



LANDMARK
SEC - 7, GOMTI NAGAR EXTENSION





Balaji Group was established in early 90's by our elder generation. In 90's company was involved in mining and road constructions. Gradually we started participating in state and national highway tolling in Uttar Pradesh. Since 2000's with the globalization, company started its operations in different parts of India. We explored the business of highway tolling and construction in other states like Bihar, Rajasthan, Orissa, Jharkhand, Assam and Maharashtra.

Now we are coming in the public domain with our very prestigious residential apartments "LANDMARK" in Sec 7, Gomti Nagar Extension.

**“Our aim
is to provide qualitative
& affordable housing
to all.”**





80 economic 2/3 Bedroom apartments designed for a comfort living, Landmark is a prestigious residential apartments for most discerning citizens, stunning location, vibrant environment and a cosmopolitan culture blend together to offer you and your family members a remarkable life style and ample amount of living space to ensure your complete privacy.

LANDMARK offers you elegantly appointed drawing and living rooms and well designed bedrooms.

LANDMARK is ideally located in the heart of modern Lucknow i.e. Gomti Nagar Extension occupying a prominent position in the most promising residential zone.

LANDMARK affords convenient access to all eminent places of the state capital.



Choosing Landmark as your future home is a....blessing !!!!

GROWTH DRIVERS

Gomti Nagar has the population of over 800,000. It is planned and developed by Lucknow Development Authority (LDA). Gomti Nagar and Gomti Nagar Extension jointly is the largest well planned developed township of India.

The expected population of the township in 2021 will be touching 1,300,000 mark. In order to cater to the growing population of the state capital Lucknow, the Uttar Pradesh government, in its forward looking vision, has proposed to build a new township in the Gomti Nagar Extension area. Nestled amongst other privately developed housings and institutions around Shaheed Path and Lucknow-Sultanpur (NH-54) highway, its prime urban location demanded a sensitive approach.

IT CITY

HCL is nurturing a state-of-the-art 100 acre IT city in the state capital, Lucknow. IT City will be allotted to IT and ITeS, including a hi-tech skill development center and support infrastructure. The biggest direct benefit will be employment for about 25,000 people in the IT sector for the state.

IIIT LUCKNOW

The permanent campus of IIIT, Lucknow is coming up in 50 acres of land at Chak - Ganjariya Region, Lucknow.



UP ADMINISTRATIVE ACADEMY | DIARY PROCESSING PLANT | DAIRY DEVELOPMENT
CSI TOWER | CULTURAL SCHOOL

LOCATION ADVANTAGES



ST. FRANCES COLLEGE
DELHI PUBLIC SCHOOL
CITY MONTESSORI SCHOOL
GD GOENKA SCHOOL



MOTHER & CHILD REFERRAL HOSPITAL
CANCER INSTITUTE
NARAYAN HIRUDAYALAYA
MEDANTA MEDICITY



U.P. POLICE BHAWAN
NIA OFFICE
SUDA
POLICE EMERGENCY MANAGEMENT
& RESEARCH INSTITUTE (DIAL 100)



'SHAN-E-AWADH VYAVSAYIK SANKUL
(LUCKNOW'S CONNAUGHT PLACE)
WALLMART



INTERNATIONAL CRICKET STADIUM
& MULTIPURPOSE SPORTS COMPLEX



AMMAUSI INTERNATIONAL AIRPORT ON 15 MIN DRIVE



ISBT, FAIZABAD ROAD ON 15 MIN DRIVE



CHARBAGH RAILWAY STATION ON 20 MIN DRIVE
GOMTI NAGAR RAILWAY STATION ON 15 MIN DRIVE



HAZRAT GANJ ON 12 MIN DRIVE



HIGH COURT NEW BUILDING ON 15 MIN DRIVE

SPECIFICATION

Structure Design: Earthquake resistant framed structure | External finish: Weather proof paint/Texture paint as per elevation | Building Design: Green building/Environment friendly building concept



Living/Dining/Dining

- Floors Superior Quality vitrified tiles of large size
- Walls OGD
- Ceiling False Ceiling



Master Bedroom

- Floors Laminated wooden flooring/Superior quality vitrified tiles of large size
- Walls OGD
- Ceiling OGD



Bedrooms

- Floors Superior Quality vitrified tiles of large size
- Walls OGD
- Ceiling OGD



Kitchen

- Flooring Anti skid ceramic tiles
- Wall Ceramic tiles upto 2 feet high above the kitchen counter rest OGD
- Countertop Fire polished granite stone with one and half bowl SS sink
- Ceiling OGD
- Fitting CP fitting with mixture



Bathrooms

- Floors Anti skid ceramic tiles
- Walls Glazed ceramic tiles upto 7 feet height rest OGD
- Ceiling OGD
- Fixtures Exhaust fan, Toilet paper holder, Soap dish, Towel rail
- Plumbing Concealed plumbing for hot and cold water supply
- CP Fittings Single lever CP fitting, Wash basin, BWC
- Heating Health floor of premium brand
- Counter Fire polished granite counter



Balconies

- Flooring Anti skid ceramic tiles
- Ceiling Exterior grade paint
- Walls Exterior grade paint
- Railing Safety hand rails as per design



Doors

- Main Door Modular door with magic eye
- Internal Doors Modular doors

External Door/Windows

- UPVC/Powder coated aluminium window with float glass
- Lift & Lobby High speed elevators of premium brand
- Flooring Marble/Granite/Vitrified tiles
- Walls OGD/Granite wall Cladding
- Ceiling OGD

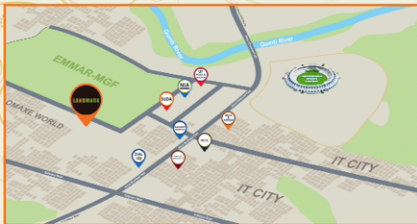


Staircase

- Flooring Marble steps/Kala Stone
- Walls Ceramic tiles dado upto 5 feet height
- Ceiling OGD

Other Features

- Concealed copper wiring with modular switches
- Gated Community with CCTV, Fire fighting system and intercom



BALAJI ENTERPRISES

H.O. : 1/38, VISHAL KHAND, GOMTI NAGAR, LUCKNOW

CELL : +91-7037642474, 9005999977

Web : www.balajiapartments.com

E-mail : contact@balajiapartments.com

SITE OFFICE : Sec - 7, Gomti Nagar Ext., Opp C.G. City, Lucknow

Principal Architect

AED
ARCHEN DESIGN

9-1/37, NAU KHAAS
NEW DELHI-110014

2 BHK + 2 TOILET + 1 BALCONY
AREA - 1190 SqFt

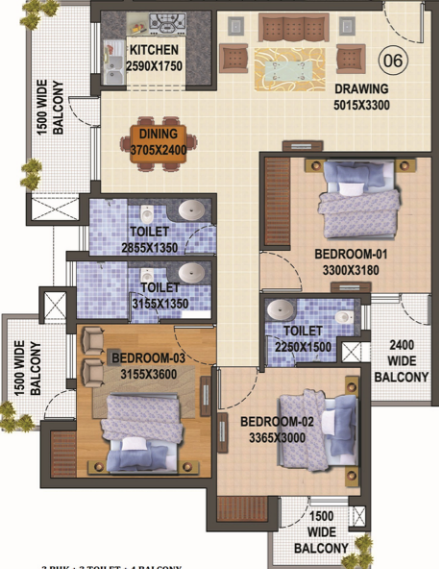


2 BHK + 2 TOILET + 1 BALCONY
AREA - 1380 SqFt

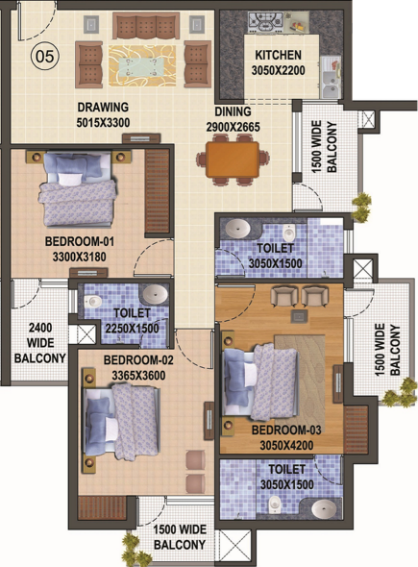


2 BHK + 2 TOILET + 2 BALCONY
AREA - 1410 SqFt





3 BHK + 3 TOILET + 4 BALCONY
AREA - 1620 SqFt



3 BHK + 3 TOILET + 4 BALCONY
AREA - 1685 SqFt

3 BHK + 3 TOILET + 4 BALCONY
AREA - 1955 SqFt



Landmark Price List

Basic Sale Price	Rs. 3300 per SqFt + 4.5% Service Tax
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Preferential Location Charges

1 st to 5 th Floor	Rs. 25 per SqFt
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View PLC

Corner	Rs. 25 per SqFt
Club	Rs. 25 per SqFt
Road	Rs. 25 per SqFt

*Note: In case of more than 2 view PLC capping of Rs. 50 per SqFt will be applicable.

Parking

Single Open Parking	Rs. 75,000
Single Covered Car Parking-Basement 1	Rs. 150,000
Single Covered Car Parking-Stilt	Rs. 175,000
Double Car Parking Mechanical -Basement 2	Rs. 225,000

*Parking is subject to availability, it will be allotted on first come first serve basis.

Additional Charges

External Electrification Charges (E.E.C)	Rs. 25 per SqFt
External Development Charges (E.D.C)	Rs. 50 per SqFt
Fire Fighting Equipment Charges (F.F.M.C)	Rs. 25 per SqFt
Power Backup Installation Cost	Rs. 20000 per KVA
Club Charges	Rs. 50,000
Interest Free Maintenance Security (I.F.M.S) for 3 Years	Rs. 50 per SqFt

Payment Plan

Construction Linked Interest Free Plan

Booking Amount	5%
Within 15 days of booking	5%
Within 45 days of booking	7.5%
Within 90 days of booking	7.5%
On commencement of excavation	7.5%
On commencement of 1 st Floor Slab	7.5%
On commencement of 3 rd Floor Slab	7.5% + EDC
On commencement of 5 th Floor Slab	7.5%

On commencement of 7 th Floor Slab	7.5%+PLC(if any)
On commencement of 9 th Floor Slab	7.5%
On commencement of 11 th Floor Slab	7.5%
On commencement of 13 th Floor Slab	7.5%
On completion of internal plaster	7.5%
On offer of possession	7.5%+Other Charges + Registry Charges

Down Payment Plan

Booking Amount	10%
Within 45 days of booking	50%+EDC
On completion of super structure	25%+PLC(if any)
On offer of possession	15% + other charges + Registry Charges

***Subvention Plan**

Booking Amount	10%
Bank Contribution	80%
On offer of possession	10% + other charges + Registry Charges

*Submitted in DHFL for approval & got assurance that will be approved by 20th of July 2017.

Note:

1. Prices of units will remain firm once booked.
2. Drawings are conceptual and illustrative. Area and dimension may change and will be adjusted before execution of sale deed as per the price prevailing on the date of booking.
3. All taxes, levies, duties, cess, VAT or any other amount charged by any Govt. Agency/ Controlling Authority shall be payable extra by the purchaser as and when demanded by the company.
4. All payments shall be made through cheque/DD in favour of **"BALAJI ENTERPRISES"** payable at Lucknow.
5. Prices can be revised at sole discretion of the company without any prior notice.
6. Any additional area/construction/facilities/service provided in addition to commitment shall be charged extra.
7. Booking is subject to the terms and conditions contained in the application form/allotment agreement.
8. Any additional facility that may be provided shall be charged extra.

Landmark Price List

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***Service Tax will be replaced by GST as per government norm.**

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