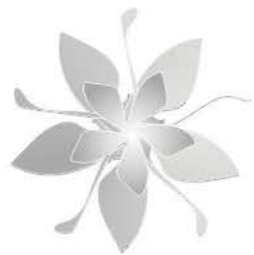


VISION
CITY

Where Tomorrow begins Today...



imagine...
imagine...

The city - where Tomorrow begins Today

Knowing the way Pune is growing and foreseeing the way life will be few years from now, you should be ready with a home that is in the periphery of the future...a home that you cherish and the one which will be valued even more in the coming years.

The Vision of seeing beyond what is predictable and creating beyond what is possible has given shape to a dream called **Vision City**

Vision City is the place where Tomorrow begins Today... the future that beckons Pune. The ideas gets further justified when you realize the place by the virtue of its situation, development, offering and value.



imagine...

Being a part of a futuristic township of Happy Homes.



imagine...

Made with the future in mind.

Strategically located near to the fastest growing area.... Talegaon Dabhade. This is where the buzz of the future is! Quick access to Mumbai through Express Way, Old Mumbai-Pune highway (NH4) in the vicinity of 3 railway stations & proposed international air port. India's first & the only floriculture MIDC, Talegaon Chakan MIDC is in the neighborhood.

Vision City is going to take shape on more than 50 acre expanse through Planned and Segmented development. A total of 27.35 acre consisting of 800 condominiums with an offering of 1, 2, 2^{1/2}, 3 & 3^{1/2} BRHKD luxurious condominiums is being developed in Phase-I & Town Houses, Bungalow plots, Residential / Commercial development in the Phase-II.

The highlight of the project in Phase-I is its 3,25,000 sq.ft. of landscaped area, 1,20,000 sq.ft. of Amenity Space, and an area of 2,69,100 sq.ft. dedicated for roads. The apartment buildings ensure good ventilation & light. The 15 mtr. wide roads, separate visitors parking & Bus shelters make it a hassle free Life.

Just have a look at the world class Layout, Classy amenities & specifications galore...which are at par with international standards. A full fledged, self contained township which will provide all necessities of daily life.



Master Layout

imagine...

The city of tomorrow, presented today!



- 1 Woods - The Putting Greens
- 2 Ring - The Basket ball court
- 3 Shelters 1 - The Bus Stop
- 4 Nets - The Cricket Pitches
- 5 Ace - The Tennis Court
- 6 Shelters 2 - The Bus Stop
- 7 Peddlers - The Cycling Track
- 8 Chak De - The Hockey Field*
- 9 Sprinters - The Athletic Field*
- 10 Brainyard - The Chess & Puzzle Area
- 11 Gossip - Interactive Area
- 12 Emerald - The Party Lawn
- 13 Cool Waters - The Swimming Pool
- 14 Floats - The Baby Pool
- 15 City Club - The Club House
- 16 Cocolezzone - The Cafeteria
- 17 White Waters - The Water Cascade
- 18 Mind & Body - Yoga Space
- 19 Time Pass - Gathering Area
- 20 Misty Blues - The Beach Effect Area
- 21 Open Hearts - The Amphitheater
- 22 Runway - The Jogging Track
- 23 Caboodle - The Bridge so Attractive
- 24 The Deck - The Viewing Tower
- 25 Tensile Structure & Water Features
- 26 Toddlers Park - Children Play Area
- 27 Speedy Legs - The Skating Rink
- 28 Fitness Floor - Outdoor Exercise Area
- 29 Chords - The Music Area
- 30 Whistling Waters - The Central Water Stream
- 31 Super 60 - The Senior Citizens Park
- 32 Proposed Shopping Area
- 33 Proposed Studio Apartments

* Conditions apply

imagine...
Specification & Add-ons

Internal

- Earthquake resistant RCC frame structure with brick / block masonry.
- External sand faced & internal neeru finished plaster.
- External acrylic/cement paint & internal oil bond Distemper paint



- POP cornices in Living room
- Concealed plumbing with Jaquar fittings.
- Concealed wiring with Finolex FRP cables, Anchor /Manikchand switches



- Inverter for each flat (3 tube lights + 2 fans)
- Tiling: Glazed tiles dado up to 3' ht. for kitchen, Dry Balcony & full ht in toilets



Internal

- Flooring: Wooden in master bedroom, 800X800 Vitrified tiles in other rooms. N/S tiles in toilets & balconies.



- Marble door frames for toilets
- Window sills in marble
- Granite top kitchen otta
- Stainless steel sink with drainboard
- Aluminium louvres in toilets
- Safety door



- Windows : Powder coated aluminium windows with safety grills
- Designer lobby for each building
- Solar water heater connection
- V3F high speed lifts



Internal Add-ons



- Kitchen chimney
- Gas leak detectors in kitchen
- Modular kitchen cabinets
- Microwave oven
- Water purifier



- Washing machine
- Vacuum cleaner
- Fans & tube lights in all rooms
- Exhaust fan in all bathrooms
- Curtain rods in all rooms



- Video door phone (Security system)
- Keyless entry (optional)
- Telephone & intercom connection to each flat
- Internet connectivity to each flat
- WI-FI Zone (Club House)
- TV cable connection for each flat

Imagine... Amenities & features

Play Zone



- Basket Ball Court
- Cricket Pitch
- Tennis Court



- Swimming Pool & Baby Pool
- Cycling Tracks
- Jogging Tracks



- Card Room
- Viewing Tower
- Open air Yoga space



- Skating Rink
- Party Lawns
- Pool Table
- Putting Greens
- TT Room
- Children's Play Park

Chill out Zone

- Well equipped Club House
- Steam & Sauna
- Well equipped Gym
- Water Bodies



- Music area
- Cafeteria
- Community Hall



- Meditation Room
- Concept landscaped gardens
- Amphi-theatre



- Open air chess puzzle area
- Central stream throughout the project
- Beach effect area near central stream
- Tensile roof siting area
- Senior citizen park
- Shopping areas / Complexes

Within Project

- Decorative main entrance gate
- 24x7 security
- First Aid Centre
- Bus service up to Hinjewadi / Talegaon MIDC



- Car washing areas
- Designated visitors parking area
- Concierge services



- Pet area in parking
- Maintenance of complex by professional agencies
- Internal cement concrete / paved roads
- Bus Shelters



- Servant's toilet & Driver's rooms at ground floor.
- Generator back up for lift, parking & common areas
- Water recycling & sewage treatment plant



Proposed building elevation

City Club

imagine...

Luxury at it's best



Toddlers Park



Children Play Area

White Waters



The Water Cascade

Tensile Structure



Water Features

Whistling Waters



The Central Water Stream

Entrance Gate



The Creator...

Vision City is planned & developed by "Siddhivinayak Groups" (a Naupatlal Sakla Enterprise), one of the most trusted construction & development organization of Pune. Mr. Rajeshkumar Sakla, C.M.D. of "Siddhivinayak Groups" (a Naupatlal Sakla Enterprise) is the visionary behind its growth & success. Since 1987 under his leadership, Siddhivinayak Groups (a Naupatlal Sakla Enterprise) has successfully developed variety of projects covering nearly 7 Million sq.ft. Projects include large Residential & Commercial projects, Land development & Resorts, Multiplexes, Hotels, Sez & now Education Institutes in Pune, PCMC & surrounding areas. Further 10 million sq.ft. of construction activity is underway. A customer friendly approach and thorough knowledge of market requirement has kept Siddhivinayak Groups (a Naupatlal Sakla Enterprise) at the forefront of construction activity. The philosophy of Siddhivinayak Groups (a Naupatlal Sakla Enterprise) is to provide simply the best to its customers in terms of quality, service & value for money.

On going projects in proximity :



3 BRHK elevated Twin Bungalows



Bungalows & Villas

Residential

Commercial

Retail Malls

Multiplex

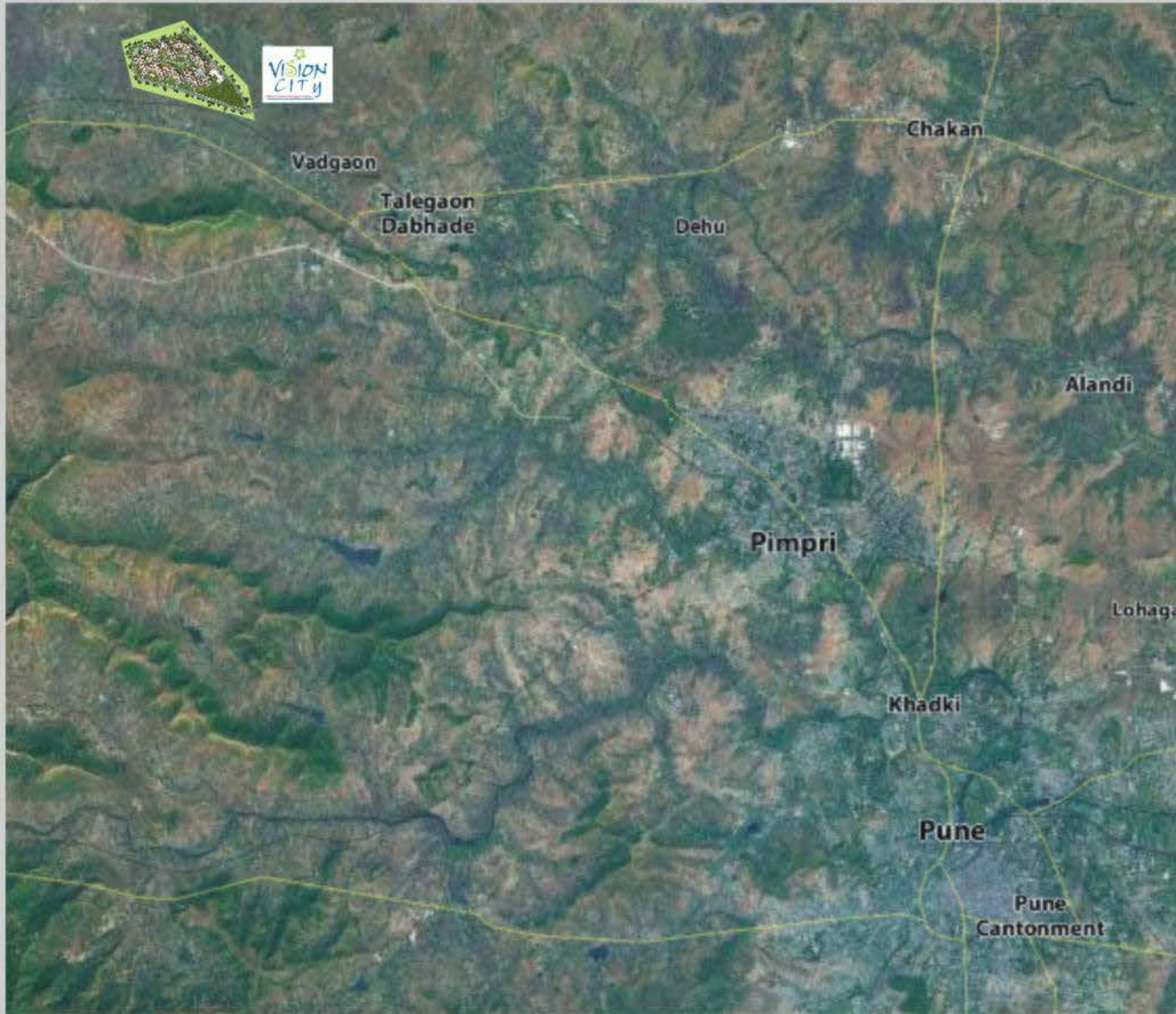
SEZ

Townships

Land Development

Hotels/ Resorts

Educational Institute



imagine...

Location delights

Vision City located to the west of Pune near Vadgaon Maval (Jambhul), adjacent to Talegaon is undoubtedly one of the most potent investment avenues of western India. Proximity to Pune & Mumbai, industrial development in the pockets around, topography and natural resources, the climate and infrastructure make Vadgaon (Jambhul) one of the best residential hinterland ready for stepping up in the near future.

A road that turns from the Mumbai Pune Bangalore Expressway leads you to this completely different world. This sedate town of Vadgaon (Jambhul) is a historical landmark known to be an important base for the 17th century Maratha warrior Shivaji.

The town is blessed with nature's abundance is also convenient to access. A drive of about 45 minutes from Pune through the 4 lane 60 mtr. wide road and about 2 hours from Mumbai via the Mumbai-Pune Expressway & the 4 lane NH4 is all that it takes to reach here. Alternatively, it is well connected by the railway on the route of the Central network. The upcoming international airport at Chakan is in proximity. Major industrial areas like Pimpri-Chinchwad, Chakan, Talegaon MIDC, having industries like JCB, GM, MUSCO, L&T etc., and the upcoming Sez's of Bharat Forge & Mahindra and Mahindra, the Ambi Floriculture MIDC, Hinjewadi & Talawade IT Park are at a close distance. The neighboring Talegaon Dahade, Lonavala & Khandala towns also provide a few places to visit and enjoy. Also, these places have hospitals, schools and other essential services available with fast access. Sai Baba Mandir at Shirgaon & Parshwa Pradnyalaya Mandir at Talegaon. Keep the cultural heritage intact.

