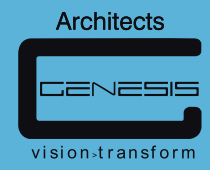




Office Address:
 Flat No. 203, 2nd Floor, Fortune Chambers, Silicon Valley,
 Madhapur, Hyderabad - 500081, Telangana
Ph.: 040 - 4003 8043 | 85004 48822

Site Address:
 Survey No. 228 Old 44, 44/ 1 & 44/2, Anand Bagh Circle,
 Opp. Safilguda Lake, Safilguda, Malkajgiri, Secunderabad - 500047, Telangana

Send your queries to:
 sales.malkajgiri@jainconstructions.com, info@jainconstructions.com
 Website : www.jainconstructions.com
Call : 9010 755 551 / 9010 843 843

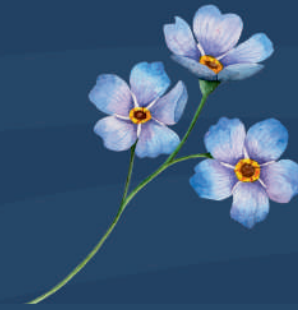


FULL OF LIFE
FULL OF PRIDE



DISCLAIMER: This brochure is conceptual in nature and by no means a legal offering. The developer reserves the right to change, delete or add any specification, amenity or plan mentioned herein. All images shown are indicative only.

A MAGICAL RETREAT UNFOLDS AT MALKAJIRI



Malkajiri, Secunderabad is considered as one of the most charming sides of the ever growing Telangana and symbolic as the largest constituency of India. This premium location is an amalgamation of varied culture, tradition, business and many modern influences. Most top education hubs, retail markets and the military area nearby are testimony to a multi-dimensional community living, apart always buzzing with varies activities.

Upcoming, right here in midst of all this action will soon be Malkajiri's first large scale luxury gated community, that will make living life, a lot more meaningful, memorable and magical.

Allow us to present Jains Balaji Nilayam Casa Waterside Residences, a sprawling gated community comprising 520 multi-sized luxury apartments catering to all those families who want to experience living, with full of life and full of pride. Jains Balaji Nilayam Casa Waterside Residences will provide an ideal blend of comfort, practicality and safety in one stunning package and will definitely be the most sought after place to live and cherish with good memories.





SOMETIMES IN LIFE YOU HAVE IT ALL

Jains Balaji Nilayam Casa Waterside Residences will be an ideal abode for all the luxuries that you have ever desired. Comprising of two, three and four well ventilated bedroom residences, smart pathways and beautiful surroundings, Jains Balaji Nilayam Casa Waterside residences is built on a strong foundation of high quality construction and branded fittings for an uncompromised lifestyle and will also offer smart and thoughtful amenities that will truly be a class apart. You will be surprised that we have put in a lot more benefits than for you can imagine here you and for every member of your family.

From effective electric back-up systems to lush greenery on all sides, thoughtful sporty amenities to indoor relaxed zones, Jains Balaji Nilayam Casa Waterside residences will be indescribable in its comfort of technological wonders and natural elegance. Explore grand views of the lakeside nearby or enjoy the starry skies and feel every essence of celebrating life at Jains Balaji Nilayam Casa Waterside Residences.



THOUGHTFUL DETAILING FOR FINE LIVING

Built to co-exist in harmony with nature, Jains Balaji Nilayam Casa Waterside residences offers a vantage point to capture the murmur of nature, through all the seasons.

These well designed residences are conceived with modern comfort in a space that permeates through every detail, avantgarde flawless luxury. International multi-functional lifts, spectacular landscapings and surroundings with water features, outdoor & indoor sports facilities, a traditional temple for celebrating rituals, play areas for children and relaxing quiet spaces are all there to experience.

The principle behind Jains Balaji Nilayam Casa Waterside residences is to enhance your lives by bringing people together through exquisite design and exceptional amenities. We believe it is your inner surroundings and your community that makes you build timeless, happy moments of fine living.





WELCOME TO YOUR WORLD OF PRIDE

We all desire to live in a central location, but prefer a quiet environment. We want to be surrounded by greenery and be connected to the whole city too. We also want spectacular views and modern luxuries. Like any city dweller, we want it all. Yet like most, we have learned to compromise. But now with Jains Balaji Nilayam Casa Waterside residences, you won't have to.

Jains Balaji Nilayam Casa Waterside residences has no competition to its grand presence of being located at Central Malkajgiri. A perfect location that connects heritage and modern surroundings, apart making it one of the city's most busiest business destinations.



A SAFE HAVEN FOR PEACE OF MIND

A safe community with all levels of check points is what makes living a lot more peaceful. The entry boom barriers to manned and surveillance security, regular patrolling to telecom check points, will all be made available to make sure privacy is maintained at all times and no anti-social element enters the community. Also with the entrance security arch almost 300 meters away from the living towers, experience fine living in complete privacy and in a super safe surrounding for total peace of mind. Is your soul satisfied now?

At Jains Balaji Nilayam Casa Waterside residences, enjoy a panoramic view of the city from the comfort of your bedroom.

Three walls of corner connected, the large windows fill the master bedroom with natural light and also offer spectacular panoramic views of the nearby lakeside and glittering lights of the city. A large balcony extends the bedroom space into the outdoors, and the well planned interior spaces keeps the bedrooms neatly compartmentalised and uncluttered.





EXPERIENCE & ENJOY A SMARTER LIFESTYLE

A scintillating experience of wholesome luxury awaits you and your family at Jains Balaji Nilayam Casa Waterside Residences.

Conscious efforts have been taken in the design phase to ensure you, a home with perfect vastu and at the same time, give you more space for your daily comforts.

Be it the smartly designed kitchen space that gives you more utility area and convenience or for that matter, well-tucked dining areas that make every moment for your family, enjoyable and also keep you with ease of access to the kitchen.

Well, we totally understand the importance of keeping the lady of the house at peace. Isn't it?



LET YOUR LITTLE DARLINGS CHERISH THEIR OWN SPACE

Life for children is moving at a much faster pace. There are many opportunities opening up for them in terms of sports, singing, fitness contests apart from the regular peer pressure that they always face in studies. Giving them their much desired private space and also supporting them with all the facilities for sporty action and indoor training is made available at Jains Balaji Nilayam Casa Waterside Residences so that you do not require to travel outside the community for their coaching sessions. They can be independent and do it all at home ground.

Not just smart spaced home rooms for children but every possible amenity will be made available to make them ready for competition and be fit at all times. A like minded community with a good friend circle will also help them decide their own achievements and goals with ease.





NATURE AND GRANDEUR AT ITS BEST

At the heart of the Jains Balaji Nilayam Casa Waterside residences sits a lush parkland. It is here where the elderly or the young at heart can relax and breathe their lungs out without any obstruction or enjoy playing games and cultural activities. The entire community will have something for you or your family member at every corner of these luxury residences.

Whether you're looking for space to relax with friends, spend quality time with family or keep yourself active with outdoor cricket nets, play a game of badminton, or just enjoy the landscaped gardens around the community, we will create it all for every mood of your life.



THE FINEST CLUB LUXURIES



Not just lavish constructed homes for daily living, Jains Balaji Nilayam Casa Waterside Residences will also offer scenic warm pictures of lush greenery that will be landscaped all around the community.

The lavish exteriors, tucked in by a grand club house will have splendid amenities of a coffee lounge, a restaurant, multi-functional gym, yoga zone, preview theater room, banquet halls, indoor games and an exterior joggers path for good health.

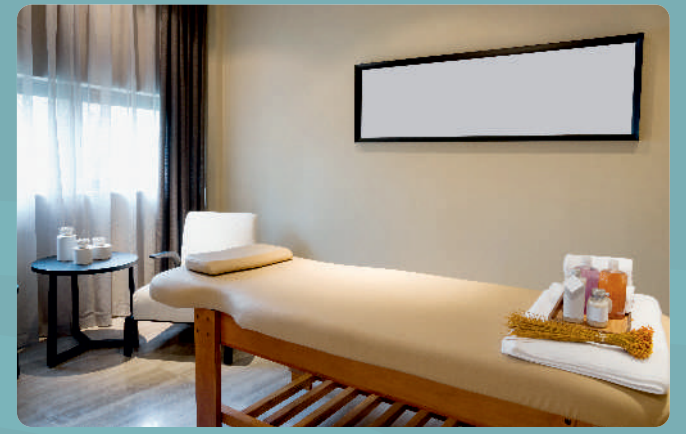
These lush surroundings will be equipped with thoughtful chit chat zones, barbeque areas apart from smart lounging spaces to usher your daily life in luxury and enjoy a wonderful palatial experience.



THE GRAND AMENITIES AT CASA WATERSIDE



Swimming Pool



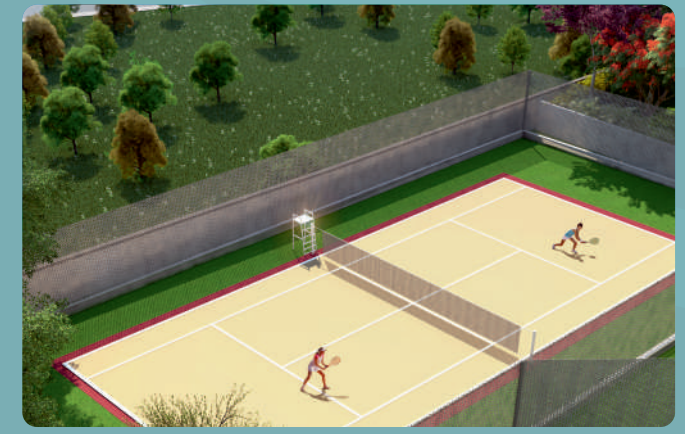
Spa/Salon/Parlour



Temple



Table Tennis Court



Badminton Court



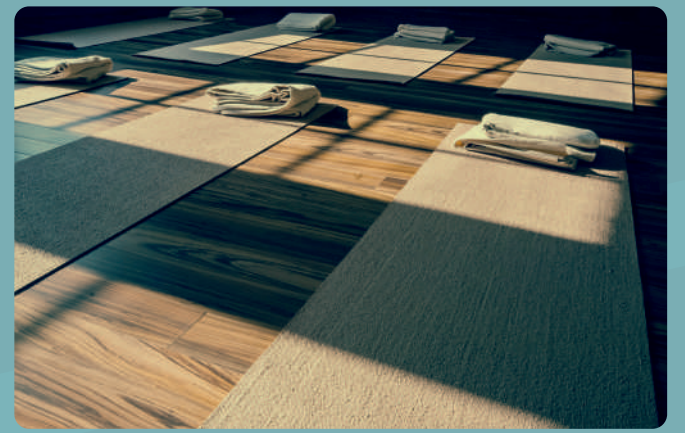
Conference Room



Squash Court



Library



Yoga Meditation Zone



Gym



Coffee Lounge



Guest Rooms



Preview Theatre



Jogging Track



Creche



Health Center



Amphitheatre



Indoor Games Zone



Snooker Table



Banquet Hall



Cricket Nets



Fine Dining Restaurant



Children's Play Area

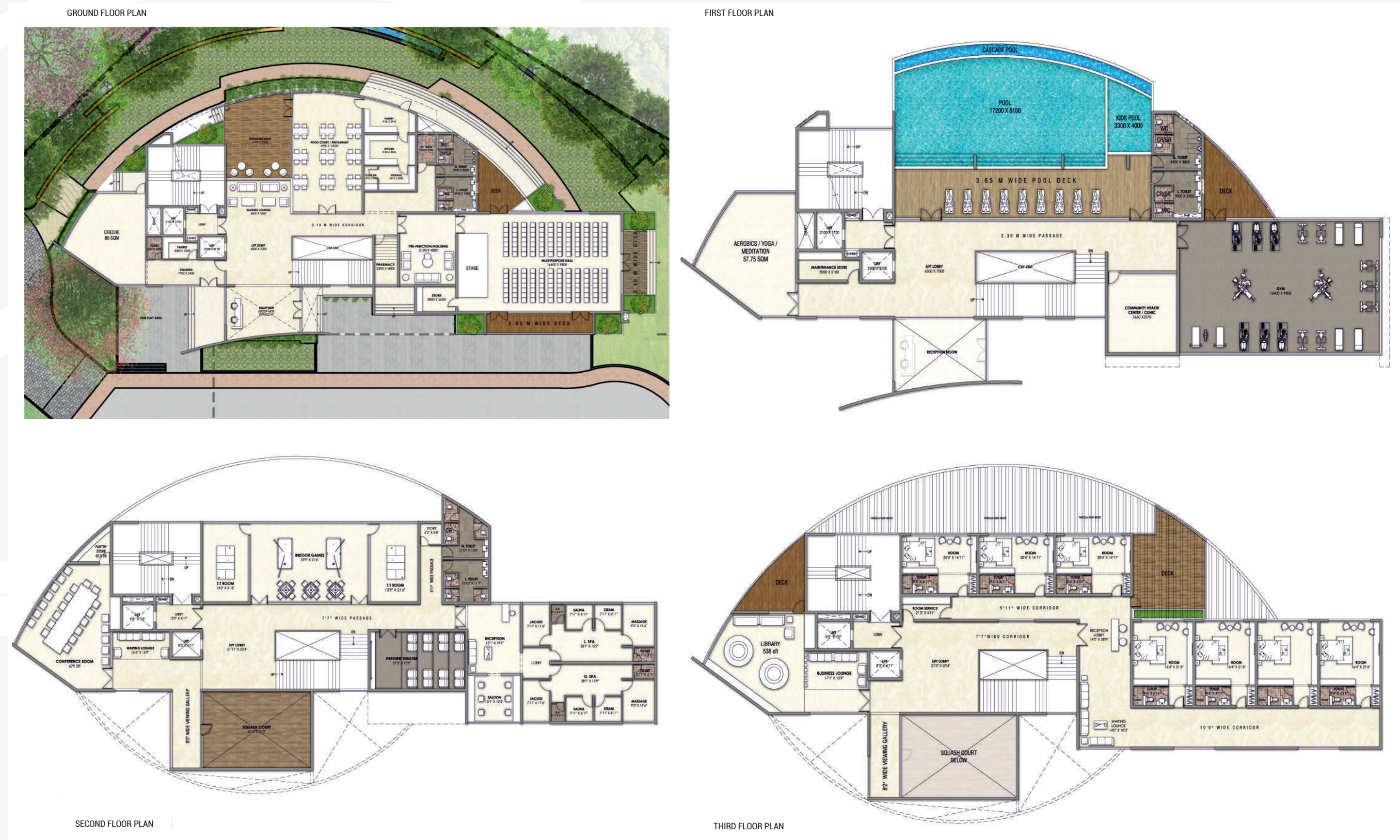


Skating Ring

MASTER SITE PLAN



CLUB HOUSE LAYOUT



FLOOR PLAN OF BLOCK - A



Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
A	WEST	3BHK	1342	116	160	66	2215 Sft
B	WEST	4BHK	1632	131	165	75	2635 Sft
C	NORTH	3BHK	1073	104	132	61	1800 Sft
D	NORTH	3BHK	1073	104	132	61	1800 Sft

Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
E	EAST	4BHK	1572	133	235	58	2630 Sft
F	EAST	3BHK	1291	124	226	44	2215 Sft
G	WEST	3BHK	1021	102	193	54	1800 Sft
H	EAST	3BHK	1027	108	193	41	1800 Sft

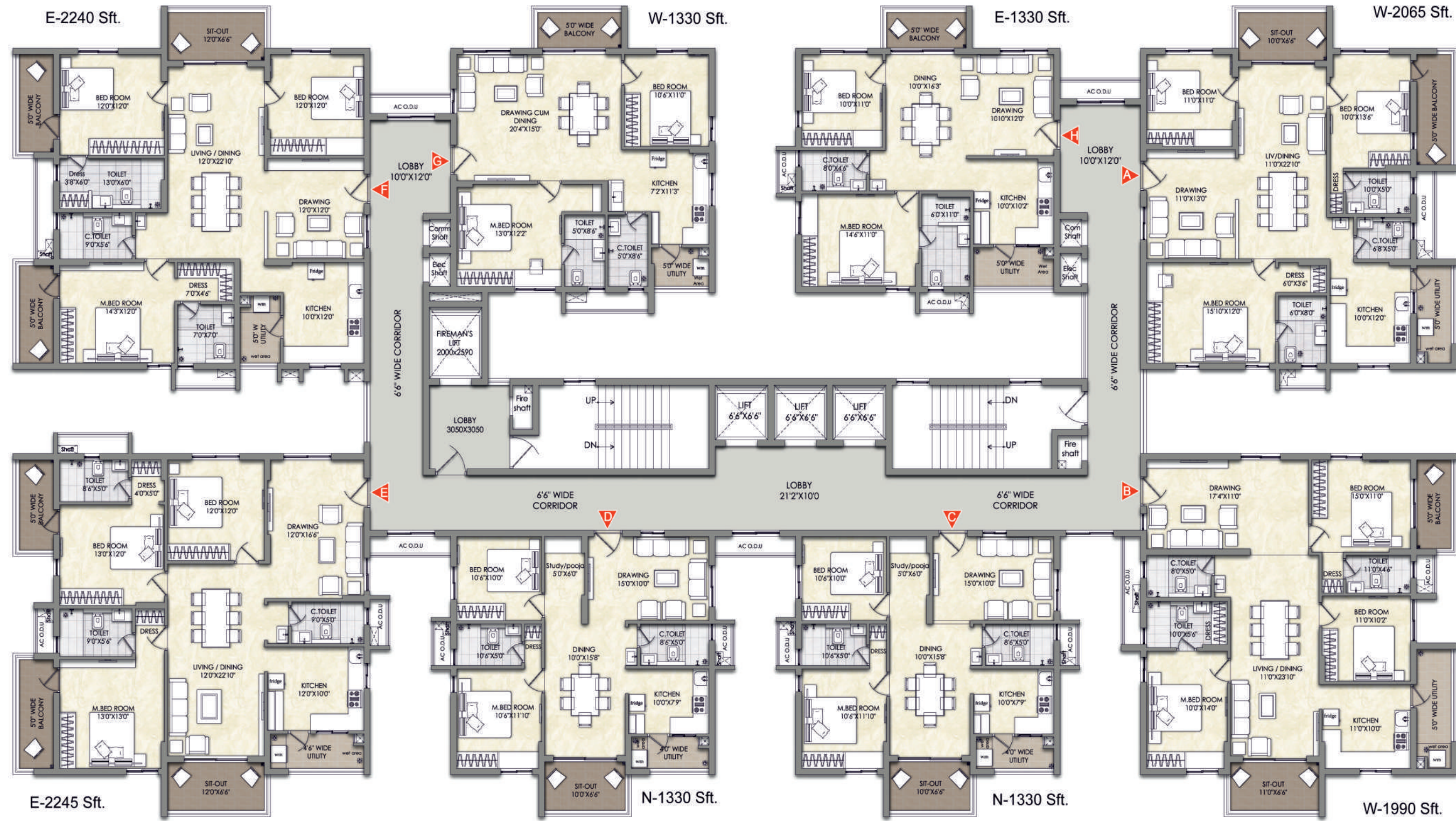
FLOOR PLAN OF BLOCK - B



Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
A	WEST	3BHK	1342	116	162	66	2220 Sft
B	WEST	4BHK	1632	131	165	75	2635 Sft
C	NORTH	3BHK	1140	107	141	66	1915 Sft
D	NORTH	3BHK	1140	107	141	66	1915 Sft

Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
E	EAST	4BHK	1573	133	239	57	2635 Sft
F	EAST	3BHK	1291	124	226	44	2215 Sft
G	WEST	3BHK	1163	111	207	47	2010 Sft
H	EAST	3BHK	1113	111	207	53	1955 Sft

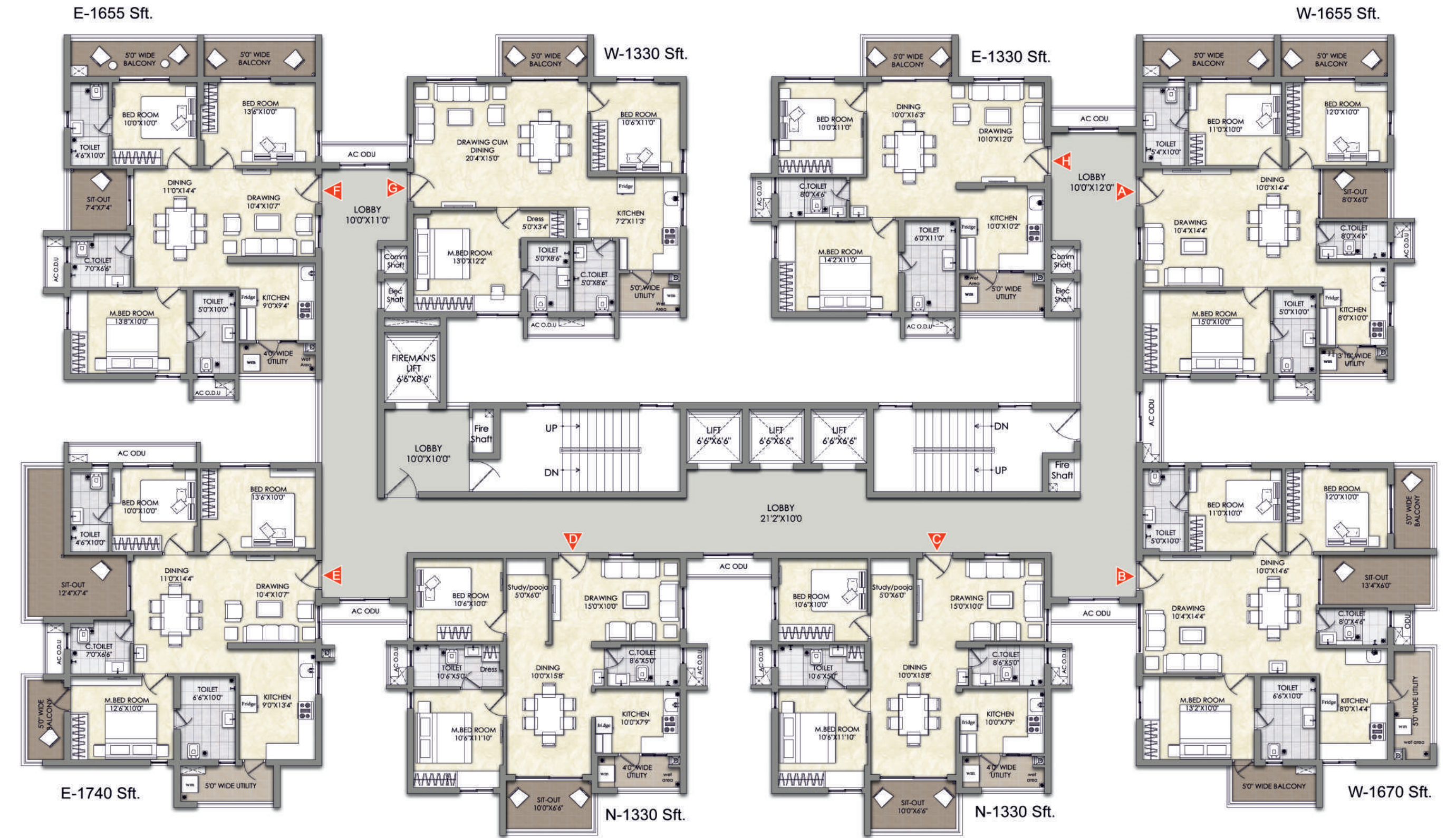
FLOOR PLAN OF BLOCK - C & E



Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
A	WEST	3BHK	1240	109	153	66	2065 Sft
B	WEST	3BHK	1186	109	140	79	1990 Sft
C	NORTH	2BHK	800	96	73	43	1330 Sft
D	NORTH	2BHK	800	96	73	43	1330 Sft

Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
E	EAST	3BHK	1310	120	220	57	2245 Sft
F	EAST	3BHK	1317	125	217	44	2240 Sft
G	WEST	2BHK	812	89	58	54	1330 Sft
H	EAST	2BHK	812	89	58	54	1330 Sft

FLOOR PLAN OF BLOCK - D



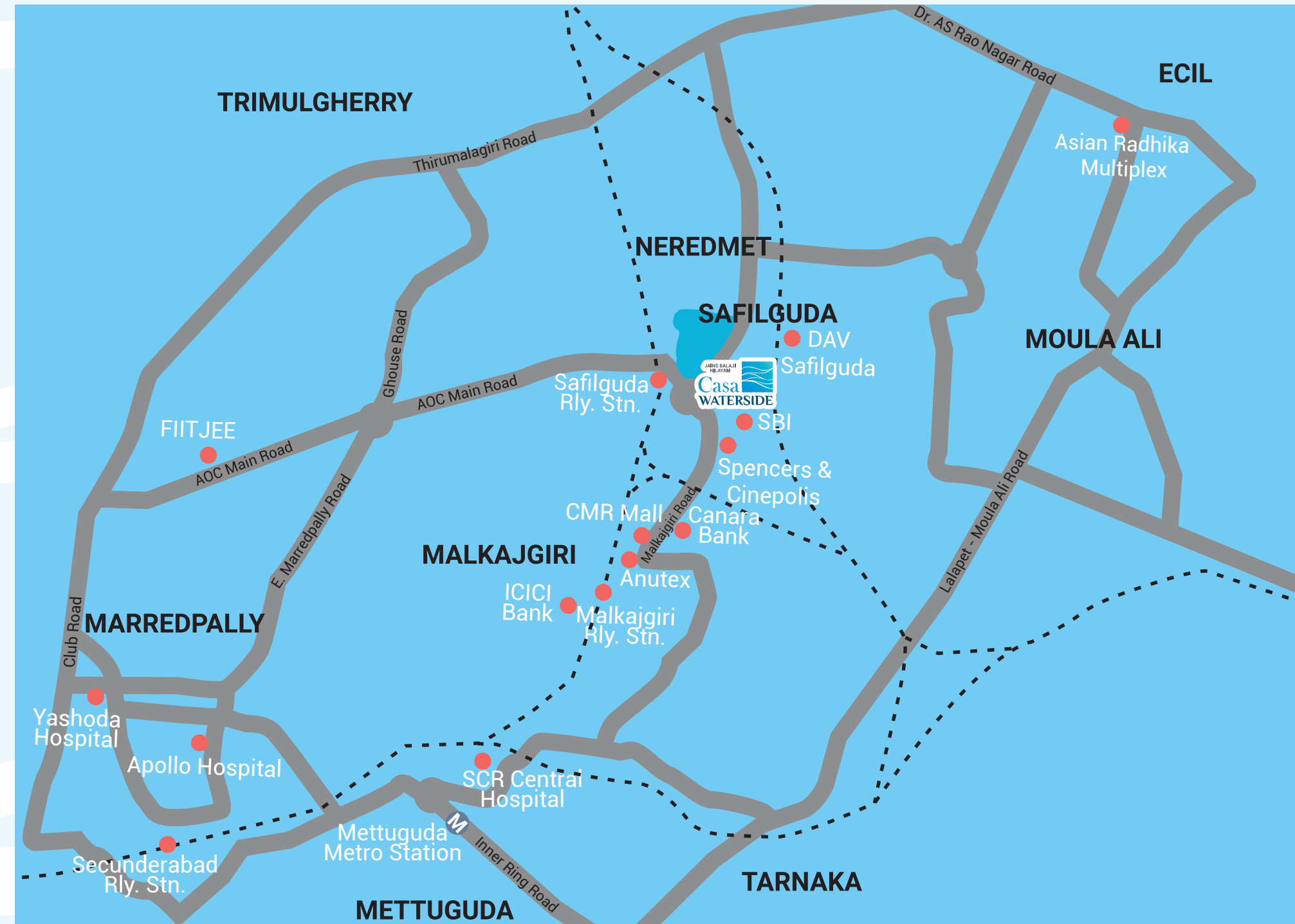
Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
A	WEST	3BHK	923	103	202	31	1655 Sft
B	WEST	3BHK	952	105	140	73	1670 Sft
C	NORTH	2BHK	804	92	73	43	1330 Sft
D	NORTH	2BHK	804	92	73	43	1330 Sft

Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
E	EAST	3BHK	947	105	208	63	1740 Sft
F	EAST	3BHK	911	104	207	38	1655 Sft
G	WEST	2BHK	826	90	58	39	1330 Sft
H	EAST	2BHK	812	91	58	52	1330 Sft

SPECIFICATIONS

STRUCTURE	<ul style="list-style-type: none"> Earthquake Resistant Foundation with RCC framed structure to withstand wind & seismic loads.
SUPER STRUCTURE	<ul style="list-style-type: none"> Red Bricks for external walls and 4"thick red bricks for internal walls of Top Quality & Make or Cement Bricks.
PLASTERING	<ul style="list-style-type: none"> INTERNAL WALLS : 12MM coat cement plaster with smooth finishing by sand and Ultratech or Birla Cement or equivalent, with Birla Putty or equivalent finish. EXTERNAL WALLS :18MM double coat sand faced cement plastering by Sand and Ultratech or Birla cement or equivalent.
JOINERY DOOR WORKS	<ul style="list-style-type: none"> MAIN DOOR : Indian BT (Teak wood) frame Section of Size 5"x3" and four sides 6" Indian BT Teak Teakwood Patti with two sides Green Ply or equivalent veneered door/shutter with melamine polishing and designer hardware of Stainless steel and Locks. (Europa/Godrej or Dorset make or equivalent make.) INTERNAL DOORS : Indian GMT or African (Teak wood) frame section of size 4"x3" with designer flush doors of Hyderabad Industry or equivalent with two sides green ply or equivalent veneer with melamine matt finish polishing and designer hardware or Stainless steel and Lock. (Europa/Godrej or Dorset make or equivalent make.) BALCONIES : French doors-UPVC sliding door with glass with suitable finishes as per design of Fenesta or LG or equivalent with mosquito mesh. TOILET DOORS : Indian GMT or African Teak wood frame section of 4"x3" and waterproof WPC shutter with one side veneer and one side Asian Enamel Paint or equivalent and designer hardware of Stainless steel and Lock. (Europa/Godrej or Dorset make or equivalent make.) WINDOWS : 2.5 track UPVC window systems of Fenesta or LG or equivalent with 5 mm Glass with mosquito mesh. GRILLS : Aesthetically designed bright steel grills with Asian enamel paint finish or equivalent.
PAINTING	<ul style="list-style-type: none"> INTERNAL (Walls) : 2 coats of waterproof Birla Wall care putty finish 1 coat of primer with 2 coats of Acrylic Plastic emulsion Asian paint or equivalent. EXTERNAL : Alltech Texture finish with 2 coats of weather proof exterior emulsion Apex Ultima Asian paint (As per Architects Design) Other Areas Birla Wall care putty with Apex Ultima Asian Paint or equivalent.
FLOORING	<ul style="list-style-type: none"> DRAWING LIVING & DINING : :800 MM x 800 MM DOUBLE CHARGED VITRIFIED TILE of Kajaria/Somany or RAK or equivalent make with 4" Skirting or equivalent. ALL BEDROOMS : 600 MM x 600 MM Double charged vitrified tiles of Kajaria/Somany or RAK or equivalent make with 4"Skirting. BALCONIES : 300 MM x 300 MM Rustic/Anti skid, acid Resistant ceramic tiles of Kajaria/Somany or RAK or equivalent make with 4" skirting. 1 feet wall & above MS-Railing up to 3.5' feet. KITCHEN : 600 MM x 600 MM DOUBLE CHARGED VITRIFIED TILE Kajaria / Somany or RAK or equivalent make with 4" Skirting. Polished Black Granite Platform, and superior Nirali stainless steel sink or equivalent, provision for fixing R.O system with separate water inlet. Separate taps for municipal water (Manjeera) and softened bore well water. BATHROOMS : 300 MM x 300 MM Ceramic anti skid, acid resistant tiles of Kajaria, Somany or RAK or equivalent make. Wash basin with ceramic Hindware or Kohler or equivalent make in all bathrooms STAIRCASE/CORRIDOR : Combination of granite Steel Grey, or any other colors & Black with 4" skirting with aesthetical looks. UTILITY : Anti-skid, Acid resistant ceramic tiles of Kajaria/Somany or RAK or equivalent make with washing machine provision.
PARKING	<ul style="list-style-type: none"> Parking in cellar and driveway with VDF flooring and cobbles Stones 4" by 4". Ramps & Ground floor with Combination Of Parking Tiles, Tandoor stones blocks and interlocking pavement blocks (Ultra Company Make Parking Tiles or reputed make.)
DADOING	<ul style="list-style-type: none"> BATH ROOMS : 2 x 1 plus designer Anti-skid, Acid resistant ceramic tiles of kajaria/Somany or RAK or equivalent make. Ceramic tiles up to 7' Feet height. Utility Balcony dado up to min 3' Feet. KITCHEN : Dadoing in the kitchen above the granite platform shall be of min 2' feet glazed/Matt designer Ceramic tiles of Kajaria/Somany or RAK or equivalent make.
C.P. FITTINGS & SANITARY FITTINGS	<ul style="list-style-type: none"> All sanitary fixtures of superior TOTO or Kohler or Jaquar or equivalent. Wall mounted EWC of TOTO or Kohler or equivalent with concealed Flush tank of Grohe or Jaquar or equivalent. Single/Double lever diverter with Wall mixer cum shower of Grohe or Kohler or equivalent. Separate overhead water tank of sufficient capacity for fully treated soft water, Drinking Water & STP treated water. (As per Architect Design.) All CP fittings are of superior quality and chrome plated of Grohe or Kohler or Jaquar or equivalent. Provision for Geysers in all bathrooms. Wash Basin with Pillar Cock in all bathrooms. Manufacturer's warranty extended to customers for all fittings.

ELECTRICAL	<ul style="list-style-type: none"> Concealed copper wiring of Havells or Finolex make and modular switches of Legrand-Myrius make or equivalent make. Power outlets for air conditioners. (All Bedrooms, Living, dining & Drawing.) Telecom/Internet. (All bedrooms, Drawing and living.) Television DTH. (All Bedrooms, Living, Dining & Drawing.) Power of outlets for geysers and exhaust fans in all bathrooms. Chimney Exhaust & separate exhaust fan provision in kitchen. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer grinders in Kitchen, Washing machine, dish Washer & R.O Water System in utility area. Three phase power supply for each unit with individual meter boards. Miniature Circuit Breakers (MCB) of Legrand or Schneider or equivalent make. Electrical wiring/points for AC to be provided for all rooms so that the purchaser does not have to chip the wall and paint again.
TELECOM/INTERNET/ DTH/DOOR MANAGEMENT/ SECURITY	<ul style="list-style-type: none"> DTH, Telephone provision of any one operator. Legend/ Matrix or equivalent Brand intercom Provision with the community clubhouse & all the flats. Wi-Fi internet provision in clubhouse. Sophisticated round the clock security system. Panic button and intercom is provided in the lift that is connected to the security room. Surveillance cameras of High resolution with Motion sensor at the main security gate entrance and Exit points of each Tower, on each floor including club house and common amenities, In every Passenger lifts, every goods lifts and children play area, Cellars & ground floor lobby. (As Per Architects Design.) Separate Boom barriers at Entry & Exit for vehicle with mechanical operation for Residential Towers. Intercom facility to be available for all the residents.
PARKING MANAGEMENT	<ul style="list-style-type: none"> Entire parking is well designed to suit the requisite number of car parks as per the govt. norms. Minimum Cellar Height 8' Feet. 2 Car parkings for every 3 & 4 BHK Flat, 1 Car parking flat for 2 BHK Flat of Residential area. Provision of parking/signage at required places for ease of driving.
WTP & STP	<ul style="list-style-type: none"> Rain water harvesting. Fully treated water made available through exclusive water softening and purification plant for borewell water. Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping & Flush Tanks. Applying Drainage connection from HMWS, & SB if line not available for direct waste drainage.
CAR WASH FACILITY	<ul style="list-style-type: none"> Provision for car wash facility at cellar parking area.
GENERATOR	<ul style="list-style-type: none"> 100% DG set backup with acoustic enclosure & AMF panel provided for each flat. (Excluding A/c's & Geysers, Kirloskar, Mahindra or equivalent make.)
LANDSCAPING & WATER BODIES	<ul style="list-style-type: none"> Landscaping and water bodies in the setback areas wherever feasible and in tot lot areas as per design of landscape consultant. Maximum Greenery will be created, Water fountains and water body with built in Filtration system & lightings. (Details & Drawings as per Landscape Architects.)
ELECTRICAL METERS	<ul style="list-style-type: none"> Individual Electrical Meter will be provided for each apartment, club house & Common area or Prepaid billing or common meter and then sub meter as per government norms. Electrical Substations with required capacity of transformers as per the standards and power supply Cables up to each floor unit as per load details with separate distribution board.
EXTERNAL & COMMON AREA LIGHTING	<ul style="list-style-type: none"> Light Posts with SOLAR panels and LED lights (Havells, Luker, Casa or Syska or equivalent make) fittings in setback and landscaping areas and sufficient Lights in staircase & corridor areas.
COMPOUND WALL	<ul style="list-style-type: none"> Aesthetically designed compound wall of 5' feet height as per Vastu shall be constructed all round the plot with solar fencing above it.
OTHERS	<ul style="list-style-type: none"> Exclusive overhead water Tank of sufficient capacity for fully treated soft water, Drinking water & STP treated water. (As per Architects Design.) Uniformity in floor level and visual warning signage. Fire hydrant in all floors and basements. Fire alarm and public address systems in all floors and parking area (basements) as per Fire Norms. Separate Toilets & bathrooms to be provided for Security, Servants and drivers. (As per Design.) Full fledged fire fighting system as per standards and Fire Norms. Entrance Lobby for each tower to be provided with seating area with intercom facility. <p>Note: In the specifications mentioned above, the developer is entitled to use equivalent make/brand of good and superior quality.</p>



NEAR BY LANDMARKS

- 
 South Central Hospital, Lalaguda
 Yashoda Hospital, Secunderabad
 Apollo Hospital, Secunderabad
- 
 Osmania University
 Bhavan's Sri Aurobindo Junior College, Neredmet
 DAV Public School, Safilguda
 FIITJEE World School, West Maredpally
- 
 Cinepolis, CCPL Mall, Malkajgiri
 Asian Radhika Multiplex, ECIL
- 
 State Bank of India
 ICICI Bank
 HDFC Bank
 Axis Bank
- 
 Spencers
 D-Mart Secunderabad
 Anutex
 CMR Shopping Mall
- 
 Safilguda Railway Station
 Malkajgiri Railway Station
 Secunderabad Railway Station
- 
 Mettuguda Metro Station

ONGOING PROJECTS



Sri Ram Garden By Jains - Suchitra



Jains Amolak Centros - Abids



Jain Sadguru Image's Capital Park Hi-Tech City

FEW OF OUR COMPLETED PROJECTS



Jains Ravi-Gayathri Heights - Shilparamam



Jains Four Seasons, - Kokapet



Jains PCH Elite, P.G. Road - Secunderabad



Jains Srikar Auroville - Hi-Tech City



Jains Sadguru Heights - Madinaguda



Jains PCH Rock Garden - I, II & III, Madhapur

THE CUSTOMER LOYAL PERFECTIONISTS

Jain Constructions has always strived for benchmark quality, customer centric approach, uncompromising business ethics, timeless values and transparency in all spheres of business conduct.

With the promoters having two decades of experience in creating resplendent Villas and Apartments, Jain Constructions will now set new trends of architectural finesse in the contemporary global scenario and has plans to touch new horizons in excellence. The leaders and skilled professionals of the company have worked profitable, elegant and out of the league projects, to make real estate investments safe and smart for every home seeker.

With 4 on-going projects and more than 35 projects completed all across Hyderabad, the company is developing projects in different verticals of real estate like high rise apartments, commercial spaces and luxury Villas. To fulfill the commitment of delivering the best, the company has tied-up with the best names in the fields of architecture, design and technology.

And now, with the latest introduction of Jains Balaji Nilayam Casa Waterside at the helm, Jain Constructions has set its goals high with an approach where quality meets excellence, technology meets aesthetics and passion meets perfection.