



BALAJI ESTATE



CHAPTER THREE
Life of Joy

Manpada - Umbharli
1 & 2 BHK Deck Homes

RELIVE YOUR
WONDER YEARS...



BALAJI ESTATE

LENDING WONDER TO YOUR LIFE

When innovative design, architecture and construction technology are geared towards lending joy to the overall customer experience, a landmark is born. Ever since our inception in 2001, Asian Buildcon has emphasised on creating this 'Feel Good' factor while building its residential edifices. Each of our projects dotting the landscapes of Navi Mumbai and Dombivli bears testimony to our philosophy of redefining the standards of quality and setting fresh benchmarks for others to follow. We command an enviable track record of delivering 97% of our projects on time and now endeavour to address the remaining 3% in the months to follow. Chapter 3 in Dombivli will add 'Wonder' to the Balaji Estate.



PROJECTS COMPLETED BY BALAJI BUILDCON

- Mita Heights - Kharghar
- Sai-Prasad - Kharghar
- Mita CHS - Kharahar
- Meera Plaza - Kharghar
- Om Srishti - Kharghar
- Dream Heights - Kharghar
- Rashi Heights - Kharghar
- Asian Infotech Park - Nerul
- Asian House - Commercial



ONGOING PROJECTS

Balaji Estate - 35 Acres Township
at Umbharli, Dombivili (E)

- Phase 1
- Phase 2
- Phase 3



artistic impression



BALAJI ESTATE

PHASE III C3

PHASE II

HIGH RISE MULTI-STOREYED TOWERS
STUDIO, 1 & 2 BHK RESIDENCES
CLUB HOUSE WITH LIFESTYLE AMENITIES

PHASE I

HIGH RISE MULTI-STOREYED TOWERS
STUDIO, 1 & 2 BHK RESIDENCES
CLUB HOUSE WITH LIFESTYLE AMENITIES

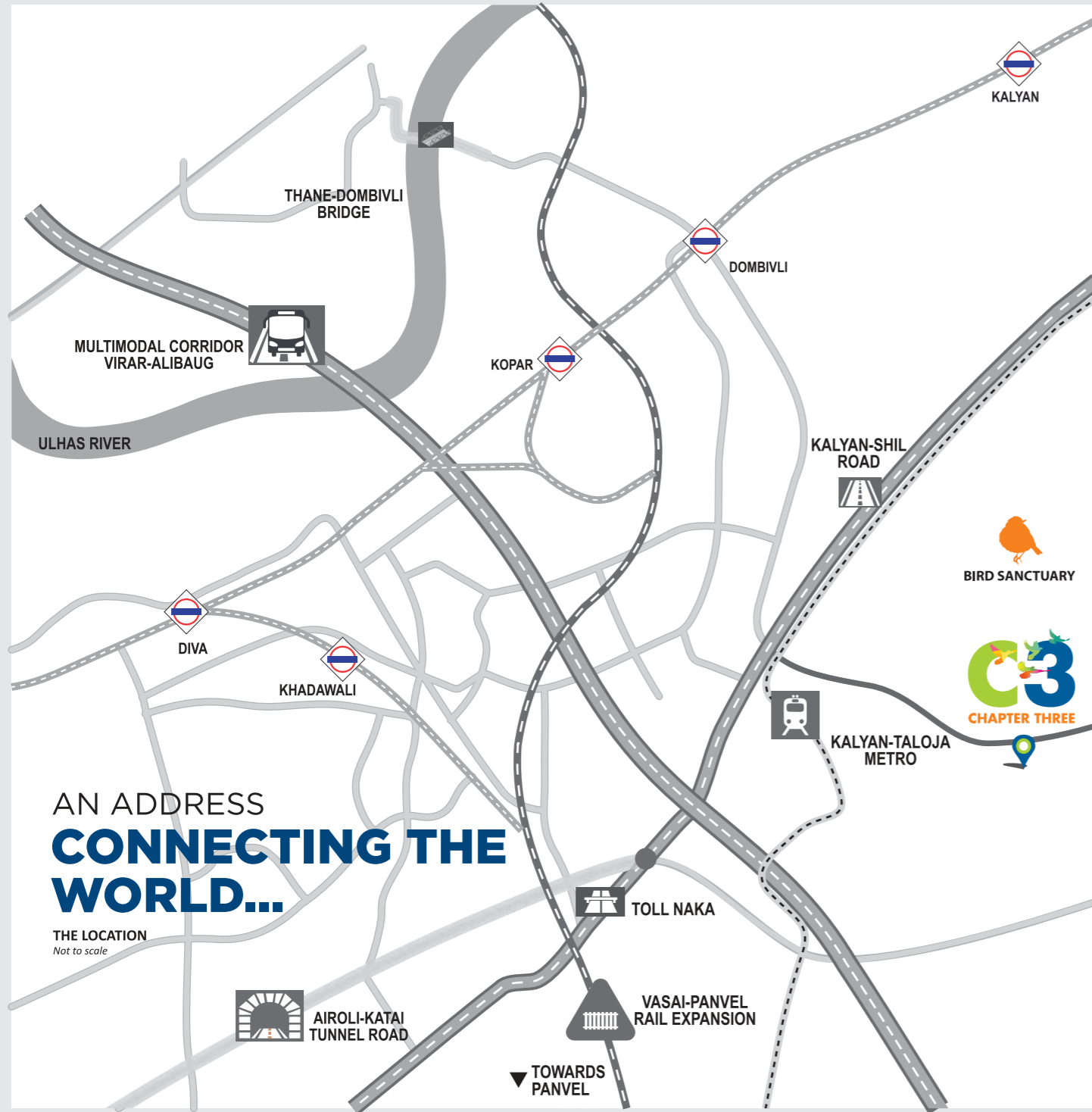
FUTURE DEVELOPMENT



artistic impression



LOCATION MAP



STATION

Dombivli Railway Station	15 Min. Drive
Kopar Railway Station	20 Min. Drive
Metro Station	With in 1 km

CLOSE PROXIMITY TO

HOSPITALS	SCHOOL / COLLEGE
AIMS Hospital	Eva World School
APEX Hospital	Royal International School
MALLS	Shivajirao S. Jondhale
City Mall	College of Engineering
D Mart	G. R. Patil College
Xperia Mall	

MANPADA
METRO

2min

45mtr. KLY
RINGROAD

0 Sec.

NMIA
Airport

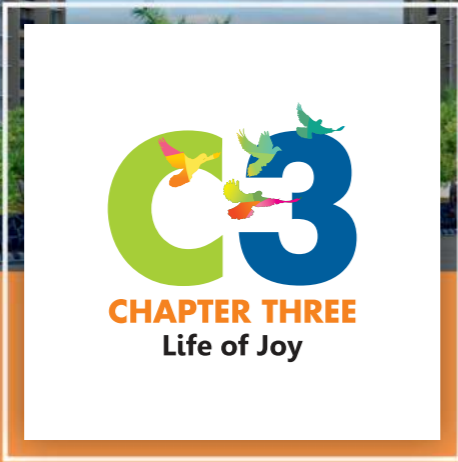
45min

LOCATION OF WONDER

They say Connectivity is King. We firmly agree. Chapter 3's positioning in the very heart of all that's happening in Dombivli exemplifies this belief. The prized residential project adds a new page to your lifestyle story with Shopping, Entertainment, Education and Health infrastructure in the vicinity, while travelling to the rest of your immediate world is a breeze. Imagine seamlessly accessing Thane, Virar, Alibag, Kalyan, Taloja, Vasai, Panvel, Airoli, Katai and Diva from your centrally located residence. Add speeding to Mumbai via wider tree-lined Navi Mumbai roads, then through the famed Atal Setu and you have a winner of an address to cherish for a lifetime.



artistic impression

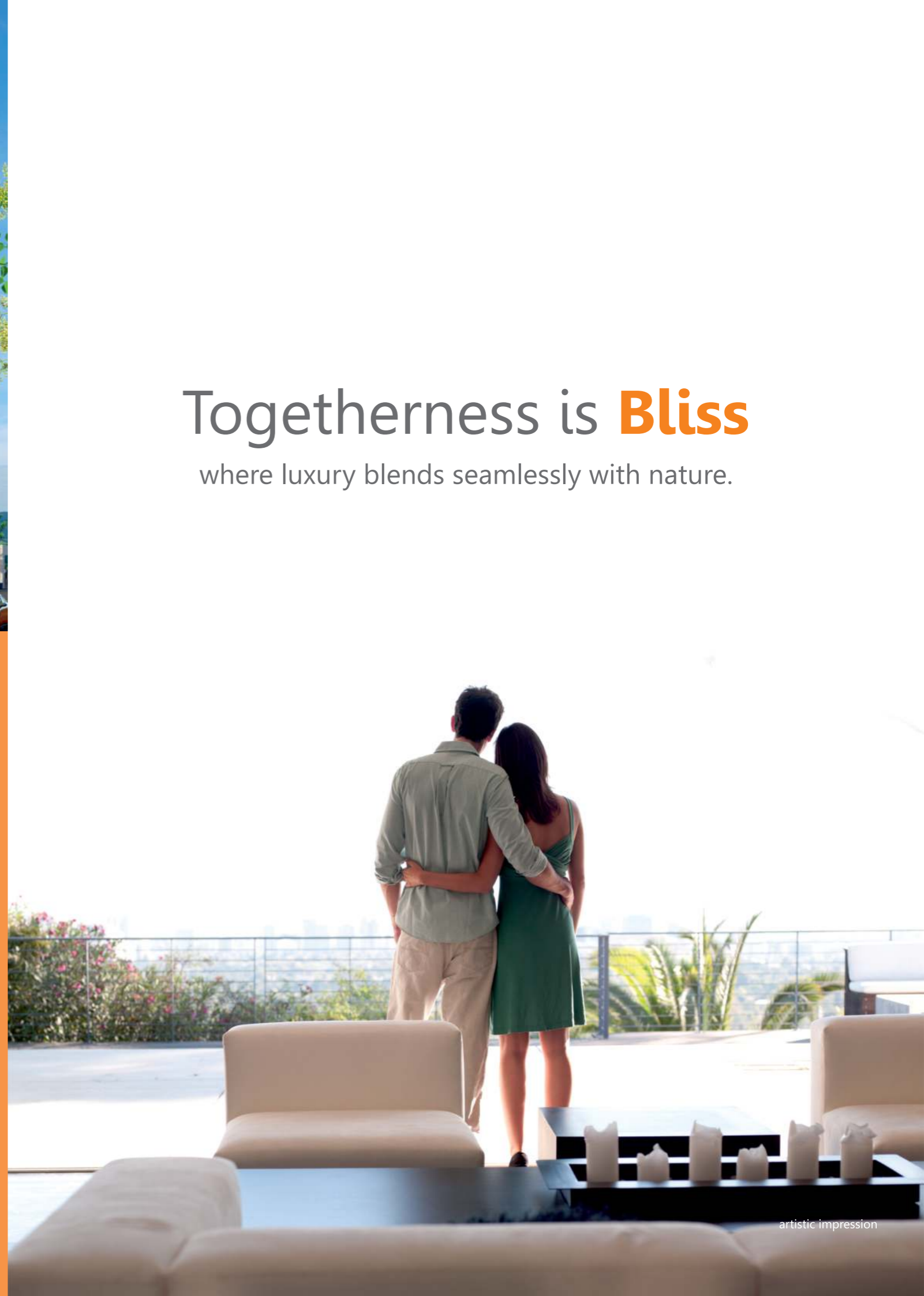


LANDMARK OF WONDER

As the first rays of the sun showers you with the vitality of a brand new day, feel blessed and secure living in Dombivli's newest iconic landmark. Chapter 3, true to its name, celebrates the 3rd phase in Balaji Estate's journey of lending happiness and harmony to countless families shifting into its spacious 1 & 2 BHK homes. Nestled in a sprawling 32-acre township, Chapter 3's two towers of 23 & 28 storeys offer a breath-taking view of the natural serenity surrounding it, while providing families internal spaces that seamlessly synergise the pluses of luxury, exclusivity, wellness, connectivity and positivity. Look forward to be floored by Chapter 3's abundance and cherish it for life.

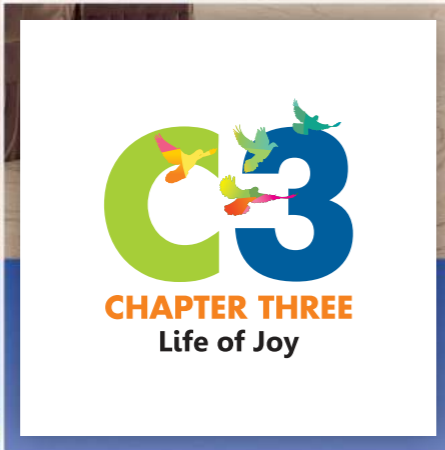
Togetherhness is **Bliss**

where luxury blends seamlessly with nature.





artistic impression



BANQUET

WONDER OF WELLNESS

Time to invigorate your mind, body and soul through our widest range of lifestyle+ amenities. Chapter 3 at Balaji Estate offers recreation for everybody. So if lifting weights and playing an indoor game is your adrenalin rush OR simply meditating in a fragrant garden your oxygen OR watching a movie in a personalised theatre your stimulation, then Chapter 3 is your go-to address. Your moment of enjoying a life of holistic wellness in a like-minded integrated community has finally arrived. Welcome home.



GAME ZONE



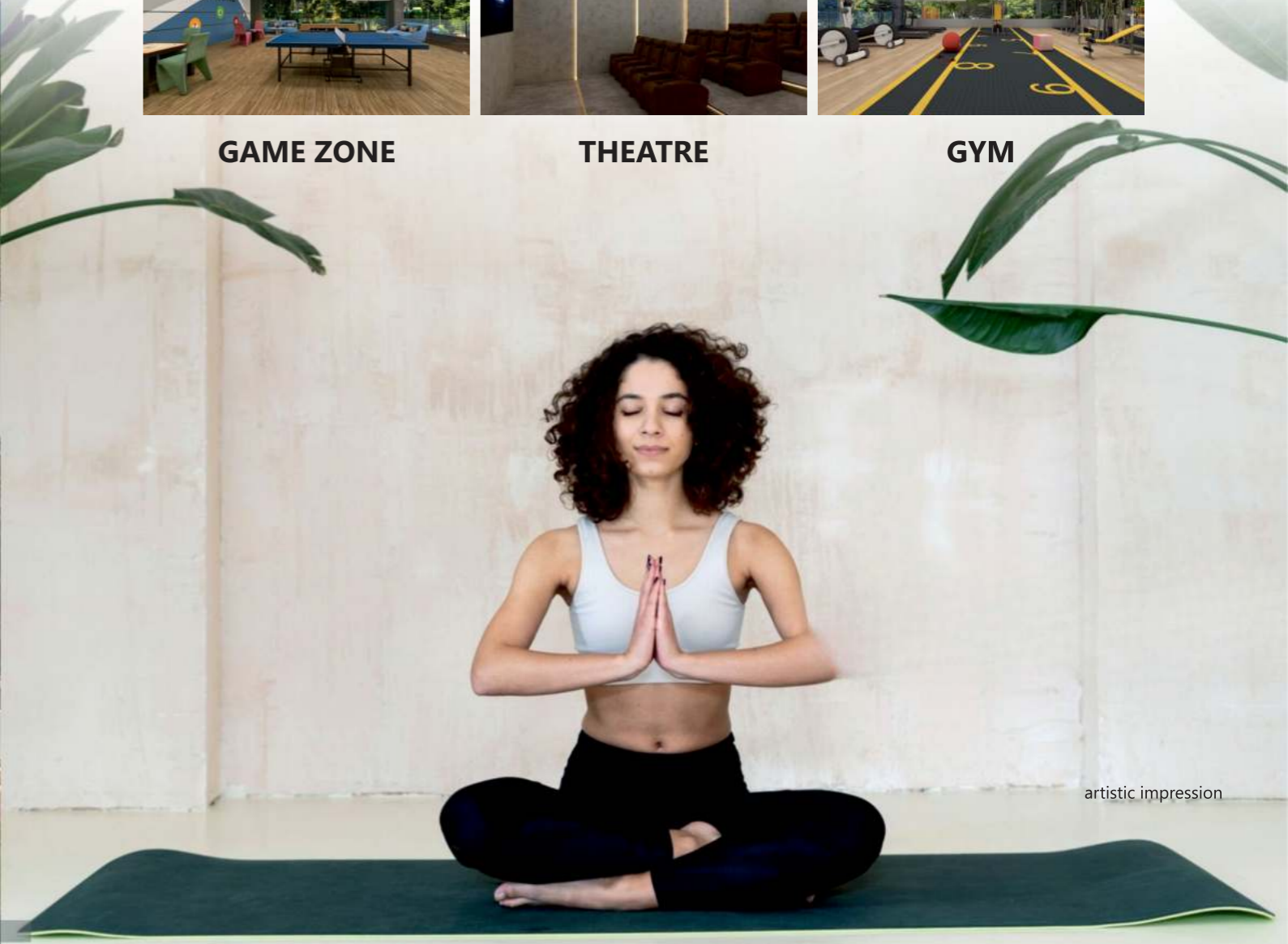
THEATRE



GYM



artistic impression



artistic impression



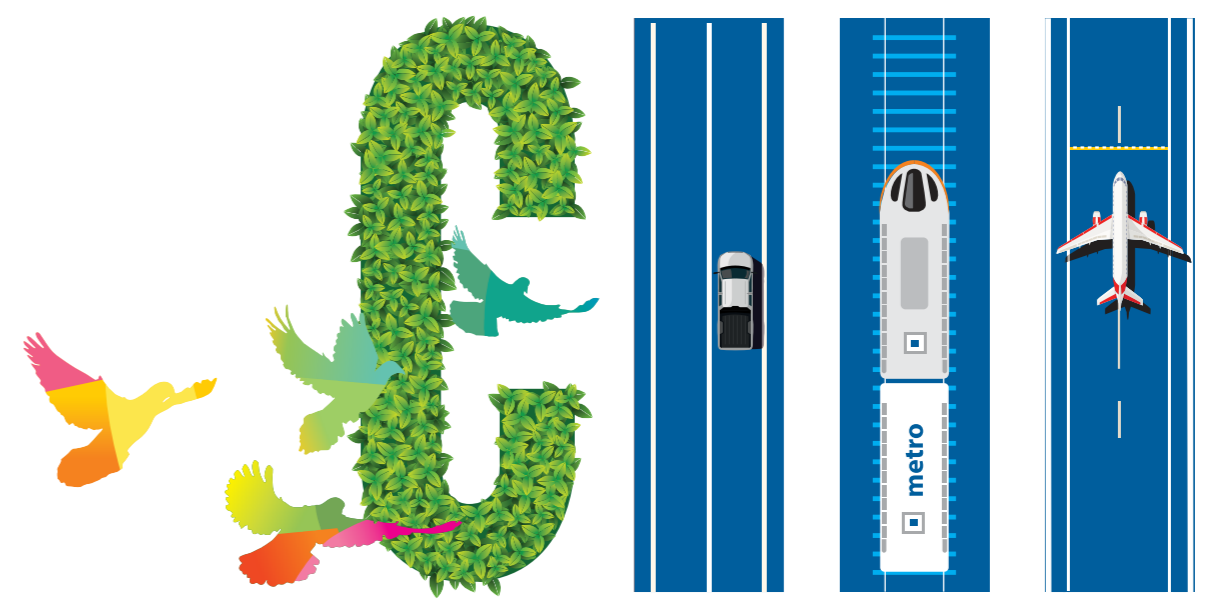
CHAPTER THREE
Life of Joy





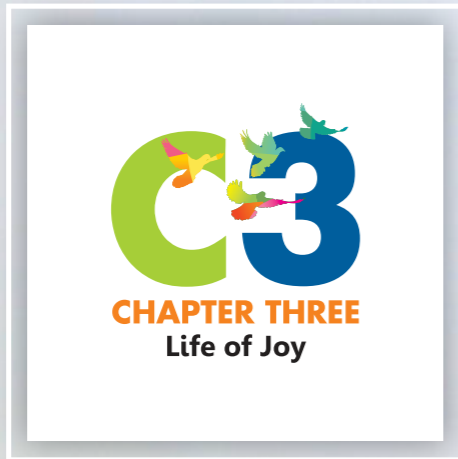
artistic impression

Connecting your **Evergreen Lifestyle** to the future.



The Kalyan-Taloja Metro adds a fourth dimension to Chapter 3's convenience pluses. It offers residents a modern air conditioned mode of transport complementing the residential township's existing Road, Rail and Air connectivity.





Wonderland for Your Alice



RED PARROT



CHIRP BIRDING



BEE-EATER



Imagine trekking or cycling through the scenic Umbarli Bird Sanctuary on a sunny Sunday morning and being greeted by the soothing chirps of the Rock Quails, Grey Francolin, Painted Francolin, Red Collared Dove, Bronze Winged Jacana, Ashy Crowned Sparrow, Grey fronted Prinia, Golden Orioles, Purple Sunbird, Indian Roller and Green Bee-eater amongst scores of documented bird species in the area. Now picture yourself making this scenic wonderland your home for life. Chapter 3's 23 & 28 floors tower over the Dombivli's green belt, presenting your family a unique opportunity of enjoying the sights and sounds of this bird paradise every day. Go on, choose a home that is a holiday for life.

**ISOMETRIC VIEW
1 BHK FLAT
UNIT PLAN**



R.C.A + TERRACE=315+30= 345 SQ.FT 1BHK

**ISOMETRIC VIEW
1 BHK FLAT
UNIT PLAN**



R.C.A + TERRACE=365+30= 395 SQ.FT 1 BHK



R.C.A + TERRACE=481+30= 511 SQ.FT 2BHK

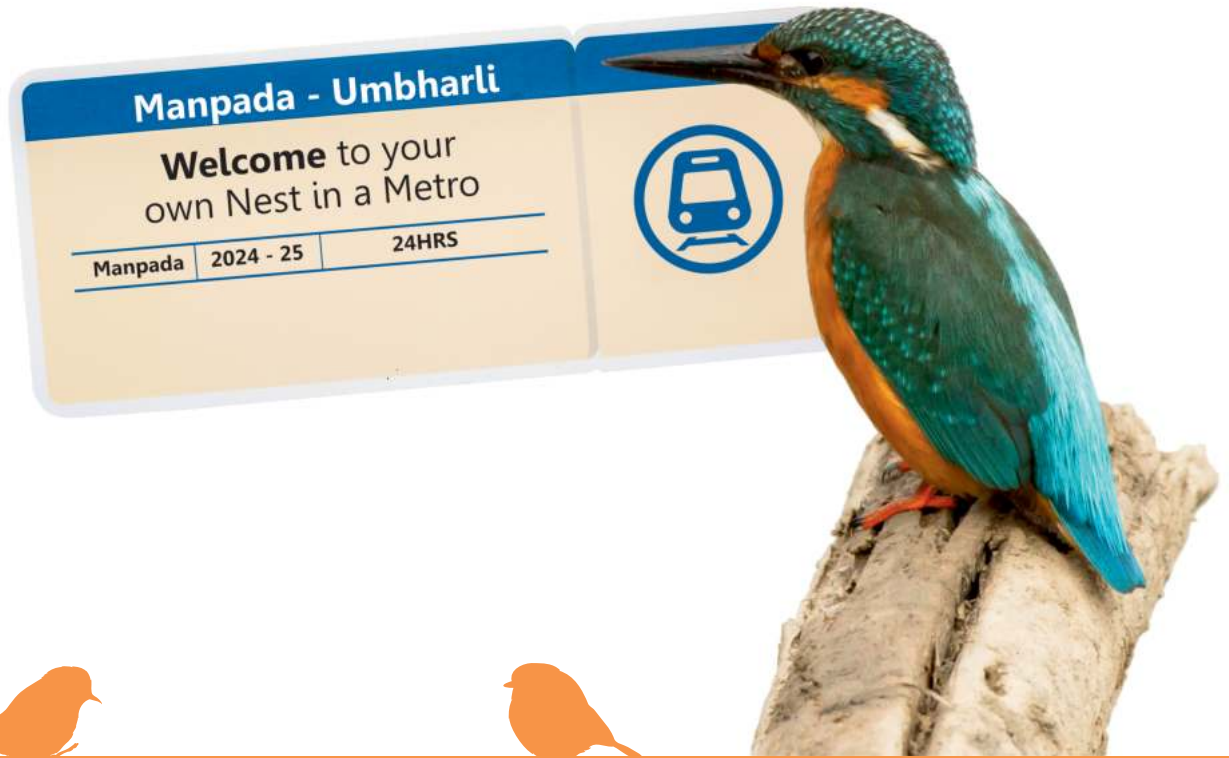
**ISOMETRIC VIEW
2 BHK FLAT
UNIT PLAN**



R.C.A + TERRACE=450+30= 480 SQ.FT 2BHK

**ISOMETRIC VIEW
2 BHK FLAT
UNIT PLAN**

CHERISH THE **BIRD SANCTUARY LIFESTYLE**
Travel from your **NEST** to mine in a metro.



BALAJI ESTATE

Site Address

C3, Balaji Estate, Khoni-Umbharli Road,
Near Manpada, Dombivli East- 421203

Mobile: 9819 988 988

Email: info@balaji-estate.com



MahaRERA Regn. No.:
P51700055656
www.maharera.mahaonline.gov.in