

STEPUP

- A PROJECT BY -



An elevated lifestyle for you to



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MahaRERA Regn. No.:

Phase I - P52100007827

Phase II - P52100012117

Phase III - P52100011957

SITE ADDRESS:

Hastshilp Realty, Survey No. 12, Hissa No. 8A/1, 8A/2 & 8A/3, Mohammadwadi, Opp. The Corinthians Club, Pune - 411 028

CORPORATE ADDRESS:

1193, Shukrawar Peth, Ganga Smruti Apt., Shubash Nagar, Lane No. - 3, Pune - 411002 | Tel. +91 20 24476137

FOR BOOKINGS, CONTACT: +91 - 7507033335 / 7507033336 | sales@verticalinfra.com | www.verticalinfra.com





FROM
.....
FOLLOWER
.....
TO A▶▶▶▶▶▶
.....
LEADER
.....
STEPUP

Everyone aspires for better things in life.

And we're always working towards achieving them.

One of them is your very own home.

And here's your chance to step up to a lifestyle you truly deserve.





FROM
.....
GET-TOGETHERS
.....
TO ▶▶▶▶▶
.....
WINE TASTINGS
.....
STEPUP

A home that reflects your modern taste and lifestyle.

Spaces and facilities for your family to enjoy.

And an entire range of superior amenities and conveniences.

Seems like a dream?

Not anymore.

PRESENTING

YOU WITH

A ▶▶▶▶▶

LAUNCH PAD

STEPUP

Presenting Vertical Alcinia, thoughtfully crafted 1, 2 & 3 BHK homes at NIBM Annexe, that are an expression of your ideals, your aspirations and of course, your desire to lead a good life. The location of the project offers supreme connectivity, ensuring that you step up in the social circle as well.

Step in to Vertical Alcinia, a place designed for you to step up!





STEP UP

YOUR ▶▶▶▶▶

LIFESTYLE

Looking for a stress-buster after a long day at work?

Unwind with your favourite people at the party hall or spend time reading a classic in the library; enjoy with your kids in the play area or take a blissful break at the resting pavilion. Whichever is your favourite leisure activity, you don't need to go out, looking for it.

Vertical Alcinia is planned with not just functional, but the most thoughtful amenities for you to step up to a leisurely and comfortable lifestyle.

STEPUP

FOR ▶▶▶▶▶

REJUVENATION

Leisure Amenities:



Party Hall
(Ground Level)



Party Lawn with Stage
(Ground Level)



Seating under Pergolas
(Ground Level)



Landscaped Garden
(Ground Level)



Library
(Stilt Level)



Steam and Shower Area
(Stilt Level)



Crèche
(Stilt Level)



Chit-chat Zone
(Podium Level)



Resting Pavilion
(Podium Level)



Yoga Greens
(Podium Level)





STEP UP

YOUR ▶▶▶▶▶▶

GAME

Sports Amenities:



1.5m-wide Jogging Track
(Ground Level)



Children's Play Area
(Ground Level)



Practice Basketball Court
(Ground Level)



Indoor Games
(Stilt Level)



Gym Area
(Stilt Level)



Yoga Den
(Podium Level)



FROM
REQUIREMENTS
TO ▶▶▶▶▶
INDULGENCES
STEPUP

Your home at Vertical Alcinia is carefully crafted like a masterpiece.

Designed to optimise the space and facilitate the ease of movement.

Planned with an eye for the minutest detail. Provided with top-notch specifications.

Capturing the essence of all the comfort you deserve.





STEPUP TO SOPHISTICATION

STRUCTURE & MASONRY

- Earthquake Resistant RCC Frame Structure

MASONRY

- External: 5" thick block work
 - Internal: 4" thick block work
- }] AAC Blocks

PLASTER WORK

- Fine Finished Gypsum Plaster work for Wall & Ceiling - **Gypsum**
To avoid seepages & heating effect - sand Faced double coat Plaster for All Walls from external side with waterproof compound

FLOORING

- Vitrified Tiles in all bedrooms with skirting - 800mm x 800mm
- Anti-skid Ceramic Flooring for Attached Terraces - 395mm x 395mm
- Anti-skid Ceramic Flooring for Dry Balcony - 395mm x 395mm
- Anti-skid Ceramic Flooring for Toilets (MASTER) - 300mm x 600mm
- COMMON - 300mm x 300mm

WALL DADO

- Ceramic Tiles for Toilet walls up to lintel level - 300mm x 600mm
- Ceramic Tiles for Dry Balcony walls up to sill level - 395mm x 395mm
- Ceramic Tiles for Kitchen walls up to Lintel level - 300mm x 600mm

KITCHEN

- Granite Kitchen Platform with Premium Quality Stainless Steel Sink - 21' x 18' x 8'
- Ceramic Tile Dado up to Lintel level - 300mm x 600mm
- Concealed Plumbing for cold water inlet with branded fittings
- Provision for Water Purifier & Exhaust fan
- Provision for Washing Machine

STEPUP

TO ▶▶▶▶▶▶

INTRICATE INTERIORS

ELECTRICAL FITTING

- Adequate electrical points with good quality modular switches
- Waterproof chemical-coated concealed work
- A/C Point in All Bedrooms and Concealed, Branded Fire-Resistant Copper wiring
- MCB & Distribution Board
- TV Points and Telephone Points in Living Area & All bedrooms
- Provision for DTH Connection, Telecom and provision for Invertor

DOOR

- Granite Door Frame for Toilets & Dry Balcony
- Elegant Main Door with Laminate on both side - **40mm Section | Wooden**
- Safety Door Provision in Main Door Frame
- All internal Laminated Door on both sides - 32mm Section | Wooden

WINDOWS

- Powder-coated Aluminium 3-track sliding window - 4mm thick glass
- S.S. Mosquito mesh for windows

BATHROOM

- CP & Sanitary Fittings for All Flats
- Master Cock for Each Toilet for Maintenance Purpose
- Provision for exhaust and boiler
- Waterproof coated CPVC concealed piping in All Toilets
- Solar Hot Water connection in Master Toilet

PAINTING

- Good Quality Waterproof Paint for External Area & Duct
- Oil Bond Distemper for Internal Area





◀◀◀◀ 2 BHK



3 BHK ▶▶▶▶

STEP UP

FOR ▶▶▶▶▶

MORE SPACE

FROM
CLUTTER
TO ▶▶▶▶▶
GRANDEUR
STEPUP

Open Space at Ground-level:

- | | |
|------------------------------|---------------------------|
| 1. Entrance Plaza | 7. Yoga Den |
| 2. Party Hall | 8. Seating under Pergolas |
| 3. 1.5m-wide Jogging Track | 9. Landscaped Garden |
| 4. Children's Play Area | 10. Resting Pavillion |
| 5. Party Lawn with Stage | 11. 6m-wide Internal Road |
| 6. Practice Basketball Court | |





FROM

NECESSITIES

TO ▶▶▶▶▶

INDULGENCES

STEPUP

1. Seating Area
2. Gymnasium
3. Indoor Games
 - Carom
 - Pool
4. Changing Rooms
5. Steam and Shower Area
6. Library
7. Crèche

STEP UP

FOR ▶▶▶▶▶

CONVENIENCE

SCHOOLS

- Delhi Public School - 1.1 km
- The Bishop's School - 1.4 km
- Vibgyor School - 2.1 km
- Hill Green School - 1.8 km

COLLEGES

- NIBM - 4 km
- JSPM College - 4.4 km
- VIT - 7.7 km

BANKS

- HDFC BANK - 0.4 km
- SBI Bank - 0.8 km
- Bank of Maharashtra - 0.4 km
- Kotak Mahindra Bank - 4.6 km
- DCB Bank - 3.5 km

MALLS

- Dorabjee's Royale Heritage Mall - 1.9 km
- Gera Junction - 5.2 km
- Amanora Park - 9.8 km
- Seasons Mall - 9.8 km

RESTAURANTS

- The Spices - 1.2 km
- Sai Sagar - 0.2 km
- Jyoti Restaurant - 4.1 km
- The Village - 3.5 km
- ZK's Restaurant - 5 km
- Faasos Restaurant - 1.6 km
- Dominos Pizza - 3.4 km
- Up South - 4.5 km

PROXIMITIES

- Pune Railway Station - 10.5 km
- Airport - 16 km
- Magarpatta City - 7.5 km
- MG Road - 9 km
- Market Yard - 9 km
- Katraj Road - 10 km
- Salunke Vihar - 3.9 km
- NIBM Chowk - 4.1 km
- Hadapsar - 6.3 km





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DISCLAIMER

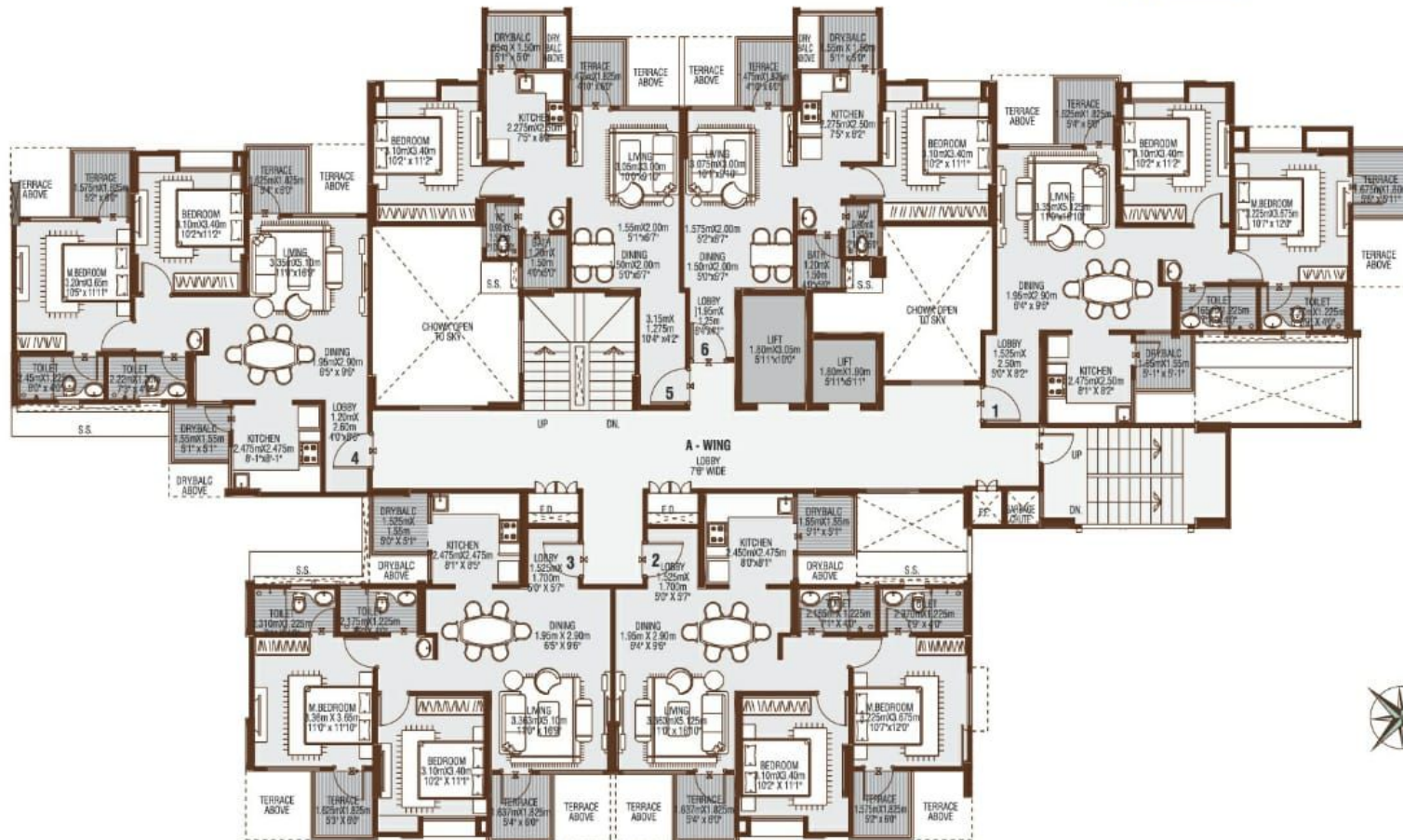
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All art renderings, illustrations, photographs pictures & images contained in this advertisement are an artist's impression & the same might not be the final image / view of the final project. Since the project is under construction, there may be certain changes in the representation in this advertisement. Out of the Whole Project "Vertical Alcinia" consisting of Buildings "A", "B", "C", and "D" to be developed in different phases, presently Buildings "A", "B" and "C" are under construction and registered with MahaRERA as Vertical Alcinia Phase "I", "II" and "III" vide MahaRERA Registration Nos. P52100007827, P52100012117 and P52100011957 respectively. Every interested purchaser is required to verify all details with the sales team before taking any decision about buying any unit.

All infrastructural facilities and amenities mentioned herein are with respect to the Whole Project. All essential infrastructural facilities and amenities to make the respective Flats / Units usable and habitable will be completed with the respective phase and the balance amenities will be completed with the completion of the Whole Project.

A - WING

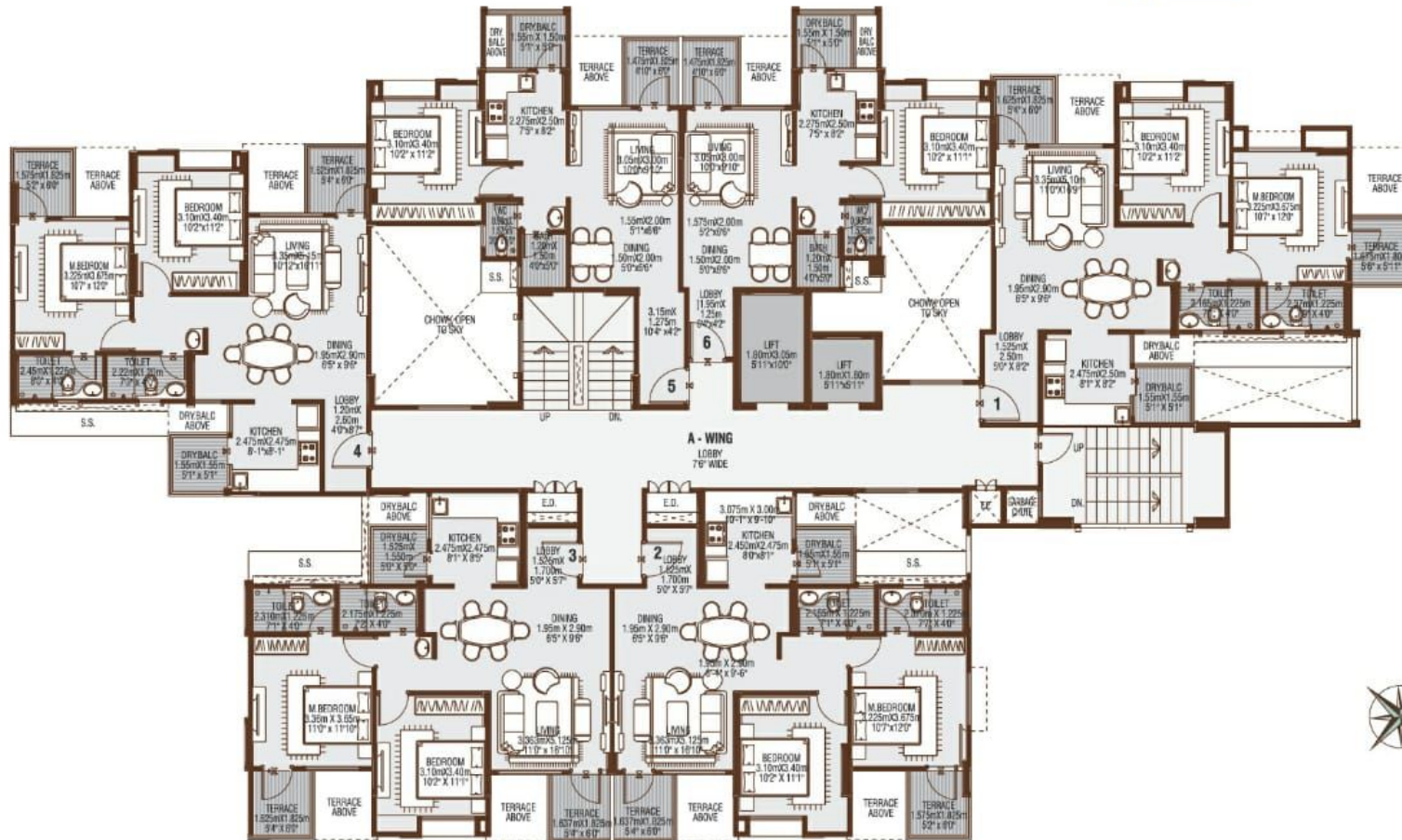
TYPICAL 2ND, 4TH, 6TH, 10TH, 14TH EVEN FLOOR PLAN



FLAT NO.	FLAT TYPE	FLAT CARPET		ENCL. BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA	
		(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)
A-201,401,601,1001,1401	2 BHK	55.37	596	11.06	119	8.36	90
A-202,402,602,1002,1402	2 BHK	60.01	646	4.92	53	8.27	89
A-203,403,603,1003,1403	2 BHK	60.57	652	5.11	55	8.27	89
A-204,404,604,1004,1404	2 BHK	54.53	587	11.24	121	8.27	89
A-205,405,605,1005,1405	1 BHK	44.78	482	-	0	5.02	54
A-206,406,606,1006,1406	1 BHK	43.11	464	-	0	5.02	54

A - WING

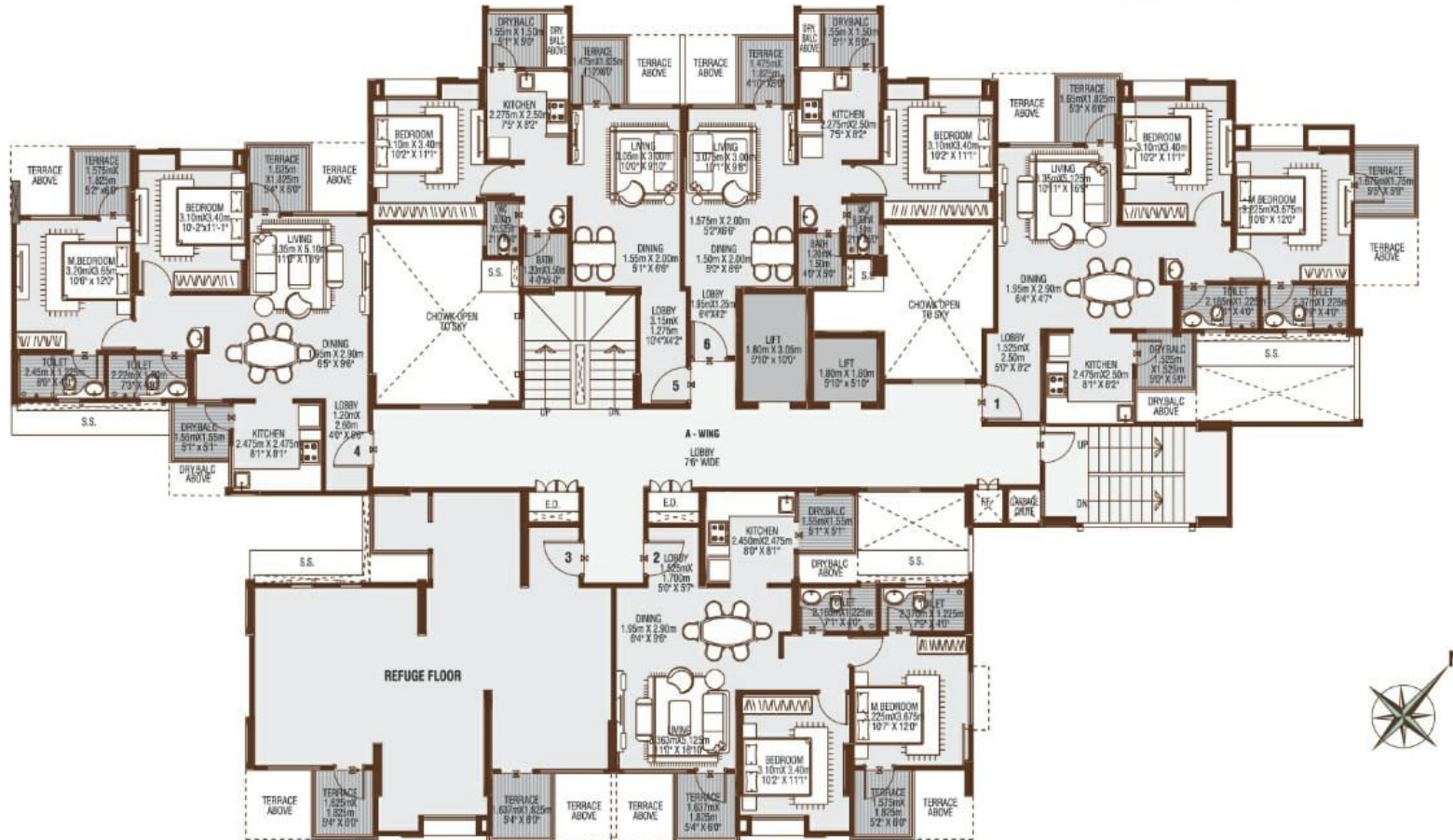
TYPICAL 3RD, 5TH, 7TH, 9TH, 11TH, 13TH ODD FLOOR PLAN



FLAT NO.	FLAT TYPE	FLAT CARPET		ENCL. BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA	
		(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)
A-301,501,701,901,1101,1301	2 BHK	55.46	597	10.78	116	8.36	90
A-302,502,702,902,1102,1302	2 BHK	60.01	646	4.92	53	8.27	89
A-303,503,703,903,1103,1303	2 BHK	60.57	652	5.11	55	8.27	89
A-304,504,704,904,1104,1304	2 BHK	54.44	586	10.96	118	8.27	89
A-305,505,705,905,1105,1305	1 BHK	44.78	482	-	0	5.02	54
A-306,506,706,906,1106,1306	1 BHK	43.11	464	-	0	5.02	54

A - WING

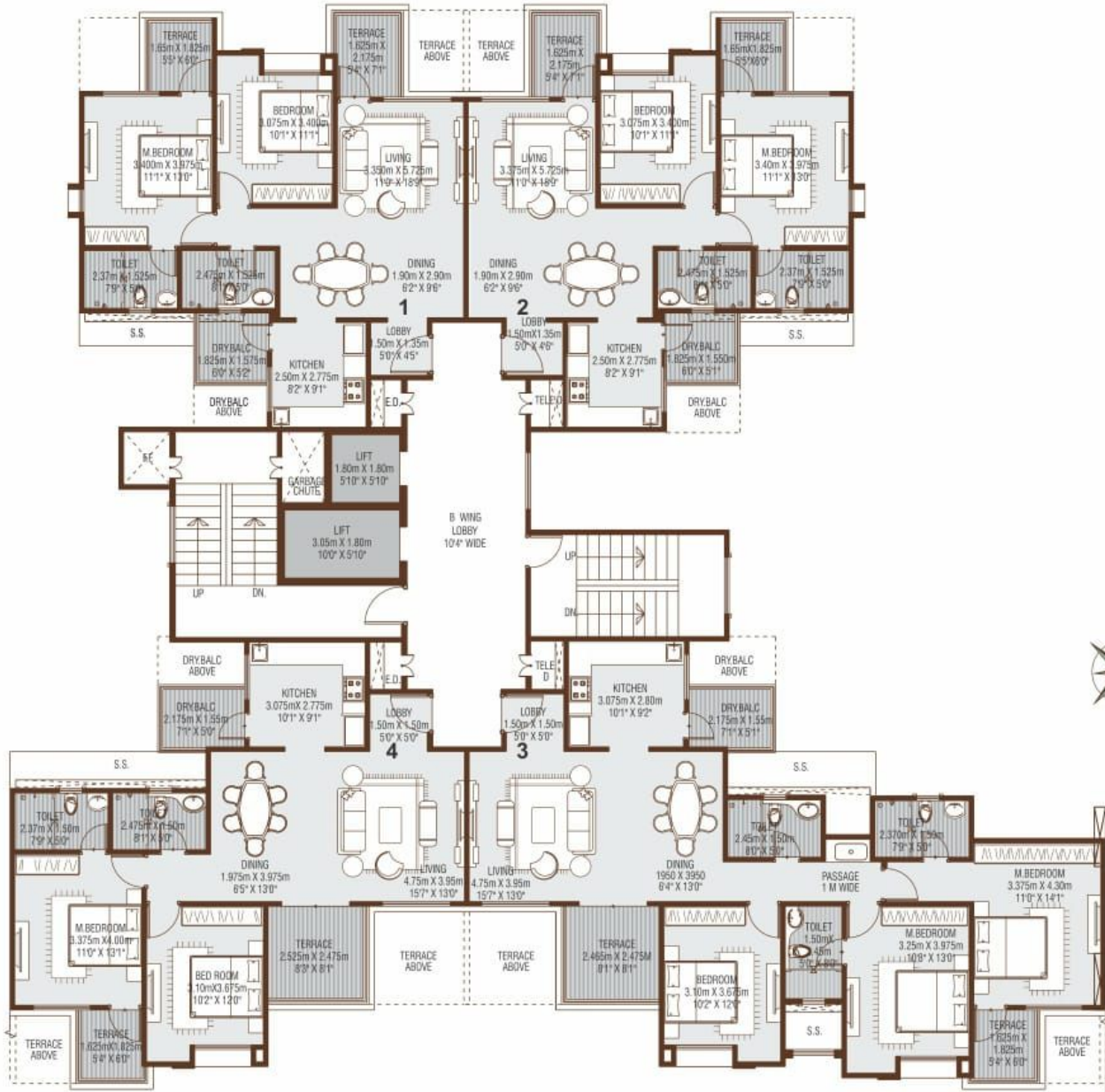
TYPICAL 8TH, 12TH FLOOR PLAN



FLAT NO.	FLAT TYPE	FLAT CARPET		ENCL. BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA	
		(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)
A-801,1201	2 BHK	55.37	596	11.06	119	8.36	90
A-802,1201	2 BHK	60.01	646	4.92	53	8.27	89
A-803,1203	REFUGE	-	-	-	-	-	-
A-804,1204	2 BHK	54.53	587	11.24	121	8.27	89
A-805,1205	1 BHK	44.78	482	-	-	5.02	54
A-806,1206	1 BHK	43.11	464	-	-	5.02	54

B - WING

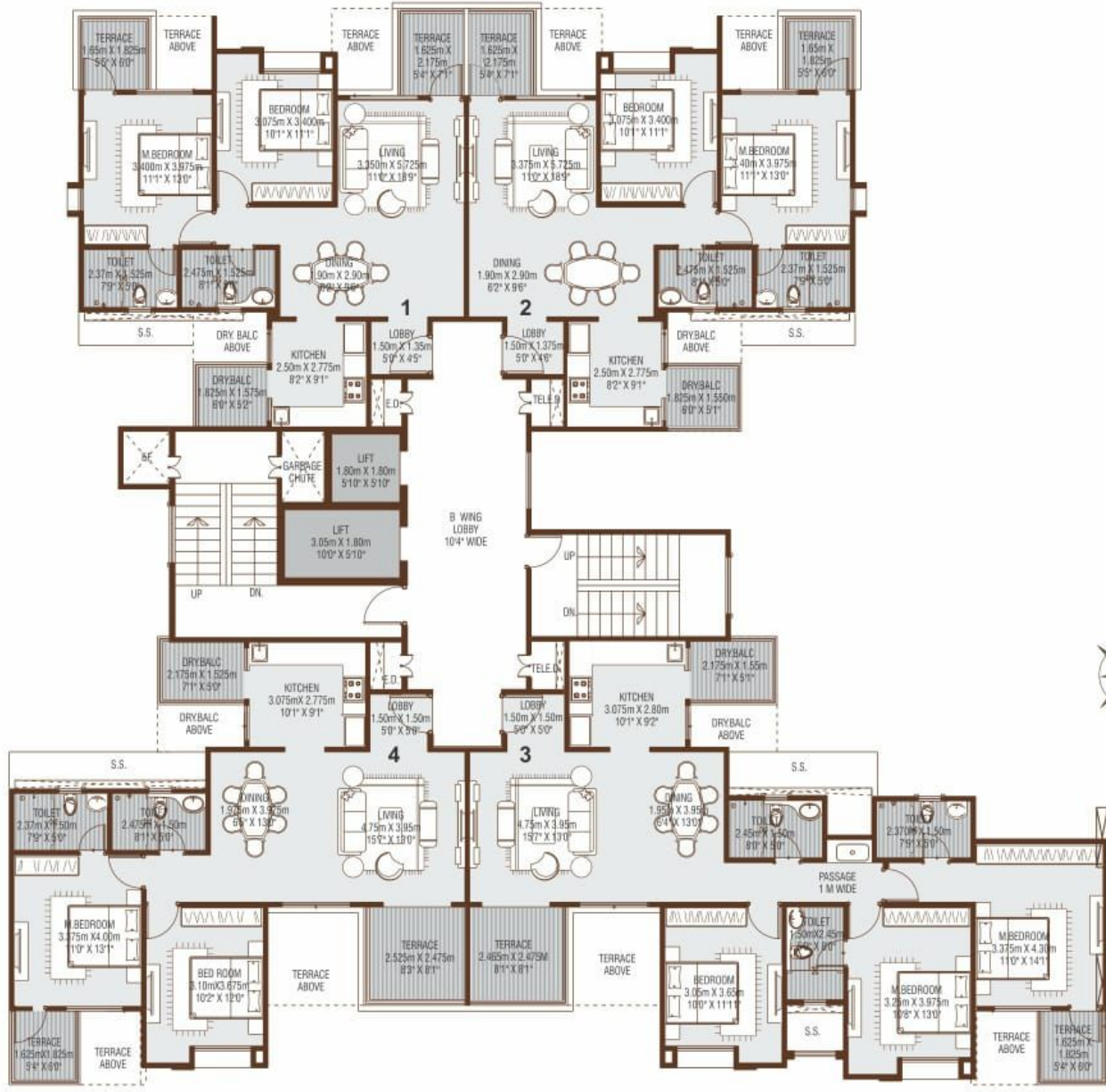
TYPICAL 2ND, 4TH, 6TH, 10TH, 14TH FLOOR PLAN



FLAT NO.	FLAT TYPE	FLAT CARPET		ENCL. BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA	
		(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)
B-201,401,601,1001,1401	2 BHK	60.39	650	9.48	102	9.48	102
B-202,402,602,1002,1402	2 BHK	60.48	651	9.48	102	9.48	102
B-203,403,603,1003,1403	3 BHK	86.31	929	14.03	151	12.45	134
B-204,404,604,1004,1404	2 BHK	67.27	724	8.45	91	12.45	134

B - WING

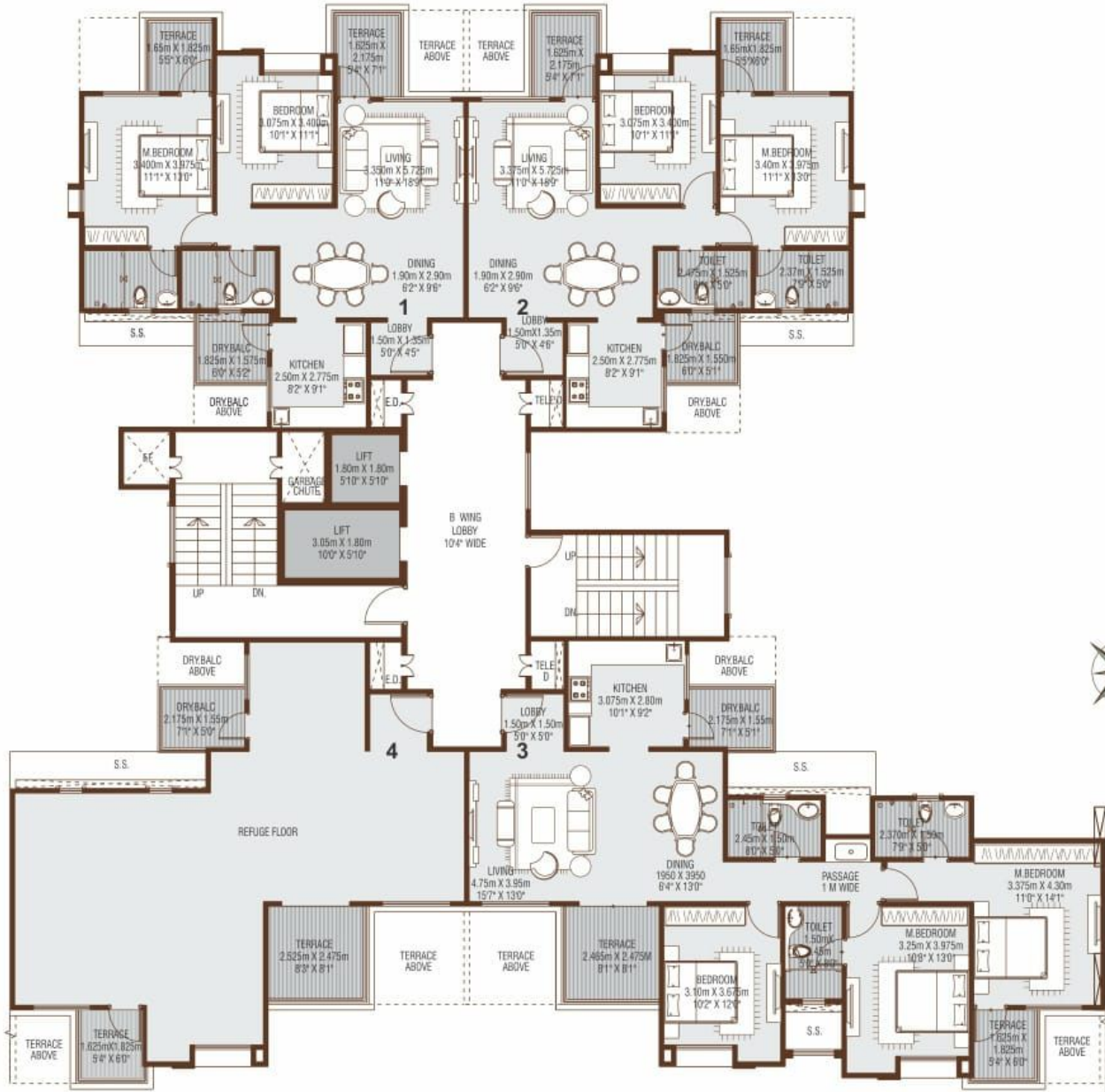
TYPICAL 3RD, 5TH, 7TH, 9TH, 11TH, 13TH FLOOR PLAN



FLAT NO.	FLAT TYPE	FLAT CARPET		ENCL. BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA	
		(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)
B-301,501,701,901,1101,1301	2 BHK	60.39	650	9.38	101	9.38	101
B-302,502,702,902,1102,1302	2 BHK	60.48	651	9.38	101	9.38	101
B-303,503,703,903,1103,1303	3 BHK	86.31	929	13.84	149	12.45	134
B-304,504,704,904,1104,1304	2 BHK	67.27	724	8.27	89	12.45	134

B - WING

TYPICAL 8TH, 12TH REFUGE FLOOR PLAN



FLAT NO.	FLAT TYPE	FLAT CARPET		ENCL. BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA	
		(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)	(Sq.Mtrs)	(Sq.ft)
B-801,1201	2 BHK	60.39	650	9.48	102	9.48	102
B-802,1202	2 BHK	60.48	651	9.48	102	9.48	102
B-803,1203	3 BHK	86.31	929	14.03	151	12.45	134
B-804,1204	Refuge Area						