



WE ARE LIFE CHANGERS

TWELVE YEARS OF A REMARKABLE HERITAGE



“we listen to your needs, designs it to your specification and build it to your dreams”

At **ISHAAN GROUP**, we take pride in sharing that we are a buoyant conglomeration of companies endowed with impeccable foresight, enviable expertise and innate acumen providing cost effective and holistic solution to the Real Estate & Construction World.

Founded in 2009 by Mr. Chandan Srivastava, a first generation entrepreneur and a Post Graduate in management having vast experience in the construction and real estate sector, will go a long way in taking the group to unprecedented heights of long-term growth.

In the journey of 12 years our core competence lies in our quality construction which ensures the best of technology, planning, design , consulting renowned architects and by motivating human potential to scale new heights.

Since the very first year of our inception, we are on a journey of architecture excellence and customer satisfaction with quality assurance. Our journey has many successful milestone along the way.

Since 2009, thousands of satisfied customers of Ishaan Group and brilliance in all their architectural projects have given the group the success it deserves. Through the years, customers have shown their faith and support in all the real estate endeavours of the Ishaan Group. The trust of customer has been the one single factor which has propelled the group to phenomenal heights of consistent growth and development.

After setting a benchmark in Real Estate sector now we are gearing ourselves to enter into diverse business verticals of Education, Retail, Hospitality and Health care which reflect our dedication for progress and commitment for developing ecosystems for India's changing needs. Last but not Least our foundation has always been our employees, our consultant, our valued customers and our stakeholders.



AWARDS AND ACCOLADES

Our effort, your trust get rewarded



WINNER OF "MOST RECKONING NAME IN THE FIELD OF BUILDING & CONSTRUCTION INDUSTRY" 2013



WINNER OF "REAL ESTATES DEVELOPER OF THE YEAR (NORTH INDIA)" 2014



WINNER OF "PROFESSIONAL EXCELLENCE IN REAL ESTATES (NORTH INDIA)" 2017



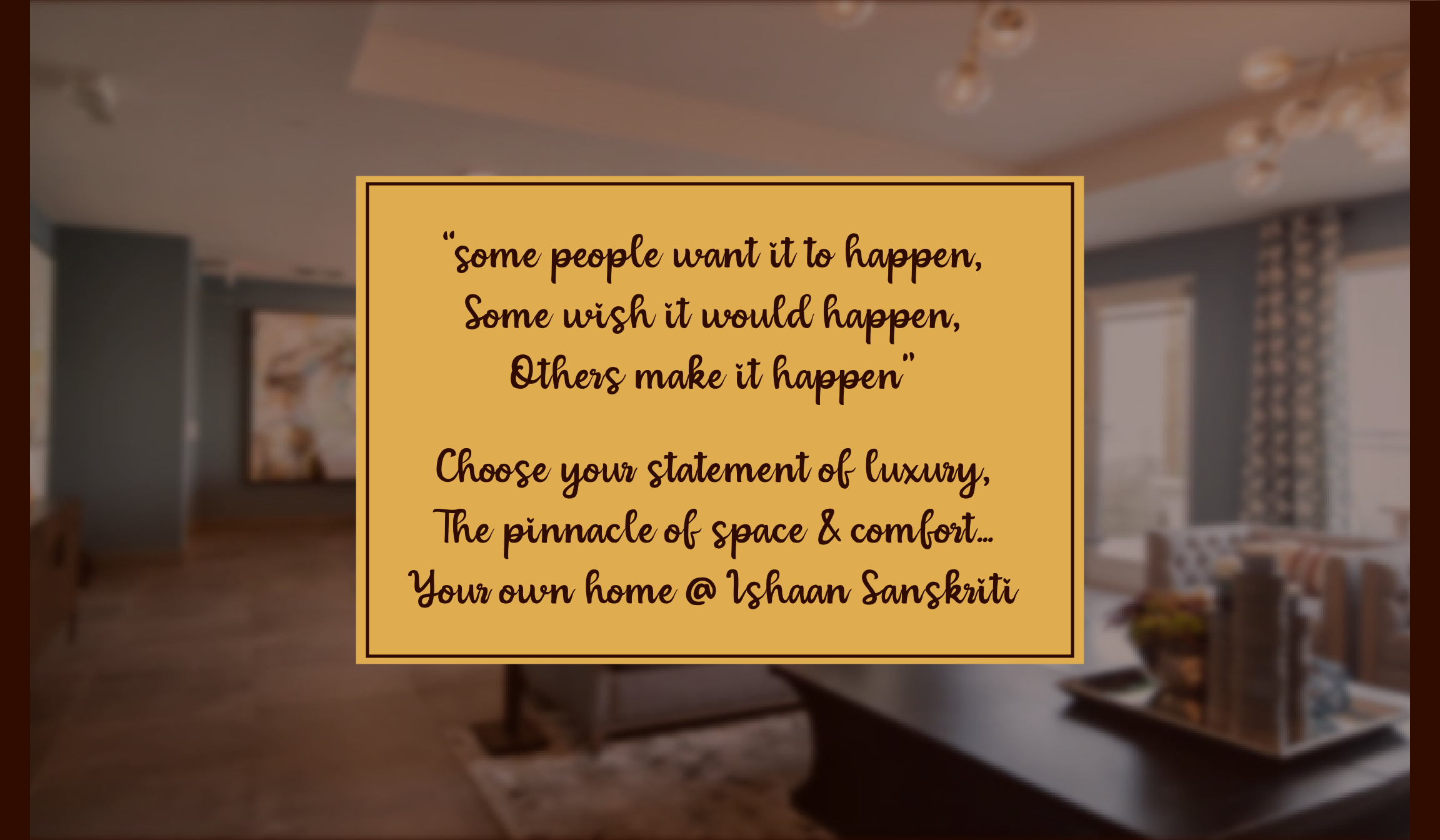
WINNER OF "BEST REAL ESTATES DEVELOPER OF JHARKHAND " 2021

Ishaan Sanskriti

4 BHK CONDOMINIUM, DEOGHAR

(a part of Ishaan Ashok Residences Project)

A DREAM PROJECT BY ISHAAN GROUP



*"some people want it to happen,
Some wish it would happen,
Others make it happen"*

*Choose your statement of luxury,
The pinnacle of space & comfort...
Your own home @ Ishaan Sanskriti*

THE ELEVATION



Ishaan Sanskriti

4 BHK CONDOMINIUM, DEOGHAR

(a part of Ishaan Ashok Residences Project)

The best journey of life takes you home

This is an extravagant and stupendous Generation next *i*-home, which is a part of Ishaan Ashok Residences project, offers you ultra-modern yet gracious luxury home. The tallest iconic apartment offers luxurious living style with panoramic view of blessed city of Baba Baidyanath.

This is a flagship project of the Ishaan Group, which stands upon group fundamental key principal of offering innovative projects which are formed around the dream, expectations and aspiration of their valued customer.

It offers well-planned and smartly design 4 BHK Condominium, which will be fitted with world class fittings and equipment. The private huge balconies offer a mesmerizing breakthrough view of the surroundings.

This project has non-stop comforts in line to make life worth enjoying with all world class amenities like Club, Celebration Hall, Gym, Landscaped Park, Temple, Security System, Super Store all within Campus.

Ishaan Sanskriti is envisioned as a great expression of exclusive and higher living, reserved for a select few.

A more Blissful home you love to coming....



LANDSCAPE PARK

You deserve to live a great life

Natural and constructed landscape park design to meet everyone freedom from youngster to elderly to enjoy a better living enriching environment. Jogging track | Green Haze | Gazebo | Flower Boutique | Designer Sitting Bench | Oxygen rich Plant





KIDS PLAY AREA

You deserve to live a great life

Kid's have a full time occupation. It's called play, let them be occupied by it from their early years until their twilight years. Swing | See-Saw | Round bench | Multi-play station | Rope climber | Sand pit | These outdoor activities trigger more enthusiasm in kids to develop Mental and physical growth, Social skill and Right social environment to grow.





CĒLEBRATION HALL

Celebrate the moment of life

The Air Conditioned celebration hall will make your timeless memories for your special occasions that you have always dreamt of. Distinguished Interior design, Pre- fitted Lighting and Sound system, Comfortable space and connectivity of the hall to the landscaped park making every occasion a celebration of extra ordinary experience, each in their unique way.

i-Celebration
BY ISHAAN GROUP



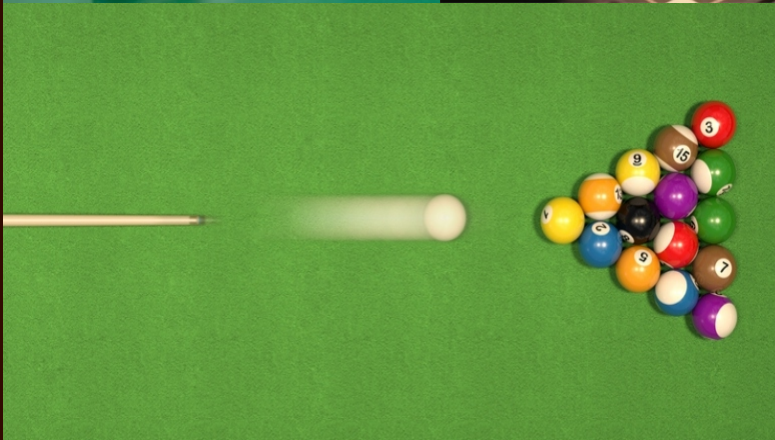
THE GYM

The sweat arena

Stay on track with your work out routines in *i*-fitness gym that offers a wide range of training workout like High Pulley, Lat Rowing, Leg Curl + Leg Extension, Pack dec Fly, Function Trainer, Leg Press, Olympic Bench 3 in one, Spin bike, Treadmill, Twister Double, Abking Machine, Abdominal bench, Dumbbell, Plates, Rods, Mats and cardiovascular equipment.



PROJECT AMENITIES



THE CLUB

A life full of delight

The club is all set to enhance the lifestyle and proper utilization of leisure time of the residents from Youth to Elderly with its wide range of offering which will help one to Relax and Rejuvenate. The club has all the modern amenities like Luxury Waiting Room, Reading Room, Carrom, Chess, Card Room, Table Tennis, Billiards Table, Aerobic, Zumba Room with a vibrant cafeteria.





THE TEMPLE

A place to develop your inner peace

The society has a temple in the campus built on guided principle of Vaastu to spread positivity within the area. It is the place where we re-discover our inner spirit and remember who we really are and see with clarity who we really can become.





TOWER ENTRANCE

Your warm welcome

Cantilevered portico with Entrance Lobby for the tower. Air-conditioned Reception area with waiting area having round the clock CCTV Cameras Surveillance. Gypsum false ceiling as per design with trap door, Plastic paint with combination of wall paper, Chandelier in lobby.





SUPER STORE

*Look no further! We got everything for you.
The solution to your Daily essential needs.*

i-mart, a Super Store easily reached, open at maximum hours having a wide variety of Food , Beverages, House hold products , Healthcare and Personal care offering Shopping from the convenience of your home.





PARKING

A place reserved for your running machine

The road to success is dotted with many tempting parking spaces leads to your reserved cover parking in the basement and upper floor.



Your life is one click away from being better

Control Everything at Your Fingertips

Turn on your lights, play your favourite music or change your room temperature, everything happens with your voice or at the tap of your smart phone.

Run Personalized Schedules

Have your coffee ready when you wake up. Automatically turn everything off when you leave for work. Experience true intelligence.

Talk to Your Home or Make it Talk.

Simply talk to your virtual voice assistant, and ask it to do anything for you— be it ordering groceries to solving a math problem.





SAFETY AND SECURITY

When everyone wins

Your home will be equipped with modern security assistance system like Video Door Phone, CCTV surveillance, main gate connectivity with intercom and mobile application control home, installation of automatic hand sanitization spray machine on main entrance gate; ensure one thing above all else: that you do not have to worry.





AIR CONDITIONING

Cool home with cozy feeling

Home will be fitted with the most advanced Air Conditioner system to make your life cool and comfortable.





LIVING ROOM

Feel the tranquility at every moment

The place where we feel totally at ease & welcoming our guest to spend good moments of life. Connected with huge balcony offering break through views of surroundings.





KITCHEN

*A place where
fondest memories are homemade*

The Kitchen really is the heart of our home, where happiness is homemade and seasoned with love.





BED ROOM

Desires meets a new design

After a long working tiresome day, your dream vacation is your royal bedroom which offers time with comfort to express and share feeling with your loved ones. All the bedrooms are connected thru balconies to express your individuality.





POOJA SPACE

An invitation for eternal peace

A place for your blessed home

**"The way you feel in pooja room is
a pattern for how you want to feel in
your daily life"**





WASHROOM

*Wash away your troubles
with some bubbles*

Refresh and relax when you do not have time for it. A place for your think pad in the contemporary styled bathroom fitted with glass partition and ultra modern fittings with sensor based light technology.





BALCONY

Enjoy a private privilege

You can turn your balcony into your own private and peaceful space where you hangout with your loved ones, high above the crowds and city light with uninterrupted views thru glass fitted railing or the space is perfect for setting up your plant babies and providing them with all the sun they need.



THE LOCATION





ISHAAN
ashok residences
2 & 3 BHK APARTMENTS, DEOGHAR



Ishaan Sanskriti
LUXURY CONDOMINIUM IN DEOGHAR
www.ishaan.com/deoghar



Jasidih Railway Station
(10 KM)

Deoghar Airport
(3.5 K.M)

Baba Baidyanath Dham
(3 KM)

Baidhyanath Dham Railway Station (2.75 KM)

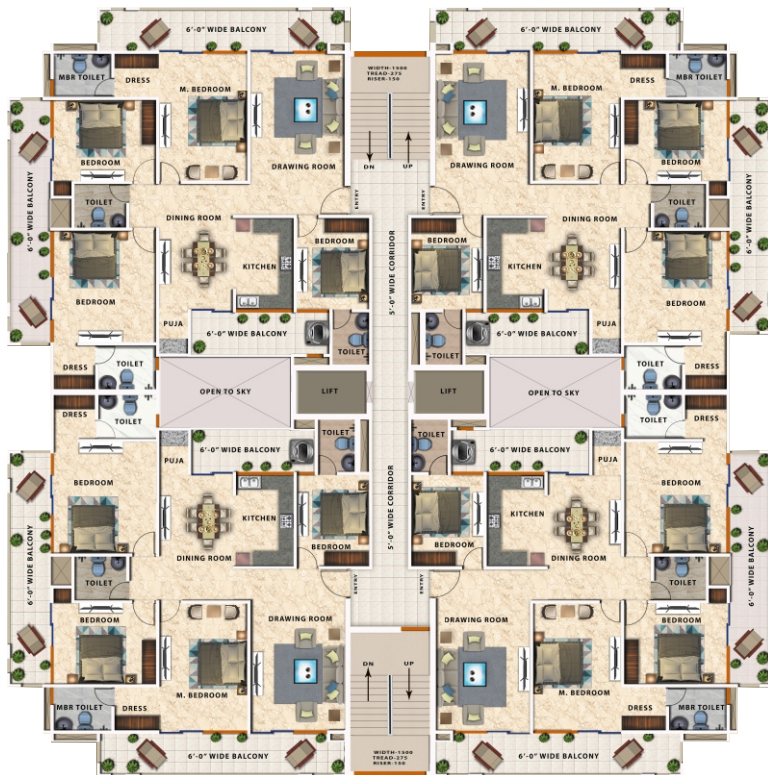
Tower Chowk
(3.0 KM)

Bus Stand
(2.5 KM)

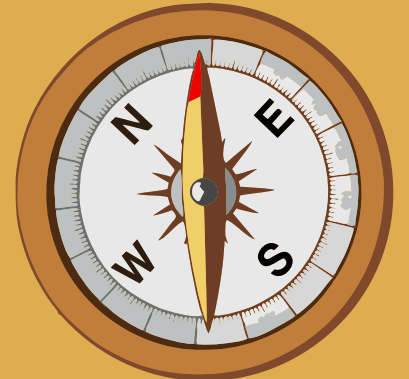
Naulakha Mandir
(300 MTR.)

AIIMS, Deoghar
(9.6 KM)

FLOOR PLAN



SITE LAYOUT



CONDOMINIUM PLAN - 3 D



SALEABLE AREA - 3460 Sq. Ft.

*Your statement
of luxury*

CONDOMINIUM PLAN - 2 D



SALEABLE AREA - 3460 Sq. Ft.

*Good design for
Good moment*

*The colour and design of the tiles can be changed without any prior notice. *Variation in the colour and size of vitrified tiles may occur. * Variation in colour in mica may occur.
* Area in all categories of apartments may vary up $\pm 3\%$ without any change in cost. * However, in case the variation is beyond $\pm 3\%$ charges are applicable.

AIR CONDITIONING

Split Air Conditioning System with all internal piping in Living Room, Dining Hall, and all Bedrooms.

FALSE CEILING

POP FALSE CEILING Punning with cove as per design with Plastic Paint in Living Room, Dining Hall, and all Bedrooms.

INTERNAL WALLS

AAC Block work with Putty ; Plastic Paint and combination of wallpaper.

LIVING & DINING ROOM

FLOORING

600 mm*1200mm Vitrified Tiles ($\pm$ 5% variation in size, colour and texture).

MAIN DOOR

WPC Door Frame with 8ft. height in Flush door with both side laminate. Fitted with smart door lock and SS Tower bolt.

EXTERNAL BALCONY DOOR

UPVC door frame with toughened Glass.

FALSE CEILING

POP FALSE CEILING Punning with cove as per design with Plastic Paint.

BED ROOMS

FLOORING

600 mm*1200mm Vitrified Tiles ($\pm 5\%$ variation in size, colour and texture).

DOOR

WPC Door Frame with 8ft. height in Flush door with both side laminate. Fitted with SS lock and SS Tower bolt.

EXTERNAL BALCONY DOOR

UPVC door frame with toughened Glass.

FALSE CEILING

POP FALSE CEILING Punning with cove as per design with Plastic Paint.

WARDROBE

One wardrobe in each bedroom.

KITCHEN

MODULAR KITCHEN- BELOW COUNTER & OVER HEAD WALL UNIT

Boiling Water Proof Plywood (BWP) with 0.6 mm laminate inside. The shutters will also be machine crafted with the same BWP, with 0.6 mm inside laminate while on the outside it will be 0.8mm laminate or 1mm laminate of glossy finish with a machined edge band. The hinges will be auto loaded hinges of "Hettich" make, which is of international standards. All Kitchen Accessories Cutlery basket, Cup / Plate & Saucer, Plain, Detergent holder, Oil pull-out with Telescopic drawer channels and Dustbin holder with soft closures will be fitted.

FLOORING

600 mm*1200mm Vitrified Tiles ($\pm$ 5% variation in size, colour and texture)

COUNTER

Slab tile / Granite marble, Stone being natural material, Variation in colour, Texture shall be acceptable.

DADO

Designer ceramic Tile up to 2'-0" above the kitchen counter ($\pm 5\%$ variation in size, colour and texture).

SINK

1350 * 500 mm ($\pm 5\%$ variation in size SS Sink having two bowls and a drain board.

EXTERNAL BALCONY DOOR

UPVC door frame with toughened Glass.

CEILING

POP ceiling as per design.

EXTERIOR FINISH

EXTERIOR FINISH

Weather proof Paint.

WASHROOMS

VENTILATOR

Openable in UPVC with 5 mm thick plain glass and 300 mm only for provision of exhaust fan.

FITTING

CP fittings of Jaquar / Hindware or Equivalent . Divertor with single lever mixture, Rain shower with glass partition in washroom attached to master bedroom.

Chinaware: Hindware / Jaquar or Equivalent. EWC: Wall mounted WC with concealed cistern and health faucet. Washbasin: Counter top washbasin with bottle trap, Mirror and provision for mirror light and shaver point in all washrooms.

BALCONIES- RAILING

BALCONIES- RAILING

SS Railing with laminated toughened glass as per design.

FLOORING

300mm * 300 mm antiskid ceramic tiles ($\pm 5\%$ variation in size, colour and texture)

PLUMBING PIPE

PLUMBING PIPE

CPVC Pipe Covered with framework of WPC Jali /MS Louvers.

Lifts



Johnson 
LIFTS & ESCALATORS



HAVELLS



Electrical

Bathroom



hindware

Jaquar[®]



Cp fitting

Door lock



Link[®]
LOCKS

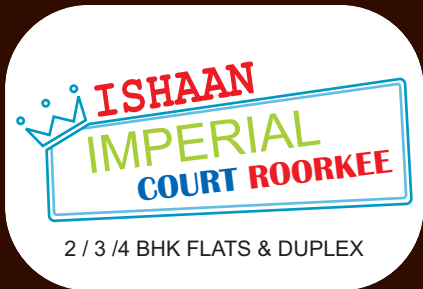


IPSA

OUR PROJECT

The Journey of our architectural manöles

COMPLETED PROJECT



ON-GOING PROJECT

OUR PROJECT

The Journey of our architectural manöes





*"not all of us can do great things but
we can do small things with great love"*

It is true said that when you're doing best in life, it becomes our responsibility to give back to the society. With this inspired ideology, Ishaan Group has set-up **Ishaan Foundation** under the leadership of the Group's Director, Mr. Rajan Srivastava to regularize the CSR activities.

The aims and objects for which this foundation is established is to work / contribute in the field of Education, Healthcare, Livelihood, Women empowerment, Environmental works & Rebuilding Lives.

Standing up because of you, for YOU.

Fulfilling the dream of home
Since - 2009



www.ishaangroup.com

ISHAAN INFRAESTATES INDIA PVT. LTD.

Site Office : Ishaan Ashok Residences,
Karnibagh, Near Bharat Petrol Pump,
Deoghar, (Jharkhand)

Phone : 9386648508 / 9931429356