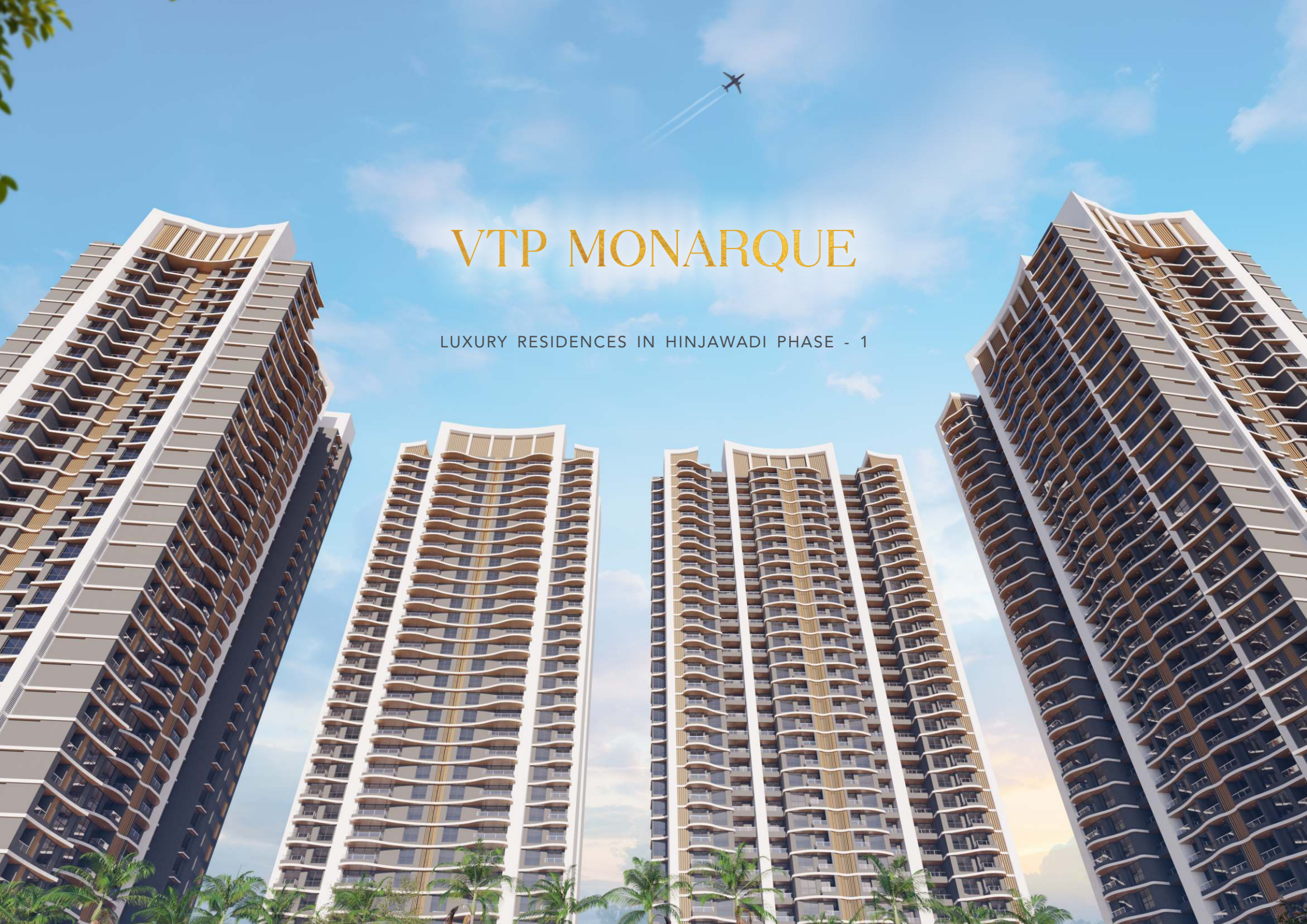




VTP MONARQUE

LUXURY RESIDENCES IN HINJAWADI PHASE - 1

A Majestic 9-acre Estate with
4 acres of 'Larger than Life' Amenities
& Lush Greenery...Yours for a lifetime.



VTP MONARQUE

TENTATIVE MASTER PLAN



LARGER THAN LIFE AMENITIES

GROUND LEVEL AMENITIES

1. GRAND CLUBHOUSE WITH
 - MULTIPURPOSE HALL - 1733 SQ.FT.
 - INDOOR GAMES ROOM - 844 SQ.FT.
2. ACTIVITY LAWN - 990 SQ.FT.
3. PARTY LAWN AREA #1 - 2909 SQ.FT. WITH SEATING & BARBEQUE ZONE
4. PARTY LAWN AREA #2 - 2700 SQ.FT.
5. MEDITATION LAWN AREA - 484 SQ.FT.
6. 1.5 M WIDE ACUPRESSURE PATHWAY APPROX. LENGTH - 70 METER
7. AMPHITHEATRE
8. VOLLEYBALL COURT - 29'6" X 52'8" (1475 SQ.FT.)
9. HERBAL GARDEN
10. JOGGING TRACK - 200 METER

CENTRAL PODIUM LEVEL AMENITIES

11. MULTIPLE SEATING ZONES
12. GRAND CLUBHOUSE WITH
 - FULLY EQUIPPED GYM,
 - YOGA & ZUMBA ROOM - 1990 SQ.FT.
 - MULTIPURPOSE HALL - 1745 SQ.FT.
13. 1.5m WIDE CYCLING TRACK - LENGTH - 1 KM.
14. 1.5m WIDE JOGGING TRACK - LENGTH - 1 KM.
15. CAMPFIRE AREA WITH COVE SEAT
16. CHIT CHAT PLAZA
17. SOLAR PODS
18. BUBBLER POOL WITH WATER SPOUT
19. INFINITY EDGE SWIMMING POOL - 90' X 38' (3324 SQ.FT.)
20. KIDS POOL - 17' DIAMETER

21. JACUZZI - 17' DIAMETER
22. PARTY LAWN AREA #3 - 4284 SQ.FT.
23. CHILDREN PLAY AREA - 6297 SQ.FT.
24. CLIMBING WALL
25. SKATING RINK - 1427 SQ.FT. (42'6" DIAMETER)
26. TENNIS COURT - 118' X 59'
27. BOX CRICKET - 60' X 23'5"
28. CHESS AREA WITH SEATING
29. OPEN GYM - 21'11" X 20'10"

OTHER PODIUM LEVEL AMENITIES

30. LAWN AREA #4 - 838 SQ.FT.
31. LAWN AREA #5 - 586 SQ.FT.
32. CAMPFIRE
33. CHITCHAT PLAZA
34. YOGA LAWN - 1442 SQ.FT.
35. LAWN AREA #6 - 289 SQ.FT.



The dawn of
royal living in Pune.

A grandeur that can only be dreamt of... An extravagance that
can only be aspired, a living that will become a metaphor for
luxury, an address that symbolises royalty.











WOW AT PROJECT LEVEL

- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas
- Provision for electric vehicles charging points*
- Common washroom for drivers in the parking area
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure
- Construction Technology - ALUFORM
- Project will have a STP and WTP
- Private car parks for each unit

WOW INSIDE YOUR HOME

SMART HOME FEATURES

- Digital Lock
- Featherlike touch pad switches
- Smart Home Automation Control Hub
 - Provision for controlling Lights, Fan & etc. via a mobile app. Also compatible with Alexa* & other voice command devices
- 3-tier security system and video door phone connected to the smart phone
- All lobbies with access control

INTERNAL WALL FINISHES

- Acrylic paint for internal wall

INTERNAL FLOORING

- Large Sized Marble Finish Glazed Vitrified Tiles Living, Dining, Kitchen - 1600mm x 800mm
Bedrooms - 1200mm x 600mm
- Anti-skid ceramic tiles - Dry Balcony & Balcony

DOORS

- Veneer finish main entrance door
- Bedrooms & bathrooms - Laminated flush doors

WINDOWS

- Powder coated aluminum sliding windows

KITCHEN

- Premium kitchen platform with S.S. sink
- Ceramic/glazed tiles above kitchen platform of 2 feet
- Provision for water purifier
- Hot & cold water provision in sink

BATHROOMS

- Granite door frames
- Designer CP & sanitary fittings – Queo / American Standard or equivalent
- Flooring – Antiskid tiles
- Designer decorative dado tiles up-to 7 feet
- Geyser point in all toilets

BALCONY

- Railing with partial masonry wall and toughened glass

PLUMBING

- Concealed anti-corrosive plumbing

ELECTRICAL

- Switches – Anchor / Legrand / Panasonic / L&T or equivalent
- Concealed copper wiring with M.C.B.
- Provision for AC points in all rooms except kitchen
- Adequate electric points. TV point in Master Bedroom & Living Room

POWER

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



The grand entrance lobby
to a life of regal distinction.

*Artistic impression of access controlled entrance lobby

COMMERCIAL



TOWER-1 Podium 1 Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
P1-01	2BHK	68.55	737.87	6.41	69.00	74.96	806.87	11.03	118.73
P1-08	2BHK	68.55	737.87	6.41	69.00	74.96	806.87	11.03	118.73



COMMERCIAL



TOWER-1 Podium 2 Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
P2-01	2BHK	68.55	737.87	6.41	69.00	74.96	806.87
P2-08	2BHK	68.55	737.87	6.41	69.00	74.96	806.87





TOWER-1 Podium 3 / First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	2BHK	68.55	737.87	6.41	69.00	74.96	806.87	-	-
104	2BHK	73.09	786.74	6.74	72.55	79.83	859.29	54.97	591.70
105	2BHK	73.09	786.74	6.74	72.55	79.83	859.29	53.40	574.80
106	3BHK	94.47	1016.88	7.21	77.61	101.68	1094.48	68.71	739.59
107	3BHK	94.47	1016.88	7.21	77.61	101.68	1094.48	68.98	742.50
108	2BHK	68.55	737.87	6.41	69.00	74.96	806.87	-	-



FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401, 2601, 2701, 2801, 2901, 3101, 3201, 3301, 3401, 3501	2BHK	68.55	737.87	6.41	69.00	74.96	806.87
208, 308, 408, 608, 708, 808, 908, 1108, 1208, 1308, 1408, 1608, 1708, 1808, 1908, 2108, 2208, 2308, 2408, 2608, 2708, 2808, 2908, 3108, 3208, 3308, 3408, 3508	2BHK	73.09	786.74	6.74	72.55	79.83	859.29
204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404, 3504	2BHK	73.09	786.74	6.74	72.55	79.83	859.29
205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105, 2205, 2305, 2405, 2605, 2705, 2805, 2905, 3105, 3205, 3305, 3405, 3505	2BHK	73.09	786.74	6.74	72.55	79.83	859.29
206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106, 2206, 2306, 2406, 2606, 2706, 2806, 2906, 3106, 3206, 3306, 3406, 3506	3BHK	94.47	1016.88	7.21	77.61	101.68	1094.48
207, 307, 407, 607, 707, 807, 907, 1107, 1207, 1307, 1407, 1607, 1707, 1807, 1907, 2107, 2207, 2307, 2407, 2607, 2707, 2807, 2907, 3107, 3207, 3307, 3407, 3507	3BHK	94.47	1016.88	7.21	77.61	101.68	1094.48





FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
504, 1004, 1504, 2004, 2504, 3004 505, 1005, 1505, 2005, 2505, 3005	2BHK	73.09	786.74	6.74	72.55	79.83	859.29
506, 1006, 1506, 2006, 2506, 3006 507, 1007, 1507, 2007, 2507, 3007	3BHK	94.47	1016.88	7.21	77.61	101.68	1094.48





TOWER-2 Podium 1 Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
P1 - 01	3BHK	127.45	1371.87	10.66	114.74	138.11	1486.62	33.22	357.58
P1 - 04	3BHK	127.31	1370.36	10.66	114.74	137.97	1485.11	32.38	348.54





TOWER-2 Podium 2 Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
P2 - 01	3BHK	127.45	1371.87	10.66	114.74	138.11	1486.62
P2 - 04	3BHK	127.31	1370.36	10.66	114.74	137.97	1485.11





TOWER-2 First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	3BHK	127.45	1371.87	10.66	114.74	138.11	1486.62	-	-
102	3BHK	127.45	1371.87	10.66	114.74	138.11	1486.62	20.46	220.23
103	3BHK	127.31	1370.36	10.66	114.74	137.97	1485.11	52.67	566.94
104	3BHK	127.31	1370.36	10.66	114.74	137.97	1485.11	-	-





TOWER-2 Typical Floor Nos. - 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33, 34 & 35

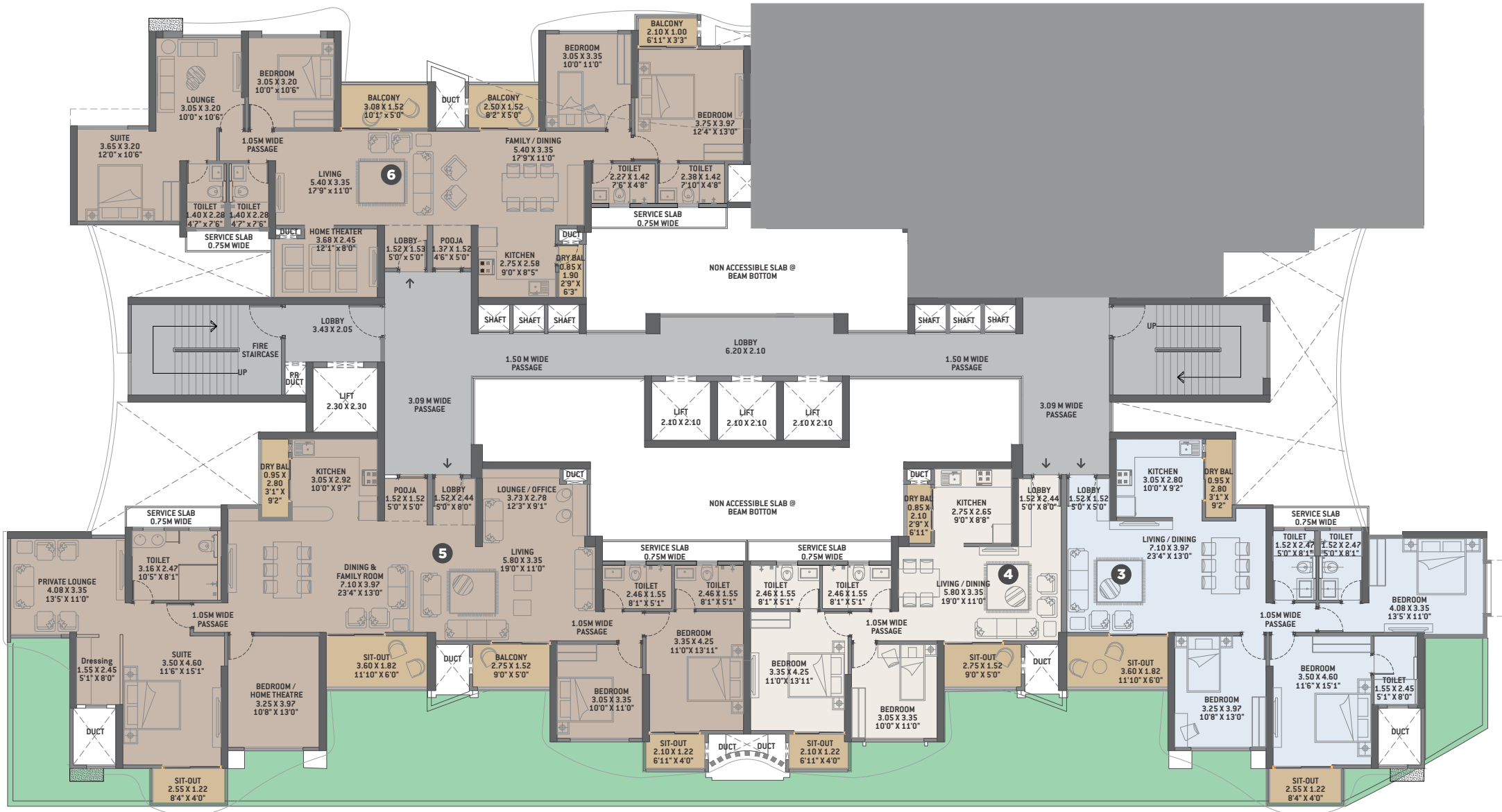
FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401, 2601, 2701, 2801, 2901, 3101, 3201, 3301, 3401, 3501	3BHK	127.45	1371.87	10.66	114.74	138.11	1486.62
202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402, 2602, 2702, 2802, 2902, 3102, 3202, 3302, 3402, 3502							
203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103, 2203, 2303, 2403, 2603, 2703, 2803, 2903, 3103, 3203, 3303, 3403, 3503	3BHK	127.31	1370.36	10.66	114.74	137.97	1485.11
204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404, 3504							





TOWER-2 Typical Refuge Floor Nos. - 5, 10, 15, 20, 25 & 30

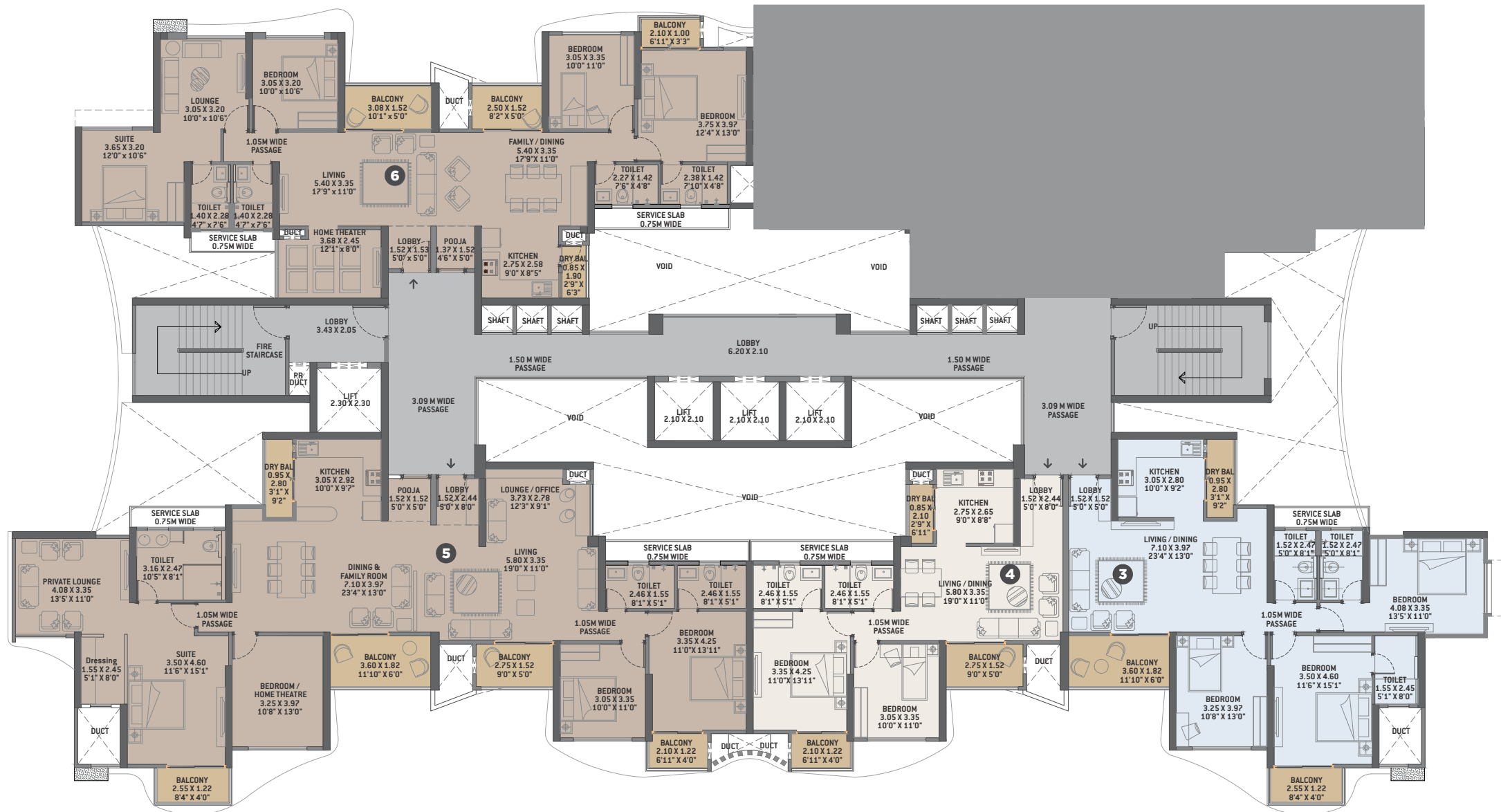
FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501, 1001, 1501, 2001, 2501, 3001	2BHK	105.02	1130.44	10.66	114.74	115.68	1245.18
502, 1002, 1502, 2002, 2502, 3002	3BHK	127.45	1371.87	10.66	114.74	138.11	1486.62
503, 1003, 1503, 2003, 2503, 3003 504, 1004, 1504, 2004, 2504, 3004	3BHK	127.31	1370.36	10.66	114.74	137.97	1485.11



TOWER-3 Podium 3 / First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
103	3BHK	107.03	1152.07	9.66	103.98	116.69	1256.05	29.08	313.02
104	2BHK	71.06	764.89	6.71	72.23	77.77	837.12	27.48	295.79
105	WOW MANSION	179.25	1929.45	16.37	176.21	195.62	2105.65	63.22	680.50
106	WOW MANSION	142.96	1538.82	10.56	113.67	153.52	1652.49	-	-

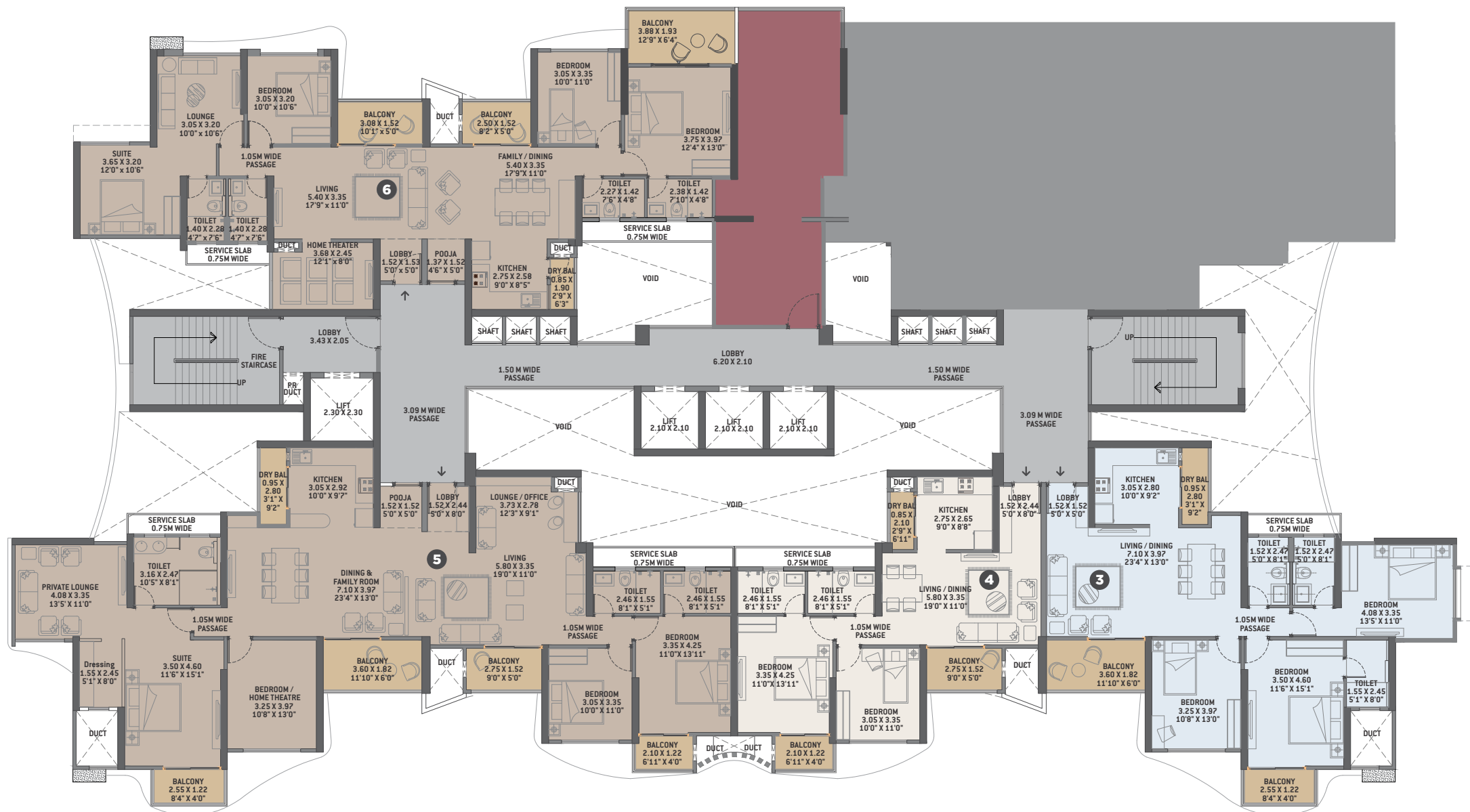




TOWER-3 Typical Floor Nos. - 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33, 34 & 35

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103, 2203, 2303, 2403, 2603, 2703, 2803, 2903, 3103, 3203, 3303, 3403, 3503	3BHK	107.03	1152.07	9.66	103.98	116.69	1256.05
204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404, 3504	2BHK	71.06	764.89	6.71	72.23	77.77	837.12
205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105, 2205, 2305, 2405, 2605, 2705, 2805, 2905, 3105, 3205, 3305, 3405, 3505	WOW MANSION	179.25	1929.45	16.37	176.21	195.62	2105.65
206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106, 2206, 2306, 2406, 2606, 2706, 2806, 2906, 3106, 3206, 3306, 3406, 3506	WOW MANSION	142.96	1538.82	10.56	113.67	153.52	1652.49





TOWER-3 Typical Refuge Floor Nos. - 5, 10, 15, 20, 25 & 30

FLAT NO.	TYPE	BASIC CARPET		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
503, 1003, 1503, 2003, 2503, 3003	3BHK	107.03	1152.07	9.66	103.98	116.69	1256.05
504, 1004, 1504, 2004, 2504, 3004	2BHK	71.06	764.89	6.71	72.23	77.77	837.12
505, 1005, 1505, 2005, 2505, 3005	WOW MANSION	179.25	1929.45	16.37	176.21	195.62	2105.65
506, 1006, 1506, 2006, 2506, 3006	WOW MANSION	142.96	1538.82	15.95	171.69	158.91	1710.51



TOWNSHIP CODENAME
BLUE WATERS
 Tentative Township Plan

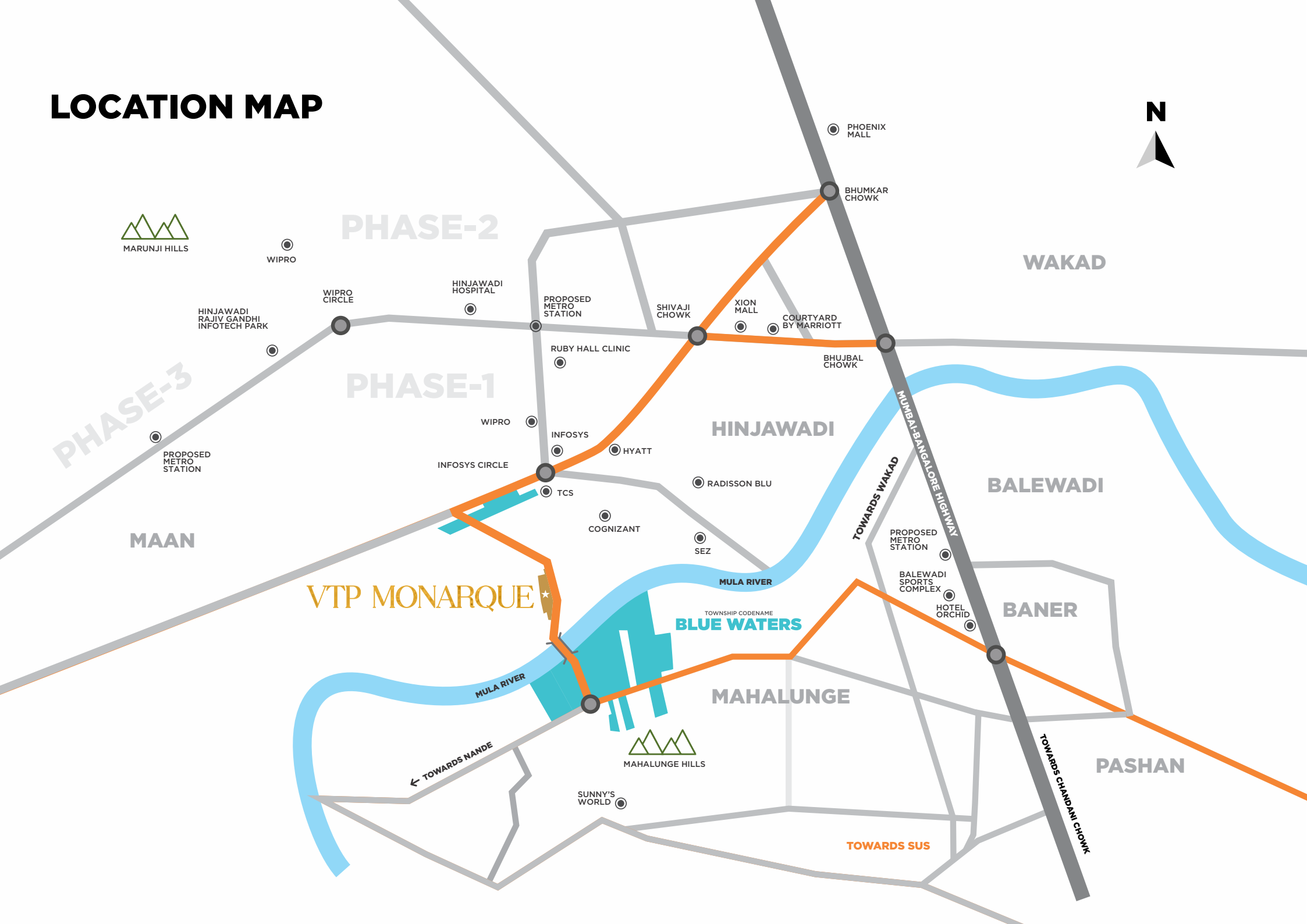


TOWNSHIP BENEFITS

- Multiple Grand Entrance Plazas
- Around 1km. Riverside Promenade
- Large Landscaped Zones
- Grand Club & Spa*
- Yoga & Fitness Centre*
- Well-Planned Internal Roads
- High-Street Shopping
- School & Crèche*
- Hospital, Police Station, Fire Station & Bus Stop
- Convenience Store

Note: All projects mentioned here are for indicative purpose only. Map not to scale
 *Township amenities may be subject to additional charges and are subject to regulatory approvals.

LOCATION MAP





PUNE'S #1 REAL ESTATE BRAND

6 YEARS IN A ROW*

39+ YEARS
OF LEGACY

30+ DELIVERED
PROJECTS

30 MILLION SQ.FT.
ONGOING DEVELOPMENT

DELIVERED
12+ MILLION SQ.FT.

20,000+ HAPPY
CUSTOMERS

*Sales turnover

THE VTP BRAND PROMISE



MLA ADVANTAGE OF BIGGER ROOMS

Intelligent plan with zero wastage. Maximum usable spaces. Bigger room dimensions in same carpet area.



HIGH BUILD QUALITY

Uncompromising approach towards quality and durability.



RIGHT PRICED PRODUCTS

Value creation at any price point. Our product justifies the price they command.



TRANSPARENT TRANSACTION

Fixed & fair price policy. Same price for all channels. No hidden costs.



CUSTOMER CENTRIC APPROACH

Our customers are central to our product design and service processes. We aim for customer delight in every aspect.



POST SALES & POST POSSESSION SUPPORT

Hand-holding customers till they move in, and even beyond.



HIGHER RETURN ON INVESTMENTS AND BETTER RENTALS

Strategic locations, futuristic features and specifications, grand amenities ensure greater ROI. Maximum end users living make sure our projects also get higher 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

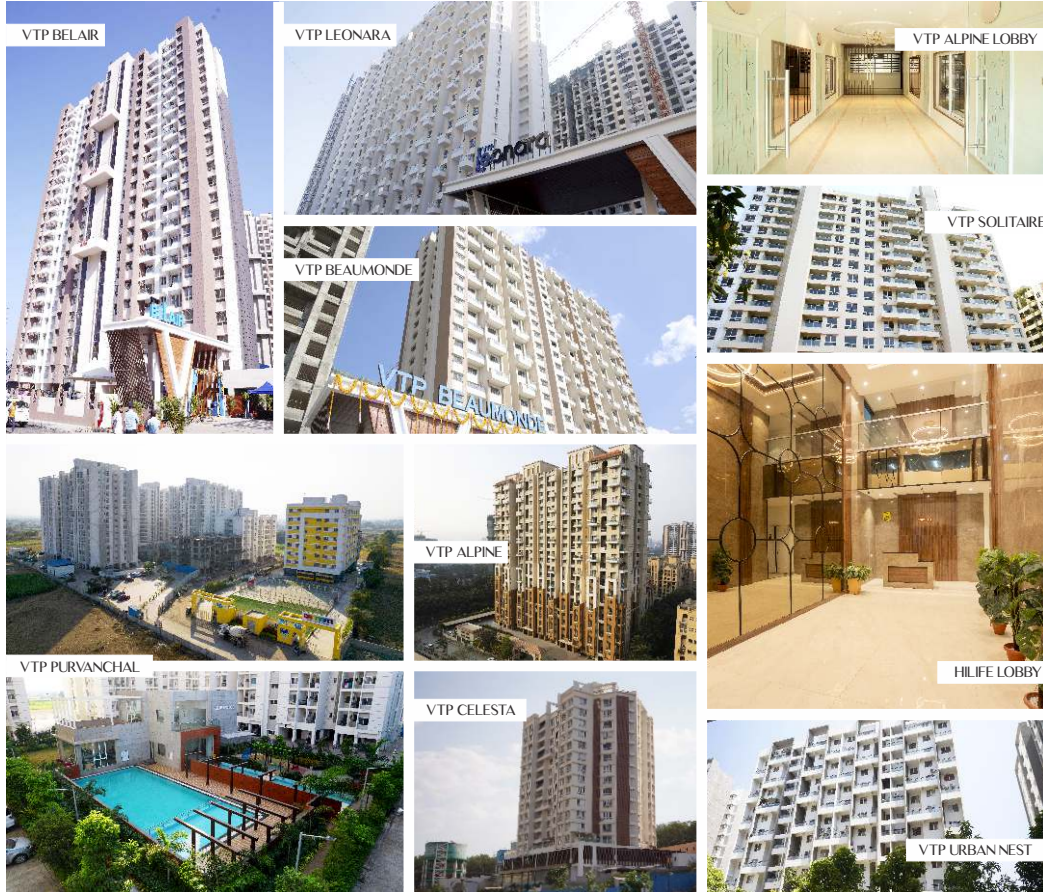
VTP Group has over 39 years of experience in construction material sourcing • Constructed close to 100 projects across the country • Backward integration that allows easy access to the best construction materials • A pioneer to have used latest technology in India.



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.

DELIVERED HOMES, ENDURING STORIES.



SCHOOLS

VIBGYOR ROOTS & RISE SCHOOL - Chinchwad & Wagholi

EDEN INTERNATIONAL SCHOOL - Talegaon

RESIDENTIAL

VTP LEONARA - Mahalunge | **VTP BELAIR** - Mahalunge | **VTP ALPINE** - Mahalunge

VTP CYGNUS - PH 1 - New Kharadi | **VTP BEAUMONDE - PH 1** - New Kharadi | **VTP CELESTA** - NIBM

URBAN SPACE - NIBM | **URBAN BALANCE** - Magarpatta Road | **VTP SOLITAIRE** - Baner

HILIFE - Dange Chowk | **VTP PURVANCHAL - PH 1 & PH2** - Wagholi | **VTP URBAN RISE** - Pisoli

VTP URBAN SOUL - Kharadi | **VTP URBAN NIRVANA** - Kharadi | **VTP LANDMARK** - Undri

VTP ONE - Kharadi



COMMERCIAL

VTP TOWN SQUARE - Office & Hypermarket, Mahalunge | **KP SQUARE** - Showrooms & Offices, Chinchwad

TRADE PARK - Showrooms, Offices & Restaurants, Undri | **THE MARKETPLACE** - Retail & Offices, Undri

LANDMARK - Shops & Offices, Undri | **VTP HOUSE** - Business Space, Viman Nagar

HOTEL CYPRESS - A Luxury Hotel, Kalyani Nagar

YOU KNOW ABOUT OUR CONCRETE COMMITMENTS. NOW KNOW OUR ACCOLADES.



Times Realty Icon - 2024

ABP News & Real Estate Business Excellence Awards - 2024

Economics Times & Feather Touch Awards - 2024

Zee Business - Real Estate Business Excellence Awards - 2023

Times Power Brands Pune - 2023

CNBC TV18 - Incredible Brands Of India - 2022

The Economic Times Real Estate Awards - 2022



Shilpkar by the Navbharat Group - 2024



EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY



Times Realty Icon - 2024

ABP News & Real Estate Business Excellence Awards - 2024

Realty+ Excellence Awards - 2024

ET Now Real Estate Awards - 2023

Khaleej Times & Realty+ Conclave & Awards (Dubai) - 2023

Times Power Brands Pune - 2023

CNBC TV18 - Incredible Brands Of India - 2022



Realty Plus Excellence Awards - 2021

Economic Times - Leadership Awards - 2021



Realty Plus Excellence Awards - 2022

Zee Business Excellence Awards - 2021



Realty Plus Excellence Awards - 2022



14th Realty+ Excellence Awards - 2023



Best Practices in Customer Care





Site Address: Near Hinjawadi Ph-1, Pune.

MahaRERA Registration No. P52100077322, P52100079440 available at www.maharera.mahaonline.gov.in

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