

VELVET

— villas —

QUINTESSENTIAL VILLA HOMES



BOLD. ICONIC. RADICAL. EXTRAORDINAIRE.

For the select few
who dare go forth and explore

THE UNCHARTED LUXURY.



FOR THOSE WHO SEE THE WORLD AS
A BORDERLESS CHRONICLE.

WHETHER OUT THERE

OR RIGHT HERE.

From cruising across the
mesmeric mediterranean expanse
to an ephemeral sight of
celestial sky-watching past the
northern paradise,

FOR THE WORLD IS CLEARLY YOUR OYSTER .



AN INSPIRED QUEST.

GLIDE FORWARD INTO DARING

Whether aboard Emirates, soaring across the majestic landscapes of the south islands, from dramatic mountains to spectacular fjords. Or towards the magnetic city of lights submerging in the unmistakable je ne sais quoi.

Where time and space are yours alone, for those who seek the incomparable journey of the open skies.

NEW TERRAINS.



A SOULFUL ODYSSEY.

TO A LIFE OF SHEER ELEGANCE,
FOR THE CITY'S CULTURED AND GENTEEL.



Pursuing a striking charisma;
demanding visual and sensory performances at an
unparalleled level.

NEVER BEFORE HAS YOUR SENSE OF ARRIVAL
BEEN IMBUED WITH SUCH...

UNPARALLELED NOSTALGIA.

ELEGANCE, AND CHARACTER.



Representative Image

A SIGNATURE ODE

... to the exceptional few
who prefer handcrafted luxury.
For only the purest expression
of statement would do.
Graceful and dramatic;

THE SUPERLATIVE DEFY DEFINITION.



Representative Image

VELVET

— villas —

QUINTESSENTIAL HOMES
NEW KHARADI



Welcome to a world where the paragon
of contemporary brilliance mingles with
the apex of aesthetic living;
a meeting point of the classical and
cutting-edge;

Timeless in concept yet utterly modern
in execution.

THE STATEMENT OF ACCOMPLISHMENT.

*An Iconic Development,
Where Luxury Is Simply an
Understatement.*

To own a home in Velvet is akin to
having arrived in life.

HOME TO A PRIVILEGED FEW



Architectural Rendition

*Overview of
the Villas*

- MODERN & CONTEMPORARY
3.5 & 5.5 BEDROOM VILLAS
- 43 LIMITED-EDITION VILLAS
SITUATED IN 150+ ACRES TOWNSHIP
- A PRIVATE ENTRY BOULEVARD
LEADING TO THE VILLAS ENCLAVE

- DEDICATED VILLA AMENITIES
- ALL VILLAS ARE EAST AND WEST
CONFIGURED
- VIEW OF THE BAIF FOREST
- ACCESS TO TOWNSHIP LEVEL AMENITIES

AN ICONIC DEVELOPMENT.

A part of the 150+ acres Township Codename Pegasus,
Velvet Villas enjoys an address of superlative luxury.



Minor variations may occur in final plan

Architectural Rendition

MASTER PLAN

TYPE 1 - VILLA #01-24
TYPE 2 - VILLA #25-36*
TYPE 3 - VILLA #37-44
*Except Villa #32

- LEGEND**
- 1) Entry Boulevard
 - 2) Grand Entrance Gate
 - 3) Club Entrance with Water Body
 - 4) Barbeque Zone
 - 5) Multi-Sport Court
 - 6) Outdoor Gymnasium
 - 7) Senior Citizen Plaza with Acupressure Pathway
 - 8) Children's Play Area
 - 9) Heated Swimming Pool
 - 10) Children's Pool
 - 11) Indoor Gymnasium
 - 12) Clubhouse with Multipurpose Hall
 - 13) Party Lawn with Stage





Architectural Rendition

AN EXCLUSIVE SENSE OF ARRIVAL.

43 ultra-luxury bespoke villas ranging from 4,132 to 9,184 sq. ft., situated in a gated private enclave, reflecting the quintessential lifestyle.

Velvet draws on an illustrious luxury to create a thoroughly contemporary and utterly striking interior. Very private and exclusive. Limited edition homes with limitless luxury.

The private residences are accessorized with the finest fittings and finishes that have been imagined for the highest standards of living.

Velvet is for the rare breed who know what they want in life and in their home. And they are unapologetic about their taste and indulgences. You are home, with Velvet.

An elevated entrance creates an exclusive sense of arrival. After all, this is a private world, perched amidst a well-established neighborhood and state-of-the-art social infrastructure.



ESCAPE THE MUNDANE
AND ARRIVE AT THIS.

WARM, MODERN &
CONTEMPORARY LIFESTYLE!

*The product of a singular need for
extraordinary living*

A life without parallel, one that is filled with
awe and admiration. It is a life that inspires excellence
and brings home the remarkable.

Curated homes for quintessential living.



Architectural Rendition

Villa Configurations

TYPE 1 VILLA - 4132 - 4806 SQ.FT.
TYPE 2 VILLA - 5347 & 5413 SQ.FT.

GROUND LEVEL - ENTRANCE PORCH, 2 CAR PARKS, LIVING, DINING, 1 BEDROOM, KITCHEN, DRY AREA, MAID QUARTERS (WITH SEPARATE ENTRY), UTILITY & 3-SIDED PRIVATE GARDEN AREA.

FIRST FLOOR - MASTER BEDROOM SUITE WITH A DECK, WALK-IN WARDROBE & GRAND BATH WITH JACUZZI, ADDITIONAL BEDROOM WITH ATTACHED BATH & FAMILY AREA

TOP FLOOR - PARTY TERRACE WITH WASHROOM

TYPE 3 VILLA - 7759 - 9184 SQ.FT.

GROUND LEVEL - ENTRANCE PORCH, 3 CAR PARKS, LIVING, DINING, 2 BEDROOMS, KITCHEN, PRIVATE ELEVATOR, DRY AREA, MAID QUARTERS (WITH SEPARATE ENTRY), UTILITY & 3-SIDED LARGE PRIVATE GARDEN AREA.

FIRST FLOOR - MASTER BEDROOM SUITE WITH A DECK, WALK-IN WARDROBE & GRAND BATH WITH JACUZZI, 2 ADDITIONAL BEDROOMS WITH ATTACHED BATH & FAMILY AREA

TOP FLOOR - PARTY TERRACE WITH WASHROOM



AN INTERIOR LIKE NO OTHER.

Architectural Rendition

Velvet draws on an illustrious luxury to create a thoroughly contemporary and utterly striking interior.

Offering a private entry verandah leading to a grand veneer finish entrance door. A double-height ceiling in the living & dining area with the elegant integration of Italian marble flooring in the entire villa.

The stylish wooden and glass staircase heralds you to the innermost sanctum of your home. Massive glass windows in the living area promise all year round natural light.

The luxury does not end here. Each bath is adorned with the absolute best CP fittings and sanitaryware because we know, you only live 7-star.

From the planning to the material selection to the craftsmanship, beauty at Velvet truly knows no bounds.



Architectural Rendition



Representative Image

The kitchens have been left bare, as every kitchen is the nerve center of a home and we have kept it as an empty canvas. So you can embellish it in a manner befitting the queens of the house.

FROM SOUL FOOD TO TRADITIONAL CUISINES.



A SCULPTURAL GRACE

Representative Images

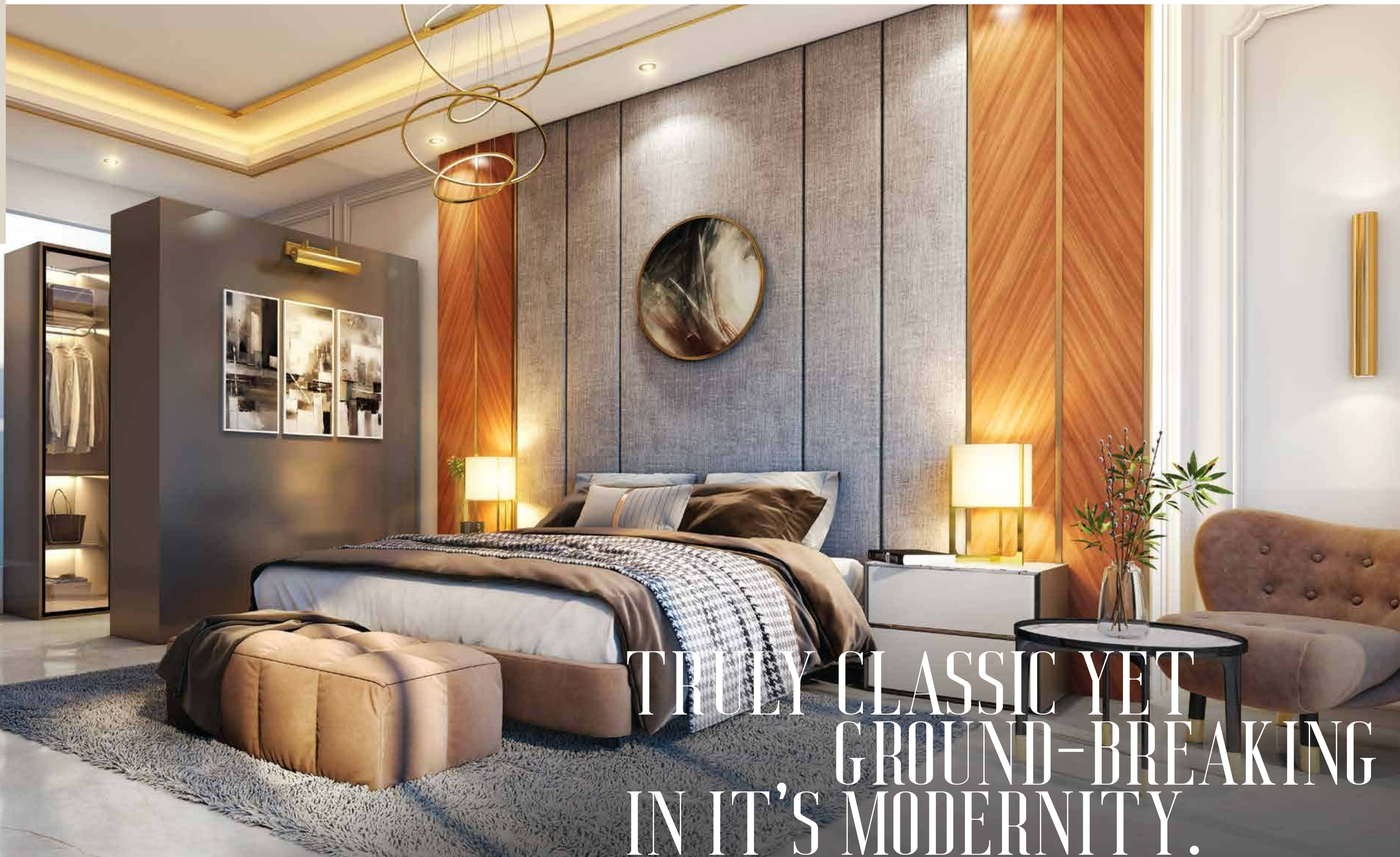


A life embracing an unprecedented level of refinement: beauty, ease, elegance, and rare luxury.

Radiating contemporary confidence and exuding luxury from every perspective.

Behold the superlative master bedroom, the opulent sanctuary with a walk-in wardrobe leading to an extravagant bath.

A large deck completes the want for natural light and ventilation.



TRULY CLASSIC YET
GROUND-BREAKING
IN IT'S MODERNITY.



Architectural Rendition



Representative Images

A refined space in itself, the bath makes a bold statement, highlighting your personal taste and style.



Architectural Rendition

EXUDING POISE FROM EVERY PERSPECTIVE.

AMBIANCE, SERENITY, AND
OPULENCE – A PERSONAL DOMAIN
FOR THE ULTIMATE INDULGENCE

The master bath is a gentle blend of beauty and functionality. After a long, stressful day, relaxing in the bath tub with jacuzzi at home, could be the perfect way to de-stress.

The sleek bathroom interior, clad in the finest flooring of soothing muted tones and accompanied with the very best.

Now pamper yourself in your home's most serene space.

THE ULTIMATE REFINEMENT.



Villa Amenities

Independent of the township, the villa enclave hosts an exclusive set of amenities.

Here, residents will have access to a state-of-the-art gym, multipurpose hall, party lawns and much more with a car-free landscape at the ground level.

- Clubhouse
- Indoor and Outdoor Gymnasium
- Multipurpose Hall
- Heated Swimming Pool
- Kids Pool
- Kids Play Area
- Party Lawn with Stage
- Senior Citizens Plaza
- Acupressure Path
- Multipurpose Sports Court



SOAK IN THE LEISURE.

Architectural Rendition

*A pool that's perfect for
those sundowners*

A refreshing dip on a hot summer night or an autumn afternoon, the temperature-controlled swimming pool at the Velvet Villas is one of the greatest pleasures, whether you find bliss in determined laps or would rather lazily drift on the water as time gently slips by.



IN TODAY'S LIFE, LUXURY
IS TIME AND SPACE.

At the end of a long and tiring day, there is nothing as rewarding as a relaxing stretch of the body to feel one with yourself or pumping some iron at the gym.

Embark on a holistic journey towards physical and spiritual well-being at Velvet. Feel pampered, as you are lured into a tranquil haven.

OUR OUTDOORS REEFRESH
AND ENERGIZE.

An architectural rendering of a modern, multi-story house at night. The house features large glass windows and doors, illuminated from within, showing interior spaces. The exterior is finished with light-colored stone or brickwork. A large palm tree stands in the foreground on the right. A white Audi car is parked on the left, and a red car is parked on the right. The scene is set on a paved street with a low wall and a fence in front of the house. The sky is dark blue, and there are some pink blossoms on a tree in the upper left corner.

INCOMPARABLE LIVING EXPERIENCES.

THE FINEST FINER DETAILS

- + PRIVATE ENTRY PORCH FOR THE VILLA
- + ENTRY PATHWAY WITH PAVING BLOCKS
- + PRIVATE CAR PARKS IN EACH VILLA
- + MOTORISED SLIDING VILLA GATE
- + PRIVATE LAWN / GARDEN FOR EACH VILLA
- + GRAND VENEER FINISH MAIN DOOR WITH DIGITAL LOCK
- + DOUBLE HEIGHT CEILING IN LIVING AREA
- + ITALIAN MARBLE FLOORING IN THE ENTIRE VILLA (EXCEPT BATHS & MAID’S ROOM)
- + GLASS AND STAINLESS STEEL RAILING FOR INTERNAL STAIRCASE
- + PREMIUM LUSTRE PAINT FOR ENTIRE VILLA
- + PROVISION FOR WALK-IN-WARDROBE IN MASTER BEDROOM
- + BATH TUB WITH JACUZZI, RAINSHOWER & HANDSHOWER IN MASTER BATH
- + PRIVATE ELEVATOR IN TYPE 3 VILLAS
- + PARTY AREA ON THE TERRACE WITH BASIN & WASHROOM
- + SMART HOME AUTOMATION
- + SEPARATE MAID’S ROOM WITH SEPARATE ENTRY

Smart Home Automation

- + MAIN DOOR WITH DIGITAL LOCK
- + FEATHERLIKE TOUCH PAD SWITCHES
- + MOTION SENSOR LIGHTS IN ALL BATHS
- + PROVISION FOR MOOD LIGHTING
- + PROVISION FOR AC, FAN, GEYSER AND AUTOMATED CURTAINS CONTROL VIA MOBILE APP
- + ALSO COMPATIBLE WITH ALEXA* VOICE COMMAND
- + 3-TIER SECURITY SYSTEM WITH VIDEO DOOR CONNECTED TO THE SMART PHONE

Doors

- + ALL DOORS ARE VENEER FINISH
- + MAIN DOOR WIDTH 4 FT.

Wall Finishes

- + PREMIUM LUSTRE PAINT FOR INTERNAL WALLS
- + WEATHER SHIELD EXTERIOR PAINT

Windows

- + ANODIZED SLIDING WINDOWS
- + MOSQUITO MESH ON ALL WINDOWS

Flooring

- + ITALIAN MARBLE FOR ENTIRE VILLA (EXCEPT BATHS & MAID ROOM)
- + BATHS - GLAZED VITRIFIED TILES
- + TERRACE - PREMIUM ANTI SKID TILES
- + MAID ROOM - VITRIFIED TILES
- + DRY BALCONY - ANTI-SKID CERAMIC TILES
- + BALCONY - VITRIFIED TILES WITH WOODEN FINISH

Kitchen

- + BARE SHELL KITCHEN

Staircase

- + MODERN AESTHETIC INTERNAL STAIRCASE WITH GLASS AND STAINLESS STEEL RAILING

Elevator

- + PRIVATE ELEVATOR IN TYPE 3 VILLAS

Balconies

- + FALSE CEILING FOR BALCONY AREA
- + BALCONY DECK WITH 4 FT. GLASS RAILING

Electrification

- + SWITCHES - SCHNEIDER / TOYAMA / NCC / LEGRAND / ANCHOR OR EQUIVALENT MODULAR SWITCHES
- + CONCEALED COPPER WIRING WITH M.C.B.
- + ELECTRIC POINTS WITH TV & TELEPHONE POINTS IN LIVING ROOM, MASTER BEDROOM
- + AC POINTS IN ALL ROOMS EXCEPT KITCHEN & MAID ROOM

Power

- + 100% DG BACK-UP FOR COMMON AREA
- + PROVISION FOR INVERTER IN EACH VILLA
- + PROVISION FOR EV CHARGING POINT IN EACH VILLA

Security features

- + CCTV CAMERA SURVEILLANCE AT VANTAGE POINTS IN EACH VILLA
- + MOTORISED MS SLIDING MAIN GATE



Representative Images



Baths and Toilets

- + ALL BASINS TO HAVE HOT WATER CONNECTION
- + CP FITTINGS - TOTO / VITRA / GROHE OR EQUIVALENT*
- + SANITARYWARE - TOTO / VITRA / GROHE / KOHLER / AMERICAN STANDARD OR EQUIVALENT*
- + DESIGNER DECORATIVE DADO TILES UP-TO 7 FT.
- + GEYSER POINT IN ALL TOILETS
- + ALL TOILETS WITH GRANITE DOOR FRAMES
- + BATH TUB WITH JACUZZI IN MASTER BATH
- + RAINSHOWER & HANDSHOWER IN MASTER BATH
- + ALL MASTER BATHS SHOWER AREA HAVE NATURAL SKYLIGHT
- + HIS & HERS COUNTER BASINS IN MASTER BATH
- + ADDITIONAL WASHROOM & BASIN ON TERRACE

Plumbing

- + CONCEALED ANTI-CORROSIVE PLUMBING



Representative Images

Please Note : Colors and models of CP fittings may vary as per what is best available at the time of installation.
*CERA or equivalent for Maid's Room Toilet.



TYPICAL TYPE-I VILLA

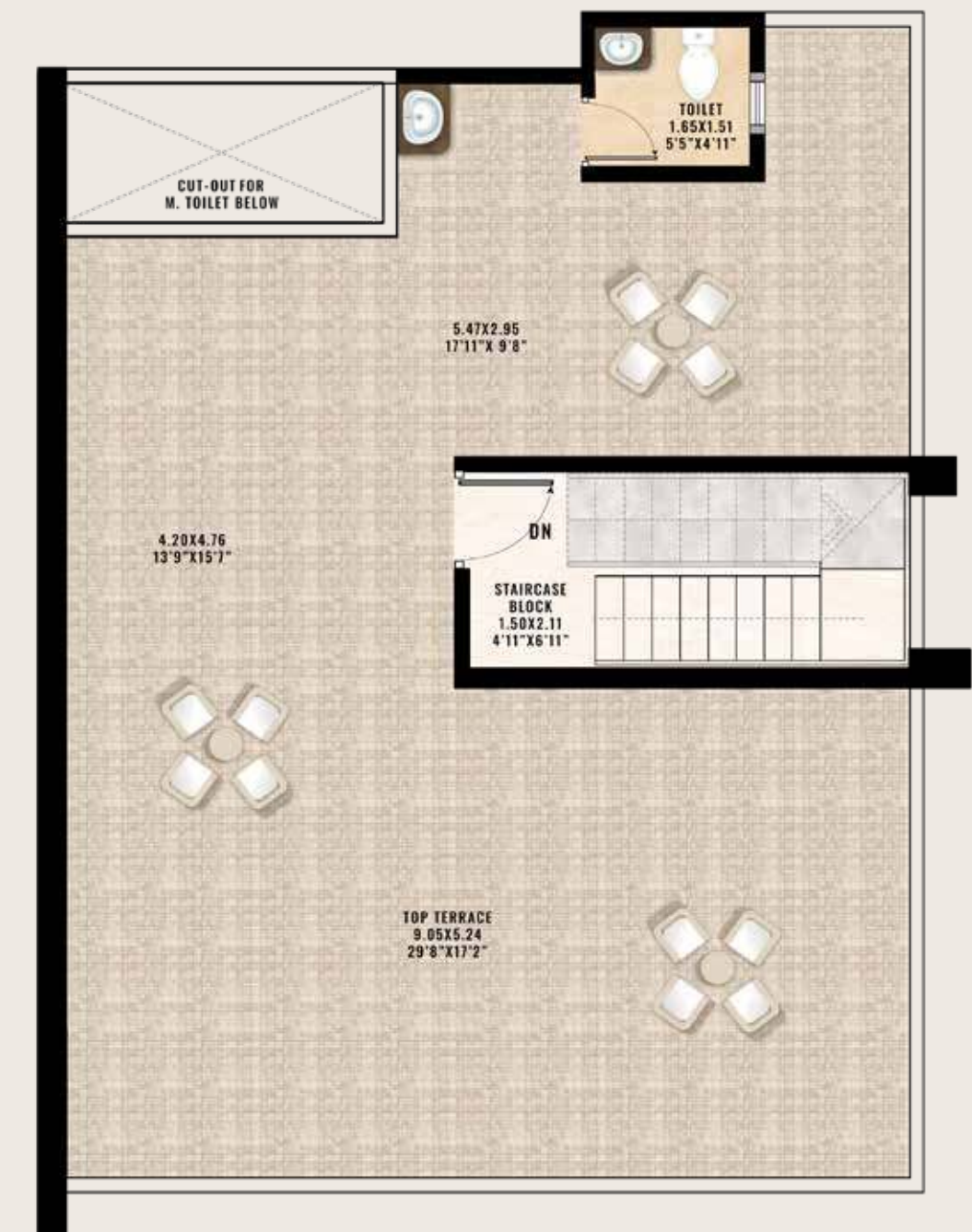
4132 - 4806 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

3 Bedrooms + Living, Dining, Kitchen, Family Area,
Maid Quarters, Utility, Private Garden, Party Terrace.

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 if such optional extras are fitted.

5347 & 5413 SQ.FT.



FIRST FLOOR PLAN



**3 Bedrooms + Living, Dining, Kitchen, Family Area,
Maid Quarters, Utility, Private Garden, Party Terrace.**

TYPICAL TYPE-3 VILLA

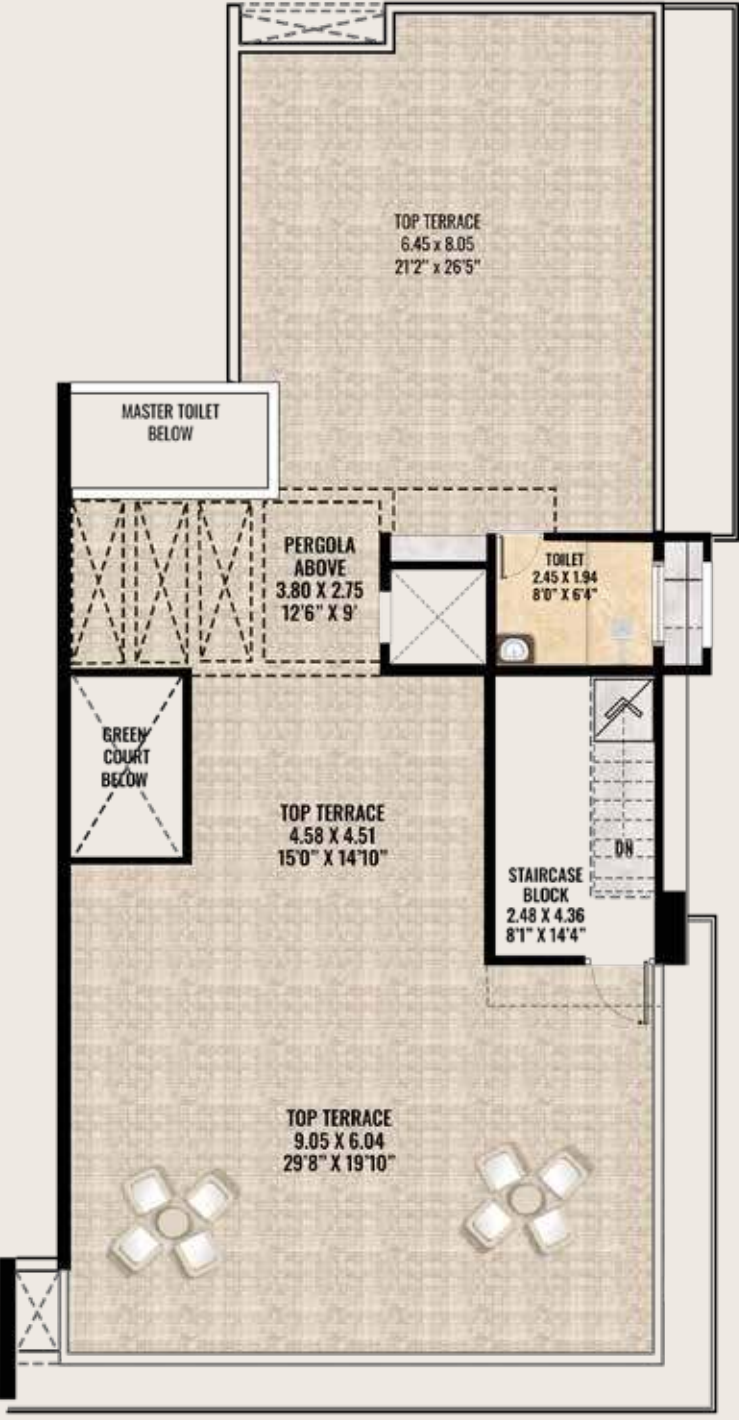
7759 - 9184 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

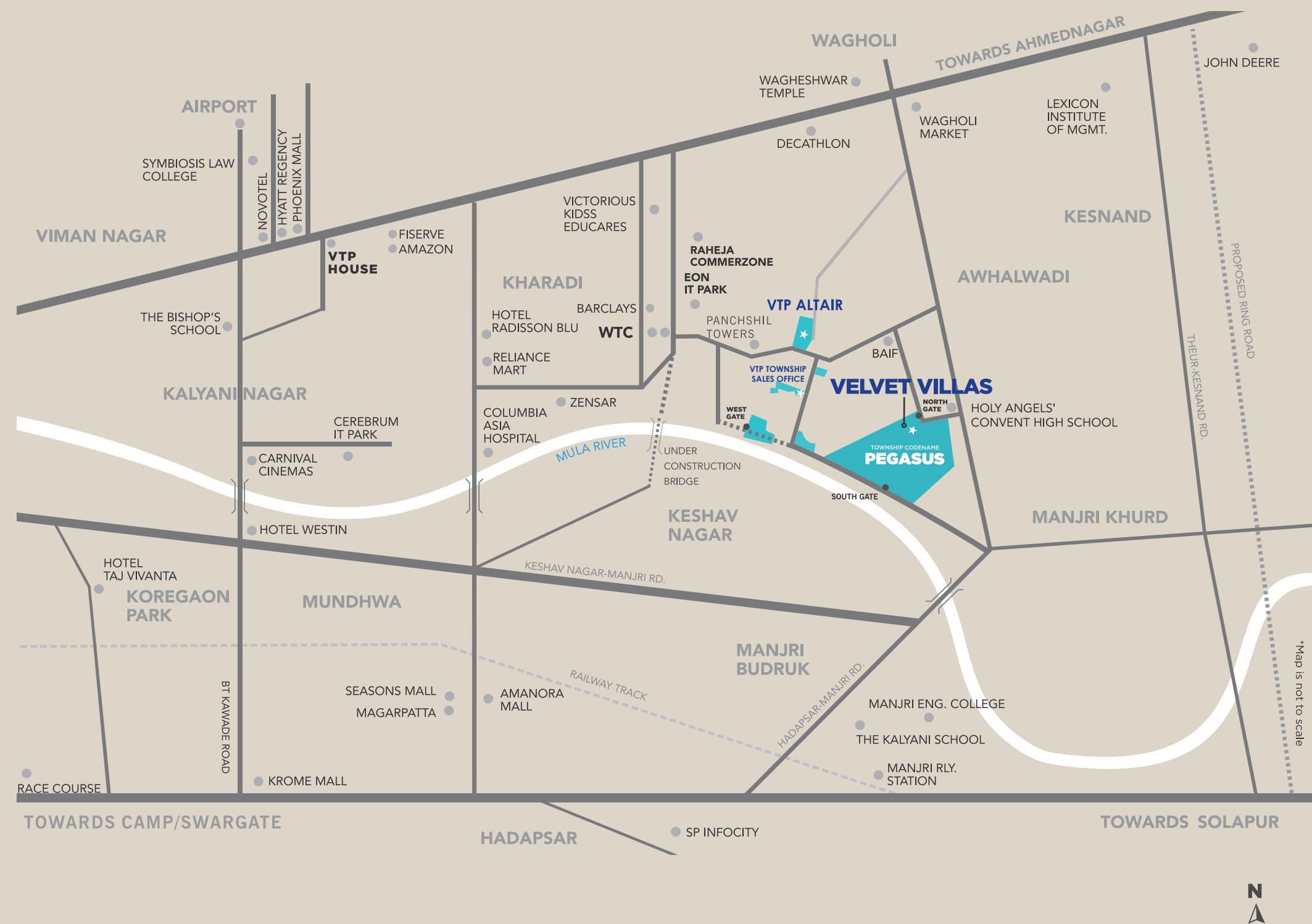


TERRACE FLOOR PLAN

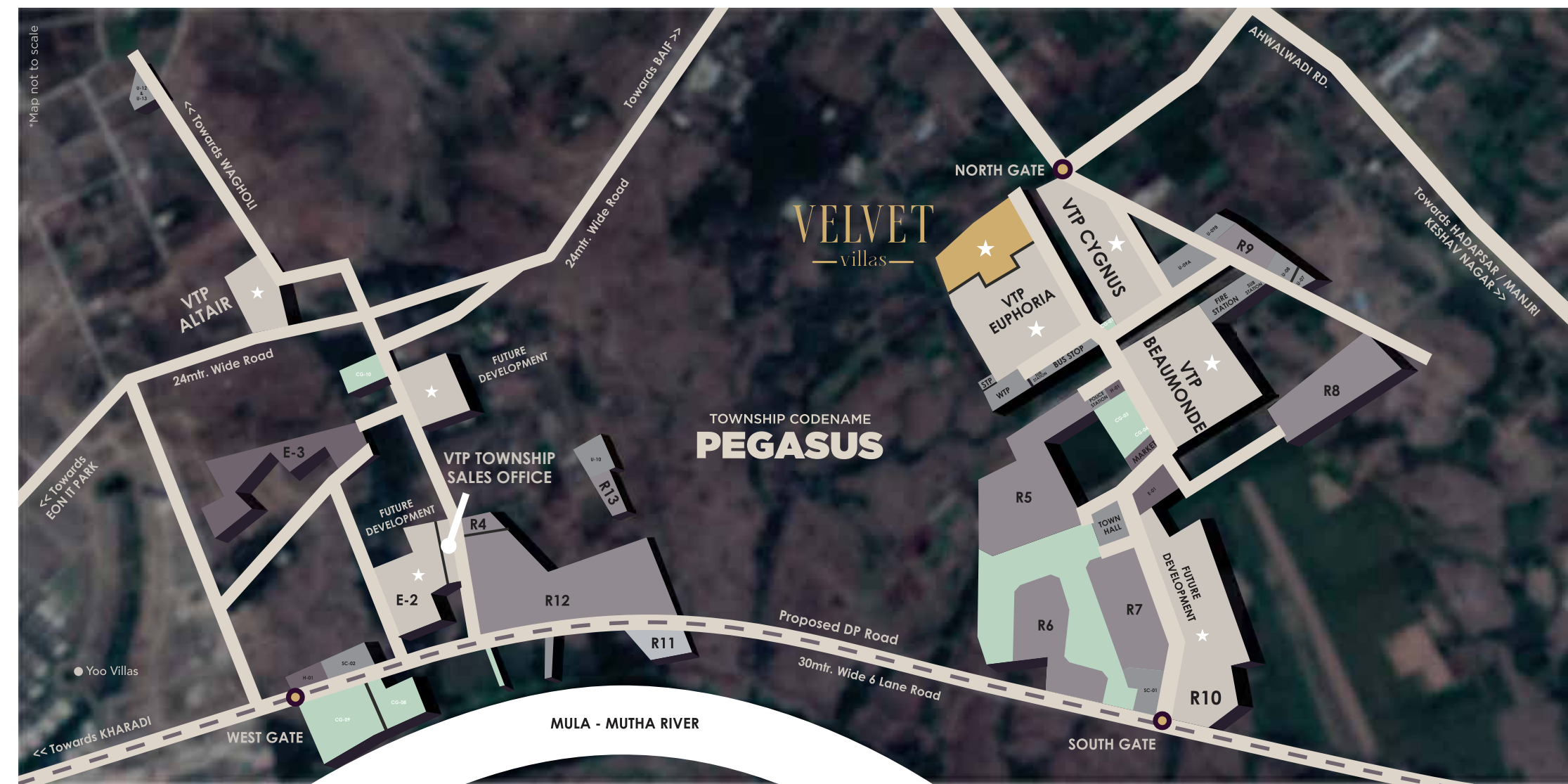
5 Bedrooms + Living, Dining, Kitchen, Family Area, Maid Quarters, Utility, Private Elevator, Private Garden, Party Terrace.

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 if such optional extras are fitted.

LOCATION MAP



Minor variations may occur in final road map.



VELVET VILLAS COMES WITH 150+ ACRES TOWNSHIP LIFESTYLE.



TOWNSHIP CODENAME
PEGASUS

THE EPITOME OF LUXURIANCE

This theme of grandeur and expansiveness is reflected at the heart of this luxurious property, Velvet Villas is the newest cluster by VTP Realty in Township Codename Pegasus, an oasis of calm that offers an unparalleled gated community living. Located in Pune East, the township extends over 150 acres and chosen by 3,900+ families.

It is perhaps the only township in eastern Pune to boast of 6 professional sports coaching academies. The 6 Celebrity Sports Academies will be operated by professional coaches on competition-level courts & facilities. These academies are pay-per-use hence do not burden the residents with the additional cost of the celebrity endorsements, setting up and operations of the academy infrastructure.

The residents of Velvet Villas will have access* to all exclusive amenities offered at Township Codename Pegasus.

Township Benefits

6 PROFESSIONAL SPORTS
COACHING ACADEMIES FOR
FOOTBALL, SWIMMING,
CRICKET, HORSE-RIDING,
BADMINTON &
LAWN TENNIS

MULTIPLE GRAND ENTRANCES
LUXURY TOWNSHIP CLUB
YOGA CENTER
WELLNESS CENTER
WELL-PLANNED INTERNAL ROADS
LARGE LANDSCAPED ZONES

CRÈCHE
HOSPITAL
SCHOOL
POLICE STATION
FIRE STATION
BUS STOP

*Some of the township amenities will be chargeable.

THE LEGACY OF A GAME-CHANGER.

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 37 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 construction 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.

THE INCEPTION

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 1.50 crore square feet. It has been ranked No.1 in Pune, in sales revenue, for 4 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 37 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.**

Today VTP Realty has been enjoying the numero uno* position, 4 years consecutively in Pune and has achieved the distinguished 5th rank in the list of the top real estate brands of India for FY-2021-22.**



*According to sales revenue figures. **According to number of units sold.

THE BRAND PROMISE OF VTP



MLA ADVANTAGE OF BIGGER ROOMS

Intelligent plan with zero wastage. Maximum usable spaces. Bigger room dimensions in same carpet area.



MLA ADVANTAGE OF BIGGER ROOMS

Uncompromising approach towards quality and durability. Multi-level quality audits both by internal & 3rd-party teams.



RIGHT PRICED PRODUCTS

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



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.



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.

A WORLD OF THOUGHTFULNESS.



Actual images of delivered projects

*Delivering lavish living experiences,
not just homes.*

Delivered Projects

RESIDENTIAL

VTP ALPINE
2 & 3 Bedroom Homes, Mahalunge

VTP CELESTA
3 Bedroom Homes, NIBM

URBAN SPACE
3.5 & 4.5 Bedroom Homes, NIBM

VTP URBAN NEST
1.5, 2 & 3 Bedroom Homes, Undri

VTP URBAN RISE
1.5 & 2 BHK - Pisoli

VTP URBAN LIFE
1 & 2 Bedroom Homes, Talegaon

LANDMARK
1 & 2 BHK - Undri

VTP SOLITAIRE - PH 1
2 & 3 Bedroom Homes, Baner

URBAN BALANCE
3 Bedroom Homes, Magarpatta Rd.

VTP PURVANCHAL - PH 1
1, 2 & 3 Bedroom Homes, Wagholi

VTP URBAN NIRVANA
2 & 3 BHK - Kharadi

VTP URBAN SOUL
2 BHK - Kharadi

BHAGYASTHAN
1 & 2 Bedroom Homes, Talegaon

VTP ONE
1 BHK - Kharadi

COMMERCIAL

TRADE PARK
Showrooms, Offices & Restaurants, Undri

THE MARKETPLACE
Retail & Offices, Undri

LANDMARK
Shops & Offices, Undri

VTP HOUSE
Business Space, Viman Nagar

HOTEL CYPRESS
A Luxury Hotel, Kalyani Nagar

SCHOOLS

VIBGYOR ROOTS & RISE SCHOOL
Wagholi

VIBGYOR ROOTS & RISE SCHOOL
Chinchwad

EDEN INTERNATIONAL SCHOOL
Talegaon

IT'S GREAT TO BE RECOGNIZED BY THE

MOST RECOGNIZED

AT VTP REALTY WE TAKE PRIDE IN BEING THE TORCH-BEARERS OF A NEW ERA AND THESE AWARDS PROVE THAT OUR EFFORTS ARE WELL-THOUGHT AND WELL-APPRECIATED.



*No.1 Brand Always Recognized
by the Leaders*





www.vtprealty.in



PHASE 1



PHASE 2



MahaRERA Registration No.: P52100031829, P52100047370 available at www.maharera.mahaonline.gov.in

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