

If the home is so dear to you, 
choose the best...

Balaji crystal
1 & 2 BHK PREMIUM APRT. @ AMBEGAON



RERA Reg. No. P52100025859

A PROJECT BY - NEW BALAJI DEVELOPERS



EXCLUSIVE AMENITIES

- Security Cabin at Main Entrance.
- C.C.T.V Camera For Parking Areas.
- Generator Backup for Lift , Water Pumps & Common Area.
- Fire Fighting System With Refuge Area.
- Solar Water Heating System.
- Rain Water Harvesting.
- Beautiful Landscape Garden.
- Children's Play Area.
- Sanitation Facility For Drivers, Servants & Society Staff.
- Modern Elevation.
- Project With Natural Beauty.
- Letter Box With Name Plate.
- Pollution Free Environment.
- Spaces Parking.
- Loan Facility Available.
- School, Colleges, Hospitals & Bus Stop At Near
- Short Distance From Land Mark And Much More.





2 BHK CUT VIEW

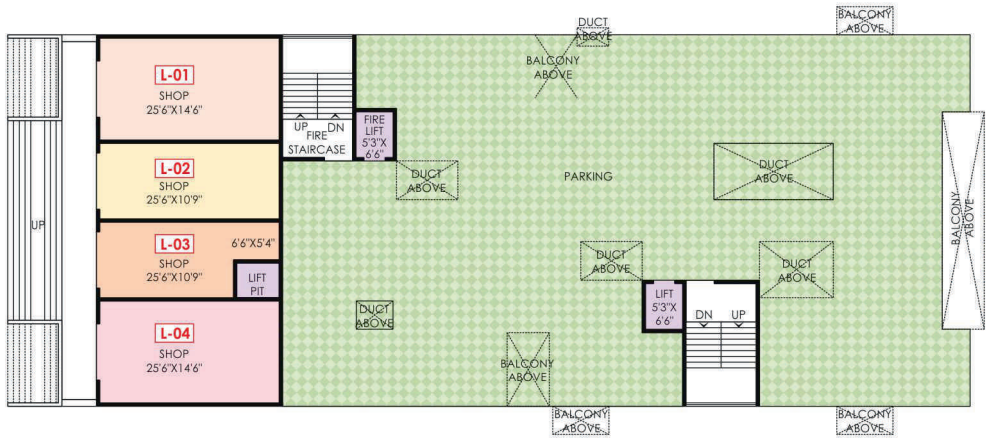


1 BHK CUT VIEW



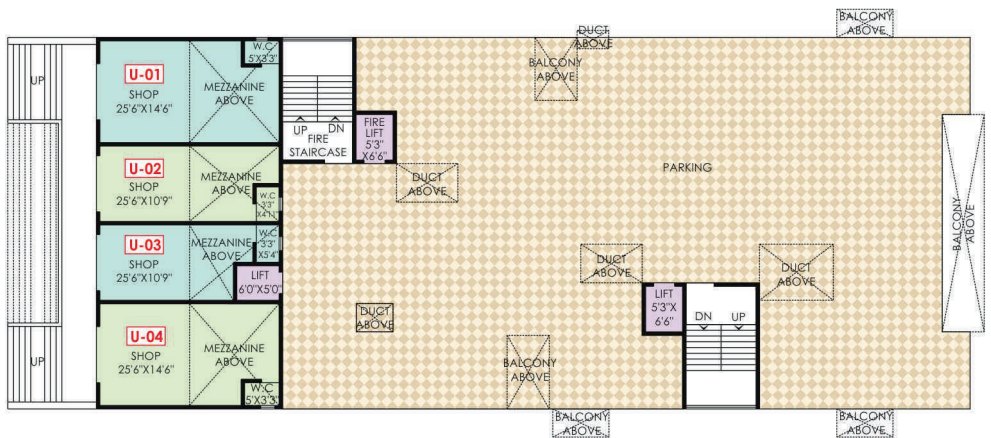
A Entrance	F W.C
B Living Room	G Bedroom
C Balcony	H M. Bedroom
D Kitchen	I Toilet
E Bath	J Dry Balcony





LOWER GROUND FLOOR PLAN

LOWER GROUND FLOOR			
SHOP NOS.	CARPET AREA IN SQ.FT (A)	TOTAL AREA IN SQ.FT	TOTAL AREA IN SQ.MT
L-01	376.70	376.70	35.00
L-02	280.30	280.30	26.04
L-03	244.70	244.70	22.73
L-04	376.70	376.70	35.00



UPPER GROUND FLOOR PLAN

UPPER GROUND FLOOR				
SHOP NOS.	CARPET AREA IN SQ.FT (A)	MEZZANINE AREA IN SQ.FT (B)	TOTAL AREA IN SQ.FT (A+B)	TOTAL AREA IN SQ.M.
U-01	376.70	186.30	563.0	52.30
U-02	280.30	138.10	418.4	38.87
U-03	244.70	102.60	347.3	32.26
U-04	376.70	186.30	563.0	52.30



MEZZANINE FLOOR PLAN

MEZZANINE FLOOR				
OFFICE NOS.	CARPET AREA IN SQ.FT (A)	CUPBOARD AREA IN SQ.FT (B)	TOTAL AREA IN SQ.FT (A+B)	TOTAL AREA IN SQ.MT (10.764)
M-06	426.40	---	426.4	39.61
M-07	216.10	---	216.1	20.08

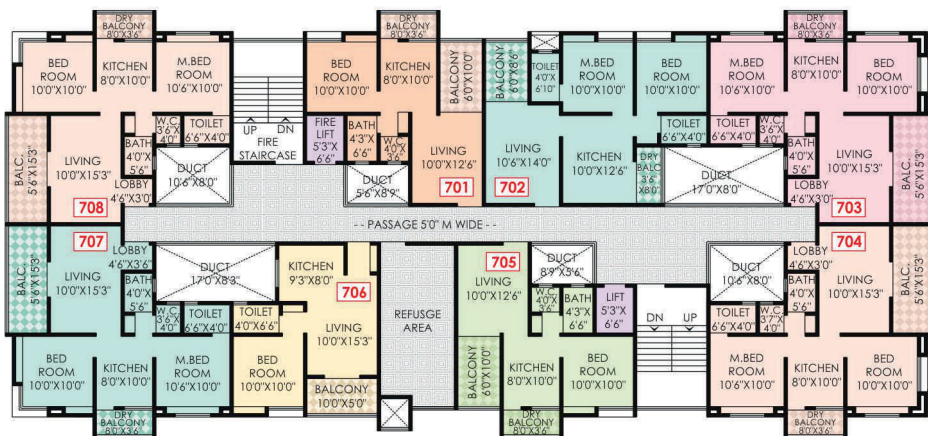
MEZZANINE FLOOR							
FLAT NOS.	TYPE	CARPET AREA IN SQ.FT (A)	Open Balcony Area in sq.ft (B)	DRY BALCONY (C)	CUPBOARD AREA IN SQ.FT (D)	TOTAL AREA IN SQ.FT (A+B+C+D)	TOTAL AREA IN SQ.MT
M-01	1BHK	384.7	60.40	28.30	4.50	477.9	44.40
M-02	2BHK	580.6	51.30	28.30	9.07	669.3	62.18
M-03	2BHK	570.2	84.00	28.30	15.07	697.6	64.81
M-04	2BHK	570.2	84.00	28.30	15.07	697.6	64.81
M-05	1BHK	384.7	60.40	28.30	4.50	477.9	44.40



TYPICAL 1ST, 2ND & 3RD FLOOR PLAN

1ST, 2ND & 3RD FLOOR				
OFFICE NOS.	CARPET AREA IN SQ.FT (A)	CUPBOARD AREA IN SQ.FT (B)	TOTAL AREA IN SQ.FT (A+B)	TOTAL AREA IN SQ.MT
106/206/306	395.6	---	395.6	36.75
107/207/307	160.4	---	160.4	14.90
108/208/308	374.5	---	374.5	34.79
109/209/309	202.1	---	202.1	18.78
110/210/310	202.1	---	202.1	18.78
111/211/311	374.5	---	374.5	34.79

1ST, 2ND & 3RD FLOOR							
FLAT NOS.	TYPE	CARPET AREA IN SQ.FT (A)	OPEN BALCONY AREA IN SQ.FT (B)	DRY BALCONY (C)	CUPBOARD AREA IN SQ.FT (D)	TOTAL AREA IN SQ.FT (A+B+C+D)	TOTAL AREA IN SQ.MT
101/201/301	1BHK	384.7	60.40	28.30	4.50	477.9	44.40
102/202/302	2BHK	580.6	51.30	28.30	9.07	669.3	62.18
103/203/303	2BHK	570.2	84.00	28.30	15.07	697.6	64.81
104/204/304	2BHK	570.2	84.00	28.30	15.07	697.6	64.81
105/205/305	1BHK	384.7	60.40	28.30	4.50	477.9	44.40



7TH FLOOR PLAN



7TH FLOOR PLAN							
FLAT NOS.	TYPE	CARPET AREA IN SQ.FT (A)	OPEN BALCONY AREA IN SQ.FT (B)	DRY BALCONY (C)	CUPBOARD AREA IN SQ.FT (D)	TOTAL AREA IN SQ.FT (A+B+C+D)	TOTAL AREA IN SQ.MT
701	1BHK	384.7	60.40	28.30	4.50	477.9	44.40
702	2BHK	580.6	51.30	28.30	9.07	669.3	62.18
703	2BHK	570.2	84.00	28.30	15.07	697.6	64.81
704	2BHK	570.2	84.00	28.30	15.07	697.6	64.81
705	1BHK	384.7	60.40	28.30	4.50	477.9	44.40
706	1BHK	375.8	50.20	---	4.50	430.5	39.99
707	2BHK	570.2	84.00	28.30	17.96	700.5	65.07
708	2BHK	570.2	84.00	28.30	17.96	700.5	65.07





TYPICAL 4TH, 5TH, 6TH,
8TH, 9TH, 10TH, 11TH, 12TH & 13TH FLOOR PLAN



4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 12TH & 13TH FLOOR							
FLAT NOS.	TYPE	CARPET AREA IN SQ.FT (A)	OPEN BALCONY AREA IN SQ.FT (B)	DRY BALCONY (C)	CUPBOARD AREA IN SQ.FT (D)	TOTAL AREA IN SQ.FT (A+B+C+D)	TOTAL AREA IN SQ.MT
401 / 501 / 601 / 801 / 901 / 1001 / 1101 / 1201 / 1301.	1BHK	384.7	60.40	28.30	4.50	477.9	44.40
402 / 502 / 602 / 802 / 902 / 1002 / 1102 / 1201 / 1301.	2BHK	580.6	51.30	28.30	9.07	669.3	62.18
403 / 503 / 603 / 803 / 903 / 1003 / 1103 / 1201 / 1301.	2BHK	570.2	84.00	28.30	15.07	697.6	64.81
404 / 504 / 604 / 804 / 904 / 1004 / 1104 / 1201 / 1301.	2BHK	570.2	84.00	28.30	15.07	697.6	64.81
405 / 505 / 605 / 805 / 905 / 1005 / 1105 / 1201 / 1301.	1BHK	384.7	60.40	28.30	4.50	477.9	44.40
406 / 506 / 606 / 806 / 906 / 1006 / 1106 / 1201 / 1301.	2BHK	580.8	51.30	28.30	9.07	669.5	62.20
407 / 507 / 607 / 807 / 907 / 1007 / 1107 / 1201 / 1301.	2BHK	570.2	84.00	28.30	17.96	700.5	65.07
408 / 508 / 608 / 808 / 908 / 1008 / 1108 / 1201 / 1301.	2BHK	570.2	84.00	28.30	17.96	700.5	65.07



CCTV
Camera



Hills



Highway



Education
Hub



Bus
Stop



Perfect
Ventilation



Lively
Light



Smart
Space



Rain Water
Harvesting



Lift With
Backup



SPECIFICATIONS

STRUCTURE:

- . Earthquake Resistant R.C.C.
- . Framed Structure.

WALLS & CEILING:

- . All External & Internal Walls In 6" Thk AAC Blocks.
- . External Walls Finished With Double Coat Cement Plaster.
- . Internal Walls & Ceiling Finished With Smooth Coating of Gypsum/neeru.

FLOORING:

- . 24"X24" Vitrified Tiles In Entire Flat.
- . Anti Skid Ceramic Tiles For Toilets.
- . Rustic Tiles For Terraces.

KITCHEN:

- . Black Granite Kitchen Platform With Stainless Steel Sink
- . Full Height Glazed Tiles Dado.
- . Provision For Water Purifier & Exhaust Fan

TOILET:

- . full Height Glazed Tiles Dado For Toilets.
- . 4'0" Height Glazed Tiles Dado For W/C.
- . Concealed Plumbing With Branded C.P. Fittings.
- . Branded Sanitary Fittings
- . Floor Mounted Commode For Toilets.
- . Solar Water Connection In Toilet.
- . Provision For Exhaust Fan & Geyser.

UTILITY:

- . Provision For Washing Machine

WINDOWS:

- . Three Track Powder Coated Aluminium Sliding Windows With Mosquito Net Except Toilet Windows.
- . Granite Window Sill.

DOORS & DOORFRAMES:

- . Designer Main Door With Premium Quality Fittings.
- . Plywood Doorframe With Laminate For Main Door.
- . All Internal Flush Doors With Paper Laminate & Cylindrical Knob.
- . Three Track Powder Coated Aluminium Sliding Door With Mosquito Net For Terraces.
- . GI / Granite Door Frame For Bedroom & Balcony.

ELECTRICALS:

- . T.V. & Telephone Points In Living Room.
- . Provision For Split A.C. In Bedroom.
- . Concealed Electrification With Polycab Wire & Anchor/Roma Switches.
- . Provision For Inverter.

PAINTS WALLS:

- . External Walls With Ace & Apex Paint.
- . Internal Walls With Acrylic OBD paint.

PLUMBING:

- . Intrernal Concealed Plumbing With CPVC/UPVC Pipe.
- . External Plumbing With UPVC/CPVC Pipe & SWR Pipes.
- . ISI Mark Fittings.



**Project Under PMC Limit**

- Bharti Vidyapeeth University, Rajiv Gandhi Zoological Park, Iskon Temple.
- Abhinav College Education, Podar International School, Aryans Public School, Sinhgad Campus.
- Shivshruti (Chhatrapati Shivaji Maharaj Museum).
- Most Popular Katraj Lake & Jambhulwadi Lake.
- Swaminarayan Mandir & Agam Jain Mandir.
- Navale Hospital & Bharti Hospital.
- Narhe Industrial Estat & IT parks in Hinjewadi.
- Walking Distance from Proposed Metro Station.
- D Mart & Shopping Area, Abhiruchi City Pride & Mall.



A PROJECT BY
NEW BALAJI DEVELOPERS



RERA Reg. No. P52100025859

Architects-
Walhekar & Associates

R.C.C.-
Sagar Jagadale & Associates

Legal Advisor-
Ad. Ajit Dighe

**Booking Contact - 7820 956 883 / 7820959380 /
96238 60051 / 9422 61 3146 / 92263 69709 / 9158 17 0001**

Site Add:- "BALAJI CRYSTAL" S. No. 39/7, Ambegaon (BK.), Pune - 411 041.

Office Add:- S. No. 5, Sitai Park, Bhumkar nagar, Near Narhe - Ambegaon Bridge, Narhe, Pune - 411 041.

Email : vrybalaji@gmail.com / Website : www.balajidev.com

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