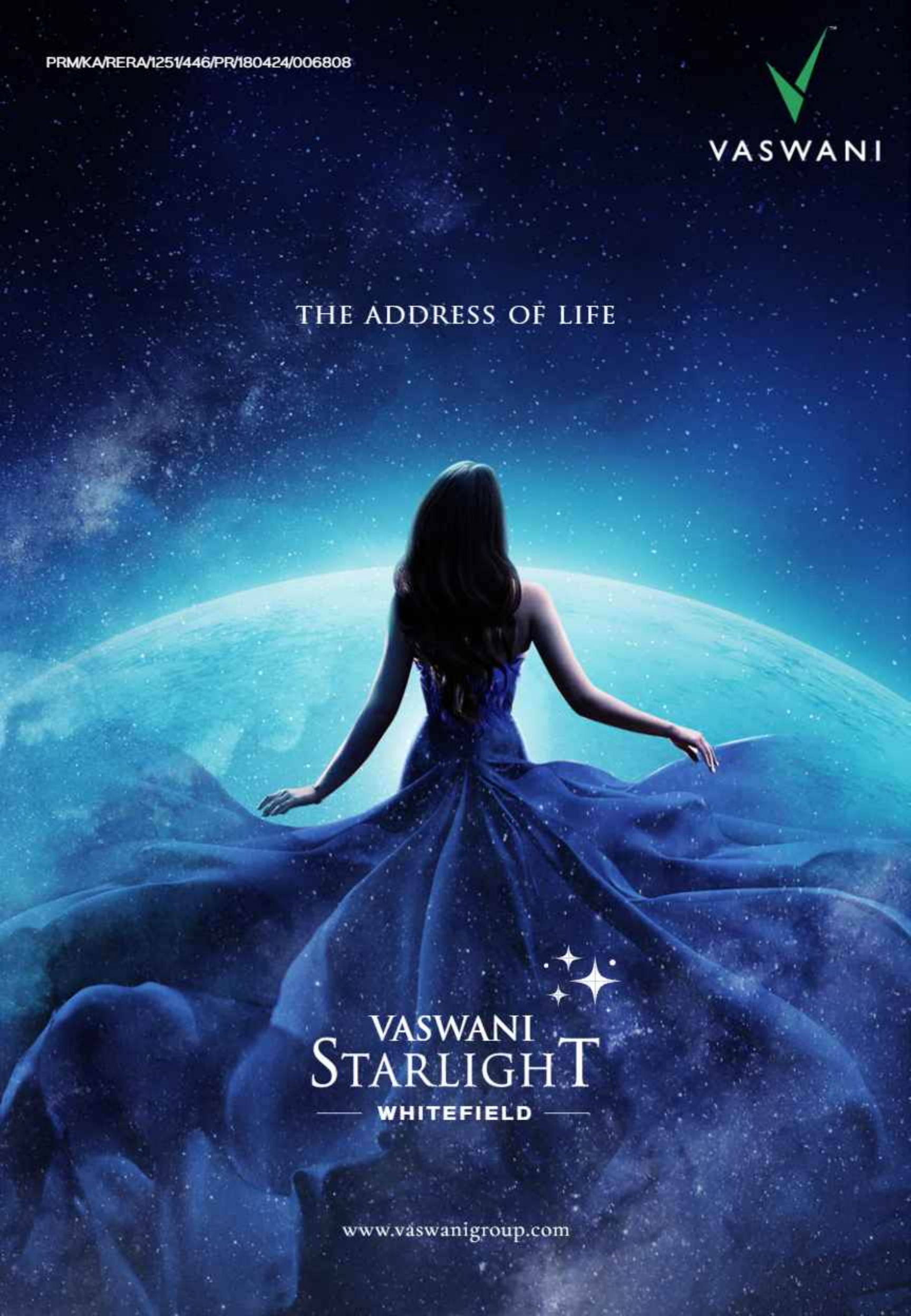




VASWANI

THE ADDRESS OF LIFE



VASWANI
STARLIGHT
— WHITEFIELD —

www.vaswanigroup.com



THE UNIVERSE,
THEY SAY, DOESN'T MAKE
JUST 'ONE' OF ANYTHING.

— ✦ —

IT JUST DID.



WELCOME TO
VASWANI STARLIGHT
THE ADDRESS OF LIFE

LUXURY 3 & 4 BEDROOM
LAKE VIEW HOMES AT
WHITEFIELD, BENGALURU



PROJECT HIGHLIGHTS

- THREE TOWERS OF GROUND + 23 FLOORS
- OFFERING 3 & 4 BEDROOM HOMES WITH
PROVISION FOR HOME OFFICE / STAFF QUARTERS
- 15 + CURATED FAMILY AMENITIES
- LOCATED ON ECC MAIN ROAD,
IN THE HEART OF WHITEFIELD, BENGALURU

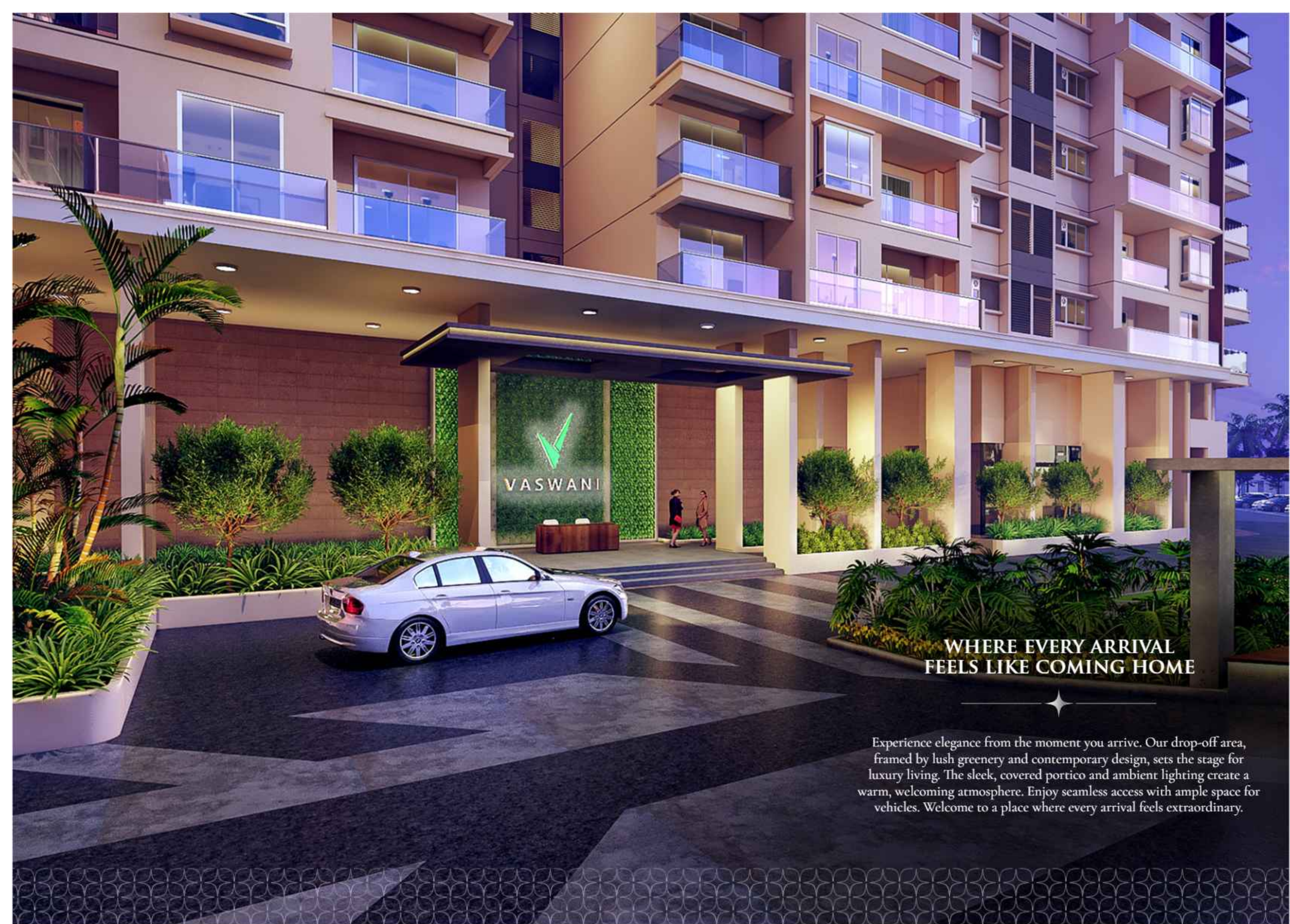


AT THE CENTRE OF EVERYTHING.
AND YET, OUT OF THIS WORLD.

In the heart of Bangalore lies Whitefield, where the possibilities for luxurious living are infinite. And in that most desirable of spaces is an address that is synonymous with opulence and elegance: Vaswani Starlight. We call it the address of life, because this is where your outer and inner lives meet.

Vaswani Starlight offers a sanctuary of serenity amidst the bustling cityscape. Within a stone's throw of Vaswani Starlight lies everything that our daily life needs: offices, shopping malls, the best schools, and entertainment.

And yet, within its gates lie tranquil pathways, beautifully landscaped gardens, and whispering trees that take you on an inward exploration.



**WHERE EVERY ARRIVAL
FEELS LIKE COMING HOME**

Experience elegance from the moment you arrive. Our drop-off area, framed by lush greenery and contemporary design, sets the stage for luxury living. The sleek, covered portico and ambient lighting create a warm, welcoming atmosphere. Enjoy seamless access with ample space for vehicles. Welcome to a place where every arrival feels extraordinary.

AT THE HEART OF WHITEFIELD,
YOUR ADDRESS OF LIFE.



OFFICES

ITPL: 2.4 KMS
EPIP ZONE : 3.7 KMS
ORR: 7.8 KMS



MALLS

NEXUS SHANTINIKETAN MALL,
WHITEFIELD: 3.2 KMS
PARK SQUARE MALL: 2.5 KMS
PHOENIX MARKET CITY: 7.4 KMS



METRO STATION

KADUGODI TREE PARK
METRO STATION: 2.4 KMS
PATTANDUR AGRAHARA
METRO STATION: 2.3 KMS



SCHOOLS

THE DEEN'S ACADEMY: 500 METERS
WHITEFIELD GLOBAL: 2.9 KMS
GREENWOOD HIGH PRE-SCHOOL- WHITEFIELD: 1.6 KMS
RYAN INTERNATIONAL SCHOOL KUNDALAHALLI: 7 KMS



HOSPITALS

SHRI SATHYA SAI HOSPITAL: 2.3 KMS
MANIPAL HOSPITAL WHITEFIELD, ITPL: 3 KMS
VYDEHI HOSPITAL: 2.9 KMS
ASTER WOMEN & CHILDREN HOSPITAL: 2.8 KMS
CLOUD 9 HOSPITAL: 2.6 KMS



VAST AS SPACE.
TIMELESS AS INFINITY.

LUXURIOUSLY APPOINTED
3 & 4 BEDROOM HOMES



Walk through the expansive 3 and 4 bedroom homes at Vaswani Starlight to know how space can transform everyday life. Each of the magnificent towers that soar 23 floors skyward from the ground is a piece of stardust, appropriately named Orion, Polaris and Alcor. Step out onto the balcony and feel one with the sky above and the lake ahead; the glass railings create a magical illusion of continuity of space.

Experience the understated elegance of the homes at Vaswani Starlight. The design of the homes is intuitive and customised to the use of space. living rooms breathe luxury with timeless marble flooring, while bedrooms are cosy with warm wooden flooring.

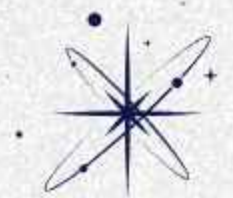


PATTANDUR AGRAHARA LAKE

MASTER PLAN

- | | |
|-----------------------------------|--------------------------------------|
| 1A. ENTRY | 17. PET PARK |
| 1B. EXIT | 18. JOGGING LOOP |
| 02. SECURITY CABIN | 19. MINI FOREST (FRUIT ORCHARD) |
| 03. WELCOME / WAITING PLAZA | 20. COMMUNITY GARDEN |
| 04. ZEN GARDEN | 21. KIDS PLAY AREA |
| 05. SURFACE CAR PARKING | 22. EVENT LAWN |
| 06. BICYCLE / JOGGING LANE | 23. ACTIVITY STAGE |
| 07. SEATING ALCOVE | 24. FITNESS STATION |
| 08. FLOWERING TREE AVENUE | 25. AMPHITHEATER |
| 09. TOWER DROP OFF AREA | 26. MULTI PURPOSE COURT / BASKETBALL |
| 10. CLUBHOUSE | 27. BLEACHERS |
| 11. PUTTING GREEN | 28. CRICKET PITCH |
| 12. PARTY LAWN (SPILL -OUT) | 29. TENNIS COURT / PICKLEBALL |
| 13. BBQ COURT | 30. SERVICE AREAS |
| 14. ENTRY TO UPPER BASEMENT LEVEL | 31. EXIT FROM UPPER BASEMENT |
| 15. SENIOR COURT | |
| 16. SPICE & HERBS GARDEN | |





NEBULA

— THE CLUB —

LIMITLESS MOMENTS.
ENDLESS MEMORIES.

PODIUM LEVEL NEBULA CLUBHOUSE
WITH 15+ CURATED INDULGENCES



Vaswani Starlight makes good the promise that lies in its name. From world-class amenities to exclusive privileges at your doorstep, every detail is curated to elevate your lifestyle to new heights.

Explore a range of options to stay fit, from a swanky gym and indoor games room, to squash and indoor badminton courts. From outdoor multipurpose courts, tennis court, and cricket practice nets, to jogging tracks flanked by grassy greens, and even a dedicated play area curated for children!

Head back home early, knowing that if something were to come up, you could always work out of the dedicated work spaces within each home. Unwind with a few laps in the pool, or end your workday in a stellar manner at the clubhouse, Nebula.




NEBULA
— THE CLUB —





SWIMMING POOL WITH KID'S POOL.

SWIM AWAY EVERYDAY STRESS



BOUNDLESS AMENITIES. TIMELESS ENJOYMENT.

Discover a realm of limitless amenities designed to create endless moments of joy and relaxation. Experience the pinnacle of modern living where every day brings new memories



FULLY EQUIPPED GYMNASIUM

Keep your date with health



YOGA ROOM/ZUMBA/ AEROBICS ROOM

Fit body, sound mind,
peaceful soul



EXPANSIVE BANQUET HALL

Make every occasion
a grand one



OUTDOOR TENNIS COURT

Serve up fun
under the sun



WORK FROM HOME WITH HOMEWORK

The pleasures of working
from anywhere



OPEN OUTDOOR PARTY HALL

The community
get-together space



INDOOR BADMINTON COURT

The best body workout



SQUASH COURT

Fast-paced fun in every corner



INDOOR GAMES ROOM

Ace every game

And many more....



SUSTAINABILITY. THE FINAL FRONTIER.



Vaswani Starlight is future forward when it comes to sustainability. The design anticipates likely issues that cities will face in the future, and has factored these into the plan, like rainwater harvesting, sewage treatment, organic waste converter, water-efficient sanitary fittings & fixtures, LED lights in common areas and a water treatment plant. The design scores high on accessibility, with ramps and wide doors to enable wheelchair access.





VASWANI

Our story is best told through the experience of one of our customers. We build homes that last a lifetime. We also build lifelong relationships.

This NRI customer had bought a Villa from us more than 25 years ago. Unfortunately, they seemed to have misplaced the original sale deed, so they took a chance and approached us. In no time, we got them what they needed. "If we could give Vaswani 10 stars we would. We had purchased a residential villa from Vaswani in 1999 and more recently we needed some help from Vaswani. Their willingness to help a customer from 25 years ago is commendable and praise worthy. They went above and beyond to help us out. This unparalleled customer service is not common, especially 25 years after a transaction was made. Our sincere thanks to everyone at Vaswani and we wish them great success in all their endeavors" they wrote.

Our customers are our best ambassadors. They are the wind beneath our wings. They spread the good word about us in their circles of influence, and that's how the Vaswani Family has grown for the past 39 years.

It's because the customer is at the heart of every decision, that we have acquired a solid reputation for delivering the most high-end, well-designed and well-finished, environment friendly residences and other spaces. Recently, our project Vaswani Exquisite has been awarded the Best Luxury Residential Project-South Zone, at the CNBC-Awaaz Real Estate Awards 2023.

And now with Vaswani Starlight is an opportunity to take the first step on your memorable journey with us.

VASWANI STARLIGHT AT A GLANCE

SPECIFICATIONS | AMENITIES | FACILITIES
(WHICH ARE PART OF THE APARTMENT)

STRUCTURE

RCC
Cement blocks for walls wherever needed

FLOORING FINISHES

Reception Lobby @ Ground Floor	Marble
Lift lobby/Corridor in all floors	Vitrified tiles
Staircase	Concrete Tile or equivalent as feasible

Inside the Flat

Living & Dining area	Marble
Master Bedroom	Laminated wooden flooring
Guest Bedroom	Laminated wooden flooring
Children Bedroom	Laminated wooden flooring
Kitchen	Vitrified Tiles
Utility	Anti-skid Ceramic Tiles
Master Bathroom	Anti-skid Vitrified Tiles
Other Bathrooms	Anti-skid Vitrified Tiles
Balcony	Anti-skid Ceramic Tiles
Home Office	Laminated wooden flooring
Powder Room	Anti-skid Vitrified Tiles

DADOING

Kitchen	Rough Plaster Finish
Utility	Ceramic Tiles up to 5' high from the floor
Master Bathroom	Vitrified Tiles/Designer tiles up to false Ceiling
Other Bathrooms	Vitrified Tiles/Designer tiles up to false Ceiling
Powder Room	Vitrified Tiles/Designer tiles up to false Ceiling

COUNTERS

Master bathroom	Polished Granite Counter
Other bathrooms	Polished Granite Counter

DOORS & FITTINGS

Main Entrance Door	8'o Hard wood door frame with both side veneered flush shutter with PU lacquer finish.
Bedroom Doors	8'o Hard wood door frame with both side veneered flush shutter with PU lacquer finish.
Toilet doors	8'o for common and 7'o for attached hard door frame with both side laminated flush shutter.

WINDOWS & VENTILATORS

Windows	UPVC sliding windows with clear glass and Provision for bug screen.
Ventilators	UPVC ventilator with provision for exhaust fan.

RAILINGS

Balcony Railings	Glass railing with Aluminium channel and stainless steel handrail
General Staircase	Mild steel railing

PLASTERING

Basement Ceiling & Retaining Walls	Exposed concrete finish
------------------------------------	-------------------------

PAINTING

Interior Ceiling & walls	Acrylic Emulsion Paint
Exterior walls	Weatherproof Paint/ Texture paint
MS Grills and Railings	Enamel paint

TOILETS & FITTINGS

EWC	Wall mounted EWC with flush valve –Jaquar or equivalent
Wash basin	Counter top Wash basins for toilets & pedestal basin for powder room – Jaquar or Equivalent
CP fittings	Single lever mixer –Jaquar or Equivalent
Glass Shower partition	In Master Bedroom toilet
Water supply	CPVC of reputed make
Sewer Lines	UPVC pipe of reputed make
Geyser	For all toilets except Powder room.

ELECTRICAL

Wiring	Concealed Conducting & PVC insulated FRLSH copper Wiring
Switches	Modular Switches & Switch Plates –Legrand/Schneider or Equivalent
MCB's	One number for each circuit
Service cabling	Data point will be provided in the living /master bed room.
BESCOM Power	4 KW for 2 Bedroom, 8 KW for 3 Bedroom & 9 KW for 4 Bedroom
Generator	2 KW for 2 Bedroom, 3 KW for 3 Bedroom & 4 KW for 4 Bedroom
AC Provisions	Split A/c power point in the Living room & all Bedrooms. Dedicated ledges in the ducts to place outdoor units

AMENITIES & FACILITIES

Partly Air-conditioned Club House with amenities such as

- Gym
- Multipurpose Hall with facilities such as change areas and provision for outdoor cooking
- Indoor games room
- Outdoor tennis court or pickleball court (as may be feasible)
- Indoor squash court
- Indoor badminton court
- Outdoor multi-purpose Court
- Outdoor Cricket practice net
- Jogging Track
- Kid's Play area with child friendly equipment
- Large size outdoor swimming pool combined with toddler's pool and pool deck
- Beautifully landscaped gardens & walkways
- Rainwater harvesting system
- Sewage Treatment Plant
- Organic waste convertor
- Water Treatment Plant
- Common toilets for Servants / Drivers
- Reception desk with CCTV camera in all towers
- Round the clock security with trained security personnel monitoring the project
- Piped music provision in Gym and Club house lobby
- Well-designed Automatic Lifts
- Water supply system with Under Ground Sump, Overhead tank etc.,
- Visitor's car park.
- Access ramps for Persons with determination

NOTE

1. The abovementioned specifications are considered to be conceptual. While every effort shall be made to implement or improve upon the same, the Management reserves the right to change/alter/upgrade any of the aforementioned specifications and/or amenities.
2. E & OE (Errors & Omissions excepted)

FLOOR PLANS

3, & 4 BEDROOM LAKEVIEW HOMES
3 TOWERS GROUND + 23 FLOORS EACH
1970 SQ. FT - 2730 SQ. FT.

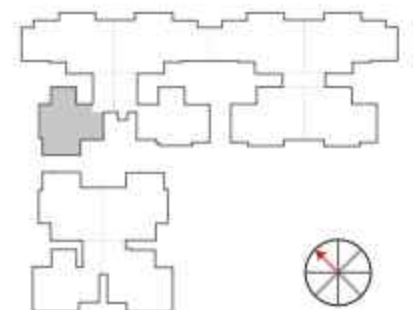
ALL HOMES COME WITH A PROVISION FOR
HOME OFFICE / STAFF QUARTERS

3 BEDROOM + HOME OFFICE

SALE AREA - 1970 SQ. FT.
RERA CARPET AREA - 1300 SQ. FT.



KEY PLAN

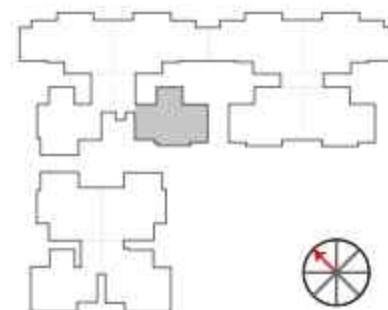


3 BEDROOM + HOME OFFICE

SALE AREA - 2000 SQ. FT.
RERA CARPET AREA - 1316 SQ. FT.



KEY PLAN

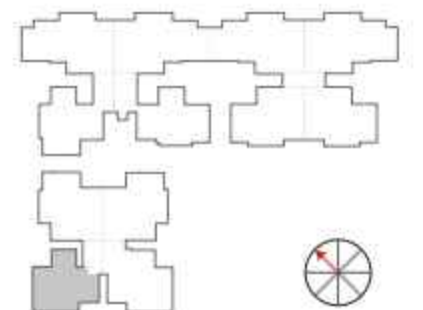


3 BEDROOM + HOME OFFICE

SALE AREA - 2025 SQ. FT.
RERA CARPET AREA - 1317 SQ. FT.



KEY PLAN

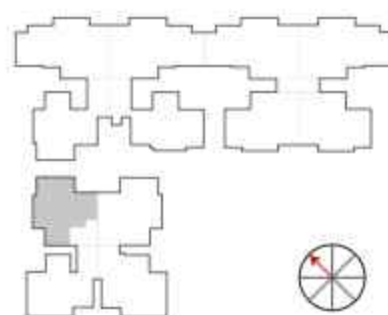


3 BEDROOM + HOME OFFICE

SALE AREA - 2090 SQ. FT.
RERA CARPET AREA - 1303 SQ. FT.

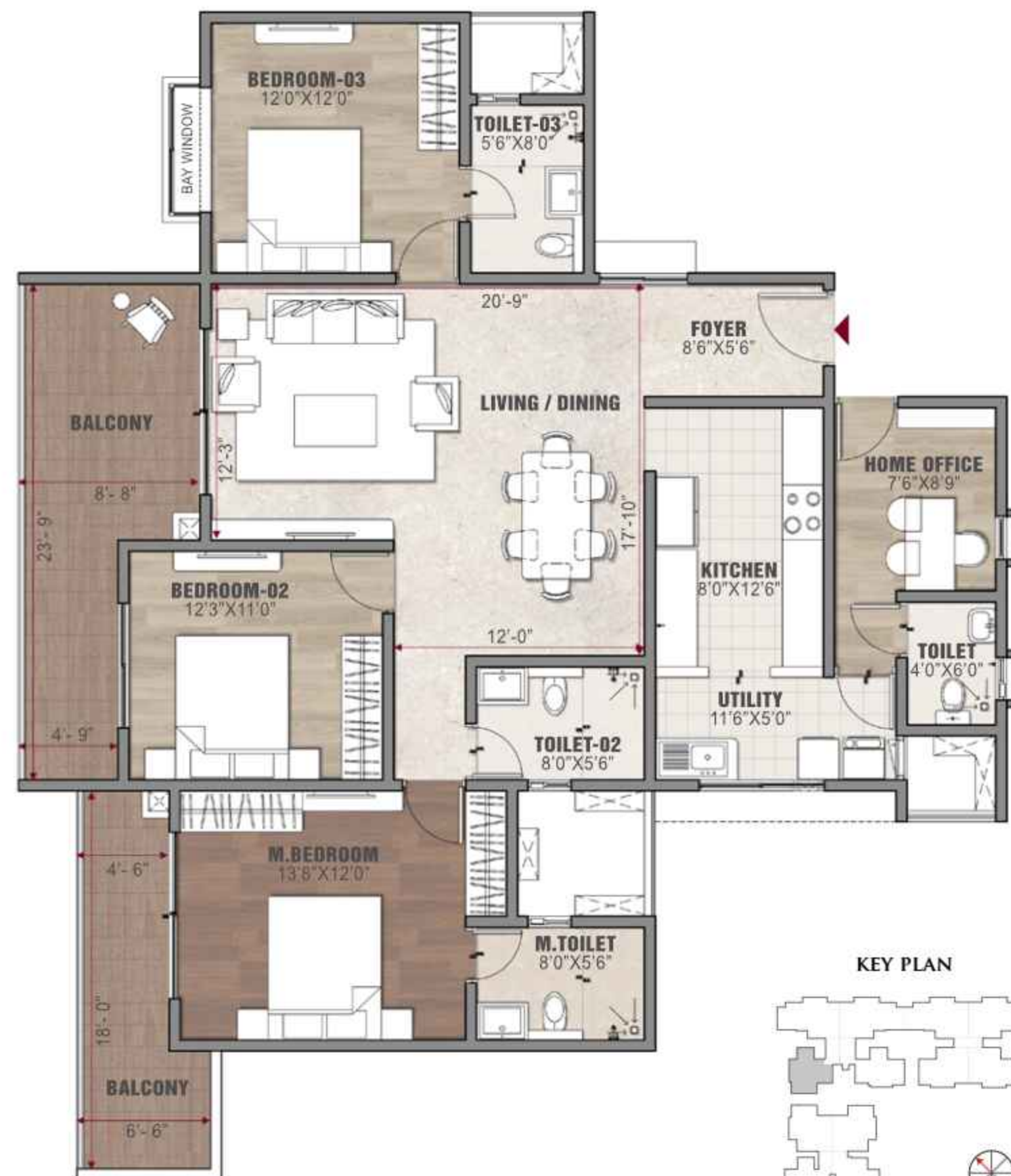


KEY PLAN

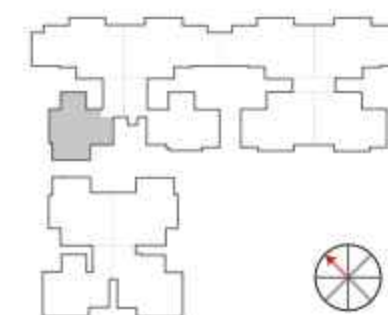


3 BEDROOM + HOME OFFICE

SALE AREA - 2140 SQ. FT.
RERA CARPET AREA - 1300 SQ. FT.



KEY PLAN

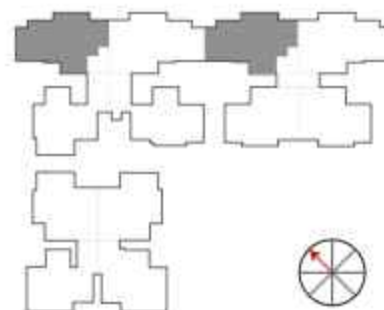


4 BEDROOM + HOME OFFICE

SALE AREA - 2560 SQ. FT.
RERA CARPET AREA - 1738 SQ. FT



KEY PLAN

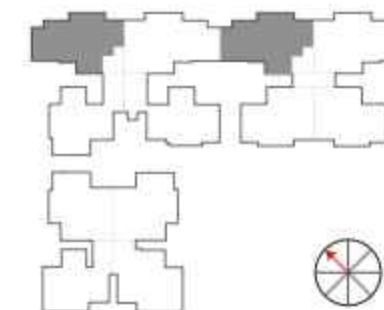


4 BEDROOM + HOME OFFICE

SALE AREA - 2730 SQ. FT.
RERA CARPET AREA - 1738 SQ. FT.



KEY PLAN



COME, TAKE A LOOK
AT THE STELLAR
SHOW APARTMENT ON SITE!



VASWANI
STARLIGHT
— WHITEFIELD —

SITE ADDRESS

ECC Main Road Pattandur Agrahara, Whitefield, Bengaluru, Karnataka 560066
www.vaswanigroup.com

DISCLAIMER

The communication does not constitute an offer or contract of any nature whatsoever between the Promoter/Developer and recipient. All transactions shall be subject to the terms and conditions of the agreement for sale to be entered between the promoter and the recipient. All the images are for illustrative purpose only unless otherwise mentioned. Figures and furnishings shown are only for indicative purposes and shall not be provided in the apartment. The project has been registered with Karnataka real estate regulatory authority with KREERA Registration PRM/KA/RERA/1251/446/PR/180424/006808 and is available on the website rera.karnataka.gov.in. The photographs, images, plans, drawings, sketches, renderings, pictorial and graphical representations, specifications, illustrations, other information including hallmarks etc. contained in the brochure are typical/stock/standard photography used by the industry at large and/or pure imagination, and are intended to indicate a conceptual and aspirational lifestyle. None of the aforementioned are indicative of how the Project or any part thereof looks at present and/or may eventually look in future and/or may be designed, constructed and/or completed. The views, landscape, aerial shots contained in this brochure or any other sales material are also from typical/stock/standard photography. In the event of any conflict (whether actual or perceived) between the information and material contained in this brochure and the details of the Project available on the website of KREERA shall prevail.