

TOWNSHIP CODENAME
BLUE WATERS



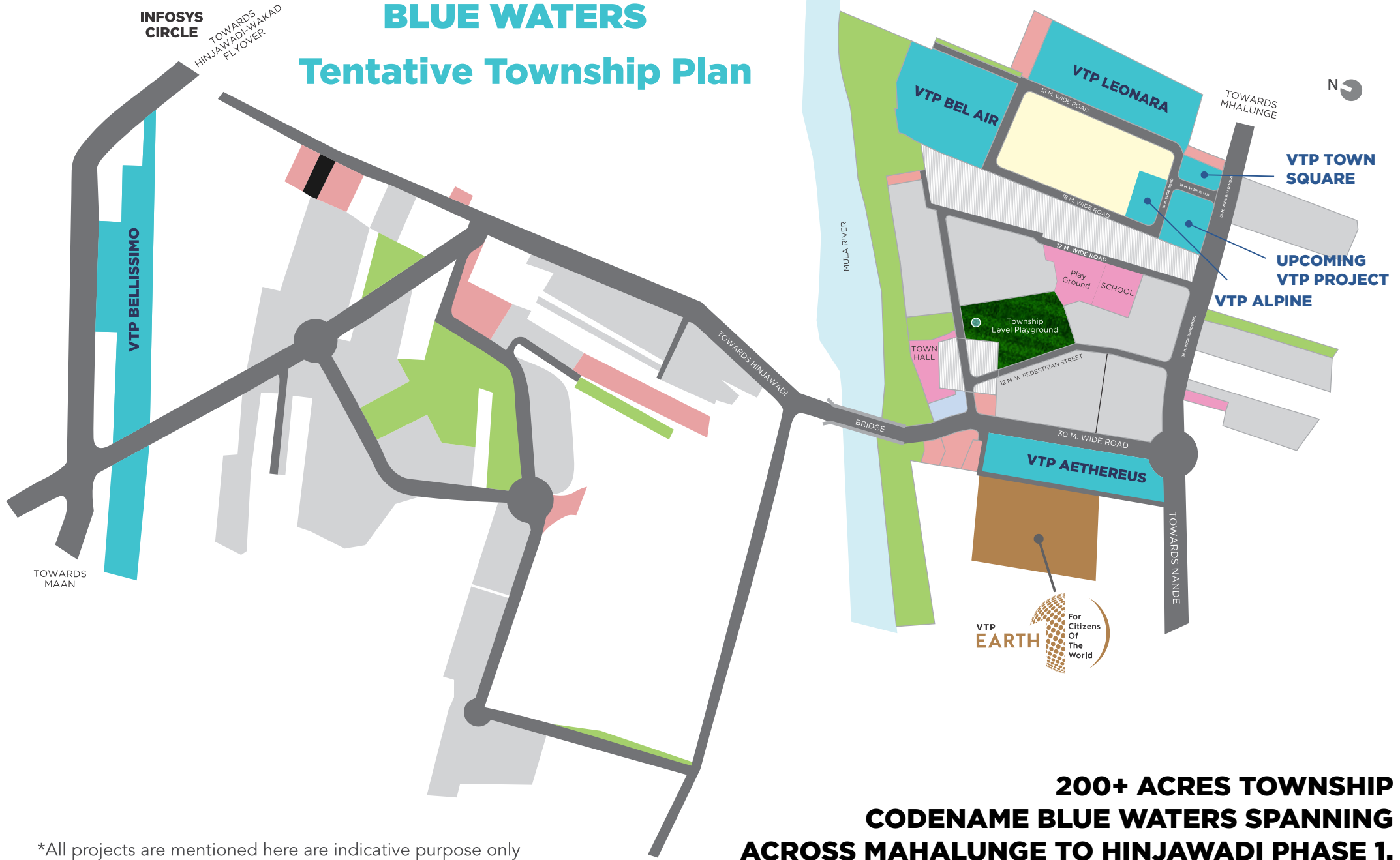
Baner Next, Mahalunge

World-class 2, 3 & 4 bed residences.



TOWNSHIP CODENAME
BLUE WATERS

Tentative Township Plan



*All projects are mentioned here are indicative purpose only

**200+ ACRES TOWNSHIP
CODENAME BLUE WATERS SPANNING
ACROSS MAHALUNGE TO HINJAWADI PHASE 1.**

DISCOVER MANY ELEMENTS OF WOW THAT WILL COMPEL YOU TO CHOOSE VTP REALTY

- The township has **5 Professional Sports Academies*** Cricket, Swimming, Badminton, Lawn Tennis & Horse Riding operated by professional coaches with competition-level courts & facilities
- **These academies are pay-per-use hence not burdening the residents with the additional cost of setting up and operations of the academy infrastructure.** Now that's WOW!
- Multiple Grand Entrance Plazas, well developed & landscaped internal roads
- Lavish lifestyle club & high-street shopping
- Around 1 km riverside promenade & viewing deck
- Fully operational school - The Global Indian International School present in the township
- Convenience (Cab/Bus Stop) & Safety (Police & Fire Station) & more
- **6000+ families are already a part of the township lifestyle living crafted only by VTP Realty at the township**

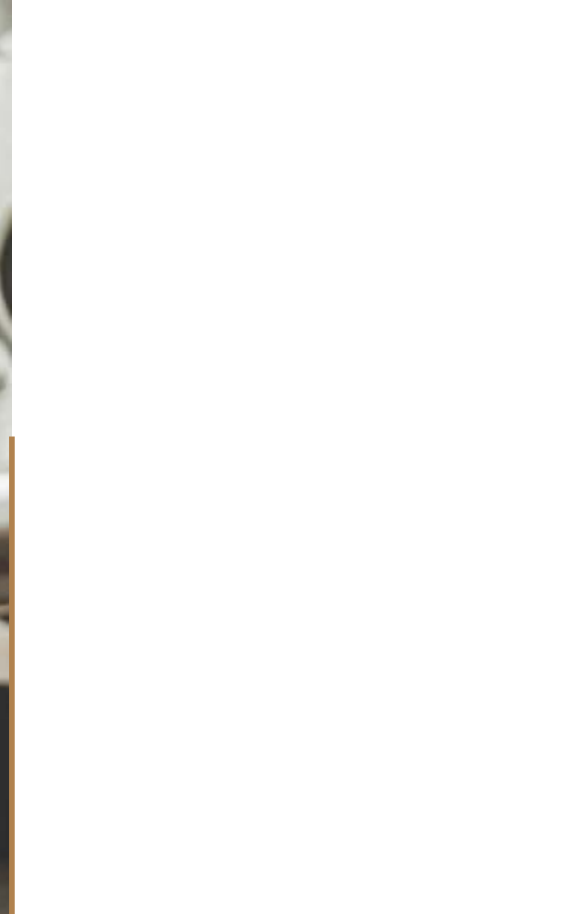


*Township amenities will be chargeable



*Artistic impression

Live global. Live Pune. **Be envied.**



MASTER PLAN




AMENITIES FOR ALL AGE GROUPS

1. CLUBHOUSE
 - Two multipurpose halls (2000 sq.ft with extension into party lawn & another one of 1400 sq.ft)
 - Gymnasium
 - Changing rooms
 - Work from home facility
 - Table tennis & pool table
 - Viewing deck
 - Small discussion area
2. VANISHING EDGE SWIMMING POOL
3. JACUZZI
4. KIDS POOL
5. FLOATING DECK
6. BUBBLER BED
7. TWO PARTY LAWNS
8. COVE SEATING
9. PAVILION & PERGOLA
10. SOLAR PODS
11. SIT-OUT
12. AMPHITHEATRE
13. CHIT-CHAT PLAZA
14. FOOD COURT
15. JOGGING & CYCLING TRACK
16. ACUPRESSURE PATHWAY
17. MEDITATION / YOGA LAWN
18. STAGE
19. RIBBON SEAT
20. FLOWER GARDEN
21. ZEN GARDEN
22. SAND BED
23. SENIOR CITIZEN LAWN
24. CHILDREN PLAY AREA
25. CLIMBING WALL
26. SWING PLAZA
27. SENIOR CITIZEN PLAZA WITH CHESS
28. SKATING RINK
29. MULTIPURPOSE COURT
30. NET CRICKET
31. TENNIS COURT
32. HALF BASKET BALL COURT
33. MINI GOLF LAWN
34. MULTIPLE LANDSCAPE LAWNS
35. HERBAL GARDEN

*There may be minor changes in the final plans.



*Artistic impression



Live at Pune's grandest.
Live at nature's finest.
Be envied.



*Artistic impression

FINER DETAILS

PROJECT LEVEL

- 35 storey in the launched towers
- Multi-level vehicle parking
- Grand entrance gate with security cabin
- Access-controlled stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas
- Provision for electric vehicles charging points in common area
- Common washroom for drivers in the parking area
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure + ALUFORM construction

INSIDE YOUR HOME

SMART FEATURES

- Digital lock - Yale or equivalent
- Featherlike touch pad switches
- Smart Home Automation Control Hub
 - Provision for controlling Lights, AC, Fan & Geyser via a mobile app. Also compatible with Alexa* & other voice command devices
 - Provision for mood lighting in the living room
- Motion sensor lights in all baths
- 3-tier security system and video door phone connected to the smart phone

INTERNAL FLOORING

- Large sized marble-finish glazed vitrified tiles
 - Units of 1200 sq.ft. & above: Living, Dining, Kitchen & Lobby – 6' x 4' (1800 x 1200 mm)
 - Bedrooms - 5'4" x 2'8" (1600 x 800 mm)
 - Units under 1200 sq.ft.: Living, Dining, Kitchen, Bedrooms & Lobby – 5'4" x 2'8" (1600 x 800 mm)
- Anti-skid ceramic tiles - Dry Balcony & Terraces

INTERNAL WALL FINISHES

- Premium plastic emulsion paint

DOORS

- Premium veneer finish main door with digital lock
- Bedrooms & bathrooms - Laminated flush doors

WINDOWS

- Powder coated aluminum sliding windows

KITCHEN

- Premium kitchen platform with SS sink
- Ceramic/glazed tiles above kitchen platform of 2 feet
- Provision for water purifier
- Hot water provision in kitchen sinks

BATHROOMS

- Granite door frames
- Designer CP & sanitary fittings – Grohe / American Standard / Kohler / Toto or equivalent
- Multi functional shower head in all master baths
- Glass partition in master toilet (only 3 & 4BHK)
- Bathtub in master toilet (Only in 1446.57 & 1766.90 sq.ft. size units)
- Designer tiles in all washrooms

- Motion sensor lights in all bathrooms
- Geyser point in all bathrooms

PLUMBING

- Concealed anti-corrosive plumbing

TERRACE / BALCONY

- Partial masonry wall in bottom and SS railing with toughened glass
- PVC false ceiling for terraces/balcony area with decorative lighting

ELECTRICAL

- Switches – Anchor / Legrand / Schneider / L&T or equivalent
- Concealed copper wiring with M.C.B.
- AC points in all rooms except kitchen

POWER

- Provision for inverter



TOWER-1 Podium/First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	2BHK	71.21	766.50	6.91	74.42	1.87	20.13	79.99	861.06	18.32	197.14
102	3BHK	105.34	1133.88	8.91	95.87	2.52	27.13	116.77	1256.88	23.18	249.46
103	3BHK	105.34	1133.88	8.91	95.87	2.52	27.13	116.77	1256.88	32.35	348.16
104	2BHK	71.21	766.50	6.91	74.42	1.87	20.13	79.99	861.06	21.99	236.65
105	2BHK	62.59	673.72	7.44	80.03	2.13	22.87	72.15	776.62	23.08	248.43
106	3BHK	91.06	980.17	7.81	84.07	2.11	22.71	100.98	1086.95	25.72	276.85
107	3BHK	91.06	980.17	7.81	84.07	2.11	22.71	100.98	1086.95	20.43	219.85
108	2BHK	62.59	673.72	7.44	80.03	2.13	22.87	72.15	776.62	19.31	207.80

*Please note - due to RCC, there will be variation in garden area by 5 to 10%





TOWER-1 Typical Floor Nos. - 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33, 34 & 35

FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401, 2601, 2701, 2801, 2901, 3101, 3201, 3301, 3401, 3501 204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404, 3504	2BHK	71.21	766.50	6.91	74.42	1.87	20.13	79.99	861.06
202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402, 2602, 2702, 2802, 2902, 3102, 3202, 3302, 3402, 3502 203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103, 2203, 2303, 2403, 2603, 2703, 2803, 2903, 3103, 3203, 3303, 3403, 3503	3BHK	105.34	1133.88	8.91	95.87	2.52	27.13	116.77	1256.88
205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105, 2205, 2305, 2405, 2605, 2705, 2805, 2905, 3105, 3205, 3305, 3405, 3505 208, 308, 408, 608, 708, 808, 908, 1108, 1208, 1308, 1408, 1608, 1708, 1808, 1908, 2108, 2208, 2308, 2408, 2608, 2708, 2808, 2908, 3108, 3208, 3308, 3408, 3508	2BHK	62.59	673.72	7.44	80.03	2.13	22.87	72.15	776.62
206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106, 2206, 2306, 2406, 2606, 2706, 2806, 2906, 3106, 3206, 3306, 3406, 3506 207, 307, 407, 607, 707, 807, 907, 1107, 1207, 1307, 1407, 1607, 1707, 1807, 1907, 2107, 2207, 2307, 2407, 2607, 2707, 2807, 2907, 3107, 3207, 3307, 3407, 3507	3BHK	91.06	980.17	7.81	84.07	2.11	22.71	100.98	1086.95





TOWER-1 Typical Refuge Floor Nos. - 5, 10, 15, 20, 25 & 30

FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501, 1001, 1501, 2001, 2501, 3001 504, 1004, 1504, 2004, 2504, 3004	2BHK	71.21	766.50	6.91	74.42	1.87	20.13	79.99	861.06
502, 1002, 1502, 2002, 2502, 3002 503, 1003, 1503, 2003, 2503, 3003	3BHK	105.34	1133.88	8.91	95.87	2.52	27.13	116.77	1256.88
505, 1005, 1505, 2005, 2505, 3005 508, 1008, 1508, 2008, 2508, 3008	2BHK	62.59	673.72	7.44	80.03	2.13	22.87	72.15	776.62
506, 1006, 1506, 2006, 2506, 3006 507, 1007, 1507, 2007, 2507, 3007	3BHK	91.06	980.17	7.81	84.07	2.11	22.71	100.98	1086.95



TOWER-2 Podium/First Floor Plan



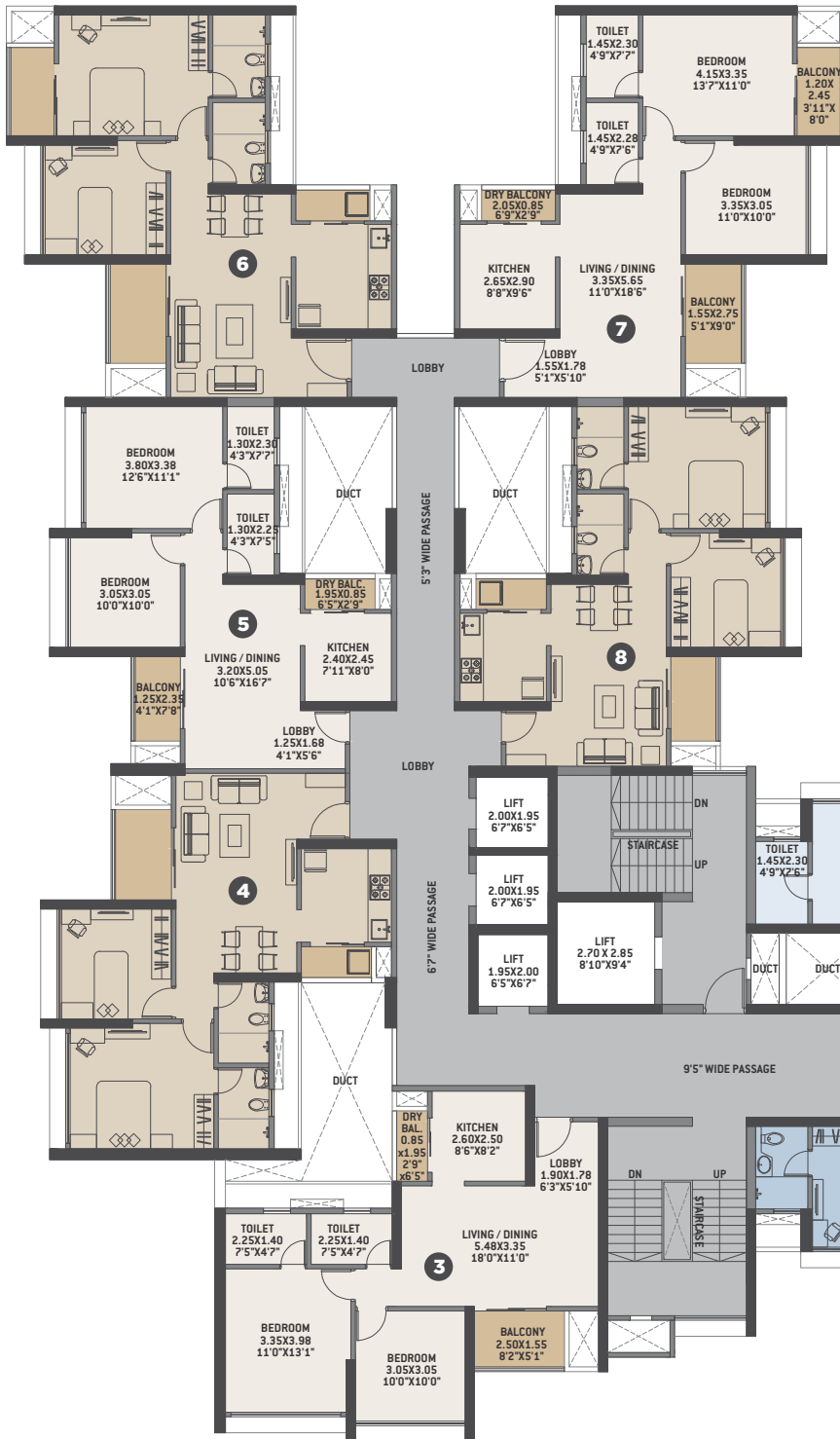
FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	3BHK	77.02	829.04	6.59	70.93	2.03	21.85	85.64	921.83	22.95	247.03
102	3BHK	77.02	829.04	6.59	70.93	2.03	21.85	85.64	921.83	26.20	281.96
103	2BHK	62.82	676.19	3.88	41.76	1.66	17.87	68.36	735.83	3.22	34.61
104	2BHK	61.98	667.15	3.88	41.76	1.66	17.87	67.52	726.79	9.87	106.19
105	2BHK	57.58	619.79	2.93	31.54	1.66	17.87	62.17	669.20	21.98	236.59
106	2BHK	66.34	714.08	7.20	77.50	1.74	18.73	75.28	810.31	17.45	187.78
107	2BHK	66.34	714.08	7.20	77.50	1.74	18.73	75.28	810.31	21.74	233.96
108	2BHK	57.58	619.79	2.93	31.54	1.66	17.87	62.17	669.20	17.63	189.77

*Please note - due to RCC, there will be variation in garden area by 5 to 10%



TOWER-2

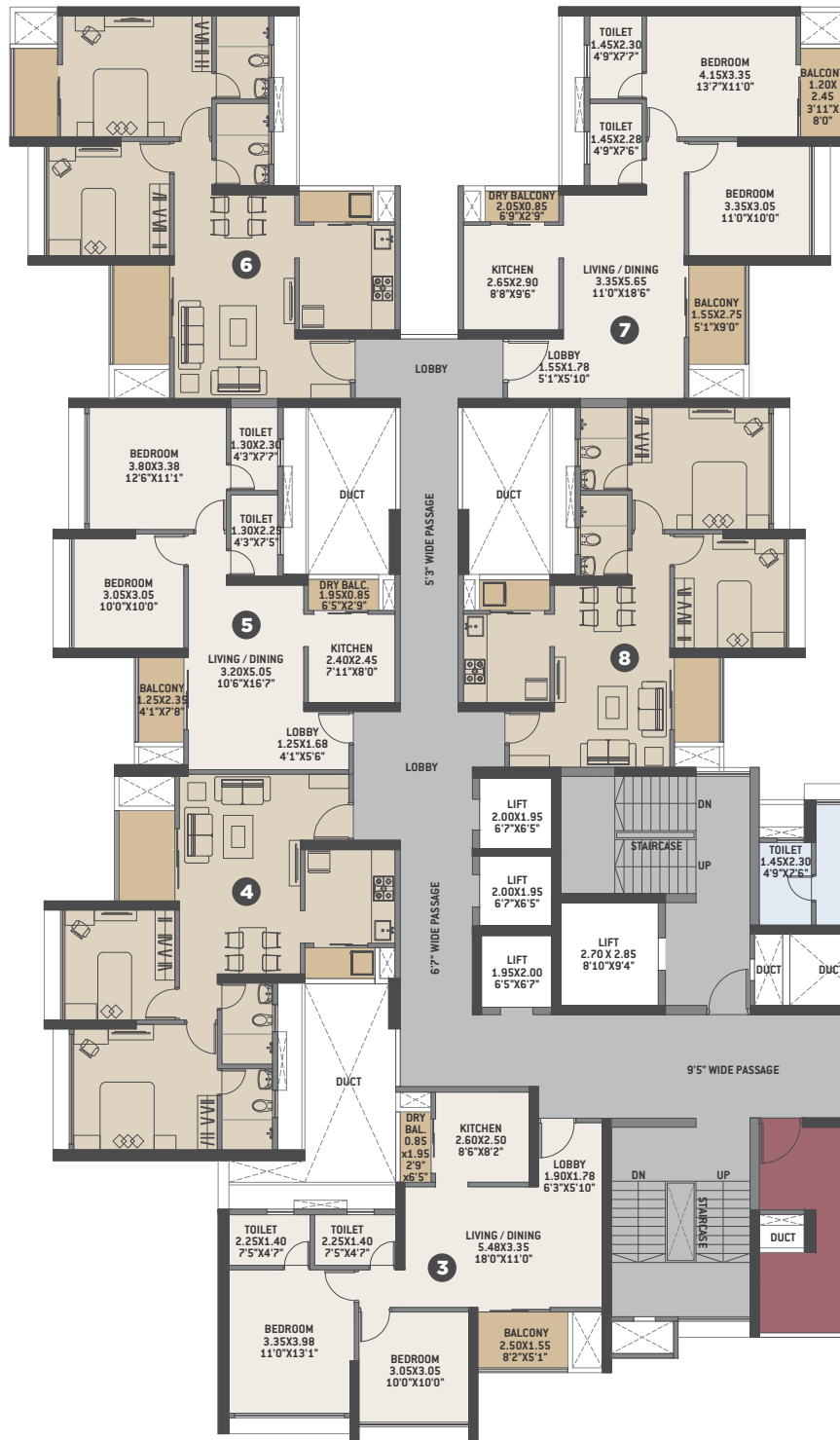
Typical Floor Nos. - 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 28 29, 31, 32, 33, 34 & 35



FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401, 2601, 2701, 2801, 2901, 3101, 3201, 3301, 3401, 3501	3BHK	77.02	829.04	6.59	70.93	2.03	21.85	85.64	921.83
202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402, 2602, 2702, 2802, 2902, 3102, 3202, 3302, 3402, 3502	2BHK	62.82	676.19	3.88	41.76	1.66	17.87	68.36	735.83
204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404, 3504	2BHK	61.98	667.15	3.88	41.76	1.66	17.87	67.52	726.79
205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105, 2205, 2305, 2405, 2605, 2705, 2805, 2905, 3105, 3205, 3305, 3405, 3505	2BHK	57.58	619.79	2.93	31.54	1.66	17.87	62.17	669.20
206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106, 2206, 2306, 2406, 2606, 2706, 2806, 2906, 3106, 3206, 3306, 3406, 3506	2BHK	66.34	714.08	7.20	77.50	1.74	18.73	75.28	810.31
207, 307, 407, 607, 707, 807, 907, 1107, 1207, 1307, 1407, 1607, 1707, 1807, 1907, 2107, 2207, 2307, 2407, 2607, 2707, 2807, 2907, 3107, 3207, 3307, 3407, 3507	2BHK	66.34	714.08	7.20	77.50	1.74	18.73	75.28	810.31



TOWER-2 Typical Refuge Floor Nos. - 5, 10, 15, 20, 25 & 30



FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501, 1001, 1501, 2001, 2501, 3001	3BHK	77.02	829.04	6.59	70.93	2.03	21.85	85.64	921.83
502, 1002, 1502, 2002, 2502, 3002	2BHK	62.35	671.14	6.59	70.93	2.03	21.85	70.97	763.92
503, 1003, 1503, 2003, 2503, 3003	2BHK	62.82	676.19	3.88	41.76	1.66	17.87	68.36	735.83
504, 1004, 1504, 2004, 2504, 3004	2BHK	61.98	667.15	3.88	41.76	1.66	17.87	67.52	726.79
505, 1005, 1505, 2005, 2505, 3005	2BHK	57.58	619.79	2.93	31.54	1.66	17.87	62.17	669.20
508, 1008, 1508, 2008, 2508, 3008									
506, 1006, 1506, 2006, 2506, 3006	2BHK	66.34	714.08	7.20	77.50	1.74	18.73	75.28	810.31
507, 1007, 1507, 2007, 2507, 3007									

Refuge flat nos. - 502, 1002, 1502, 2002, 2502 & 3002



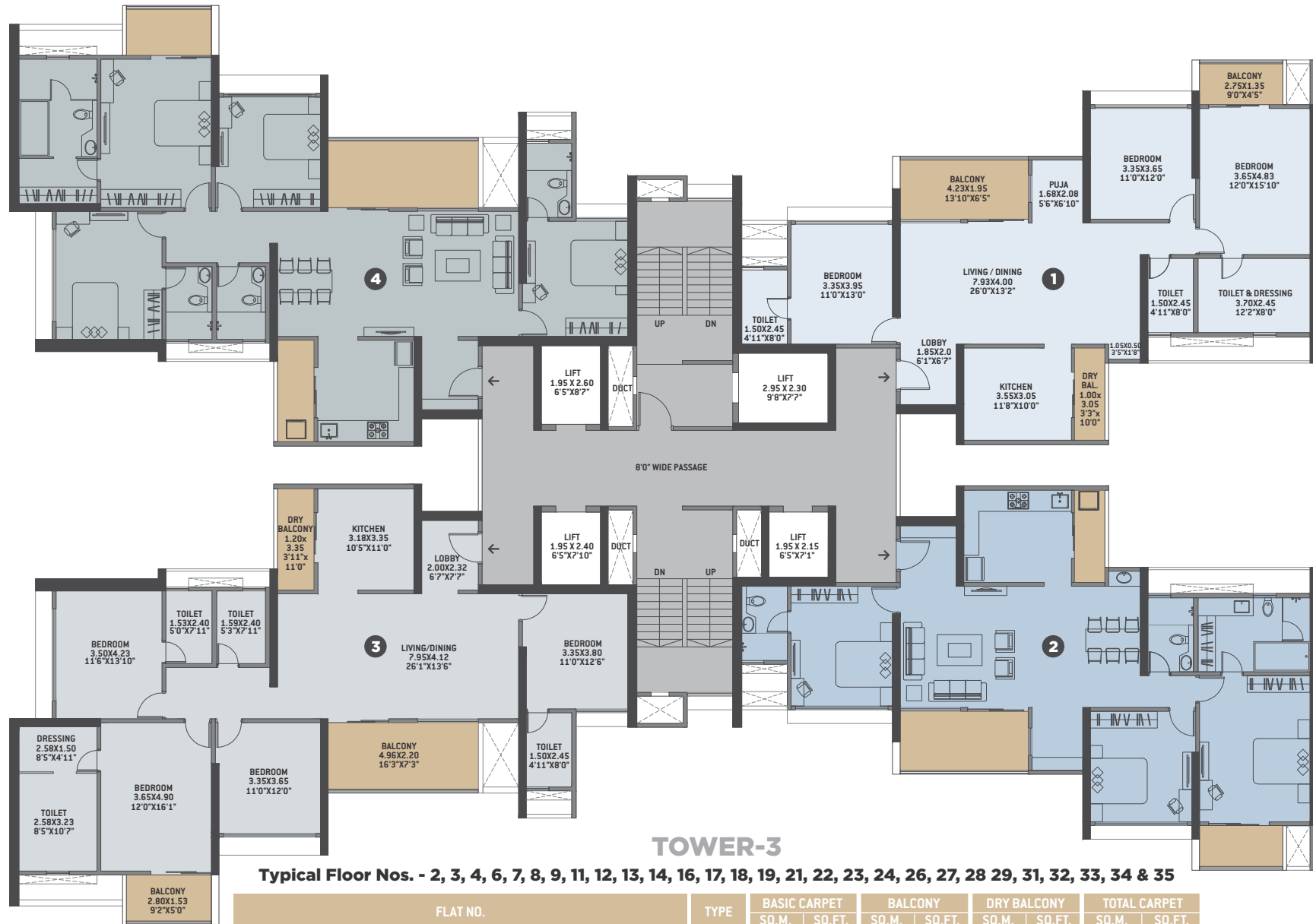


TOWER-3
Podium/First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	3BHK	119.39	1285.11	11.95	128.63	3.05	32.83	134.39	1446.57	32.97	354.89
102	3BHK	119.39	1285.11	11.95	128.63	3.05	32.83	134.39	1446.57	53.18	572.43
103	4BHK	144.95	1560.24	15.18	163.40	4.02	43.26	164.15	1766.90	65.34	703.27
104	4BHK	144.95	1560.24	15.18	163.40	4.02	43.26	164.15	1766.90	62.74	675.33

*Please note - due to RCC, there will be variation in garden area by 5 to 10%



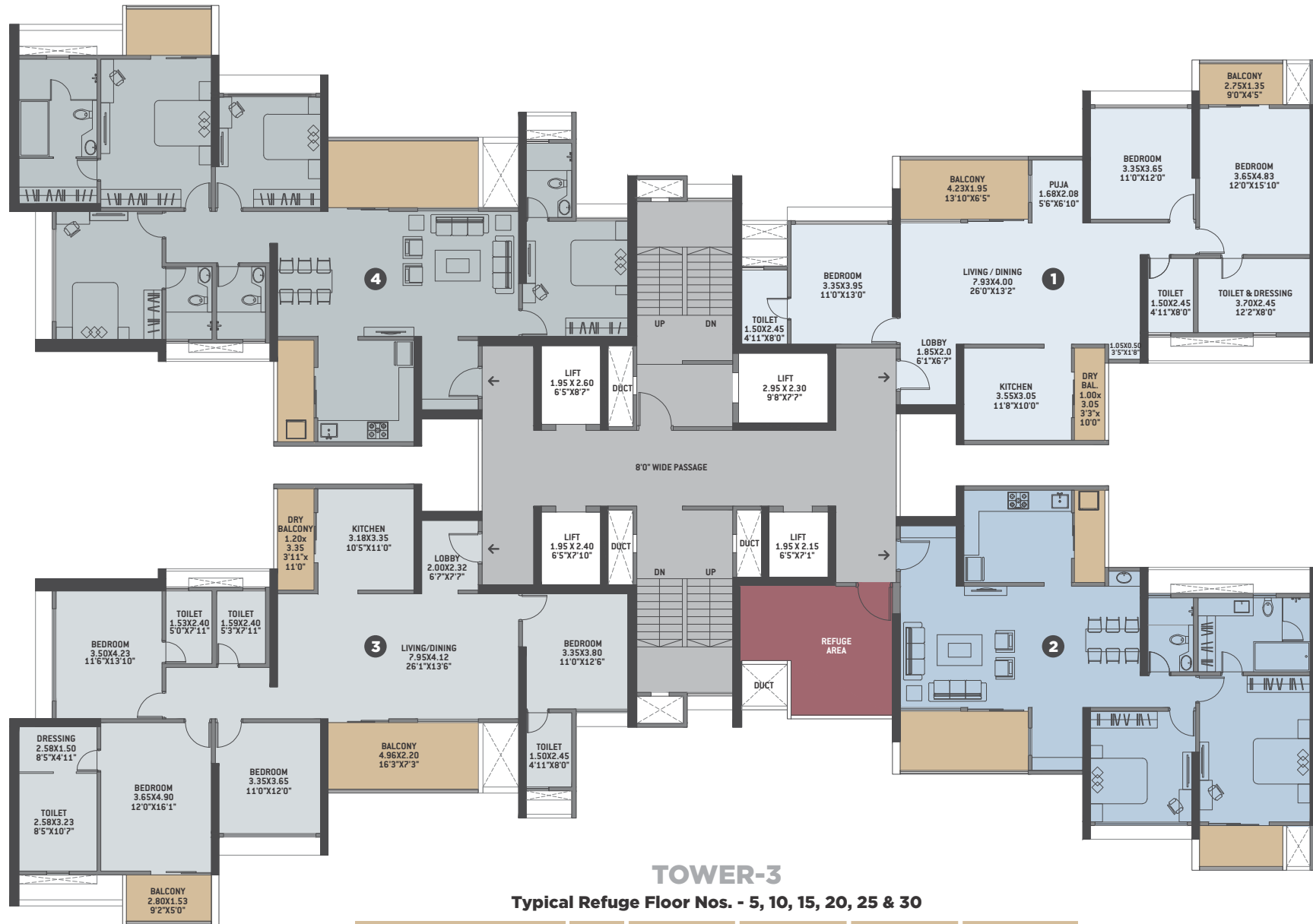


TOWER-3

Typical Floor Nos. - 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33, 34 & 35

FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401, 2601, 2701, 2801, 2901, 3101, 3201, 3301, 3401, 3501	3BHK	119.39	1285.11	11.95	128.63	3.05	32.83	134.39	1446.57
202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402, 2602, 2702, 2802, 2902, 3102, 3202, 3302, 3402, 3502	3BHK	119.39	1285.11	11.95	128.63	3.05	32.83	134.39	1446.57
203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103, 2203, 2303, 2403, 2603, 2703, 2803, 2903, 3103, 3203, 3303, 3403, 3503	4BHK	144.95	1560.24	15.18	163.40	4.02	43.26	164.15	1766.90
204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404, 3504	4BHK	144.95	1560.24	15.18	163.40	4.02	43.26	164.15	1766.90





FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501, 1001, 1501, 2001, 2501, 3001	3BHK	119.39	1285.11	11.95	128.63	3.05	32.83	134.39	1446.57
502, 1002, 1502, 2002, 2502, 3002	2BHK	101.13	1088.56	11.95	128.63	3.05	32.83	116.13	1250.02
503, 1003, 1503, 2003, 2503, 3003 504, 1004, 1504, 2004, 2504, 3004	4BHK	144.95	1560.24	15.18	163.40	4.02	43.26	164.15	1766.90

Refuge flat nos. - 502, 1002, 1502, 2002, 2502 & 3002





TOWER-6 Podium/First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	2BHK	62.31	670.70	3.87	41.66	1.66	17.84	67.84	730.20	24.31	261.62
102	2BHK	66.31	713.76	7.20	77.50	1.74	18.73	75.25	809.99	22.66	243.86
103	2BHK	66.31	713.76	7.20	77.50	1.74	18.73	75.25	809.99	18.66	200.86
104	2BHK	62.31	670.70	3.87	41.66	1.66	17.84	67.84	730.20	20.89	224.86
105	2BHK	62.31	670.70	3.87	41.66	1.66	17.84	67.84	730.20	20.88	224.70
106	2BHK	66.31	713.76	7.20	77.50	1.74	18.73	75.25	809.99	18.63	200.53
107	2BHK	66.31	713.76	7.20	77.50	1.74	18.73	75.25	809.99	22.66	243.86
108	2BHK	62.31	670.70	3.87	41.66	1.66	17.84	67.84	730.20	24.31	261.62

*Please note - due to RCC, there will be variation in garden area by 5 to 10%





TOWER-6 Typical Floor Nos. - 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33, 34 & 35

FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401, 2601, 2701, 2801, 2901, 3101, 3201, 3301, 3401, 3501	2BHK	62.31	670.70	3.87	41.66	1.66	17.84	67.84	730.20
204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404, 3504									
205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105, 2205, 2305, 2405, 2605, 2705, 2805, 2905, 3105, 3205, 3305, 3405, 3505									
208, 308, 408, 608, 708, 808, 908, 1108, 1208, 1308, 1408, 1608, 1708, 1808, 1908, 2108, 2208, 2308, 2408, 2608, 2708, 2808, 2908, 3108, 3208, 3308, 3408, 3508									
202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402, 2602, 2702, 2802, 2902, 3102, 3202, 3302, 3402, 3502	2BHK	66.31	713.76	7.20	77.50	1.74	18.73	75.25	809.99
203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103, 2203, 2303, 2403, 2603, 2703, 2803, 2903, 3103, 3203, 3303, 3403, 3503									
206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106, 2206, 2306, 2406, 2606, 2706, 2806, 2906, 3106, 3206, 3306, 3406, 3506									
207, 307, 407, 607, 707, 807, 907, 1107, 1207, 1307, 1407, 1607, 1707, 1807, 1907, 2107, 2207, 2307, 2407, 2607, 2707, 2807, 2907, 3107, 3207, 3307, 3407, 3507									

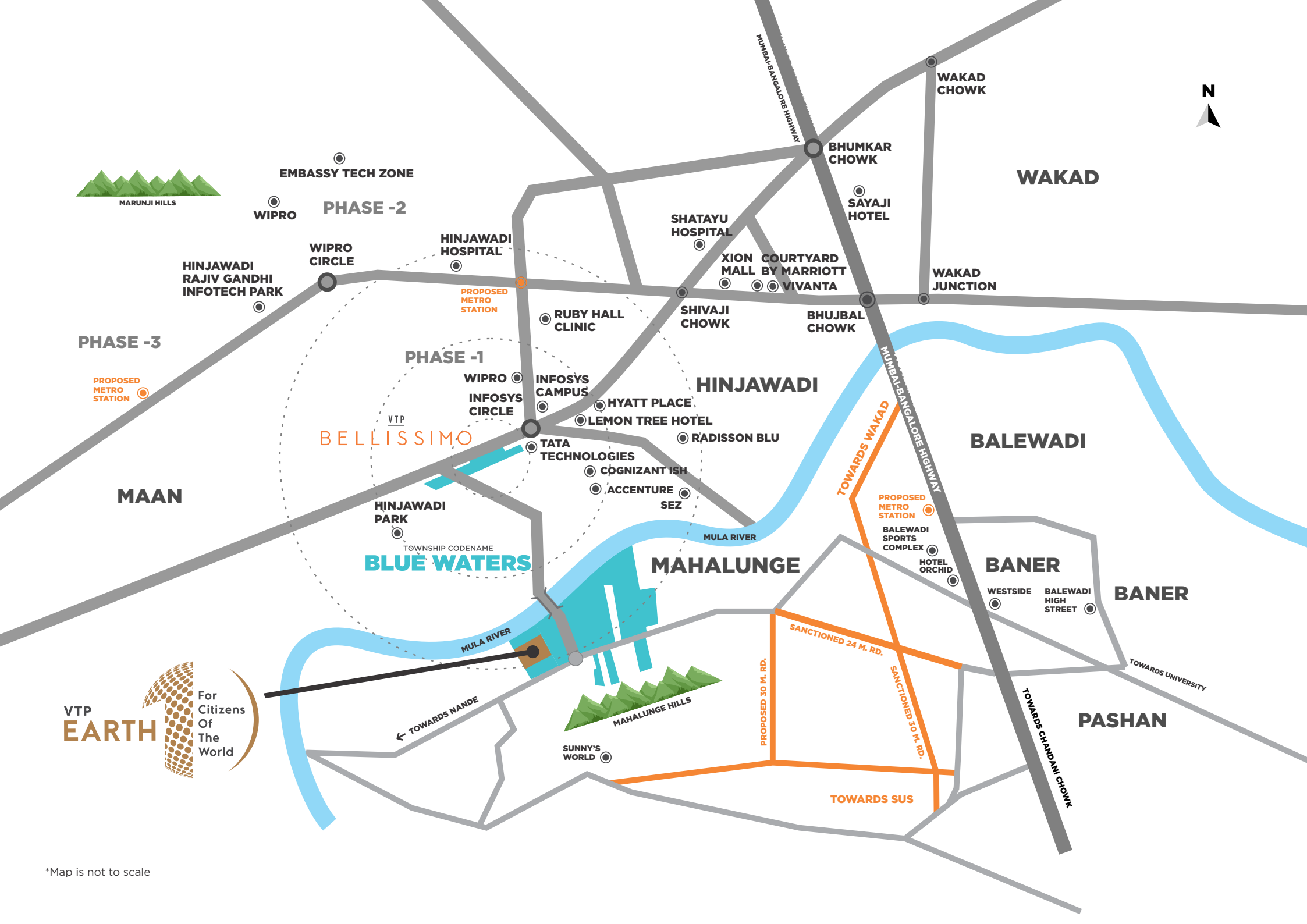




TOWER-6 Typical Refuge Floor Nos. - 5, 10, 15, 20, 25 & 30

FLAT NO.	TYPE	BASIC CARPET		BALCONY		DRY BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501, 1001, 1501, 2001, 2501, 3001 504, 1004, 1504, 2004, 2504, 3004 505, 1005, 1505, 2005, 2505, 3005 508, 1008, 1508, 2008, 2508, 3008	2BHK	62.31	670.70	3.87	41.66	1.66	17.84	67.84	730.20
502, 1002, 1502, 2002, 2502, 3002 503, 1003, 1503, 2003, 2503, 3003 506, 1006, 1506, 2006, 2506, 3006 507, 1007, 1507, 2007, 2507, 3007	2BHK	66.31	713.76	7.20	77.50	1.74	18.73	75.25	809.99





MARUNJI HILLS

EMBASSY TECH ZONE

WIPRO

PHASE -2

WIPRO CIRCLE

HINJAWADI
RAJIV GANDHI
INFOTECH PARK

HINJAWADI
HOSPITAL

PROPOSED
METRO
STATION

RUBY HALL
CLINIC

SHATAYU
HOSPITAL

XION COURTYARD
MALL BY MARRIOTT
VIVANTA

BHUMKAR
CHOWK

SAYAJI
HOTEL

WAKAD
CHOWK

WAKAD

WAKAD
JUNCTION

PHASE -3

PROPOSED
METRO
STATION

PHASE -1

BELLISSIMO

VTP

WIPRO
INFOSYS
CIRCLE

INFOSYS
CAMPUS

HYATT PLACE

LEMON TREE HOTEL

RADISSON BLU

HINJAWADI

TATA
TECHNOLOGIES

COGNIZANT ISH

ACCENTURE
SEZ

HINJAWADI
PARK

TOWNSHIP CODENAME

BLUE WATERS

MULA RIVER

MAHALUNGE

MULA RIVER



MAHALUNGE HILLS

SUNNY'S
WORLD

TOWARDS WAKAD

PROPOSED
METRO
STATION

BALEWADI
SPORTS
COMPLEX

HOTEL
ORCHID

BALEWADI

BANER

WESTSIDE

BALEWADI
HIGH
STREET

BANER

TOWARDS UNIVERSITY

PASHAN

SANCTIONED 24 M. RD.

PROPOSED 30 M. RD.

SANCTIONED 30 M. RD.

TOWARDS SUS

TOWARDS CHANDANI CHOWK

TOWARDS NANDE

VTP
EARTH



For
Citizens
Of
The
World

*Map is not to scale

The legacy of a game changer.

Disruption is in our DNA. The prospect of changing the game gets us going. Challenging the status quo, questioning the conventions, and always attempting something new. Today, this disruptive streak runs throughout the group thanks to our inceptor Mr. Vilaskumar Thanmal Palresha. VTP.

We broke through the monopoly cartels when we debuted as a cement dealership decades ago. We added new construction materials in our portfolio year after year. We didn't just have passion, but also, foresight. Making right decisions, seizing right opportunities, turning them into game-changers, we have emerged as one of the most formidable conglomerates in the real estate sector. We are proud to have cultivated a legacy that stands unrivalled since our inception in 1985.

VTP, the man and the group, are relentless in the pursuit to be the best at whatever goal we choose. Our cement and core construction materials business, VTP Materials, is the No.1 dealership in Maharashtra and amongst the top 5 across the country. Our infra development company, Viraj Projects, is one of the India's top names for construction contracting and government infra projects. VTP Realty, our real estate development company, is currently developing over 2.20crore square feet. It has been ranked No.1 in Pune, in sales revenue, for 4 years in a row.

What started as a spark in a young entrepreneur's heart in Pune way back in the 80's, is today a very strong foundation of a group, that is at the forefront of the city's real estate development. We are very proud to have

contributed to redefining Pune's skyline. We have set the cornerstone, quite literally, of most of the iconic structures of the city, in the last 37 years. We have contributed to the transformation of every pin code of Pune, as an end-to-end real estate group.

Never to rest on past laurels, we are most passionate about setting new benchmarks in every sector we work in. Not just to be the best, but also, be the innovators and the turnaround specialists. **We carry on the legacy that is VTP.**

Today VTP Realty has been enjoying the numero uno* position, 4 years consecutively in Pune and has achieved the distinguished 5th rank in the list of the top real estate brands of India for FY-2021-22.**



*According to sales revenue figures. **According to number of units sold.

The VTP Brand Promise



MLA ADVANTAGE OF BIGGER ROOMS

Intelligent plan with zero wastage. Maximum usable spaces. Bigger room dimensions in same carpet area.



HIGH BUILD QUALITY

Uncompromising approach towards quality and durability.



RIGHT PRICED PRODUCTS

Value creation at any price point. Our product justifies the price they command.



TRANSPARENT TRANSACTION

Fixed & fair price policy. Same price for all channels. No hidden costs.



CUSTOMER CENTRIC APPROACH

Our customers are central to our product design and service processes. We aim for customer delight in every aspect.



POST SALES & POST POSSESSION SUPPORT

Hand-holding customers till they move in, and even beyond.



HIGHER RETURN ON INVESTMENTS AND BETTER RENTALS

Strategic locations, futuristic features and specifications, grand amenities ensure greater ROI. Maximum end users living make sure our projects also get higher rentals.

3-Tier Philosophy



BETTER DESIGN

Layouts that maximize the potential of each room offering more usable space inside a home, upgraded premium specifications, amenities for every family member and better value for money.



BETTER BUILD

VTP Group has over 37 years of experience in construction material sourcing • Constructed close to 100 projects across the country • Backward integration that allows easy access to the best construction materials • A pioneer to have used latest technology in India.



BETTER CARE

No transfer fee • Community Building programs after possession professionally-managed team facilitating leasing and resale of property • V-Care Customer Portal for single window communication with customers.

Stellar delivery across Pune.

RESIDENTIAL

VTP ALPINE

2 & 3 Bedroom Homes, Mahalunge

VTP PURVANCHAL - PH 1

1, 2 & 3 Bedroom Homes, Wagholi

VTP SOLITAIRE - PH 1

2 & 3 Bedroom Homes, Baner

VTP CELESTA

3 Bedroom Homes, NIBM

VTP URBAN NEST

1.5, 2 & 3 Bedroom Homes, Undri

VTP URBAN LIFE

1 & 2 BHK, Talegaon

VTP ONE

1 BHK - Kharadi

URBAN BALANCE

3 Bedroom Homes, Magarpatta Rd.

VTP URBAN SOUL

2 BHK - Kharadi

VTP URBAN RISE

1.5 & 2 BHK - Pisoli

VTP URBAN NIRVANA

2 & 3 BHK - Kharadi

LANDMARK

1 & 2 BHK - Undri

BHAGYASTHAN

1 & 2 BHK, Talegaon

URBAN SPACE

3.5 & 4.5 Bedroom Homes, NIBM

COMMERCIAL

TRADE PARK

Showrooms, Offices & Restaurants, Undri

THE MARKETPLACE

Retail & Offices, Undri

VTP HOUSE

Business Space, Viman Nagar

HOTEL CYPRESS

A Luxury Hotel, Kalyani Nagar

LANDMARK

Shops & Offices, Undri

SCHOOLS

VIBGYOR ROOTS & RISE SCHOOL - Chinchwad

VIBGYOR ROOTS & RISE SCHOOL - Wagholi

EDEN INTERNATIONAL SCHOOL - Talegaon

DEVELOPING 2.20 CR. SQ.FT. SIMULTANEOUSLY.
Perhaps the only developer to have such bandwidth.



It's great to be recognized by the most recognized



NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS



The Economic Times Real Estate Awards - 2022

13th Realty+ Excellence Awards - 2022

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CIA World Construction & Infra Annual Awards - 2022

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ET NOW National Feather - Awards - 2022

CIA World Construction & Infra Annual Awards - 2022

ET NOW - Stellar Record Awards - 2022

Times Realty Icons - 2022

EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY



Realty Plus Excellence Awards - 2021
Economic Times - Leadership Awards - 2021

Realty Plus Excellence Awards - 2021

Realty Plus Excellence Awards - 2021

Realty Plus Excellence Awards - 2021



Site Address: Baner Next, Mahalunge, Pune.

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