



Shapoorji Pallonji
Real Estate

BREATHTAKING VANAHA

AS REAL AS IT GETS.

A LEGACY BUILT FOR THE FUTURE

Making use of state-of-art technology, Shapoorji Pallonji has not only created engineering marvels and landmark destinations but has provided cutting-edge solutions for every project.

The group has maintained its leadership position in the industry for over 150 years.

Actual image of SP Centre-Head Office, Colaba



And The Legacy
Continues...

1887
Malabar Hill
Reservoir, Mumbai



1930
Mumbai Central
Station, Mumbai



1939
Reserve Bank Of India
Building, Mumbai

Creating History at Every Step, in India and Beyond



1975
Palace Of The Sultan
Of Oman



2006
Barakhamba
Underground
Metro Station, New Delhi



2010
The Imperial,
Mumbai



2016
Intel,
Bengaluru



2020
Atal Tunnel



2017
Chenani-
Nashri Tunnel,
Jammu & Kashmir

HIGHLIGHTS & 16 GROUP COMPANIES.



Creating landmarks for
over 150 years



Global presence in more
than 60 countries



Over 200 mn. sq. ft.
constructed in India



Over 69,000 employee base

The image displays 16 logos of Shapoorji Pallonji group companies, arranged in a grid-like fashion. Each logo features the 'SP' Shapoorji Pallonji symbol followed by the company name. The companies shown are: Engineering & Construction, Oil & Gas, Infra, EPC, Forbes, Finance, OSCO (with the tagline 'BUILT ON TRUST'), Shapoorji Pallonji Real Estate, Forvol (with the tagline 'Journeys & Beyond'), Eureka Forbes (with the tagline 'Your friend for life'), Next Gen Publishing, Investment Advisors, AFCONS, S D Corp, and Sterling & Wilson.

A Shapoorji Pallonji – Dilip Thacker Group Joint Venture

OUR FOOTPRINTS IN PUNE.



MORE THAN 5.5 MILLION SQ. FT. PLANNED DEVELOPMENT IN PUNE

Map not to scale.



SP INFOCITY

Pune



Joyville

by Shapoorji Pallonji | Hadapsar Annexe



Joyville

by Shapoorji Pallonji
Maan, Near Phase 1, Hinjawadi



Shapoorji Pallonji

SP RESIDENCY

PHASE III
Fursungi, Pune

PUNE – WHERE RICH HISTORY MEETS A BRIGHT FUTURE.

Widely considered the cultural capital of Maharashtra Pune has a strong connection with its roots and an equally strong connection with its future. A hub of art, youth and education, it is a unique city in the Indian context and unlike any other. Even the food and architecture of the city is celebrated throughout Maharashtra. Today Pune is what it is because it has held strong to its traditions through its culture and architecture yet paved a way for itself for the future through advancements in science and technology. It is a city where progress never stops and opportunities always abound.

PUNE - A CITY THAT'S LOOKING AHEAD

- A very well developed IT hub
- Opportunities in all sectors
- Seamless connectivity
- Pleasant climatic conditions



Ranked amongst top 12
happiest cities in India¹



The newly classified metro¹



Upcoming 161.73 km-long
Ring Road connecting all
the major hubs of Pune²



Active government discussions on
Hyperloop which would also
connect Mumbai within minutes³



Pune is the most
liveable city in India⁴



Oxford of west India
with renowned
education institutions⁵



Established IT hubs in Pune

Source
1. <https://timesofindia.indiatimes.com/city/pune/pune-is-the-happiest-city-in-maharashtra-report/articleshow/80160225.cms>
2. <https://www.hindustantimes.com/pune-news/pcmc-to-appoint-maha-metro-as-consultant-for-inner-ring-road-project/story-8IXNgIEIA3n4Tgeomiv2cL.html>
3. <https://www.livemint.com/Politics/gW1sd4Em9xsVzOICaNVv00/Phase-1-of-Navi-Mumbai-airport-may-overshoot-December-2019-d.html>
4. <https://timesofindia.indiatimes.com/city/pune/pune-ranked-no-1-city-in-country-in-ease-of-living-rankings/articleshow/65394696.cms>
5. <https://www.99acres.com/articles/pune-civic-body-acquires-24-percent-of-land-for-ring-road-project-nid.html>



PROPOSED UPCOMING DEVELOPMENTS



Upcoming metro line (No 2) from Chandni Chowk to Viman Nagar to increase connectivity to Bavdhan: Work in full swing



Proposed 10 lane National Mumbai Bangalore Highway



Proposed 8 lane flyover at Chandni Chowk



Proposed 6 Lane. Paud Mahad National Highway



Ring Road - The 14-lane wide Proposed Ring Road



Mahalunge Maan Hitech City Park: Work in full swing

Source: Internet Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities.

BAVDHAN - THE RISING STAR OF WEST PUNE

Bavdhan is a promising, fast-growing suburb located along the western border of Pune city in Maharashtra. Bavdhan is the preferred destination for natural green living and is in close vicinity to Hinjewadi and Baner IT hubs.



Stock image for indicative purpose only.

EXPERIENCE BREATHTAKING VANAHA.

Life at Vanaha is unlike anything you know. Its unique location gives it a climate and temperature that is unmatched by city life. A place where you can hear the chirping of the birds and ripples of the water. It is a sanctuary for your mind, right here in Pune. An endless expanse of earth stretching as far as the eye can see, Vanaha is a place that let's you open up your senses absorb everything that is there to feel.



VANAHA

NATURE'S OWN CORNER

Actual Views around Vanaha

Disclaimer: Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species.



Residential



Commercial Office Space



Convenience Retail



Playgrounds



School



Fire Station



Open Green Areas

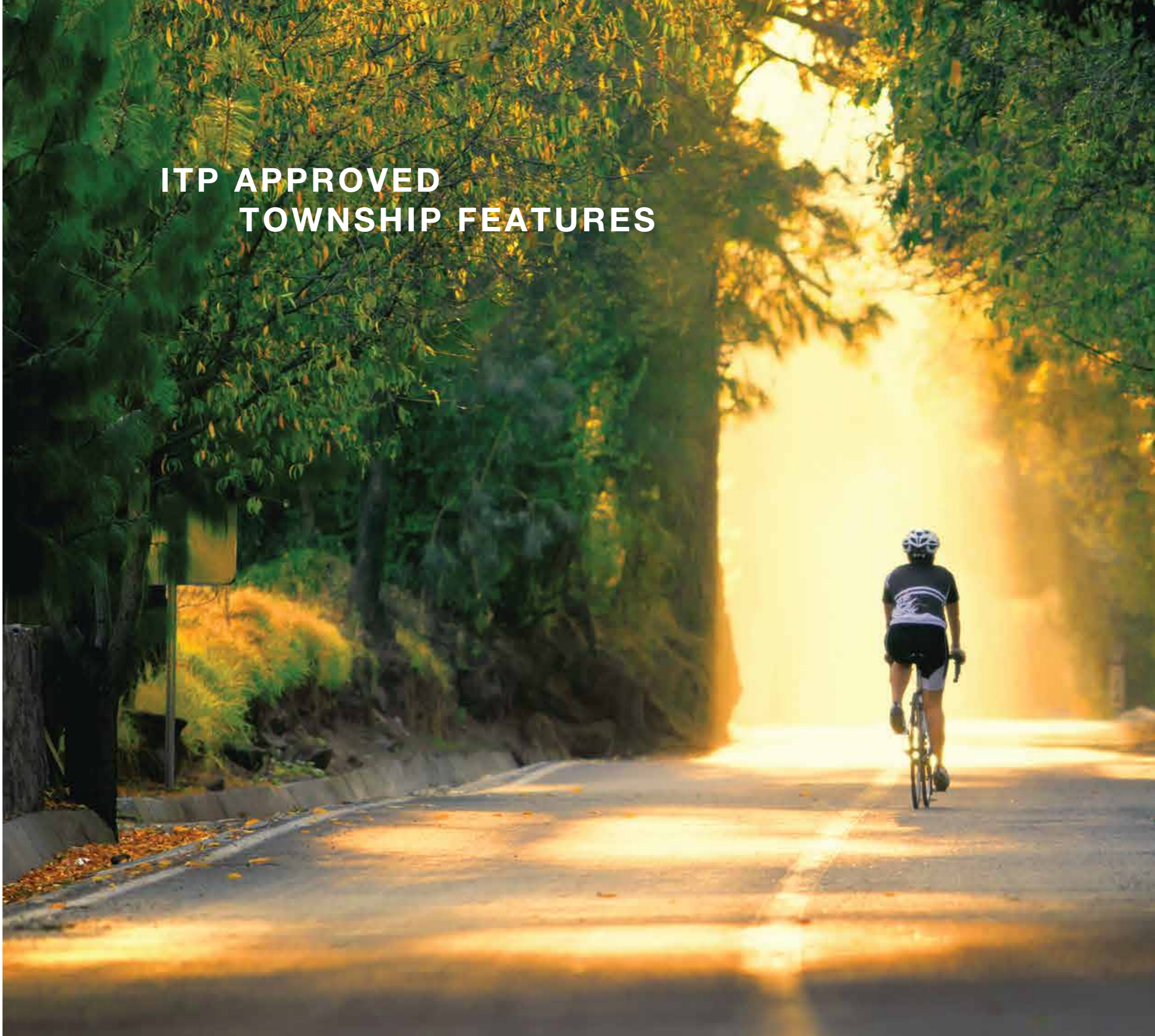


Hospital



Clubhouse

ITP APPROVED TOWNSHIP FEATURES



Disclaimer: The township is being developed by its project proponents. The promoters of Vanaha are not township proponents. Stock image for indicative purpose only.



KEY HIGHLIGHTS OF THE TOWNSHIP



In the heart of one of the largest townships in India



Over 400 species of flora and fauna*



90+ acres of open space#



Asia's top 5 ranking golf course spread over 158 acres in vicinity



Near Flame university spread over 60 acres of land



Modern lifestyle amenities

Actual image of Oxford Golf Course near Vanaha

*As per the study done by Natural Signatures on February 2020.

#As per the present approved layout, 90 acres of open spaces will be a part of the 148 acre Vanaha development that will be completed in phases. The promoter does not offer or purport to guarantee a view of the Oxford Golf Course or its membership to apartment buyers.

LIVING AMIDST NATURE

Vanaha is a place with pleasant climate, away from congestion of city life with comparatively clean air. Instead of the honking of cars, you hear the chirping of birds and the lakes around Vanaha hold water as pure as the rain that feeds them.



AIR QUALITY - 61 AQI



TEMPERATURE - 20°C



NOISE LEVEL - 55dBA



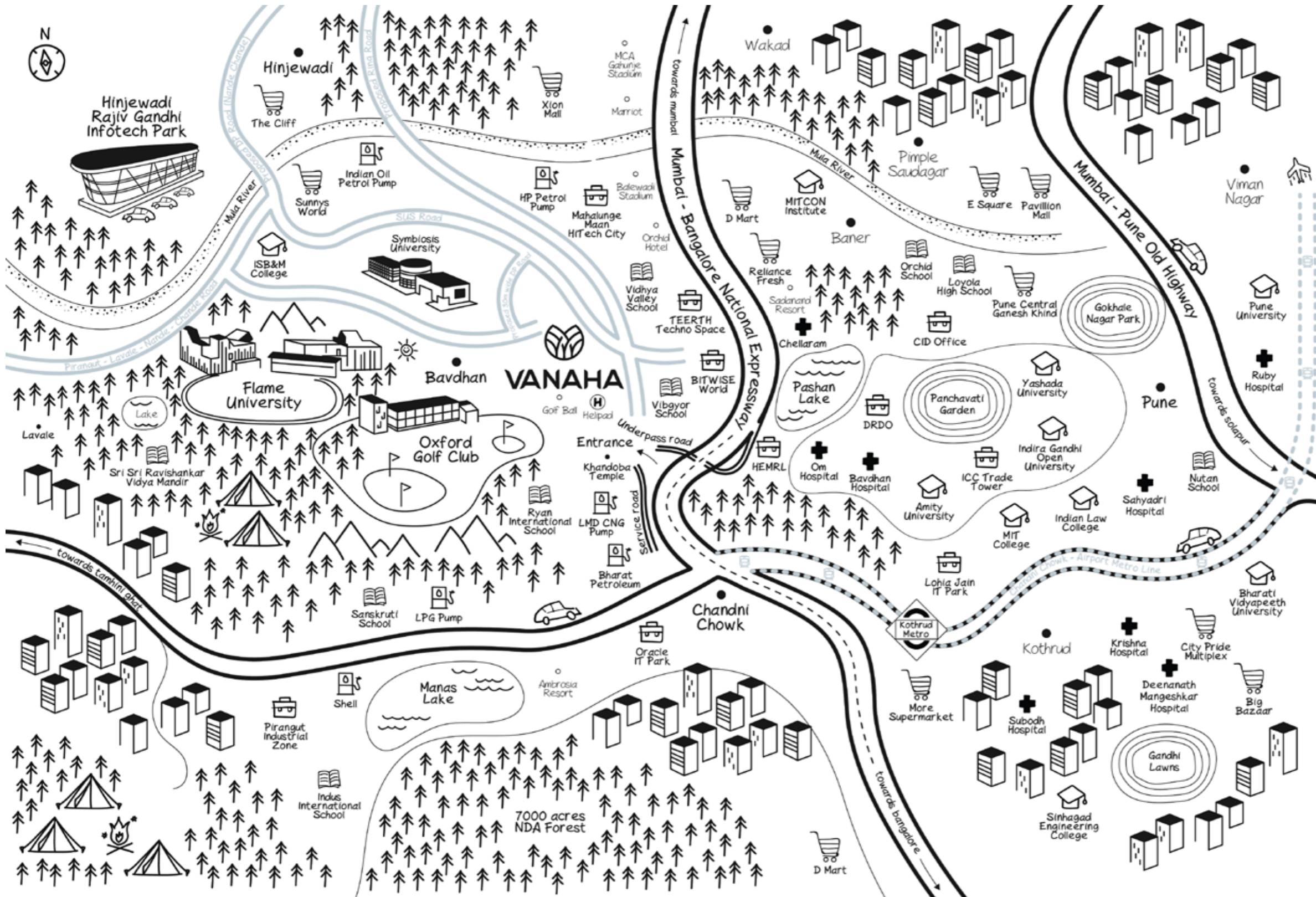
*As per the study done by Active buildings PiRhoAlpha in December 2020
Stock image for indicative purpose only.



LOCATION MAP

Index

National Highway	
Main Roads	
Proposed Infrastructure	
Metro Station	
Petrol Pumps	
Offices	
Schools	
Universities	
Retail & Restaurants	
Hospitals	
Nature Trails	
Lakes	
Garden / Park / Lawn	
Others	



***Source:** Internet.
 Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities.
 The map depicts only selected landmarks and does not depict all the surroundings of the project.

VICINITY MAP

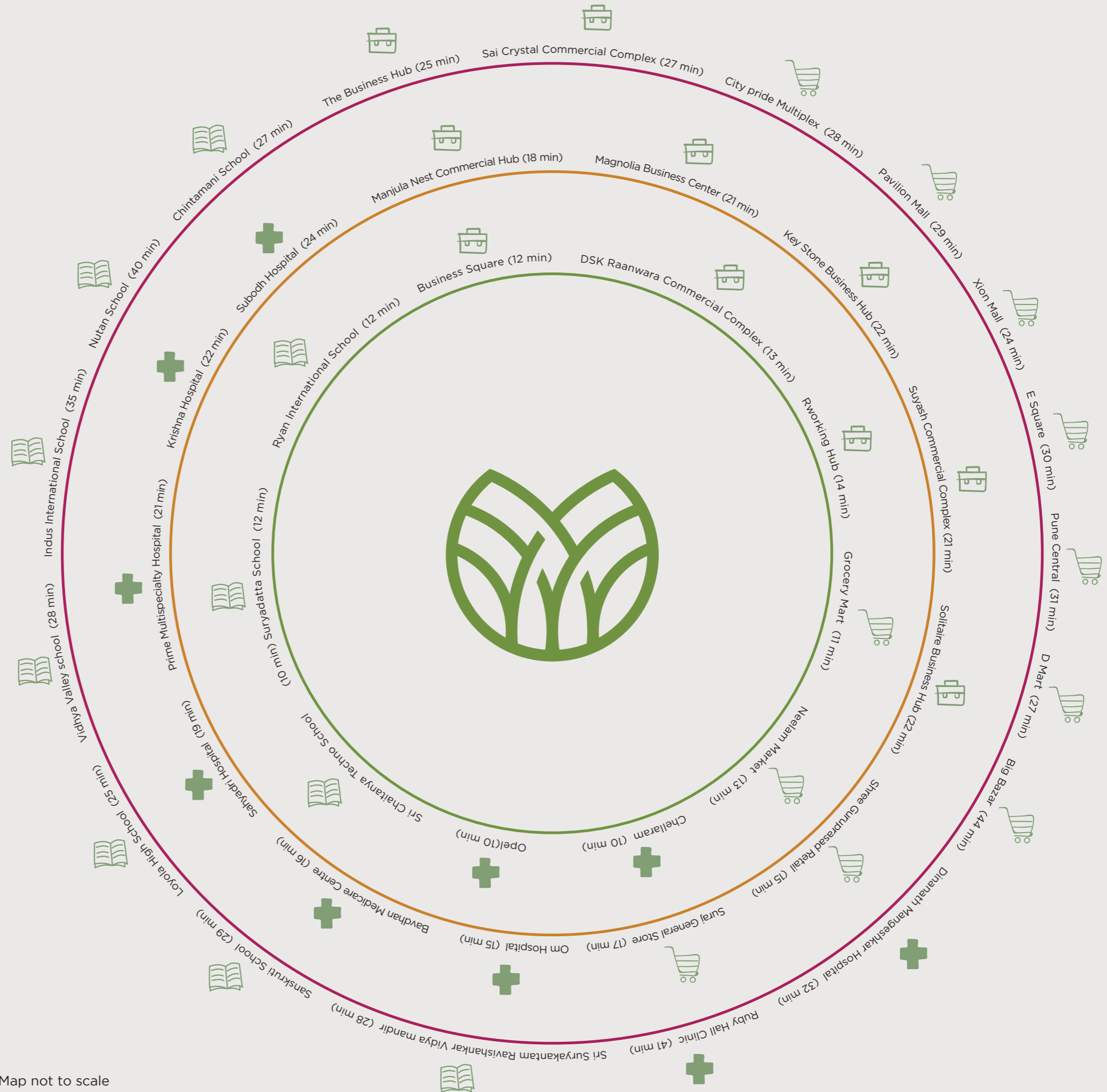
5 KM | 10 KM | 15 KM

 **COMMERCIAL CENTER**

 **RETAIL & MULTIPLEXES**

 **HOSPITALS**

 **SCHOOLS**



Map not to scale

*Source: Internet. Estimate of travel distance.

WEEKEND GATEAWAY



LAKES

Manas Lake

Pashan Lake

Jambhulawadi Lake

Model Colony Lake

Peshve Park Lake

Katraj Lake

SOCIALIZING AREA

Smart City Park Baner

Peshwe Energy Park

Pune Okayama Friendship
Garden

Kamala Nehru Park

Sambhaji Garden

Osho Teerth Park

360 Degree Adventure

Jogger's Park



EXISTING LANDMARK: OXFORD GOLF COURSE

- 120+ Acres land parcel
- 18 Holes course
- Rated as best in Asia for more than last 3 years*

Actual View of Oxford Golf Course Near Vanaha

*As per Asian Golf Awards

EXISTING LANDMARK: THE OXFORD GOLF RESORT

State of the art infrastructure with,
spacious rooms and recreation facilities



Actual View of Oxford Golf Resort Near Vanaha

EXISTING LANDMARKS: FLAME UNIVERSITY

- Amongst the largest universities in Pune
- Over 1500+ students studying on campus
- International level campus with all facilities (hostel, cricket ground, football ground, library etc.)

Actual View of Flame University Near Vanaha

EXISTING LANDMARKS: AVASARA SCHOOL

Schools for under privileged girls of Pune.



**PROPOSED SPACE:
SCHOOL AND RETAIL**





Egret



Black Drongo



Tailor Bird



Verditer Flycatcher



Tickell's Blue Flycatcher



Brahminy Myna



Yellow Crowned Woodpecker
and many more..

400+ SPECIES OF FLORA AND FAUNA



Green Bee Eater

Actual shot around Vanaha

*As per the study done by Natural Signatures on February 2020.

MASTER PLAN PHASE 1

1. ENTRY / EXIT
2. NO CAR ZONE
3. URBAN FARMING
4. KID'S PLAY AREA + SAND PIT AREA
5. AMPHITHEATRE
6. CLUB HOUSE 1
-YOGA DECK (OPEN TO SKY ON TOP OF THE CLUB)
-MULTI-PURPOSE HALL
7. PARTY DECK
8. POOL DECK
9. CLUB HOUSE 2
-GYMNASIUM
-CO-WORKING LOUNGE
-SQUASH COURT
-CARD TABLE
-INDOOR GAMES ROOM
-POOL TABLE
-TABLE TENNIS
-READING ROOM
-DAY CARE / CRECHE
-SPACE FOR SPA
10. MLCP
11. RETAIL
12. POOL + KIDS POOL
13. TOWER DROP OFF AREA
14. RETAIL PLAZA
15. SURFACE PARKING
16. JOGGING TRACK
17. MULTI-PURPOSE SPORTS COURT
18. PAVILION WITH SEATING
19. PUBLIC PLAZA
20. VIEW DECK
21. BARBEQUE ZONE (TOP OF RETAIL)
22. GAZEBO
23. SEATING AREAS
24. WIFI ZONE (INSIDE CLUBHOUSE)
25. TERRACE CAFÉ (TOP OF CLUBHOUSE)
26. CYCLING TRACK (PART OF TOWNSHIP ROAD)
27. ORCHARD
28. ROCK CLIMBING
29. GARDEN WALKWAY
30. GRAFFITI WALL
31. CAMPING ZONE
32. ADVENTURE CYCLE TRACK / BROADWALK
33. TOWER 3 TEAK
34. TOWER 2 PINE
35. TOWER 1 OAK
36. SCULPTURE
37. EMERGENCY ENTRY/EXIT



Disclaimer: *Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases (Future Development) are developed. The location and the provision of the amenities are at the proposal stage and are subject to approval from the authorities. This plan should be referred for apartment numbering & central landscapes only.

PRODUCT MIX

TYOLOGY	AREA IN SQ. M.	AREA IN SQ. FT.
1 BHK	45.70	492
2 BHK	71.90	774
3 BHK	82.77	891
3 BHK GRANDE	94.57	1018



Artist's impression

CLUB HOUSE





Amphitheatre



Yoga Deck



Graffiti Wall



Retail Plaza*

Pool Deck

Barbeque Zone

Co-working Space*

+ Billiards

Spa

Open Creche

+ Table Tennis



Kids Play Area



CLUBHOUSE AMENITIES

Viewing & Camping Deck

Public Plaza

+ Carrom

Multipurpose Court



Gym

+ foosball

Swimming Pool

Cycling Track

Squash Court

Jogging Track

Club Roof Cafe*

Rock Climbing Deck

Active green urban farming

Reading Room

*The above-mentioned commercial spaces are intended to be operated by external operators. The promoter will make best efforts to identify suitable operators who may operate the spaces based on feasibility of the business generated. The residents would have to pay separately, as applicable, for the services offered from these spaces.

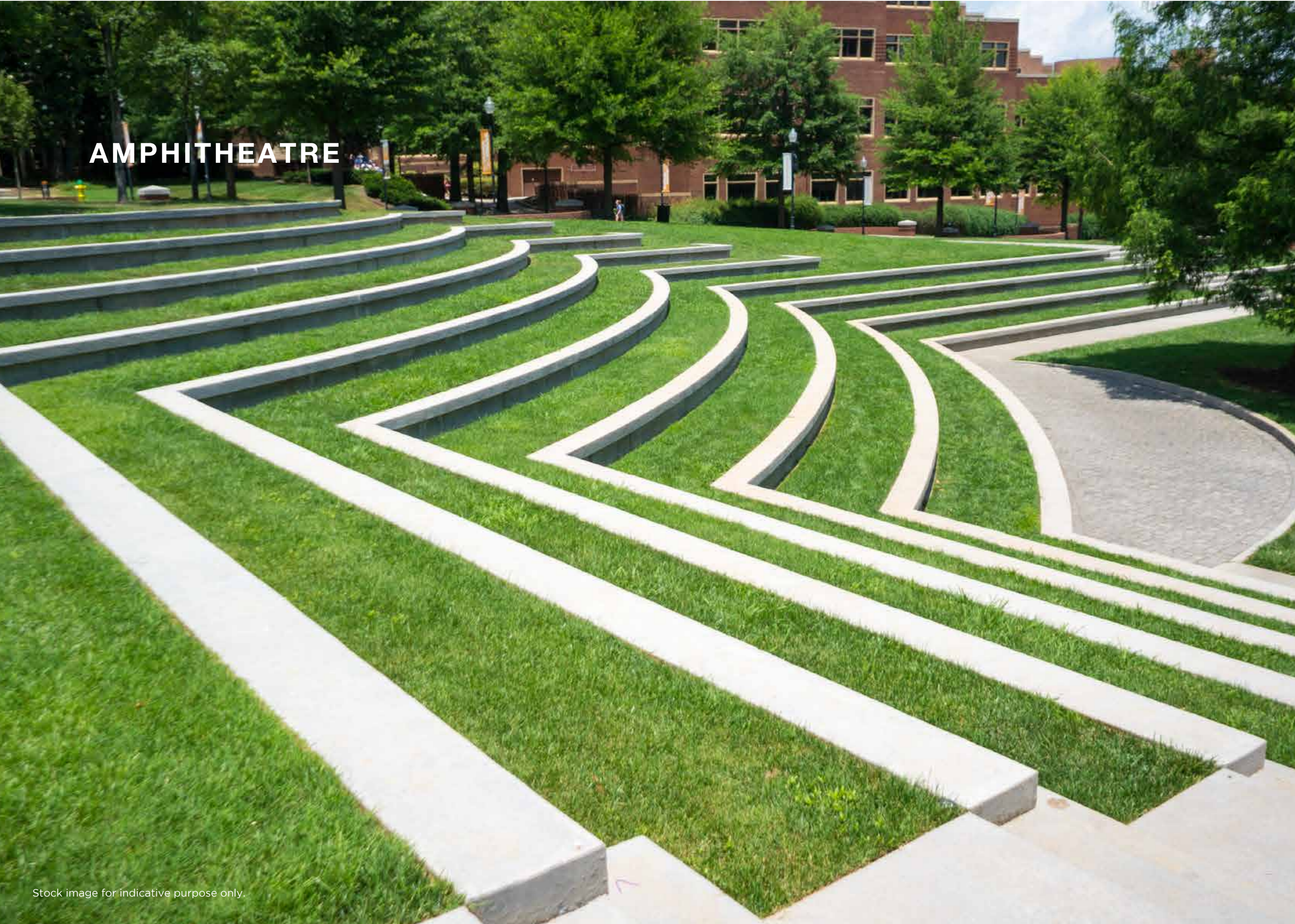
POOL
DECK



KIDS PLAY AREA



AMPHITHEATRE



**YOGA
DECK**



MULTIPURPOSE HALL



PARTY DECK



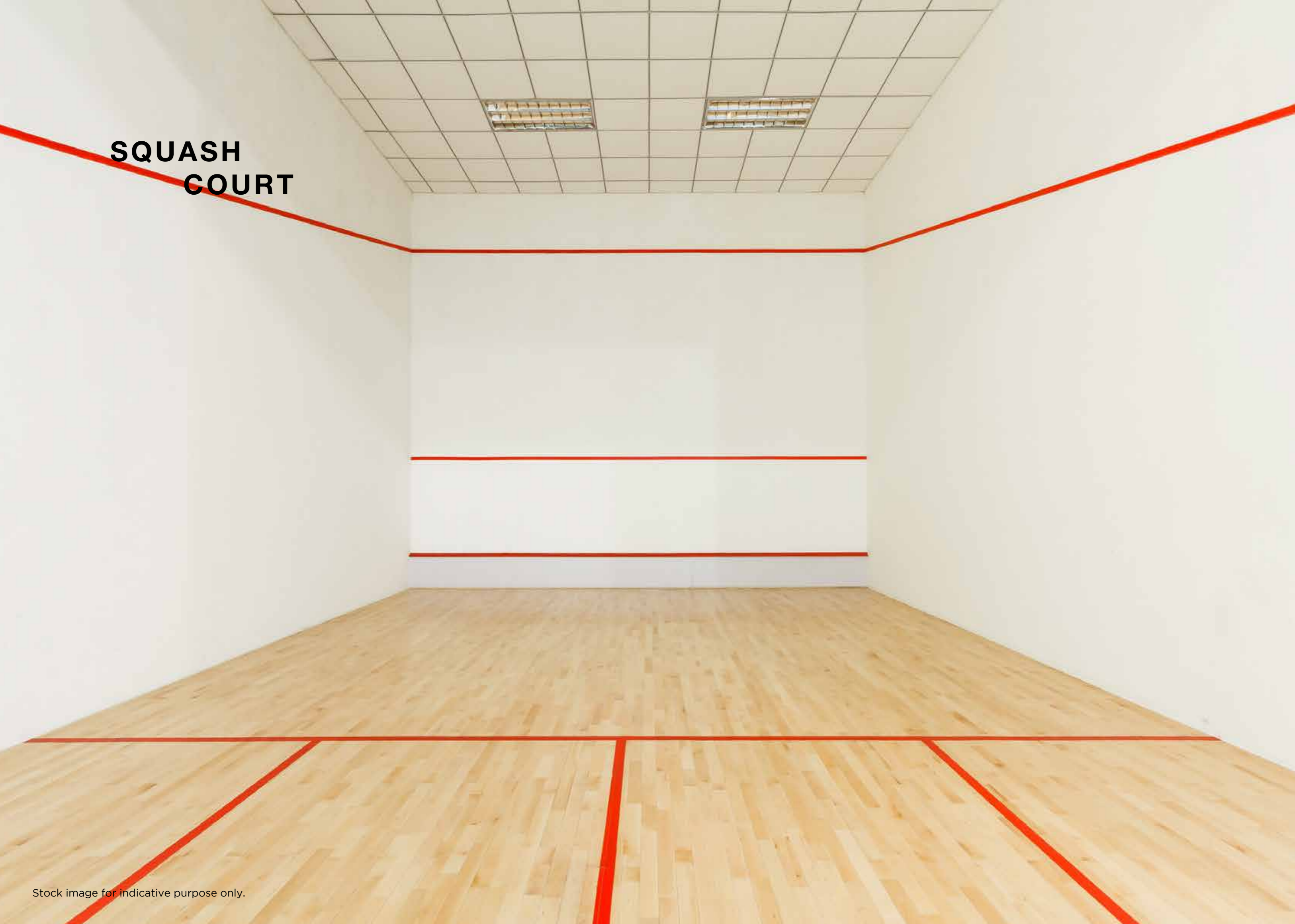
GYM



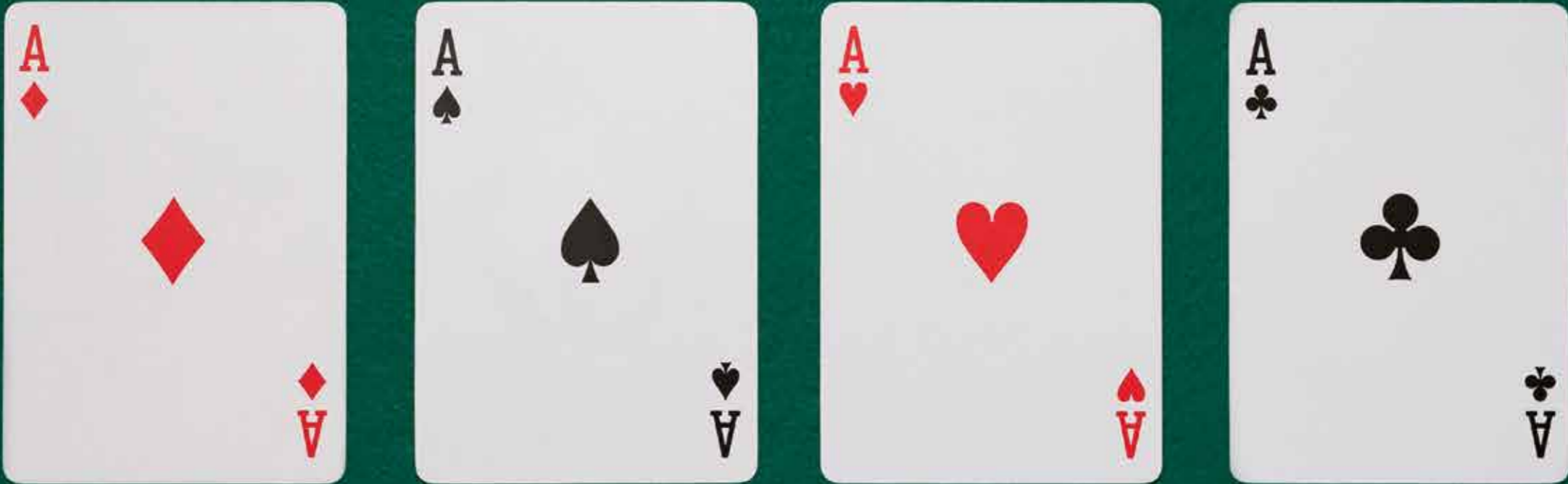
CO-WORKING LOUNGE



SQUASH COURT



CARD
TABLE



SNOOKER & POOL



TABLE TENNIS



READING ROOM



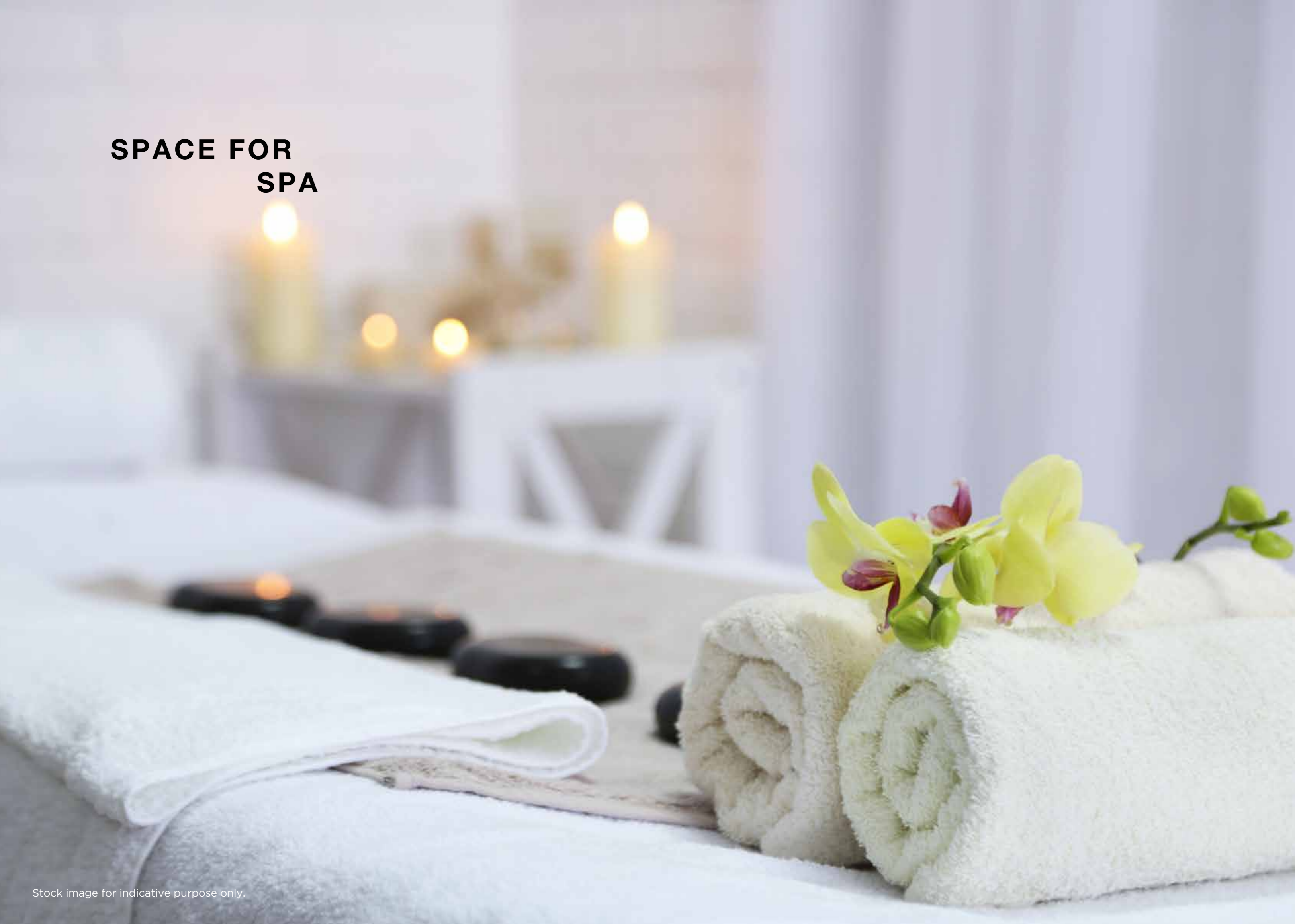
DAY CARE



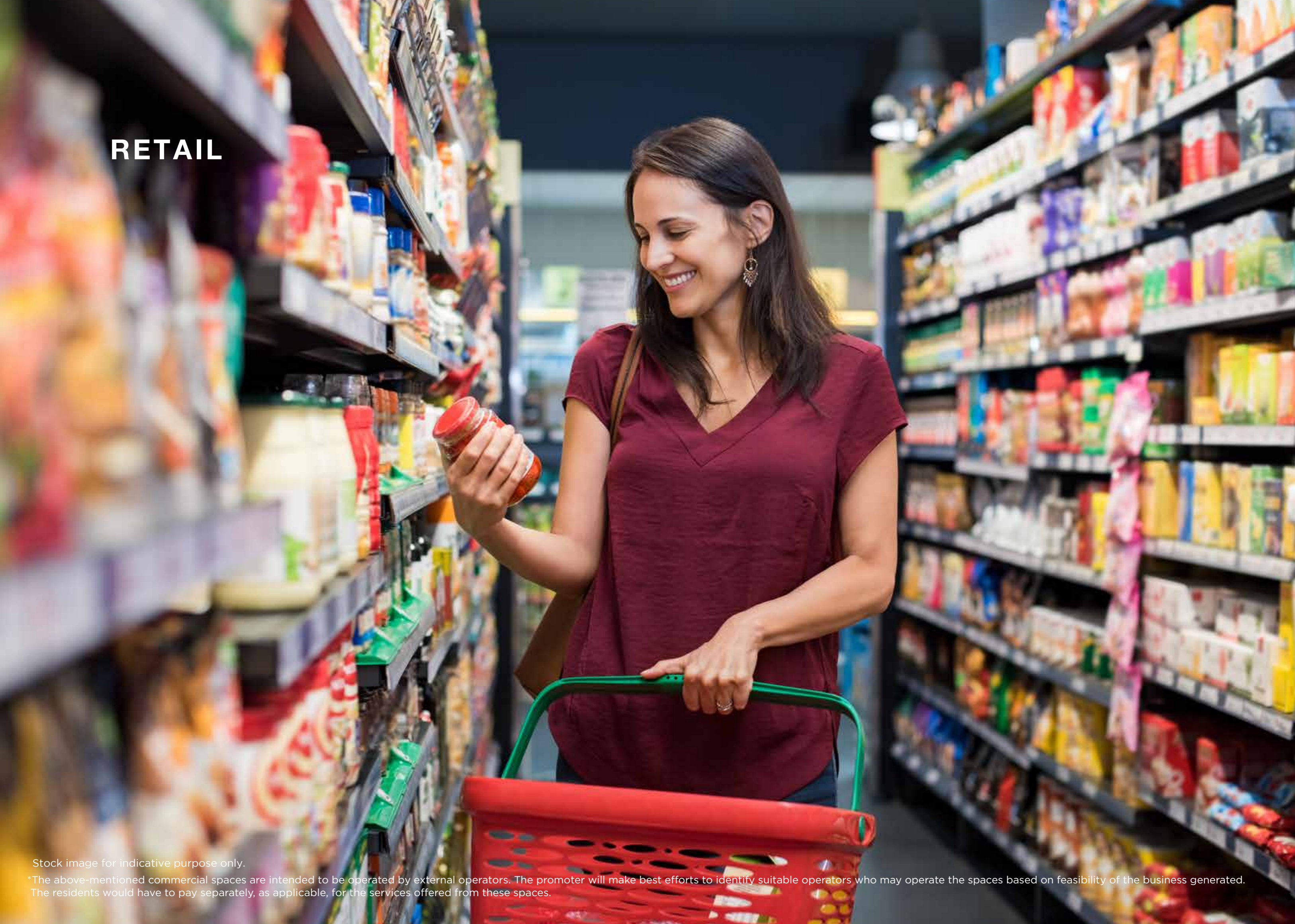
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**SPACE FOR
SPA**



RETAIL



Stock image for indicative purpose only.

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JOGGING TRACK



MULTI PURPOSE SPORTS COURT



VIEWING DECK



GAZEBO



WI-FI
ZONE



TERRACE CAFE



Stock image for indicative purpose only.

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CYCLING TRACK



Stock image for indicative purpose only.

ROCK CLIMBING



GRAFFITI
WALL





LIVING ROOM

Flooring - Vitrified Tiles

Skirting - Vitrified Tiles

Wall - Gypsum Plaster with Putty and Emulsion Paint

Artist's impression

Disclaimer: Products, features, equipment, furniture, furnishings, light fittings etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.



BEDROOMS

Flooring - Vitrified Tiles

Skirting - Vitrified Tiles

Wall - Gypsum Plaster with Putty and Emulsion Paint



Artist's impression

Disclaimer: Products, features, equipment, furniture, furnishings, light fittings etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.



KITCHEN

Flooring - Vitrified Tiles

Skirting - Vitrified Tiles

Dado - Ceramic Tiles 2ft above platform

Kitchen Platform - Granite

Artist's impression

Disclaimer: Products, features, equipment, furniture, furnishings, light fittings etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.



UTILITIES

Balcony

Flooring - Rogh Textured Ceramic Tile
Skirting - Rogh Textured Ceramic Tile

Decks

Flooring - Rogh Textured Ceramic Tile
Skirting - Rogh Textured Ceramic Tile

Toilets

Flooring - Rogh Textured Ceramic Tile
Dado - Ceramic Tile
False Ceiling - Calcium Silicate Grid
Ceiling

Deck Railing - MS Railing

Video Door Phone for all apartments

Sleeves for AC Piping(bedrooms and living room)

Solar Hot Water provided in one Toilet

DG Back-up for 100% apartments for emergency lighting / fans

Technology(Construction quality/highlights)

Aluminium Formwork technology for Towers
AAC Lightweight Blocks for internal walls



Artist's impression

Disclaimer: Products, features, equipment, furniture, furnishings, light fittings etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.



DOORS AND WINDOWS

Main Door - Outer Side: Melamine polish over Teak Veneer
Inside: Laminate finish

Other Doors - Red meranti door frames and flush door with laminate

Windows & Grills - Powder coated aluminium sliding windows with aluminium mosquito mesh

Artist's impression

Disclaimer: Products, features, equipment, furniture, furnishings, light fittings etc. shown in the rendering are illustrations for reference only and are not part of the flat to be sold to the customers.

1BHK FLOOR PLAN



RERA CARPET AREA	UTILITY	BALCONY 1 AREA	BALCONY 2 AREA	TOTAL
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
41.24	1.48	2.99	-	45.71

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints / site conditions / column / finishing. All these dimension are unfinished structural dimension. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

2BHK FLOOR PLAN



RERA CARPET AREA	UTILITY	BALCONY 1 AREA	BALCONY 2 AREA	TOTAL
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
61.45	1.64	3.75	5.03	71.87

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints / site conditions / column / finishing. All these dimension are unfinished structural dimension. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

3BHK FLOOR PLAN



RERA CARPET AREA	UTILITY	BALCONY 1 AREA	BALCONY 2 AREA	TOTAL AREA
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
70.97	1.95	9.83	-	82.75

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints / site conditions / column / finishing. All these dimension are unfinished structural dimension. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

3BHK GRANDE FLOOR PLAN



RERA CARPET AREA	UTILITY	BALCONY AREA	BALCONY 2	TOTAL AREA
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
83.80	1.95	3.92	4.88	94.55

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints / site conditions / column / finishing. All these dimension are unfinished structural dimension. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.



VANAHA

NATURE'S OWN CORNER

MahaRERA Number: P52100028033 for YAHAVI TOWER 3 - TEAK. For more details, visit <https://maharera.mahaonline.gov.in>

ICICI Home Finance Company Limited has financed Vanaha and has a charge/ mortgage on the development and its assets. The NOC/ permission of the mortgagee/ its security trustee will be provided for the sale of flats/ units, if required. Vanaha will be developed in a phased manner by the promoter Image Realty LLP (A joint venture entity of Shapoorji Pallonji Group)

Disclaimer: This material does not constitute an offer and / or contract of any type. Any prospective sale shall be governed by the terms and agreement for sale to be entered into between the parties. Before making a decision to purchase, customers are requested to independently, either directly or through customers' legal / financial advisors, thoroughly verify all details / documents pertaining to the project. The representation of plants / trees / plantation / flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. Products, features, equipment, furniture, furnishings, light fittings etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers. Images are digitally enhanced, unless otherwise mentioned. No photos have been shot at site unless mentioned otherwise. The colours, shades of walls, tiles etc. shown in the images are for the purpose of representation Please note that the project is being developed in phases and hence a few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project, subject to approval from the relevant authorities.