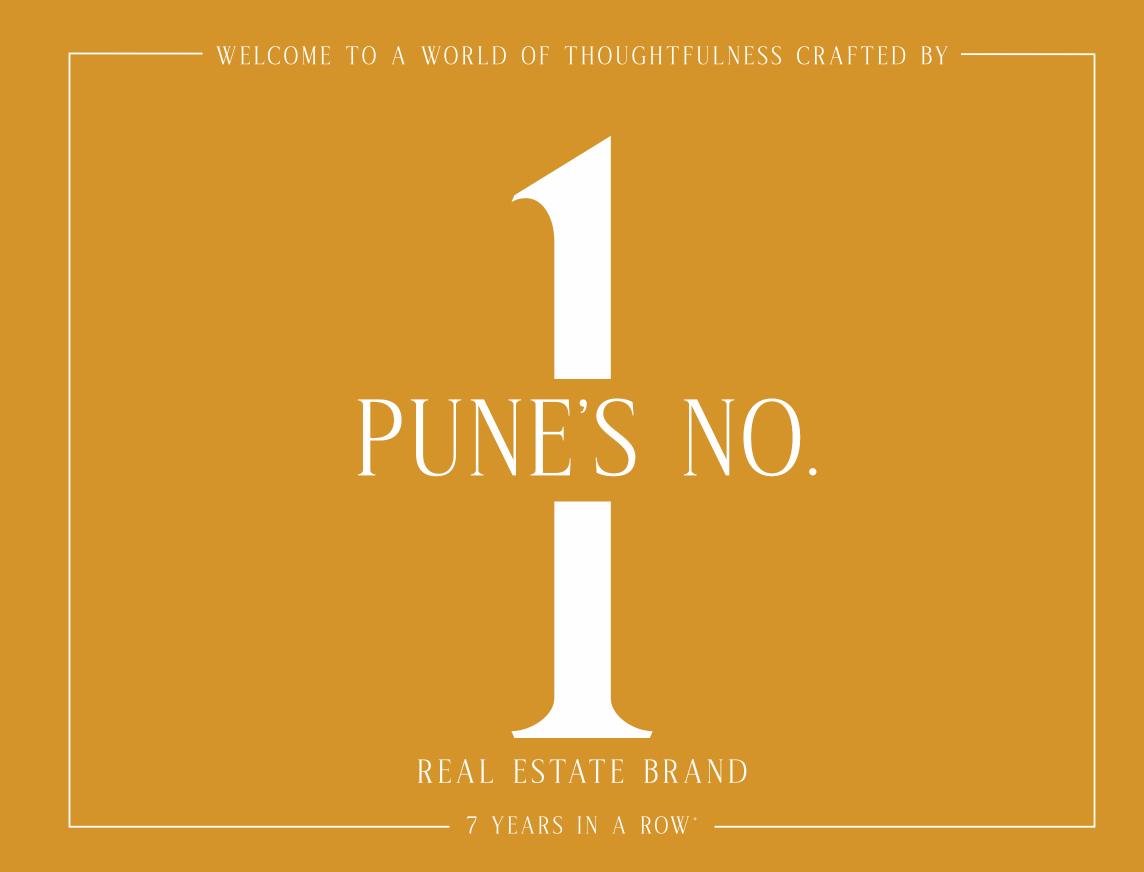


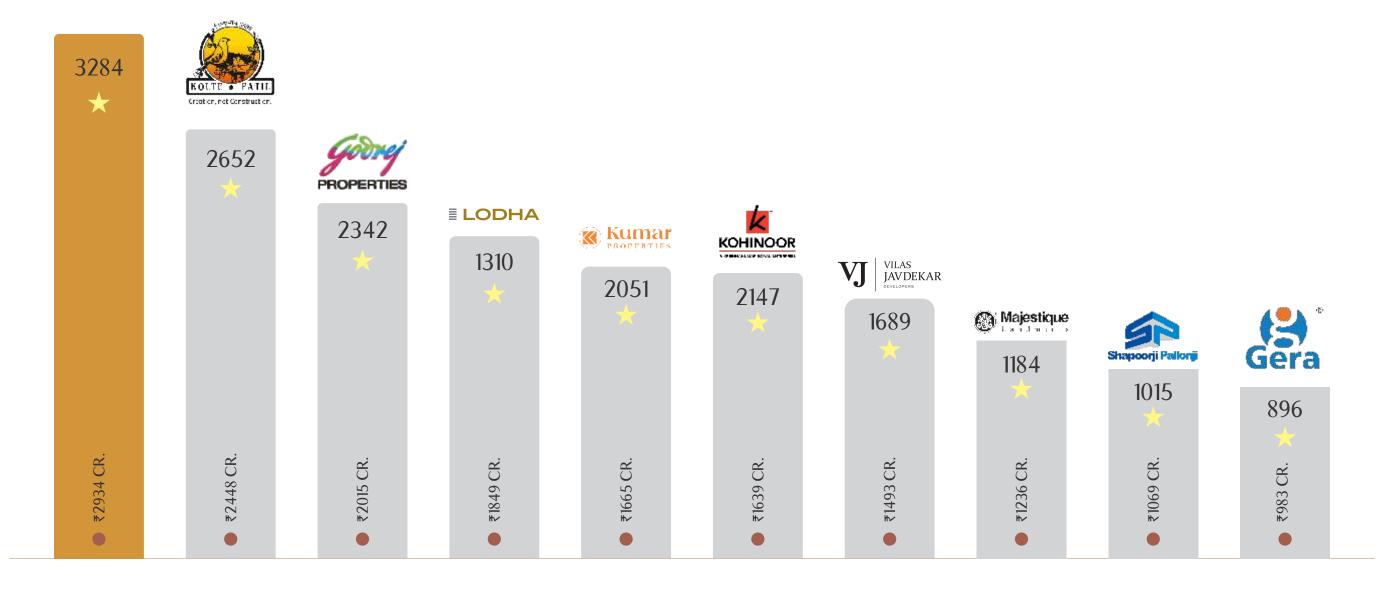
Luxury Residences in New Kharadi



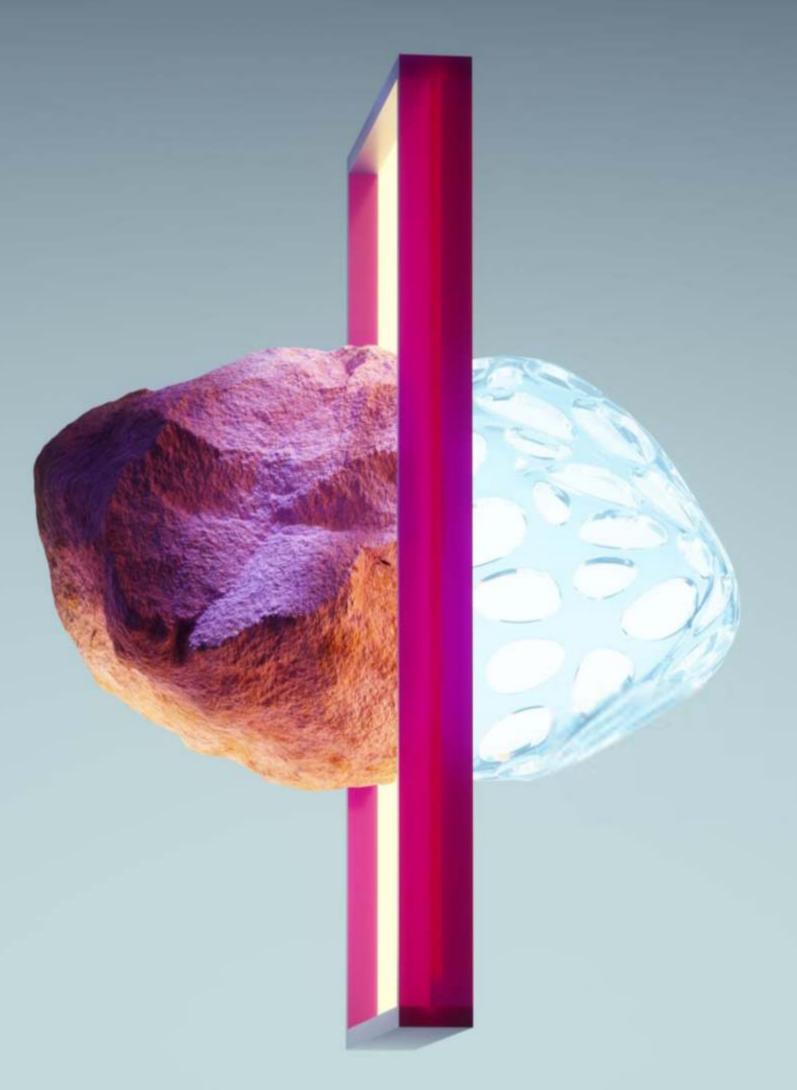


# Top 10 Developers in Pune for CY'24









We breathed new life into the Mahalunge-Hinjawadi belt and transformed Manjari into the New Kharadi, creating remarkable success stories in both areas.

We are the only developer not just in Pune but also in India to achieve such a feat, taking on dead projects, stuck township and turning them into thriving communities.

TOWNSHIP CODENAME

BLUE WATERS

Hinjawadi-Mahalunge, WEST PUNE



PEGASUS

New Kharadi, EAST PUNE



# The VTP Brand Promise



#### MLA ADVANTAGE OF BIGGER ROOMS

Intelligent plan with zero wastage.

Maximum usable spaces. Bigger room dimensions in same carpet area.



#### HIGH BUILD OUALITY

Uncompromising approach towards quality and durability.



# RIGHT PRICED PRODUCTS

Value creation at any price point. Our product justifies the price they command.



## BETTER DESIGN

3-Tier Philosophy

- Generously sized rooms crafted to provide a sense of spaciousness with minimum wastage of space.
- Our bespoke simplexes and duplexes make
- befitting large multi-generational family homes.
- Layout of each residence to ensure that light, ventilation & privacy.
- Featuring curated lavish amenities for every
- lifestyle and all generations.



# TRANSPARENT TRANSACTION

Fixed & fair price policy. Same price for all channels. No hidden costs.



#### CUSTOMER CENTRIC APPROACH

Our customers are central to our product design and service processes. We aim for customer delight in every aspect.



#### POST SALES & POST POSSESSION SUPPORT

Hand-holding customers till they move in, and even beyond.



## BETTER BUILD

- Backward integration that allows easy access to the best construction materials.
- Following stringent audit processes for achieving highest build quality with multiple in-house and third-party quality inspections.
- Branded high-quality materials & fittings throughout the project.



# HIGHER RETURN ON INVESTMENTS AND BETTER RENTALS

Strategic locations, futuristic features and specifications, grand amenities ensure greater ROI. Maximum end users living make sure our projects also get higher rentals.



## BETTER CARE

- V-Care Customer Portal provides a single window for communication with customers, offering access to all transaction details and construction updates.
- No transfer fee on resale.
- Community Building programs after possession.
- Professionally-managed team facilitating leasing and resale of property.



20,000+

HAPPY
CUSTOMERS

And growing...

1.2 CR.
SQ.FT. TOTAL
DELIVERY

Achieved in the quickest time period in the industry

3 CR.

SQ.FT. ONGOING

DEVELOPMENT

Perhaps the only developer in Pune with such massive strength.

# REDEFINING PUNE'S SKYLINE

# Developing millions of square feet across prime locations



- VTP AETHEREUS
- 2. VTP LEONARA
- VTP BEL AIR
- 4. VTP ALPINE
- 5. VTP CYGNUS
- 6. VTP BEAUMONDE
- 7. HILIFE
- 8. VTP SOLITAIRE
- 9. VTP URBAN LIFE
- 10. BHAGYASTHAN
- 11. VTP PURVANCHAL
- 12. VTP CELESTA
- 13. VTP ONE
- 14. VTP URBAN NEST
- 15. VTP URBAN SOUL
- 16. VTP URBAN RISE
- 17. URBAN BALANCE
- 18. URBAN SPACE
- 19. VTP URBAN NIRVANA
- 20. VTP LANDMARK



- 21. VTP TOWN SQUARE
- 22. KP SQUARE
- 23. TRADE PARK
- 24. THE MARKETPLACE
- 25. VIBGYOR SCHOOL CHINCHWAD
- 26. VIBGYOR SCHOOL WAGHOLI
- 27. EDEN INTERNATIONAL SCHOOL
- 28. VTP HOUSE
- 29. HOTEL CYPRESS
- 30. LANDMARK

30 DELIVERED PROJECTS

DELIVERED OVER 1.2 CR. SQ.FT

3 CR. SQ.FT. ONGOING

DEVELOPMENT

20,000+ HAPPY CUSTOMERS



# TOWNSHIP CODENAME **PEGASUS**

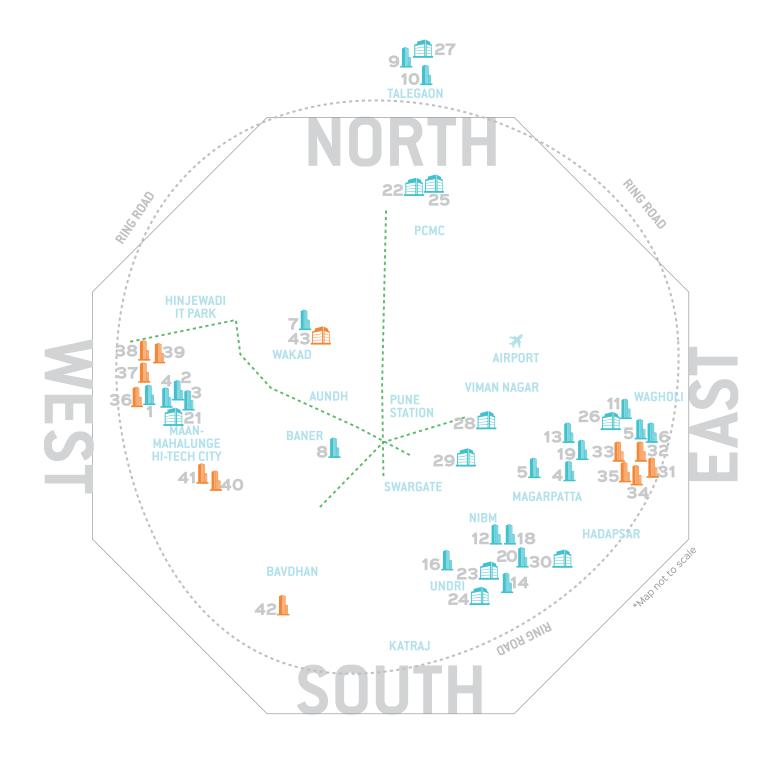
- 31. VTP EUPHORIA
- 32. VELVET VILLAS
- 33. VTP ALTAIR
- 34. VTP DOLCE VITA
- 35. FLAMANTE

# TOWNSHIP CODENAME BLUE WATERS

- 36. EARTH 1
- 37. VTP MONARQUE
- 38. VTP VOLARE
- 39. VTP BELLISSIMO
- 40. VTP SIERRA
- 41. VTP VERVE
- 42. VTP CIELO



43. ALTITUDE





**RESIDENTIAL** 



COMMERCIAL



**DELIVERED** 



ONGOING

---- PROPOSED RING ROAD

METRO ROUTES

# YOU KNOW ABOUT OUR CONCRETE COMMITMENTS. NOW KNOW OUR ACCOLADES.



Realty+ Excellence Awards - 2025 CIA World Construction & Infra Annual Awards - 2024 Times Realty Icons - 2024

ET Business Awards - 2024

ABP News & Real Estate Business Excellence Awards - 2024 Economics Times & Feather Touch Awards - 2024 Zee Business - Real Estate Business Excellence Awards - 2023

Times Power Brands Pune - 2023









**DEVELOPER** 

Realty+ Excellence Awards - 2025 CIA World Construction & Infra Annual Awards - 2024

Times Realty Icons - 2024

ET Business Awards - 2024

ABP News & Real Estate Business Excellence Awards - 2024

Realty+ Excellence Awards - 2024

ET Now Real Estate Awards - 2023

Khaleej Times & Realty+ Conclave & Awards (Dubai) - 2023

Times Power Brands Pune - 2023



Realty Plus Excellence Awards - 2021 Economic Times - Leadership Awards - 2021



Realty Plus Excellence Awards - 2022



**EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY** 

Realty Plus Excellence Awards - 2022 Zee Business Excellence Awards - 2021



14th Realty+ Excellence Awards - 2023

















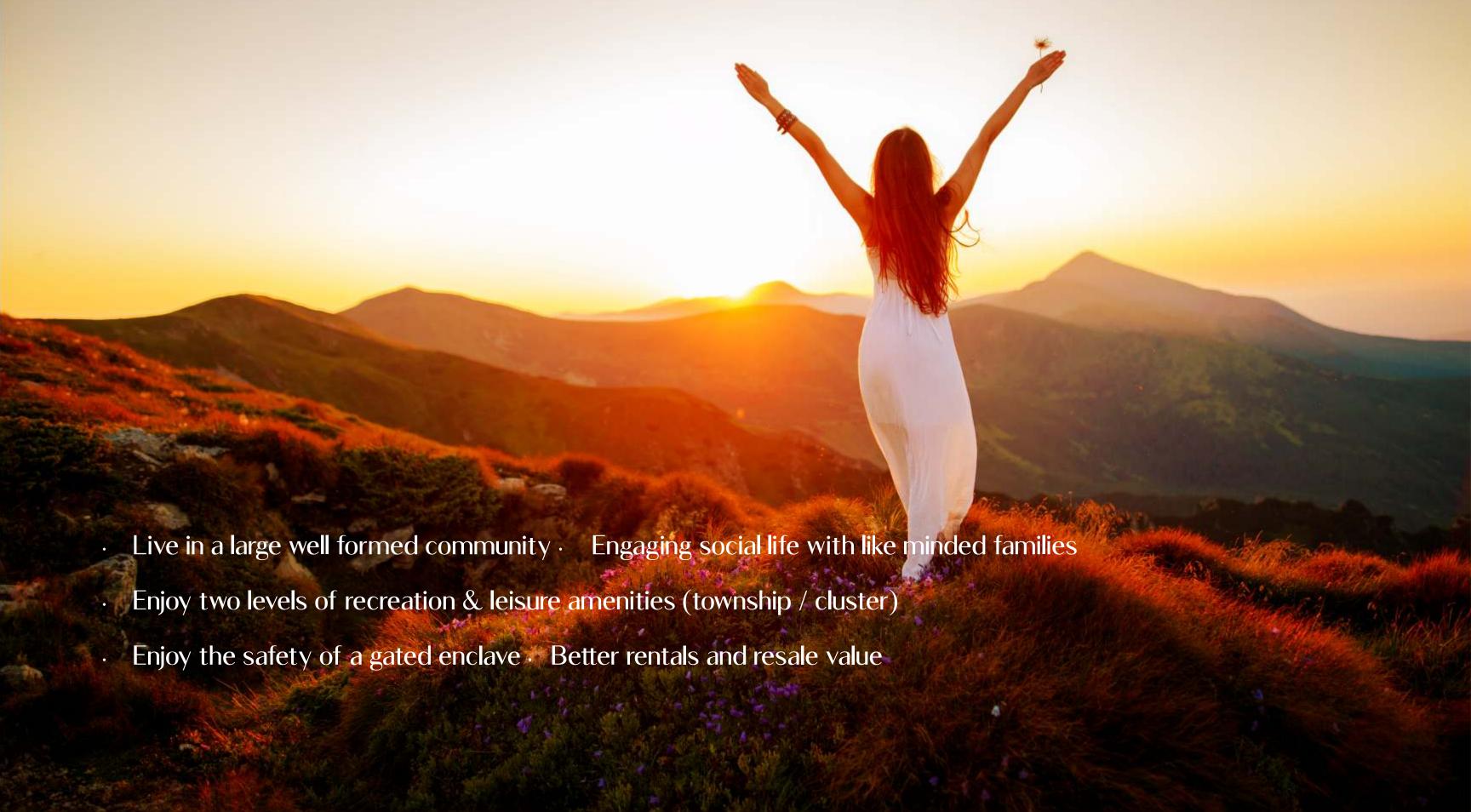


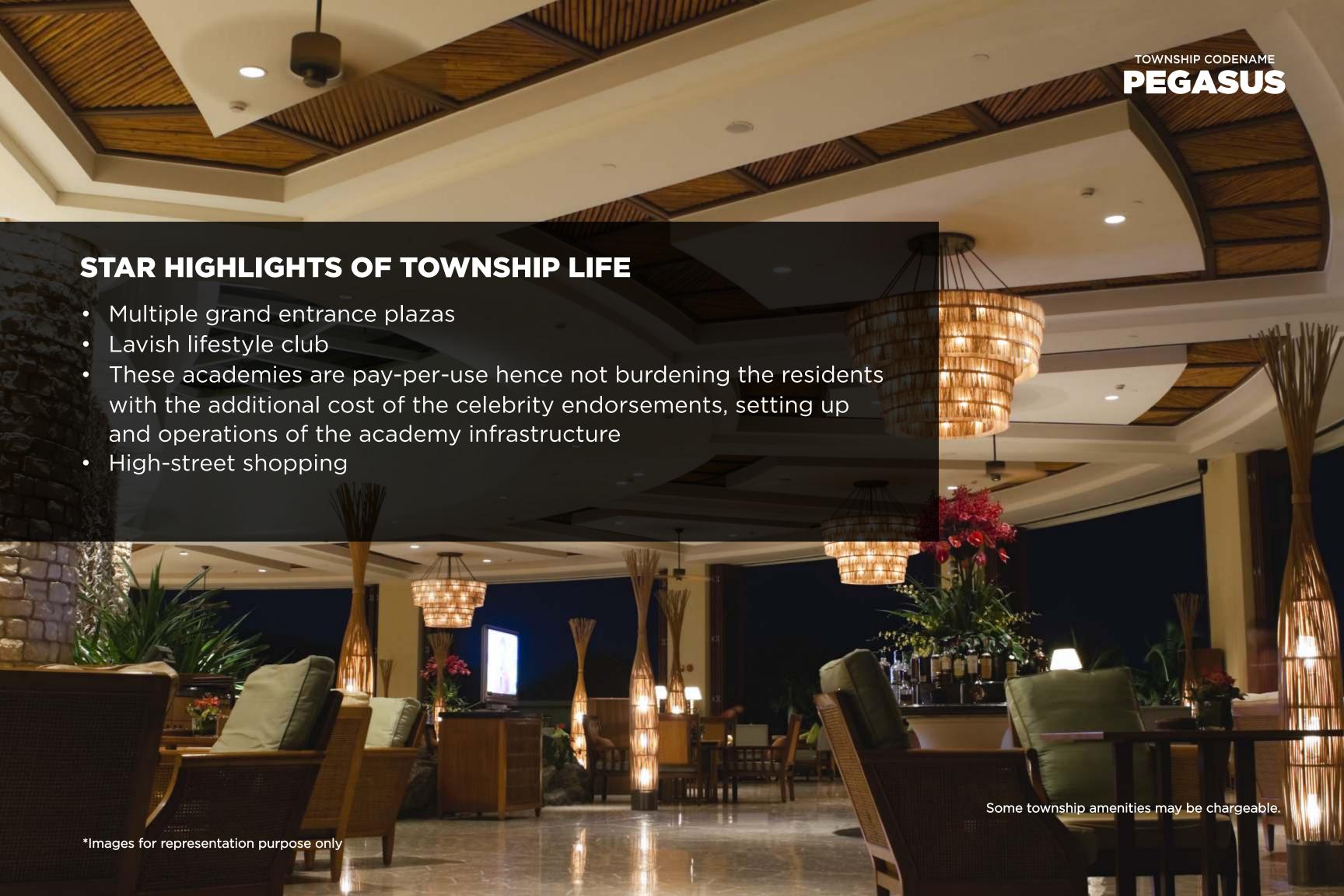






# WELCOME TO TOWNSHIP CODENAME PEGASUS

















# TOWNSHIP BENEFITS







# The township has a vantage location with 5 different access points from across East Pune.



# Life and Lifestyle, Just a Stone's Throw Away



3.1 km
4.0 km
4.1 km
4.6 km
4.6 km
7.0 km
7.0 km
9.8 km



EON IT Park	3.4 km
WTC	3.8 km
Zensar	4.2 km
Gigaspace	85 km
Magarpatta Cybercity	9.2 km
Panchashil Tech Park	11 km
Commerzone	12.8 km



Hyatt Regency	8.0 km
Marriott Suites	9 km
Westin	9.8 km
Ritz Carlton	11 km



# Entertainment & Shopping

Reliance Mart	4.7 km
Amanora Mall	7.5 km
Season Mall	7.5 km
Phoenix Market City	8.0 km



# Health & Wellness

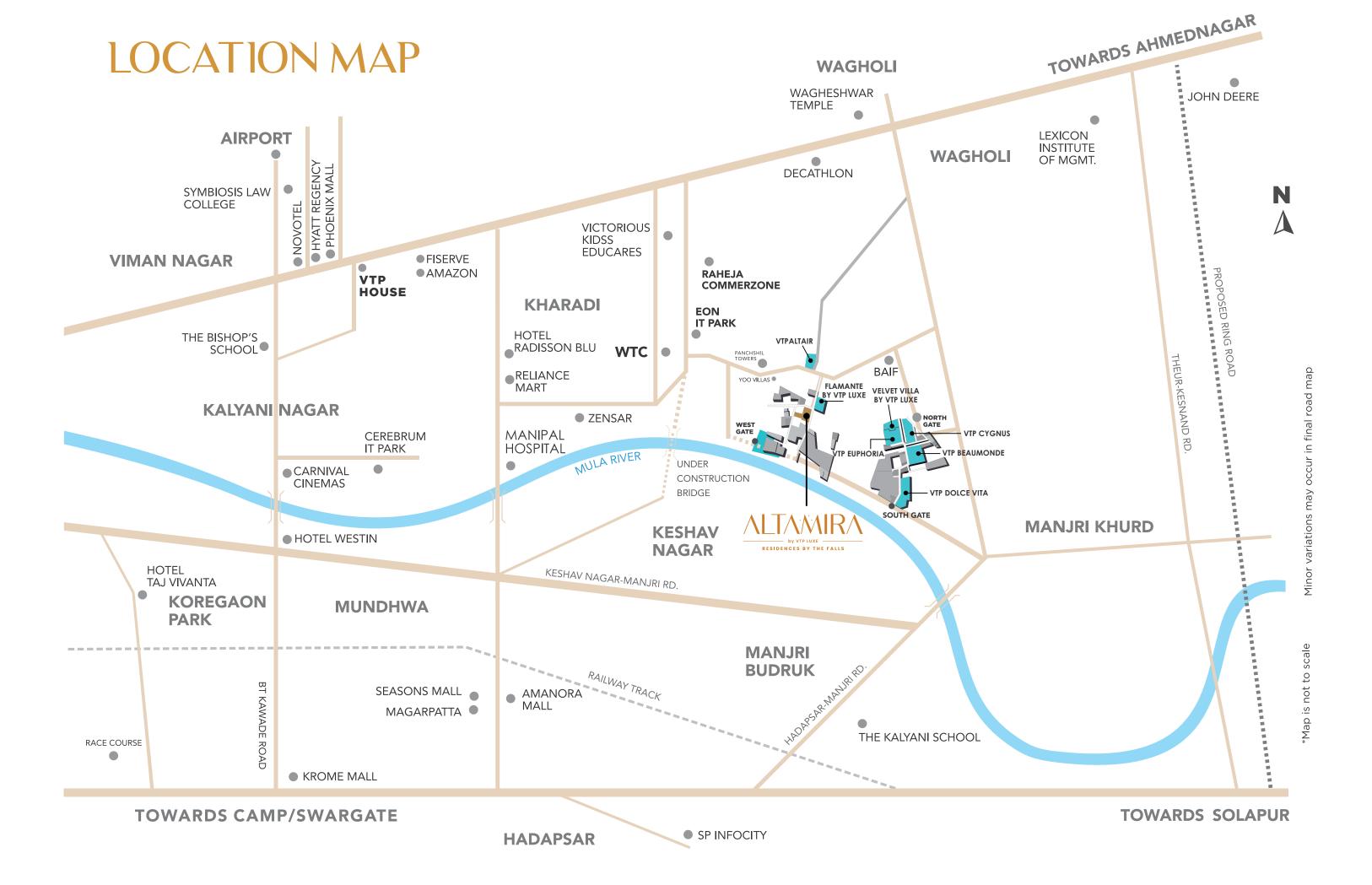
Aanipal Hospital	5.0 km
Aotherhood	5.0 km
ifeline Hospital	6.5 Km
Johle Hospital	10.0 km



EON Helipad	1.1 km	
Pune - Nagar Highway	3.5 km	
Pune - Solapur Highway	9 km	
Airport	9.5 km	



Hadapsar Industrial Estate 10.8 km









TOWNSHIP CODENAME

# **PEGASUS**

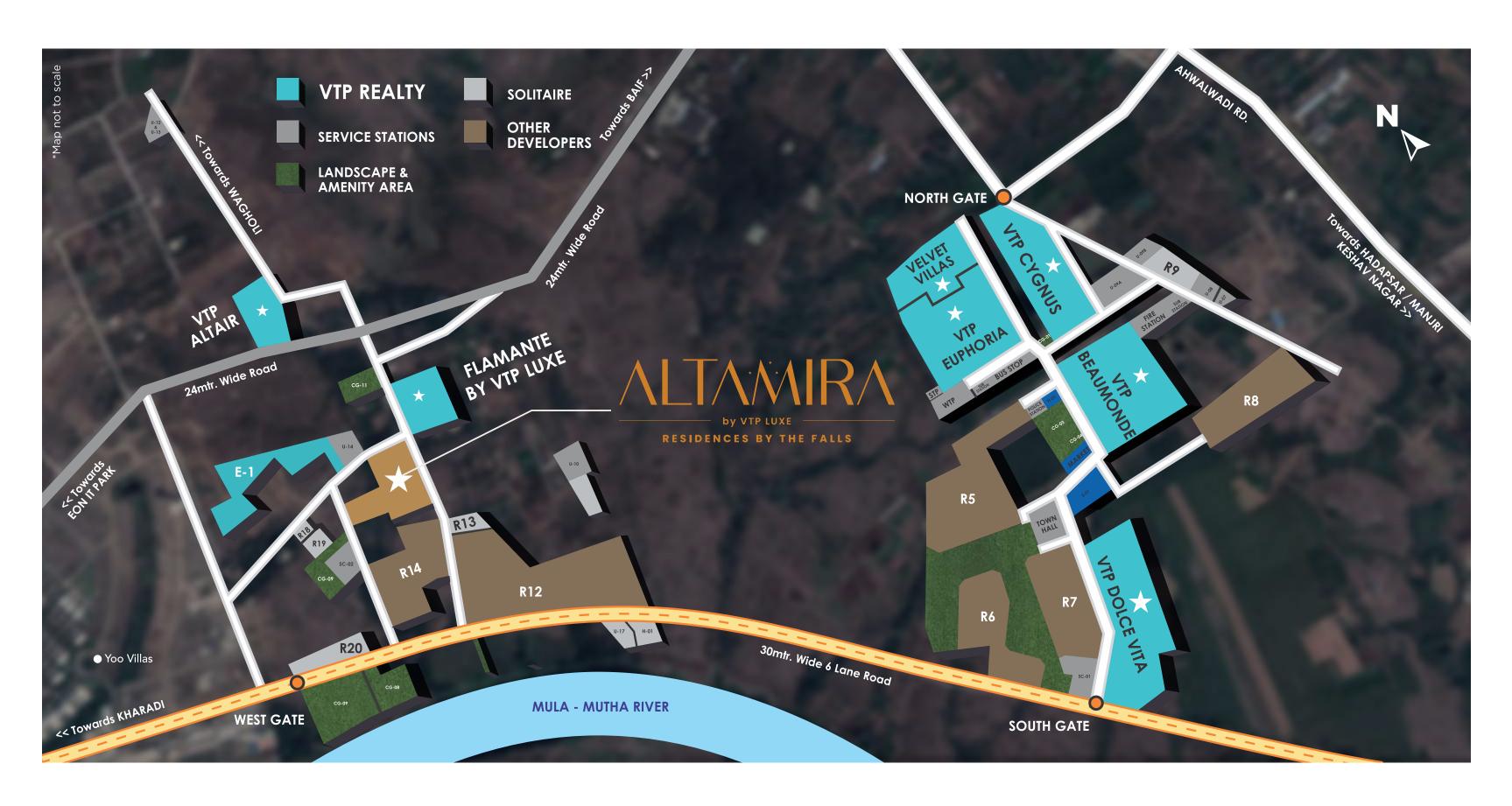








# VTP Realty is the dominant & un-disputed leader in all prime locations of Township Codename Pegasus.



VTP Realty is leading the transformation of New Kharadi from a barren land into a thriving residential destination with

# 8,000+ happy families in Township Codename Pegasus.

Building on this success,

VTP Realty continues to set new standards of luxury living.



# P R E S E N T S

# THE FUTURE OF LUXURY LIVING



# ALTA/MRA

by VTP LUXE

RESIDENCES BY THE FALLS

As a beacon of sophistication, Altamira takes the luxury quotient to unprecedented heights, where innovative design meets timeless elegance, setting new benchmarks in modern urban living with breath-taking views.

It's not just a home—it's the next chapter in VTP Realty's legacy of creating extraordinary living spaces with exclusive 3 Bed Residences at New Kharadi, near Yoo Villas





#### GROUND LEVEL AMENITIES

- **GRAND ENTRANCE GATE**
- **SECURITY CABIN**
- THEME PLAZA
- WATER CASCADE
- SELFIE POINT/DECK
- PARTY LAWN
- **CLUB HOUSE**
- **JOGGING TRACK**
- **SWIMMING POOL**
- KID'S POOL
- **LAWN TENNIS**
- **PAVILLION**
- **BOX CRICKET**
- **TOY CAR AREA**
- **ACUPRESSURE PATHWAY**
- **OUTDOOR GYM**
- 16 17 SWING PLAZA
- HERBAL GARDEN
- **PUTT PUTT GOLF**
- **ACTIVITY LAWN AREA**

### PODIUM LEVEL AMENITIES

- CHILDREN'S PLAY AREA
- **PERGOLA WITH SEATS**
- CYCLE TRACK
- **VOLLEY BALL COURT**
- SKATING RINK
- **ACTIVITY/GET-TOGETHER AREA**
- **BOARD GAMES**
- WORK FROM HOME AREA
- GYMNASIUM WITH YOGA AREA





# RESIDENCES BY THE FALLS...

A new pinnacle of luxury, where cascading falls compose a melody only a select few will ever know.







A GRAND WELCOME, EVERY TIME YOU ENTER.

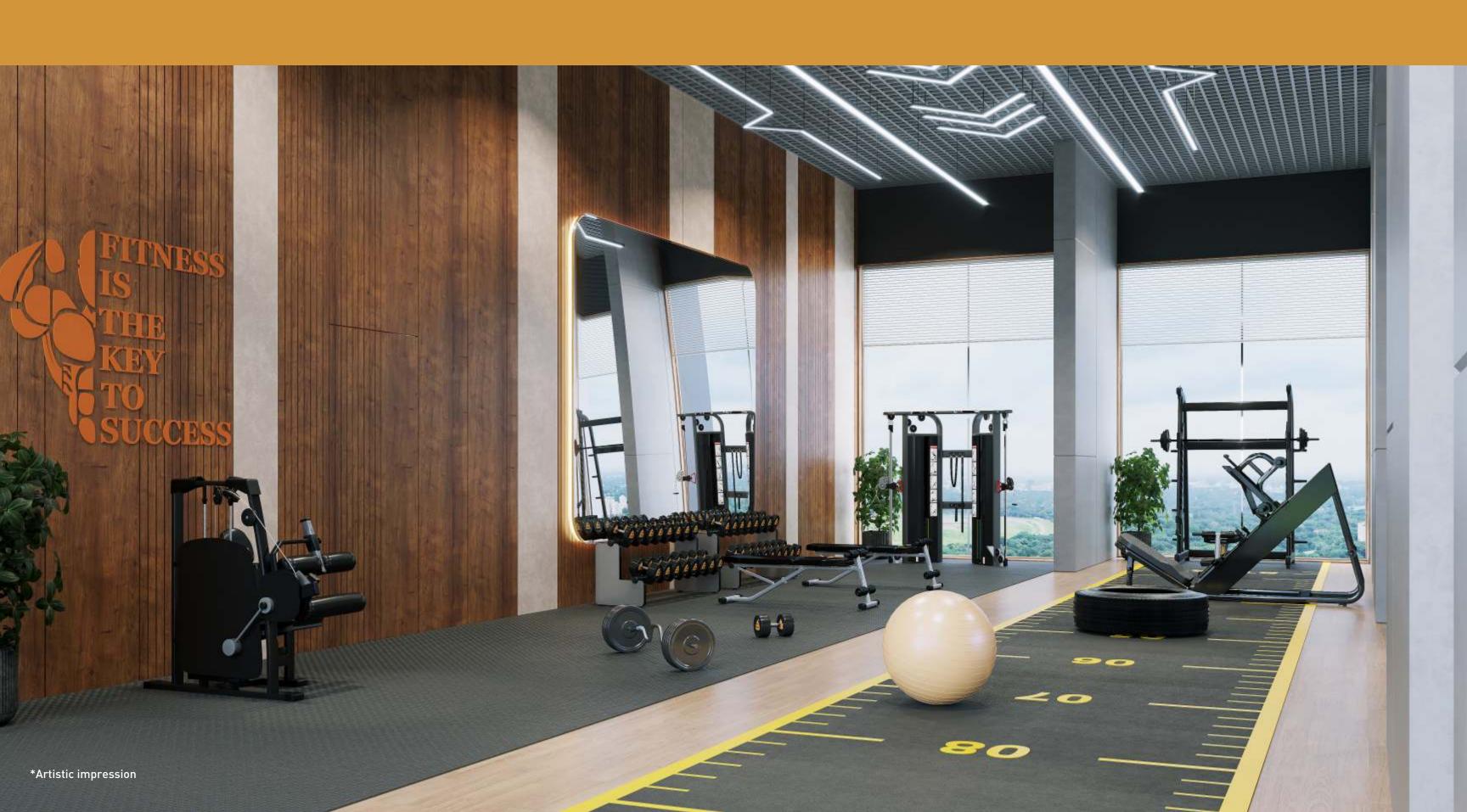






# MODERN, FULLY-EQUIPPED LAVISH GYMNASIUM

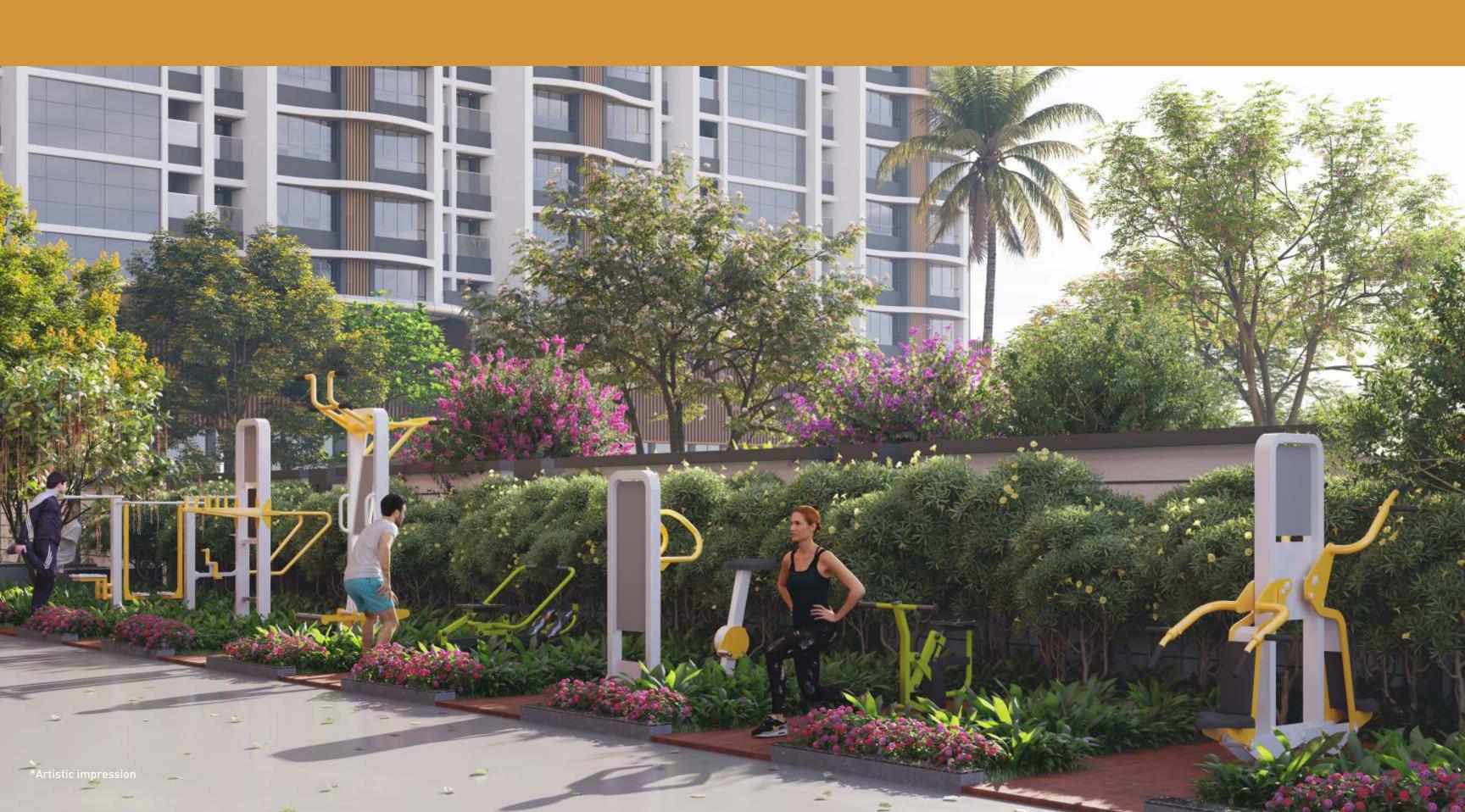
Transform your body, Elevate your mind.





# OPEN GYM

Where strength meets the open sky.





# A grand welcome to your sanctuary of leisure.





# EXQUISITE SWIMMING POOL WITH KIDS POOL

Dive into luxury that elevates you to a state of euphoria.

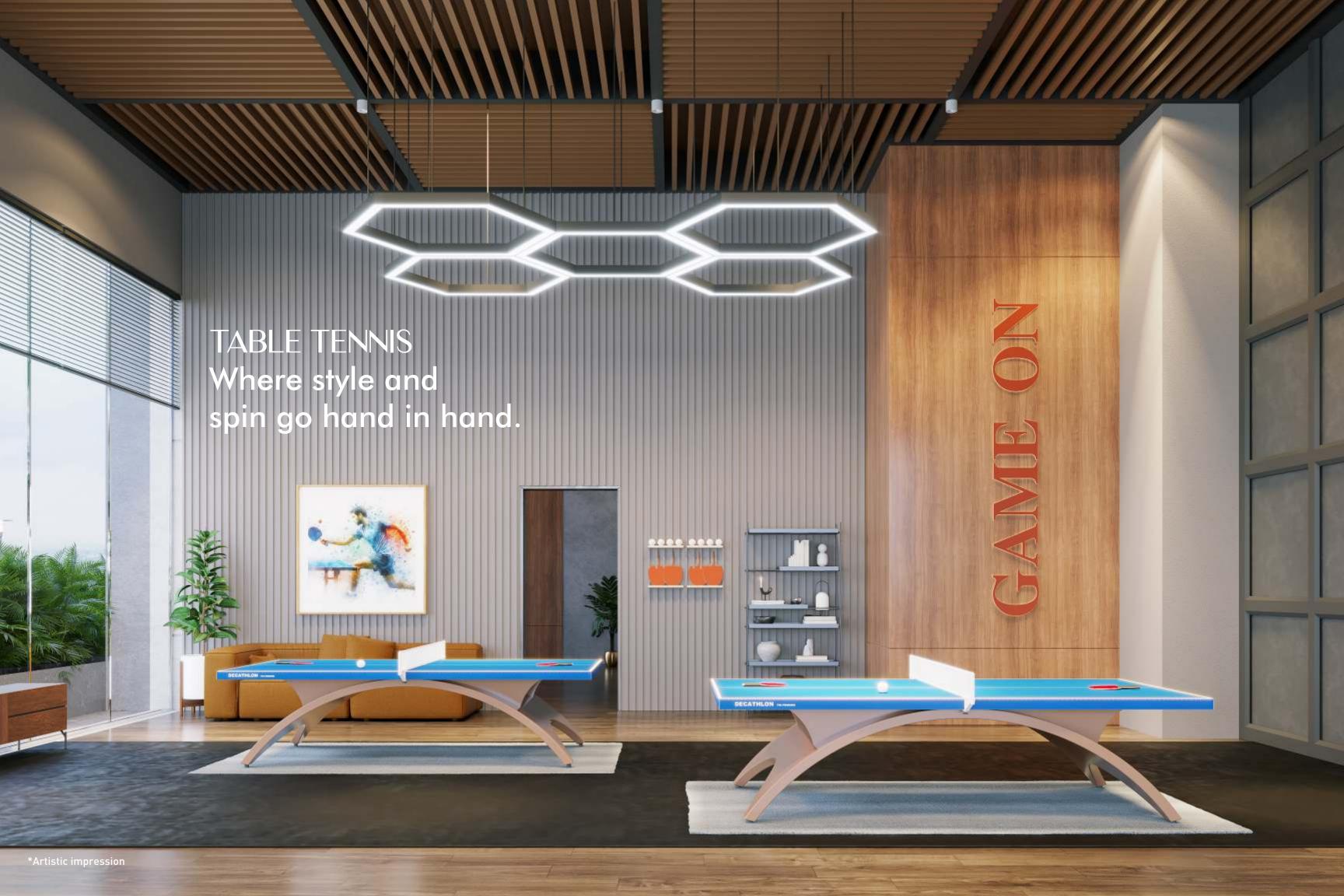




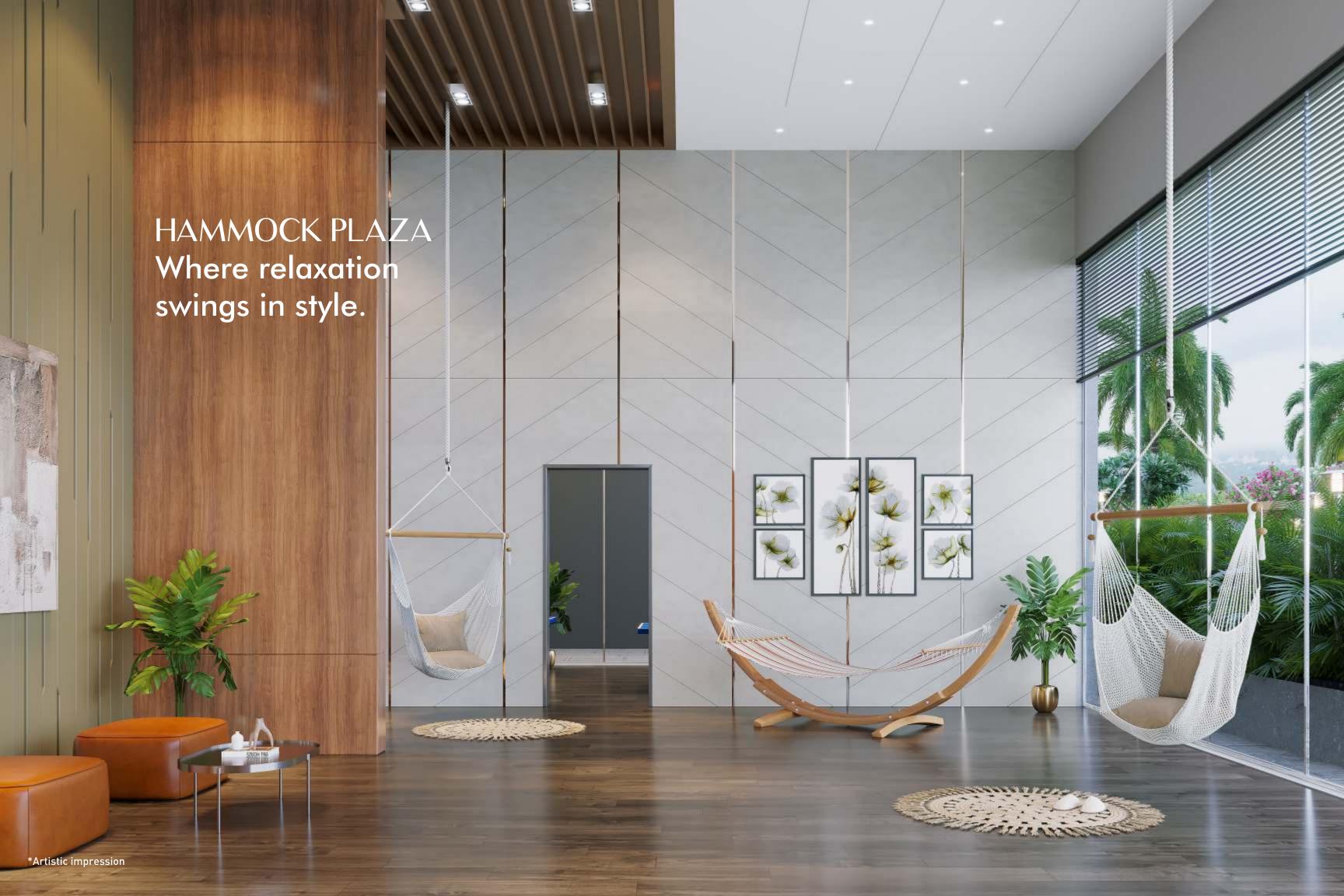


















### A TOUCH OF LUXURY

WORK-FROM-HOME AREA: Your personal office, within the project.









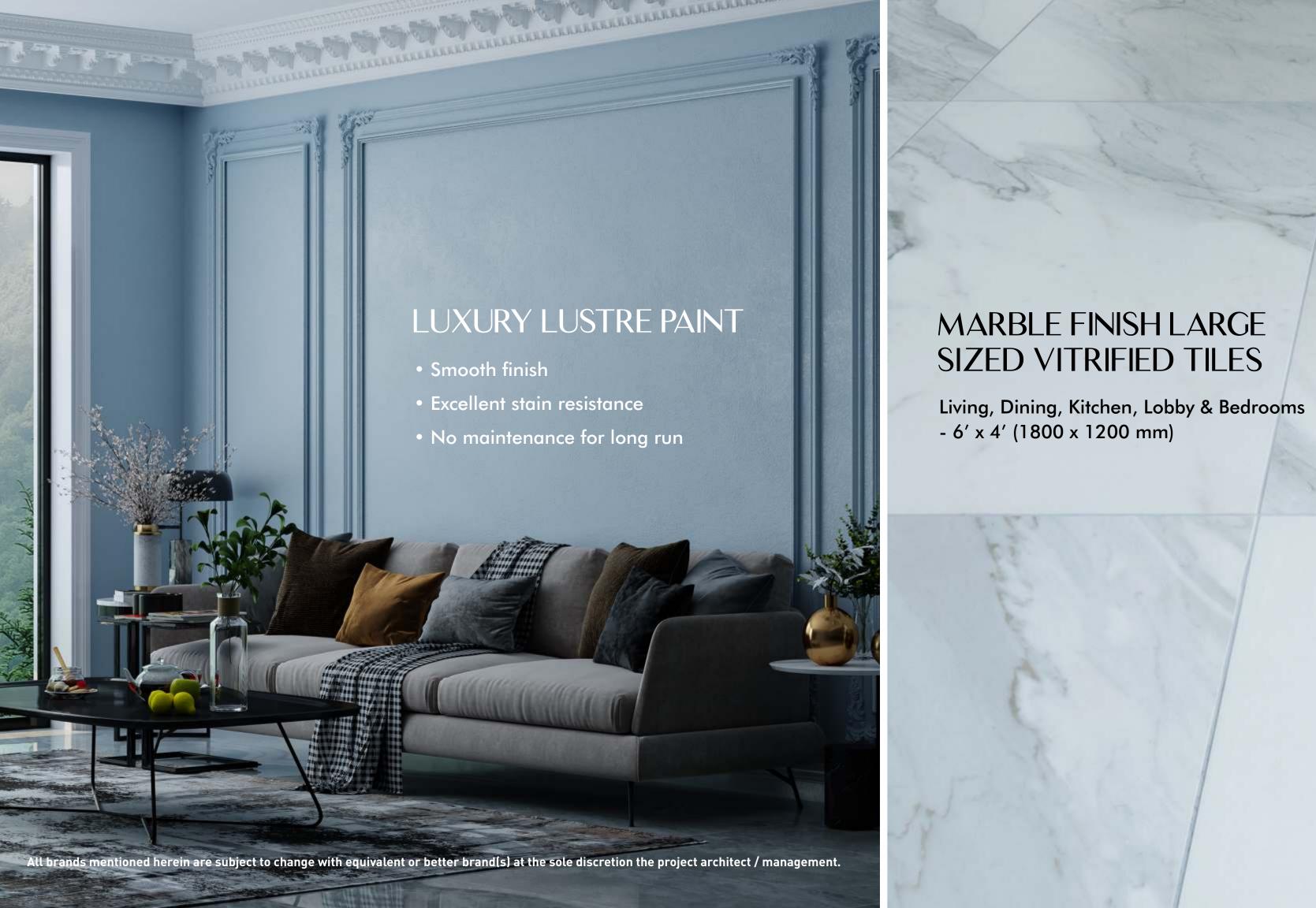
### VENEER FINISH MAIN DOOR

- Premium appeal of your home begins even before you enter
- Durable and long life

### DIGITAL LOCK

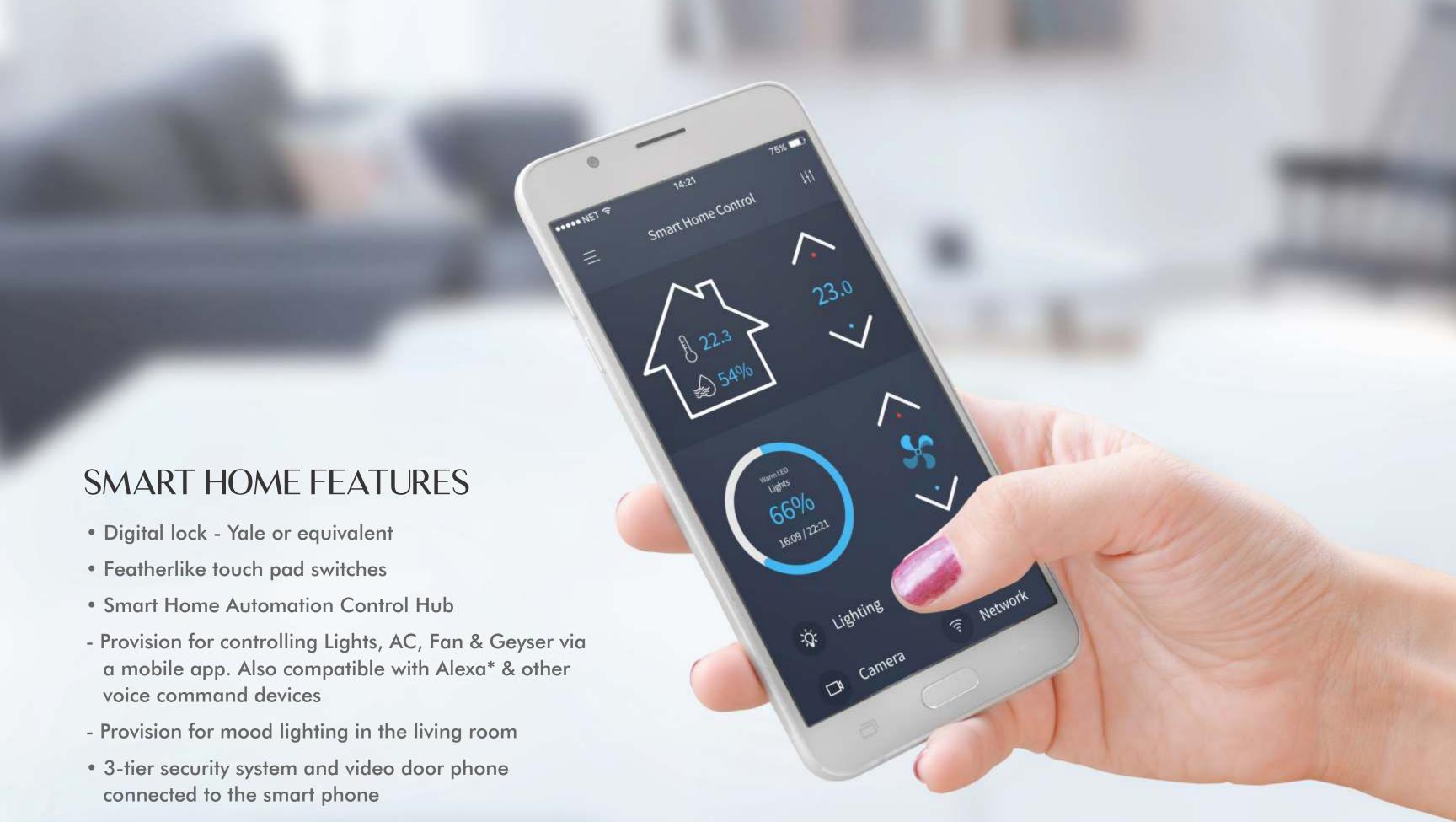
- Latest technology with Yale or equivalent Digital Door Lock collection
- Can be operated via biometric, mechanical key
   & pin number
- Digital lock provides you safety, aesthetics, convenience with superior look

All brands mentioned herein are subject to change with equivalent or better brand(s) at the sole discretion the project architect / management.









# COMPLETE SECURITY LIKE NO ONE ELSE

- Complete Access Control for All Towers from all outside entry levels
- Only Pre-approved Entry for Guests
- No need for physical security



### FINER DETAILS

#### PROJECT LEVEL

- 39 storey (35+4P)
- Grand entrance gates with security cabin
- Access-controlled stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas

- Provision for electric vehicles charging points in common area
- Common washroom for drivers in the parking area
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure + ALUFORM construction

#### **INSIDE YOUR HOME**

#### **SMART HOME FEATURES**

- Digital lock Yale or equivalent
- Featherlike touch pad switches
- Smart Home Automation Control Hub
  - Provision for controlling Lights, AC, Fan & Geyser via a mobile app. Also compatible with Alexa\* & other voice command devices
  - Provision for mood lighting in the living room
- 3-tier security system and video door phone connected to the smart phone

#### INTERNAL FLOORING

- Large sized marble-finish vitrified tiles
   Living, Dining, Kitchen, Lobby & Bedrooms
  - 6' x 4' (1800 x 1200 mm)
- Anti-skid ceramic tiles Dry Balcony & Terraces/Balcony

#### **WINDOWS**

Powder coated aluminum sliding windows

#### **DOORS**

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

#### **KITCHEN**

- Premium kitchen platform with S.S. sink
- Ceramic/glazed tiles above kitchen platform of 2 feet
- Provision for water purifier

#### **BATHROOMS**

- High-end door frames
- Designer CP & sanitary fittings Hindware Italian / Grohe
   / American Standard / Kohler / Toto or equivalent
- Multi-function shower head in masterbath
- Glass partition in master toilet
- Bathtub in master toilet (units above 1440 sq.ft.)
- Designer tiles in all bathrooms
- Geyser point in all bathrooms
- Acrylic false ceiling

#### **INTERNAL WALL FINISHES**

Luxury lustre paint

#### **PLUMBING**

Concealed anti-corrosive plumbing

#### TERRACE / BALCONY

- Partial masonry wall in bottom and S.S. railing with toughened glass
- PVC false ceiling for terraces/balcony area with decorative lighting

#### **ELECTRICAL**

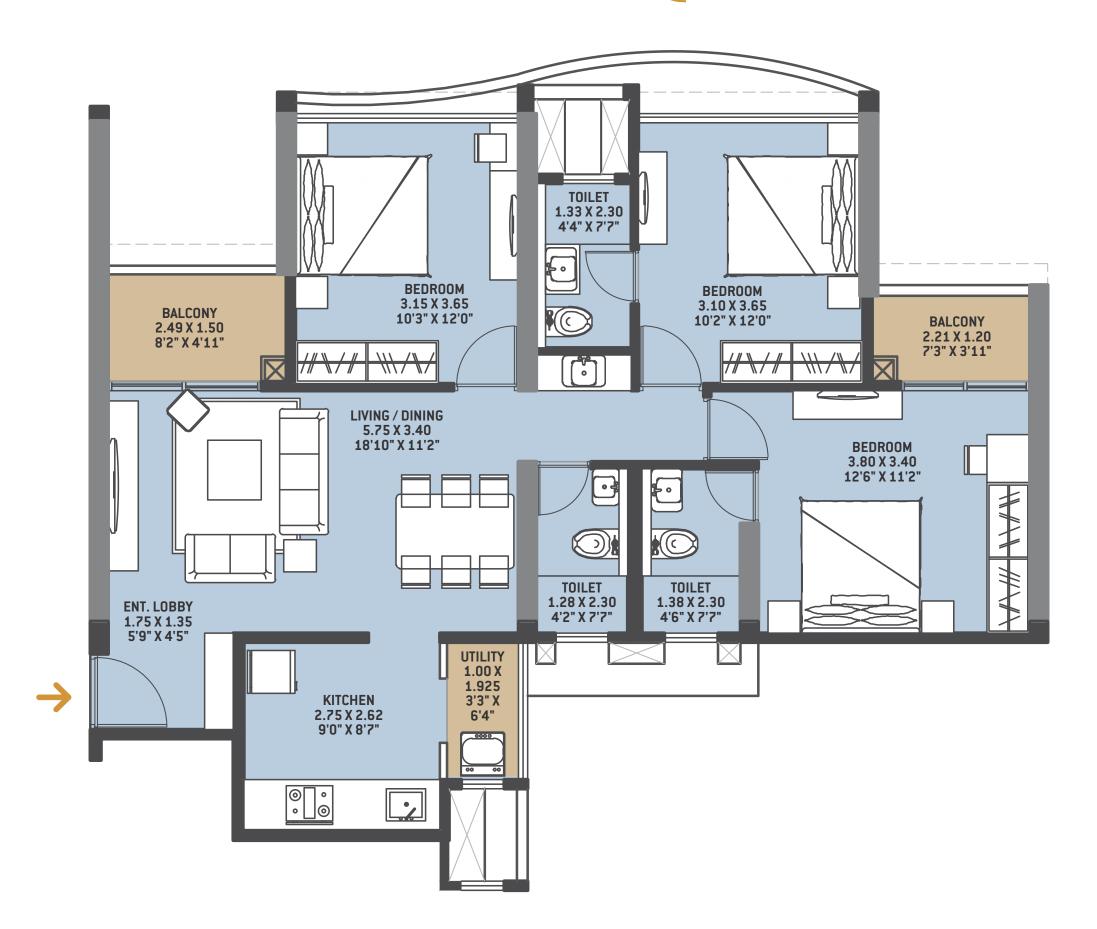
- Switches Anchor / Legrand / Schneider / L&T or equivalent
- Concealed copper wiring with M.C.B.
- AC points in all rooms except kitchen

#### **POWER**

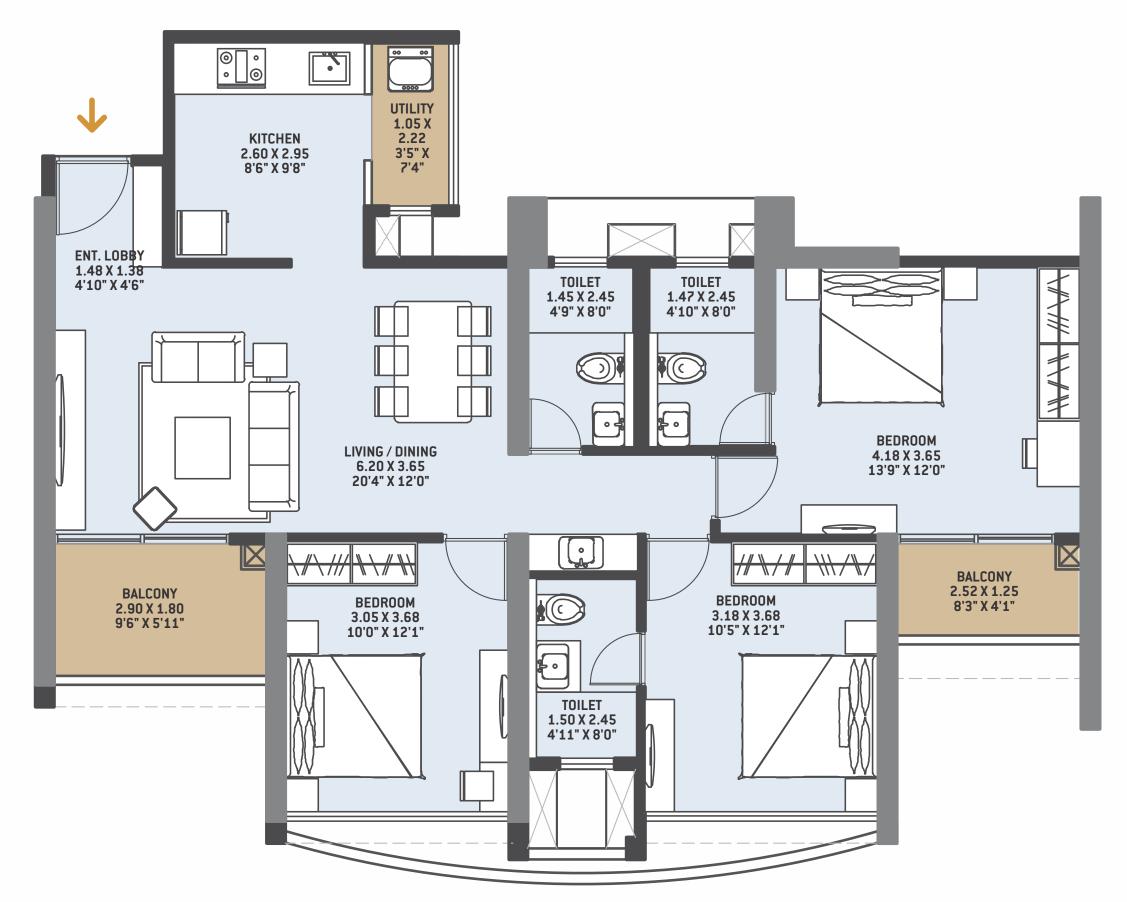
Provision for inverter



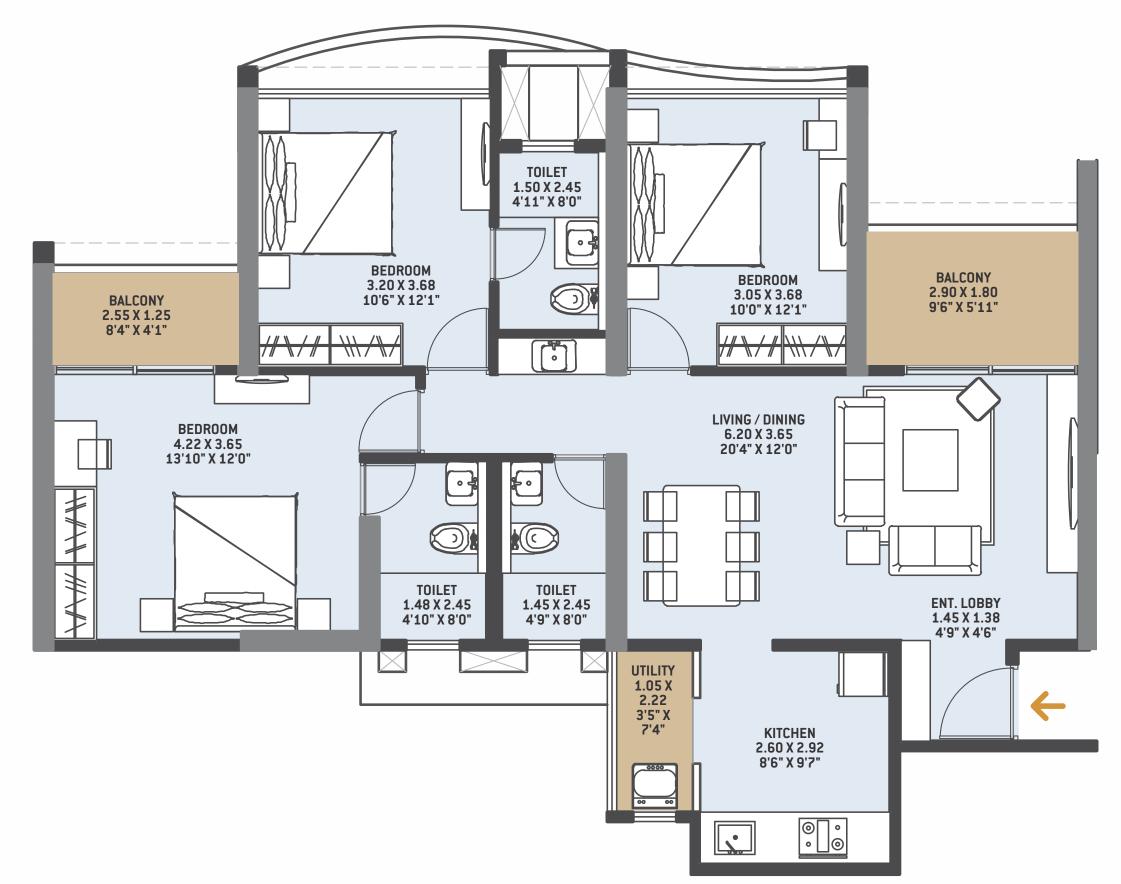
Tower 4
3BHK - 988 SQ.FT.



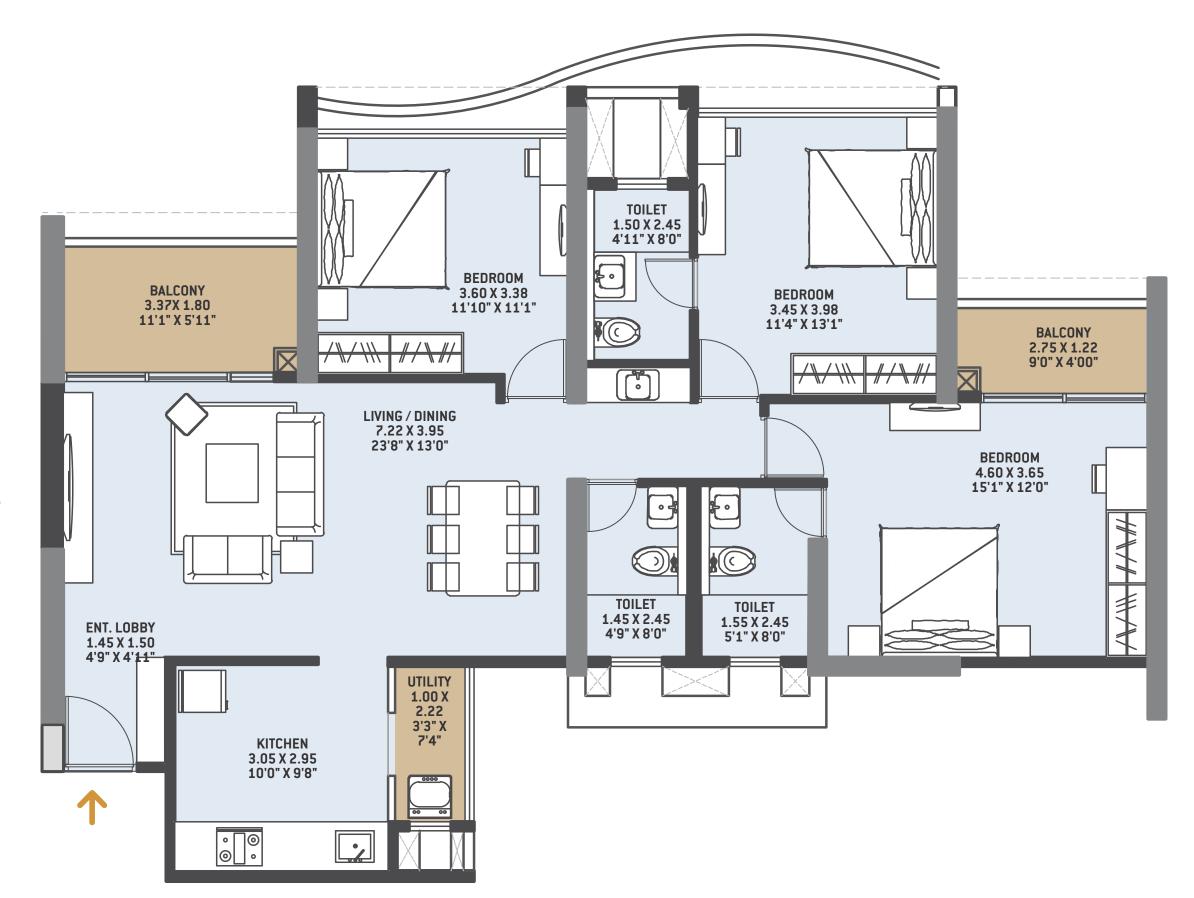
Tower 2 3BHK - 1104 SQ.FT.

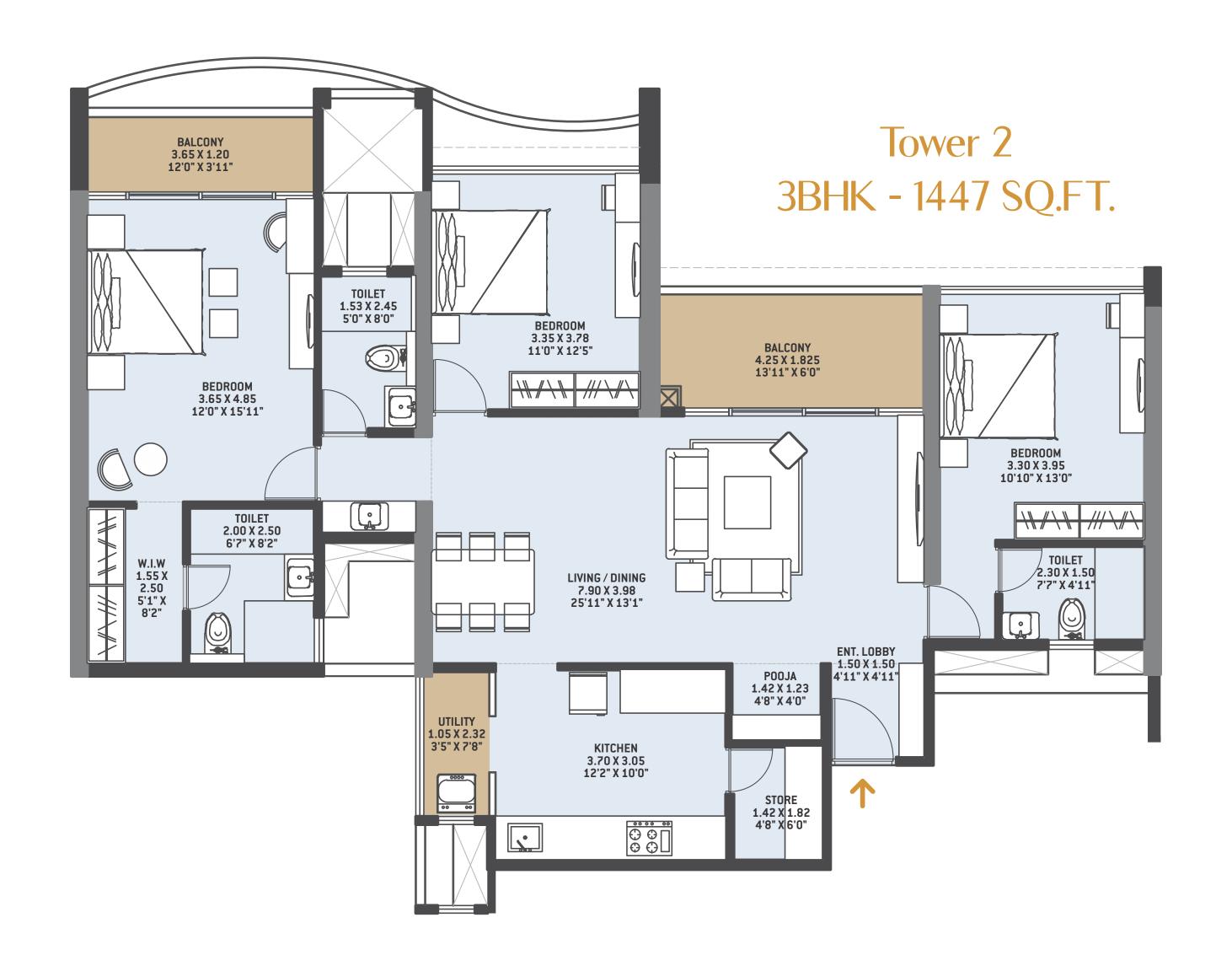


Tower 4
3BHK - 1106 SQ.FT.



Tower 2 3BHK - 1248 SQ.FT.





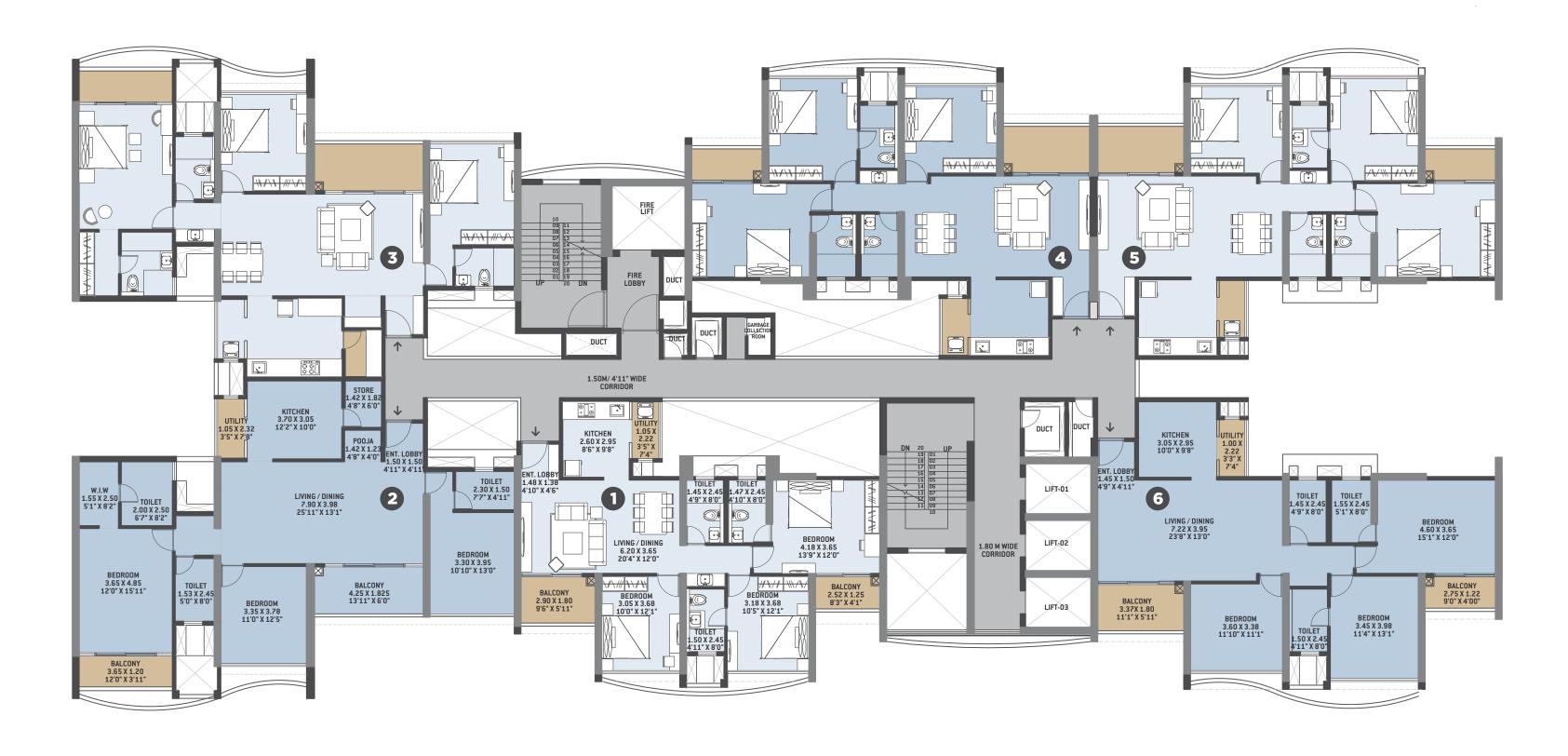




#### **TOWER-2** Podium/First Floor Plan

FLAT NO.	TYPE	BASIC (	CARPET SQ.FT.	BALO SQ.M.	CONY SQ.FT.	DRY BA	LCONY SQ.FT.	TOTAL (	CARPET SQ.FT.	GAR SQ.M.	DEN SQ.FT.
101	звнк	92.12	991.58	8.19	88.16	2.33	25.08	102.64	1104.82	12.80	138
102	ЗВНК	119.93	1290.93	12.04	129.60	2.43	26.16	134.40	1446.68	23.48	253
103	ЗВНК	119.93	1124.08	12.04	98.81	2.43	23.90	134.40	1246.79	23.48	253
104	ЗВНК	104.43	1125.48	9.19	98.81	2.22	23.90	115.83	1248.19	13.36	144





**TOWER-2** Typical Floor Nos. - 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33 & 34

FLAT NO.		BASIC CARPET		BALCONY		UTILITY		TOTAL	CARPET
TEATRO.	TYPE	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.		SQ.FT.
301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 2101, 2201, 2301, 2401, 2601, 2701, 2801, 2901, 3101, 3201, 3301, 3401	ЗВНК	92.12	991.58	8.12	88.16	2.33	25.08	102.57	1104.82
302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 2102, 2202, 2302, 2402, 2602, 2702, 2802, 2902, 3102, 3202, 3302, 3402 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 2103, 2203, 2303, 2403, 2603, 2703, 2803, 2903, 3103, 3203, 3303, 3403	звнк	119.93	1290.93	12.04	129.60	2.43	26.16	134.40	1446.68
304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404	ЗВНК	104.43	1124.08	9.18	98.81	2.22	23.90	115.83	1246.79
305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 2105, 2205, 2305, 2405, 2605, 2705, 2805, 2905, 3105, 3205, 3305, 3405 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 2106, 2206, 2306, 2406, 2606, 2706, 2806, 2906, 3106, 3206, 3306, 3406	ЗВНК	104.56	1125.48	9.18	98.81	2.22	23.90	115.83	1248.19





**TOWER-2** Refuge Floor Nos. - 5, 10, 15, 20, 25, 30 & 35

FLAT NO.	TYPE	BASIC CARPET		BALCONY		UTI	LITY	TOTAL CARPET	
FLAT NO.	11112	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501, 1001, 1501, 2001, 2501, 3001, 3501	2BHK	70.18	755.42	5.13	55.22	2.33	25.08	77.64	835.72
502, 1002, 1502, 2002, 2502, 3002, 3502 503, 1003, 1503, 2003, 2503, 3003, 3503	звнк	119.93	1290.93	12.04	129.60	2.43	26.16	134.40	1446.68
504, 1004, 1504, 2004, 2504, 3004, 3504	ЗВНК	104.43	1124.08	9.18	98.81	2.22	23.90	115.83	1246.79
505, 1005, 1505, 2005, 2505, 3005, 3505 506, 1006, 1506, 2006, 2506, 3006, 3506	ЗВНК	104.56	1125.48	9.18	98.81	2.22	23.90	115.83	1248.19





**TOWER-4** Podium/First Floor Plan

FLAT NO.	TYPE	BASIC CARPET SQ.M.   SQ.FT.				LCONY SQ.FT.	TOTAL (	CARPET SQ.FT.	GAR SQ.M.	DEN SQ.FT.	
101	ЗВНК	72.60	781.47	6.21	66.84	2.03	21.85	80.84	870.16	3.84	41.33
102	ЗВНК	83.64	900.30	6.21	66.84	1.92	20.67	91.77	987.81	19.83	213.45
103	ЗВНК	92.19	992.33	8.24	88.70	2.33	25.08	102.76	1106.11	27.40	293.86
104	звнк	92.19	992.33	8.24	88.70	2.33	25.08	102.76	1106.11	12.18	131.16



**TOWER-4** Typical Floor Nos. - 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33 & 34

FLAT NO.	TYPE	BASIC CARPET SO.M.   SO.FT.		BALCONY SQ.M.   SQ.FT.		UTILITY SQ.M.   SQ.FT.		TOTAL CARPET SQ.M.   SQ.FT	
201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 2101, 2201, 2301, 2401, 2601, 2701, 2801, 2901, 3101, 3201, 3301, 3401 202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 2102, 2202, 2302, 2402, 2602, 2702, 2802, 2902, 3102, 3202, 3402	ЗВНК	83.64	900.30	6.21	66.84	1.92	20.67	91.77	987.81
203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 2103, 2203, 2303, 2403, 2603, 2703, 2803, 2903, 3103, 3203, 3303, 3403 204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404	ЗВНК	92.19	992.33	8.24	88.70	2.33	25.08	102.76	1106.11





**TOWER-4** Refuge Floor Nos. - 5, 10, 15, 20, 25, 30 & 35

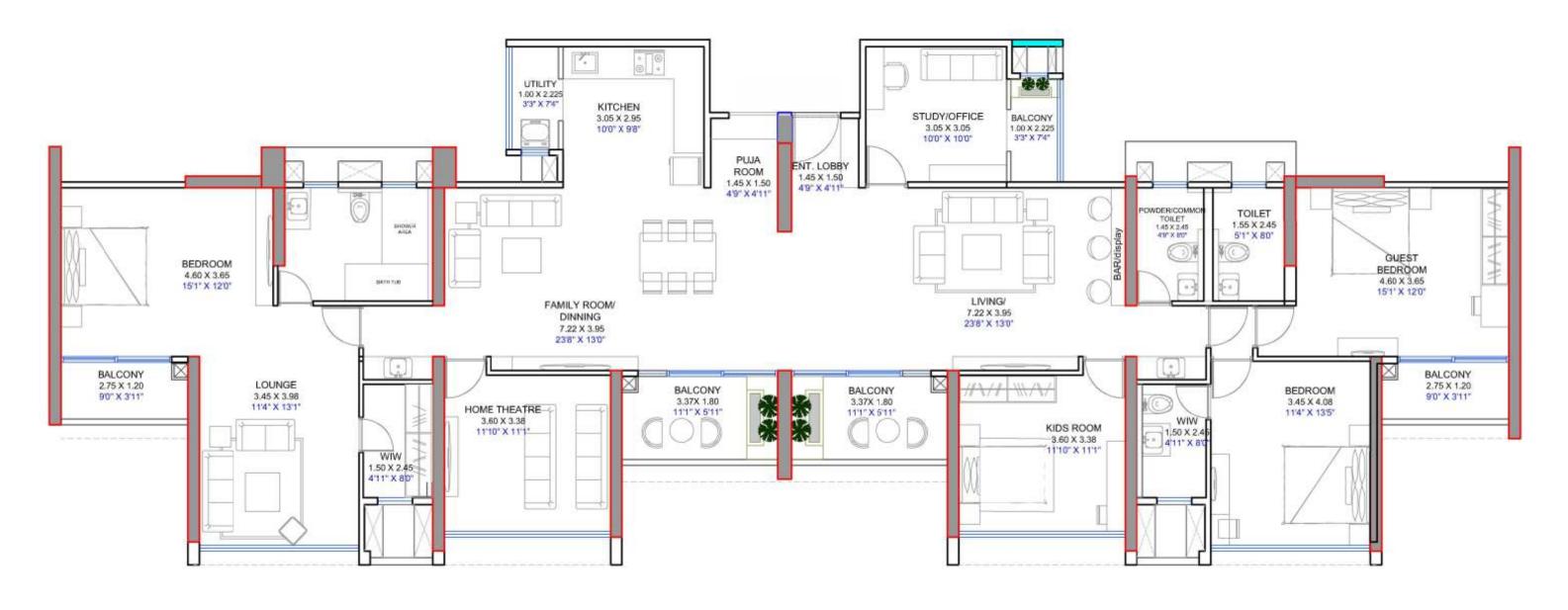
FLAT NO.	ТҮРЕ	TYPE BASIC CARPET SQ.M.   SQ.FT.		BALCONY SQ.M.   SQ.FT.		UTILITY SQ.M.   SQ.FT.		_	CARPET SQ.FT.
501, 1001, 1501, 2001, 2501, 3001, 3501 502, 1002, 1502, 2002, 2502, 3002, 3502	ЗВНК	83.64	900.30	6.21	66.84	1.92	20.67	91.77	987.81
503, 1003, 1503, 2003, 2503, 3003, 3503 504, 1004, 1504, 2004, 2504, 3004, 3504	ЗВНК	92.19	992.33	8.24	88.70	2.33	25.08	102.76	1106.11

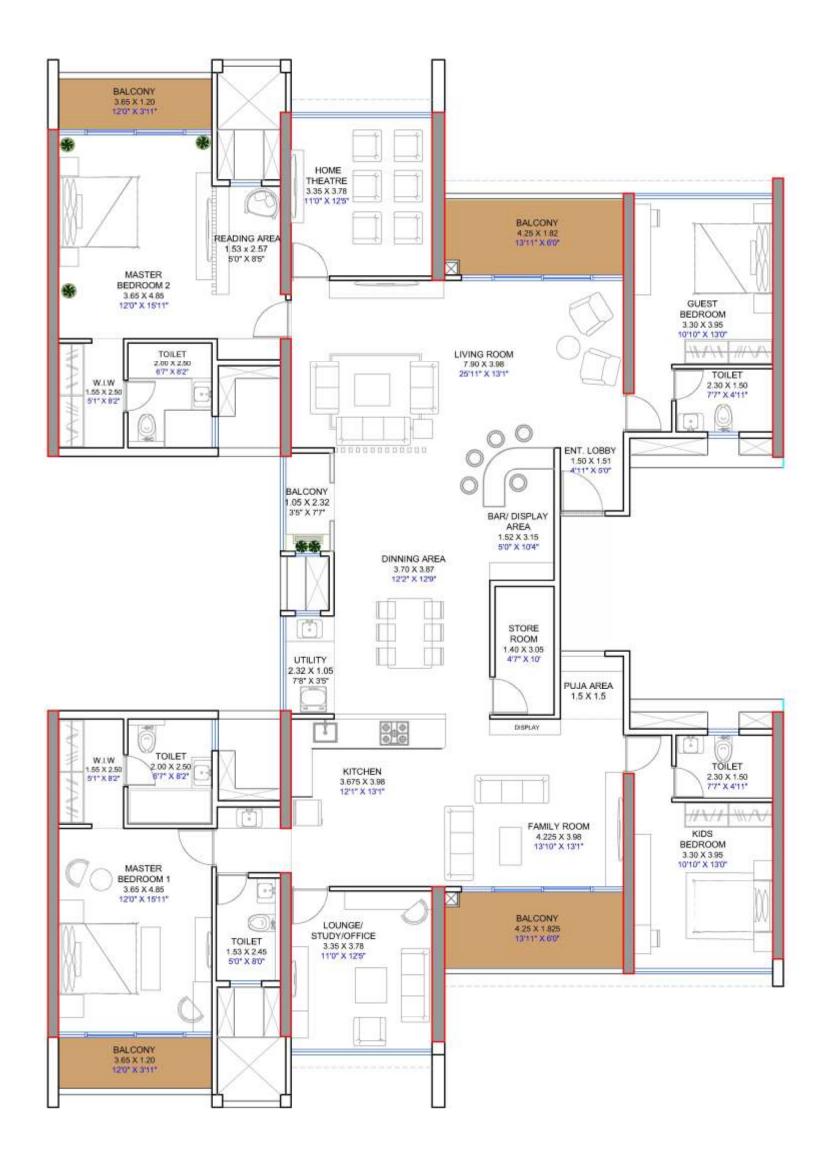




**UNIT NO. 4+5** 





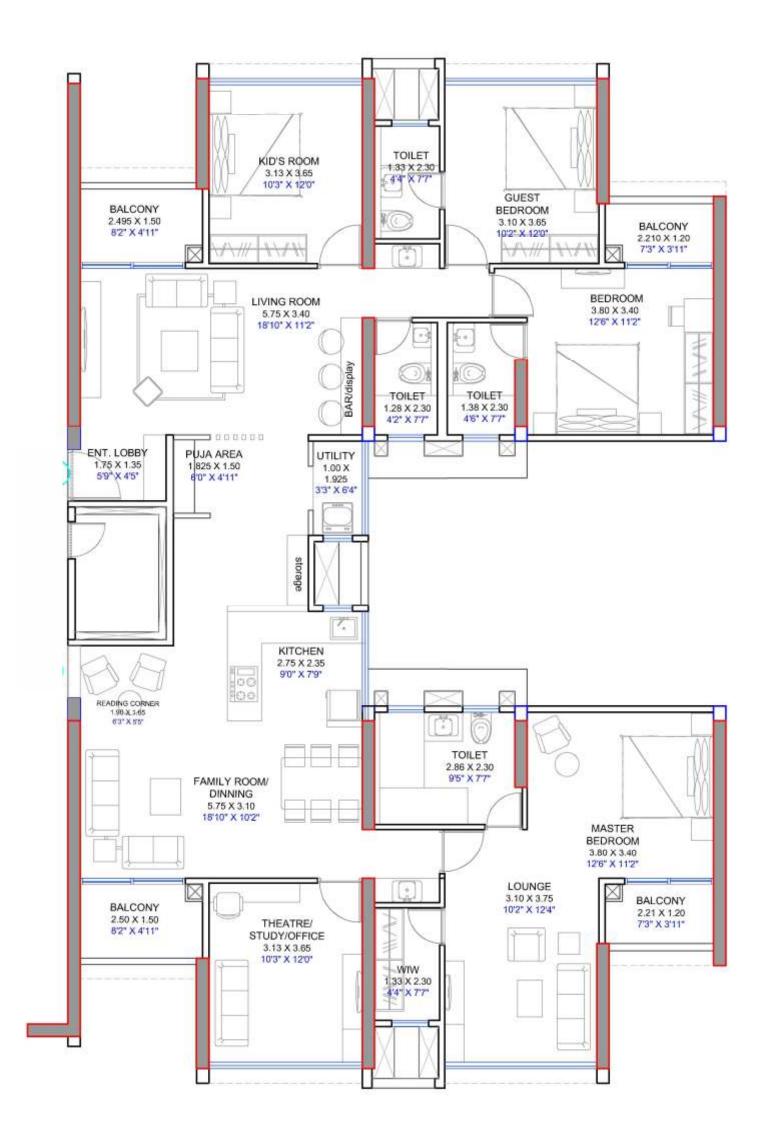


# SIMPLEX



Tower 2

**UNIT NO. 2+3** 



# SIMPLEX



Tower 4

**UNIT NO. 1+2** 



# SIMPLEX



Tower 4

**UNIT NO. 3+4** 

Note: There may be minor changes in the final plans with respect to RCC members of building.

For room dimensions refer to individual tower floor plans.



When disruption is in the DNA, what does a thoughtful market leader do? It disrupts its own DNA of inclusiveness and thoughtfulness. It evolves itself higher to cater to the discerning taste, by creating another gamechanger that will redefine the luxury real estate market in Pune. Afterall, a luxury brand needs to be exclusive, exquisite, and sustainable, to be loved. Add abundance and being responsible to these attributes, and you have a modern luxury brand that will set new benchmarks in the category.

VTP LUXE is no ordinary brand. It is born out of a market-leader fulfilling it's customers' demands and putting in its all to create a new normal in luxury, that will be perhaps a rare find in the market that is full of the ordinary. And then, continue to evolve the category in line with our legacy.

VTP LUXE is built on pillars of exclusivity, authenticity, and credibility. And yet, this is where the magic comes in. It delivers luxury that is extraordinary as well as responsible. Our extravagant homes will offer exquisite craftsmanship, opulent material and finishes, and stunning apartment design that are meant for those seeking a larger than life home. Boasting every conceivable amenity, the best in technology, and the highest level of detailing, VTP LUXE's developments are designed to be an island for the well heeled. All with a sustainable approach.

Welcome to VTP LUXE. Welcome to luxury with a soul. Welcome to a world that's EXQUISITELY THOUGHTFUL.



Site Address: New Kharadi, Pune.

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