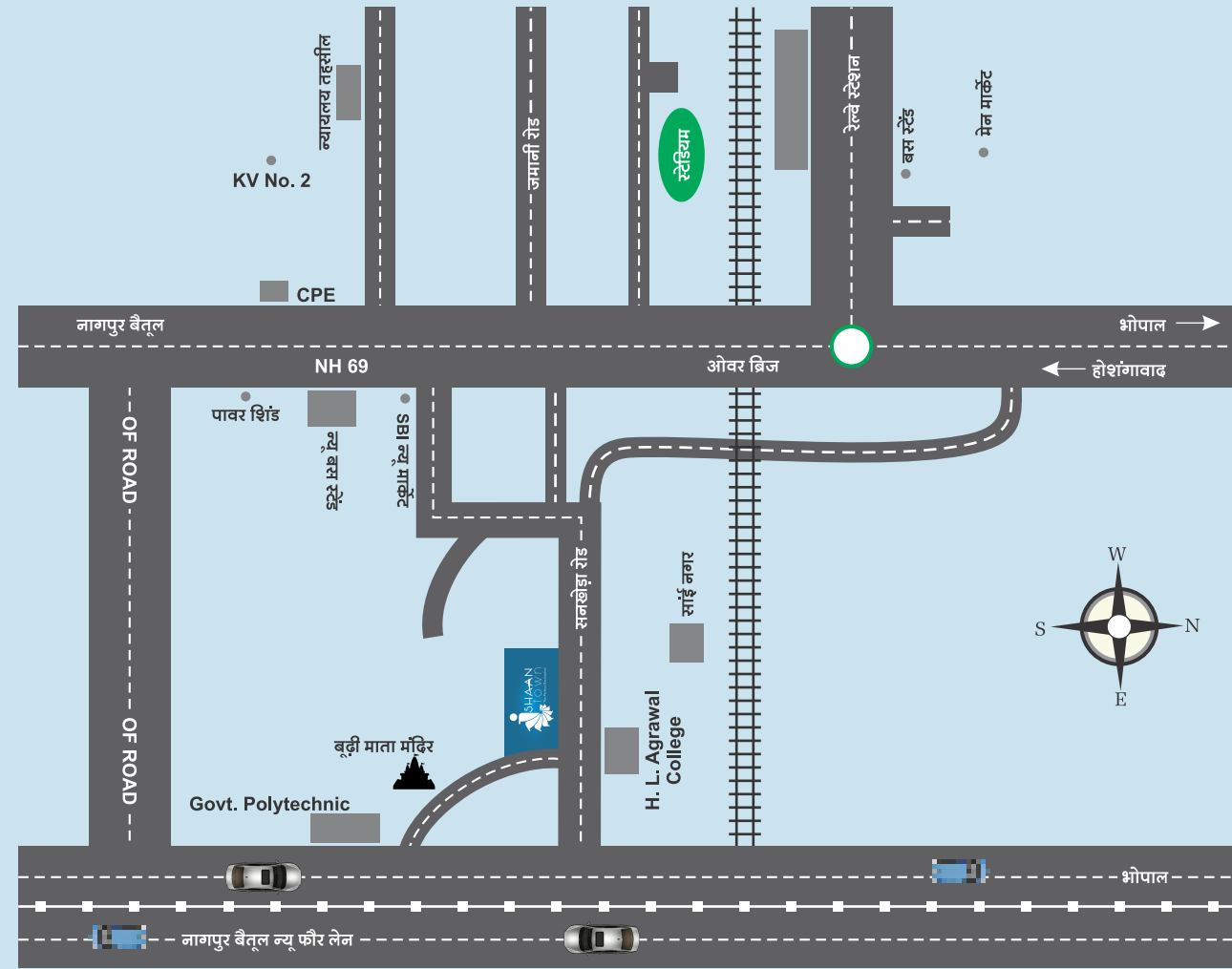


LOCATION MAP



LOCATION ADVANTAGE

Distance from new Proposed 4 Lane Highway (Nagpur - Bhopal) - 0.5 KM | Distance from Itarsi Main Market - 1.0 KM
 Distance from New Bus Stand - 1.0 KM | Distance from New Bus Stand - 1.0 KM | Distance from Itarsi Railway Station / Bus Stand - 1.50 KM

BUILDERS & DEVELOPERS



CHANNEL PARTNER
VINIT
 CHOUKSEY

PROJECT ADDRESS

ISHAAN TOWN, SANKHEDA MAIN ROAD, NEAR SANKHEDA NAKA, OPP. H.L. AGRAWAL COLLEGE, ITARSI (M.P.)
 FOR BOOKING / ENQUIRY : 95222 60011, 95222 60012, 94250 39666, 98268 61959

CORPORATE OFFICE

R-52, 3rd Floor, Shivlok Parisar, Near Hotel Arya Bhawan Zone-II, M.P. Nagar, Bhopal (M.P.) Ph.: 0755-4271929
 E-mail : grandridgehomes@gmail.com, Website : www.grandridgehomes.com



WELCOME TO ITARSI'S NEW LANDMARK



At Sankheda Main Road, Opp. H.L. Agrawal College, Itarsi

BE A PART OF OUR GROWING COMMUNITY
& BE THE FIRST ONE TO GET EXCLUSIVE HOMES...



OYSTER
&
MIMOSA
BUNGALOW



BRING HOME A LIFE...

METICULOUSLY DESIGNED spacious 2, 3 & 4 BHK bungalows with proper natural lights and ventilation. Unmatched quality of construction and development work within the township.

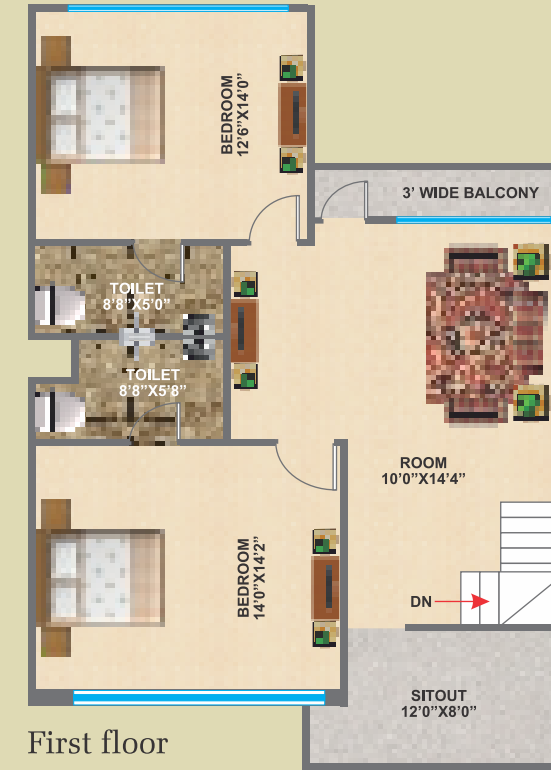
A synergy of exceptional designing and matchless engineering epitomize the ISHAAN TOWN. Be a part of our growing community and be the first to get the excellent lifestyle living space at the heart of Itarsi.



Ground floor



First floor



First floor



Ground floor

◀ OYSTER BUNGALOW

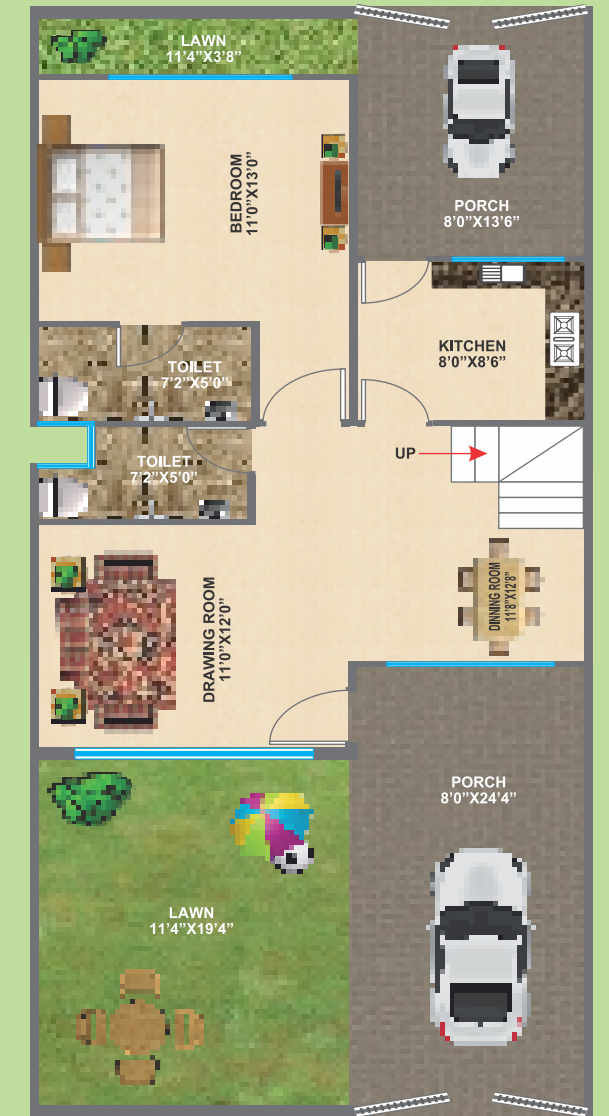
PLOT SIZE
25' x 60'

PLOT AREA
1500 Sq.Ft.

CONST. AREA
2150 SQ.FT.



First floor



Ground floor

MIMOSA BUNGALOW ▶

PLOT SIZE
20' x 60'

PLOT AREA
1200 Sq.Ft.

CONST. AREA
1475 SQ.FT.



LIVE BEAUTIFUL

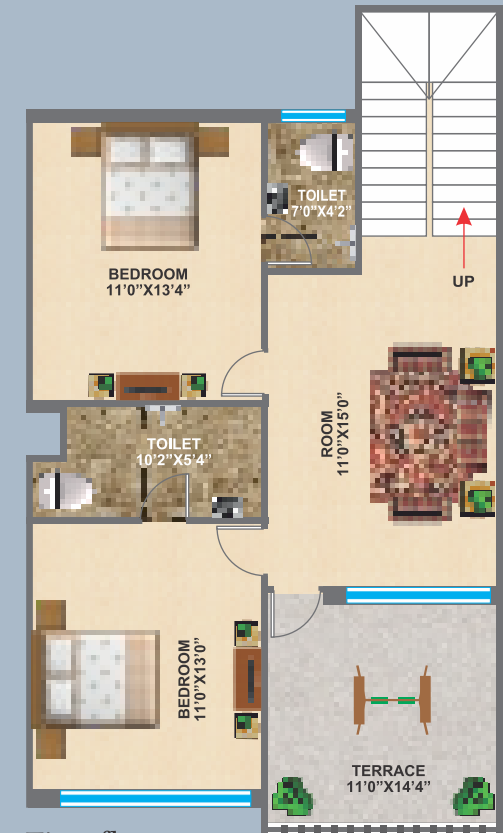
Luxury awaits you – Within every space at Ishan town; from the premium facilities, panoramic views and lush landscaping with organized development which gives the real taste of family life with neighborhood enjoyment.

**ERICA
BUNGALOW**

PLOT SIZE
23' x 45'

PLOT AREA
1035 Sq.Ft.

Const. Area
1895 Sq.Ft.



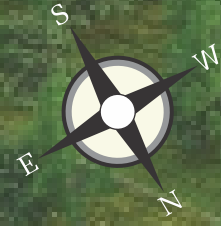
First floor



Ground floor



AERIAL VIEW



A WORLD OF ISHAAN TOWN

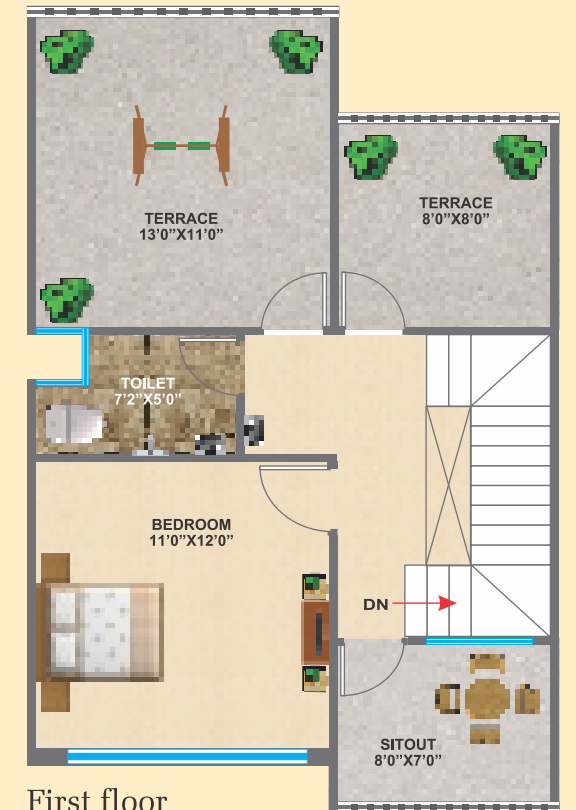
- Strategically located at the heart of Itarsi and well connected with all corner of the city.
- Gated Township with 24 x 7 Security arrangements with CCTV Surveillance.
- Meticulously Master planning and designing for residents easy and comfort.
- Beautiful external elevation of bungalow & full of amenities and facilities.
- Large grand open space and arrangement of kids sports arena.
- Centrally located club house with multi-faceted activities.
- Yoga & Meditation Zone. In-house Commercial Zone.
- Power backup arrangements for common areas.



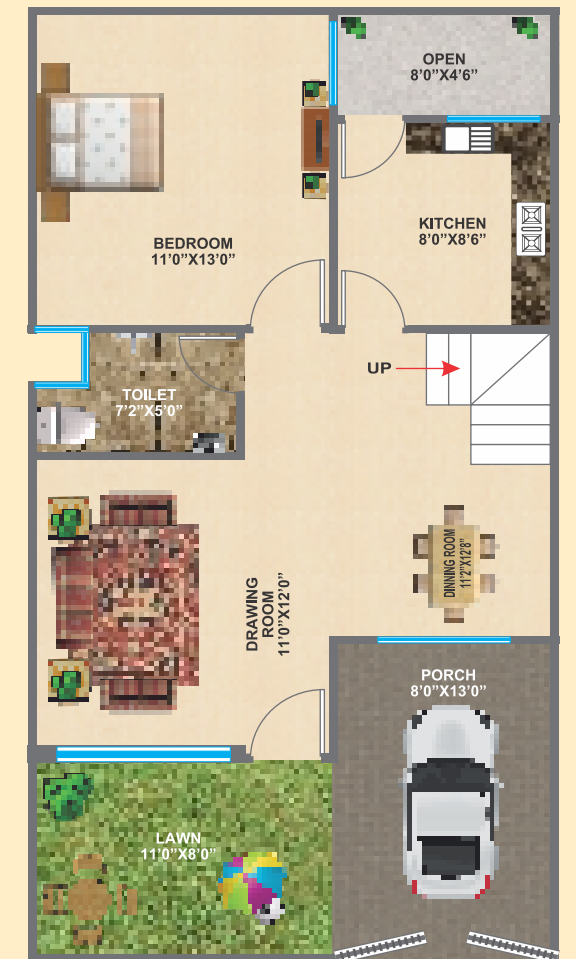
REJUVENATING SHADES OF LUXURY...

A reflection of your ambitions and your lifestyle – your mirror identity. Inspired designing suited for all seasons, superior by all reasons. An economy range offering an alluring array of enticing options.

ILEX BUNGALOW ▶ PLOT SIZE 20' x 40' ▶ PLOT AREA 800 Sq.Ft. ▶ Const. Area 1315 Sq.Ft.



First floor



Ground floor



CRAFTED TO PERFECTION...

Rising high and designed to perfection, the lifestyle at ISHAAN TOWN is meant for the privileged few – offering stunning architecture and spaciously planned HOMES, designed with every conceivable luxury, Ishaan town truly represents the perfect destination to bring home a life.

CLUB
HOUSE

EVOKING A FEEL OF REGALE GRANDEUR...

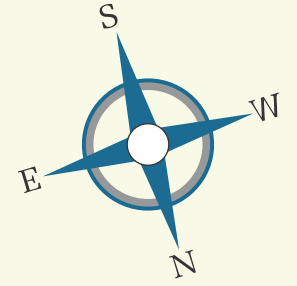
- Grand entrance drop – off.
- Separate visitors / guest parking
- Ishaan Club / Sports zone
- Party Lawn area
- Swimming Pool with relaxing area.
- Toddlers' Pool
- Indoor games
- Gymnasium
- Children play area
- Landscape garden
- Seating alcove



ISHAAN DEVELOPERS BUILDERS & COLONIZER is founded on a vision of developing a better tomorrow by providing people with improved quality of life and living standards across Madhya Pradesh. We at

Ishaan don't just shape houses, instead we believe in shaping happiness for everyone with and around us. It is our endeavor to come up with futuristic lifestyle and quality housing options for as many people as possible. We build trust with providing quality housing needs to the society with most affordable cost and one to one customer attention & personalized services to our customers & we believe that satisfied customer base is the valuable assets for our company. Our goal is Consistent efforts to enhance customer service and product value.

Rajeev Agrawal
RAJEEV AGRAWAL



TYPES OF BUNGALOWS

-  **OYSTER BUNGALOW**
25'x60'
-  **MIMOSA BUNGALOW**
20'x60'
-  **ERICA BUNGALOW**
23'x45'
-  **ILEX BUNGALOW**
20'x40'
-  **COMMERCIAL COMPLEX**

SPECIFICATIONS

STRUCTURE Safe & Sound - Quality controlled RCC frame structure with best material components.	DOORS & WINDOWS ISI Mark Flush doors with safety locks. Superior Quality hardware fittings. Aluminum windows.	PAINTING Exterior- Weather Resistant Good Quality Paint. Interior - Double Coat Putty with Good Quality Paint.
BRICK WORK & PLASTER Good quality brick masonry with finished plaster surface.	ELECTRICAL WORK ISI Mark Modular Electrical Switches And Accessories.	KITCHEN Green marble platform with ceramic tiles dado upto 2' height. Aqua guard point & exhaust fan point.
FLOORING Good Quality Vitrified tiles flooring 2'0"x2'0".	PLUMBING & SANITATION Good quality designer sanitary ware for toilets.	STAIRCASE Green Marble / Vitrified Tiles With Moulding
BATHROOM Anti Skid Flooring & Wall Tiles upto 7' Height.	POP WORK POP Designer cornish.	PORCH / BACK OPEN Checkered tiles / Paving block.