

Dear Channel Partners,

Greetings from Shree Balaji Group !

About Shree Balaji Group (Ahmedabad), Gujarat...

Under the dynamic leadership of Mr. Ashish Shah, Shree Balaji Group is scaling a new horizon of excellence in the real estate horizon of Gujarat. It is our vision that is bridging the state with world class architectural designs and properties.

The group was established in the year 2000 with fuel business. They later on forayed into the real estate market with a view to make significant difference.

A key to our growth has been the group's commitment to quality construction and customer satisfaction.

Shree Balaji Group is an established player of Ahmedabad's niche real estate segment delivering commercial and residential projects that cater to the needs of Elite Class.

A blend of imagination and innovation is what translates our ideas into reality. Each one of our projects resonate exclusivity in their design. The only constant in all our projects is the replication of our signature finesse and impeccable workmanship.

Why to invest in Gujarat ?



Gujarat, among India's fastest-growing states for years, has recently started realising its real estate potential. It is witnessing a construction boom and an increase in population. Gujarat has huge potential due to industrial growth and is an emerging metropolitan cluster. Considerable economic activity is expected because of a major Industrial centre with big Pharmaceutical and Chemical manufacturers. The state has many developing and premium areas and large number high income individuals. According to the National Housing Bank's (NHB's) residential index (Residex), prices of houses rose 33%. Despite this, properties are relatively affordable. Land too is available at relatively low rates. The state is expected to embark on a growth trajectory with landmark projects such as the Delhi-Mumbai Industrial Corridor (DMIC) and the Gujarat International Financial Tec-City. The State has huge potential in terms of real estate investment due to industrial growth.

Current Projects :

SHREE BALAJI WIND PARK – Page 3 Luxurious Lifestyle Apartments, Ahmedabad (Gujarat)



Shree Balaji WIND PARK

3 | 4 | 5 | 7 BHK
PAGE - 3 LIFESTYLE APARTMENTS

Description :

3 BHK (2165 Sq. ft.), 4 BHK (4000 Sq. ft.), 5 BHK (4400 / 5400Sq. ft.) & 7 BHK (15000 Sq. ft.) sky villa apartment.

SHREE BALAJI WIND PARK - Page -3 Luxurious Lifestyle Apartments

Appreciate yourself, appreciate your taste, yet you will never have enough of your special place at Shree Balaji Wind Park. Your imposing taste of good things in life will be well complimented by everything that surrounds you at Wind Park.

Wide open spaces savoured from your terrace garden, breath-taking view of dawn and dusk captured right from the exclusive clubhouse, breezy nights experienced from swimming pool, and of course the ever serene water bodies reflecting the calmness of the sky. Located at Vaishno Devi Circle on Intersection of S P Ring Road and S.G. Highway which offers the best connectivity that Ahmedabad has to offer.

Some of the amenities of the property are:-

- Bird's Nest Stadium (Beijing, CHINA) inspired Club House
- 1 Lakh Sq. ft. of non-vehicle zone
- German Home Automation System
- 3 Tier Security with Video door cameras
- Italian Marble Flooring
- Spanish Architecture styles exterior
- UPVC Windows
- Modular Kitchen
- Kohler Fittings
- Air Conditioners in all bedroom
- Wi-Fi zone in entire campus
- CCTV Camera at Main Gate, Basement, Ground Floor Foyers
- Video Door Phone in all units
- Children Safe Play Area
- 2 High Speed Elevators in each block also with 2 Staircases.
- Automated Allocated Basement Parking with Swipe card entry
- Private Swimming Pool & Terrace garden (7 BHK sky villa only)

Vaishno Devi Circle is the most developing and upcoming region which shall be the highlight of Gujarat while offering great connectivity to its residents along with infrastructure to support the families need , all this while offering maximum returns for your investment.

For walk through video click on the link below for SHREE BALAJI WIND PARK:

<https://www.youtube.com/watch?v=k-82UPPexSs>

Current Projects :

Shree Balaji Heritage Villa – 11 Limited Edition Designer Interior Bungalows, Ahmedabad (Gujarat)



Shree Balaji Heritage Villa

11 Limited Edition Designer Bungalows



Description :

2200 to 6500 Sq. Yds.

Shree Balaji Heritage Villa. – 11 Limited Edition Designer Bungalows

Heritage Villa is situated near Vaishnodevi circle and Narmada canal with German architecture design with fully furnished interior, gym, steam bath, and world-class landscaping designed by Bali architects.

Shree Balaji Heritage Villa has won prestigious awards:-

- **ABP- Luxury Project of the year 2014-15**
- **Brands Academy- Developer of the year- 2014-15**

The project has been designed and engineered keeping in view the requirements of premium people and is spacious while being luxurious. Its lush green surroundings and panoramic view will make you feel on top of the world and offer you the peace and serenity that we desire.

Premium amenities of the Project are:-

- German Style Architecture
- Personal Lift for Vertical Movement
- Individual Splash Pool with wooden deck
- Personal Home Theatre with projector, JBL sound system and Exclusive recliners
- Gym with Ultra-Modern Amenities
- Exclusive Landscape by Bali architect with Gazebo, Lotus Pond & Buddha statue
- High-end 5 star , German Designed Ultramodern Modular Kitchen
- Italian Marble Flooring
- German Home Automation
- VRV Air Conditioner System
- Separate Prayer Room
- Fully Furnished Villa with Italian furniture designed by Singapore architect

This is a Limited Edition, Award Winning Project that sets benchmark in modern infrastructural design, where style and sophistication meet supremacy in design and quality. Featuring the best of luxurious amenities like a Jacuzzi in Bedroom, Designer Garden, Private Home Theatre, In-House Gym, Remote Controlled Climate Control System as well as Advanced Security system.

For walk through video click on the link below for SHREE BALAJI HERITAGE VILLA:

<https://www.youtube.com/watch?v=MYsBSuXdDAs>

Current Projects:

Shree Balaji Green Valley – 7 Star Lifestyle Bungalows, Ahmedabad (Gujarat)



Shree Balaji

GreenValley

48 Limited Edition
Designer Bungalows

Description :

1800 to 3200 Sq. Yds.

Shree Balaji Green Valley: 7 Star Lifestyle Bungalows

Shree Balaji Group brings to you a Signature Bungalow Scheme with unique green design. Design based on the Spanish concept of infusing luxury into your living. Shree Balaji Green Valley is more than you would have dreamt of. It is splendidly adorned with state of the art swimming pool with wooden deck, and specially designed open garden which can be seen from every corner of the property.

Shree Balaji Green Valley offers a special landscaped garden that runs from the Ground to the First Floor, with patio for a panoramic view.

The splendid architectural landscape created with the German prowess, surrounds your living space. It offers you garden directly accessible from the first floor, so you don't have to use staircase.

Premium Amenities of the Project are:-

- 7 Star Clubhouse with Gymnasium, Billiards, Snooker, Jacuzzi, Table Tennis etc.
- Video Door Phone System
- Terrace Garden for weekend parties
- Swimming Pool with advanced water treatment plant
- Mother Pearl Wash Basin from Malaysia
- Italian/ Wooden Flooring in all rooms
- Kohler Fittings in all Bathrooms

Shree Balaji Green Valley not just offers elegant spaces, but works of art and represents a lifestyle that's class apart. Quite essentially, they represent you.

For walk through video click on the link below for SHREE BALAJI GREEN VALLEY:

<http://youtu.be/nuODlgVpyyU>

Why to invest in Mehsana (North Gujarat) ?



Mehsana (North Gujarat) is amongst Gujarat's fastest growing cities, has recently started realising its real estate potential. It is witnessing a construction boom and an increase in population. Mehsana has huge potential due to industrial growth and is an emerging city. Considerable economic activity is expected because of a major Industrial centre with automobile companies and Chemical manufacturers coming in. The city is witnessing many developing and premium areas with large number of high income individuals. The city is expected to embark on a growth trajectory with landmark projects such as the Delhi-Mumbai Industrial Corridor (DMIC), Honda with its R&D hub in Mehsana & other companies like Suzuki coming in, Hitachi, McCain & more than 6000 Industries in nearby areas. Mehsana have presence of dairy, agriculture and road equipment based industry. It also has oil and natural gas production fields and the small and medium size industries. The City has huge potential in terms of real estate investment due to industrial growth.

*Just to give a brief preview, **Manesar** once a sleepy village has now transformed into an Industrial & commercial hub because of Corporate giants, MNCs & leading global brands like Toyota, Mitsubishi, Honda, Suzuki made colossal investment in Manesar real estate, once the land was bought at Rs.25 lakhs per acre rates were then hiked to 1.5 Cr. Per acre.*

Get ready to Invest, according to recent findings in real estate, Mehsana is the top prospective investment location in India

Current Projects:

Shree Balaji Status – 2 & 3 BHK Lifestyle Luxurious Apartments, Mehsana (Gujarat)



Description :

2 BHK (1422 Sq. ft.), 3 BHK (1872 Sq. ft.)

Shree Balaji Status: 2 & 3 BHK Lifestyle Luxurious Apartments

Shree Balaji Status, a project known for its high end living is the ultimate in comfort and luxury that defines the new standard in residential complexes.

Few highlights of the project are given below for your reference:-

- Proposed Riverfront (similar to Ahmedabad Riverfront)
- 25,000 Sq. ft. Garden Area with internationally designed landscaping.
- 2 Lifts in each tower
- 80% Open Spaces to offer peaceful and comfortable living
- Fire Safety System (1st time in Mehsana)
- Outdoor Amenities & Games
 - Swimming Pool
 - Walking/ Jogging Track
 - Cricket Pitch
 - Tennis Court
 - Senior Citizen Sitting space
 - Children's Play Area
- Multi- level Club House with following amenities:-
 - Yoga/ Meditation Hall
 - Gym with latest equipment's
 - Steam, Sauna and Jacuzzi
 - Library and Reading Room
 - Conference Room
 - Indoor Games such as Carom, Table Tennis, Chess and many more.
 - Home Theatre with JBL sound system with a seating capacity of more than 40pax
 - Terrace Garden

For walk through video click on the link below for SHREE BALAJI STATUS:

<https://www.youtube.com/watch?v=BixDDIIqJb4&feature=youtu.be>

Dear Channel Partners,

We offer you to be a part of our winning team.

Our award winning projects offer exponential returns to your clients and a great opportunity for you to grow as well.

Ally with excellence and invest in this opportunity today.....



LET'S JOIN HANDS TOGETHER AND BE A PART OF SUCCESS STORY

**To get associated with us & for any further queries..
Feel free to contact :**

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Award & Accolades



LUXURY PROJECT
OF THE YEAR
Ahmedabad-
HERITAGE VILLA by
ABP's Real Estate
Awards, Mumbai on
13th February, 2015



RESIDENTIAL REAL
ESTATE DEVELOPER
OF THE YEAR
Ahmedabad-BALAJI
GROUP by Brands
Academy, New Delhi
on 31st January, 2015



Windpark: "The Best
Residential Project"
under luxury segment
in Ahmedabad
by
CNBC
31/1/15



"Scroll of Honour"
Award 2015



REALTY PLUS
EXCELLENCE AWARDS
(GUJARAT) 2015
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Retail Property of the Year

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