

Check-in at the finest living

A VVIP
ADDRESSES
GREATER NOIDA WEST

— SECTOR 12 —
PREMIUM RESIDENCES



Setting New Standards

Over the years, VVIP Group has been a trailblazer in Real Estate, Infrastructure, Hospitality, Sports, and Entertainment. With innovation at its core and a commitment to excellence, the group has redefined industry benchmarks and crafted iconic spaces that inspire. Powered by its flagship, VVIP Infratech Ltd., a BSE listed company continues to deliver exceptional experiences across diverse sectors.

30⁺ years
of delivering excellence



Check-in at the most _____desirable project in Greater Noida West



An epitome of opulence

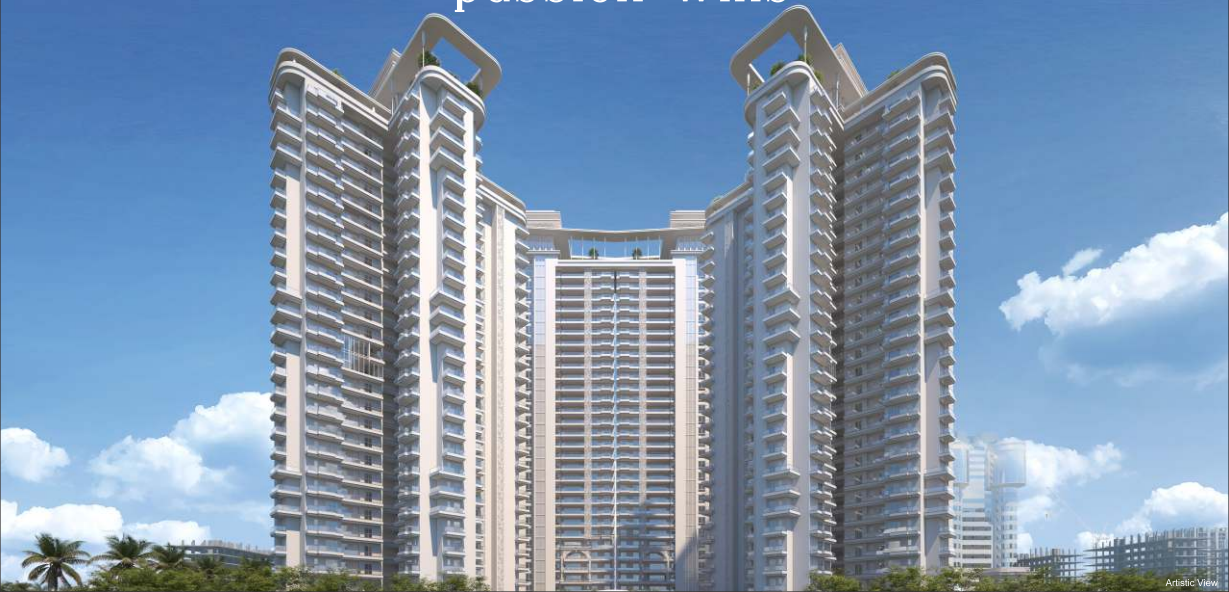
A warm embrace





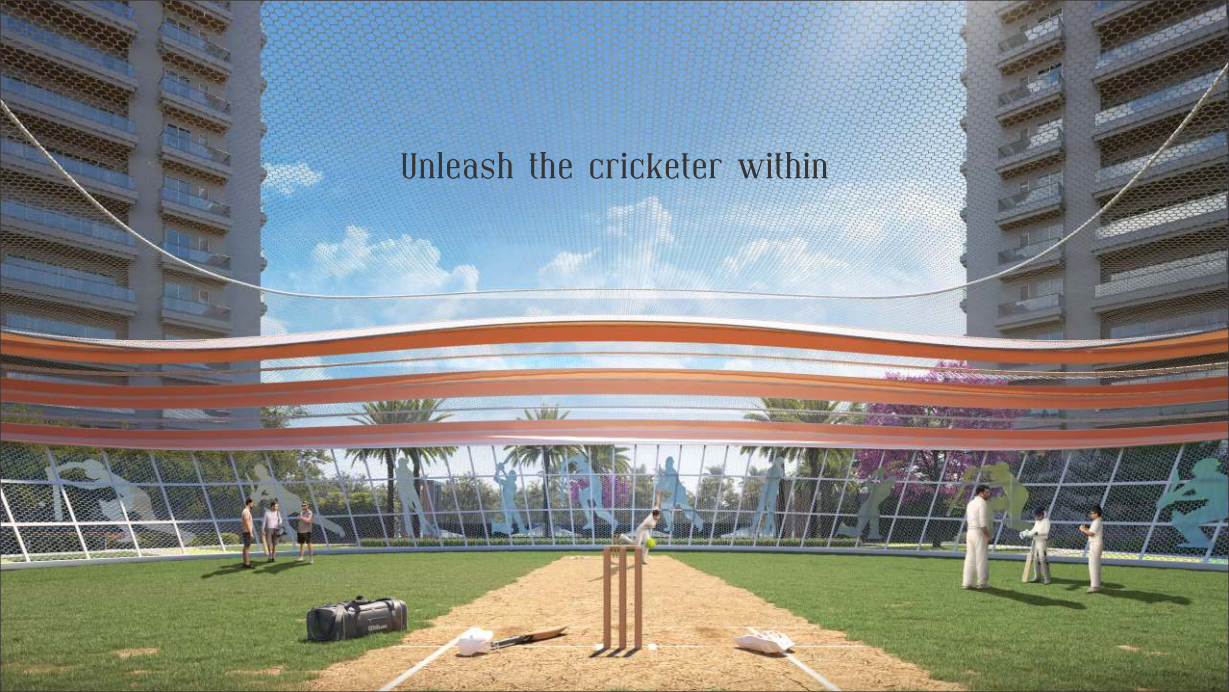
Be greeted by a majestic welcome

A pitch where
passion wins



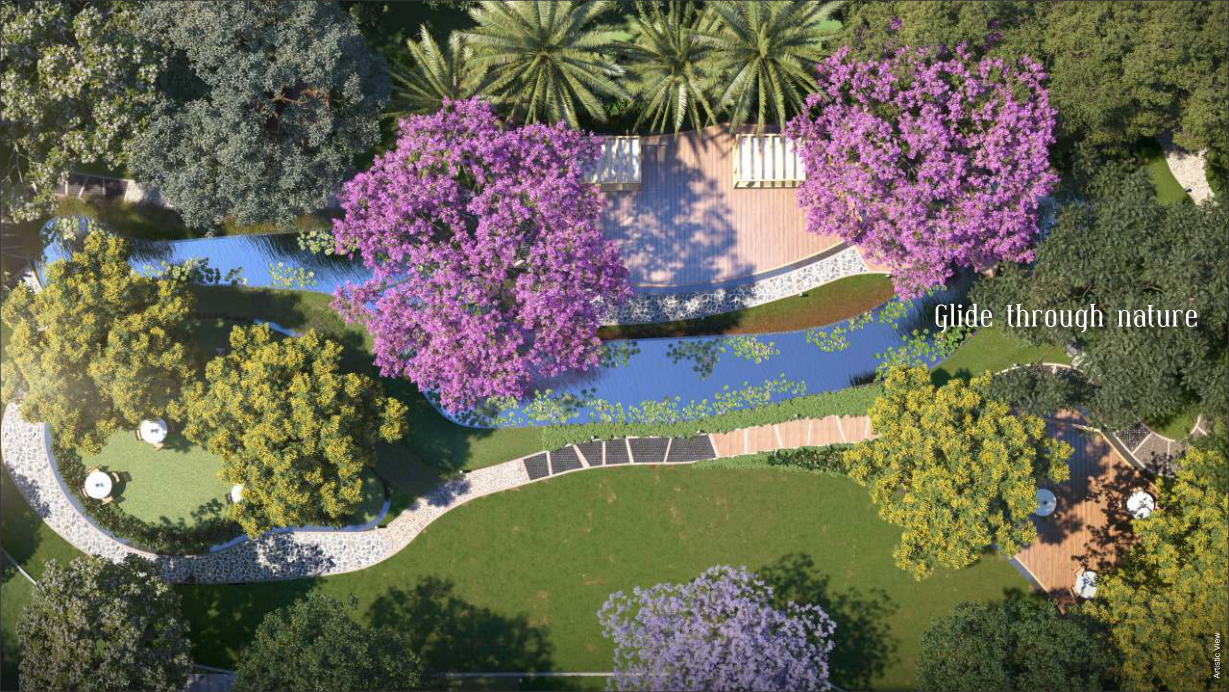


Unleash the cricketer within



A symphony of nature's bliss





Glide through nature

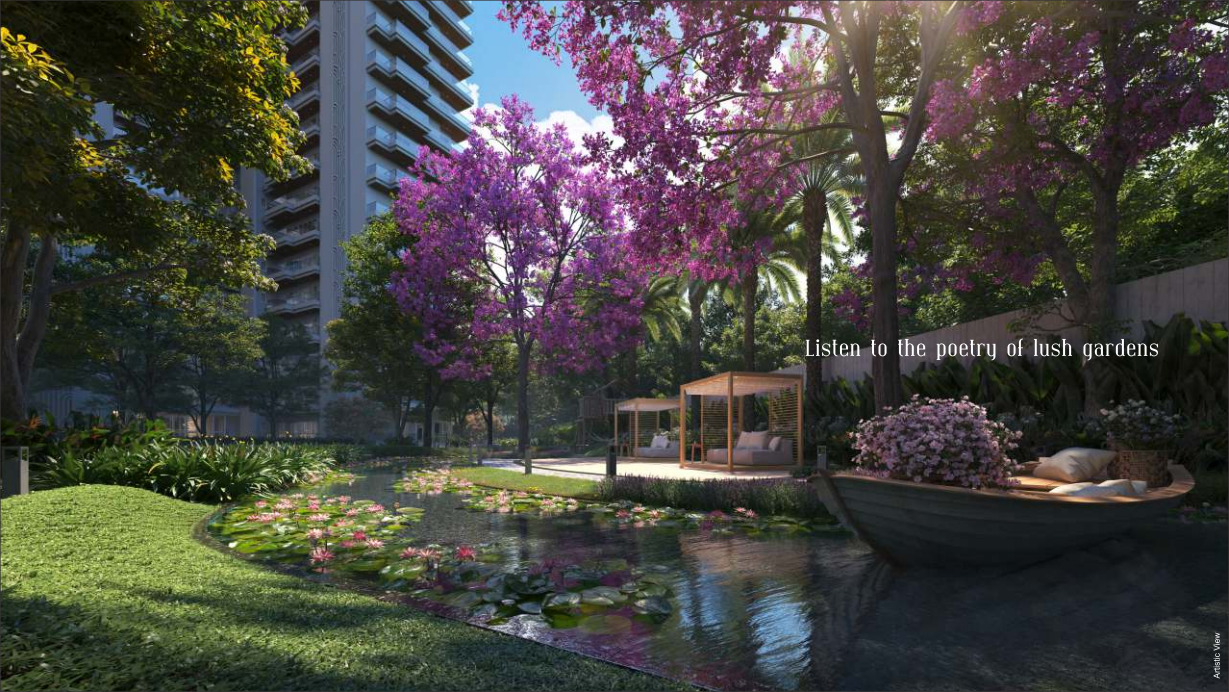
An aerial view of a modern residential complex. In the foreground, a silver sedan is parked on a paved area next to a landscaped courtyard. The courtyard features a tiered waterfall structure with water cascading over dark stone steps. Several palm trees and flowering trees with purple blossoms are planted around the waterfall. A paved walkway with a striped pattern leads from the car towards the waterfall. In the background, a multi-story apartment building with balconies is visible. The overall scene is bright and sunny, with shadows cast by the trees and buildings.

Every corner radiates beauty



A home not just to live,
but to cherish life



A vibrant, artistic rendering of a modern garden. In the foreground, a dark wooden boat is partially submerged in a pond, filled with pink flowers and cushions. The pond is surrounded by lush greenery, including large lily pads and pink lotus flowers. In the background, a tall, modern building with a glass facade stands amidst a dense forest of trees, including several large trees with bright pink blossoms. A small wooden pavilion with a thatched roof is situated on a grassy area near the pond. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The overall atmosphere is serene and luxurious.

Listen to the poetry of lush gardens

Box Cricket



Float into bliss



The art of relaxation





A deck of serenity

CLUB HOUSE



CLUB FEATURES



Magnificent Club House
approx. 45,000 sq.ft.



Indoor Badminton & Pickle Ball



Squash Court



Gaming Zone



Table Tennis



Air Hockey



Board Games Room



Gym



Indoor Pool
Kids Pool
Adult Pool
Family Pool



Deck Area



Refreshment Area



Banquet Hall

A statement of _____luxury



A stretch to sunsets & clouds



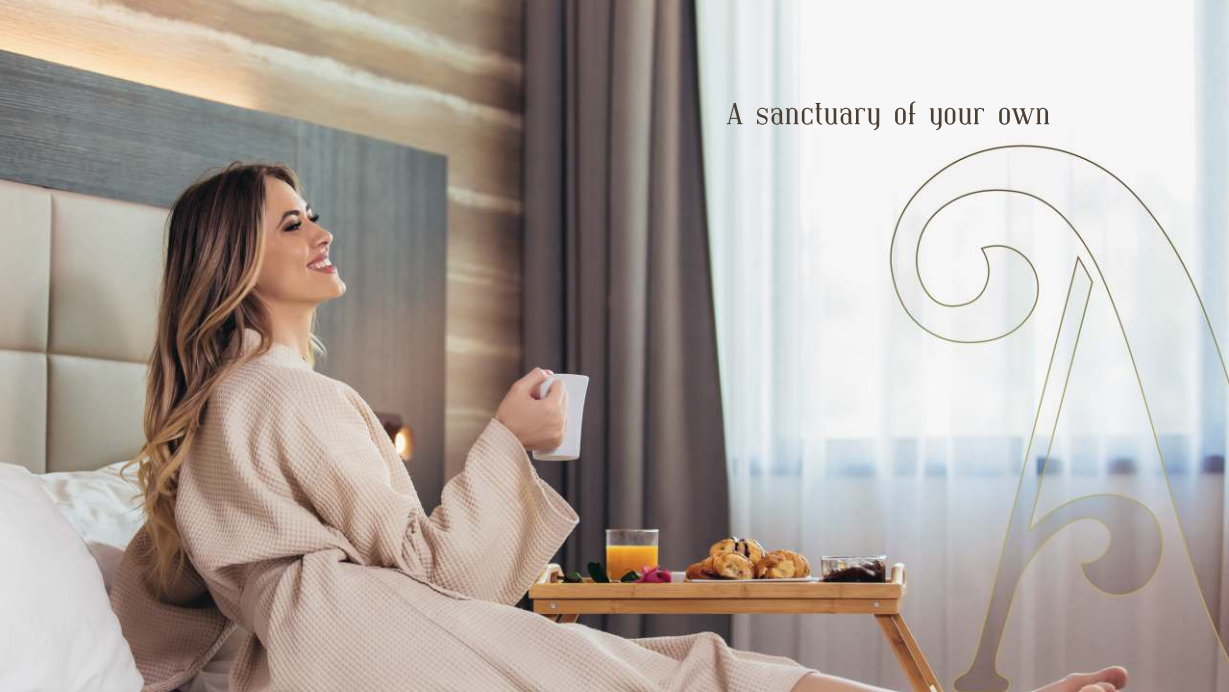
Well-lit living room



Designed to let you unwind



A sanctuary of your own



Expansive master bedroom





A beginning of happiness

Find your
favourites



FEATURES

- ⦿ Whispering Waters- Fountains at the Entrance
- ⦿ Cozy Restaurant
- ⦿ Nature Garden
- ⦿ Open Gym

Italian Flooring in-

- ⦿ Drawing Room
- ⦿ Dining Room
- ⦿ Master Bedroom
- ⦿ Master Toilet
- ⦿ Kitchen
- ⦿ Common Area
- ⦿ Powder Room

Wooden Flooring in-
Rest of the Bedrooms

- ⦿ Ceiling Height- 12Ft.
- ⦿ Door Height- 9Ft.
- ⦿ Double Leaf Main Door

Italian elegance
beneath your feet



LEGEND:

GROUND FLOOR

1. ENTRY/EXIT
2. WATERBODY AT MULTIPLE LEVEL WITH RAMP ENTRY & EXIT
3. PLANTATION AT DIFFERENT LEVEL
4. BUTTERFLY GARDEN
5. COMMERCIAL AREA
6. FESTIVAL AVENUE
7. NATURE TRAIL (1850 SQ.MT.)
- 7A. WATER BODY
- 7B. BOAT GARDEN
- 7C. ASSEMBLY AREA
- 7D. CABANA
- 7E. ALFRESCO PLAZA
- 7F. OPEN GYM
- 7G. POOL VANTAGE SEATING
- 7H. REFLEXOLOGY SPACE
- 7I. LILY POND
8. HIBISCUS GARDEN
9. PET ZONE
10. SHRUB GARDEN
11. BOX CRICKET
12. PRETEEN AREA (905 SQ.MT.)
13. TOT LOT (700 SQ.MT.)
14. GREEN TAPESTRY
15. YOGA/MEDITATION AREA
16. DECK ABOVE POOL
17. FLEA MARKET
18. SUMMER LAWN
19. WINTER LAWN
20. EDGE PLANTING
21. RESTAURANT
22. DRY GARDEN
23. COLOUR GARDEN

Site Layout Plan



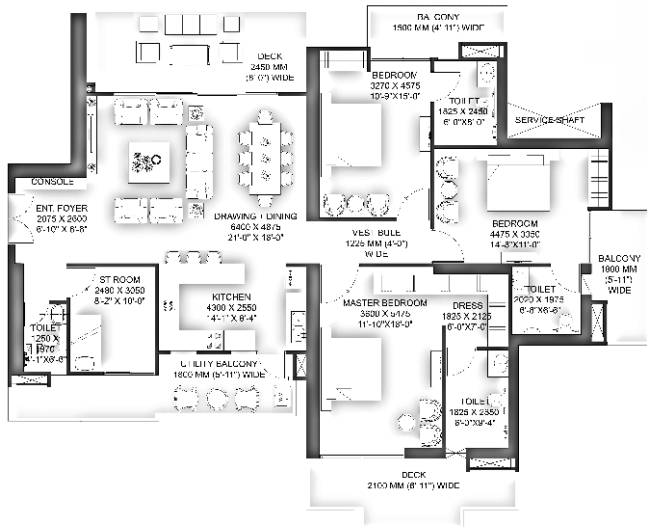
24. GARDEN OF TRANQUILITY
 25. TEXTURE GARDEN
 26. DISCUSSION PODS
 27. HERB GARDEN
 28. SENIOR CITIZEN PARK
 29. YOUTH PARK
 30. BARBEQUE
 31. OUTDOOR ART ACTIVITY AREA
 32. ORCHARDS
 33. TREE COURT
 34. KIDS PLAY AREA
 35. MOUNDS
 - 36A. RESIDENTIAL DROP-OFF
 - 36B. CLUB DROP OFF AREA
- COMMERCIAL
- TERRACE
37. OVERFLOW CHANNEL
 38. POOL VANTAGE DECK
 39. OUTDOOR GYM AREA
 40. PARTY TERRACE WITH BANQUET BELOW & GYM
 41. INDOOR BADMINTON COURT, PICKLEBALL COURT & SQUASH COURT
 42. ALL WEATHER POOL BELOW BANQUET
 43. ADULT POOL
 44. KIDS POOL
 45. FAMILY POOL
 46. DECK AREA

TOWER 1 & 4



Tower 1 & 4 (UNIT 2 & 3)

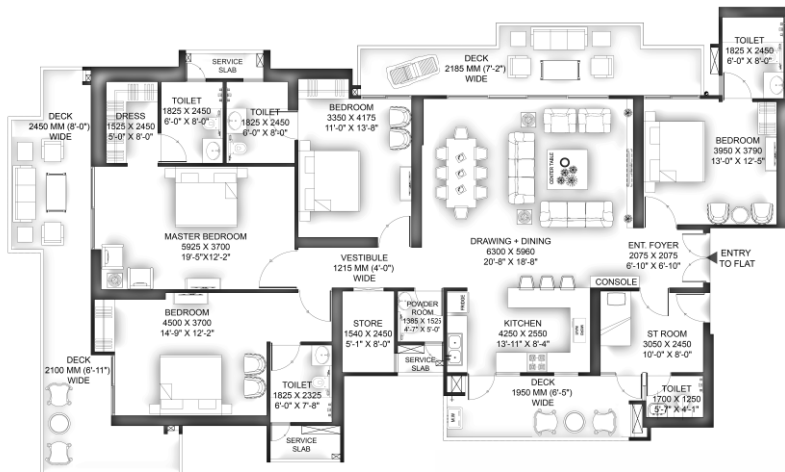
3 BHK + 3T + Ser. With T + 5 Balcony



DESCRIPTION	SQ. FT.	SQ. MT.
SUPER AREA	2955	274.52
CARPET AREA	1486.83	138.13
BALCONY AREA	564.68	52.46
BUILT UP AREA	2190.90	203.54

Tower 1 & 4 (UNIT 1 & 4)

4 BHK + 4T + PD. RM + Store + Ser. With T + 3 Balcony



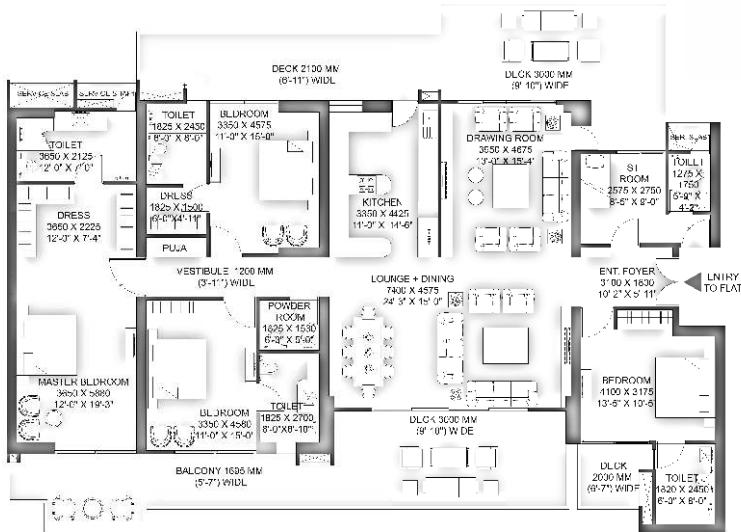
DESCRIPTION	SQ. FT.	SQ. MT.
SUPER AREA	3600	334.45
CARPET AREA	1866.26	173.38
BALCONY AREA	605.48	56.25
BUILT UP AREA	2673.88	248.41

Tower 2 & 3



Tower 2 & 3

4 BHK + 4T + PD. RM + Puja + Ser. With T + 3 Balcony



DESCRIPTION	SQ. FT.	SQ. MT.
SUPER AREA	4545	422.24
CARPET AREA	2199.62	204.35
BALCONY AREA	969.19	90.04
BUILT UP AREA	3366.55	312.76

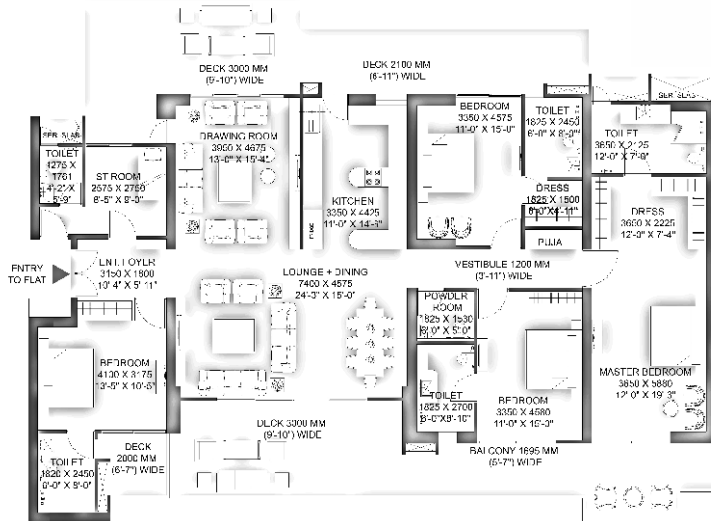
Tower 2 & 3

4 BHK + 4T + PD. RM + Puja + Ser. With T + 3 Balcony

UNIT 1 < > UNIT 2



KEY PLAN



DESCRIPTION	SQ. FT.	SQ. MT.
SUPER AREA	4645	431.53
CARPET AREA	2206.40	204.98
BALCONY AREA	1042.49	96.85
BUILT UP AREA	3441.68	319.74

Specifications



Flooring
Italian Marble: Living, Dining, Kitchen, Master Bedroom & Powder Room
Premium Quality Anti Skid Tiles: Toilets, & Balconies
Wooden Flooring- Other Bedrooms
Granite Stone or Equivalent- Staircase



Washrooms
False Ceiling
Wall mounted W.C. with all fittings Make Grohe/Kohler/American Standard or Equivalent
All Chrome Plated Fittings



Plumbing
All Internal & External Piping- CPVC/PVC
Exterior Piping - As per Standard Practice



Power Backup
24/7 hours



Shuttering
Aluminium Form Work System



Railing
Aluminium Powder Coated with Safety Glass



Boundary
Gated Wall Society



Security
3-Tier with Intercom & CCTV



Wall Finish
External Finish- High-Quality Grade Weatherproof Paint in a Refined Finish
Internal Finish - Acrylic Emulsion Sophisticated Color Scheme
Kitchen - Glazed Tiles Above Counter
Toilets - Designer Glazed Tiles Full Height on all Sides



Doors & Windows
Internal
9ft. Living Room & Dining Room- Wooden Doors
9ft. Bedrooms- Factory Finish Laminated Door Shutter
Stainless Steel/Brass Hardware Fittings and Locks of Respected Brands



Elevator
High Speed Elevator with UPS
24*7 Zero Downtime Running
Sophisticated & Luxurious Interiors



Structure
Earthquake Resistant R.C.C. Framed Structure



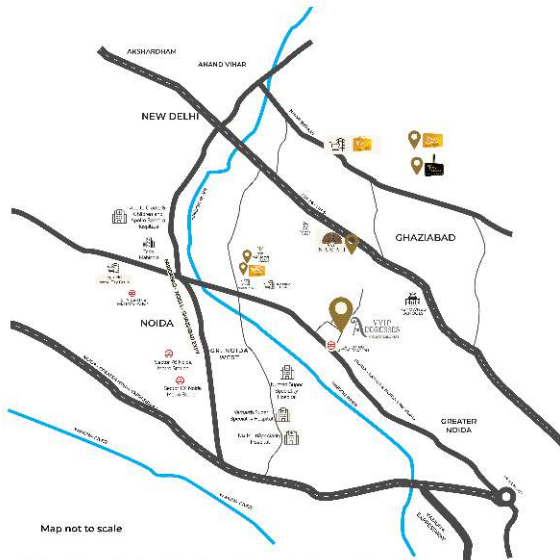
Kitchen
Kitchen Counter Top - Granite Stone Slab
Stainless-Steel Sink



External Door Windows
Sliding & Folding with Toughened Glass in all the Areas- Living Room, Dining Room, Bedroom, Kitchen



Electrical
Living, Dining and Bedrooms- All Electric Wiring in Concealed Conduit, Provision for Adequate Light and Power Points
Telephone and TV Outlets
Switches- Modular & Protective MCB'S



Disclaimer: This map is for internal circulations only. The map depicts approximate locations and distances based on available data and are subject to change without prior notice.

KEY DISTANCES

IGI AIRPORT	55 MINUTES
NOIDA INTL AIRPORT	55 MINUTES
DND FLYWAY	30 MINUTES
AKSHARDHAM TEMPLE	30 MINUTES
ANAND VIHAR	30 MINUTES
GHAZIABAD RLY STATION	30 MINUTES
NOIDA CITY CENTER	25 MINUTES
PARI CHOWK NOIDA EXPRESSWAY	20 MINUTES
FNG EXPRESSWAY	15 MINUTES
SHOPPING MALL	07 MINUTES
RENNOWNED SCHOOLS & COLLEGES	05 MINUTES
UPCOMING METRO	02 MINUTES



Our Landmark Projects



Architects

Principal Architect: Space Designers International, Noida

Luxury Architects: Conarch Architects, Delhi

Landscape Architect: SB0SE Landscape Architects, Delhi

Company Name: M/s. Vibhor Vaidhyanath Pvt. Ltd.

Collection account details for VVP Addresses Greater Noida West

Bank Name: State Bank of India

Account no.: 43402543306

IFSC - SBIN0018034

Branch - Gaur City Greater Noida West



PRICE LIST

w.e.f.: 15/04/2025

FLOOR	BASIC COST							
	3 BHK + 3T + Ser. With T + 5 Balcony		4 BHK + 4T + PD. RM + Store + Ser. With T + 3 Balcony		4 BHK + 4T + PD. RM + Puja + Ser. With T + 3 Balcony		4 BHK + 4T + PD. RM + Puja + Ser. With T + 3 Balcony	
	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.
Super Area	2955	274.53	3600	334.45	4545	422.24	4645	431.53
Carpet Area	1482.1	137.69	1866.26	173.38	2199.62	204.35	2206.4	204.98
32	00000000		00000000		54994500		56204500	
31	00000000		00000000		55108125		56320625	
30	00000000		00000000		55221750		56436750	
29	35977125		43830000		55335375		56552875	
28	36051000		43920000		55449000		56669000	
27	36124875		44010000		55562625		56785125	
26	36198750		44100000		55676250		56901250	
25	36272625		44190000		55789875		57017375	
24	36346500		44280000		55903500		57133500	
23	36420375		44370000		56017125		57249625	
22	36494250		44460000		56130750		57365750	
21	36568125		44550000		56244375		57481875	
20	36642000		44640000		56358000		57598000	
19	36715875		44730000		56471625		57714125	
18	36789750		44820000		56585250		57830250	
17	36863625		44910000		56698875		57946375	
16	36937500		45000000		56812500		58062500	
15	37011375		45090000		56926125		58178625	
14	37085250		45180000		57039750		58294750	
12-A	37159125		45270000		57153375		58410875	
12	37233000		45360000		57267000		58527000	
11	37306875		45450000		57380625		58643125	
10	37380750		45540000		57494250		58759250	
9	37454625		45630000		57607875		58875375	
8	37528500		45720000		57721500		58991500	
7	37602375		45810000		57835125		59107625	
6	37676250		45900000		57948750		59223750	
5	37750125		45990000		58062375		59339875	
4	37824000		46080000		58176000		59456000	
3	37897875		46170000		58289625		59572125	
2	37971750		46260000		58403250		59688250	
1	38045625		46350000		58516875		59804375	
GF	38119500		46440000		00000000		00000000	

ADDITIONAL CHARGES		
Covered Car Parking		Rs. 500000
Back To Back Car Parking (Two Parking Space)		Rs. 800000
Club Membership		Rs. 500000
LOCATION CHARGES		
Corner PLC		Rs. 100/Sq. Ft.
Road Facing		Rs. 200/Sq. Ft.
Park-Pool-Club Facing		Rs. 300/Sq. Ft.
POSSESSION CHARGES		
Power Backup		Rs. 35000/KVA
One Time Lease Rent		Rs. 100/Sq. Ft.
IFMS		Rs. 50/Sq. Ft.
Maintenance, GST, Registration, Stamp duty & Government charges & Other Charges, as applicable, would be payable by the allottee.		

Payment Plan

Construction Link Payment Plan		
S.No	Installment Name	BSP
1	On Booking	10
2	Within 30 Days of Booking	20
3	On Excavation	5
4	On Laying of Raft	5
5	On Casting of Basement Slab	5
6	On Casting of Ground Floor	5
7	On Casting of 4th Floor Slab	5
8	On Casting of 8th Floor Slab	5
9	On Casting of 12th Floor Slab	5
10	On Casting of 16th Floor Slab	5
11	On Casting of 20th Floor Slab	5
12	On Casting of 24th Floor Slab	5
13	On Casting of 28th Floor Slab	5
14	On Casting of Top Floor Slab	5
15	On Completion of External Finishing	5
16	On Offer of Possession	5

Flexi Plan (25:25:25:15:10)		
Sl.	Installment Name	%
1	On Booking	25
2	On Casting of Ground Floor	25
3	On Casting of Top Floor Slab	25
4	On Installation of lifts	15
5	On Offer of Possession	10

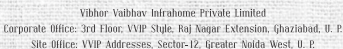
Super Flexi Plan (40:40:20)		
Sl.	Installment Name	%
1	On Booking	10
2	Within 30 Days of Booking	30
3	On Casting of Top Floor Slab	40
4	On Offer of Possession	20

CHEQUE TO BE MADE IN FAVOUR OF " VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED"

Bank Details For Online Payment	
Bank	State Bank of India
Account Number	43402543306
IFSC Code	SBIN0018934
Branch Address	Gaur City, Greater Noida West
Swift Code	SBININBB

NOTE:

1. Company reserves the rights to change the price without notice, Prices ruling on the date of booking shall be applicable.
2. Acceptance of application form is solely based on the company's discretion.
3. All specifications, designs, layout, conditions are only indicative & can be changes at the discretion of the builder/architect or any other competent authority.
4. Possession charges are applicable as per actual basis on possession.
5. Booking is subject to the detailed terms & conditions are given in the company's Application Form/Allotment Letter.
6. 1 sq. mtr. = 10.764 sq. ft. & 1 acre = 4047 sq. mtr. (approx).
7. Cancellations, interest and refund as per terms and conditions set out in application form and agreement for sale/sub-lease.
8. Cost of Registering Agreement to sell/Sub Lease or flat buyer's Agreement as per RERA guidelines will be borne by the buyer.
9. Any amount paid in terms of taxes to the government or authority concerned shall not be refunded.
10. 1% TDS to be deducted by the Buyer/Applicant from all the payments of the property.
11. Terms & Conditions Apply.



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