



VANSHIBUILDTECH  
PVT. LTD.

A Project By

RERA/PS/CP/2021/6256 (RERA Number - Applied For)



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Lutpen's

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*"Home"*  
*The starting place of love,  
hope and dreams...*







## Why Invest In Mohali?

*Mohali has long been recognised for the International Cricket Stadium, Punjab Cricket Association IS Bindra Stadium, but it has now evolved into one of the city's top facilities. Despite this, the city has excelled in the education, medical, and job sectors, all beneficial to the community. Mohali is also an IT hotspot, with good connectivity to Delhi, nearby cities, and locations within a reasonable distance. Other attractions in Mohali include shopping malls, the International Airport, a golf course, and the ISBT Mohali, which are all key features that make Mohali real estate appealing*



International Cricket Stadium



International Airport



Commercial and IT Hub



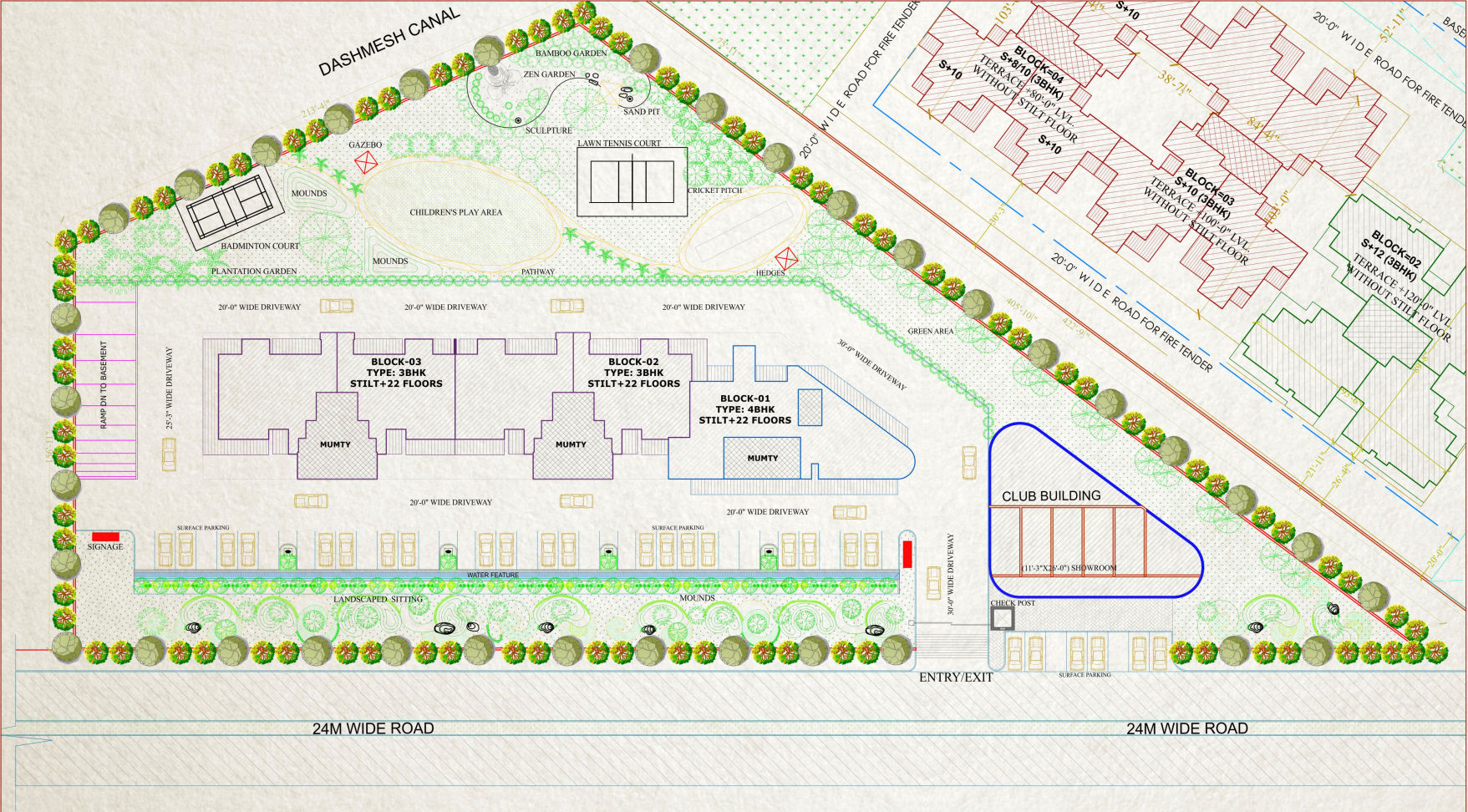


## Open the Doors to Serenity Luxury and Comfort

*Surrounded by lush & landscaped flora, Vanshi's Lutyens represents the finest in luxury living by unlocking the mysteries of Exquisite panoramas your home is insured to sleep in Serenity and exclusively for a noteworthy living experience located in prime of sector 86, the magnetic private homes are the most sought after fancy address in Mohali City. This modern housing offers a futuristic lifestyle with fully Advanced infrastructure equipped with premium amenities that one can imagine testimony to the extravagant lifestyle of the privileged few, Vanshi Lutyens helps you re-discover the joy of supreme comfort in each of*













# Floor Plans Regalia -1

3 BHK - Sky Corner

3 BHK

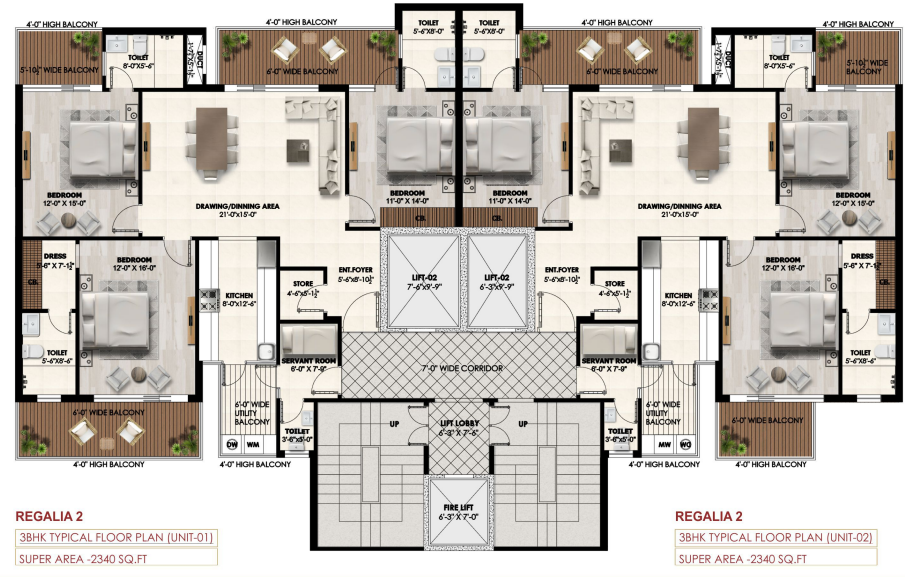


All Floor Plans area and dimensions are indicative and are subject to changes as directed by competent authorities.  
These are conceptual and actual may vary

# Floor Plans Regalia -2

3 BHK

3 BHK



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## Smart Specifications

### STRUCTURE

22 Storied, Earthquake resistant Mivan Framework (Malaysian Technology)  
RCC structure, Bricks only Where Needed.  
Wall Finishes & Ceiling - Water proofing external paint & Glass on Specific Sections

### BALCONY

Flooring - Anti Skid Vitrified Tiles  
Door frames and window panels of seasoned hardwood/ aluminum/ UPVC sections.  
Handrail - MS Railing/ Stainless Steel Railings

### DOORS & WINDOWS

Main Entrance - Painted Frame Flush Door Painted/ Polished  
Inside Doors - Flush Door Painted/ Polished  
Windows - Contemporary Aesthetic Aluminum Profiles

### LIFTS

One Service Lift (6 ft. x 9 ft.) and Two passenger Lifts (6 ft. x 6 ft.) of Otis / Kone or equivalent brand to be provided in each tower.

### STAIRCASES

Risers & Treads - Granite Stone  
Wall Finishes - Plastic Emulsion Paint  
Ceiling - Plastic Emulsion Paint  
Handrail - MS Railing/ SS

### ELECTRICAL FITTINGS

All electrical wiring in concealed conduits; provision of adequate light and power point. Telephone and TV outlets in Drawing, Dining and all Bedrooms,  
Moulded Modular Plastic Switches & protective MCB's.  
- Modular Switches  
- White Ceiling Fans in All rooms

### ENTRANCE LOBBY

Flooring would be of appropriate Mix of Marble/ Granite, walls and ceiling would be of Plastic emulsion paint and use of other products for decor as per architect views.

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### LIVING/ DINING ROOM/ FAMILY ROOM

Flooring - Premium / Vitrified Tiles  
Walls - Plastic Emulsion Paint  
Ceiling - Plastic Emulsion & POP - Illuminated/ False ceiling

### BEDROOMS

Wardrobe - Wardrobe in Bedrooms  
Flooring - Laminated wooden flooring in Master Bedroom & Premium/ Vitrified Tiles in other Bedrooms  
Wall Finishes - Plastic Emulsion Paint  
Ceiling - Plastic Emulsion Paint, POP - Illuminated / False ceiling

### TOILETS

Flooring - Premium Anti Skid Vitrified Tiles  
Wall - Premium Vitrified Tiles  
Ceiling - Plastic Emulsion, POP - Illuminated  
Fittings - Premium Sanitary Fixtures and Other Fixtures of Jaguar/ Grohe/ Kohler or Equivalent, Mirror, Geysers.

PLUMBING As per standard practice, all internal plumbing in GI/ CPVC/ Composite.

### KITCHEN

Cabinets - Premium Modular kitchen Cabinets of Appropriate Finishes  
Flooring - Anti Skid Vitrified Tiles  
Wall Finishes - Vitrified Tiles/ Plastic Emulsion Paint  
Counter - Pre-Polish Premium Granite  
Fittings - CP Fittings, SS Sink, Exhaust Fan  
Chimney & Hob of ISI Mark, Piped Gas Line.

### AIR CONDITIONERS

4 BHK - One Split Ac 2 Ton in Living / Dining area & Split Ac's 1.5 Ton in Four Bedrooms  
3 BHK - One Split Ac 2 Ton in Living / Dining area & Split Ac's 1.5 Ton in Three Bedrooms



## Smart Amenities

Bespoke design for architectural features and Decor of highest caliber strives for the world class condominium the plus space has been carefully designed and expertly decorated with an excellent selection of handpicked designs making it a treasure proof of magnification magnificence echoing the sentiments of sheer opulent living the Interiors are of finest style that reflects the Dwellers elastic tastes a rare glass of uber indulgent homes encrusted with the best architecture when she retains elaborate love and passion for cozy spaces

### Health & Sports

Swimming Pool

Gymnasium

Lawn Tennis Court

Cricket Pitch

Basket Ball Half Court

Yoga Area

Cycling Track

Children Play Area & Swings & Sandpit for Kids

Elders Relaxing Area

Open Gymnasium for elders

Indoor Sports Area

Table Tennis

Carrom Board

Pool Table

Snooker Table

Meditation Green Corner

Golf Practice Area

Library

### Elderly Friendly Space

Separate Sitouts - Elders Relaxing Area

24x7 Ambulance Service

On Call Doctor

Physiotherapist On Call

Medical Centre - ECG /BP & Sugar Monitors/Oxygen Concentrator

Friendly Stair Case

### Security

4 Tier Security

Cameras on each Floor

Passenger & Service Lift in Each Block

Feng-Shui/Vastu Compliant

Latest Fire Fighting Equipment

### Enjoy The Green

Valley Of Flowers - Flower Area

Dog Area

Rain Water Harvesting System



LAWN TENNIS



CRICKET PRACTICE PITCH



CHILDREN PLAY AREA



GYMNASIUM





