

#SHININGBRIGHT



VTP CYGNUS

Premium 1, 2 and 3 Bedroom smart homes
10mins. From EON IT Park, New Kharadi

INSPIRED
BY A
CONSTELLATION,
BUT SHINING
BRIGHTER

On a dark night, if you look up at the star-studded sky, you will spot the Cygnus Constellation, a series of bright stars in the orange hue of the Milky Way, which if connected by imaginary lines, appears like a swan in flight.

Cygnus is the Greek word for Swan, and the inspiration behind VTP Cygnus Towers that stands tall at the northeast of the Township Codename Pegasus.

A man and a woman are smiling and looking towards the right. The man is wearing a dark suit jacket over a light-colored shirt. The woman is wearing a light-colored, strapless dress. They are standing in front of a large window with light-colored curtains. The background is softly blurred.

LUXURY
TOWNSHIP,
DAZZLING
LIFESTYLE

VTP Realty warmly welcomes you to VTP Cygnus, the crowning jewel of East Pune's most sought after Township Codename Pegasus – the township that sprawls over 100 acres in New Kharadi. Experience a premier lifestyle that comes from staying in a gated community that is integrated in the truest sense.

Township Codename
PEGASUS
#BeyondImagination

*Conceptual image



100+ ACRE
INTEGRATED
TOWNSHIP

5 SUPERLATIVE REASONS TO CHOOSE A VTP REALTY HOME IN PEGASUS

#1 A brand that is setting new benchmarks in the Pune real estate market every day. With a success story in West Pune, VTP Realty is revolutionizing Pune East

#2 The only brand that is successfully turning around large stuck projects. Thus bringing in positivity across the industry.

#3 The only projects in Pune East with 5 professional sports coaching academies at the township level* & highest resident-to-amenities ratio cluster-wise.

#4 The only projects with 5 access points from across east Pune and have a choice of early possession timelines.

#5 The projects that have the advantage of VTP Realty's MLA (Maximum Liveable Area) Homes which gives larger room sizes in the same carpet area.

*Township amenities may be chargeable.



TOWNSHIP PLAN

- Strategic Entry & Exist Points
- Luxury Club
- Badminton Academy
- Horse Riding Academy
- Lawn Tennis Academy
- Football Academy
- Swimming Academy
- School
- Yoga & Fitness Centre
- Spa
- Healthcare Centre
- Creche
- Landscape Zones
- Well Planned internal roads
- Spacious Parking Area
- Police Station
- Multi-tier Security
- Fire Station
- Bus Stop

Note: The development of Township level amenities and internal infrastructure is the responsibility of the Master Township Developer, Solitaire Group.

*Township amenities may be chargeable.



LEGEND

1. Stylish Entrance Gate

Podium Entrance Gate

- 2. Tennis/Multipurpose Court
- 3. Table Tennis
- 4. Half Basket Ball Court
- 5. Cricket Practice Net
- 6. Putt Putt Golf
- 7. Toddlers Play Area
- 8. Hopscotch
- 9. Outdoor Chess
- 10. Viewing/Selfie Deck

Ground Level Amenities

- 11. Bali Themed Clubhouse
- 12. Semi Olympic Sized Pool
- 13. Kids Pool
- 14. Fully Equipped Indoor Gym
- 15. Outdoor Gym
- 16. Children's Play Area
- 17. Celebrations Hall
- 18. Party Lawn
- 19. Indoor Games Room
- 20. Barbeque
- 21. Miyawaki Forest
- 22. Meditation Zone
- 23. Senior Citizen Area
- 24. Reflexology Path
- 25. Jogging Track



VTP CYGNUS
MASTER PLAN



*Artistic impression

© Conceptplus image

LIVE
AMONG THE
STARS.



*Artistic impression

Standing tall at 27 storeys, the six towers of VTP Cygnus command quite a presence in the entire township. Step into the MLA homes (Maximum Liveable Area) built along the lines of minimal wastage concepts, with a layout that gives you larger rooms, cross-ventilation and a healthy dose of easterly breeze.

Join us on a celestial journey to explore the dazzle of VTP Cygnus and its premium 1, 2 & 3 bed residences.



STAR-STUDED LIVING, FOR THE WHOLE FAMILY

At VTP Cygnus, you enjoy best of both worlds. You get the premium benefits of living in an iconic township and access* its luxurious amenities. Concurrently, you revel in the host of amenities crafted specially for your cluster. Ensuring that your family doesn't have to wait to make the most of any moment.

*Township amenities may be chargeable



*Artistic impression

LUXURY THAT DESCENDED RIGHT FROM THE HEAVENS

Living at VTP Cygnus is like checking into a resort and never having to check out. The leisure and recreational amenities and facilities are spread over an acre of land amidst lush Miyawaki Forest styled landscaping.

Inspired by the tropical theme of Bali, the entire clubhouse and pool reflects a resort theme. In other words, to visit a resort, you don't need to book a flight, you just need to press the elevator button down! At the same time, we have chosen a host of amenities and placed them in a zero-traffic safe zone – the podium garden.

LUXURY
TOWNSHIP,
DAZZLING
LIFESTYLE



*Artistic impression

Had a rough day at work? Take a holiday in Bali downstairs. Arrive at the entrance pavilion or call it the Arrival Court, flanked by theme walls and reflective pools on both sides. Leave your stress behind.

RESORT-INSPIRED POOL

The semi-olympic size pool with floating pavilions is ideal for a lazy afternoon siesta or a rapid lap to burn those calories. The pleasant sound of the water spouts and the wooden pergolas add a unique tropical touch to the pool. An ideal place for poolside parties!

FUN-FILLED POOL FOR KIDS

The children have their own pool adjoining the main pool, with small floating steps and pool side seating.

WORKOUT WITH A VIEW

Step into a gymnasium with a glass façade that faces the pool. Now, after a tough routine inside the gym, you literally have something to look forward to, every time!



HEAVENLY INDULGENCE THAT THE STARS DESERVE

LET THE STARS KEEP YOU COMPANY

Catch up with your neighbours or throw a party. We have a well-appointed celebrations hall, accompanied by a massive Party Lawn. Perfect for get-togethers and events. Now, add to it a Barbeque Court and you have several reasons to hang out here in the evening.

FIND ZEN AMIDST THE BUZZ

Leave the worldly chaos behind and dive within, at the Meditation Zone, adorned with a Buddha Sculpture and mural crafts to inspire you. This curved seating niche, with trees like Champa and Lagerstromia, give a tropical feel and also help you relax.



*Artistic impression

**LIVE
ACTIVE,
LIVE
LUXURIOUS**

Welcome to the sporty side of life, at the zero-vehicle podium loaded with all that you need to play and live an active life. Beautifully landscaped with colorful tensile shades, the podium is an ideal place to spend an evening chatting with neighbours, or play a game or two or just watch your children enjoying themselves.

PLAY HARD.
PLAY IT IN
STYLE



*Artistic impression

PLAY AREA FOR KIDS

Our podium has spaces where you can watch your kids and later, as they grow, play with them. Let's start with our dedicated play area for children with a host of games to keep them occupied and a colourful rubber flooring to keep them safe.

STAY YOUNG

Play hop scotch with your buddies and turn back the clock.

NET CRICKET

Practice a few shots or try a googly.

TABLE THE CHALLENGE

Play a mean round of chess at the giant chess board or try a backhand at the outdoor table tennis. Challenge your mind and body.



*Artistic impression

CALL IT A SHADE, OR A MINI-SKY

Take a break under the thoughtfully placed shades. Best place to cool down or check your pedometer.

JOGGING, WITH A RING-SIDE VIEW

A jogging track of 300 meters meanders through all the sports activities, giving you a nice view while you jog. Thus ensuring no vehicle disturbs you.

POSH GAME, FOR THE POSH PEOPLE

We can't be a pro golfer like Tiger Woods. But that shouldn't stop you from playing a few shots at the Putt Golf Corner.



BESPOKE
JUNGLE
ANYONE?

Conceptual image

At VTP Cygnus, our landscape are done as per Japanese Miyawaki style. This technique, pioneered by Japanese botanist Akira Miyawaki, helps build dense, native forests as the plant growth is 10 times faster and the resulting plantation is 30 times denser than usual. It involves planting dozens of native species in the same area. Thus, giving you a visual feast of dense foliage to enjoy every day.



*Conceptual image

**SMART HOMES
THAT KNOW
YOUR
LIFESTYLE**

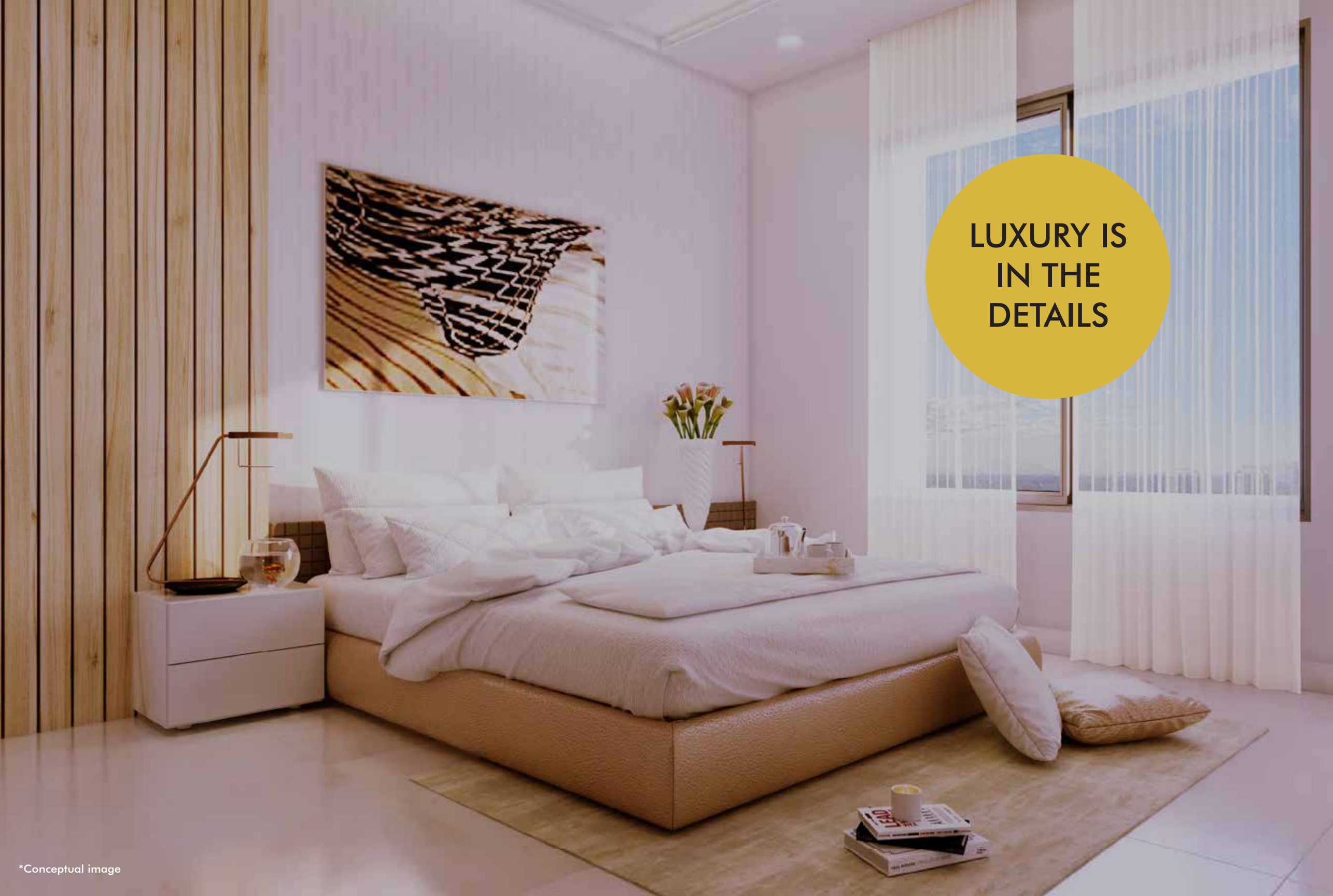
We believe that luxury is having all that you need at your beck and call. So we started with your home. At VTP Cygnus, we are creating integrated smart-home features that are in-built into your home to give you a life that is, well, smart. Control the Mood lighting, AC and Fan with your voice. Thanks to the Alexa-compatible home automation system.

ADVANCED HOME AUTOMATION FEATURES

Mood Lighting | AC, Fan & Geyser control | Feather like touchpad switches | Motion sensor lights in all baths

Compatible with Alexa voice command*

*Alexa device not provided.



LUXURY IS
IN THE
DETAILS

THE FINER DETAILS

PROJECT LEVEL

- Earthquake resistant RCC structure
- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common area
- Car charging points
- Common washroom for drivers
- Towers T7, T8, T9, T10, T11 & T12 - 4 lifts each - (3 passenger + 1 service)
- Superior quality apex / texture / protective paint for exteriors
- Towers T10, T11 & T12 - 27 storeys
Towers T7, T8, T9 - 22 storeys

INSIDE YOUR HOME

Kitchen

- Granite kitchen platform
- S.S. sink
- Ceramic dado upto 2' above kitchen platform
- Provision for water purifier

Washrooms

- CP fittings – Jaguar/Cera equivalent
- Flooring with anti-skid tiles
- Designer decorative dado tiles upto 7 ft.
- Solar connection in master washroom
- Geysers point in all washrooms

Flooring

- Glazed vitrified tiles (1200x600mm) in living, dining, kitchen and all bedrooms
- Anti-skid ceramic tiles in dry balcony & terraces

Doors

- Decorative entrance door with veneer
- All rooms & washroom doors are laminated flush doors
- Granite door frames for toilet doors

Windows

- 2 ft. glass railing to terrace with 2 ft. brick wall
- Powder-coated aluminum sliding windows with mosquito net
- M.S. grill for all window

Wall Finishes

- Plastic emulsion paint for internal walls

Plumbing

- Concealed anti-corrosive plumbing

Electrical Fittings

- 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 rooms except kitchen
- Provision for inverter

Automation

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



**MAXIMUM SPACE
FOR MAXIMUM
LIVING.
DISCOVER OUR
MLA HOMES**

MLA Homes (Maximum Liveable Area) is a design philosophy pioneered by VTP Realty. Wherein, everything is intelligently planned so that residents get more space to enjoy the finest moments of life. Through this philosophy every VTP Realty home has larger room sizes in the same carpet area.

REDEFINED
LIVING SPACES
WITH OUR
MLA HOMES



*Artistic impression

OPTIMAL PROJECT DESIGN

The project layout planning ensures an optimum spacing between the towers to ensure all apartments get ample amount of sunlight and breeze, along with a great view.

MAXIMUM ERGONOMICS FOR MAXIMUM LIVING

Our apartment design and layouts offer larger room dimensions than most other projects, even in the same carpet area. Minimizing dead corners and passage space to cull out the most liveable area within your home. When designing elevations, we especially focus on creating wall niches for additional storage that fits easily without eating floor space. All in all, a VTP home gives you more living and storage space than any other.

Every home configuration is painstakingly designed to make it more efficient. The size of the decks and dry balconies is also just right for their purpose. Perfectly usable and functional without any wastage.

A COMMANDING PRESENCE

EDUCATION

Holy Angels Convent School:	0 Km.
Sanskriti School	4 Kms.
Podar International School	4.5 Kms.
Lexicon International School	5 Kms.
Victorious Kidss Educares	5 Kms.
The Bishop's School, Kalyani Nagar	12 Kms.

HOTELS & RESTAURANTS

FML Lounge	5 Kms.
Lounge Fly High	5 Kms.
Hotel Radisson Blu	7 Kms.
Hotel Hyatt Regency	12 Kms.
Hotel Novotel	12 Kms.
Hotel Westin	12 Kms.

AIRPORT, RAILWAY STATION & INDUSTRIAL HUBS

Airport	11 Kms.
Hadapsar Industrial Estate	9 Kms.
Pune Railway Station	15 Kms.
Ranjangaon Industrial Area	40 Kms.

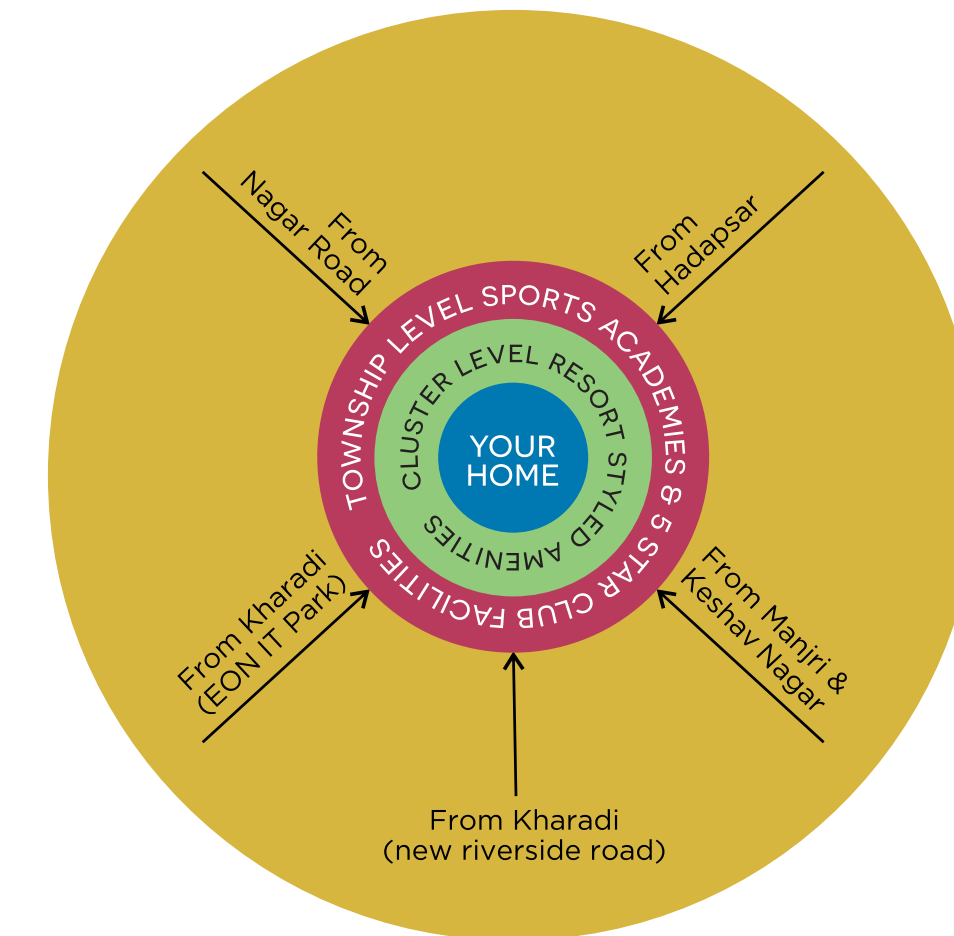
HEALTHCARE

Lifeline Hospital	6 Kms.
Columbia Asia Hospital	7 Kms.
Motherhood	6 Kms.
Noble Hospital	10 Kms.

SHOPPING & ENTERTAINMENT

Reliance Mart	7 Kms.
Phoenix Market City	10 Kms.
Amanora Mall	10 Kms.
Seasons Mall	10 Kms.

5 POINTS ACCESS FROM EAST PUNE. NOW THATS AN UNCOMMON LUXURY



VTP REALTY.
A LEGACY THAT
IS REDEFINING
PUNE'S REAL
ESTATE

Today, VTP Realty is Pune's leading Real Estate Brand. A feat made possible due to the tremendous goodwill of decades and the well-earned reputation of being a trust-worthy turn-around specialist who has taken over large stuck projects and made them viable and successful. The case in point being Codename Township Pegasus and Codename Township Blue Waters in West and East Pune respectively.

We also benefit from the 35-year legacy of our group in the construction industry. We source 70% of our construction materials from our group companies through backward integration, enabling us to deliver better quality homes in a shorter time span.

VTP Materials a leading cement supplier in West India and holding No. 1 position in Pune & No. 2 in Maharashtra.

Viraj Projects, also under the flagship of VTP Group, is one of renowned infrastructure development and construction contracting company and boasts of almost every national developer as their customer.

We have successfully established our leadership in every industry we operate in.



BETTER DESIGN

Layouts that maximize the potential of each room offering more usable space inside a home, upgraded premium specifications, amenities for every family members 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 | One of the pioneers of Tunnel Form Technology in India



BETTER CARE

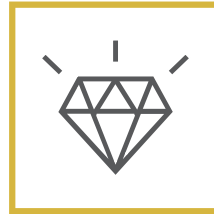
No transfer fee | Community Building programs after possession
Professionally-managed team facilitating leasing and resale of property
V-Care Customer Portal for single window communication with customers



DELIVERING
LAVISH LIVING
EXPERIENCES,
NOT JUST
HOMES



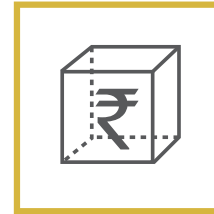
MLA ADVANTAGE
OF BIGGER ROOMS



HIGH BUILD
QUALITY



RIGHT PRICED
PRODUCTS



TRANSPARENT
TRANSACTION



CUSTOMER
CENTRIC APPROACH



HIGHER RETURN
ON INVESTMENT
& BETTER RENTALS



POST SALES
SUPPORT



VTP Urban Balance - Magarpatta Road
Premium 3 bed residences



VTP Urban Rise - Pisoli
1.5 & 2 bedroom homes



VTP Urban Space - NIBM
Premium 3.5 & 4.5 bed residences

OTHER DELIVERED PROJECTS

VTP Urban Nirvana - 2 & 3 BHK - Kharadi | VTP Urban Soul - 2 BHK - Kharadi | VTP One - 1 BHK - Kharadi
Landmark - Residential & Commercial - Undri | Hotel Cypress - A Luxury Hotel in Kalyani Nagar

SCHOOLS PROJECTS DELIVERED

VIBGYOR Roots and Rise School - Chinchwad | VIBGYOR Roots and Rise School - Wagholi | EDEN International School - Talegaon

VTP REALTY - A WORLD OF THOUGHTFULNESS



The world is changing every moment. True joy lies in driving the change, with thoughtfulness. In identifying, understanding, feeling and then creating. In adding that little thoughtful touch that's so responsive. In creating spaces that are full of emotions. With amenities that are created thinking about every functional aspect. In being reborn every day and remaining inspired with values that are timeless. By creating integrated architectural marvels every time, we create. In triggering a disruption that sparks numerous positive disruptions. Be loved for that.

Thoughtfulness in design means crafting living spaces for families to endear and enjoy. Consciously anticipating our customers every need and ironing out their pain points. After all our products are designed to last a lifetime! In fact go beyond and become heirlooms.

Our thoughtfulness in our product and service is our true differentiator. It makes us more human. Makes us a unique blend of agility with mindfulness.

We are Thoughtful. Because we think about the finer nuances of not only our craft but our relationships too. Applying our minds and hearts to forge rapport with our employees and our associates alike.

By creating integrated architectural marvels Opportunities to embark upon new journeys. Think new geographies, new scale, new challenges and new changes.

Because being thoughtful is our second nature.

IT'S GREAT TO BE RECOGNIZED BY THE MOST RECOGNIZED



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**

Asia One - 2020

**VISIONARY LEADER AWARD
MR. SACHIN BHANDARI**

Times Ascent & World HRD Congress - 2021
under Innovative Leadership

EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY

**INTEGRATED TOWNSHIP PROJECT
OF THE YEAR BLUE WATERS**

Realty Plus Excellence Awards - 2020
IBE - India Property Awards - 2020

**DEVELOPER OF THE YEAR
TOWNSHIP**

Realty Plus Excellence Awards - 2020

THOUGHTFULLY CRAFTED PROJECTS

**ICONIC PROJECT
OF THE YEAR - VTP BEL AIR**

Realty Plus Excellence Awards - 2020

**MID SEGMENT PROJECT
OF THE YEAR - VTP PURVANCHAL**

IBE - India Property Awards - 2020

**RESIDENTIAL PROJECT
OF THE YEAR - VTP LEONARA**

Realty Plus Excellence Awards - 2020

**COMMERCIAL PROJECT
OF THE YEAR - KP SQUARE**

IBE - India Property Awards - 2020

NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS

**DEVELOPER
OF THE YEAR**

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - 2020
CIA WORLD Builders Awards - 2020
IBE - India Property Awards - 2020

**CEO OF THE YEAR
MR. SACHIN BHANDARI**

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - PUNE - 2020
Realty Plus Excellence Awards - WEST - 2020

BRAND OF THE YEAR

Global Real Estate Congress - 2021

BEST REALTY BRAND

ET Edge, Times Of India Group - 2021

GREAT BRANDS ARE BUILT BY HAPPY CUSTOMERS & EMPLOYEES

NATIONAL BEST EMPLOYER BRAND ET NOW HR Awards by World HRD Congress - 2020

Recent awards for more visit www.vtprealty.in/awards



A WORLD OF THOUGHTFULNESS

vtprealty.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 project. This will change when the project is formally launched. The content in this brochure is only indicative and does not imply the ownership of project Township Codename Pegasus by VTP Group / VTP Realty. The Township level amenities and internal infrastructure is the responsibility of the Master Township Developer, Solitaire Group. In all the clusters launched by VTP Realty and other developers, Solitaire Group is the co-promoter (as they are the Master Township Developer) and the same is also mentioned in RERA. Logos of VTP Realty & other projects are copyright and owned by VTP Group.

MahaRERA Registration No. T7 - P52100009524, T8 - P52100007722, T9 - P52100007401, T10 - P52100024551, T11 - P52100022783, T12 - P52100023473

available at www.maharera.mahaonline.gov.in

*Upgrade
your living
quotient.*





VTP BEAUMONDE

a world of fine living

Premium 2 & 3 bed residences

#NEVERCHECKOUT

'Beaumonde', its meaning is as exotic as the sound of the word. It literally means 'fine world', the world of high fashion and society. So, when you say 'Beaumonde', you need not put any adjectives, superlatives or phrases to describe the kind of high living that you experience.

You simply say 'Beaumonde, need we say more'.







TOWNSHIP CODENAME PEGASUS, *New Kharadi*

VTP Realty warmly welcomes you to VTP Beaumonde, an exquisite offering of East Pune's most sought-after Township Codename Pegasus - the township that sprawls over 100 acres in New Kharadi. Experience an exclusive lifestyle that comes from staying in a gated community that is integrated in the truest sense.



100+ ACRE INTEGRATED TOWNSHIP

#BeyondImagination

5 superlative reasons to choose a VTP Realty home in Pegasus

#1

A brand that is setting new benchmarks in the Pune real estate market every day. With a success story in West Pune, VTP Realty is revolutionizing Pune East

#2

The only brand that is successfully turning around large stuck projects. Thus bringing in positivity across the industry.

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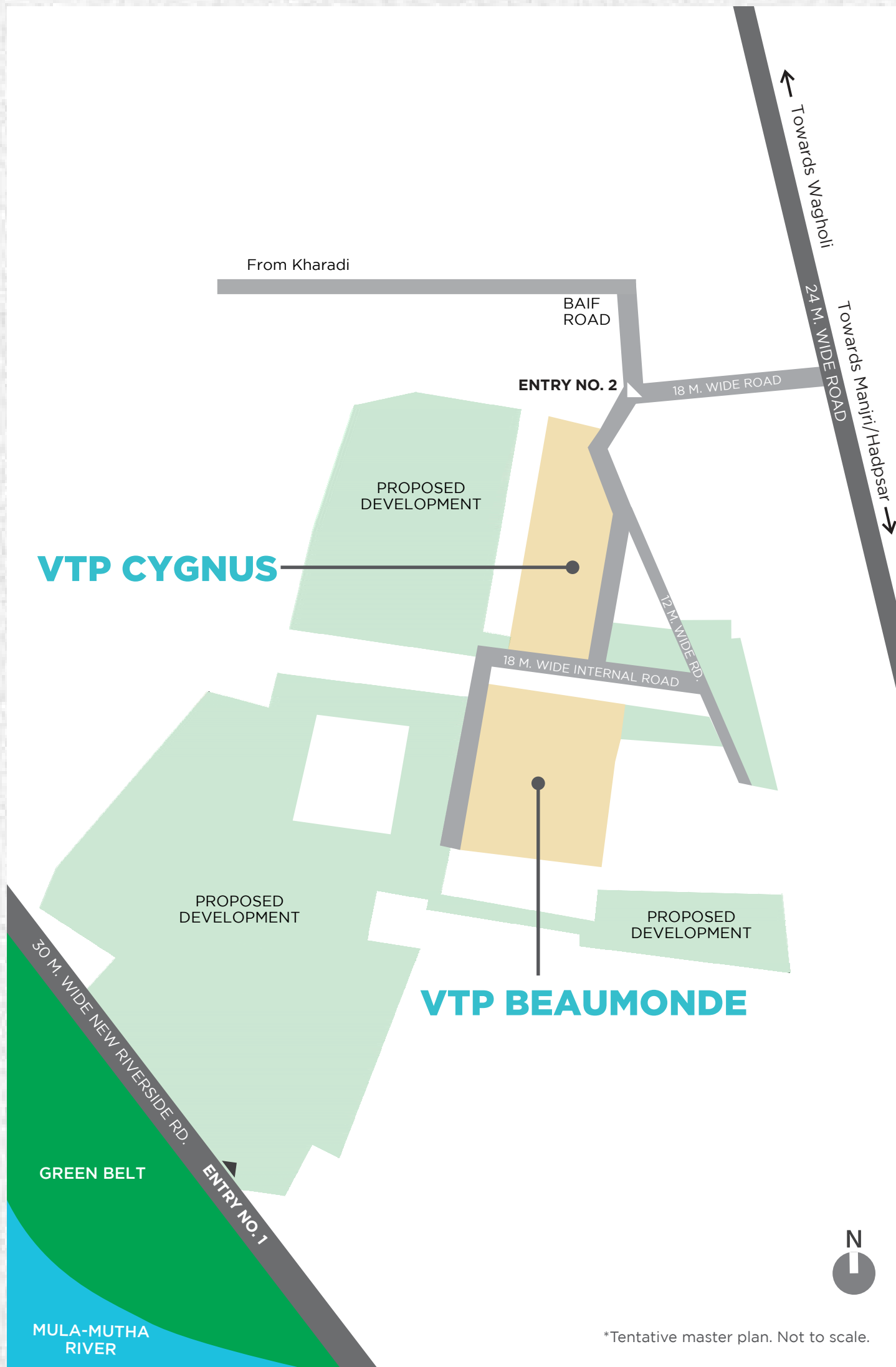
#4

The only projects with 5 access points from across east Pune and have a choice of early possession timelines.

#5

The projects that have the advantage of VTP Realty's MLA (Maximum Liveable Area) Homes which gives larger room sizes in the same carpet area.

TOWNSHIP MASTER PLAN



- 5-star Club
- Badminton Academy
- Horse Riding Academy
- Lawn Tennis Academy
- Football Academy
- Swimming Academy
- Yoga & Fitness Centre
- Spa
- Health Centre
- Large Landscaped Zones
- Creche
- Strategic Multiple Entry & Exit Points
- Well-planned Internal Roads
- Police Station
- Multi-tier Security
- Fire Station
- Bus Stop
- School

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MASTER PLAN

1. Entrance Gate
2. Bali Theme Clubhouse with Water Bodies
3. Semi Olympic Sized Pool with Water pouts 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



*Just the place
where you belong -
above
everyone else.*

**2 & 3 Bedroom Luxurious Residences spread across
9 acres of land with 6 towers and 27 storeys*.**





If you are looking for an address that suits your class, look no further. Located within the landmark Township Codename Pegasus, VTP Beaumonde is a 2 and 3 BHK cluster of luxurious and spacious homes, with a very exclusive offering. Get yourself the comfort of MLA homes (Maximum Liveable Area), with larger rooms, cross-ventilation and a healthy dose of easterly breeze.

VTP Beaumonde offers you an unmatched lifestyle, not just within the environs of your own home but the indulgence of recreational and leisure amenities that are luxuriously spread approx. 2 acres.

#LiveLarge

*Maximum
panache,
maximum
living.*

Discover our MLA Homes

MLA Homes (Maximum Liveable Area) is a design philosophy pioneered by VTP Realty. Wherein, everything is intelligently planned so that the residents get more space to enjoy the finest moments of life.

Through this philosophy, every VTP Realty home has larger room sizes in the same carpet area. Hence, you pay only for the area that you live in.





OPTIMAL PROJECT DESIGN

The project layout planning ensures optimum spacing between the towers, so that all the apartments get ample amount of sunlight and breeze, along with a great view.



MAXIMUM ERGONOMICS for MAXIMUM LIVING SPACE

Our apartment design and layouts offer larger room dimensions than most other projects, even in the same carpet area. Every single room is intelligently planned to give you most thoughtful and optimized size.



Minimizing dead corners and passage space to cull out the maximum liveable area within your home. When designing elevations, we especially focus on creating wall niches for additional storage that fits easily without eating floor space. All in all, a VTP Realty home gives you more living and storage space than any other. Every home configuration is painstakingly designed to make it more efficient.

The size of the decks and dry balconies is also just right for their purpose. Perfectly usable and functional without any wastage.

WE INVITE YOU TO CHECK THE DESIGN DETAILS

*Don't just
step in.
Make a grand
splash.*

Aqua Entrance

The stunning clubhouse at VTP Beaumonde comes with a serene floating reception pavilion which is placed in a Water Court, and adorned with water fountains on the stone walls giving it an exquisite Southeast Asian look. You might be mistaken that you are entering a lavish resort, and we won't blame you for that.





*Indulge
yourself,
the
Beaumontde
way.*

Gymnasium with Two Swimming Pools





Everything about VTP Beaumonde is designed stylishly. Just the way you would imagine showing your friends around the beautiful and lavishly designed world that you call home.

The stunning glass gymnasium overlooks the spectacular pool on oneside and a pleasing greens and Miyawaki forest on the other side. Let the soothing water view help you unwind while you work out. The pool itself is a large semi Olympic-sized pool, with gazebos and floating seats for those lazy pool parties.

The kids have a star attraction in the form of a mini water park made just for them! Perhaps the only one in any residential project in Pune.

At VTP Beaumonde, there is no compromise on space and luxury.





*Miyawaki.
Experience
the jungle.*

Miyawaki Mini-forest

The lavishness at VTP Beaumonde doesn't stop at brick and mortar, but it extends to the greens too. One of the highlights of the project is the unique Miyawaki forest. Miyawaki is a native plantation technique pioneered by the Japanese botanist Akira Miyawaki for making dense, faster-growing plantations. Enjoy nature trails inside a forest in your front yard!

- Absorbs 30 times more carbon dioxide
- Chemical-fertilizer free forest, sustaining itself and supporting local biodiversity
- A substantial 3000% increase in noise and dust isolation

Also, stay fit and fabulous with a vehicle-free Jogging Track that enables you to spend time on your fitness with zero disturbance.

***1st time in Pune**



*Be the
socialite.*

Party Lounge &
Lawn with Amphitheatre



An artistic impression



What is social life without celebrations with friends and family? Indulgence comes in the form of a large celebration and party lounge with enough space to host around 300 guests. The well decorated party hall opens up to the extensive lawn with an amphitheatre, barbeque counters and a stage. Alongside is a sunken-court with a campfire area, lit up perfectly with soft lights, making for a perfect unwinding spot.

All you need to bring along is some champagne.

An artistic impression



*Play
it in style.*

International-sized Tennis Court

Simply the best. A game played
well on the green turf.

*Large
lavishness
for the
little ones.*

We have designed play areas keeping in mind young children and their fitness and recreation needs. Playing outdoors yet within the safe confines of the project, allows them to stay physically active and develop a healthy relationship with nature, rather than a virtual world.

- **Mini Water Park • Skating Rink • Kids' Play Area**
- **Cricket Nets for Children To Practice Safely**

AT VTP Beaumonde, we indulge the juniors fully.





*Where desires
turn into reality.*

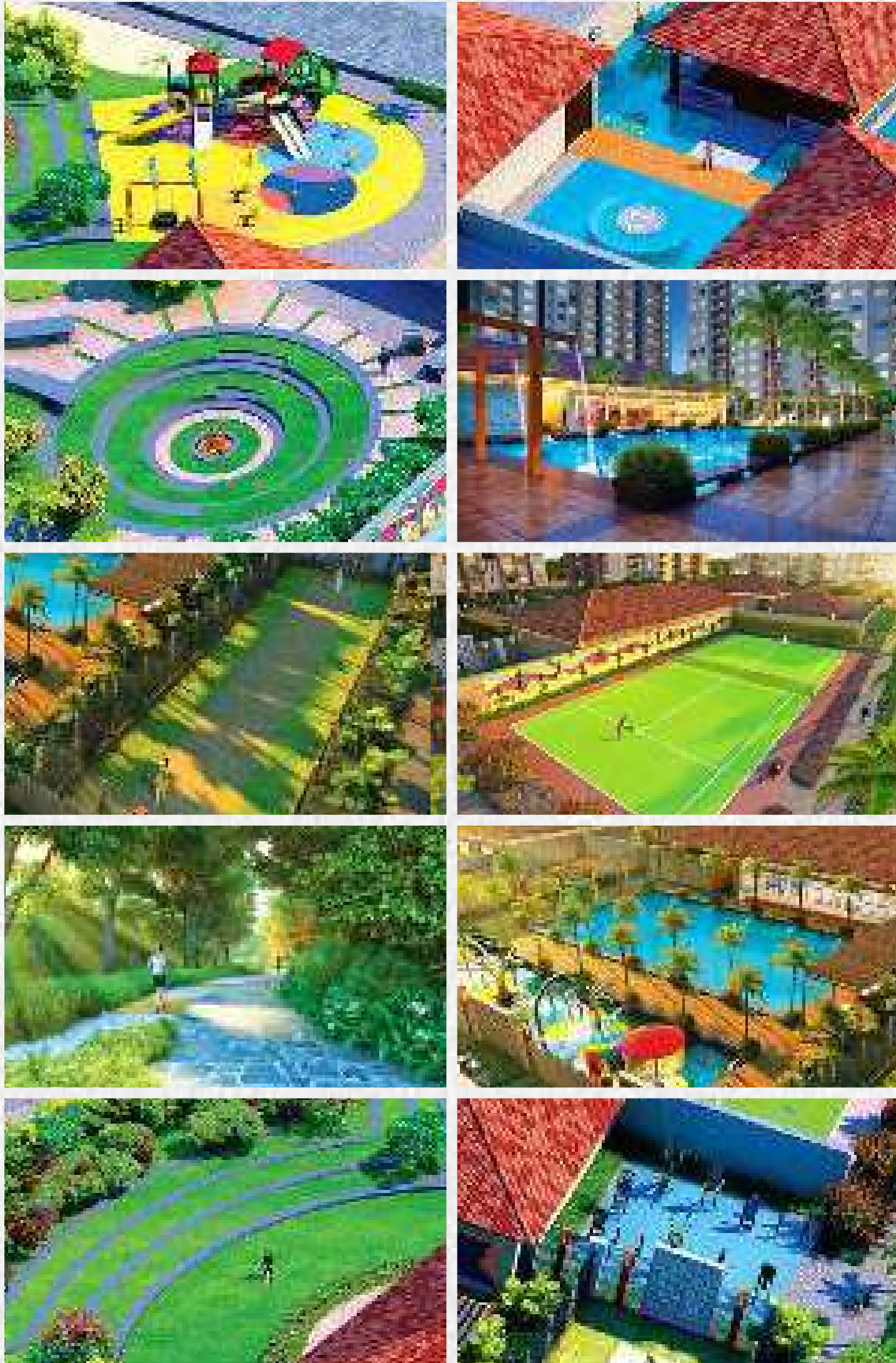
Advance Smart Homes Features

It's not about just convenience, but smart living is all about your taste and personal style. Every house at VTP Beaumonde has an Alexa-compatible home automation system that enables you to control the mood lighting, AC and fan with your voice and mobile app even while you are away from home. Experience smart living like never before.

- **Lights Control • Fan Control • AC Control**
- **Geyser Control • Feather like Touchpad Switches**
- **Compatible with Alexa Voice Command***
- **Motion-sensor Lights in all Baths**

*Alexa device not provided.

An artistic impression



*Elegance, at
walking distance.*

Multipurpose Hall | Indoor Games | Waiting Area
Campfire Court | Reflexology Park | Yoga Lawn | Sand Pit Area
Multipurpose Court | Jogging Track | Squash Court | Fire Court
Meditation Area | Splash Pool | STP/WTP

The fine finer details.

PROJECT LEVEL

- Earthquake resistant RCC structure
- Tower T2, T3, T6 - 27 storeys
Towers T1, T4, T5 - 22 storeys
- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common area
- Car charging points
- Common washroom for drivers
- TOWERS T2, T3, T6 -
6 lifts each - (4 passenger + 2 service)
- TOWERS T1, T4, T5 -
4 lifts each - (3 passenger + 1 service)
- Superior quality apex / texture / protective
paint for exteriors



Conceptual image

INSIDE YOUR HOME

KITCHEN

- Granite kitchen platform
- S.S. sink
- Ceramic dado upto 2' above kitchen platform
- Provision for water purifier

WASHROOMS

- CP fittings - Jaguar/Cera equivalent
- Flooring with anti-skid tiles
- Designer decorative dado tiles upto 7 ft.
- Solar connection in master washroom
- Geysers point in all washrooms

FLOORING

- Marble finished glazed vitrified tiles (1200x600mm)
in living, dining, kitchen and all bedrooms
- Anti-skid ceramic tiles in dry balcony & terraces

DOORS

- Decorative entrance door with veneer
- All rooms & washroom doors are
laminated flush doors
- Granite door frames for toilet doors

WINDOWS

- 2 ft. glass railing to terrace with 2 ft. brick wall
- Powder-coated aluminum sliding windows
with mosquito net
- M.S. grill for all window

WALL FINISHES

- Premium plastic emulsion paint for internal walls

PLUMBING

- Concealed anti-corrosive plumbing

ELECTRICAL FITTINGS

- 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 rooms except kitchen
- Provision for inverter

AUTOMATION

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

*The landmark
address.*

**Upcoming Main and Arterial Roads
That Make Commuting A Breeze**

The under-construction 6-lane road will
connect Township Codename Pegasus to EON IT Park
in 5 minutes in East Pune

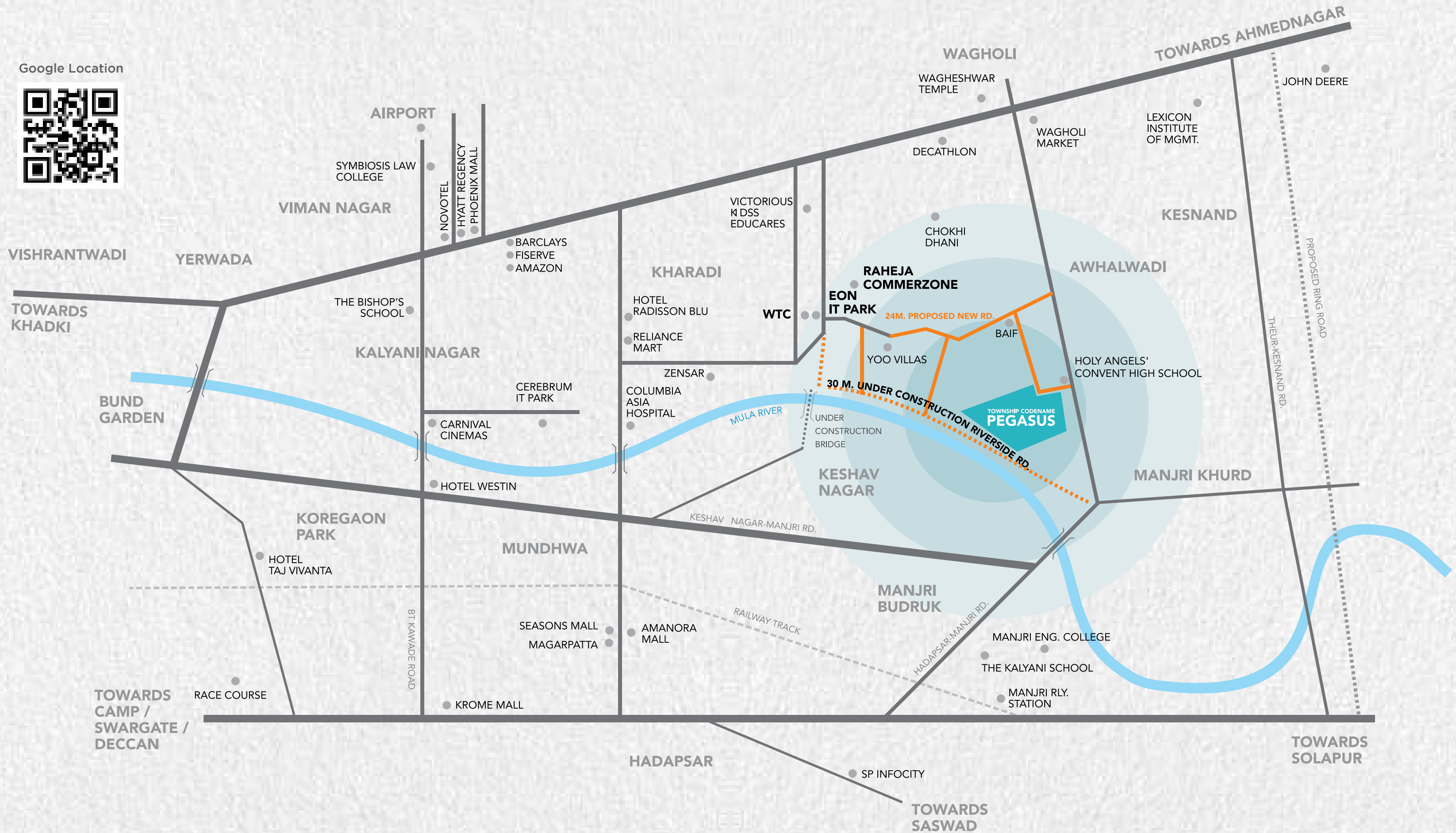
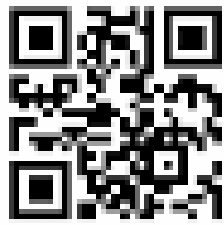
The upcoming Lohegaon-Kharadi-Wagholi By Pass Road

The newly widened Nagar Highway



LOCATION MAP

Google Location



*The map is not drawn to scale

Everything is close by.



5 access points from across east Pune

HEALTHCARE

Lifeline Hospital	6 Kms.
Columbia Asia Hospital	7 Kms.
Motherhood	6 Kms.
Noble Hospital	10 Kms.

SHOPPING & ENTERTAINMENT

Reliance Mart	7 Kms.
Phoenix Market City	10 Kms.
Amanora Mall	10 Kms.
Seasons Mall	10 Kms.

AIRPORT, RAILWAY STATION & INDUSTRIAL HUBS

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

EDUCATION

Holy Angels Convent 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 Bishop's School Kalyani Nagar	12 Kms.

HOTELS & RESTAURANTS

FML Lounge	5 Kms.
Lounge Fly High	5 Kms.
Hotel Radisson Blu	7 Kms.
Hyatt Regency	12 Kms.
Novotel	12 Kms.
Westin	12 Kms.

DISCLAIMER: This map showing the location of developments is stylised and only shows the approximate direction/s towards locations of developments. Description/s of roads and public transport routes, distances and connection times are based on publicly available timetables and the burden of determining the accuracy and correct travel time for or the appropriateness for use rests solely with the user accessing the information. No express or implied liability is assumed for the accuracy of the delineated data towards the developer.

VTP Realty

A World of Thoughtfulness

The world is changing every moment. True joy lies in driving the change, with thoughtfulness. In identifying, understanding, feeling and then creating. In adding that little thoughtful touch that's so responsive. In creating spaces that are full of emotions. With amenities that are created thinking about every functional aspect. In being reborn every day and remaining inspired with values that are timeless. By creating integrated architectural marvels every time, we create. In triggering a disruption that sparks numerous positive disruptions. Be loved for that.

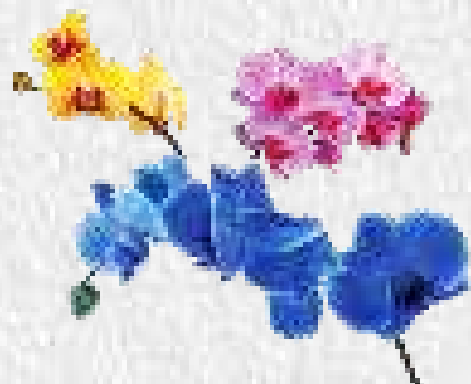
Thoughtfulness in design means crafting living spaces for families to endear and enjoy. Consciously anticipating our customers every need and ironing out their pain points. After all our products are designed to last a lifetime! In fact go beyond and become heirlooms. Our thoughtfulness in our product and service is our true differentiator. It makes us more human.

Makes us a unique blend of agility with mindfulness.

We are Thoughtful. Because we think about the finer nuances of not only our craft but our relationships too. Applying our minds and hearts to forge rapport with our employees and our associates alike.

By creating integrated architectural marvels Opportunities to embark upon new journeys. Think new geographies, new scale, new challenges and new changes.

Because being thoughtful is our second nature.



BETTER DESIGN

Layouts that maximise potential of each space
Focus on usable space versus carpet space



BETTER BUILD

VTP Group has over 3 decades of experience in construction material sourcing | Constructed close to 100 projects across the country
Backward integration that allows easy access to the latest construction technology | One of the pioneers of Tunnel Form Technology in India

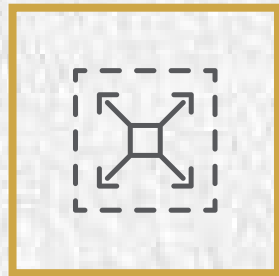


BETTER CARE

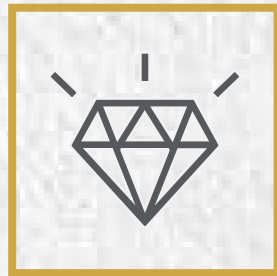
No transfer fee | Community Building programs after possession
Professionally-managed team facilitating leasing and resale of property
V-Care Customer Portal for single window communication with customers



Delivering lavish living experiences, not just homes.



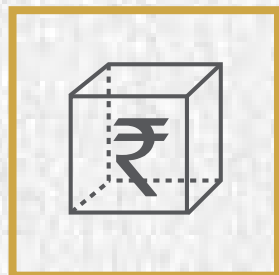
MLA ADVANTAGE OF BIGGER ROOMS



HIGH BUILD QUALITY



RIGHT PRICED PRODUCTS



TRANSPARENT TRANSACTION



CUSTOMER CENTRIC APPROACH



POST SALES SUPPORT



HIGHER RETURN ON INVESTMENT & BETTER RENTALS



Urban Balance
Premium 3 bed residences
- Magarpatta Road



Urban Space
Premium 3.5 & 4.5 bed residences
- NIBM



VTP Urban Rise
1.5 & 2 bedroom homes
- Pisoli

Other Delivered Projects

VTP Urban Nirvana - 2 & 3 BHK - Kharadi

VTP Urban Soul - 2 BHK - Kharadi

VTP One - 1 BHK - Kharadi

Landmark - Residential & Commercial - Undri

Hotel Cypress - A Luxury Hotel in Kalyani Nagar

Schools Projects Delivered

VIBGYOR Roots and Rise School - Chinchwad

VIBGYOR Roots and Rise School - Wagholi

EDEN International School - Talegaon

IT'S GREAT TO BE RECOGNIZED BY THE MOST RECOGNIZED



NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS

DEVELOPER OF THE YEAR

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - 2020
CIA WORLD Builders Awards - 2020
IBE - India Property Awards - 2020

CEO OF THE YEAR MR. SACHIN BHANDARI

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - PUNE - 2020
Realty Plus Excellence Awards - WEST - 2020

BRAND OF THE YEAR

Global Real Estate Congress - 2021

BEST REALTY BRAND

ET Edge, Times Of India Group - 2021

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

Asia One - 2020

VISIONARY LEADER AWARD MR. SACHIN BHANDARI

Times Ascent & World HRD Congress - 2021
under Innovative Leadership

EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY

INTEGRATED TOWNSHIP PROJECT OF THE YEAR BLUE WATERS

Realty Plus Excellence Awards - 2020
IBE - India Property Awards - 2020

DEVELOPER OF THE YEAR TOWNSHIP

Realty Plus Excellence Awards - 2020

THOUGHTFULLY CRAFTED PROJECTS

ICONIC PROJECT OF THE YEAR - VTP BEL AIR

Realty Plus Excellence Awards - 2020

MID SEGMENT PROJECT OF THE YEAR - VTP PURVANCHAL

IBE - India Property Awards - 2020

RESIDENTIAL PROJECT OF THE YEAR - VTP LEONARA

Realty Plus Excellence Awards - 2020

COMMERCIAL PROJECT OF THE YEAR - KP SQUARE

IBE - India Property Awards - 2020

GREAT BRANDS ARE BUILT BY HAPPY CUSTOMERS & EMPLOYEES

NATIONAL BEST EMPLOYER BRAND ET NOW HR Awards by World HRD Congress - 2020

Recent awards for more visit www.vtprealty.in/awards

The Brand Legacy

VTP Realty is Pune's no. 1 real estate brand in terms of sales revenue in a financial year. A feat made possible due to the tremendous goodwill of decades and the well-earned reputation of being a trust-worthy turn-around specialist, that has taken over large project and made them viable and successful. The case in point being Township Codename Pegasus and Township Codename Blue Waters in East and West of Pune respectively.

The brand operates on the premise of thoughtfulness. Going beyond the obvious and easy and delivering delight through our product design, customer interaction, employee welfare and vendor engagement. Thoughtfulness has been a compelling differentiation for the brand and has been instrumental in building loyalty and preference amongst our customers.

We also benefit from the 35-years legacy of our group in the construction industry. We source 70% of our construction materials from our group companies through backward integration.

vtprealty.in

Disclaimer: All representations are believed to be correct and envisaged by the developer/promoter. All art renderings, illustrations, photographs and pictures contained in this magazine are an artist's impression only and the same should not be construed to be the final images/views of the final project. The printed material does not constitute a contract/order of any type between the developer/promoter and the purchaser and shall supersede all statements, documents or representations made prior to signing of such sale and purchase agreement. Terms & conditions apply.

Pegasus is a name which is used for the time being as a codename and not the final name of the project. This will change when the project is formally launched. The content in this brochure is only indicative and does not imply the ownership of project Township Codename Pegasus by VTP Group / VTP Realty. The Township level amenities and internal infrastructure is the responsibility of the Master Township Developer, Solitaire Group. In all the clusters launched by VTP Realty and other developers, Solitaire Group is the co-promoter (as they are the Master Township Developer) and the same is also mentioned in RERA. Logos of VTP Realty & other projects are copyright and owned by VTP Group.

MahaRERA Registration No. T1 - P52100009535, T2 - P52100025232, T3 - P52100022781, T5 - P52100007384, T6 - P52100007942
available at www.maharera.mahaonline.gov.in

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