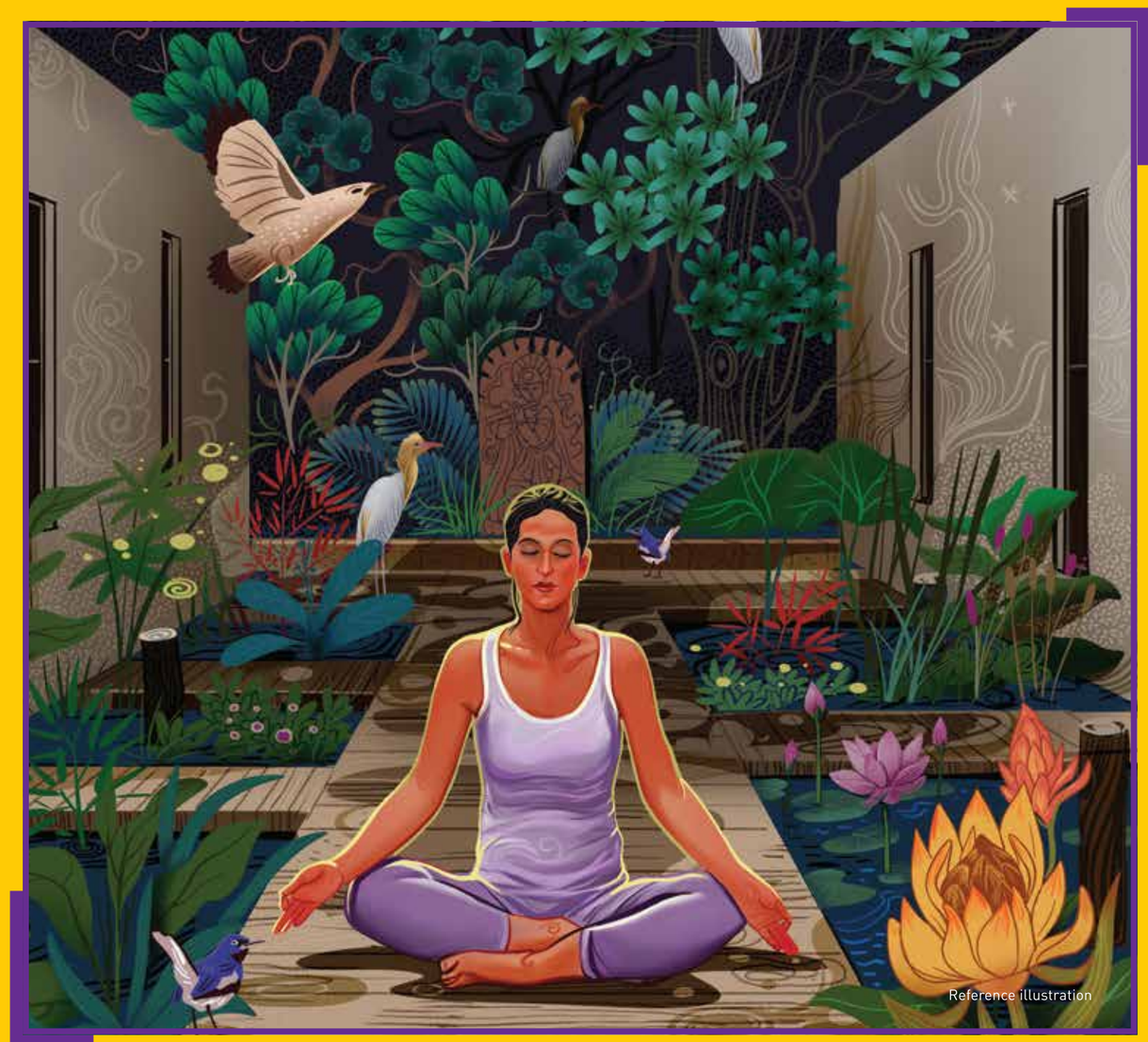
PURANIK'S™

Rumah Bali

GB Road, Thane (W)

Enjoy the bliss of a Balinese lifestyle



1 & 2 BHK Homes

with Balinese-themed landscape

A journey studded with milestones

Established in **1990** as Puranik Builders Limited

19 Ongoing projects **12.58 Lakhs sq. mt.**
Under Development

Presence in Pune, Lonavala, Neral & Thane

50 Completed projects
6.01 Lakhs sq. mt. developed.

17 Upcoming projects **12.63 Lakhs sq. mt.**

Trusted by thousands of happy Customers



Pune, Lonavala & Neral

Ongoing Projects



Puraniks Abitante Fiore - **Pune**



Puraniks Sayama - **Lonavala**



Puraniks Aldea - **Pune**



Puraniks City Neral - **Neral**



Thane

Ongoing Projects

Puraniks Rumah Bali



Artist's Impression

Puraniks Tokyo Bay



Artist's Impression

Puraniks Unicorn



Artist's Impression

Puraniks Ikigai



Artist's Impression

Puraniks Grand Central



Artist's Impression

Dreams

Delivered

Kanchan Pushp - **GB Road, Thane**



Puranik City - **GB Road, Thane**



Kavyadhara - **GB Road, Thane**



Zeneeth - **Mulund**



Puraniks City Reserva - **GB Road, Thane**



Bali in Thane

Puranik's Rumah Bali, a Balinese marvel is already introduced to Thane residents. Today, many happy residents are enjoying the Balinese lifestyle with amazing amenities along with breathtaking views from some of the tallest towers on Ghodbunder Road.



Reference illustration



Artist's Impression

LAUNCHING

Megah & Santai

Our new
37 storeyed tower

Here's everything homebuyers are looking for and more.
A distinct identity, mesmerizing aesthetics, a combination of luxury, comfort and convenience, topped with unmatched appreciation.

1 & 2 BHK Homes with Balinese-themed landscape

Magnificent Location

Rumah Bali is smartly located amidst most city attractions and conveniences, accessible within minutes, thanks to the multi-lane Ghodbunder Road, which links it to the Eastern and Western Express Highway.



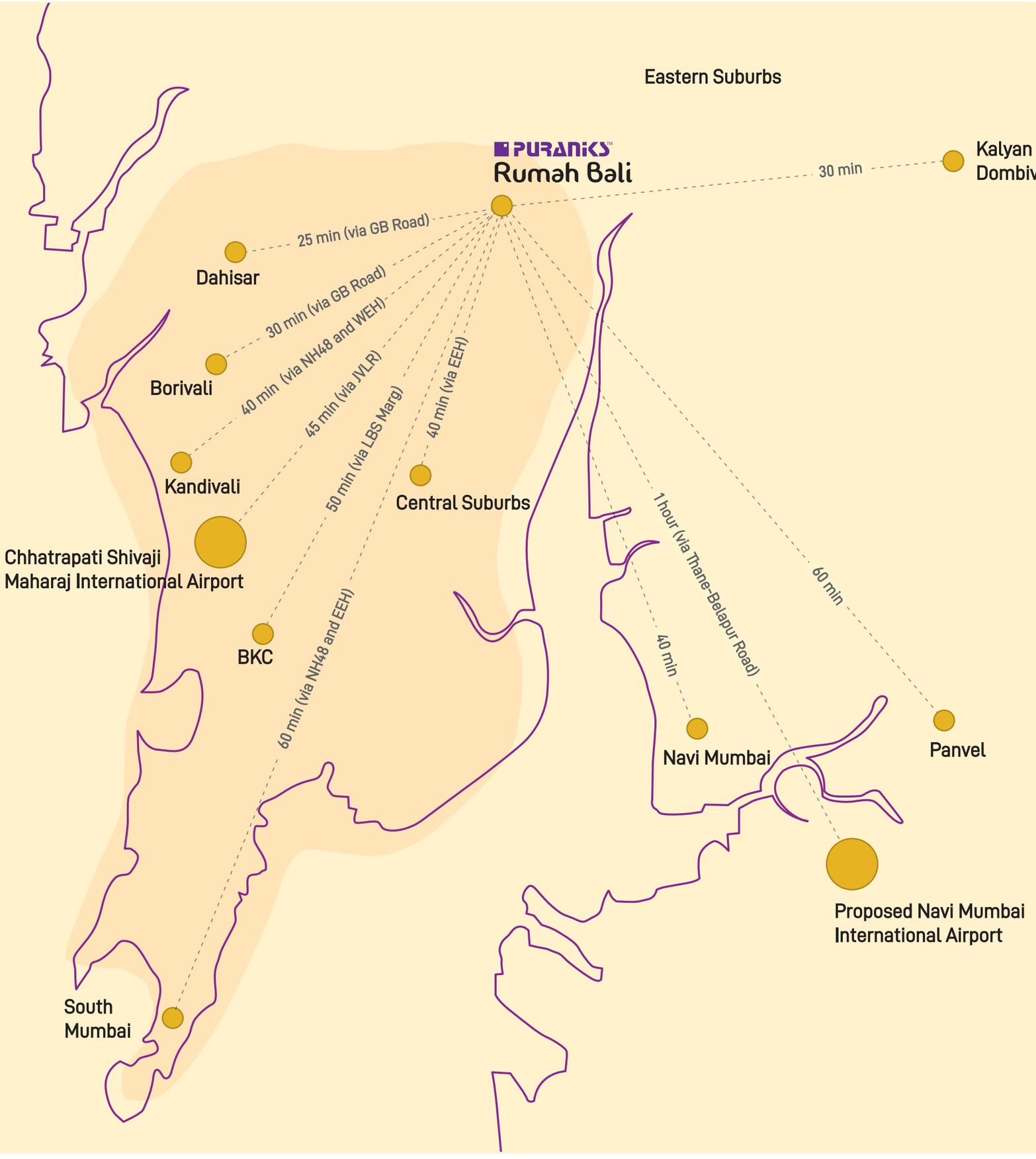
- Vedant Hospital (Tieten Medicity) **1.2 Km**
- Hypercity Mall **1.6 Km**
- D-Mart **2.6 Km**
- Euro School **3.2 Km**
- HDFC Bank **1.5 Km**
- SBI Bank **3.3 Km**
- Fountain Hotel **7.3 Km**

Map not to scale

Magnificent Connectivity

All poised to appreciate at a rapid pace,
as it's located in an advantageous location.
The project is centrally connected to the
western line right up to south Mumbai,
to the central line, to Navi Mumbai as well
as the eastern suburbs.

If there's anything that's truly well connected,
it's Rumah Bali.



Magnificent Future

The project is poised for magnificent appreciation with a progressive and futuristic infrastructure:



Reference image

Thane-Wadala Metro line 4 will be a gamechanger to connect Mumbai with Thane, covering a stretch of 32.32 km with 32 stations. **Metro line 4A** will be an extension of Metro line 4, from Kasarvadavali to Gaimukh area. Mumbai **Metro Line 10** connects Gaimukh to Shivaji Chowk (Mira Road)


Reference image

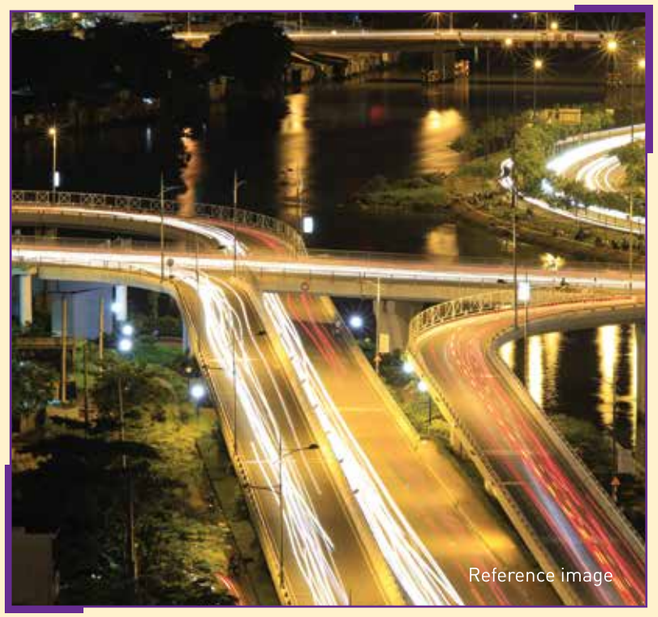
Thane-Borivali underground tunnel, a dedicated 11.8 km tunnel will help connect Borivali Western Express Highway to Tikuji-Ni-Wadi, Ghodbunder road in a matter of just 15 minutes


Reference image

Eastern Freeway Extension to Thane – This 14 km extension will ease traffic during rush hour between Eastern Suburbs and South Mumbai.



Coastal road – a 13 km coastal road is proposed from Kharegaon to Gaimukh. It will help decongest traffic on Ghodbunder road



Thane-Ghodbunder elevated corridor – The 4.4 km elevated road from Fountain Hotel on WEH to Gaimukh area will be a major connector



Flyovers – Commuters between Mumbai and Thane will be able to use three flyovers as an alternative route to exit the city limits. One at LBS Marg near Castle Mill, another at MG Road, Naupada and the third one at Vandana Talkies, Thane



Water Ways (proposed) will reduce travel time by up to one hour while connecting Thane with Vasai, Kalyan, Mumbai and Navi Mumbai

Magnificent Connectivity



Upcoming Metro

- Route-4
- Route-4A
- Route-5
- Propsed Route-10

Magnificent Appreciation

Metro corridors have resulted in a **10-15 percent** increase in land value within 500 meters
(Source: JLL)



Image for representation purpose only

Magnificent Amenities

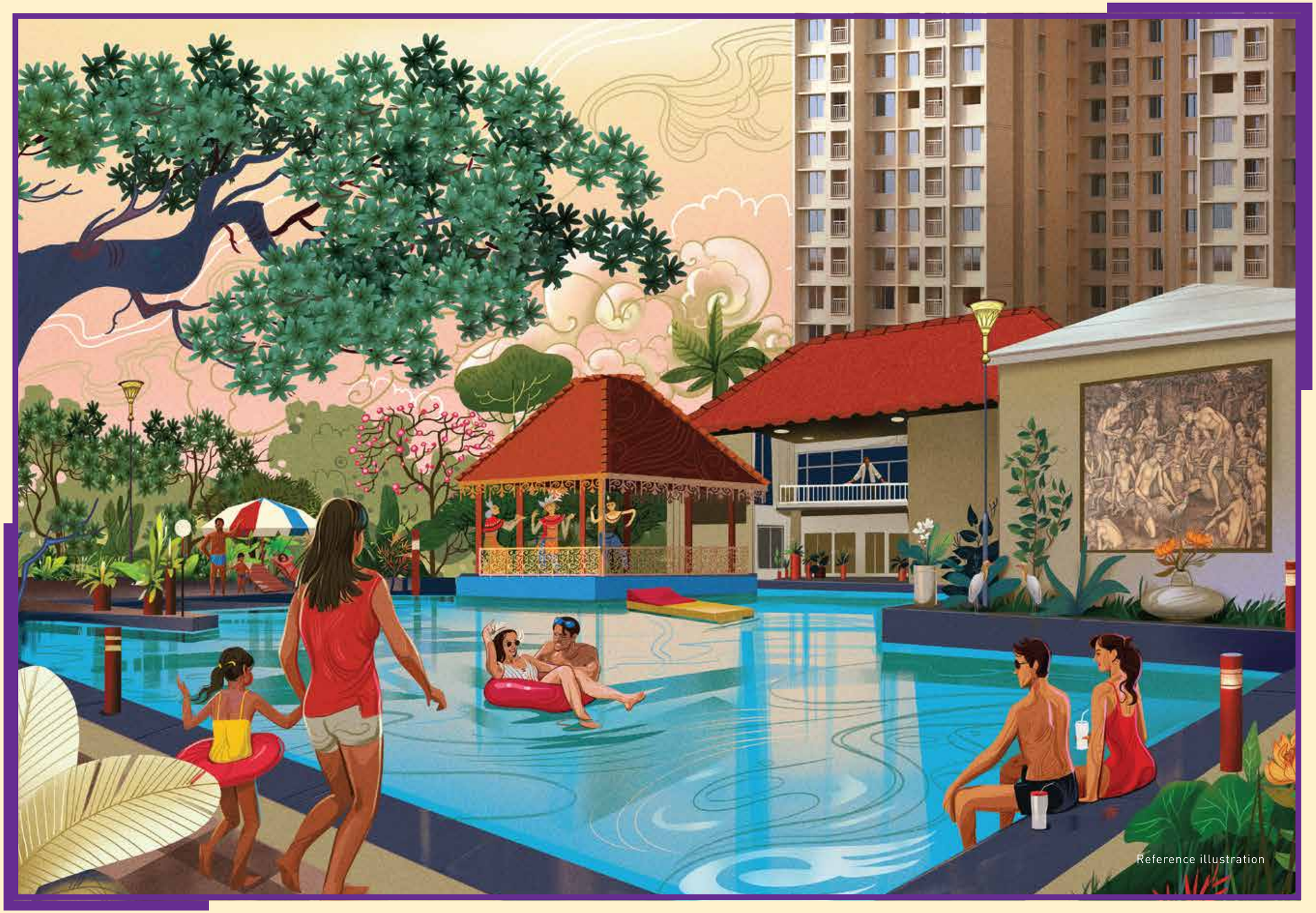
- TENNIS COURT
- YOUTH CORNER
- CRICKET PITCH
- OPEN LAWN
- AMPHITHEATRE
- ELDER'S NOOK
- CLUBHOUSE
- SWIMMING POOL
- PARTY LAWN
- BALES
- MEDITATION COURT
- ORCHID GARDEN
- PLUMERIA COURT
- CHILDREN'S PLAY AREA



Reference illustration



Artist's impression



Swimming pool



Reference illustration

Clubhouse

Plumeria Court



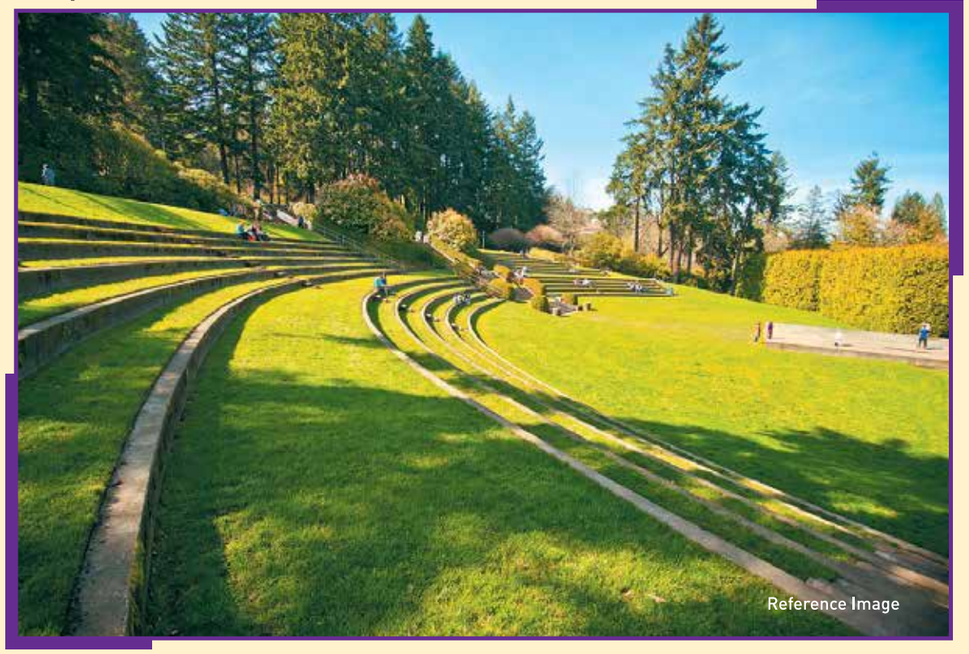
Elder's Nook



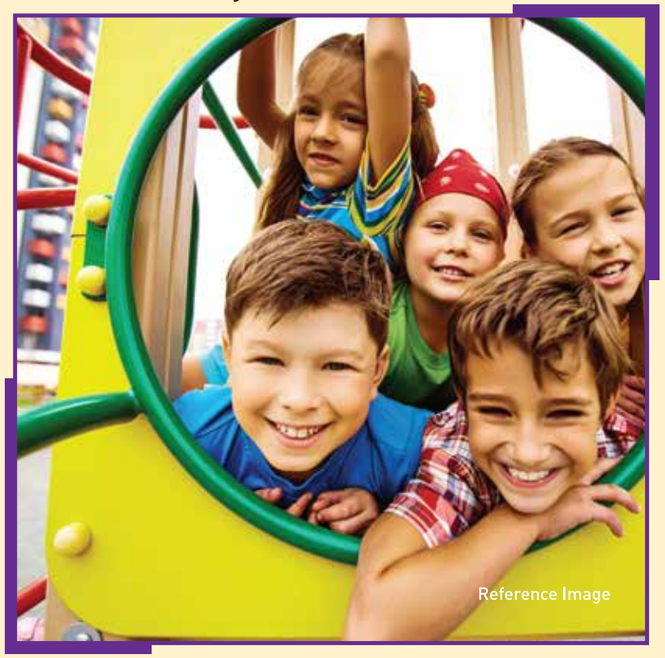
Orchid Garden



Amphitheatre



Children's Play Area



Tennis Court



Youth Corner



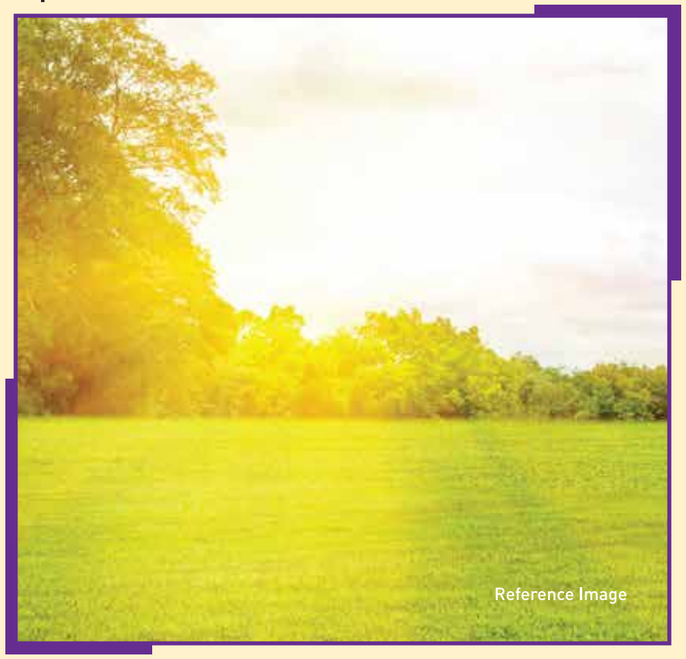
Cricket Pitch



Party Lawn



Open Lawn



Magnificent
Retail Boulevard

Top retail brands will vie for the premium space in this lifestyle retail boulevard to attract the gentry in the catchment area. This will be a cool hangout place for teeny boppers, a high-end shopping destination with top brands, beauty salons, fine dining restaurants, ice-cream parlours and cafés.



Artist's impression

Magnificent Apartments

The feeling of comfort comes with the right space you live in.

We thoughtfully planned every aspect of this project keeping in mind the needs and requirements of our customers.

- Vitrified tile flooring in all the rooms
- Polished Granite Kitchen Platform with Single Bowl (Without Drainboard) SS Sink Make
- 2' High Ceramic tiles Dado above the Kitchen Platform
- Use of good quality ceramic tiles
- Flush Door Shutter Laminate on both sides for the Main Door
- Flush Door Shutter Painted on both sides for the Bedroom Door
- Toilet Doors with Shutters and Frames
- Staircase & Shafts with Metal Doors
- Hardware fittings in the house
- CP and Sanitary fittings in the washrooms
- Conceded wiring with Modular electrical switches
- O.B.D Paint on Internal walls
- Waterproof Cement paint on External Walls
- 1 Passenger Lift, 1 Stretcher Lift & 1 Fire Evacuation Lift











Images for representation purpose only.

Magnificent Layout



LIST OF AMENITIES PHASE WISE

PHASE 1 (A1, A2, B1)

1. TENNIS COURT
2. YOUTH CORNER
3. CRICKET PITCH
4. OPEN LAWN

PHASE 2 (B2, B3)

5. CHILDREN'S PLAY AREA
6. AMPHITHEATRE
7. ELDER'S NOOK

PHASE 3 (TYPE C - WING A & WING B)

8. CLUBHOUSE
9. SWIMMING POOL
10. PARTY LAWN
11. BALES
12. MEDITATION COURT
13. ORCHID GARDEN
14. PLUMERIA COURT

PHASE 4 (A3, A4)

15. ENTRANCE GATE

Magnificent Floor Plan



TYPICAL FLOOR PLAN (GROUND / 3RD PODIUM TO 3RD ,5TH TO 8TH, 10TH TO 13TH, 15TH TO 18TH, 20TH TO 23RD, 25TH TO 28TH, 30TH TO 33RD, 35TH & 36TH FLOORS.)

BLDG- A4

BLDG.-'A4'						ARCHITECTURE PROJECTION (IN SQ.FT)		(IN SQ.FT)
FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)	LIVING	KITCHEN	S.DUCT AREA
01	1 BHK-A	28.331	2.295	30.626	329.658	---	11.366	---
02	1 BHK-A	28.331	2.295	30.626	329.658	---	11.366	---
03	2 BHK-B	45.473	---	45.473	489.471	20.085	11.861	10.462
04	1 BHK-A	28.331	2.295	30.626	329.658	---	11.366	---
05	1 BHK-F	29.548	2.295	31.843	342.758	---	11.366	---
06	1 BHK-C	28.702	2.295	30.997	333.651	---	11.366	---

BLDG- A3

BLDG.-'A3'						ARCHITECTURE PROJECTION (IN SQ.FT)		(IN SQ.FT)
FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)	LIVING	KITCHEN	S.DUCT AREA
01	1 BHK-A	28.331	2.295	30.626	329.658	---	11.366	---
02	1 BHK-A	28.331	2.295	30.626	329.658	---	11.366	---
03	1 BHK-B	29.431	2.493	31.924	343.630	---	11.366	---
04	2 BHK-D	46.931	---	46.931	505.165	20.731	11.851	10.344
05	2 BHK-E	45.836	---	45.836	493.378	20.731	11.851	8.729
06	2 BHK-B	45.473	---	45.473	489.471	20.085	11.861	10.462

N

Magnificent Floor Plan



BLDG- A4

REFUGE FLOOR PLAN 4TH, 9TH, 14TH, 19TH, 24TH, 29TH & 34TH FLOORS.

BLDG- A3

BLDG.-'A4'					
FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
01	1 BHK-A	REFUGE FLAT			
02	1 BHK-A	28.331	2.295	30.626	329.658
03	2 BHK-B	45.473	---	45.473	489.471
04	1 BHK-A	28.331	2.295	30.626	329.658
05	1 BHK-F	29.548	2.295	31.843	342.758
06	1 BHK-C	28.702	2.295	30.997	333.651

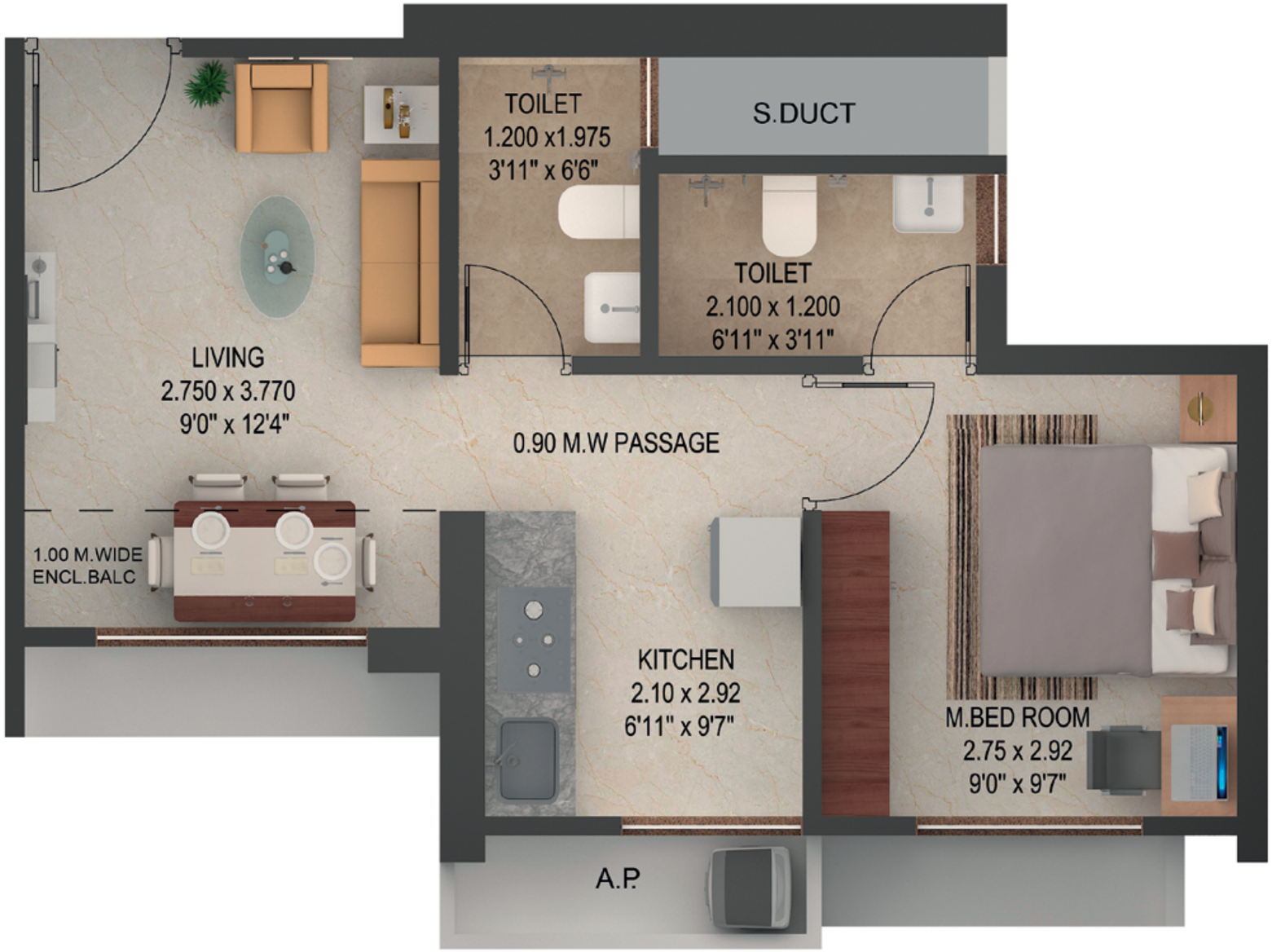
ARCHITECTURE PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
REFUGE FLAT		
---	11.366	---
20.085	11.861	10.462
---	11.366	---
---	11.366	---
---	11.366	---

BLDG.-'A3'					
FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
01	1 BHK-A	28.331	2.295	30.626	329.658
02	1 BHK-A	REFUGE FLAT			
03	1 BHK-B	29.431	2.493	31.924	343.630
04	2 BHK-D	46.931	---	46.931	505.165
05	2 BHK-E	45.836	---	45.836	493.378
06	2 BHK-B	45.473	---	45.473	489.471

ARCHITECTURE PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---
REFUGE FLAT		
---	11.366	---
20.731	11.851	10.344
20.731	11.851	8.729
20.085	11.861	10.462

N

Magnificent Unit Plan



1 BHK FLAT A

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
01	1 BHK-A	28.331	2.295	30.626	329.658

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---

Magnificent 3D-Unit Plan

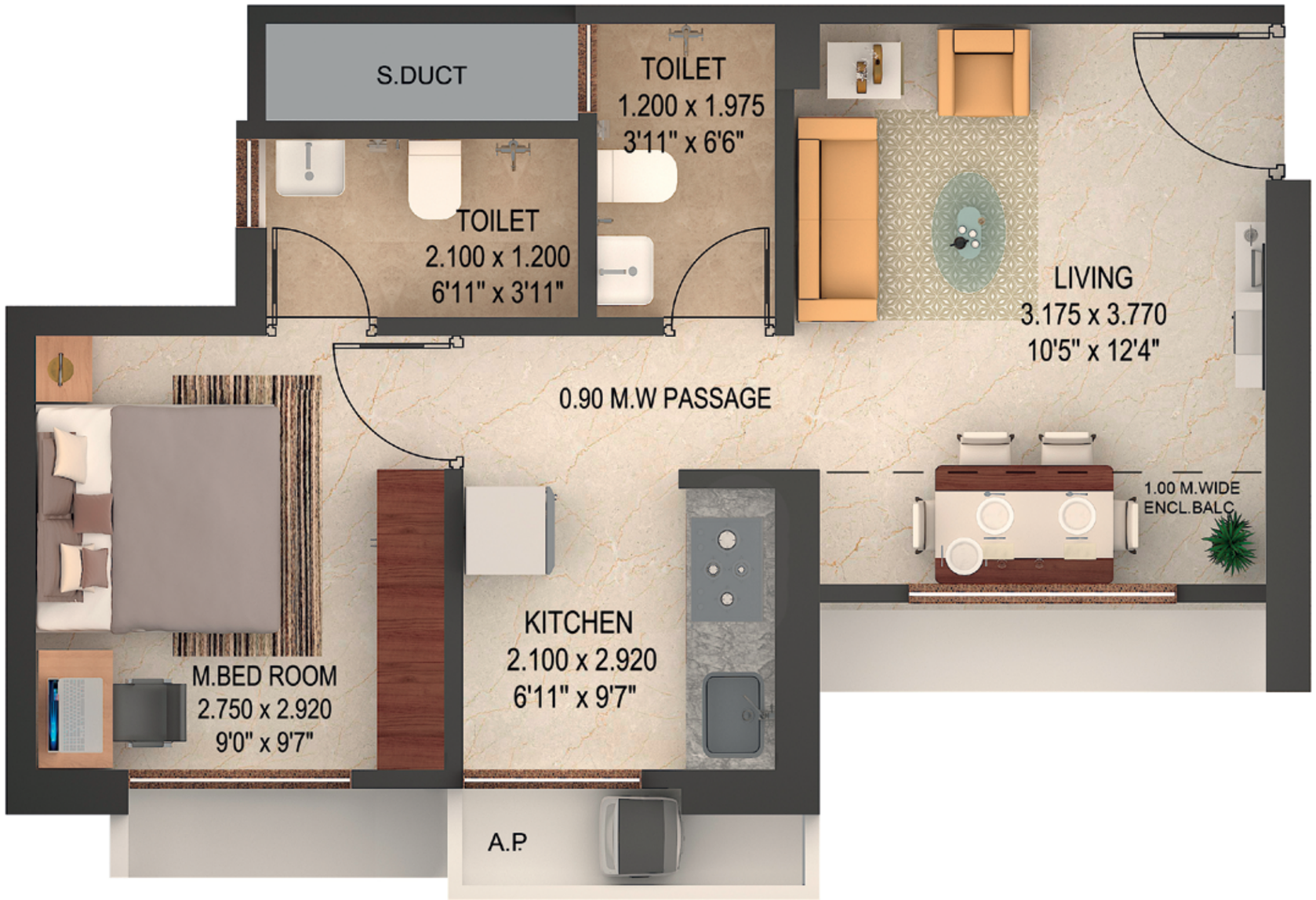


1 BHK FLAT A

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
01	1 BHK-A	28.331	2.295	30.626	329.658

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---

Magnificent Unit Plan



1 BHK FLAT B

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
03	1 BHK-B	29.431	2.493	31.924	343.630

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---

Magnificent 3D-Unit Plan

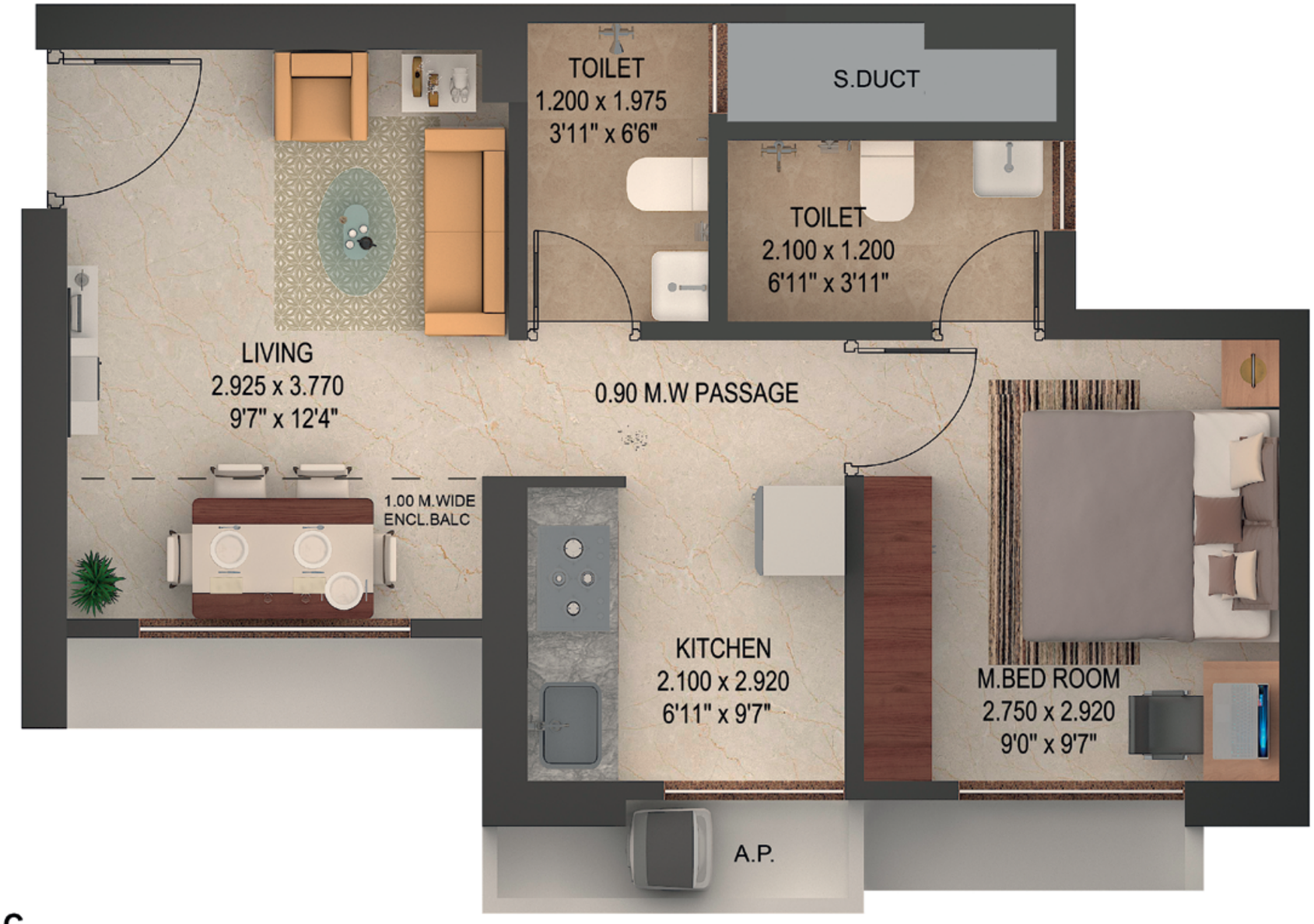


1 BHK FLAT B

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
03	1 BHK-B	29.431	2.493	31.924	343.630

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---

Magnificent Unit Plan



1 BHK TYPE C

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
06	1 BHK-C	28.702	2.295	30.997	333.651

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---

Magnificent 3D-Unit Plan



1 BHK TYPE C

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
06	1 BHK-C	28.702	2.295	30.997	333.651

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---

Magnificent Unit Plan



1 BHK TYPE F

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
05	1 BHK-F	29.548	2.295	31.843	342.758

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---

Magnificent 3D-Unit Plan



1 BHK TYPE F

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
05	1 BHK-F	29.548	2.295	31.843	342.758

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	11.366	---

Magnificent Unit Plan

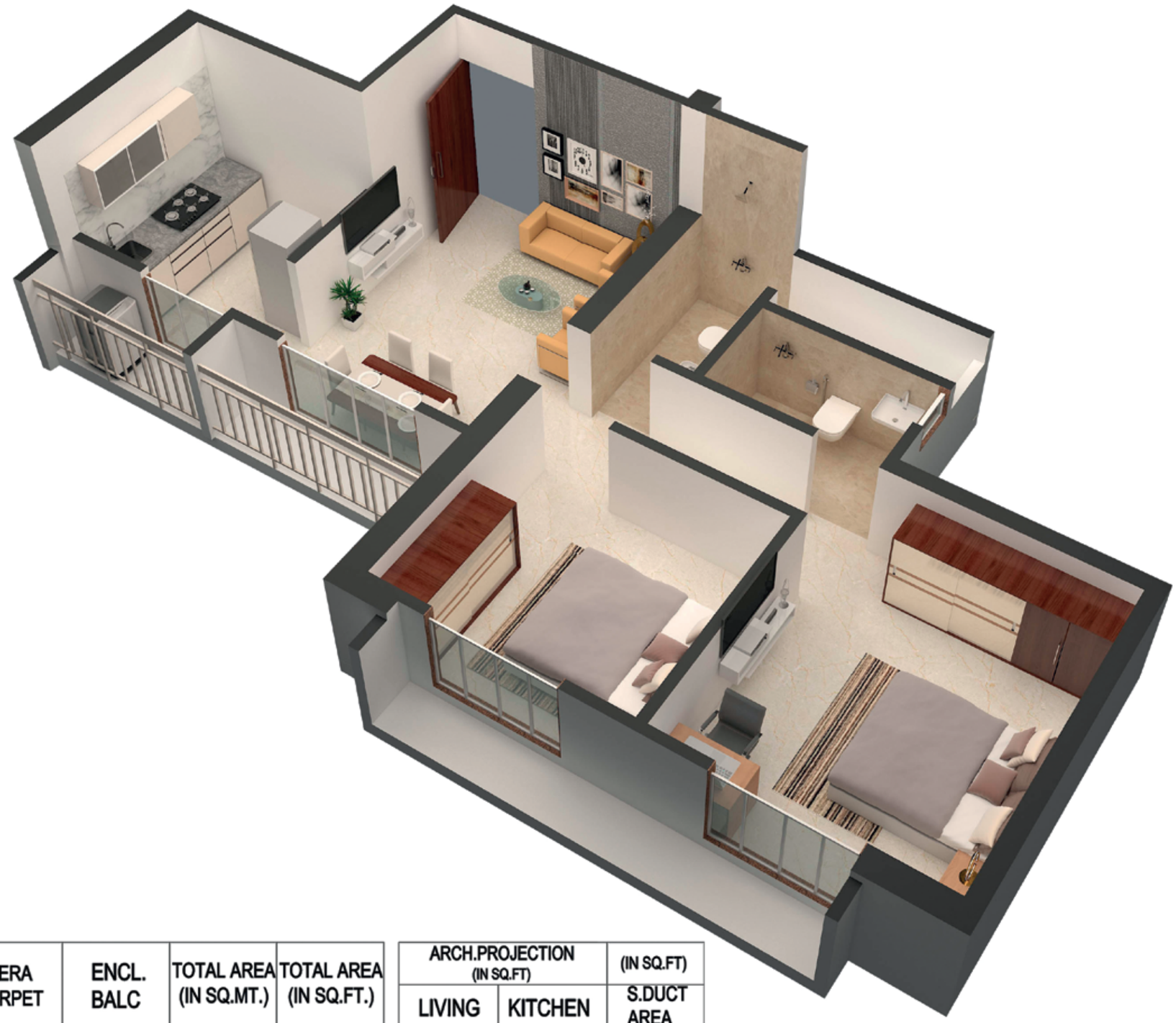


2 BHK TYPE B

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
03	2 BHK-B	45.473	---	45.473	489.471

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
20.085	11.861	10.462

Magnificent 3D-Unit Plan



2 BHK TYPE B

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
03	2 BHK-B	45.473	---	45.473	489.471

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
20.085	11.861	10.462

Magnificent Unit Plan



2 BHK TYPE D

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
04	2 BHK-D	46.931	---	46.931	505.165

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
20.731	11.851	10.344

Magnificent 3D-Unit Plan



2 BHK TYPE D

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
04	2 BHK-D	46.931	---	46.931	505.165

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
20.731	11.851	10.344

Magnificent Unit Plan



2 BHK TYPE E

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
05	2 BHK-E	45.836	---	45.836	493.378

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
20.731	11.851	8.729

Magnificent 3D-Unit Plan

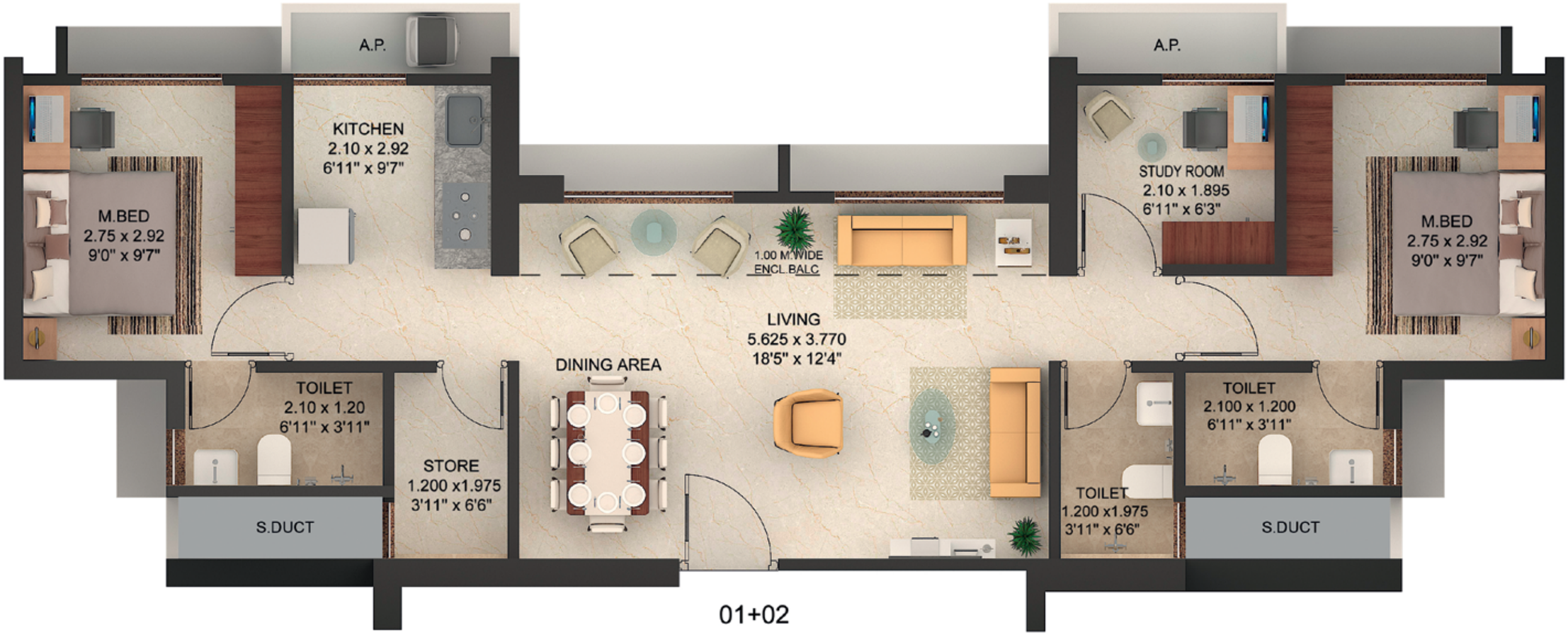


2 BHK TYPE E

FLAT NO.	UNIT	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
05	2 BHK-E	45.836	---	45.836	493.378

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
20.731	11.851	8.729

Magnificent Unit Plan



JODI FLAT

FLAT NO.	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
01+02	56.619	4.60	61.219	658.961

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
----	32.292	----

Magnificent 3D-Unit Plan



JODI FLAT

FLAT NO.	RERA CARPET	ENCL. BALC	TOTAL AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.FT.)
01+02	56.619	4.60	61.219	658.961

ARCH.PROJECTION (IN SQ.FT)		(IN SQ.FT)
LIVING	KITCHEN	S.DUCT AREA
---	32.292	---

JODI FLAT-RUMAH BALI A3-A4

PURANIKS®

Corporate Office: Puranik One, Near Kanchanpushpa Complex, Kavesar, Ghodbunder Road, Thane (W). 400 615. Tel: 022-2598 8888 | Web: www.puraniks.in

Sales Office: Rumah Bali, Bhayander Pada, Opp. Pousmatra Mandir, Ghodbunder Road, Thane (W). 400 615 | Email: sales@puraniks.in

The Project has been financed through Loan facility from Phoenix ARC Private Limited* and all the project assets and units have been mortgaged in favor of Beacon Trusteeship Limited (as Trustee) under a registered Mortgage Deed.

*Vide Assignment Agreement dt. August 25, 2023, Indostar Capital Finance Limited has absolutely assigned and transferred the debt to Phoenix ARC Private Limited.

MahaRERA Reg. No.: Rumah Bali Phase 3 - P51700015955, Rumah Bali Phase 4 - P51700046777. Project details are available on the website: http://maharera.mahaonline.gov.in