



CODENAME
SKYLIGHTS
MLA LIVING

B A N E R - S U S

WE ARE KNOWN TO REDEFINE
THE STANDARD OF LIFE IN EVERY PART OF PUNE.

SETTING HIGH BENCHMARKS OF LIVING
WITH EVERY PROJECT.

BRINGING A LIVELY BUZZ TO EVERY LOCATION
WE SET FOOT IN, THUS ELEVATING NOT ONLY THE SKYLINE
BUT THE COMPLETE STANDARD OF LIVING.

WITH OUR NEXT BIG PROJECT,

**BANER-SUS
IS READY
TO BE
DAZZLED!**

VTP REALTY PRESENTS



Over the years VTP Realty has earned the moniker of being turnaround specialists. VTP Realty is now bringing the MLA standard lifestyle to Baner-Sus with a project that will change the location forever.

PRESENTING CODENAME SKYLIGHTS



Skylights is more than 40 lakhs sq.ft. of development in the heart of residential Baner-Sus.

Approx. 4500 apartments to be launched phase-wise across multiple clusters.

Development ranging from premium to luxury homes.

Built-in essential social infrastructure and connectivity.

Homes with MLA living standards & VTP Realty quality assurance.

A lifestyle backed by the VTP Realty brand promise.

LAUNCHING
OUR FIRST CLUSTER IN CODENAME SKYLIGHTS.

★ VTP
SIERRA

★
2 & 3 BEDROOM
PREMIUM HOMES

EXCLUSIVE HIGH RISE TOWERS WITH
MLA LIVING STANDARDS

6 TOWERS OF 26 STOREY EACH

OFFERING VASTU FRIENDLY 2 & 3 BEDROOM PREMIUM HOMES

THOUGHTFULLY DESIGNED LARGE AMENITY SPACE
FOR ALL AGE GROUPS

LOCATED IN CLOSE PROXIMITY TO BANER, BALEWADI,
HINJAWADI, WAKAD, BAVDHAN, PASHAN & KOTHRUD

FULLY DEVELOPED, WELL-SETTLED NEIGHBORHOOD



While RERA gave the real estate industry a new word 'Rera Carpet', we are redefining Indian realty with 'MLA'. A value proposition that will forever change the way people choose their homes and live their lives in the future.



MLA

THE NEW DEFINING VALUE.
THE NEW STANDARD OF LIFE.

MLA

ONE
ACRONYM.
MANY
MEANINGS.



MAXIMUM LIVEABLE AREA
Homes with more usable space



MORE LIFESTYLE AMENITIES
Thoughtfully planned amenities for all age groups



MOST LUXURIOUSLY APPOINTED
Homes with premium fittings & finishes



MORE LAYOUTS AVAILABLE
Multiple choices of sizes and layouts
that suit every taste and need



MORE LOCATION ADVANTAGES
Discover the many advantages of
a well established location



MOST LONG-TERM APPRECIATION
Greater return on investment and
higher resale & rental value



MOST LOVED ADDRESS
Pride in ownership of a VTP Realty home



MORE LOCATION ADVANTAGES



BANER

BANER-SUS IS AN UPSCALE ADDRESS HOSTING AFFLUENT FAMILIES. THE NEW CENTRE OF LIFESTYLE AND ENTERTAINMENT BLESSED WITH A VIBRANT SOCIAL, EDUCATIONAL, HEALTH INFRASTRUCTURE.

UPSCALE ADDRESS

Baner-Sus is a MAGNET FOR THE UPPER PREMIUM and affluent families who want to enjoy an elevated modern lifestyle alongside a classy neighborhood.

LIFESTYLE CENTRE

It is the NEW CENTER FOR LIFESTYLE AND ENTERTAINMENT. A destination blessed with fantastic connectivity and verdant greenery is now the lifestyle capital of Pune West!

APPEAL FOR YOUNG & OLD

With Hinjawadi, Tathavade and Wakad belt on one side and Pashan, Aundh, SB Road, Kothrud on the other, it is a FAVOURITE DESTINATION FOR OLD PUNEKARS AND NEW MIGRANTS ALIKE.

IDEAL FOR THE WELL HEELED

Those who want to enjoy the finer things in life and want to be in the center of all attractions.

DINING & ENTERTAINMENT HOTSPOT

Baner-Sus, Baner is home to TOP FINE DINE, HANGOUT AND PARTY PLACES alongwith many shopping malls and apparel brand outlets. Baner is a self-sufficient lifestyle hub of Pune-West.

EDUCATIONAL HUB

CLOSE TO EDUCATIONAL INSTITUTES like Pune University, Indira Institutes, DY Patil College, MITCON, Vibgyor School, Global Indian International School, Orchid International School, Gurukul International School, Eurokids, St. Joseph's & Loyola High School.

READY HEALTHCARE

Close PROXIMITY TO HOSPITALS AND HEALTHCARE like Jupiter Hospital, Ruby Hall, Chellaram Hospital, Aditya Birla Memorial, Ratna Memorial, Dhanwantri, Vitalife Medipoint, Lifeline, Metro Hospital.

BEST IN CLASS HOSPITALITY

CLOSE TO HOTELS LIKE JW Marriott, Sadanand Residency, Orchid Hotel, Sayaji, Holiday Inn, Lemon Tree, Courtyard by Marriott, Taj Gateway & Ginger.



FULLY DEVELOPED WELL-SETTLED RESIDENTIAL COMMUNITY WITH EXCELLENT CONNECTIVITY

HEALTHCARE

- 4 kms. - Dhanwantari Hospital
- 4.5 kms. - Jupiter Hospital
- 5.6 kms. - Lifepoint Multispecialty Hospital
- 6.4 kms. - Chellaram Hospital
- 9 kms. - Ruby Hall Clinic

EDUCATION

- 950 meters - Vibgyor High School
- 3 kms. - MITCON
- 3 kms. - The Orchid School
- 3 kms. - BTIS School
- 3.5 kms. - CM International School
- 5.5 kms. - Global Indian Intl. School
- 7 kms. - St. Joseph High School

IT & BUSINESS HUBS

- 1.8 kms. - Teerth Technospace
- 2.9 kms. - Prabhatee Techpark
- 3.4 kms. - Panchshil Business Park
- 3.6 kms. - Cummins India
- 9 kms. - Hinjawadi Phase 1

SHOPPING & ENTERTAINMENT

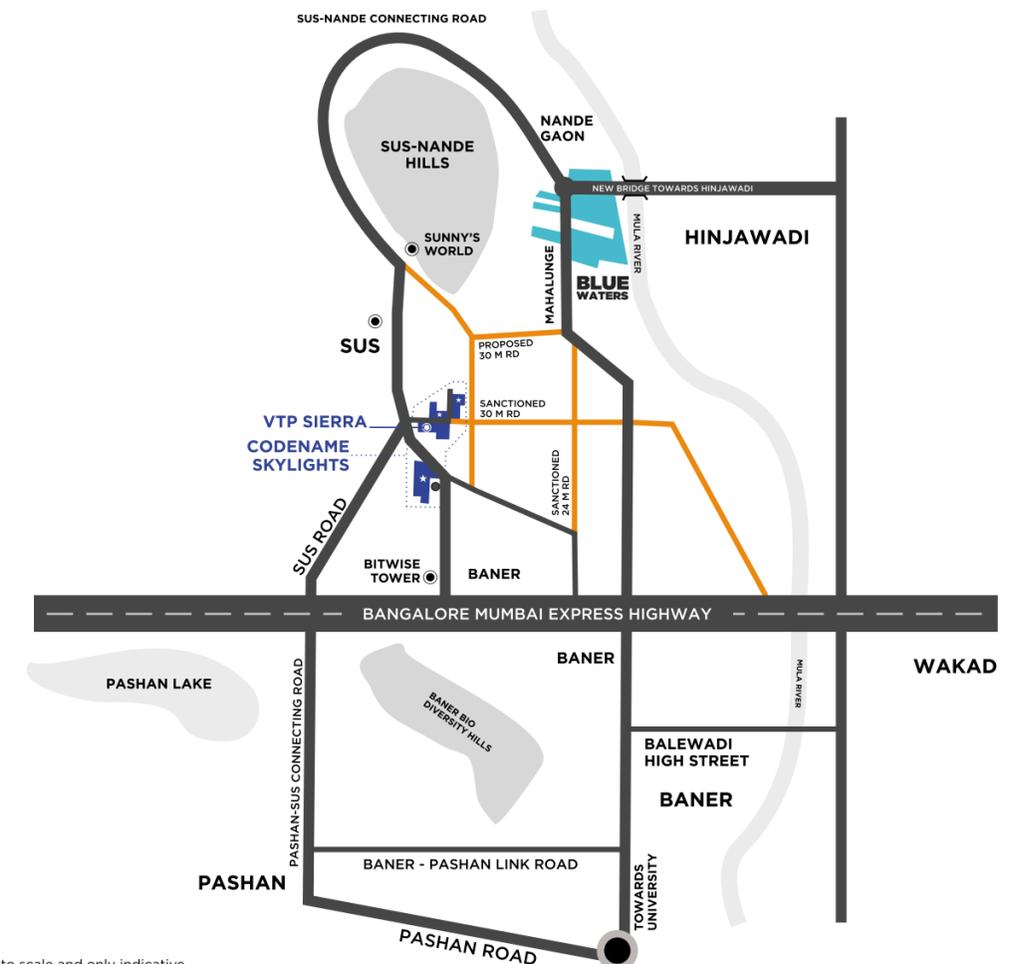
- 3 kms. - D-Mart
- 3.5 kms. - Westside
- 5 kms. - Vijay Sales
- 6 kms. - Phoenix Marketcity (Proposed)
- 6.6 kms. - Westend Mall
- 7 kms. - XION Mall

RESTAURANTS / HOTELS

- 2.7 kms. - Hotel Orchid
- 2.3 kms. - Sadanand Resorts
- 3.2 kms. - KFC
- 3.4 kms. - Balewadi High Street
- 5 kms. - Malaka Spice

BUS STAND, RAILWAY, AIRPORT

- 500 meters - BRT Bus Stand
- 13 kms. - Chinchwad Station
- 20.5 kms. - Pune Railway Station
- 22 kms. - Airport



*Map is not to scale and only indicative.



MAXIMUM LIVEABLE AREA

Homes with the most usable spaces.

Efficiently designed minimal wastage layouts.

Bigger room dimensions.

MAXIMUM PANACHE, MAXIMUM LIVING.



DISCOVER OUR MLA HOMES

MLA Homes (Maximum Liveable Area) is a design philosophy pioneered by VTP Realty. Wherein, everything is intelligently planned so that the residents get more space to enjoy the finest moments of life.

Through this philosophy, every VTP Realty home has larger room sizes in the same carpet area. Hence, you pay only for the area that you live in.



OPTIMAL PROJECT DESIGN

The project layout planning ensures optimum spacing between the towers, so that all the apartments get ample amount of sunlight and breeze, along with a great view.



MAXIMUM ERGONOMICS FOR MAXIMUM LIVING SPACE

Our apartment design and layouts offer larger room dimensions than most other projects, even in the same carpet area. Every single room is intelligently planned to give you most thoughtful and optimized size.

Minimizing dead corners and passage space to cull out the maximum liveable area within your home. All in all, a VTP Realty home gives you more living and storage space than any other. Every home configuration is painstakingly designed to make it more efficient.

The size of the decks and dry balconies is also just right for their purpose. Perfectly usable and functional without any wastage.



MULTIPLE LIFESTYLE AMENITIES FOR
ALL AGE GROUPS SPREAD OVER 2 LEVELS



MORE LIFESTYLE AMENITIES

Living at VTP Sierra is nothing short of amazing!

Enter your very own utopia with every leisure and entertainment activity you can think of!

Grand entrance and exit plaza with security cabin.

Podium level and ground level amenities.

MAJESTIC
ENTRY GATE

★
Designed for
a grand arrival

★ VTP
SIERRA

BEAUTIFULLY
PLANNED & DESIGNED
CENTRAL GARDEN WITH
BEAUTIFUL GAZEBOS
& LUSH LANDSCAPING
ON THE PODIUM
LEVEL



STATE-OF-THE-ART
CLUBHOUSE

★
The nerve centre
of activity.



LET YOUR
CHILDREN ENJOY
A CAREFREE
PLAYTIME



Spectacular resort-styled swimming pool with designer tiles and lighting with separate kids pool and jacuzzi.

Exotic palm and designer landscaping surrounding the pool area.



FULLY
FURNISHED GYM
OVERLOOKING
THE CENTRAL GARDEN

★
The place for the
residents to converge
engaging in many
active pursuits.

RETAIL AVENUE

A world of convenience at your doorstep.



★ VTP SIERRA

MASTER PLAN

- | | |
|----------------------------|--------------------------------|
| 1. Grand Entrance Plaza | 12. Multipurpose Court |
| 2. Retail Avenue | 13. Central Lawn |
| 3. Swimming Pool with Deck | 14. Senior Citizen Sit-out |
| 4. Kid's Pool | 15. Landscaping with Sculpture |
| 5. Jacuzzi | 16. Clubhouse with Party Hall |
| 6. Water Fountain | 17. Indoor Gym |
| 7. Jogging Track | 18. Indoor Games |
| 8. Kid's Play Area | 19. Chess / Hop-sotch |
| 9. Chit-chat Plaza | 20. Barbeque Area |
| 10. Amphitheater | 21. Half Basket Ball Court |
| 11. Mini Golf | 22. Cricket Pitch |





**MOST
LUXURIOUSLY
APPOINTED**



VTP REALTY HOMES DEFINING STANDARDS

- Large windows in every room for all day natural light & ventilation
- Smart Home Automation features
- Large-sized marble-finish glazed vitrified tiles
- Veneer finish main door with digital lock
- High quality plastic emulsion internal paint
- PVC false ceiling in balcony for better aesthetics
- Spacious baths with designer tiles & premium CP/Sanitaryware
- Dry balcony in every home



THE FINER DETAILS

PROJECT LEVEL

- Earthquake resistant RCC structure
- Construction technology - Mivan / Alu Form
- Tower T1 to T6 - 26 storeys
- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common area
- Car charging points
- Common washroom for drivers
- Towers T1 to T6 - 4 lifts each (3 passenger + 1 service)
- Superior quality apex/texture/protective paint for exteriors

INSIDE YOUR HOME

SMART HOME FEATURES

- Digital lock
- Featherlike touch pad switches
- Motion sensor lights in all baths
- Provision for mood lighting
- Provision for AC, fan & geyser control via a mobile app, also compatible with Alexa* voice command
- Advanced security system with video door phone connected to your smart phone

FLOORING

- Living, dining, kitchen & bedrooms - Large sized marble-finish glazed vitrified tiles (4 feet x2 feet)
- Dry balcony & terraces - Anti-skid ceramic tiles

BALCONY

- Glass railing to terrace with 2' height brick wall
- PVC false ceiling for balcony

DOORS

- Veneer finish main door
- Internal & washroom doors - Laminated flush door

WINDOWS

- Powder coated aluminium sliding windows with mosquito net

KITCHEN

- Granite kitchen platform
- S.S. Sink
- Ceramic/glazed tiles above kitchen platform 2 ft.
- Provision for water purifier

PLUMBING

- Concealed anti-corrosive plumbing

POWER

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

ELECTRICAL FITTINGS

- Switches - Anchor/ Legrand equivalent modular switches
- Concealed copper wiring with M.C.B.
- Adequate electric points with TV & telephone points in living room, Master bedroom & balconies
- AC points in rooms except kitchen

ALL BATHS

- CP fittings - Jaquar / Cera equivalent
- Flooring - Antiskid tiles
- Designer Decorative dado tiles up-to 7 feet
- Geysers point in all toilets
- Toilet door frames in granite
- Glass partitioning master toilet (Only in 3 BHK)

WALL FINISHES

- Plastic emulsion paint for internal wall
- Exterior - Superior quality texture/apex/protective paint



MOST LOVED ADDRESS

Exclusive high rise address with MLA living standards
brought to you by VTP Realty.

When you buy a VTP Realty home, you not only get an MLA home advantage of the perfect layout and maximum usable space within your home but also finely finished with high build quality.

Our homes are thoughtfully and painstakingly crafted with features that anticipate your future needs as well. Use of advanced building technology and smart home features within your home ensure that you and your family can enjoy your living space for many years to come.

Our lavishly designed entrance plaza and large amenity spaces create a sense of arrival and pride in calling VTP Sierra your home. With a stunning elevation we are sure this project will be a head turner.

VTP Realty delivers a WOW with every project and we are sure with VTP Sierra, Codename Skylights will be the Most Loved Address in Baner-Sus.



VTP REALTY - A WORLD OF THOUGHTFULNESS

The world is changing every moment. True joy lies in driving the change, with thoughtfulness. In identifying, understanding, feeling and then creating. In adding that little thoughtful touch that's so responsive. In creating spaces that are full of emotions. With amenities that are created thinking about every functional aspect. In being reborn every day and remaining inspired with values that are timeless. By creating integrated architectural marvels every time, we create. In triggering a disruption that sparks numerous positive disruptions. Be loved for that.



Thoughtfulness in design means crafting living spaces for families to endear and enjoy. Consciously anticipating our customers every need and ironing out their pain points. After all our products are designed to last a lifetime! In fact go beyond and become heirlooms.

Our thoughtfulness in our product and service is our true differentiator. It makes us more human. Makes us a unique blend of agility with mindfulness.

We are Thoughtful. Because we think about the finer nuances of not only our craft but our relationships too. Applying our minds and hearts to forge rapport with our employees and our associates alike.

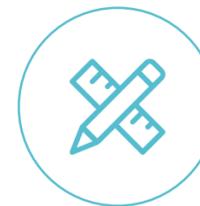
By creating integrated architectural marvels Opportunities to embark upon new journeys. Think new geographies, new scale, new challenges and new changes.

Because being thoughtful is our second nature.



A WORLD OF THOUGHTFULNESS

EXCELLENCE BOUGHT TO LIFE



BETTER DESIGN

Layouts that maximize the potential of each room offering more usable space inside a home, upgraded premium specifications, amenities for every family members and better value for money.



BETTER BUILD

VTP Group has over 35 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 | One of the pioneers of Tunnel Form 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



HIGH BUILD QUALITY



RIGHT PRICED PRODUCTS



TRANSPARENT TRANSACTION



CUSTOMER CENTRIC APPROACH



POST SALES & POST POSSESSION SUPPORT



HIGHER RETURN ON INVESTMENT & BETTER RENTALS

DELIVERING LAVISH LIVING EXPERIENCES, NOT JUST HOMES.



VTP URBAN NEST
1.5, 2 & 3 BEDROOM HOMES - UNDRI



URBAN BALANCE
PREMIUM 3 BED RESIDENCES - MAGARPATTA ROAD



URBAN SPACE
PREMIUM 3.5 & 4.5 BED RESIDENCES - NIBM



VTP URBAN RISE
1.5 & 2 BEDROOM HOMES - PISOLI

OTHER DELIVERED PROJECTS

- VTP URBAN NIRVANA - 2 & 3 BHK - KHARADI
- VTP URBAN SOUL - 2BHK - KHARADI
- VTP ONE - 1BHK - KHARADI
- LANDMARK - RESIDENTIAL & COMMERCIAL - UNDRI
- HOTEL CYPRESS - A LUXURY HOTEL IN KALYANI NAGAR

SCHOOL PROJECTS DELIVERED

- VIBGYOR ROOTS AND RISE SCHOOL - CHINCHWAD
- EDEN INTERNATIONAL SCHOOL - TALEGAON
- VIBGYOR ROOTS AND RISE SCHOOL - WAGHOLI

DELIVERY SNAPSHOT

2 MILLION SQ. FT.
OF LIFESTYLE SPACE DELIVERED

10 MILLION SQ. FT.
UNDER CONSTRUCTION

5 MILLION SQ. FT.
TO BE LAUNCHED SOON



IT'S GREAT TO BE
RECOGNIZED BY
THE MOST RECOGNIZED



NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS

DEVELOPER OF THE YEAR

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - 2020
CIA WORLD Builders Awards - 2020
IBE - India Property Awards - 2020

**CEO OF THE YEAR
MR. SACHIN BHANDARI**

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - PUNE - 2020
Realty Plus Excellence Awards - WEST - 2020

BRAND OF THE YEAR

Global Real Estate Congress - 2021

BEST REALTY BRAND

ET Edge, Times Of India Group - 2021

**INNOVATIVE LEADERSHIP
BUILD STRONG FOUNDATION**

**BUSINESS LEADER OF THE YEAR
MR. SACHIN BHANDARI**

ET NOW Real Estate Awards - 2020

**YOUNG ASIAN ENTREPRENEURS
MR. BHUSHAN & NILESH PALRESHA**

Asia One - 2020

**VISIONARY LEADER AWARD
MR. SACHIN BHANDARI**

Times Ascent & World HRD Congress - 2021
under Innovative Leadership

**EARNED THE MONIKER
"TURNAROUND" SPECIALISTS
OF THE INDUSTRY**

**INTEGRATED TOWNSHIP PROJECT
OF THE YEAR BLUE WATERS**

Realty Plus Excellence Awards - 2020
IBE - India Property Awards - 2020

**DEVELOPER OF THE YEAR
TOWNSHIP**

Realty Plus Excellence Awards - 2020

THOUGHTFULLY CRAFTED PROJECTS

**ICONIC PROJECT
OF THE YEAR - VTP BEL AIR**

Realty Plus Excellence Awards - 2020

**MID SEGMENT PROJECT
OF THE YEAR - VTP PURVANCHAL**

IBE - India Property Awards - 2020

**RESIDENTIAL PROJECT
OF THE YEAR - VTP LEONARA**

Realty Plus Excellence Awards - 2020

**COMMERCIAL PROJECT
OF THE YEAR - KP SQUARE**

IBE - India Property Awards - 2020

GREAT BRANDS ARE BUILT BY HAPPY CUSTOMERS & EMPLOYEES

NATIONAL BEST EMPLOYER BRAND ET NOW HR Awards by World HRD Congress - 2020

Recent awards for more visit www.vtprealty.in/awards

THE BRAND LEGACY

VTP Realty is Pune's no. 1 real estate brand in terms of sales revenue in a financial year. A feat made possible due to the tremendous goodwill of decades and the well-earned reputation of being a trust-worthy turn-around specialist, that has taken over large project and made them viable and successful. The case in point being Township Codename Pegasus and Township Codename Blue Waters in East and West of Pune respectively.

The brand operates on the premise of thoughtfulness. Going beyond the obvious and easy and delivering delight through our product design, customer interaction, employee welfare and vendor engagement. Thoughtfulness has been a compelling differentiation for the brand and has been instrumental in building loyalty and preference amongst our customers.

We also benefit from the 35-years legacy of our group in the construction industry. We source 70% of our construction materials from our group companies through backward integration.



IN ASSOCIATION WITH
**PRASANNA
DEVELOPERS**



SITE ADDRESS : NEXT TO WESTERN HILLS, BANER-SUS, PUNE - 411 021

www.vtprealty.in

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