




Bhagyasthan

**Site address:**

Bhagyasthan, Sr No. 59/1+2, Vidya Vihar Colony,
Opp. Unique Hospital, Talegaon-Chakan Road,
Talegaon Dabhade, Pune 410507.

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Bhagyasthan is the proud winner of
**Affordable Housing
Project of the year - 2016**
(by Realty Plus & Golden Bricks, Dubai)



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available at www.maharera.mahaonline.gov.in

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BRING BACK THE TRADITION OF STAYING TOGETHER



Bhagyasthan

— @TALEGAON, PUNE —



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Bhagyasthan

1 & 2 BHK Homes

Embrace a new way

There is beauty in togetherness. Playing together without limits. Celebrating every festival together. Sharing not just recipes but stories too. Somewhere as cities have become bigger, the communities have become smaller.

Presenting Bhagyasthan, modern-day homes that celebrate togetherness.

Here, the bonds between people are as strong as the walls. The homes are modern but the tradition is the same. Here, you can welcome a new lifestyle while you stay together.



Happiness lies in well-planned homes

Spread over acres, Bhagyasthan is a smartly planned project. The planning can be seen across the destination as we've given importance to every aspect that enhances your lifestyle. With so many amenities inside the project, every day at Bhagyasthan will be special. In addition, we have a number of conveniences that will surely make your life effortless.

1 & 2 BHK Homes

Basic carpet area ranging between
224 - 341 sq.ft. (20.81 - 31.70 sq.mt.)
(exclusive of architectural projection, terrace,
open & enclosed balcony)





Quality and faster construction with Tunnel Form Technology (TFT)

Every good plan needs good execution. Apart from a well-trained and dedicated team, we make use of modern technology and include the best of features that add delight.

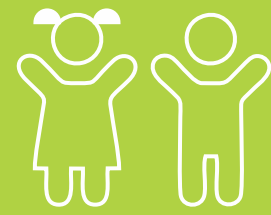
The words might be hard but the process is simple and fast. TFT is the latest engineering technology, imported from France, ensuring faster completion. The technology ensures absolutely clear floor space resulting in more usable area inside your home and superior wall finishes (interior and exterior). So quality and faster delivery is assured!

What's more, strong structure means less maintenance and more joy.



Next level of fun, comfort and convenience

We believe in offering a complete living experience. With so many indoor and outdoor amenities, you will love to be active. Choose a different activity every day. Enjoy a walk with your loved ones. Watch your kids perform at the amphitheatre. The beauty of the amenity space is that it is designed for all the age groups. So explore what you were always looking for in a home.



The images shown are used only for representation purpose.



Multipurpose Court



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Outdoor Amenities

- Temple
- Herbal Garden
- Children's Play Area
- Amphitheater
- Party Lawn
- Jogging Track
- Space for Skating
- Cricket Pitch Net Cage
- Multipurpose Court

Indoor Amenities

- Clubhouse with Gym and Multipurpose Hall
- Indoor Games Room

Other Amenities

- Grand Entrance
- Rainwater Harvesting
- S.T.P.

A representation of the kind of amenities that are coming up in Phase II (Yet to be registered under RERA)

Master Plan

1. Multipurpose Hall
2. Gymnasium
3. Chit-Chat Area
4. Multipurpose Court
5. Cricket Pitch Net Cage
6. Jogging Track
7. Children's Play Area
8. Space for Skating
9. Party Lawn
10. Pavilion
11. Acupressure Pathway
12. Herbal Garden



A representation of the kind of amenities that are coming up in Phase II (Yet to be registered under RERA)

CLUBHOUSE - with Gym & Multipurpose Hall



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Interior Specifications



Floor finishes

- Living, bedroom and kitchen - vitrified tiles (600 x 600 mm)
- Bathroom and toilet - anti-skid ceramic tiles



Wall & other finishes

- Toilet & bathroom - dado ceramic tiles up to 7 ft
- Kitchen - dado ceramic tiles up to 2 ft
- Kitchen - granite slab
- Kitchen sink - stainless steel
- Sanitary ware - SImpolo or equivalent
- Main entrance door - wooden flush door shutter with laminate
- Inside doors - painted wooden flush door shutter
- Bathroom door - RCC door frames
- Windows - 2 track aluminum sliding windows with plain glass and mosquito grill
- Windows with louvres in bathrooms



Structure

- Seismic zone iii compliant structure
- RCC framed structure



Electrical fittings

- Points for water purifier and refrigerator in kitchen
- Exhaust fan point in WC / bathroom
- TV & telephone point in the living room
- Concealed copper wiring
- Elegant designer modular electric switches
- For safety, one earth leakage circuit breaker (ELCB) in every apartment
- One miniature circuit breaker (MCB) for each circuit at the main distribution box in every apartment



Paint / polishing

- Interior OBD
- Textured exterior paint
- Enamel paint for MS grill



Plumbing

- All water supply lines are of UPVC / CPVC or equivalent
- Solar water connection in bathroom

Convenient and pleasant

There is nothing better than a home making travel easier. Located in Talegaon, Bhagyasthan is just 2 kms' from Talegaon Railway Station and market. The old Pune-Mumbai Highway is around 4 kms., 5 reputed schools like Birla & Podar International Schools are within 2 kms., 4 reputed colleges like D. Y. Patil & Indira Institute are within 1 km. and good hospitals are within 2 kms., if you need a nice outing on a weekend, then Lonavala is a 20 mins' Drive from here.

Apart from these conveniences, Talegaon has a very pleasant climate. Being on a higher altitude and 70% (approx.) of the surrounding MIDC being covered by greenhouse makes it cooler.

Distances

- Talegaon Railway Station & Market - 2 kms.
- Old Pune-Mumbai Highway - 4 kms.
- Talegaon MIDC Area - 4 kms.
- Reputed Schools - Within 3 kms.
- Reputed Colleges - Within 2 kms.
- Reputed Hospitals - Within 2 kms.





WING B | GROUND FLOOR PLAN

FLAT NO.	TYPE	BASIC CARPET		ENCLOSED BALCONY		ARCH. PROJECTION		TERRACE		ACCESSIBLE TERRACE	
		SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
001, 008	2 BHK	405	37.59	-	-	10	0.97	31	2.91	-	-
002, 007	STUDIO	224	20.81	-	-	-	-	-	-	-	-
003	STUDIO	229	21.30	-	-	-	-	-	-	-	-
004, 005, 006	STUDIO	229	21.23	-	-	-	-	-	-	-	-



WING B, C & D | 1st, 3rd, 5th & 7th ODD FLOOR PLAN

FLAT NO.	TYPE	BASIC CARPET		ENCLOSED BALCONY		ARCH. PROJECTION		TERRACE		ACCESSIBLE TERRACE	
		SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
101, 106, 301, 306, 307, 312, 501, 506, 507, 512, 701, 706, 707, 712	2 BHK	341	31.70	67	6.22	9	0.81	31	2.91	-	-
102, 105, 302, 305, 308, 311, 502, 505, 508, 511, 702, 705, 708, 711	1 BHK	261	24.22	28	2.62	5	0.48	31	2.91	-	-
103, 104, 303, 304, 309, 310, 503, 504, 509, 510, 703, 704, 709, 710	1 BHK	265	24.64	28	2.62	5	0.48	31	2.91	-	-
108, 111	1 BHK	261	24.22	28	2.62	5	0.48	31	2.91	25	2.29
109, 110	1 BHK	265	24.64	28	2.62	5	0.48	31	2.91	25	2.29
107, 112 (WING B 1st ODD FLOOR PLAN)	2 BHK	341	31.70	67	6.22	9	0.81	31	2.91	-	-
107, 112 (WING C & D 1st ODD FLOOR PLAN)	2 BHK	341	31.70	67	6.22	9	0.81	31	2.91	25	2.29



WING B, C & D | 2nd, 4th & 6th EVEN FLOOR PLAN

FLAT NO.	TYPE	BASIC CARPET		ENCLOSED BALCONY		ARCH. PROJECTION		TERRACE		ACCESSIBLE TERRACE	
		SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
201, 401, 601, 206, 406, 606, 207, 407, 607, 212, 412, 612	2 BHK	338	31.37	67	6.22	7	0.67	25	2.29	-	-
202, 402, 602, 205, 405, 605, 208, 408, 608, 211, 411, 611	1 BHK	257	23.89	28	2.62	4	0.35	25	2.29	-	-
203, 403, 603, 204, 404, 604, 209, 409, 609, 210, 410, 610	1 BHK	262	24.31	28	2.62	4	0.35	25	2.29	-	-



About The Developer

Customer delight is precious to us and we are making every possible effort to achieve it. Every space, be it residential or commercial is built with thoughtfulness behind. VTP Realty can be relied on for delivering superior quality, transparency and maximum value to the last details with every home. Building lasting relationships with customers, by staying connected with them through their journey and beyond, strengthen this trust.

VTP Realty is backed by the 30 year young VTP Group, holding a prominent position in supplying best quality raw-materials: cement & steel in Maharashtra. The Group has successfully constructed close to 100 projects for Government agencies, infrastructure companies and reputed real-estate developers across the country.

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