

real
benchmark.
real estate.



IN ESTATE CODENAME SKYLIGHTS, BANER-SUS



real estate.

Our industry is best known as REAL ESTATE.

However, a lot here is make-believe and far from reality. At VTP, we aim to be the custodians of reality in realty.

By defining the norms of 'Real Space', 'Real Lifestyle', 'Real Luxury', 'Real Choice', 'Real Asset' and 'Real Pride'.

We believe that 'Real' need not be conventional and boring. On the contrary, it can be inspiring, discerning, indulging, and gratifying.

Get ready for the next level of living standards that can be seen, heard, felt, and lived.

**WELCOME TO VTP REALTY.
REAL BRAND. REAL ESTATE.**



THE REAL TURNAROUND SPECIALISTS.

redefining **Baner-Sus forever.**

Brand VTP Realty enjoys the distinction of being the turnaround specialist with a record of redefining every micro-market we have developed so far.

Codename Skylights is the manifestation of more than 40 lakh sq. ft. of development taking shape in the heart of residential Baner-Sus. This mini township will see close to 4500 apartments being launched phase-wise across multiple clusters. Codename Skylights will feature premium to luxury homes with built-in essential social infrastructure & connectivity. Offering the MLA living standards & VTP quality assurance to all its residents.

A project of this scale is sure to change the landscape and the skyline of Baner-Sus while redefining the standard of living in this area.

CODENAME
SKYLIGHTS
MLA LIVING
BANER-SUS



A SUCCESS STORY
THAT DEMANDS AN

‘ENCORE’

The launch of our first cluster VTP Sierra, in Codename Skylights, was received with tremendous response to our value proposition of MLA Homes and our exclusive amenities and facilities.

Following the successful launch of VTP Sierra, we are now launching our next cluster in the estate.

NOW LAUNCHING



ICONIC HI-RISE LIFESPACE
AT BANER-SUS

real homes *real* estate.

VTP Verve is an exclusive high-rise address that offers premium 2 & 3 bedroom MLA Homes in Baner-Sus. Located in a well-settled residential suburb of Pune West, VTP Verve is surrounded by Baner, Pashan, & Mahalunge hills offering every resident mesmerizing 360° hill views. Less than a minute from Mumbai-Bengaluru highway, the project offers unparalleled connectivity to most parts of Pune.

2ND CLUSTER LAUNCH IN THE ESTATE, AFTER VTP SIERRA HAS ALREADY REJUVENATED BANER-SUS

EXCLUSIVE HIGH RISE TOWERS WITH STUNNING VIEWS OF THE SURROUNDING HILLS

30 STOREYS TOWERS OFFERING VASTU FRIENDLY 2 & 3 BEDROOM PREMIUM HOMES

CHOOSE FROM A WIDE RANGE OF LAYOUTS AND SIZES FOR A PERFECT FIT

OUR MLA (MAXIMUM LIVEABLE AREA) HOMES OFFER HIGHLY EFFICIENT SPACE PLANNING WITHIN THE APARTMENT WITH ZERO WASTAGE AND BIGGER ROOM DIMENSIONS

THOUGHTFULLY DESIGNED LARGE AMENITY SPACE FOR ALL MEMBERS OF YOUR FAMILY

LOCATED IN CLOSE PROXIMITY TO BANER, BALEWADI, HINJAWADI, WAKAD, BAVDHAN, PASHAN & KOTHRUD

FULLY DEVELOPED, WELL-SETTLED NEIGHBORHOOD





realvibe
real estate.

MLA HOMES WITH THE
MAXIMUM LOCATIONAL ADVANTAGE

A hand reaches out from the open window of a car, set against a dark, starry night sky. The car's interior and window frame are visible in the foreground, with the hand reaching towards the right side of the frame. The background is filled with numerous small, bright stars and larger, soft, out-of-focus light spots, creating a dreamy, celestial atmosphere.

an upscale address
BANER-SUS

Baner-Sus is an upscale address hosting affluent families. It is the new centre of lifestyle and entertainment blessed with a vibrant social, educational & health infrastructure.

UPSCALE ADDRESS

Baner-Sus is a MAGNET FOR THE UPPER PREMIUM and affluent families who want to enjoy an elevated modern lifestyle alongside a classy neighborhood.

LIFESTYLE CENTRE

It is the NEW CENTRE FOR LIFESTYLE AND ENTERTAINMENT. A destination blessed with fantastic connectivity and verdant greenery is now the lifestyle capital of Pune West!

APPEAL FOR THE YOUNG & OLD

With Hinjawadi, Tathawade and Wakad belt on one side and Pashan, Aundh, SB Road on the other, BANER-SUS is a FAVOURITE with the traditional yet modern families.

EMPLOYMENT NUCLEUS

BANER-SUS IS HOME TO SEVERAL SOFTWARE COMPANIES such as Bitwise Solutions, Cummins India, Mediaocean, Siemens, Xoriant Solutions, Veritas, etc. Moreover, Baner is closely connected with Rajiv Gandhi Infotech Park, a significant employment hub spread across 3 phases in Hinjawadi hosting over 150 IT/ITES companies.

IDEAL FOR THE WELL HEELED

Baner-Sus is for the WELL HEELED & WELL TRAVELLED. Those who want to enjoy the finer things in life and want to be in the center of all attraction.

DINING & ENTERTAINMENT HOTSPOT

Baner-Sus is home to TOP FINE DINE, HANGOUT AND PARTY PLACES like Pan Card Club, Balewadi High Street & many more.

EDUCATIONAL HUB

It is CLOSER TO EDUCATIONAL INSTITUTES like Pune University, Indira Institutes, DY Patil College Campus, MITCON, all Symbiosis Campuses, Mercedes Benz IB School, Vibgyor School, Global Indian International School, Orchid International School, Gurukul International School, Eurokids, St.Joseph's & Loyola High Schools & many others.

READY HEALTHCARE

In NEAR PROXIMITY OF HOSPITALS AND HEALTHCARE like Jupiter Hospital, Ruby Hall, Aditya Birla Memorial, Ratna Memorial, Dhanwantri, Vitalife Medipoint, Lifeline, Metro Hospital, Chellaram Diabetes Care Centre & others.

BEST IN CLASS HOSPITALITY

CLOSE TO HOTELS LIKE Sadanand Residency, Orchid Hotel, Sayaji Hotel, Holiday Inn, Lemon Tree, Courtyard by Marriott, Taj Gateway & Ginger amongst many others.

★ Future Clusters
 Codename Skylights

COBENAME
SKYLIGHTS

VTP
VERVE

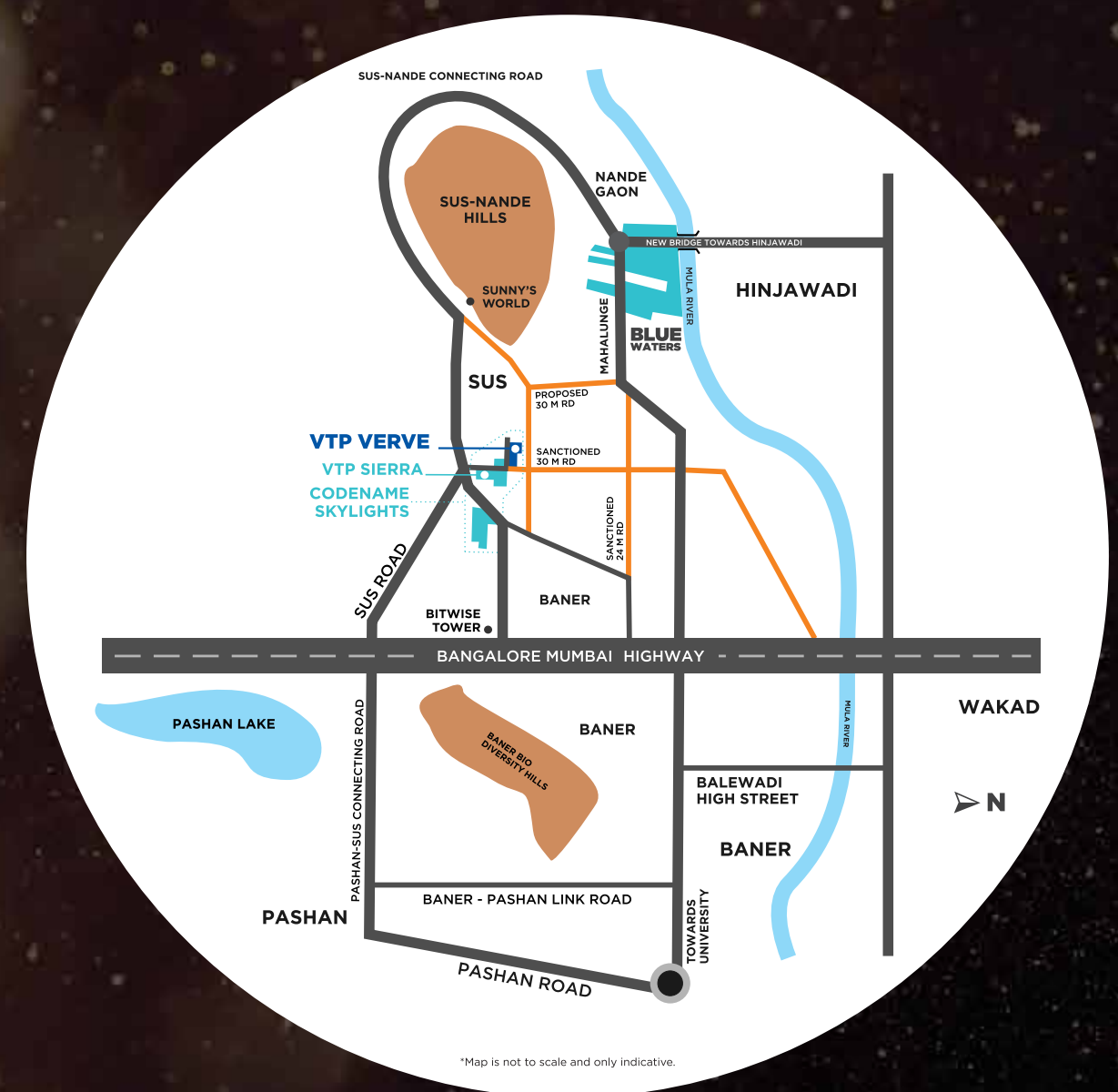
VTP
SIERRA

SALES
LOUNGE

BITWISE
 TOWER

BANGALORE-MUMBAI EXPRESS HIGHWAY

excellent connectivity



IT & BUSINESS HUBS

- TEERTH TECHNOSPAC - 2.3 KMS.
- PRABHAVEE TECHPARK - 3.4 KMS.
- PANCHSHIL BUSINESS PARK - 3.4 KMS.
- CUMMINS INDIA - 3.4 KMS.
- HINJAWADI PHASE 1 - 9.5 KMS.

HEALTHCARE

- DHANWANTARI HOSPITAL - 3.4 KMS.
- JUPITER HOSPITAL - 3.8 KMS.
- SOUTH ASIA FERTILITY CENTRE - 4.5 KMS.
- LIFEPOINT MULTISPECIALTY HOSPITAL - 6 KMS.
- CHELLARAM DIABETES CARE CENTRE - 8.5 KMS.
- RUBY HALL CLINIC, HINJAWADI - 9 KMS.

EDUCATION

- VIBGYOR HIGH SCHOOL - 1 KM.
- MITCON - 3 KMS.
- THE ORCHID SCHOOL - 3 KMS.
- BTIS SCHOOL - 3 KMS.
- CM INTERNATIONAL SCHOOL - 3.5 KMS.
- GLOBAL INDIAN INTL. SCHOOL - 5 KMS.
- ST. JOSEPH HIGH SCHOOL - 8.5 KMS.

RESTAURANTS / HOTELS

- SADANAND RESORTS - 2.5 KMS.
- VITS HOTEL - 3 KMS.
- KFC - 3 KMS.
- BALEWADI HIGH STREET - 4 KMS.
- MALAKA SPICE - 4.5 KMS.

SHOPPING & ENTERTAINMENT

- DMART - 3 KMS.
- WESTSIDE - 3 KMS.
- VIJAY SALES - 5.5 KMS.
- PHOENIX MARKET CITY - 7 KMS.
- WESTEND MALL - 7.4 KMS.
- XION MALL - 7.5 KMS.

TRANSPORT & CONNECTIVITY

- MUMBAI - BANGALORE HIGHWAY - 300 MTR.
- CHINCHWAD STATION - 14 KMS.
- PUNE RAILWAY STATION - 14 KMS.
- PUNE INTERNATIONAL AIRPORT - 19 KMS.

*Map is not to scale and only indicative.



real space
real estate.

MLA HOMES WITH THE
MAXIMUM LIVEABLE AREA

Homes with the most usable spaces

Efficiently designed minimal wastage layouts

Bigger room dimensions



1. *real* living

MLA Homes (Maximum Liveable Area) is a design philosophy pioneered by VTP Realty. Wherein, everything is intelligently planned so that the residents get more space to enjoy the finest moments of life.

At VTP Realty, homes are planned so thoughtfully, anticipating your need for the ever growing family, that you don't have to worry about upgrading it for years to come.

Through this philosophy, every VTP Realty home has larger room sizes in the same carpet area. Hence, you pay only for the area that you live in.

A bedroom interior with a bed, a lamp, and a plant. The bed is covered with a blue blanket and white pillows. A large potted plant is on the left, and a lamp with a white shade and a wooden base is on the right. A woven basket is on the floor in front of the bed.

*real*design

**FOR EFFICIENT
OPTIMIZATION.**

The project layout planning ensures optimum spacing between the towers, so that all the apartments get ample amount of sunlight and breeze, along with a great view.

A woman with long brown hair, wearing a green floral crown and a green off-the-shoulder dress, is kneeling on a rock in a pond. She is looking down at a large white lotus flower that is in bloom on a green lily pad. The background is a soft, teal-colored water surface with some bokeh light effects.

real luxury *real* estate.

**MLA HOMES WITH THE
MAXIMUM LIFESTYLE AMENITIES**

Living at VTP Verve is nothing short of amazing!
Enter your very own utopia with every leisure and entertainment activity
you can think of! Grand entrance and exit plaza with security cabin,
podium level and ground level amenities.

*real*homecoming

MAJESTIC ENTRY GATE

GRAND ENTRANCE PLAZA WITH
WATER FOUNTAINS



real engagements

**THE PLACE FOR THE RESIDENTS TO
CONVERGE IN MANY ACTIVE PURSUITS.**

- INDOOR GAMES ROOM • MULTIPURPOSE HALL
- PARTY LAWN WITH STAGE • JOGGING TRACK • CHIT CHAT PLAZA
- YOGA / MEDITATION LAWN • ACUPRESSURE PATHWAY



real indulgences

THE PULSATING NERVE CENTER

SPECTACULAR RESORT-STYLED POOL DECK WITH LOUNGE PODS.
DESIGNER LANDSCAPING & EXOTIC PALM TREES SURROUNDING
THE POOL AREA • GAZEBO



*real*luxury

THE SERENE OASIS

INFINITY EDGE SWIMMING POOL WITH DESIGNER TILES AND LIGHTING
WITH SEPARATE KIDS POOL AND JACUZZI • STUNNING VIEWS OF THE
SUS - MAHALUNGE HILLS • AMPLE NATURAL LIGHT & VENTILATION



real action

FOR THE SPORTS ENTHUSIAST

TENNIS COURT THAT ALSO DOUBLES UP AS A
MULTIPURPOSE SPORTS COURT

- INDOOR & OUTDOOR GYM • HALF BASKETBALL COURT
- NET CRICKET PITCH



realjoys

THEMED CHILDREN'S PLAY AREA
FEATURING SYNTHETIC FLOOR
TO PROTECT YOUR LITTLE ONES

- CHILDREN'S PLAY AREA • TODDLERS PLAY AREA
- SAND PIT • HOP SCOTCH AREA • SENIOR CITIZEN PLAZA



real master plan



LIFESTYLE AMENITIES FOR ALL AGE GROUPS

PODIUM LEVEL

- | | |
|---|--------------------------|
| 1. Clubhouse with fully equipped gymnasium, indoor games room and multipurpose party hall | 7. Children's play area |
| 2. Designer crescent shaped infinity edge swimming pool | 8. Party lawn with stage |
| 3. Kids Pool | 9. Senior citizen plaza |
| 4. Jacuzzi | 10. Reflexology pathway |
| 5. Pool side lounge pods | 11. Jogging track |
| 6. Toddlers play area | 12. Campfire court |

Lavish amenity area spread across ground level & podium. Adorned with exotic landscaping for a pleasing view. The central highlight is the stunning pool area with deck loungers and designer gazebos and relaxation pods. Many sports amenities in the project allow for fitness and sporting pursuits across all age groups.

GROUND LEVEL

- | | |
|--|--|
| 13. Multipurpose court with audience seating | 18. Half basketball court |
| 14. Chit chat plaza | 19. Herbal garden |
| 15. Pet park | 20. Grand entrance plaza with water fountain |
| 16. Outdoor gym | |
| 17. Net cricket pitch | |



real
standards
real estate.

MLA HOMES WITH
THE MOST LAVISH APPOINTMENTS

Premium specifications

Best-in-class branded fixtures & fittings

Smart home automation features



1 *real* . planning

Maximum apartments with two balconies

PVC false ceiling in balcony with decorative spotlights

Large windows in every room for all day natural light & ventilation

Smart Home Automation features

Large-sized marble-finish glazed vitrified tiles

Veneer finish main door with digital lock

High quality plastic emulsion internal paint

Spacious baths with designer tiles & premium CP fittings/Sanitaryware

Dry balcony in every home



real details

PROJECT LEVEL

- Tower 1 - 22 storeys & Tower 2 to 6 - 30 storeys
- 5 floors of parking for residents
- Grand entrance gate with security cabin
- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas
- Common car charging points in the parking for EVs
- Common washroom for drivers in the parking area
- 4 lifts in each tower - (3 Passenger + 1 Service)
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure + ALUFORM construction

INSIDE YOUR HOME

SMART HOME FEATURES

- Digital lock - Yale or equivalent
- Featherlike touch pad switches
- Lights control (Mood lighting), AC, Fan & Geyser control via mobile app, also compatible with Alexa* voice command
- Motion sensor lights in all baths
- 3-tier security system with video door connected to the smart phone

INTERNAL FLOORING

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

INTERNAL WALL FINISHES

- Premium plastic emulsion paint for internal walls

DOORS

- Premium veneer finish main door
- All bedrooms & bathrooms - Laminated flush doors

WINDOWS

- Powder coated aluminium sliding windows

KITCHEN

- Granite kitchen platform with Stainless Steel sink
- Ceramic/glazed tiles above kitchen platform - 2 feet
- Provision for water purifier

ALL BATHS

- Granite door frames
- Glass partition in master bath (Only in 3 BHK)
- CP & Sanitary fittings - Jaquar / CERA or equivalent
- Flooring - Anti-skid tiles
- Designer decorative wall tiles upto 7 feet
- Geyser point in all bathrooms

BALCONY

- 500 mm height brick wall + 850 mm height glass railing
- PVC false ceiling for terraces area with decorative lighting

ELECTRICAL FITTINGS

- Anchor/Legrand or 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 all rooms except kitchen

POWER

- Provision for inverter

PLUMBING

- Concealed anti-corrosive plumbing

*Alexa device not provided



real pride *real estate.*

MLA HOMES THAT ARE THE MOST LOVED ADDRESS

When you buy a VTP Realty home, you not only get an MLA home advantage of the perfect layout and maximum usable space within your home but also finely finished with the high build quality. Our homes are thoughtfully and painstakingly crafted with features that anticipate your future needs as well. The use of advanced building technology and smart home features within your home ensure that you and your family can enjoy your living space for many years to come.

Our lavishly designed entrance plaza and large amenity spaces create a sense of arrival and pride in calling VTP Verve your home. With a stunning elevation, we are sure this project will be a head-turner.

With VTP Realty you own more than just a home. You own an asset that outperforms in the long run. You own complete peace of mind in the knowledge that your home requires low maintenance. All of which manifesting in real pride.

VTP Realty delivers a WOW with every project and we are sure with VTP Verve, Codename Skylights will be the Most Loved Address in Baner-Sus.

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 gambles 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 1.20 crore square feet. It has been ranked No. 1 in Pune, in sales revenue, for 3 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 36 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.

a world of thoughtfulness

Fondly referred to as the "turnaround specialist" of Pune, VTP Realty is changing the way real estate industry operates. Years of sweat and goodwill has helped VTP Realty emerge as the leading real estate brand of the silicon valley of Maharashtra. VTP Realty has turned large stuck projects into success stories. The case in point being Township Codename Pegasus and Township Codename Blue Waters in East and West Pune.

We also benefit from the 35-years legacy of our group in the construction industry. We source 70 % of our construction materials from our group companies through backward integration, enabling us to deliver better quality homes in a shorter time span.

VTP Materials, a leading cement supplier in West India holds No. 1 position in Pune and No. 2 in Maharashtra.

Viraj Projects, also under the flagship of VTP Group is one of renowned infrastructure development and construction contracting companies and boasts of almost every national developer as their customer. We have successfully established our leadership in every industry we operate in.



we don't worry about quality:
our pursuit of excellence takes care of it.

BRAND PROMISE



**MLA ADVANTAGE
OF BIGGER ROOMS**



**HIGH BUILD
QUALITY**



**RIGHT PRICED
PRODUCTS**



**TRANSPARENT
APPROACH**



**CONSUMER
CENTRIC
APPROACH**



**POST SALES & POST
POSSESSION
APPROACH**



**HIGHER RETURN
ON INVESTMENTS AND
BETTER 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 35 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



VTP URBAN NEST
1.5, 2 & 3 BEDROOM HOMES - UNDRI



URBAN BALANCE
PREMIUM 3 BED RESIDENCES - MAGARPATTA RD.



URBAN SPACE
PREMIUM 3.5 & 4.5 BED RESIDENCES - NIBM



VTP URBAN RISE
1.5 & 2 BEDROOM HOMES - PISOLI

OTHER DELIVERED PROJECTS

VTP URBAN NIRVANA - 2 & 3 BHK - KHARADI
VTP URBAN SOUL - 2 BHK - KHARADI
VTP ONE - 1 BHK - KHARADI
VTP HOUSE - VIMAN NAGAR
LANDMARK - RESIDENTIAL & COMMERCIAL - UNDRI
HOTEL CYPRESS - A LUXURY HOTEL IN KALYANI NAGAR

SCHOOL PROJECTS DELIVERED

VIBGYOR ROOTS AND RISE SCHOOL - CHINCHWAD
EDEN INTERNATIONAL SCHOOL - TALEGAON
VIBGYOR ROOTS AND RISE SCHOOL - WAGHOLI

CONCURRENTLY DEVELOPING IN 2021-22

12 MILLION SQ.FT.

It's great to be recognized by the most recognized



NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS



BRAND OF THE YEAR
Global Real Estate Congress - 2021

BEST REALTY BRAND
ET Edge, Times of India Group - 2021

DEVELOPER OF THE YEAR
Economic Times - Leadership Awards - 2021
Zee Business Excellence Awards - 2021
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

Economic Times - Leadership Awards - 2021
CIA World Awards - 2021
Zee Business Excellence Awards - 2021
National Awards - 2021
CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - 2020

INNOVATIVE LEADERSHIP BUILD STRONG FOUNDATION

BUSINESS LEADER OF THE YEAR
MR. SACHIN BHANDARI
ET NOW Real Estate Awards - 2020

YOUNG ASIAN ENTREPRENEURS
MR. BHUSHAN & NILESH PALRESHA
40 Under 40 Realty Plus Awards - 2021
Asia One - 2020

GREAT BRANDS ARE BUILT BY HAPPY CUSTOMERS & EMPLOYEES

NATIONAL BEST EMPLOYER BRAND
ET NOW HR Awards - 2020

EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY

INTEGRATED TOWNSHIP PROJECT OF THE YEAR BLUE WATERS
Economic Times - Leadership Awards 2021
Realty Plus Excellence Awards - 2020
IBE - India Property Awards - 2020

LUXURY PROJECT OF THE YEAR - VTP ALTAIR
Business Excellence Awards - 2021
CIA world Best High-rise Awards - 2021
Economic Times - Leadership Awards 2021

ICONIC PROJECT OF THE YEAR - VTP BEL AIR
Realty Plus Excellence Awards - 2020

RESIDENTIAL PROJECT OF THE YEAR - VTP SIERRA
Business Excellence Awards - 2021

INTEGRATED TOWNSHIP OF THE YEAR PEGASUS
Business Excellence Awards - 2021

RESIDENTIAL PROJECT OF THE YEAR - VTP LEONARA
Realty Plus Excellence Awards - 2020

DEVELOPER OF THE YEAR TOWNSHIP
Realty Plus Excellence Awards - 2020



IN ASSOCIATION WITH
**PRASANNA
DEVELOPERS**



SITE ADDRESS: CODENAME SKYLIGHTS, NEXT TO WESTERN HILLS, BANER-SUS, PUNE - 411 021

www.vtprealty.in

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