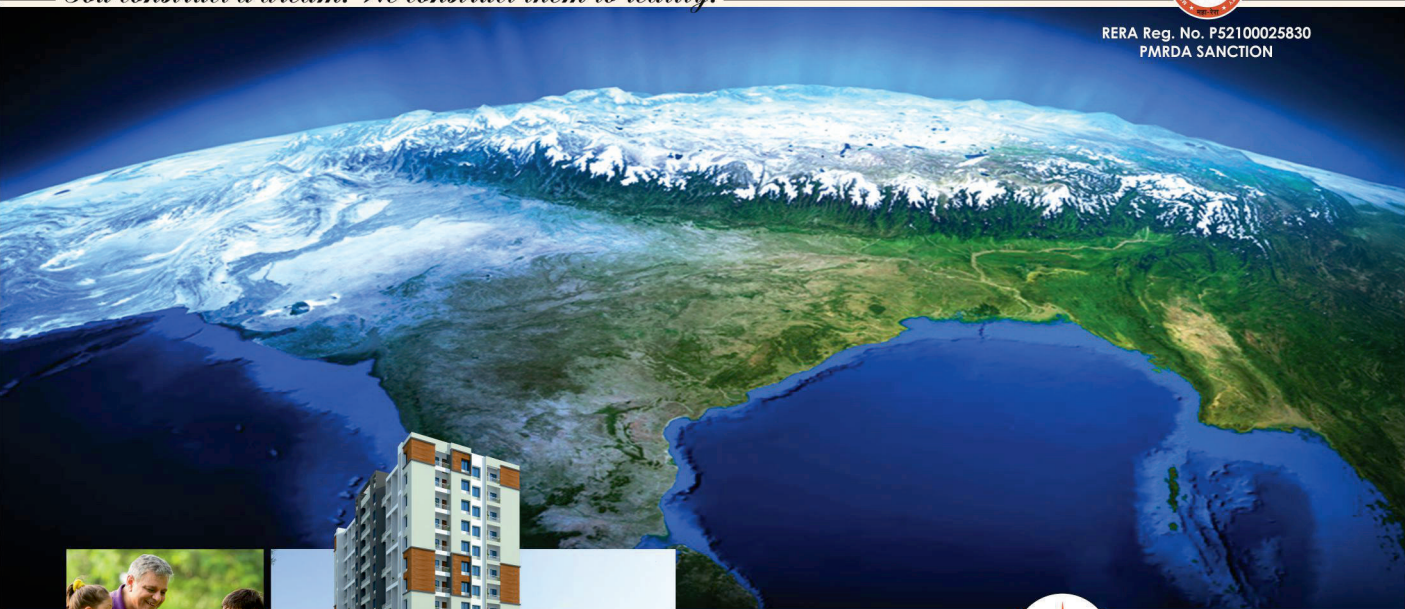


You construct a dream. We construct them to reality.



RERA Reg. No. P52100025830
PMRDA SANCTION



A PROJECT BY - JAY BALAJI DEVELOPERS



Phase II
Balaji Vishwa

1 & 2 BHK PREMIUM APRT. @ NARHE



Exclusive Amenities:

- Temple.
- Security Cabin at Main Entrance.
- C.C.T.V Camera For Parking Areas.
- Generator Backup for Lift , Water Pumps & Common Area.
- Fire Fighting System With Refuge Area.
- Solar Water Heating System.
- Rain Water Harvesting.
- Club House With Gymnasium.
- Beautiful Landscape Garden.
- Children's Play Area.
- Sanitation Facility For Drivers, Servants & Society Staff.
- Modern Elevation.
- Project With Natural Beauty.
- Letter Box With Name Plate.
- Pollution Free Environment.
- Spaces Parking.
- Loan Facility Available.
- School, Colleges, Hospitals & Bus Stop At Near Short Distance From Land Mark And Much More.



CCTV Camera



Hills



Highway



Education Hub



Bus Stop



Perfect Ventilation



Lively Light



Smart Space



Rain Water Harvesting



Lift With Backup



PHASE-I



Specifications

STRUCTURE:

- . Earthquake Resistant R.C.C. Framed Structure.

WALLS & CEILING:

- . All External & Internal Walls In 6" Thk AAC Blocks.
- . External Walls Finished With Double Coat Cement Plaster.
- . Internal Walls & Ceiling Finished With Smooth Coating of Gypsum/neeru.

FLOORING:

- . 24"X24" Vitrified Tiles In Entire Flat.
- . Anti Skid Ceramic Tiles For Toilets.
- . Rustic Tiles For Terraces.



Balaji Vishwa Phase II
1&2 BHK PREMIUM APT. @ NARHE

KITCHEN:

- . Black Granite Kitchen Platform With Stainless Steel Sink
- . Full Height Glazed Tiles Dado.
- . Provision For Water Purifier & Exhaust Fan

TOILET:

- . Full Height Glazed Tiles Dado For Toilets.
- . 4'0" Height Glazed Tiles Dado For W/C.
- . Concealed Plumbing With Branded C.P. Fittings.
- . Branded Sanitary Fittings
- . Floor Mounted Commode For Toilets.
- . Solar Water Connection In Toilet.
- . Provision For Exhaust Fan & Geyser.

UTILITY:

- . Provision For Washing Machine

WINDOWS:

- . Three Track Powder Coated Aluminium Sliding Windows With Mosquito Net Except Toilet Windows.
- . Granite Window Sill.

DOORS & DOORFRAMES:

- . Designer Main Door With Premium Quality Fittings.
- . Plywood Doorframe With Laminate For Main Door.
- . All Internal Flush Doors With Paper Laminate & Cylindrical Knob.
- . Three Track Powder Coated Aluminium Sliding Door With Mosquito Net For Terraces.
- . GI / Granite Door Frame For Bedroom & Balcony.

ELECTRICALS:

- . T.V. & Telephone Points In Living Room.
- . Provision For Split A.C. In Bedroom.
- . Concealed Electrification With Polycab Wire & Anchor/Roma Switches.
- . Provision For Inverter.

PAINTS WALLS:

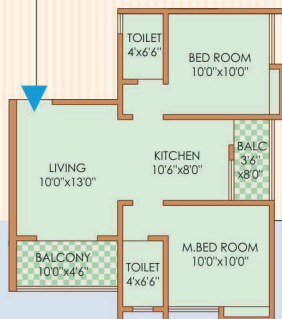
- . External Walls With Ace & Apex Paint.
- . Internal Walls With Acrylic OBD paint.

PLUMBING:

- . Internal Concealed Plumbing With CPVC/UPVC Pipe.
- . External Plumbing With UPVC/CPVC Pipe & SWR Pipes.
- . ISI Mark Fittings.



2 BHK CUT VIEW



Balaji Vishwa

Phase II
1 & 2 BHK PREMIUM APRT. @ NARHE

A	Entrance
B	Living Room
C	Balcony
D	Kitchen
E	Bath
F	W.C
G	Bedroom
H	M. Bedroom
I	Toilet
J	Terrace

1 BHK CUT VIEW





1ST, 3RD, 5TH, 7TH, 9TH & 11TH FLOOR PLAN

AREA STATEMENT IN SQ.M

FLAT NO.	TYPE	CARPET AREA IN SQ.M (A)	TERRACE AREA IN SQ.M (B)	OPEN BALC AREA IN SQ.M (C)	TOTAL AREA IN SQ.M (A+B+C+D)	TOTAL AREA IN SQ.FT (10.764)
101, 301, 501, 701, 901, 1101. / 110, 310, 510, 710, 910, 1110.	1BHK	38.42	4.65	2.60	45.67 SQ.M	491.59 SQ.FT.
102, 302, 502, 702, 902, 1102. / 109, 309, 509, 709, 909, 1109.	2BHK	55.49	----	7.41	62.90 SQ.M	677.06 SQ.FT.
103, 303, 503, 703, 903, 1103. / 108, 308, 508, 708, 908, 1108.	2BHK	49.82	----	6.78	56.60 SQ.M	609.24 SQ.FT.
104, 304, 504, 704, 904, 1104. / 107, 307, 507, 707, 907, 1107.	1BHK	38.75	4.18	2.60	45.53 SQ.M	490.08 SQ.FT.
105, 305, 505, 705, 905, 1105. / 106, 306, 506, 706, 906, 1106.	1BHK	37.30	----	6.32	43.62 SQ.M	469.53 SQ.FT.





2ND, 4TH, 6TH, 10TH & 12TH FLOOR PLAN

AREA STATEMENT IN SQ.M

FLAT NO.	TYPE	CARPET AREA IN SQ.M (A)	TERRACE AREA IN SQ.M (B)	OPEN BALC AREA IN SQ.M (C)	TOTAL AREA IN SQ.M (A+B+C+D)	TOTAL AREA IN SQ.FT (10.764)
201, 401, 601, 1001, 1201. / 210, 410, 610, 1010, 1210.	1BHK	38.42	4.49	2.60	45.51 SQ.M	489.87 SQ.FT
202, 402, 602, 1002, 1202. / 209, 409, 609, 1009, 1209.	2BHK	55.49	----	7.41	62.90 SQ.M	677.06 SQ.FT
203, 403, 603, 1003, 1203. / 208, 408, 608, 1008, 1208.	2BHK	49.82	----	6.78	56.60 SQ.M	609.24 SQ.FT
204, 404, 604, 1004, 1204. / 207, 407, 607, 1007, 1207.	1BHK	38.75	4.18	2.60	45.53 SQ.M	490.08 SQ.FT
205, 405, 605, 1005, 1205. / 206, 406, 606, 1006, 1206.	1BHK	37.30	----	6.32	43.62 SQ.M	469.53 SQ.FT

Note: 12 TH Floor Shown in Brochure will Possibility





FLAT NO.	TYPE	CARPET AREA IN SQ.M (A)	TERRACE AREA IN SQ.M (B)	OPEN BALC AREA IN SQ.M (C)	TOTAL AREA IN SQ.M (A+B+C+D)	TOTAL AREA IN SQ.FT (10.764)
801 / 810	1BHK	38.42	4.49	2.60	45.51 SQ.M	489.87 SQ.FT
802 / 809	2BHK	55.49	----	7.41	62.90 SQ.M	677.06 SQ.FT
803	2BHK	53.15	----	6.78	59.93 SQ.M	645.09 SQ.FT
805 / 806	1BHK	37.30	----	6.32	43.62 SQ.M	469.53 SQ.FT
807	1BHK	38.75	4.18	2.60	45.53 SQ.M	490.08 SQ.FT
808	2 BHK	49.82	----	6.78	56.60 SQ.M	609.24 SQ.FT



Balaji Vishwa Phase II
1 & 2 BHK PREMIUM APARTS IN NARAYAN





Key Distance

Mumbai Pune Bypass : 0.5 km
 School & College : 0 km
 Education Hub : 0 km
 Navale Hospital : 1 km
 Abhiruchi Mall : 3 km
 Swargate : 8 km

Katraj : 3 km
 Chandni Chowk : 7 km
 Kothrud : 7 km
 Warje : 4 km
 Bus Stop : 0.5 Km
 Petrol Pump : 1 Km

Architects-

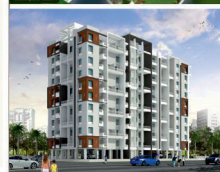
Walhekar & Associates

R.C.C.-

Shankar Bade & Associates

Legal Advisor-

Ad. Ajit Dighe



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