MIGLANI

ON THE EDGE OF A GOLF COURSE BUT EASILY WITHIN YOUR BUDGET

Imagine a stylish retreat overlooking a golf course. A place where picturesque views of the riverside leads your day. And by the evening you can entertain guests in your private outdoor space. This is Bally Ha'i, where style abounds. Just a few kms from Delhi and right across the Hindon river, Bally Ha'i occupies the prime riverside golf location in India's largest regeneration area, a brand new district in the heart of Noida.

BALLY HA'I

2/3 BHK Homes, Sportscity, Adjoining, Techzone IV, Gr. Noida (West)

Amity University

Delhi Public School, Noida

Spice Mall

Wave Mall

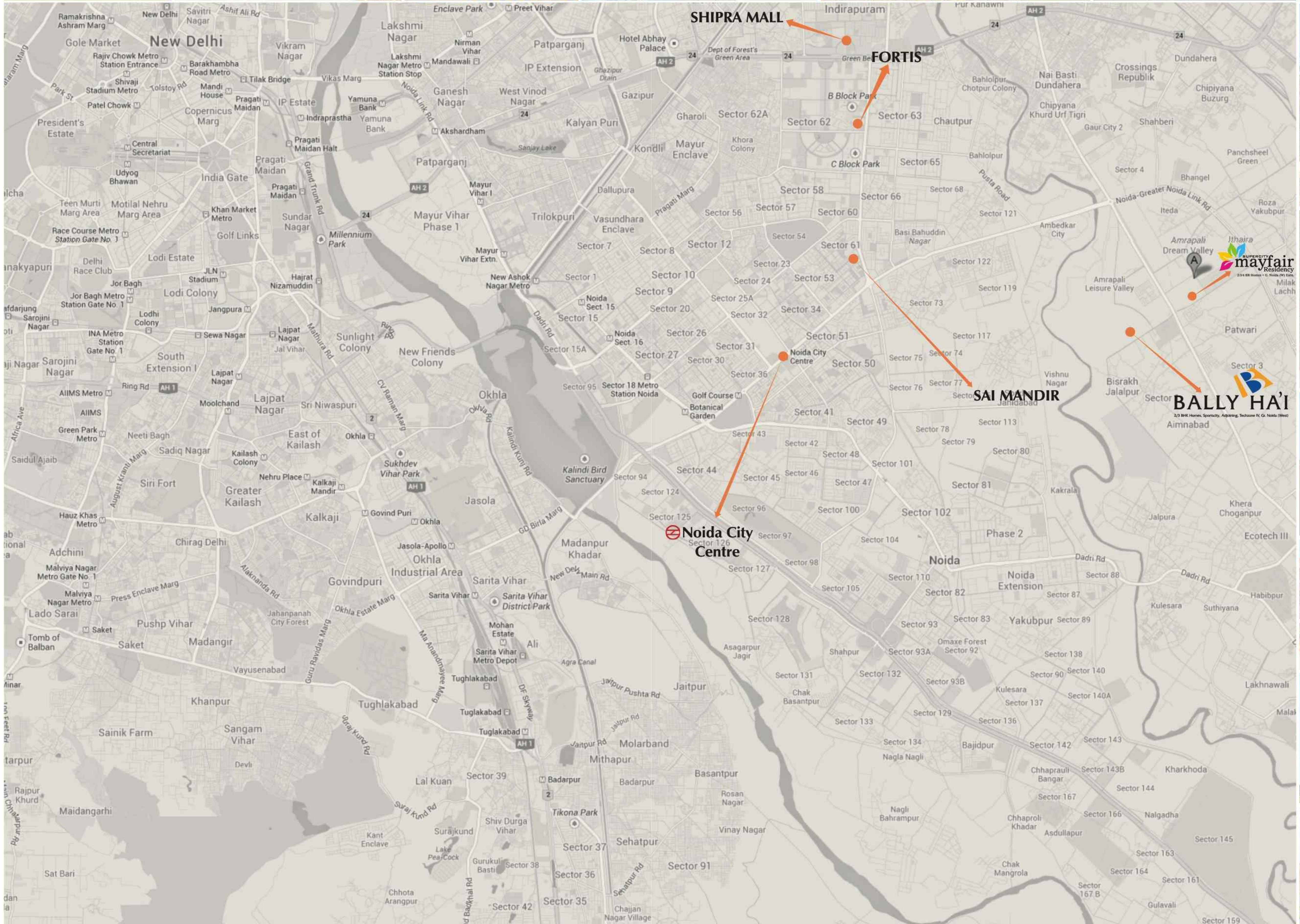
DLF Mall

The Great India Place

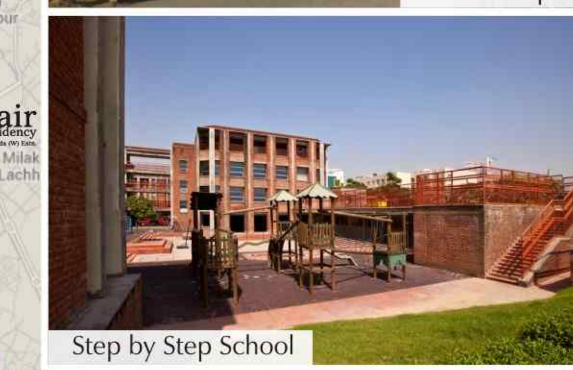
Shipra Mall

Bally Ha'i is strategically located at the new cynosure of elite living: Gr. Noida (W). Buzzing with infrastructure development and bursting with premium residential, commercial, industrial and retail projects, Gr. Noida (West) is the place to be. It's totally active with resourceful developments and is very well connected to major landmarks of Delhi, Noida and Ghaziabad. Further, easy access to prominent schools, hospitals, recreation hubs and work places in the NCR make it a destination of choice.

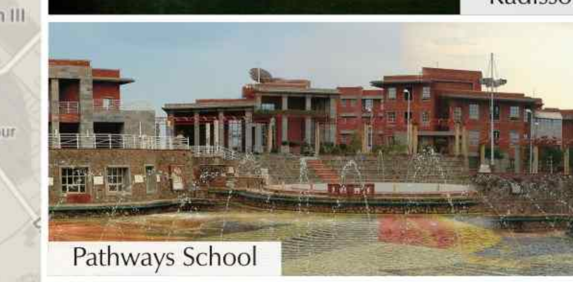
Fortis Hospital: 7 km
Noida City Center Metro Station: 8 km
DND Maha Maya Flyover: 15 km
AMITY University: 16 km
Anand Vihar: 17 km
Apollo Hospital: 19 km
AIIMS: 25 km
Rajiv Chock: 28 km
India Gate: 29 km



Fortis Hospital


Step by Step School

Radisson


Pathways School

Sarvotamm Engg. College

GBU School of Biotechnology

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Bally Ha'i fulfills all the aspirations and expectations of its customers with regard to the location, standard of construction, design ethics, product quality and the best of facilities. To add to the charm, this ace residential project ensures that the buildings at Bally Ha'i will use energy, water, light and other resources more efficiently and reduce the overall impact on the environment in the long future.

The project is located on the East Bank regeneration area which spans 5000 acres, which is more than four times the size of any other development. The largest regeneration project in U.P. is important not just to the local vicinity but to Delhi as a whole. Ballyhai offers an exclusive opportunity to acquire a residential property in this extraordinary new district, allowing you to enjoy the rewards of riverside living in the centre of Gr. Noida West.

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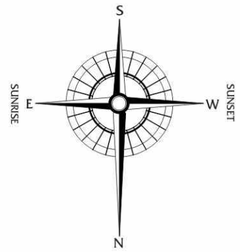
SITE LAYOUT



- Golf Side Walk
- Private Garden
- Water Feature
- Inside Park
- Swimming pool
- Mediation Room
- Gym
- Creche
- Retail/Convenience Store
- Basement Car Park Entrance
- Visitor Parking
- Lawned Area
- Water Feature
- Ampi Theater
- Walking Track

2 Bedroom + 2 Toilet
3 Bedroom + 2 Toilet
3 Bedroom + 3 Toilet

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FLOOR PLAN

BALLY HA'I

2 Bedrooms + 2 Toilets
Super Area : 954 sq. ft.

- 2 Bedrooms
- 1 Drawing/Dining
- 2 Toilets
- 4 Balconies
- 1 Kitchen

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FLOOR PLAN

BALLY HA'I

3 Bedrooms + 2 Toilets
Super Area : 1283 sq. ft.

- 3 Bedrooms
- 1 Drawing/Dining
- 2 Toilets
- 3 Balconies
- 1 Kitchen

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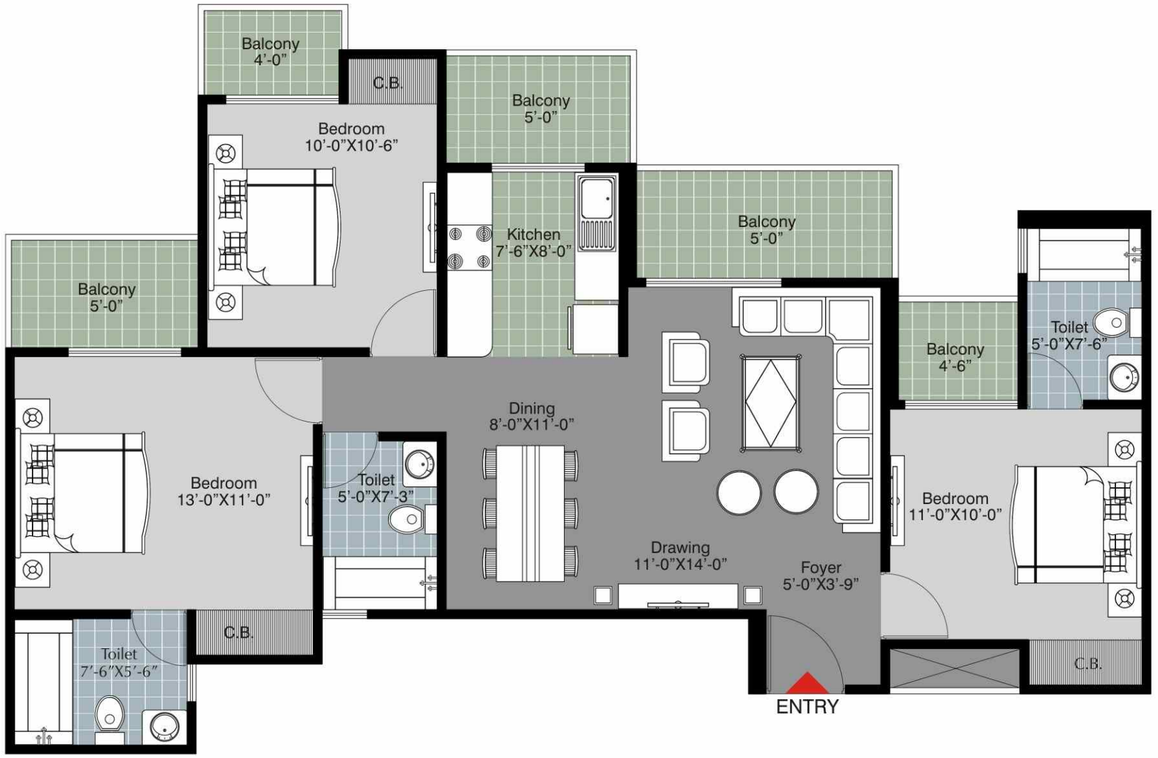
FLOOR PLAN

3 Bedrooms + 3 Toilets
Super Area : 1507 sq. ft.

- 3 Bedrooms
- 1 Drawing/Dining
- 3 Toilets
- 5 Balconies
- 1 Kitchen



BALLY HA'I

THE ARCHITECT

Deepak Mehta is a well known architect in India with an experience of nearly 25 years. He worked as an associate with renowned national & international architects. His immaculate work in the field of architecture has been recognized by many awards and accolades. He has many famous projects to his credit and has served various corporate groups, leading developers and builders in India.

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INVITING OUTDOORS

Stroll along the golf course, through sunlit parks and private water gardens, past the clubhouse and stop to relax for a while at the poolside. Or choose between a round of golf with friends on your own virtual course or the latest movie in the club theater before retiring for a coffee in the cafeteria. Here the outdoors provide you endless choices of a relaxed, fulfilling and stylish lifestyle.

COMFORTING INDOORS

The indoors are absolutely stylish complete with contemporary luxuries. Each apartment is ensured with privacy as there are only four flats in each corner of an apartment floor.
Each flat is complete with spacious drawing cum dining room, bedrooms, balcony, a private outdoor space, high quality amenities and the finest uninterrupted views anywhere in Greater Noida West.

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SPECIFICATIONS

Flooring:

- Vitrified tiles 2′ X 2′ in Drawing Room, Kitchen and two Bedrooms
- Ceramic anti skid tiles in Bathrooms and Balconies

Walls & Ceiling Finish:

- Finished walls & ceiling with OBD in pleasing shades

Kitchen:

- Granite working top with stainless steel sink
- 2′-0′ dado above the working top and 5′-0′ from the floor level on remaining walls by ceramic tiles

Toilets:

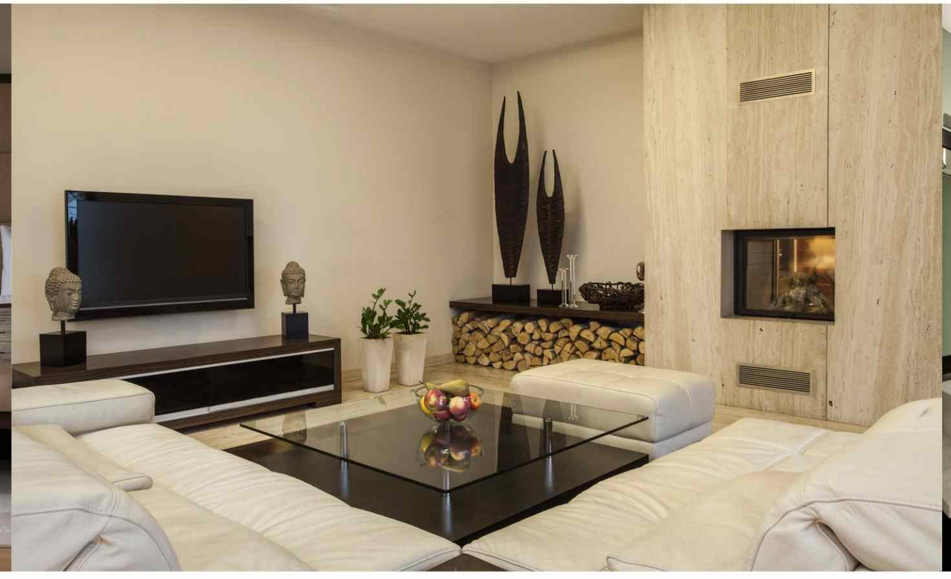
- Ceramic tiles on walls up to door level
- White Sanitary ware with EWC, CP fittings

Doors and Windows:

- Outer doors and windows aluminum powder coated /UPVC
- Internal doors frames of Marandi or equivalent wood
- Internal door made of painted flushdoor shutters
- Main entry door frame of Marandi or equivalent wood with skin moulded door shutter
- Good quality MS hardware fittings

Electrical:

- Copper wire in PVC conduits with MCB supported circuits.
- Adequate number of electrical points as per residential units
- Only provision of internal wiring for one land-line connection having provision for intercom



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MIGLANI

WE DESIGN DREAMS

Miglani Group is one of the foremost real estate investment and development company, focused on large scale projects across Delhi- NCR. One of the things that distinguish the company from many other developers is the depth of involvement. We at Miglani, expect to take a project from the birth of an idea until its full completion, leading and managing the process every step of the way. And we remain fully committed to our projects, through our management teams, long after the last unit has been sold. Perhaps the most important of all, we never forget that we're building for people. If anything can be said to characterise a Miglani creation, it would be its "human dimension". We create buildings that make a positive, sustainable and lasting impact on the landscape that will be a benchmark in the real estate industry.

FEW OF OUR DELIVERED PROJECTS

Saini Enclave, Delhi

Sarita Vihar, Delhi

IRCTC, Noida

BirlaSoft, Noida

ONGOING PROJECTS

Ballyhai

Mayfair Residency

UP COMING PROJECT

Vasundhara

MIGLANI

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