




VTP REALTY UNVEILS
MLA LIVING



CODENAME
SKYLIGHTS
BANER-SUS

LAUNCHING VTP SIERRA - PREMIUM 2 & 3 BEDROOM HOMES CLUSTER

A woman with dark hair in a braid, wearing a beige cardigan and white pants, sits on a white armchair. She is holding a blue mug and smiling. Behind her is a large, light blue circular graphic. To the right of the woman, the letters 'MLA' are written in large, white, bold, sans-serif font. The background is a dark blue gradient. In the top left corner, there is a white graphic consisting of vertical lines of varying heights, resembling a bar chart or a stylized skyline.

While RERA gave the real estate industry a new word 'Rera Carpet',
We are redefining Indian Reality with 'MLA'
A value proposition that will forever change the way people choose their homes
and live their lives in the future.

MLA

**THE DEFINING VALUE.
THE NEW STANDARD OF LIFE.**



MORE LIFESTYLE AMENITIES
Thoughtfully planned amenities
for all age groups



MORE LONGTERM APPRECIATION
Greater return on investment



MORE LAYOUTS AVAILABLE
Choice of configurations
that suit every budget



MOST LOVED ADDRESS
Pride in ownership
of a VTP Home.

MLA

ONE ACRONYM. MANY MEANINGS.



MOST LUXURIOUSLY APPOINTED
Homes with premium fittings & finishes

MORE LOCATIONS AVAILABLE
Projects across all prime locations





MOST LOVED ADDRESS

WELL ESTABLISHED NEIGHBORHOOD

JUST 1 MIN FROM PUNE-BANGALORE HIGHWAY

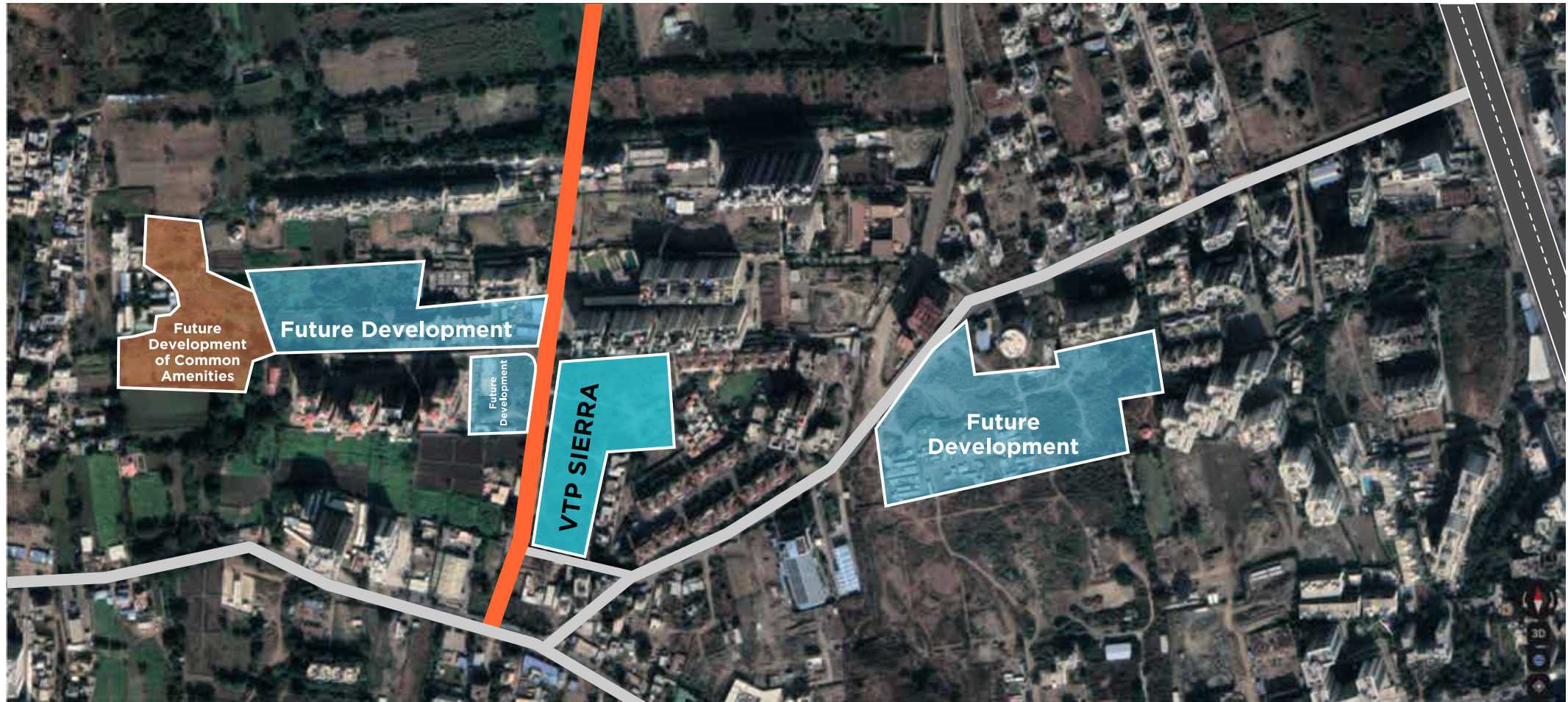
POPULAR ADDRESS WITH MUMBAI AND PUNE ALIKE

GREAT CONNECTIVITY TO AUNDH, PASHAN, UNIVERSITY,
HINJAWADI, CHANDANI CHOWK, BALEWADI

LOCATED IN CLOSE PROXIMITY TO BANER, AUNDH
BALEWADI, HINJAWADI & BAVDHAN

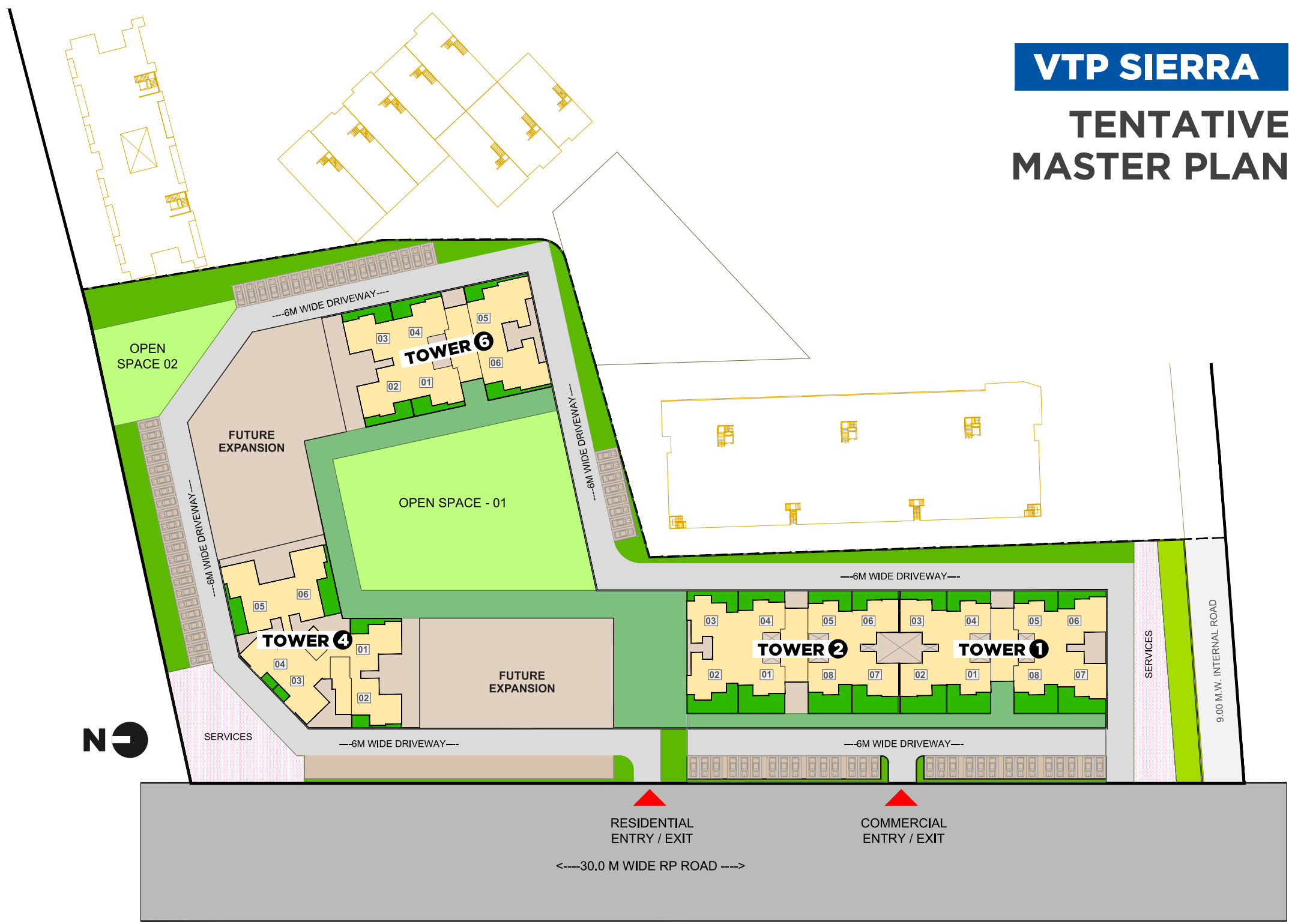
CODENAME SKYLIGHTS SNAPSHOT

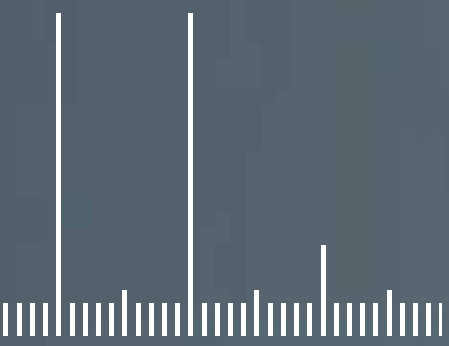
- Close to 50 lakhs sq.ft. to be developed by VTP Realty in the estate
- Approx. 4500 to 5000 units to be launched phase-wise across multiple clusters
- Premium to Luxury homes will be developed
- Development of estate level common amenities like school & playground
- Maximum Livable Area (MLA) Homes design philosophy & VTP Quality Advantage
- Construction technology - Mivan / Alu Form



VTP SIERRA

TENTATIVE MASTER PLAN





6 HIGH RISE TOWERS,
26 STOREY EACH
OFFERING 2&3 BHK HOMES

MANY CHOICES IN UNIT
SIZES & LAYOUTS

★ VTP
SIERRA



A woman in a black, floor-length gown stands on a balcony, looking out over a city at night. The balcony has a glass railing. The background is a dark blue cityscape with lights. The overall mood is sophisticated and elegant.

MORE LIFESTYLE AMENITIES

- LIFESTYLE AMENITIES FOR ALL AGE GROUPS
- SPREAD OVER 2 LEVELS (GROUND & PODIUM)

SPREAD OVER 2 LEVELS

(GROUND & PODIUM)



- INDOOR & OUTDOOR GYM
- SAND PIT
- MULTIPURPOSE HALL
- SWIMMING POOL - KIDS + ADULT
- ACUPRESSURE PATHWAY
- CLUBHOUSE
- INDOOR GAMES ROOM
- CHIT-CHAT PLAZA
- SENIOR CITIZEN SIT-OUT
- BARBEQUE PIT
- PARTY LAWN

INDULGENCES FOR ALL AGE GROUPS

- AMPHITHEATER
- CYCLING & JOGGING TRACK
- CHILDREN'S PLAY AREA
- TODDLER'S PLAY AREA
- YOGA / MEDITATION LAWN
- SENIOR CITIZEN PLAZA
- HOP SCOTCH AREA

WELL PLANNED SPORTS HEALTH FITNESS & WELLNESS PURSUITS

- HALF BASKETBALL
- MULTIPURPOSE COURT
- COMMUNITY HALL
- SQUASH COURT
- POOL TABLE

THE FINER DETAILS

PROJECT LEVEL

- Stylish entrance lobbies for every tower
- Car charging points at the ground level
- 4 lifts in each towers - (3 Passenger + 1 Service)
- Superior quality apex / texture / protective paints for exteriors

INSIDE YOUR HOME

Smart Home Features

- Digital Lock
- Featherlike touch pad switches
- Motion sensor lights in all baths
- Provision for mood lighting
- Provision for AC, Fan & Geyser control via a mobile app
- Also compatible with Alexa* voice command
- Advanced security system with video door phone connected to your smart phone

Flooring

- Living, Dining, Kitchen & Bedrooms
 - Large sized marble-finish glazed vitrified tiles (4feet x 2feet)
- Dry Balcony Anti-skid ceramic Tiles
- Terraces Anti-skid ceramic Tiles

Doors

- Veneer finish main door
- Internal doors - Laminated Flush door
- Laminated flush doors in Wash Rooms

Windows

- Powder coated aluminum sliding windows with Mosquito net
- PVC false ceiling for terrace area

Kitchen

- Granite Kitchen platform
- S.S. Sink
- Ceramic/glazed tiles above kitchen platform 2ft
- Provision for water purifier

- 100% DG back-up for lifts & common areas
- Common washroom for drivers
- Earthquake resistant RCC structure

All Baths

- CP fittings - Jaquar / Cera equivalent
- Flooring - Antiskid tiles
- Designer Decorative dado Tiles up-to 7 feet
- Geysers point in other toilet
- Toilet door frames in granite
- Glass partitioning master toilet (Only in 3BHK)

Electrification

- Switches - Anchor/ Legrand equivalent modular switches
- Concealed copper wiring with M.C.B.
- Adequate electric points with TV & Telephone points in living room, Master bed room
- AC points in rooms except kitchen

Power

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

Plumbing

- Concealed anti-corrosive plumbing

Wall finishes

- Plastic emulsion paint for internal wall
- Exterior - Superior quality Texture/apex/ protective paint

A man and a woman are sitting on a brown sofa. The man is holding a young child in the air, and they are all smiling. A large, bright circular light is positioned behind them, creating a halo effect. The background is a simple, light-colored wall.

MAXIMUM LIVEABLE AREA

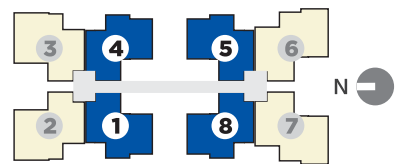
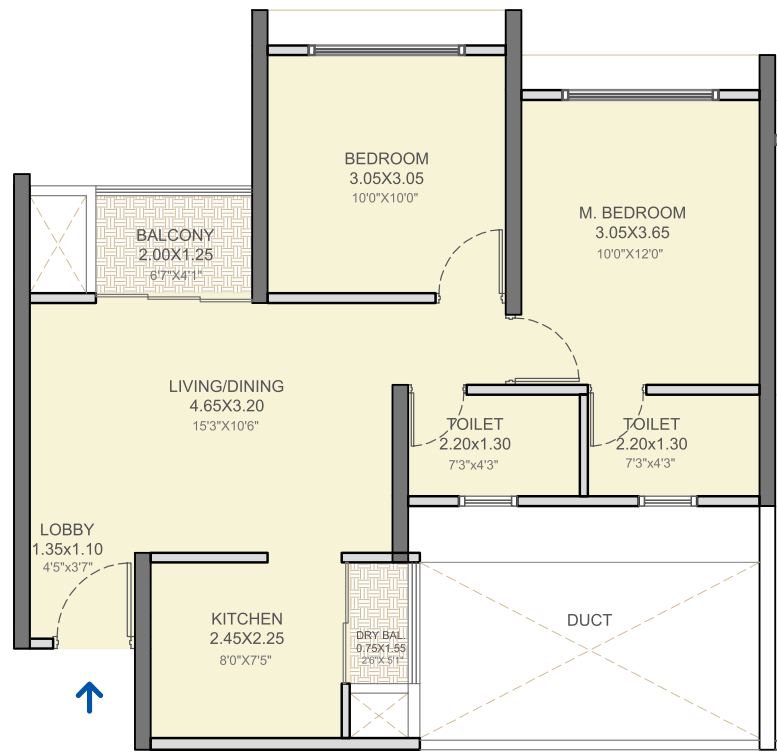
- EFFICIENTLY DESIGNED
- BIGGER USABLE ROOM SPACES
- ZERO WASTAGE IN YOUR HOMES

MANY SIZES & LAYOUT OPTIONS
TO CHOOSE FROM IN 2 & 3
BEDROOM APARTMENTS.

EXPLORE THE GRANDNESS OF OUR
SIMPLEXES & DUPLEXES.

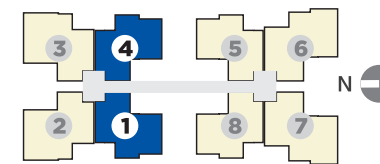
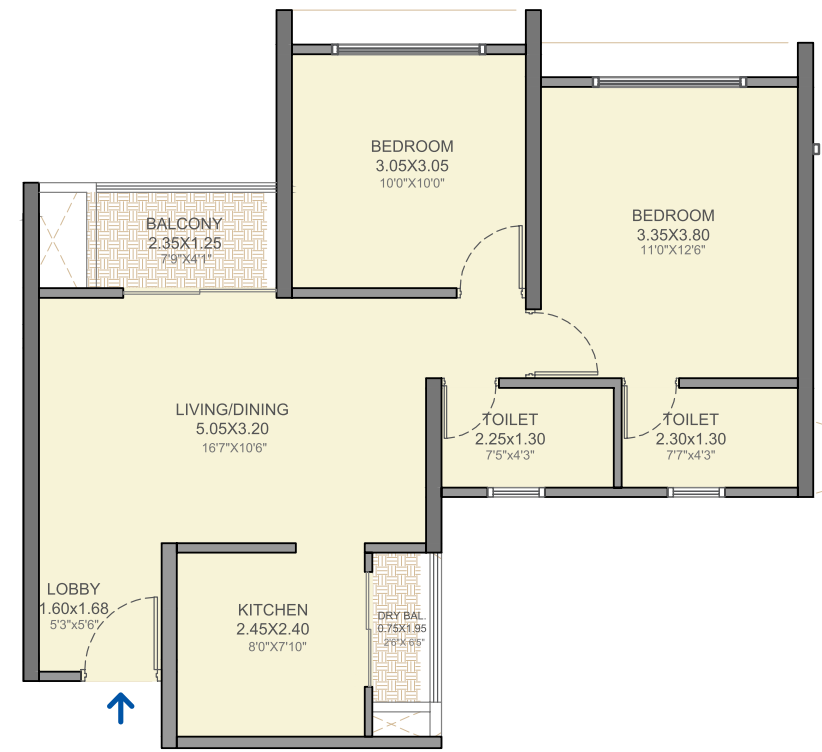
TOTAL CARPET AREA
611 SQ.FT. - 2BHK
TOWER 1

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



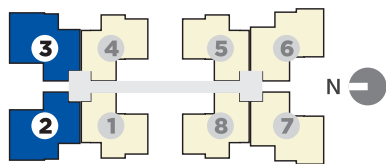
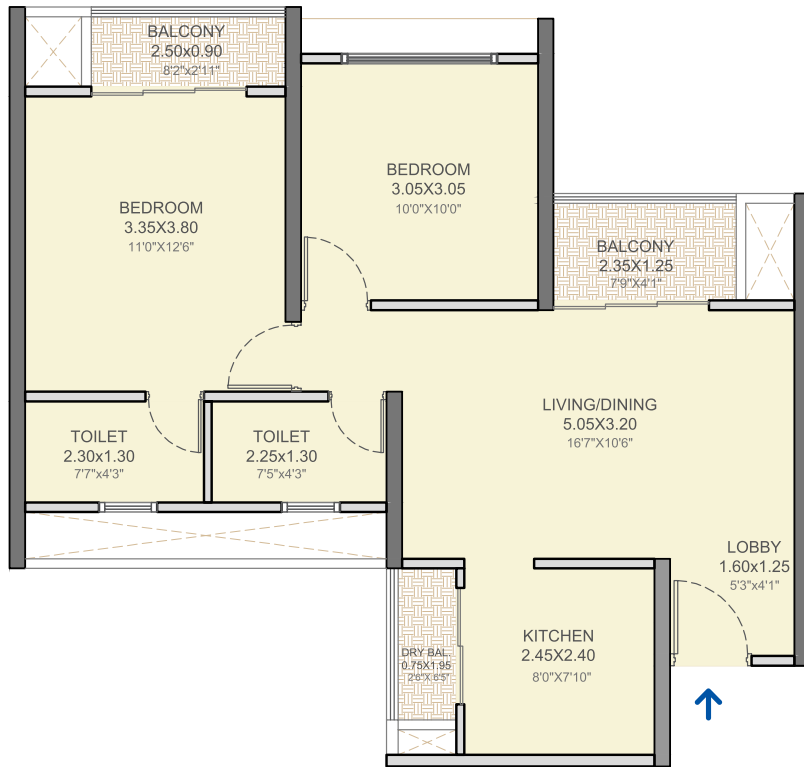
TOTAL CARPET AREA
670 SQ.FT. - 2BHK
TOWER 2

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



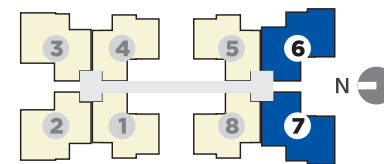
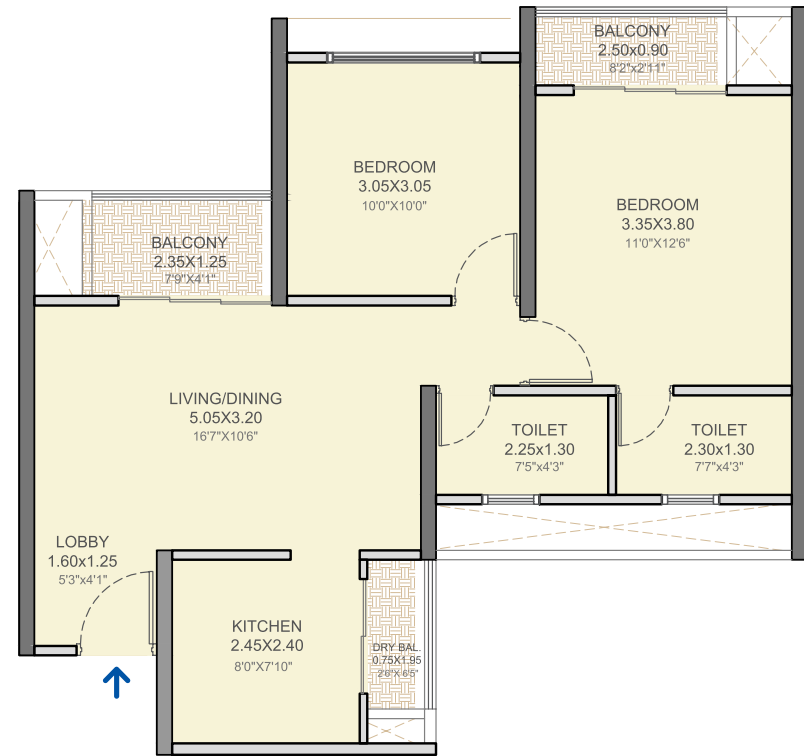
TOTAL CARPET AREA
690 SQ.FT. - 2BHK
TOWER 1

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



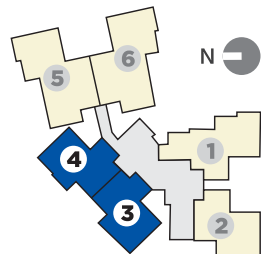
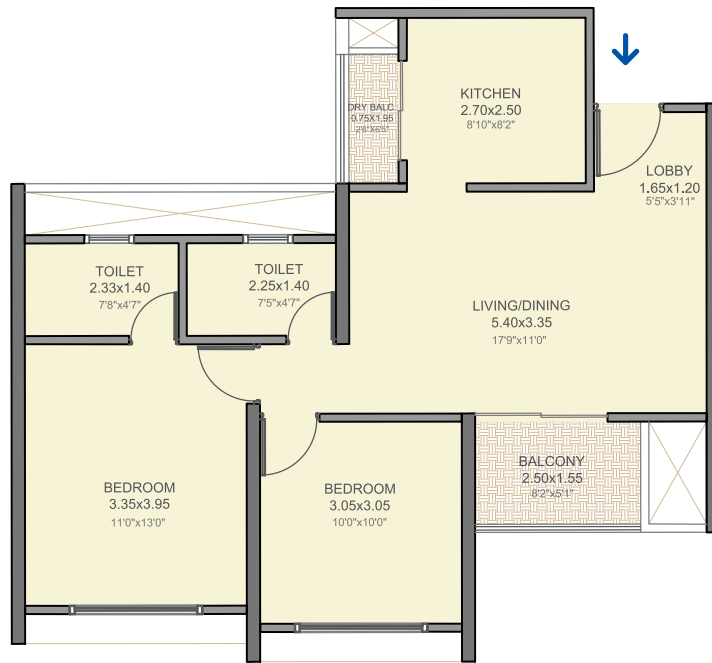
TOTAL CARPET AREA
690 SQ.FT. - 2BHK
TOWER 2

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



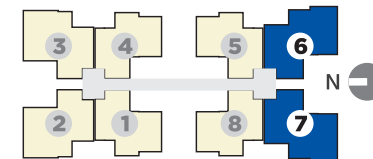
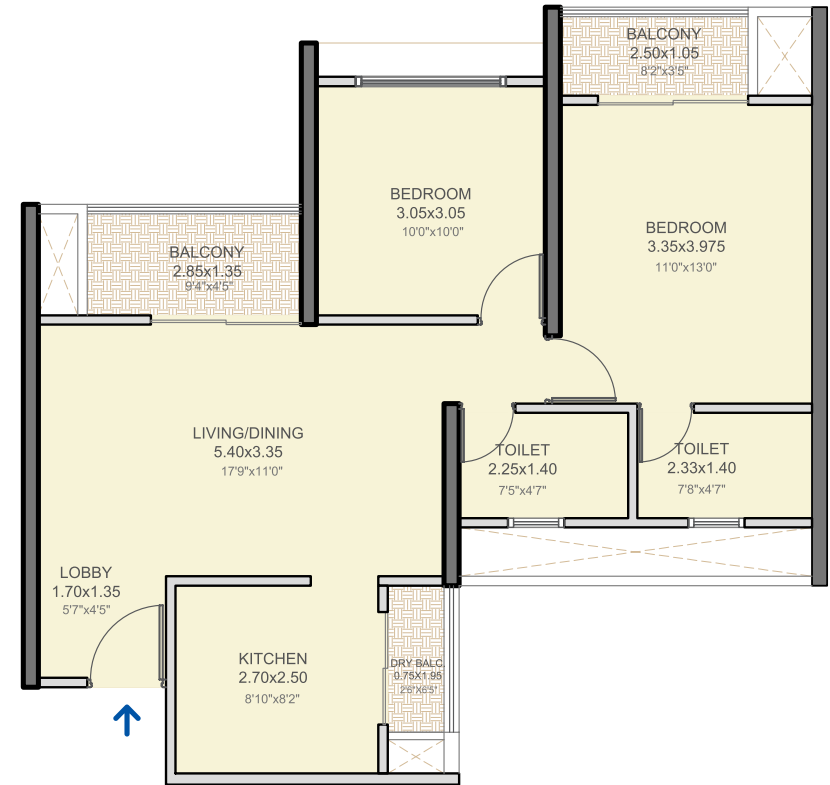
TOTAL CARPET AREA
715 SQ.FT. - 2BHK
TOWER 4

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



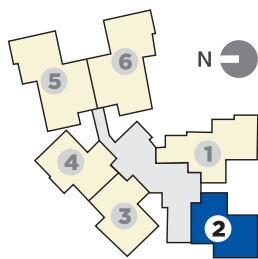
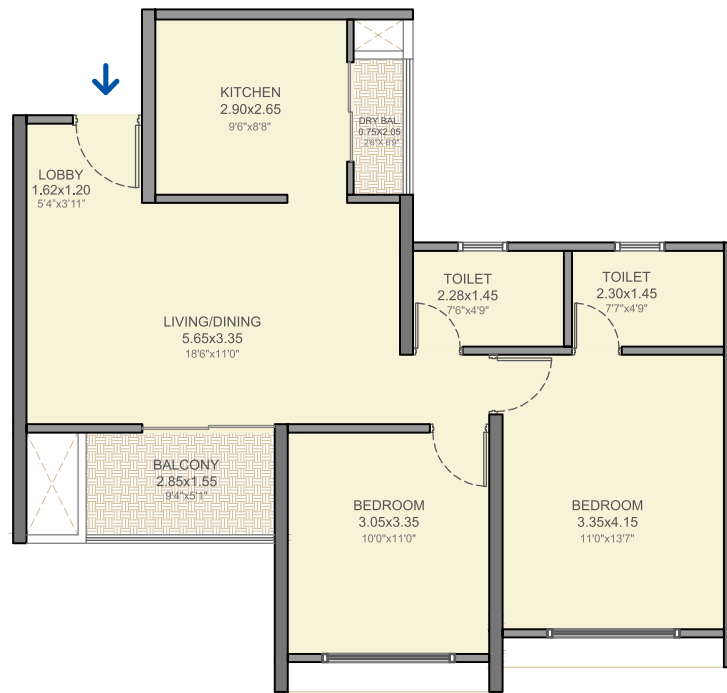
TOTAL CARPET AREA
751 SQ.FT. - 2BHK
TOWER 1

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



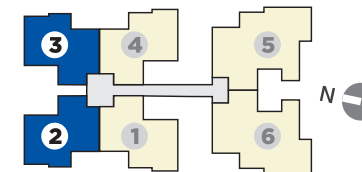
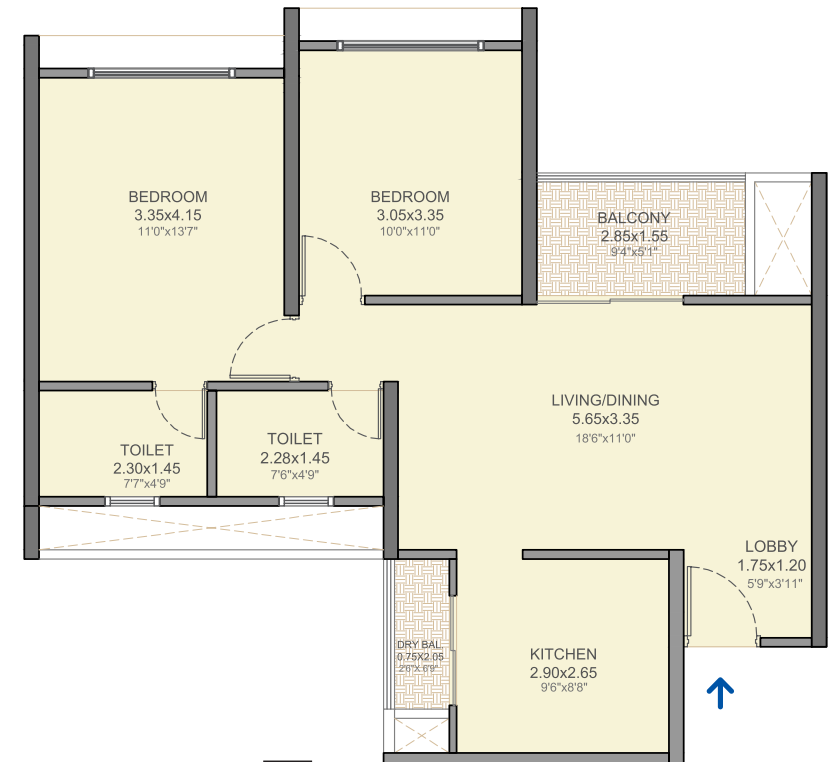
TOTAL CARPET AREA
763 SQ.FT. - 2BHK
TOWER 4

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



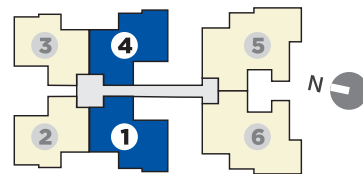
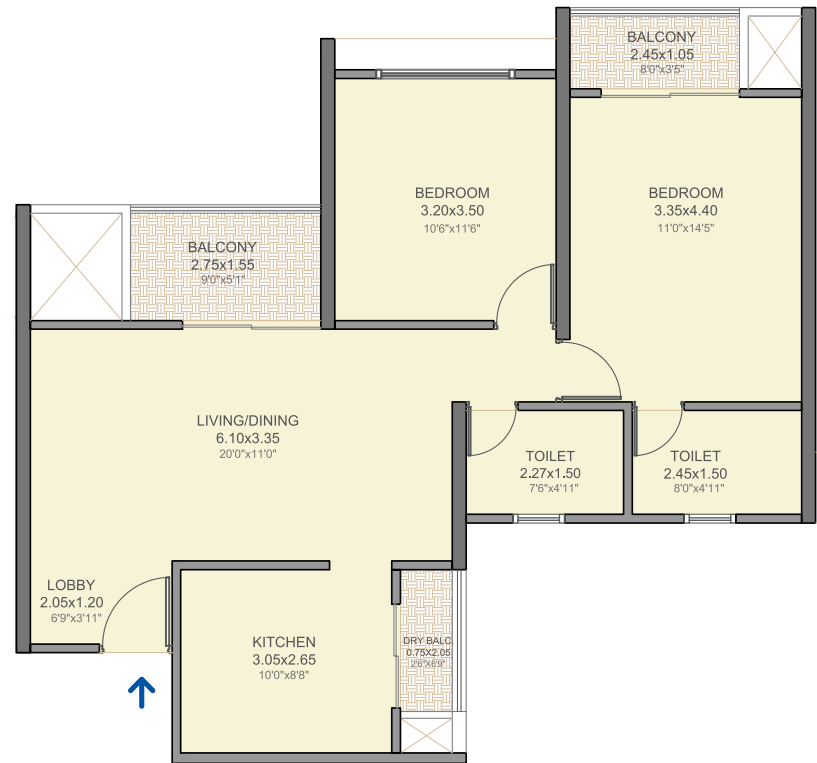
TOTAL CARPET AREA
763 SQ.FT. - 2BHK
TOWER 6

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



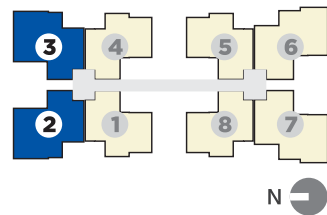
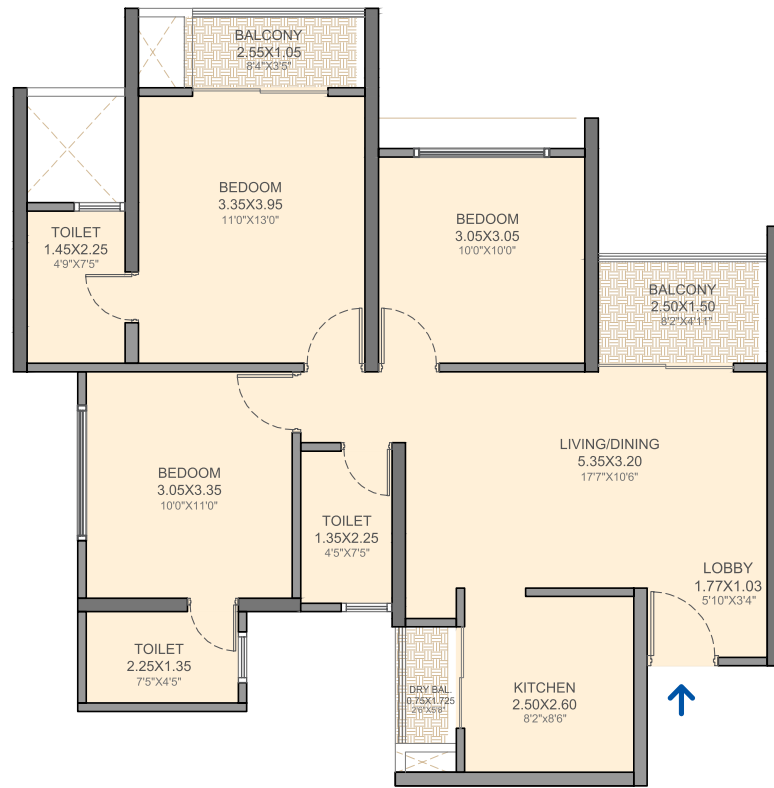
TOTAL CARPET AREA
844 SQ.FT. - 2BHK
TOWER 6

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



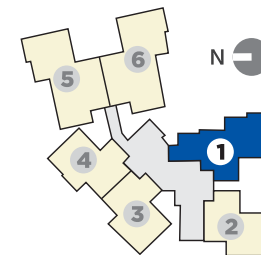
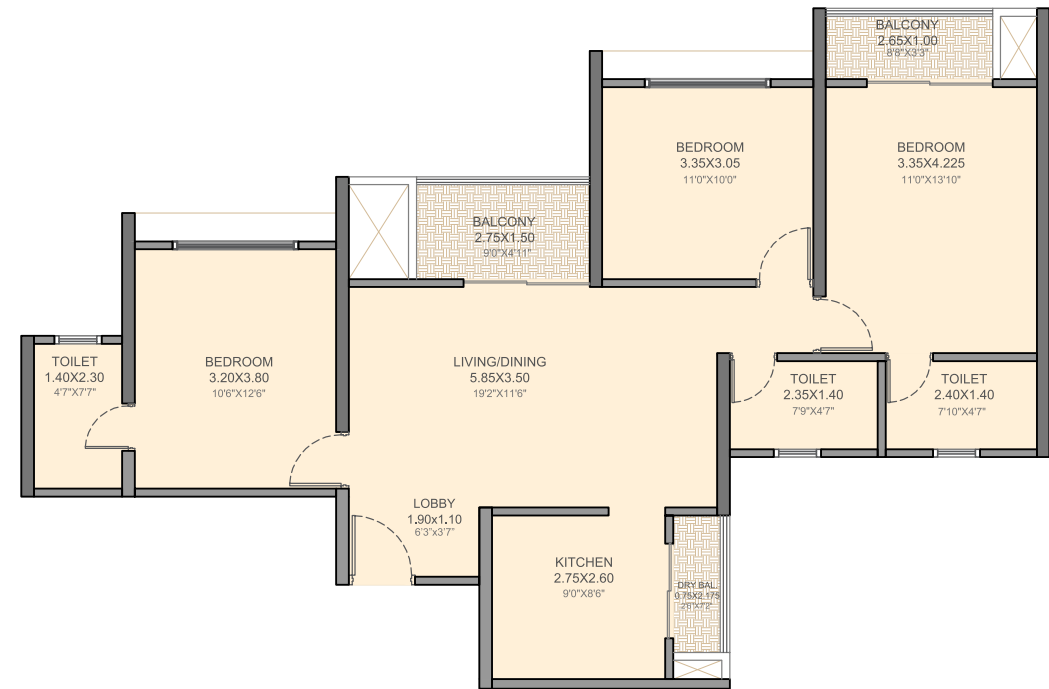
TOTAL CARPET AREA
890 SQ.FT. - 3BHK
TOWER 2

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



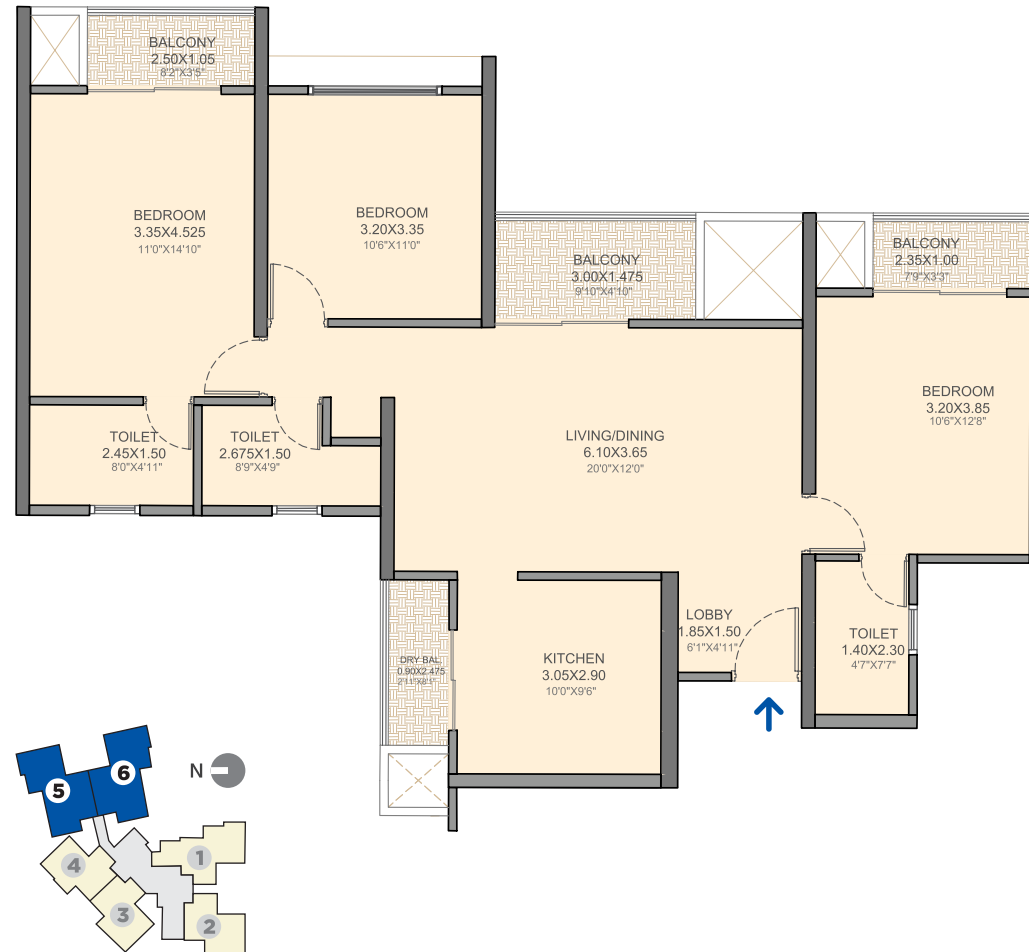
TOTAL CARPET AREA
989 SQ.FT. - 3BHK
TOWER 4

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



TOTAL CARPET AREA
1109 SQ.FT. - 3BHK
TOWER 4

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26



TOTAL CARPET AREA
1204 SQ.FT. - 3BHK
TOWER 6

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26





VTP SIERRA TOWER - 1 N

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26

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, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601	2BHK	53.09	571	2.50	27	1.16	13	56.75	611
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1904, 2004, 2104, 2204, 2404, 2504, 2604									
205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605									
208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608									
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602	2BHK	57.46	619	5.19	56	1.46	16	64.11	690
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603									
206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606	2BHK	61.84	666	6.47	70	1.46	16	69.78	751
207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607									

Refuge floor - 804, 1304, 1804, 2304 On hold - 704, 1204, 1704, 2204

The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq. ft. are for information only. Conversion table is; 1 sq.m. = 10.764 sq.ft. & 1 m. = 3.28 ft.



VTP SIERRA TOWER - 2 N

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26

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, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601	2BHK	57.83	622	2.94	32	1.46	16	62.23	670
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602	3BHK	75.00	807	6.43	69	1.29	14	82.72	890
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603	2BHK	57.46	619	5.19	56	1.46	16	64.11	690

Refuge floor - 805, 1305, 1805, 2305

On hold - 705, 1205, 1705, 2205

The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq. ft. are for information only. Conversion table is; 1 sq.m. = 10.764 sq.ft. & 1 m. = 3.28 ft.



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, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601	3BHK	83.43	898	6.78	73	1.63	18	91.84	989
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602	2BHK	64.95	699	4.42	48	1.54	17	70.90	763
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1903, 2003, 2103, 2203, 2403, 2503, 2603	2BHK	61.11	658	3.88	42	1.46	16	66.45	715
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604									
205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606	3BHK	91.31	983	9.52	102	2.23	24	103.05	1109

Refuge floor - 803, 1303, 1803, 2303 On hold - 703, 1203, 1703, 2203

VTP SIERRA TOWER - 4 N

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26





VTP SIERRA TOWER - 6 ^N

Floor Nos. - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26

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, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604	2BHK	70.06	754	6.84	74	1.54	17	78.44	844
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603	2BHK	64.95	699	4.42	48	1.54	17	70.90	763
205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606	3BHK	101.03	1088	8.69	94	2.12	23	111.84	1204

Refuge floor - 803, 1303, 1803, 2303

On hold - 703, 1203, 1703, 2203

The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq. ft. are for information only. Conversion table is; 1 sq.m. = 10.764 sq.ft. & 1 m. = 3.28 ft.



MORE LONGTERM APPRECIATION

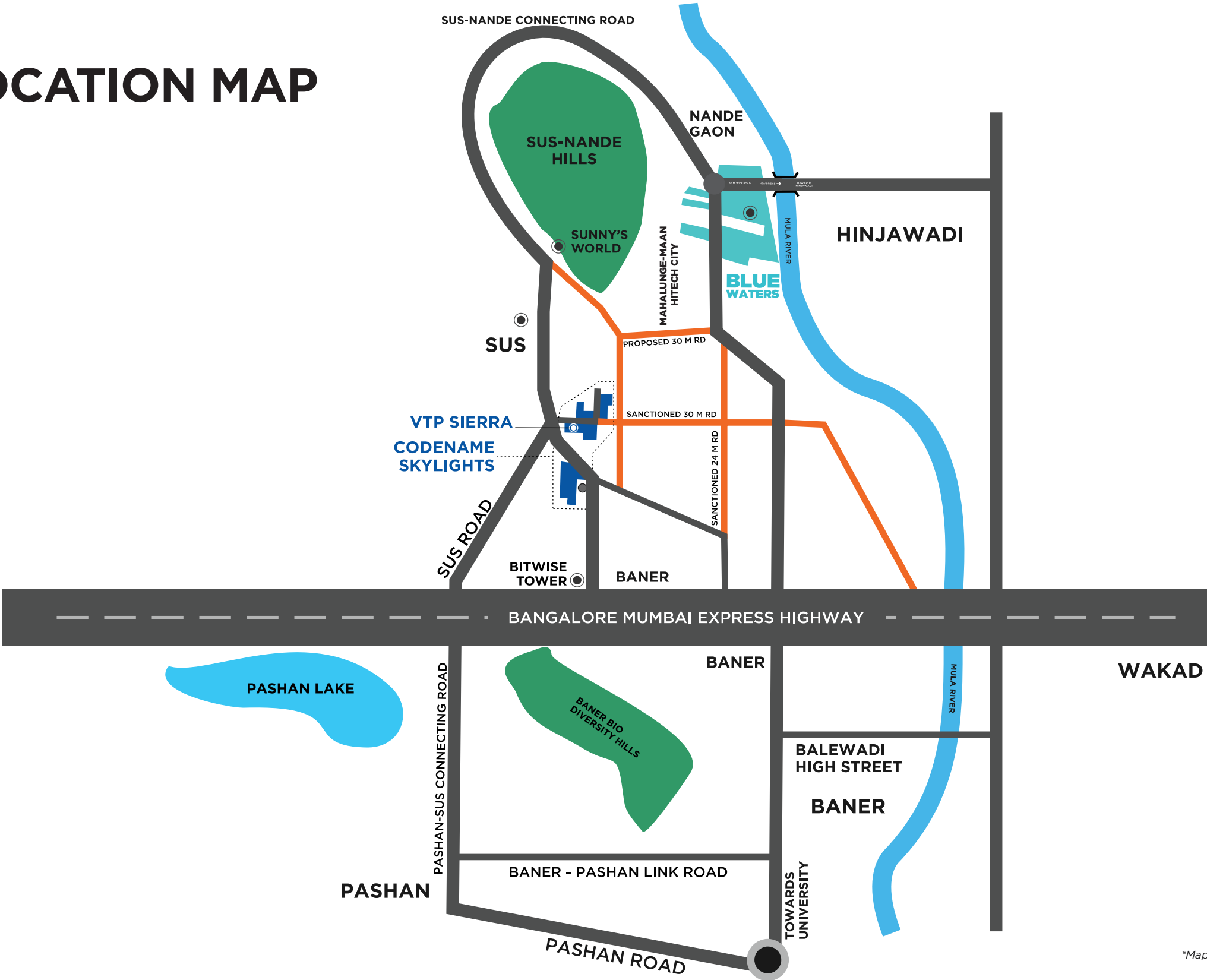
VTP REALTY PROJECTS ARE BACKED BY NOT ONLY A STELLAR BRAND BUT ALSO FINEST CONSTRUCTION QUALITY.

WELL-MAINTAINED EVEN POST DELIVERY, THUS ATTRACTING HIGHER RENTALS.

HIGH QUALITY INTERNAL FITTINGS ENSURE DURABILITY AND FINE FINISH EVEN AFTER MANY YEARS.

VTP REALTY HOMES ARE FUTURE READY AND STAY ATTRACTIVE AND ELEGANT DUE TO THEIR DESIGN & BUILD QUALITY.

LOCATION MAP



*Map not to scale



BRANDPROMISE

MLA (MAXIMUM LIVEABLE AREA) HOMES

HIGH BUILD **QUALITY**

RIGHT PRICED PRODUCTS

CUSTOMER ACCOUNTABILITY

TRANSPARENT TRANSACTION

HIGHER RETURN ON INVESTMENT & BETTER RENTALS

POST SALES & POST POSSESSION **SUPPORT**



NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS

BRAND OF THE YEAR Global Real Estate Congress - 2021

DEVELOPER OF THE YEAR

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - 2020
CIA WORLD Builders Awards - 2020
IBE - India Property Awards - 2020

CEO OF THE YEAR MR. SACHIN BHANDARI

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - PUNE - 2020
Realty Plus Excellence Awards - WEST - 2020

IT'S GREAT TO BE RECOGNIZED BY THE MOST RECOGNIZED

INNOVATIVE LEADERSHIP BUILD STRONG FOUNDATION

VISIONARY LEADER AWARD - MR. SACHIN BHANDARI

Times Ascent & World HRD Congress - 2021

BUSINESS LEADER OF THE YEAR MR. SACHIN BHANDARI

ET NOW Real Estate Awards - 2020

YOUNG ASIAN ENTREPRENEURS MR. BHUSHAN & NILESH PALRESHA

Asia One - 2020

EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY

INTEGRATED TOWNSHIP PROJECT OF THE YEAR BLUE WATERS

Realty Plus Excellence Awards - 2020
IBE - India Property Awards - 2020

DEVELOPER OF THE YEAR TOWNSHIP

Realty Plus Excellence Awards - 2020

THOUGHTFULLY CRAFTED PROJECTS

ICONIC PROJECT OF THE YEAR - VTP BEL AIR

Realty Plus Excellence Awards - 2020

MID SEGMENT PROJECT OF THE YEAR - VTP PURVANCHAL

IBE - India Property Awards - 2020

RESIDENTIAL PROJECT OF THE YEAR - VTP LEONARA

Realty Plus Excellence Awards - 2020

COMMERCIAL PROJECT OF THE YEAR - KP SQUARE

IBE - India Property Awards - 2020

GREAT BRANDS ARE BUILT BY HAPPY CUSTOMERS & EMPLOYEES

DREAM EMPLOYER OF THE YEAR Times Ascent & World HRD Congress - 2021

NATIONAL BEST EMPLOYER BRAND ET NOW HR Awards - 2020

www.vtprealty.in

CODENAME
SKYLIGHTS
MLA LIVING AT BANER-SUS



IN ASSOCIATION WITH
PRASANNA DEVELOPERS

Site Address : Next to Western Hills, Baner-Sus, Pune, Maharashtra 411021
Head Office : VTP House, Next to Shakti Sports, Nagar Road, Pune - 411 014, Maharashtra, India

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