



PLEASURE PURSUING POINT...



VINAYAK
RESIDENCY
1 & 2 bhk comfort homes @ Bhosari

A Project By LP Landmarks & Sai Gyani's Associates



WHERE SMILES NEVER FADE

Dedication to deliver the finest to our customers has been the objective of LP Landmarks Group since years leading it towards successful journey so far. LP Landmarks Group is recognised as the upcoming brand.

We hold a team of highly qualified and skilled workforce. will be crafting this beautiful project of "Vinayak Residency", making it the better place to live in.

LP Landmarks Group one of the best in the business has always believed in transparency and devotion when it is in respect to deal with its customers, offering them the best in terms of quality values and standards. This has resulted in making LP Landmarks Group a brand trust worthy.

Trust has for eternity been at the focal point in the making of the LP Landmarks Group as they have been loyal in fulfilling their commitments and also delighting their customers till date.





FLOURISHING THE URGE OF LAVISHNESS

"LP Landmarks" has brought you an ideal residential prospect with an aptitude to renovate your life into a striking future.

Life is to live in harmony and joy, the luxurious 1 & 2 BHK homes at "Vinayak Residency" are homes with append of stylish lifestyle testimonials planned and designed perfectly for your perfect family.

The elite apartments are the perfect amalgamation of comfort and quality. Each apartment gives you the feel of an eye-catching lifestyle you ever insisted. Spacious and well designed flats give you the bliss of worth investing. One would enjoy life without negotiating his dreams and livings. Flats are so well planned that they allow ample of sunlight and ventilation.

"Vinayak Residency" is a convergence of bricks into all the bonus factors that a great home has to offer. Admirable well connected location, and proximity to grow are the attributes of this project.

*A creative conceptualization for presentation purpose only



AMENITIES

- Children's Play Area
- Beautiful Landscape Garden
- Mini Amphitheater
- Beautiful Designer Sit-out
- Ample Parking
- Cement Concrete Paved Internal Roads
- Fire Fighting System
- Designer Elevation
- Elegant Main Entrance Gate
- Security Cabin
- Good Quality Automatic Lifts with Generator Back Up
- Generator Back-up for Common Lights, Pumps.
- Innovative Garbage Disposal System
- Solar Water Heating Systems
- Rainwater Harvesting



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SPECIFICATIONS



- R.C.C
- Earthquake Resistant R.C.C Framed Structure

- BRICKWORK
- Low Heat Transmission Brickwork.
 - Smooth Gypsum for Internal Walls for Good Finish

- PAINTS
- Double Coat Weather Proof Plaster for External Walls.
 - Weather Proof Good Quality Exterior Paint.
 - OBD Paint on The Internal Walls.

- DOORS AND WINDOWS
- Designer Laminated Doors with Wooden / Granite Door Frame.
 - 3 Track Sliding Windows with Mosquito Net in All Bedrooms
 - 2 Track Sliding Window in Kitchen
 - Safety Grills for Windows Except Bathrooms
 - Granite Frame for All Windows.

- SECURITY
- Security Cabin with Intercom Facility
 - Video Door Phone with Intercom

- PLUMBING
- Well Planned Plumbing for Better Water Usage
 - Provision for Points for Washing Machine

- ELECTRICAL
- Concealed Fire Resistant with Copper Wiring
 - Led Lights In Common Areas with DG Backup
 - Ample Light Points with Modular Switches
 - Provision for Inverter
 - TV and Telephone Points in Living Area and Master Bedroom
 - A.C Point in Master Bedroom in 2 BHK and in Single Room in 1 BHK
 - Provision for Exhaust in Kitchen and Bathroom

- FIREFIGHTING
- Firefighting Systems

- BATH AND WC'S
- Designer Ceramic Tiles in Terrace and Utility Areas
 - Designer Dado in Kitchen and Bathroom
 - Solar Water Heater in One Bathroom
 - Branded Sanitary Ware

- FLOORING
- Designer Ceramic Tiles in Terrace and Utility Areas.
 - Designer Dado in Kitchen and Bathroom.
 - Good Quality Flooring Tiles in Entire Flat.





VINAYAK RESIDENCY

1 & 2 bhk comfort homes @ Bhosari

The locality of the Project is so perfect that gives you the bliss of living peacefully. The structure is so developed, considering the best utilization of the space available and environment.

Convenience and modern day comforts go hand in hand here to give you a lifestyle you always deserved. As situated in the core of the city, the location itself is so ideal that you can access it from any side in no time.

Encompassing all key places like shopping malls, schools, colleges, hospitals, entertainment, IT parks and work places, "Vinayak Residency" stands spaced out as the most convenient location. The place is close to IT parks of Hinjewadi and other industries like MIDC Bhosari and MIDC Pimpri. Pune – Mumbai expressway is within reach, Pune University is also easily accessible from the site. To be more specific, "Vinayak Residency" is blessed as a convenient location easily reachable from all sides within a reasonable time.

You demanded... We delivered...





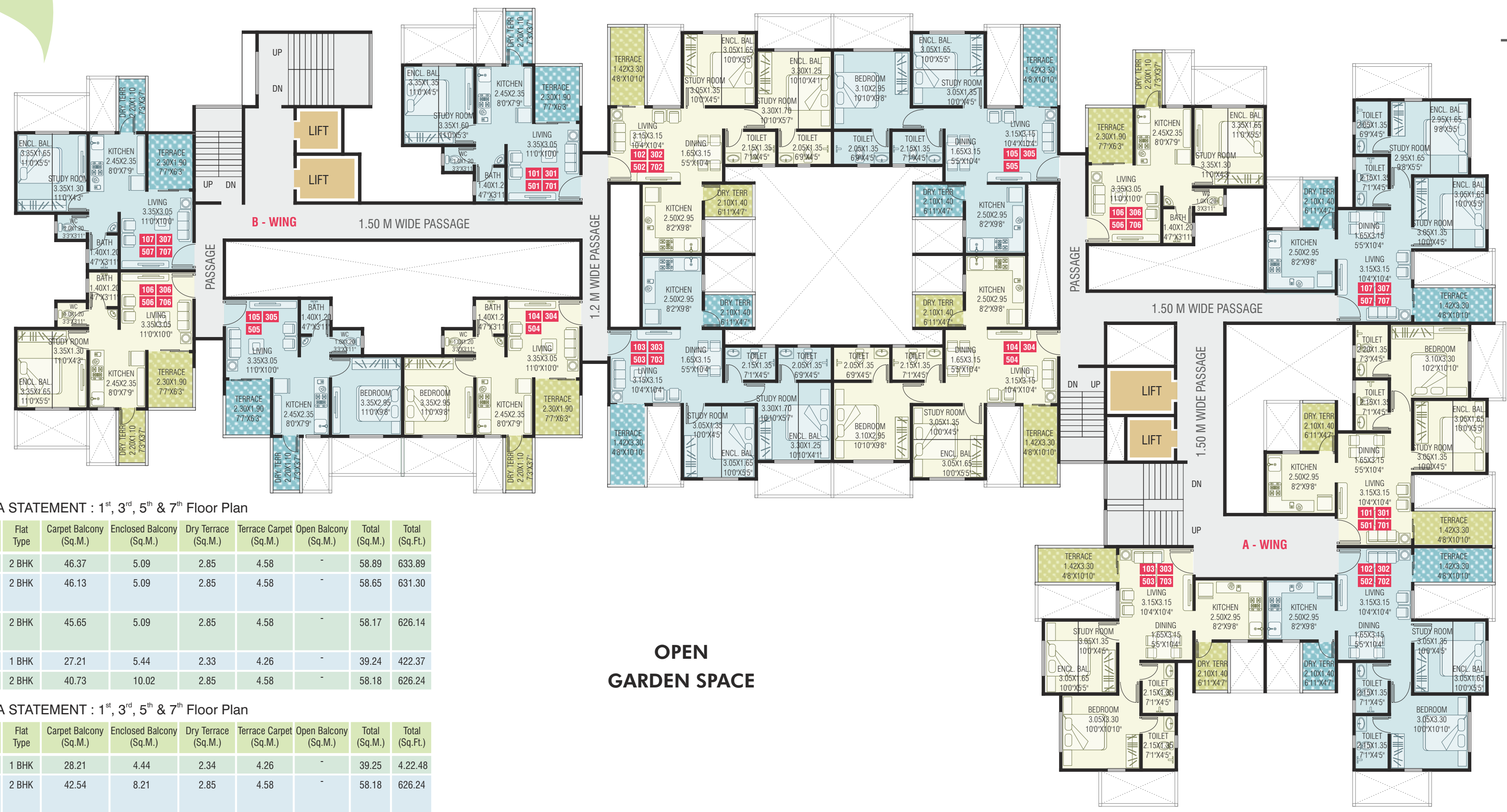
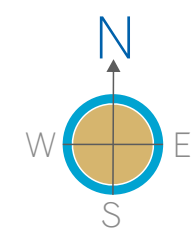
1 BHK
ISOMETRIC VIEW



2 BHK
ISOMETRIC VIEW



Typical Floor Plan 1st, 3rd, 5th & 7th



A WING AREA STATEMENT : 1st, 3rd, 5th & 7th Floor Plan

Flat Numbers	Flat Type	Carpet Balcony (Sq.M.)	Enclosed Balcony (Sq.M.)	Dry Terrace (Sq.M.)	Terrace Carpet (Sq.M.)	Open Balcony (Sq.M.)	Total (Sq.M.)	Total (Sq.Ft.)
101, 301, 501, 701	2 BHK	46.37	5.09	2.85	4.58	-	58.89	633.89
102, 302, 502, 702	2 BHK	46.13	5.09	2.85	4.58	-	58.65	631.30
103, 303, 503, 703	2 BHK	45.65	5.09	2.85	4.58	-	58.17	626.14
104, 304, 504	2 BHK	45.65	5.09	2.85	4.58	-	58.17	626.14
105, 305, 505	1 BHK	27.21	5.44	2.33	4.26	-	39.24	422.37
106, 306, 506, 706	2 BHK	40.73	10.02	2.85	4.58	-	58.18	626.24

B WING AREA STATEMENT : 1st, 3rd, 5th & 7th Floor Plan

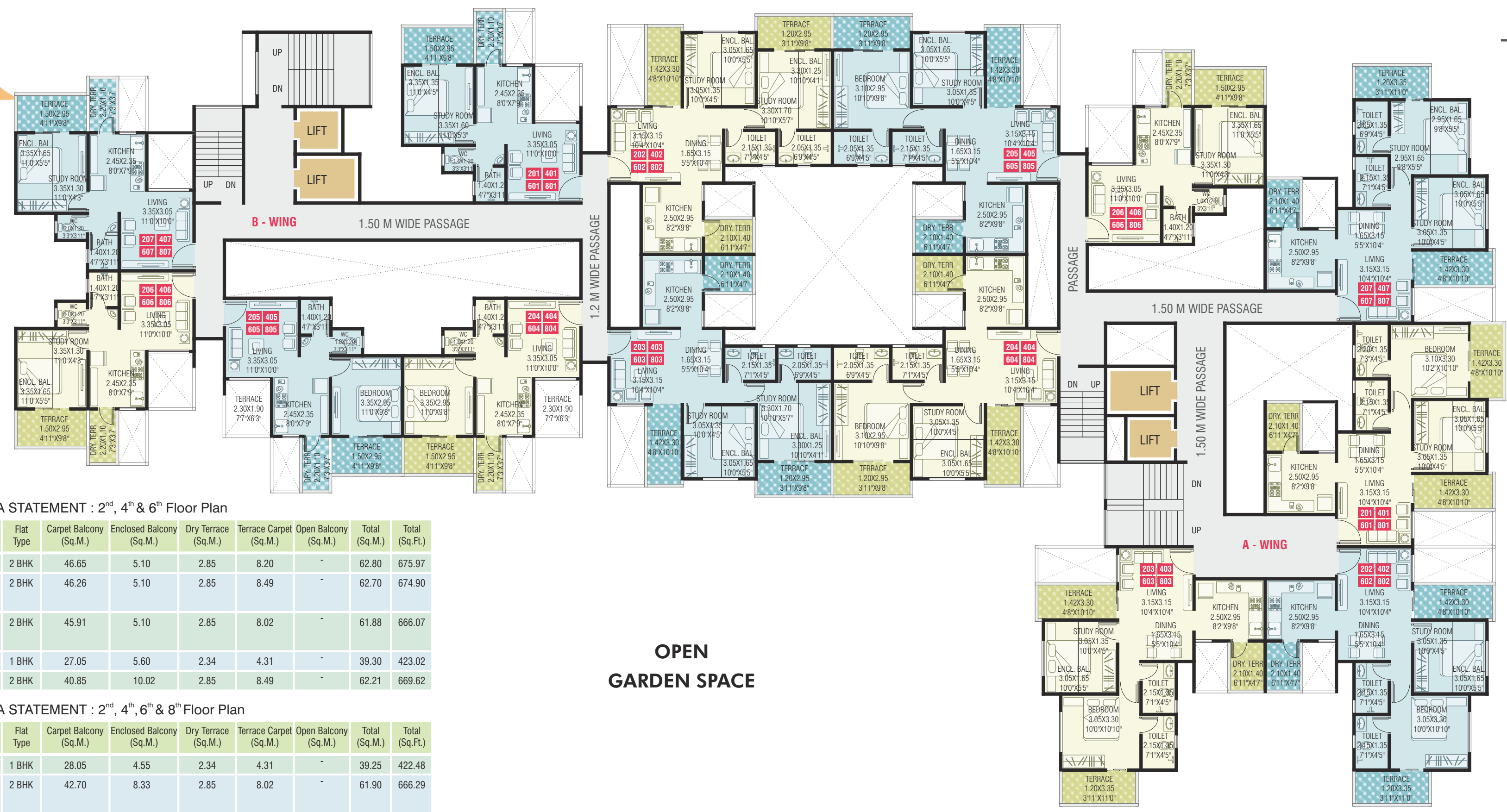
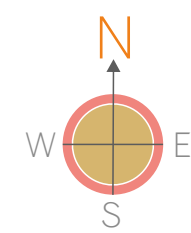
Flat Numbers	Flat Type	Carpet Balcony (Sq.M.)	Enclosed Balcony (Sq.M.)	Dry Terrace (Sq.M.)	Terrace Carpet (Sq.M.)	Open Balcony (Sq.M.)	Total (Sq.M.)	Total (Sq.Ft.)
101, 301, 501, 701	1 BHK	28.21	4.44	2.34	4.26	-	39.25	422.48
102, 302, 502, 702	2 BHK	42.54	8.21	2.85	4.58	-	58.18	626.24
103, 303, 503, 703	2 BHK	42.54	8.21	2.85	4.58	-	58.18	626.24
104, 304, 504	1 BHK	32.65	-	2.34	4.26	-	39.25	422.48
105, 305, 505	1 BHK	27.21	5.44	2.34	4.26	-	39.25	422.48
106, 306, 506, 706	1 BHK	27.21	5.44	2.34	4.26	-	39.25	422.48
107, 307, 507, 707	2 BHK	40.73	10.02	2.85	4.58	-	58.18	626.24

**OPEN
GARDEN SPACE**

* A & B Wing Flat Number 704 & 705 of Seventh Floor is Reserved Refuge Area & is Not For Sale

Typical Floor Plan

2nd, 4th, 6th & 8th



A WING AREA STATEMENT : 2nd, 4th & 6th Floor Plan

Flat Numbers	Flat Type	Carpet Balcony (Sq.M.)	Enclosed Balcony (Sq.M.)	Dry Terrace (Sq.M.)	Terrace Carpet (Sq.M.)	Open Balcony (Sq.M.)	Total (Sq.M.)	Total (Sq.Ft.)
201, 401, 601, 801	2 BHK	46.65	5.10	2.85	8.20	-	62.80	675.97
202, 402, 602, 802	2 BHK	46.26	5.10	2.85	8.49	-	62.70	674.90
203, 403, 603, 803	2 BHK	46.26	5.10	2.85	8.49	-	62.70	674.90
204, 404, 604, 804	2 BHK	45.91	5.10	2.85	8.02	-	61.88	666.07
205, 405, 605, 805	2 BHK	45.91	5.10	2.85	8.02	-	61.88	666.07
206, 406, 606, 806	1 BHK	27.05	5.60	2.34	4.31	-	39.30	423.02
207, 407, 607, 807	2 BHK	40.85	10.02	2.85	8.49	-	62.21	669.62

B WING AREA STATEMENT : 2nd, 4th, 6th & 8th Floor Plan

Flat Numbers	Flat Type	Carpet Balcony (Sq.M.)	Enclosed Balcony (Sq.M.)	Dry Terrace (Sq.M.)	Terrace Carpet (Sq.M.)	Open Balcony (Sq.M.)	Total (Sq.M.)	Total (Sq.Ft.)
201, 401, 601, 801	1 BHK	28.05	4.55	2.34	4.31	-	39.25	422.48
202, 402, 602, 802	2 BHK	42.70	8.33	2.85	8.02	-	61.90	666.29
203, 403, 603, 803	2 BHK	42.70	8.33	2.85	8.02	-	61.90	666.29
204, 404, 604, 804	1 BHK	32.65	-	2.34	4.31	-	39.30	423.02
205, 405, 605, 805	1 BHK	32.65	-	2.34	4.31	-	39.30	423.02
206, 406, 606, 806	1 BHK	27.05	5.59	2.34	4.31	-	39.29	422.91
207, 407, 607, 807	1 BHK	27.05	5.59	2.34	4.31	-	39.29	422.91

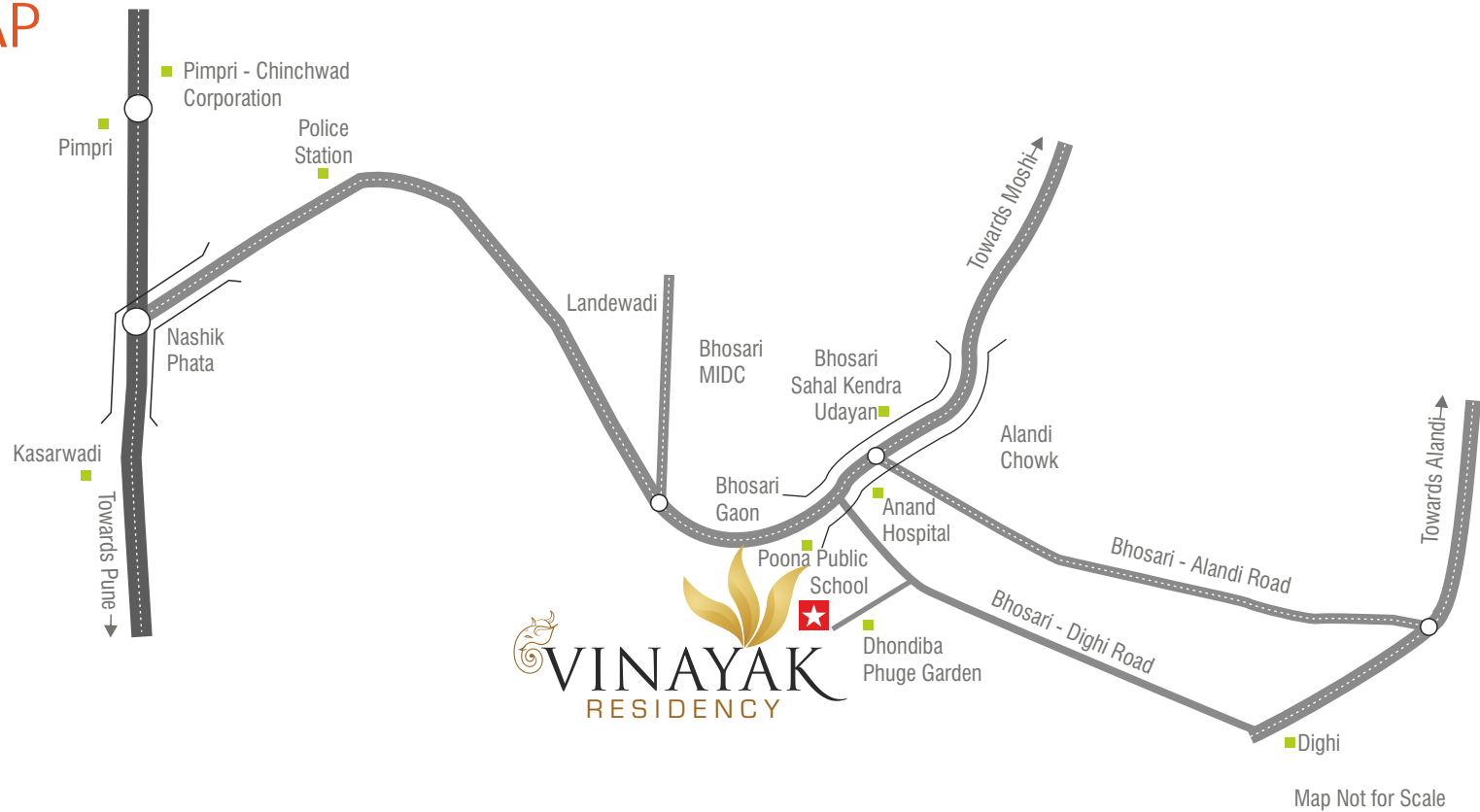
OPEN GARDEN SPACE

LOCATION MAP

KEY

DISTANCE

Bhosari MIDC	: 2 km
Nashik Phata	: 3 km
Pimpri	: 6 km
Pimple Saudagar	: 6 km
Talwade IT Park	: 8 km
Moshi	: 9 km
Aundh	: 10 km
Hinjawadi IT Park	: 12 km
Shivaji Nagar	: 15 km
Chakan	: 17 km



CREDITS

ARCHITECT

Unusual Spaces

STRUCTURE CONSULTANTS

Hansal Parekh & Asso.

LEGAL ADVISOR

Jain & Asso.



Site Add. : "VINAYAK RESIDENCY" Survey No. 230/1,
Opposite Dhondiba Phuge Garden, Bhosari Pune
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maharera.mahaonline.gov.in

The project has been registered via
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<https://maharera.mahaonline.gov.in> under registered projects.

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ALL PAYMENTS TO BE MADE IN FAVOUR OF "VINAYAK RESIDENCY" BY CHEQUE OR DEMAND DRAFT ONLY

Our Project Approved by Leading Housing Finance Companies.

For Booking Contact : +91 7741009009

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