

There is only one pearl in an oyster



Balaji Pearl equally exclusive



About **Balaji Builders & Developers**

Balaji - The group with a golden vision, Balaji Builders & Developers, an endeavour driven by a vision to create wealth for all stakeholders is reinforced with timeless principles and values. In a short span of a decade, it has created aesthetic abodes for its clients which are today recognised as landmarks. The Group has made unparalleled contribution to the realty landscape of Nagpur. With their superior examples of exceptional architecture such as the Jagat Tower, Jagat Millennium, Jagat Apartments and Balaji Samruddhi Apartments they have pioneered a new era in Nagpur's realty development sector. The group is promoted and managed by two of the city's highly respected business families with diversified interests in telecommunication, building construction & petroleum products.





Pearl

Life's little pleasures need space and solitude. Private space that has become so difficult to find in today's crowded world. It is time for you to luxuriate in your own secluded space. It is time for you to move to **Balaji Pearl**.

A world all of your own, without the multitudes swarming you. **Balaji Pearl**, as exclusive as the pearl in its own oyster and equally precious.

A luxury apartment project with only eight apartments, two on each floor. Spacious 1350 square feet each with three large bedrooms.

Now that's living. That's what you have strived for all your life.

Time to reward yourself with the final trophy, the crowning glory, a life of luxury, privacy & above all space. All this right in the midst of the city, surrounded by all the amenities and conveniences.



Floor Plan



Specifications



1. STRUCTURE AND WALLS

R.C.C. Frame structure with Concrete Blocks / Brickwork. External walls will be 150mm thick and internal walls will be 115mm thick.

Plaster : External 20mm thick Double coat and 12mm thick smooth finish plaster on internal walls.

Painting: All rooms with three coat putty finish with plastic emulsion paint of premium brands and approved colour. (Asian / Berger)

2. DOORS

Main Door: Teak wood door with teak wood frame and Brass locking system or BAJAJ BESECURE DOOR or equivalent.

All other doors will be 30mm thick, water proof both side laminated flush doors with Precast RCC Frame with standard accessories.

3. WINDOWS

Aluminum Sliding Windows with powder coating with tinted Glass Panels and M.S Safety Grills for protection, finished with oil paint.

4. FLOORINGS

Full Vitrified Tiles in entire flat (24"x24") of standard manufacturers (Somani / Johnson / Kajaria) or equivalent. Lobby and Staircase in green Marble / Polished Kota Stone with marble strips. Stainless Steel railing in staircase.

5. KITCHEN

Black / Brown Granite Top Kitchen Platform with stainless Steel Sink, 16"x18" x 6" , Glazed / Ceramic Tiles Dado up to 2' - 00" Height. Provision for Aqua Guard connection.

6. TOILETS

Ceramic tiles wall cladding up to full height. Ceramic ware of superior brands in all toilets (Cera / Parryware / Hindware) or equivalent. CP fittings with hot and cold mixtures of Jaguar or Milano (Johnson) make or equivalent. Provision of geyser point as per owner's requirement.

7. ELECTRIFICATION

Concealed Copper wiring with four points in each room,

Power points in all bathrooms and Kitchen, AC points in all bedrooms and Hall, Telephone and cable points in drawing hall and master bedroom. Switches will be of standard brands like Legrand / Roma / Anchor or equivalent. All wires and cables will be of Finolex / Polycab / KEI or equivalent.

9. PLUMBING & WATER SUPPLY

Standard Sanitary & Water fittings as per normal practice. Provision of sump and over head water tank for Drinking and Utility purpose.

10. SECURITY

Entire building will be protected with compound walls with 6 feet height having single entry / exit. Provision of intercom between all flats and security with CCTV camera at security booth.

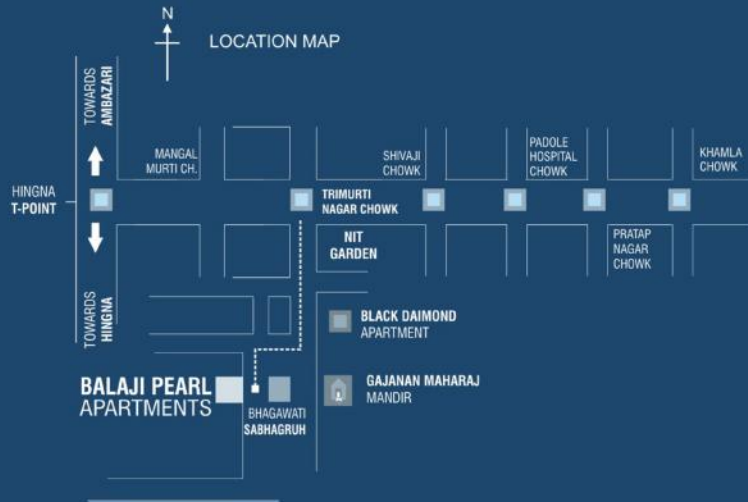
11. LIFT

Five passengers KONE or equivalent lift with swing doors with Generator / Inverter backup.

Legal Notes

- Stamp duty, registration charges, legal documentation charges, society maintenance charges. Water/Electricity meter charges including cable and sub-station cost shall be borne by the purchaser.
- Service Tax, VAT any additional charges, taxes, cess or duties levied by the Government/Local Authorities during or after completion of the scheme will be borne by the purchaser. In the interest of the continual developments in design and quality of construction, the developer saves all rights to make any changes in the scheme, including technical specifications, designs.





Balaji
Builders & Developers

14, 15, 16 Millennium Shopping Mall, Next to ICICI Bank ATM,
Laxmi Nagar Square, Nagpur - 10 Ph. : 0712-6500888 Fax : 0712-2248477
E-mail : sameer@sameerdeshmukh.com, vikesh@vikeshagarwal.com
www.balajibuilder.com

Directors :

Venugopal C. Agarwal 9890048686
Sameer S. Deshmukh 9822200144
Vikesh C. Agarwal 9890048685

For Bookings Contact : 88 88 80 33 80

Architect : Jaiprakash Sharma & Associates
Structural Consultants : Sudesh Malode
Legal Consultants : Sandeep Shastri & Associates
Financial Consultants : Rakesh V Agarwal & Co.

Member :



This brochure is not a legal document. It describes the conceptual plan of Balaji Pearl Apartments. The developer reserves the right to change the layout plan, facilities & specifications.

Designed & Production : shelleindia.com Cell : +91 9422805595