



हमारे आदर्श Trust. Commitment. Quality.

Not compromising with our morals which revolve around the clock of trust, commitment & quality, we aspire to provide comfortable living at affordable cost.

The group aims to stride high towards being one of the most successful business enterprises, while adhering to business ethics. It is a company with diverse talents and skills where leadership structure offers a dynamic atmosphere in which talented, creative and motivated people prosper.

DBALI is committed to maintain 100% client satisfaction, by certain values:

- Deep integrity and ensuring code of conduct • Precious time keeping and quality
- Potential leadership with an energetic team • Sufficient infrastructure for any time expansion
- Continuous growth and 100% success

The ultimate goal of DBALI is to have its own identity in the real estate industry as the most trusted service provider across all verticals.

D.Bali Successful Projects



D.Bali Developers & Builders
ApnaGhar, Kundeshwari Road, Kashipur-244713 (U.S Nagar) Uttarakhand
P: 05947-224 225 F: 05947-224 226 E: info@dbali.in
www.dbali.in



Kashipur's 1st Expandable Duplex
Housing Concept





HAMARI NEEV, HAMARI JAD



A renowned force in Real Estate industry, D.Bali's journey can be traced back to the year 2005. The first step of the D.bali group was into timber and gradually it made its mark in, Film production, Petroleum business, Industrial estate development & Real Estate. Committed to high standards, trust and customer's satisfaction, the group aspires to go ahead towards newer and higher horizons.

- D.Bali Infrastructures & Developers Ltd.,
- D.Bali Movies Pvt. Ltd.
- D. Bali International Pvt. Ltd.



AGLA KADAM Latest Project



Under the aegis of D. Bali group, M/s D. Bali Developers & Builders has brought to Kashipur a new concept of living – "Kashipur's first expandable Duplex Housing". Perfectly blended with effective cost & comfortable living, the group presents "aapka apna do manzila ghar". The lush green park in front of every villa, community center, shopping complex nearby is an add on to its top class infrastructural set up.

Far away from hustle & bustle of city, the township presents you 2/3 Bedroom Designer home for your family. Where you can cherish every moment of your life in delight!



RACHNAKAAR
The Architect

Designed by the intellects of renowned architects and designers, Apna Ghar Township brings a mode of luxurious & comfortable living to the populace of Kashipur. The team itself is led by the peerless Architect Icon Mr. Punjwani, who has introduced a new "Duplex Housing concept to Kashipur". Surrounded by lush greenery & embedded with modern facilities, here in you can expand the roofs as per your needs.

dbali
अपना घर
हमारा एक सपना
सबका घर ही अपना

KHUSHIYON BHARA The Features



Apna Ghar - the premium residential complex is set amidst ultra modern amenities. A Dream house of your own, where you can splurge in its splendor luxury and the lush greenery around.

- 75% open vast area with carpets all around
- 8 beautiful landscaped parks offer you round the clock greenery
- Surrounding maintenance free roads
- Individual open car parking
- 24 hours uninterrupted water supply through O.H.T
- Surrounding boundary wall, which provides added security to your home.
- Orchids of fruits namely Guava, Mango, etc.
- A township with 90% houses facing Parks/Orchids
- Round the clock security.
- Shopping center and community hall.
- Rainwater harvesting system.
- Earthquake resistant structures designed by highly experienced structural engineers.
- Play school for children
- One clinic for all residents



Arial View



Apna Ghar Township has the location advantage as it is situated on Kundeshwari road which is nearby to Ram Nagar Road, Bajpur Road and Kashipur. Located at the most prime location, the township is in close vicinity with shopping complex, educational institutes, multiplex and highways.

Few Years ago, Kashipur was just a "Part of Nainital District", but now it has transformed into one of the biggest Industrial town of Uttarakhand. Today Kashipur is the most sought after location...

And D.Bali feels pride in contributing to bring the place this far.

- I.I.M - 3 Kms • Bus stand - 4Kms • Railway Station - 4.5 Kms
- Main Market - 3.5 Kms • Jim Corbett – 35 Kms
- Nainital – 90 Kms • Industrial Area Mahua Kheda – 11 Kms
- Nearest Airport (Pantnagar) - 70 Kms





Plot Area : 1080 Sq. Ft.
Super Area : 1075.75 Sq. Ft.



First Floor Plan ▼



Ground Floor Plan ▼



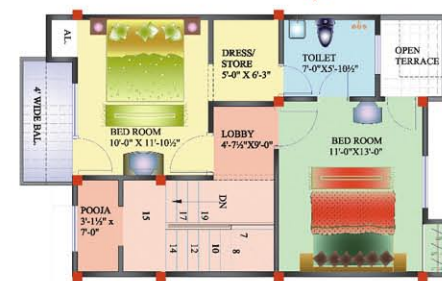
Apna Two Bedroom Unit



Plot Area : 1080 Sq. Ft.
Super Area : 1239.69 Sq. Ft.



First Floor Plan ▼



Ground Floor Plan ▼



Apna Three Bedroom Unit



Specifications

S No.	Detail		Specifications - APNA THREE BED ROOM	Specifications - APNA TWO BED ROOM
1	Structure		Load bearing wall with RCC columns, Beams and Slab	Load bearing wall with RCC columns, Beams and Slab
2	Finish	External	Sand Face plaster with exterior paint oil bound Distemper and Cornice in Drawing room	Sand Face plaster with exterior paint Distemper on Interior walls
3	Flooring	Interior Floor	Mirror polished vitrified porcelain tiles (excluding toilets)	Ceramic Tiles (excluding staircase & toilets)
		Staircase	Tiles/Stones	Tiles/Stones
		Car parking space	Mosaic Floor/Tiles	Mosaic Floor/Tiles
		Toilet	Nonskid Glazed ceramic floor tiles & designer tiles on wall up to 7 feet height	Nonskid Glazed ceramic floor tiles on wall up to 5 feet height
4	Kitchen	24" wide working platform with Baroda Green Or Equivalent. Tiles up to 24" height above platform.	24" wide working platform with Baroda Green Or Equivalent. Tiles up to 24" height above platform.	
5	Doors	Painted Saal wood Chalkhat, laminate panelled/Modular doors	Painted Saal wood Chalkhat, laminate panelled/Modular doors	
6	Windows	Glazed window shutters with openable jali shutters on all outer openings.	Glazed window shutters with openable jali shutters on all outer openings.	
7	Staircase	MS Hollow steel D pipe railing.	MS Hollow steel D pipe railing.	
8	Ancillary Spaces	Pooja space, utility space for washing machine with all added to meet your need and comfort	Pooja space, utility space for washing machine with all added to meet your need and comfort	
9	Sanitary			
		Fixtures	Indian/European style W.C. Wall mounted Wash Basin Hot & cold taps & Stainless steel sink in kitchen	Indian/European style W.C. Wall mounted Wash Basin Hot & cold taps & Stainless steel sink in kitchen
		Fittings	A Class Chrome plated brass fittings	A Class Chrome plated brass fittings
10	Electrical	a) Toilet	One tap for washbasin, one point from for cistern near W.C. and one point for geyser in First floor Toilet & Shower in both Toilets	One tap for washbasin, one point from for cistern near W.C. and one point for geyser in First floor Toilet & Shower in both Toilets
		b) Kitchen	One tap point for fresh water, One tap point from O.H.T	One tap point for fresh water, One tap point from O.H.T
		c) Courtyard	One tap point in front lawn and rear courtyard	One tap point in front lawn and rear courtyard
		Fixtures	PVC conduits, multi strand fire - resistant electrical cable and inverter line in each room	PVC conduits, multi strand fire - resistant electrical cable and inverter line in each room
		a) Drawing/Dining/ Lobby/Bedrooms	One fan point in Drawing/Dining/Bedroom, Two light points in drawing/bedrooms, one Light point in lobby, one light point in staircase controlled by two way switches, door bell in drawing, One 6 Amp point each in all rooms, one telephone point in drawing, A/C point in Master bedrooms, T.V. point in Drawing	One fan point in Drawing/Dining/Bedroom, Two light points in drawing/bedrooms, one Light point in lobby, one light point in staircase controlled by two way switches, door bell in drawing, One 6 Amp point each in all rooms, one telephone point in drawing, A/C point in Master bedrooms, T.V. point in Drawing
		b) Kitchen	One 6 amp point for refrigerator, one 6 amp point for mixer grinder, one exhaust fan point. One light point	One 6 amp point for refrigerator, one 6 amp point for mixer grinder, one exhaust fan point. One light point
		c) Toilet	One light point, one 16 amp point for geyser in First floor Toilet	One light point, one 16 amp point for geyser in First floor Toilet
		d) Front Lawn/ Back Courtyard/ Staircase	One gate lamp point, one light point in front lawn/back courtyard/staircase, one 16 amp point in back courtyard for washing, one 6 amp point in front lawn.	One gate lamp point, one light point in front lawn/back courtyard/staircase, one 16 amp point in back courtyard for washing, one 6 amp point in front lawn.

Note : Cost of Club membership and annual maintenance charges for Roads, Drains, external landscaping, lighting, water pump, generator for essential services & security services shall be charged extra. * MANAGEMENT RESERVES THE RIGHTS TO AMEND / CHANGE MENTIONED IN THE BROCHURE.