", Kitchen, Toilets & Utility UPVC/ Aluminium Windows/ Doors



## Doors

Front doors with smart digital locks.  
Balcony Doors - Height UPVC frame with glass sliding / openable shutters.  
Other Doors - Wood frame with flush doors both side covered with Laminate/ Veneer with modular locks and handles



## Kitchen

Granite platform with Steel sink, 2' height ceramic tiled dado on cooking platform.  
Provision for gas pipeline for each flat.



## Security & Intercom

Multi-level security provision with complete CCTV Coverage & Intercom facility for all flats, connecting to security.



## Lift

Lift of KONE/Johnson/OTIS or equivalent.



## Car Parking

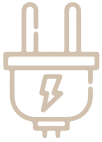
Covered Car Parking in basement with EV charging points.





### **Painting**

Asian/Berger/ICI or Equivalent



### **Electrical Work**

Concealed copper wiring with good quality modular switches. AC electricals & Piping provision for Bedrooms/ Drawing Room. Aquaguard&Washing machine points.

Lights, Fans, Exhaust, T.V. & Telephone Provision



### **Flooring**

Vitrified Tiles for entire flat, provision for laminated wooden flooring in master bedroom. Ceramic Tiled flooring for all balconies.



### **Toilets**

Anti-skid Ceramic tiled flooring, Full Height wall tiles.

Concealed Plumbing with provision for Hot Water in all Toilets/ Kitchen



### **Water Supply**

Water supply from Bore well& provision for Water Harvesting and recycling



### **Sanitary**

Designer Sanitary Ware & CP Fittings of Jaquar/ Hindware/ Roca or equivalent.



### **Power Backup**

Generator for Lift, Motors & Common area lighting, 2 KVA Power backup for each flat.



### **Driveway**

All Pathways and driveways in Cemented Interlock Pavers/ Tiles / Granite at Drop off



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**Community** is the family. Why just limit the bonding within our sweet home. At **Genesis** we feel all should be part of our Joy , ups & downs.. We have created an enthralling, spacious venue for personal gatherings with an array of facilities. Its not just an impeccable treat to the eyes, its also a royal and wholesome experience to the heart.





# OLIVE-GROCERY



# COMMERCIALS

## **The legacy of Opulence!**

Conveniently nestled in the heart of Genesis, the marketplace offers a magnificent look and feel. Whether you want to take a stroll or grab a bite, Genesis offers a spectacular experience!.





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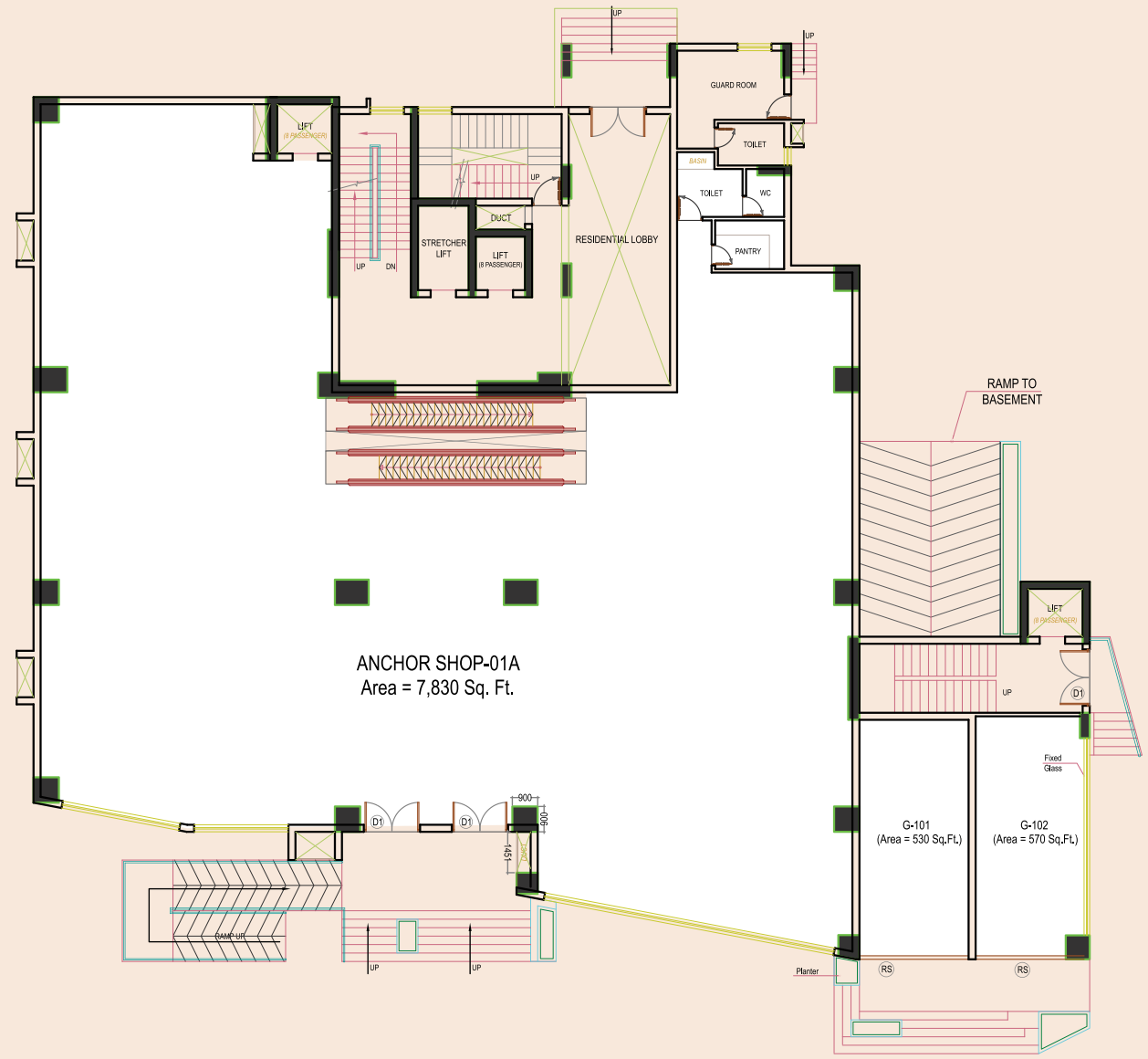


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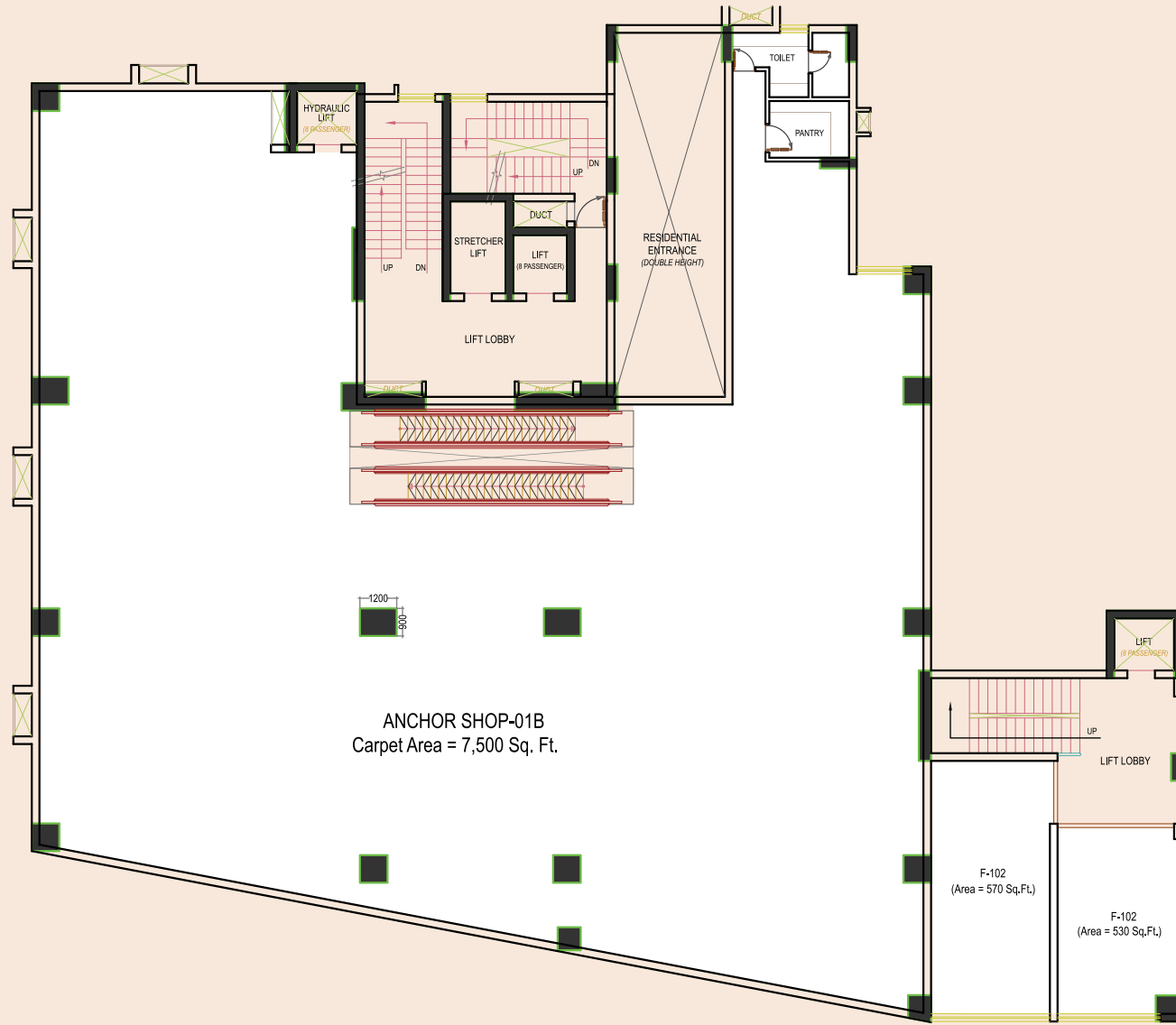
The flagship destination for retail, leisure and entertainment offering Kokar's most prestigious stores along with new brands making a debut in the market.



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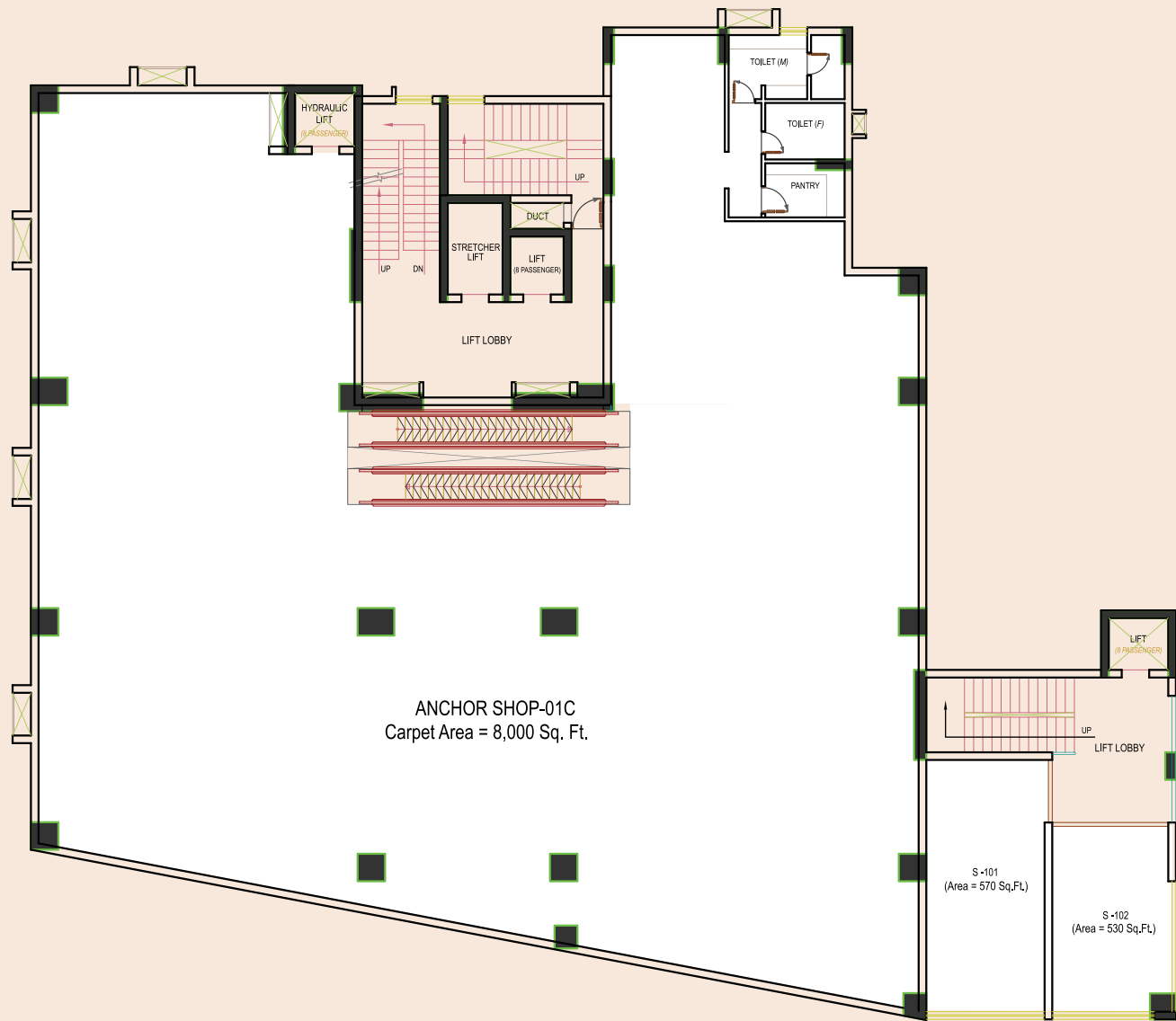


# GROUND FLOOR

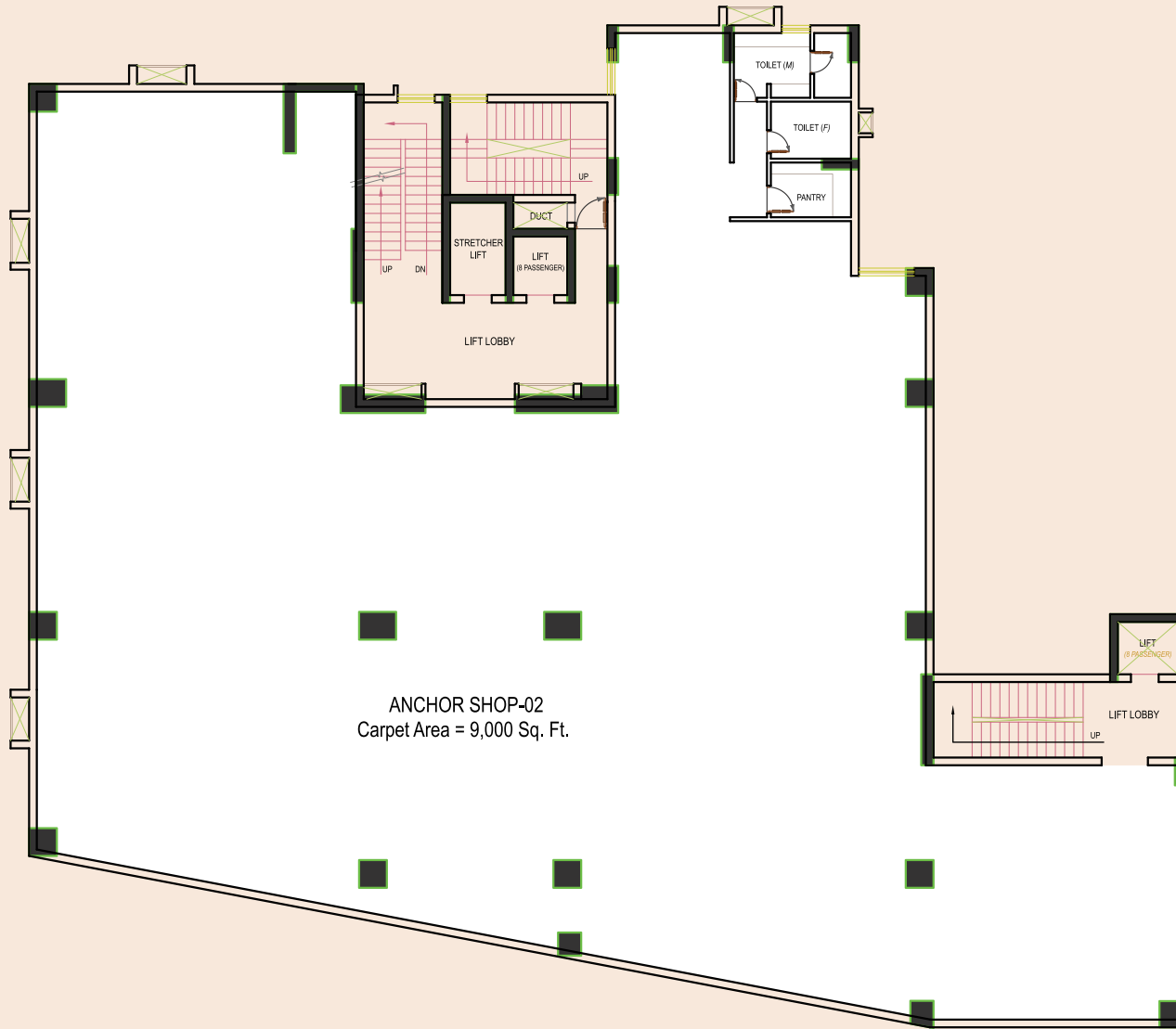


# FIRST FLOOR

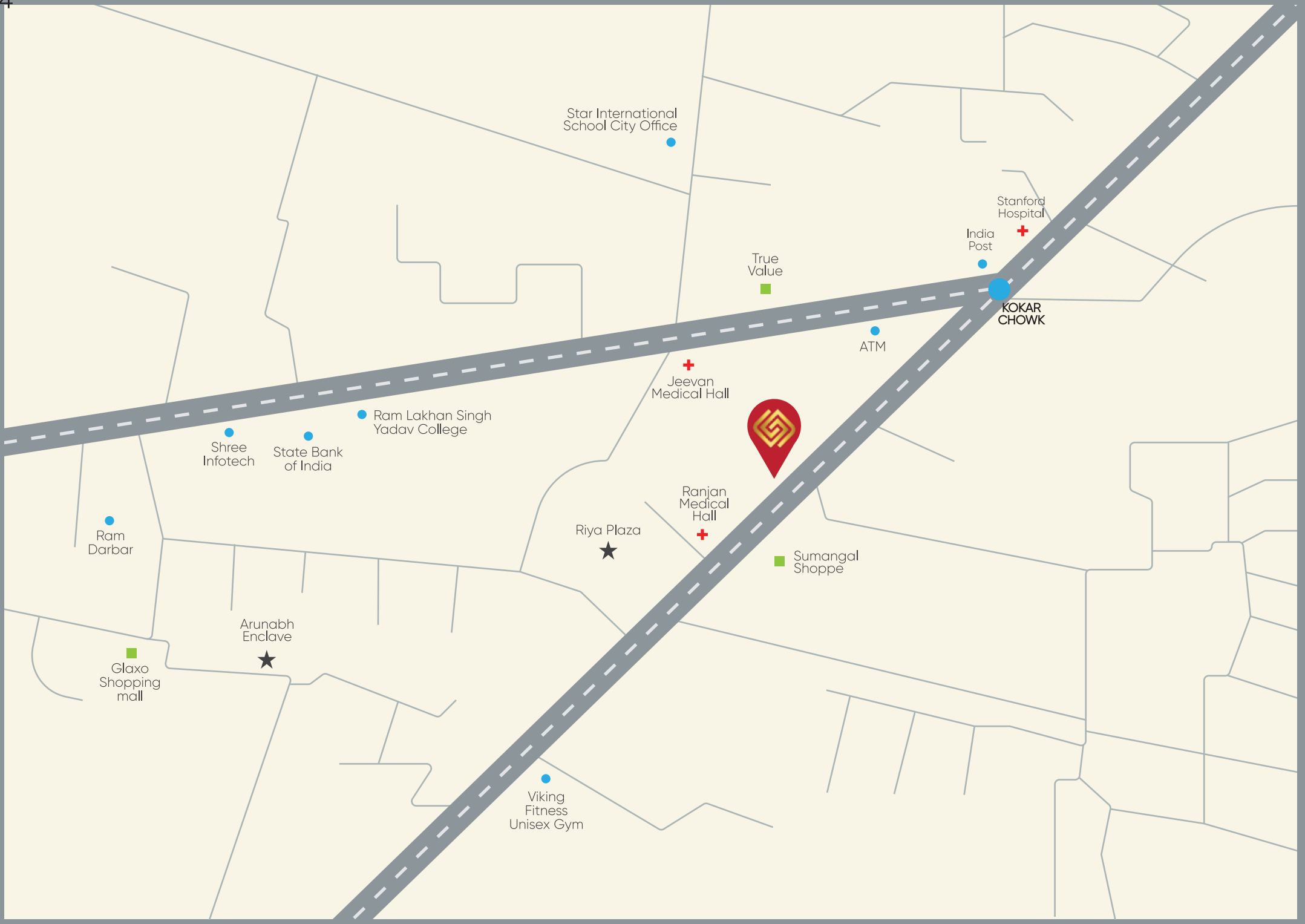




# SECOND FLOOR



# THIRD FLOOR



Star International School City Office

True Value

Stanford Hospital

India Post

KOKAR CHOWK

ATM

Jeevan Medical Hall

Ram Lakhan Singh Yadav College

Shree Infotech

State Bank of India

Ram Darbar

Ranjan Medical Hall

Riya Plaza

Sumangal Shoppe

Arunabh Enclave

Glaxo Shopping mall

Viking Fitness Unisex Gym



# LOCATION

A location which is sure to feature as the most sought-after address. A place which is within the town but not a part of the hush & rush hours.

An Address that makes you elated to enjoy the openness of the clear skies, fresh air and ample of sunlight. An adobe that has in its vicinity – the Airport, Railway Station, Bus Terminal, best Health Care, Educational Institutes & Malls with the best of High Street Shopping & Retail located within.

And **Genesis** is born... a palatial address in the heart of the city.

## Distances from key Ranchi Locations -

- Firaylal Chowk (Albert Ekka Chowk) - 4.1 km
- Ranchi Railway Station - 4.3 km
- Ranchi Kanta-Toli Bus Stand - 2.3 km
- Morabadi Ground - 5.3 km



# OUR FEW PROJECTS

**SSBD** – A group of professionals & Entrepreneurs with vast experience in diverse businesses including real estate. A group which has been creating benchmarks in service industry for more than 5 decades and is always determined towards fulfilling commitments.

Customer satisfaction is our utmost concern. With a belief that achieving this goal is sure to guarantee success.



**Sant Sai Enclave**, North S.K. Puri, Patna



**Jayant Jyoti**, Airport Road,  
Sekhpura More, Patna



**Sai Kailash, Patel Nagar, Patna**



**Sai Bhavna, Rupespur, Patna**




**Grand Mall, Muzzafarpur**




**Aastha Stuti, Kalibadi, Patna**



# GENESIS

 Situated at—H.B Road, Kokar,  
Near Kokar Chowk, Ranchi, Jharkhand.

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Project Registration No.  
JHARERA/107/2021

Building Permit No.  
RMC/GH/0099/W08/2021

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