

THE
ULTRA-
MODERN
LIFE-
STYLE

Balaji
Exotica

Koparkhairane, Navi Mumbai.

THE ULTRA- LUXURIOUS SPACES FOR LUXURY LIVING.

When you reach Balaji Exotica, you'll discover, how universal energy freely flows through your mind, body and soul, how a touch of comfort and class have made this place more stylish and chic, how every single moment turns into an everlasting celebration; how life becomes more interesting and fun; and how living at Balaji Exotica becomes an experience in itself.

Welcome to Balaji Exotica.



- CIDCO Tender Plot.
- G+22 Storeyed Magnificent edifice.
- Quality construction with earthquake resistant RCC structure.
- Well-appointed living spaces
- Airy and ventilated residences
- Signature styled 2 & 3 BHK Flats
- Premium commercial spaces.
- Grand entrance Italian Marble lobby.
- Recreational Amenities with Lush Greenery @ 3rd floor level.
- High Speed Automatic Elevators with Automatic Rescue device.
- Intercom Phone in each Apartment.
- CCTV surveillance system.
- 3 Level Car Parking space on Ground, First & Second floor.
- Generator power backup for Elevators & Common area.
- Elegant Building Entrance Gate with Security Cabin.



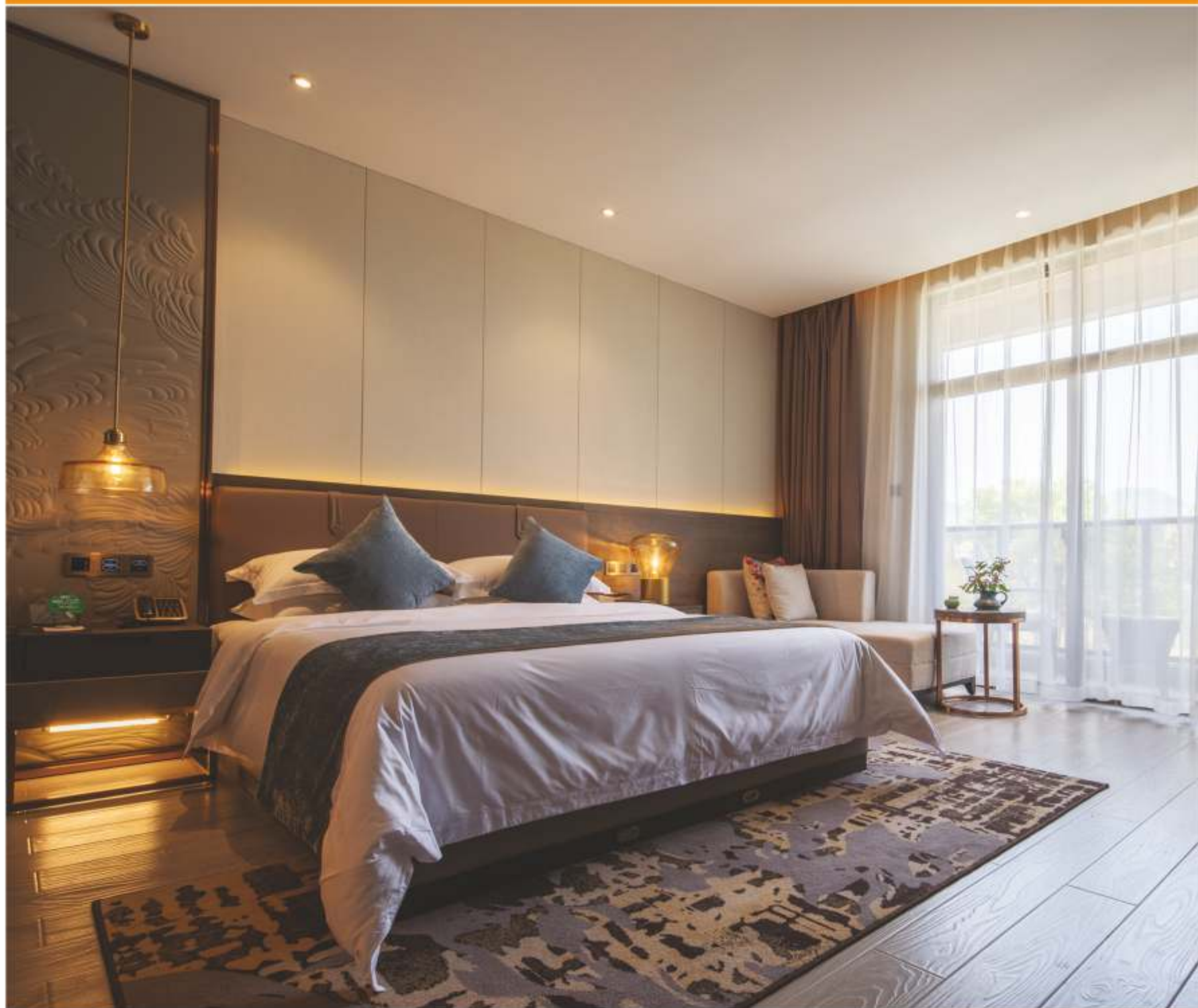




- Swimming pool
- Kids pool with pond
- Fitness center
- Yoga and Meditation Lawn
- Jogging Track
- Children Play Area with Equipment
- Seating enclave
- Garden with plantation
- Indoor Gaming Arena
 - # Table Tennis
 - # Carrom
- Outdoor Gaming Arena
 - # Multi Purpose Court

THE ULTRA-MODERN LIFESTYLE FOR RECREATION AND WELLNESS.

Balaji Exotica is a perfect place to enjoy some fun family time. Gracefully designed and surrounded by an array of amenities that will satisfy the most discerning taste. So that you can experience a host of recreational amenities that are planned over a massive area.



THE ULTRA-MIX FOR
A PERFECT LIFE.

SPECIFICATIONS

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 / Gypsum finished internal walls.

TOILETS

- 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.

NOTE : The amenities proposed are subject to availability of the same in the market at the time of execution.



2BHK FLAT CUT SECTION 3D



Note:

The 3D images are provided to enable the allottees to visualize the flat with furniture and furnishing. The furniture and furnishing are not provided by the developers and the final look and feel of the flat is dependent on various factors like type/style of interior, furniture layout etc. and the developers have no role in the same.

3BHK FLAT CUT SECTION 3D



Note:

The 3D images are provided to enable the allottees to visualize the flat with furniture and furnishing. The furniture and furnishing are not provided by the developers and the final look and feel of the flat is dependent on various factors like type/style of interior, furniture layout etc. and the developers have no role in the same.

LEGEND :

- | | |
|-------------------------|---------------------|
| 1 - BUILDING | 11 - SEATS |
| 2 - LAWN | 12 - SCULPTURE |
| 3 - PLANTATION | 13 - INDOORS GAMES |
| 4 - GYM | 14 - PATHWAY |
| 5 - MULTI PURPOSE COURT | 15 - FEATURE WALL |
| 6 - POOL DECK | 16 - KIDS PLAY AREA |
| 7 - MAIN POOL | 17 - SEATING AREA |
| 8 - KIDS POOL | 18 - GAZEBO |
| 9 - OVERFLOW | 19 - COLOURFULL |
| 10 - YOGA / MEDITATION | PLANTER |

Balaji
Exotica
Koparkhairane, Navi Mumbai.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TYPICAL FLOOR PLAN

[4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH]



[5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21ST]

TYPICAL
FLOOR PLAN



TWENTY SECOND FLOOR PLAN

[22ND]



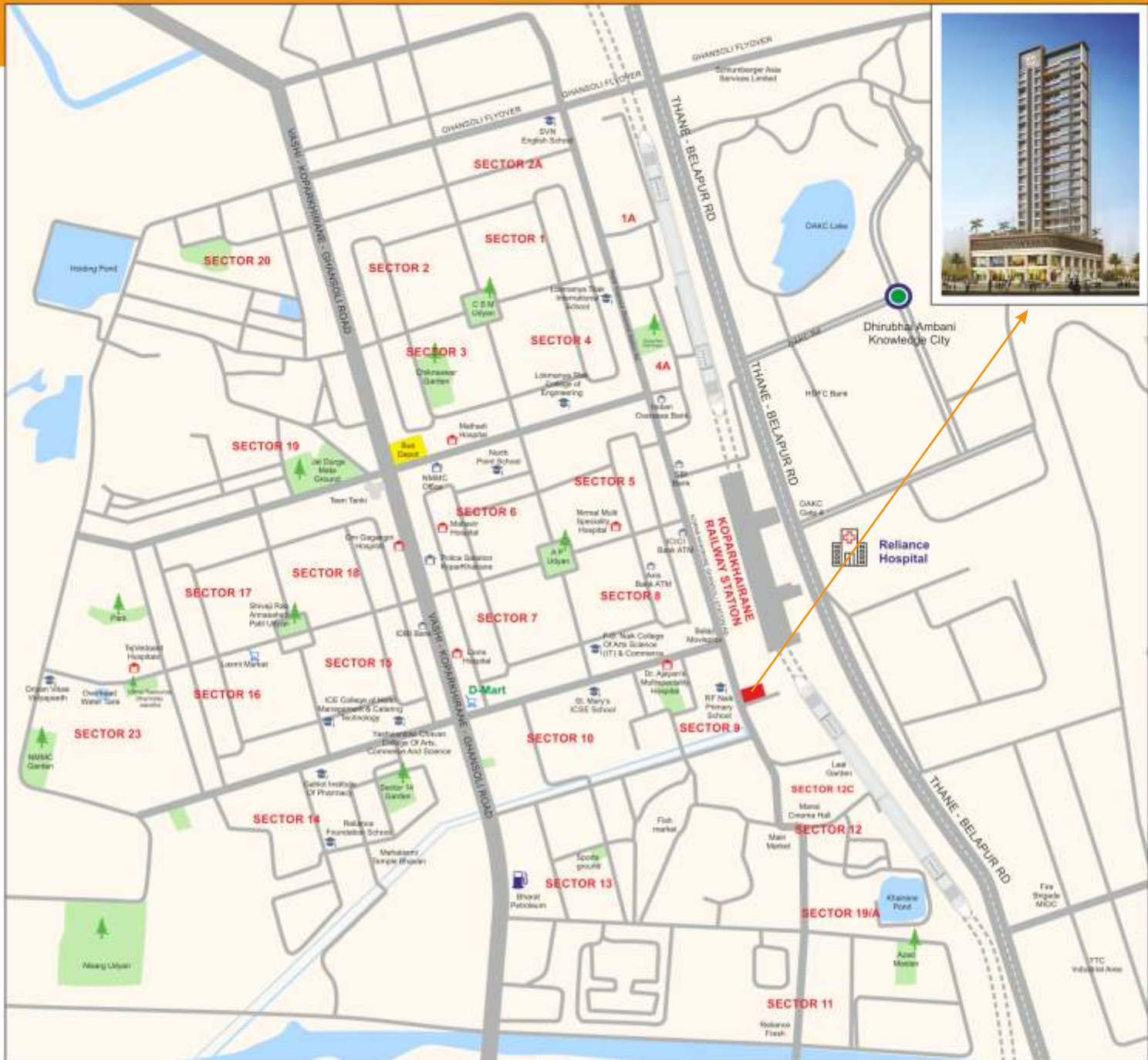


- Next to Koparkhairane Railway Station.
- 5 Minutes drive to Thane - Belapur Road.
- 5 Minutes drive to Dhirubhai Ambani Knowledge City & Hospital.
- 5 Minutes drive to Vashi - Koparkhairane Road.
- 5 Minutes drive to 'D' Mart .
- 5 Minutes drive to Reliance Foundation School.
- 5 Minutes walkable distance to St. Marry ICSE School.
- 5 Minutes walkable distance to R. F. Naik Vidyalaya and Junior College.
- 5 Minutes drive to Lokmanya Tilak College of Engineering.
- 5 Minutes drive to Yashwantrao Chavan College Of Arts, Commerce And Science.
- Good connectivity by Roads (BEST & NMMT Buses available).
- 10 Minutes drive from Koparkhairane NMMT Bus Depot.
- Close proximity to Schools, Colleges, Markets, Hospitals, Petrol Pump, Banks, Garden & Play Ground etc.

THE
ULTRA-
CONVENIENT
DESTINATION
FOR
PERFECT
LIVING.

Balaji Exotica is located at Koparkhairnane, the well-known residential neighborhood of Navi Mumbai. It is a beautiful stretch where landmark residential and commercial developments enjoys the company of finest hotels and luxury retails malls. With its convenient location, on the one hand Balaji Exotica offers easy access to Reliance Foundation School as well as Koparkhairne Railway Station and Dhirubhai Ambani Knowledge Park. And on the other hand, it effortlessly connects you to the Reliance Hospital, D'mart, Retail Stores, Bus Depot, and Star properties making it the most happening area of the city.

LOCATION PLAN



A Project by



Developers :

VARSHA INFRASTRUCTURE

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.31, Sector -9, Koparkhairane, Navi Mumbai.

For Bookings Please Call :

+91 91673 30234



MAHARERA

REGISTRATION NO.

P51700019456

<http://maharera.mahaonline.gov.in>

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

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

Note :

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