



VAANYA

URBAN FOREST LIVING

IT'S BEAUTIFUL INSIDE!



Apartments with vast green views

Rising soon at Newtown
are the 4 towers of Vaanya.
Encircled by a 1.2 km
luxuriant perimeter the
project opens to several acres
of greenery and a world of
wonders as you step in.





Day view of towers

9
acres

83%
open to sky

35
storey high rise

2000+
trees and more than
2 lakh shrubs



The winding Forest Walk

VERDURE

The great outdoors set amidst the greater greens invite you into a whole new world.

Mother Nature provides the perfect backdrop for inter-generational activities at Vaanya. Walk through the dedicated Forest Zone with rare trees.





Reflection Pod



Yoga Zone

Welcome to wellness at
Vaanya.

The Yoga Zone, Reflection Pod and other nature-inspired spaces are designed to immerse you in meditation naturally.

ABLoom

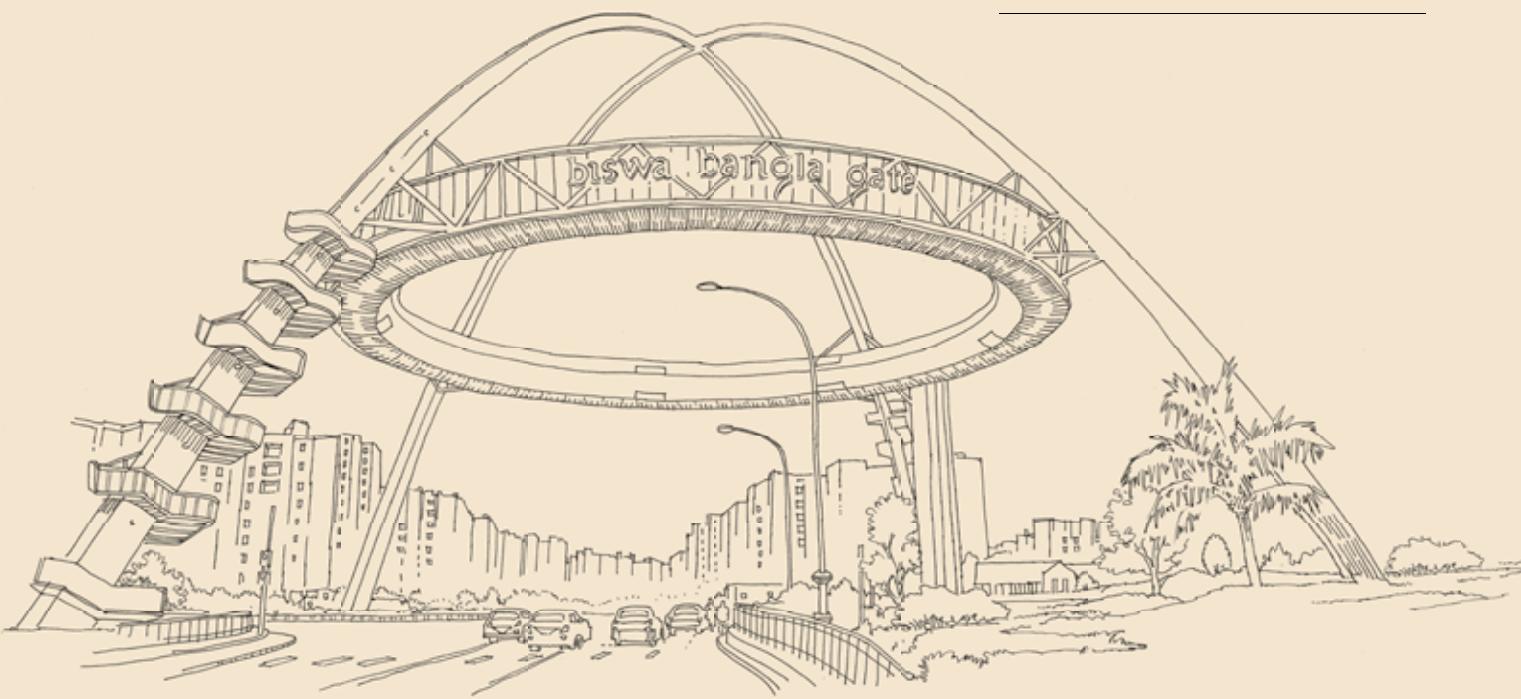
ARRIVAL

Vaanya is Newtown's latest lifestyle destination.

Located in Action Area II, the new hub of knowledge, culture and technology in the city. It enjoys proximity to IT pockets, premium academic institutions, hospitals and five-star hotels.



CLICK TO
LOCATE US





Casual co-working space



Lagoon Pool

Enjoy the earthiest lifestyle in Newtown with 30+ outdoor activities. You have more than one reason to stay out now! Most of our features are designed to seamlessly blend the indoors and outdoors.



NATURALE



The Little Library



Double height lobby

Living in Nature can be heavenly. Vaanya has a range of exquisitely designed south open and Vaastu compliant apartments with large bedrooms and ample wardrobe space.

Every tower has its own guest rooms, visitor's lounge and unique Thought Pod.

YOUR
PARADISE



Extreme Sports Park



Open play lawn

We believe in building better life experiences. It's all about enhancing your Familytime.

Fun with your kids at the play lawn or a dash of adventure at the Extreme Sports Park ... Vaanya offers spaces that help you come together.

ACCENTS

Forest Bathing

Heal naturally

- ✓ Amphitheater
- ✓ The forest
- ✓ Open play areas
- ✓ Elevated walkway
- ✓ Outdoor al fresco dining
- ✓ and more ...

Healthy and Lively

Active mind and body

- ✓ Indoor multisports courts
- ✓ Squash court
- ✓ Tennis court
- ✓ Outdoor gym
- ✓ Sunken skate
- ✓ and more ...

The Blue Therapy

Pleasure & wellness

- ✓ Lap pool
- ✓ Leisure pool
- ✓ Kids' pool
- ✓ Wellness centre
- ✓ Reflection pod
- ✓ and more ...

Luxury Accents

More Familytime

- ✓ The lounger pod
- ✓ The squad pod
- ✓ Guest rooms
- ✓ Cafe — Dining
- ✓ Cabanas
- ✓ and more ...



MASTER PLAN



1 The Forest
Playground
Bike Track
Toddler's Zone

2 Leisure Pool
Kid's Pool
Sunken Deck

3 The River
Lap Pool
Passive Deck

4 The Valley
Elevated
Walk
Creative Play

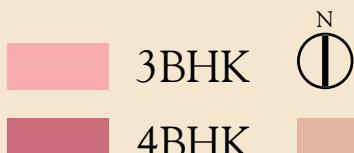
5 The Forest
Wellbeing
Garden
Elderly
Corners

6 Experience Garden

7 Multi-sports Courts
Indoor & Outdoor

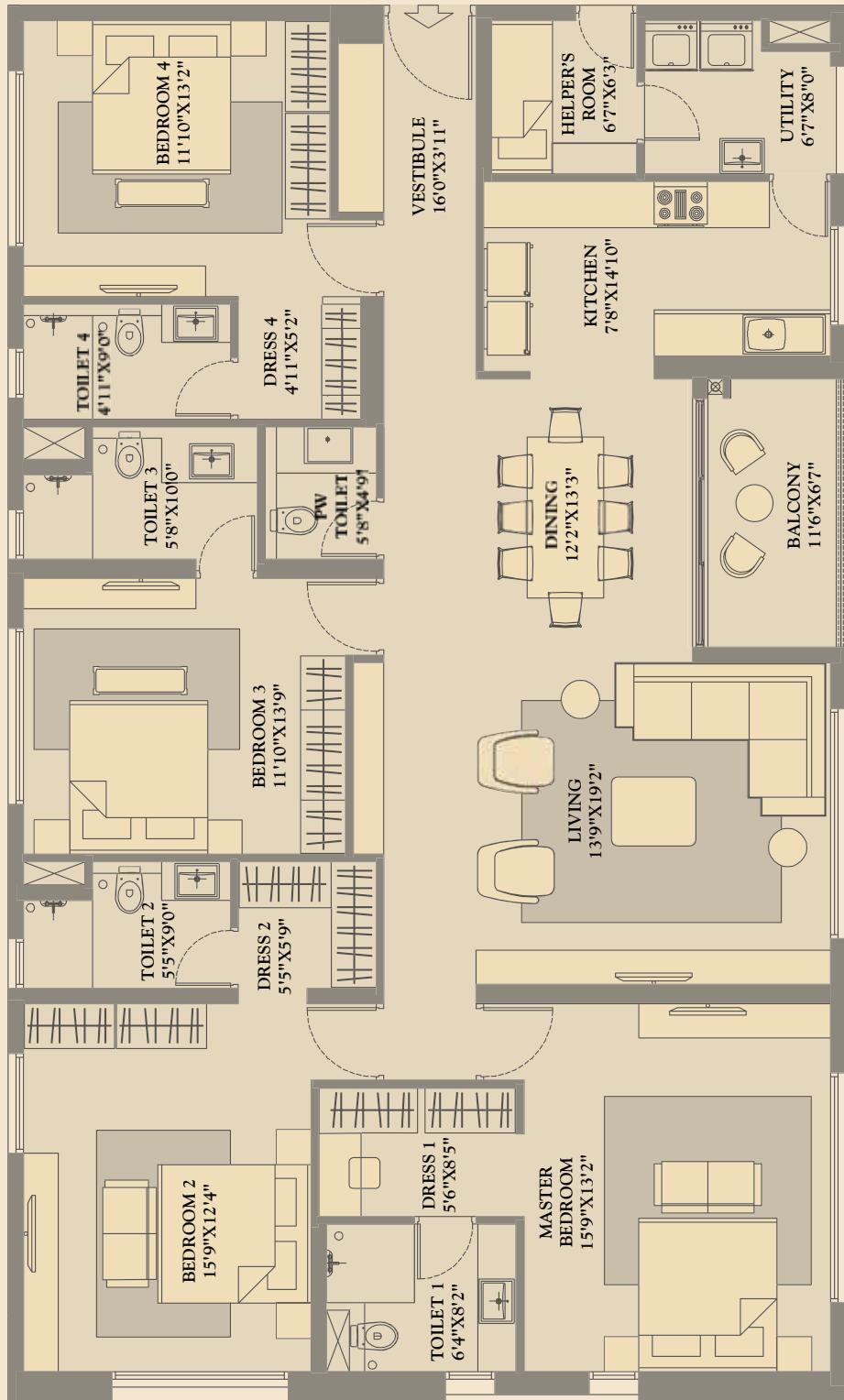
8 The Stream
Play park
Lawn
Cocoon

9 The Forest
Extreme sports
Amphitheatre
for the teens



FLAT A - TOWER 1 & 4

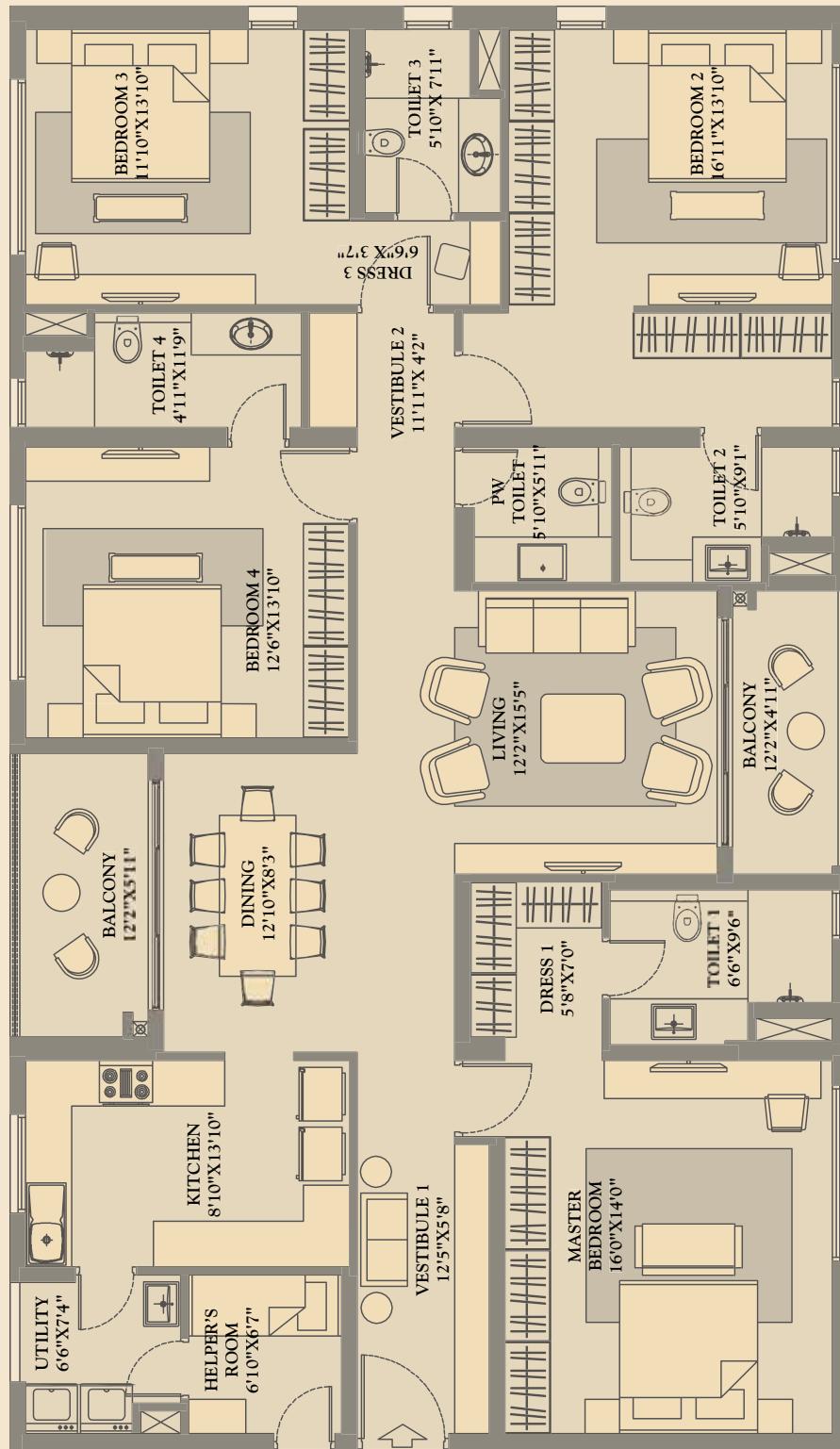
Typical Floor Plan



CARPET AREA 1851 sq ft | BALCONY AREA 118 sq ft

FLAT B - TOWER 1 & 4

Typical Floor Plan

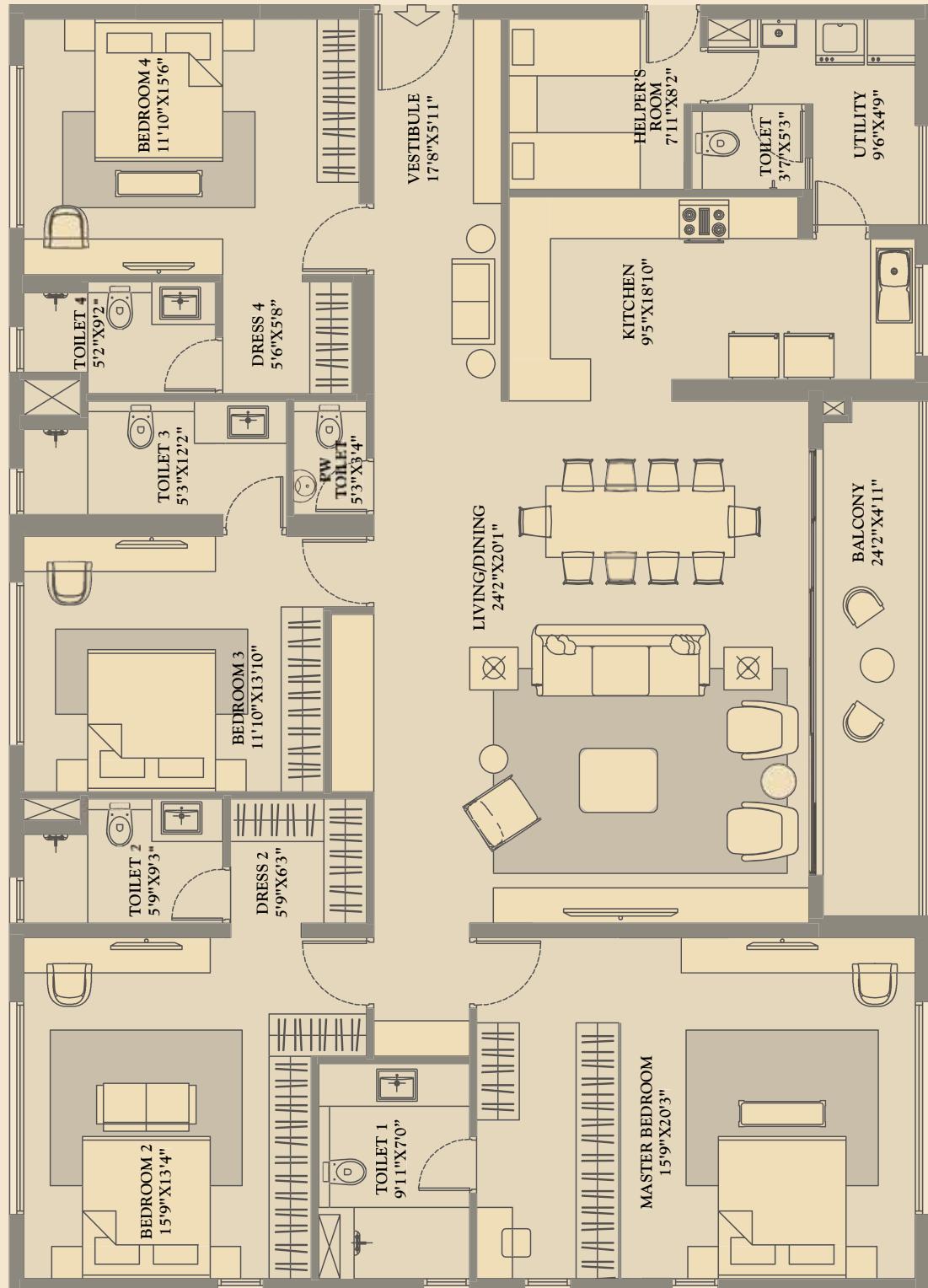


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CARPET AREA 1873 sq ft | BALCONY AREA 172 sq ft

FLAT A - TOWER 2 & 3

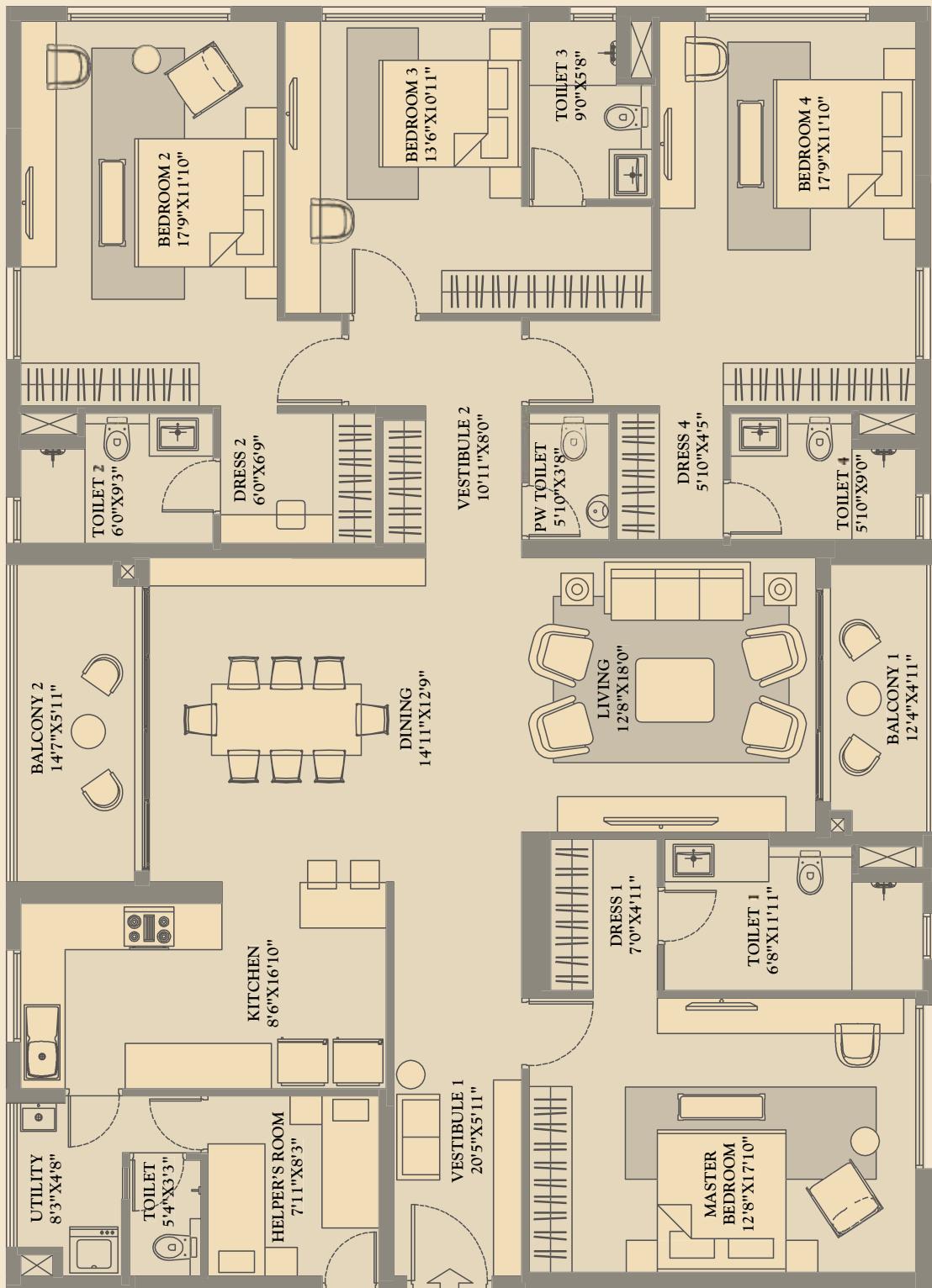
Typical Floor Plan



CARPET AREA 2185 sq ft | BALCONY AREA 183 sq ft

FLAT B - TOWER 2 & 3

Typical Floor Plan

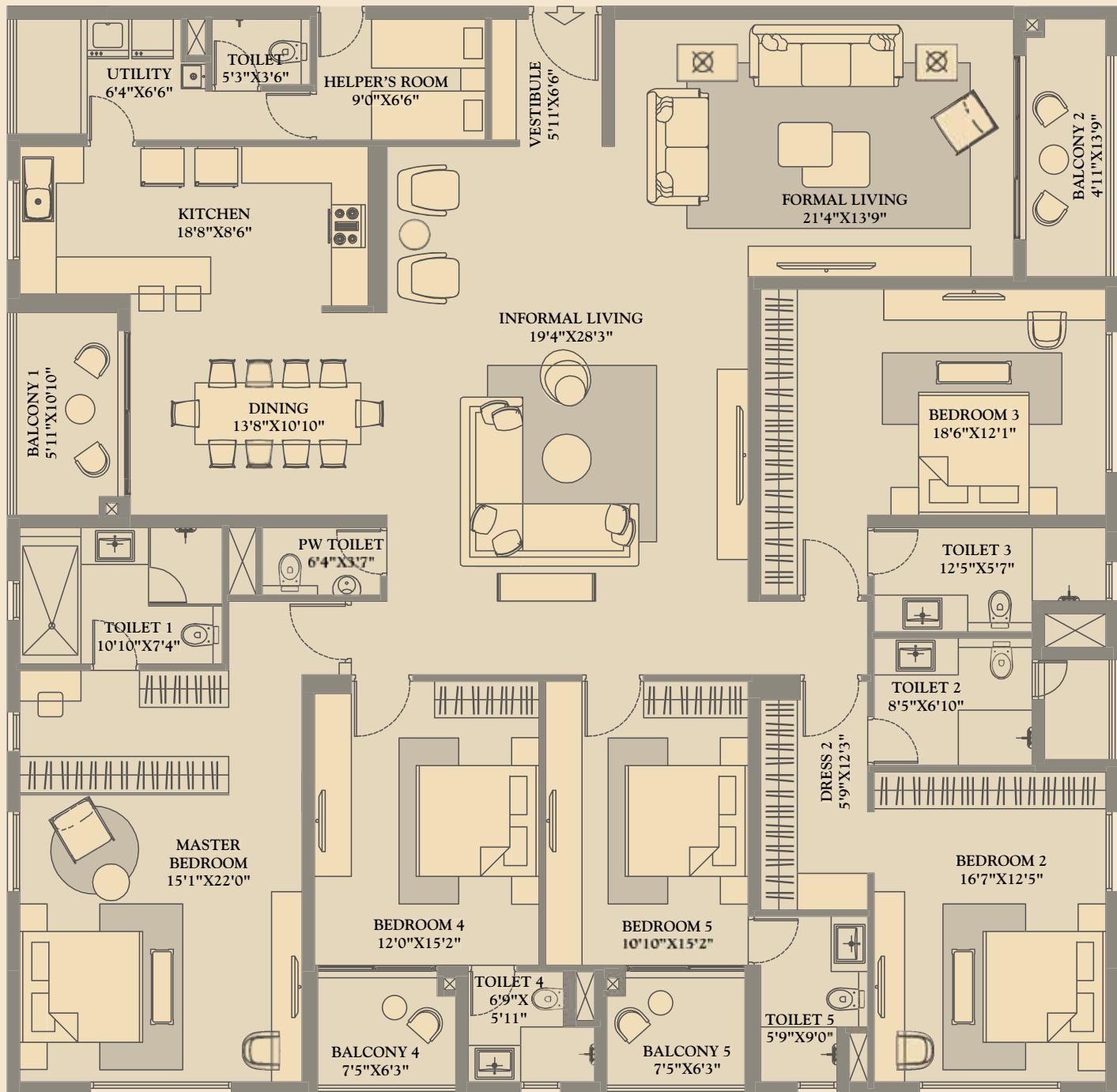


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CARPET AREA 2153 sq ft | BALCONY AREA 183 sq ft

FLAT C - TOWER 2 & 3

Typical Floor Plan



CARPET AREA 2928 sq ft | BALCONY AREA 258 sq ft

PAYMENT SCHEDULE

On booking	10% of total consideration
On agreement (within 30 days of application)	10% of total consideration
On completion of piling	10% of total consideration
On foundation	10% of total consideration
On casting of 1st floor	7% of total consideration
On casting of 6th floor	7% of total consideration
On casting of 11th floor	7% of total consideration
On casting of 16th floor	7% of total consideration
On casting of 21st floor	7% of total consideration
On casting of 26th floor	7% of total consideration
On casting of 31st floor	7% of total consideration
On casting of ultimate roof	6% of total consideration + VRV charges
On possession	5% of total consideration + extra development charges

Other Terms & Conditions

30 months lock-in period from date of Agreement for Sale

Applicable GST & other levies with each installment.

Payments to be made in favour of “PS Vinayak Heights LLP – Collection Account” by Account Payee Cheque / DD Online Fund Transfer.

Interest on delayed payment @ SBI PLR + 2% p.a.

Any additional taxes, both present & future, such as GST etc will be payable as applicable.