

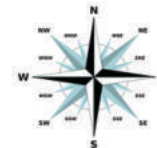
# LOTUS APARTMENTS @ STAR HOMES BALANAGAR



[www.starhomes.in](http://www.starhomes.in)



Note: This is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plan and specifications as deemed fit.



### TYPICAL FLOOR PLAN

**3 BHK LOTUS APARTMENT**  
AT BALANAGAR, HYDERABAD.



Aslam Architects &  
Interior Designers Pvt.Ltd

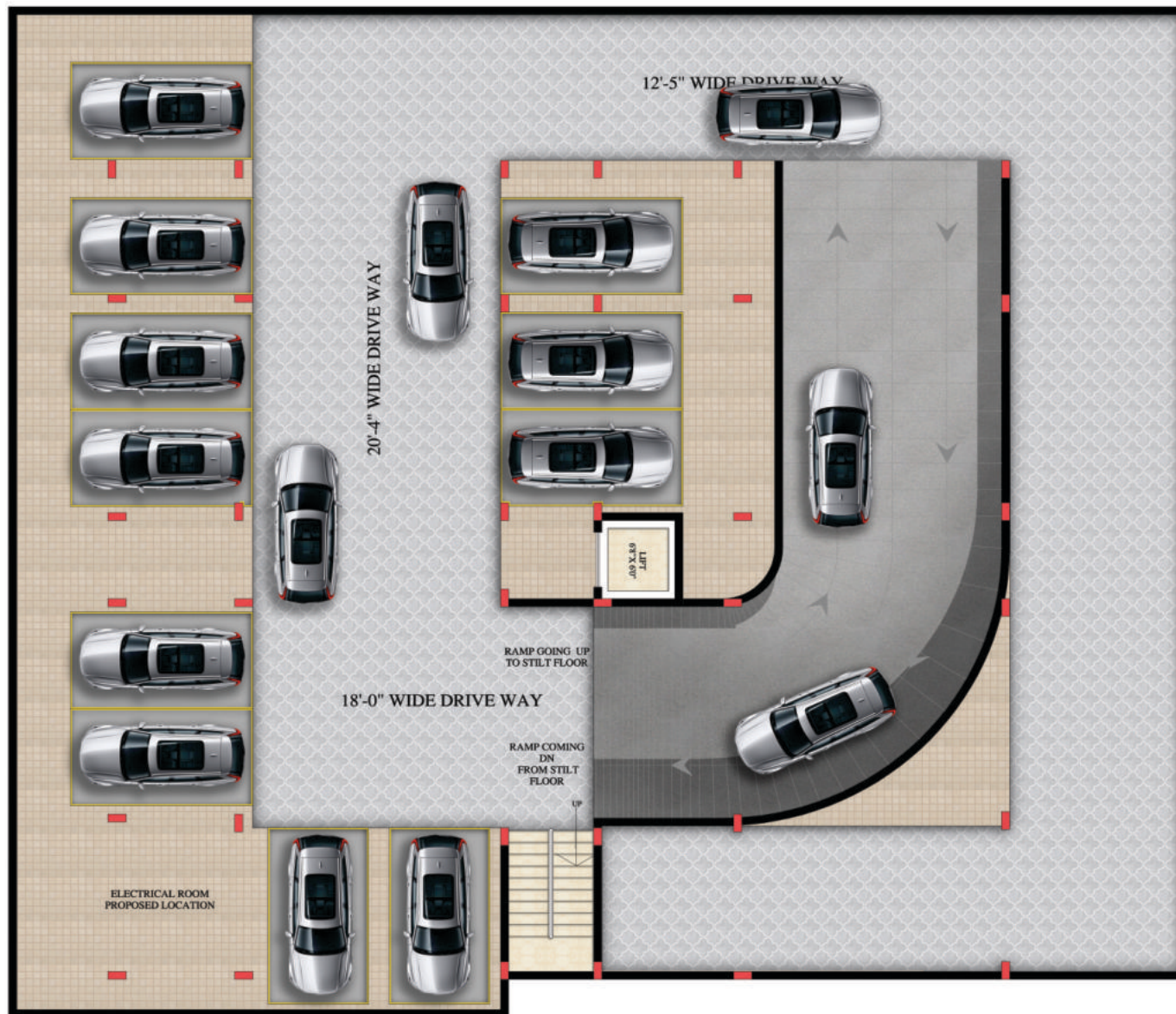
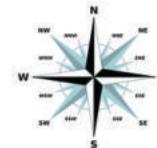


**STILT FLOOR PLAN**

**3 BHK LOTUS APARTMENT**  
AT BALANAGAR, HYDERABAD.



Aslam Architects &  
Interior Designers Pvt.Ltd



### CELLAR FLOOR PLAN

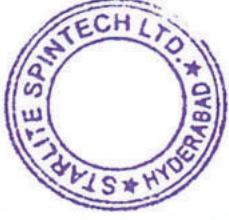
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**Club House Amenities**

- 1. Swimming Pool**
- 2. Mini Function Hall**
- 3. Common Room with Indoor Games - Table tennis , Chess , Carom and T.V**
- 4. Outdoor Games – Badminton , Shuttle Cock**
- 5. Children Play area with Sand pit.**



### EXCLUSIVE FEATURES OF THE PROJECT – 3 BHK LOTUS APARTMENTS

- Superior quality construction
- Vaastu oriented
- Well designed for Hyderabad's weather – airy , comfortable and healthy
- Spacious allocation of rooms , corridors , niches and balconies for that exclusive feeling and solitude
- Landscape with flowering shrubs and blooming flowers and color and excitement in the air
- Club House and Swimming pool
- Washing Machine and sink point provisions in utility areas
- Electrical points provisions in the kitchen for water purifier, electrical chimney , exhaust fan and geyser points
- Electrical points provisions in the toilets for Geyser and Exhaust Fan
- Round the clock Security
- Environ friendly atmosphere
- Central location to Hitech city & Kukatpally
- Easy connectivity to the Balanagar Metro Rail station
- New Flyover coming up at Balanagar ' X ' Road thereby increasing the connectivity to this site.

<b>STAR HOMES</b>	
<b>3 BHK Lotus Apartments at Balanagar.</b>	
Sl.No.	DESCRIPTION
	LOTUS APARTMENT'S SPECIFICATIONS
<b>A</b>	<b>STRUCTURE</b> RCC Framed Structure as per structural drawings in specified steel and mortar
<b>B</b>	<b>BRICK WORK &amp; PLASTERING</b> Aerocon Block Masonry, Plastering with smooth finish in cement mortar
<b>C</b>	<b>WALL FINISHING</b> INTERNAL WALLS EXTERNAL WALLS Luppum finish and 2 coats of plastic emulsion paint
<b>D</b>	<b>FLOORING</b> LIVING, DINING BED ROOMS & Kitchen 2 coats of white cement base Putty, primer and 2 coats of weather proof exterior paint Vitrified Tiles & ( Granite in stair case)
<b>E</b>	<b>KITCHEN</b> PLATFORM WALL DADO SINK RCC Platform with Granite Top Glazed Ceramic Tiles Dado upto 2 feet height above the Kitchen platform Stainless Steel Sink without drain board with 2nos. Taps (manjeera & Borewell water) For water purifier, chimney, exhaust fan, geyser, fridge and microwave + one extra
<b>F</b>	<b>UTILITY / WASH</b> WALL DADO Glazed Ceramic Tiles Dado upto 4 Feet height
<b>G</b>	<b>DOOR FRAMES &amp; SHUTTERS</b> MAIN DOOR With Teak wood & with polish ALL OTHER DOORS HARDWARE Wooden frames with water and termite proof laminated flush doors and Standrard Fittings
<b>H</b>	<b>WINDOWS</b> WINDOW FRAMES BALCONY DOOR SAFETY GRILLS UPVC with 4mm plain glass with safety latch UPVC French Door for balcony with lock MS Safety grills to all windows
<b>I</b>	<b>TOILET TILES</b> WALL DADO FLOORING PLUMBING SANITARY FITTINGS Glazed Ceramic tiles upto Door level Ceramic Tiles Standard ISI make CPVC fittings with hot & cold wall mixer with shower All Toilets consist of wash basin and EWC with Flush tank Standard Quality - ISI Make
<b>J</b>	<b>ELECTRICAL</b> WIRING SWITCHES Other utility electrical points Concealed ISI standard fire resistant copper wiring with adequate light, power and fan points ISI standard Modular Switches, MCBs and DB Board Geyser, Exhaust and one power point in each toilets TV, Telephone and one power point in Living and Bed rooms Point for Washing machine in utility area Light points in entrance Wiring for Invertor in each flat is also provided
<b>K</b>	<b>CARPARK</b> PARKING AREA Finished with Coloured Drive-way paver blocks/Tiles. One Car Park per flat.
<b>L</b>	<b>WATER SUPPLY</b> MUNICIPAL WATER BORE WATER Only in Kitchen Tap - 1 No. In all other taps including toilets and utility area.
<b>NOTES:</b>	
<b>1</b>	All the above specifications and details given herein are for indication purpose only.
<b>2</b>	The developer has the right to change any specifications or materials at its sole option at any point of time
<b>3</b>	Buyers have the option to choose any higher quality material, change in interior finish at extra cost. such options must be expressed in writing within one month of booking



(UNDER TRIPARTITE AGREEMENT)

1. Booking amount : 20% of Sale value
2. On completion of Footings of entire building : 10% “ “
3. On completion of slab of respective floor of the buyer's flat : 20%
4. On completion of Brick work & Plastering of the buyer's respective flat : 20%
5. On completion of flooring ,Doors& windows of the buyer's respective flat : 15%
6. At the time of Registration : 15%

100%

**FLAT WILL BE HANDED OVER WITHIN 30 DAYS OF REGISTRATION**

- **PARKING ALLOTMENT : 1 Car Park per flat (on first come basis )**
- **GST as applicable will be charged extra with every payment**
- **Maintenance charges will be payable from the date of possession @ Rs.2.20 per sft per month and NO CORPUS FUND is collected now**
- **No wood works / Interior works will be allowed till possession is given to the buyer.**
- **Time frame for delivery : 15 months from the date of booking (with 3 months grace period)**
- **Additional Car parking if available, can be purchased later at additional cost.**

