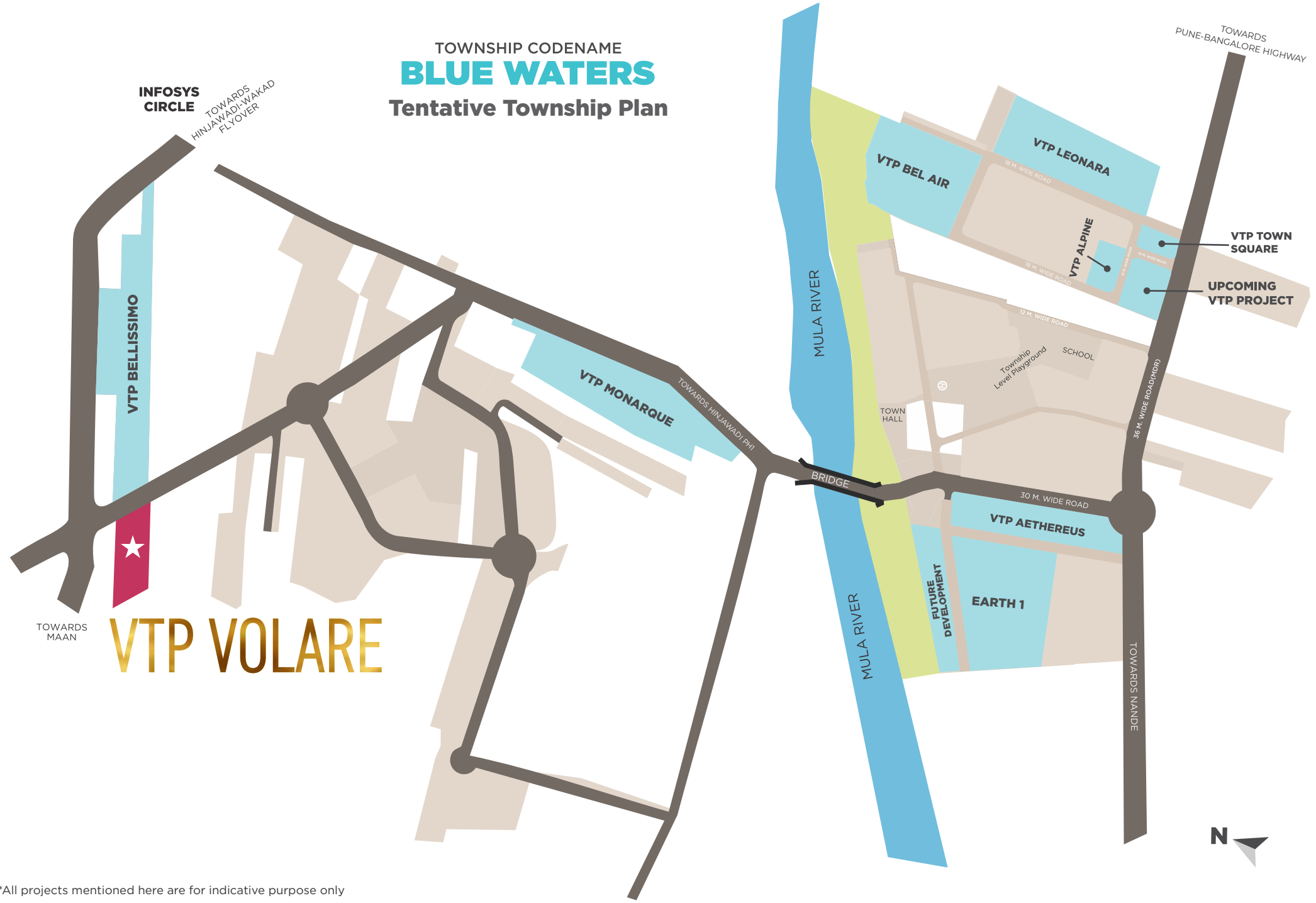


LUXURY RESIDENCES IN HINJAWADI PHASE - 1

TOWNSHIP CODENAME

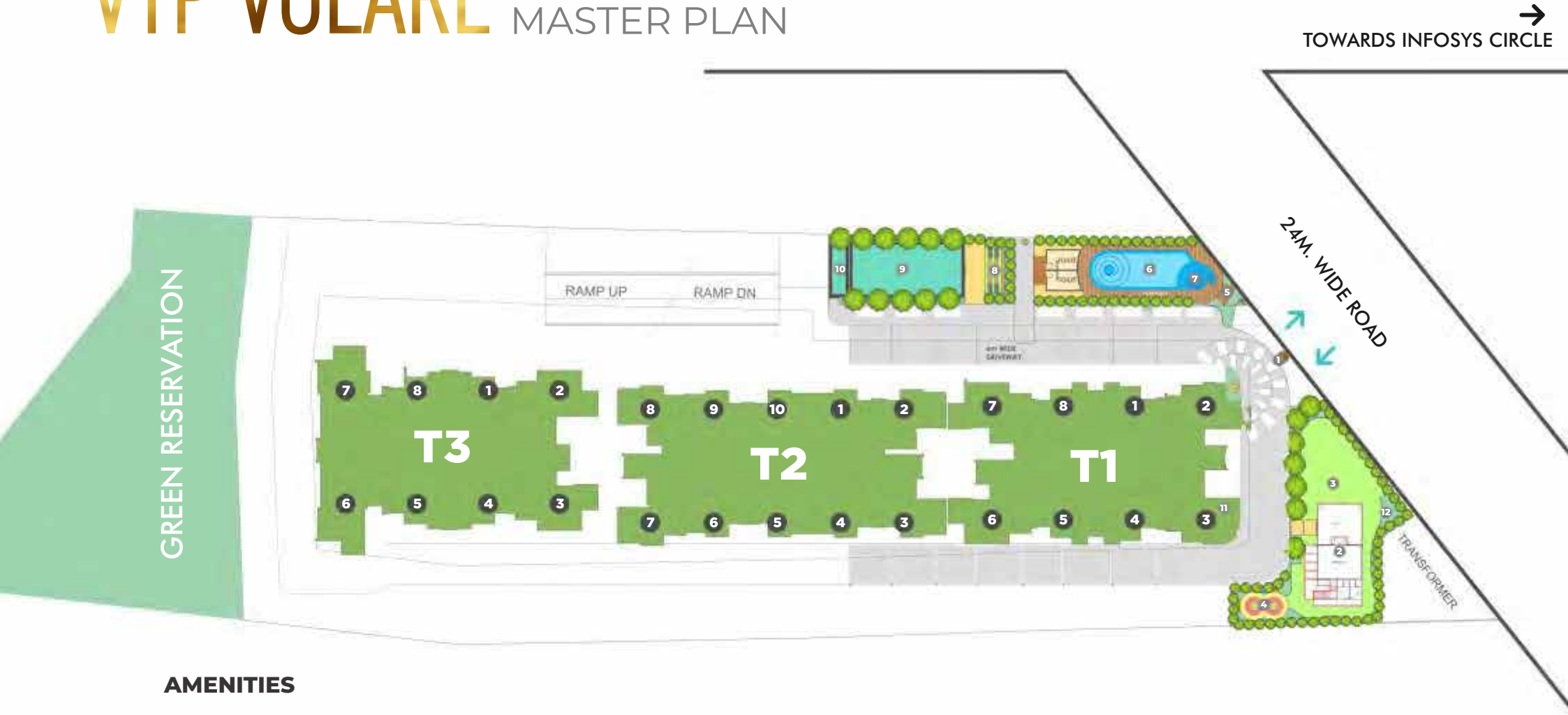
BLUE WATERS

Tentative Township Plan



*All projects mentioned here are for indicative purpose only

VTP VOLARE MASTER PLAN



AMENITIES

1. GRAND ENTRANCE GATE WITH SCULPTURE
2. CLUBHOUSE WITH MULTIPURPOSE HALL
3. PARTY LAWN - 1782 SQ.FT.
4. KIDS PLAY AREA - 306 SQ.FT.
5. PERGOLA WITH SEATING
6. SWIMMING POOL - 59 x 19.5 FT.
7. KIDS POOL - 9 FT. DIEMETER
8. AMPHITHEATRE
9. MULTIPURPOSE COURT - 60 X 30 FT.
10. NET CRICKET - 25 x 10 FT.
11. FULLY EQUIPPED GYM
12. FOOD PLAZA WITH BARBEQUE ZONE

WOW AT PROJECT LEVEL

- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas
- Provision for electric vehicles charging points*
- Common washroom for drivers in the parking area
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure
- Construction Technology - ALUFORM
- Project will have a STP and WTP
- Private car parks for each unit

WOW INSIDE YOUR HOME

SMART HOME FEATURES

- Digital Lock
- Featherlike touch pad switches
- Smart Home Automation Control Hub

  - Provision for controlling Lights, Fan & etc. via a mobile app. Also compatible with Alexa* & other voice command devices
- 3-tier security system and video door phone connected to the smart phone
- All lobbies with access control

INTERNAL WALL FINISHES

- Acrylic paint for internal wall

INTERNAL FLOORING

- Large Sized Marble Finish Glazed Vitrified Tiles Living, Dining, Kitchen - 1600mm x 800mm Bedrooms - 1200mm x 600mm
- Anti-skid ceramic tiles - Dry Balcony & Terraces/Balcony

DOORS

- Veneer finish main entrance door
- Bedrooms & bathrooms - Laminated flush doors

WINDOWS

- Powder coated aluminum sliding windows

KITCHEN

- Premium kitchen platform with S.S. sink
- Ceramic/glazed tiles above kitchen platform of 2 feet
- Provision for water purifier
- Hot & cold water provision in sink

BATHROOMS

- Granite door frames
- Designer CP & sanitary fittings – Queo / American Standard or equivalent
- Flooring – Antiskid tiles
- Designer decorative dado tiles up-to 7 feet
- Geyser point in all toilets

TERRACE / BALCONY

- Railing with partial masonry wall and toughened glass

PLUMBING

- Concealed anti-corrosive plumbing

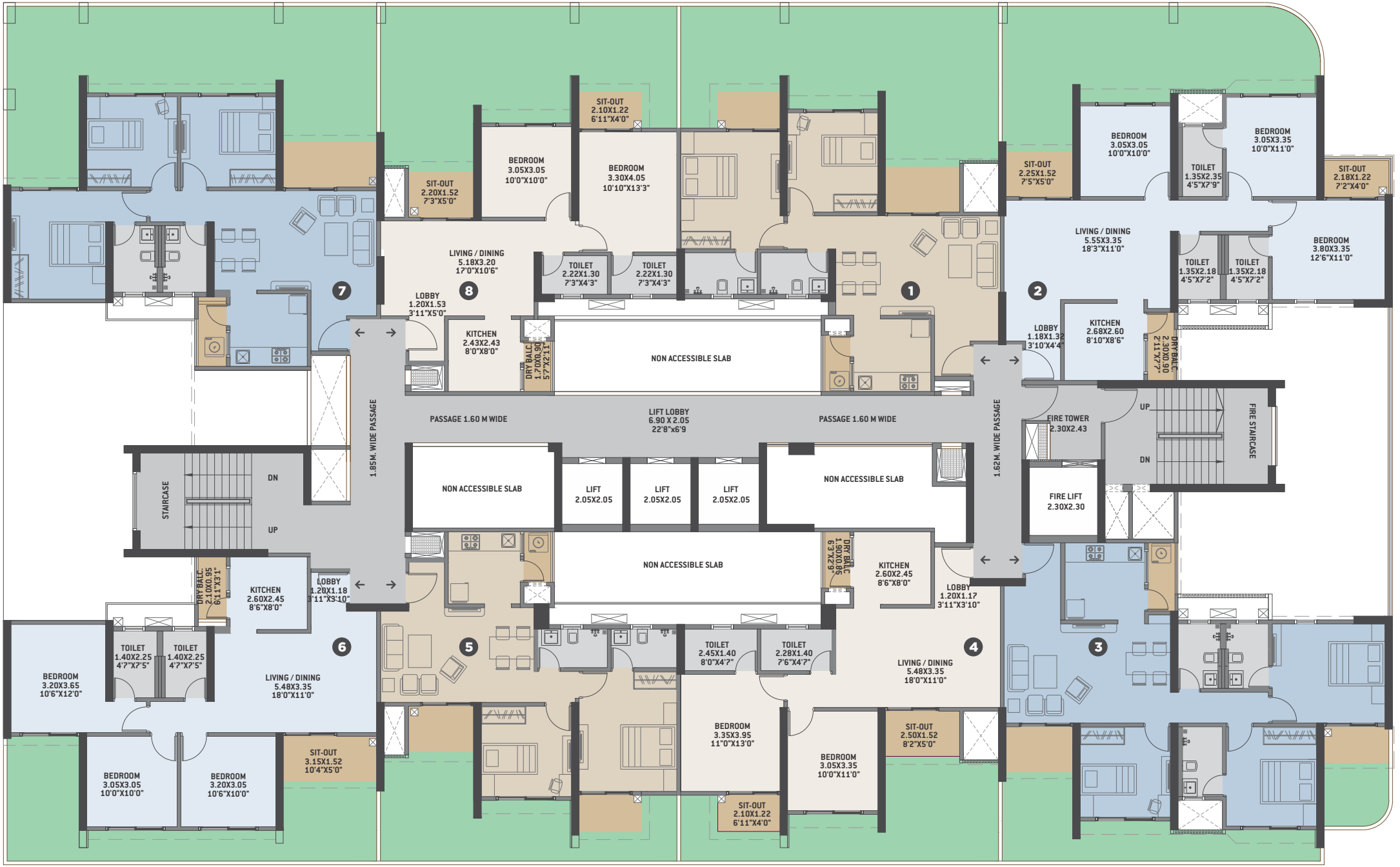
ELECTRICAL

- Switches – Anchor / Legrand / Panasonic / L&T or equivalent
- Concealed copper wiring with M.C.B.
- Provision for AC points in all rooms except kitchen
- Adequate electric points. TV point in Master Bedroom & Living Room

POWER

- 100% DG Back-up for lifts & Common area
- Provision for inverter

Note: The brand / shape / color of the CP & Sanitaryware are indicative and can change if discontinued by the vendor. *Alexa device not provided

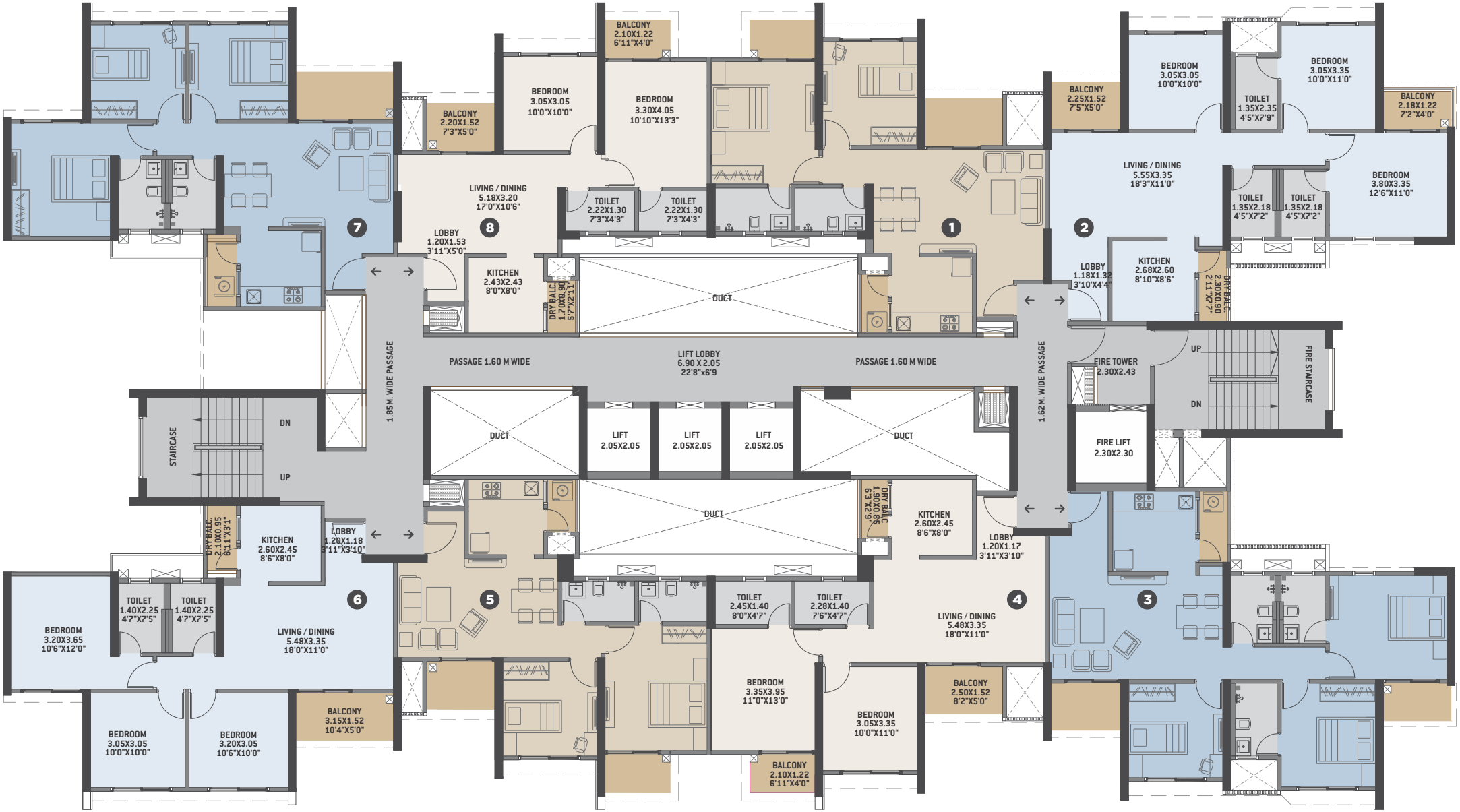


FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2BHK	66.35	714.19	6.36	68.46	72.71	782.65	42.75	460.16
2	3BHK	83.84	902.45	6.08	65.45	89.92	967.90	35.82	385.57
3	3BHK	83.91	903.21	6.08	65.45	89.99	968.65	20.52	220.88
4	2BHK	66.32	713.87	6.36	68.46	72.68	782.33	22.52	242.41
5	2BHK	59.77	643.36	5.91	63.62	65.68	706.98	22.06	237.45
6	2.5BHK	76.12	819.36	4.79	51.56	80.91	870.92	25.07	269.85
7	2.5BHK	76.26	820.86	4.79	51.56	81.05	872.42	48.60	523.13
8	2BHK	59.74	643.04	5.91	63.62	65.65	706.66	40.94	440.68

TOWER - 1

Podium / First Floor Plan

N



TOWER - 1

Typical Floor Nos. - 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 18, 19, 20, 21, 23, 24, 25, 26, 28 & 29

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2BHK	66.35	714.19	6.36	68.46	72.71	782.65
2	3BHK	83.84	902.45	6.08	65.45	89.92	967.90
3	3BHK	83.91	903.21	6.08	65.45	89.99	968.65
4	2BHK	66.32	713.87	6.36	68.46	72.68	782.33
5	2BHK	59.77	643.36	5.91	63.62	65.68	706.98
6	2.5BHK	76.12	819.36	4.79	51.56	80.91	870.92
7	2.5BHK	76.26	820.86	4.79	51.56	81.05	872.42
8	2BHK	59.74	643.04	5.91	63.62	65.65	706.66

N



FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2BHK	66.35	714.19	6.36	68.46	72.71	782.65
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3	3BHK	83.91	903.21	6.08	65.45	89.99	968.65
4	2BHK	66.32	713.87	6.36	68.46	72.68	782.33
6	2.5BHK	76.12	819.36	4.79	51.56	80.91	870.92
7	2.5BHK	76.26	820.86	4.79	51.56	81.05	872.42
8	2BHK	59.74	643.04	5.91	63.62	65.65	706.66

TOWER - 1

Typical Refuge Floor Nos.
- 7, 12, 17, 22 & 27

N



TOWER - 2

Podium / First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2BHK	59.00	635.08	3.34	35.95	62.34	671.03	47.26	508.71
2	2BHK	58.94	634.43	3.34	35.95	62.28	670.38	46.77	503.43
3	2BHK	59.02	635.29	3.34	35.95	62.36	671.24	27.48	295.79
4	2BHK	59.09	636.04	3.34	35.95	62.43	672.00	27.86	299.89
5	2BHK	55.48	597.19	2.34	25.19	57.82	622.37	27.98	301.18
6	2BHK	54.96	591.59	2.34	25.19	57.30	616.78	28.18	303.33
7	2BHK	59.83	644.01	3.34	35.95	63.17	679.96	13.99	150.59
8	2BHK	58.82	633.14	3.85	41.44	62.67	674.58	39.96	430.13
9	2BHK	54.90	590.94	2.34	25.19	57.24	616.13	46.73	503.00
10	2BHK	55.41	596.43	2.34	25.19	57.75	621.62	46.21	497.40

N



FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2BHK	59.00	635.08	3.34	35.95	62.34	671.03
2	2BHK	58.94	634.43	3.34	35.95	62.28	670.38
3	2BHK	59.02	635.29	3.34	35.95	62.36	671.24
4	2BHK	59.09	636.04	3.34	35.95	62.43	672.00
5	2BHK	55.48	597.19	2.34	25.19	57.82	622.37
6	2BHK	54.96	591.59	2.34	25.19	57.30	616.78
7	2BHK	59.83	644.01	3.34	35.95	63.17	679.96
8	2BHK	58.82	633.14	3.85	41.44	62.67	674.58
9	2BHK	54.90	590.94	2.34	25.19	57.24	616.13
10	2BHK	55.41	596.43	2.34	25.19	57.75	621.62

TOWER - 2

Typical Floor Nos. - 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 18, 19, 20, 21, 23, 24, 25, 26, 28 & 29

N



FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2BHK	59.00	635.08	3.34	35.95	62.34	671.03
2	2BHK	58.94	634.43	3.34	35.95	62.28	670.38
3	2BHK	59.02	635.29	3.34	35.95	62.36	671.24
4	2BHK	59.09	636.04	3.34	35.95	62.43	672.00
6	2BHK	54.96	591.59	2.34	25.19	57.30	616.78
7	2BHK	59.83	644.01	3.34	35.95	63.17	679.96
8	2BHK	58.82	633.14	3.85	41.44	62.67	674.58
9	2BHK	54.90	590.94	2.34	25.19	57.24	616.13
10	2BHK	55.41	596.43	2.34	25.19	57.75	621.62

TOWER - 2

Typical Refuge Floor Nos.
- 7, 12, 17, 22 & 27

N



FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2BHK	59.12	636.37	5.91	63.62	65.03	699.98	44.25	476.31
2	2.5BHK	76.31	821.40	4.79	51.56	81.10	872.96	24.99	268.99
3	2.5BHK	76.28	821.08	4.79	51.56	81.07	872.64	51.65	555.96
4	2BHK	59.14	636.58	5.91	63.62	65.05	700.20	44.55	479.54
5	2BHK	59.11	636.26	5.91	63.62	65.02	699.88	44.35	477.38
6	3BHK	82.25	885.34	5.91	63.62	88.16	948.95	26.85	289.01
7	3BHK	82.25	885.34	5.91	63.62	88.16	948.95	27.83	299.56
8	2BHK	59.11	636.26	5.91	63.62	65.02	699.88	49.16	529.16

N

TOWER - 3

Podium / First Floor Plan



FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2BHK	59.12	636.37	5.91	63.62	65.03	699.98
2	2.5BHK	76.31	821.40	4.79	51.56	81.10	872.96
3	2.5BHK	76.28	821.08	4.79	51.56	81.07	872.64
4	2BHK	59.14	636.58	5.91	63.62	65.05	700.20
5	2BHK	59.11	636.26	5.91	63.62	65.02	699.88
6	3BHK	82.25	885.34	5.91	63.62	88.16	948.95
7	3BHK	82.25	885.34	5.91	63.62	88.16	948.95
8	2BHK	59.11	636.26	5.91	63.62	65.02	699.88

TOWER - 3

Typical Floor Nos. - 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 18, 19, 20, 21, 23, 24, 25, 26, 28 & 29

N



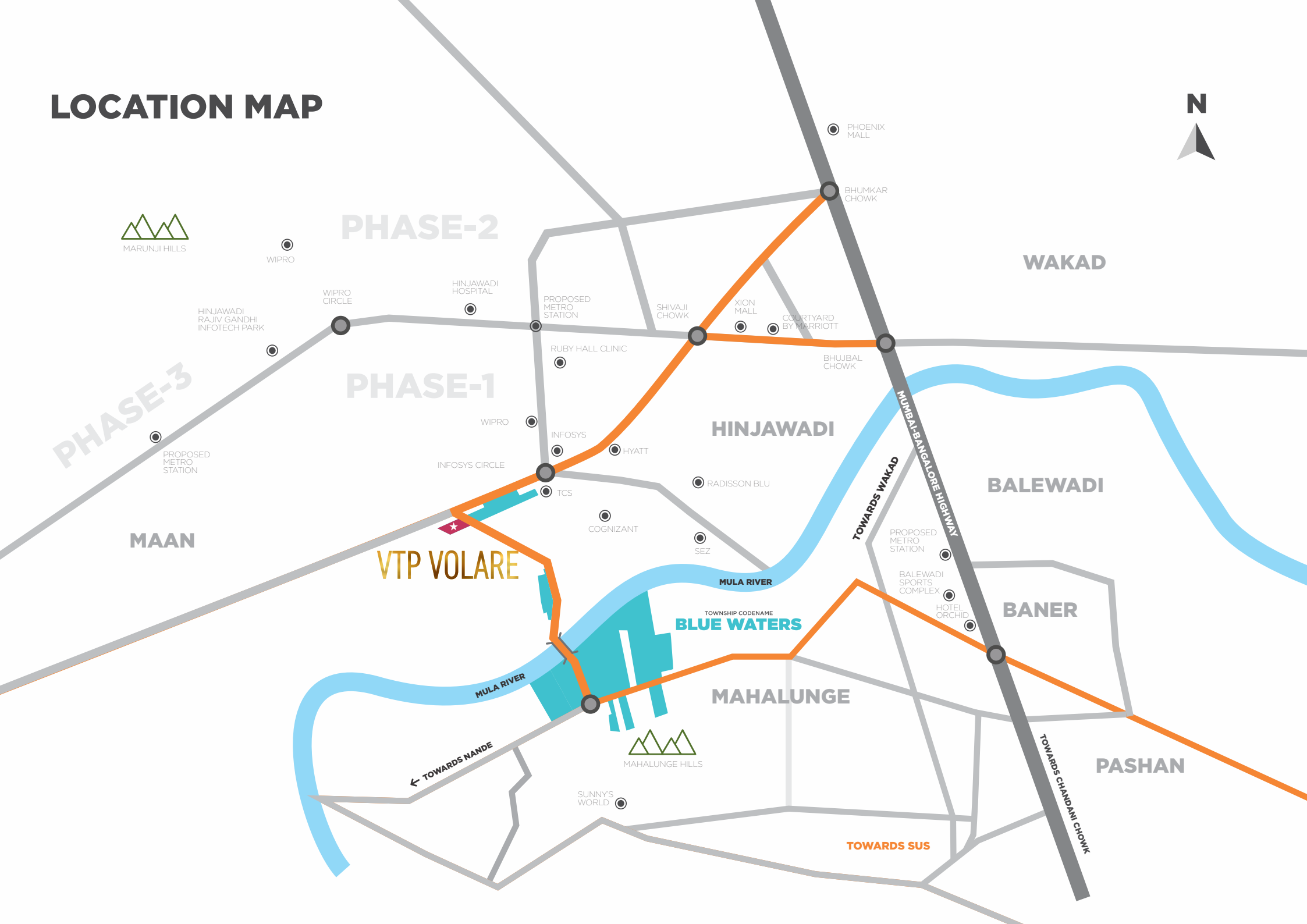
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2	2.5BHK	76.31	821.40	4.79	51.56	81.10	872.96
3	2.5BHK	76.28	821.08	4.79	51.56	81.07	872.64
4	2BHK	59.14	636.58	5.91	63.62	65.05	700.20
6	3BHK	82.25	885.34	5.91	63.62	88.16	948.95
7	3BHK	82.25	885.34	5.91	63.62	88.16	948.95
8	2BHK	59.11	636.26	5.91	63.62	65.02	699.88

TOWER - 3

Typical Refuge Floor Nos.
- 7, 12, 17, 22 & 27

N

LOCATION MAP




PUNE'S #1 REAL ESTATE BRAND
6 YEARS IN A ROW*
VTP
REALTY
A WORLD OF THOUGHTFULNESS
AMONGST TOP 10 IN INDIA
IN TERMS OF SALES REVENUE
& TOTAL SQ.FT. CONSTRUCTION
BEING DONE
*Sales turnover
38+ YEARS OF LEGACY
23+ DELIVERED PROJECTS
25 MILLION SQ.FT. ONGOING DEVELOPMENT
DELIVERED 10+ MILLION SQ.FT.
19,000+ HAPPY CUSTOMERS

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 38 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.

DELIVERED HOMES, ENDURING STORIES.


VTP BELAIR


VTP LEONARA

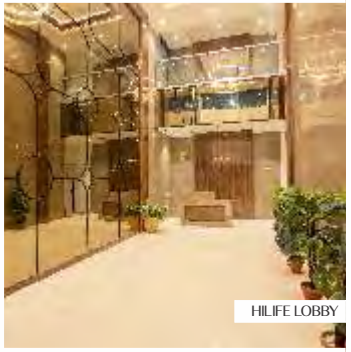

VTP ALPINE LOBBY


VTP SOLITAIRE


VTP BEAUMONDE




VTP ALPINE


HILIFE LOBBY

VTP PURVANCHAL




VTP CELESTA


VTP URBAN NEST

RESIDENTIAL

VTP LEONARA - Mahalunge | **VTP BELAIR -** Mahalunge | **VTP ALPINE** - Mahalunge

VTP CYGNUS - PH 1 - New Kharadi | **VTP BEAUMONDE - PH 1** - New Kharadi | **VTP CELESTA** - NIBM

URBAN SPACE - NIBM | **URBAN BALANCE** - Magarpatta Road | **VTP SOLITAIRE** - Baner

HILIFE - Dange Chowk | **VTP PURVANCHAL - PH 1 & PH2** - Wagholi | **VTP URBAN RISE** - Pisoli

VTP URBAN SOUL - Kharadi | **VTP URBAN NIRVANA** - Kharadi | **VTP LANDMARK** - Undri

VTP ONE - Kharadi




VTP HOUSE


LANDMARK


THE MARKETPLACE


TRADE PARK

SCHOOLS

VIBGYOR ROOTS & RISE SCHOOL - Chinchwad & Wagholi

EDEN INTERNATIONAL SCHOOL - Talegaon

COMMERCIAL

VTP TOWN SQUARE- Office & Hypermarket, Mahalunge **| KP SQUARE** - Showrooms & Offices, Chinchwad

TRADE PARK - Showrooms, Offices & Restaurants, Undri | **THE MARKETPLACE** - Retail & Offices, Undri

LANDMARK - Shops & Offices, Undri | **VTP HOUSE** - Business Space, Viman Nagar

HOTEL CYPRESS - A Luxury Hotel, Kalyani Nagar

VTP®
REALTY
A WORLD OF THOUGHTFULNESS

Site Address: Near Hinjawadi Ph-1, Pune.

MahaRERA Registration No. PR1260002400020 available at www.maharera.mahaonline.gov.in

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QTY-1000-11/10/24