

A legacy of excellence and a commitment to quality, we bring your dream home to life with precision and care.

“Nature is full of infinite causes”

Leonardo da Vinci





**The ultimate luxury of care awaits at your homes**



## About Mhatre Builders

For over 30 years, Mhatre Builders has been a name synonymous with quality, trust, and reliability in the real estate industry. With a legacy built on strong values and customer-first thinking, we've transformed dreams into homes and spaces into thriving communities.

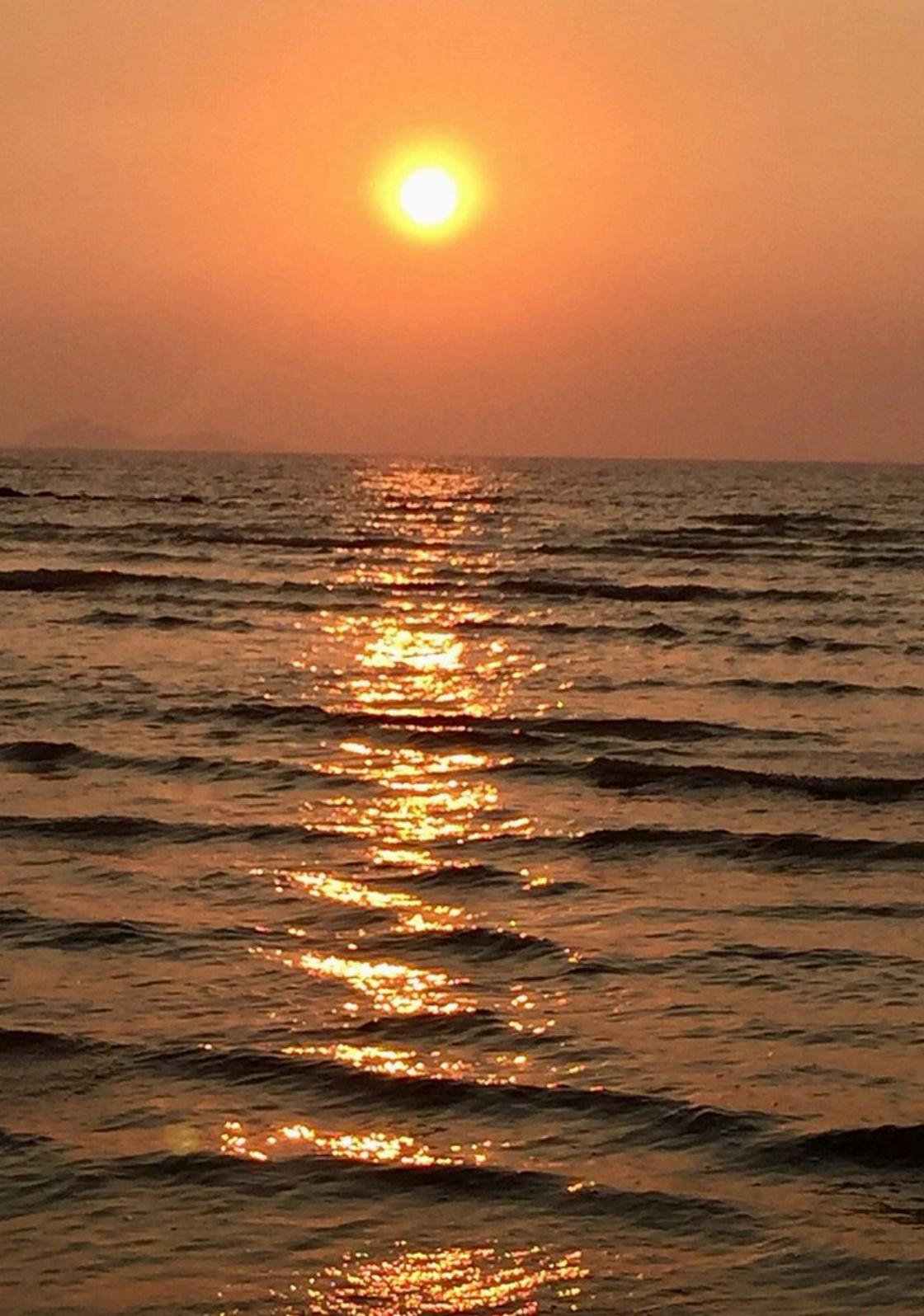


Our vision is to create homes that go beyond walls — homes built on trust, value, and comfort.



## **Welcome to Ayodhya**

A thoughtfully designed residential address in the heart of Alibag. Inspired by the timeless essence of Ayodhya – a symbol of heritage, divinity, and serenity – Ayodhya blends contemporary architecture with peaceful surroundings. A home that redefines comfort, elegance, and convenience, while evoking a sense of belonging rooted in tradition.



## **Why choose Alibag?**

Alibag is emerging as Maharashtra's prime real estate hub, blending pristine beaches and a peaceful lifestyle with unmatched connectivity via the Mumbai Trans Harbour Link and ferry services. Rising demand and property values make it not just a retreat, but a smart residential and investment choice.

**Tradition Framed  
in Modern Comfort**

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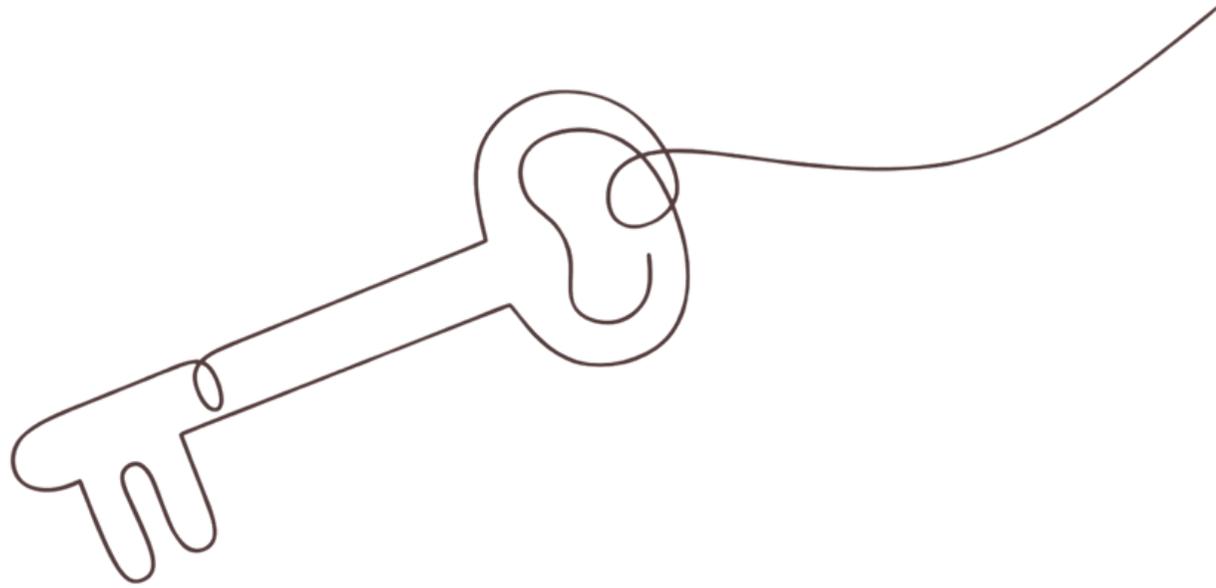
## Why choose Ayodhya?

Ayodhya in Alibag stands apart with its rare blend of cultural heritage and modern comfort. More than just luxury, it offers a prime central location, well-planned layouts, and the pride of owning a home inspired by tradition. Ayodhya is not just a residence—it's convenience, community, and culture under one roof.

**Heritage Rooted,  
Luxury Elevated**

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# KEY FEATURES

## **Spacious layouts with modern finishes**

Smart designs with refined finishes.

## **Peaceful community**

Calm, harmonious neighbourhood living.

## **Ample natural light & ventilation**

Bright, airy interiors every day.

## **Premium 1 & 2 BHK residences**

Stylish, modern homes built for comfort.

## **Dry Balcony**

Separate utility area for laundry and storage, keeping interiors clutter-free

## **Vastu-compliant design**

Homes that promote balance and positivity.

## **Secure gated community with CCTV Surveillance**

24/7 CCTV surveillance with secure gated access for your safety.

## **Semi Furnished Flats**

Semi-furnished homes with essential fittings and storage, ready for your personal touch.

**DISCOVER THE  
DIFFERENCE OF  
CONVENIENCES  
WITHIN  
YOUR REACH.**

### HOSPITALS

 Civil 1.5 km  
Tamboli 1 km

### EDUCATION

 KES 300 m  
JSM 1 km

### MEDICALS

 Wellness  
1 km

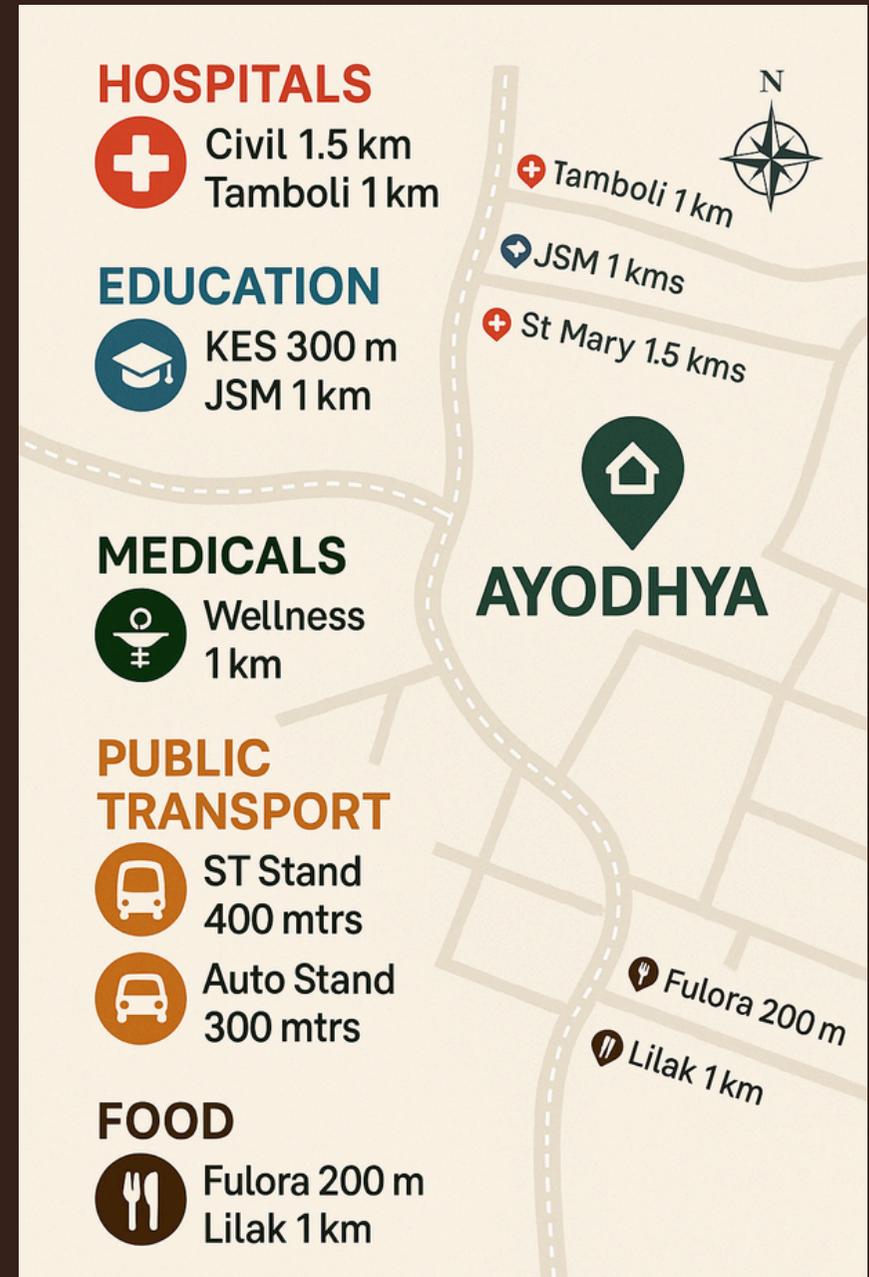
### PUBLIC TRANSPORT

 ST Stand  
400 mtrs

 Auto Stand  
300 mtrs

### FOOD

 Fulora 200 m  
Lilak 1 km



# Floor Plan





# 1 BHK Layout

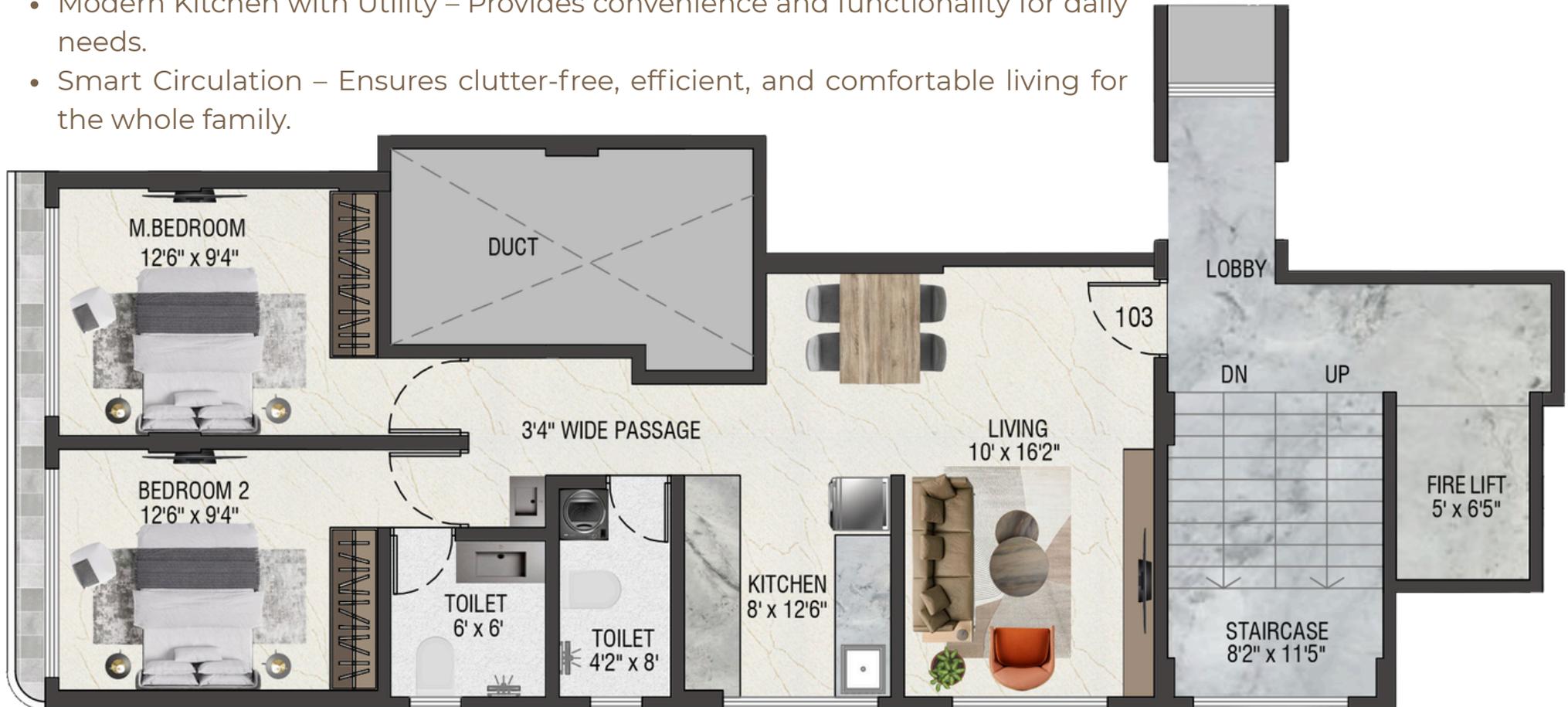
Build-Up Area: 698 sq.ft

- Welcoming Living Area – Perfect for relaxed evenings and family time.
- Spacious Master Bedroom – Designed with ample storage for everyday ease.
- Smartly Planned Kitchen – Comes with a dedicated utility area for added convenience.
- Optimized Layout – Ensures privacy, efficiency, and a seamless flow across the home.

# 2 BHK Type 1 Layout

**Build-Up Area: 983 sq.ft**

- Spacious Living & Dining Area – Forms the heart of the home for family gatherings.
- Two Well-Designed Bedrooms – Including a thoughtfully planned master bedroom for comfort.
- Modern Kitchen with Utility – Provides convenience and functionality for daily needs.
- Smart Circulation – Ensures clutter-free, efficient, and comfortable living for the whole family.





## 2 BHK Type 2 Layout

**Build-Up Area: 1026 sq.ft**

- Designed for comfort and practicality, offering a perfect balance of space and style.
- Spacious living and dining area that creates a warm, welcoming atmosphere.
- Two thoughtfully planned bedrooms, including a serene master suite for privacy and relaxation.
- Modern kitchen with an attached utility area for better organisation and convenience.
- A home where style meets functionality, crafted to suit modern living needs.

## ARCHITECTURAL / CIVIL SPECIFICATIONS

- 15 Exclusive 1 & 2 Bedroom Apartments

## STRUCTURE

- 7-storied RCC framed structure

## BALCONIES / UTILITIES

- Superior quality antiskid ceramic tile flooring & skirting
- Granite coping for parapet and Glass railing with handrail
- Ceiling finished with premium paint
- External walls finished with external-grade textured paint

## PLUMBING & SANITARY

- Sanitary fixtures of jaguar make in all toilets
- Stainless steel single bowl sink with drainboard in utility area

## BEDROOMS

- Master Bedroom: Superior quality equivalent flooring
- Other Bedrooms: Superior quality vitrified tile flooring & skirting
- Walls & Ceiling finished with plastic emulsion paint

## TOILETS

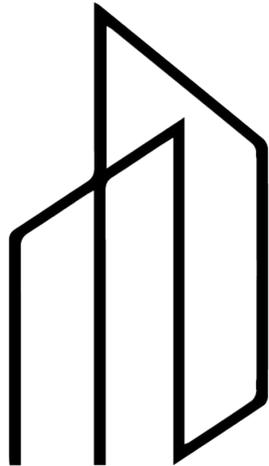
- Premium anti-skid ceramic floor tiles for enhanced safety and durability
- High-quality ceramic wall tiles extending up to the false ceiling for a sleek finish
- Elegant granite countertops in all bathrooms for a touch of luxury

## KITCHEN

- Premium ceramic tile flooring for an elegant finish
- High-quality ceramic wall tiles extending from floor to ceiling
- Ceiling coated with smooth plastic emulsion paint for a refined look



# Project By



**MHATRE**  
BUILDERS & DEVELOPERS

# Bank Approval By



## Building Dreams. Creating Landmarks.

For over 30 years, Mhatre Builders has been a trusted name in Alibag and the Konkan region, known for combining precision, creativity, and integrity.

## Our Philosophy

We believe that every project is more than bricks and mortar — it's a foundation for stories, growth, and memories. That's why every home and development is crafted as if it's our own.

## What Sets Us Apart

- Trusted Legacy & Timely Delivery
- Over decades, we've built a reputation for reliability, honoring every commitment and delivering on schedule.
- Quality & Craftsmanship
- We use premium materials, skilled artisans, and rigorous quality checks at every stage.
- Innovative & Functional Design

## Projects:

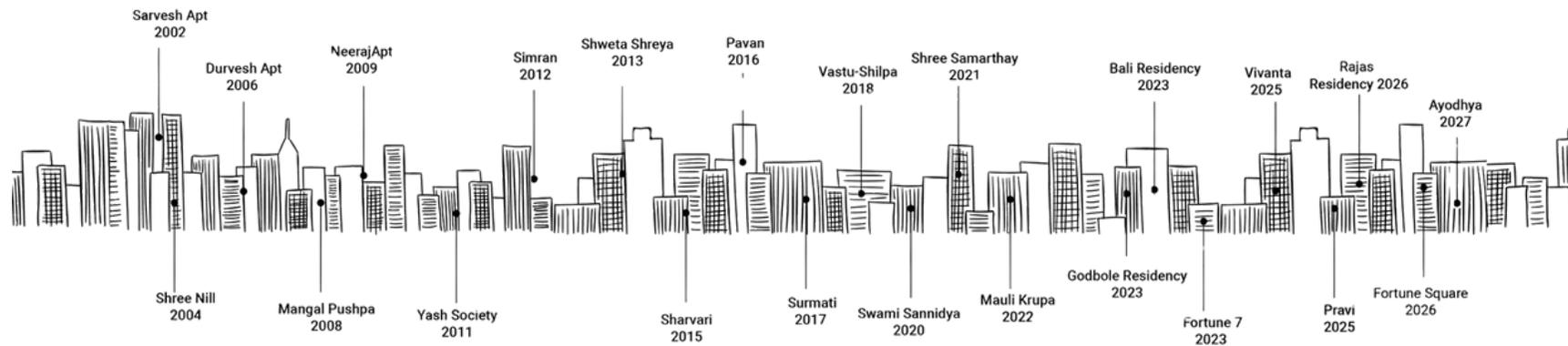
- Ayodhya – A new residential venture blending heritage-inspired architecture with modern living (recently launched).
- Vivanta Residency, Alibag – 1 & 2 BHK apartments, currently featured on Housing.com.

**Site Address: Near Ram mandir, Brahmin Ln, Bramhan Ali, PNP Nagar, Alibag, Maharashtra 402201.**

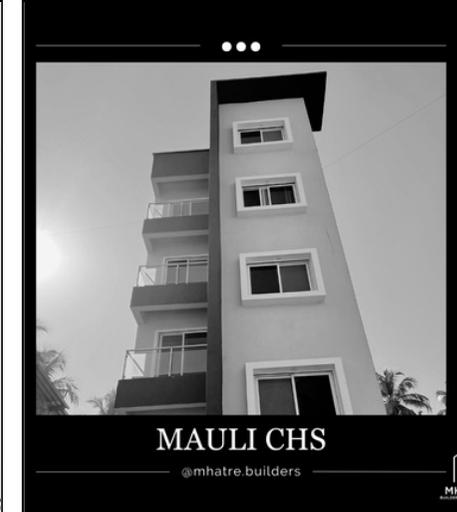
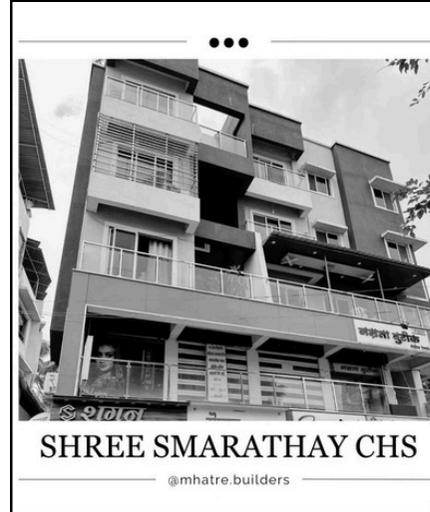
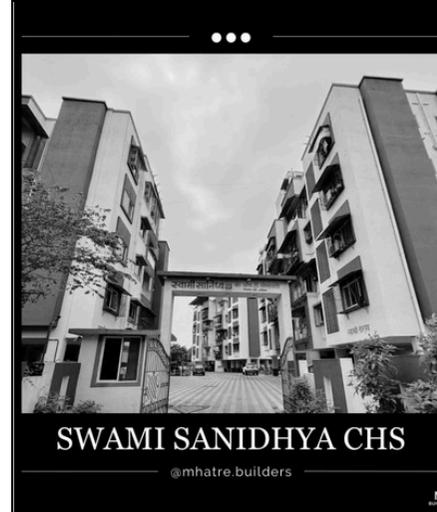
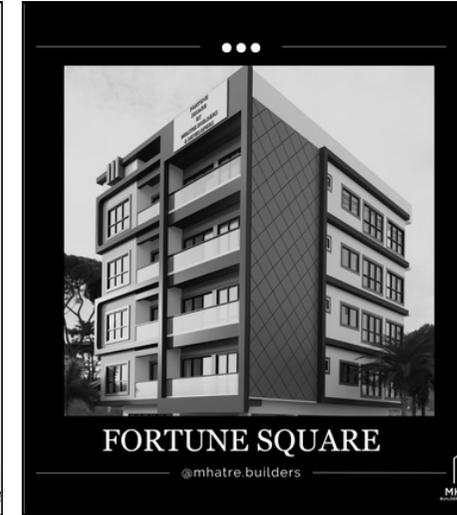
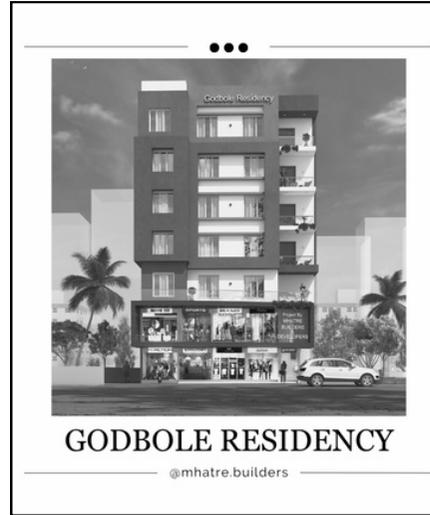
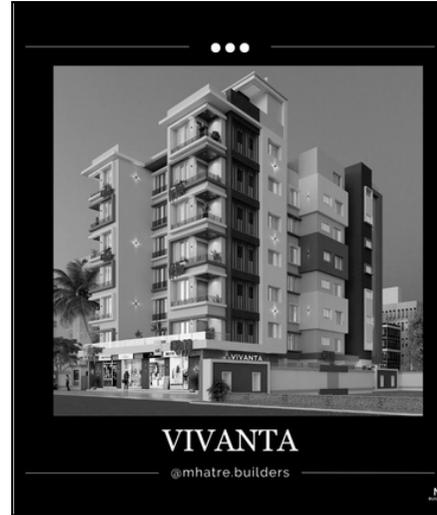


## Mhatre Builders - Our Creations & Milestones

With a proven track record in the residential real-estate sector, Mhatre Builders & Developers have successfully delivered projects in key locations such as Alibag and the Konkan coast. Their portfolio includes ready-to-move apartments, thoughtfully designed 1 & 2 BHK homes, and lifestyle-oriented constructions tailored for modern living. For instance, their “Vivanta Residency” in Alibag was listed as a ready-to-move project.



# Our Completed Projects





*Nitin Mhatre  
Founder, Mhatre Builders*

*With over 30 years of experience in the real estate and construction industry, Mr. Nitin Mhatre stands as a visionary leader and the driving force behind Mhatre Builders. His journey reflects a rare combination of experience, integrity, and innovation, shaping the company into one of the most trusted names in real estate development.*

*From humble beginnings to delivering landmark residential and commercial projects, Mr. Mhatre's leadership has been defined by his commitment to quality, transparency, and customer satisfaction. Over the past three decades, he has overseen the development of numerous projects across Mumbai, Alibag, and surrounding regions, each known for thoughtful design, timely delivery, and long-lasting value.*

*Guided by his forward-thinking approach, Mhatre Builders has consistently set new benchmarks in construction excellence — blending modern architecture with functional living spaces.*



*Sarvesh Mhatre  
Managing Director, Mhatre Builders*

*Carrying forward the rich legacy of Mhatre Builders, Mr. Sarvesh Mhatre represents the new generation of vision and innovation in real estate. As the son of Mr. Nitin Mhatre, he has grown up surrounded by the principles of integrity, quality, and commitment that define the company.*

*Armed with a deep understanding of modern architecture, marketing, and project management, Sarvesh brings a fresh, contemporary perspective to the brand. His focus lies in blending modern design trends with the time-tested values of Mhatre Builders — creating spaces that resonate with today's homebuyers while maintaining the brand's trusted heritage.*

*Dedicated, dynamic, and forward-looking, Sarvesh is instrumental in driving the company's digital transformation, strategic partnerships, and customer engagement initiatives. With his leadership, Mhatre Builders continues to evolve — embracing new ideas while staying rooted in its decades-long foundation of excellence and trust.*



Let's Begin the Journey



# MHATRE

## BUILDERS & DEVELOPERS

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