

A Project by



Balajee Homes
ISO 9001:2008 Certified



BALAJI TILKUNWAR RESIDENCY

Nature Dwells Here






BALAJI
TILKUNWAR
RESIDENCY

Happiness
RESIDES HERE

Sai Shree Balajee Homes Pvt. Ltd. is one of the most prestigious real estate ventures of Patna which has given the residents of Patna a better living standard and the best lifestyle. With erection of projects like- strategically planned apartments, row houses and townships, Sai Shree Balajee Homes Pvt. Ltd. has offered boundless comfort and convenience to people of Patna. Surrounded with all the required facilities like- greenery, safety, places for entertainment and health, these projects are exceptional efforts laid into the direction of an elevated life.



B
BALAJI
 TILKUNWAR
 RESIDENCY

Lives
 SETTLE HERE

- LOCATED IN THE HEART OF TOWN
- DECORATIVE ENTRANCE LOBBY
- STANDBY SILENT GENERATOR FOR COMMON UTILITIES AND A CONNECTION OF 400 WATT IN EACH UNIT
- EPABX SYSTEM FOR INTERCOM AND CCTV FOR SAFETY OF THE APARTMENT
- 24 HRS. WATER SUPPLY FROM OWN UNDERGROUND TUBE WELL
- POWER PLUG FOR AC PROVIDED IN EACH BEDROOM
- MODERN ELECTRIC SWITCHES OF NORTH WEST/ROMA OR EQUIVALENT MAKE
- UNIQUE COMBINATION OF TEXTURE POINT ON THE EXTERIOR OF THE BUILDING
- ELEGANT ALUMINUM GLAZED WINDOWS
- PREMIUM FINISHING WITH DECORATIVE MAIN DOORS IN FLATS
- APPROVED UNDER BIHAR MUNICIPAL ACT 2014



TYPICAL FLOOR PLAN



AREA STATEMENT 1ST, 3RD AND 5TH FLOOR

| Flat No. | Flat Type | Carpet Area | B/up Area | Terrace Area | Selable Area |
|----------|-----------|--------------|---------------|--------------|---------------|
| 101 | 3 BHK | 828.20 sqft. | 957.54 sqft. | 56.00 sqft. | 1301.00 sqft. |
| 102 | 1 BHK | 363.84 sqft. | 496.15 sqft. | sqft. | 645.00 sqft. |
| 103 | 3 BHK | 783.56 sqft. | 943.50 sqft. | 40.00 sqft. | 1267.00 sqft. |
| 104 | 3 BHK | 866.74 sqft. | 1005.54 sqft. | 40.00 sqft. | 1347.00 sqft. |
| 105 | 2 BHK | 672.47 sqft. | 783.26 sqft. | sqft. | 1018.00 sqft. |
| 106 | 2 BHK | 696.02 sqft. | 797.59 sqft. | sqft. | 1037.00 sqft. |
| 107 | 3 BHK | 900.18 sqft. | 1041.42 sqft. | 56.00 sqft. | 1411.00 sqft. |

ISOMETRIC VIEW



Comfort
PREVAILS HERE

AREA STATEMENT 2ND, 4TH AND 6TH FLOOR

| Flat No. | Flat Type | Carpet Area | B/up Area | Terrace Area | Selable Area |
|----------|-----------|--------------|---------------|--------------|---------------|
| 101 | 3 BHK | 828.20 sqft. | 957.54 sqft. | 42.00 sqft. | 1287.00 sqft. |
| 102 | 1 BHK | 363.84 sqft. | 496.15 sqft. | sqft. | 645.00 sqft. |
| 103 | 3 BHK | 783.56 sqft. | 943.50 sqft. | 35.00 sqft. | 1262.00 sqft. |
| 104 | 3 BHK | 866.74 sqft. | 1005.54 sqft. | 40.00 sqft. | 1347.00 sqft. |
| 105 | 2 BHK | 672.47 sqft. | 783.26 sqft. | sqft. | 1018.00 sqft. |
| 106 | 2 BHK | 696.02 sqft. | 797.59 sqft. | sqft. | 1037.00 sqft. |
| 107 | 3 BHK | 900.18 sqft. | 1041.42 sqft. | 42.00 sqft. | 1397.00 sqft. |

GROUND PARKING PLAN

Serenity

SURROUNDS HERE



BASEMENT PARKING PLAN

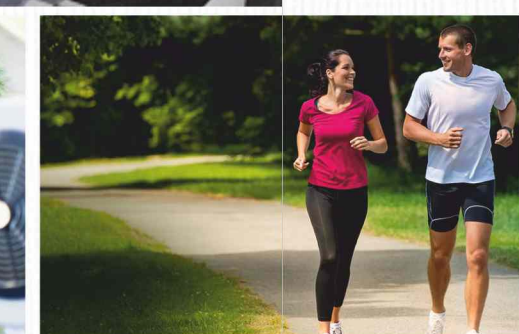


Emotions

SPEAK HERE

AMENITIES

- Jogging Track
- C.C.T.V. Camera
- Temple
- Intercom
- Terrace Garden
- Security
- Modern Health Club
- Lift
- Indoor Games
- WI-FI Campus
- Ample Car Parking
- Generator Facility



SPECIFICATIONS

- FOUNDATION** : RCC foundation as per design of structural consultant.
- STRUCTURE** : Earthquake resistant RCC frame structure.
- DOORS & DOOR FRAMES** : Flush door of good company in Malaysian sal wood frames painted with enamel paint over one coat primer.
- WINDOWS & WINDOW FRAMES** : All windows made of aluminum window with clear float glass of aluminum window.
- ELECTRICAL FITTINGS** : Concealed PVC conduct with copper wire of Anchor/ Havell's/ RR Cable.
Modern electric switches of North West/ Roma or equivalent.
Power plug for AC in all bedrooms. One power plug (15AMP) in Bathroom, Kitchen and Dining room.
Each flat provided with separate three phase meter located at convenient location at extra cost as per BSEB rules.
- SANITARY WARE & TOILET** : Provision of hot and cold water connection in all toilets.
Chromium plated mixture and top Jaquar/ Kohler or equivalent mark will be used in each bathroom.
Door height printed tiles of good company will be used in bathroom walls.
12"x12" ceramic floor tiles will be used in bathroom floors.
White sanitary ware of Cera / Hindware or equivalent with matching PVC cistern in each bathroom.
Commode in master bathroom and Indian pan in common bathroom.
- WATER PROOFING** : Roof and toilets with water proofing compound.
- WALL FINISHING** : Internal walls finished with good quality POP.
Building exterior finished with combination of good quality weather coat paints over wall putty.
- FLOORING** : Good quality vitrified tile flooring all over the flat except in bathroom.
Flooring in staircase/ common area finished with combination of marble & anti skid tiles.
- KITCHEN** : Vitrified tiles flooring.
Black granite on working counter.
2' height printed glazed tiles over the working counter.
15 AMP Power Plug (One) Extra 5 AMP socket and water provision for water purifier.
24"x18" steel sink.
- TELEPHONE AND TV CABLE** : One telephone point (not connection) from a common junction to the drawing room of each flat.
One intercom connection in each flat.
Cable point in drawing room & bedroom of each flat.
- LIFT** : 6 Passenger lift of OTIS/KONE or equivalent make.
- PARKING** : Parking space available for flat owner on extra payment on first come first serve basis.
- GENERATOR** : 400 WATT connection in every flat for emergency power supply (Kirloskar Green) with automatic change over facility.

PAYMENT PLAN

| | |
|----------------------|-----|
| On Booking | 10% |
| On Foundation | 25% |
| 2nd Floor Slab | 15% |
| 4th Floor Slab | 10% |
| 6th Floor Slab | 10% |
| Brick Work | 15% |
| After Flooring & POP | 10% |
| Before Possession | 5% |

- Fixed charges will have to be paid by the purchaser at the time of booking of the respective unit.
- 10% cancellation charge will be deducted on the total cost of the flats in case of cancellation of booking.
- An interest of 24% per annum will be charged in case of delay in payment from schedule.