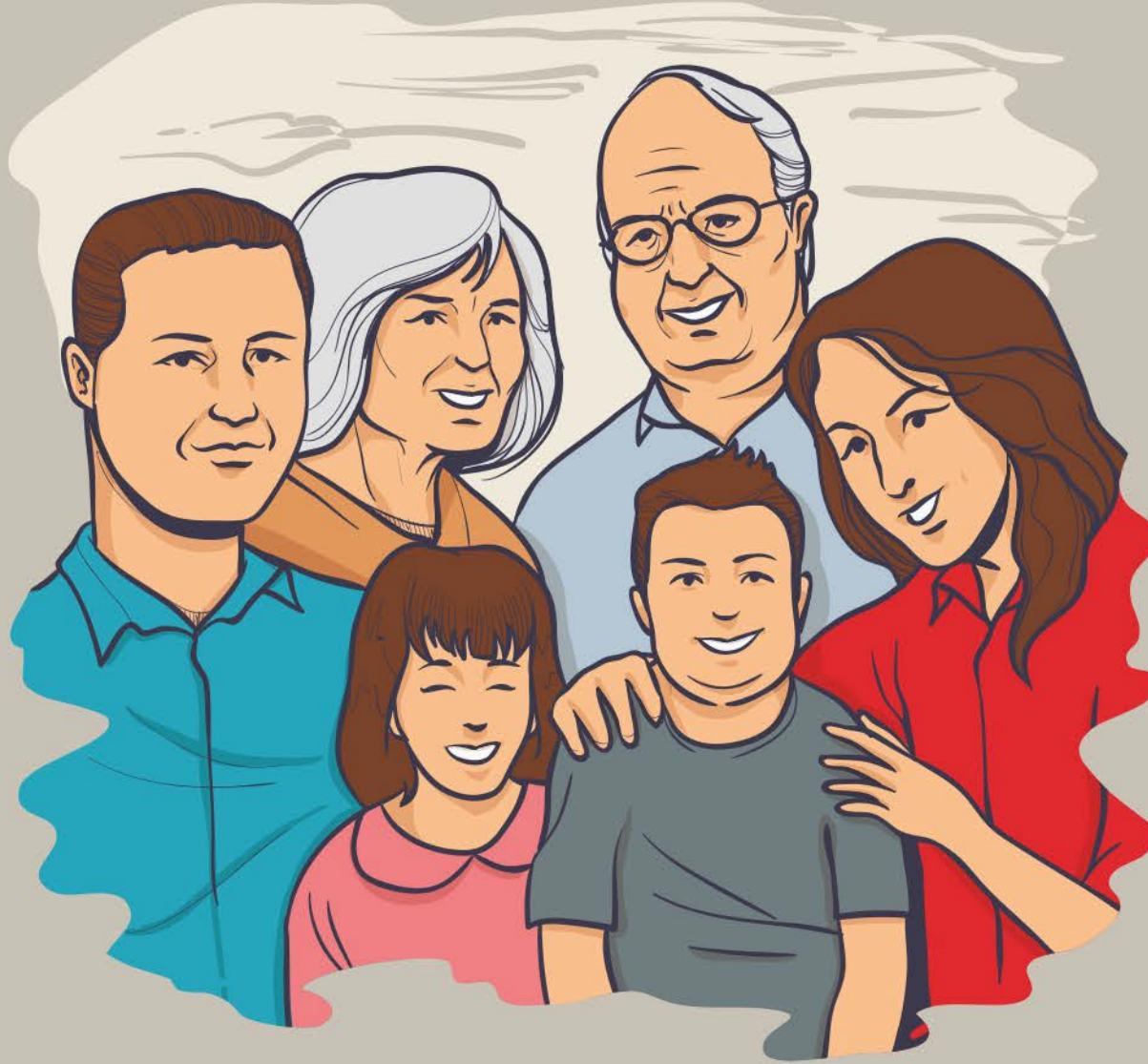




FROM ROOTS TO ROOF, BUILDING OUR FAMILY HAVEN

আবাস aspiré
2 & 3 BHK FLATS & SHOPS
E & F



27

Years of Experience

15+

Successful Projects

1500 +

Happy Families

ABOUT OUR COMPANY

Balar Homes is in the business of development of Residential, Commercial, Row Houses and Bungalows. The company believes and work on the ethos of providing luxury at affordable cost. Every project of Balar Homes bears a different thought process and more focused approach of creating robust infrastructure containing logical design and affordable luxurious amenities. The projects of Balar Homes are known for their lawful behavior in all dealings. The group has been at the forefront in Surat's real estate market delivering residential, commercial and leisure properties.

VISION

To become customer's most favoured real estate developer by delivering the highest quality of construction.

VALUES

Trust and Transparency.
High Quality Construction & Harmony with Nature.

OUR PHILOSOPHY

Affordable Luxury.





At **Anand Aspire**, we believe that a home is more than just bricks and mortar; it's a sanctuary of love, laughter, and endless memories. Imagine a space where every nook and corner resonates with the joyous laughter of your family, a place where happiness finds its true meaning.

We understand the significance of finding the perfect home where your family can flourish and thrive.



Each member is a piece of a puzzle, and when we come together, we complete a picture of happiness and love











Welcome to **Anand Aspire**, where we redefine modern living by offering you an exquisite blend of natural beauty and unmatched amenities within our thoughtfully designed apartments.



WELL DESIGNED LANDSCAPE



■ OUTDOOR AMENITIES

- Garden walk way
- Multi-sports court (volley ball / cricket) etc.
- Multi-sport court facing sitting
- Walking / jogging track
- Outdoor children's play area
- Pergola sitting in garden
- Outdoor garden sitting
- Flower bed island
- Tree planters
- Amphitheatre
- School bus pick up / drop zone

■ LUXURIOUS RELAXING FEATURES

- A.C. banquet hall with stage
- Separate kitchen / dining area for banquet hall
- Two guest bed rooms with attached toilet
- Guest hall with attached toilet
- A.C. gymnasium
- Multipurpose hall (yoga / meditation) etc.
- Indoor children's play area
- Indoor toddlers play area
- Indoor games (card, carom, table tennis etc.)
- Indoor senior citizen sitting lounge
- Centrally located party lawn with stage
- Welcoming fountains at campus entrance
- Library / reading room
- Sculpture
- Music system for society festival
- Well design main gate with entrance plaza

■ CAMPUS LAYOUT FEATURES

- Well design layout plan
- Raised podium garden & amenities
- Wheelchair accessible campus and buildings
- Maximum distance between each building

■ UNIT PLANNING ASPECT

- Maximum air and light circulation
- Maximum utilize area in flats
- Deck balcony
- Extra wardrobe space

■ BUILDING FOYER

- Well-designed entrance foyer with name plate & notice board

■ VASTU & PLANNING

- Each flat design & entry as per vastu

■ OTHER AMENITIES

- Society office
- Covered meter room
- Male / female public toilet
- Waste disposable space

■ SAFETY & SECURITY

- Separate entry - exit gates
- Gated campus with security cabin
- Full equipped latest firefighting system
- Driveway
- Security cameras for basement, ground and podium level
- Generator power back up for flats & common amenities (2 BHK - 1 amp & 3BHK - 1.5 amp)

■ PARKING

- Three layers parking
- Reserved car & bike parking
- Separate entry - exit basement ramps
- Wide driveway

■ GREEN BUILDING CONCEPT

- Roof top solar panel for each building.
- Rain water harvesting (percolated bore well).
- Reflective glass in windows.
- Energy saving lightening fixture in common area.

Step inside and be enchanted by our
world-class **amenities**

■ EASY ACCESS

- Project on 5 road junctions with 150 ft. wide road
- Hospital / Schools / Public EV station / Petrol pump / CNG pump / Restaurant / Cinema / D-mart / Bus stop @ walking distance
- Connecting to ring road -1.5 km.
- Metro station -10 mins walking dist.
- Bus stop - walking dist.
- Subhash garden-1.5 km.
- Proposed gaurav path junctions - 700 mtr.
- Airport - 18 km.
- Railway station - 9.0 km.
- Iscone temple - 2.5 km.
- Botanical garden - 1.5 km.
- Rose garden - 3.2 km.
- Vegetable market - 1.5 km.

■ CLOSE TO ALL MAJOR ROAD CONNECTION

- Rander road
- Palanpore canal road
- Ugat-bhesan road
- Pal gaurav path road
- Outer ring road

■ LEGAL INFORMATION

- N.A.
- SMC development permission
- BUC (building use certificate)
- Airport NOC
- Fire NOC
- Title clearance report
- Lift license
- Register sale deed as per RERA
- Loanable title





CHILDREN PLAY AREA WITH SITTING



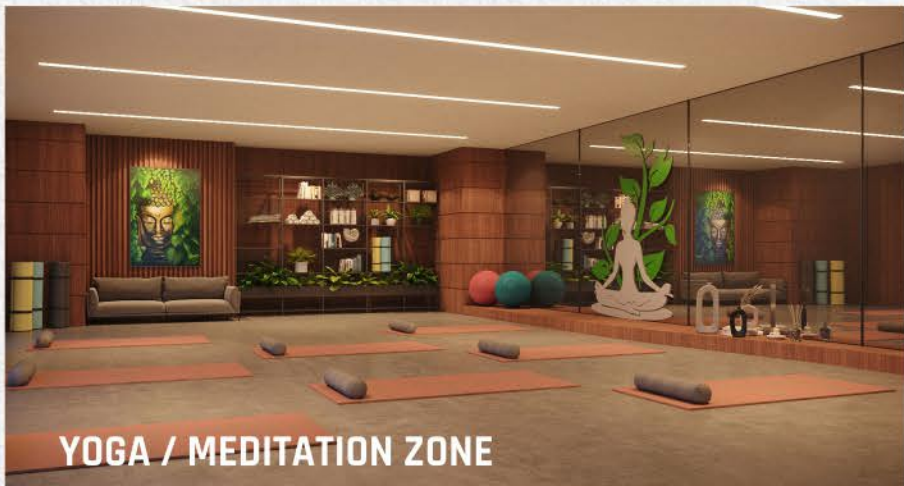
SENIOR CITIZEN LOUNGE



GYM AREA



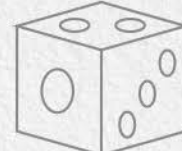
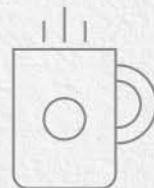
TODDLER PLAY AREA



YOGA / MEDITATION ZONE



KIDS PLAY AREA



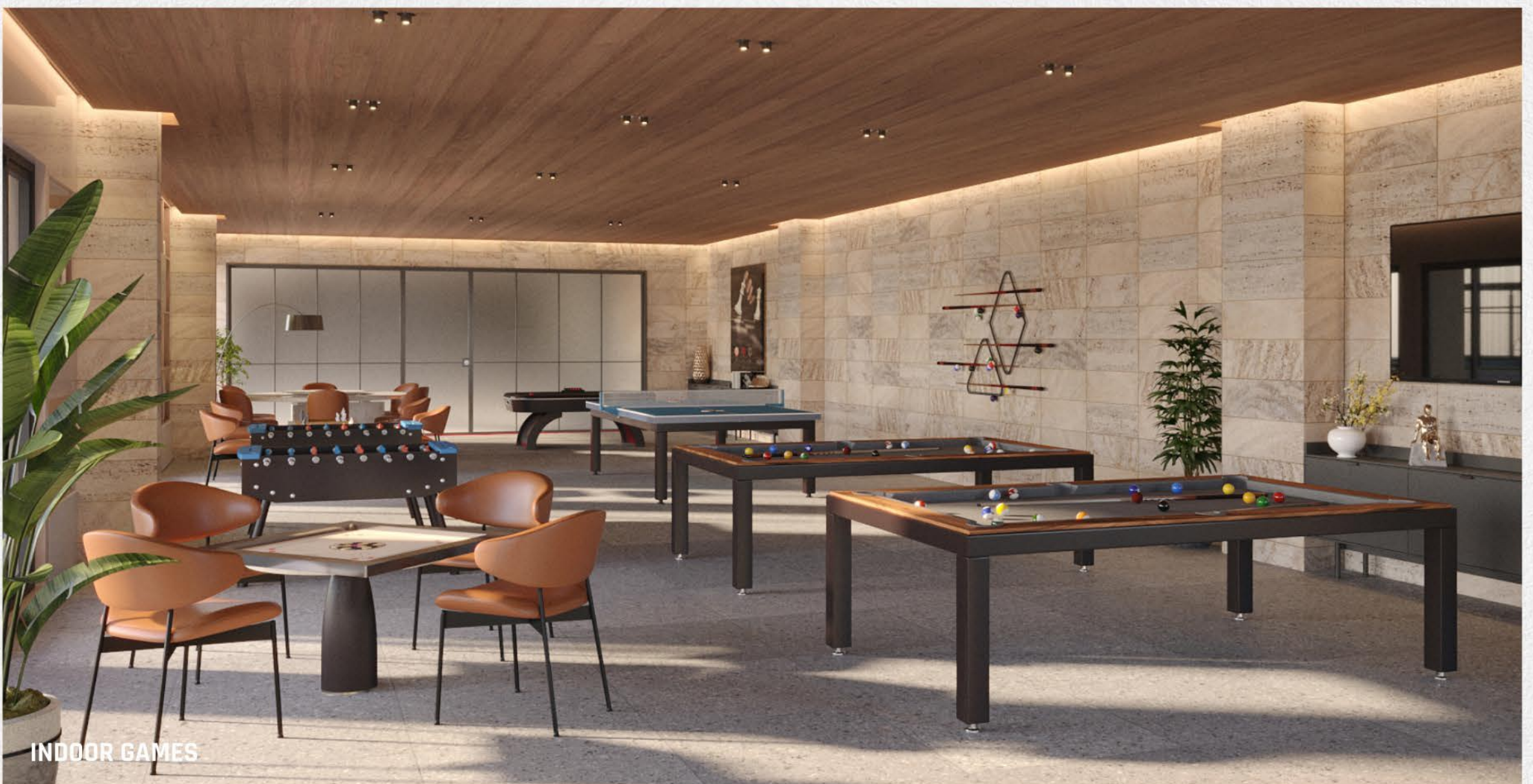
Our commitment to enhancing your lifestyle is reflected in every aspect, making your apartment not just a home, but a haven of comfort and luxury



BANQUET HALL



READING ROOM CUM LIBRARY



INDOOR GAMES



we offer beautifully designed lounges and community spaces, perfect for socializing or simply enjoying a good book

Entertain your friends and family in our event spaces, where celebrations become unforgettable moments





GROUND FLOOR LAYOUT PLAN



LEGENDS

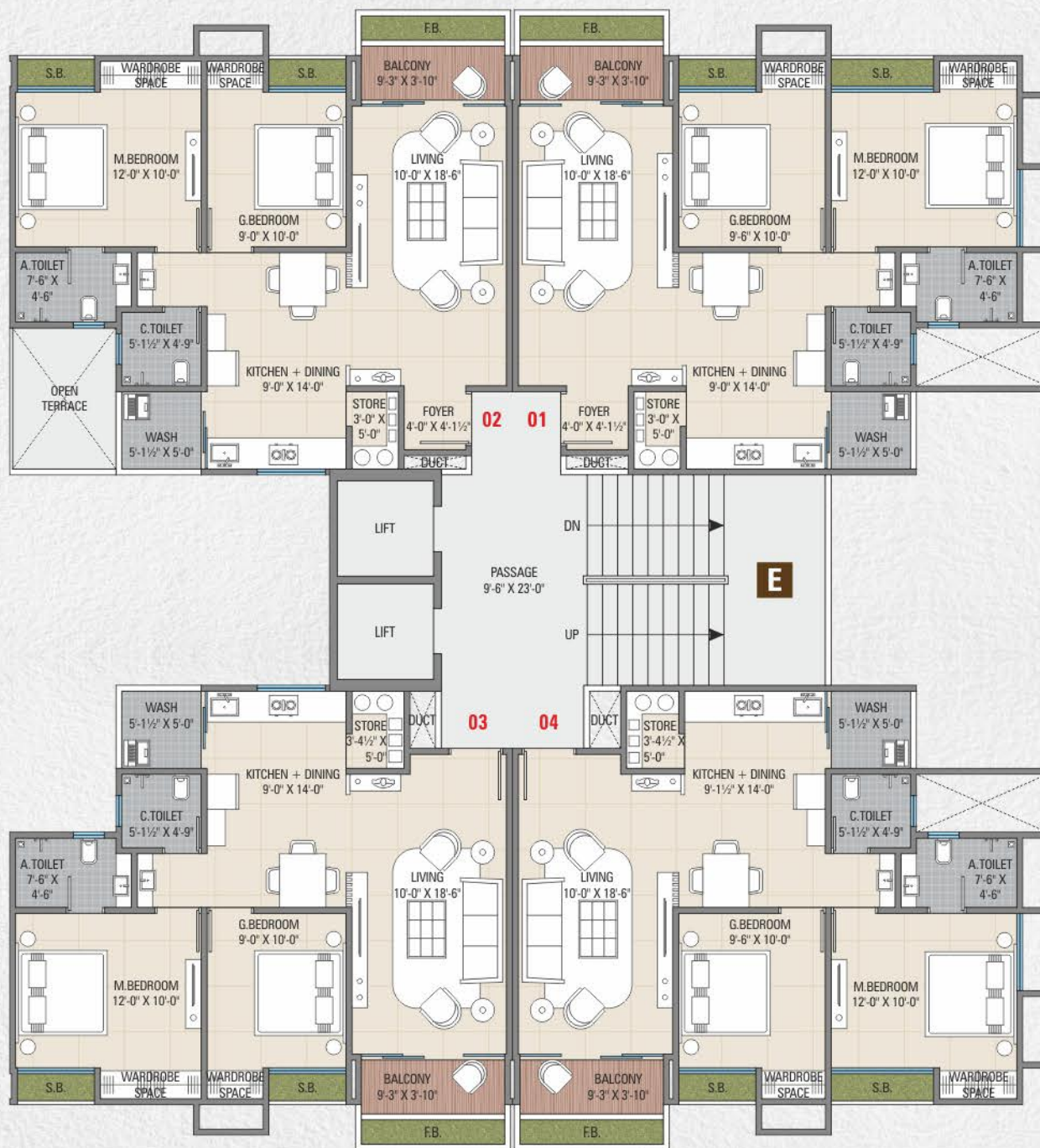
- | | | |
|----------------------------|---------------------------|--|
| 01 Jogging / Walking Track | 06 Court Facing Seat | 16 Yoga / Meditation / Multipurpose Hall |
| 02 Driveway | 07 Outdoor Garden Seating | 17 Gym |
| 03 Multisport Court | 08 Multipurpose Lawn | 18 Kids Play Zone |
| 04 Planters | 09 Peripheral Planters | 19 Toddler - Nursery Play Area |
| 05 Garden Walkway | 10 Stage | 20 Indoor Games |
| | 11 Pergola Seating | 21 Senior Citizen Lounge |
| | 12 Kids Play Area | 22 Guest Rooms |
| | 13 Amphitheatre Seating | 23 Guest / Multipurpose Hall |
| | 14 Reading Room / Library | 24 Banquet Hall |
| | 15 Society Office | 25 Kitchen / Dining Hall for Banquet |
| | | 26 Male / Female Toilet |

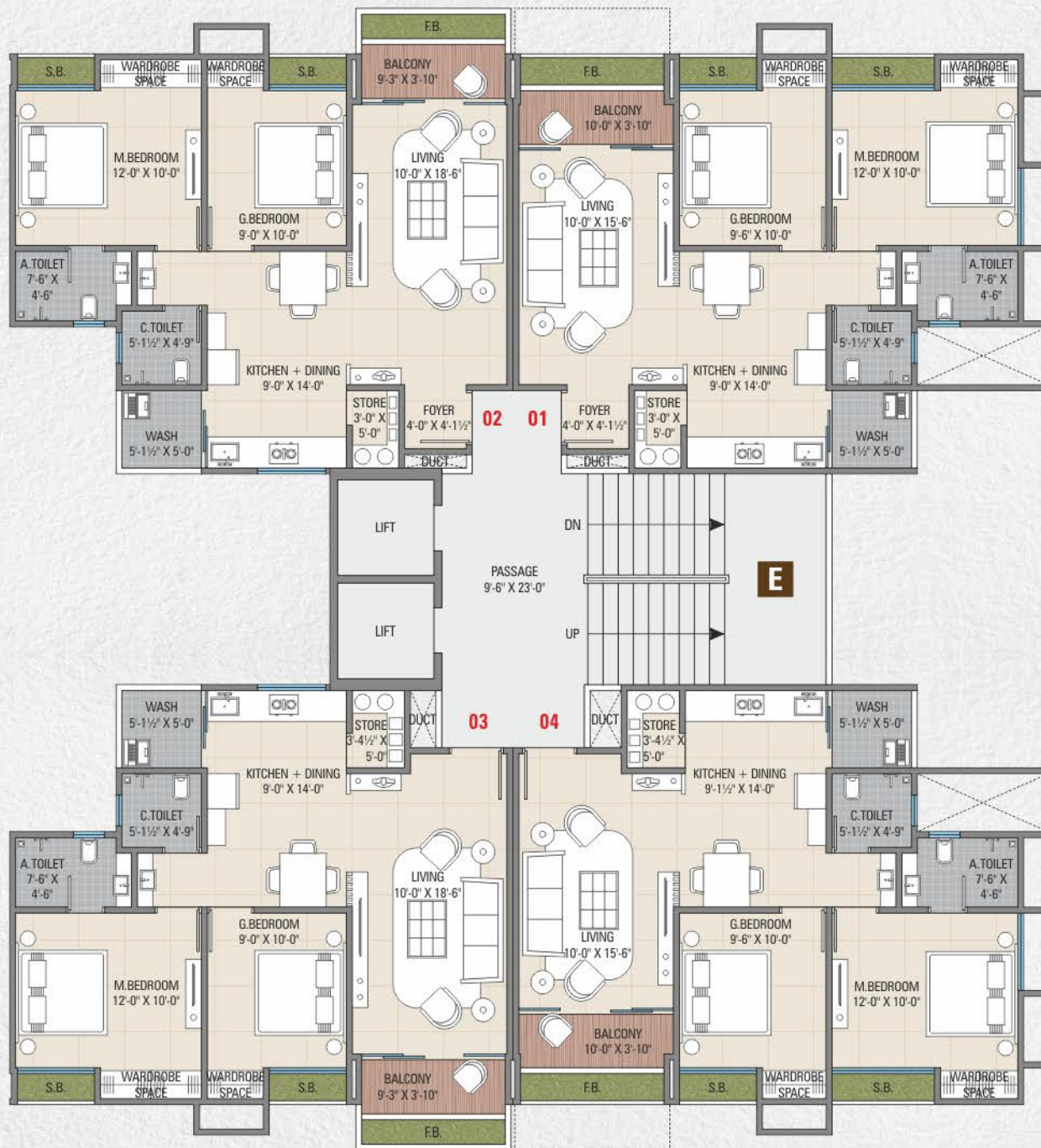
FIRST FLOOR PLAN

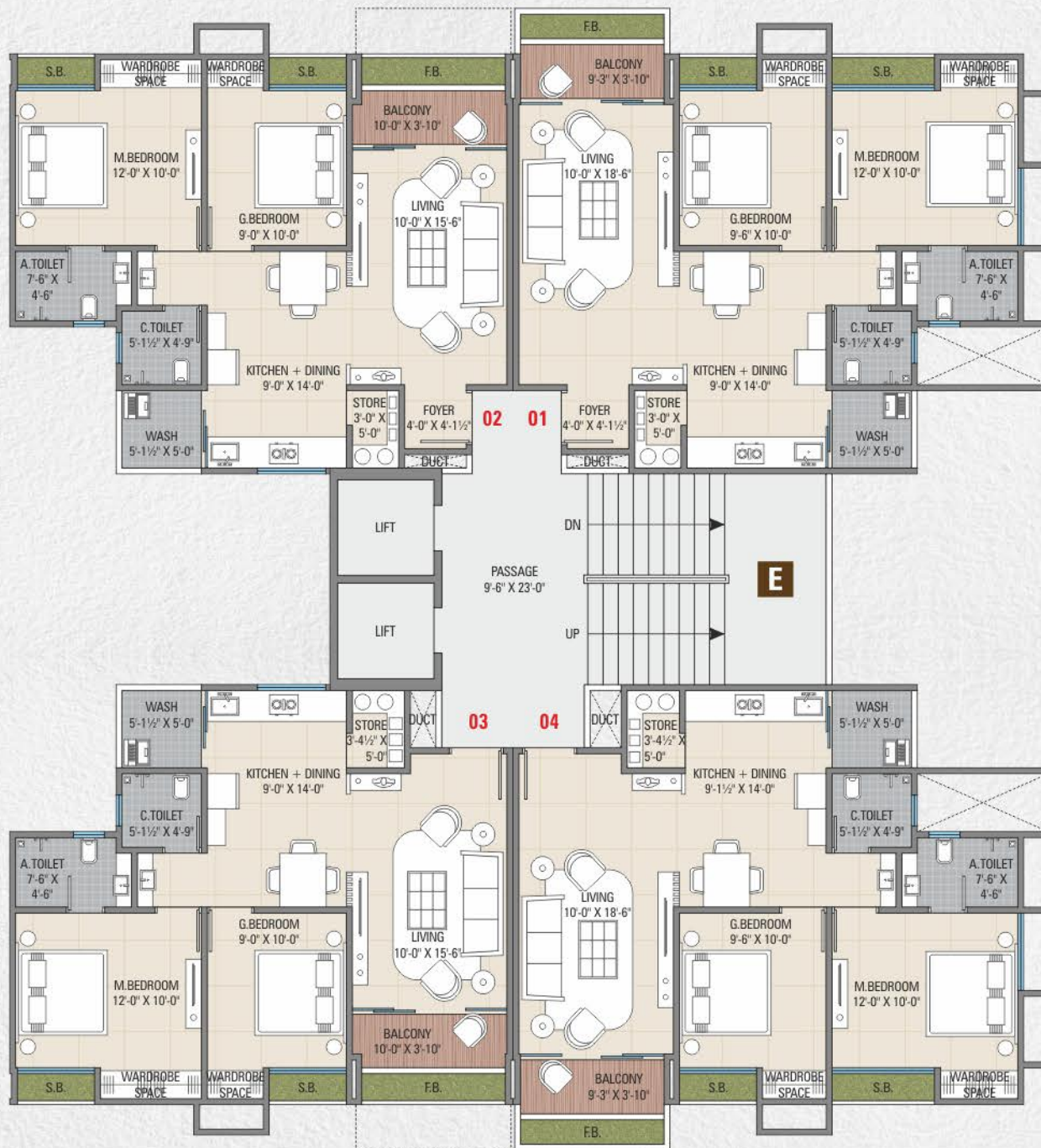


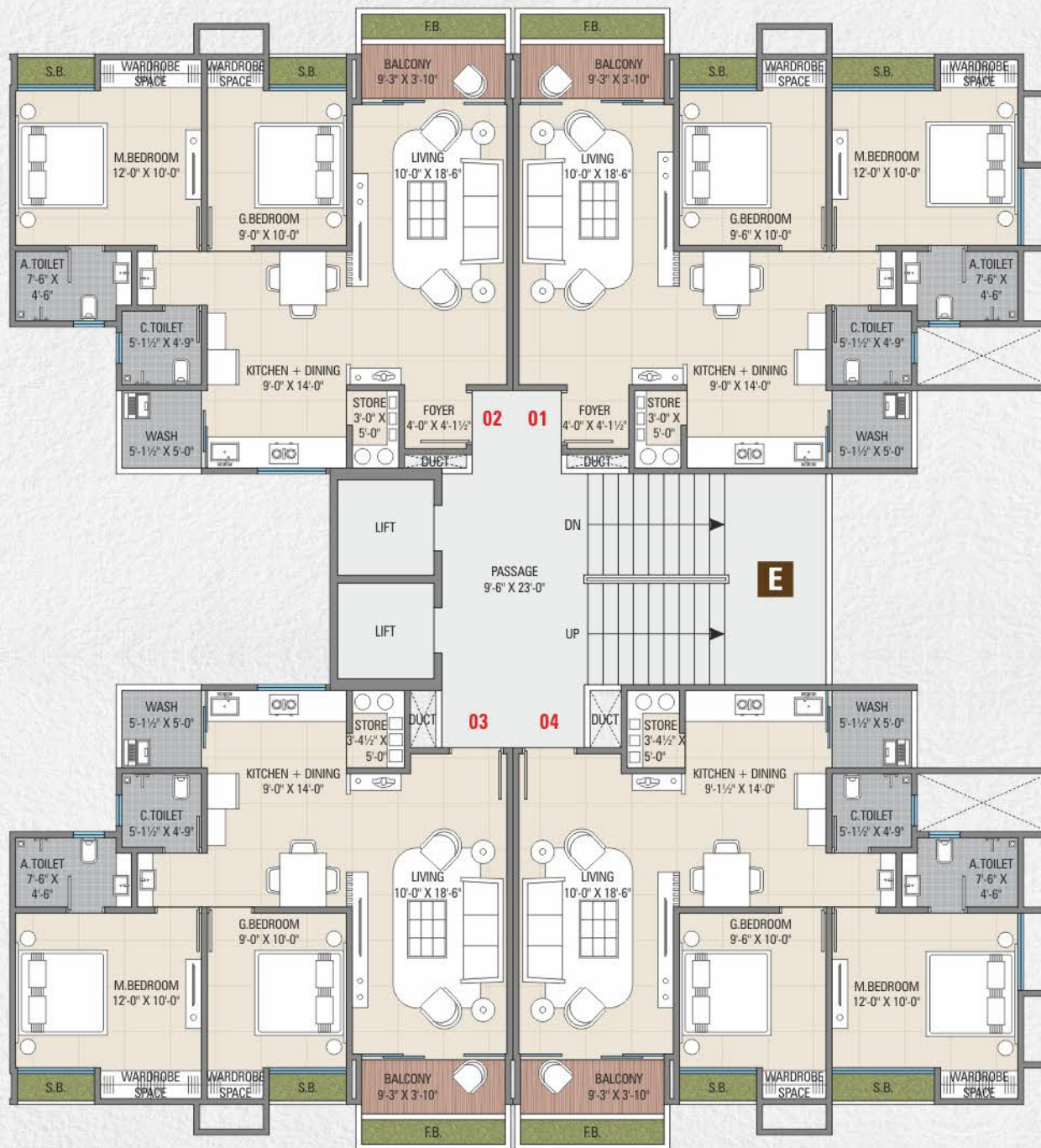
TYPICAL FLOOR PLAN

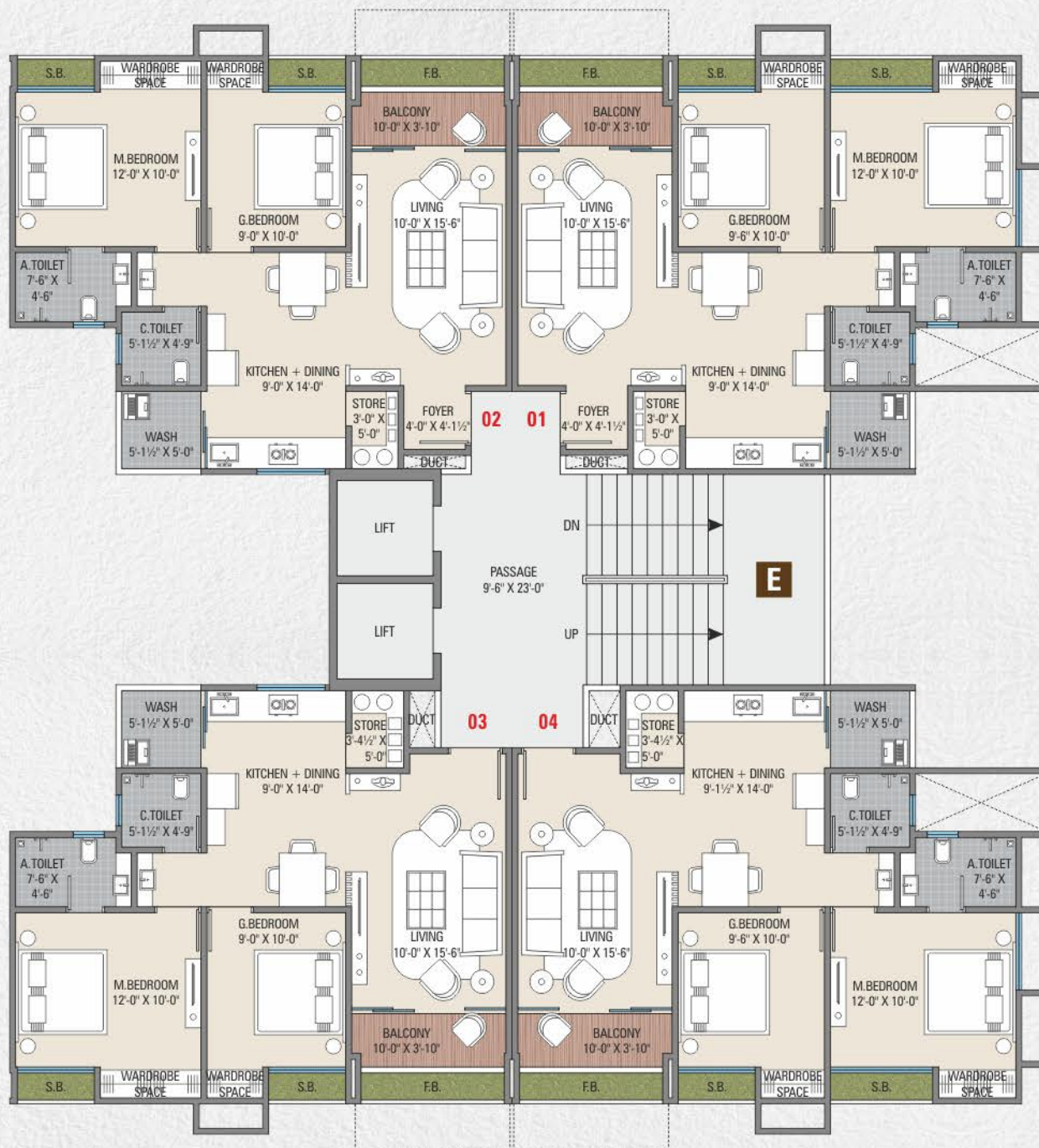


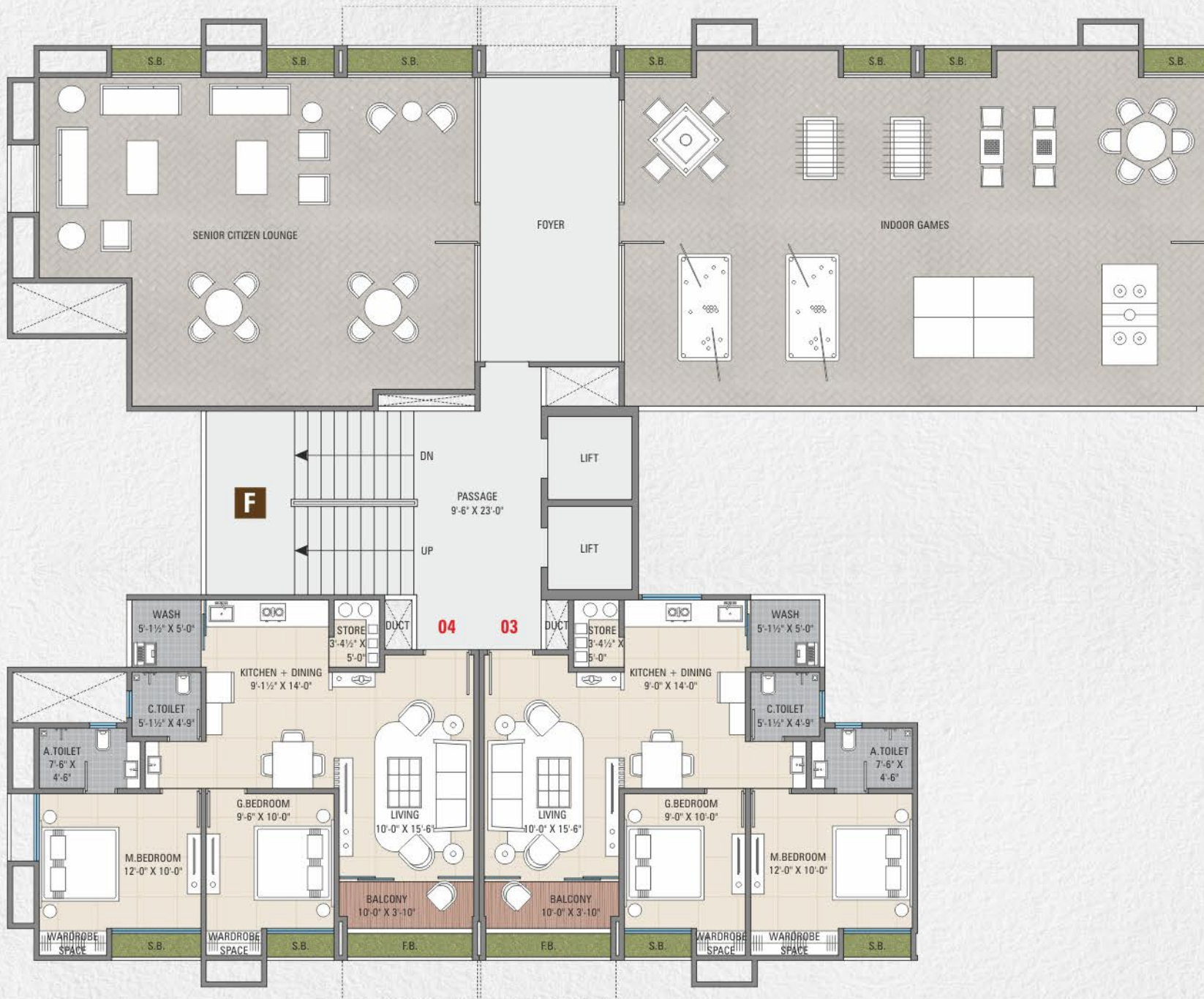


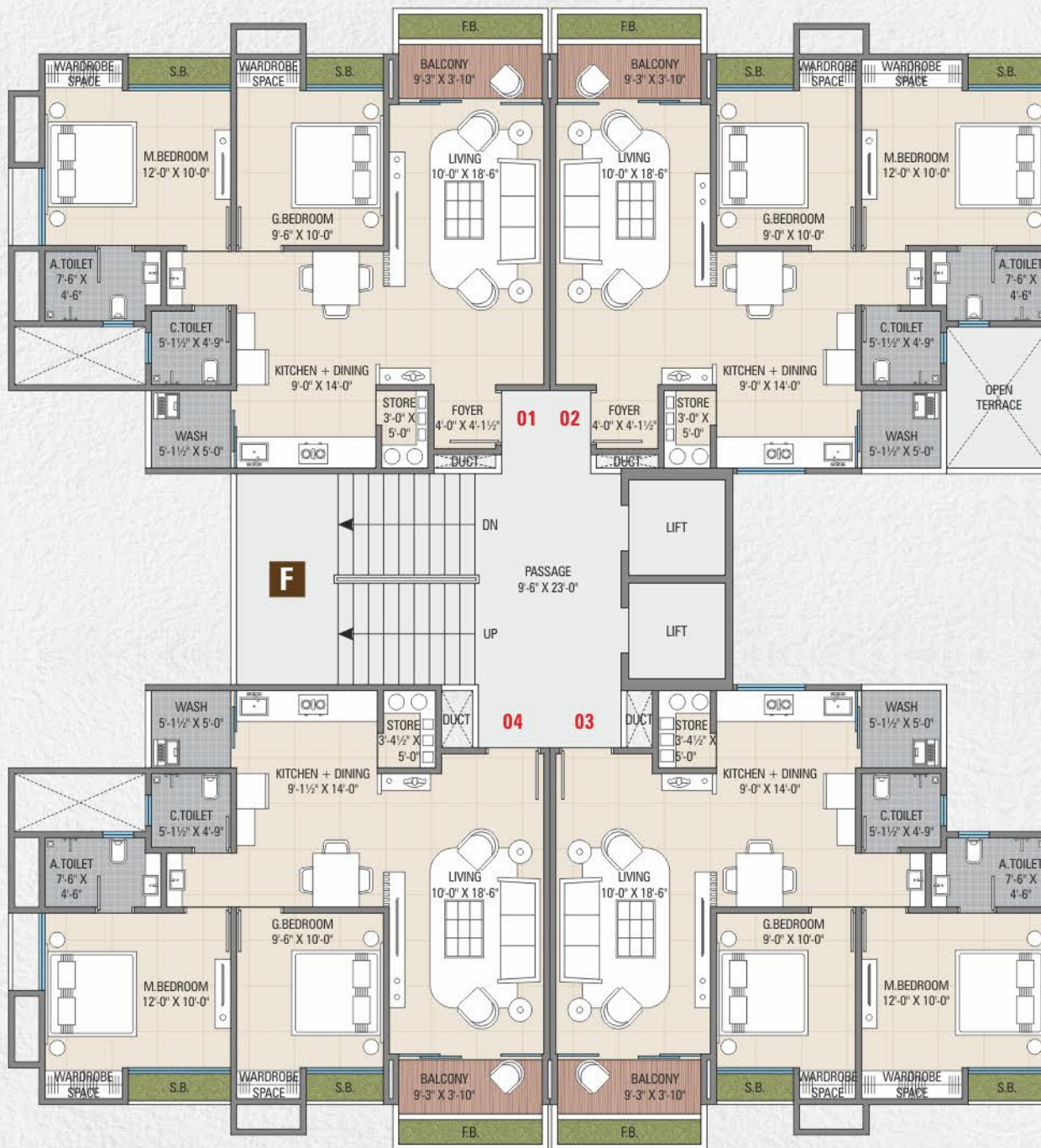


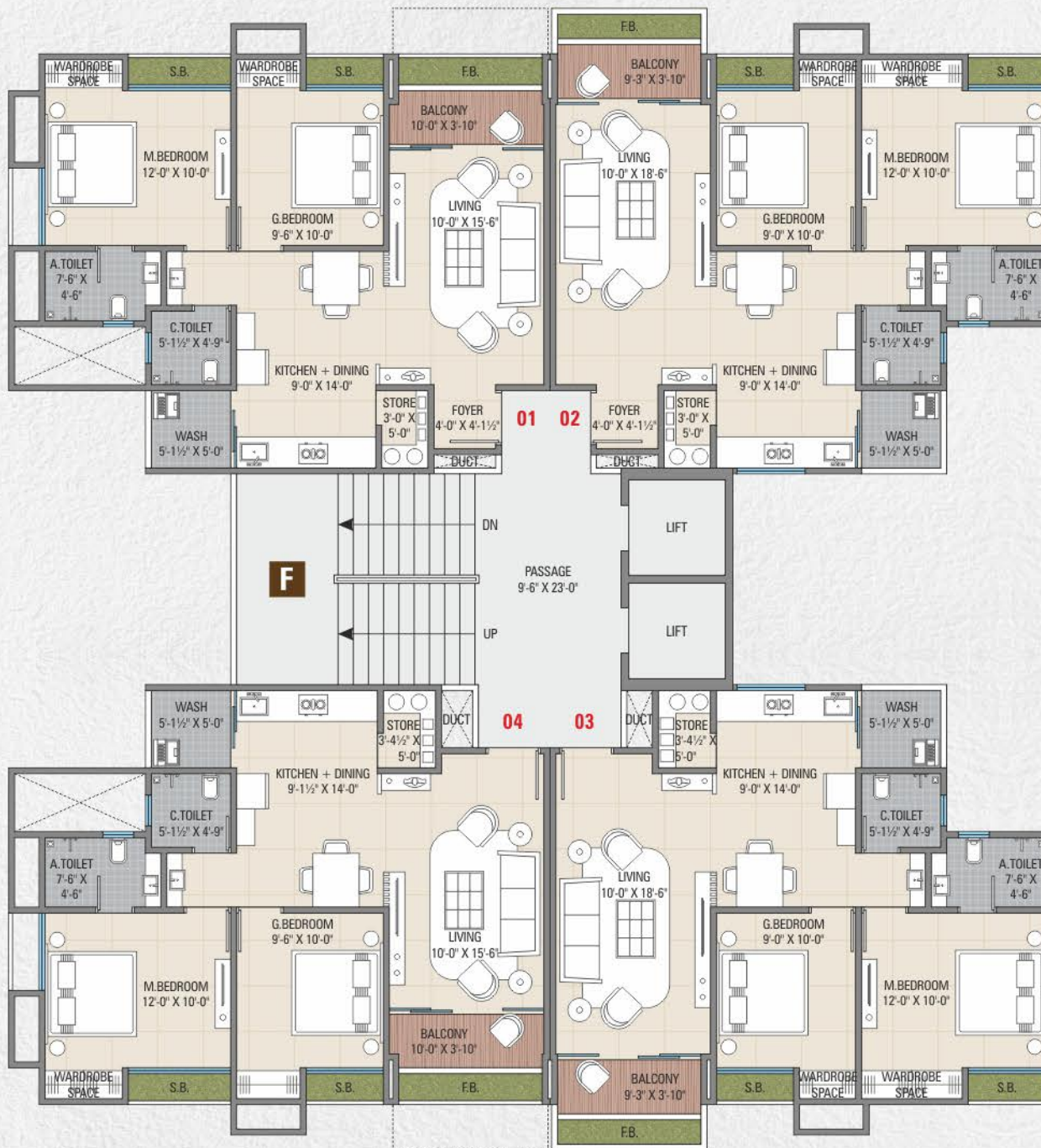


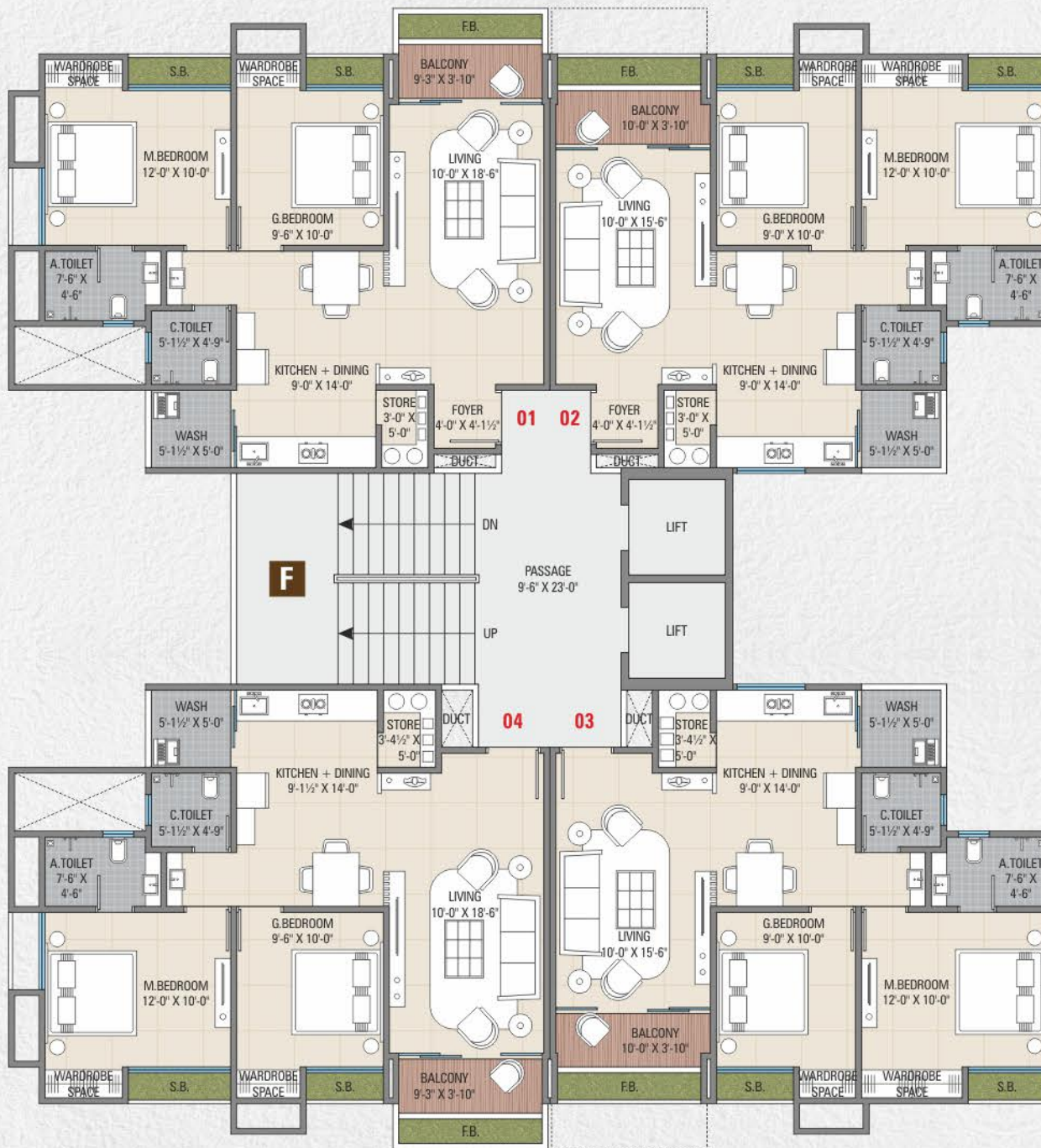


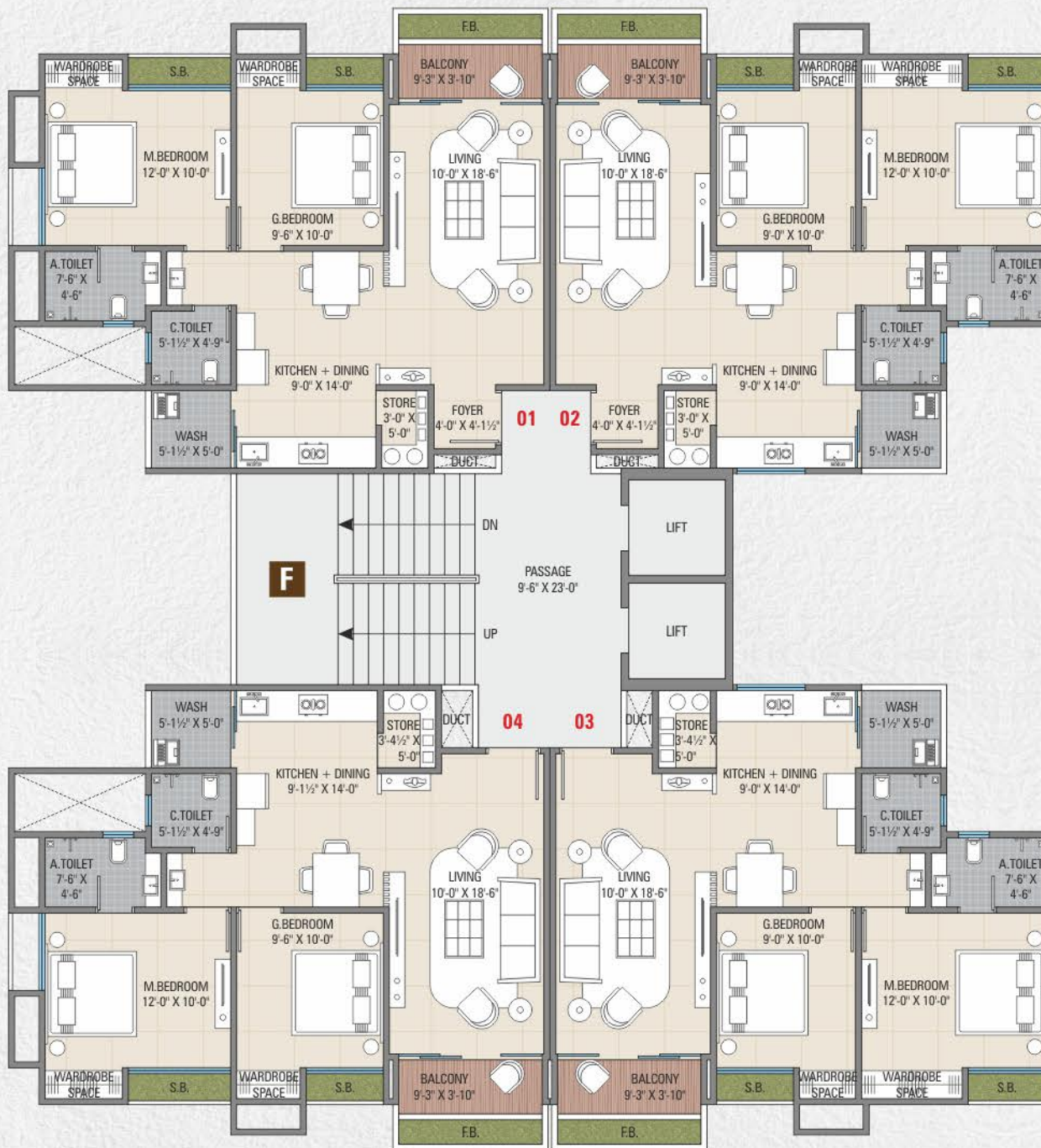


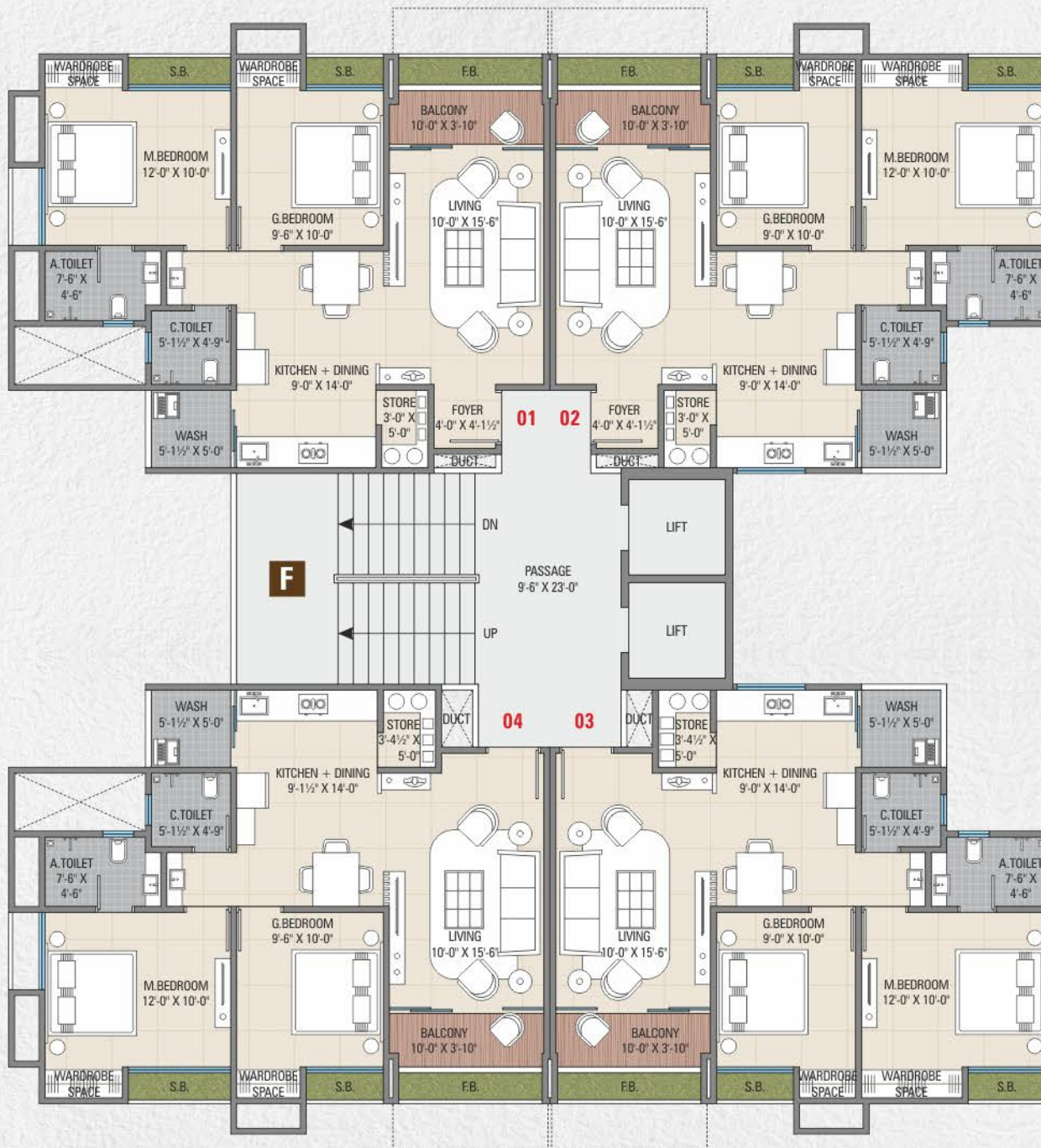












SPECIFICATIONS



Shop

- Galvanized rolling shutter.
- Single coat plaster.
- Putty Finish.
- 24" X 24" good quality vitrified tiles.
- Sufficient light point.
- 2 AC points.
- Toilet facilities in each shop
- 1 nos. of good quality auto doors elevator.

Structure

- Earthquake resistance RCC framed structure as per IS code.

Internal Walls

- Single coat plaster with putty finish.

External Walls

- Double coat plaster with acrylic texture finish with paint.

Floors

- One basement parking + ground floor + 14 floors.

Flooring

- Good quality vitrified tiles in living, dining, kitchen area & all bedroom.

Kitchen

- Granite kitchen platform with good quality sink.
- Decorative glazed tiles dado upto lintel level in kitchen.
- Water purifier point in kitchen.

Bathroom

- Lintel level dado tiles with modern concept in all bathrooms.
- Common wash basin with dado tiles.

Store & Wash

- Marble stone rack in storeroom.
- Good quality flooring & glazed tiles with granite sill top in wash area.

Sanitary & Plumbing

Water Closet

- Wall hung in all toilet.

CP Fitting

- Jaquar / CERA or equivalent with concealed plumbing.

Wash Area & Bathrooms

- Washing machine point and geyser point in all bathrooms.

Plumbing

- CPVC & UPVC pipe & open plumbing.

Electrification

- RR / KEI / Polycab or equivalent ISI brand copper wiring.

Switches & Sockets

- Modular Switches.
- Sufficient points for household appliances.
- AC point in living & all bedroom.
- TV point in living & master bedroom.

Electric Meter :

- Single phase electric meter.

Doors & Windows

Main Door

- Well designed wooden frame laminated main door with standard make hardware fitting.

Internal Door

- Laminated flush doors with granite frame.

Fabrication

- Glass railing in living room and M.S. railing for balcony.
- M.S. safety grill for windows.

Windows

- Anodised aluminum section windows.

Terrace

- China mosaic finish with proper waterproofing chemical treatment.

Staircase & Passage

- Good quality granite / tiles finish with M.S. railing.

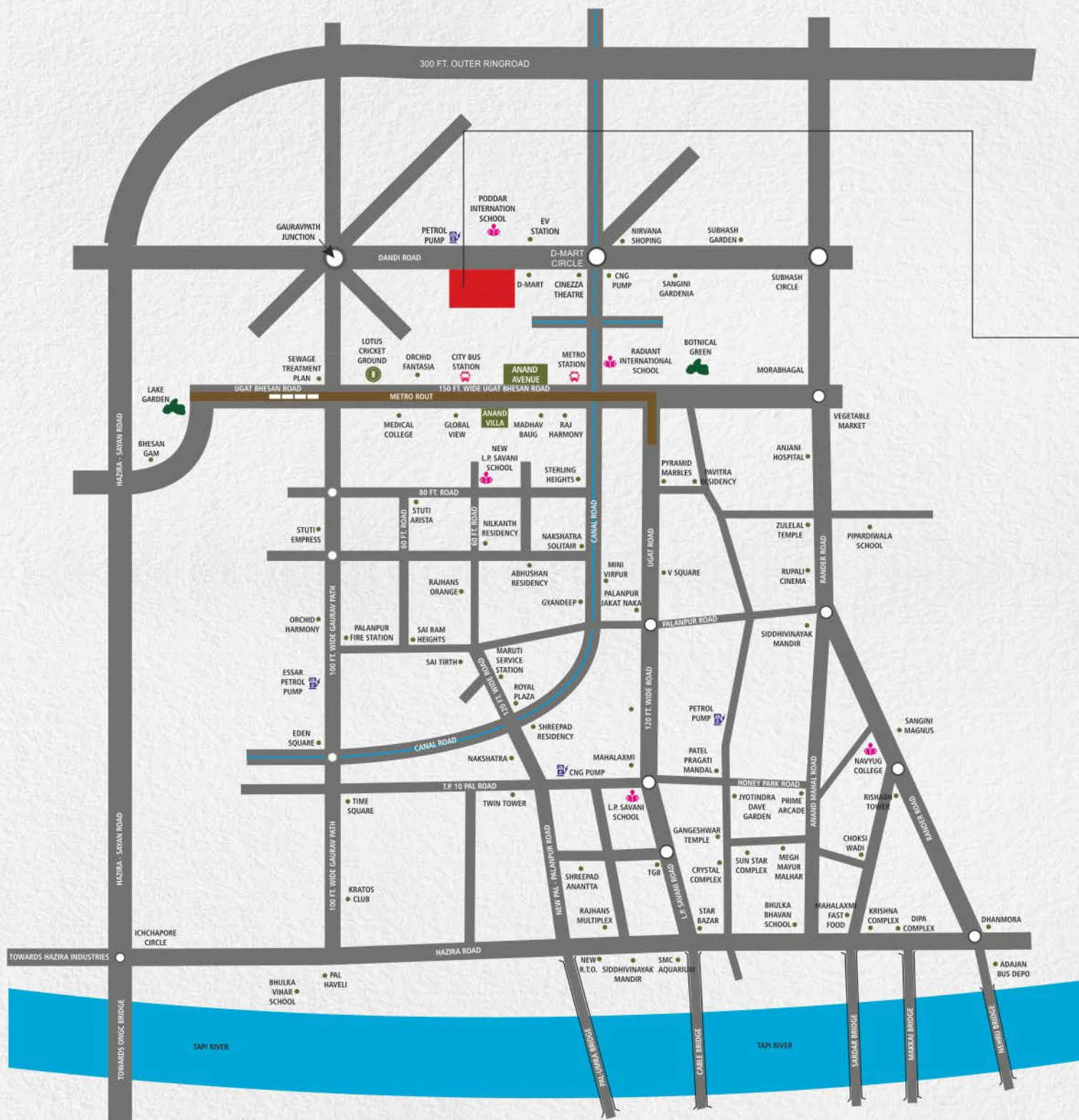
Elevators

- 2 nos. of good quality auto doors elevators of each building.

Water Supply

- U.G. & overhead water tank for SMC water of sufficient storage capacity.





LOCATION MAP

आनंद
aspire
2 & 3 BHK FLATS & SHOPS

HIGHLIGHTS

- Project on **150 ft wide main road** with 5 roads junction
- Up coming **Metro train station @ 900 mt.**
- City bus stop @ **walking distance**
- School @ **walking distance**
- D-Mart** shopping @ **door step**
- EV station @ **walking distance**
- Petrol pump / CNG pump @ **walking distance**
- Hospital @ **walking distance**



SCAN FOR
LOCATION



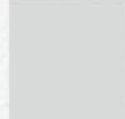
SCAN FOR
INSTAGRAM



CHAT
WITH US



SCAN FOR
BROCHURE



SCAN FOR
VR (E&F-01)



SCAN FOR
VR (E&F-02)



SCAN FOR
VR (E&F-03)



SCAN FOR
VR (E&F-04)



Site Address: ANAND ASPIRE, F.P. - 14 , T.P.S. - 44, Beside D-Mart, Dandi Road, Jahangiranbad, Surat 395005

Inquiry@: +91 63 63 00 83 83 | +91 72 72 035 035 | **website:** www.balarhomes.com | **E-mail:** balarhomes@gmail.com

RERA Reg. No.: PR/GJ/SURAT/SURAT CITY/SUDA/MAA12201/290823 | **website:** www.gujrerar1.gujarat.gov.in

WE REQUEST

- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other Taxes levied in future will be borne by the purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- In the interest continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill of any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.
- Dimensions mention in building / unit plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.
- The dimensions shown in brochure are approximate and may change slightly without causing any adverse effect to the purchaser.

TERMS & CONDITION

- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

NOTES

- All rights for Alteration / Modification and development in design or specifications by architects and / or development shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.
- Gujarat gas connection is dependent upon Gujarat gas company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat gas company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.

LEGAL DISCLAIMER

* All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.

All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.

A P R O J E C T B Y

