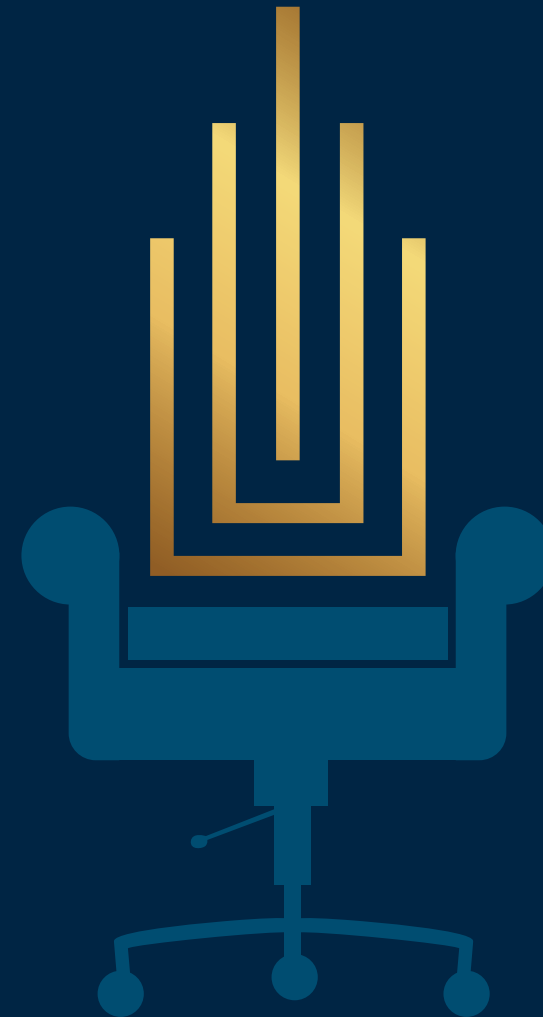






MOVE FORWARD TO EVOLVE



It's time to make a bold mark.
It's time to establish your glory.
It's time to embrace the extraordinary.
It's time to move forward with path-breaking
performances to evolve together as one.



REWRITE YOUR NARRATIVE



Create true potential to push boundaries.

Create an impression to represent extraordinary character.

Create a vision to embark on it with complete determination.

Create an example by rewriting your narrative.



UNLOCK A PROGRESSIVE FUTURE



With the pure motivation to succeed in the long run.
With exceptional skills inherited from your forebearers.
With the potential to grow stronger every hour.
Its time to unlock a progressive future.





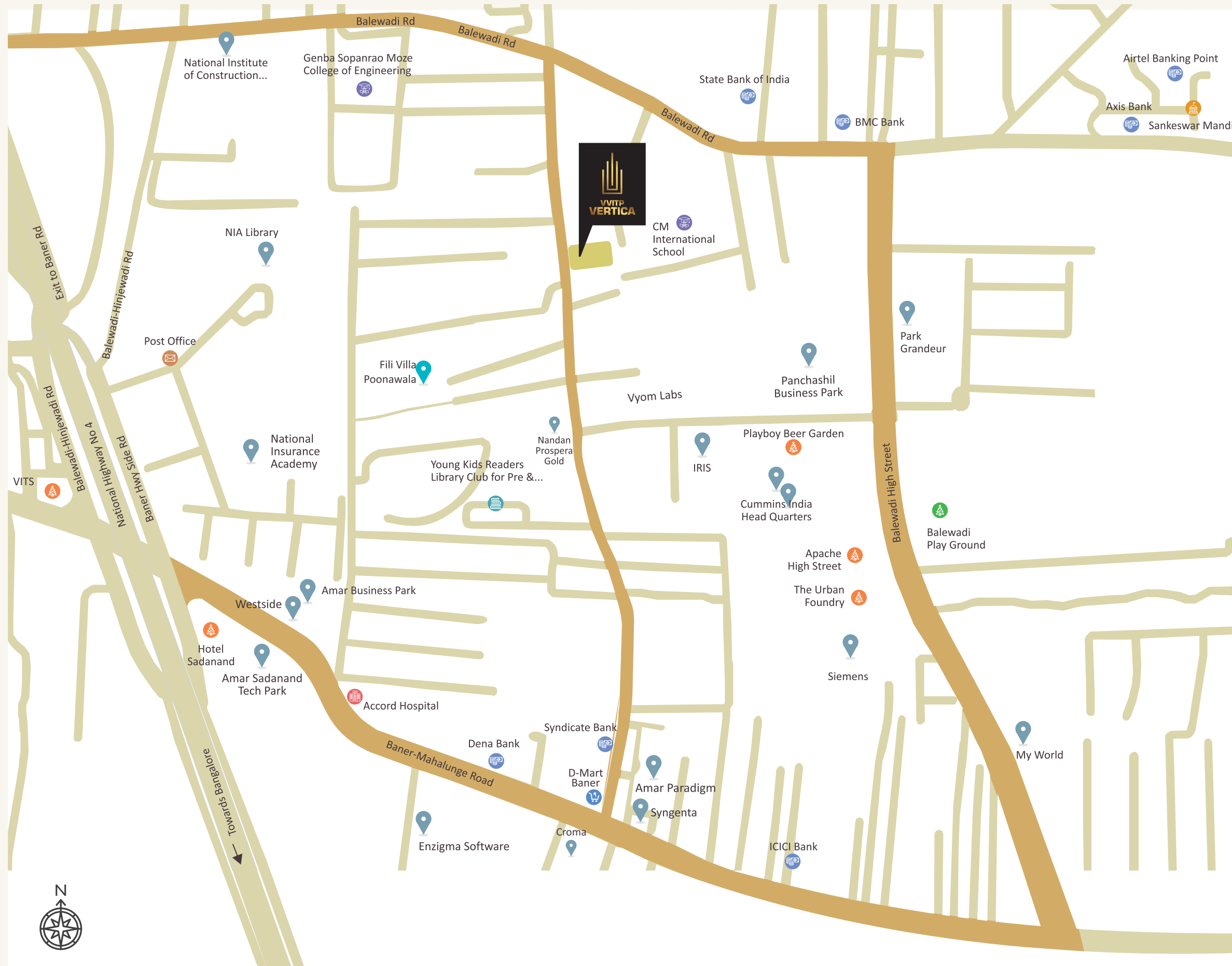
THE BUSINESS CAPITAL OF BANER

Amidst the fluctuations in the business areas across Pune, Vertica is a modern commercial & IT project which stands tall at one of the prime locations of the city.

Vertica is flagship project developed by Vikram Properties & Infrastructure and Shree Venkatesh Buildcon near Balewadi Highstreet. This business center is your chance to turn every handshake into a strong business association. Decked with all the modern amenities & specifications, Vertica prepares your business to soar higher towards unmatched success.

COME BE A PART OF A PROFITABLE FUTURE.





A PERFECT OPPORTUNITY TO CONNECT & PROSPER



Nh4- 1 Km



Pune University- 8.7 Km



Pune Airport- 19.5 Km



Hinjewadi- 6 Km



Shivaji Nagar- 10.5 Km

MAJOR CORPORATES



- | | |
|---------------------------|---------------------------------|
| 1 Cummins India | 7 Neco Alpha |
| 2 McDermott International | 8 Prabhavate Tech Park |
| 3 Nexant India Pvt. Ltd. | 9 Zolostays |
| 4 Cognizant ISH | 10 Larsen & Turbo Limited |
| 5 Praj Industries Limited | 11 Acumen Research & Consulting |
| 6 Meticulous Research | 12 Tata Oil India Pvt. Ltd. |

HOSPITALS



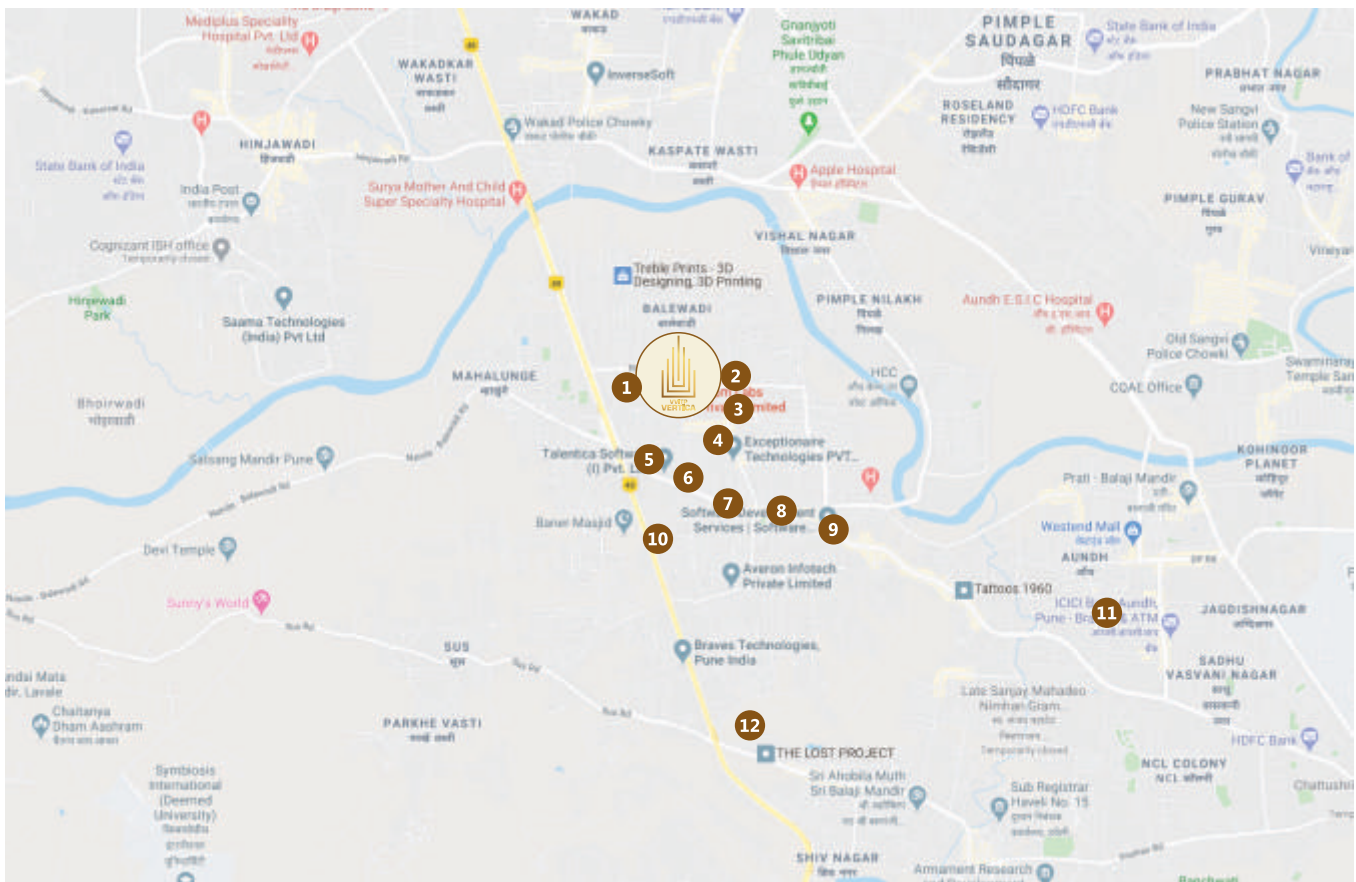
- | | |
|--|--|
| 1 Accord Multi-Speciality Hospital | 10 Omkar Khalane Hospital |
| 2 Prime Multi-Speciality Hospital | 11 Lotus Multi-Speciality Hospital |
| 3 Surya Mother & Child Super Speciality Hospital | 12 Aundh E.S.I. Hospital |
| 4 Sanjeevani Hospital | 13 Aundh Institute of Medical Sciences |
| 5 Ruby Hall Clinic, Hinjewadi | 14 Kotbagi Hospital |
| 6 Mediplus Speciality Hospital Pvt. Ltd. | 15 Shashwat Hospital, Aundh |
| 7 Golden Care Hospital and Diagnostic | 16 Dhanwantari Hospital |
| 8 Lifepoint Multi-Speciality Hospital | 17 Jupiter Hospital |
| 9 Phoenix Hospital | |

EDUCATIONAL INSTITUTES



- 1 MITCON Institute of Management
- 2 MT Balwadkar Junior College
- 3 Seamedu School of Pro-Expressionism
- 4 The Orchid School
- 5 Ambedkar College of Rayat Education Trust
- 6 Spicer College of Products and Services
- 7 Spicer College Industrial Center
- 8 Modern High School & Junior College
- 9 Loyola High School & Junior College
- 10 Sahyadri International School & Junior College
- 11 Azlan School of Cyber Laws
- 12 Aditya Horizon School & Junior College
- 13 ANS College
- 14 Symbiosis International (Deemed University)

BANKS & ATM



- 1 IDBI Bank ATM
- 2 Axis Bank
- 3 HDFC Bank ATM
- 4 ICICI Bank
- 5 Karnataka Bank ATM
- 6 Andhra Bank
- 7 Oriental Bank of Commerce
- 8 Vishveshwar Sahakari Bank Ltd.
- 9 State Bank of India
- 10 TJSB Bank
- 11 ICICI Bank Aundh Branch
- 12 State Bank of India

HOTELS & RESTAURANTS



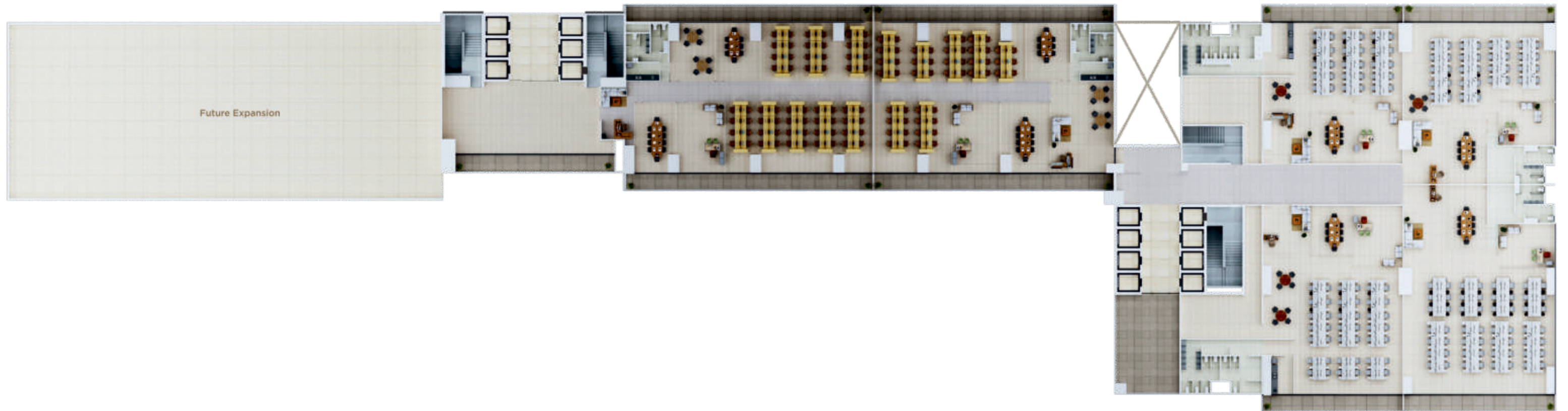
- | | |
|---|--|
| 1 Hotel Sanman | 8 Hotel Vaibhavi |
| 2 Hotel Satej | 9 Sunny's World |
| 3 Hotel Malvani Gajali | 10 Royal Hotel |
| 4 Hotel Mahabaleshwar Garden Restaurant | 11 Sayaji Hotel |
| 5 Sigree - Hotel Shree Nanda Excellency | 12 Hotel California TPD |
| 6 Prasanna Pure Veg | 13 Hotel Saudagar - Restaurant & Lodging |
| 7 Sayali Garden and Restaurant | 14 Rangla Punjab |

RECREATIONAL MALLS



- | | |
|---|--------------------|
| 1 BB-Pune XION Mall | 6 MORE Supermarket |
| 2 DMart Hinjewadi | 7 Star Bazaar |
| 3 Star Market - A Tata & TESCO Enterprise | 8 Reliance Mall |
| 4 MORE Store | 9 Westend Mall |
| 5 Reliance Fresh | 10 Reliance Fresh |

TOTAL FLOOR PLATE





AMENITIES



Swimming Pool



Gymnasium



Terrace to Each Floor



Common Recreational Area



Energy Efficient Solar Panels



Spectacular Facade



LEED Certified Green Building



Mechanical Parking System Pit Puzzle System

- Passenger Elevators** : 12 Person x 12 Nos. by Schindler / Kone 1.75 m/s
- Service Lift** : Service Lift x 02 No. by Schindler / Kone 1.75 m/s
- Fire Fighting System** : Courtyard System, Down Lines etc. As per Statutory Norms
- Sprinklers** : Provided in Common Area and Offices as per Statutory Norms

- Smoke Detectors** : Provided in Common Area and Provision in Offices as per Statutory Norms
- Water Storage** : UG Water Tank 3,00,000 Litre including Fire Tank 2,00,000 Litre Overhead Water Tank 1,00,000 Litre including Fire Tank 20,000 Litre
- STP** : 190 cu.m size

- OWC** : Capacity - 335 kg per day
- Pressurization** : As per Statutory Norms
- Basement Ventilation** : As per Statutory Norms



GREEN AMENITIES



IGBC: Proposed



ECBC: Certified



Low Flow
Water Fixtures.



Rainwater Harvesting
With Recharge pits



LED Lights in all
Common Areas



Controlled Drip
Irrigation



Waste
Compost



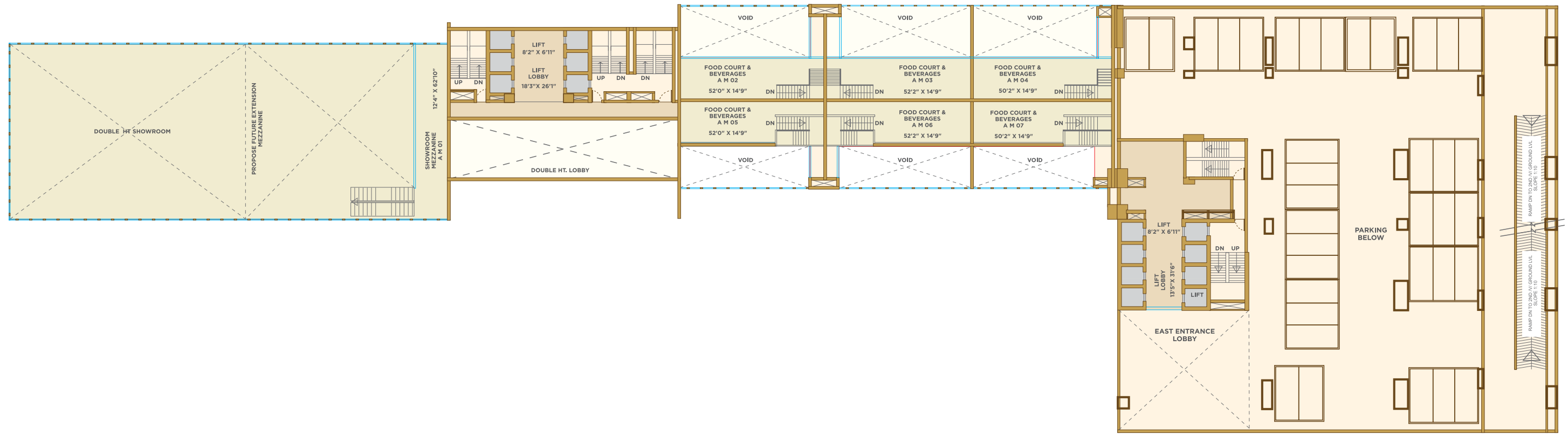
AC gantry on
every floor

OFFICE & COMMON AREA

Floor to Floor Height	: 3.60 m
Design Loads	: 4.0 KN / sq.m (Server Room - 10 KN /sq. m)
Flooring	: In Tenant / Occupant Scope
Wall Finish	: In Tenant / Occupant Scope
Sprinklers	: Provided in Common Area and Offices as per Statutory Norms
Electrical Load	: 10KVA per 1000 sq.ft. (of carpet area)
D.G Back-Up	: 100% D.G Back-Up (60%diversity)

AC Gantry & Toilet Door	: Laminated Flush Door
External Facade	: DGU Glass / 2 Coat Sand Faced External Grade Plaster with Texture Paint
AC Gantry Louvers	: Aluminium Powder Coated Fins
Window Sill	: Granite
External Masonry	: AAC Blocks
External Plaster	: 2 Coats Sand Faced Plaster

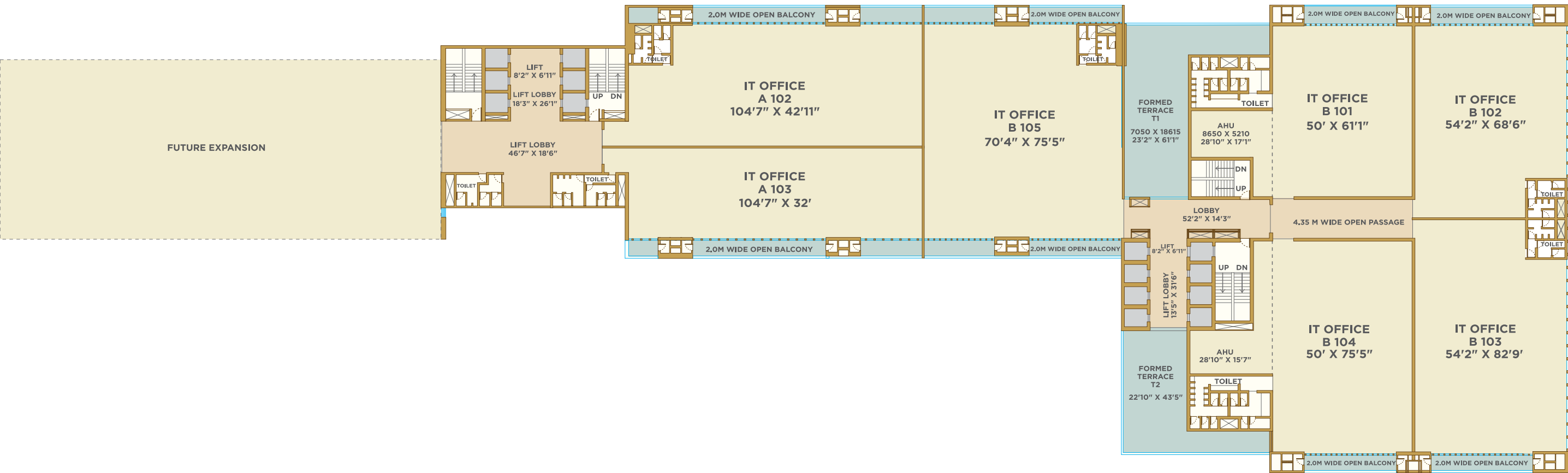
Waterproofing Terraces	: Chemical Waterproofing & Brick Batt
Main Lobby Flooring	: Designer Flooring
Lobby Area Lift Cladding	: Designer Wall Cladding
Flooring in Staircases	: Granite / Italian Marble Finished
External Driveways	: Short Blasted Paver Blocks
Waterproofing at Basement Raft / Walls:	Box Type
Main Lobby Area Wall Cladding:	Designer Wall Cladding



MEZZANINE FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	BALCONY SQ.M.	TERRACE SQ.FT.	TOTAL AREA
MEZZANINE FLOOR	A	SHOWROOM	A M 01	68.43	0.00	0.00	736.58
	A	FOOD & BEVERAGES	A M 02	60.11	0.00	0.00	647.02
	A	FOOD & BEVERAGES	A M 03	60.34	0.00	0.00	649.50
	A	FOOD & BEVERAGES	A M 04	57.66	0.00	0.00	620.65
	A	FOOD & BEVERAGES	A M 05	55.42	0.00	0.00	596.54
	A	FOOD & BEVERAGES	A M 06	55.64	0.00	0.00	598.91
	A	FOOD & BEVERAGES	A M 07	52.96	0.00	0.00	570.06

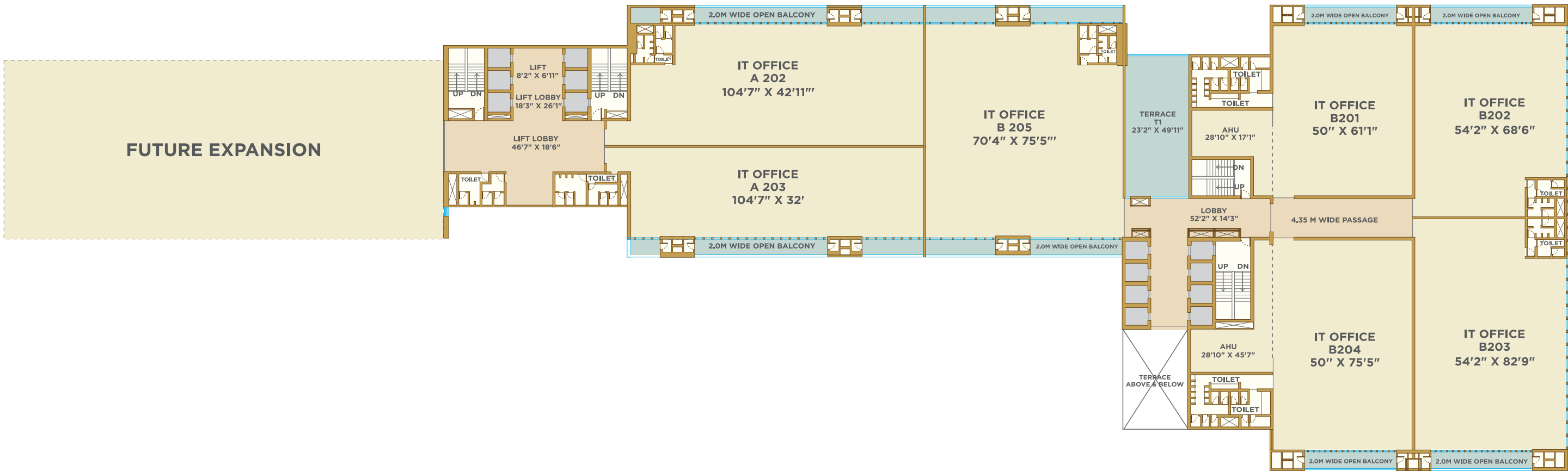




FIRST FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.
FIRST FLOOR	A	IT OFFICE	A102	401.87	54.18	0.00	5149.64
	A	IT OFFICE	A103	315.83	54.18	0.00	4322.18
	B	IT OFFICE	B101	287.40	25.93	0.00	6690.47
	B	IT OFFICE	B102	327.07	27.80	0.00	3863.52
	B	IT OFFICE	B103	398.19	27.80	0.00	4742.83
	B	IT OFFICE	B104	353.78	25.93	0.00	5260.37
	B	IT OFFICE	B105	480.54	72.92	0.00	6114.92

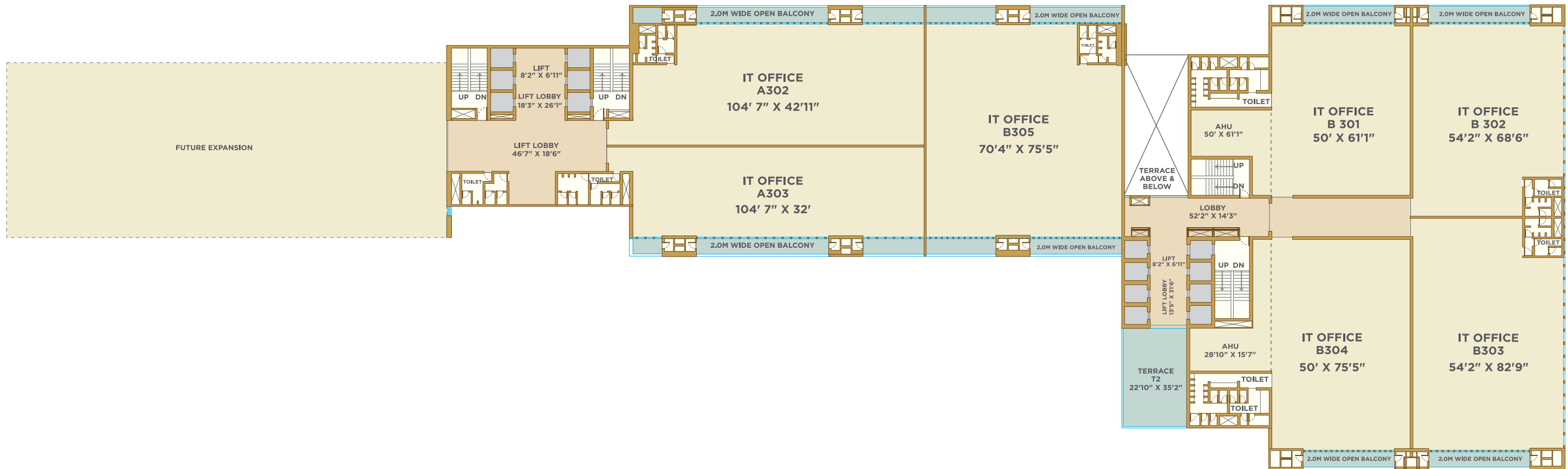




SECOND FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.
SECOND FLOOR	A	IT OFFICE	A202	401.87	54.18	0.00	5149.64
	A	IT OFFICE	A203	315.83	54.18	0.00	4322.18
	B	IT OFFICE	B201	287.40	25.93	0.00	4439.07
	B	IT OFFICE	B202	327.07	27.80	0.00	3977.30
	B	IT OFFICE	B203	398.19	27.80	0.00	4742.83
	B	IT OFFICE	B204	353.78	25.93	0.00	5260.37
	B	IT OFFICE	B205	480.54	72.92	0.00	6114.92

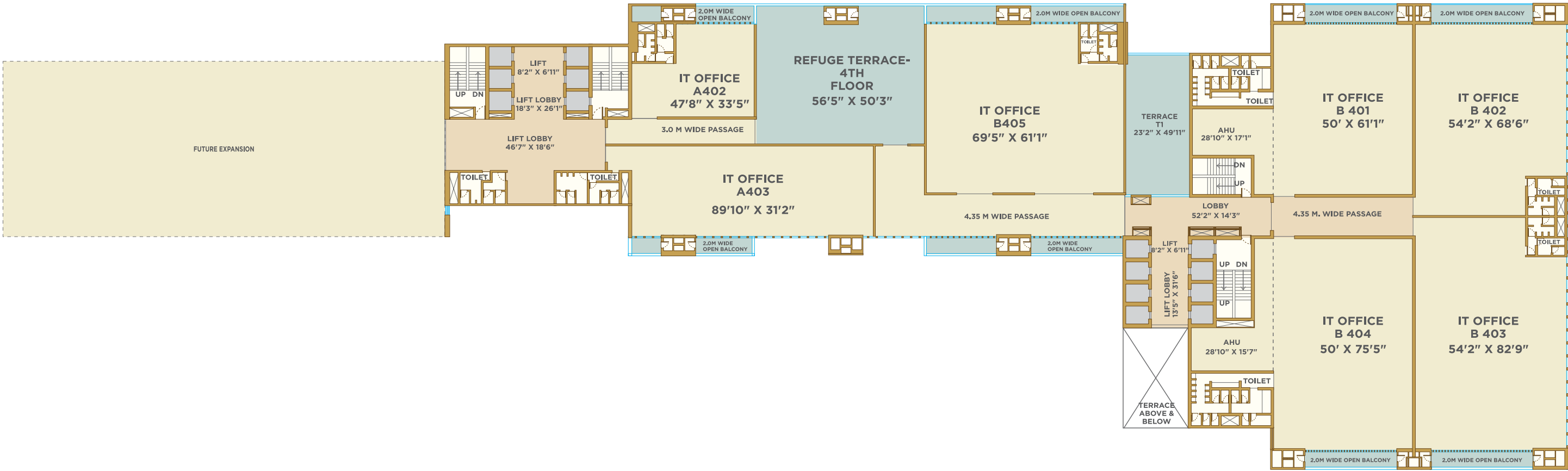




THIRD FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.
THIRD FLOOR	A	IT OFFICE	A302	401.87	54.18	0.00	5149.64
	A	IT OFFICE	A303	315.83	54.18	0.00	4322.18
	B	IT OFFICE	B301	287.40	25.93	53.47	4439.07
	B	IT OFFICE	B302	327.07	27.80	0.00	3977.30
	B	IT OFFICE	B303	398.19	27.80	0.00	4742.83
	B	IT OFFICE	B304	353.78	25.93	60.62	5260.37
	B	IT OFFICE	B305	480.54	72.92	0.00	6114.92

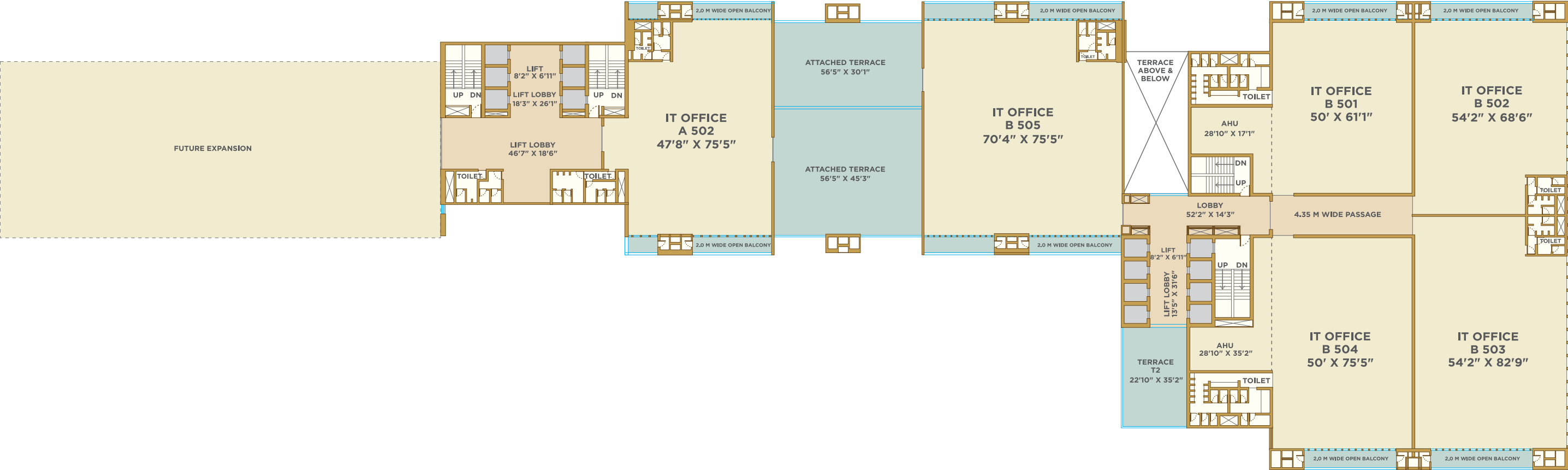




FOURTH FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.
FOURTH FLOOR	A	IT OFFICE	A402	130.69	24.69	0.00	1828.91
	A	IT OFFICE	A403	263.53	24.69	0.00	3433.93
	B	IT OFFICE	B401	287.40	25.93	0.00	4439.07
	B	IT OFFICE	B402	327.07	27.80	0.00	3977.30
	B	IT OFFICE	B403	398.19	27.80	0.00	4742.83
	B	IT OFFICE	B404	353.78	25.93	0.00	5260.37
	B	IT OFFICE	B405	383.87	72.92	0.00	5345.83

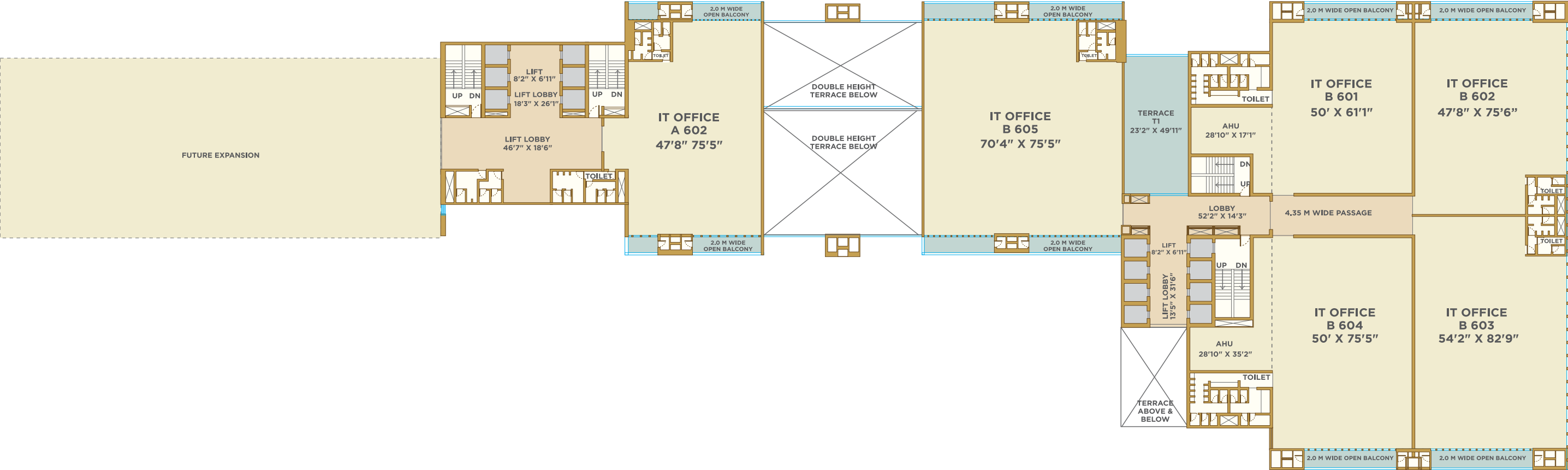




FIFTH FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ. M.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.
FIFTH FLOOR	A	IT OFFICE	A502	318.62	49.38	237.36	7096.81
	B	IT OFFICE	B501	287.40	25.93	0.00	4439.07
	B	IT OFFICE	B502	327.07	27.80	0.00	3977.30
	B	IT OFFICE	B503	398.19	27.80	0.00	4742.83
	B	IT OFFICE	B504	353.78	25.93	0.00	5260.37
	B	IT OFFICE	B505	480.58	72.92	157.80	7813.91

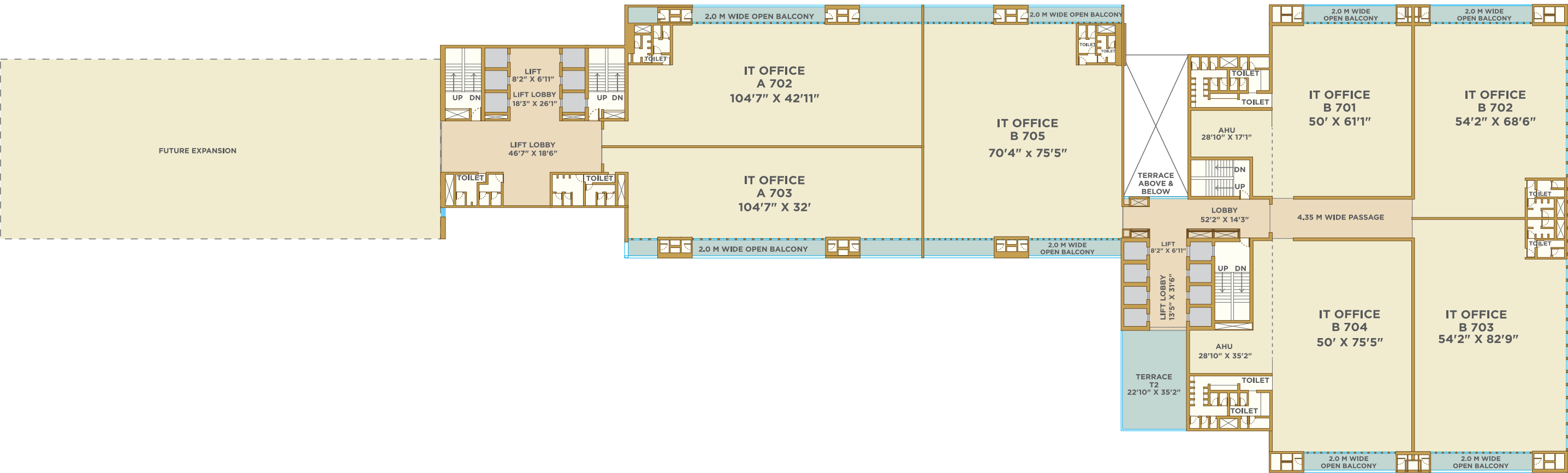




SIXTH FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.
SIXTH FLOOR	A	IT OFFICE	A602	318.39	49.38	0.00	4539.39
	B	IT OFFICE	B601	287.40	25.93	0.00	4439.07
	B	IT OFFICE	B602	327.07	27.80	0.00	3977.30
	B	IT OFFICE	B603	398.19	27.80	0.00	4742.83
	B	IT OFFICE	B604	353.78	25.93	0.00	5260.37
	B	IT OFFICE	B605	480.77	72.92	0.00	6117.40

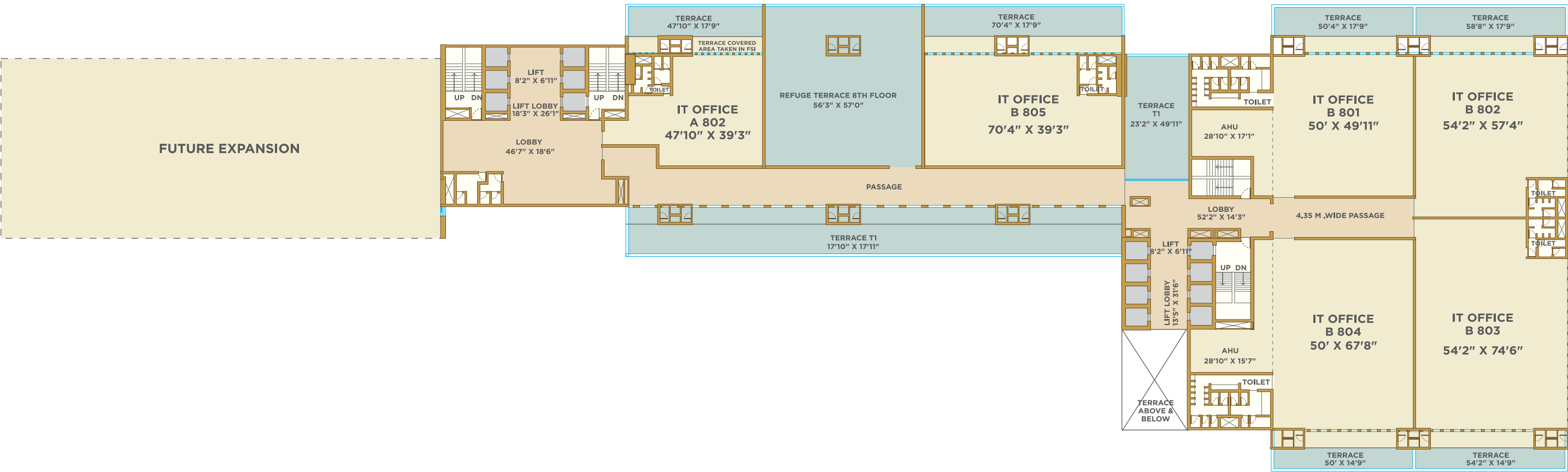




SEVENTH FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.
SEVENTH FLOOR	A	IT OFFICE	A702	401.87	54.18	0.00	5149.28
	A	IT OFFICE	A703	315.83	54.18	0.00	4322.18
	B	IT OFFICE	B701	287.40	25.93	0.00	4439.07
	B	IT OFFICE	B702	327.07	27.80	0.00	3977.30
	B	IT OFFICE	B703	398.03	27.80	0.00	4741.11
	B	IT OFFICE	B704	353.78	25.93	0.00	5260.37
	B	IT OFFICE	B705	480.77	72.92	0.00	6117.40

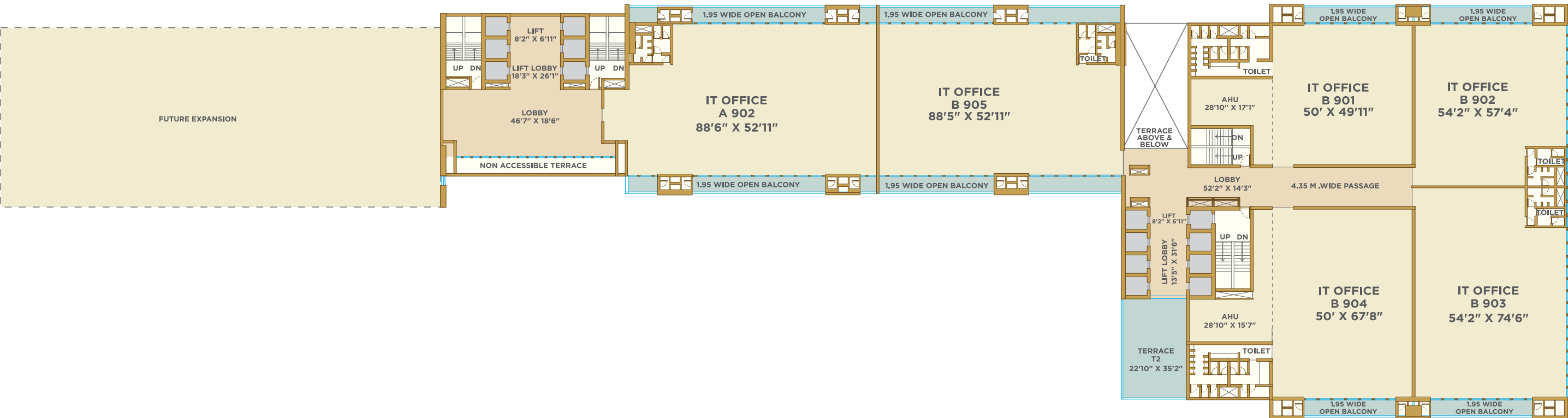




EIGHTH FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	PART TERRACE SQ.M.	FORMED TERRACE SQ.M.	TOTAL AREA SQ.FT.
EIGHTH FLOOR	A	IT OFFICE	A802	149.67	26.23	48.09	2650.85
	A	IT OFFICE	A801	235.74	17.45	50.32	4333.37
	B	IT OFFICE	B802	271.66	29.43	53.95	3979.13
	B	IT OFFICE	B803	357.41	29.43	39.32	4744.66
	B	IT OFFICE	B804	315.76	27.46	36.63	5261.87
	B	IT OFFICE	B805	240.78	39.49	69.71	3924.66

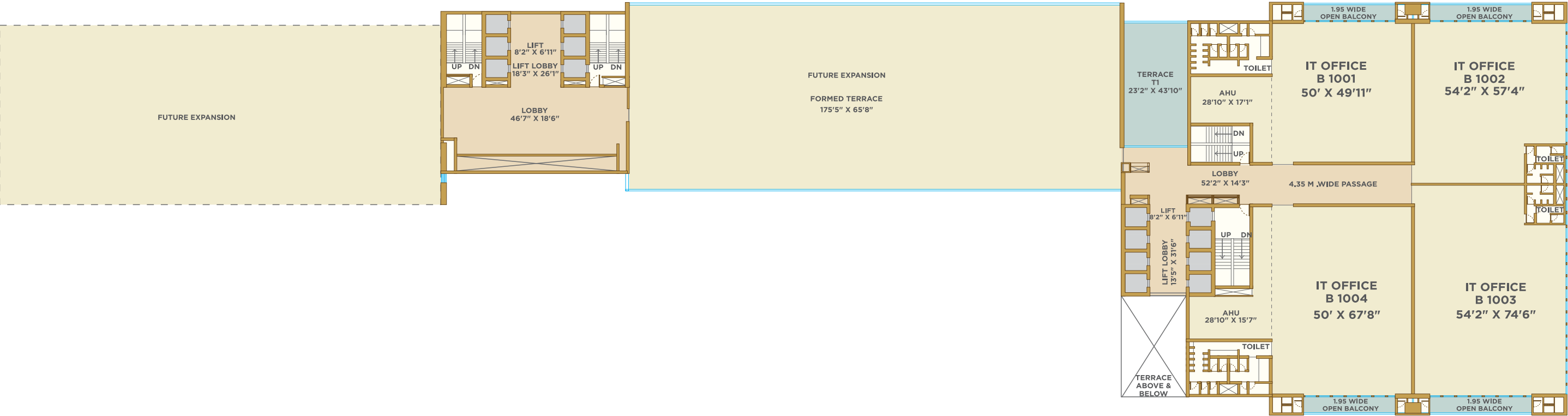




NINTH FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.	
NINTH FLOOR	A	IT OFFICE	A902	89.02	0.00	5847.54	
	B	IT OFFICE	B901	25.16	0.00	3874.72	
	B	IT OFFICE	B902	26.97	0.00	3371.93	
	B	IT OFFICE	B903	26.99	0.00	4295.16	
	B	IT OFFICE	B904	25.17	0.00	4842.94	
	B	IT OFFICE	B905	86.94	0.00	5547.98	

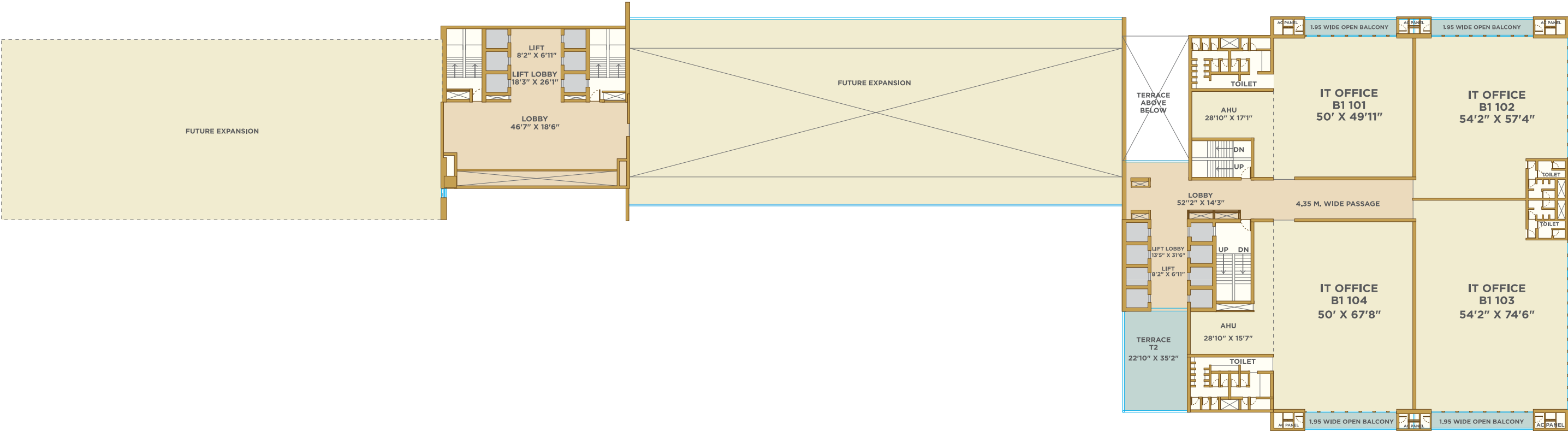




TENTH FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	UNIT CARPET AREA SQ.M.	BALCONY SQ.M.	FORMED TERRACE SQ.M.	TOTAL AREA SQ.FT.
TENTH FLOOR	B	IT OFFICE	B1001	235.74	25.16	0.00	3874.72
	B	IT OFFICE	B1002	271.66	26.97	0.00	3371.93
	B	IT OFFICE	B1003	357.41	26.99	0.00	4295.16
	B	IT OFFICE	B1004	315.76	25.17	0.00	4842.94

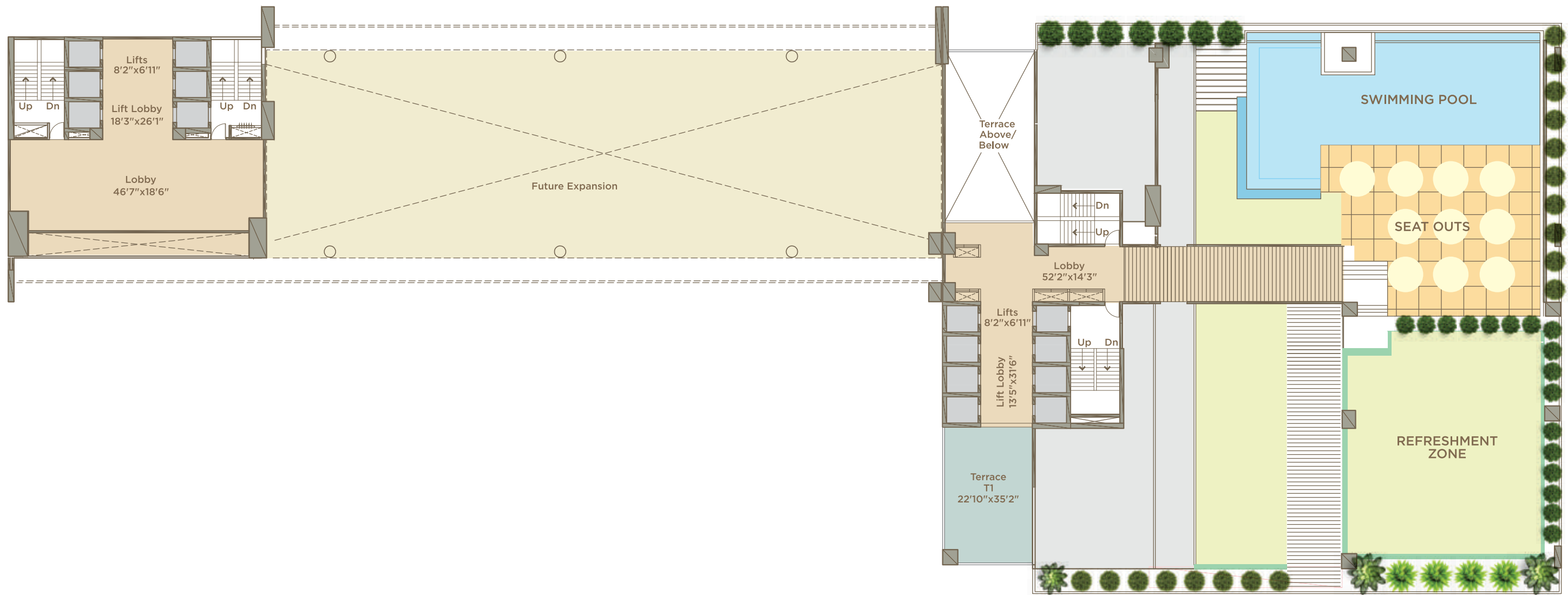




ELEVENTH FLOOR PLAN

FLOOR	WING	UNIT TYPE	UNIT NO.	BALCONY SQ.M.	TERRACE SQ.M.	TOTAL AREA SQ.FT.
ELEVENTH FLOOR	B	IT OFFICE	B 1101	25.16	0.00	3874.72
	B	IT OFFICE	B 1102	26.97	0.00	3371.93
	B	IT OFFICE	B 1103	26.99	0.00	4295.16
	B	IT OFFICE	B 1104	25.17	0.00	4842.94







REDEFINING PERSPECTIVES

Vikram Developers is a premium organization engaged in the field of construction, real estate, infrastructure, and technology. Started in the year 2005, Vikram Developers has set a benchmark in the construction industry by offering lifestyle homes, new-age retail and commercial spaces. The organization has a reputation for eminence, craftsmanship & proficiency in the projects done so far. The projects developed by Vikram Developers are known to be an exquisite icon of quality construction, flawless service, and superior value.





BUILDING TRUST THROUGH HOMES

Every home is built with more than just brick and mortar. It is built with infinite emotions; it is built with unforgettable memories. Most of all, it is built with impeccable trust. At Venkatesh Buildcon, we believe that it takes all of the above, plus indomitable dedication. Since 2000, Venkatesh Buildcon has been crafting masterpieces for people to experience a lifestyle that is second to none. It is a moment of pride to emerge victorious as The People's Choice over the span of two decades. Venkatesh Buildcon has achieved such a tremendous feat by delivering promptly, revolutionizing commercial spaces and setting a benchmark for architectural mavericks. Venkatesh Buildcon has redefined the architectural landscape of Pune by being nothing less than the best and delivering likewise.



— V Realty —



Site Address: VVITP VERTICA, S.No. 22/3 Part, Next to Balewadi High Street, Balewadi, Pune - 411 045

Head Office: No 19, Gajanan Housing Society, Shree Krishna Height, Ganesh Khind Road, Shivaji Nagar, Pune, Maharashtra 411005

Contact : +91 98220 61111 **eMail:** contact@vgg.co.in **website:** www.vgg.co.in



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<http://maharera.mahaonline.gov.in>

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