



Royalropeway Infra Projects Pvt Ltd.

Presents

SHREE BALAJI TOWERS

RESIDENTIAL APARTMENT

INTRODUCTION

ROYALROPEWAY INFRA PROJECTS PVT. LTD. is a company registered under companies act, 1956 was incorporated with vision to excel. The Company is incorporated with the main objects of property development, construction of apartments, commercial complexes & residential housing projects in response to the growing need for quality housing and commercial space in the metropolitan city of lucknow. Since then the group has grown to be one of the leading real estate developers of the lucknow, serving the needs of discerning customers the company has residential housing projects named' Aman Vihar at IIM road lucknow, Hera Enclave at Faizabad Road, Royal Samrat City at Faizabad Road, Ropeway Imperia at Sultanpur Road, lucknow, Royal Ishant City at Deva Road, Royal Vaika at Faizabad Road Behind Awadh Law College, Royal Enclave Near by proposed Indira Nagar Thana, lucknow. The Quest for a home, the dream treasured in one's mind is in all respect man's ultimate goal. A space of his very own, to share his joys as well as sorrows, build his dreams and rejoice in his achievements. A space for his children to grow and nurture their dream and in the process cherish that special feeling of bounding. lending a helping hand in transforming this dream to realities

ROYALROPEWAY INFRA PROJECTS PVT.LTD.

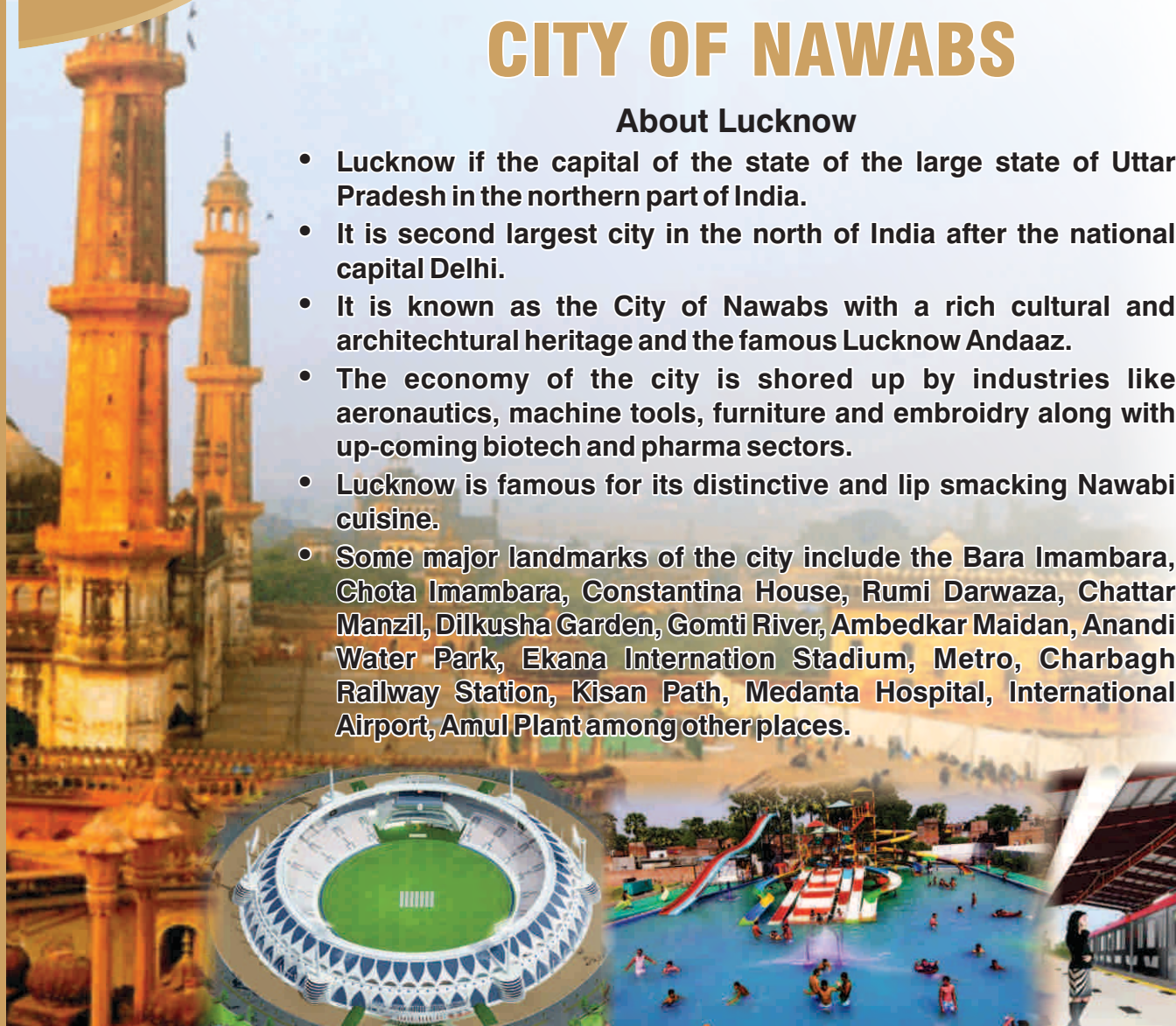
MISSION & VISION

Our mission is to be perceived as a ' Developer and Bulider of choice' by customers with our sister concern company **SHREE OM INFRA LAND DEVELOPERS PVT.LTD.** We are in the process of achieving this by providing world class residence space, by leveraging commitment, resources, moderntechnology. As group we are committed to strategic business development in infrastructure, as the key of nation building in the 21st century. we aim to achieve perfection in every things we undertake with a commitment to excel.

LUCKNOW CITY OF NAWABS

About Lucknow

- Lucknow is the capital of the state of the large state of Uttar Pradesh in the northern part of India.
- It is second largest city in the north of India after the national capital Delhi.
- It is known as the City of Nawabs with a rich cultural and architectural heritage and the famous Lucknow Andaaz.
- The economy of the city is shared up by industries like aeronautics, machine tools, furniture and embroidery along with up-coming biotech and pharma sectors.
- Lucknow is famous for its distinctive and lip smacking Nawabi cuisine.
- Some major landmarks of the city include the Bara Imambara, Chota Imambara, Constantina House, Rumi Darwaza, Chattar Manzil, Dilkusha Garden, Gomti River, Ambedkar Maidan, Anandi Water Park, Ekana International Stadium, Metro, Charbagh Railway Station, Kisan Path, Medanta Hospital, International Airport, Amul Plant among other places.



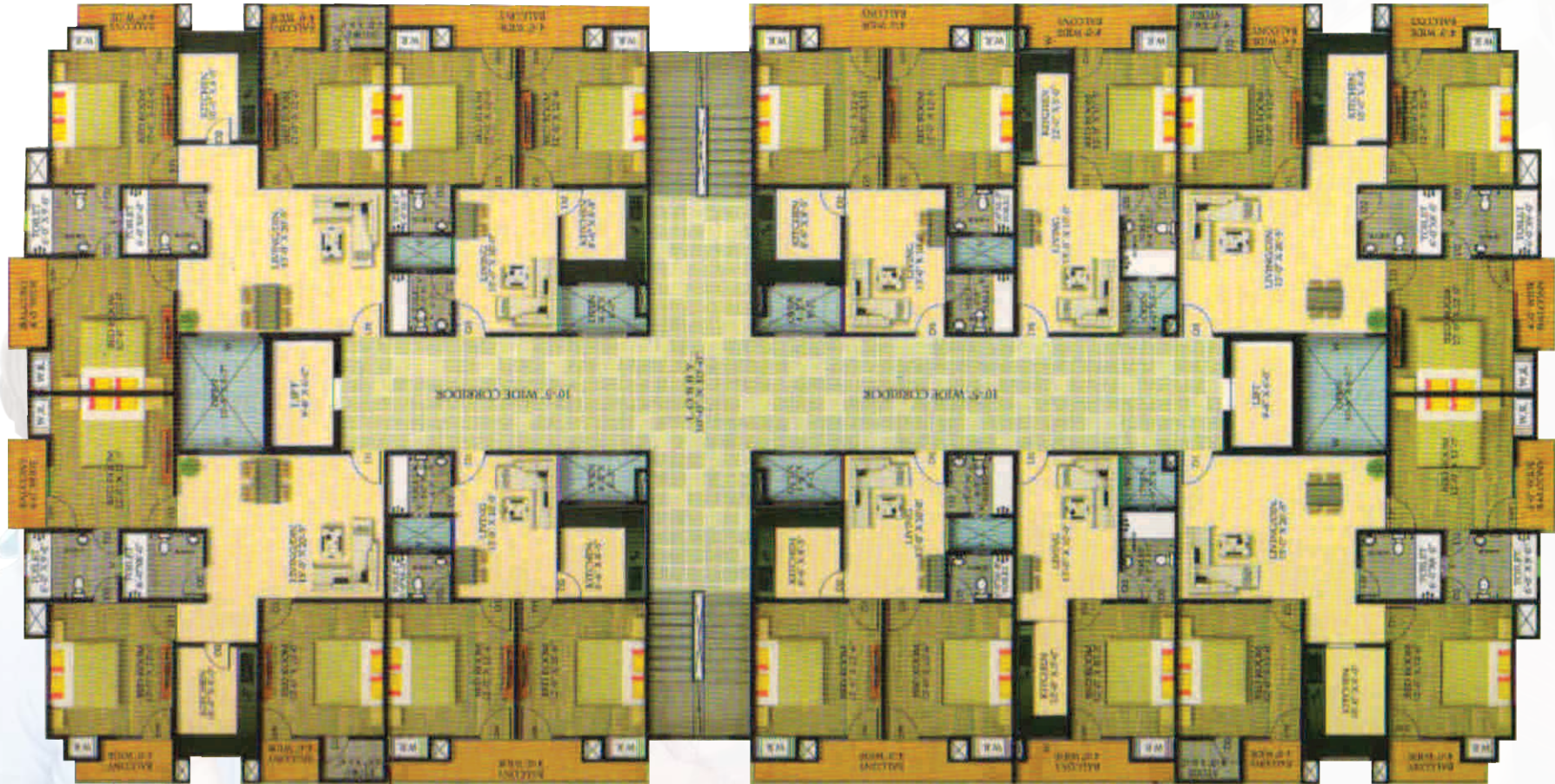


FACILITIES

- 24 hour power back-up essential services.
- 24 hour water supply through overhead tank storage.
- Concrete /paved internal roads.
- Broadband facility & CCTV at the entrance.
- Open green area.
- Gymnasium with advanced features.



Tower A Layout Plan



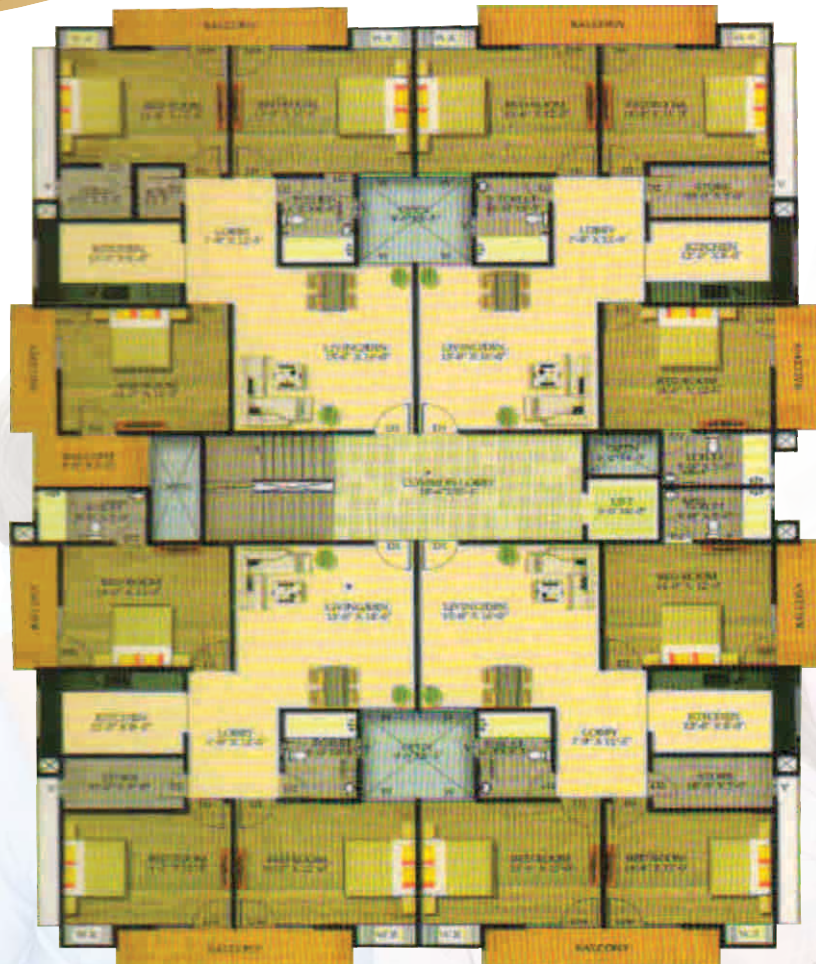
Typical Floor Plan
(1BHK, 2 BHK, 3 BHK)

Tower B Layout Plan



Typical Floor Plan
(2 BHK, 3 BHK)

Tower C Layout Plan



Typical Floor Plan
(3 BHK)

Bank Loan Available

1 BHK

Super Area	-	600 sq.ft.
Buildup Area	-	480 sq.ft.
Price	-	21,09,400* + GST

(*Floor charges as applicable)

2 BHK

Super Area	-	1041 sq.ft.
Buildup Area	-	812 sq.ft.
Price	-	34,73,060* + GST

(*Floor charges as applicable)

3 BHK

Super Area	-	1336 sq.ft.
Buildup Area	-	1105 sq.ft.
Price	-	43,90,264* + GST

(*Floor charges as applicable)

3 BHK+ Study Room

Super Area	-	1538 sq.ft.
Buildup Area	-	1342 sq.ft.
Price	-	50,16,262* + GST

(*Floor charges as applicable)

KEY PLAN

1 BHK - 600 Sqft.



- | | |
|------------|---------------|
| 1. Living | 13'-0"x10'-0" |
| 2. Kitchen | 12'-0"x5'-0" |
| 3. Bedroom | 12'-0"x10'-3" |
| 4. Toilet | 8'-0"x5'-3" |
| 5. Balcony | 4'-0" Wide |

2 BHK - 1041 Sqft.



- | | |
|--------------|---------------|
| 1. Living | 13'-0"x10'-0" |
| 2. Kitchen | 8'-6"x8'-0" |
| 3. Toilet 1 | 5'-3"x6'-3" |
| 4. Toilet 2 | 4'-0"x6'-3" |
| 5. Bedroom-1 | 12'-0"x12'-6" |
| 6. Bedroom-2 | 12'-0"x12'-6" |

KEY PLAN

3 BHK - 1336 Sqft.



- | | |
|--------------|----------------|
| 1. Living | 13'-0"x20'-50" |
| 2. Kitchen | 10'-0"x8'-0" |
| 3. Toilet 1 | 6'-0"x8'-0" |
| 4. Toilet 2 | 6'-0"x8'-0" |
| 5. Bedroom-1 | 12'-0"x8'-0" |
| 6. Bedroom-2 | 12'-0"x12'-0" |
| 7. Bedroom-3 | 12'-0"x12'-0" |
| 8. Balcony | 4'-0 Wide |

3 BHK+Study Room- 1538 Sqft.

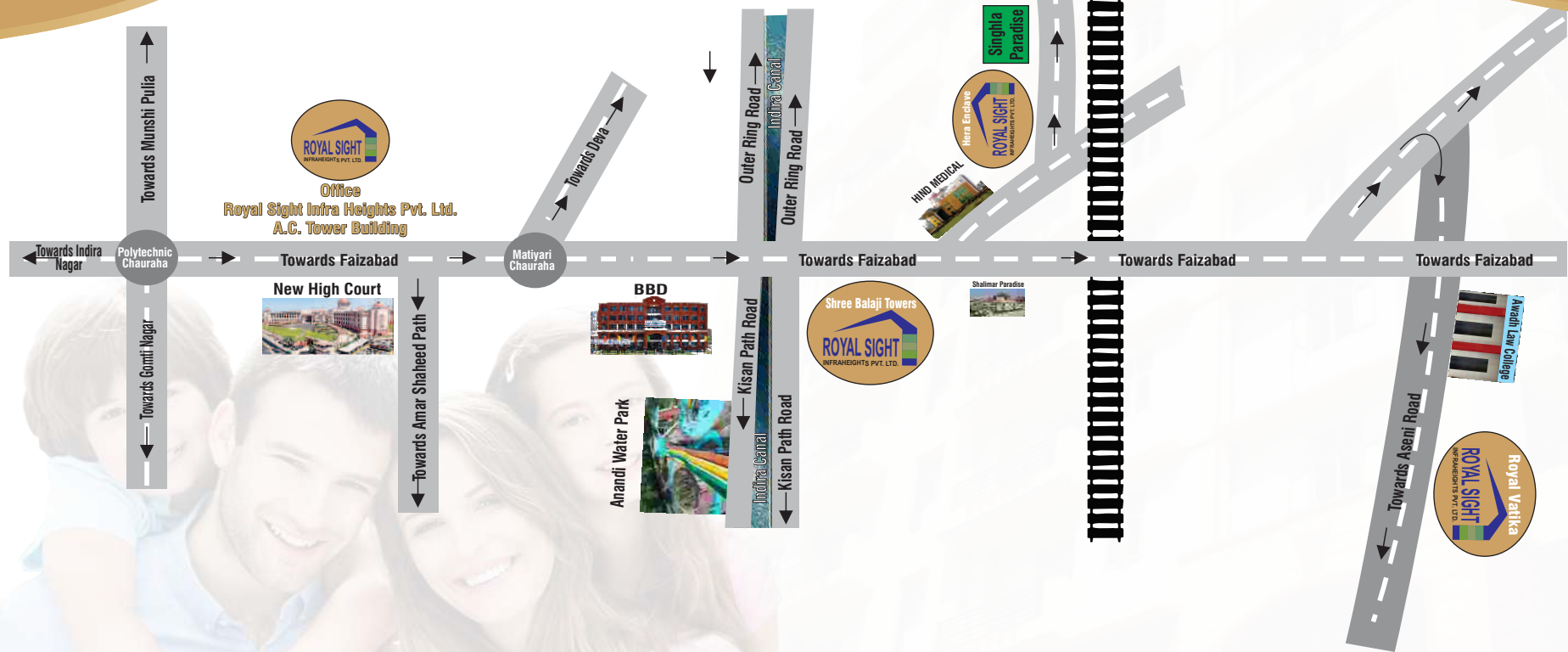


- | | |
|---------------|----------------|
| 1. Living | 15'-0"x160'-0" |
| 2. Lobby | 7'-9"x12'-5" |
| 3. Kitchen | 12'-0"x8'-0" |
| 4. Study Room | 10'-0"x5'-0" |
| 5. Toilet-1 | 6'-0"x8'-5" |
| 6. Bedroom-1 | 14'-0"x12'-0" |
| 7. Toilet-2 | 9'-0"x5'-0" |
| 8. Bedroom-2 | 14'-0"x11'-0" |
| 9. Bedroom-3 | 15'-0"x12'-0" |
| 10. Balcony | 4'-0 Wide |

STRUCTURE	Framed structure confirming to BIS seismic codes with black masonry filler walls
FLOOR FINISHES	
Living/Dining	Vitrified Tiles / Marble Floor
Bedrooms	Vitrified Tiles
Stairs	Marble Granite
Balconies	Non-Skid Ceramic Tiles
TOILETS	
Flooring	Non-Skid Ceramic Tiles / Porcelain Tiles
Walls	Tiles as per architectural design
Chinaware	European type W/C, Wash hand Basin Single lever CP Fitting
Counter	Marble / Granite Counter
Water Supply	Provision for Hot & Cold Water Supply
Other Fixtures	Looking Mirror, Towel Ring/Road, Paper Holder, Shop Dish & Health Faucet, Glass partition in Bathing area of Master Bedroom Toilet
KITCHEN	
Flooring	Non-Skid Ceramic Tiles or Equivalent
Wall	Ceramic Tiles as pre Architectural Design
Counter	Granite
Water Supply	Provision for hot & cold water supply
Fitting	Single level CP Fittings with Mixers.
Sink	Stainless sink with drain Board
JOINERY	
Windows	UPVC / Anodized aluminium with float glass
Doors	Machine & Dining room / Bedrooms shall be finished with POP & OBD as per design.
Internal	Drawing & Dining rooms / Bedrooms shall be finished with POP & OBD as per design.
External	Pleasing Elevation with semi-permanent finish/All weather exterior paints
OTHER FEATURES	
Electrical	Copper wiring in conduit with modular switches (Anchor / Havells)
Telecommunication	Provision of telephone points in Drawing room, Dining room and all bedrooms
	Provision of TV. Aerial points in drawing Room / Lobby and all Bedrooms



Location Map



Location Advantage

- Nearest Metro Station 10 min.
- New High Court 10 min.
- Outer Ring Road 5 min.
- Nearest Railway Station 10 min.
- BBD Engineering College 10 min.
- Anandi Water Park 5 min.
- Air port 25 min.
- Telco 10 min.
- Bus Stop 10 min.



Royal Sight Infra Heights Pvt. Ltd.

*TC/58-V/C, Vibhuti Khand, Behind Wave Cinema, Gomti Nagar, Lucknow.

*A.C. Tower, IInd Floor, Faizabad Road, In Front of New High Court, Gate No.-5, Lucknow.

Contact Us: - 7007981346

Developed by : Shree Om Infra Land Developers Pvt. Ltd.
