



P50500033794

The Ultimacy of Life...

2 & 3 BHK Flats & Shop



**Central
Annex**



BLACKROCK BUILDCON PVT. LTD.
Superiority In Real Estate

Blackrock Buildcon Pvt Ltd - Redefining The Virtues Of Transparency And Efficiency

We build more than homes. We build values and relationships. We take pride in establishing close relationships with our customers and in working closely with you to achieve the best possible results. We are committed to providing quality workmanship and materials that is environmentally responsible. We look forward that Central Annex project will be a standing testimony to our basic approach of upholding excellent standards in design and construction. And also characteristic hallmarks - technical excellence, impeccable quality, spacious accommodation and completion on schedule.

Central Annex is an ambitious construction venture from the company with different lifestyle residential options to cater to different needs and budget. With this enterprising project, the company wishes to widen its work area and institute a line up of elite customers and track record of prestigious ventures in the market.



Amenities



CCTV SURVEILLANCE



JOGGING TRACK



CONFERENCE ROOM



24 HRS. SECURITY



ENTRANCE GATE



YOGA ROOM



CHILDREN PLAY AREA



KIDS ACTIVITY



SWIMMING POOL



INDOOR GAMES



GARDEN



GYMNASIUM



MULTI PURPOSE HALL



GREEN GYM



MODULAR KITCHEN



POP IN HALL & MASTER BEDROOM



VIDEO DOOR PHONE

Optional Amenities

Special Amenities



GENERATOR BACKUP FOR COMMON AREA LIGHTS



FIRE FIGHTING EQUIPMENTS



LIFT



AMPLE CAR PARKING



SOLAR POWER



SEWAGE TREATMENT PLANT



SENIOR CITIZEN SITTING AREA



SOCIETY OFFICE



DRIVER ROOM

Ground Floor



Elegance Redefined

Central Annex is an elegant residential tower, smartly planned with world-class design. This project of future will accommodate a range of lifestyle apartments set in the midst of lively neighborhood. With comfortable neighborhoods and easily accessible community spaces, you can work, dine, shop and enjoy life in a natural, healthy environment. Central Annex is a community that elegantly blends contemporary culture and nature.

24 M. WIDE ROAD

18 M. WIDE ROAD



We build homes with Care, & Passion.....

The Project has Excellent Connectivity with Wardha Road, International Airport, Metro Station, Bus Stop, etc. Many Prime hotels, educational institutions and hospitals are in near vicinity.

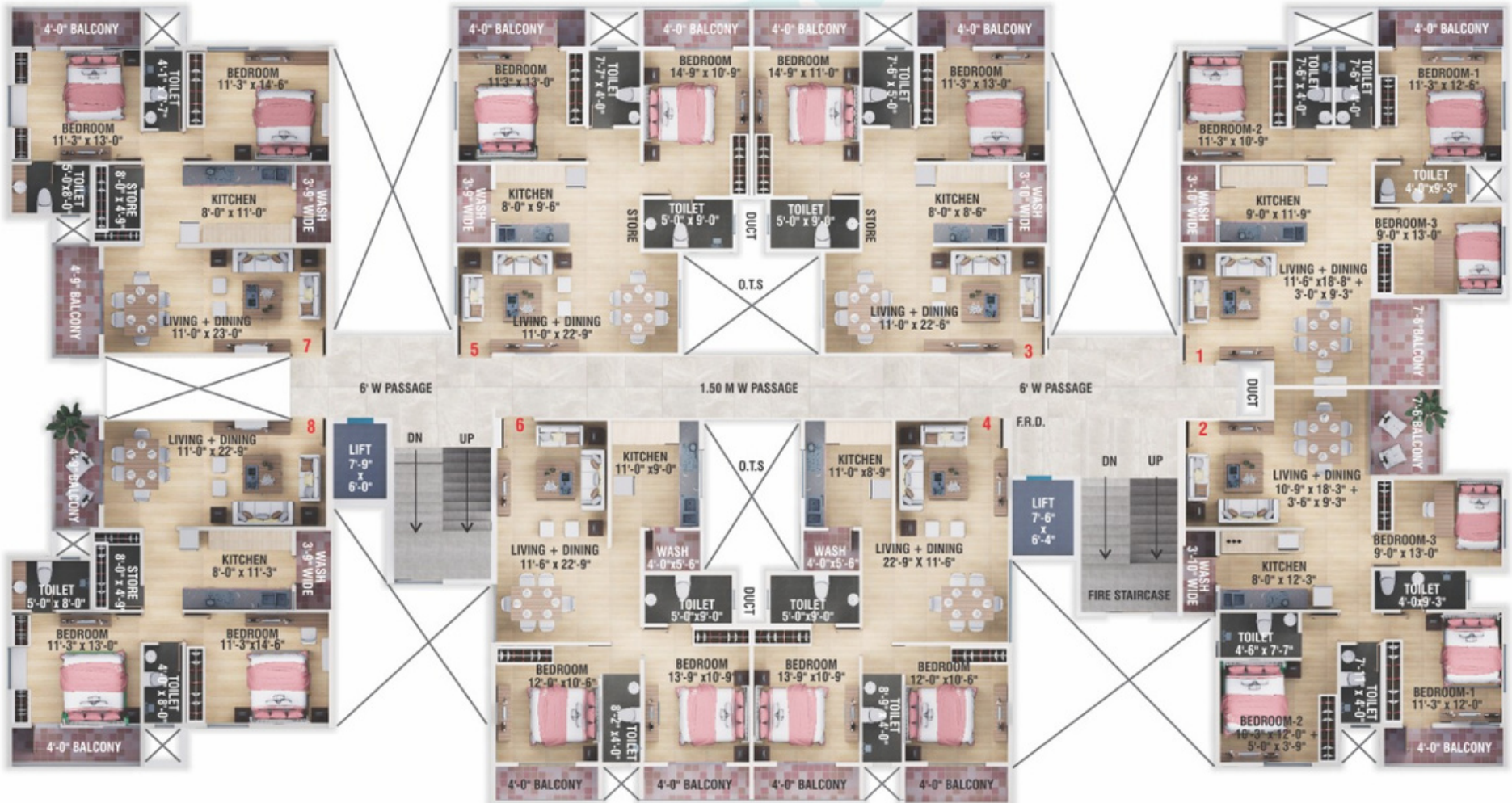
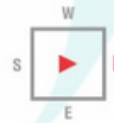
It also has proximity to D-Mart, Big Bazaar, Reliance Fresh, Haldiram's, Multiplex, etc. All These factors make **Central Annex** an ideal destination to fulfill your dream of owning your own abode!

Podium Floor



Typical Floor Plan

2nd, 3rd, 4th, 5th, 6th, 7th, 8th, & 9th Floor



3 BHK Iso



2 BHK Iso

| TYPE | FLAT NO | CARPET AREA (SQ.FT.) | BUILT-UP AREA (SQ.FT.) |
|-------|---------|----------------------|------------------------|
| 3 BHK | 101-801 | 860.337 | 1122.686 |
| 3 BHK | 102-802 | 850.305 | 1115.959 |
| 2 BHK | 103-803 | 761.514 | 983.207 |
| 2 BHK | 104-804 | 747.736 | 953.467 |
| 2 BHK | 105-805 | 760.847 | 1000.300 |
| 2 BHK | 106-806 | 749.609 | 953.994 |
| 2 BHK | 107-807 | 795.399 | 1036.499 |
| 2 BHK | 108-808 | 788.456 | 1032.915 |

Amenities Floor Plan

10th Floor



Night View



Day View



Specification



STRUCTURE

R.C.C. Frame Earthquake Resistant Structure.



WALLS

External Walls 150 mm th. A.A.C. Block / B. B. Masonry
Internal Walls 115 mm th. A.A.C. Block / B. B. Masonry



PLASTER

Internal Plaster Smooth "Phanti" Plaster.
External Plaster Smooth "Phanti" Plaster.



FLOORING

Vitrified Tiles In All Rooms.
Anti Skid Ceramic Tiles Flooring in Toilets.



WALL TILES

Glazed Tiles up to 2 ft. Above Kitchen Platform .
Ceramic Tiles up to 2.1 m. (7') Lintel Level in Toilets.



DOOR

Front Door Bajaj Steel Doors or Equivalent, Other Door
Laminated Flush Door With R.C.C Frame



WINDOWS

Powder Coated Aluminium Sliding Windows & M.S. Safety Grill



KITCHEN

Polished Granite Kitchen, Platform with stainless sink & glazed tiles up to 2 ft. above platform.



ELECTRIFICATION

Concealed copper wiring (ISI marked) with modular switches.
AC Points in Living and Master Bedroom.
T.V. point in living room.
Geyser Point In Bathroom.



PLUMBING & SANITARY

All Fitting Will be concealed with standards tabs fitting.
(Jaquar or equivalent)



PAINT

Exterior : Weather Shield Emulsion Paint.
Interior : Putty Finish.



ELEVATOR / LIFT

Automatic High - Speed Lifts (2 Nos) of Superior Make



WATER

Adequate storage with deep tube well & corporation water.



FIRE PROTECTION

Fire Rescue System.

NOTE

Extra charges for electrical meter and water meter connection, Registration charges, Stamp duty charges, G.S.T. Documentation and Legal Fees, Maintenance charges.
Changes in the specification and plan will cost extra. Elevation changes not allowed. Possession of the flat should be given by the builder after clearance of all dues



Location Plan



Credits

ARCHITECT
AR. PRANAV LAKHOTIYA
AR. ANKIT BETAWAR



FINANCIAL ADVISOR
CA AKSHAY GULHANE

STRUCTURAL CONSULTANT
AAJ ENGINEERS AND CONSULTANTS PVT LTD

PROJECT BY
BLACKROCK BUILDCON PVT. LTD.

Project by



Promoted by



MAHA RERA NO.
P50500033794



Contacts

+91 - 8602020211

Office & Site Address

Central Annex, Besa-Pipla Road, Beside Jayanti Nagari-7,
Pipla, Nagpur-440034 : blackrockbuildcon@gmail.com

DISCLAIMER: This brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details of buildings, layouts, specifications, designs, dimensions, etc. as shown in this brochure are tentative, indicative and subject to amendment, variation and modification by the Company at its sole discretion and without any notice.