



**A colourful place to live 'n' play**



# Shades of fine living

Someone has truly said that life is a journey. But it becomes a memorable one when colours of happiness, contentment and success gets splashed across it. Shades of a great lifestyle, spectacular living spaces, mesmerizing amenities and sparkling recreation facilities adds eminence and vibrancy to one's life. Such a glorious lifestyle beckons you at Grandeur.

Modern living spaces, aesthetically designed to create lavish interiors that infuses many shades of elegance, comfort and sophistication into your lifestyle. Even the outdoors are equally, if not more, cheerful with the green manicured lawn dotted with lofty trees and sweet-smelling flower plants make for a colourful and serene surrounding. Conveniently located at Sector 56. Grandeur enjoys smooth connectivity with Gurgaon and Delhi.



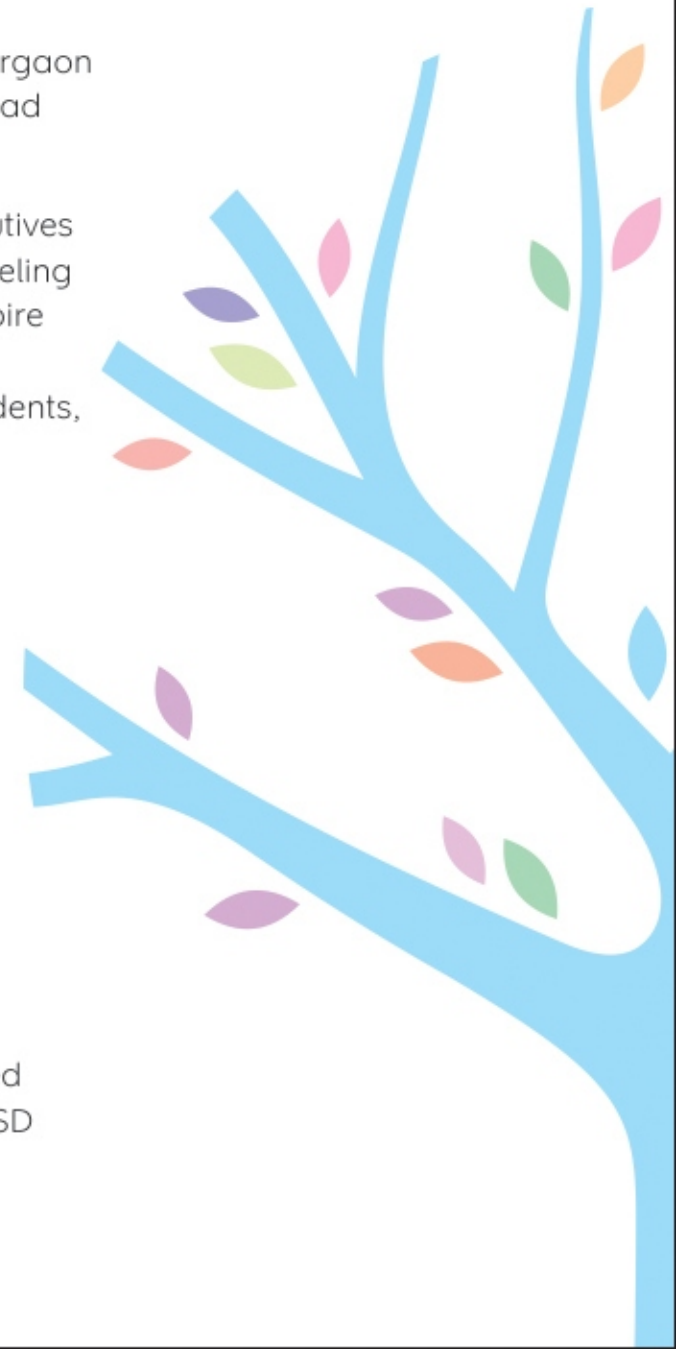
# The glow of a rising star



Grandeur is coming up in the bustling town of Bhiwadi. A thriving industrial and business zone, Bhiwadi will soon compete with Gurgaon in terms of infrastructure, all-round development and other myriad attractions.

Grandeur aims to be the shelter for the new age corporate executives who prefer to use their time for work or leisure rather than in traveling long distances to work. The competitive spirit of Bhiwadi will inspire Grandeur to achieve its goal. By providing robust civic facilities, helpful amenities and world-class facilities to its discerning residents, Grandeur will start a new era of great living in this region.

- Spread over 3,347 acres and with another 3,000 acres proposed for its extension
- Bhiwadi is sub-continent's third largest industrial hub.
- The major attraction of this area is Tapukara Industrial Area, which is located on the Bhiwadi-Alwar Bypass Road.
- The Rajasthan Govt. has provided all basic amenities like schools, transportation, hospitals, telecom networks, banks, and more.
- Bhiwadi has flawless water-supply system.
- Rapid Metro & Cargo Airport
- Delhi-Mumbai Industrial Corridor (DMIC) along with Dedicated Freight Corridor (DFC) is the mega infrastructure project of USD 90 million which makes Bhiwadi a dream investment.



# The hues of convenience



Grandeur offers its residents an unparalleled bouquet of facilities and services. It has an array of features to make life convenient leaving you ample time to indulge in other better activities.

- Swimming Pool
- Landscaped Gardens
- Water Bodies
- Walking & Jogging Tracks
- Recreational Centres
- Sports Facilities (Both Outdoor & Indoor)
- Podium Park
- Club with all Modern Amenities
- Dedicated Parking Spaces
- Kids Play Area
- Power Back-up Facility
- 24x7 Security with Intercom Provision
- Wi-fi and corporate desk facility

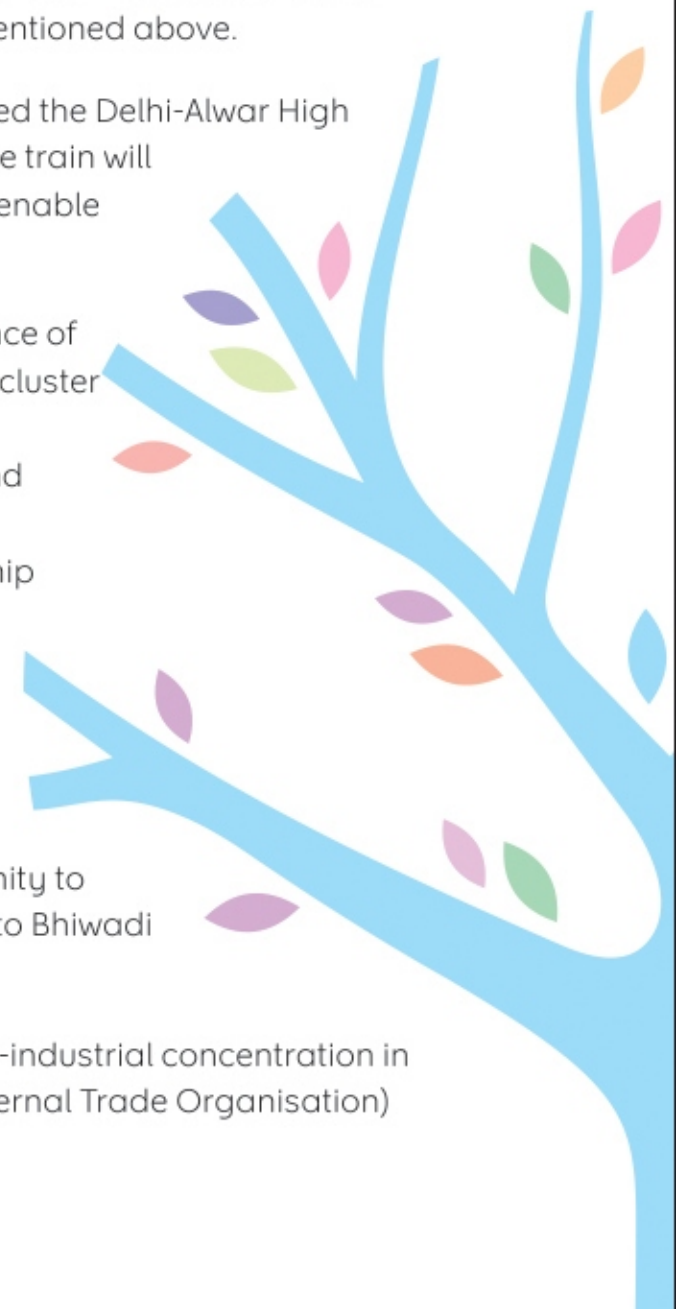


A potential demand for leased property may come as there are over and above 300 companies in the region.



## Reasons to buy a Grandeur in Bhiwadi

- Honda Plant:** The Japanese car maker has already set its largest fully integrated plant in India, Just opposite to our site. This plant has commenced production and is expected to generate employment for 50,000 people on reaching optimum production scale by 2016.
- High Rental Income:** Highest percentage wise rental in any residential property in NCR.
- DMIC (Delhi-Mumbai Industrial Corridor):** Japanese Govt. has signed a joint venture with the Indian Commerce Ministry to invest \$90 Bn. on infrastructure development along Delhi-Mumbai industrial corridor. Out of the total outlay 1/3 is being invested in Industrial towns mentioned above.
- Proposed Cargo Airport & Bullet Train:** The NCRPB has already sanctioned the Delhi-Alwar High Speed Train Links as a part of RRST (Rapid Rail Transport System) and the train will pass through just next to our site in Bhiwadi. And a new Cargo Airport will enable industries along the DMIC freight corridor, as well as business in Bhiwadi
- Employment Hub:** Bhiwadi is a successful industrial town, with the presence of over 300 big companies. Being strategically located, it will be called as a cluster of employment hubs. It has got Gurgaon, IMT Manesar, Dharuhera, Neemrana, Bawal, Khushkhera & Chopanki a few minutes' drive away. And most importantly, this industrial hub will not comprise of conventional polluting industries as this hub has mostly hi-tech plants of major blue-chip companies.
- Development up to Alwar:** The entire stretch on both sides of Bhiwadi-Alwar Highway is bustling with construction activity of residential, commercial and retail segments.
- Delhi & Gurgaon:** Bhiwadi's local economy is strong and due to its proximity to Gurgaon and Delhi, people working in Gurgaon are increasingly moving to Bhiwadi due to its affordability.
- Strong Demand:** Absolute scarcity of ready-to-move-in-houses due to Hi-industrial concentration in the region and future growing many folds courtesy JETRO (Japanese External Trade Organisation)



# Floor Plans



1BHK (650 Sq. Ft.)



2BHK + Study (1150 Sq. Ft.)



3BHK + Study (1500 Sq. Ft.)



3BHK + Study (1600 Sq. Ft.)





# Site Plan & Fact Sheet

- Location:**  
Main Bhiwadi Alwar Bypass Road
- Total Number of 1 BHK (650 Sq. ft.):**  
112
- Total Number of 2 BHK + Study (1150 Sq. ft.):**  
336
- Total Number of 3 BHK + Study (1500 Sq. ft.)**  
42
- Total Number of 3 BHK + Study (1600 Sq. ft.)**  
42
- Number of floors per tower:**  
Stilt + 14
- Type:**  
Luxurious Affordable Apartments



# The Centre of Everything



What makes Grandeur truly remarkable is its enviable location.

Conveniently located in Sector 56, Bhiwadi, Grandeur enjoys close proximity with Delhi, Gurgaon, Faridabad and other parts of Haryana. It has offices of multinational companies in its neighborhood, thus becoming a very attractive choice of residence for the illustrious personnel of these organizations.

Grandeur is surrounded by a sea of amenities and lifestyle destinations like hospitals, schools, shopping malls, movie theatres and other utilities.

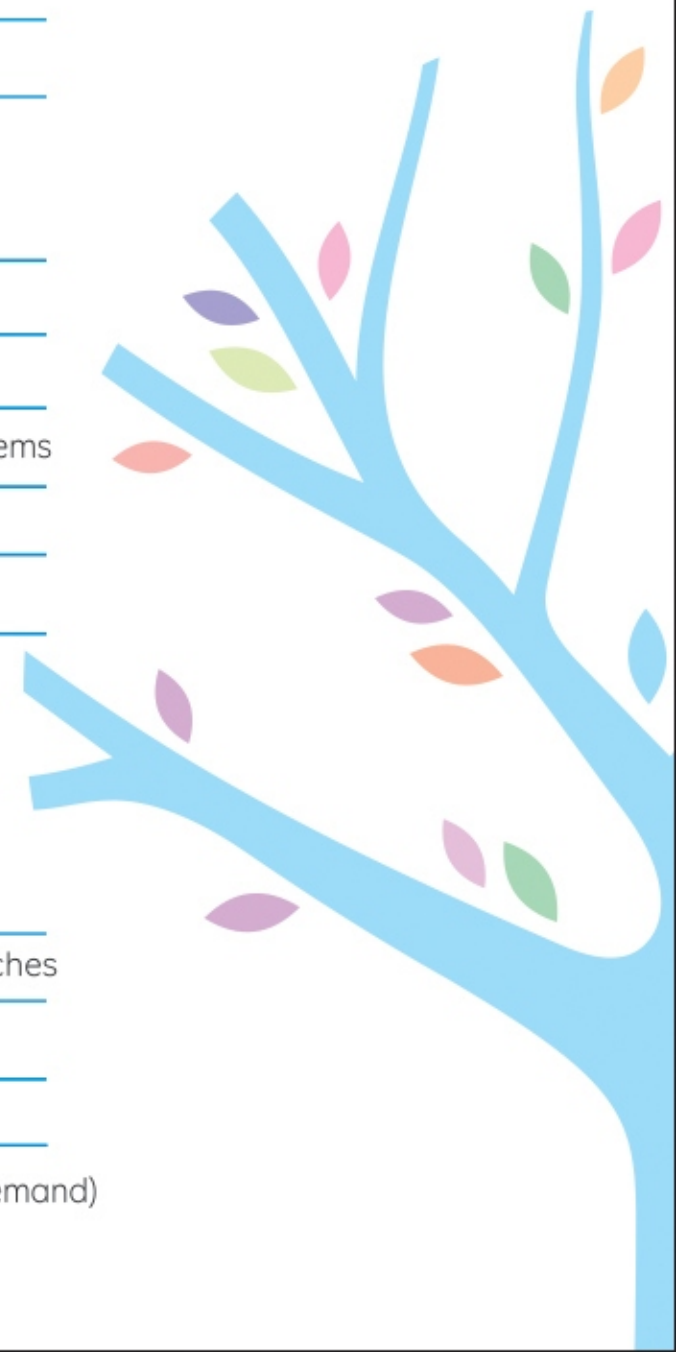
Utilities	Time	Distance
IGI Airport	60 Mins.	63 Kms.
Proposed Cargo Airport	15 Mins.	20 Kms.
<b>Nearest Hospitals</b>		
Hari Ram Hospital	5 Mins.	6.3 Kms.
Shankuntla Nursing Home	11 Mins.	13 Kms.
Om Hospital	7 Mins.	9 Kms.
<b>Nearest Malls</b>		
V Square Mall	5 Mins.	5.5 Kms.
Genesis Mall	5 Mins.	5.5 Kms.
<b>Nearest Bus Stand</b>	10 Mins.	11 Kms.
<b>Nearest Railway Station</b>		
Proposed Bullet Train Station	1 Min.	1 Km.
Proposed Delhi Mumbai Industrial Corridor	1 Min.	1 Km.
<b>Nearest School</b>		
St. Xaviers Public School	7 Mins.	7 Kms.
Modern Public School	7 Mins.	7 Kms.
Presidency - The International School	8 Mins.	7 Kms.
<b>Nearest Colleges</b>		
Shri Shyam TT College	4 Mins.	2.5 Kms.
<b>Nearest Industries</b>		
Honda	1 Min.	1.4 Kms.
Tata Bluescope Steels	1 Min.	1.5 Kms.
Shree Cement	7 Mins.	7.5 Kms.
Pepsi	8 Mins.	8 Kms.
B K Tyres	8 Mins.	7.5 Kms.
Hi-Tech Gears	8 Mins.	8 Kms.
Kajaria	9 Mins.	10 Kms.
Kingfisher	9 Mins.	10 Kms.
Gillette	9 Mins.	10 Kms.
Jaguar	9 Mins.	10 Kms.





# Specifications

Structure	Earthquake Resistant / RCC Framed Structure
Drawing / Dining	Vitrified Tiles
Bedrooms	Vitrified Tiles
Master Bedroom	Wooden Flooring
Kitchen	
Flooring	Anti-skid Tiles
Walls	Tiles upto 5' Height
Counter	Granite Counter, Stainless Steel Sink Tiles upto 2' Height above Counter
Toilets	
Flooring	Anti-skid Tiles
Walls	Ceramic Glazed Tiles upto 7' Height
Fittings & Fixtures	Provision for Hot & Cold Water / Supply Systems
C.P Fittings	Branded
Balcony	Anti-skid Ceramic Tiles
Wall Finishes	Oil Bound Distemper
Doors	Moulded skin Door/Flush Door
Outside Doors & Windows	Aluminium
External Facade	Permanent Texture / Paint Finish
Electrical	Copper Concealed Wiring + Modular Switches
Lift Lobby	Patterned Flooring
Staircase	Kota Stone / Tiles
Power Backup	100% Power backup for all apartments (on demand) and common areas



# Delivered Projects



V P Florence, Wakad, Pune



Viva City, Kharadi, Pune



Low Rise Floors, Sec-49 Faridabad



Commercial Spaces  
Sec-49 Faridabad



V P Icon,  
Pradikaran, Pune



Villas, Sec-21C Faridabad

# Upcoming Project



12th Avenue,  
Sec-49,  
Faridabad



# The true colours of success

V P Spaces has come a long way in its journey of developing some of the finest real estate projects. It has been an eventful experience where it built trust for its impeccable professionalism and delivered happiness to thousands of families. Since the very first, the company has been true to its values which it still holds close to its heart. Quality, integrity, punctuality and adopting new and advanced technology to create better and finer structures have been the hallmark of the company.

V P Spaces has always been committed to provide quality living options at affordable prices that resulted in over 300 residential projects in Faridabad and over 100 commercial projects & apartments in Pune. Not only in housing projects, even in commercial and retail it has developed many outstanding structures in terms of design, aesthetics and grandeur.

While V P Spaces shines with the glow of ethical practices, it has not shied away in welcoming new age techniques and processes to enhance modern housing framework. To complement its various projects with technology savvy amenities, modern gadgets and other premium lifestyle requirements.

All these qualities have enabled it to traverse 32 years of stellar performance. Which is why, it has been able to fill the lives of its employees, partners, associates and customers with the true colours of happiness, contentment and peace.



## V P SPACES

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