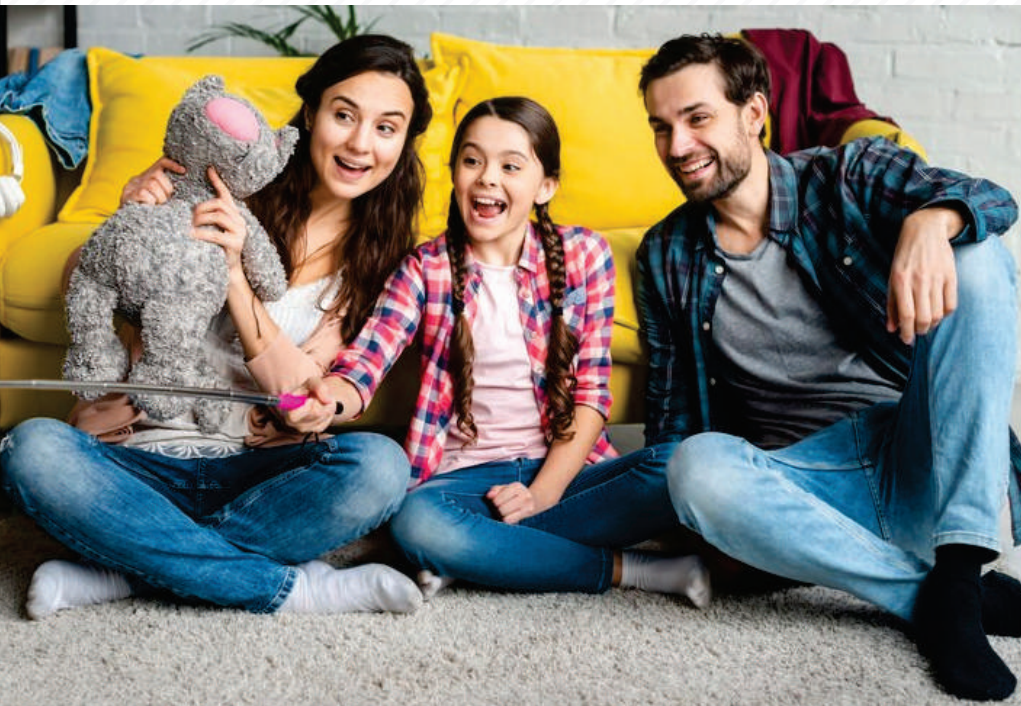




BALAJI PARADISE

Step into Luxury:
The Pinnacle of Modern Living



**Telecom Nagar,
Near Pratap Nagar
Nagpur**

Discover a world of unmatched elegance and comfort in the heart of Nagpur's Telecom Nagar area. Balaji Paradise is a signature project that embodies luxury, sophistication, and modern living.

- Spacious and well-designed interiors
- High-quality fixtures and fittings
- Ample natural light and ventilation



AMENITIES

- Party Deck at Terrace: Host memorable gatherings with panoramic views of the city from our exclusive party deck.
- CCTV and Video Door Phone: Ensure the safety and security of your love ones with advanced surveillance systems.
- Senior Citizen Sit Outs: Serene and comfortable spaces for our senior residents to relax and socialize.
- Driver's Waiting Area: Dedicated area for drivers, providing convenience and comfort.
- Fire fighting equipment.
- Intercom facility between flat owners & Security guard.
- Rain water harvesting
- Allotted car parking.
- One Car Charging Point for every flat.
- Sufficient covered parking for Two Wheelers/ Four Wheelers.
- Generator/Inverter backup for common area /lift.

Why Choose Balaji Paradise?

Unmatched Luxury: Experience a lifestyle of unparalleled luxury with our thoughtfully designed apartments and world-class amenities.

Convenience Redefined: Enjoy the convenience of living in proximity to schools, hospitals, shopping centers, and more.

Secure Living: Your safety is our priority. Benefit from advanced security features, including CCTV and video door phones.

Green Living: Embrace a healthier lifestyle with our green gym and dedicated green spaces within the project.





BALAJI
PARADISE

Trusted by 350+
happy families

Front View





BALAJI
PARADISE

Spacious 3 BHK
residential units

Night View





Typical Floor Plan 3BHK residence



SANKALP CREATIONS'
ARCHITECTS

Ar. RAJESH JAISWAL * Ar. SUNIL RATHI
* ARCHITECTS *
587, MEGHDOOT, COTTON MARKET, GHAT ROAD,
NAGPUR, TEL: 2721494, 2721418

Prime Location: Located in the bustling Telecom Nagar area of Nagpur, Balaji Paradise offers easy access to key destinations, ensuring a well-connected and convenient lifestyle.

Luxurious Apartments: Immerse yourself in the epitome of luxury with our meticulously designed apartments that boast contemporary architecture and premium finishes.

GENERAL SPECIFICATION FOR PROPOSED FLAT SCHEME 'BALAJI PARADISE' AT PLOT No 72, TELECOM NAGAR, NAGPUR.

- **STRUCTURE AND WALLS:** High grade cement and premium TMT reinforcement steel FE 500 used for structure with Concrete Blocks/Brickwork. External walls will be 150 mm thick and internal walls will be 115mm thick. Earthquake Resistant Structure.
 - **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) Long lasting apex paint for exterior.
- **DOORS:** Main Door: Teak wood door with teak wood frame/Space wood Sumai doors and Brass locking system or TATA Pravesh door. All other doors will be 30mm thick, water proof both side laminated flush doors with wooden frames, standard accessories and locking system.
- **WINDOWS:** 3 track UPVC Sliding Windows with tinted Glass Panels and Mosquitos door with M.S Safety Grills for protection finished with oil paint.
- **FLOORINGS:** Double Charge Vitrified Tiles in entire flat (2x4) of standard manufacturers (Quotone/RAC/Kajaria). Black/gray granite in staircase & lobby with Stainless railing.
- **LIFT:** 2 Lifts. passenger automatic passenger Lift of Otis/ Johnson, with automatic rescue device with generator/Inverter backup.
- **KITCHEN:** Premium Granite Top Kitchen Platform with Stainless Steel Sink Niral/Haffle make, Glazed/Ceramic Tiles Dado up to ceiling Height. Provision for Aqua Guard/ Micro wave / Fridge connections
- **TOILETS:** Ceramic tiles wall cladding up to full height. Ceramic ware of superior brands (Jaguar/Parryware/Hindware). CP Fittings with hot and cold mixtures of Jaguar or Similar Premium Brand Provision of geyser point in every bathroom.
- **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. All wires and cables will be of Finolex/ Polycab/KEI. Wiring for inverter power backup in each apartment.
- **PLUMBING & WATER SUPPLY:** Standard Sanitary & Water fittings as per normal practice. Provision of sump and over head water tank for Drinking and Utility purpose. All bathrooms, terraces and balconies perfectly waterproofed.
- **SECURITY:** Entire building will be protected with compound walls with 6 feet height. Provision of intercom between all flats and security with cc tv camera at security booth.



SPECIAL INFORMATION

The following charges will be paid separately by flat owners.

- Stamp Duty & Registration charges as per Rules.
- Documentation/legal & Society formation charges.
- M.S.E.B Network/outright contribution & 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.
- GST and any other state/central government charges shall be paid separately by the owner.
- Maintenance deposit to be paid separately before sale deed.

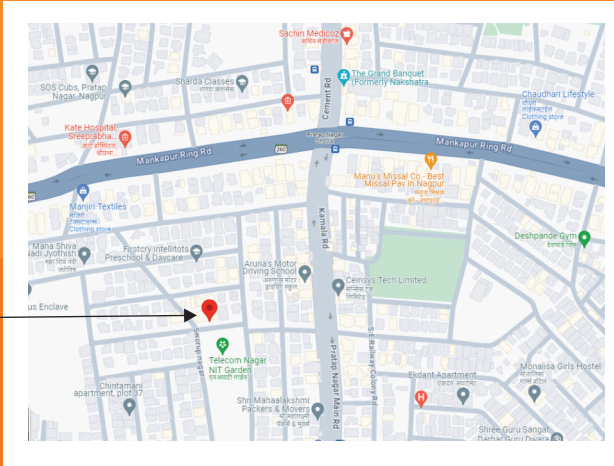
Possession of flat will be given by builder only after clearance of all dues.

The builder reserves the right to alter elevation design and specifications if situation arises.



Location Map

 **BALAJI
PARADISE**



Balaji Paradise Appt.
Plot No. 71/72/73, Opp. NIT garden,
Telecom Nagar, Near Pratap Nagar
Nagpur - 440022.



Scan QR code for Site Location

For Bookings Contact

Sameer Deshmukh
9822200144

Vikesh Agarwal
9890048685

Architects:

Sankalp Creations
Architect Rajesh Jaiswal & Sunil Rathi

Structural Consultant:

Arun Uttarwar

Legal Advisor:

Sandeep Shastri & Associates

Financial Advisor:

B.K. Sindhwani & Co.

Member
CREDAI
Nagpur Metro

Balaji Buildcraft Infra Pvt. Ltd.

14/15, Millennium Shopping Mall, Next to ICICI ATM,
WHC Road, Laxmi Nagar Square, Nagpur - 440010
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