

Smiles That Sustain, For Days To Come

Vedant
Vayun
2 & 3 BHK Luxury Apartments
Begur Main Road

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Not Just A House Of
Bricks, But A Home Of Happiness

There are 148 reasons, we mean units, spread over four blocks in a B+G+4 floors
condominium situated in a prime location in a happening city, for the discerning
connoisseurs of good living to just have no second thoughts in moving into the
Vedant Vayun, the 2 & 3 BHK premium-apartment edifice.

Spread over 1.5 acres, close to IT majors near Electronic City, Vedant Vayun gives
you the best of advantages one can crave for. Landmarks of significance like
hospitals, educational institutions, malls, etc. are all within a driving distance.
Major roads, like the Hosur and Bannerghatta roads, run past the location. Begur
Road, the location of the project, has itself been a commercial centre with a
residential apogee.



Commencement Certificate (CC)
& Occupancy Certificate (OC)

Typical Floor Plan

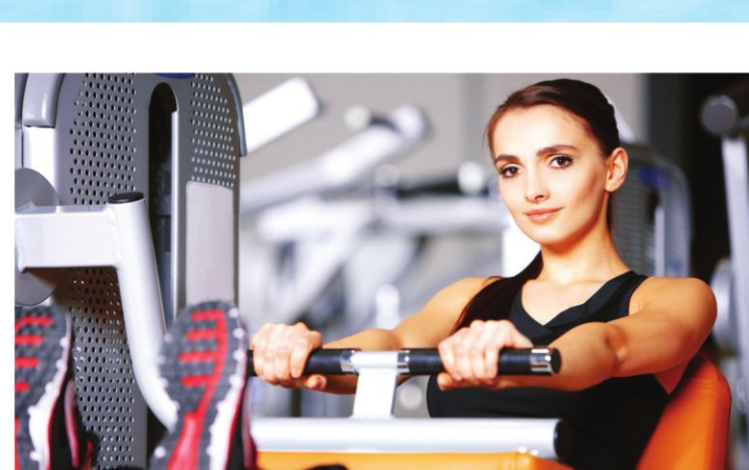


3 BHK 3D Plan
1337 Sq Ft - North Facing



2 BHK 3D Plan
1036 Sq Ft - East Facing

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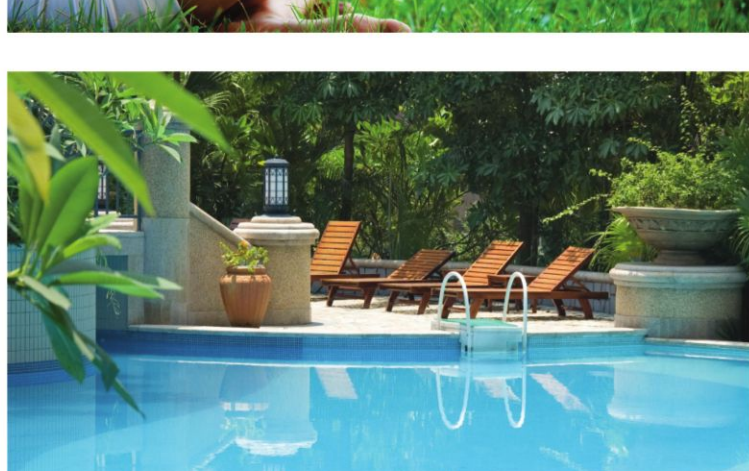
Make Life A Comfort Zone

With no common walls, get the advantage of not just
privacy but also natural ventilation. Stretch yourself
to the maximum, you have ample parking, jogging
tracks, etc. are just a part of a long list of amenities
that are at your disposal. Rooftop children's-play-
area is one of the salient features your kids would
surely flip for. Just scroll through our list of
amenities. Tell us what is missing. Probably, you
wouldn't be able to!



Amenities

- Ample Space
- Gymnasium
- Swimming Pool
- Jogging Track
- Club House
- Multipurpose Hall
- More Garden Area
- CCTV Camera
- Power Backup
- STP
- Solar Water Heater
- Badminton Court
- Meditation Center
- Basketball Court
- No Common Walls
- Roof Top Kid's Play area
- Covered Car Parking
- Beautiful Landscape
- Separate Vent for each block
- More Light & Lifting
- Organic Water Converter
- Rain Water Harvesting
- Round the Clock Security



Specifications

Structure:

- Earthquake-resistant RCC frame structure.
- Concrete block masonry.
- All internal walls are smoothly plastered with lime rendering.

Flooring:

- Vitrified tiles for living, dining, kitchen & bedrooms.
- Ceramic tiles for toilets.

Flooring: common area

- Common area lobby-vitrified tiles.
- Staircase - Indian granite.

Doors:

- Main door - teak wood frame with veneer flush shutter door.
- Internal doors - hardwood frame with flush doors.

Windows:

- All windows shall be glazed with aluminium.

Kitchen:

- Granite platform 20mm thick.
- Glazed tile dado up to 2' above platform in ceramic / glazed tiles.
- Single bowl stainless steel sinks drain board.

Toilet:

- Ceramic / glazed tiles and dado upto 7 feet.
- White colour wall mounted EWC with exposed flush tank, wash basin with pillar cock and wall mixers for shower area for all the toilets.
- CP fittings and sanitary ware of Cera or equivalent.
- Health faucet in all the toilets.

Painting :

- Distemper for walls & ceiling for interiors, ace exterior emulsion for exterior and common areas.

Lifts:

- Four suitable elegantly designed automatic lifts.

Electrical:

- Elegant modular electrical switches Anchor / Roma or equivalent.
- One miniature circuit breaker (MCB) for each room provided at the main distribution box in each flat.
- One T.V. Point in living & master bedroom.
- Telephone points in living area & master bedroom.
- For each flat 3kw power for 2 bedroom and 4kw power for 3 bedroom.
- A/C points provision in master bedroom only.
- Geyser points in all bathrooms.
- Aqua guard and chimney points in kitchen.

Water supply:

- Adequate capacity underground sump & overhead tanks.

Cable tv:

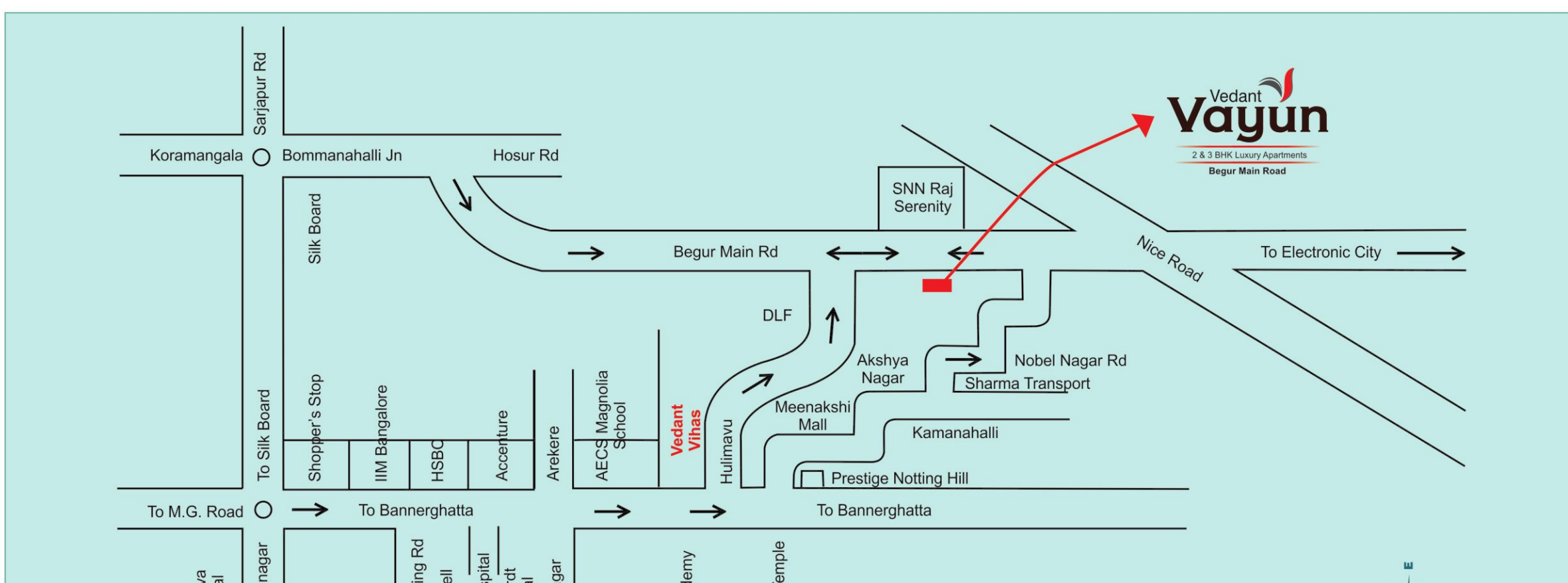
- Cable TV network / broadband connectivity (only provision, wiring at customer / service provider scope) only in master bedroom & living room.

Generator / back-up power:

- 100% back-up through generators from common area lighting, lifts and pumps.
- 1 kw power only for lighting for each apartment.

Security systems :

- Installation of CCTV in the security room to screen visitors.



Places nearby:

Educational Institutions

1. Vidyogor - 500 mtrs
2. BVM Woods Nandi School - 700 mtrs
3. Maruthi Dental College - 2.3 Km
4. BGS National Public School - 4 Km
5. Candor International School - 5.7 Km
6. IIM Bangalore - 5.5 Km

Hospitals

1. Apollo Hospital - 5.5 Km
2. Fortis Hospital - 5.5 Km

Retail Outlets

1. Royal Meenakshi Mall - 3.5 Km
2. Gopalan Innovation Mall - 8 Km

Connectivity from Vedant Vayun

1. Bannerghatta Road Via Hullimavu - 3.1 Km
2. Devarachikkana Halli Via Yelenalli Rd - 3 Km
3. Vijaya Bank Colony Layout - 4.5 Km
4. Bommanahalli - 5.5 Km
5. Hosur Road Junction Bus Stop - 7 Km
6. Central Silk Board - 8.5 Km
7. Electronic City, Phase-I - 9.5 Km

Project Location:

Yellenahalli, Begur-Koppa Main Road,
Off Bannerghatta Road,
Opp to SNN Raj Serenity,
South Bangalore - 560 068



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