

LOCATION MAP

Location Advantage

1 KM from Warje sports complex Proposed

2 KM from Dahanukar colony

On Highway 2 KM from chandani chowk:
Iconic Bridge/ Flyover

3 KM from Navale Bridge

Metro connectivity Phase – III Vanaj to Warje

17.6 KM from Hinjewadi IT Park

A PROJECT SURROUNDED BY
35 ACRE OXYGEN PARK

A PROJECT WITH 45+ AMENITIES

Site Address: Sr. no. 105/1/1, Near West
Wind Society & Dukkar Khind,
Warje, Pune 411058



Reg. Office:
A-71/72/73 6th Floor, K K Market,
Dhankawadi, Pune - 411043.

Phone: 41 222 222

Member of



Maharashtra Registration No.
P52100045729
maharera.mahaonline.gov.in

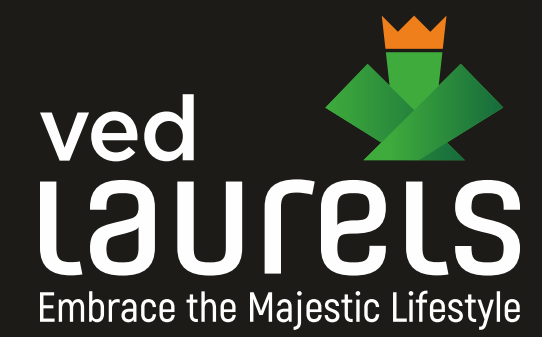
Brand Strategist Brandband Media | +91 90 75 02 1409



EMBRACE
THE KINGSIZE
LIFESTYLE



Note: The Promoter reserves the rights to utilize any increase in F.S.I. / T.D.R. / D.R. / F.A.R / Paid F.S.I that will be sanctioned in its building plans by PCMC or any concerned authority which will be used to the benefit of the Promoter during or after construction of the building mentioned in this brochure. The project images used in the brochure are computer rendered graphics intended for representational purposes only and should not be construed as any promise by the Developer. The brochure is purely conceptual and not a legal offering. All Visuals, Photographs & Views used in this brochure are artist's impression. Architect/Developers shall have right to change or revise the scheme or any details herein & any such changes or revision will be binding to all. The Developer reserves the right to amend the layout, parking layouts, plans, colour schemes, elevations, specifications and amenities. Please note Enclosed Balcony is vary flat to flat refer Blue Print.



2 & 3 BHK ULTRA-LUXURIOUS HOMES
@ KOTHRUD ANNEXE - WARJE



2 & 3 BHK ULTRA-LUXURIOUS HOMES
@ KOTHRUD ANNEXE - WARJE

Rejoice in the sweet morning sun and the captivating splendor of flora and fauna. Listen to the rustling leaves when the blowing wind sweeps through the trees. Soak in the fresh air as you admire the chirping birds and colorful butterflies. Bask in the starry skies on your rooftop during a warm evening. Let a full moon warm your heart on a cold winter night.

Come to Ved Laurels and discover the serenity of nature and its magnificent way of living. Come on, Embrace the Kingsize Lifestyle!



EMBRACE **THE ARISTOCRATIC LIVING**

Modern architecture, top-notch design, and top-of-the-line aesthetics create a brand-new standard of luxury living. At Ved Laurels, life will find a perfect blend of peaceful and majestic living.





EMBRACE **THE BLOOMING FRESHNESS**

Why compromise your health and peace? Put an end to all the compromises and enter a world that's tailored to bring you a healthier and more fulfilling life. The relaxing 35 acres of oxygen park on Kothrud Hills invites you for an hour of peace and tranquility. Immerse yourself in nature in the most luxurious way.

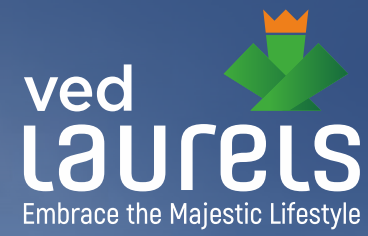




EMBRACE **THE PRIVILEGED LOCATION**

Emerging in the centrally located hub of Pune, Ved Laurels has easy accessibility to school, college, the market, and everything you need. This residence is conveniently located on the Pune-Bangalore Highway, allowing easy access to all major landmarks. Life at Ved Laurels is incredibly extraordinary. Convenient, comfortable, yet unique and charming, just like you want it!





2 & 3 BHK ULTRA-LUXURIOUS HOMES
@ KOTHRUD ANNEXE - WARJE

Vednirmitee Realty is one of the top real estate companies in Pune. Established in 2010, Vednirmitee is now a trusted real estate brand. The uncompromising quality of our work, innovative design, and utilization of modern construction methods are Vednirmitee reality's greatest assets. Taking luxurious living to new heights, we have created landmarks that define the city.

To lead your life in the lap of luxury, we bring to you our dream project, Ved Laurels. Experience the serenity and beauty of nature and escape the clamor of your daily life. Here, nature, luxury, and comfort intersect harmoniously.

Ved Laurels is a luxury residence for those who appreciate the beauty of nature adorned with the finest finishing.





Vegetable Garden

Artistic Impression



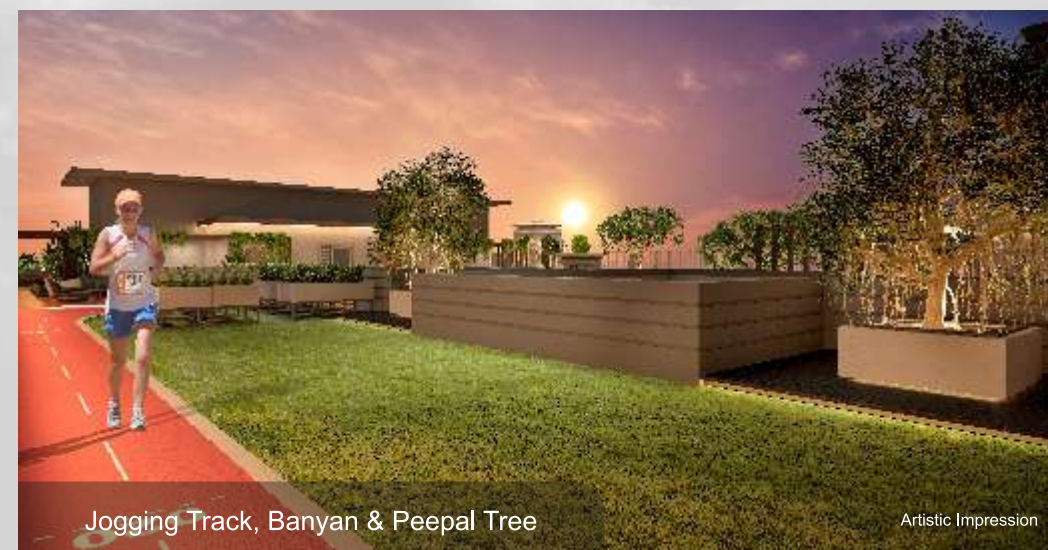
Temple & Tulsi Vrindavan

Artistic Impression



EMBRACE THE ROOF TOP LIVING

At Ved Laurels, you can enjoy rooftop amenities like a children's play area, a gym, and a gaming area. Enjoy yourself with your friends and family on the rooftop lawn and party area, or work in the co-working space. Ved Laurels have a rooftop temple, Tulsi Vrindavan, a senior citizen court, terrace farming space, and much more. From a baby pool and clubhouse on the ground floor to rooftop amenities, Life at Ved Laurels is incredibly extraordinary!



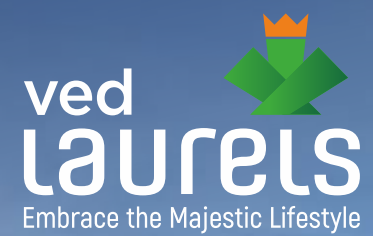
Jogging Track, Banyan & Peepal Tree

Artistic Impression



Co-working Space

Artistic Impression



2 & 3 BHK ULTRA-LUXURIOUS HOMES
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SPECIFICATIONS

R.C.C.
Earthquake resistant framed structure conforming to IS codes.
The RCC Work as per structural consultant designer as per rules.
RCC work, grade of steel will be Fe 415 or suggested by structural consultant.

Brickwork
External Walls –AAC/Siporex/fly ash bricks.
Internal Walls – AAC/Siporex/fly ash bricks.

Plaster
External plaster Double coat finish.
Internal wall POP finishes Plaster.
Ceiling of all rooms in POP Finish.

Flooring & Tilling
Light colored vitrified tiles in Living ,dining & kitchen.
Light colored vitrified tiles in common Bedroom.
Anti-skid ceramic flooring in toilets.
Anti-skid ceramic flooring in terrace.

Doors
Decorative main entrance door with Front site veneer/ laminate finish.
Main entrance door of each flat shall be fitted with Safety lock, night latch, tower bolt & magic eye.
Granite/marble frame for all washroom doors.
Toilet doors – water proof flush doors with laminate finish both sides.
Powder coated French door at terrace.

Windows
Powder coated aluminum sliding windows with mosquito net for hall / bedroom.
All windows with enamel painted mild steel safety grill.
Granite / Marble Window sill.
All Site Granite /marble Frame for Kitchen & Bathroom Windows.

Kitchen
Granite / Marble top kitchen platform with stainless steel sink branded company.
Ceramic dado tiles dado up to 7'0" height.
C.P. Fittings.
Provision for water purifier with angle cock.
Exhaust Fan provision with proper electric points in kitchen & all toilets.

Terraces
Good quality M.S. Railings/Glass Railings.

Anti skid tiles flooring to all terraces.
Railings height upto children safety purpose. @1250mm.

Washrooms
C.P. Fittings.
Concealed plumbing in toilets premium quality plumbing and sanitary fittings.
Dado tiles up to 7'0" height.
Concealed CPVC Pipes plumbing with hot and cold provisions.
Provide solar water connection at master bedroom/ common bedroom.

Electrification
Branded MCB & ELCB (Earth leakage circuit Breaker) for apartment.
Adequate Points with branded modular switches and copper wiring.
TV. points in living room and master bedroom.
Centralized TV Cable.
15 Amps power points as per requirements.
Provision for internet point.
Provide master bedroom with two way points (Fan, one light).
Safety alarm switch for old age people in bedroom.
Electrical Charging points for car at parking level for Limited car parking.

Painting
Water resistant paint for external walls.
Oil Bond paint on internal walls.
Automation
Intercom facility
Video door phone
Centralized DTH
Alexa for living area

PROJECT HIGHLIGHTS

- Rooftop amenities.
- Eye catching elevations for the building.
- Mind touching ambience design.
- Decorative grand entrance gates with security cabin.
- Gracefully designed entrance lobbies for the building.
- Ample parking spaces, basement level ground parking, etc.
- Tree plantation, gazebo, sit outs, society office, intercom facility.
- Rubber mold paving blocks / chequered in driveway and parking areas.
- Underground and overhead water tank of adequate capacity and an automatic water controller with standby water pump.
- Will provide partition for kitchen water & flush.
- Standard make elevators with power backup.
- UPS/Generator backup: UPS/Generator backup shall be provided for lift, water pump fittings in staircase and parking areas.
- CTV cameras in parking and common areas.
- Name plates and letter boxes at entrance lobby on parking floor.
- Video door camera.
- Bore water connection with submersible pump a per availability of ground water.
- Fire fighting: The firefighting installation works shall be as per the requirements of PMC norms.
- Solar water heating system. As per PMC norms.
- Rain water harvesting system.
- Toilet in parking area shall be provided as per PMC norms.



Note:- All brands subject to availability of material or as per conditions otherwise same quality material shall be used as per aforesaid material brand.



2 BHK
CUT SECTION



3 BHK
CUT SECTION

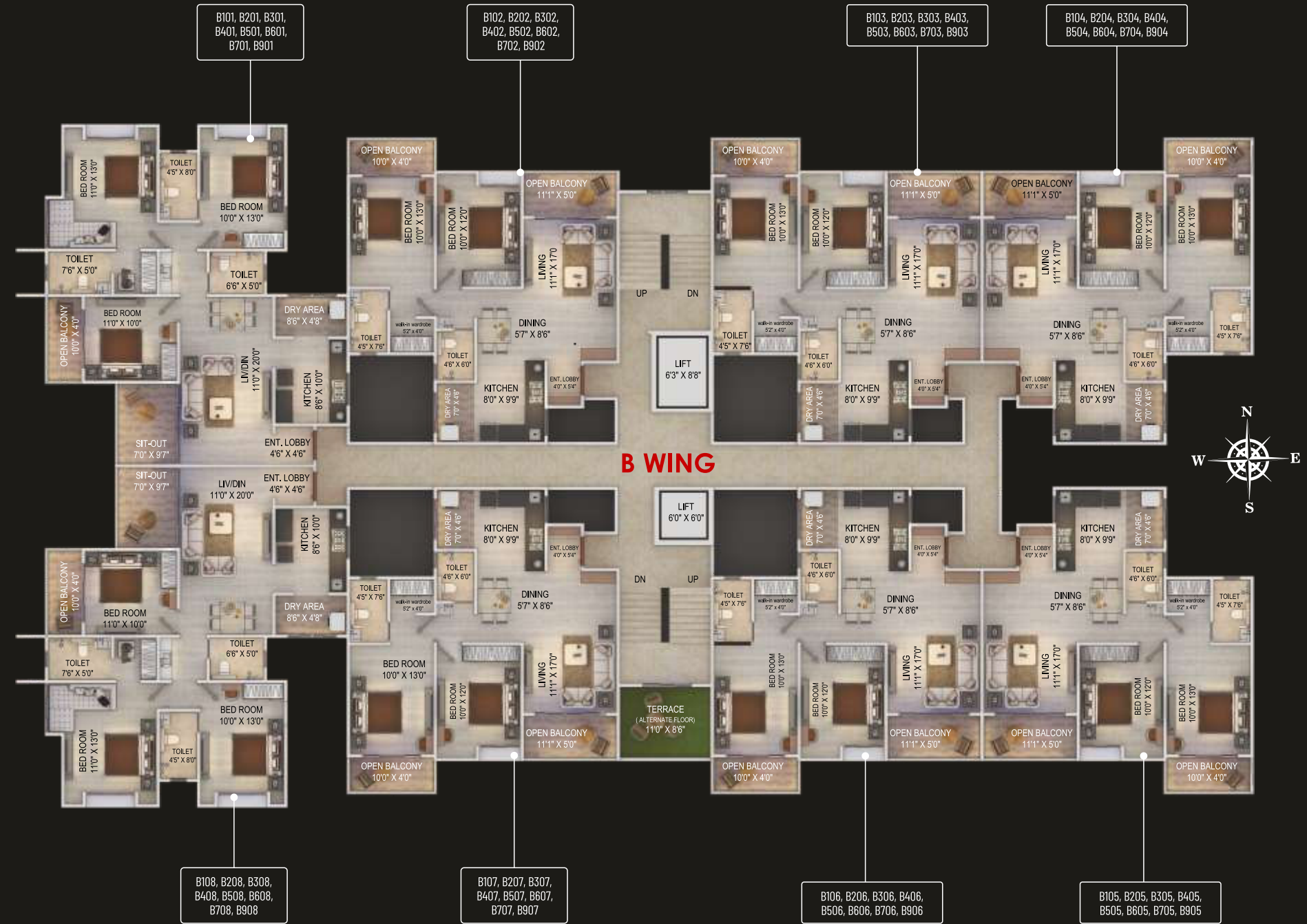




1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH FLOOR PLAN

RERA AREA STATEMENT (IN SQ.FT.)				
Flat No.	Carpet	Open Balcony	Sit-out	Total Carpet
C(101,201,301,401,501,601,701,901)	782	96	0	878
C(102,202,302,402,502,602,702,902)	782	96	0	878
C(103,203,303,403,503,603,703,903)	1013	40	67	1120

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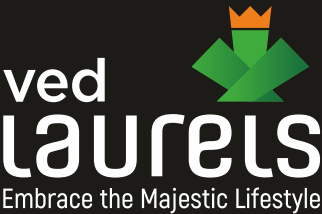
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AN AWARD BY:



The Most Innovative Luxury Project Ongoing



A PROJECT BY:



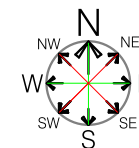


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