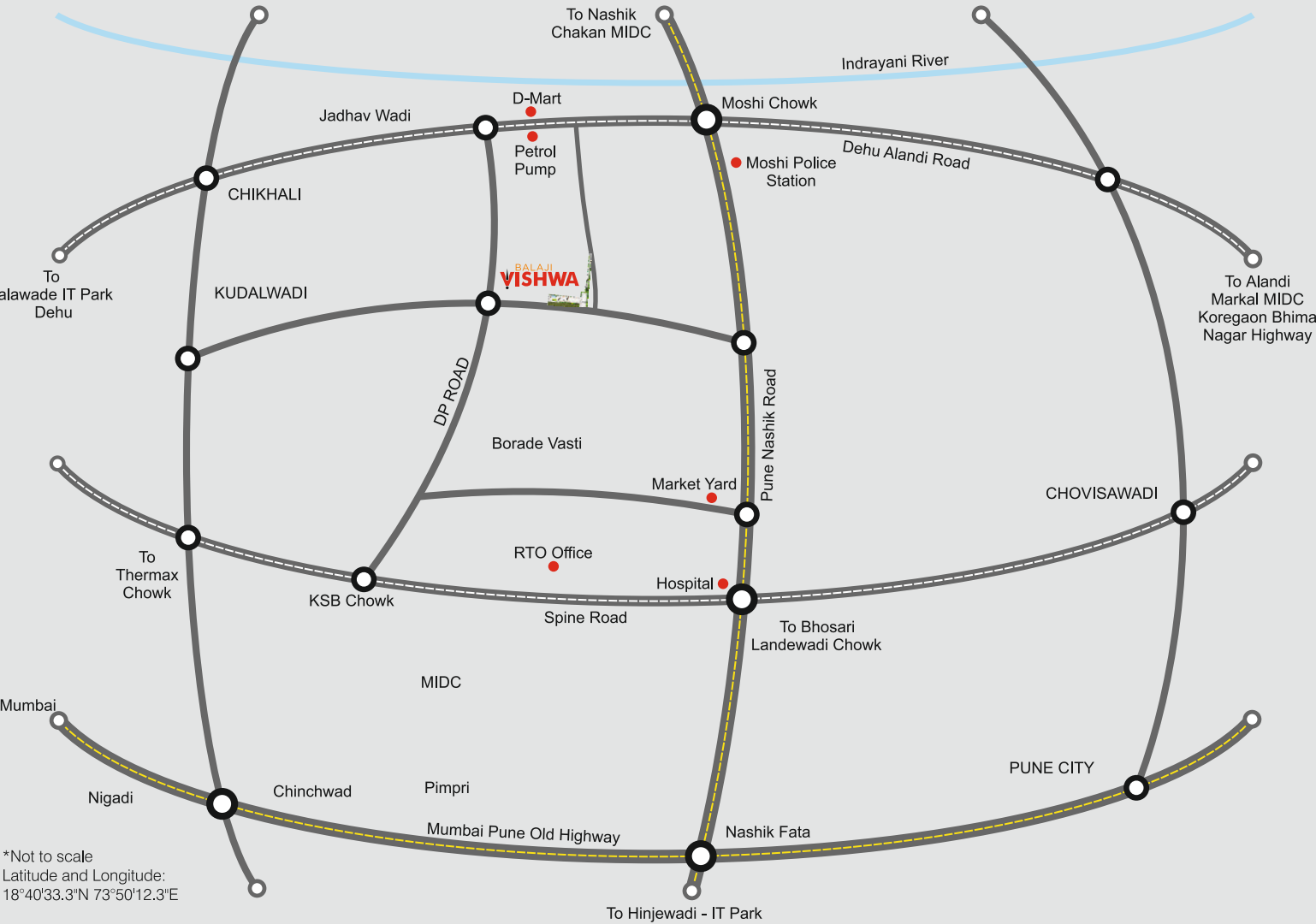


LOCATION MAP:



CREDITS:

ARCHITECT
Tejomay Consultancy

STRUCTURE CONSULTANT
Deltacom Consultant

LEGAL ADVISER
Adv. P B Jagdale

STRATEGIC PARTNER
 SQUARE
FEET

BRAND MEDIA
Silk Route


MAHA-RERA Regn. No.: P52100028409
Available at www.maharera.mahaonline.gov.in



Site Address: Gat No. 137, 138 & 139, Behind Bharat Petrol Pump, Moshi- Dehu Road, Moshi, Pune 412 105
E: info.balajivishwa@gmail.com | www.idealgroups.net
Call: +91 88570 09123 / 88570 09456

Disclaimer: The contents/ pictures/ images/ renderings/ maps are purely indicative in nature and are artist's conception and not actual depiction of the buildings/ landscapes etc. and shall not be considered as our offer/ promise/ commitment of any nature in respect of the project. The common areas that have been shown in any form whatsoever is/are for the entire building or phase of the Project and that the common areas will not be available on completion of the first phase of the Project or later phases. The common areas shall be available for the entire building and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same. You are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project.





 **WELL-PLANNED ARCHITECTURE**

 **EXCELLENT LOCATION**

 **SUPERB FEATURES**

*An architectural rendered image for presentation purpose only

Udaan

naye ghar ke saath

Each one of us dreams of owning a home. A home that fulfills every aspiration. One that allows you to upgrade to a new way of life. In short, a home that is perfect for you and your family. We understand the importance of every ambition. So, here's bringing a world that is specially crafted for you. Welcome to Balaji Vishwa. Featuring 1&2 BHK apartments, these homes make owning your dream home easier than ever. So, take the biggest decision you've been waiting for. Welcome to your dream home.

A creative conceptualization for presentation purpose only. It features a smiling couple, a woman in a colorful sari and a man in a light-colored kurta, sitting on a large, ornate floral rangoli. The background is a light pink wall with line-art illustrations of a living room, including a sofa, coffee table, and bookshelves. The title 'Udaan naye ghar ke saath' is written in a stylized font at the top, with small birds flying around it.

*A creative conceptualization for presentation purpose only



HAPPY TIMES:
Relish memorable moments with your loved ones

HAPPY SPACES:

Every space is optimized for your complete well-being



HAPPY COMMUNITY:
Experience a life enhancing habitat together as a community

*An architectural rendered image for presentation purpose only

Udaan

naye *lifestyle* ke saath



A home should be more than just four walls. By transforming your lifestyle, we are here to make every facet of your life vibrant. Presenting a host of amenities that are designed to make your routine special. Play or take a stroll in the garden. Let your kids have a fun time in the play area. Overall, each member of your family can make the most of the free time. So, make every moment priceless. Be a part of this delightful world.



*A creative conceptualization for presentation purpose only



-  **GRAND ENTRANCE GATE**
-  **SAFETY & SECURITY**
-  **CONVENIENCE**

*An architectural rendered image for presentation purpose only



Udaan

naye *features* ke saath

When you choose a home, make sure it is ideal in every way. Be sure that it is perfect for a lifetime. Right from the facilities to the features, everything counts. From safety and security to convenience and comfort, we've taken care of every aspect that will delight you. Ask any of our residents in phase 1 and you would believe us. So live worry-free, enjoy the happier side of life with Balaji Vishwa. It's a world apart for home seekers like you.



*A creative conceptualization for presentation purpose only



WORK PLACES

- Tata Motors – 10 min.
- Mercedes Benz – 20 min.
- Mahindra & Mahindra – 18 min.
- Chakan MIDC – 25min.
- Bhosari MIDC – 15min.



FITNESS CLUB

- Gold's Gym Moshi – 5 min.
- Silver Fitness Club – 7min.



CONNECTIVITY

- Pune-Nashik Highway – 5 min.
- Bus Stop – 5 min.
- Pune Railway Station – 45 min.
- Pune Airport – 30 min.
- Metro Station – 12 min.
- Moshi Chowk – 5 min.
- Talawade – 10 min.
- RTO – 5 min.
- Chakan – 17 min.



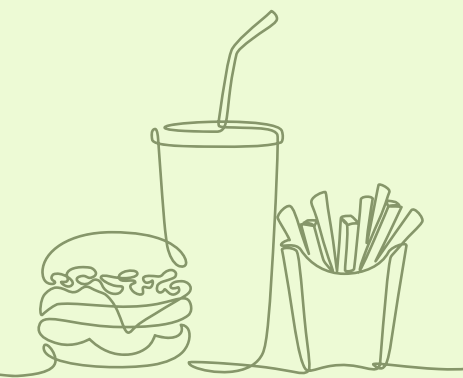
ENTERTAINMENT

- Carnival Cinemas – 5 min.
- Vishal E-square – 9 min.
- Inox – Jai Ganesh – 9 min.
- City Pride Royal Cinemas – 15 min.
- Inox – Elpro City Square – 11 min.
- Bird Valley Udyan – 9 min.



HOSPITALS

- Siddhivinayak Hospital – 5 min.
- Lotus Multi Speciality Hospital – 9 Min.
- Accord Hospital – 11 min.
- Dnyaneshwar Multi Speciality Hospital – 11 min.
- Sainath Hospital – 9 min.



Udaan

solid connectivity ke saath



MALLS

- D-Mart Mall – 2 min.
- Spine City Mall – 5 min.
- The Goldfields – 5 min.
- Market Yard – 10 min.
- Premier Plaza Mall – 10 min.
- Privia Commercial Mall – 5min.



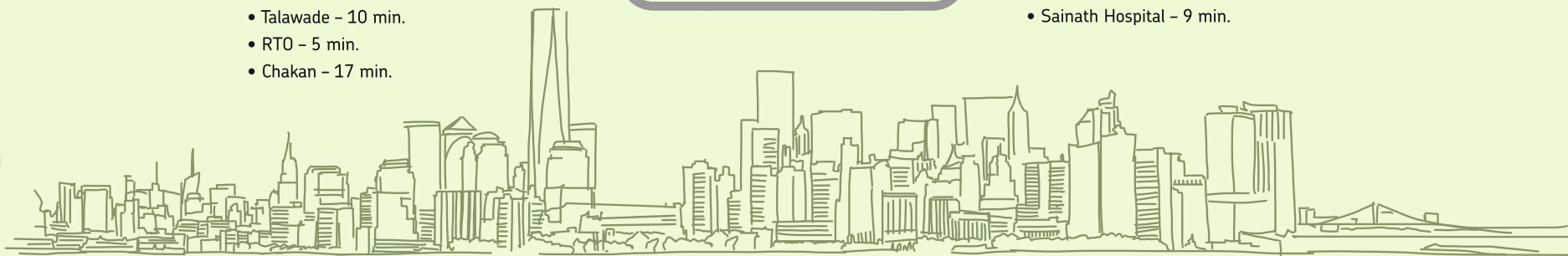
SCHOOL

- Priyadarshani School – 2 min.
- Shri Shri Ravishankar Vidya Mandir – 2 min.
- City Pride School – 5 min.
- SNBP International School – 5min.



COLLEGE

- Modern College Of Pharmacy – 5 min.
- ASM Jr. College – 5 min.





*take your life to
a new level*



*All images are architecturally rendered images for presentation purpose only

Invigorating AMENITIES:

- Gymnasium

INDOOR GAMES

- Table Tennis
- Chess
- Carrom Board
- Playing Cards etc.

VALUE-ADDITIONS

- Children's Play Area With Rubber Mat Flooring
- Senior Citizen's Corner
- Open-air Multipurpose Play Court For Different Outdoor Sports
- Alluring Landscaping
- Perennial Flowering Plants
- Open Air Amphitheatre
- Artistic Wall

SECURITY

- CCTV Camera At Entrance Gate & Common Area
- 24x7 Security

LANDSCAPING, PLANTS

- Expensive Green Area For Numerous Conservation

ECO CONSCIOUS – GREEN INITIATIVES

- Architectural Design That Ensures Good Ventilation And Maximum Use Of Natural Lighting
- Use Of Environment Friendly Construction Materials
- Rain Water Harvesting System
- Solar Water System
- Sewage Treatment Plant
- Green Landscaping

SEATING AREA

- To Make The Most Of Your Finest Moments

SENIOR CITIZEN AREA

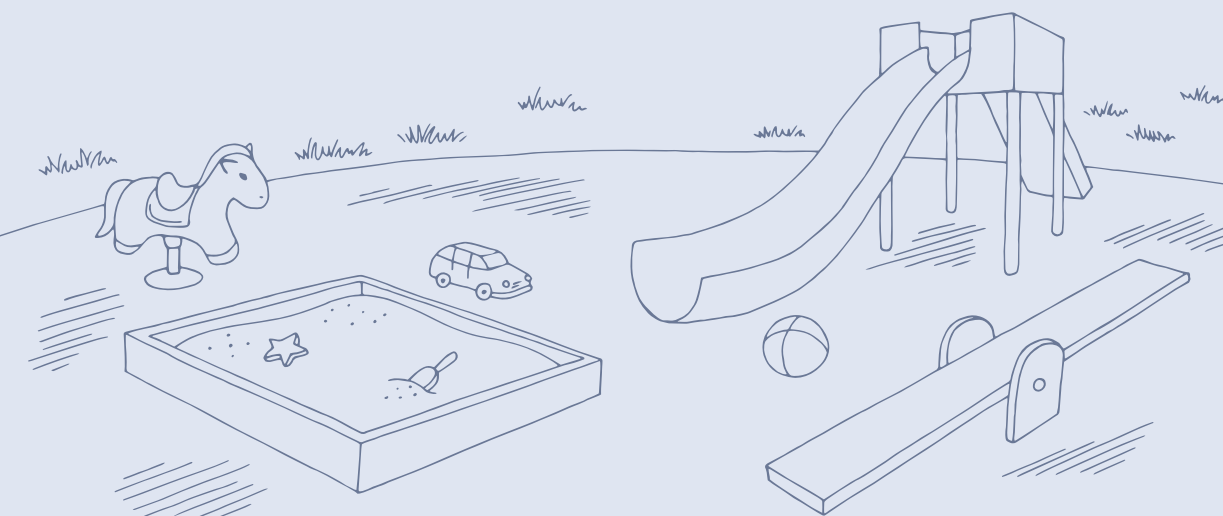
- For The Peace Of Mind You Deserve

OTHERS

- Ample Lighting

PROJECT AMENITIES

- Entrance Gate With Compound Wall
- Internal Tremix Concrete / Paved Road
- Designer Street Lights



*A creative conceptualization for presentation purpose only

1BHK



Flat No. D:302

1. LIVING - 3.49X4.30 (11'5"X14'2")
2. BALCONY - 3.49X1.35 (11'5"X4'5")
3. KITCHEN - 2.96X2.50 (9'9"X8'2")
4. BALCONY - 1.10X1.60 (3'7"X5'3")
5. W.C. - 1.10X1.25 (3'7"X4'1")
6. BATH - 1.79X1.70 (6'X5'7")
7. BEDROOM - 3.05X3.15 (10'0"X10'4")

2BHK



Flat No. E:303

1. LIVING - 4.95X3.67 (16'3"X12'1")
2. BALCONY - 1.50X3.67 (12'1"X5')
3. KITCHEN - 2.95X3.10 (9'8"X10'2")
4. BALCONY - 1.45X2.15 (4'9"X7')
5. BATH - 2.00X1.20 (6'7"X4')
6. STUDYROOM - 3.00X3.77 (9'10"X12'4")
7. MASTER BED - 3.65X3.05 (12'X10')
8. BATH - 1.20X2.00 (6'7"X4')



*An architectural rendered image for presentation purpose only

SPECIFICATIONS: All the Specifications here have been thoughtfully planned and the sole Inspiration behind them is you.:

LIVING AND DINING:

- Vitrified Tiles flooring (600mm x 600mm) with Skirting
- Designer Main Door
- Premium Aluminium Sections Powder-coated Windows with Mosquito Mesh
- Marble Window Sill
- Safety Grill for window
- Premium Quality Modular Switches
- Provision for T.V. & Intercom Point
- Premium OBD Paint

KITCHEN:

- Vitrified Tiles flooring (600mm x 600mm) with Skirting
- Premium Granite Kitchen Platform
- Stainless Steel Sink
- Designer Tiles Dado up to Lintel Level
- Premium Aluminium Sections Powder-coated Windows with Mosquito Mesh
- Granite Window Sill
- Provision for Water Purifier
- Premium Quality Modular Switches
- Points for Fridge, Mixer, Microwave
- Premium OBD Paint

BEDROOM:

- Vitrified Tiles flooring (600mm x 600mm) with Skirting
- Laminated Flush Door Shutters with Premium Fittings
- Premium Aluminium Sections Powder-coated Windows with Mosquito Mesh
- Safety Grill for window
- Marble Window Sill
- Premium Quality Modular Switches

MASTER BEDROOM

- A/C Power Point in Master Bedroom
- Double Coated OBD Paint

BATHROOM / TOILET:

- Designer Anti-skid Flooring Tiles
- Designer Tiles Dado up to Lintel Level
- Marble/Granite Door Frame
- Waterproof Flush Door Shutters with Premium Fittings
- Marble/Granite Window Frame
- Chromium Plated Fittings
- Louvered Windows
- Provision for Boiler/Geyser
- Solar Water Point in One Toilet
- Premium Quality Modular Switches

LIVING / DINING / BEDROOM TERRACE:

- Anti-skid Flooring
- Light Points
- Powder Coated French Doors

UTILITY AREA / DRY TERRACE:

- Provision for Washing Machine
 - Inlet/outlet Point
 - Light Points
- Designer Antiskid Flooring Tiles
- Dado Tiles up to 3ft

DIGITAL FACILITIES:

- Intercom Facility Between Lobby, Main Gate and all Flats

COMMON SPECIFICATIONS:

- Earthquake Resistant RCC Framed Structure
- AAC Blocks Masonry
- Sand Faced Plaster for External Wall
- Internal Wall with Gypsum Finish
- Provision for Inverter Back Up in Flat
- External Semi Acrylic Paint
- Exterior Impressions
- Designer Entrance Lobby

CONVENIENCE:

- Premium Automatic Elevators
- Generator/Power backup for Lifts & Common Area
- Fire Fighting System
- Toilet at Parking Level

