

# Bhawani Crystal



Elite & Quality *Living*

2/3 BHK Spacious & Luxurious  
TERRACE FLATS, DUPLEX BUNGALOW & PENTHOUSE

Site Address :  
Beside New Shree Swaminarayan Mandir, Inner Ring Road, Wathoda, East Nagpur.



*The one thing mankind needs most in life is 'comfort'. A feeling of pleasurable ease, well-being and absolute contentment is anyone's treasured dream. In the best-case scenario, the most of this beloved dream gets fulfilled at 'home' itself.*

*Bhawani Crystal is a gem of a high-rise, the one that gives comfort in every sense of the word. Its proximity to education centers, religious centers, shopping complexes, multiplexes, bus stops, railway station and airport make it completely relevant to the contemporary idea of urban comfort.*

*Devsar Projects' Bhawani Crystal is thus an impeccable choice for the ones to who comfort like these matters!*

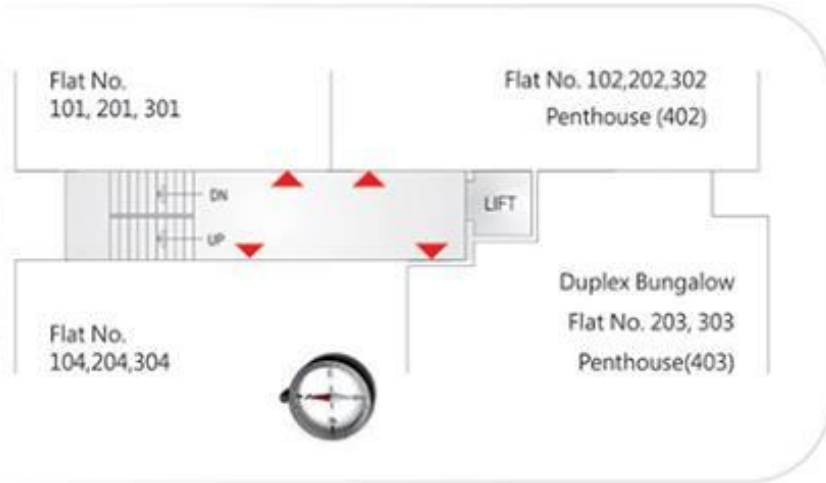
## OUR SPECIALITY

*Our belief in only the 'best' and the 'unique' reflects in each of our building projects. Our architects plan and design combining the best of both worlds i.e., strength and splendor. That is why our constructions stands tall and classy. That is why each amenity and project specification is an attention to detail. We prefer environmentally friendly construction practices and implement Vastu oriented flats, the ancient doctrine in the science of construction. Location is one of our focal points and Customer is the one that comes first in mind.*

*To give our excellent in the Real Estate industry will remain our ambition and also our foremost principle.*



Typical Floor Layout



### 3 Tier Security system

- ▶ VIDEO DOOR PHONE in each apartment
- ▶ CCTV CAMERAS at ground Floor
- ▶ SECURITY GUARD CABIN/ Room.

Multipurpose hall  
for meetings, celebrations  
or other activities



# Project Amenities & Features

- ▶ 3 Tier Security system - Video door Phone, CCTV Camera, Security Cabin.
  - ▶ Multipurpose Hall
  - ▶ **Additional security dimple key** main door lock.
  - ▶ **POP ceiling with LED Lights** in drawing hall.
  - ▶ **Imported WALLPAPER** on a wall of drawing hall / master bed room.
  - ▶ **JAGUAR** or Equivalent premium CP Fittings.
  - ▶ **LED Foot lamps & Inverter ready wiring** for each flat.
  - ▶ **WOODEN FLOORING textured tiles** in bed rooms.
  - ▶ Automatic **water level controller**.
  - ▶ **Fire extinguisher** in common areas.
- 
- ▶ One **Lift** of Kone / Johnson with electric saving V3F drive & power back up.
  - ▶ **Power back up** for Lift, Parking & common area lights.
  - ▶ **Stainless Steel Railings** / sliding for staircase & balcony
  - ▶ **Vaastu Shashtra** oriented plot as well as flats.
  - ▶ **Ample 2 & 4 wheeler Parking** space in **full Parking height**.
  - ▶ Concrete / Paved Parking Area
  - ▶ Letter boxes for each flat.
  - ▶ Common emergency bell/ alarm.
  - ▶ Provision for **24 hours electricity** / water / telephone / DTH connectivity.
  - ▶ Toilet facility for drivers/ servant at ground floor.
  - ▶ Smooth Paint over putty finish surface for staircase & parking ceiling also.
  - ▶ Excellent **Natural light & air ventilation**.
  - ▶ Divine environment Inside NIT/NMC & CITY LIMITS with Garden, temple & school nearby.
  - ▶ Proper safety heights for parapet/ railing & compound wall.
  - ▶ Balcony and utility/wash area in each flat.
  - ▶ **No lease renewal charge. No Extra parking charge. No floor rise charges.**
  - ▶ Corpus Maintenance security fund for easy maintenance.
  - ▶ **Easy home loan facility from leading banks.**
  - ▶ Luxurious & Spacious planning for maximum utility.
  - ▶ **Double side road with gates on both sides** for easy movement with decorative lamps.
  - ▶ Excellent option for Living/ Rental income/ Investment.
  - ▶ **A fully residential project with Attractive Elevation & less crowded atmosphere.**



CCTV Cameras



Security Room



Lift



Power Backup



Ample Parking



Letter Boxes



Vaastu Compliance



Video Door Phone



Fire Extinguisher



LED Lights



Value truly lies in experiencing it, each day of your *life*

## Structure & Painting

- ▶ RCC Frame structure as per structural engineer.
- ▶ ACE / weather shield exterior emulsion paint to outer walls.
- ▶ Smooth Emulsion Paint with **roller finish** over putty finish surface for inner walls.
- ▶ **Lofts** for storage in kitchen and a room.

## Bathroom & Plumbing

- ▶ Sanitary ware of **CERA / SONCERA** or equivalent brand in white color.
- ▶ **Exclusive bathrooms:** Single level hot & cold water Mixer / Diverter, over head shower, counter wash basin, Wall hung commode with health faucet, easy flushing valve and Mirror.
- ▶ Concealed internal plumbing with **plumbing point for water purifier in kitchen and for washing machine** in wash area with power point.
- ▶ **Cockroach preventive jali trap.**

## Electric

- ▶ **ABB / LEGRAND** or equivalent 'ISI Mark' adequate modular switches & MCBs.
- ▶ High quality / fire retardant concealed wiring of single phase.
- ▶ Power Points for Refrigerator / Exhaust Fan / Microwave / Induction, etc in kitchen.
- ▶ **AC Power point** in master bedroom. Geyser, Exhaust Fan power point in bathroom.
- ▶ Telephone point in hall. TV cable point in Master bedroom & hall.

## Kitchen

- ▶ Modular Kitchen frame structure below kitchen otta.
- ▶ Big kitchen with **double platform in GRANITE top.**
- ▶ **Tiles up to 4 ft height** & stainless steel sink in otta.
- ▶ Provision for NMC water supply and bore well water supply in kitchen sink.

## Doors & Windows


- ▶ **Big window openings** with dual track powder coated aluminum sliding windows.
- ▶ Main door: Elegant wood paneled door in WOOD frame with premium fittings.
- ▶ Other doors: Textured wood paneled single doors in RCC frame with handle fittings.
- ▶ MS safety Grill for windows as per architectural drawing with **marble / granite window sill base.**

## Flooring & Tiles

- ▶ Wooden flooring textured tiles in bed rooms. Vitrified tiles in hall & kitchen.
- ▶ Matt Ceramic / Anti skid floor tiles for balcony, wash area, bathroom.
- ▶ Above 7 foot height Premium / Digital wall tiles in bathroom.

SPECIFICATIONS

with VALUE ADDITION



## Shree Swaminarayan Mandir

One craves for a divine and blessed environment all the time. Presence of a holy worshipping place inside or near a home gives a sense of refuge and bliss. Shree Swaminarayan Mandir close to Bhawani Crystal's site is a major boon for all its residents. After all, along with a modish lifestyle what Bhawani Crystal bestowing is an opportunity to find a peace of mind.



Ground Floor

## Duplex Bungalow

Luxurious  
and Spacious



First Floor





Balcony on Second & Third Floor only

Terrace on First Floor only

**3 BHK Flats**

- 101 - First Floor
- 201 - Second Floor
- 301 - Third Floor

- 3 BHK Flats**
- 102 - First Floor
  - 202 - Second Floor
  - 302 - Third Floor





**3 BHK Flats**

104 - First Floor

204 - Second Floor

304 - Third Floor



Luxurious  
and Spacious



**2 BHK Flats**

203 - Second Floor

303 - Third Floor

# 3 BHK Penthouse



# Experience the Charm of Luxury...



- Elevation change is not allowed. Any internal changes/ extra work to be done have to be conveyed at the time of booking. If feasible, same will be executed against full advance payment of the estimated cost.
- Sale deed will be executed and possession of the flat shall be given after full and final clearance of all the dues. Late Payment / termination charges applicable as per T&C.
- **Other charges to be paid by applicant:**
  - a) Stamp duty, Registration, VAT, Service tax, LBT and any other levies by the statutory authorities are to be borne by the applicant on actuals.
  - b) Electricity connection/ transformer & back up equipments, Water meter charges.
  - c) Legal charges on each execution of documentation.
  - d) Corpus Maintenance security fund.
  - e) Advance charges for monthly maintenance payable as applicable.

#### PAYMENT SCHEDULE : (Construction Linked Payment Plan)

- |   |      |
|---|------|
| • Booking Amount .....  | 5 %  |
| • Within 10 days from date of booking .....                         | 15 % |
| • On Commencement of Foundation structure.....                      | 10 % |
| • On Commencement of RCC slabs (equally divided into 5 slabs) ..... | 50 % |
| • On Commencement of Brick work of the apartment .....              | 10 % |
| • On Commencement of Internal Finishing work .....                  | 8 %  |
| • On Sale Deed / Possession of flat .....                           | 2 %  |

Note: Service tax has to be paid along with each installment.

Inside NIT / NMC  
& City Limits



Very Prime, Easy,  
& Growing  
Location

## DISTANCE FROM KEY LANDMARKS

- Walking Distance** : Shree Swaminarayan Mandir & School, Jagat Public School, Sarju Town, Bus Stop, Inner Ring Road, Garden Wathoda Chowk.
- 5 Minutes** : C.A. Road, St. Xaviers School, Bhavans School, Center Point School, Lalita Public School, Indira DeviTown, Restaurant, HB Town, Gomti Hotel, Kharbi Chowk, ATM, Hospitals, Bhandara Road, NH6.
- 10 Minutes** : Nandanwan, Wardhamaan Nagar, KDK College, INOX, Big Bazaar, Pardi chowk, Day2Day super market, Banks, Petrol Pump, Lata Mangeshkar Garden, Surya Nagar, Sakkardara Square, Kalamna, Umred Road, Dighori.
- 15-20 Minutes** : Railway Station, Chhatrapati Square, Wardha Road, Zero Mile, Sai Mandir, Burdi, Gandhibagh, Itwari, Mahal.
- 25-30 Minutes** : Airport, MIHAN

## NAGPUR – IN BRIEF

Nagpur (the second capital of Maharashtra) is one of the India's fastest growing cities, and geographically lies in the centre of India. It has easy connectivity by rail, road and air. Nagpur is awarded as India's 'Most Liveable City with the Best Public Transport', 'The Best Green City' and 'The Best City in Health Care Services' by ABP News-Ipsos. MIHAN (Multimodal International Hub Airport at Nagpur) work is in full swing and the city is witnessing a tremendous development. Nagpur is home to several industries, healthcare centres, and premier educational institutions, and is backed by a strong tourism sector. Many MNCs, logistics companies, IT giants and financial institutions are also setting up their bases here.

## COMPLETED PROJECTS



Bhawani Crown  
Manish Nagar



Bhawani Classic  
Manish Nagar



Bhawani Complex  
Wathoda

A Concept by

**Devsar**  
PROJECTS PVT. LTD

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NAGPUR METRO



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