

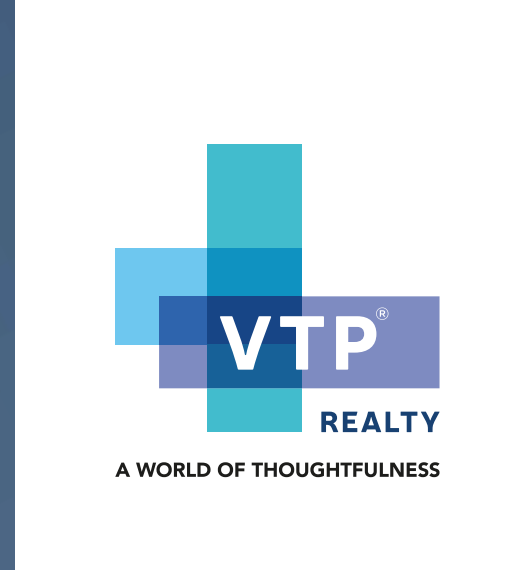
vtprealty.in

VTP
CIELO

A decorative laurel wreath in a gold color, positioned below the word 'CIELO'.

PUNE'S #1 REAL ESTATE BRAND

CONSISTENTLY 6 YEARS IN A ROW*



AMONGST TOP **10** IN INDIA
IN TERMS OF NUMBER OF
UNITS SOLD ANNUALLY

A legacy brand with a disruptive attitude, VTP Realty is revolutionizing the real estate industry in Pune. With years of dedication and goodwill, VTP Realty has become the leading real estate brand in Pune.

Ranked among the top 10 developers in India by annual sales, VTP Realty's success is notable, taking into consideration its presence in just one city.

VTP Realty is a part of the VTP Group that has over 38 years of experience and a promising legacy.

“HOME SHOULD
FEEL LIKE HEAVEN”
- A.D. ALI WAT





*Conceptual image

BLISS IS AN EFFORTLESS EMOTION

To experience bliss, you don't need much effort.

You just need to play your favorite song.

Go on a long drive with your best friend.

Watch a romantic movie with your partner.

Have a bowl full of ice-cream all by yourself.

Sleep for an extra hour over the weekend.

Call a friend after a long while. Take a stroll in the park.

Get a week-day off. Or just laugh your heart out over

a silly joke. It's easy to create your own little heaven

wherever you are.

Our latest development in Bavdhan is a heaven in the

lap of nature, and you can soon call it your home.





PRESENTING

— VTP —

CIELO

FEELS LIKE HEAVEN

PREMIUM 2, 3 & 4 BED RESIDENCES
IN BAVDHAN



YOUR HAVEN IN HEAVEN.

How many times have you dreamt of a home nestled in a forest, but stopped your imagination right there because you are tied to the urban hustle? Quite a few times right?

With VTP Cielo, we've turned that dream into reality, so you have your own abode overlooking a lush green carpet.

It's luxury that's spacious enough for sunlight, air and peace to peek into your home.

But isn't home all the little things?

We've designed every nook and corner with meticulous attention and detail. Armed with years of trust and leadership legacy, you can sit back and be sure that you are choosing the home of your dreams. There are facilities, then there are amenities. We've laid out a development with amenities that cater to people from different walks of life, but each is made specifically to suit your lifestyle.

Is it a paradise that feels like home, or a home that feels like paradise?

Come here and decide for yourself.



PARADISE ISN'T WHITE, IT'S GREEN.

VTP Cielo is nestled alongside a 7000 acre NDA forest. A rich flora and fauna breeds right next door to your home, overlooking the Sahyadri ranges. NDA campus is a protected wildlife sanctuary. On good days, you can also spot deers and even hear the peacocks' call from the forest. The average temperature is anytime lower from the city, while the air quality is notably better. NDA stands on government land, with no foreseeable obstructions for the VTP Cielo project.



*Map not to scale.

GREAT CONNECTIVITY, CLOSE TO NATURE.

Just minutes away from Chandni Chowk, this development offers enough space for sunlight, air and memories to make a place in your home. From the stunning facade to an enormous open space to walk, run, play, jump or just be, it's a luxurious heaven made accessible.



GLOBAL REACH, LOCAL EASE.



CONNECTIVITY

Chandani Chowk Metro Station - 1 km
Kothrud - 1 km
Mumbai-Pune Highway - 1 km
Vanaz Metro Station - 4 km
Shivaji Nagar Station - 13 km
Pune International Airport - 23 km



COMMERCIAL & IT HUBS

Oracle IT Park - 600 meters
Lohia Jain IT Park - 2 km
ICC Trade Towers - 10 km
Nanospace IT Park - 9 km
Hinjawadi IT Park - 15 km



ENTERTAINMENT

City Pride Kothrud - 6.9 Km
D-Mart, Karve Nagar - 8 km
MSM Mall , Karve Road - 8.5 km
The Pavilion, SB Road - 10 km



COLLEGES

JSPM College Of Engineering, Bavdhan - 1 km
Oxford International Public School - 1 km
Ambrosia Institute of Hotel Management - 600 meters
Arihant Institute of Business Management - 4 km
Suryadatta College (SIMMC) - 4 km
MIT-WPU - 6 km



SCHOOLS

Ryan International School - 3 km
Little Millennium - 3 km
Euro Kids Pre-School & Daycare - 3 km
Little Elly Pre-school - 3 km
Periwinkle English Medium School - 4 km



HOSPITALS

Bavdhan Medicare Centre - 3 km
Chellaram Hospital - 4 km
Opel Hospital - 4 km
City Hospital - 4 km
Sahyadri Hospital, Kothrud - 5 km

THE
PINNACLE
OF FINE
LIVING



PROJECT OVERVIEW



The master plan is only for indicative purposes. There may be minor changes in the final plan.

NATURE IS THE NEW LUXURY



ESCAPE ISN'T
ALWAYS OUTSIDE.

DESIGNED FOR
EVERY DESIRE



Artistic Impression

AMENITIES FOR A LIFETIME. AND A FEW MORE.

A life well lived is a dream well fulfilled. Whether it's a busy Monday or a leisurely Sunday, at VTP Cielo, no need, want or desire is left unattended. Our array of amenities ensures that every facet of life is celebrated amidst a serene forest.





HEAVEN AT EVERY LEVEL.

PODIUM GARDEN LEVEL



Jogging Track



Center Of Worship



Sculpture



Meditation Lawn



Senior Citizen Area



Children's Play Area



Multipurpose Court



Pavilion



Acupressure Pathway



Net Cricket Pitch



Half Basketball Court



Landscaped Area






Skating Rink



Artistic Impression

PODIUM PARKING LEVEL

-  Work From Home Spaces
-  Indoor Games Room
-  Indoor Gym

GROUND LEVEL

-  Clubhouse
-  Multipurpose Hall
-  Party Lawn with Stage
-  Swimming Pool With Deck
-  Kids Pool
-  Pergola With Water Spouts
-  Gazebo



EARTHY DELIGHTS, HEAVENLY PLEASURES.

Coping with the modern day world needs more breaks than ever. Lead a well-balanced life with enough activities to for you to escape the everyday, every day.

CLUBHOUSE:

- MULTIPURPOSE HALL • YOGA
- INDOOR GAMES ROOM



CHECKMATE TO BOREDOM

Our dynamic indoor games room is where a variety of exciting games await to captivate and entertain you. Elevate your leisure time with stimulating activities designed to keep your mind sharp.

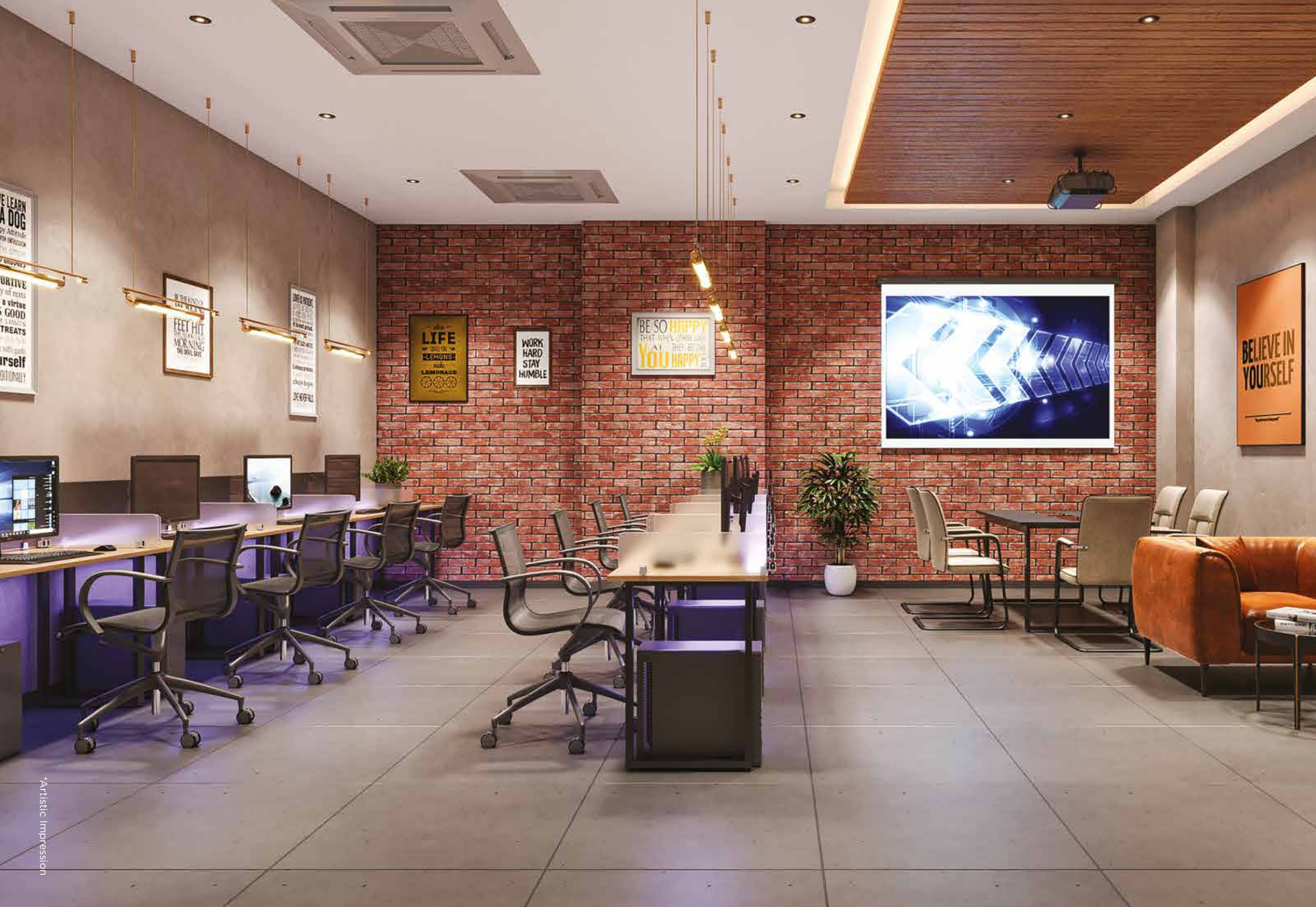
INDOOR GAMES ROOM



LIFT WEIGHTS, NOT WORRIES

Leave the stress behind and take your health forward. Our full-equipped gym offers you with everything you need at your fingertips, achieving your fitness goals is as convenient as stepping into your own home.

FULLY EQUIPPED GYM



WORK FROM HEAVEN

Find your focus in our dedicated co-working space, nestled amidst the calming embrace of nature. Escape the distractions and cultivate a calm mind while attending to your work in a serene environment

WORK FROM HOME ZONE



A POOL STATE OF MIND

Dive into delight! Imagine your kids splashing around in their very own pool, while you unwind yourself. Pools aren't just a luxury; they're a lifestyle, offering endless fun and relaxation for the whole family.

• SWIMMING POOL • KIDS POOL



NATURE IS YOUR NEW CHEERLEADER

Sports isn't just about moving your body. It's about building a foundation of self-confidence and teamwork. Our diverse playgrounds are designed to inspire, excite and ignite some groundbreaking moments.

- LAWN TENNIS COURT
- NET CRICKET PITCH
- HALF BASKETBALL COURT



IN THE PINK OF YOUR HEALTH, AMIDST THE GREENS

It's always a good idea to take a step towards better health. From a jogging track and meditation lawn to an acupressure space, you can nurture your well-being alongside nature from head to toe, literally.

- JOGGING TRACK
- ACUPRESSURE PATHWAY
- MEDITATION LAWN



GOLDEN DAYS NEED THE GOLDEN SUNSHINE.

A sanctuary for the soul! Our elderly residents deserve a serene escape. With a dedicated place of worship and easily accessible senior citizen areas, they can find peace, community, and comfort, enriching their golden days with warmth and joy.

- CENTER OF WORSHIP
- SENIOR CITIZEN AREA
- PAVILION • LANDSCAPE AREA



LITTLE FEET, BIG LEAPS

Where fun knows no bounds! Our children's play area is a vibrant haven where kids can explore, laugh, and make memories. Here, little feet take big leaps in imagination, adventure, and friendship, ensuring every moment is filled with joy and excitement.

- CHILDREN'S PLAY AREA
- SKATING RINK

PUTTING THE ART
IN ARCHITECTURE





ELEVATING YOUR LIFESTYLE.

- Three towers of 21 storeys each
- Grand entrance gate with a security cabin
- Grand entrance lobbies for every tower with access-control
- 100% DG backup for lifts & common areas
- Common washroom for drivers in the parking area
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure + ALUFORM construction

THE LITTLE THINGS THAT
MAKE FOR A GRAND LIFE
AMIDST NATURE.





*Conceptual image

INSIDE YOUR HOME

SMART HOME FEATURES

- Digital Lock
- Feather-like touch pad switches
- Smart Home Automation Control Hub
 - Provision for controlling Lights, AC, Fan & Geyser 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

INTERNAL FLOORING

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

INTERNAL WALL FINISHES

- Acrylic emulsion paint for internal walls

WINDOWS

- Powder coated aluminum sliding windows with mosquito net

DOORS

- Veneer finish main entrance door
- Bedrooms & bathrooms - Laminated flush doors
- Cylindrical lock for all washrooms and bedrooms



*Conceptual image

KITCHEN

- Premium full body vitrified kitchen platform with S.S. Sink
- Ceramic/glazed tiles above kitchen platform of 2 feet
- Provision for water purifier
- Provision to access hot and cold water for sink tap

BATHROOMS

- Granite door frames
- Designer CP & sanitary fittings – QUEO / Hindware / American Standard or equivalent
- Flooring – Anti-skid tiles
- Designer decorative dado tiles up-to 7 feet
- Solar water connection in master toilet
- Geyser point in all toilets

BALCONY

- Railing with partial masonry wall & toughened glass

PLUMBING

- Concealed anti-corrosive plumbing

ELECTRICAL

- Switches – Anchor / Legrand / L&T or equivalent
- Concealed copper wiring with M.C.B.
- AC points provision in all rooms except kitchen

POWER

- 100% DG back-up for lifts & common area
- Provision for inverter

A SYMPHONY OF NATURE AND DESIGN





BUILDING PUNE'S NEW LEGACY

VTP HOMES are meticulously crafted to meet the evolving needs of expanding families, featuring spacious Maximum Liveable Area (MLA) designs and superior build quality. Catering to discerning individuals who prioritize accessibility and excellence for their loved ones, VTP HOMES offer a comprehensive array of amenities and conveniences.



THE LEGACY OF A GAME CHANGER.

Crafting communities that resonate with heartfelt moments, VTP Realty goes beyond bricks and mortar with 38 years of expertise. Each apartment tells a story, meticulously designed to mirror your personality and aspirations. Forget square footage; embrace Maximum Liveable Area as we deliver homes that amplify lifestyles and exceed expectations, promising a sanctuary where life is beautifully understood. Join us on a journey of disruption, re-imagining, and setting newer standards in real estate.



*Conceptual image

BRAND 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 37 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 construction 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.

BRAND PROMISE



MLA ADVANTAGE OF BIGGER ROOMS

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



TRANSPARENT TRANSACTION

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



RIGHT PRICED PRODUCTS

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



POST-SALES & POST-POSSESSION SUPPORT

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



CUSTOMER-CENTRIC APPROACH

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



HIGH BUILD QUALITY

Uncompromising approach towards
quality and durability.



HIGHER RETURN ON INVESTMENTS AND BETTER RENTALS

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

IT'S GREAT TO BE RECOGNIZED BY THE

MOST RECOGNIZED

AT VTP REALTY WE TAKE PRIDE IN BEING THE TORCH-BEARERS OF A NEW ERA AND THESE AWARDS PROVE THAT OUR EFFORTS ARE WELL-THOUGHT AND WELL-APPRECIATED.

NO. 1 BRAND ALWAYS RECOGNIZED
BY THE LEADERS

| | | |
|---|---|---|
|  <p>ASIA PACIFIC PROPERTY AWARDS</p> <p>in association with</p>  <p>AWARD WINNER</p> <p>APARTMENT CONDOMINIUM DEVELOPMENT</p> <p>VTP Bellissimo by VTP Realty</p> <p>2023-2024</p> |  <p>ASIA PACIFIC PROPERTY AWARDS</p> <p>in association with</p>  <p>AWARD WINNER</p> <p>MARKETING CAMPAIGN</p> <p>Khushhiyoon Ki Hogi Phir Subah - VTP Euphoria</p> <p>2023-2024</p> |  <p>ASIA PACIFIC PROPERTY AWARDS</p> <p>in association with</p>  <p>AWARD WINNER</p> <p>RESIDENTIAL DEVELOPMENT</p> <p>Velvet Villa by VTP Luxe</p> <p>2023-2024</p> |
|---|---|---|

| | | | |
|---|---|--|---|
|  <p>CEO OF THE YEAR MR. SACHIN BHANDARI</p> |  <p>DEVELOPER OF THE YEAR</p> |  <p>BUSINESS LEADER OF THE YEAR MR. SACHIN BHANDARI</p> |  <p>YOUNG ASIAN ENTREPRENEURS MR. BHUSHAN & NILESH PALARESHA</p> |
|  <p>INTEGRATED TOWNSHIP OF THE YEAR PEGASUS</p> |  <p>DEVELOPER OF THE YEAR TOWNSHIP</p> |  <p>LUXURY PROJECT OF THE YEAR - VTP ALTAIR</p> |  <p>ICONIC PROJECT OF THE YEAR - VTP BELAIR</p> |
|  <p>INTEGRATED TOWNSHIP OF THE YEAR BLUE WATERS</p> |  <p>RESIDENTIAL PROJECT OF THE YEAR - VTP LEONARA</p> |  <p>TIMES REALTY ICONS OF PUNE</p> |  <p>SUPER LUXURY PROJECT OF THE YEAR - VELVET VILLAS</p> |





*Artistic Impression

Site Address: VTP Cielo, Near Chandani Chowk, Bavdhan, Pune 411 021.

| | |
|---|---|
|  <p>ADITYA BIRLA CAPITAL</p> | <p>Project is Financed by and Mortgaged to Aditya Birla Housing Finance Ltd.</p> |
| <p>Aditya Birla Housing Finance Ltd.</p> | <p><small>100% from Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/ agreement for sale of any unit/flat in this project.</small></p> |

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VTPTM
HOMES
LIVE MAXIMUM



MahaRERA Registration No. P52100056310
available at www.maharera.mahaonline.gov.in