

CENTRAL PARK



GOLF COURSE



ISKCON TEMPLE



UTSAV CHOWK

*Experience the bliss of living
amidst nature with ultra-modern luxury*



Balaji Park

Kharghar, Navi Mumbai.

A Project by :



VARSHA GROUP
Life Beyond Imagination

Developers :

VARSHA ENTERPRISES

Office Add. : 1003-1004, Shelton Cubix, Plot No.87, Sec 15, CBD Belapur, Navi Mumbai - 400 614.
Tel No. 022 - 27565742 | 022 27565743, Web : www.varshagroup.in | Email : sales@varshagroup.in

Site Add. : Plot No.6,6A,6B,6C, Sector -17, Kharghar, Navi Mumbai - 410 210.



For Bookings Please Call :

+91 93 212 557 44 | +91 93 222 557 44

Architect : **SATISH AHUJA ARCHITECTS** | RCC Consultant : **EPICONS CONSULTANTS PVT. LTD.**

Landscape Design : **P. S. LANDSCAPE DESIGN** | Legal Advisor : **ADV. SUNIL J. GARG**

Note :

While every care has been taken in the preparation of this brochure the developers/promoters reserve their rights to make alterations, amendments including additional construction of the building/property as may be necessitated/permitted from time to time. The developers/promoters reserve their right to add/delete/modify any facility/amenities if the building / flat at the time of execution of the agreement to the sale of the flats. Images used in the advert are for representation purposes only. The elevation, color, number of floors of the proposed building is an artist's impression of the same and the final product may differ on eventual execution. Moreover, the background and other elements used in the image are imaginary and for the sole purpose of enhancing the portrayal of the proposed building. The communication is purely conceptual and not a legal offering. It is made only for promotional purposes. The location map above is only to provide allottees orientation with regards to the location of the project and may be prone to errors.



Balaji Park

Kharghar, Navi Mumbai.

First sit comfortably.

Close your eyes and breathe consciously.

Breathe in and breathe out.

Feel the way air moves in and out of your body.

Allow yourself to be the air itself.

Now let everything else go!

Feeling better & relaxed?

Welcome to the destination of comfort and relaxation.

Welcome to the "Balaji Park"

Welcome to the blissful living.

Welcome to a happy and blissful life.

Blissful living is a journey, a journey that takes you towards directly a magnified emotional state of joy and happiness. Balaji Park is one such place, which allows you to be in that state of mind. Spread across a wide expanse of serenity and calmness, located in the beating heart of Navi Mumbai, Kharghar is your idyllic abode. Balaji Park is truly one-of-its-kind opportunity for you to reside in a community that exudes the grace of being synonymous with peace and matchless comfort. It brings together the best of nature and man-made beauty.



Project Features

- Located amidst one of the prime location of Kharghar.
- Corner plot on 45x11 mtr. wide road.
- G+26 Storeyed Two Magnificent edifice.
- Signature styled 2 & 3 BHK Flats.
- Premium commercial spaces on Ground floor.
- Grand entrance Italian Marble lobby with elegant waiting lounge.
- Recreational Amenities with Lush Greenery @ 2nd floor level.
- High Speed Automatic Elevators with Automatic Rescue device.
- Intercom & Video Door Phone in each Apartment.
- 3 tier security with CCTV surveillance system.
- Car Parking space on Ground & First floor.
- Generator backup for Elevators & Common area.
- Designer Lift Lobby on all floors.
- Elegantly designed main Building Entrance Gate.



*An address of luxury that takes you
into a world of conveniences.*

Balaji Park is nestled in the heart of Kharghar. In addition to the excellent location Balaji Park, Minutes away from the Entertainment Avenues, Shopping Centres, Dining Halls, Multiplexes, National and International Schools, Banks and Grocery Stores. And with access to major destinations of the area and the city, reaching there and coming back will never be a hassle. Apart from these conveniences Kharghar is a destination for nature, and it provides a wonderful option for looking for a home away from the crowds. The lifestyle of Kharghar is exceptional; it offers residents a variety of activities from a golf course, one of the biggest Central Park, ISKCON Temple, Pandavkada waterfalls and other leisure, sports and recreational activities.



Location Features

- Located amidst the serene environs of Kharghar.
- Opposite to Sanjivani International School.
- Vibgyor High School at 5 Mins. walkable distance.
- DAV International School at 12 Mins. walkable distance.
- 'D' Mart at 4 Mins. walkable distance.
- Metro Railway Station at 5 Mins. drive.
- Central Park, ISKCON Temple, Golf Course at 7 Mins. drive.
- Kharghar Railway Station at 12 Mins. drive.
- Indian Oil Petrol And CNG Pump at 3 Mins. drive.
- HP Petrol Pump at 7 Mins. drive
- Sion - Panvel Highway at 7 Mins. drive.
- Mumbai - Pune Expressway at 10 Mins. drive.
- Approved International Airport at 20 Mins. drive.





Balaji Park

Kharghar, Navi Mumbai.

*For your
pride possession,
here is a special place.*

Sometimes bliss comes in various colours and shapes, at Balaji Park you take a peak outside of your window and you'll be greeted by pool, trees, birds and a green canvas that blends with the ambient colours of the Sun and Moon. Balaji Park is a perfect place to be one with the nature and to find ultimate peace. You will be surrounded by peace, harmony, sweet sound of birds chirping and infinite moments of happiness.

RELAXATION ZONE



Balaji Park

Kharghar, Navi Mumbai.

*Experience the green living
that lets you discover the
ultimate peace.*

A green and aesthetically designed landscaped garden completes the living; Balaji Park offers an experience above peace. Landscaped garden let you put your feet on the green grass and heal not just your body but the mind. It is a perfect place to be at peace with yourself, surrounded by landscaped garden, seating plaza and lawn, yoga and multi-purpose court is there for a total mind-body workout that combines strengthening and stretching poses with deep breathing and meditation or relaxation.

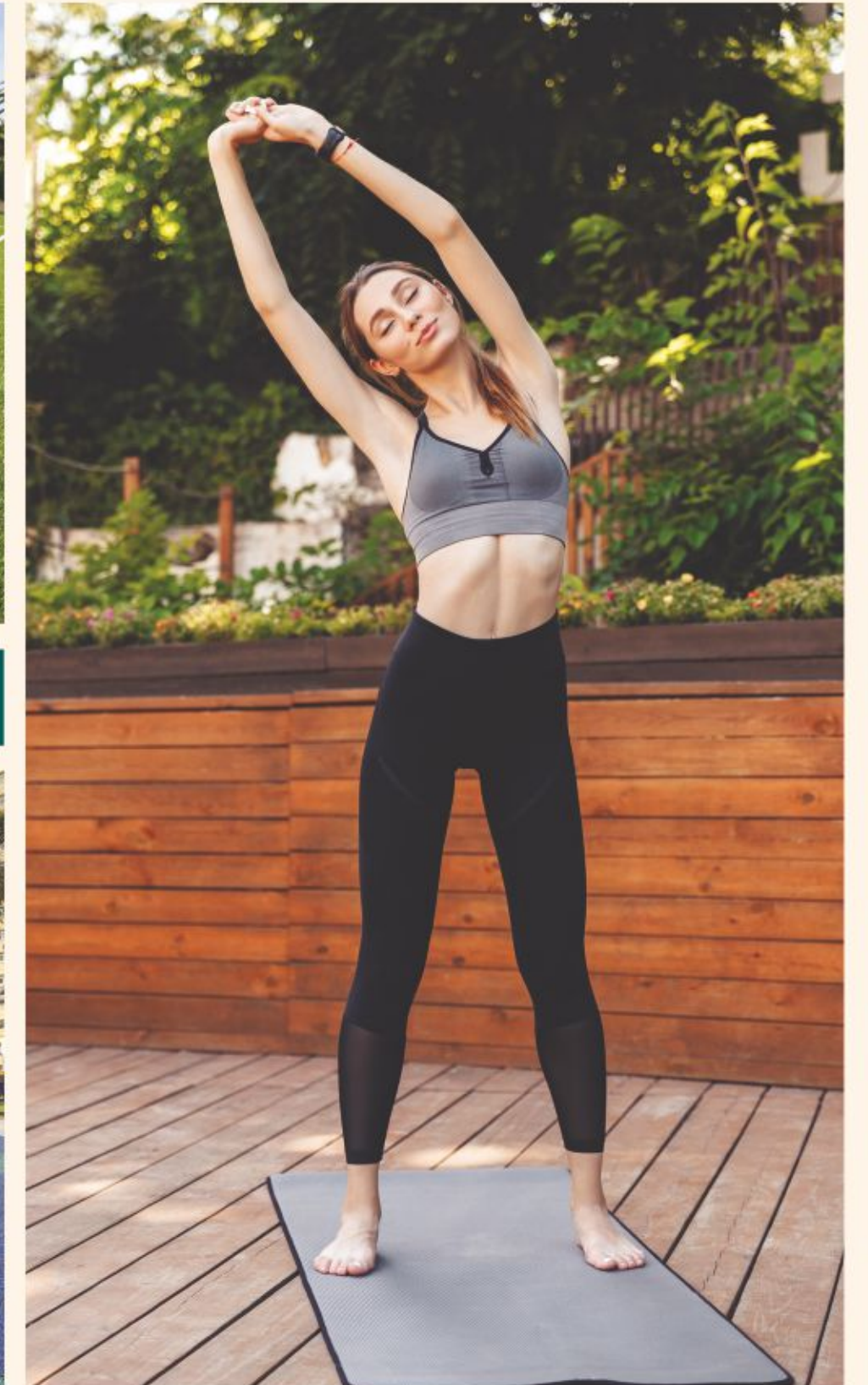
PARTY LAWN



MULTIPURPOSE COURT



YOGA AREA



INTERACTIVE SEATING PLAZA



KIDS PLAY AREA



FITNESS ZONE



Balaji Park

Kharghar, Navi Mumbai.

*The greatest wealth is
health, so discover it
by being active & happy.*

For some fitness is not just about building strength or getting fit, but it is a way of life. Those special ones at Balaji Park might find them surrounded by various fitness activities. Swimming Pool is there to give benefits of an aerobic workout to both young and very young. While for those who love to spend time at the gym and outdoor gym. At your conveniences you can exercise to relief, work up to sweat to manage physical and mental stress.

LANDSCAPED GARDEN



JOGGING TRACK



KIDS & LAP POOL



FITNESS CENTER



OUTDOOR GYM



INDOOR GAMES



PODIUM AMENITIES VIEW



Balaji Park

Kharghar, Navi Mumbai.

*Your home is plugged
in with many ultra-modern
amenities, here are
few of them.*

- Jogging Track
- Kids play Area
- Pool Deck
- Kids Pool
- Lap Pool
- Shallow Pool
- Outdoor Gym
- Water Fountain
- Party Lawn
- Gazebo
- Seating Area
- Yoga Area
- Temple
- Multipurpose Court
- Interactive Seating Plaza
- Plantation

The architectural brilliance and design magnificence meet at a one place.

For some bliss comes in the form of perfection, and for those special ones at Balaji Park nothing has been left to chance. Whether it is wall paint, walls, French sliding windows, flooring, panel, kitchen, lift or anything else, everything is envisaged, planned and designed with great care to give your home a perfect look a feel as per your taste.

Specification



FLOORING

- 32" X 32" Vitrified flooring in all rooms.
- Anti-Skid flooring in all toilets.



KITCHEN

- Granite Kitchen platform with S. S. Sink.
- Designer glazed tiles upto beam height.
- Provision for water purifier, Mixer, Exhaust. Fan, Refrigerator & Microwave point.



DOORS & WINDOWS

- Decorative laminated doors with wooden frame.
- Wooden door in Toilets.
- Heavy section coated Aluminum sliding windows with tinted glass.



ELECTRIFICATION

- Heavy Concealed copper gauge wiring with circuit breaker ELCB / MCB's.
- Adequate electrical points in all rooms.
- ISI modular switches of premium make.



WALLS AND PAINTS

- Luster finish paints for internal walls.
- Acrylic paints for external walls.
- POP or Gypsum finished internal walls.



BATH AND WC

- 24" X 12" Designer glazed tiles upto beam level.
- Premium quality Sanitary wares.
- Premium Quality C. P. Fittings of Jaquar Make.
- Provision for Exhaust & Geyser point.



SECURITY

- 24x7 round the security.
- CCTV surveillance system.
- Intercom facility in each Apartment.

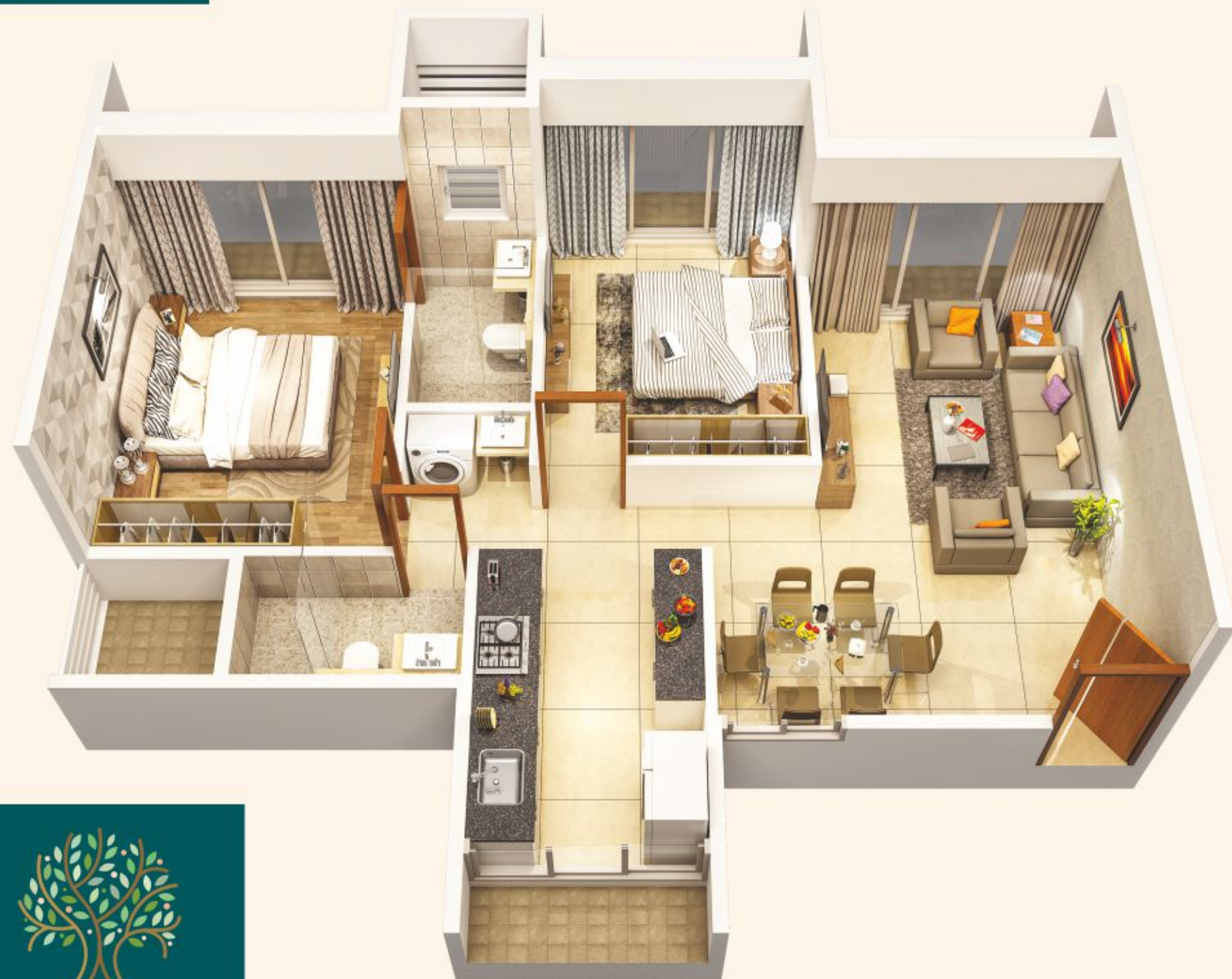


GENERAL

- Special water proofing treatment with China Chips flooring on terrace floor.
- Trimix finish for stilt Area.
- Water Tank with adequate storage Capacity.



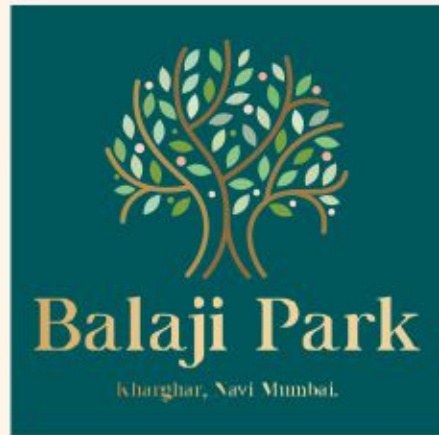
2 BHK FLAT
3D IMPRESSION



3 BHK FLAT
3D IMPRESSION



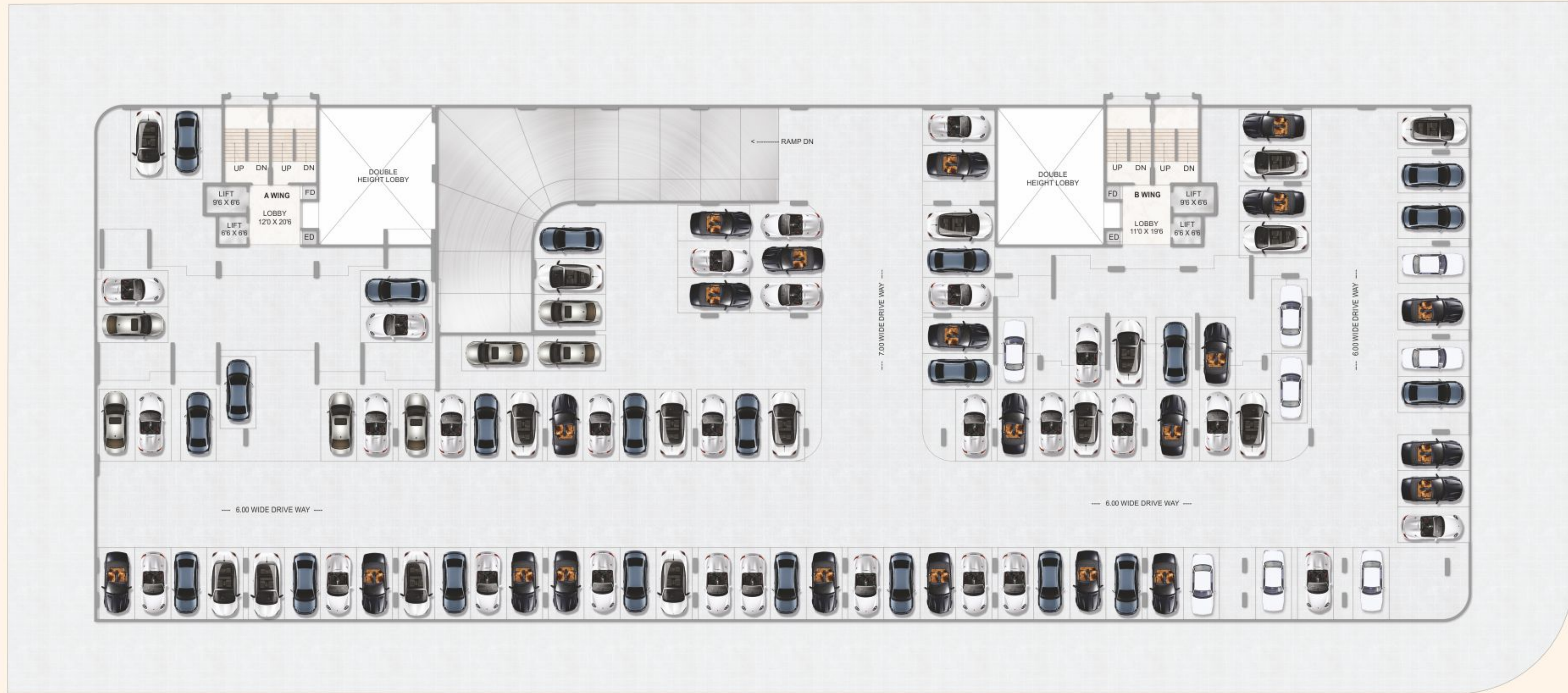
GROUND FLOOR PLAN



FIRST FLOOR PLAN



11M WIDE ROAD



45M WIDE ROAD

45M WIDE ROAD



SECOND FLOOR PLAN



11M WIDE ROAD

45M WIDE ROAD

45M WIDE ROAD

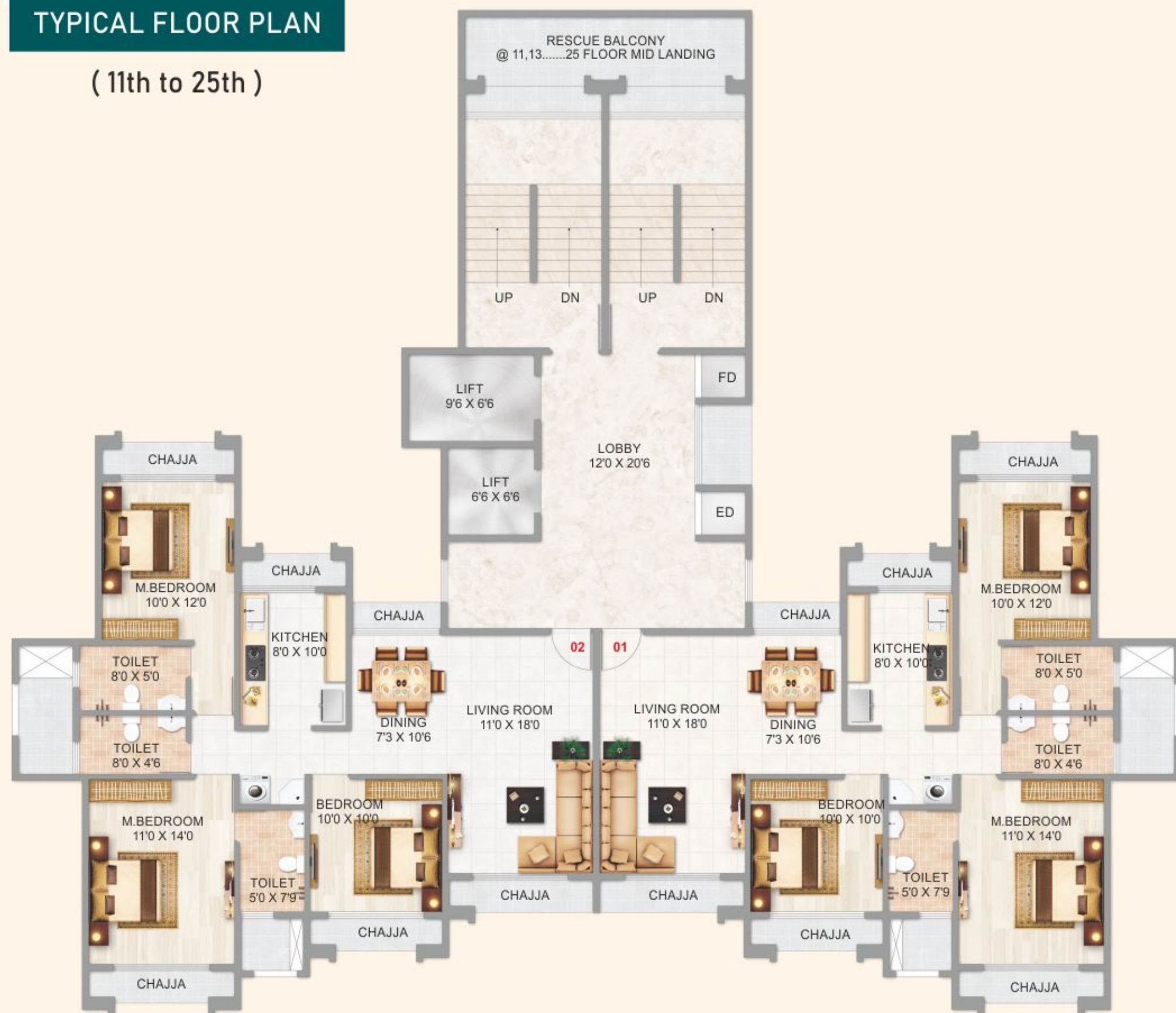


(3rd to 10th)

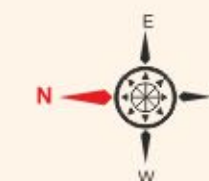
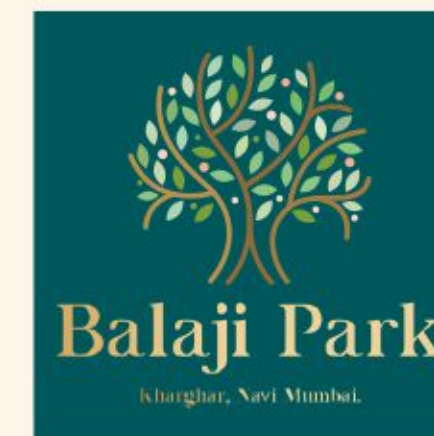


45M WIDE ROAD

(11th to 25th)



45M W I D E R O A D



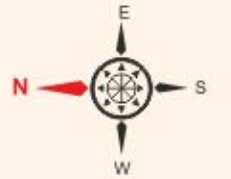
11MWIDE ROAD

45M WIDE ROAD

TEWNTY SIXTH FLOOR PLAN



45M WIDE ROAD



45M WIDE ROAD

11M WIDE ROAD