



BALESHWARAM



A Distinguished Address To Call Your Own.

Front View



A Distinguished Address
To Call Your Own.

A beautiful house is incomplete without the
luxurious facilities and services that meets your
most basic needs with promptness and efficiency.

Discover a beautiful life at



BALESHWARAM

RERA NUMBER:
BRERAP71336-1/1050/R-825/2019



Floor Plan (Typical 1st To 4th Floor)



FLAT	BHK	BUA	CARPET AREA	BALCONY AREA	SBUA
1	2	974 sqft	772 sqft	140 sqft	1246 sqft
2	3	1377 sqft	1085 sqft	206 sqft	1755 sqft
3	3	1381 sqft	1085 sqft	206 sqft	1762 sqft

FLAT	BHK	BUA	CARPET AREA	BALCONY AREA	SBUA
4	2	1000 sqft	801 sqft	143 sqft	1280 sqft
5	3	1373 sqft	1080 sqft	204 sqft	1755 sqft
6	3	1368 sqft	1072 sqft	204 sqft	1749 sqft

Site Plan



Kids Play Area



Terrace View

Specifications

FRAME STRUCTURE

Earthquake Resistant RCC – Framed Structure
Brickwork - Red Brick 125 / 250th

DOORS & WINDOWS

Doors: Quality Flush Door
Chowkhats: Sal Wood
Window: UPVC Windows



LOBBY / PASSAGE & STAIRS

Marble / Vitrified Tiles



ELEVATORS

Kone / OTIS or Equivalent

PARKING

Vitrified Tiles

SECURITY

Intercom & CCTV

ELECTRICAL

Wiring: Concealed Electrical
Wiring of Havels or Equivalent
Switches: Modular Switches of
Anchor / Kolors or Equivalent



WALL FINISH

Internal: Wall Putty with Primer
External: Premium All Weather Exterior Emulsion Paint / Textured Paint

KITCHEN

Modular Kitchen
Flooring: Anti Skid Vitrified Tiles
Working Platform: Granite Slab
Dado: Ceramic Tiles
Sink: Stainless Steel
Water Supply: CPVC Pipe Line

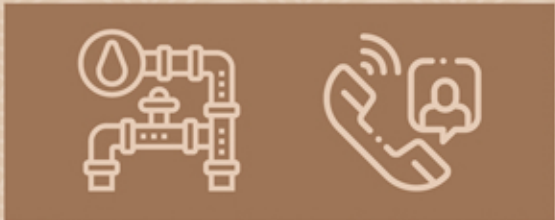


TOILETS

Sanitary Ware: Hindware or Equivalent
CP Fitting: Jaquar or Equivalent

WATER SUPPLY

CPVC Pipe Line for Hot
and Cold Water Supply



COMMUNICATION

TV and Telephone Points
As Per Drawings

Amenities



Power Back Up
24 Hour Power Back Up

Elevators
Kone / OTIS or Equivalent

Parking
Ample Covered Parking Space
with LED Lit Ceiling

Security
Round The Clock Security
With CCTV Camera

Exclusive Kids Play Area &
Sitting Area for Elderly People

Large Terrace Area For Community
Entertainment & Social Gathering



3 Balconies Each Flat

UPVC Windows

Modular Kitchens

Comfort : Split A/C of Standard make in all bedrooms & living area.

Isometric Views

FLAT 01 ▶
BHK 2 | BUA 974 SQFT



◀ FLAT 06
BHK 3 | BUA 1368 SQFT



Payment Schedule

Demand No.	Construction Milestone	Percentage Of Total Price
1.	Booking Deposit	10 % + Taxes
2.	Within 45 Days of Booking	10 % + Taxes
3.	Commencement of Excavation	10 % + Taxes
4.	Commencement of Foundation Casting / Rafting	10 % + Taxes
5.	Commencement of Ground Floor Slab	10 % + Taxes
6.	Commencement of First Floor Slab	10 % + Taxes
7.	Commencement of Second Floor Slab	10 % + Taxes
8.	Commencement of Third Floor Slab	10 % + Taxes
9.	Commencement of Fourth Floor Slab	10 % + Taxes
10.	At the Time of Offer of Possession	10 % + Taxes

Location Map



Life Beyond A Square Foot

DEVELOPERS

Devshree Infratech Private Limited
405, N.P. Centre, New Dakbungalow Road
Patna - 800 001 (Bihar)
Website - www.devshreeinfratech.com
Email 1 - info@devshreeinfratech.com
Email 2 - devshree.infra@gmail.com
Phone - +91 9304342257/
+91 7763803772/ 0612 2214479

SITE ADDRESS

Baleshwaram,
Mauza - Sikandarpur,
East Gola Road,
West of Patliputra Railway Station
Danapur Nizamat
Patna - 800 012

ARCHITECTS

Smriti Architects Pvt. Ltd.
G-2, Aranya Vihar,
Boring Road
Patna-800 013

Disclaimer :

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Baleshwaram. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.