



THE BIGGEST REAL ESTATE STORY OF PUNE EAST



TOWNSHIP CODENAME
PEGASUS

[#BeyondImagination](#)



LEADER OF PUNE'S REAL ESTATE

- 1. VTP Realty has broken all sales records in Pune with the launch of Township Codename Blue Waters Mahalunge. Their second Township Codename Pegasus too is revolutionizing the real estate market in New Kharadi.**
- 2. VTP Realty has grown 10X in the past 4 years and is on course to record 20X in the current financial year.**
- 3. VTP Realty has set their product and delivery very high. Our best practices are emulated by local and national developers alike.**
- 4. Our design philosophy of MLA Homes, ensures that you get bigger room sizes and efficiently planned homes, compared to other projects on the market.**
- 5. Our backward integration capabilities allow us to offer upgraded specifications, material finishes and fittings inside your home. Again better than the rest.**
- 6. Our thoughtfully planned amenities offer ample leisure and recreation to your entire family. We don't compromise on amenity spaces. Do compare our swimming pool sizes for example against other projects.**

VTP Realty has been the real revolutionist of the real estate industry in Pune by backing and turning around large stuck township projects making them into success stories. They relaunched both Townships Codename Blue Waters in the West and Township Codename Pegasus in East Pune in 2019 to an overwhelming response. VTP Realty's efforts were applauded by the customers and the citizens at large for turning around such large projects and offering a much more evolved product that it was envisaged in the first place!

Better Design | Better Build | Better Care

#IndustryLeader #BeingNumber1

A world, grand and colorful.
Larger than life.
With everything your heart will desire.
Choose to live #BeyondImagination



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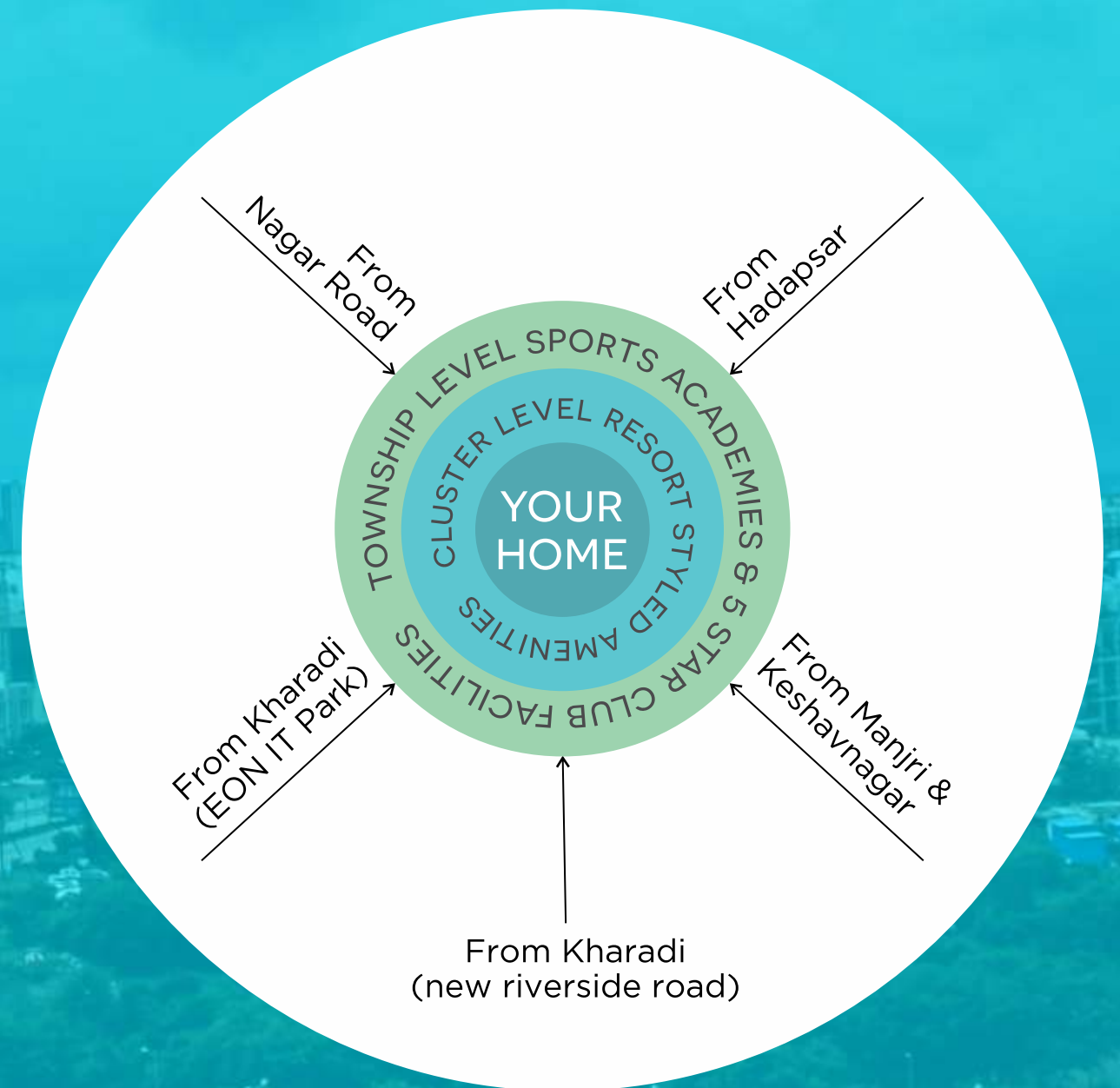
TRULY
#BeyondImagination

Launching

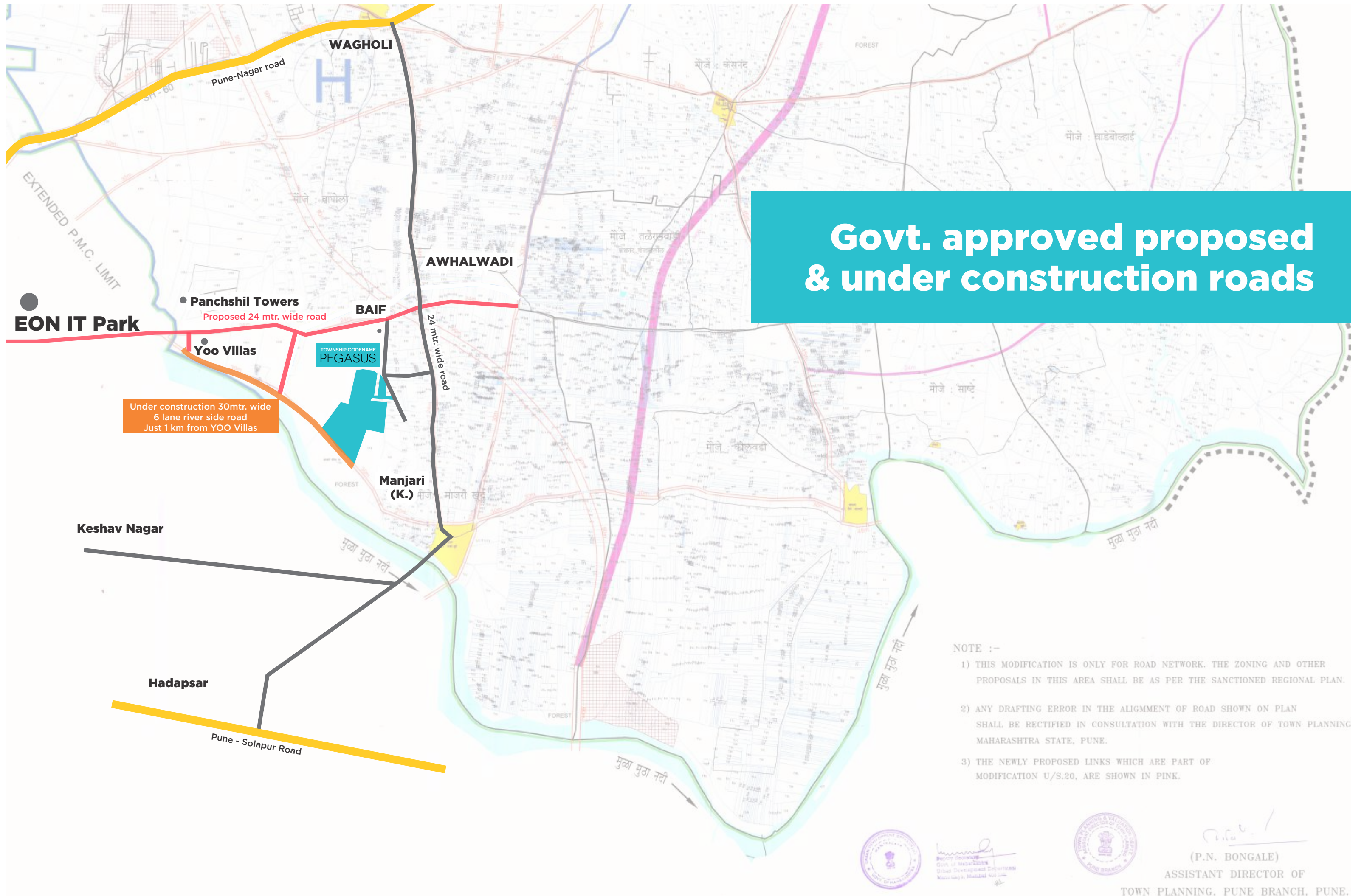
Premium 1, 2 & 3 BHK Smart Homes
10 mins. from EON IT Park, New Kharadi

REASON NO. 1

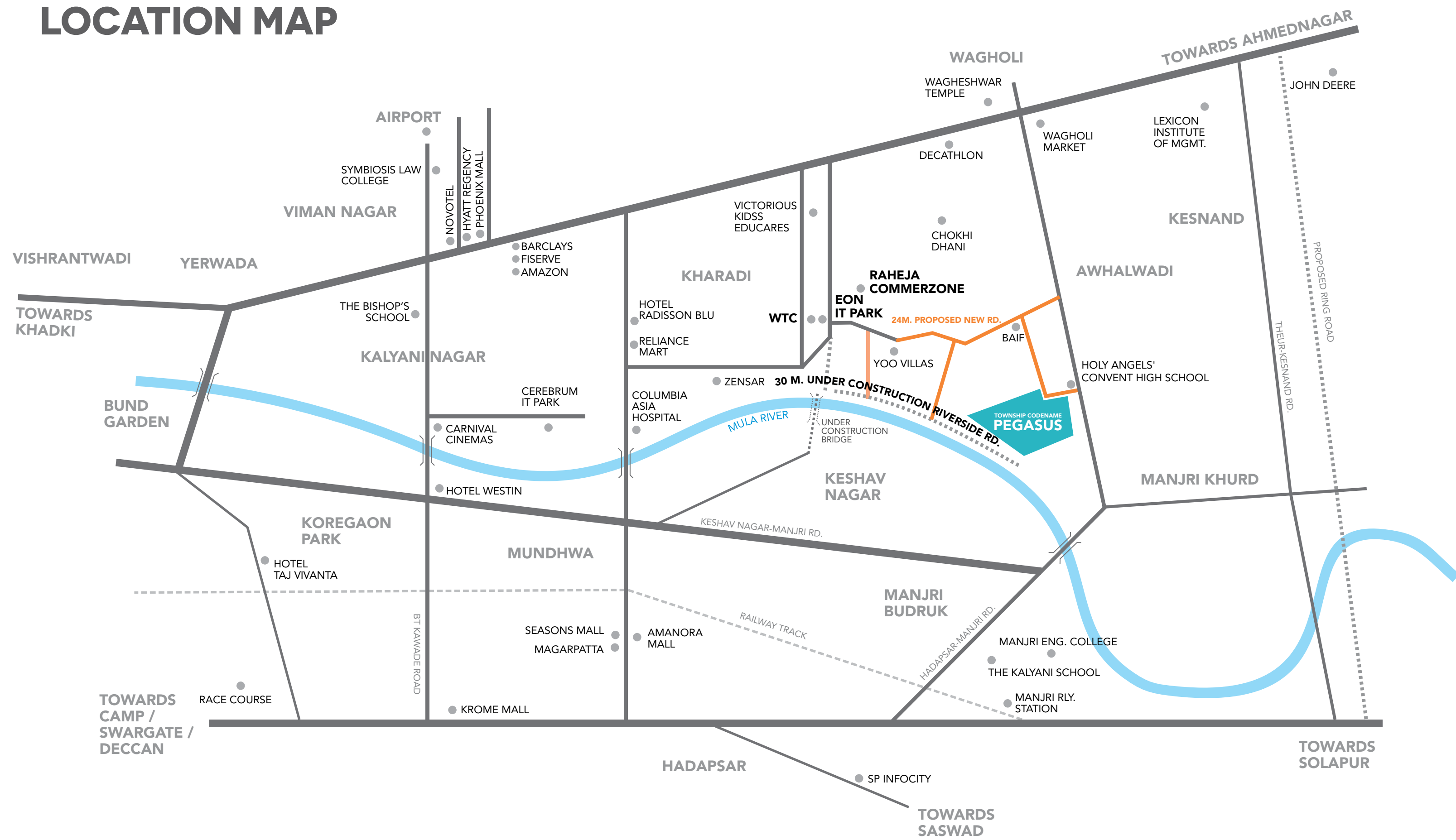
5 point access to Pegasus.
Cut down your driving time dramatically
via one of the many accesses to the project.
No matter where you work, you will be home
within a quick drive **#BeyondImagination**

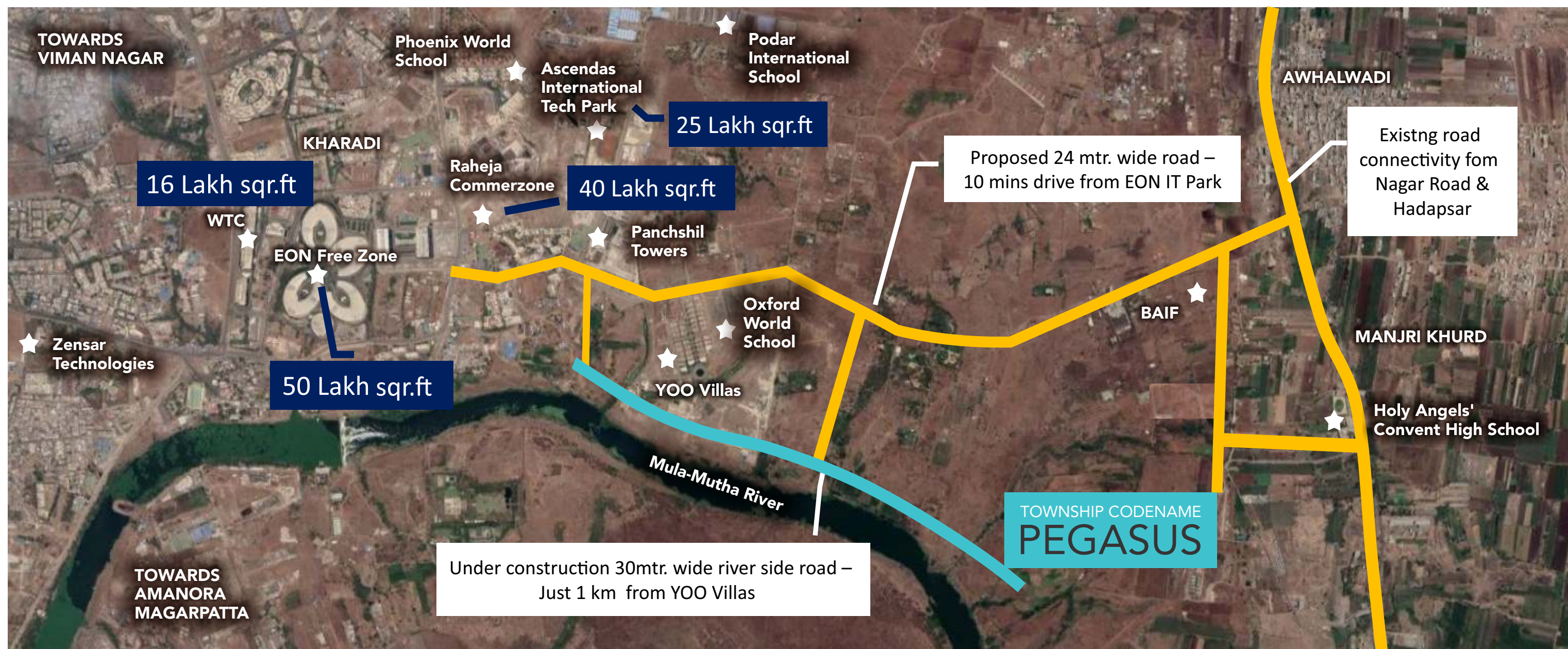


Govt. approved proposed & under construction roads



LOCATION MAP





Airport, Railway Station & Industrial Hubs

- Airport: 10 Kms.
- Pune Railway Station: 15 Kms.
- Hadapsar Indusrtial Estate: 11 Kms.
- Ranjangaon Industrial (LG, TATA , Fiat, etc.) : 40 Kms.

Shopping & Entertainment

- Reliance Mart: 5.5 Kms.
- Phoenix Market City: 8 Kms.
- Amanora Mall: 10 Kms.
- Seasons Mall: 10 Kms.

Healthcare

- Lifeline Hospital: 5 Kms.
- Columbia Asia Hospital: 6 Kms.
- Noble Hospital: 10 Kms.
- Motherhood: 6 Kms.

Education

- Holy Angels' Convent High School: Next to the project
- Sanskriti School: 4 Kms.
- Podar International School: 4.5 Kms.
- Lexicon International School: 5 Kms.
- Victorious Kidss Educares: 5 Kms.
- The Kalyani School: 5 Kms.
- The Bishop's School - Kalyani Nagar: 12 Kms.

Hotels / Restaurants

- Hotel Radisson Blu: 5.5 Kms.
- Hyatt Regency: 9 Kms.
- Novotel: 9 Kms.
- Westin: 11 Kms.
- Lounge Fly High: 4.5 Kms.
- FML Lounge : 4.5 Kms.

P R O X I M I T I E S



REASON NO. 2

100+ acres township living.
Well-planned landscape and internal roads.
Fire station, Three-tier security, Education & Healthcare, Police station, Convenience store, Crèche. Tall towers & swanky commercial spaces surrounded by lush greenery and scenic views **#BeyondImagination**



REASON NO. 3

The township has around 5 acres of professional sports coaching academies with world-class courts and training facilities. While there are many projects that have sports coaching, but none can boast of such size and scale without the burden of maintenance charges **#BeyondImagination**

REASON NO. 4

Get privileged access to 5 star club at township level
#BeyondImagination



*Township amenities will be chargeable



REASON NO. 5

Every cluster within the township has around 2 acres of its own individual dedicated amenity space loaded with facilities to engage every age group and member of your growing family. 365 days of resort styled leisure and recreation
#BeyondImagination



REASON NO. 6

Introducing the pioneering Japanese Miya-Waki forest landscaping within the clusters. Greater air quality and thick dense tree canopy comprising of local flora and foliage
#BeyondImagination

REASON NO. 7

Every home is designed with our scientific “Maximum Liveable Area Homes” philosophy that gives you larger room sizes in the same carpet area. Make the most of your home **#BeyondImagination**



REASON NO. 8

Your home in Pegasus is very luxuriously appointed with top-notch specifications and finishes **#BeyondImagination**

Premium Specifications

- Large sized marble finish glazed vitrified tiles
- Fine veneer main door
- Large windows with high quality frames
- Premium brand CP & Sanitaryware fittings
- Premium internal paint

And many more...





Smart Home Features

- Lights control (Mood Lighting)
- Fan control
- AC control
- Geyser control
- Featherlite touch pad switches
- Compatible with Alexa voice command
- Motion sensor lights in all baths

REASON NO. 9

Your future home is not only luxurious but also future ready that will never be obsolete
#BeyondImagination



REASON NO. 10

Townships appreciate more than standalone projects. Giving you better rental income and capital yields **#BeyondImagination**



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Launching 2 residential clusters in Township Codename Pegasus

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VTP CYGNUS

#ShiningBright

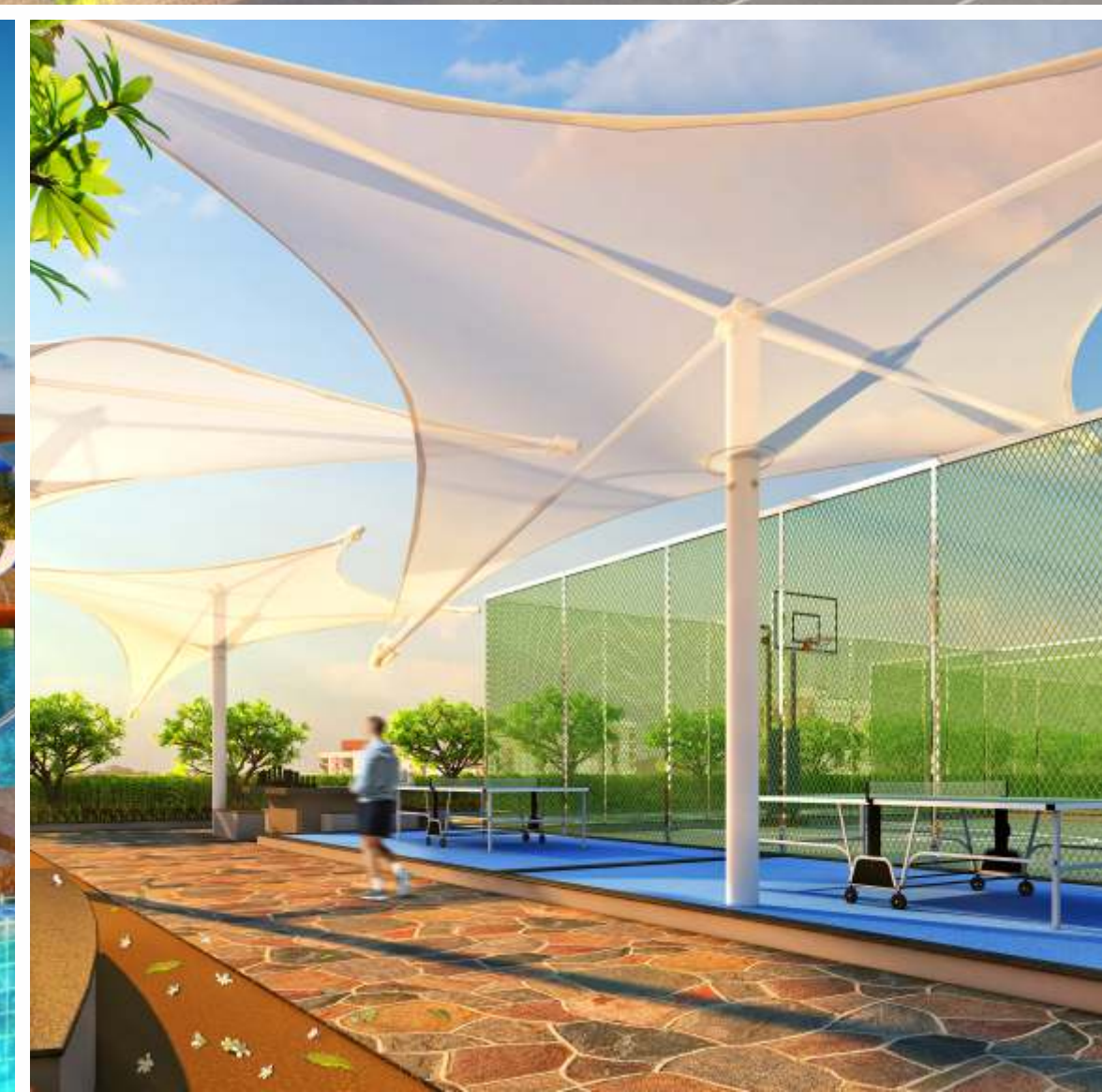
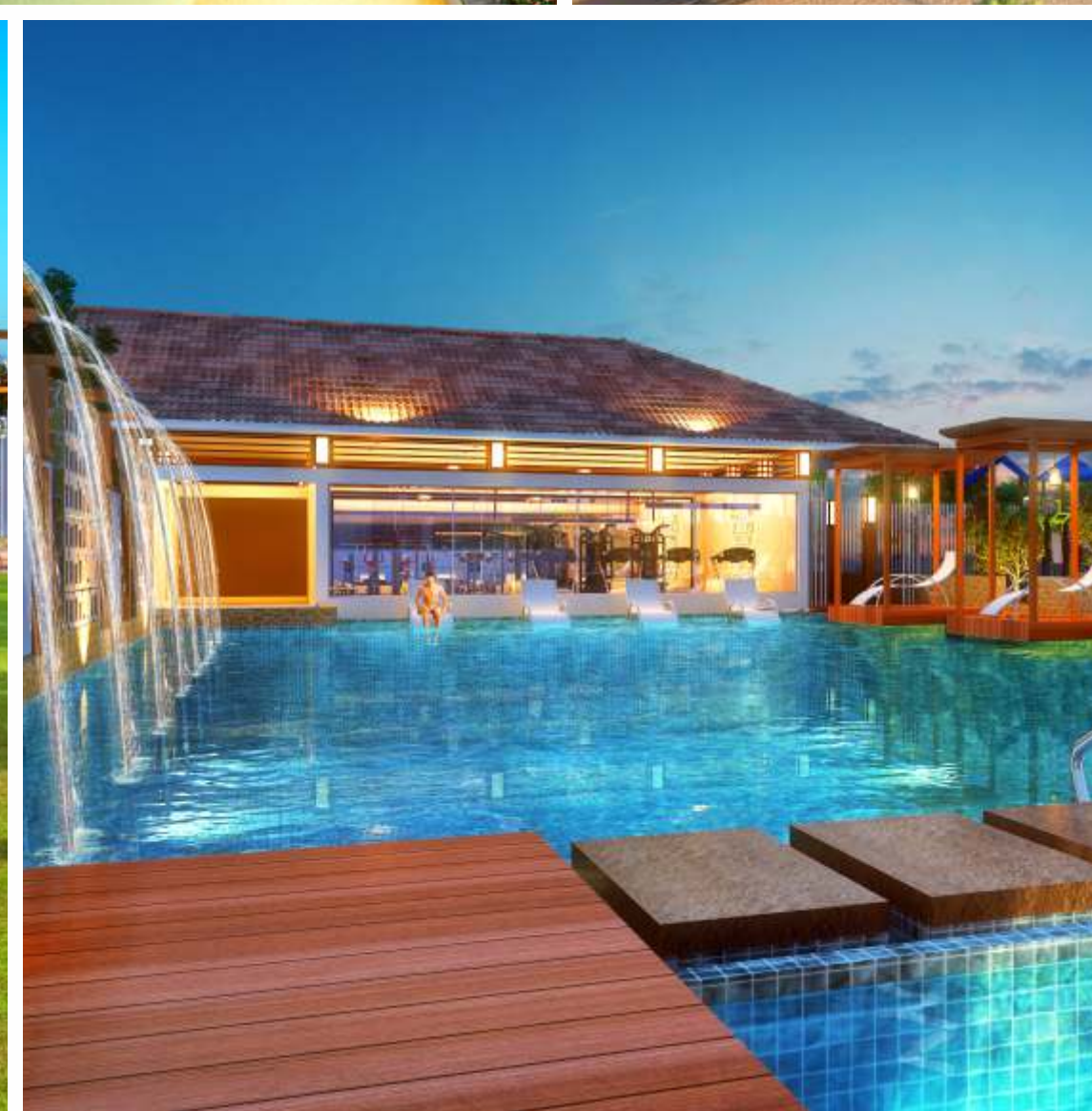


VTP BEAUMONDE

#NeverCheckOut



#SHININGBRIGHT
VTP CYGNUS



VTP CYGNUS - MASTER PLAN



LEGEND

- 1. Entrance Gate
- Podium Level Amenities**
- 2. Putt Putt Golf
- 3. Toddlers Play Area
- 4. Table Tennis
- 5. Outdoor Chess
- 6. Hopscotch
- 7. Half Basket Ball Court
- 8. Cricket Practice Net
- 9. Tennis/Multipurpose Court
- 10. Viewing/Selfie Deck
- Ground Level Amenities**
- 11. Semi Olympic Sized Pool
- 12. Kids Pool
- 13. Outdoor Gym
- 14. Children's Play Area
- 15. Bali Theme Clubhouse
- 16. Party Lawn
- 17. Indoor Games Room
- 18. Barbeque Area
- 19. Miyawaki Forest
- 20. Meditation Zone
- 21. Senior Citizen Area
- 22. Reflexology Path
- 23. Jogging Track

SPECIFICATIONS

Flooring

- Living, Dining, Kitchen - Glazed Vitrified tiles (1200x600mm)
- All Bedrooms - Glazed Vitrified tiles (1200x600mm)
- Dry Balcony & Terraces- Anti-skid ceramic tiles

Kitchen

- Granite kitchen platform
- S.S. Sink
- Ceramic/glazed tiles above kitchen platform 2ft.
- Provision for water purifier

Toilets

- CP fittings - Jaguar / Cera equivalent
- Flooring - Anti-skid tiles
- Designer Decorative dado tiles up-to 7 feet
- Solar connection in master toilet
- Geysers point in other toilet

Doors & Windows

- Main door - Decorative entrance door with Veneer
- Internal doors - Laminated flush door
- Laminated flush doors in Wash Rooms
- Toilet door frames in granite
- Powder coated aluminum sliding windows with mosquito net
- 2ft. glass railing to terrace with 2ft. brick wall
- MS grill

Electrical fittings

- Switches - Automation switches with seamless glass switch plate
- Concealed copper wiring with M.C.B.
- Adequate electric points with TV & Telephone points in living room, Master bedroom
- AC points in all bedrooms
- 100% DG Back-up for lifts & common area
- Provision for inverter

Plumbing

- Concealed anti-corrosive plumbing

Wall Finishes

- Plastic emulsion paint for internal wall
- Exterior - Superior quality texture/Apex/protective paint

Automation

- Intercom facility
- Video door phone
- Automation with Alexa compatibility

Structure

- Earthquake resistant RCC structure

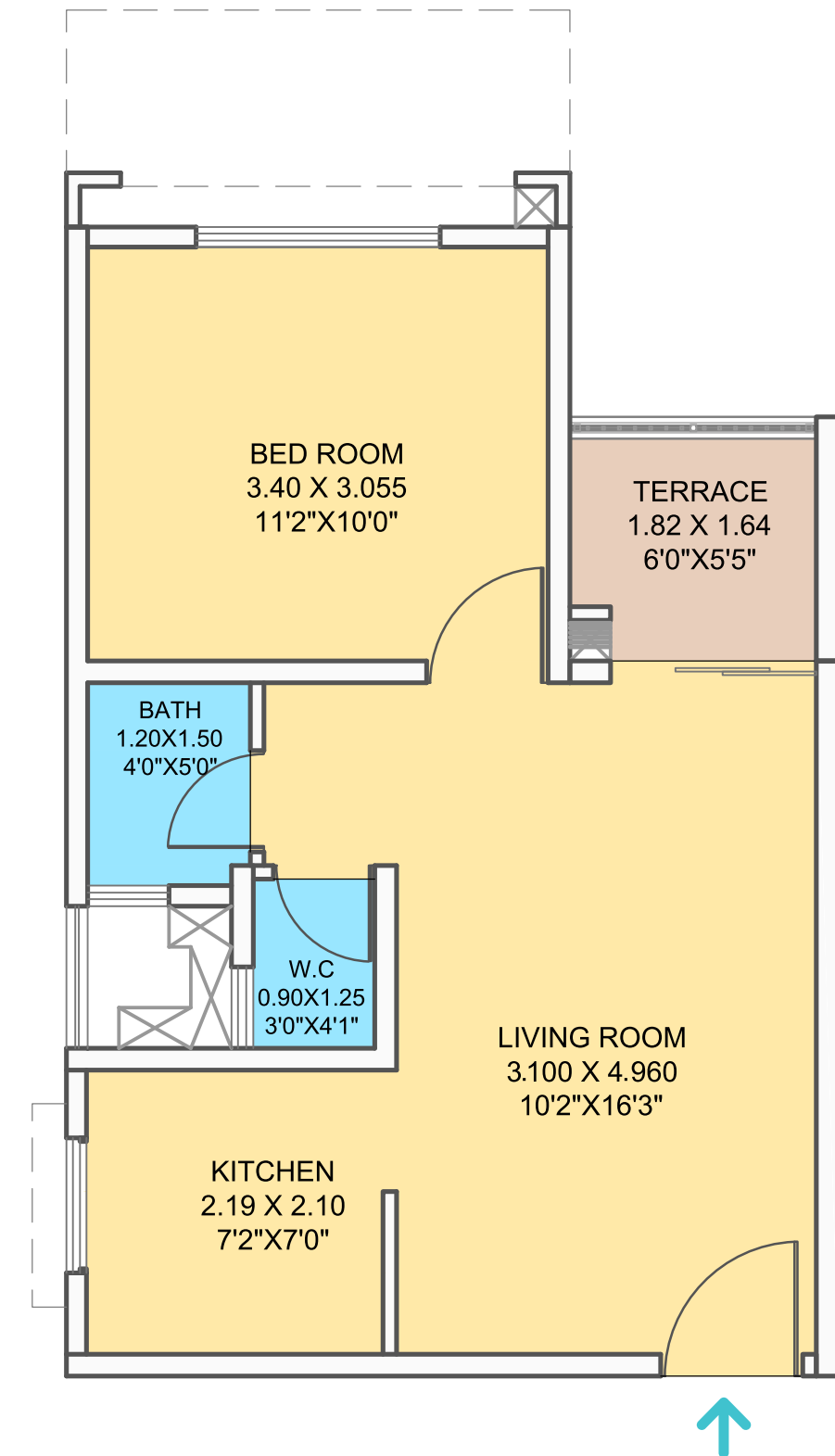


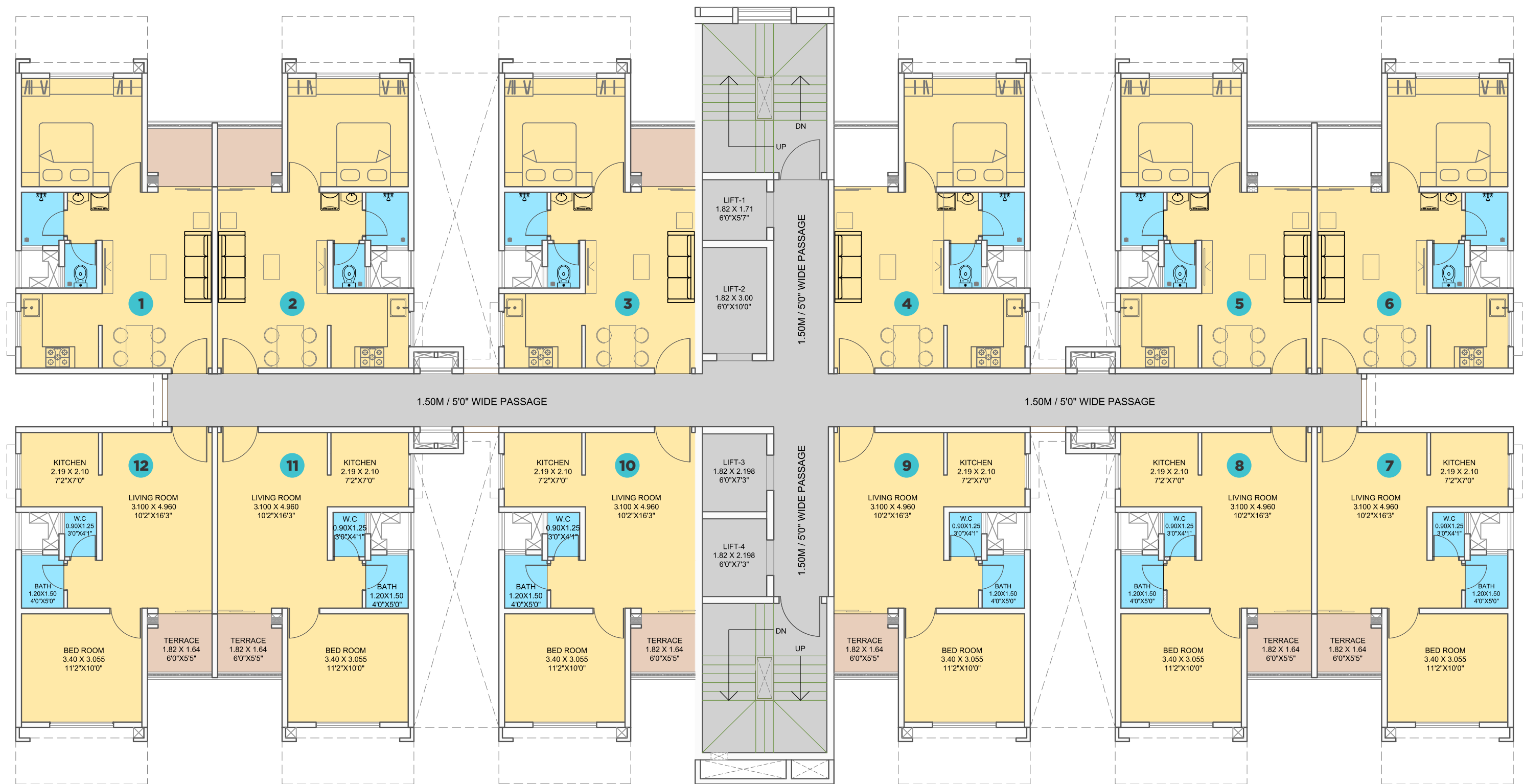


VTP CYGNUS

Typical 1BHK Unit Plan

Total Carpet Area
39.83 sq.m. (429 sq.ft.)





VTP CYGNUS



TOWER - 8

ODD FLOOR PLAN

Floor Nos. - 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21

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.
101, 106, 107, 112, 301, 306, 307, 312, 501, 506, 607, 512, 701, 706, 707, 712, 901, 906, 907, 912, 1101, 1106, 1107, 1112, 1301, 1306, 1307, 1312, 1501, 1506, 1507, 1512, 1701, 1706, 1707, 1712, 1901, 1906, 1907, 1912, 2101, 2106, 2107, 2112	1BHK	30.23	325.40	6.62	71.26	2.98	32.08	39.83	428.73
102, 103, 104, 105, 108, 109, 110, 111, 302, 303, 304, 305, 308, 309, 310, 311, 502, 503, 504, 505, 508, 509, 510, 511, 702, 703, 704, 705, 708, 709, 710, 711, 902, 903, 904, 905, 908, 909, 910, 911, 1102, 1103, 1104, 1105, 1108, 1109, 1110, 1111, 1302, 1303, 1304, 1305, 1309, 1310, 1311, 1502, 1503, 1504, 1505, 1508, 1509, 1510, 1511, 1702, 1703, 1704, 1705, 1708, 1709, 1510, 1711, 1902, 1903, 1904, 1905, 1908, 1909, 1910, 1911, 2102, 2103, 2104, 2105, 2108, 2109, 2110, 2111	1BHK	32.17	346.28	4.68	50.38	2.98	32.08	39.83	428.73

The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq. ft. are for information only. Conversion table is; 1 sq.m. = 10.764 sq.ft. & 1 m. = 3.28 ft.



VTP CYGNUS N

TOWER - 8

EVEN FLOOR PLAN

Floor Nos. - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22

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, 206, 207, 212, 401, 406, 407, 412, 601, 606, 607, 612, 801, 806, 807, 812, 1001, 1006, 1007, 1012, 1201, 1206, 1207, 1212, 1401, 1406, 1407, 1412, 1601, 1606, 1607, 1612, 1801, 1806, 1807, 1812, 2001, 2006, 2007, 2012, 2201, 2206, 2207, 2212	1BHK	29.81	320.87	6.84	73.63	4.93	53.07	41.58	447.57
202, 203, 204, 205, 208, 209, 210, 211, 402, 403, 404, 405, 408, 409, 410, 411, 602, 603, 604, 605, 608, 609, 610, 611, 802, 803, 804, 805, 809, 810, 811, 1002, 1003, 1004, 1005, 1008, 1009, 1010, 1011, 1202, 1203, 1204, 1205, 1208, 1209, 1210, 1211, 1402, 1403, 1404, 1405, 1408, 1409, 1410, 1411, 1602, 1603, 1604, 1605, 1608, 1609, 1610, 1611, 1802, 1803, 1804, 1805, 1809, 1810, 1811, 2002, 2003, 2004, 2005, 2008, 2009, 2010, 2011, 2202, 2203, 2204, 2205, 2208, 2209, 2210, 2211	1BHK	31.72	341.43	4.93	53.07	4.93	53.07	41.58	447.57

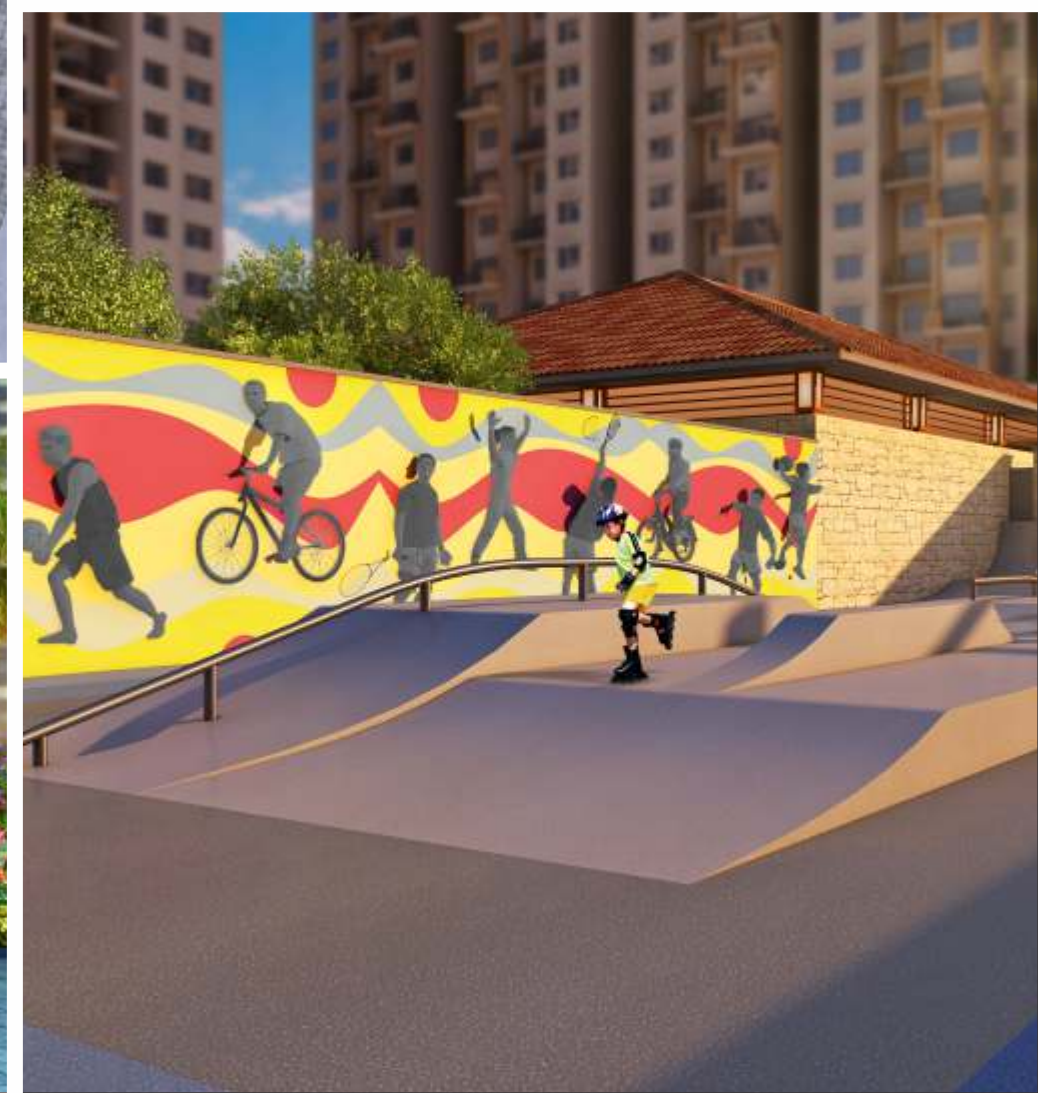
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**#NEVERCHECKOUT
VTP BEAUMONDE**





VTP BEAUMONDE



VTP BEAUMONDE - MASTER PLAN



LEGEND

- 1. Entrance Gate
- 2. Bali Theme Clubhouse with Water Bodies
- 3. Semi Olympic Sized Pool with Water Spouts and Floating Deck
- 4. Kids Splash Pool
- 5. Gymnasium
- 6. Multipurpose Party Hall with Party Lawn
- 7. Indoor Games Room
- 8. Multi-Game Court
- 9. Outdoor Gym
- 10. Cricket Practice Net
- 11. Herbal Plantation
- 12. Sunken Court
- 13. Yoga Lawn
- 14. Amphitheater
- 15. Reflexology Path
- 16. Stage
- 17. Sand Pit Area
- 18. Children's Play Area
- 19. Jogging Track
- 20. Skating Rink with Skate-Boarding Arena
- 21. Miyawaki Forest
- 22. Barbeque Area

SPECIFICATIONS

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- Living, Dining, Kitchen - Glazed Vitrified tiles (1200x600mm)
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- S.S. Sink
- Ceramic/glazed tiles above kitchen platform 2ft.
- Provision for water purifier

Toilets

- CP fittings - Jaguar / Cera equivalent
- Flooring - Anti-skid tiles
- Designer Decorative dado tiles up-to 7 feet
- Solar connection in master toilet
- Geysers point in other toilet

Doors & Windows

- Main door - Decorative entrance door with Veneer
- Internal doors - Laminated flush door
- Laminated flush doors in Wash Rooms
- Toilet door frames in granite
- Powder coated aluminum sliding windows with mosquito net
- 2ft. glass railing to terrace with 2ft. brick wall
- MS grill

Electrical fittings

- Switches - Automation switches with seamless glass switch plate
- Concealed copper wiring with M.C.B.
- Adequate electric points with TV & Telephone points in living room, Master bedroom
- AC points in all bedrooms
- 100% DG Back-up for lifts & common area
- Provision for inverter

Plumbing

- Concealed anti-corrosive plumbing

Wall Finishes

- Plastic emulsion paint for internal wall
- Exterior - Superior quality texture/Apex/protective paint

Automation

- Intercom facility
- Video door phone
- Automation with Alexa compatibility

Structure

- Earthquake resistant RCC structure





VTP BEAUMONDE

Typical 2BHK Unit Plan

Total Carpet Area
74.05 sq.m. (797 sq.ft.)

Please note that, the items such as furniture, soft furnishings, wall-coverings, appliances, fittings and decorative finishes etc. in the plan do not form a part of our standard specifications. Optional extras have been displayed here to give an idea to the Purchaser as to how the apartment will look like if such optional extras are fitted.



VTP BEAUMONDE

Typical Smart 3BHK Unit Plan

Total Carpet Area
98.01 sq.m. (1055 sq.ft.)

Please note that, the items such as furniture, soft furnishings, wall-coverings, appliances, fittings and decorative finishes etc. in the plan do not form a part of our standard specifications. Optional extras have been displayed here to give an idea to the Purchaser as to how the apartment will look like if such optional extras are fitted.



VTP BEAUMONDE



TOWER - 1

ODD FLOOR PLAN

Floor Nos. - 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21

FLAT NO.	TYPE	BASIC CARPET		ENCL. BALCONY		OPEN BALCONY		TERRACE		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
102, 103, 104, 107, 108, 109, 302, 303, 304, 307, 308, 309, 502, 503, 504, 507, 508, 509, 702, 703, 704, 707, 708, 709, 902, 903, 904, 907, 908, 909, 1102, 1103, 1104, 1107, 1108, 1109, 1302, 1303, 1304, 1307, 1308, 1309, 1502, 1503, 1504, 1507, 1508, 1509, 1702, 1703, 1704, 1707, 1708, 1709, 1902, 1903, 1904, 1907, 1908, 1909, 2102, 2103, 2104, 2107, 2108, 2109	2BHK	61.61	663.17	4.78	51.45	2.97	31.97	4.69	50.48	74.05	797.07
101, 301, 501, 701, 901, 1101, 1301, 1501, 1701, 1901, 2101 110, 310, 510, 710, 910, 1110, 1310, 1510, 1710, 1910, 2110	2.5BHK	78.57	845.73	11.16	120.13	3.31	35.63	4.56	49.08	97.6	1050.57
105, 305, 505, 705, 905, 1105, 1305, 1505, 1705, 1905, 2105 106, 306, 506, 706, 906, 1106, 1306, 1506, 1706, 1906, 2106	2.5BHK	78.73	847.45	11.02	118.62	3.31	35.63	4.56	49.08	97.62	1050.78

The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq. ft. are for information only. Conversion table is; 1 sq.m. = 10.764 sq.ft. & 1 m. = 3.28 ft.



VTP BEAUMONDE



TOWER - 1

EVEN FLOOR PLAN

Floor Nos. - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22

FLAT NO.	TYPE	BASIC CARPET		ENCL. BALCONY		OPEN BALCONY		TERRACE		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
202, 203, 204, 207, 208, 209, 402, 403, 404, 407, 408, 409, 602, 603, 604, 607, 608, 609, 802, 803, 804, 807, 808, 809, 1002, 1003, 1004, 1007, 1008, 1009, 1202, 1203, 1204, 1207, 1208, 1209, 1402, 1403, 1404, 1407, 1408, 1409, 1602, 1603, 1604, 1607, 1608, 1609, 1802, 1803, 1804, 1807, 1808, 1809, 2002, 2003, 2004, 2007, 2008, 2009, 2202, 2203, 2204, 2207, 2208, 2209	2BHK	61.51	662.09	4.78	51.45	2.97	31.97	4.37	47.04	73.63	792.55
201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801, 2001, 2201 210, 410, 610, 810, 1010, 1210, 1410, 1610, 1810, 2010, 2210	2.5BHK	78.34	843.25	11.29	121.53	3.31	35.63	5.07	54.57	98.01	1054.98
205, 405, 605, 805, 1005, 1205, 1405, 1605, 1805, 2005, 2205 206, 406, 606, 806, 1006, 1206, 1406, 1606, 1806, 2006, 2206	2.5BHK	78.51	845.08	11.15	120.02	3.31	35.63	5.07	54.57	98.04	1055.30

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Google Map

www.vtprealty.in

MahaRERA Registration No. Beaumonde: T1 - P52100009535, Cygnus: T8 - P52100007722 available at www.maharera.mahaonline.gov.in

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Pegasus is a name which is used for the time being as a codename and not the final name of the township.