



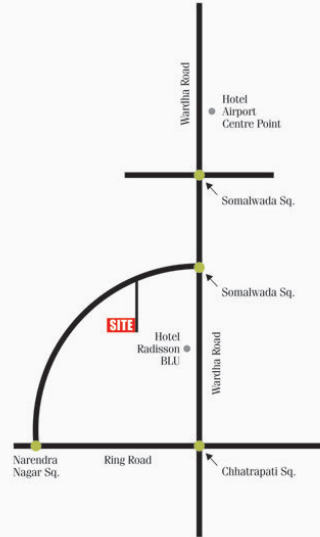
Unique Developers

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LOCATION PLAN



TERMS AND CONDITIONS

Stamp duty, registration charges, vat , service tax, water and MSED meter, MSED transformer installation charges to be borne by the purchaser as per the prevailing governments rules and policy. Any changes and extra work if demanded / proposed will be charged extra in advance.

This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter and make any changes in the elevation, plans & specifications as deemed fit.



To achieve your target,
 always timing should be perfect.



Janai-balaji
 Luxurious apartment



Janai-balaji

Luxurious apartment

LOCATION -

The Scheme is conveniently located in Chhatrapati Nagar at GOLDEN TRIANGLE along WARDHA ROAD - RING ROAD LINK Road, i.e. NARENDRA NAGAR ROB, One of the Prime Location in Nagpur. Chhatrapati Nagar is a Lush Green Area and well connected with the rest of the City through two major roads Wardha Road And Ring Road and is in close proximity to Dr. Babasaheb Ambedkar International Air Port AND a Prestigious Project MIHAN and also with Hingna & Butibori Industrial Estates of Nagpur.

The Area has an easy access to Public Transport Like Auto Rickshaw, Busses and Railways. Perhaps the only MEGA project in this golden triangle with affordable pricing.

Unique Developers a company dedicated to providing better housing solutions for today. We focus on integrating our engineering skills with our love for aesthetics and environment, to be able to come up with better creations in every new project we undertake. We make sure that every detail, every requirement you have is fulfilled within the limits of economy. For us each venture is a new beginning with a distinct personality, so we engage our team of engineers to study each site and create a project which is in harmony with it's surroundings. So that you will feel right at home.



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Luxurious apartment



PARKING FLOOR PLAN



SPECIAL FEATURES

- Green, Environmental Friendly Place.
- Three Bedroom Apartments with Alternate Terrace Pattern.
- State of the Art Architecture.
- High Quality Standards in the construction Industry.
- Multipurpose Hall.
- Providing State of Art Security System mean that People be least worried about Home when they are away.
- Facilities like Gym & Swimming Pool will take care of the health of Community.
- Ample Parking Space.
- Luxury Housing in Affordable Prices in a Prime and Peaceful Area, few meters from Wardha Road and Inner Ring Road, which is most suitable for Residential scheme. An Ideal Place for those who are looking for such Elegant Homes.



- STRUCTURE** - RCC framed earthquake resistant design.
- BRICK WORK** - 9" Thick external walls and 4" thick internal walls.
- PLASTERING** - Internally smooth finish phanti plaster and externally sand faced.
- FLOORING** - All rooms with vitrified tiles 600x600mm, passage and staircase designed with marble and kota stone.
- DOORS** - Main door with teak wood frame and designed panel in teak wood, internal doors with granite frame and laminated flush wood panels with brass fittings.
- WINDOWS** - Powder coated Aluminum sliding windows, with clear glass and beautifully designed MS grills.
- TOILETS** - Designer glazed wall tiles and anti skid ceramic tiles.
- PAINT** - Plastic paint to internal walls and ceiling, and external Anti algal weather proof emulsion, grills enamel painted.
- SANITARY AND PLUMBING** - CPVC/UPVC plumbing pipes and fittings and fixtures jaguar make, wall mounted commodes, branded Indian seat, and wash basin with granite platform, arrangement for geyser.
- KITCHEN OTTA** - Granite top kitchen platform with steel sink. Provision for installation of aqua-guard near kitchen sink, only supportive structure for Modular Kitchen will be provided.
- WASHING BALCONY** - With 3'0" height glazed tiles dado to complete washing balcony with arrangement for washing machine, inlet and outlet.
- ELECTRICAL** - Concealed copper wiring with sufficient number of points, along with arrangement for inverter, split type A/C points in all bed rooms. Concealed T.V. cables at living and master bed room, concealed telephone point at living and children's bed room.
- WATER PROVISION** - Sump and over head water tanks, with water level indicator, supply through well/ bore well for usable water and potable water from NMC. (RO installed) (Sump of 20000 liters capacity, and overhead tank 15000 liters capacity for potable water, 25000 liters capacity and for usable water.)
- LIFTS** - Branded LIFT (2 No s), with designed gateway in granite and vitrified tiles, with power backup.
- FIRE STAIRCASE** - Fire exit staircase and fire fighting arrangements as per norms
- STAIRCASE** - Wide staircase finished with marble and designer SS RAILING.

SILENT FEATURES



SOLAR WATER - Hot water supply through solar panels at kitchen sink, and at toilet attached to children's bed room.



AUTOMATION - Motion based lights control at toilets, CCTV Surveillance of Tower periphery, telephone connections, video door entry, PABX system, disc connection for two TV, etc.



SANITATION FACILITY - Toilets (ladies & gents) at parking area for servants and drivers.



RAIN WATER HARVESTING - Proper rain water harvesting arrangements.



CLUB HOUSE - Well designed, CLUB HOUSE with SWIMMING POOL with changing rooms and Lockers, meeting hall, Unisex Gymnasium, landscaping at adjoining open space area, (additional premium charges to be paid compulsorily @ Rs 400000.00 per unit)



PARKING - Covered parking area with rustic tiles and open allotted ONE car parking space for each UNIT at side marginal open space. (additional allotted parking space by premium if available)



SOCIETY OFFICE - Well finished society office at ground floor.



COMPOUND WALL AND GATES - Designer compound wall in brickwork, plastered surface, cement paint, and TWO numbers entrance gates in MS, with watchmen's cabin.



TERRACE - Roof terrace well planned and developed with planters, sitting arrangement, sun umbrellas, party area with open pantry, toilet, washing area, etc.



SOCIETY DEPOSIT - Initial deposit of Rs. 1,00,000 to be deposited with developer for formation of society, rest of the maintenance and additional deposit to be paid as per the discretion of society members)