

DEVELOPER



J.D. Infrastructure

OFFICE ADDRESS

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RAJESH PRAJAPATI



Balaji
5 star Villa

2 BHK LUXURIOUS VILLA

Living In Nature Concept



Your next weekend is just a 45 minutes drive from the city

Located at Bagodara in Ahmedabad, it's just around 45 minutes drive from the heart of the city but miles away from noise, pollution, meeting and power - point presentations. Just drive down. The weekend will follow, no matter what day of the week it is.



AMENITIES

- | | | | | |
|----------------------|----------------|--------------|----------------|----------------|
| Attractive Main Gate | Jogging track | Temple | Gazebo Sitting | Indoor Games |
| Children Play Area | Develop Garden | Banquet Hall | Cricket Ground | Mini Golf Area |
| Club House | Swimming Pool | Party Plot | Mini multiplex | Restaurant |

Banquet Hall



Yoga



Party Plot



Gazebo



Indoor Games



Theater



Club House



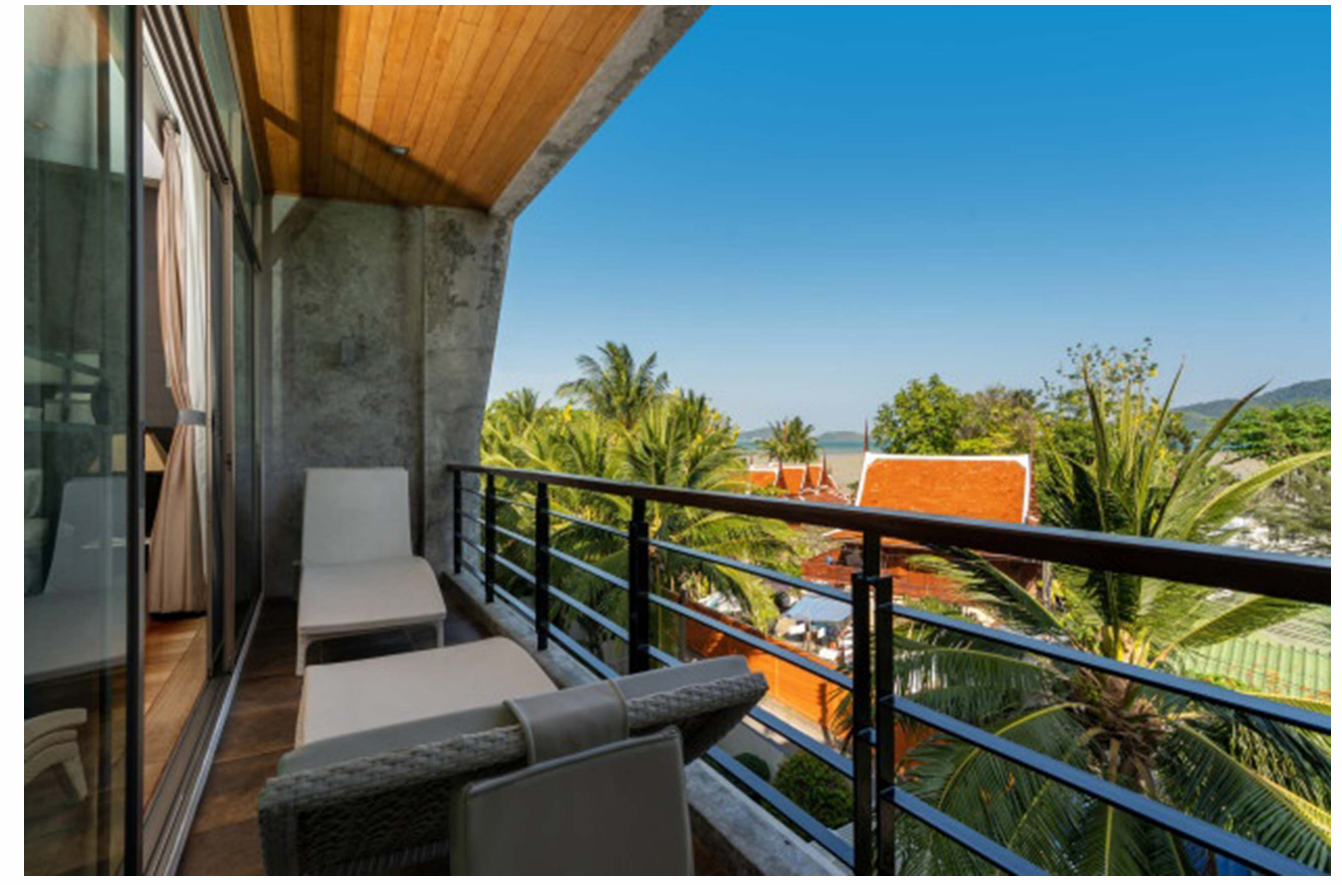
Restaurant





Balaji
5 star Villa

Interweave **Nature** Into Your **Lifestyle**





★ ★ ★ Ground Floor Plan



★ ★ ★ Ground Section View



★ ★ ★ First Floor Plan



★ ★ ★ First Section View

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Plot Nos.	Final Area in Sq.Yds (26%)	Plot Nos.	Final Area in Sq.Yds (26%)	Plot Nos.	Final Area in Sq.Yds (26%)	Plot Nos.	Final Area in Sq.Yds (26%)	Plot Nos.	Final Area in Sq.Yds (26%)	Plot Nos.	Final Area in Sq.Yds (26%)
1	297.43	23	199.25	45	198.21	67	199.20	89	199.20	111	235.53
2	203.56	24	198.49	46	197.82	68	298.98	90	199.20	112	212.60
3	203.84	25	197.50	47	197.91	69	213.70	91	199.20	113	205.23
4	203.68	26	197.21	48	198.52	70	199.20	92	199.20	114	202.95
5	203.50	27	197.76	49	199.21	71	199.20	97	199.20	115	200.83
6	203.16	28	198.33	50	199.91	72	199.20	98	199.20	116	198.78
7	202.69	29	198.81	51	200.60	73	199.20	99	199.20	117	198.08
8	202.22	30	308.73	52	200.69	74	199.20	100	199.20	118	198.67
9	201.20	31	285.67	53	284.21	75	199.20	93	235.53	119	199.26
10	199.39	32	201.46	54	232.43	76	199.20	94	213.70	120	199.85
11	197.36	33	202.85	55	199.20	77	199.20	95	199.20	121	200.33
12	196.56	34	204.23	56	199.20	78	199.20	96	199.20	122	200.65
13	197.05	35	205.62	57	199.20	79	199.20	101	199.20	123	200.96
14	197.66	36	206.47	58	199.20	80	290.97	102	222.63	124	201.27
15	198.54	37	206.04	59	199.20	81	373.88	103	222.63	125	201.77
16	199.25	38	204.82	60	268.87	82	199.20	104	199.20	126	202.67
17	199.49	39	203.61	61	351.79	83	199.20	105	199.20	127	203.76
18	199.57	40	202.40	62	199.20	84	199.20	106	199.20	128	204.94
19	199.67	41	201.19	63	199.20	85	199.20	107	199.20	129	206.25
20	199.83	42	213.83	64	199.20	86	199.20	108	199.20	130	207.59
21	200.09	43	212.79	65	199.20	87	199.20	109	199.20	131	209.06
22	199.89	44	198.58	66	199.20	88	199.20	110	199.20	132	311.1 1



Balaji

5 star Villa

A WONDERFUL LIFE...



Specification

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FLOORING
 Vitrified tiles in entire bungalow, glazed tiles of leading brand in floor & dedo up to lintel level in bath & toilet. Anti skid tiles in parking
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KITCHEN
 Granite top cooking platform with S.S. sink & glazed tiles dedo on platform & side wall up to lintel level.
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DOORS & WINDOWS
 Decorative main door in stone frame. All other doors are flush door in stone frame. Windows in Aluminum section sliding windows with safety grill.
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PLUMBING
 Concealed plumbing with UPVC pipe and leading brand of C.P. fittings & Branded sanitary ware.
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ELECTRIFICATION
 Concealed copper wiring with sufficient electric point with MCB
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STRUCTURE & WALL FINISH
 Load bearing & Frame structure. Inside mala plaster with wall putty. Outside double coat sand face plaster with acrylic print
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TERRACE
 China mosaic with water proofing in terrace.
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BALCONY
 Railing Of Glass With Metal Frame, Ceramic Flooring
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GARDEN
 Garden With Tree Plantation
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FACILITY
 24 Hours Water Supply and Individuals Waste Well

- Notes**
- The dimensions shown in the brochure are approximate.
 - Internal changes shall be allowed with prior permission & shall be charged extra in advance.
 - Changes in external elevation shall not be permitted.
 - Rights reserved by organizer to make any changes in plan, elevation other details therein to comply with statutory regulation which shall be binding to all members.
 - Government levies like Stamp Duty, AUJA, GEB charge and Legal expenses, Registration Charges, Service Tax, Vat & any other additional charges are to be borne by the member.

