



GOLFLAND
at VANAHA



ACTUAL IMAGE OF SP CENTRE,
COLABA-MUMBAI



A LEGACY BUILT FOR THE FUTURE

Crafted intricately with state-of-the-art technology, Shapoorji Pallonji's creations are no less than engineering marvels and landmark destinations.

And we've achieved this by making use of cutting-edge solutions for every project we've undertaken. This has helped shape our legacy of over 150 years, while maintaining a position of leadership in the industry.

**BUILDING
A LEGACY OF LUXURY
AND INNOVATION
FOR OVER 150 YEARS**

THE IMPERIAL,
MUMBAI



PALACE OF THE
SULTAN OF OMAN, MUSCAT



MUMBAI CENTRAL STATION,
MUMBAI



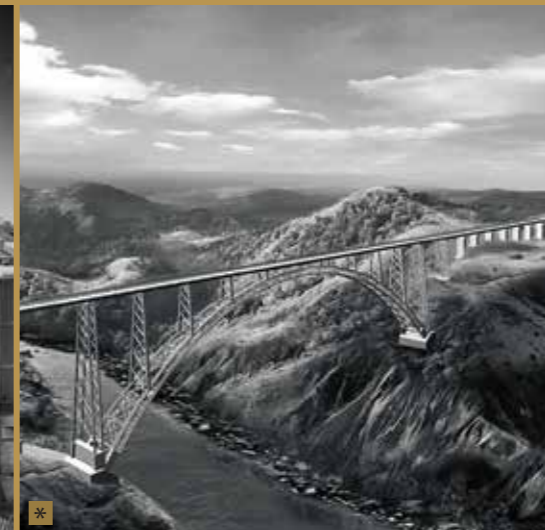
RESERVE BANK OF
INDIA BUILDING, MUMBAI



MCA STADIUM, PUNE



SP INFOCITY, PUNE



CHENAB RAIL BRIDGE, J&K



ATAL TUNNEL,
ROHTANG

GURUGRAM

- Joyville, Gurugram

MMR

- Vicinia, Powai
- The Imperial, Tardeo
- Northern Lights, Thane
- Joyville, Virar
- Sarova, Kandivali

PUNE

- VANAHA
- SP Residency, Fursungi
- Joyville, Hinjawadi
- Joyville, Hadapsar Annexe
- SP Infocity

KOLKATA

- Shukhobrishti

HOWRAH

- Joyville, Howrah

BENGALURU

- Parkwest, Binnypet

SHAPOORJI PALLONJI REAL ESTATE



RESIDENTIAL

- Uber Luxury
- Aspirational
- Township
- Affordable



COMMERCIAL

- IT
- SEZ
- Retail



144 MILLION SQ.FT.-
POTENTIAL DEVELOPMENT



Shapoorji Pallonji
Real Estate

Joyville[®]

by Shapoorji Pallonji | Hadapsar Annexe

Shukhobrishti

THE LARGEST MASS HOUSING PROJECT IN INDIA
At Action Area III, New Town Kolkata

SHAPOORJI PALLONJI MARVELS IN PUNE

Transforming Pune's skyline with cutting-edge urban development and infrastructure, Shapoorji Pallonji is the city's finest real estate developer. Exemplifying contemporary design, each project is a testament to unparalleled quality and innovation.



PUNE. THE MOST LIVABLE CITY IN INDIA

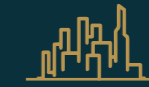
Dotted with a rich legacy and flanked with spectacular architecture, Pune is a bustling city in Maharashtra. A valley of IT and business giants, it offers a legion of corporate opportunities. Also at the forefront of education and culinary brilliance, the city is reckoned as a landmark of knowledge, art and progress.



RANKED AMONGST THE TOP 12
happiest cities in India¹



MOST LIVEABLE CITY
in India²



NEWLY CLASSIFIED METRO CITY



THE OXFORD OF WEST INDIA
with renowned
educational institutions



UPCOMING 161.73 KM-LONG
Ring Road connecting all
major hubs of Pune³



UPCOMING 'MISSING LINK' PROJECT
Being built by Afcons
Infrastructure which shortens
the Mumbai-Pune distance and reduces
travel time by ~30 mins⁴

Upcoming Developments



Stock image for indicative purposes only

Source

1:<https://www.thebridgechronicle.com/pune/kudos-pune-ranks-first-as-the-happiest-city-in-maharashtra-bags-12th-spot-in-india#:~:text=The%20city%20Pune%20has%20attracted,October%20to%20November%201ast%20yearr>

2:<https://timesofindia.indiatimes.com/city/pune/pune-ranked-no-1-city-in-country-in-ease-of-living-rankings/articleshow/65394696.cms>

3:<https://www.99acres.com/articles/pune-civic-body-acquires-24-percent-of-land-for-ring-road-project-nid.html>

4:<https://indianexpress.com/article/cities/mumbai/mumbai-pune-expressway-the-missing-link-bringingtwo-cities-closer-8842878/>

Stock image

BAVDHAN, WHERE BUSTLE MEETS PEACE

Nestled along the western edge of Pune, Bavdhan is both a nature's paradise and a future-forward destination. Abound by sprawling greens, its neighbourhood bustles with IT hubs in Hinjawadi and Baner. It is one of the most promising suburbs of the city.

Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities



Metro line
(No. 2) from Chandni Chowk
to Viman Nagar



8-lane flyover
at Chandni Chowk



Mahalunge-Maan Hitech
City Park



Proposed 10-lane National
Mumbai-Bangalore Expressway



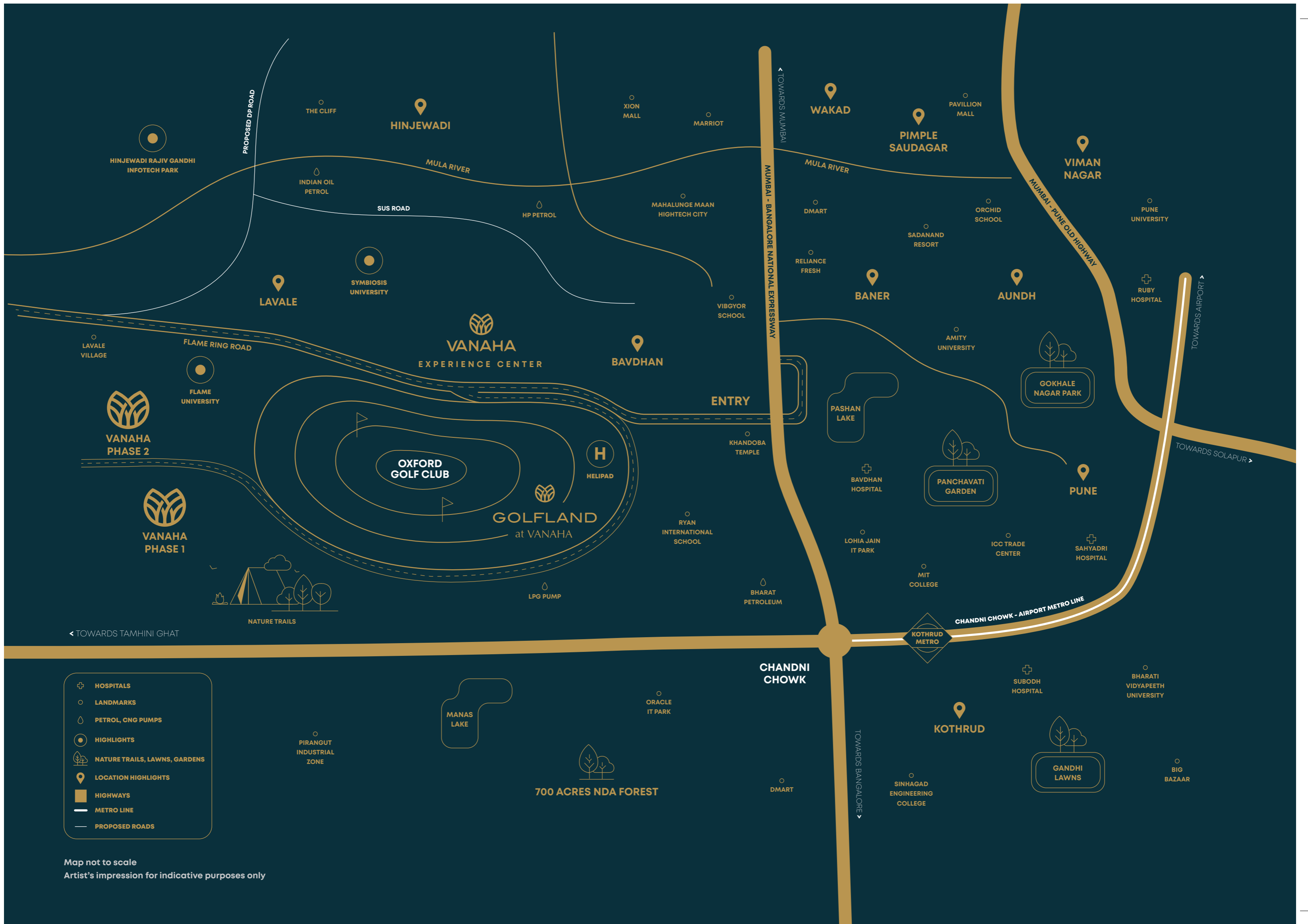
Proposed 14-lane
wide Ring Road












Proposed 6-Lane.
Paud-Mahad National Highway



GOLFLAND at VANAHA



-  HOSPITALS
-  LANDMARKS
-  PETROL, CNG PUMPS
-  HIGHLIGHTS
-  NATURE TRAILS, LAWNS, GARDENS
-  LOCATION HIGHLIGHTS
-  HIGHWAYS
-  METRO LINE
-  PROPOSED ROADS

Map not to scale
 Artist's impression for indicative purposes only

WELCOME TO VANAHA

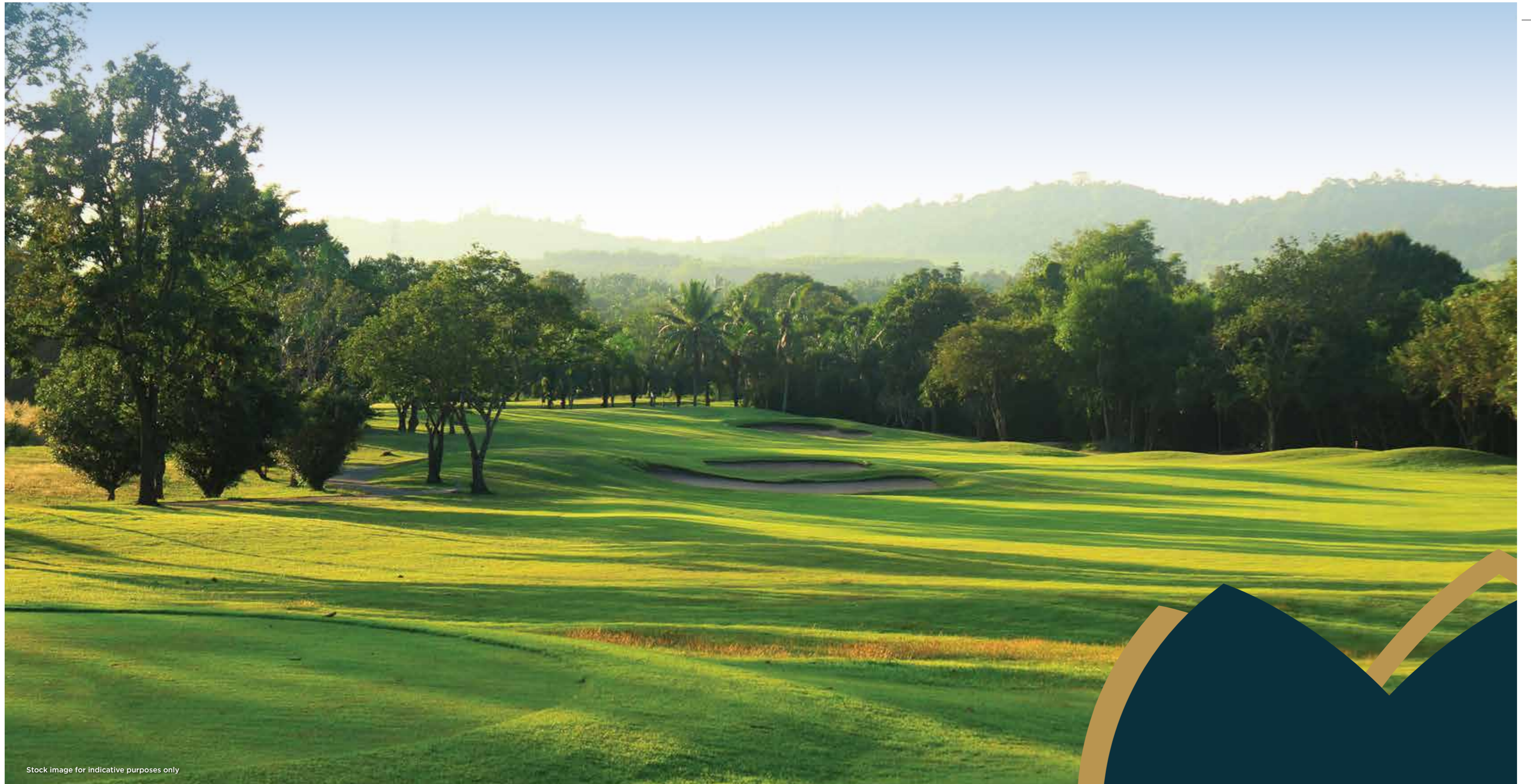
Located in the heart of one of the largest townships in India



TOWNSHIP FEATURES



Disclaimer: Above are stock images for representational purposes only. The township is being developed by its project proponents. The promoters of Vanaha are not township proponents.



Stock image for indicative purposes only



EASY CONNECTIVITY
TO MAJOR IT HUBS IN PUNE



350+* ACRES OF
OPEN SPACES IN THE TOWNSHIP



NEAR FLAME UNIVERSITY
SPREAD OVER 60 ACRES OF LAND



LOCATED IN WEST PUNE
A PRISTINE HOME OF NATURE



ONE OF INDIA'S TOP RANKING
GOLF COURSES SPREAD OVER
158 ACRES IN THE VICINITY



MODERN LIFESTYLE
AMENITIES



OVER 400 SPECIES*
OF FLORA AND FAUNA



CRAFTED BY SHAPOORJI PALLONJI,
ONE OF INDIA'S MOST TRUSTED BRANDS

VANAHA KEY HIGHLIGHTS

*As per the study done by Natural Signatures in February 2020.

^GOLFLAND PHASE 1

PRESENTING



GOLFLAND
at VANAHA

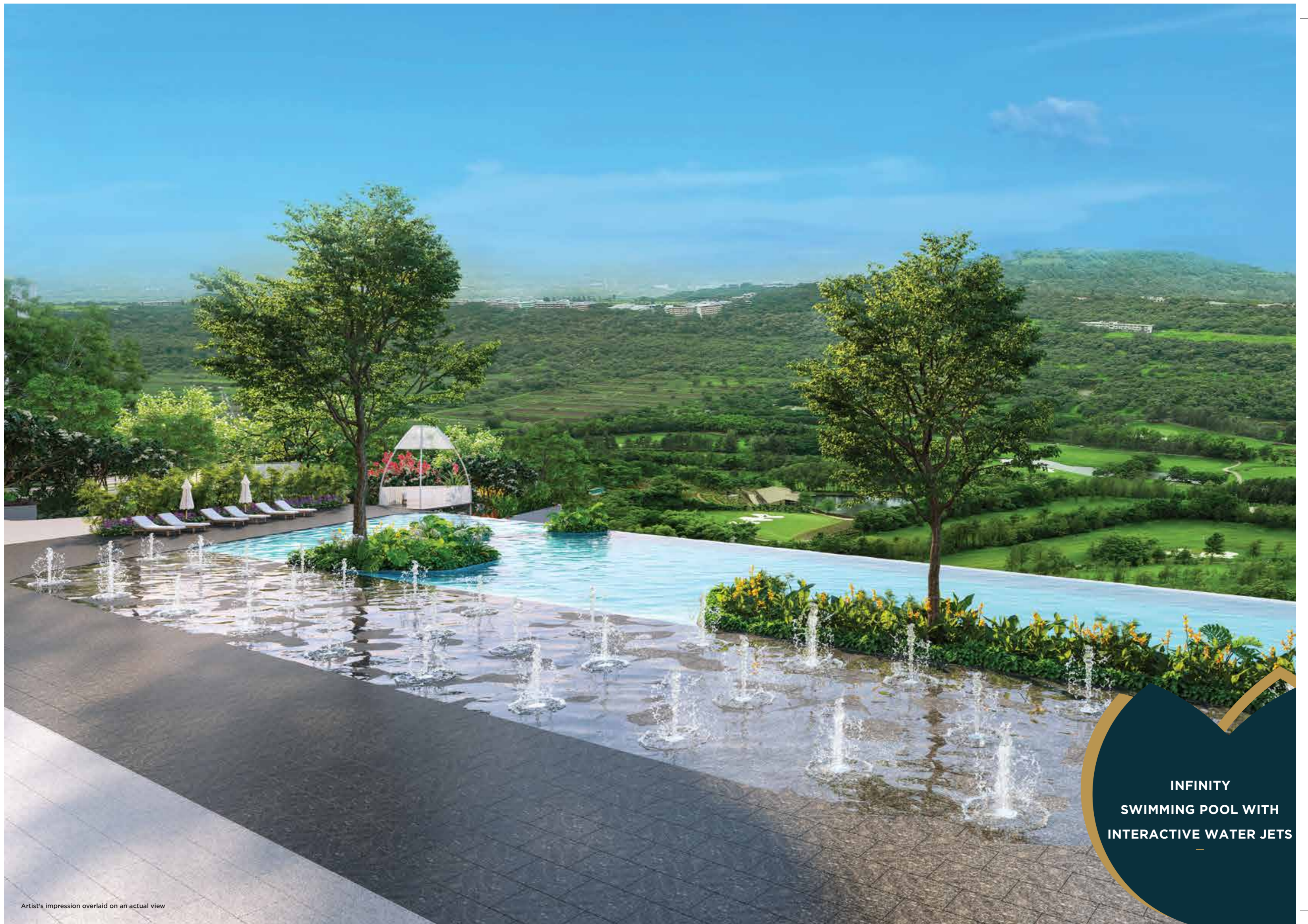
LAUNCHING PHASE 2



BEYOND LUSH GREENS
AND
AN INFINITY POOL



GOLFLAND AMENITIES



**INFINITY
SWIMMING POOL WITH
INTERACTIVE WATER JETS**

Artist's impression overlaid on an actual view



Artist's impression overlaid on an actual view

FEATURE POD



Artist's impression overlaid on an actual view

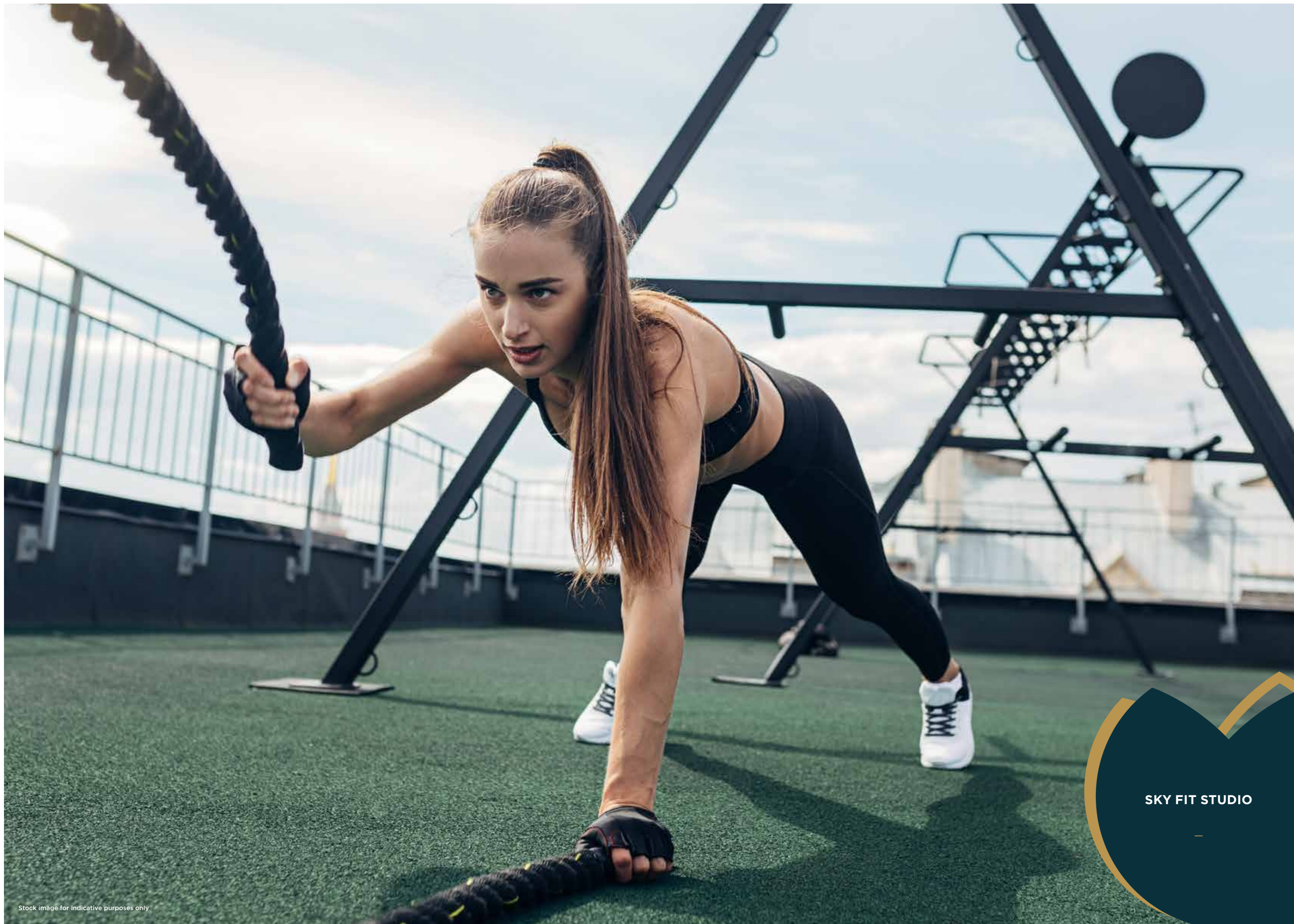
SKY LOUNGE



TENNIS COURT



PLAY COURT



SKY FIT STUDIO



LOBBY LOUNGE



FOREST GREENS



HILL ENGAGEMENT

Stock image for indicative purposes only



Stock image for indicative purposes only

GYM



KID'S PLAY AREA



INDOOR
GAMES AREA



Stock image for indicative purposes only



GRAFFITI AND CLIMBING WALL



AMPHITHEATRE



SEATING AREAS



SENIORS' CORNER



LOUNGE SEATING AREA



SPACE FOR SPA



CRECHE



TODDLERS' PLAY AREA



READING AREA



MINI-THEATRE

OTHER AMENITIES

MASTER LAYOUT PLAN





GOLFLAND AT VANAHA

GROUND AND PODIUM AMENITIES

- | | | | | | |
|------------------------|---------------------------|-------------------|------------------|------------------------|-------------------|
| 1. REFLEXOLOGY PATHWAY | 5. PLAY COURT | 9. KID'S POOL | 13. PODS | 17. MULTI PURPOSE HALL | 21. CRECHE |
| 2. SEATING AREA | 6. SENIOR CORNER | 10. INFINITY POOL | 14. SERVICES | 18. READING AREA | 22. SPACE FOR SPA |
| 3. PARTY LAWN | 7. POOL DECK | 11. AMPHITHEATRE | 15. GYM | 19. MINI THEATRE | |
| 4. KID'S PLAY AREA | 8. INTERACTIVE WATER JETS | 12. TENNIS COURT | 16. INDOOR GAMES | 20. CO WORKING LOUNGE | |





INSPIRING GOLF RESIDENCES

INSPIRING GOLF RESIDENCES

THOUGHTFULLY-DESIGNED

1 BHK
DUPLEXES

2 BHKs

3 BHKs
+ 1 ROOM

4 BHKs
∞

TOWN
HOUSES

Wake up to the most scenic sunrises in spacious homes, only to end your day with the most breathtaking sunsets. Golfland homes

are where every detail exudes grandeur. Our residences offer enough space for your biggest dream to rise and thrive.



Artist's Impression for indicative purposes only



Artist's impression for indicative purposes only

GRAND TOWN HOUSES



THE MASTER BEDROOM

Artist's Impression overlaid on an actual view



THE KITCHEN

Artist's impression for indicative purposes only



THE DECK

Artist's impression overlaid on an actual view

UNIT PLANS

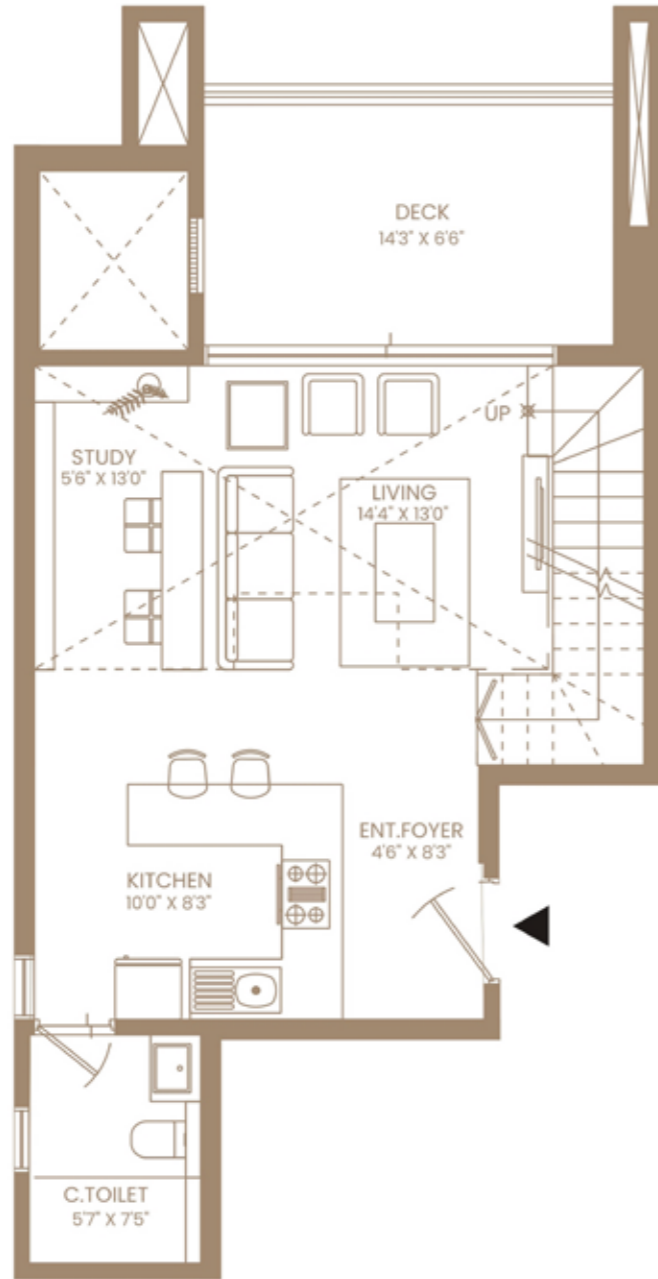
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UNIT PLAN

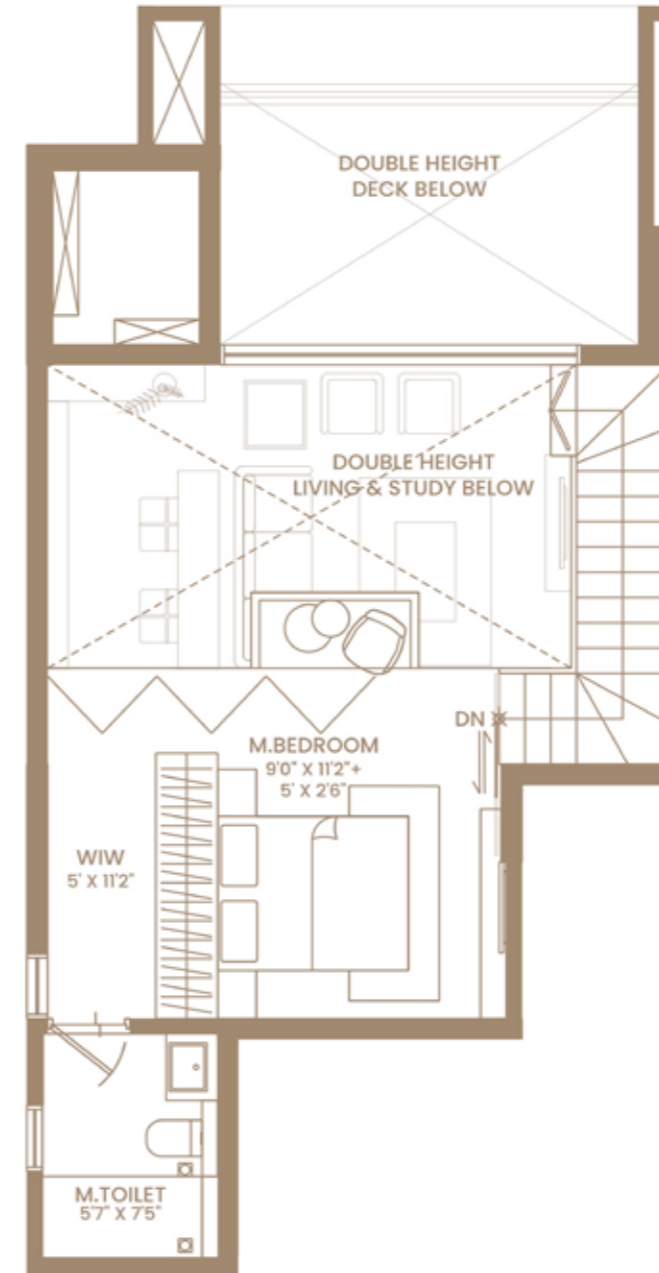
1 BHK DUPLEX



GOLFLAND
at VANAHA



LOWER LEVEL



UPPER LEVEL

RERA CARPET AREA	UTILITY	BALCONY	ATTACHED TERRACE	TOTAL
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
60.63	-	8.02	-	68.65

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of site conditions / column / finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

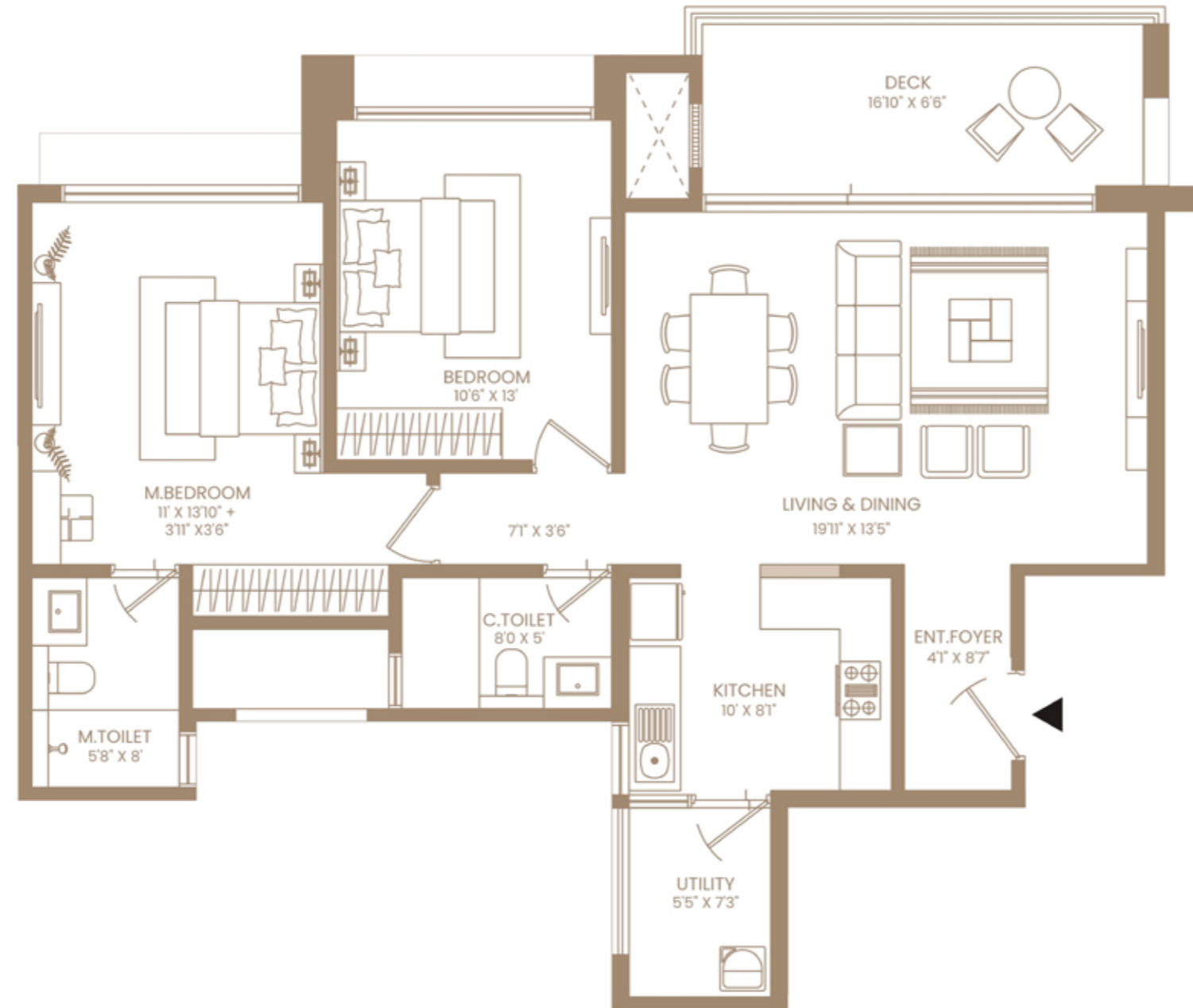
UNIT PLAN

2 BHK



GOLFLAND

at VANAHA



RERA CARPET AREA	UTILITY	BALCONY	ATTACHED TERRACE	TOTAL
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
80.62	3.63	10.10	-	94.35

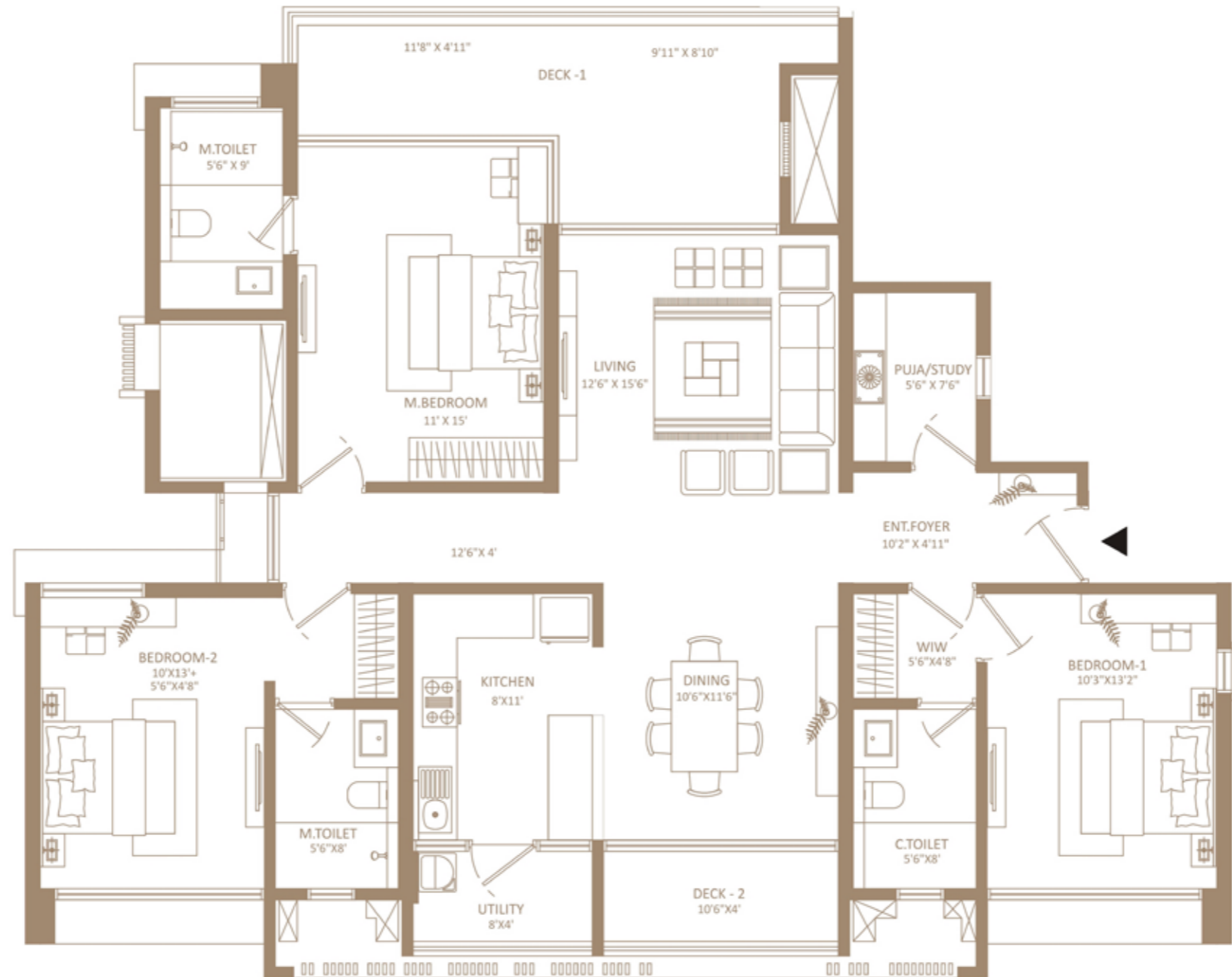
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UNIT PLAN

3 BHK + i Room



GOLFLAND
at VANAHA



RERA CARPET AREA	UTILITY	BALCONY	ATTACHED TERRACE	TOTAL
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
117.63	2.98	17.79	-	138.97

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of site conditions / column / finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

UNIT PLAN

4 BHK ∞



GOLFLAND

at VANAHA



RERA CARPET AREA	UTILITY	BALCONY	ATTACHED TERRACE	TOTAL
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
183.01	3.72	30.62	-	217.35

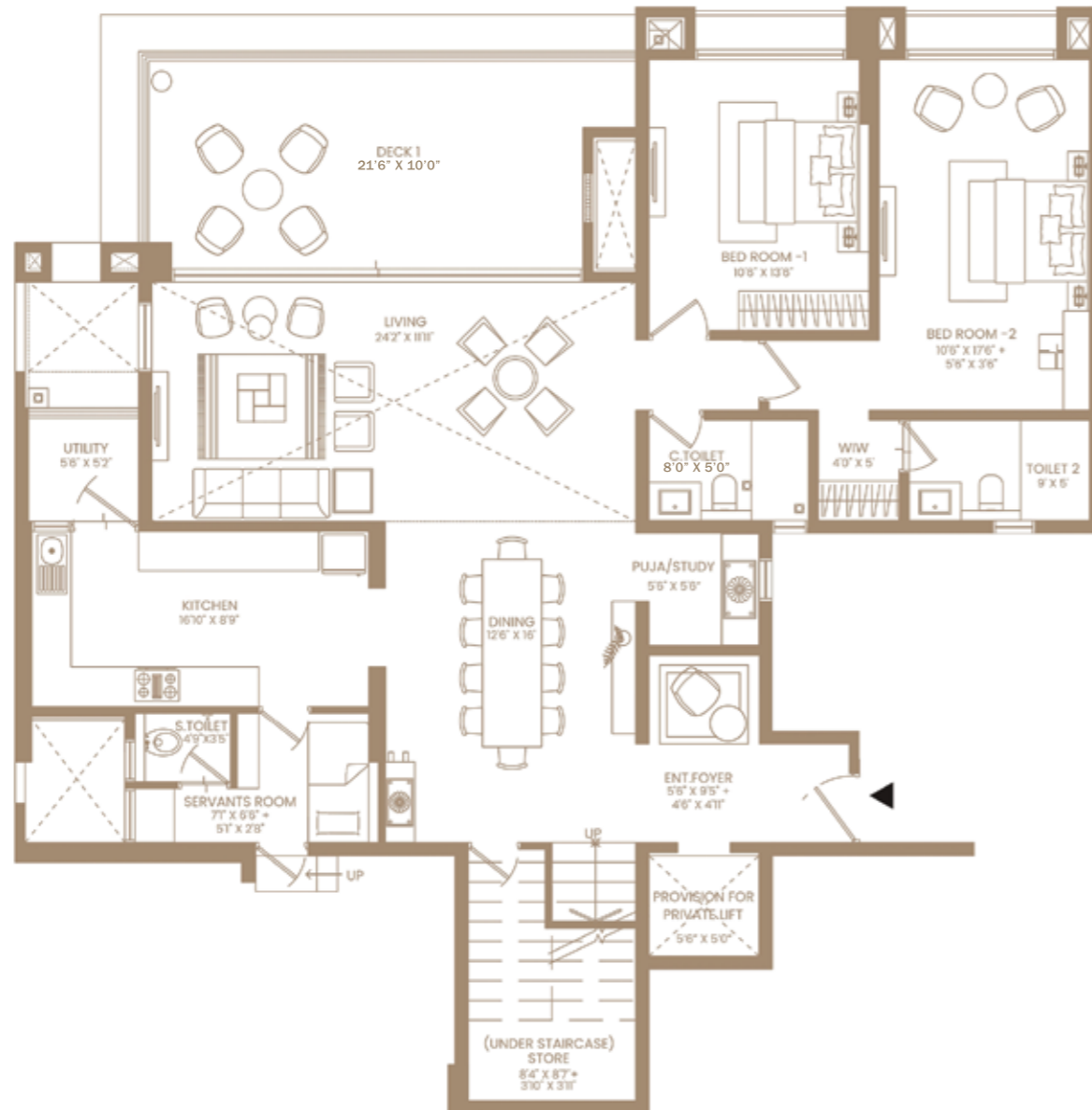
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UNIT PLAN

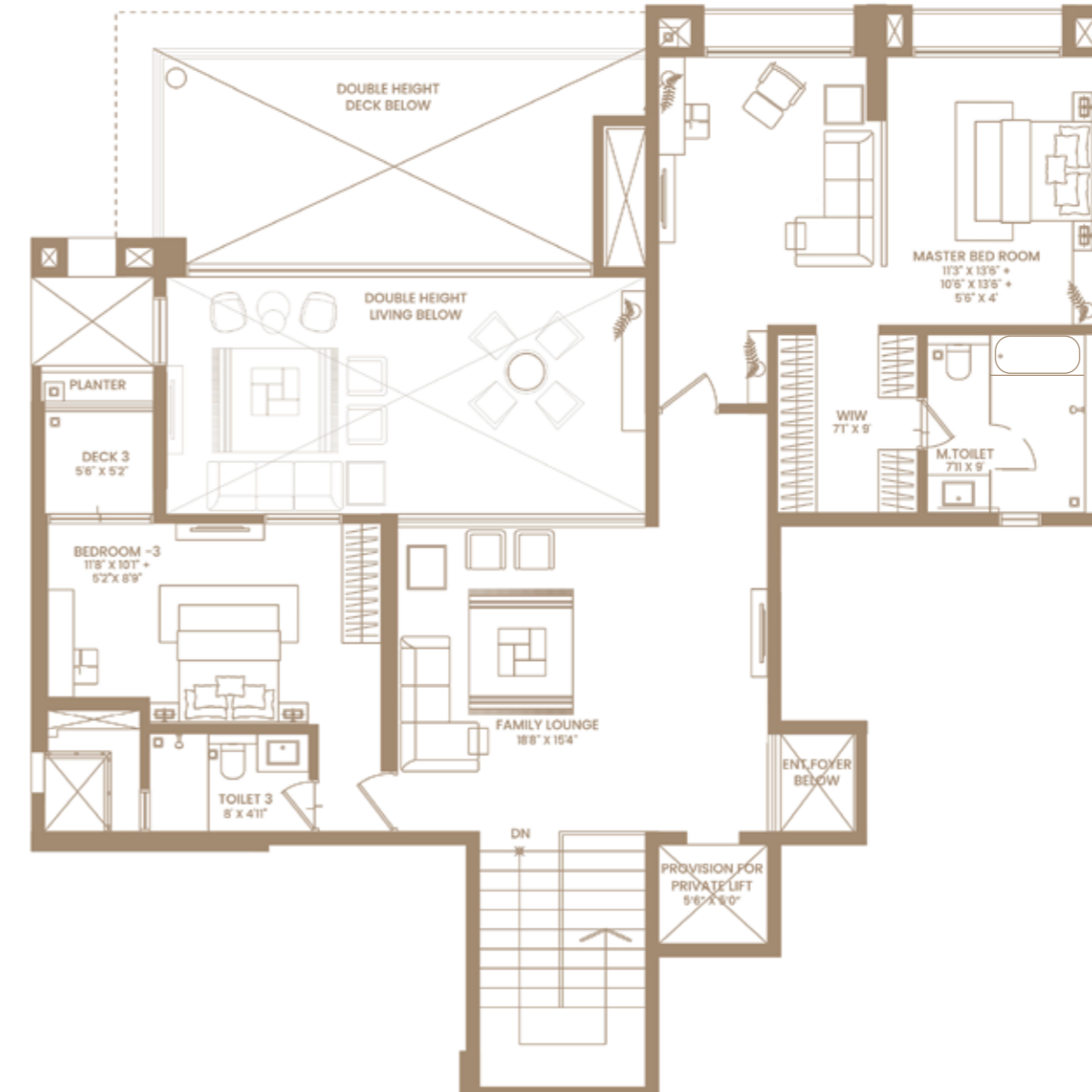
TOWN HOUSE



GOLFLAND
at VANAHA



LOWER LEVEL



UPPER LEVEL

RERA CARPET AREA	UTILITY	BALCONY	ATTACHED TERRACE	TOTAL
SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
250.04	2.63	23.24	-	275.91

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of site conditions / column / finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

ENHANCED SPECIFICATIONS



BATH TUB (IN TOWN HOUSE)



SHOWER PARTITION



ISLAND KITCHEN (IN 4 BHK∞)



DIGITAL LOCK



MARBLE FLOORING



Shapoorji Pallonji

Real Estate



Site Address: Vanaha Experience Centre, Off Pune Bangalore Highway, near Oxford Golf Resort, Pune - 412 115.

MAHARera number for Golfland V & VI is P52100052531 and for Golfland VII & VIII is P52100052530. For more details, visit <https://maharera.mahaonline.gov.in>.

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^ Golfland phase 1 (consisting of tower I, II, III and IV) is situated to the east of the project and there is proposed future development to the west of the project. Please note, Vanaha will be developed in a phased manner by the promoter Image Realty LLP (A joint venture entity of Shapoorji Pallonji Group) and hence a few of the common amenities and facilities, will be completed along with the completion of all phases in the development, subject to approval from the relevant authorities. The project is mortgaged to IDBI Trusteeship Services Limited as the Common Security Trustee for the benefit of the Debenture Holders and Motilal Oswal Home Finance Limited. The NOC/permission of the Common Security Trustee will be provided for the sale of flats/units if required. Other terms and conditions apply. Visit official website : <https://shapoorjirealestate.com/> for more details.