

# Luxury Made Affordable

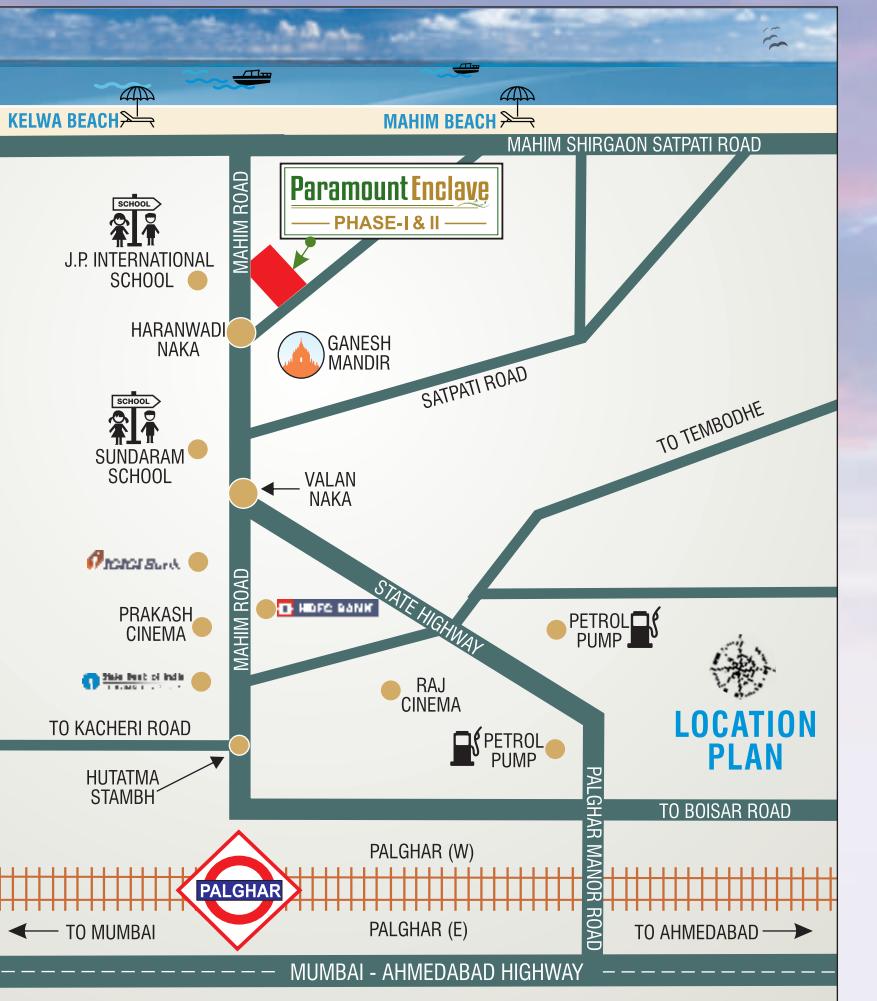
## ABOUT LOCATION - PALGHAR

### Why buy a home in Palghar ?

Palghar, the part of the country's largest urban sea-hill became 36th new district of Maharashtra on 1st August 2014. The town is located about 87 kilometers north of Mumbai, and is well connected via Mumbai – Ahmedabad highway and Mumbai sub-urban rail network. Train connectivity is all set to get further boost with development of four track railway line between Virar and Dahanu.

With presence of facilities of large corporate houses such as Hindustan Coca Cola, JSW Steel, Lupin Pharma, Sanofi Aventis, Durian, Navneet Publications, Sundaram etc, along with thousands of other SMEs and MSMEs, Palghar offers ample of job opportunities within its own fold.

Palghar also has rich cultural heritage as its home to historical monuments such as Jai Vilas Palace in Jawahar, Mahalaxmi Temple in Dahanu, Forts in Arnala, Tarapur, Kaldurga, Kamandurg. It also boasts other tourist destinations such as beaches in Kelva, Arnala, Bordi, Mahim and Waterfalls in Dabhosa and Vaghoba.



**BUILDING No.3**

Developers:



**ShreeBalajiInfra**

**Regd Office:** Shop no 17/18, Bldg no 5, Paramount Enclave-Phase1, Harnwadi Naka , Near JP International School, Mahim Road, Palghar West

**Email:** shreebalajiiinfra91@gmail.com | **Website:** av-group.in

**Tel:** 9130055566

**Site Address:** Survey No: 1023/9, 1023/9/1, Village Mahim, Palghar - Mahim Station Road, Near Haranwadi Naka, Opp. J.P. International School, Palghar (W) - 401404.

**Architect:** Nishant Patil | **Legal Advisor:** Adv. Shambhu Jha | **RCC Consultant:** Jay Shree Krishna Consulting Engg.

The project has been registered with **MahaRERA registration numbers** - P99000017297, P99000017312, P99000017329, P99000017353 and P99000017504, is available on the website - [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in) under registered projects.

**Disclaimer** - This brochure is purely conceptual and not a legal offering. All buildings, layouts, specifications, etc. as seen in the brochure/pictures, are tentative / indicative and subject to variations and modifications by the Developer without any prior notice / obligation. Any purchaser / lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease to be entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction.



**BUILDING No.3**

LUXURIOUS **1RK | 1BHK | 2BHK** APARTMENTS  
MAHIM ROAD | PALGHAR (W)

Developers:



**ShreeBalajiInfra**

# OUR PROJECT



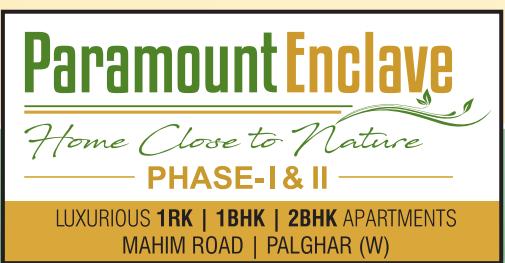
GATE VIEW



GARDEN FRONT VIEW



FRONT GATE VIEW



## BUILDING NO.- 3 - BACK VIEW



### BUILDING No.3 | B WING

DEVELOPERS:



## PROJECT FEATURES

- Nature Friendly Atmosphere.
- Decorative Entrance Lobby.
- Club House with Open Terrace for Party Lawn.
- Shopping Market.
- Temple Within Premises.
- Ample Space between all buildings.
- Landscaped Garden.
- Senior Citizens Corner.
- Quality Exterior Paint.
- R.W.H. to Save Water and Life.
- 24x7 Security.
- C.C.T.V in All Common Areas.
- Earthquake Resistant Structure.
- Waterproofing Treatment on Terrace.
- Parking For 2/4 Wheelers.
- Loft Tanks to Ensure.
- 24 x 7 Water Supply.\*
- High Speed Lift.
- 24 Hrs. Power Backup in all Common Areas.



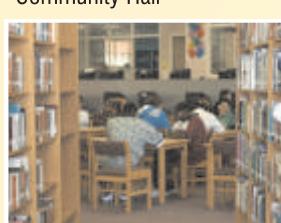
Club House



Community Hall



Swimming Pool



Library



Fitness Gym



Garden & Children's Play Area - Top View



Temple



Indoor Game



Senior Citizen Park



Outdoor Game

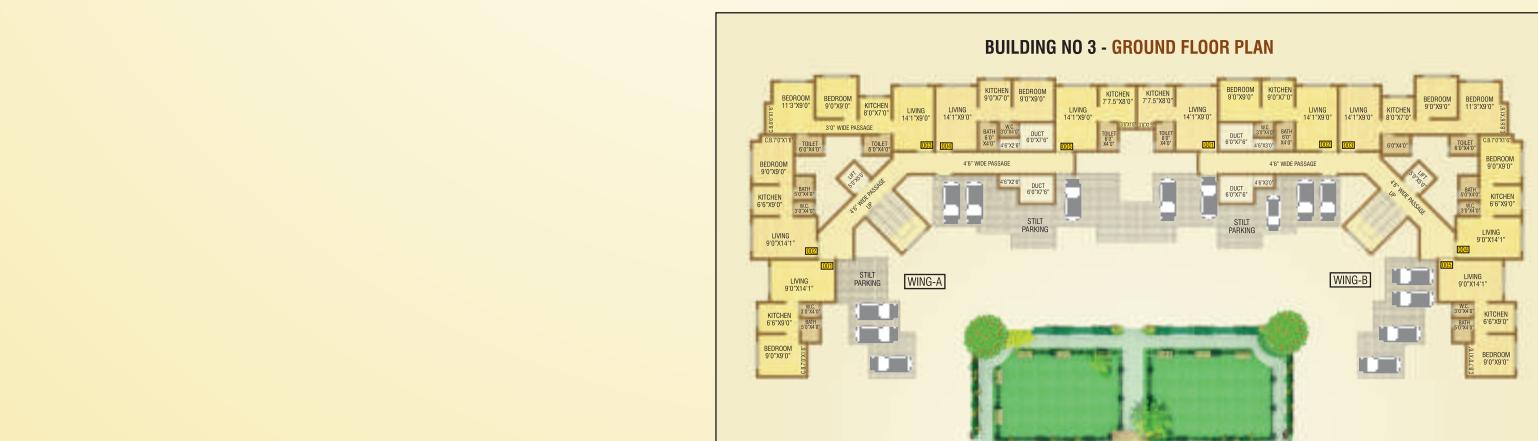
# **BUILDING NO 3-(B WING) - GROUND FLOOR PLAN**



# **BUILDING NO 3-(B WING) - 1ST FLOOR PLAN**



## **BUILDING NO 3 - GROUND FLOOR PLA**



This full Layout only for Reference

BUILDING NO 3 - 1st FLOOR PLAN



*This full Layout only for Reference*

## BUILDING NO.3-(B WING) - 2nd, 3rd & 4th FLOOR PLAN



This full Layout only for Reference

**Paramount Enclave**  
Home Close to Nature  
PHASE-II

BUILDING No.3 | B WING

DEVELOPERS:  
**Shree Balaji Infra**

### AMENITIES- BUILDING-No. 3 Flat Specifications

#### LIVING ROOM

- Vitrified Tiles Flooring.
- Fall Ceiling with 4 Spot Lights of 1w.
- Full Height Aluminium Windows with power coating.
- Designer Main Door.
- Provision For Safety Door.
- 2 Fans, 2 LED Lights (15w. each)
- Decorative Light in Center Position

#### BED ROOM(S)

- Vitrified Tiles Flooring.
- Full Height Aluminium Windows with Powder Coating.
- Painted Flush Door.
- Curtains & Mosquito Net in Bedroom.
- 1 Fan, 1 LED Light (15w.)

#### KITCHEN

- Trolley / Modular Kitchen
- Vitrified Tiles Flooring.
- Aluminium Window with Exhaust Fan.
- 1 Fan, 1 LED Light (15w.)
- Granite Platform With Stainless Steel Sink
- Water Purifier (RO) ISI Mark
- Ceramic Tiles Above Platform.

#### BATHROOM & PLUMBING

- Ceramic Tiles Flooring.
- Ceramic Tiles upto Door Height.
- Loft Tank Provision.
- Branded Sanitary ware & Fixtures.
- Concealed Plumbing.
- Washing Machine Provision In Dry Balcony.

#### ELECTRIFICATION

- Concealed Wiring
- Branded Modular Switches.
- Invertor Provision.
- ELCB As A Safety Device.
- Geyser, Fridge & Washing Machine Point Provision.
- TV & Telephone Point Provision.



1RK



1BHK



2BHK