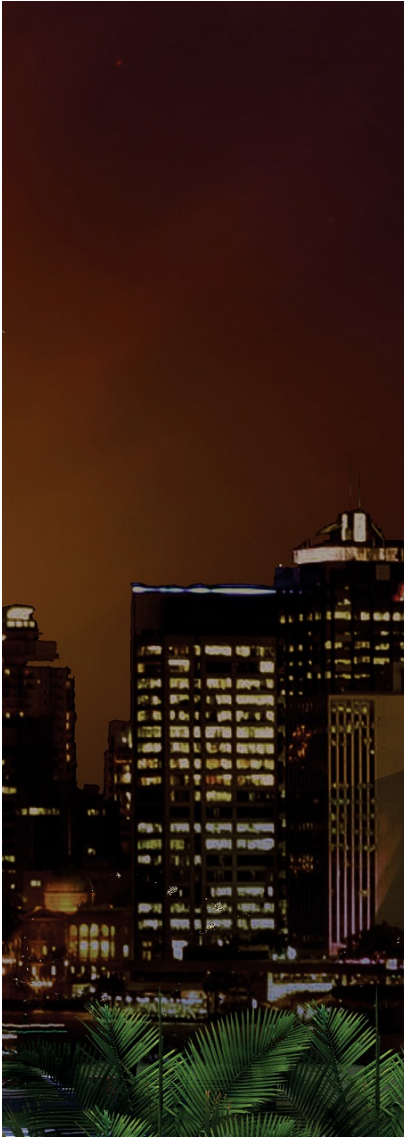




LANDMARK

SEC - 7, GOMTI NAGAR EXTENSION

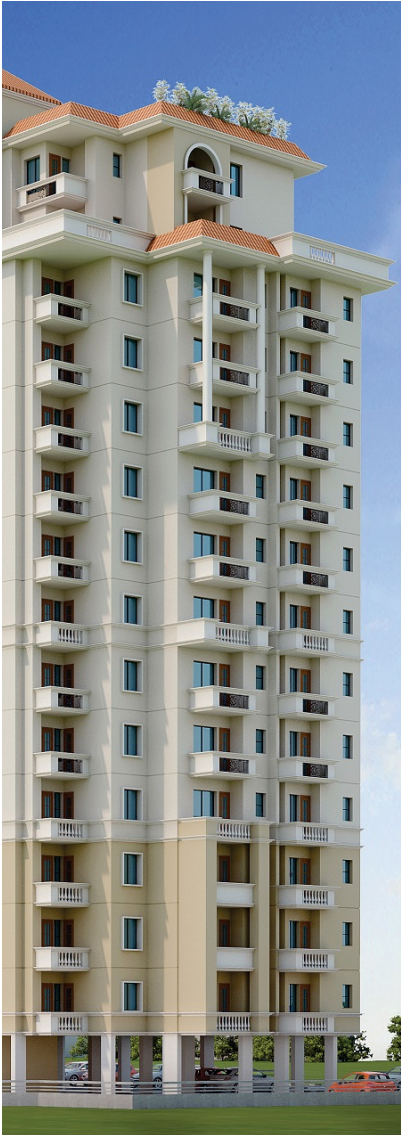




Balaji Group was established in early 90's by our elder generation. In 90's company was involved in mining and road constructions. Gradually we started participating in state and national highway tolling in Uttar Pradesh. Since 2000's with the globalization, company started its operation in different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

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

Our aim is to provide qualitative and 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.

It 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.

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

Choosing Landmark as your future home is a blessing.

Location Advantages

Gomti Nagar has the population of over 500,000. 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-56) highway. Its prime urban location demanded a

IT CITY

HCL will develop a state-of-the-art 100 acre IT city in the state capital, Lucknow. Proposed 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

SCHOOLS

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

HOSPITALS

MOTHER & CHILD REFERRAL HOSPITAL | CANCER INSTITUTE | NARAYAN HRUDAYALAYA | MEDANTA MEDICITY

GOVT. INSTITUTIONS

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

COMMERCIAL

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

SPORTS

INTERNATIONAL CRICKET STADIUM & MULTIPURPOSE SPORTS COMPLEX

Major Distances

CHAUDHARY CHARAN SINGH INTER NATIONAL AIRPORT	22 MINUTES
CHARBAGH RAILWAY STATION	20 MINUTES
HAZRAT GANJ	12 MINUTES
GOMTI NAGAR RAILWAY STATION	15 MINUTES
HIGH COURT NEW BUILDING	15 MINUTES

APARTMENT FLOOR PLAN



2 BHK (TYPE 1)



2 BHK + 2 TOILET+ 2 BALCONY
Super Area - 1375 SqFt

* 1 SqMtr=10.764 SqFt

2 BHK (TYPE 2)



2 BHK + 2 TOILET+ 1 BALCONY

Super Area - 1215 SqFt

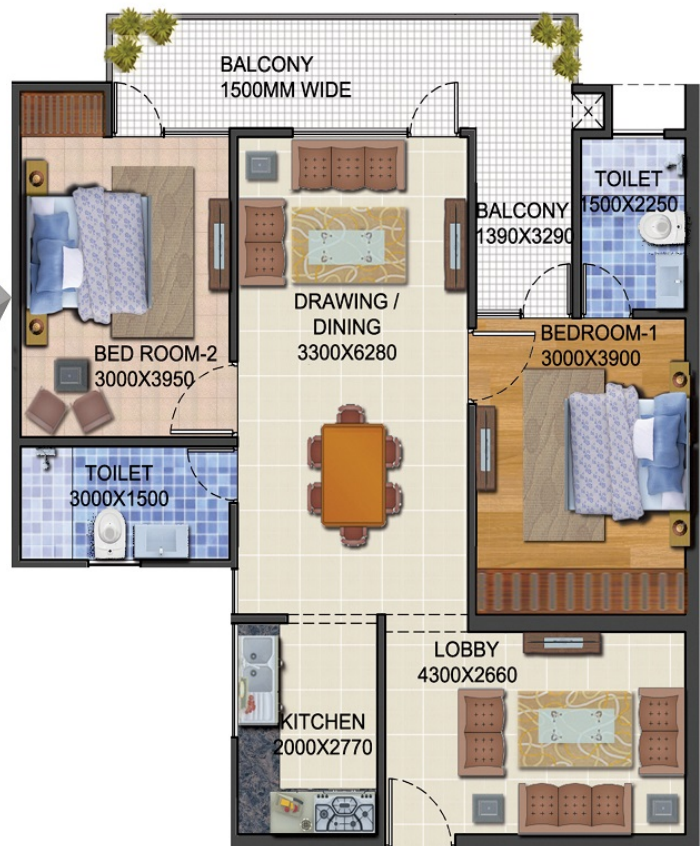


* 1 SqMtr=10.764 SqFt

2 BHK (TYPE 3)



2 BHK + 2 TOILET+ 1 BALCONY
Super Area - 1290 SqFt



* 1 SqMtr=10.764 SqFt

3 BHK (TYPE 1)



3 BHK + 3 TOILET+ 4 BALCONY
Super Area - 1785 SqFt



* 1 SqMtr=10.764 SqFt

3 BHK (TYPE 2)



3 BHK + 3 TOILET+ 4 BALCONY
Super Area - 1725 SqFt



* 1 SqMtr=10.764 SqFt

3 BHK (TYPE 3)



3 BHK + 3 TOILET+ 4 BALCONY

Super Area - 1610 SqFt



Landmark Price List	
BSP	Rs. 3500/SqFt
Floorwise PLC	
1st to 5th Floor	Rs. 25/SqFt
View PLC	
Corner	Rs. 25/SqFt
Club	Rs. 25/SqFt
Road	Rs. 25/SqFt
Other Charges	
Covered Car Parking (Mandatory)	Rs. 150000
External Electrification Charges (E.E.C)	RS. 25/sqft
Fire Fighting Equipment Charges (F.F.M.C)	Rs. 25/sqft
Power Backup Installation Cast	Rs. 20000/KVA
Club Charges	Rs. 50000
Interest Free Maintenance Security (I.F.M.S)	Rs. 50/sqft
External Development Charges (E.D.C)	Rs. 50/sqft

• Note: In case of more than 2 View PLC capping of Rs. 50/SqFt will be applicable.

Flat Details		
Sr. No.	Type	Area
1	2 BHK + 2 Toilet + 2 Balcony	1375 SqFt
2	2 BHK + 2 Toilet + 1 Balcony	1215 SqFt
3	2 BHK + 2 Toilet + 1 Balcony	1290 SqFt
4	3 BHK + 3 Toilet + 4 Balcony	1785 SqFt
5	3 BHK + 3 Toilet + 2 Balcony	1725 SqFt
6	3 BHK + 3 Toilet + 2 Balcony	1610 SqFt

Payment Plan Subvention Scheme	
Booking	5%
within 30 days of booking	5%
Subvention through Bank	80% + Other Charges
At possession	10% + Registry Expenses

Amenities

Gated & Fully Secured Residential Apartment
Designed On Green Building Concept
Well-Ventilated & Vastu-Amicable Lay-Outing
Modern Specification & Design
Captivating Landscapes & Water Bodies
Modern Gymnasium
A Range of Indoor Games
Community Hall
Departmental Store
24x7 Security Enabled With CCTV & Intercom Facility
24x7 Power Backup & Water Supply
Rechargeable Pits For Rain Water Harvesting
Sewage Treatment Plant And Drainage System
Ample Parking Area With Visitor's Parking



Gymnasium



Club Hall



Game Room



Departmental Store

Key Plan



Specification

Living/Drawing Dining

Floors : Superior Quality vitrified tiles of large size
Walls : OBD
Ceiling : False Ceiling

Master Bedroom

Floors : Laminated wooden flooring/Superior quality vitrified tiles of large size
Walls :OBD
Ceiling :OBD

Bedrooms

Floors : Superior quality vitrified tiles of large size
Walls : OBD
Ceiling : OBD

Kitchen

Flooring : Anti skid ceramic tiles
Wall : Ceramic tiles upto 2 feet hight above the kitchen counter rest OBD
Counter : Pre polished granite stone with one and half bowl SS sink
Ceiling : OBD
Fitting : CP fitting with mixture

Bathrooms

Floors : Anti skid ceramic tiles
Walls : Glazed cermaic tiles upto 7 feet height rest OBD
Ceiling : OBD
Fixtures : Exhaust fan, Toilet paper handler, Soap disk, Towel rail
Plumbing : Concealed plumbing for hot and cold water supply
Sanitary/CP Fittings : Single lever CP fitting, Wash Basin, EWC
Health fosset of premium brand
Counter :Pre 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

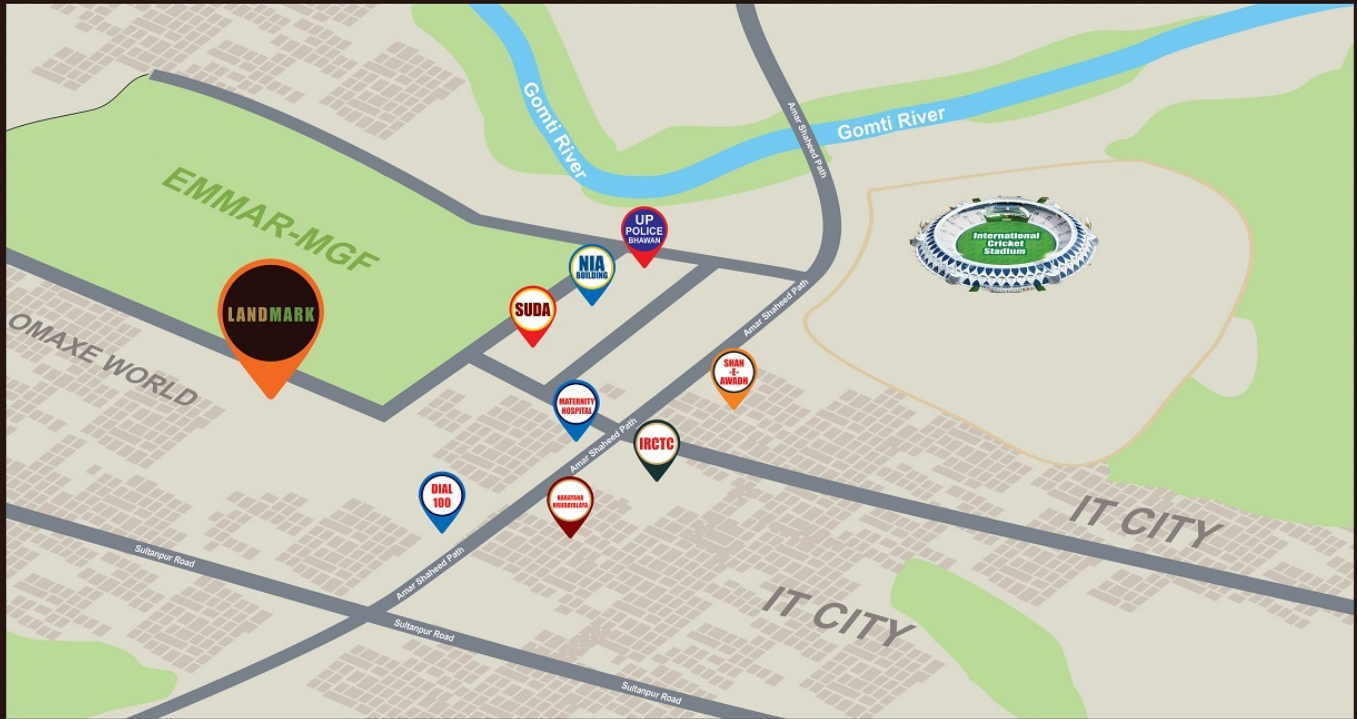
UPBC/Powder coated aluminium window with float glass
Lift & Lobby : High speed elevators of premium brand
Flooring : Marble/Granite/Vitrified Tiles
Walls : OBD/Granite wall Cladding
Ceiling : OBD

Staircase

Flooring : Marble steps/Kota Stone
Walls : Ceramic tiles dado upto 5 feet height
Ceiling : OBD

Other Features

Electrical Concealed AC piping in all bedrooms and living area
Concealed copper wiring with modular switches
Security System : Gated Community, Fire fighting system and Intercom



BALAJI ENTERPRISES

1/58, VISHAL KHAND, GOMTI NAGAR, LUCKNOW
 CELL : +91-9005999977
 Web.: www.thelandmarkapartments.com
 E-mail :



ASHOK KUMAR

ARCHITECT
 4/5, VISHAL KHAND, GOMTI NAGAR
 LUCKNOW