

VTP

euphoria

Overwhelming happiness...



“

OVERWHELMING

Happiness

Let me give you an address. An
address to countless memories to
be made. An address where the
sun always shines bright in smiles.
An address where joy resides...



... Let me give you an address where
abundance is celebrated every
moment. Where you live a life that
you always wished for, in a way more
than you dreamt of. Where your
every day is filled with

OVERWHELMING

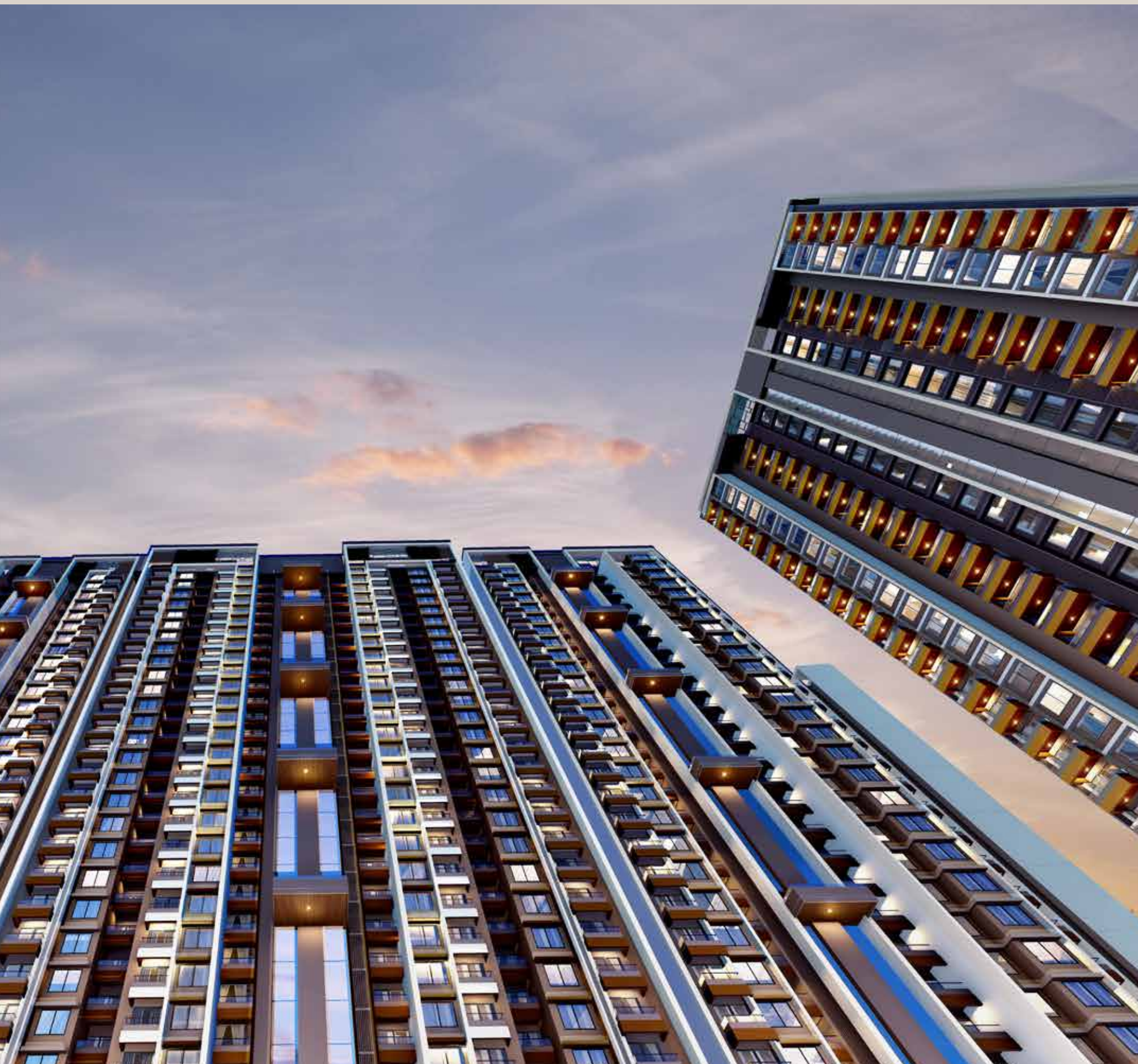
Happiness”

- Mrunal Thakur

VTP Euphoria, just as the name implies, it is more than well made homes, it is an experience that is laced with overwhelming happiness. Standing tall each tower has homes that have acres of joy attached.

The open spaces, the amenities, it's recreational facilities just add more life to every minute lived in VTP Euphoria.





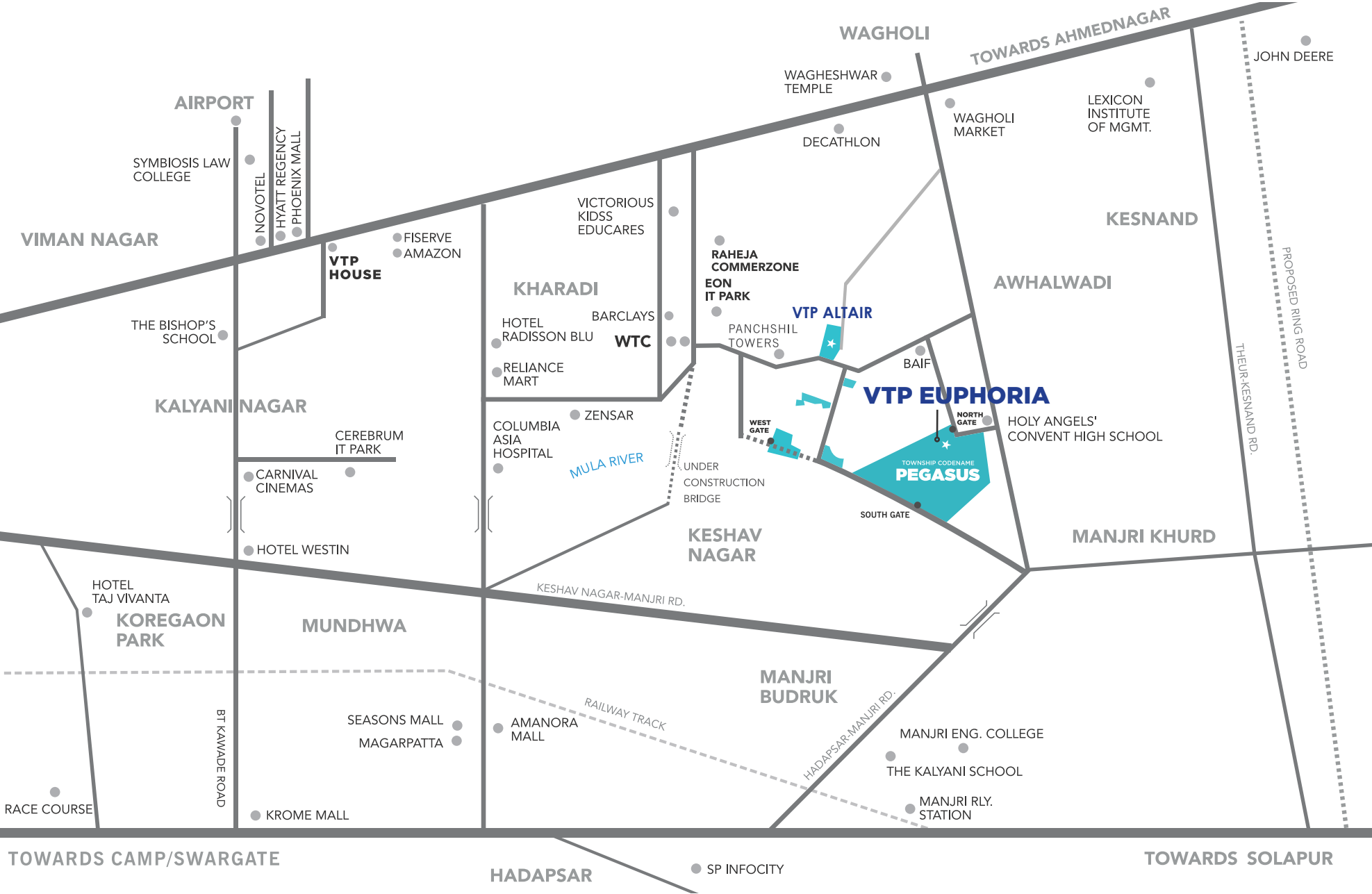
LIVING AND MORE

Life at VTP Euphoria is magical and extraordinarily beautiful. Where happiness knows no bounds, where every amenity has grandeur at the core of it. Living at VTP Euphoria is like living in the future where everything is for the purpose of your happiness.





LOCATION MAP



THIS MAP IS INDICATIVE ONLY AND NOT TO SCALE



SCAN FOR
SALES OFFICE
LOCATION

RESIDE IN THE LAP ● OF ABUNDANCE.

Nestled in the WOW Township Codename Pegasus, VTP Euphoria's strategic location makes you the center of its universe. VTP Euphoria neighbours itself to sprawling IT parks, star hotels and lounges and world-class schools.

We bet the happiness of living at such a location, where your work-life balance is just as you always wanted it to be, is beyond an expression.

It is truly overwhelming happiness.

A STRATEGIC LOCATION WITH
A 5-POINT STAR ACCESS

FROM
NAGAR ROAD

FROM
HADAPSAR



FROM KHARADI
(EON IT PARK)

FROM MANJARI &
KESHAVNAGAR

FROM
(NEW RIVERSIDE ROAD)

EXPERIENCE THE FEELING OF LIVING CLOSE TO EVERYTHING.

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.

HOTELS & RESTAURANTS

Lounge Fly High	4 Kms.
Hotel Radisson Blu	5 Kms.
Hyatt Regency	9 Kms.
Novotel	9 Kms.
Westin	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	0 Kms.
Kothari International School	5 Kms.
Sanskriti School	4 Kms.
Podar International School	4.5 Kms.
Lexicon International School	5 Kms.

Victorious Kidss Educares	5 Kms.
Vivero International School	11 Kms.
The Bishop's School Kalyani Nagar	12 Kms.
Orchid International School	13 Kms.

THE MASTER LAYOUT OF VTP EUPHORIA.

LIFESTYLE AMENITIES FOR ALL AGE GROUPS

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



Tentative master plan



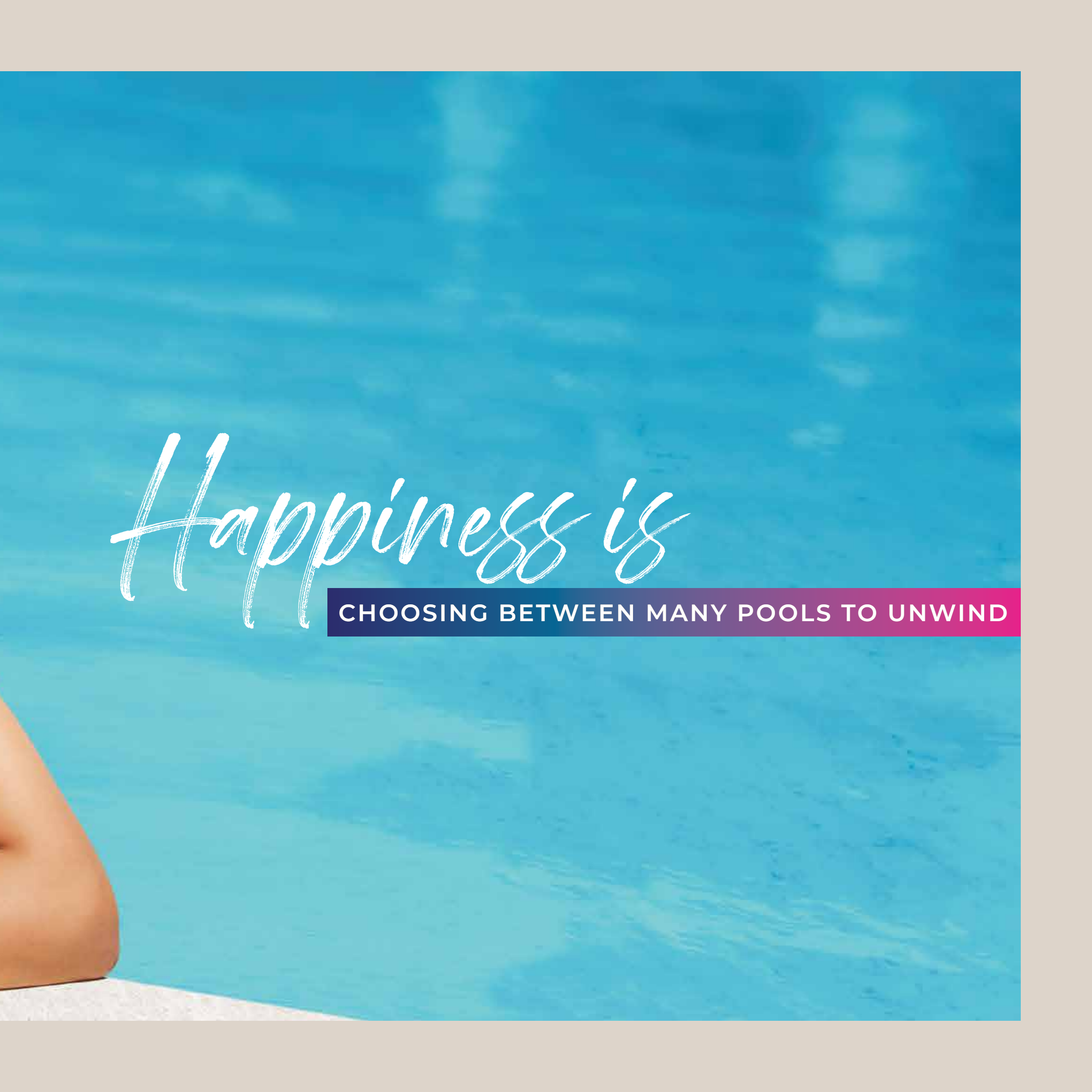
*Representative image



VTP Euphoria is a lot more than one can ask for. A beautiful life awaits for you at VTP euphoria homes, that are attached with acres of overwhelming happiness in the form of it's amenities. The amenities at VTP Euphoria is not just for name sake, spread in a huge plot of 3 acres, they are those important part of your living where you will make endless memories. Party lawns, gyms, yoga halls, swimming pools, sport academies and much more at VTP Euphoria are way beyond recreation, they are grand indulgence that will give you an overwhelming experience!



*Representative image

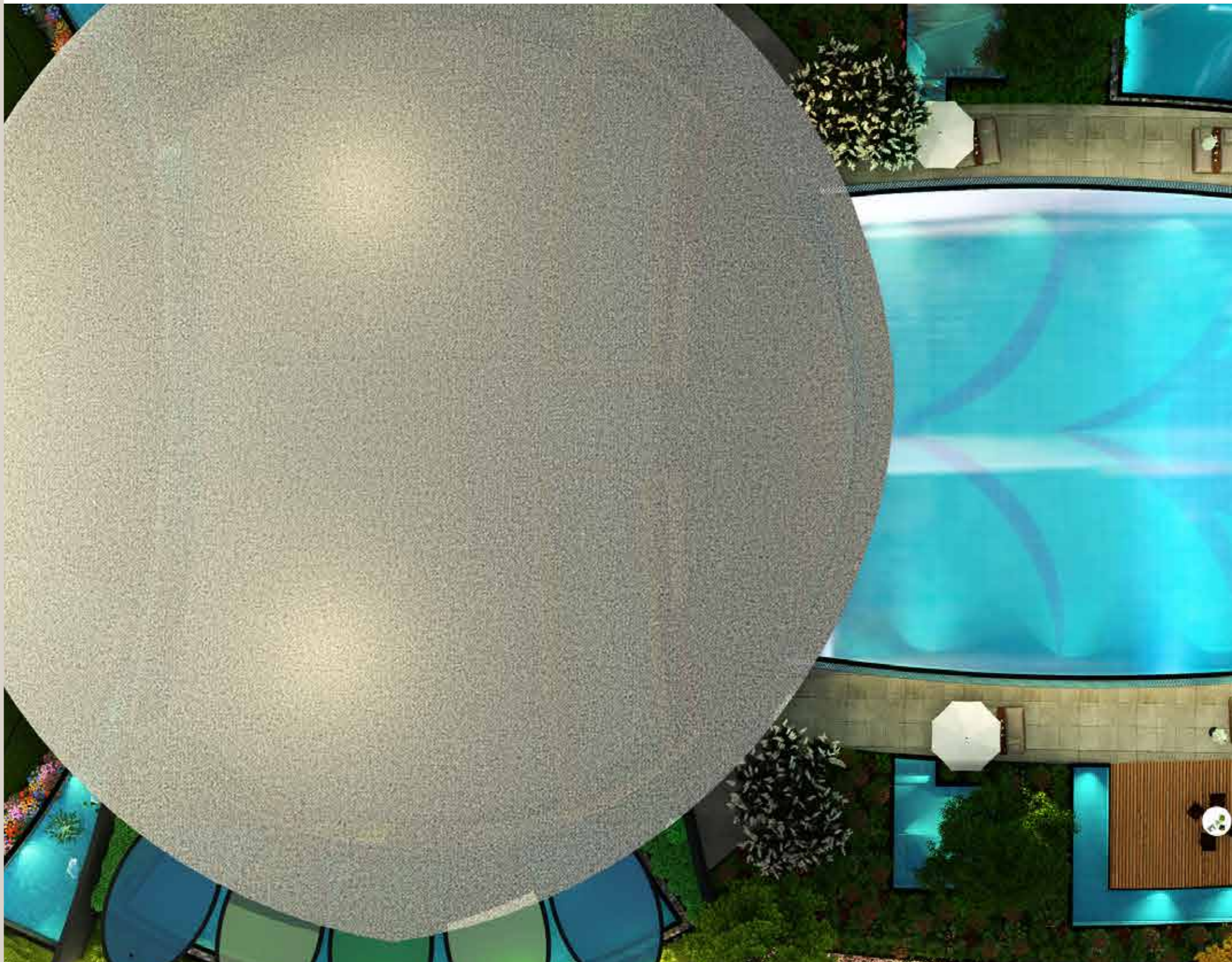


Happiness is

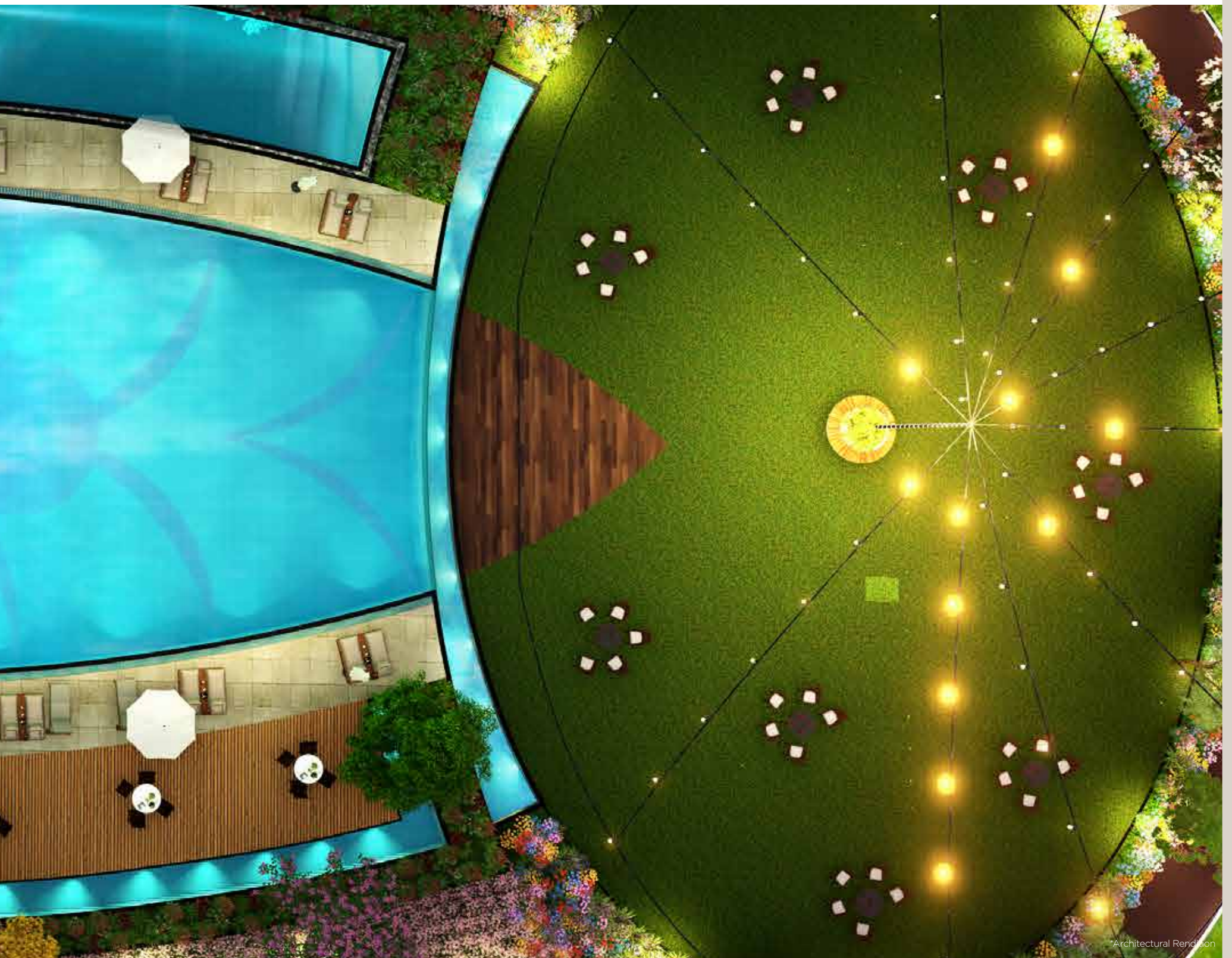
CHOOSING BETWEEN MANY POOLS TO UNWIND

SWIMMING POOL

Here , you get a pool to match every mood of yours, Take a euphoric dip in a pool that is 7 times the size of a regular pool. Let your kids float in endless joy in the kid's pool or celebrate the togetherness of your family and friends as you party by the pool.



Lounge by the pool to bask in sun and the catch-up on some reading. No matter how you enjoy the pool, you'll never fall short in happiness you feel when you're there.



A high-angle, top-down photograph of a woman with long, wavy brown hair and sunglasses, wearing a white bikini top. She is lying on her back in a white Jacuzzi, with her arms extended outwards. The water is a vibrant blue with white foam and bubbles around her. The Jacuzzi's edge is visible on the left side of the frame.

● 2 JACUZZIS

Happiness is having serenity by your side always. At VTP Euphoria you have 2 Jacuzzis to choose from and soothe your senses. So, relax while you dip in the Jacuzzi and let the day melt away.



*Representative image

SEMI COVERED HEATED POOL



Surrendering yourself to a relaxing swim is happiness, well, with VTP Euphoria we are talking about overwhelming happiness and that is a semi covered heated pool within your society. Relax in it and let it transport you to a therapeutic hot spring like experience.



KIDS POOL



*Representative image

Kids pool at VTP Euphoria is more than the name suggests. A big pool for lot of little ones to enjoy at the same time. Measuring 59 X 19.5 feet this kids pool is 10 times bigger than any regular kids pool.





*Representative image



Happiness is

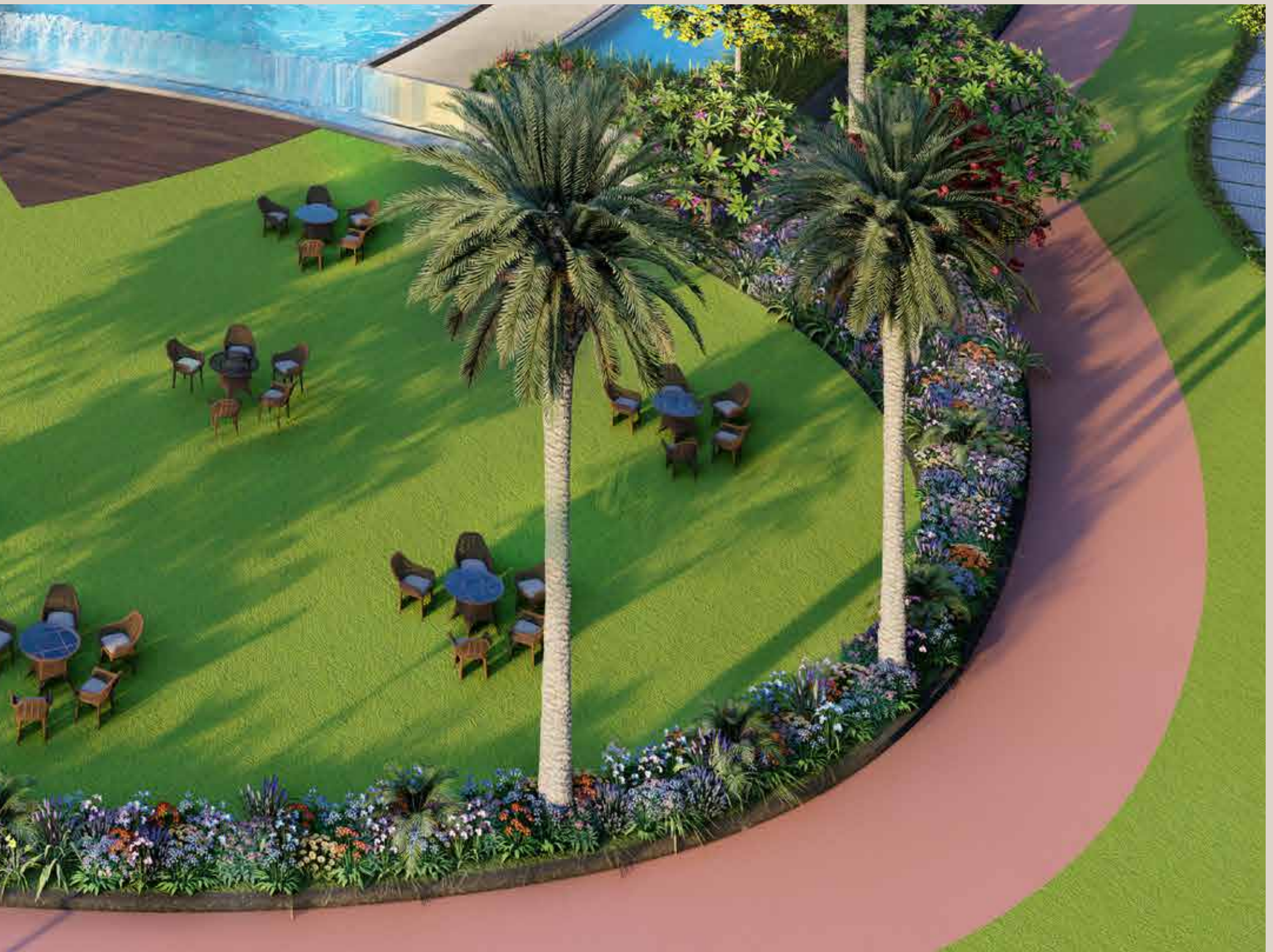
CELEBRATIONS ON 30,000 SQ. FT. LAWNS

● PALATIAL PARTY LAWN #1



*Architectural Rendition

A happiness space spread across 30,000 sq. ft. Out of the two lawns, this party lawn is 15,000 sq. ft. big, enough to accommodate 1000 guests at one time, making it 8 times bigger than a regular lawn. This is how grand your celebrations will look at VTP Euphoria. So let your celebration and guest list go as long as you want!



● PALATIAL PARTY LAWN #2



*Architectural Rendition

In addition to a mega lawn, this one is total euphoric space for every celebration. A 15,000 sq. ft. lawn with an attached party hall. Give your guests the joy of both, a vibrant under the sky party or a super classy venue to socialise and savour together.

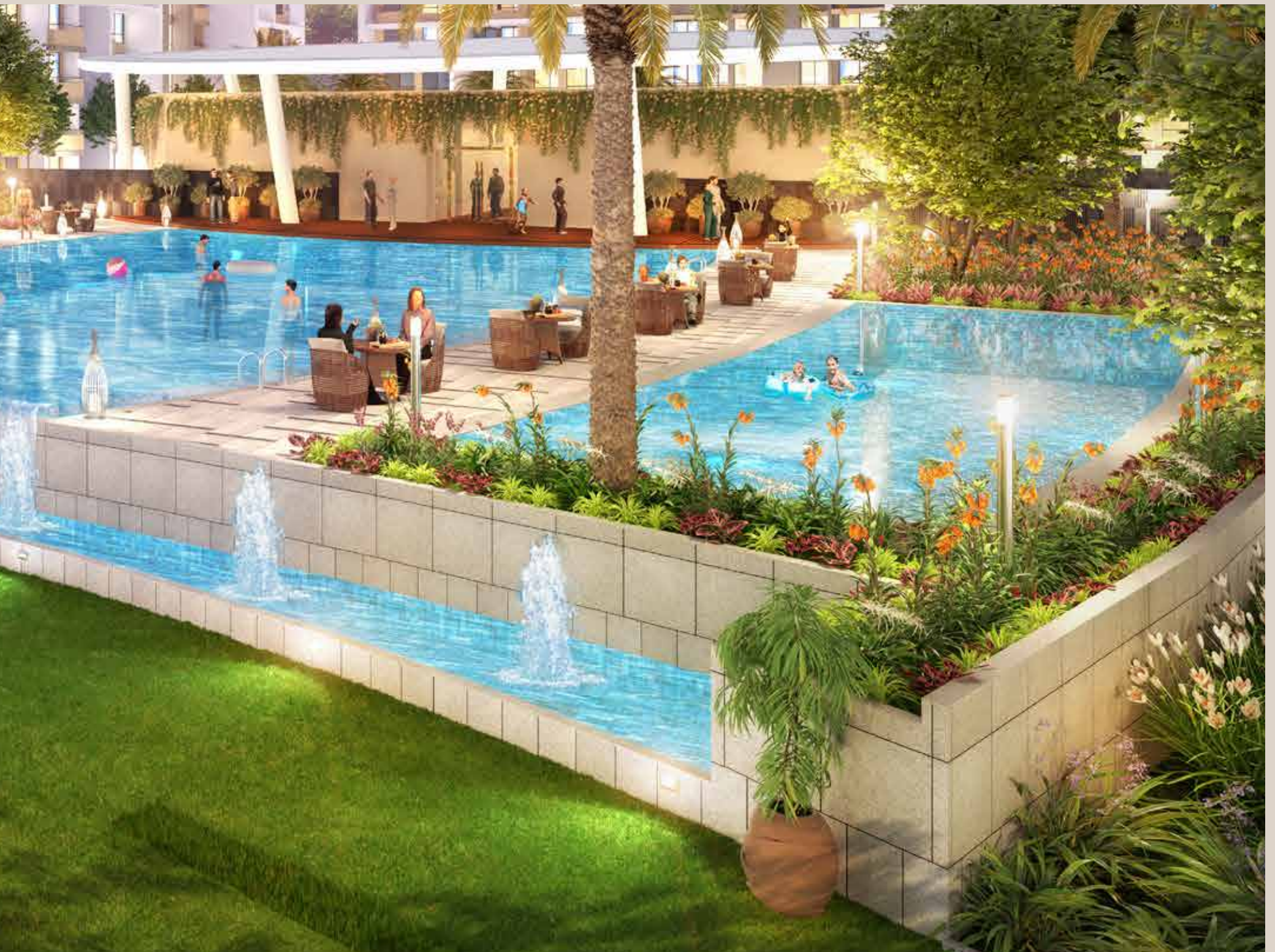


● PARTY VIBE



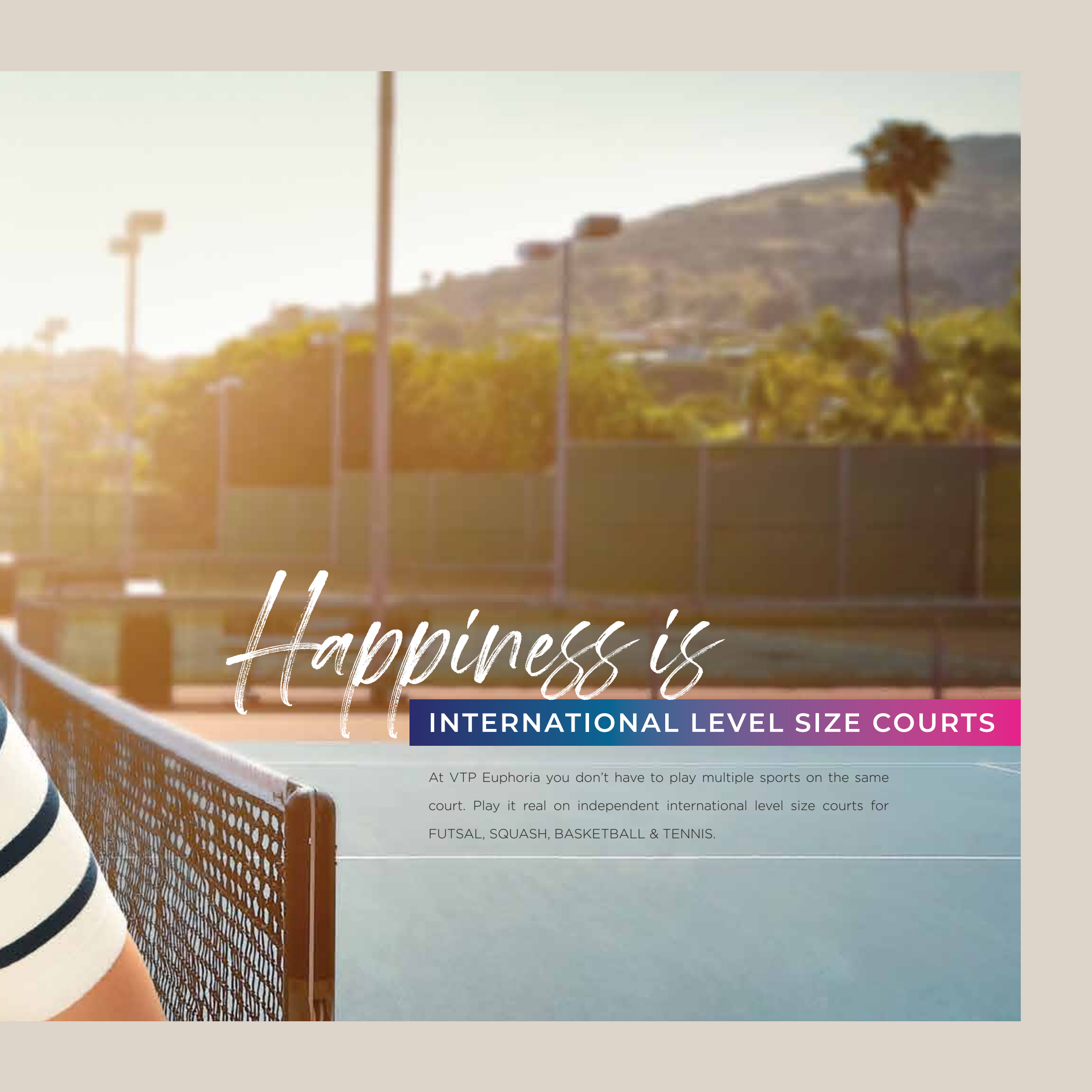
*Architectural Rendition

This super spacious party lawn attached with two pools and a party deck is a perfect venue for lavish celebrations. A venue like this attached to your home makes staying at VTP Euphoria complete and overwhelmingly amazing.





*Representative image



Happiness is

INTERNATIONAL LEVEL SIZE COURTS

At VTP Euphoria you don't have to play multiple sports on the same court. Play it real on independent international level size courts for FUTSAL, SQUASH, BASKETBALL & TENNIS.

The adrenaline rush
this **49X108 feet**
international level
sized futsal court
gives you is
unmatchable.



Playing Squash gets
more exciting, when
played on a real sized
25X35 feet spacious
court. Play it on an
international level
court to enjoy the
true sense of Squash.



*Representative images



TENNIS COURT

Smash it like a pro at this international sized **59X108 feet** tennis court.

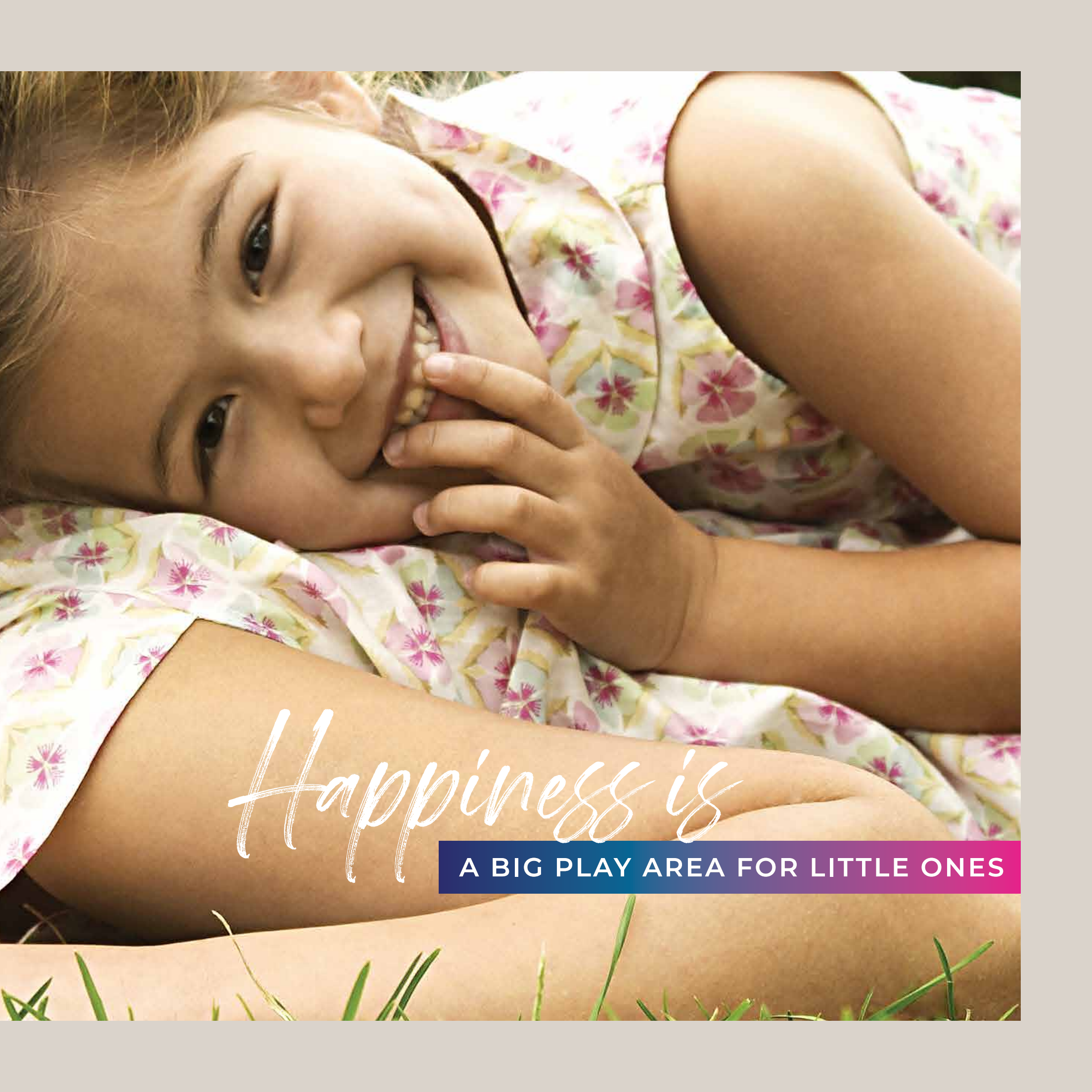


BASKETBALL COURT

Dribble and play with your buddies like it's THE game for you. An independent **49X79 feet** huge basketball court at VTP Euphoria is all yours to unleash the professional basket ball player in you!



*Representative image



Happiness is

A BIG PLAY AREA FOR LITTLE ONES

● KIDS PLAY AREA

Happiness is watching your little ones embrace the openness around them, to see them play carefree and discover the delights of growing up in a township that is exclusively thoughtful about them. At VTP Euphoria the kids play area is about 4,000 and 4,500 sq. ft. big.



*Representative images

A grand and well planned amenity that has paid special attention to kids' safety and interests. It has a separate toddler play area that caters endless joy of playing to juniors as well. What would be more delighting than to see the little Euphorians bask in the ever shining happiness of childhood.



JOGGING TRACK



AMENITIES FOR SENIOR CITIZENS



*Representative images



REFLEXOLOGY PATH



YOGA LAWN

A woman with long, dark, wavy hair is smiling and looking towards the camera. She is wearing a light blue button-down shirt. She is holding a large white rectangular sign in front of her chest with both hands. The background is a bright, clear sky with a sun flare on the right side, creating a warm and positive atmosphere.

THE SIGNATURE
WOW ELEMENTS
#OnlyInVTP
H O M E S



**PIONEER OF SIMPLEX AND DUPLEX - DESIGN
EVERY APARTMENT SO IT CAN BE EASILY MAKE IT
SIMPLEX AND DUPLEX AS IT HELPS IN
CREATING BIGGER SPACE FOR YOU AND YOUR FAMILY**

LARGER ROOM DIMENSIONS

LARGE WINDOWS - 24/7 NATURAL LIGHT AND VENTILATION

FEATHER-LIKE TOUCH PAD SWITCHES - SMART HOME AUTOMATION

LARGE SIZED MARBLE FINISH GLAZED VITRIFIED TILES

DESIGNER TILES, PREMIUM CP FITTINGS AND SANITARY WARE

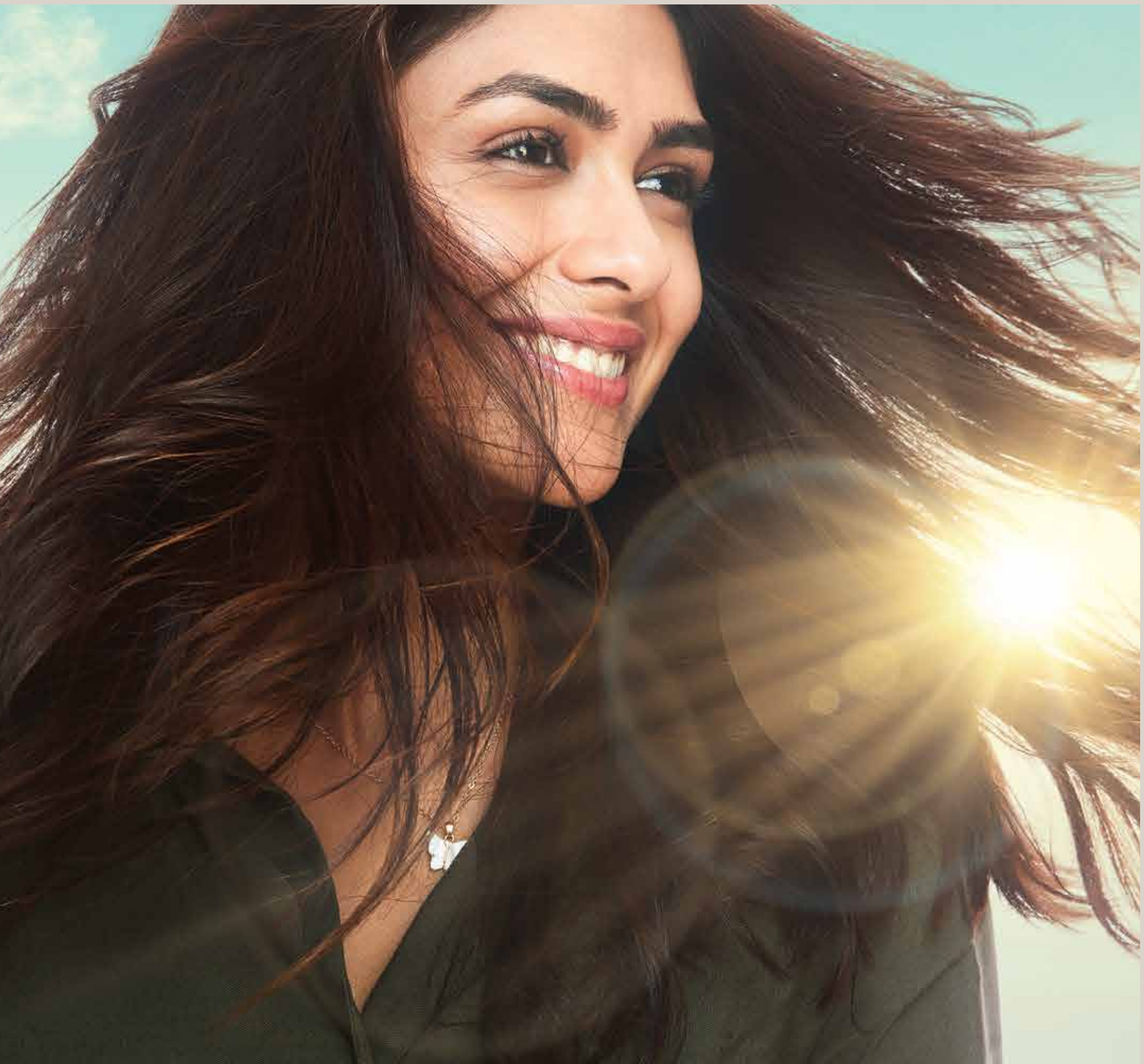
PVC FALSE CEILING IN BALCONIES/TERRACES

TOUGHENED GLASS AND STAINLESS STEEL RAILING

HAPPINESS IS HOMES WITH MAXIMUM LIVING AREA

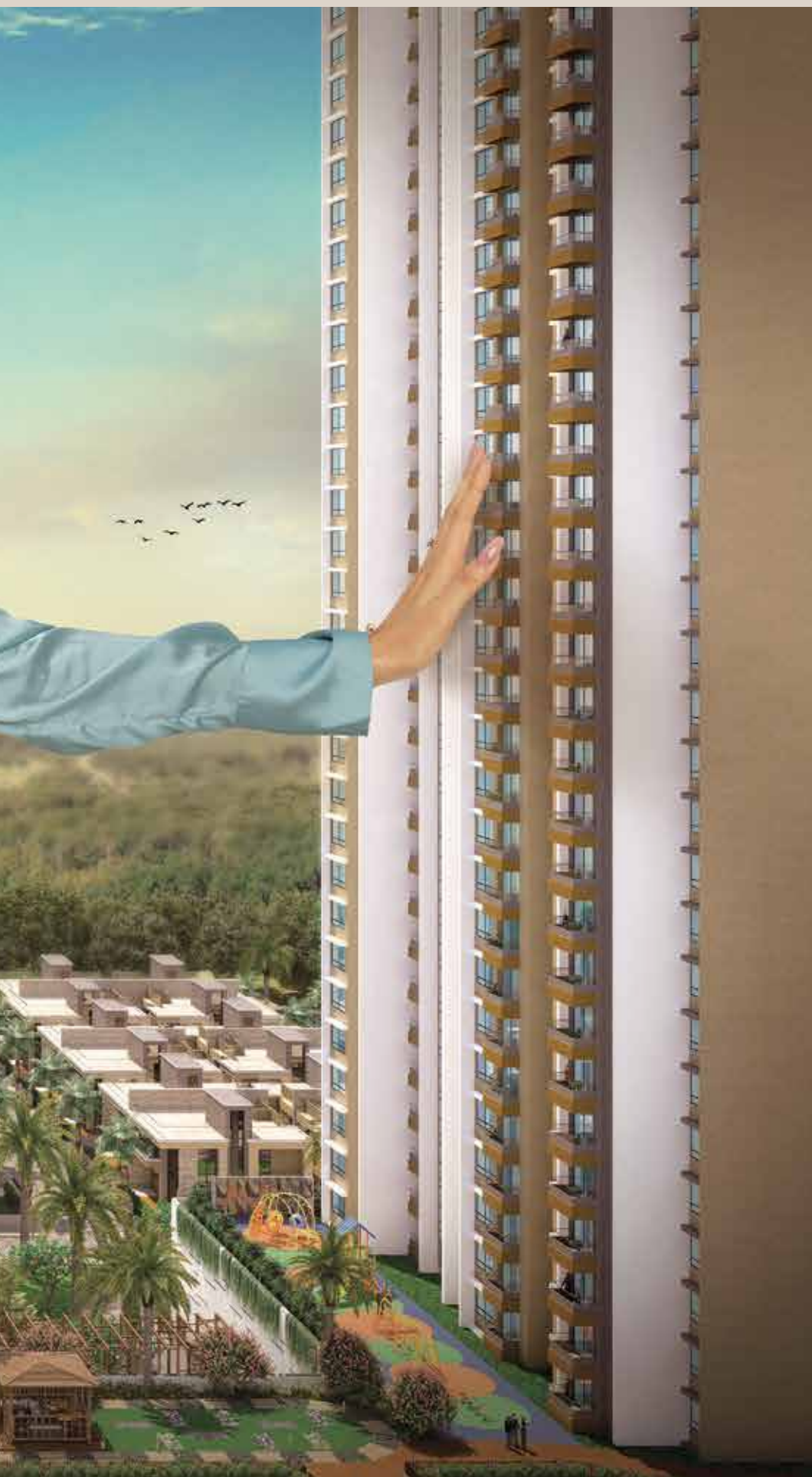
A home is reflection of the heart of people living in it. Well, while you plan to design your dream abode at Euphoria, we have made sure it is as big as your heart with MLA (maximum living area) a design philosophy by VTP Realty. It inspects on zero wastage of the living space. Which means, spacious rooms and wisely curated utility spaces for you. Each home evidently looks carefully planned and every inch of it becomes a space on which you make endless happy memories.







*Architectural Rendition



STANDING APART TO STAND OUT

When planning your happiness abode, we ensure it offers ample amount of natural light, great view, privacy and most of all it is well ventilated. Each unit in VTP Euphoria is loaded with these features, we credit this to our well engineered plan that ensures optimum spacing between towers. Each tower stands minimum 205 ft. to maximum 461 ft. apart, making the planning of VTP Euphoria stand out from the rest.



HAPPINESS IS IN FINER DETAILS

PROJECT LEVEL

- 30 stores in each tower
- 3 Levels of parking for each towers
- Grand entrance gate with security cabin
- Stylish entrance lobbies for every tower
- 100% D back-up for lifts & common areas
- Provision of electric vehicle charging points in the common area
- Common washroom for drivers in the parking area
- 4 Lifts in each tower - (3 Passenger + 1 Service)
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RC structure + FORMAL construction

INSIDE YOUR HOME

SMART HOME FEATURES

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

INTERNAL FLOORING

- Large sized marble finish glazed vitrified tiles
 - Larger units (850 & above sq.ft.): Living, Dining, Kitchen & Lobby – 6' x 4' (1800 x 1200 mm)
Bedrooms 2'8" x 5'4" (1600 x 800 mm)
 - Smaller units (Below 850 sq.ft.): Living, Dining, Kitchen, Bedrooms & Lobby – 4' x 2' (1200 x 600 mm)
- Anti-skid ceramic tiles - Dry Balcony & Terraces

INTERNAL WALL FINISHES

- Premium plastic emulsion paint

DOORS

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

WINDOWS

- Powder coated aluminum sliding windows

KITCHEN

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

BATHROOMS

- Granite door frames
- CP & Sanitary fittings – American Standards / Grohe / CERA / Hindware or equivalent
- Flooring – Anti-skid tiles
- Designer decorative wall tiles upto 7 feet
- Geyser point in all bathrooms
- Bath tub provision in master bath for units above 1400 sq.ft. of carpet area
- Shower glass partition in master bath for units above 800 sq.ft. of carpet area

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.
- Electric points with TV & telephone points in living room, master bed room
- AC points in all rooms except kitchen

POWER

- Provision of inverter





OF BEING A PART ● OF THE

VTP Euphoria has beautifully designed homes that flaunt the exquisite grandeur that VTP Realty's World of WOW promises. VTP Euphoria is a part of the carefully planned and royally designed Township Codename Pegasus, with amenities that will exceed your every expectation.





W

TOWNSHIP

*Map not to scale

VTP REALTY PROJECTS STAND TALL
AT ALL ENTRANCES OF
TOWNSHIP CODENAME PEGASUS



VTP
ALTAIR

24mtr. Wide Road

<< Towards
EON IT PARK

E-3

FUTURE
DEVELOPMENT

SALES OFFICE

E-2

R4

R12

R11

U-10

R13

● Yoo Villas

<< Towards KHARADI

WEST GATE

New proposed road

MULA - MUTHA RIVER

Towards BAIF >>

24mtr. Wide Road

<< Towards WAGHOLI

U-12
&
U-13

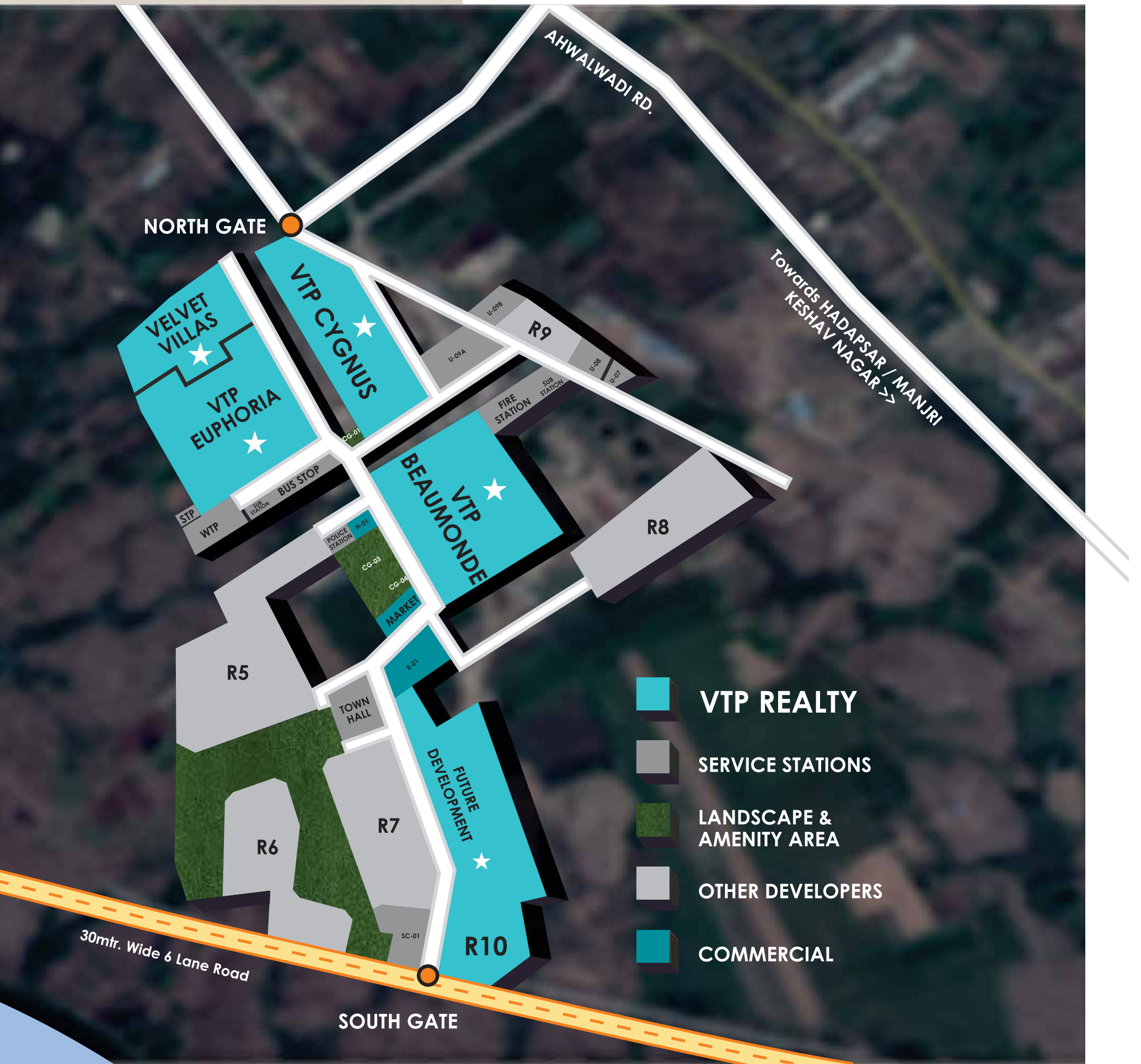
CG-10

H-01

SC-02

CG-09

CG-08



NORTH GATE

AHWALWADI RD.

Towards HADAPSAR / MANJRI
KESHAV NAGAR >>

VELVET
VILLAS

VTP
EUPHORIA

VTP
CYGNUS

BEAUMONDE
VTP

STP
WTP

BUS STOP

POLICE
STATION

FIRE
STATION

R9

R8

R5

R6

R7

R10

FUTURE
DEVELOPMENT

VTP REALTY

SERVICE STATIONS

LANDSCAPE &
AMENITY AREA

OTHER DEVELOPERS

COMMERCIAL

30mtr. Wide 6 Lane Road

SOUTH GATE

TOWNSHIP AMENITIES HIGHLIGHTS

- Luxury club
- 6 professional sports academies
- Yoga and fitness centre[#]
- Spa[#]
- Health centre^{*}
- Large landscaped zones^{*}
- Creche[#]
- School
- Strategic multiple entry and exit points
- Well-planned internal driveways
- Multi-tier security systems
- Police station
- Fire station
- Bus stop

TOWNSHIP CODENAME PEGASUS



^{*}Representative images



*Township amenities will be chargeable

6 PROFESSIONAL SPORTS ACADEMIES

The township has 6 Professional Sports#
Coaching Academies for

- **Cricket**
- **Football**
- **Swimming**
- **Badminton**
- **Lawn Tennis**
- **Horse Riding**

operated by professional coaches with
competition-level courts & facilities.

These academies are pay-per-use hence
not burdening the residents with the
additional cost of the celebrity
endorsements, setting up and operations of
the academy infrastructure. Now that's
WOW!

TOWNSHIP CODENAME PEGASUS



*Representative images





THE LEGACY ● OF A GAME CHANGER

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

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

VTP, the man and the group, are relentless in the pursuit to be the best at whatever goal we choose. Our cement and core construction materials business, VTP Materials, is the No.1 dealership in Maharashtra and amongst the top 5 across the country. Our infra development company, Viraj Projects, is one of the India's top names for construction contracting and government infra projects. **VTP Realty, our real estate development company, is**

currently developing over 1.50 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.**



STELLAR DELIVERY ACROSS PUNE

RESIDENTIAL

VTP PURVANCHAL - PH 1

1, 2 & 3 Bedroom Homes,
Wagholi

VTP SOLITAIRE - PH 1

2 & 3 Bedroom Homes, Baner

VTP CELESTA

3 Bedroom Homes, NIBM

VTP URBAN NEST

1.5, 2 & 3 Bedroom Homes,
Undri

VTP ONE

1 BHK - Kharadi

VTP URBAN SOUL

2 BHK - Kharadi

URBAN BALANCE

3 Bedroom Homes,
Magarpatta Rd.

URBAN SPACE

3.5 & 4.5 Bedroom Homes, NIBM

VTP URBAN RISE

1.5 & 2 BHK - Pisoli

LANDMARK

1 & 2 BHK - Undri

VTP URBAN NIRVANA

2 & 3 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

EDEN INTERNATIONAL SCHOOL

Talegaon

VIBGYOR ROOTS & RISE SCHOOL

Chinchwad

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.



CUSTOMER CENTRIC APPROACH

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



RIGHT PRICED PRODUCTS

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



HIGH BUILD QUALITY

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



TRANSPARENT TRANSACTION

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



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.

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.



IT'S GREAT TO
BE RECOGNIZED
BY THE MOST
RECOGNIZED



NO.1 BRAND ALWAYS RECOGNIZED BY LEADERS



DEVELOPER
OF THE YEAR

The Economic Times Real Estate Awards - 2022
13th Realty+ Excellence Awards - 2022
Maharashtra State Best Employer Brand Awards - 2022
CIA World Construction & Infra Annual Awards - 2022
ET NOW - Stellar Record Awards - 2022
Times Realty Icons - 2022
Asia's Best Employer Brand, Singapore - 2022



CEO
OF THE YEAR
MR. SACHIN
BHANDARI

The Economic Times Real Estate Awards - 2022
13th Realty+ Excellence Awards - 2022
ET NOW National Feather - Real Estate & Construction Awards - 2022
CIA World Construction & Infra Annual Awards - 2022
ET NOW - Stellar Record Awards - 2022
Times Realty Icons - 2022
Asia's Best Employer Brand, Singapore - 2022

INNOVATIVE LEADERSHIP BUILD STRONG FOUNDATION



YOUNG ASIAN
ENTREPRENEURS
MR. BHUSHAN &
NILESH
PALRESHA

40 Under 40 Realty Plus Awards 2021
Asia One - 2020



BUSINESS
LEADER OF THE
YEAR
MR. SACHIN
BHANDARI

ET NOW Real Estate Awards - 2020

**EARNED THE MONIKER “TURNAROUND”
SPECIALISTS OF THE INDUSTRY**



Realty+ Excellence Awards - 2022



Times Realty Icons - 2022



Zee Business Excellence
Awards - 2021



Realty Plus Excellence
Awards - 2021



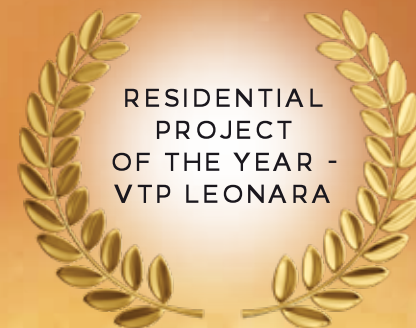
Realty Plus Excellence Awards - 2021
Economic Times - Leadership Awards - 2021



Realty Plus Excellence
Awards - 2021



ET NOW National Feather,
Real Estate & Construction Awards - 2022



Realty Plus Excellence
Awards - 2021

Select awards of the recent years for more visit www.vtprealty.in/awards



Khushhigoon Ki

HOGI PHIR SUBAH

**WATCH OUR FILM TO WITNESS A BEAUTIFUL
STORY OF HAPPINESS UNFOLD.**

SCAN TO
WATCH
FILM



STARRING

MRUNAL THAKUR | PARIKSHIT SAHNI | VIPUL ROY

TOWNSHIP CODENAME
PEGASUS



PHASE 1
P52100031691



PHASE 2
P52100045848



PHASE 3
P52100047312



PHASE 4
P52100049849



MahaRERA Registration No.: P52100031691, P52100045848 available at www.maharera.mahaonline.gov.in

www.vtprealty.in

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V10/22-QTY1000



A WORLD OF THOUGHTFULNESS