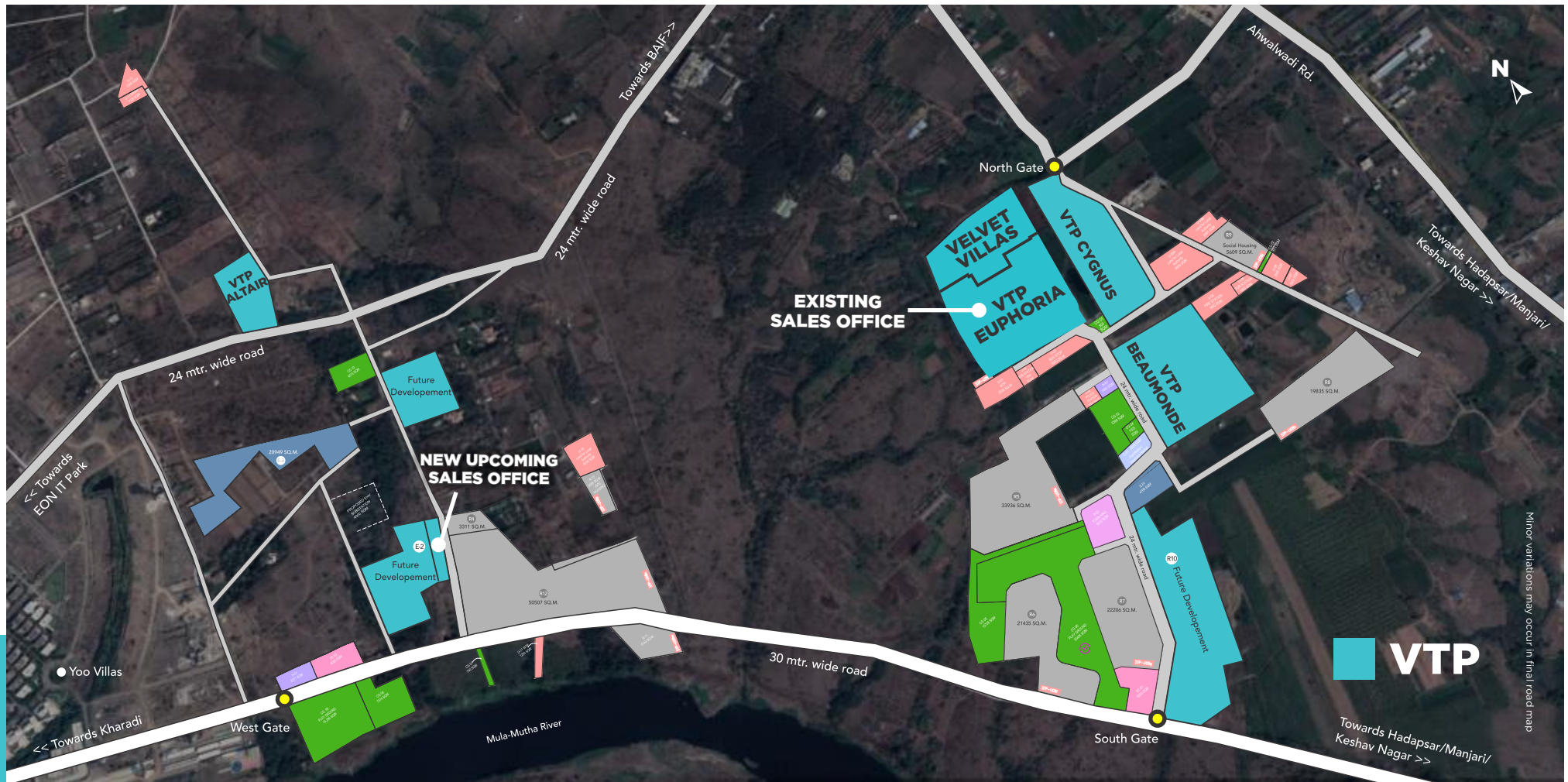


VTP
euphoria

TOWNSHIP CODENAME PEGASUS
New Kharadi

Township Codename Pegasus stretches over 150 acres, in Kharadi, Pune East.



VTP Realty launches its biggest project yet, in Township Codename Pegasus. Perhaps the biggest in the entire city! The new residential cluster being launched is like a city in itself! And enjoys the huge benefit of being within a 150+ acres township!

The new cluster epitomizes a wholesome and luxurious living environment with over 3 acres of amenities.

- 5-star club
- Football academy
- Badminton academy
- Horse riding academy
- Lawn tennis academy
- Swimming academy
- Yoga and fitness centre
- Spa
- Creche
- Health centre
- Large landscaped zones
- Well-planned internal driveways
- Multi-tier security systems
- Police Station
- Fire Station
- Bus Stop
- School

LIFESTYLE AMENITIES FOR ALL AGE GROUPS



1. Clubhouse
2. Party lawn
3. Swimming pool with deck
4. Kids pool
5. Jacuzzi
6. Covered heated leisure pool
7. Fountain pool with bubbler
8. Fountain plaza
9. Floating deck with colorful canopies
10. Water wall / fountain plaza
11. Children's play area
12. Multi-fit theme with sensory play equipments
13. Toddlers play area
14. Yoga lawn
15. Acupressure pathway
16. Herbal garden
17. Pavilion
18. Pergola
19. Climbing wall
20. Swing plaza
21. Outdoor gym
22. Jogging track
23. Cycling track
24. Futsal court
25. Basketball court
26. Tennis court

*Tentative master plan



Introducing
the BIGGEST
WOW

Spread across 9 acres, VTP Euphoria stands tall with 30 storey towers, at the heart of Township Codename Pegasus, with sweeping views of the river and lush surrounding greenery. Our new cluster carries the legacy of the township lifestyle that is highly aspirational for all the family members alike. The biggest WOW are the cluster level amenities which are sure to become your pride factor.

Our amenities are thoughtfully designed to accommodate your aspirations.

**LARGE SIZE POOLS | FOUNTAINS PLAZA | LARGE SIZE KIDS POOL |
HEATED LEISURE POOLS WITH 2 JACUZZI | STYLISHLY DESIGNED
GYMNASIUM | MULTIPLE LARGE PARTY LAWNS | 3 INTERNATIONAL SIZE
SPORTS COURT i.e. BADMINTON, FUTSAL & TENNIS.**

FINER DETAILS

PROJECT LEVEL

- Tower 2 & 3 - 30 storeys
- 3 levels of parking for each towers
- Grand entrance gate with security cabin
- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas
- Electric vehicle charging points in the common area
- Common washroom for drivers in the parking area
- 4 lifts in each tower - (3 Passenger + 1 Service)
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure + ALUFORM construction

INSIDE YOUR HOME

SMART FEATURES

- Digital lock - Yale or equivalent
- Featherlike touch pad switches
- Lights control (Mood lighting), AC, Fan & Geyser control via mobile app, also compatible with Alexa* voice command
- Motion sensor lights in all baths
- 3-tier security system with video door connected to the smart phone

INTERNAL FLOORING

- Large sized glazed vitrified tiles
 - Living, Dining, Kitchen & Lobby - (4 x 2 feet)
 - Bedrooms - (4 x 2 feet)
- Anti-skid ceramic Tiles - Dry Balcony & Terraces

INTERNAL WALL FINISHES

- Premium plastic emulsion paint

DOORS

- Premium veneer finish main door
- Bedrooms & bathrooms - Laminated flush doors

WINDOWS

- Powder coated aluminum sliding windows

KITCHEN

- Granite kitchen platform with Stainless Steel sink
- Ceramic/glazed tiles above kitchen platform of 2 feet
- Provision for water purifier

BATHROOMS

- Granite door frames
- CP & Sanitary fittings - CERA / Hindware / American Standards / Grohe or equivalent
- Flooring - Anti-skid tiles
- Designer decorative wall tiles upto 7 feet
- Geyser point in all bathrooms

PLUMBING

- Concealed anti-corrosive plumbing

TERRACE / BALCONY

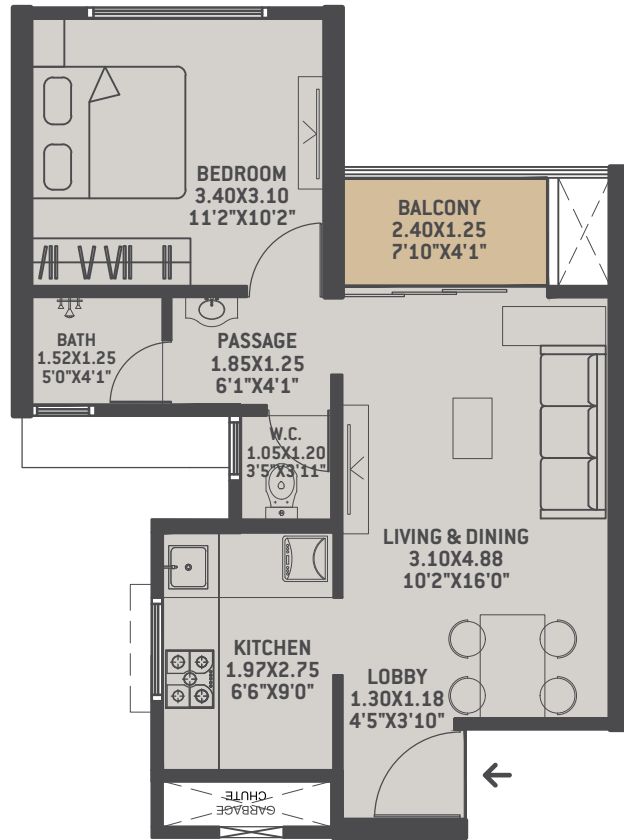
- 500 mm height wall + 850 mm height glass railing
- PVC false ceiling for terraces/balcony area with decorative lighting

ELECTRICAL

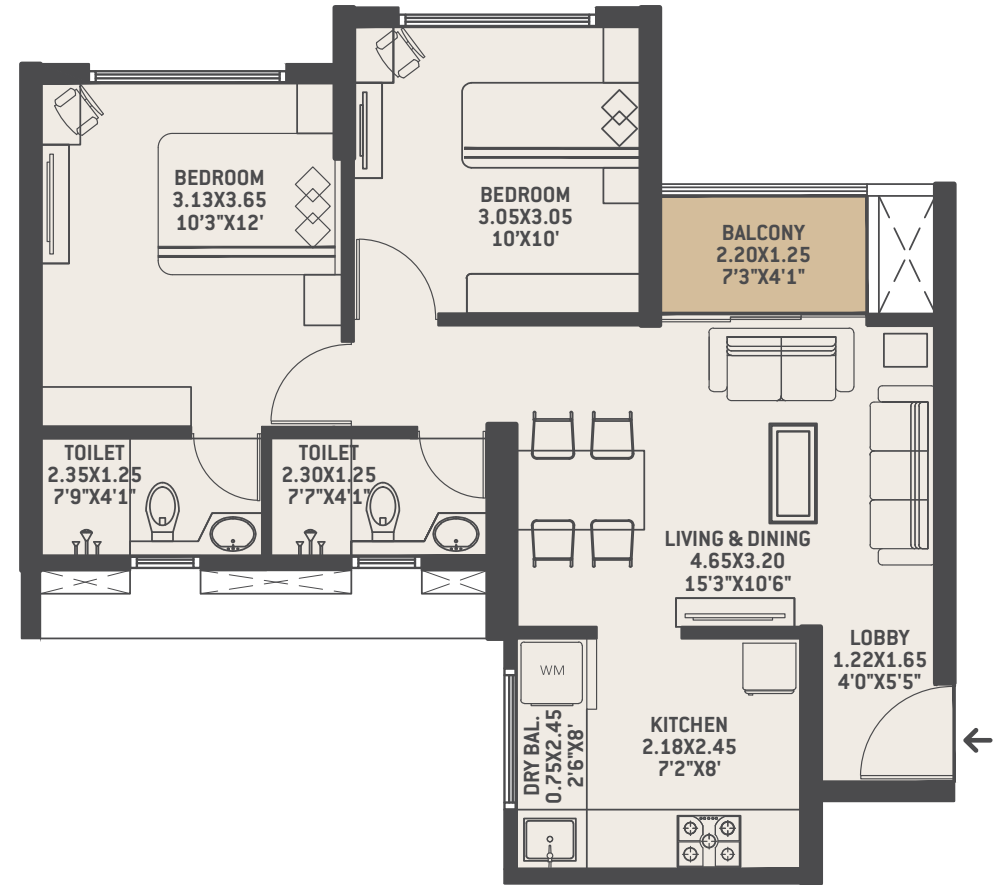
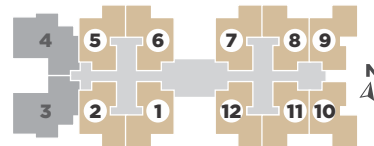
- Switches - Anchor / Legrand / Schneider / L&T or equivalent
- Concealed copper wiring with M.C.B.
- Electric points with TV & telephone points in living room, master bed room
- AC points in all rooms except kitchen

POWER

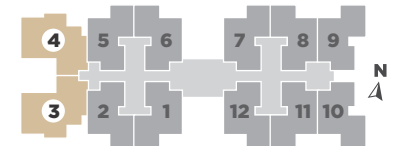
- Provision of inverter

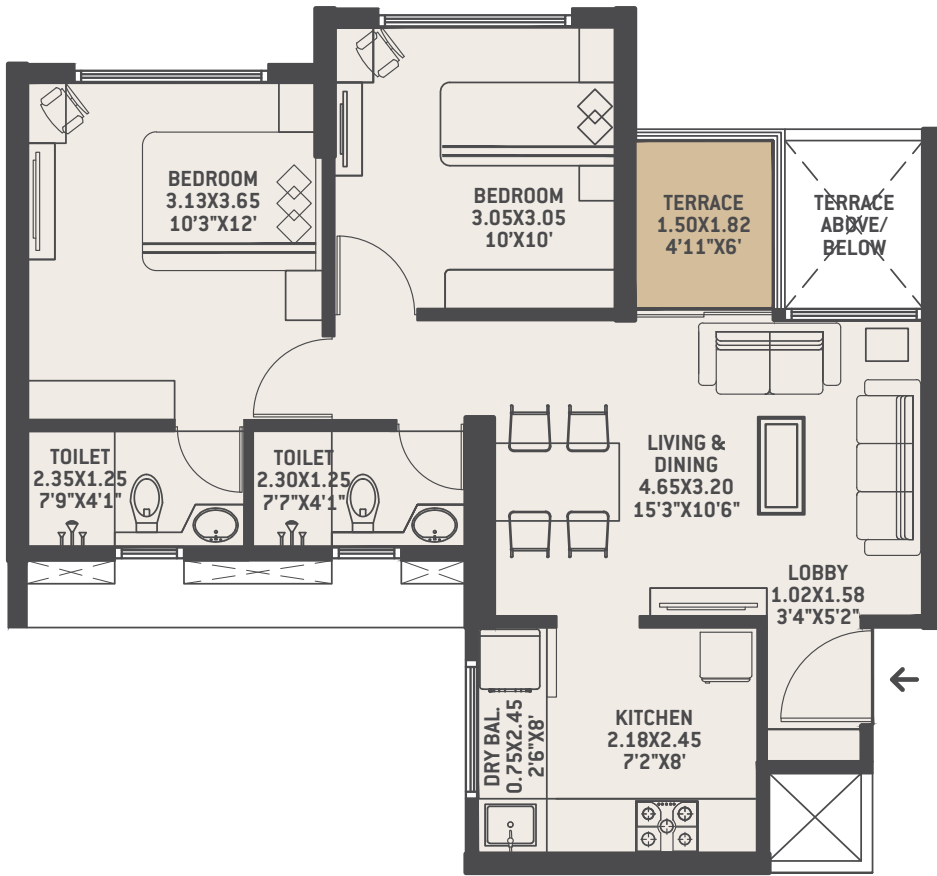


TOWER 3 - 1BHK
 TOTAL CARPET AREA
464.87 SQ.FT.

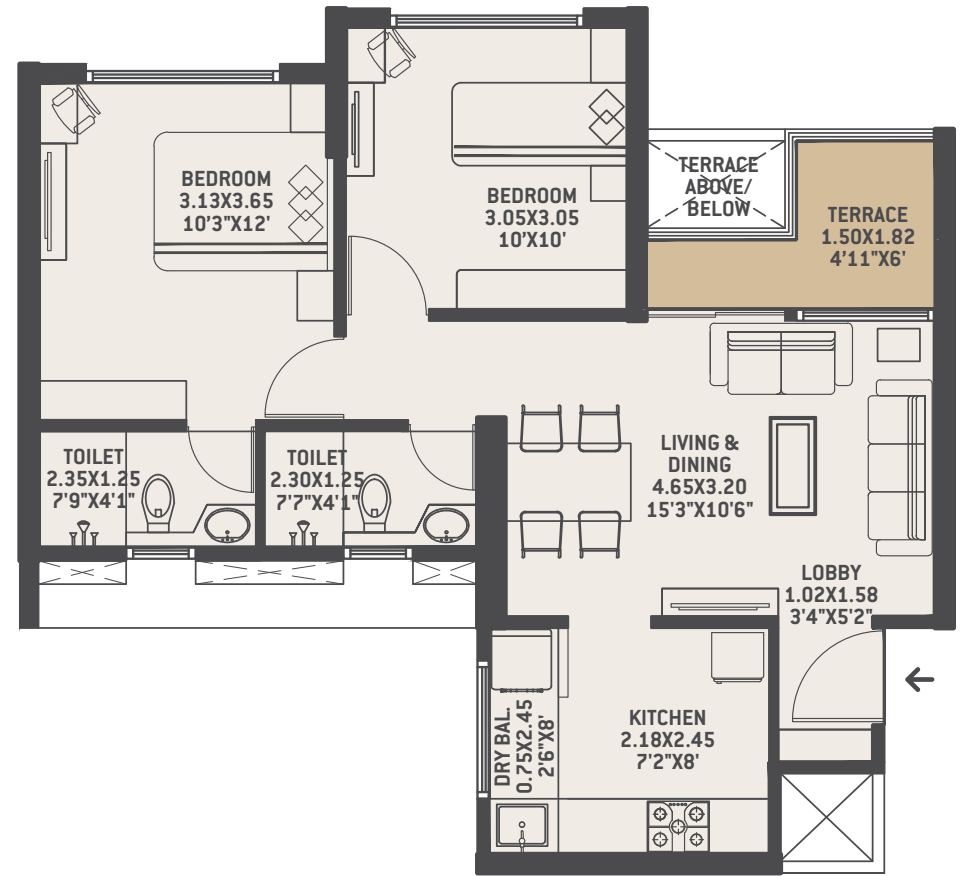


TOWER 3 - 2BHK
 TOTAL CARPET AREA
629.82 SQ.FT.

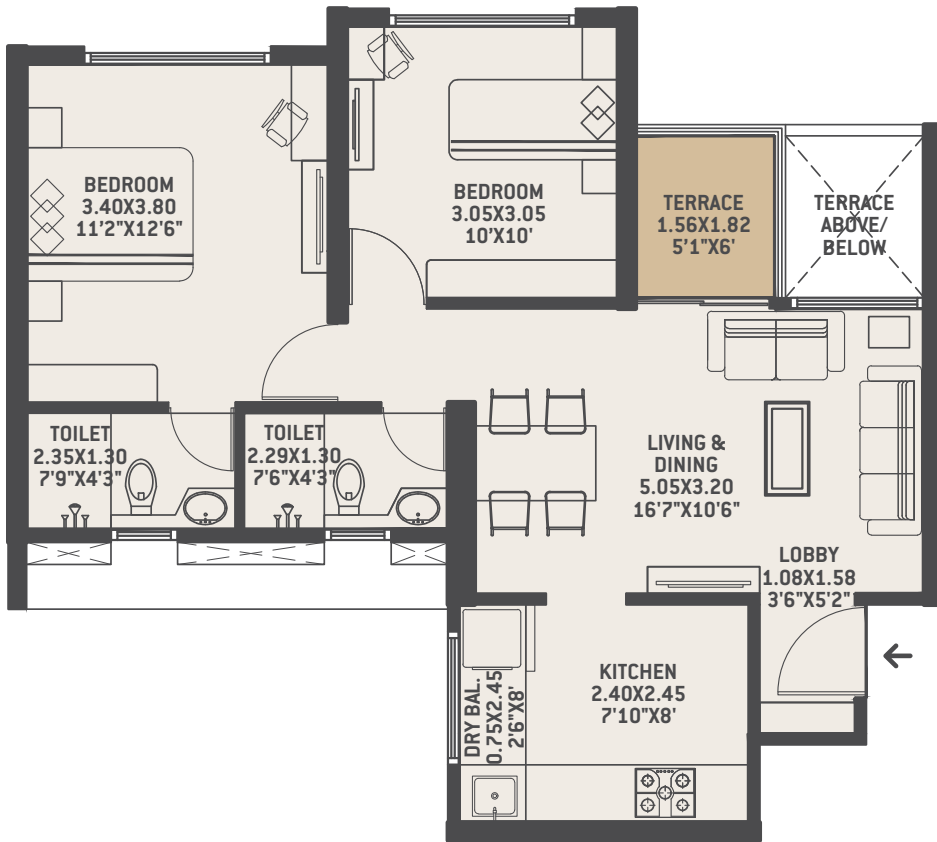




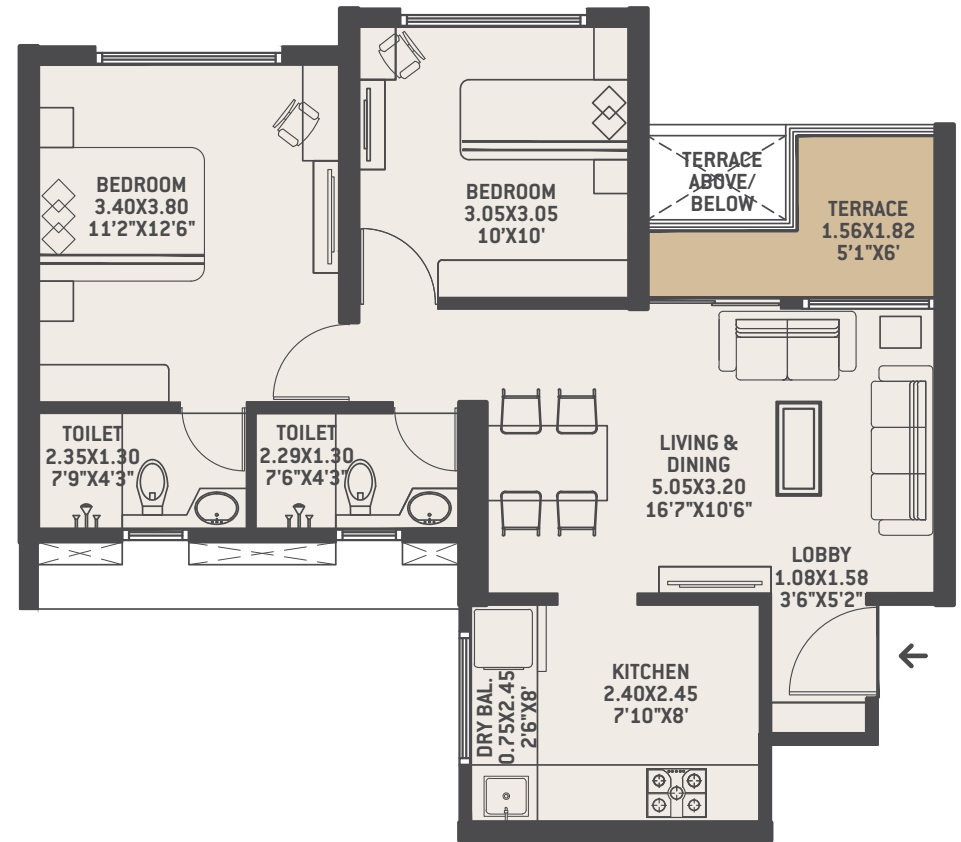
TOWER 2 - 2BHK - ODD
 TOTAL CARPET AREA
629.48 SQ.FT.



TOWER 2 - 2BHK - EVEN
 TOTAL CARPET AREA
642.48 SQ.FT.



TOWER 2 - 2BHK - ODD
 TOTAL CARPET AREA
667.36 SQ.FT.



TOWER 2 - 2BHK - EVEN
 TOTAL CARPET AREA
680.95 SQ.FT.





TOWER-2 Podium/First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		ENCL. BALCONY		TERRACE		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	2BHK	50.29	541.37	8.88	95.54	2.84	30.52	62.01	667.42	7.57	81.49
102	2BHK	50.29	541.37	8.88	95.54	2.84	30.52	62.01	667.42	7.57	81.49
103	2BHK	50.29	541.37	8.88	95.54	2.84	30.52	62.01	667.42	26.31	283.20
104	2BHK	50.29	541.37	8.88	95.54	2.84	30.52	62.01	667.42	26.31	283.20
105	2BHK	47.39	510.08	8.36	90.01	2.73	29.39	58.48	629.48	26.31	283.20
106	2BHK	50.29	541.37	8.88	95.54	2.84	30.52	62.01	667.42	26.31	283.20
107	2BHK	50.29	541.37	8.88	95.54	2.84	30.52	62.01	667.42	7.57	81.49
108	2BHK	47.39	510.08	8.36	90.01	2.73	29.39	58.48	629.48	7.30	78.66

*Refuge floor & level might change in compliance with fire & safety norms/regulations.





TOWER-2 ODD Floor Nos. - 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29



FLAT NO.	TYPE	BASIC CARPET		ENCL. BALCONY		TERRACE		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301, 501, 701, 901, 1101, 1301, 1501, 1701, 1901, 2101, 2301, 2501, 2701, 2901 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902, 2102, 2302, 2502, 2702, 2902 303, 503, 703, 903, 1103, 1303, 1503, 1703, 1903, 2103, 2303, 2503, 2703, 2903 304, 504, 704, 904, 1104, 1304, 1504, 1704, 1904, 2104, 2304, 2504, 2704, 2904 306, 506, 706, 906, 1106, 1306, 1506, 1706, 1906, 2106, 2306, 2506, 2706, 2906 307, 507, 707, 907, 1107, 1307, 1507, 1707, 1907, 2107, 2307, 2507, 2707, 2907	2BHK	50.29	541.37	8.88	95.54	2.84	30.52	62.01	667.42
305, 505, 705, 905, 1105, 1305, 1505, 1705, 1905, 2105, 2305, 2505, 2705, 2905 308, 508, 708, 908, 1108, 1308, 1508, 1708, 1908, 2108, 2308, 2508, 2708, 2908	2BHK	47.39	510.08	8.36	90.01	2.73	29.39	58.48	629.48

*Refuge floor & level might change in compliance with fire & safety norms/regulations.



TOWER-2 EVEN Floor Nos. - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 & 30

FLAT NO.	TYPE	BASIC CARPET		ENCL. BALCONY		TERRACE		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801, 2001, 2201, 2401, 2601, 2801, 3001	2BHK	50.29	541.33	8.87	95.53	4.10	44.10	63.26	680.96
202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802, 2002, 2202, 2402, 2602, 2802, 3002									
203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803, 2003, 2203, 2403, 2603, 2803, 3003									
204, 404, 604, 804, 1004, 1204, 1404, 1604, 1804, 2004, 2204, 2404, 2604, 2804, 3004									
206, 406, 606, 806, 1006, 1206, 1406, 1606, 1806, 2006, 2206, 2406, 2606, 2806, 3006									
207, 407, 607, 807, 1007, 1207, 1407, 1607, 1807, 2007, 2207, 2407, 2607, 2807, 3007									
205, 405, 605, 805, 1005, 1205, 1405, 1605, 1805, 2005, 2205, 2405, 2605, 2805, 3005									
208, 408, 608, 808, 1008, 1208, 1408, 1608, 1808, 2008, 2208, 2408, 2608, 2808, 3008	2BHK	47.38	509.98	8.36	90.00	3.95	42.51	59.69	642.48

*Refuge floor & level might change in compliance with fire & safety norms/regulations.





TOWER-3 Podium/First Floor Plan

FLAT NO.	TYPE	BASIC CARPET		ENCL. BALCONY		TERRACE		TOTAL CARPET		GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101, 102, 110, 111, 112	1BHK	34.20	368.08	6.03	64.96	2.96	31.85	43.19	464.89	5.22	56.22
103	2BHK	47.40	510.19	8.36	90.03	2.75	29.60	58.51	629.82	17.04	183.52
104	2BHK	47.40	510.19	8.36	90.03	2.75	29.60	58.51	629.82	32.72	352.25
105, 106, 107, 108, 109	1BHK	34.20	368.08	6.03	64.96	2.96	31.85	43.19	464.89	15.78	169.95

*Refuge floor & level might change in compliance with fire & safety norms/regulations.





TOWER-3 Typical Floor Nos. - 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 28, & 30



FLAT NO.	TYPE	BASIC CARPET		ENCL. BALCONY		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 301, 401, 601, 701, 801, 901, 1201, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401, 2601, 2701, 3001 202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402, 2602, 2702, 2802, 3002 205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105, 2205, 2305, 2405, 2605, 2705, 2805, 3005 206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106, 2206, 2306, 2406, 2606, 2706, 2806, 3006 207, 307, 407, 607, 707, 807, 907, 1107, 1207, 1307, 1407, 1607, 1707, 1807, 1907, 2107, 2207, 2307, 2407, 2607, 2707, 2807, 3007 208, 308, 408, 608, 708, 808, 908, 1108, 1208, 1308, 1408, 1608, 1708, 1808, 1908, 2108, 2208, 2308, 2408, 2608, 2708, 2808, 3008 209, 309, 409, 609, 709, 809, 909, 1109, 1209, 1309, 1409, 1609, 1709, 1809, 1909, 2109, 2209, 2309, 2409, 2609, 2709, 2809, 3009 210, 310, 410, 610, 710, 810, 910, 1110, 1210, 1310, 1410, 1610, 1710, 1810, 1910, 2110, 2210, 2310, 2410, 2610, 2710, 2810, 3010 211, 311, 411, 611, 711, 811, 911, 1111, 1211, 1311, 1411, 1611, 1711, 1811, 1911, 2111, 2211, 2311, 2411, 2611, 2711, 2811, 3011 212, 312, 412, 612, 712, 812, 912, 1112, 1212, 1312, 1412, 1612, 1712, 1812, 1912, 2112, 2212, 2312, 2412, 2612, 2712, 2812, 3012	1BHK	34.20	368.08	6.03	64.96	2.96	31.85	43.19	464.89
203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103, 2203, 2303, 2403, 2603, 2703, 2803, 3003 204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 3004	2BHK	47.40	510.19	8.36	90.03	2.75	29.60	58.51	629.82

*Refuge floor & level might change in compliance with fire & safety norms/regulations.



TOWER-3 Typical Refuge Floor Nos. - 5, 10, 15, 20, 25 & 29

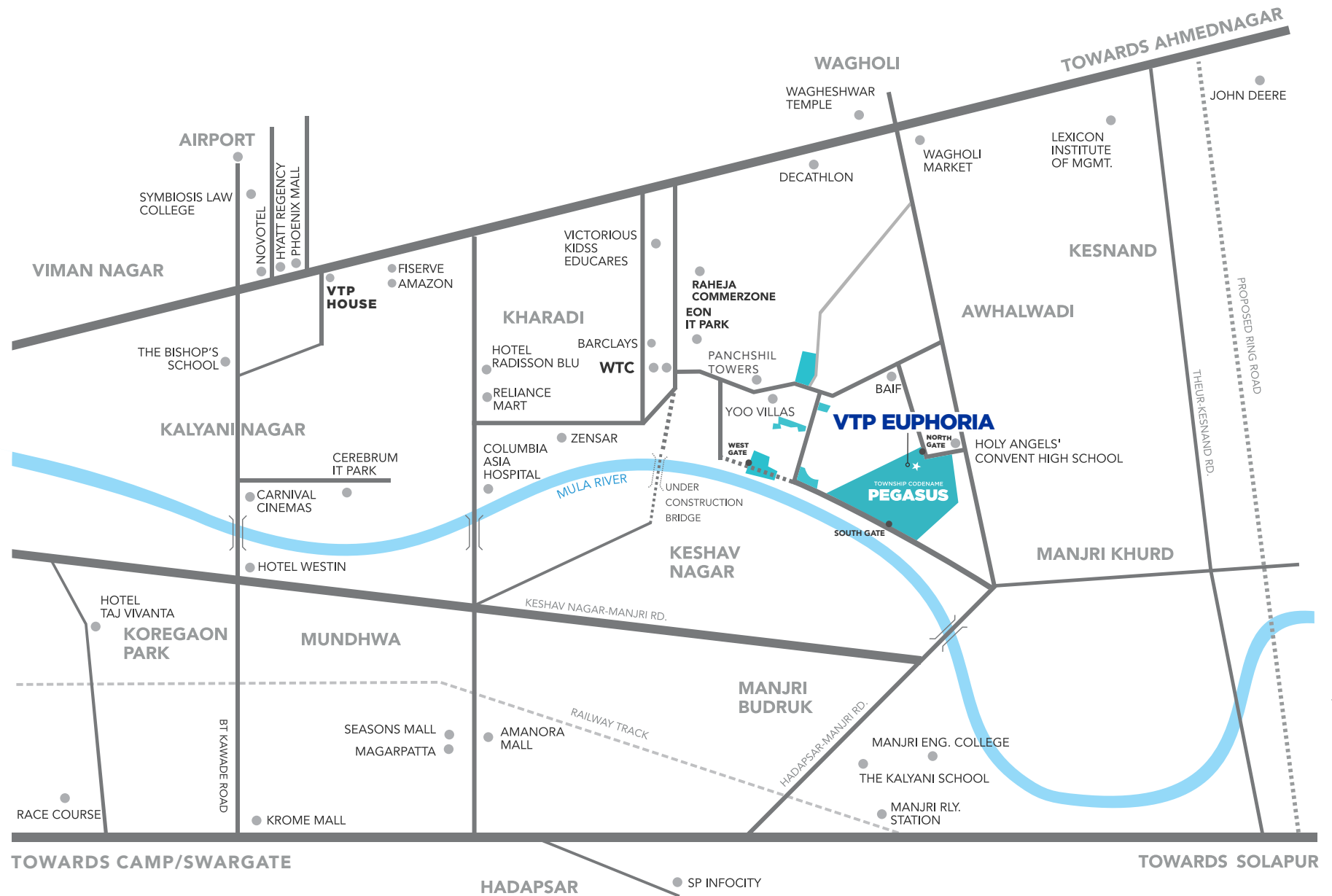


FLAT NO.	TYPE	BASIC CARPET		ENCL. BALCONY		BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
502, 1002, 1502, 2002, 2502, 2902									
505, 1005, 1505, 2005, 2502, 2905									
506, 1006, 1506, 2006, 2506, 2906									
507, 1007, 1507, 2007, 2507, 2907									
508, 1008, 1508, 2008, 2508, 2908	1BHK	34.20	368.08	6.03	64.96	2.96	31.85	43.19	464.89
509, 1009, 1509, 2009, 2509, 2909									
510, 1010, 1510, 2010, 2510, 2910									
511, 1011, 1511, 2011, 2511, 2911									
512, 1012, 1512, 2012, 2512, 2912									
503, 1003, 1503, 2003, 2503, 2903									
504, 1004, 1504, 2004, 2504, 2904	2BHK	47.40	510.19	8.36	90.03	2.75	29.60	58.51	629.82

Refuge flat nos. - 501, 1001, 1501, 2001, 2501 & 2901

*Refuge floor & level might change in compliance with fire & safety norms/regulations.

LOCATION MAP



*Map is not to scale



Minor variations may occur in final road map

THE LEGACY OF A GAME CHANGER.

Disruption is in our DNA. The prospect of changing the game gets us going. Challenging the status quo, questioning the conventions, and always attempting something new. Today, this disruptive streak runs throughout the group thanks to our inceptor Mr. Vilaskumar Thanmal Palresha. VTP.

We broke through the monopoly cartels when we debuted as a cement dealership decades ago. We added new construction materials in our portfolio year after year. We didn't just have passion, but also, foresight. **Making right decisions, seizing right opportunities, turning them into game-changers, we have emerged as one of the most formidable conglomerates in the real estate sector.** We are proud to have cultivated a legacy that stands unrivalled since our inception in 1985.

VTP, the man and the group, are relentless in the pursuit to be the best at whatever goal we choose. Our cement and core construction materials business, VTP Materials, is the No.1 dealership in Maharashtra and amongst the top 5 across the country. Our infra development company, Viraj Projects, is one of the India's top names for construction contracting and government infra projects. **VTP Realty, our real estate development company, is currently developing over 1.20 crore square feet. It has been ranked No.1 in Pune, in sales revenue, for 3 years in a row.**

What started as a spark in a young entrepreneur's heart in Pune way back in the 80's, is today a very strong foundation of a group, that is at the forefront of the city's real estate development. We are very proud to have contributed to redefining Pune's skyline. We have set the cornerstone, quite literally, of most of the iconic structures of the city, in the last 36 years. **We have contributed to the transformation of every pin code of Pune, as an end-to-end real estate group.**

Never to rest on past laurels, we are most passionate about setting new benchmarks in every sector we work in. Not just to be the best, but also, be the innovators and the turnaround specialists. **We carry on the legacy that is VTP.**



The VTP Brand Promise



MLA ADVANTAGE
OF BIGGER ROOMS



HIGH BUILD
QUALITY



RIGHT PRICED
PRODUCTS



TRANSPARENT
APPROACH



CONSUMER
CENTRIC
APPROACH



POST SALES & POST
POSSESSION
APPROACH



HIGHER RETURN
ON INVESTMENTS AND
BETTER RENTALS

3-Tier Philosophy



BETTER DESIGN

Layouts that maximize the potential of each room offering more usable space inside a home, upgraded premium specifications, amenities for every family member and better value for money.



BETTER BUILD

VTP Group has over 35 years of experience in construction material sourcing • Constructed close to 100 projects across the country • Backward integration that allows easy access to the best construction materials • A pioneer to have used latest technology in India.



BETTER CARE

No transfer fee • Community Building programs after possession professionally-managed team facilitating leasing and resale of property • V-Care Customer Portal for single window communication with customers.

Stellar delivery across Pune.



URBAN SPACE

Premium 3.5 & 4.5 bed residences, NIBM



URBAN BALANCE

3 bedroom homes, Magarpatta Rd.



VTP URBAN NEST

1.5, 2 & 3 bedroom homes, Undri



VTP URBAN RISE

1.5 & 2 bedroom homes, Pisoli

OTHER DELIVERED PROJECTS:

VTP Celesta - NIBM

VTP One - 1 BHK - Kharadi

VTP Urban Soul - 2BHK - Kharadi

VTP Urban Nirvana - 2 & 3 BHK - Kharadi

Trade Park & The Marketplace - Undri

KP Square - Chinchwad

VTP HOUSE - Viman Nagar

Landmark - Residential & Commercial - Undri

Hotel Cypress - A Luxury Hotel in Kalyani Nagar

SCHOOL PROJECTS DELIVERED:

VIBGYOR Roots & Rise School - Chinchwad

VIBGYOR Roots & Rise School - Wagholi

EDEN International School - Talegaon

DEVELOPING 12 MILLION SQ.FT. SIMULTANEOUSLY IN 2021-22.
Perhaps the only developer to have such bandwidth.

IT'S GREAT TO BE RECOGNIZED BY THE MOST RECOGNIZED



NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS

BRAND OF THE YEAR

Global Real Estate Congress - 2021

DEVELOPER OF THE YEAR

Pune Times Mirror Real Estate Icons 2021
 ET NOW Real Estate Grand Champions 2021
 Realty Plus Excellence Awards 2021
 Economic Times - Leadership Awards 2021
 Zee Business Excellence Awards 2021
 CNN News 18 - 2020
 ET NOW Real Estate Awards - 2020
 Realty Plus Excellence Awards - 2020

BEST REALTY BRAND

ET Edge, Times Of India Group - 2021

CEO OF THE YEAR MR. SACHIN BHANDARI

ET NOW Real Estate Grand Champions 2021
 Economic Times - Leadership Awards 2021
 CIA World Awards 2021
 Zee Business Excellence Awards 2021
 National Awards - 2021
 CNN News 18 - 2020
 ET NOW Real Estate Awards - 2020



INNOVATIVE LEADERSHIP BUILD STRONG FOUNDATION

BUSINESS LEADER OF THE YEAR MR. SACHIN BHANDARI

ET NOW Real Estate Awards - 2020

YOUNG ASIAN ENTREPRENEURS MR. BHUSHAN & NILESH PALRESHA

40 Under 40 Realty Plus Awards 2021
 Asia One - 2020

GREAT BRANDS ARE BUILT BY HAPPY CUSTOMERS & EMPLOYEES

NATIONAL BEST EMPLOYER BRAND

ET NOW HR Awards - 2020

EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY

INTEGRATED TOWNSHIP PROJECT OF THE YEAR BLUE WATERS

Realty Plus Excellence Awards 2021
 Realty Plus Excellence Awards - 2020
 IBE - India Property Awards - 2020
 Economic Times - Leadership Awards 2021

LUXURY PROJECT OF THE YEAR - VTP ALTAIR

Zee Business Excellence Awards 2021
 CIA world Best High-rise Awards 2021
 Economic Times - Leadership Awards 2021

ICONIC PROJECT OF THE YEAR - VTP BEL AIR

Realty Plus Excellence Awards - 2020

INTEGRATED TOWNSHIP OF THE YEAR PEGASUS

Zee Business Excellence Awards 2021

RESIDENTIAL PROJECT OF THE YEAR - VTP LEONARA

Realty Plus Excellence Awards - 2020

DEVELOPER OF THE YEAR TOWNSHIP

Realty Plus Excellence Awards 2021
 Realty Plus Excellence Awards - 2020

RESIDENTIAL PROJECT OF THE YEAR - VTP SIERRA

Zee Business Excellence Awards 2021



For recent awards visit www.vtprealty.in/awards



Google Map

www.vtprealty.in

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