



BALARAM
COMPLEX

Khushiyon ka
Griha Pravesh

SPACIOUS
1 & 2 BHK
HOMES

HAPPINESS BEGINS AT HOME

Presenting Balaram Complex, a project by Universal Builders.

The project comprises of **1&2 BHK** modern homes equipped with thoughtful amenities. Get ready to offer your family a great experience and joyful moments at every step.

Conveniently located in the heart of Kalyan, it's a perfect address to upgrade your family's lifestyle.

Step in...





**BALARAM
COMPLEX**

The new landmark
of Kalyan East

KALYAN THE FUTURE OF SUBURBAN LIVING



Biggest railway junction on the Central Line



Upcoming 6-lane Kalyan-Shilphata highway



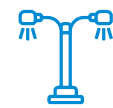
Fastest future connectivity to: Mumbai | Pune | Nashik | Navi Mumbai International Airport



Nominated as future Smart City



Situated close to Dombivli, Turbhe and Taloja MIDC



LED street lighting



STRATEGICALLY LOCATED PROJECT



10 mins from
Kalyan railway station



Near to ICSC & CBSE schools,
colleges and banks



Situated next to old
Mumbai-Pune Link Road



Multi-specialty
hospital and hotels
within 500 meters



Just 800 meters
from Metro Mall



THOUGHTFUL AMENITIES





Stack parking



Play area for children



Designer lobby



Vehicle charging point for parking



Video intercom service



Rooftop hangout zone:

- Open gym
- Yoga area
- Swing
- Gazebo



Senior citizens sit-out area



Healing stone pavement



24/7 power back-up





1 BHK Floor Plan (Floors: 1st - 10th)

Refuge area (8th floor)



1 & 2 BHK Floor Plan (Floors: 11th - 16th)

Refuge area (13th floor)

Area Statement

Flat No	RERA Carpet + Encl. Balc.	Actual Carpet	Open Balcany	Total
1101	429.70	394.93	99.00	701.00
1102	430.88	396.76	102.00	708.00
1103	548.53	508.17	136.25	915.00
1104	654.99	607.63	120.00	1033.00
1105	429.70	394.93	99.00	701.00



TYPICAL 1 BHK PLAN



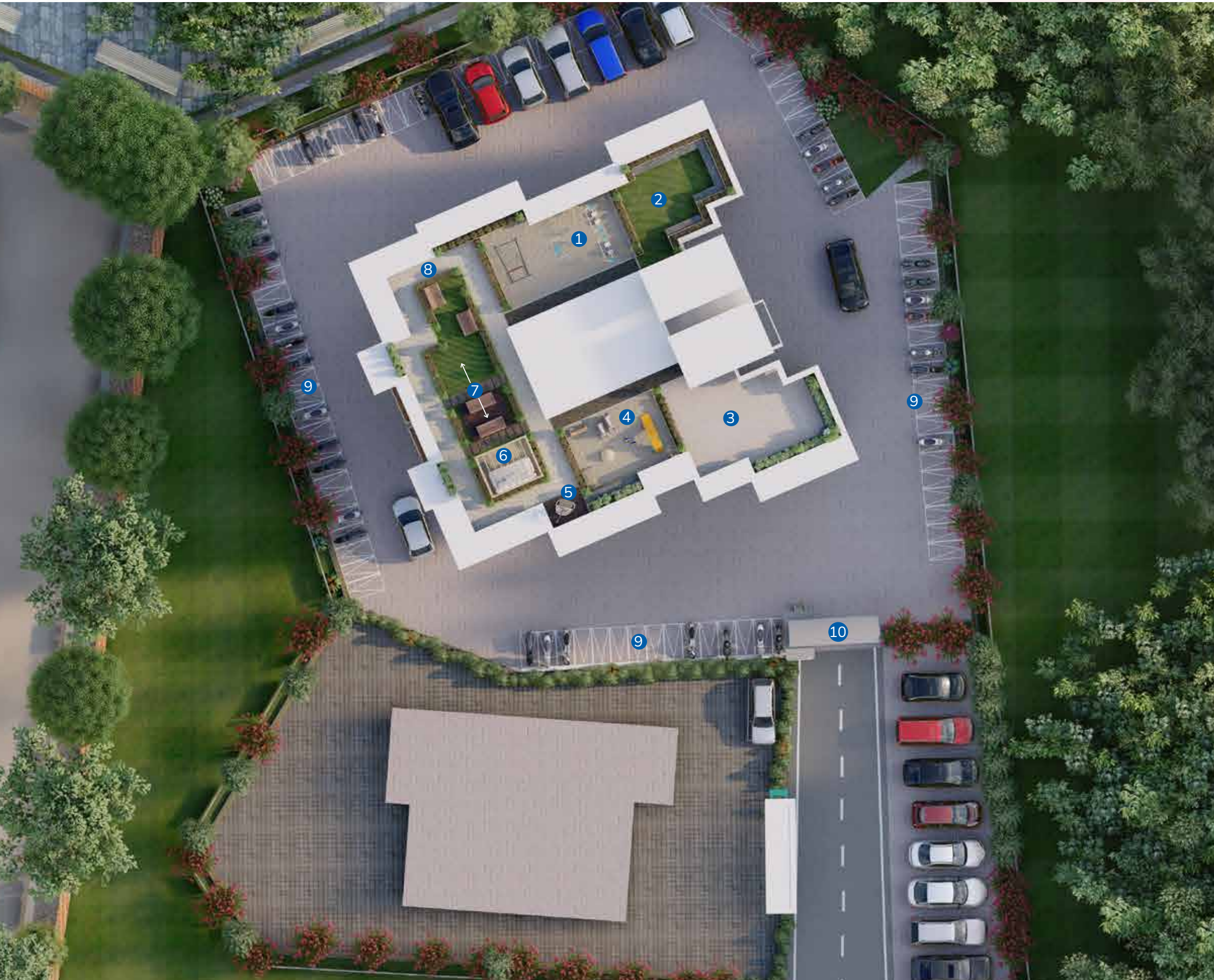
TYPICAL 2 BHK PLAN

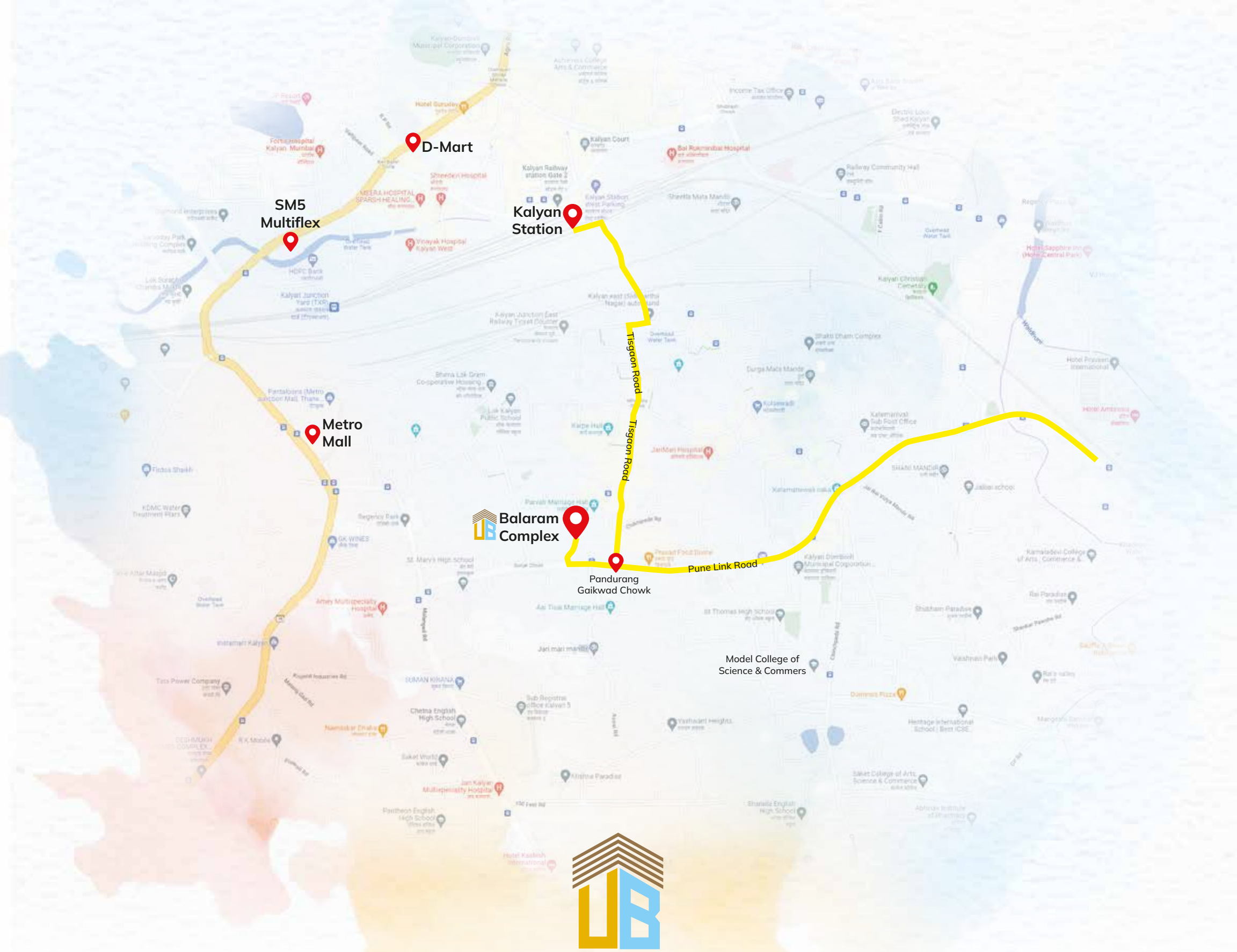
LEGEND

- ① Open gym
- ② Senior citizen sitting area

- ③ Yoga area
- ④ Children play area
- ⑤ Swing
- ⑥ Gazebo

- ⑦ Sitting area
- ⑧ Reflexology path
- ⑨ Open 2 wheeler parking
- ⑩ Main Entrance









UNIVERSAL BUILDERS

Site Address: Balaram Complex, Behind Gorakshnath Temple, Tisgaon Naka, Pune Link Road, Kalyan (E) 421306.

Office Address: Meera Apartment, Shop No. 1, Tisgaon Naka, Pune Link Road, Kalyan (E) 421 306.

 **72328 79879 / 97818 42842**  sales@universalbuilderskalyan.com www.universalbuilderskalyan.com

MahaRERA Registration No. for Universal Builders - P51700034529 | maharera.mahaonline.gov.in

 [Universal.BuildersKalyan](https://www.facebook.com/UniversalBuildersKalyan)  [UniversalKalyanB](https://www.instagram.com/UniversalKalyanB)

The information contained in this brochure is indicative of the kind of development is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of any offer or contract. It is subject to the approval of the authorities. In the interest of the continuing improvement of the project and or any changes as suggested by the authorities the developers reserve the right to alter the layout, plans, specifications or features of the building without any prior notice or obligation to any buyer's in the project. The photographs and the artist impressions in the brochure are for reference only.