



# NEXXGEN LIFESPACES



*Presents.....*

# Baleshwar Regency

A Complete Residential Apartment of 2/3 BHK Flats in Tupudana, Ranchi







Life isn't just how you  
feel about your home.  
It's how you feel about  
yourself when you are home.

# BALESHWAR REGENCY



**CNT  
FREE**



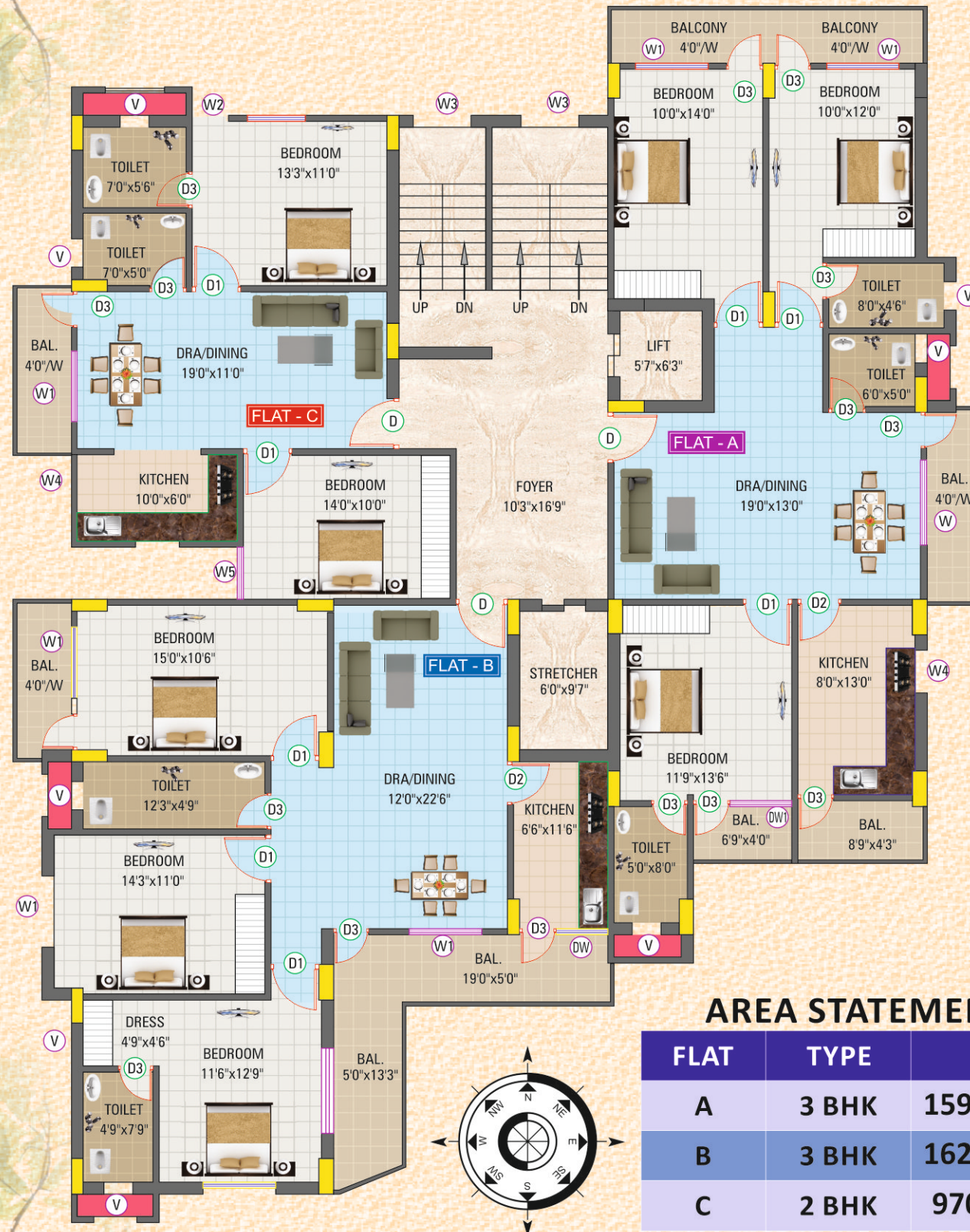
## BALESHWAR REGENCY

*Welcome to a fluidic lifestyle that perfectly matches your attitude. Shape your imagination in a way that defines you. Get wrapped in the grandeur of luxury and bliss. Celebrate the uniqueness of your being and the complimenting lifestyle. Dream no more, as they have turned into reality.*





TYPICAL 1st FLOOR PLAN



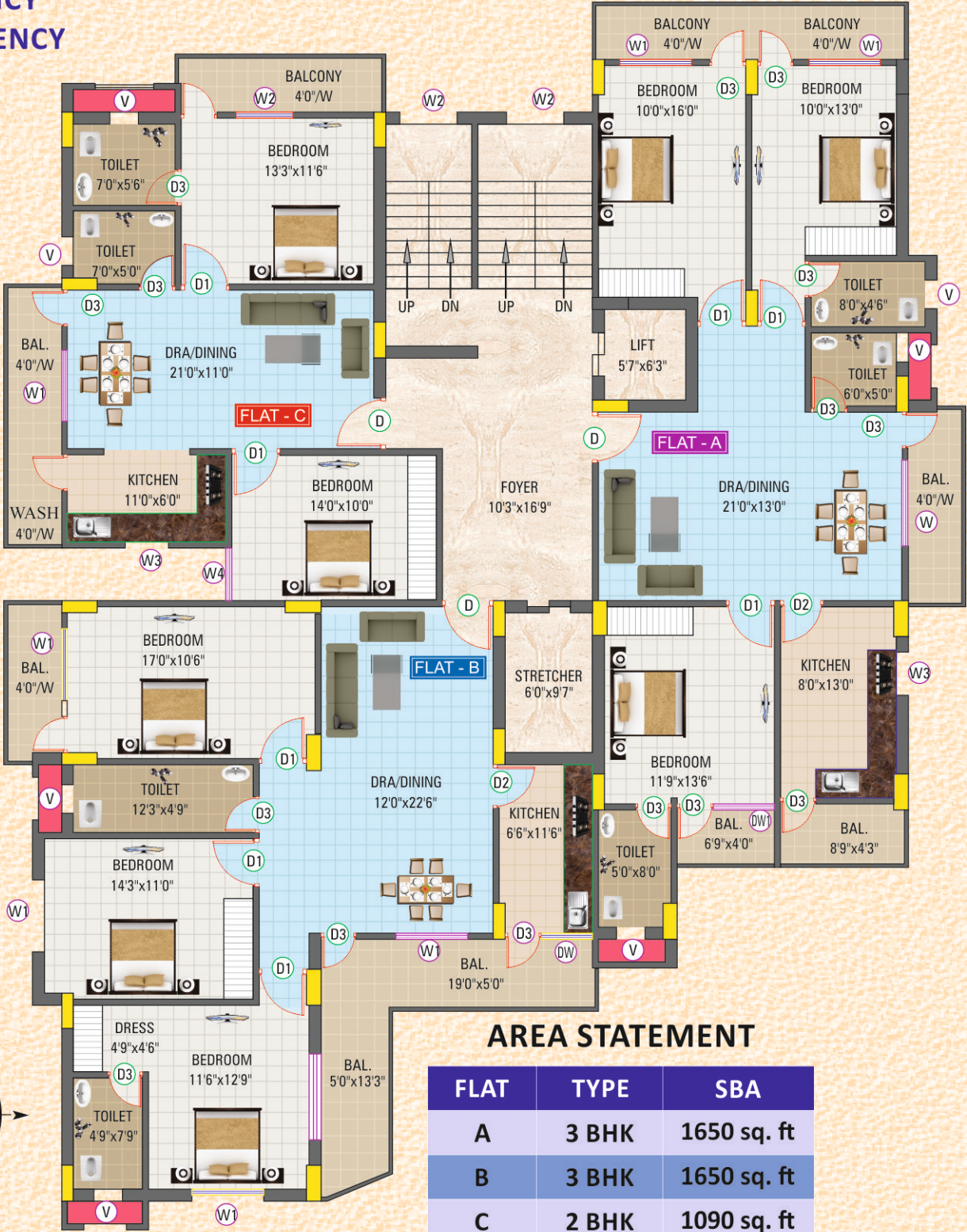
AREA STATEMENT

FLAT	TYPE	SBA
A	3 BHK	1595 sq. ft.
B	3 BHK	1620 sq. ft.
C	2 BHK	970 sq. ft.





TYPICAL B+G+2nd to 8th FLOOR PLAN





## AMENITIES

- Earthquake resistant structure as per Government guidelines.
- Peaceful residential surrounding.
- Large open area to the apartment.
- Equipped with fire extinguisher.
- High Speed Modern elevators.
- Vastu Complaint.
- Reputed schools withing the vicinity.
- 24x7 Security Guard & Water.
- No water logging.
- Sufficient two wheeler/four wheeker parking for Residents.
- Ample Parking space for visitors.
- Lightning Arrester.
- CCTV Camera.
- Rainwater Harvesting.

## PAYMENT SCHEDULE

1. Initial Booking Amount	2,51,000,00
2. Upon completion of foundation (befofe casting of 1st slab)	10%
3. Upon casting of 1st floor (befofe casting of 2nd slab)	10%
4. Upon casting of 2nd floor (befofe casting of 3rd slab)	10%
5. Upon casting of 3rd floor (befofe casting of 4th slab)	10%
6. Upon casting of 4th floor (befofe casting of 5th slab)	10%
7. Upon casting of 5th floor (befofe casting of 6th slab)	10%
8. Upon casting of 6th floor (befofe casting of 7th slab)	10%
9. Upon casting of 7th floor (befofe casting of 8th slab)	10%
10. Upon casting of 8th floor (befofe casting of 9th slab)	5%
11. Upon completion 9th slab of brick work (before completion of cement plaster)	5%
12. Upon completion of plaster work	5%
13. Before 15 days time of position	Balance

**DEVELOPMENT CHARGES - 3,25,000/- will be extra.**





## SPECIFICATIONS

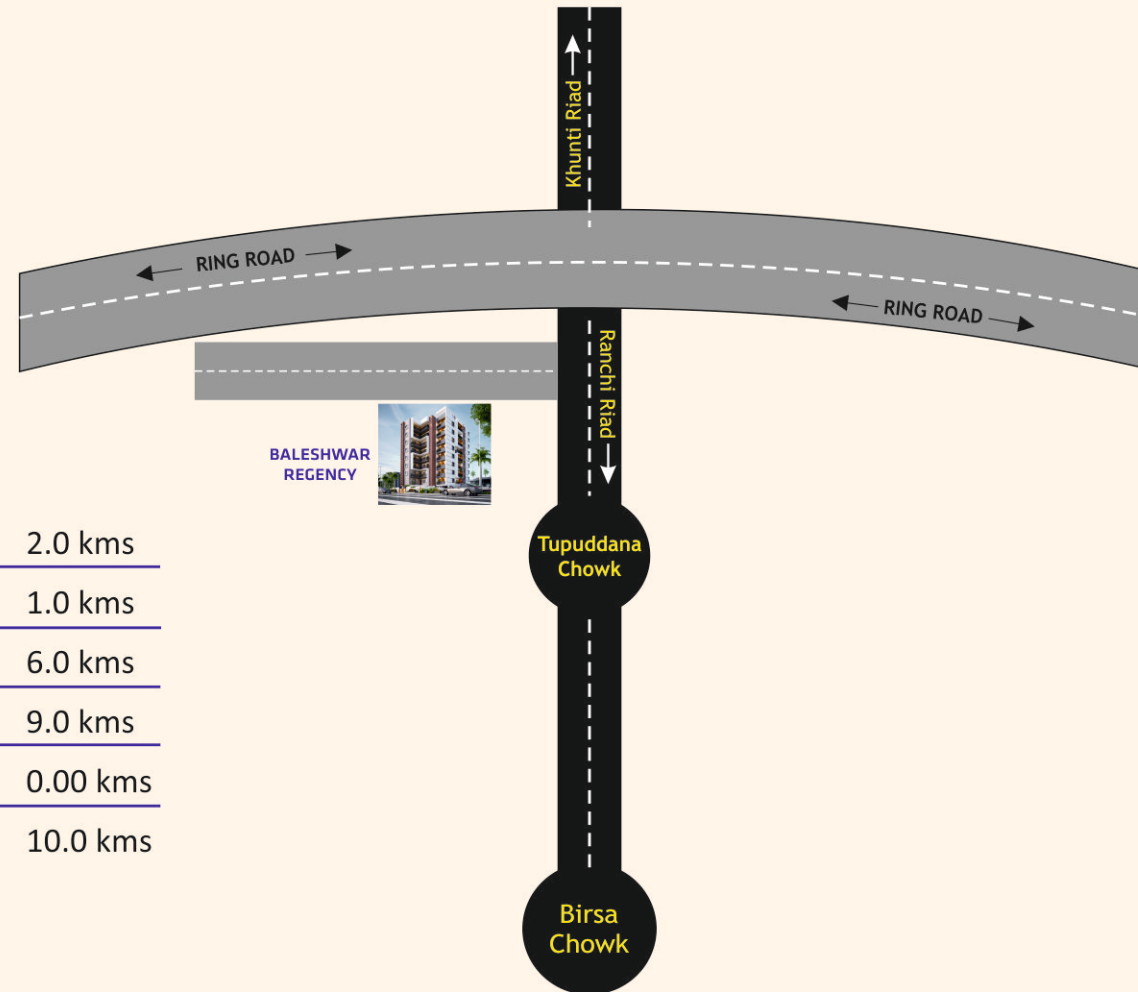
- STRUCTURE** : R.C.C Framed structure with Red/Flyash/AAC Block brick Work in cement Mortar, as per design & specification of structure consultant.
- CHAUKHAT DOOR** : Wooden Door frame / Steel door frame.
- DOOR** : Main Door finish with laminates & mortise Lock/Aldrop, Other Flush door shutter of 30 mm thick (ISI mark) painted with two coats synthetic Enamel paint over a coat of primer.
- WINDOW** : Fully glazed two tracks Aluminium sliding windows.
- KITCHEN** : (a) Flooring - Anti skid tiles / Ceramic Tiles.  
(b) Kitchen Platform - Green Marble / Granite.  
(c) Wall Tiles - 24" height glazed tiles.  
(d) Sink - Stainless Steel Sink (ISI Mark).  
(e) One power point for grander / mixer.
- FLOORING** : Flooring - 2'x2' Vitrified Tiles standard quality.
- BATHROOM** : (a) Bathroom Wall - 7' Glazed Tiles.  
(b) Flooring - Anti skid tiles / Ceramic Tiles.
- LIFT** : High Speed Modern Elevators.

- STAIR LANDING & STEPS** : Marble / Ceramic Tiles / Kota Stone / Green Marble.
- ELECTRICAL** : Copper wiring in PVC concealed conduit. Reputed brand fittings with modules switches (ISI mark). Adequate light, fan & plug points in all rooms.
- A.C. POINTS** : One power plug point in Master Bedroom.
- INTERNAL WALL FINISH** : All internal wall shall be finished with Smooth plaster of Paris, one coat of primer.
- EXTERNAL WALL FINISH** : External wall finish as per elevation design with wall putti & weather coat paint.
- C.P FITTING** : Chromium plated fittings of standard quality (ISI mark).
- SANITARY WARE** : White sanitary ware fittings of reputed brand. IWC in common EWC in . Master Bedroom
- GENERATOR SET** : 500 W power back-up to each flat & 24 hours power supply for Lift.





## LOCATION MAP



## DISTANCE CHART

1. Hatia Station to Baleshwar Regency	2.0 kms
2. Tender Heart School to Baleshwar Regency	1.0 kms
3. Birsa Munda Airport to Baleshwar Regency	6.0 kms
4. Ranchi Railway Stn. to Baleshwar Regency	9.0 kms
5. Ring Road to Baleshwar Regency	0.00 kms
6. Main Road to Baleshwar Regency	10.0 kms

## Project Approved From :



Projects in other cities - Howrah, Dhanbad, Bokaro, Ranchi & Jamshedpur

## Site Address :

Add : Tupudana Ring Road,  
Near Tupudana Flyover, Ranchi

Member of  
**CREDAI**

## NEXXGEN LIFESPACES

Call : 9905977699, 9304506699, 8294671111, 0651-2200955

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This brochures is not legal document. It only describes the conceptual plan to convey the intent and the purpose of NEXXGEN LIFESPACES.