

GLITZ
CORPORATE AVENUE

**An AMBASSADOR for
the EXTRAORDINARY**



I BELIEVE IN BABOSA

SHRI BABOSA BHAGWAN

Shri Babosa Bhagwan is believed and worshipped by his devotees as to being an incarnation of Lord Hanuman. In his short life span of 17 years, he exhibited such divine qualities and miracles that people around him were surprised and believed him to be a divine soul. It is believed that Lord Hanuman blessed him with his name and power. Thus, people who knew him during his life on Earth started worshipping him as Shri Balaji Babosa Bhagwan.

H.H. PARAM ARADHIKA MANJU BAISA

Param Aradhika Manju Baisa is an ardent devotee of Lord Babosa. Baisa, as she is fondly called by the devotees, is blessed with the supernatural divine powers of Lord Babosa, so as to help people in suffering and distress. She has devoted her entire life in the selfless service of mankind. Devotees come to her to seek her occult blessings and divine guidance, which she offers selflessly without charging or accepting a single penny as her fee.

MINGSAR MAHOTSAV

Mingsar Mahotsav is an annual festival celebrated in honour of Lord Babosa. The main attraction being Mingsar Mahotsav Bhajan Sandhya is attended by devotees and dignitaries from all walks of life. A theme based program, its unique stage concept and presentation attracts footfall of thousands of people, apart from the devotees. Every year the program is telecasted LIVE across the world through Sanskar Channel.



ABOUT US

INNOVATION - The key source to success in our business.

DEDICATION - The principle we followed in the business.

RELIABILITY - The name we have earned from the customers.

The true foundations of our project are the values we cherish - trust, innovation and perfection. Standing testimony to Baba Group's commitment is our two-decade-old track record of providing end-to-end solutions in industrial sector and nearly a decade of experience in construction business. With this deep real estate expertise, Baba Constructions has now forayed into large-scale project development in the niche segment of Showroom and Commercial Spaces. We are committed to serve you better by offering you a 360° business support.

Each of our plans bears the sign of specialized brilliance, consumer loyalty, utilization of top-quality materials and universally affirmed & approved project management norms.

VISION & MISSION

We guarantee quality in each part of our business, from selecting the best areas to building quality living spaces to be pleased with. We concentrate on perfection in execution, from beginning till the end, ensuring that everything about keeping pace with Commercial developments and customer expectations for everyday comforts.

Our reputation of being the most solid and dependable company with a collection of award winning properties justifies itself with real evidence. As we lead into the future, we remain dedicated towards making friendly relations where our occupants can live, work and play without compromise.



GLITZ

CORPORATE AVENUE

At Glitz Corporate Avenue, state-of-the-art design and high-quality construction meets international standards to form a complete business environment. Power packed with various facilities, Glitz Corporate Avenue provides perfect commercial solutions for today's big businesses.



IDEAL WORKPLACE, SIMPLIFIED APPROACH

BHIWANDI: Located on the strategic Kalyan - Bhiwandi Road, is just 38 Kms. from Mumbai International Airport, 14 Kms. from Thane, 3.5 Kms. from Kalyan and 1.5 Kms. from Tata Amantra Housing Project.

SAVE COST, INCREASE PROFITABILITY

CUT OPERATIONAL COSTS AND CURTAIL OVERHEADS



SAVE ELECTRICITY OVERHEADS

- 24 hours uninterrupted power supply for your business.
- Save cost on huge electricity bills at Glitz Corporate Avenue.
- Being at Bhiwandi, the per unit electricity cost is much lesser than in Mumbai.
- So, you can save more and bring profitability to your business



SAVE ELECTRICITY OVERHEADS

- Don't let goods movement become a hurdle in your growing business.
- Enjoy an LBT / Octroi - free zone with Glitz Corporate Avenue.
- Ensure quick cargo movement.
- Save on erratic costs and unnecessary delays due to LBT / Octroi formalities.
- You may pass on the benefits to your clients and grow unbounded.



SAVE ELECTRICITY OVERHEADS

- The location offers easy access to quality human resource in Bhiwandi on a comparatively lesser cost. Reduce the human resource overheads and increase your working capital at Glitz Corporate Avenue

A VISIONARY DESTINATION FOR YOUR SUCCEEDING FUTURE

INCREASE INCOME, BE SMART

Reduce fixed costs and increase margins

LESSER PROPERTY RATES

Pay less to get bigger spaces for your business. Save on the rising property rates! Glitz Corporate Avenue offers much lesser P.S.F. rate compared to Mumbai city and suburban areas. A space for your business doesn't get better than this.

BEST TRANSPORTATION, BRILLIANT CONNECTIVITY

Frequent goods movement

MONORAIL CONNECTIVITY

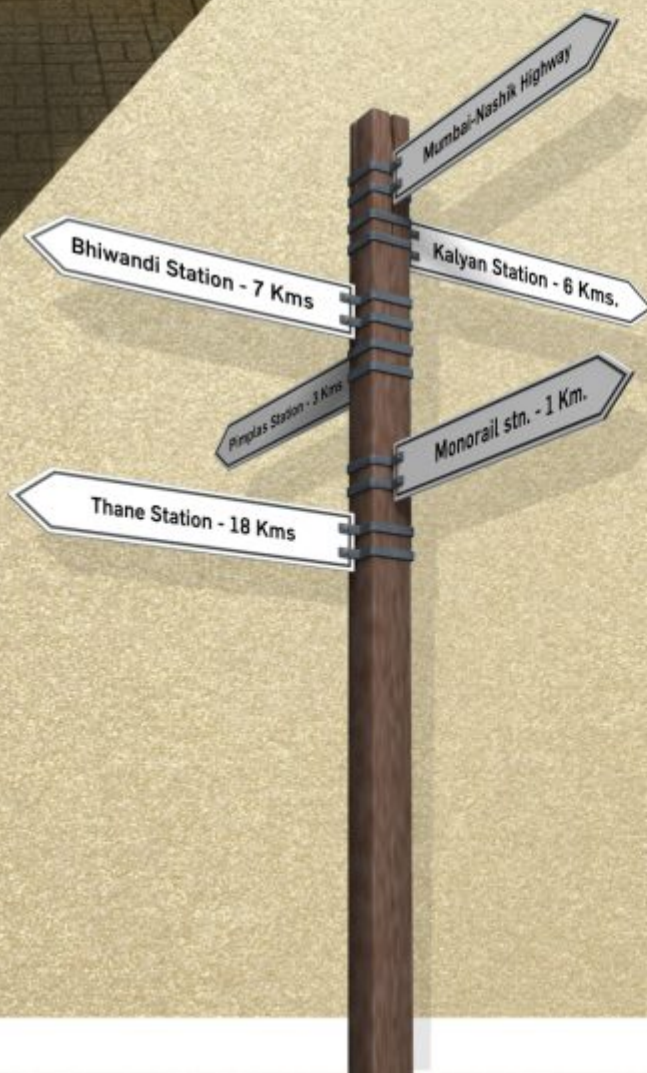
Connect with the future. Due to aggressive modernization in proximity, the area will soon be getting the much awaited Thane - Bhiwandi - Kalyan triangular monorail whose station is just a Km. away from Glitz Corporate Avenue. Thus, you can be sure of best connectivity to Mumbai and the rest of the areas.

EXCELLENT COMMUTERS' CONNECTIVITY

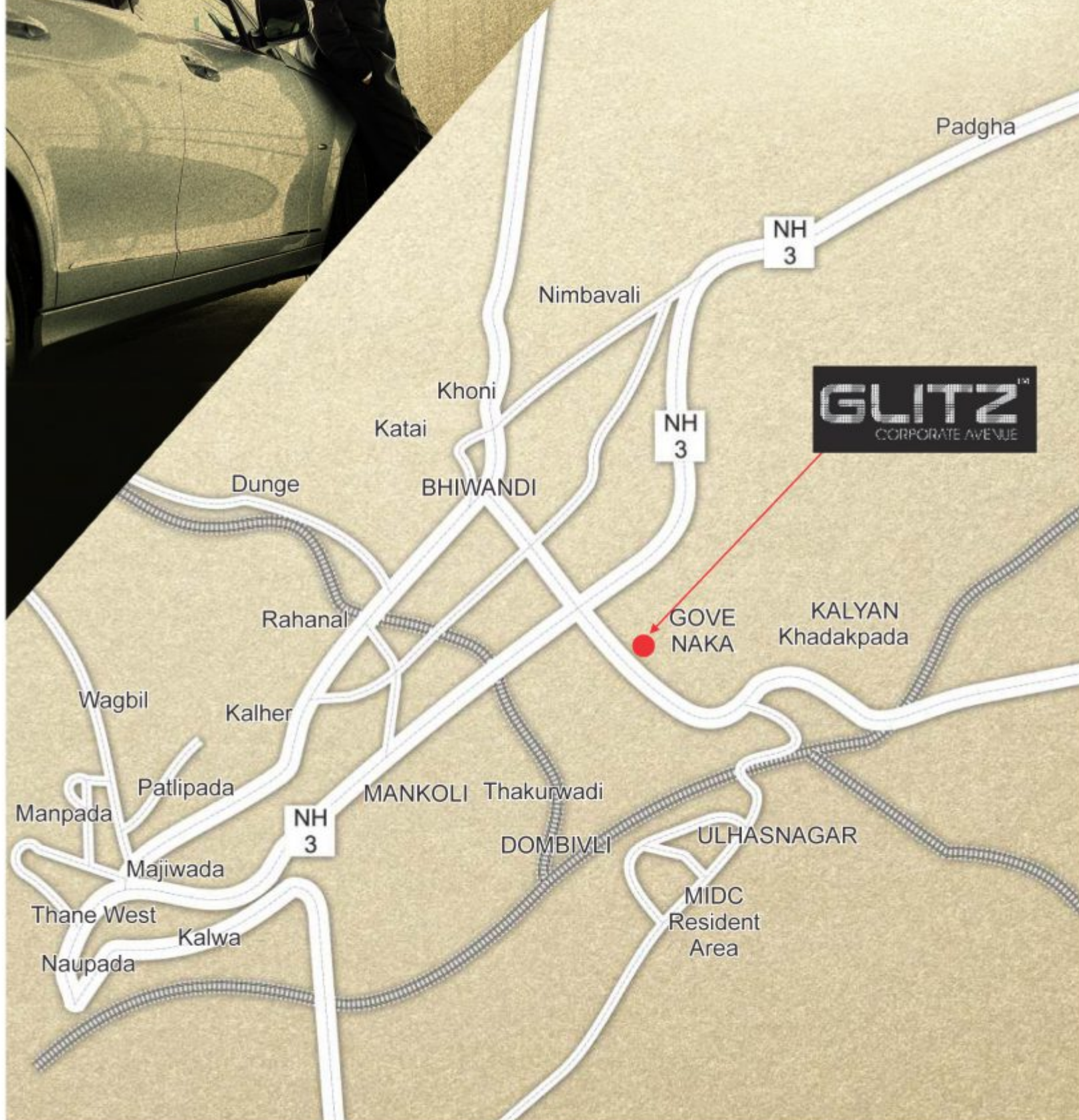
Since Glitz Corporate Avenue is strategically located on the Kalyan - Bhiwandi Road, efficient and swift communication is possible for employee travel and goods movement. A few minutes' drive and one can reach the nook & corner of Thane, Kalyan, Ulhasnagar and Dombivali through 100' Main Road, High Frequency Local Trains, Bus Service, Auto Rickshaws as well as the much awaited Monorail.

WIDE RAILWAY CONNECTIVITY

At present, railway is the major transport used by people in Mumbai. Glitz Corporate Avenue is widely connected to prime stations such as Thane Railway Station - 18 Kms., Bhiwandi Railway Station - 7 Kms., Kalyan Railway Station - 6 Kms., proposed Pimpas Railway Station - 3 Kms. and upcoming Rajnoli Monorail Station - 1 Km. to provides a faster and broader connectivity.



FAVOURABLE LOCATION: TO GAIN A COMPETITIVE ADVANTAGE





COMMERCIAL SPACES TO DISPLAY YOUR FULL POTENTIAL

At Glitz Corporate Avenue, state-of-the-art design and high-quality construction meets international standards to form a complete business environment. Power packed with various facilities, Glitz Corporate Avenue provides perfect commercial solutions for today's big businesses.

COMMERCIAL SPACES- PLACE WHERE EVERYTHING IS AT HAND

If you are searching for a location for your business with proximity to all the major landmarks and conveniences, these spaces should be on the top of your list.



CORPORATE OFFICE SPACES, WORK PLACE

**PRE-SCHOOL, TRAINING CENTRE,
EDUCATIONAL INSTITUTION**



CALL CENTRE, BPO, KPO

ESSENTIALS TO ENHANCE QUALITY OF LIFE



FINANCIAL INSTITUTION, BANK

MULTI SPECIALTY HOSPITAL, CLINIC



**HOTEL, EATERY JOINTS,
OPEN AIR ROOF TOP RESTAURANT**

**A PLACE WHERE
SOPHISTICATED
AMENITIES CONVERGE**



SUPER MARKET, DEPARTMENTAL STORE

**FASHION BRANDS,
HOME DÉCOR & INTERIORS**



**CAR SHOWROOM, ELECTRONICS STORE,
FURNITURE SHOWROOM**

**EXHILARATING
ENVIRONMENT &
SPACES TO COOL OFF**



LOUNGE, SPA & SALON, GYM



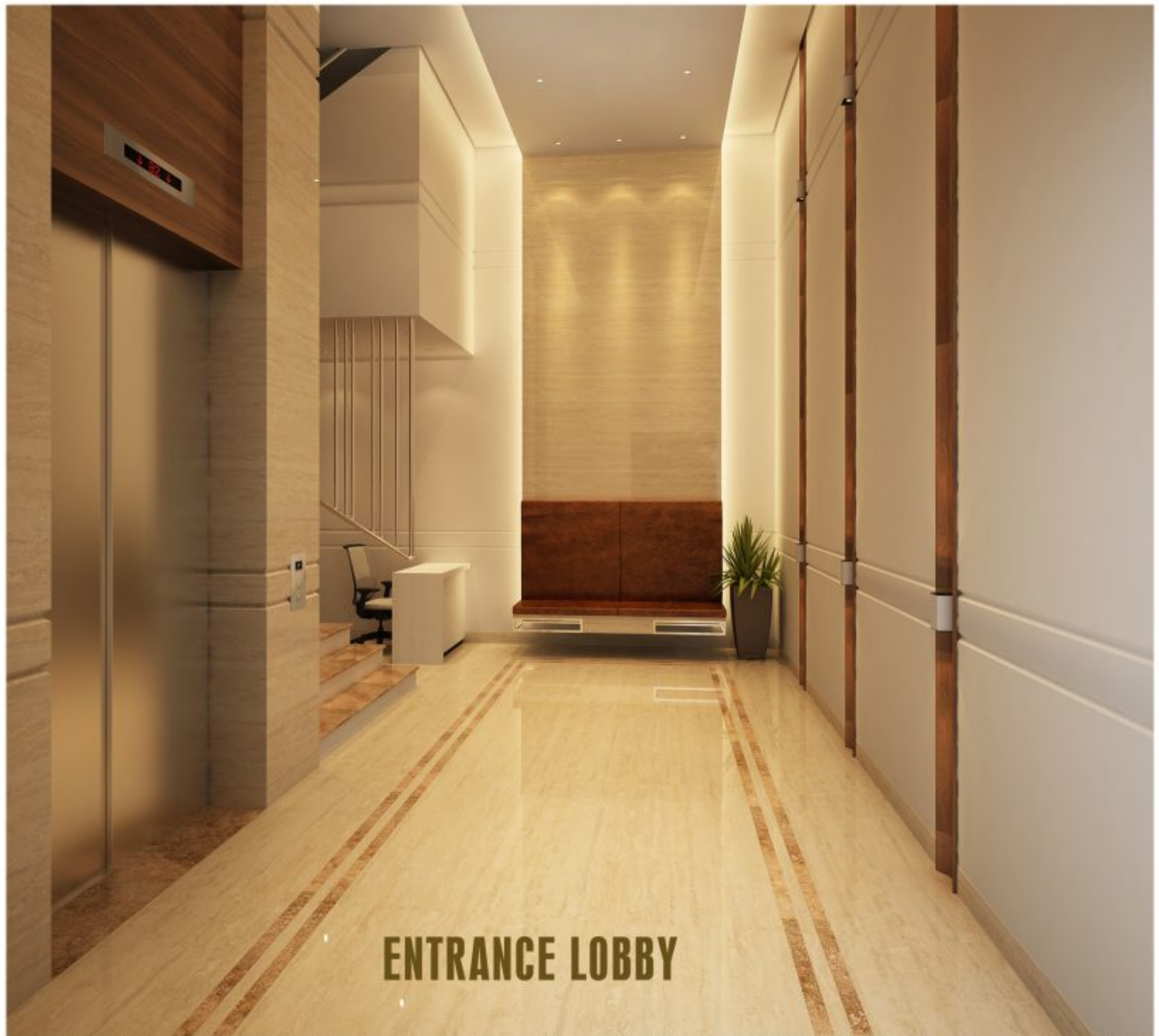
BANQUET HALL, BALL ROOM



10' PASSAGE CORRIDOR

SPECIAL FEATURES

- Unit size starts with 1000 sq.ft. to 5000 sq.ft.
- Built on a super strong, earthquake resistant design
- Strict quality control measures adhered at all stages of construction
- Flexible design for Showrooms as well as Commercial Spaces
- Spaciously designed office spaces
- Wider lobby passage
- Uninterrupted power supply
- Adequate water supply
- Brightly lit street light
- Acrylic paints for stylish and smart look



ENTRANCE LOBBY

HIGHLIGHTS

- Customized Mezzanine floor
- Wide internal pavement road
- Twin wide staircase
- Industrial cum Passenger Lift
- Stretcher Lift for Hospital
- End-to-end fire fighting systems
- Multi level car stack parking
- Common cloak rooms
- Dedicated space for power backups
- Contemporary styled outside glass glazing



ESTABLISHMENTS WITH HIGH-END FINISHES

RCC STRUCTURE- PATHWAYS TO ATTAINMENT

Goods Lift for Commercial Operations

Stretcher Lift for Hospital Operations

High Security CCTV Surveillance

20' Wide Main Entrance

10' Wide Passage Lobby

RCC DETAILS

- Ground + 2 Structure + Terrace Floor
- Ground floor: 18 ft. and 1st & 2nd floor: 14 ft. height
- Premium vitrified flooring
- Cross window ventilation
- 10' wide dual staircase
- Toilet in each block
- Two overhead common water tanks on the building
- Large underground common water tank
- Bore-well water supply in each building
- 10' wide passage for smooth Commercial operations



**STYLISH AND
SOPHISTICATED OPTION**

FOR INVESTORS

At Glitz Corporate Avenue, our commitment doesn't stop with just a project that delivers 360° space solutions. We also provide you with a unique investment opportunity that gives high monthly returns and is free from any market instability. With Glitz Corporate Avenue, we have re-engineered the old proverb 'No Risk, No Gain' with 'NO RISK, ONLY GAIN'.

Glitz Corporate Avenue is the safest long-term investment assuring you regular fixed returns and at the same time is least risky. Another advantage of this unique scheme is, even as you enjoy continuous monthly income on your investment, you also get the benefit of property appreciation and of course retain the right to re-sale at any point of time.

STEP BY STEP INVESTMENT MANAGEMENT

Once you invest with Glitz Corporate Avenue, along with high monthly returns, we guarantee you total peace of mind, thus ensuring you are free to attend your routine business.

Our team is ever vigilant to ensure that your investment continues to yield you high returns over a long term. Some of the services we provide to our investors are -

- **PROPERTY INVESTMENT SERVICES**
- **PROPERTY LEGAL SERVICES**
- **RENTAL LEASE AND LICENSE SERVICES**

INVESTMENTS THAT WORKS BEST FOR YOU



PROPERTY INVESTMENT SERVICES

As a part of property investment services, our team takes care that your property is leased out and continues to yield you higher returns over the long term. Our team stays with you all the way. The various steps followed by Property **Investment Management Services**:-

- Identify and match your property with prospective client's requirements.
- Communicate the terms of proposal to the client.
- Craft the legal document stating terms and conditions.
- Manage the lease period
- Ensure yearly incremental appreciation of rent
- Manage the lock in period of the lease
- Manage whichever mode of rent payment suitable for you.
- Craft the terms of sale deed
- Negotiate on your behalf for fixing of sale price
- Be with you till the closure of the deal



PROPERTY LEGAL SERVICES

The legal eagles at our property management team are always by your side to ensure your property investment continues to be healthy and wealthy. As per our services we are responsible for -

- Finalization of drafts and approvals
- Sale Deed
- Stamp Duty Planning & Registration
- Registration of Sale Deed.



RENTAL LEAVE & LICENSING SERVICES

Glitz Corporate Avenue's Income Property Management team also provides Rental Leave & Licensing Services, to ensure your investment continues to be profitable for you. As part of our services we -

- Execute Leave & License Agreement
- Follow up of rent payment.

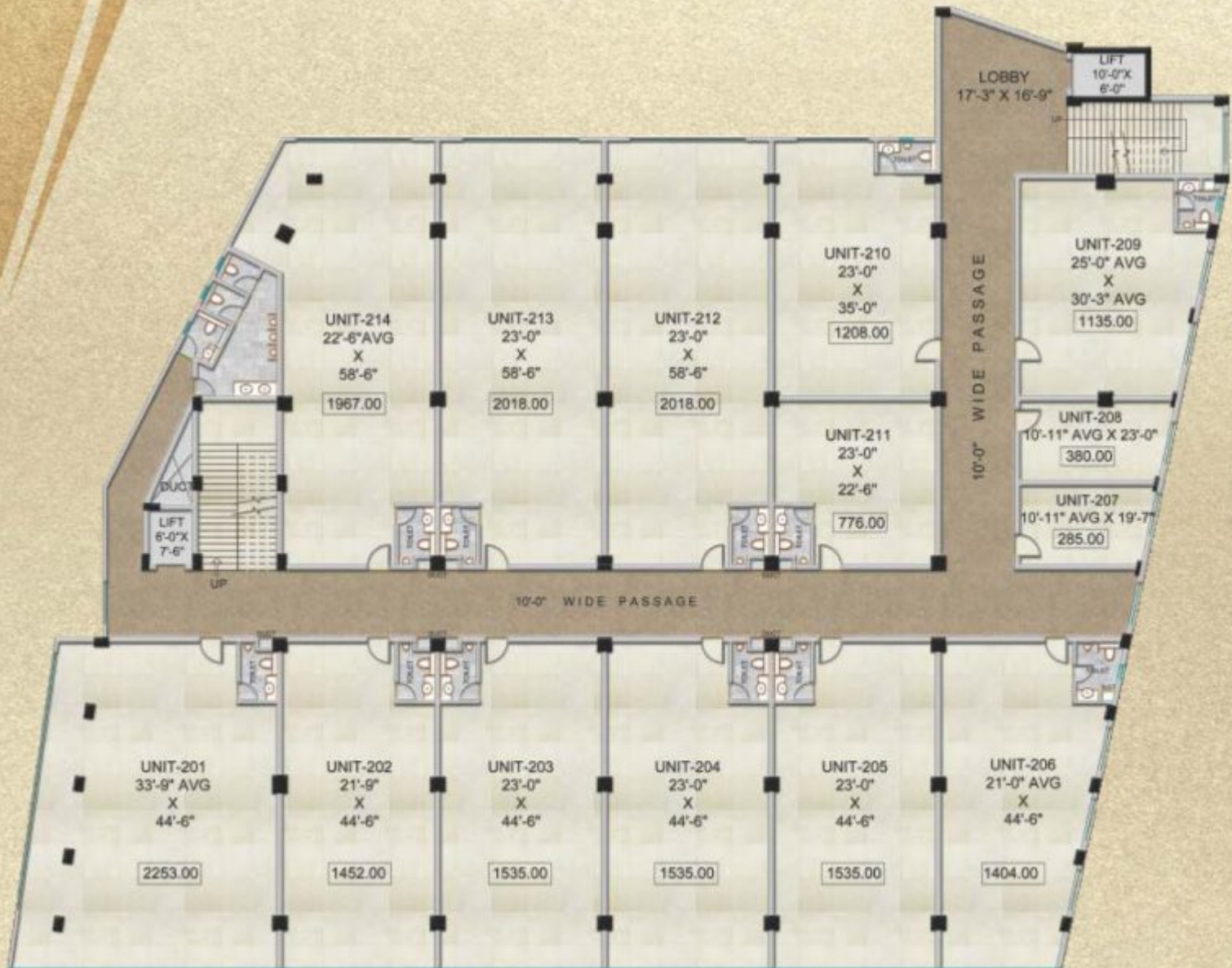
GROUND FLOOR PLAN



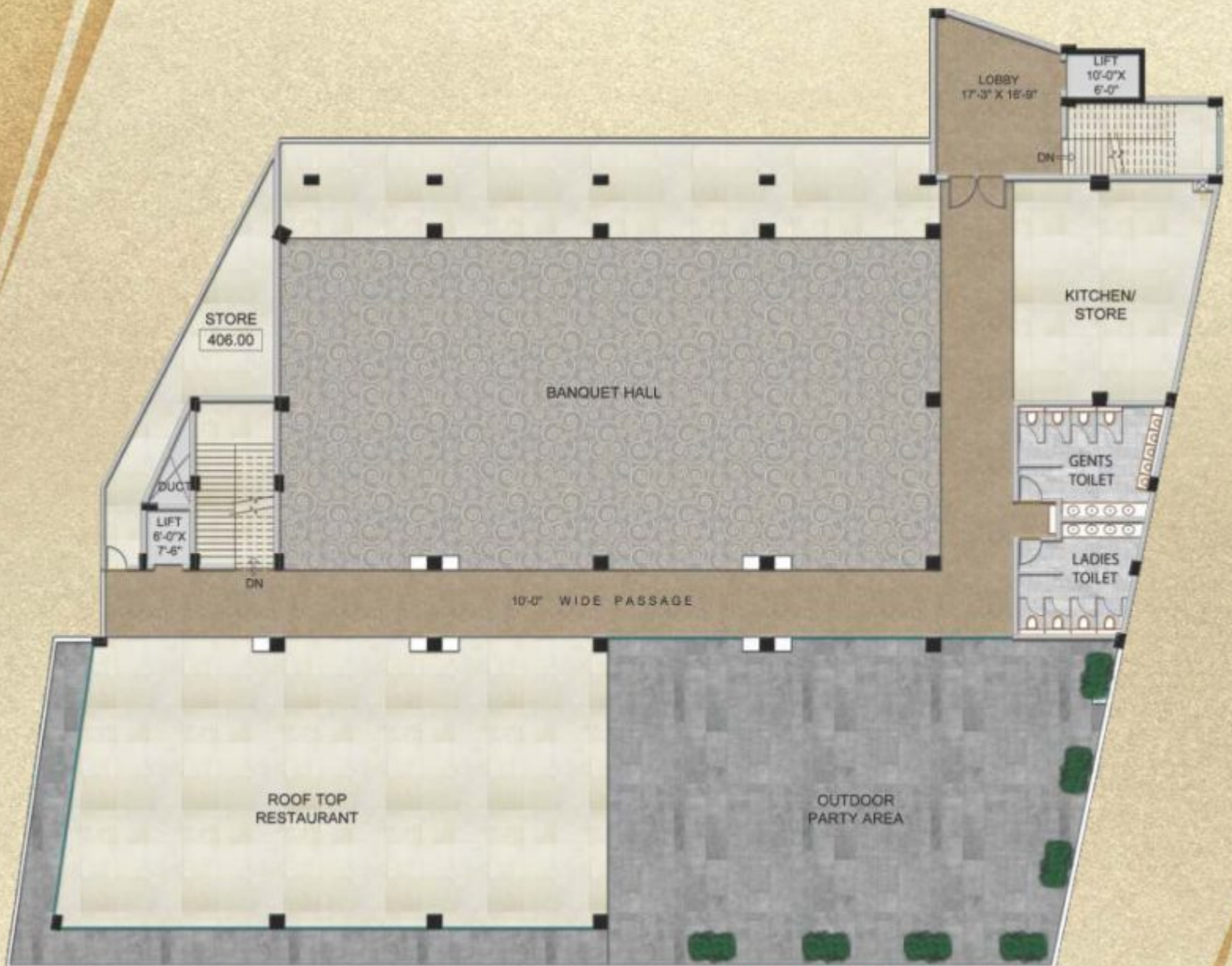
1ST FLOOR PLAN



2ND FLOOR PLAN



TERRACE FLOOR PLAN





BABA CONSTRUCTIONS

Office: Glitz Corporate Avenue, Kalyan - Bhiwandi Road, Near Saravali MIDC, Gove Naka,
Pimpalgaon, Bhiwandi - 421302, Maharashtra, India.

☎ 99204 50404 | ✉ dhiraj@glitzcorpavenue.com | 🌐 www.glitzcorpavenue.com



K K AND ASSOCIATES

Architect Surveyors and Consulting Engineers

Disclaimer: All the plans, drawings, amenities, facilities etc. are subject to approval of the respective authority and would be changed, if necessary. The discretion remains with the developers. All rendering and maps are artists' conception and not actual depiction of the buildings, structure or landscaping and the developer reserves the right to make changes at any time, without notice or obligation, to the information contained in this brochure, including and without limitation to areas, amenities and specifications. The developer does not warrant or assume any legal liability or responsibility for the accuracy, completeness or usefulness of any information disclosed.