BEHOLD THE

GOLDEN AGE

BALAJI BUILDERS
PROMOTERS & DEVELOPERS

WHO WE ARE

Balaji Builders is a trusted name in the real estate industry, having provided homes to over 600+ families. We believe our true commitment to uphold integrity is reflected in all our projects.

Our success of over 25+ years comes from a dedication to excellence, exceptional customer service, and a safety programme with millions of accident-free hours.

Honesty and open communication have been our foundation from day one, and it shows in everything we build.

Our Journey

12+
Completed Projects

10L+
Sq. Ft. Total Constructed Area

600+
Happy Families Served

25+
Years of Presence

INTEGRITY.
COMMITMENT.
LOYALTY.



THE MOTTO

A commitment to deliver the highest quality of standards and strive for customer satisfaction, to make **‘Balaji Builders’** the first choice of customers.

THE VISION

We believe in creating homes by understanding the consumers’ needs and preferences. Our well-thought vision motivates us to reach up to the customers’ expectations and ensure their delight at all times. We also want to be known for our authenticity, hard work, and largely excellent quality of work.

THE GOLDEN

AGE OF

TATHAWADE

BEGINS HERE

THE GOLDEN
ADVANTAGE

Easy access to Mumbai - Pune Highway and
Aundh - Ravet BRTS road

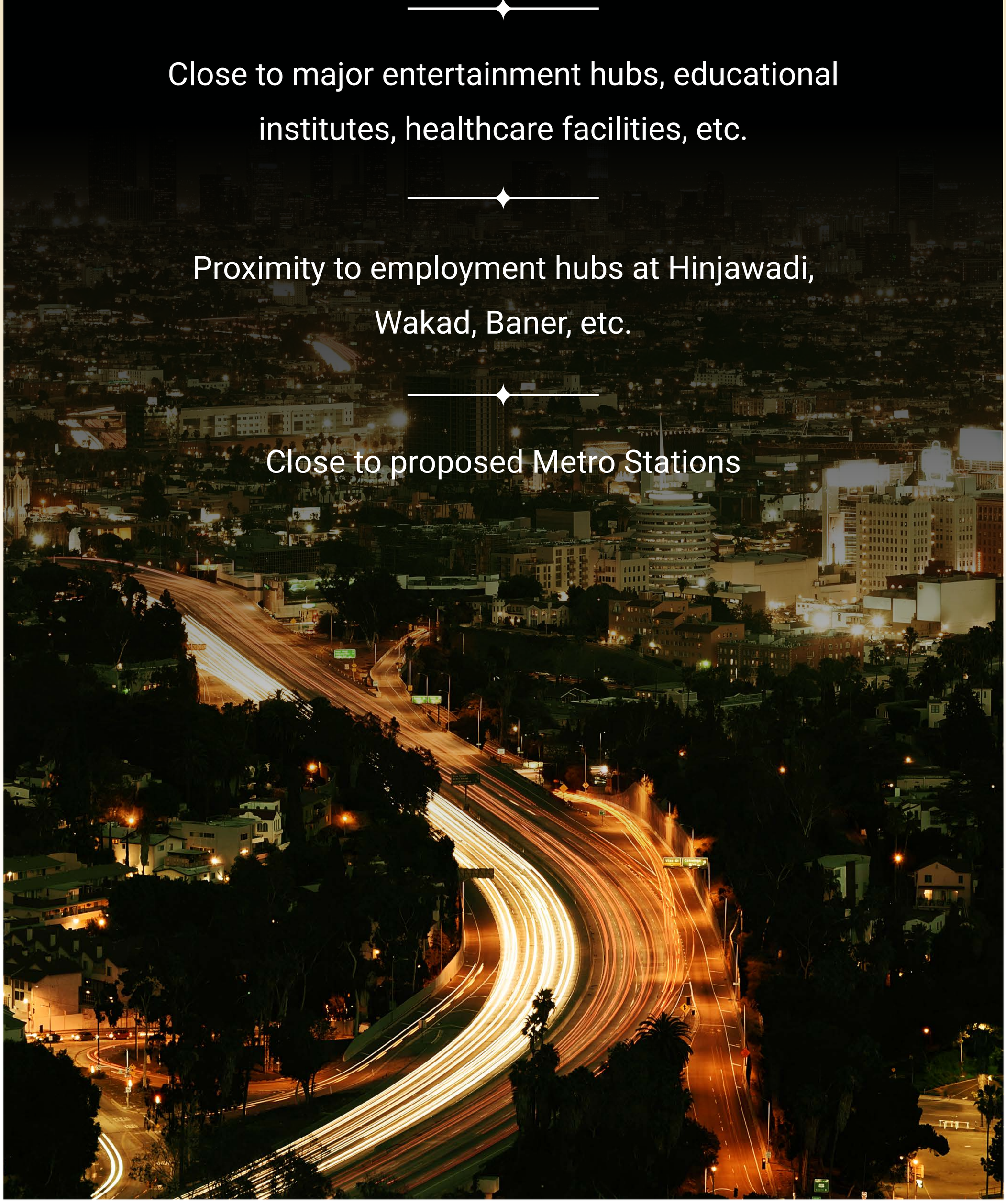
Exceptional market returns

A melange of regional and cosmopolitan community

Close to major entertainment hubs, educational institutes, healthcare facilities, etc.

Proximity to employment hubs at Hinjawadi, Wakad, Baner, etc.

Close to proposed Metro Stations



THE
GOLDEN
AGE OF

RADIANT LIFESTYLES

PROJECT

EXCLUSIVES

Sunlit Experiences

Sun-kissed Homes

45+ Sun-sational Amenities

3, 2 & 1 BHK Radiant Lifestyles

Thoughtful Designs

THE GOLDEN AGE OF

LEISURE

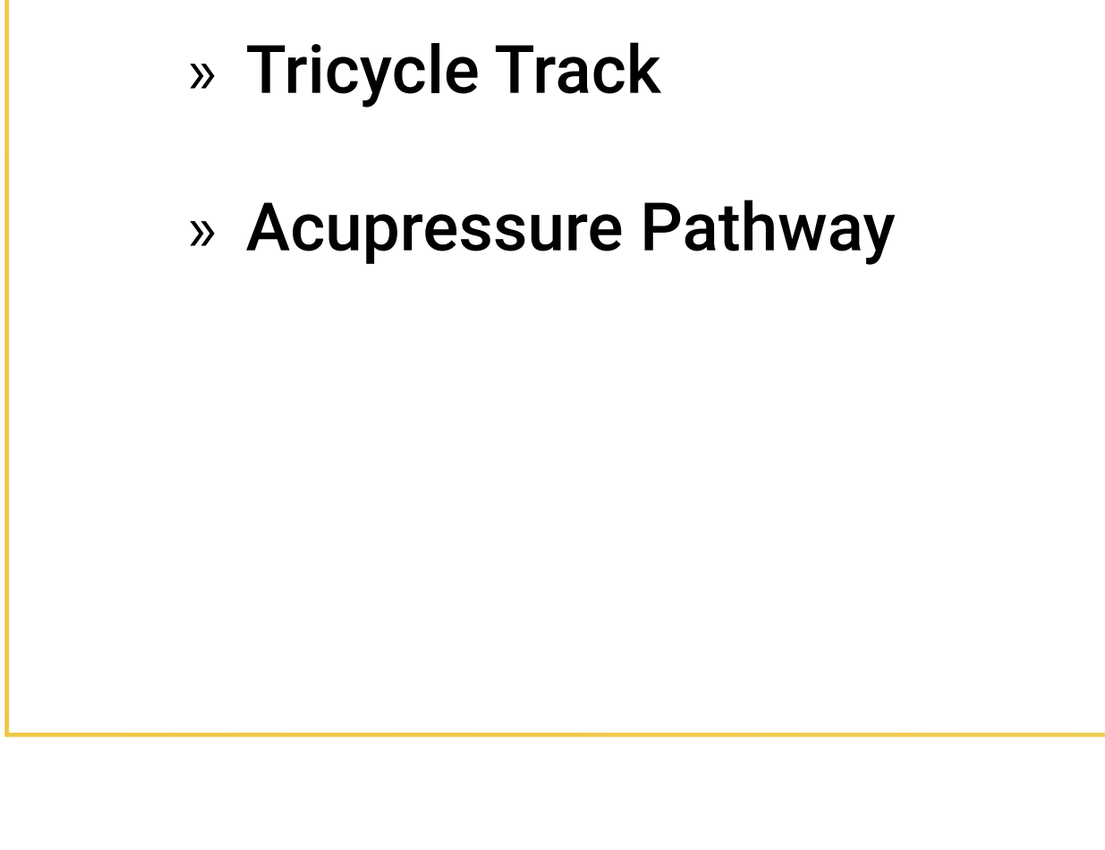
3 LEVELS

OF SENSATIONAL AMENITIES

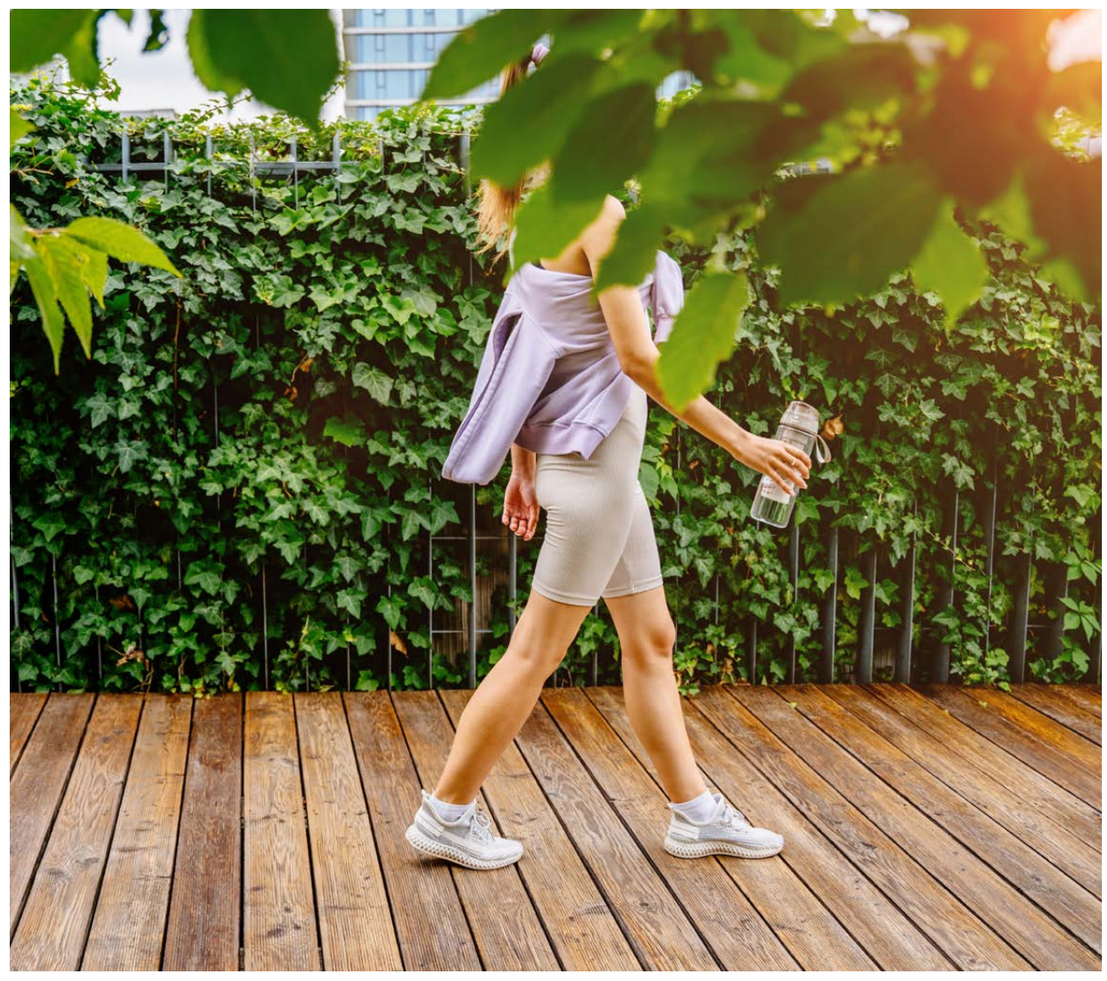
GROUND LEVEL
AMENITIES

FITNESS ZONE

- » **Jogging Track**
- » **Net Cricket**
- » **Tricycle Track**
- » **Acupressure Pathway**





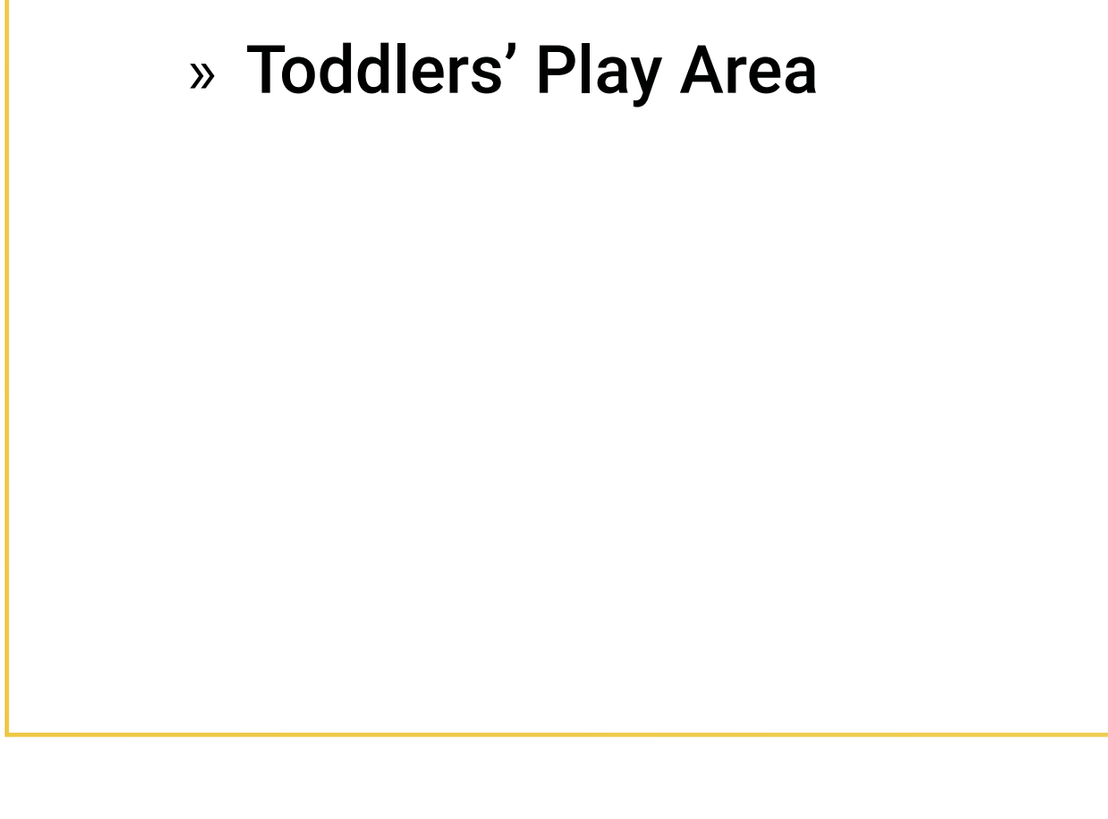




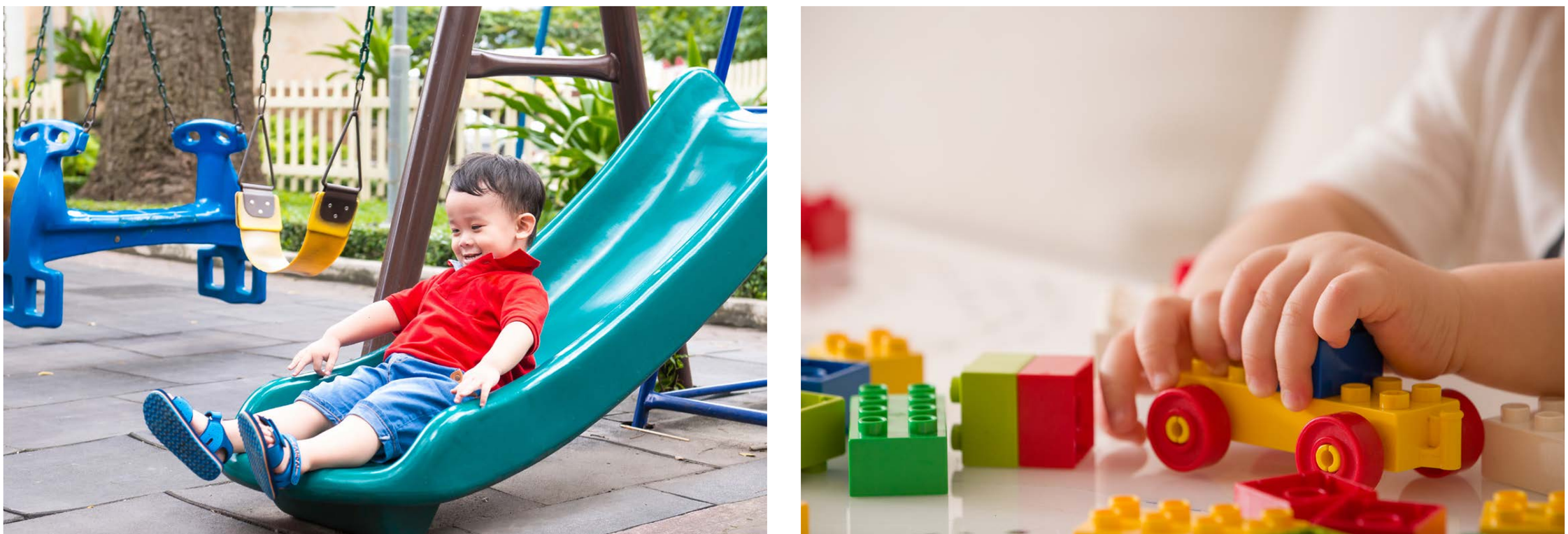
GROUND LEVEL
AMENITIES

CHILDREN'S ZONE

- Common Play area
- Kids' Pool
- Toddlers' Play Area



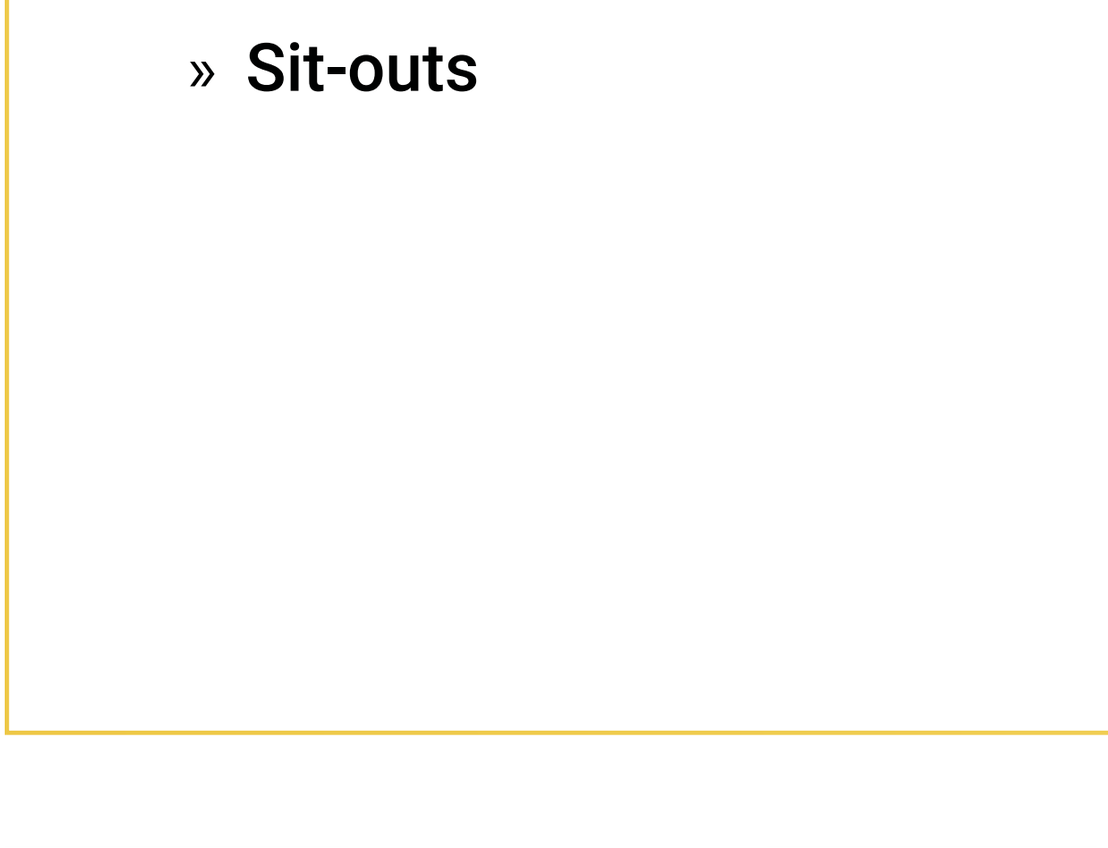




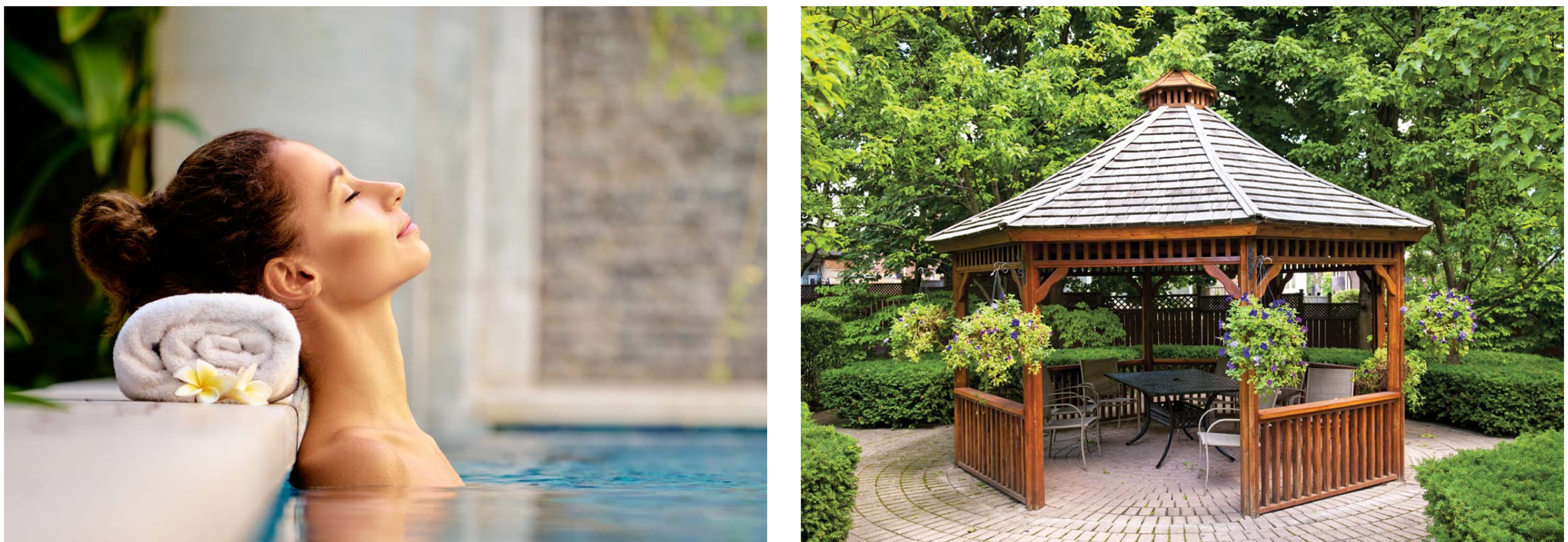
GROUND LEVEL
AMENITIES

LEISURE ZONE

- Swimming Pool
- Pavilion
- Sit-outs







GROUND LEVEL
AMENITIES

CELEBRATION ZONE

- Clubhouse
- Party Lawn
- Community Hall







PODIUM LEVEL
AMENITIES

LEISURE ZONE

» Senior Citizens’ Sit-outs

» Chit Chat Areas



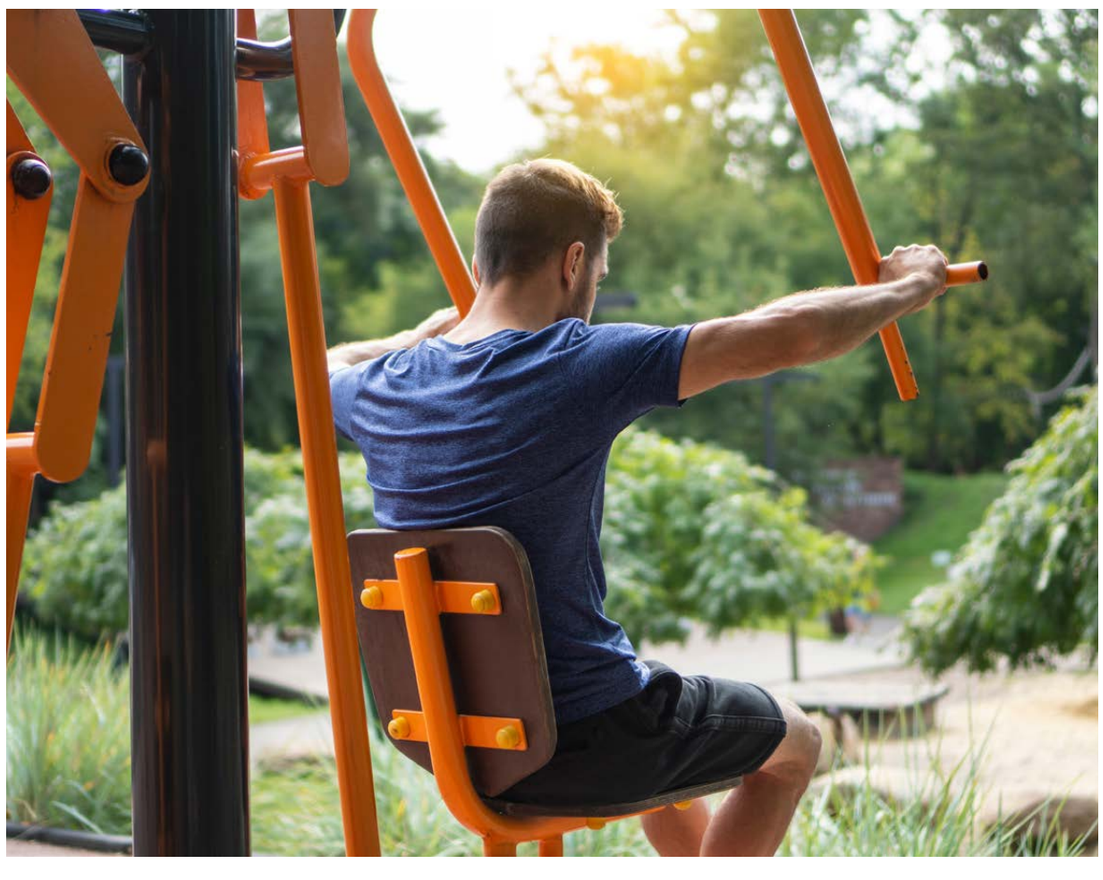


ROOFTOP LEVEL
AMENITIES

FITNESS ZONE

- » Putt Putt Golf
- » Outdoor Gym
- » Zumba & Aerobics
- » Tyre Flip Battle Rope
- » Agility Drill
- » Calisthenics Ladder
- » Dance & Music Zone
- » Yoga Lawn
- » Fitness Centre
- » Running Track





ROOFTOP LEVEL
AMENITIES

ENTERTAINMENT & LEISURE

- » Multipurpose Hall
- » Party Hall
- » Indoor Games
- » Sunset Deck
- » Hammock Plaza
- » Cafeteria
- » Board Games
- » Sunrise Deck
- » Sit-outs
- » Foosball
- » Chess Table
- » Carrom Board
- » Pool Zone
- » Indoor Board Games
- » Open Terrace
- » Table Tennis
- » Poker Table

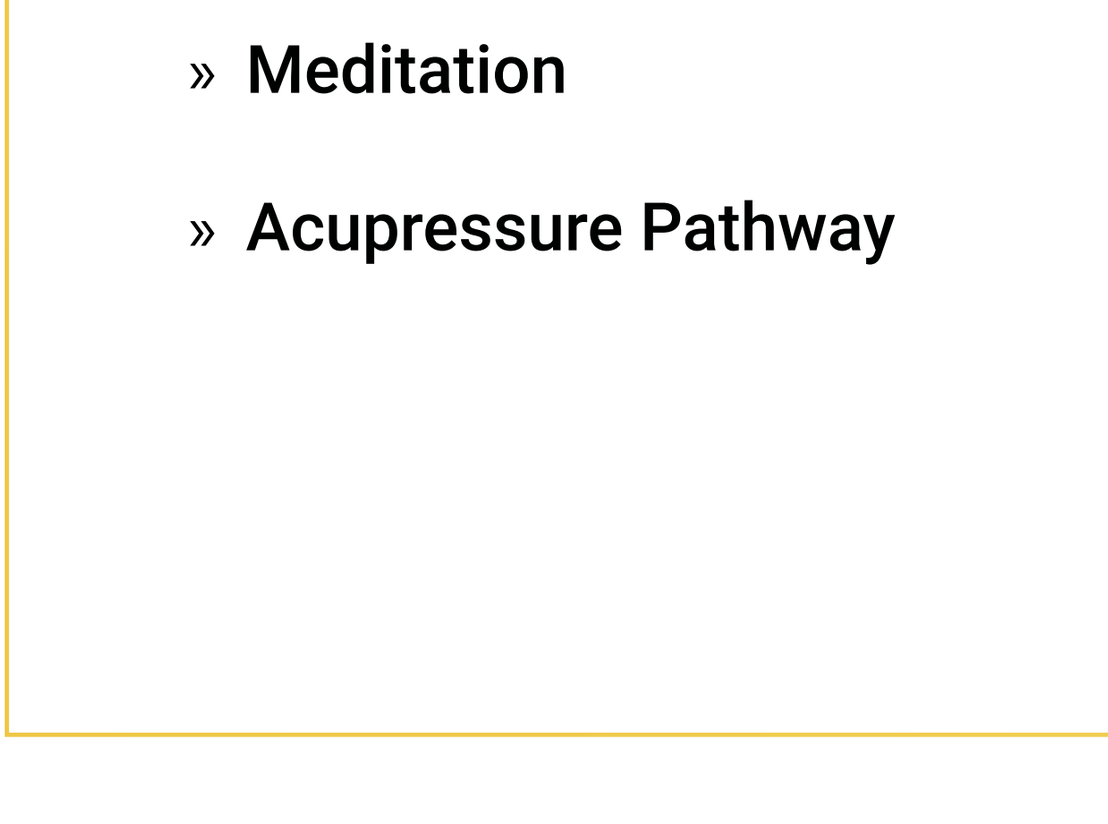




ROOFTOP LEVEL
AMENITIES

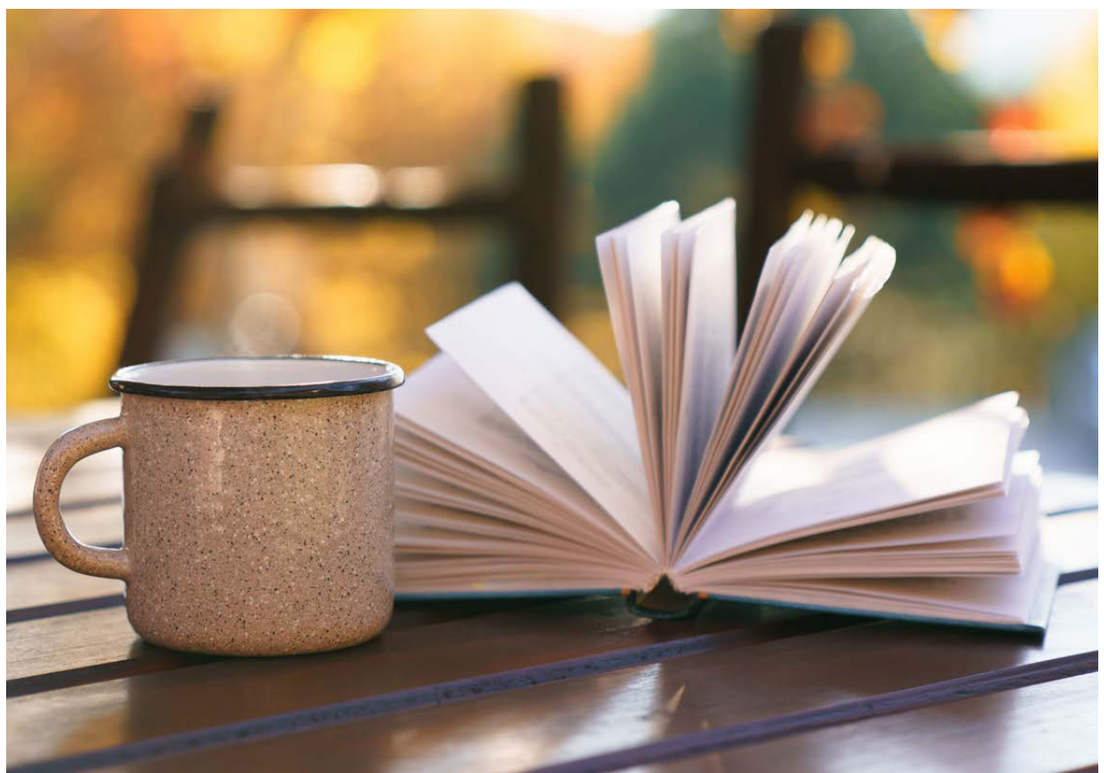
WELLNESS ZONE

- Buddha Sculpture
- Reading Zone
- Meditation
- Acupressure Pathway





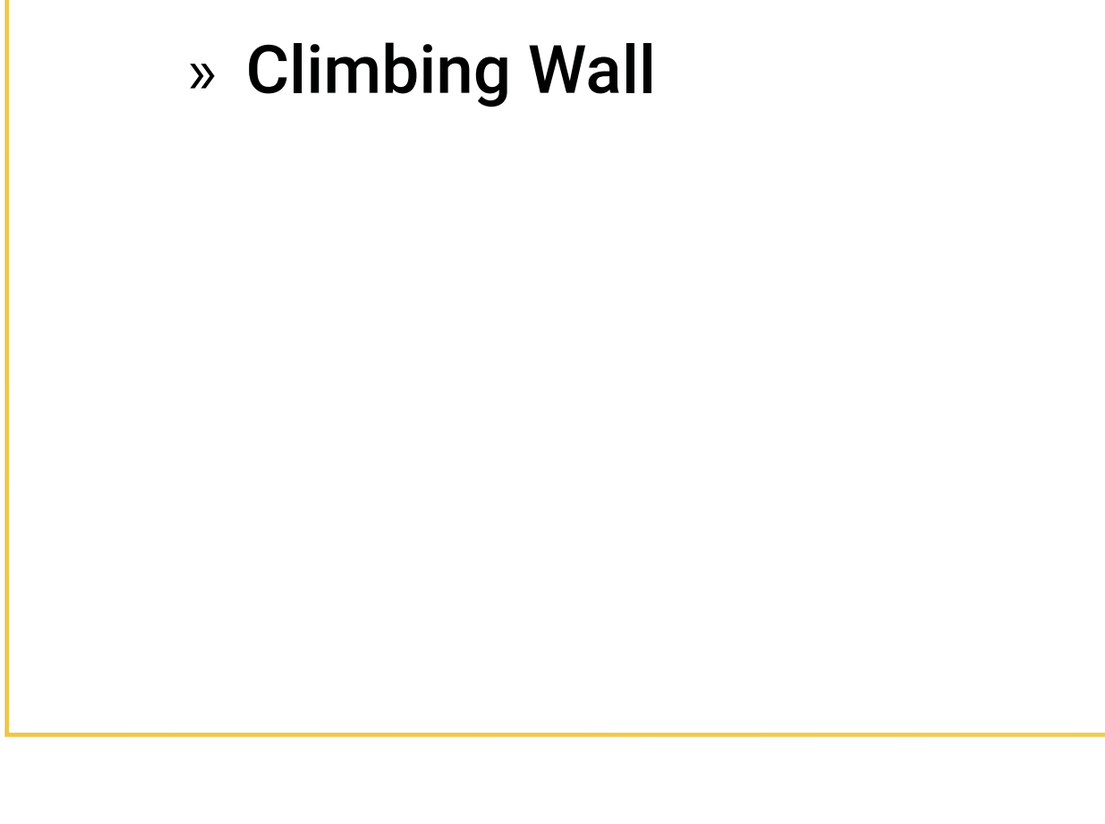




ROOFTOP LEVEL
AMENITIES

CHILDREN'S ZONE

- Scribbling Wall
- Floor Games
- Climbing Wall







SPECIFICATIONS

STRUCTURE

» RCC frame structure of superior quality, designed for earthquake safety

PLASTER

» External texture paint

» Internal gypsum smooth finish

FLOORING

» Vitrified tiles

» Anti - skid tiles for terrace & bathrooms

WINDOWS

» Euro section, Aluminium / UPVC sliding windows with mosquito net

» Granite window frame

DOORS

» Decorative main entrance door laminated on both side with name plate

» Laminated internal flush doors with branded cylindrical lock

» Granite door frame for washroom

» Euro section, Aluminium / UPVC sliding doors for balconies

» MS railing for attached terraces

BATHROOM

» Ceramic flooring with high gloss coloured tiles

» Hot & cold mixer unit with overhead shower

» Wall hung WC & shower

» Provision for geyser & exhaust fan

» CP & Sanitary fixtures of Jaquar or equivalent brands

SPECIFICATIONS

KITCHEN

» Granite kitchen platform with S.S. sink

» Glazed dado tiles up to window top

» Provision for exhaust fan

» Provision for water purifier

» Provision for washing machine point

ELECTRIFICATION

» Branded concealed copper wiring with modular switches

» Provision for T.V. & Tel. Point in living room & master bedroom

» Provision for A/C point in all bedrooms

» Provision for invertor

» Provision for Wi-Fi

SECURITY & SAFETY

» Video Door Phone

» CCTV in campus & common area

» Professionally designed firefighting system

» Digital door lock

PAINTING

» Internal O.B.D. emulsion paint in the entire flat

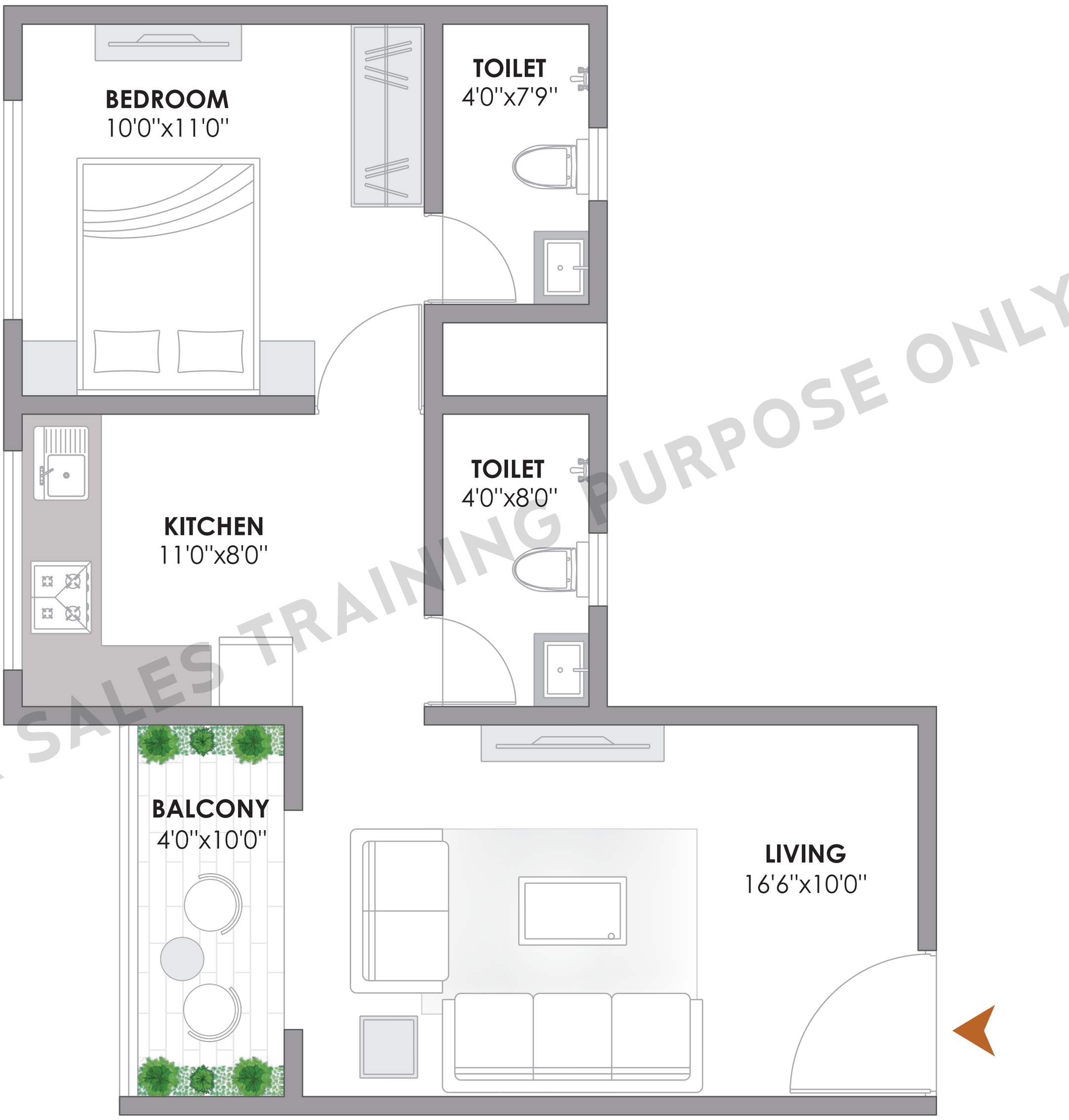
» External APEX ULTIMA cement paint for the entire building

LIFT

» Branded automatic lift with power back - up

UNIT PLAN

1 BHK (TYPE 1)

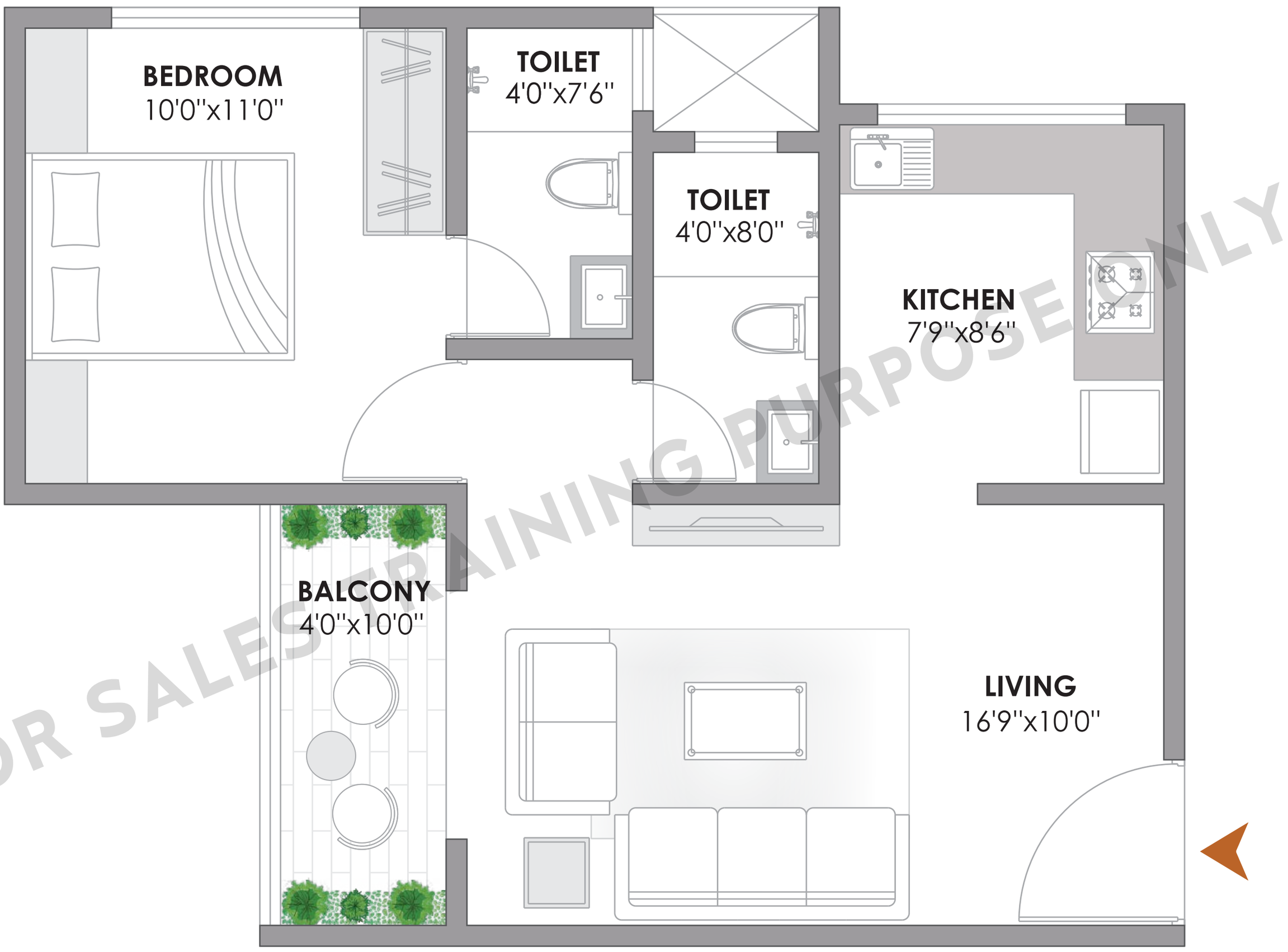


FOR SALES TRAINING PURPOSE ONLY

CARPET AREA: **479 SQ. FT.**

UNIT PLAN

1 BHK (TYPE 2)

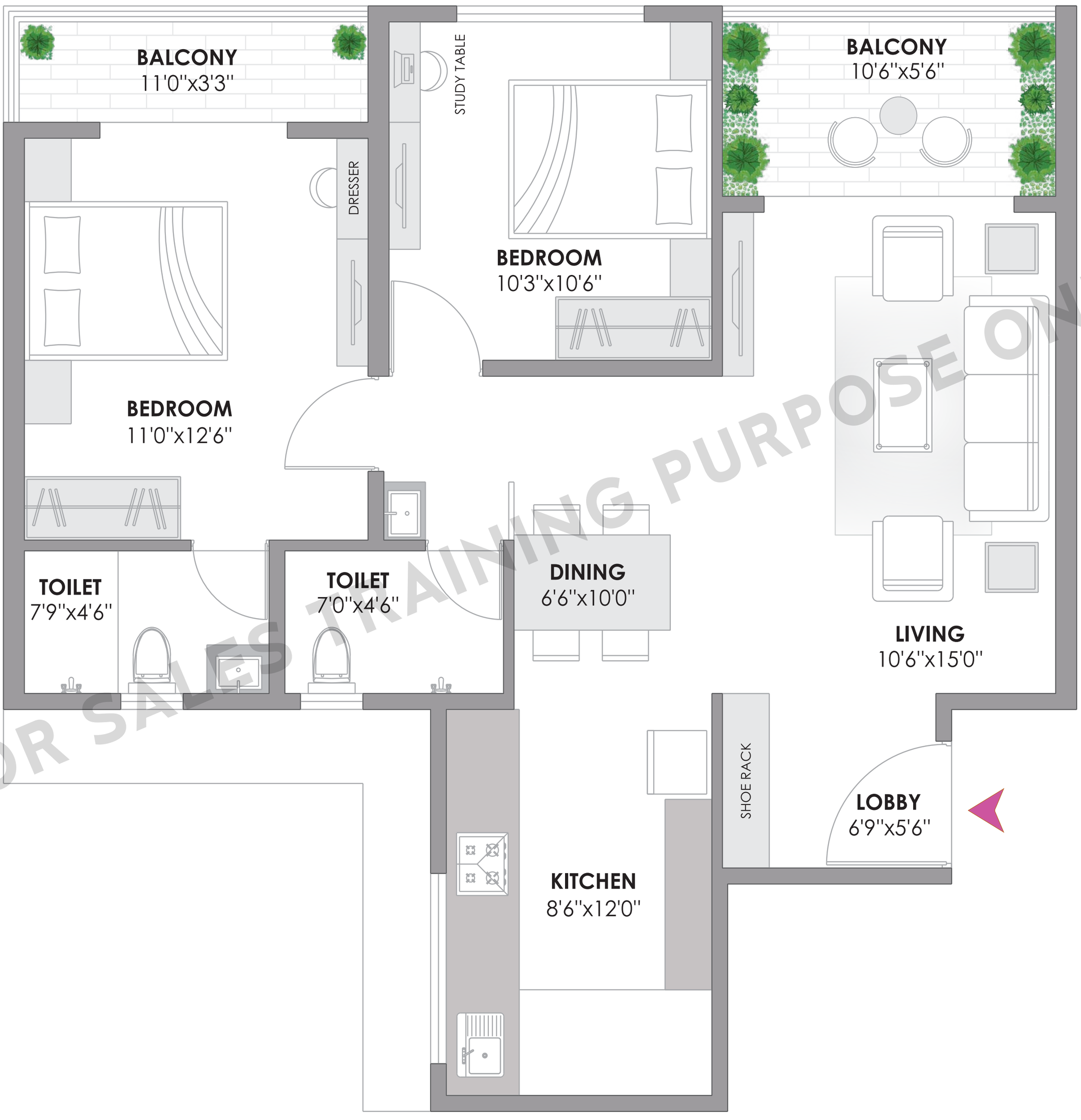


FOR SALES TRAINING PURPOSE ONLY

CARPET AREA: **478 SQ. FT.**

UNIT PLAN

2 BHK (TYPE 1)



CARPET AREA: **815 SQ. FT.**

UNIT PLAN

2 BHK (TYPE 2)



FOR SALES TRAINING PURPOSE ONLY

CARPET AREA: **734 SQ. FT.**

UNIT PLAN

3 BHK (TYPE 1)



CARPET AREA: **1070 SQ. FT.**

TOKEN PRICE



» Fully Refundable

» Exclusive Access to the Launch Event

» Special Launch Price Benefits

» ₹1,00,000 Discount for On-spot EOI

T&C Apply



» Non-refundable

» Exclusive Access to the Launch Event

» Special Launch Price Benefits

» Privilege to Choose Your Own Flat

» ₹1,00,000 Discount on EOI

» Additional ₹1,00,000 Discount for On-spot EOI

T&C Apply

PRICING

1 BHK

478 SQ. FT.

₹59.5 LACS TO ₹66 LACS

2 BHK

734 SQ. FT.

₹85 LACS TO ₹92 LACS

815 SQ. FT.

₹95 LACS TO ₹1.04 CR

2 BHK (TERRACE)

929 SQ. FT.

₹1.09 CR TO ₹1.16 CR

3 BHK

1070 SQ. FT.

₹1.27 CR TO ₹1.41 CR

Indicative Price Range

FOR SALES TRAINING PURPOSE ONLY

BALAJI BUILDERS
PROMOTERS & DEVELOPERS

Corporate Address:

Balaji Empire, Balaji Builders, S. No.76/1 & 76/2,
Ashok Nagar Road, Opp. Sharayu Toyota Service Center,
Tathawade, Pimpri - Chinchwad, Pune - 411 033.

Site Address:

Oriana World, Balaji Builders, S No. 76/1, Ashok Nagar,
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