



# 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

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83%  
open to sky

35  
storey high rise

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2000+  
trees and more than  
2 lakh shrubs





The winding Forest Walk

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## VERDURE

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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.

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ABLoom

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## ARRIVAL

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Vaanya is Newtown's latest lifestyle destination.

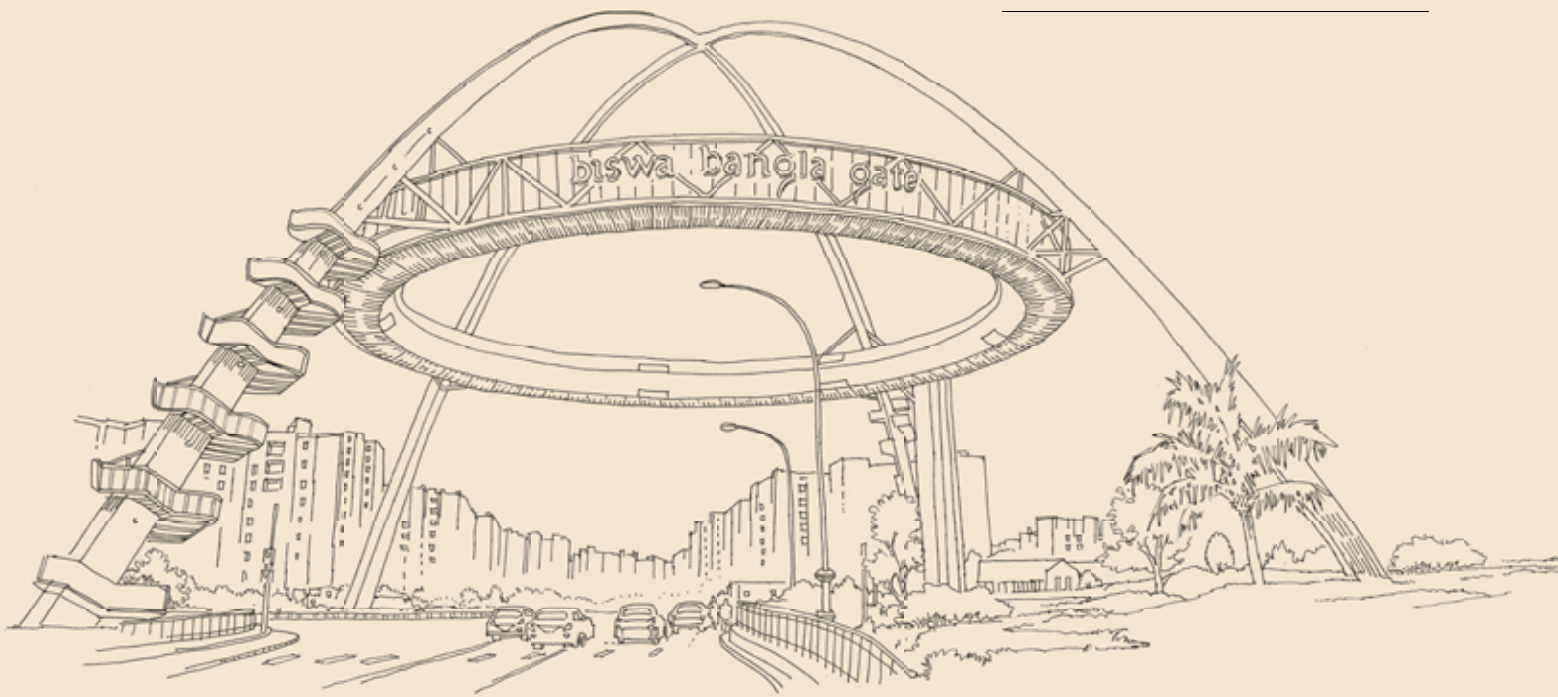
Located in Action Area II, the new hub of knowledge, culture and technology in the city. It enjoys proximity to IT pockets, premium academic institutions, hospitals and five-star hotels.



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CLICK TO  
LOCATE US

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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.



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NATURALE

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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.

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YOUR  
PARADISE

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





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.

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ACCENTS

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## Forest Bathing

Heal naturally

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

## The Blue Therapy

Pleasure & wellness

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

## Healthy and Lively

Active mind and body

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

## Luxury Accents

More Familytime

- ✓ The lounge 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

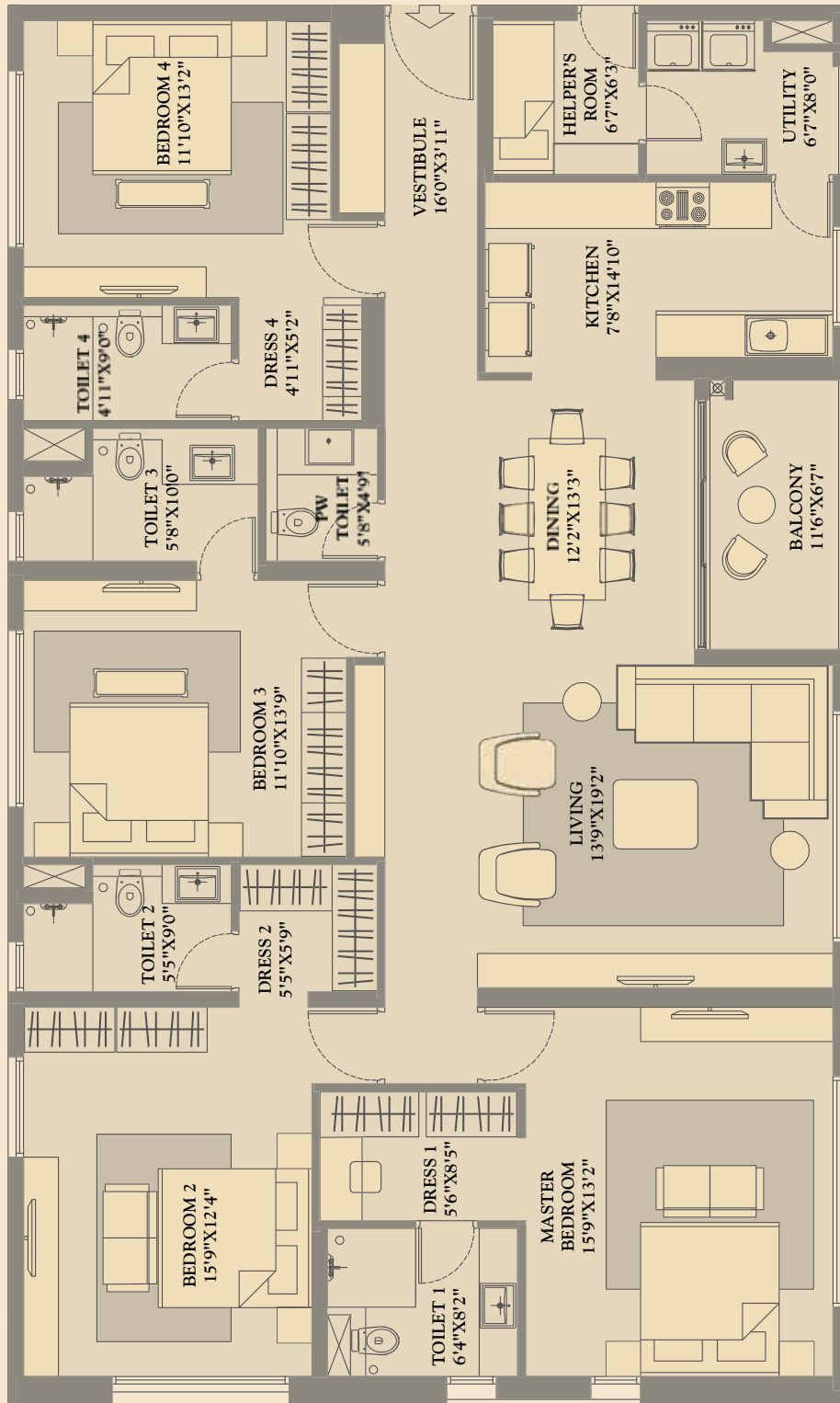
**9** The Forest  
Extreme sports  
Amphitheatre  
for the teens

3BHK 4BHK 5BHK

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# FLAT A - TOWER 1 & 4

Typical Floor Plan

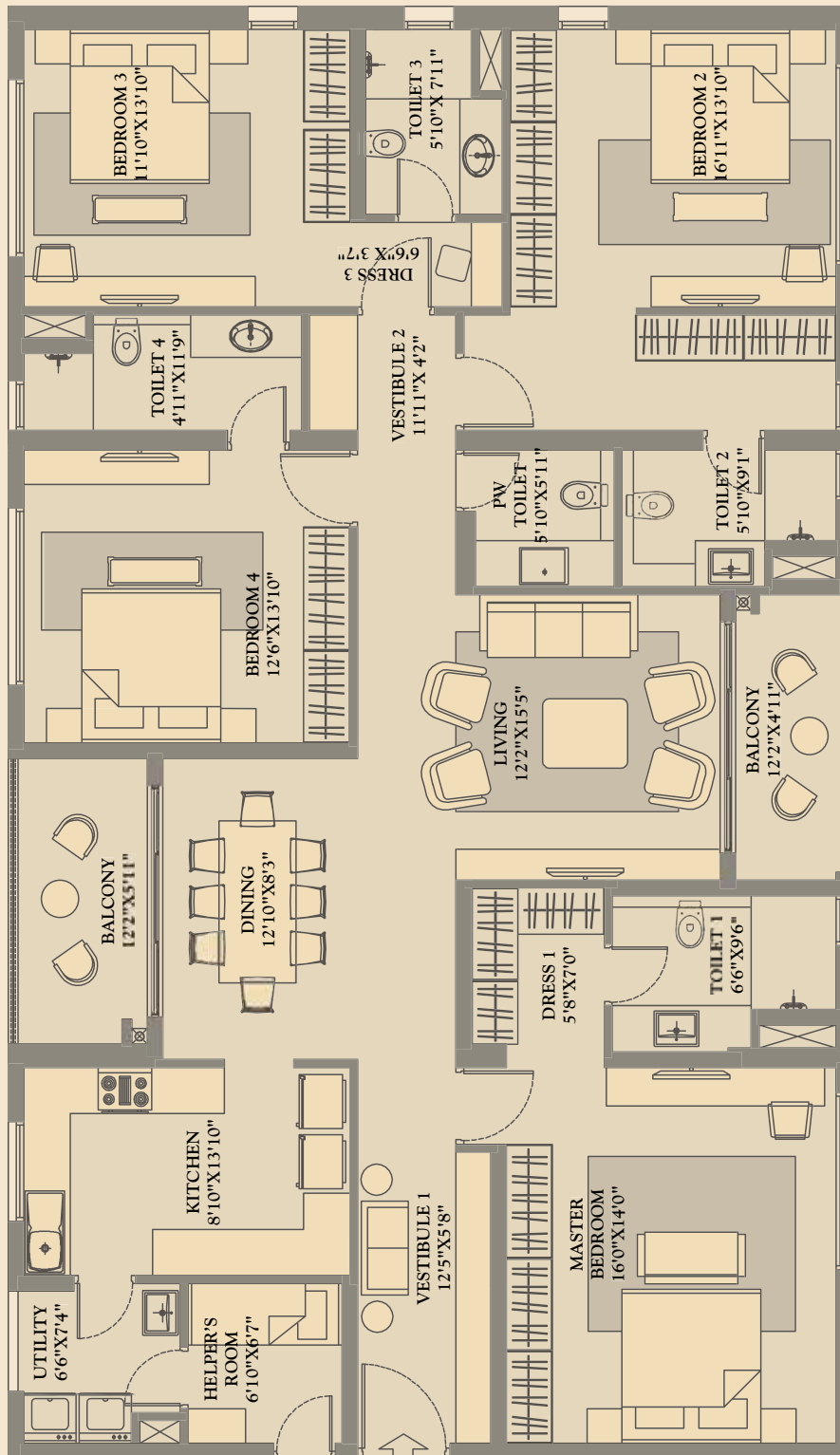


CARPET AREA 1851 sq ft | BALCONY AREA 118 sq ft



# FLAT B - TOWER 1 & 4

Typical Floor Plan

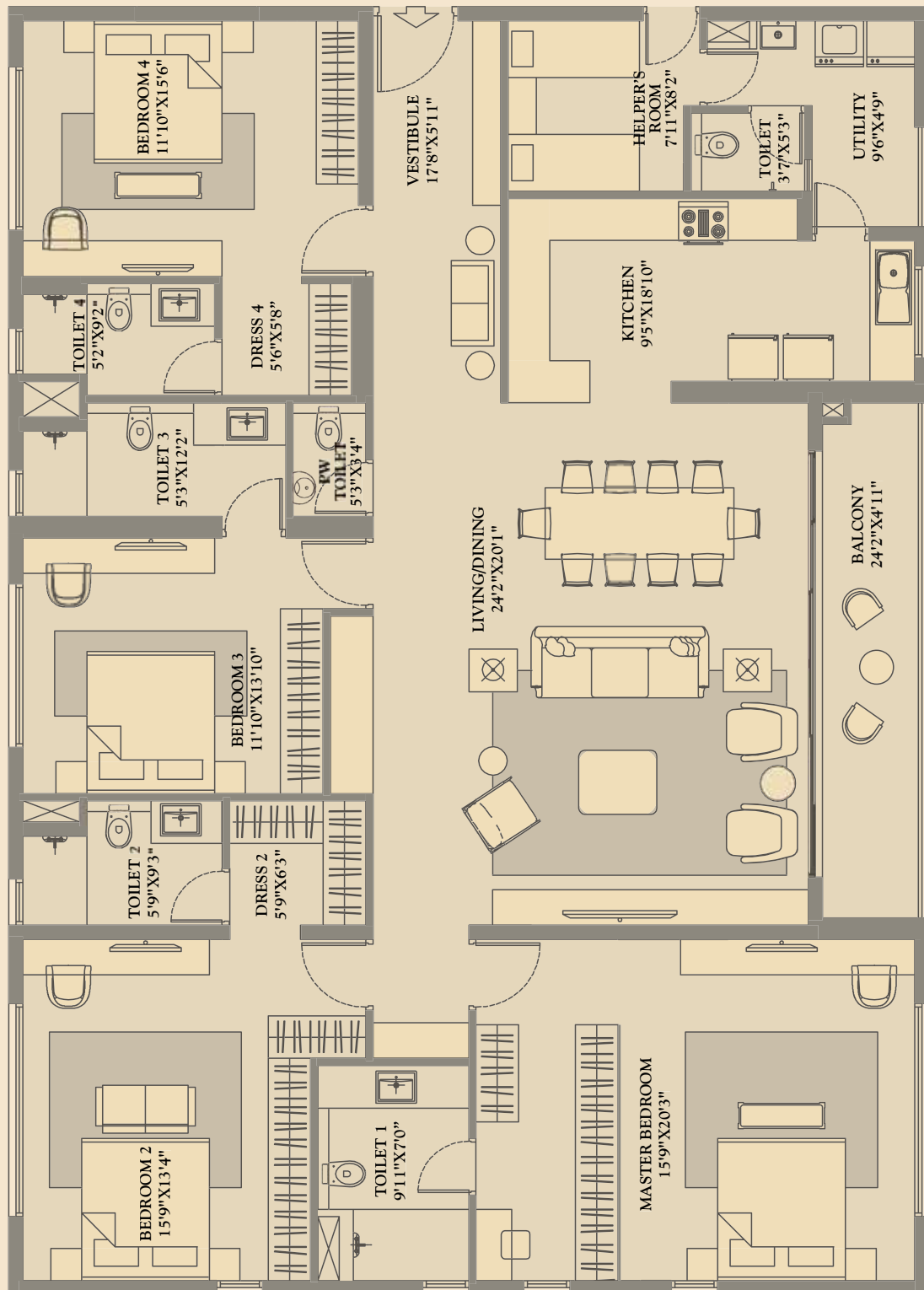


CARPET AREA 1873 sq ft | BALCONY AREA 172 sq ft



# FLAT A - TOWER 2 & 3

Typical Floor Plan

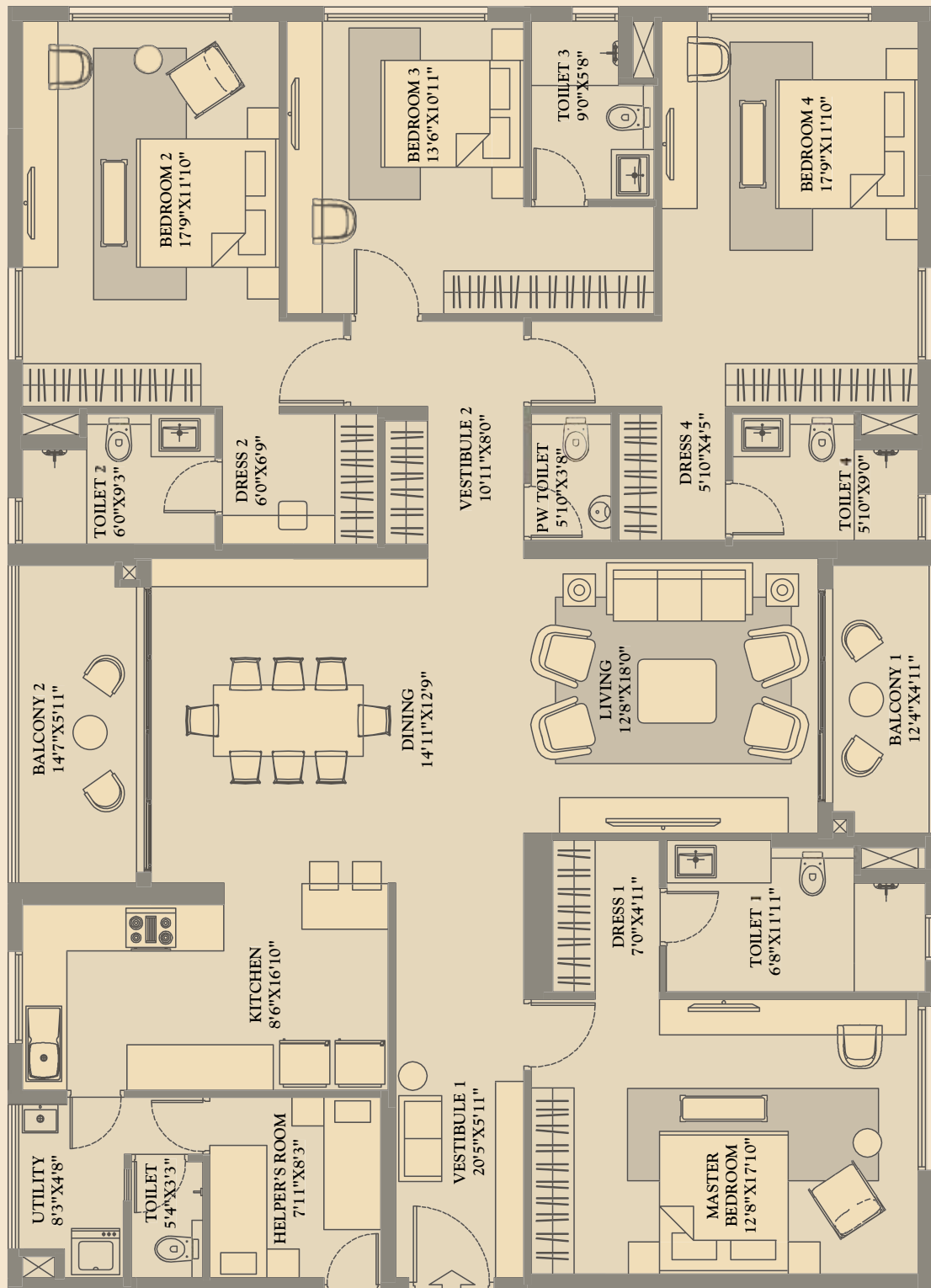


CARPET AREA 2185 sq ft | BALCONY AREA 183 sq ft



# FLAT B - TOWER 2 & 3

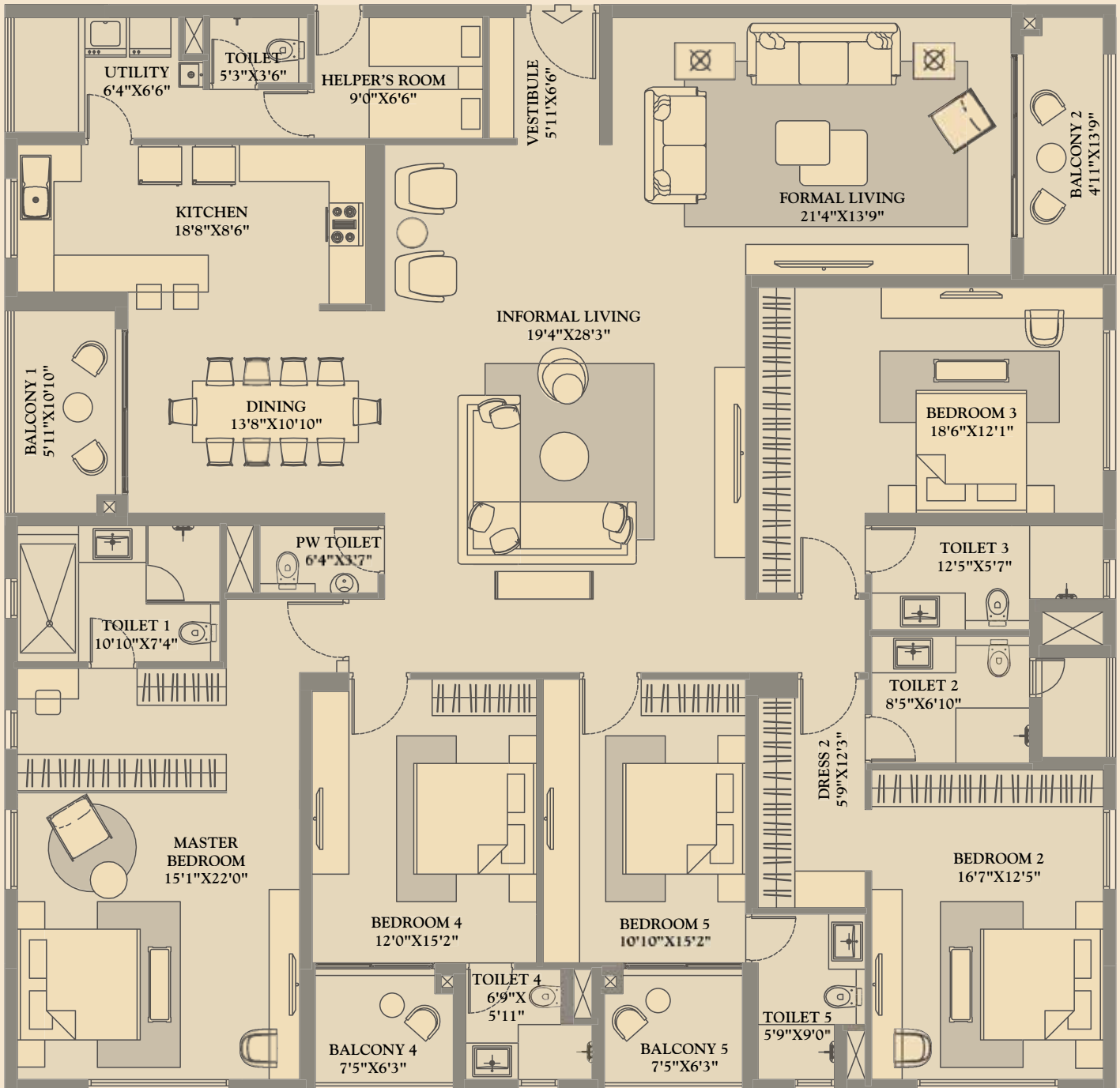
Typical Floor Plan



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



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## PAYMENT SCHEDULE

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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.



# VAANYA

URBAN FOREST LIVING

Marketed by



## 9073628853

AR Realtors Rera Reg. No: WBRERA/A/NOR/2023/000280

*Disclaimer* The images are architect's expressions and are for illustrative purposes only. The terms and conditions of sale and usage of services depicted herein shall be subject to the agreement entered between the Promoter and the Allottee.