



A PROJECT BY



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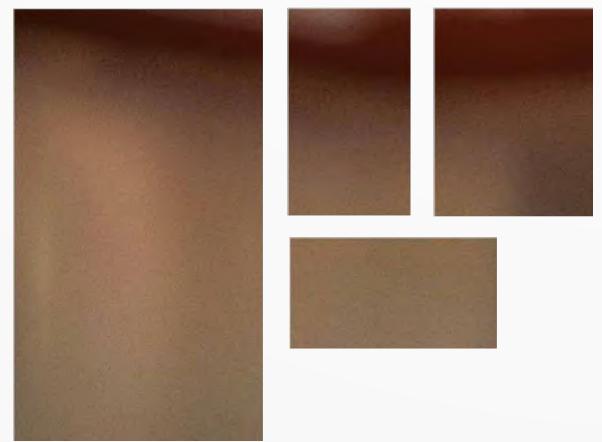
01. **Panvel**
Infrastructure
Investment Hotspot
02. **Balaji Symphony**
Introduction
Configuration, Pricing & Scheme
03. **Vishesh Group**
Brief
Upcoming Projects

FROM DIRECTOR'S DESK

Panvel is the most sought-after destination in Navi Mumbai as it has emerged as one of the fastest growing areas. The city continues to witness developments in terms of infrastructure and connectivity. The real estate market is booming across all the segments - affordable, mid-segment, and luxury housing, as well as commercial hubs.

Vishesh Group is characterized by excellence and distinction and has 25 years of strong experience in real estate. Our highly acclaimed project Balaji Symphony is an upcoming cutting-edge development in the city. It is a residential township spread across 10 acres with 11 monolithic towers of stilt + 3 podium parking and 30 storeys. What sets it apart is the first of its kind Sky recreation amenities high up on the 31st floor. Balaji Symphony is a landmark that's soon going to become the pride of Panvel.

- MR. VINAY AGRAWAL
MANAGING DIRECTOR





PANVEL

INFRASTRUCTURE & INVESTMENT HOTSPOT



CIDCO has plans to develop
23 villages



NAINA 500 Sq. Km. of proposed
development



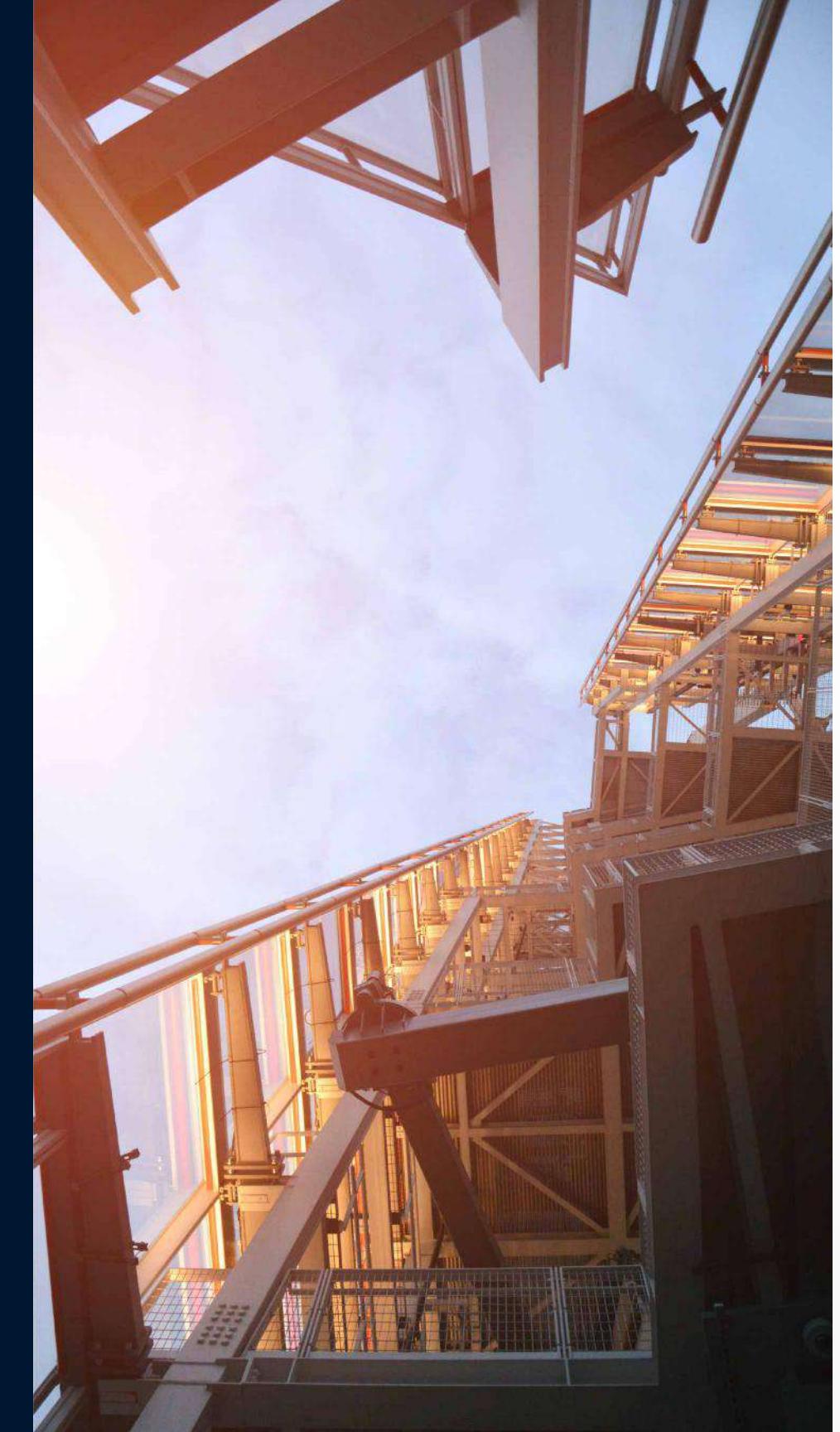
Navi Mumbai Airport
Expected 90 mil passengers



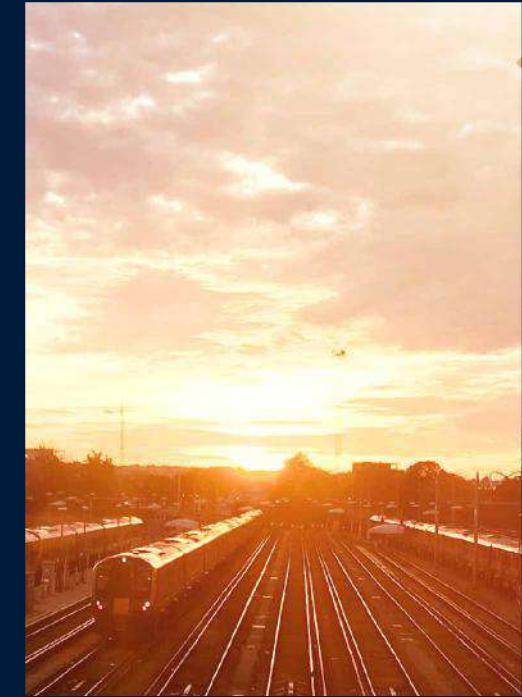
150% Growth in property rates



3% Rental Yield (BKC is 3.8 to 4%)



LOCOMOTIVE





Panvel will become one of the biggest new terminal for passenger & goods trains



Proposed Panvel - CST & Panvel - LTT elevated railway Track



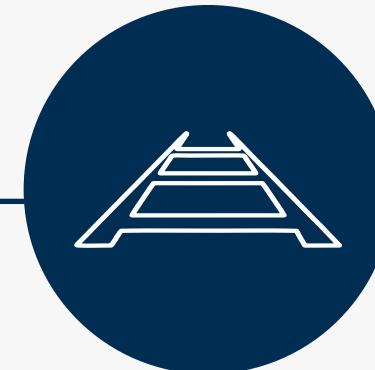
A new passenger railway line connecting Ulwe & Nhava Sheva, extending up to Uran is expected



116 Suburban Trains halt daily at Panvel with future potential of 60% growth



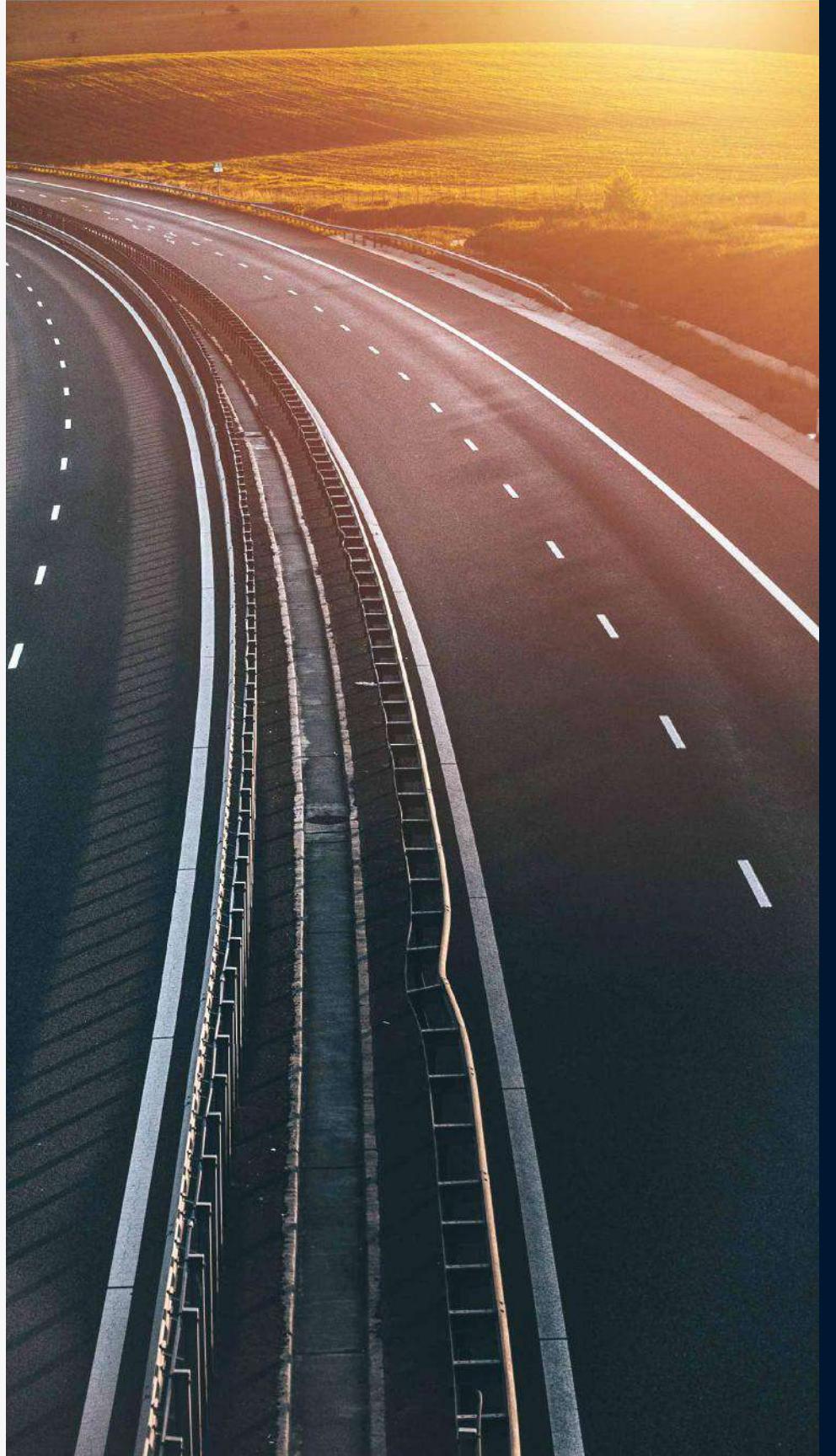
Metro from Vashi to Panvel (Part of extended Navi Mumbai Metro Line 2)



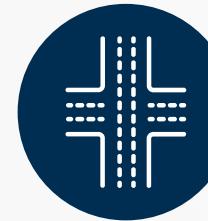
Vasai - Panvel Rail Extension. It will be the largest railway line extension of 70 Km



ROADS



Virar - Alibaug Multimodel Corridor. 126 Km long ring road



Major Connecting Highways
NH48, Nh17, Sion-Panvel M-P Exp



Proximity to DMIC
(Delhi - Mumbai Industrial corridor)



For Mumbai, Panvel is a gateway to Konkan region



Cidco has planned Panvel as a TOD
(Transit Oriented Development Zone)

GROWTH CENTRE





First of its Kind JNPT - Multi Product SEZ (Freight, Metal, IT).
Reliance proposes an IT SEZ next to JNPT & First Dedicated corridor



New Panvel - Proposed IT, Health Care,
Education, Agrofarming HUB



BKC II proposed to be a 150 acre mixed land use
for commercial and residential purpose



4 X employment growth by the end 2025 MNCs in Panvel
(ONGC, IPCL, HOCL, LNT, Reliance)



13 million sq. ft. of commercial spaces are developed in
NVM which is 15% of Mumbai comm space

1991

Navi Mumbai
Municipal
Corporation(NMMC)
constituted.

2000

CST-Panvel
double rail-line
commissioned.

2007

International
Airport receives
cabinet approval.

1992

Mankhurd-Belapur
-Panvel rail corridor up to
Vashi commenced
Commuter railway
line from Mankhurd
to Vashi construction
started.

2004

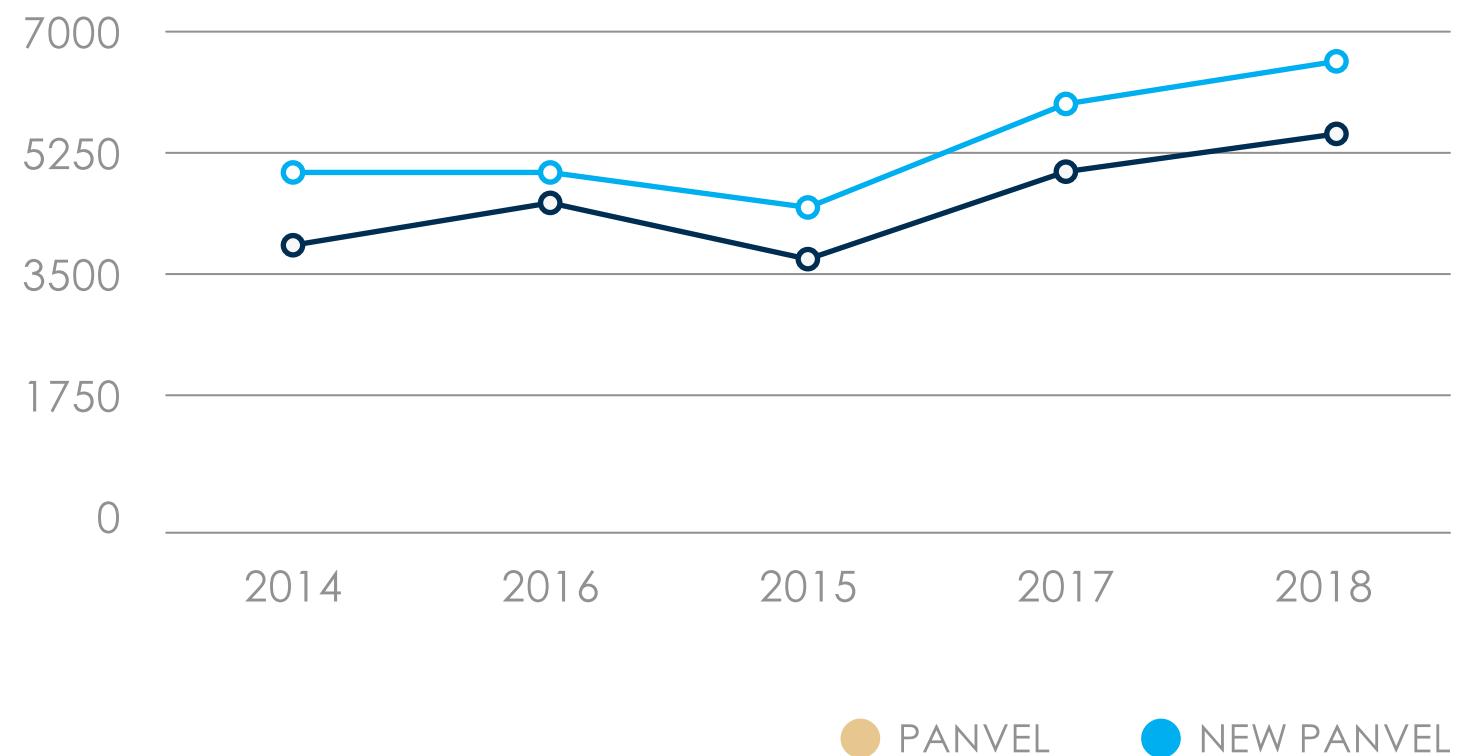
Trans-Harbour
line connecting
Thane & Vashi
opened for public.

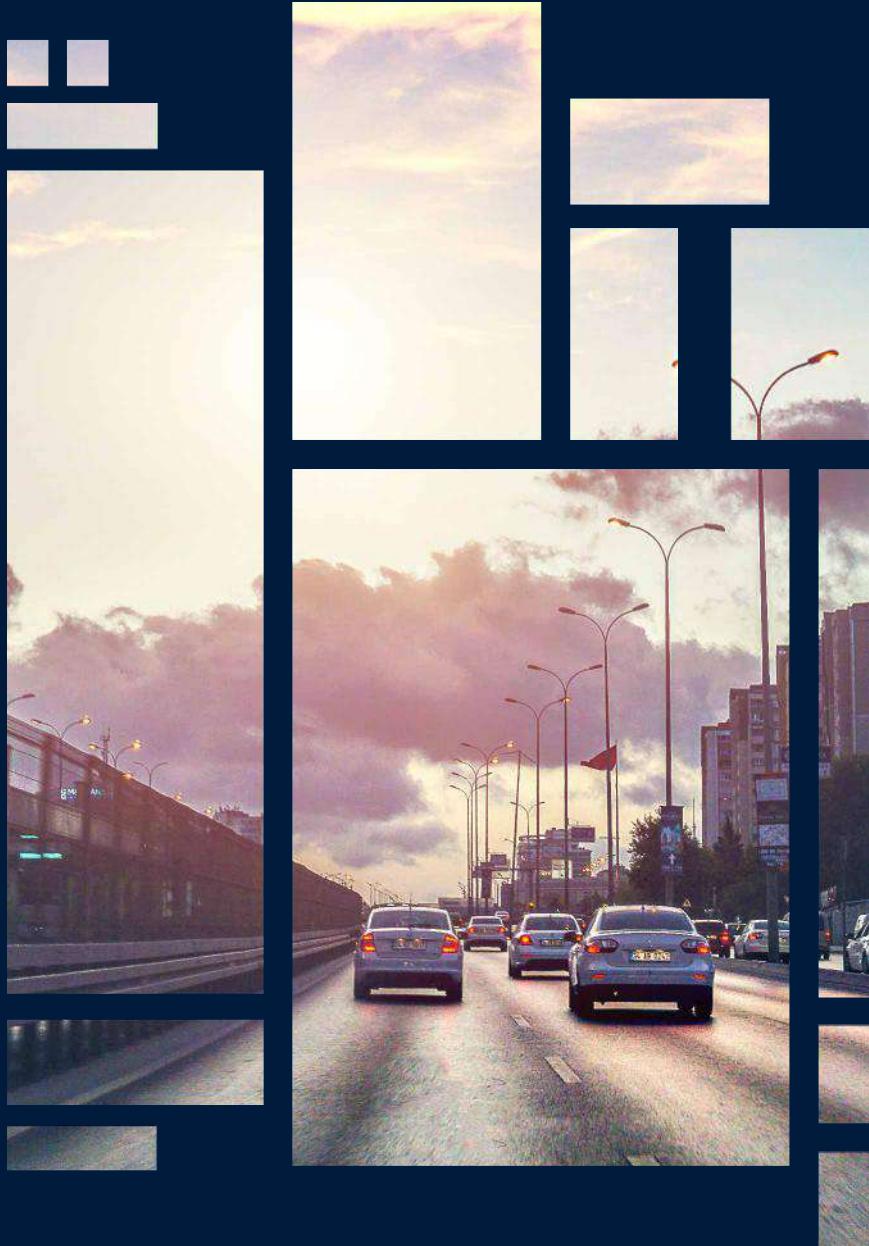
2014-2019

International Airport
expected to be operational
Navi Mumbai Metro-Line
2 expected to be operational
Development as IT hub
for large occupiers.

Hotspot

Property Price : The approximate property price in Panvel is about Rs 5,000-6,700 per sq. ft and in New Panvel, it is about Rs 5,900-7200 per sq. ft. This is very low in comparison to those in prime areas of Mumbai such as Andheri and Bandra which offer the same quality of life.





DISTANCE



Mum-Pune Exp Way - 5 mins



International Airport - 4.0 km



JNPT Port - 30 mins



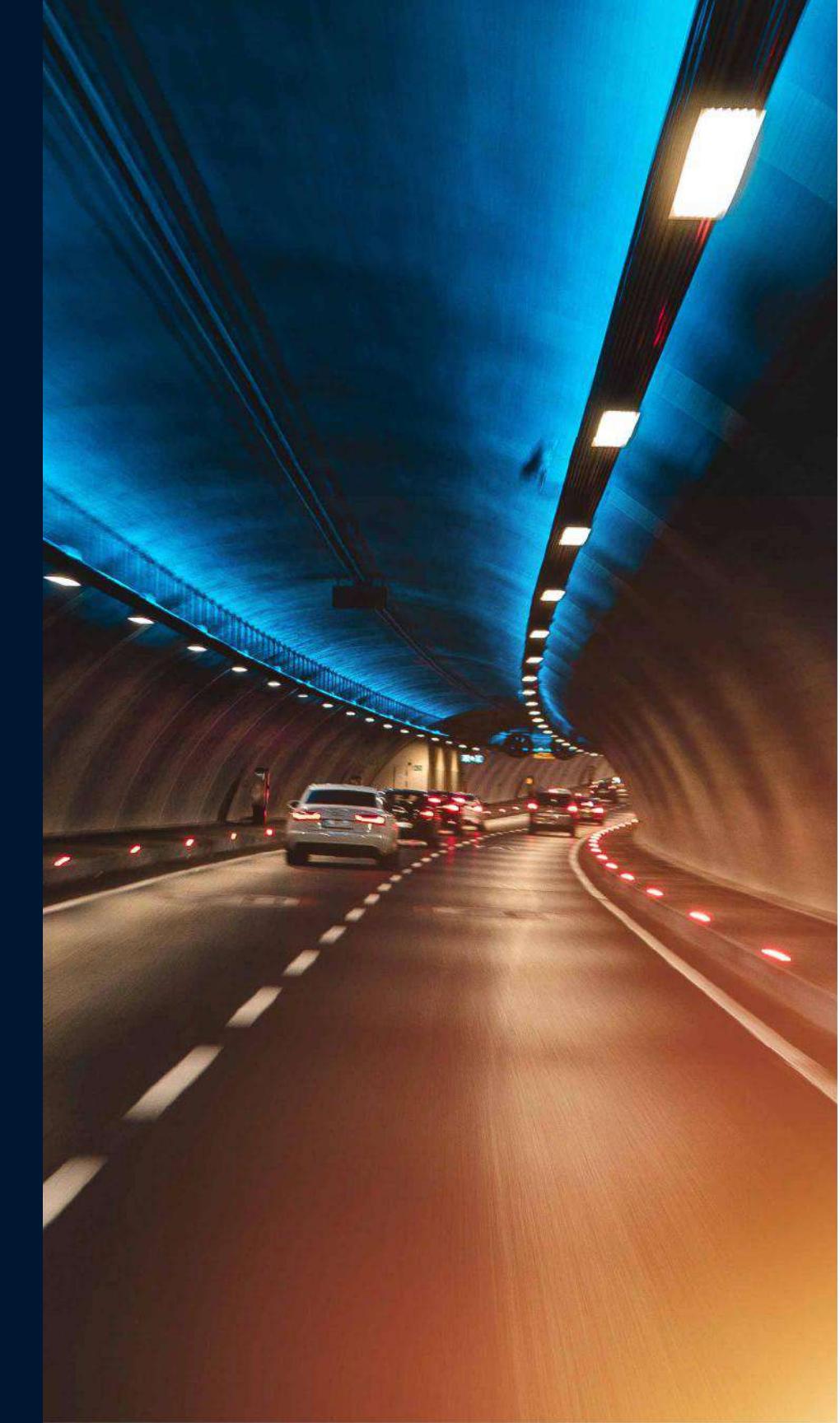
Sewri Nhavaseva Sea Link - 30 mins



Goa Highway - 5 mins



Panvel Railway Station - 2.1 Km



BASIC NECESSITIES UNDER 1KM RADIUS.



Malls



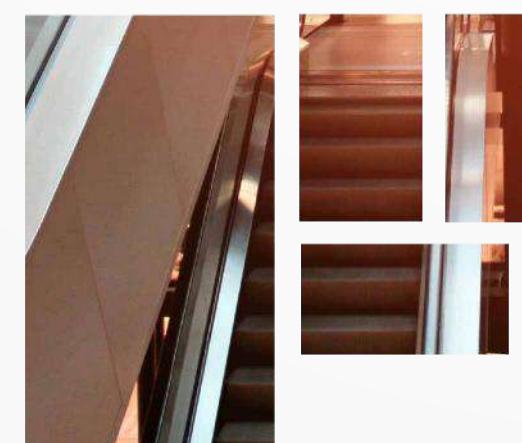
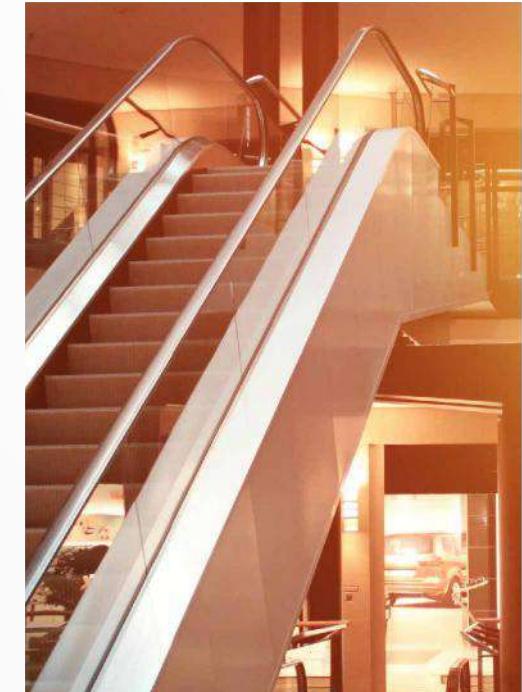
Education
Centres

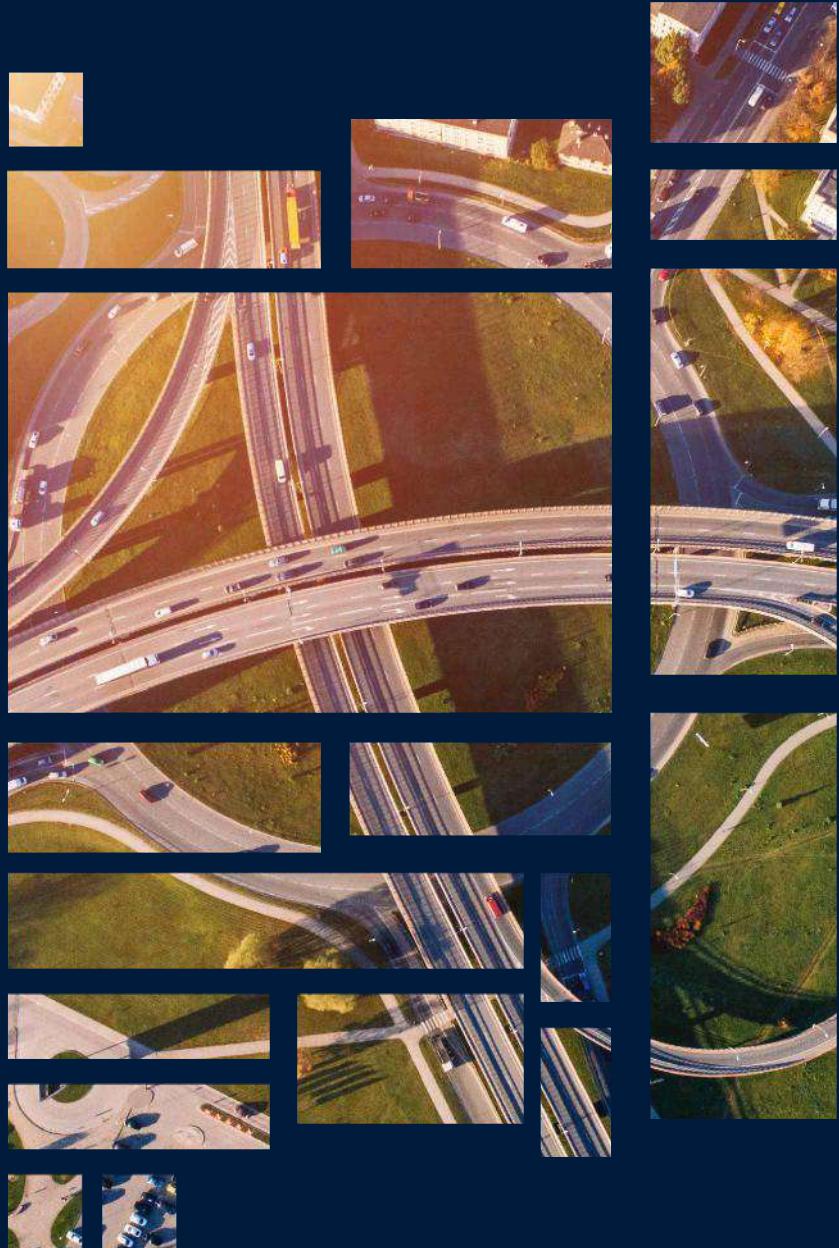


Multiplexes



Hospitals





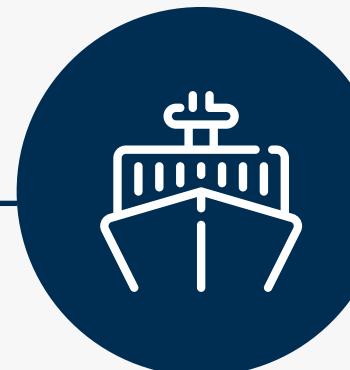
CONNECTIVITY



Panvel Railway Station & Terminus - 2 kms.



Upcoming Navi Mumbai
International Airport - 15 mins drive.



JNPT Port & Proposed Mumbai
Trans Harbour Link - 30 mins drive.

SAY YES TO
#RealPanvel

SAY YES TO
#BalajiSymphony



BALAJI
Symphony
TOWERING LIFESTYLE

LUXURIOUS TOWNSHIP OF
**11 MAGNIFICENT TOWERS OF
33 STOREY EACH**



LAYOUT PLAN

LEGEND :-

- PHASE - 1
- PHASE - 2
- PHASE - 3
- PHASE - 4



PROJECT HIGHLIGHTS

G+ 33 STOREY | 11 MAGNIFICENT
HI-RISE TOWERS | 2, 2.5 & 3 BHK | LUXURIOUS APTS.





SKY RECREATIONAL AMENITIES

SKY JOGGING | SKY MEDITATION AREA

SKY GOSSIPING CENTRE | SKY GARDEN

SKY ZONE FOR SENIOR CITIZENS

SKY AMENITIES

- SKY GARDEN
- SKY LOUNGE
- SKY COURT
- COFFEE BAR
- SKY PARTY LAWN
- KITTY PARTY LAWN
- SKY GYM
- SKY JOGGING
- SKY BRIDGE
- SKY GOSSIP CENTRE



PODIUM AMENITIES

SWIMMING POOL | MULTIPURPOSE HALL | INDOOR LADIES POOL
CLUBHOUSE | MEDITATION CENTRE | MUSIC ROOM
STEAM & SAUNA | JACUZZI



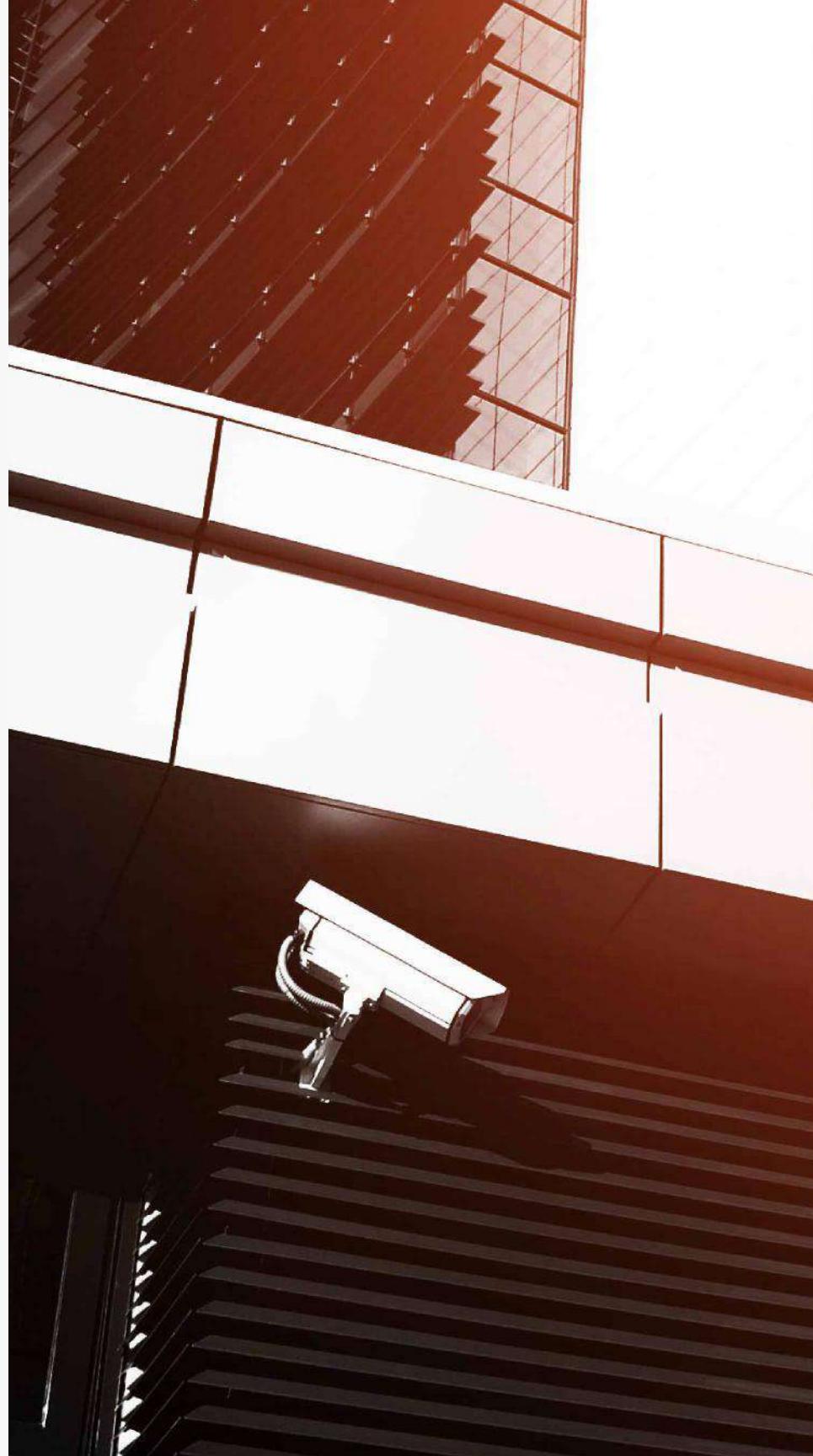
AMENITIES

- CLUB HOUSE
- MODERN GYM
- SWIMMING POOL, TODDLER POOL,
INDOOR LADIES POOL
- STEAM, SAUNA & JACUZZI
- TABLE TENNIS, MUSIC, CHESS, YOGA ROOM
- JOGGING TRACK
- LANDSCAPE GARDEN &
CHILDREN PLAY AREAS
- BANQUET HALL
- HIGH SPEED ELEVATORS
- POWER BACK UP





SECURITY



Gated Community



CCTV Surveillance



Intercom Facility



Video Door Phone



FLOOR PLANS

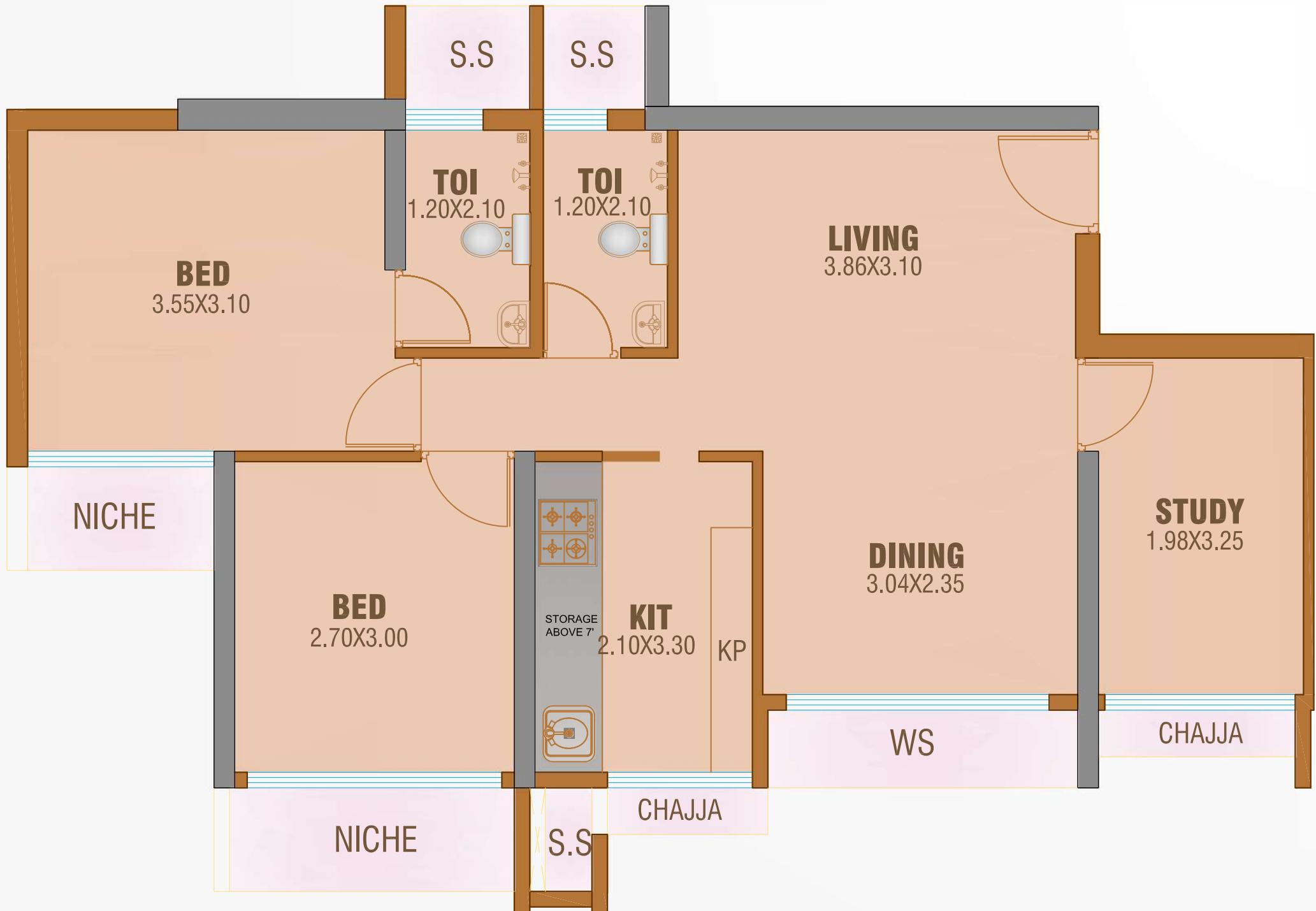
2 BHK



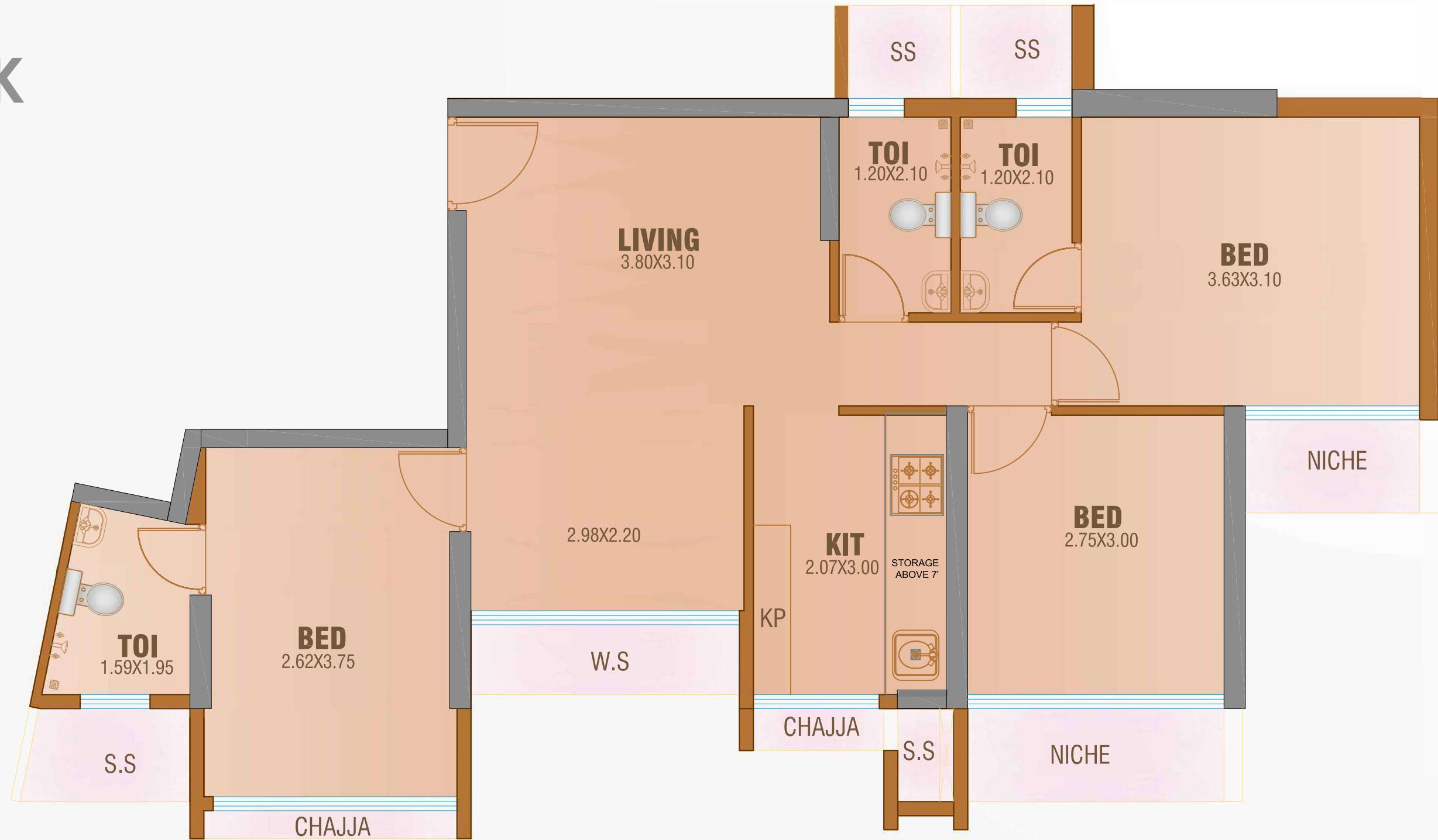
2.5 BHK



2.5 BHK



3 BHK



LOCATION MAP

LANDMARK OF NAVI MUMBAI.
PRIDE OF PANVEL.

Panvel is the most developing node of Navi Mumbai providing excellent connectivity through rail & road lines and easily approachable from Mumbai, Thane, Kalyan & Konkan Region. With everything within radius, this city is truly a future smart city.

CONVENIENCE & CONNECTIVITY

Panvel Railway Station - 2 kms.

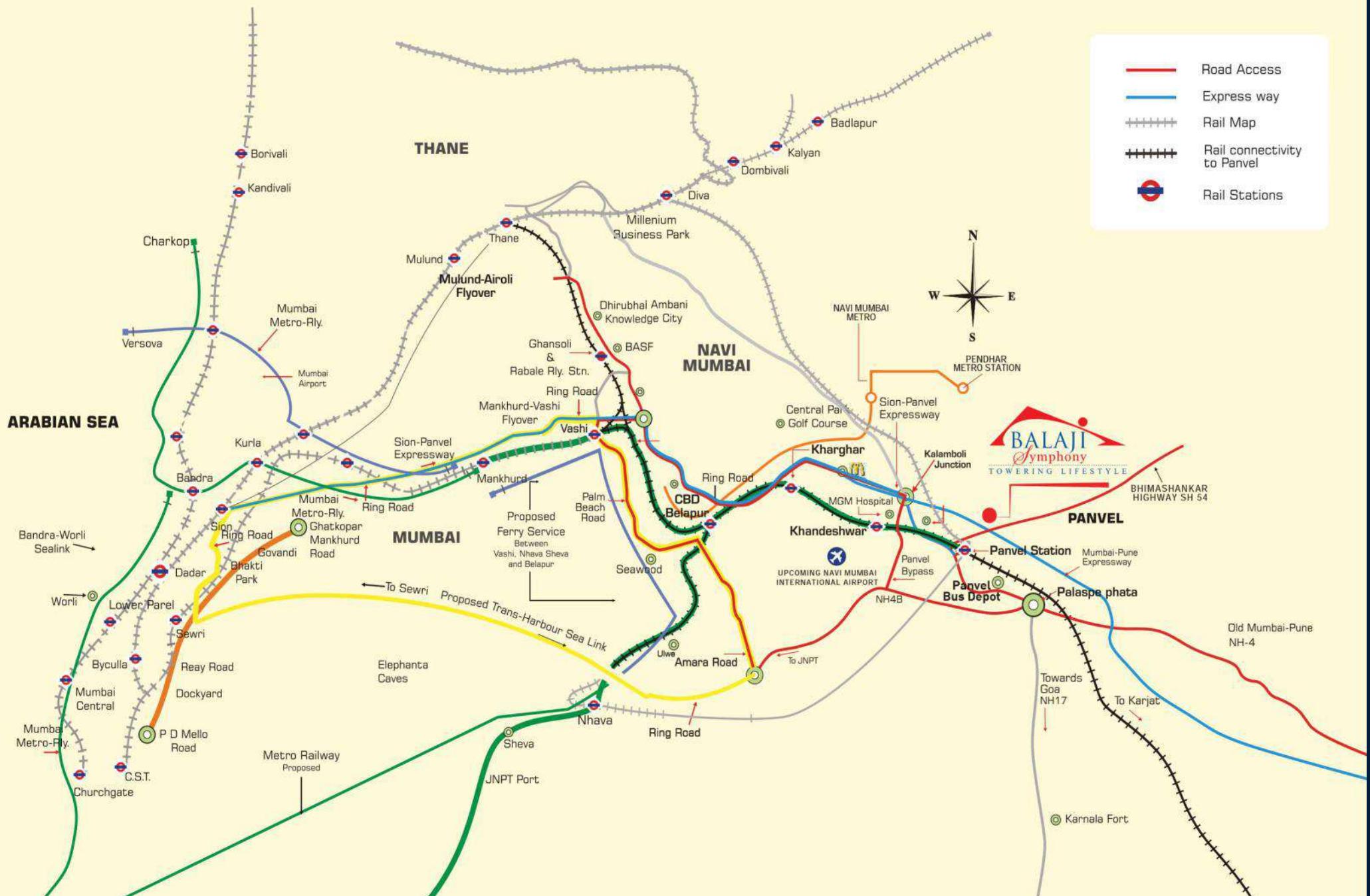
Upcoming Navi Mumbai International Airport - 10 mins.

JNPT Port & Proposed Sewri Nahva Seva Sea Link (MTHL) - 30 mins.

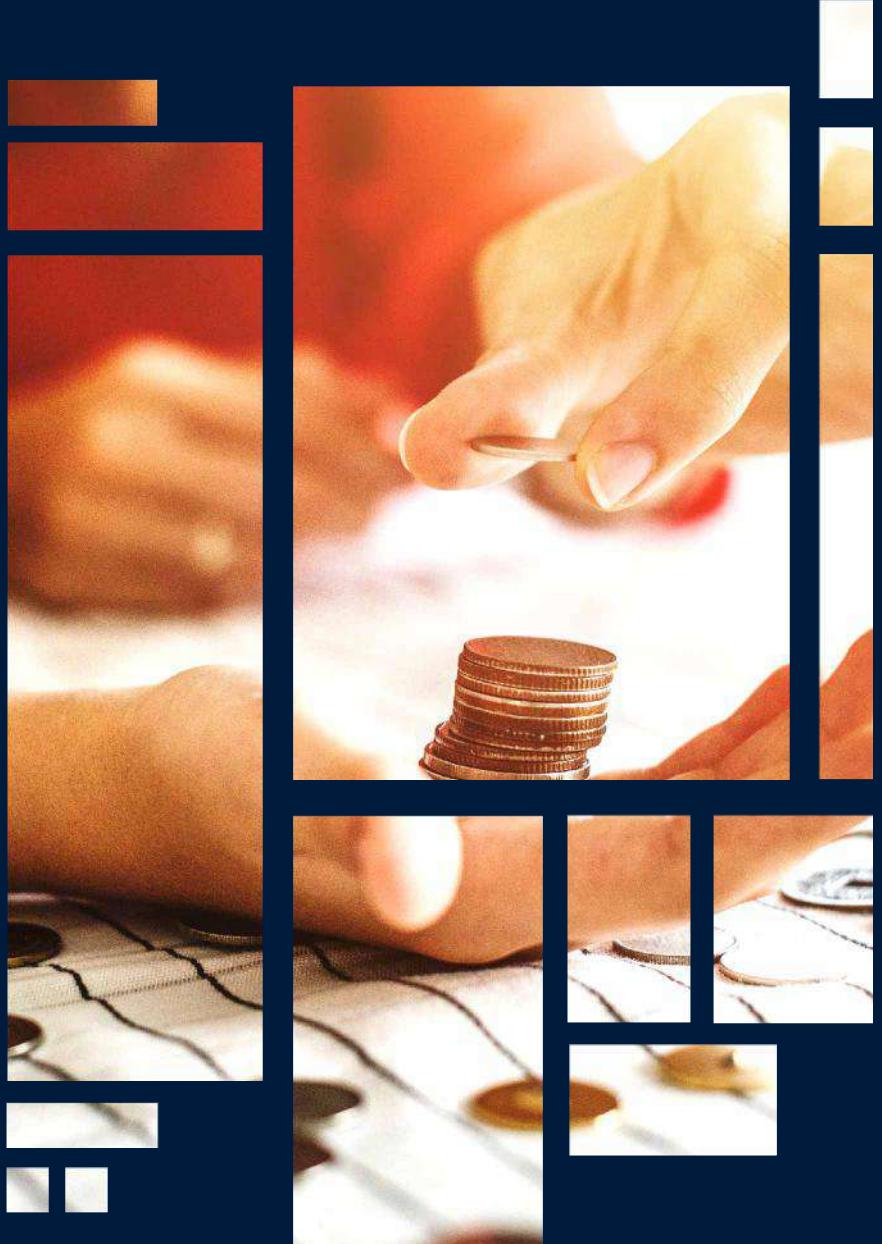
Mumbai Pune Express Way & Mumbai Goa Highway - 5 mins.

Malls, Multiplexes, Banks, Hospitals & Educational Institutions - 1 km radius.

Kharghar Central Park, Gold Course & ISKCON Temple - 20 mins.



THE OFFER





0% GST



₹0/- Floor Rise



New Pricing

FLAT TYPE	TOWER	CARPET AREA	AV (IN LACS.)	ALL INCL. (IN LACS.)
2 BHK	E	608	77.02	82.00
2.5 BHK	E	732	91.76	97.63
3 BHK	C	816	101.34	107.78

PROJECT APPROVED BY





VISHESH GROUP

Relationships beyond realty



25+

Years experience in real estate

Actively involved in developing the city Skyline.

Under the banner of “Sunrise”

Focused leadership, ideation brilliance,
innovative excellence, and hands-on approach
are attributes intrinsic to our philosophy that
we value in our team, our associates
and our vendors.

KEY PEOPLE

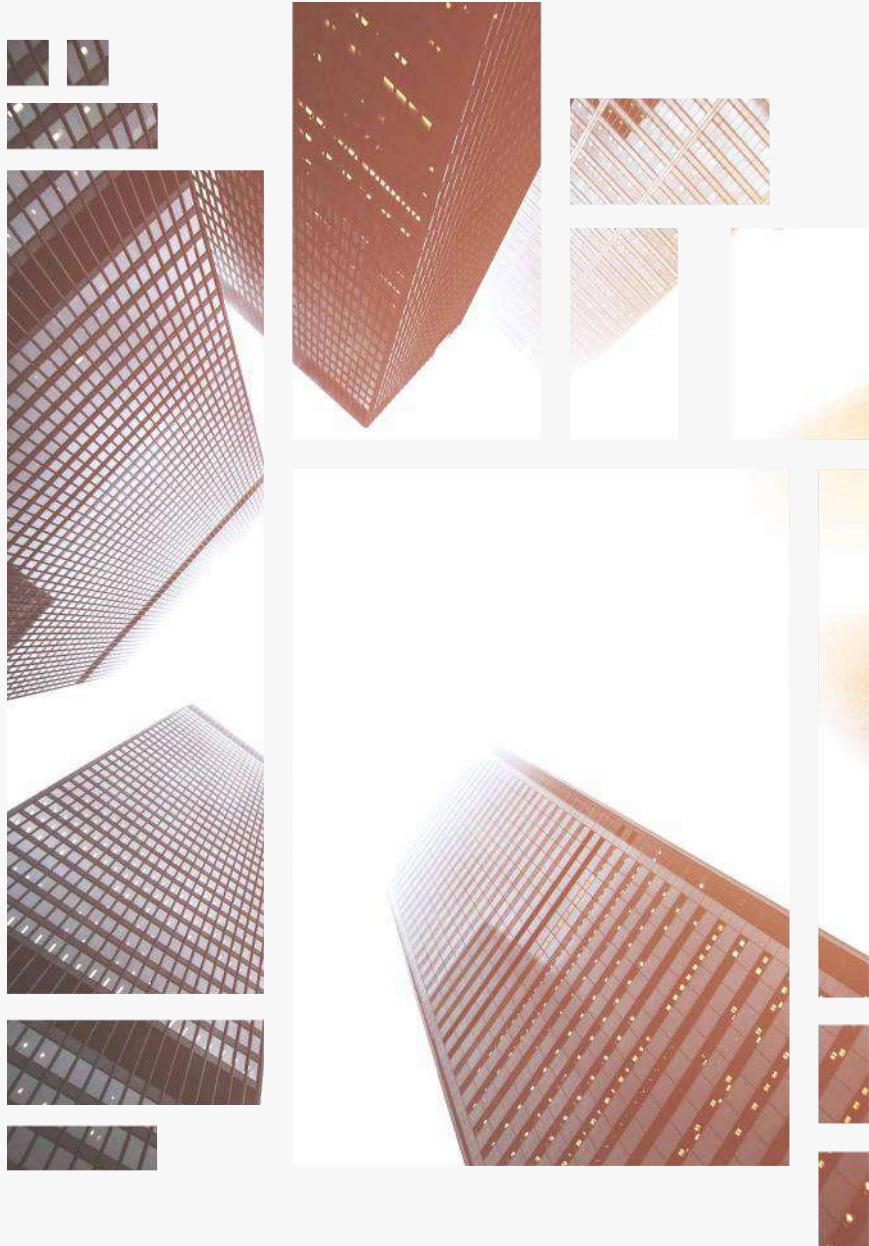
Driving force behind the growth of the company.

Under the directorship of **Mr. SK Agrawal,**

Mr. Vinay Agarwal, Mr. Devendra Kedia &

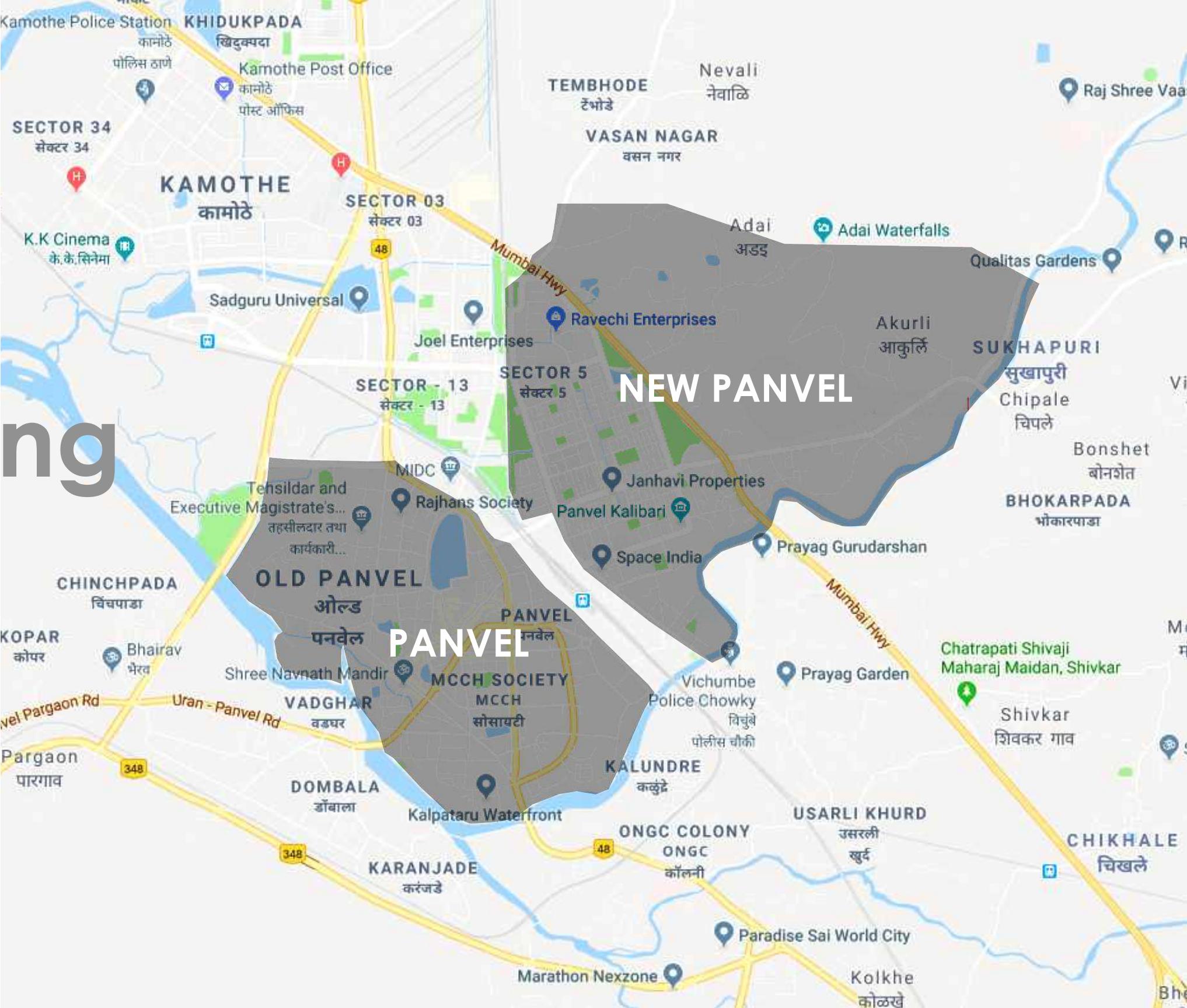
Mr. Jayesh Mehta the group has earned a position
of its own in Navi Mumbai area in a short time.

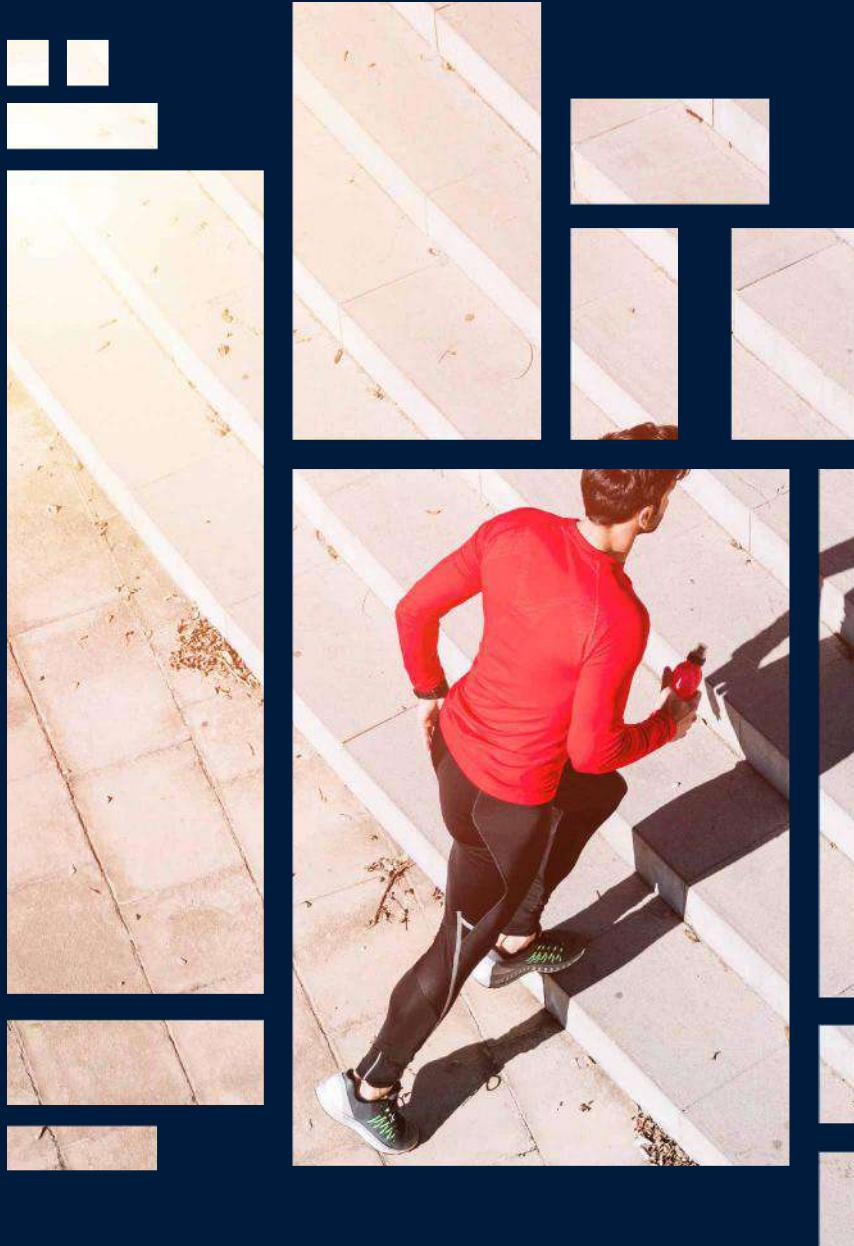




Our channel of expression being Real Estate & through it,
we are making our humble, yet 'Vishesh' contribution

Upcoming Projects





TO THE
NEW BEGINNING