


AFFORDABLE LUXURY HOMES



**Balaji**  
Builders & Developers



  
**BALAJI**  
**Samruddhi**  
APARTMENTS





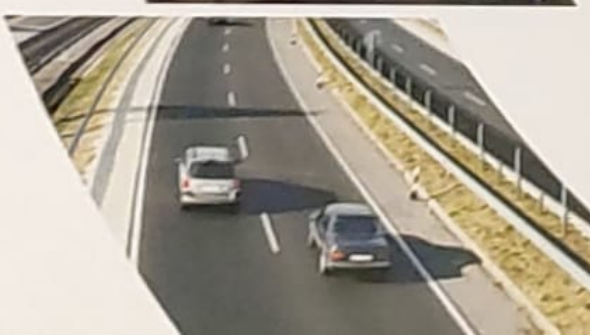
# Balaji

## Builders & Developers

BALAJI - The group with a golden vision. Balaji 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 recognized as landmarks.

The Group has stretched the horizon to shape realty with unparalleled architectures such as the Jagat Plaza, Jagat Millennium and Jagat Tower, which marked the beginning of 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, construction & petroleum products.



Promises, promises & more promises. The realty sector seems a world full of only promises. Each developer claiming that the world will develop around his project, soon. All you see today is acres and acres of barren land. Stretching from horizon to horizon, as far away as the eye can see. Investing your hard earned money in a land of promises is a little unnerving for you.

### We understand your predicament. Presenting.

Balaji Samruddhi; the abode of security, serenity & above all reality. Beyond proposed promises, it is a residential scheme being created at a location that has all the amenities existing NOW. Schools, Banks, Colleges, Markets, Hospitals, Clinics, Doctors, Pharmacies... you name it and it is already functioning & thriving there. Welcome to the world of reality, not promises. Welcome to **Balaji Samruddhi**.

### BALAJI Samruddhi. Key Advantages.

A project within a fully developed locality. Extremely well connected to the city with over 35 daily trips of the city bus service. Adjacent to the

education hub of Nagpur with CBSE school, engineering, dental & medical colleges in vicinity. Connected to the biggest development of Asia, the MIHAN project. A project by highly reputed promoters who have a track record of landmarks in the city. Excellent planning. Fully residential offering a quality life with complete privacy. Very affordable.

### High quality construction with premium 'A' class specifications.

**BALAJI Samruddhi** - The Project. An excellently designed Ground + 6 floor project, with 8 flats to a floor. All 48 flats have been designed keeping the modern urban lifestyle in mind. Special attention has been devoted to maximising space utilisation, though the flat sizes start at 890 square feet, but the way space is used makes them seem bigger and increases their functionality. The quality of specifications and material used is the finest as at Balaji we understand that an apartment becomes a home which generations cherish.

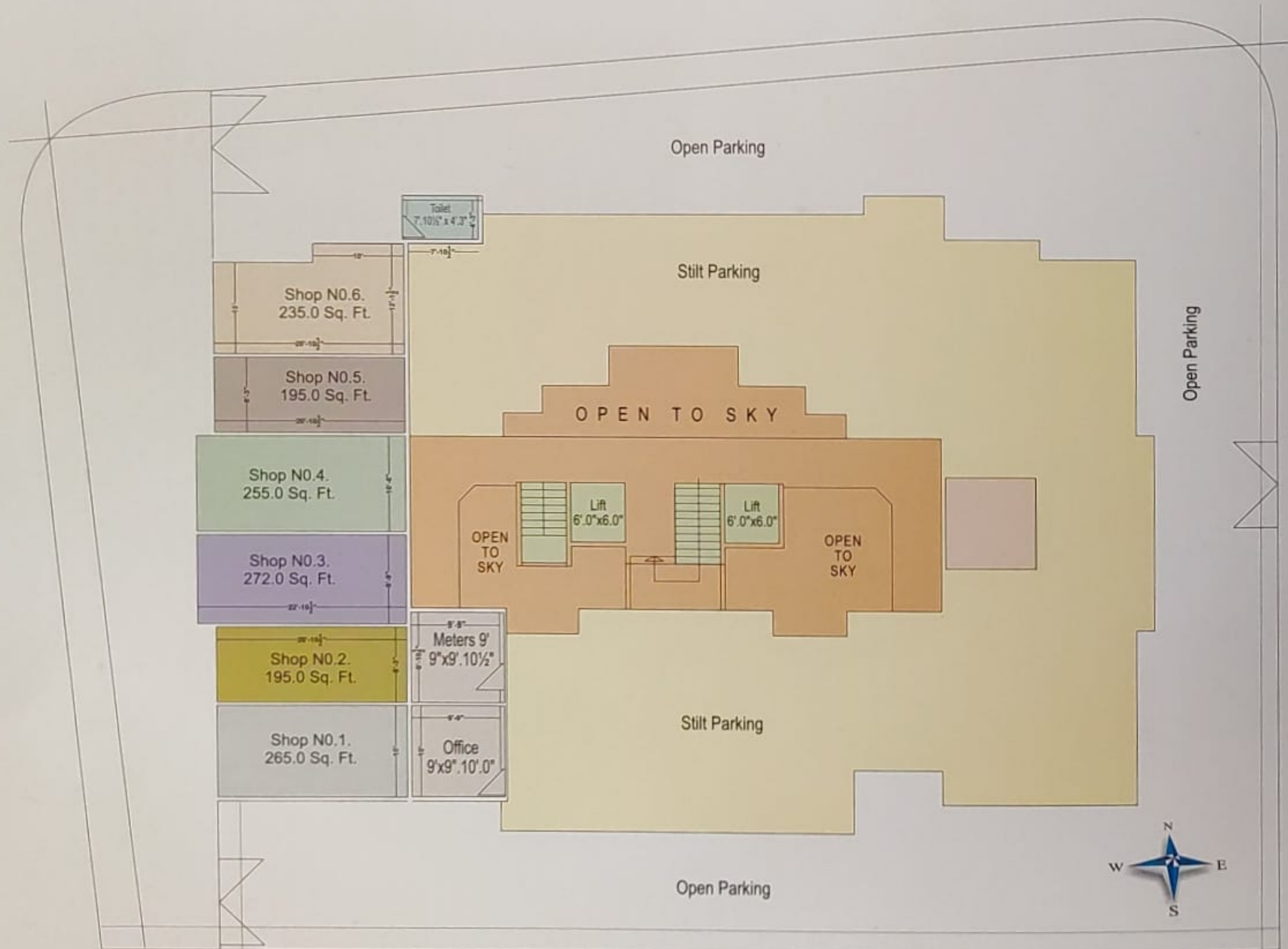




**Site Address : Plot No. A-I, Khasra No. 299, Behind YCCE College,  
Mouza Wanadongri, Tah. Hingna, Nagpur-440016**

  
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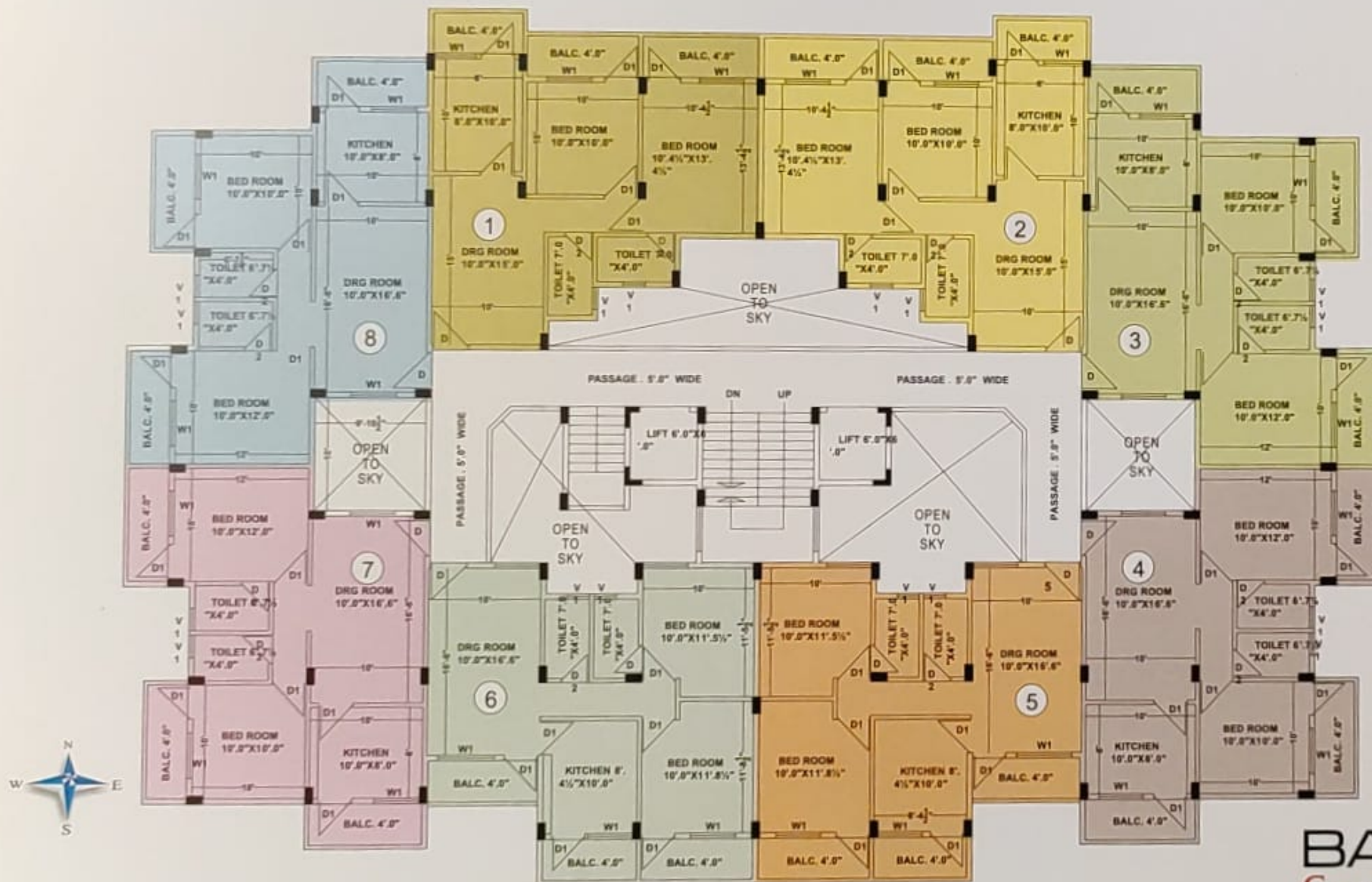
# GROUND FLOOR PLAN



SHOP NO. 1 = 265.0 Sq.ft | SHOP NO. 2 = 195.0 Sq.ft | SHOP NO. 3 = 272.0 Sq.ft | SHOP NO. 4 = 255.0 Sq.ft | SHOP NO. 5 = 195.0 Sq.ft | SHOP NO. 6 = 235.0 Sq.ft



# TYPICAL 1st to 6th FLOOR PLAN



**BALAJI**  
Samruddhi  
APARTMENTS

Flat No.	SBU	Flat No.	SBU	Flat No.	SBU	Flat No.	SBU
101, 201, 301, 401, 501, 601	880.0 Sft	103, 203, 303, 403, 503, 603	895.0 Sft	105, 205, 305, 405, 505, 605	900.0 Sft	107, 207, 307, 407, 507, 607	895.0 Sft
102, 202, 302, 402, 502, 602	880.0 Sft	104, 204, 304, 404, 504, 604	895.0 Sft	106, 206, 306, 406, 506, 606	900.0 Sft	108, 208, 308, 408, 508, 608	895.0 Sft

# FLOOR PLAN





## General Specifications

- **STRUCTURE**  
R.C.C. frame structure with concrete blocks / brickwork. clear height of flat will be 9' 00" approx.
- **DOORS**  
Main door-teak wood door with teak wood frame and brass locking system.  
other doors-water proof flush doors with good quality fixtures with precast R.C.C. frame.
- **WINDOWS**  
Aluminum windows with glass panels and M.S. grills for protection finished with oil paint.
- **FLOORINGS** Vitrified tiles of suitable sizes in entire flat.
- **KITCHEN**  
Green marble top kitchen otta with steel sink, 8"x12" ceramic tiles dado unto 2' 00".  
wash balcony with white glazed tiles in side unto 2' 6' in wash area.
- **TOILETS**  
Walls up to 6' 6" height with 8"x 12" white ceramic tiles and flooring with 12"x12" white ceramic tiles. White Orissa pan in general. Toilet and white European pan in attached toilet, one white wash basin in each toilet.
- **ELECTRIFICATION**  
Concealed copper wiring with PVC conduit and standard accessories in all rooms.  
One power plug each in kitchen, master bedroom & toilets.
- **TV & TELEPHONE** One TV & telephone point in drawing room.
- **PLUMBING & WATER SUPPLY**  
Standard sanitary & water fittings as per normal practice.  
Provision of sump and over head water tank for drinking and utility purpose.
- **PAINTING**  
Acrylic distemper with putty to all inner side walls. Enamel paint to doors, railing & grills etc. Front door- polished face. Outside painting with Snowcem.
- **SECURITY**  
Entire building will be protected with compound walls with 6 feet height having single entry / exit.
- **LIFT**  
Two branded lifts, one with power backup.



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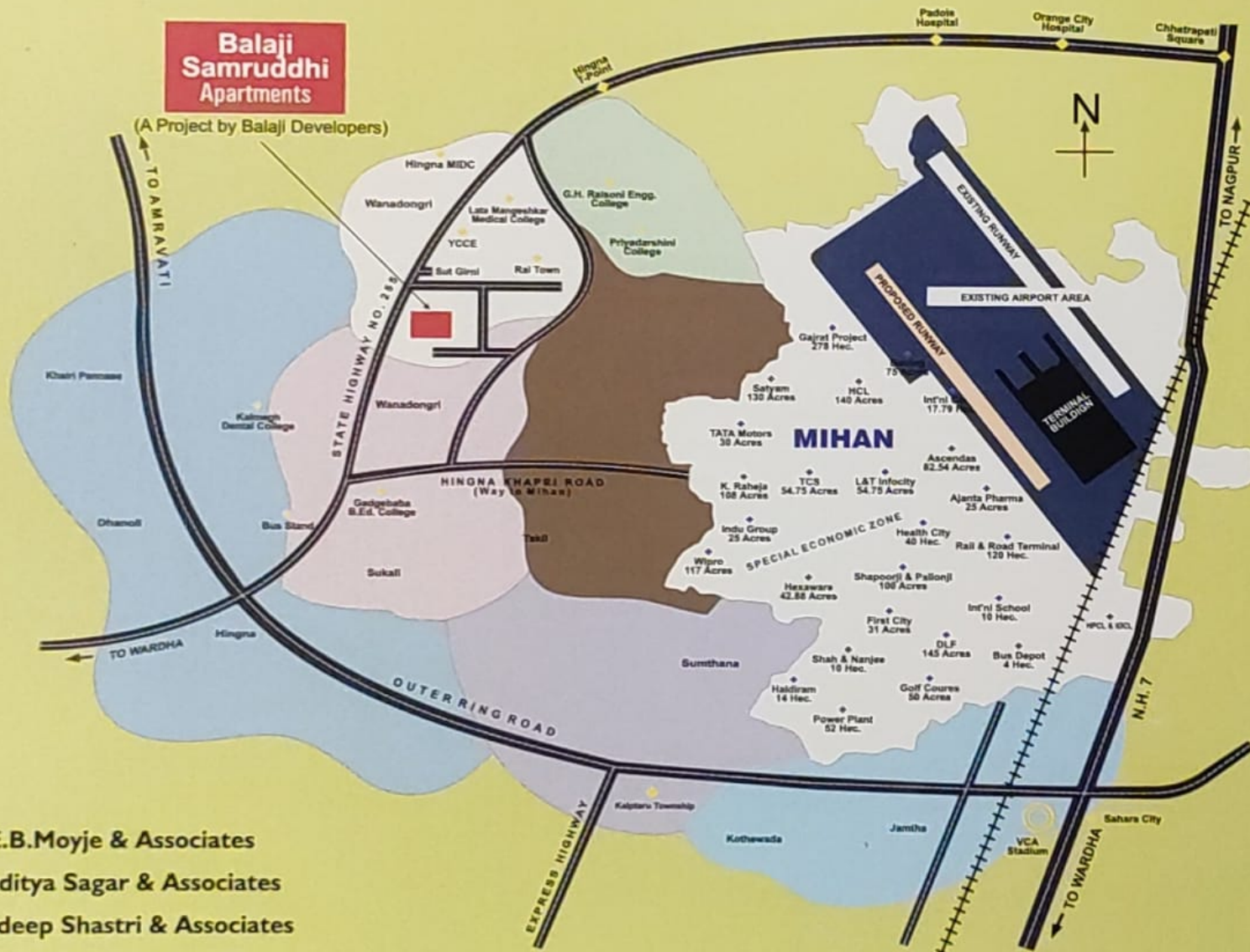
## General Information

Maximum privacy to each flat with full ventilation..  
Sufficient covered parking for two- wheelers / open parking for four wheelers  
Rain water harvesting in the entire scheme

## Special Information

The following charges will be paid separate by flat owners.

- Stamp duty and registration charges as per rules.
- Documentation and legal charges.
- M.S.E.B network / outright contribution and security deposit etc, as per prevailing rules and norms.
- Water meter security deposit etc, as per prevailing rules and norms.
- Extra item work charges to be paid in advance.
- Service tax / Maharashtra VAT (Work Contract Tax) / any other Gram Panchayat / State / Central government tax if levy to be paid on actuals.



Planning Consultants : **E.B.Moyje & Associates**  
 Structural Engineers : **Aditya Sagar & Associates**  
 Legal Consultants : **Sandeep Shastri & Associates**  
 Financial Consultants : **Rakesh V Agarwal & Co.**  
 Building Energy Consultant : **Dr. Vivek Bhore**

**Directors / Promoters :**

**Venugopal Agarwal - 98900 48686**  
**Sameer Deshmukh - 98222 00144**  
**Vikesh Agarwal - 98900 48685**

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 Nagpur - 10. Ph. : 0712-6500888 Fax : 0712-2248477  
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