



VELVET

— villas —

QUINTESSENTIAL VILLA HOMES

TOWNSHIP CODENAME PEGASUS

GATED ENCLAVE OF ONLY 43 VILLAS.

- A private entry boulevard leads to the villas enclave.
- Inarguably the most prized treasure of the township.
- Private residences that can be called 'real' villas.
- The perfect bungalow lifestyle that Pune has always loved.
- All east-west facing villas.
- Magnanimous homes with double height ceiling, Italian marble flooring, private porch with parking, private tea garden, additional party garden.
- Describing these homes as lavish is an understatement.
They are simply #BeyondImagination

TYPE 1

3 Bedrooms
Living | Dining
Kitchen
Family Area
Servant Room
Utility | Storage
Private Garden
Party Terrace

Total area ranging
4132 - 4806 sq.ft.

TYPE 2

3 Bedrooms
Living | Dining
Kitchen
Family Area
Servant Room
Utility | Storage
Private Garden
Party Terrace

Total area ranging
5347 & 5413 sq.ft.

TYPE 3

5 Bedrooms
Living | Dining
Kitchen | Family Area
Servant Room
Utility | Storage
Private Elevator
Private Garden
Party Terrace

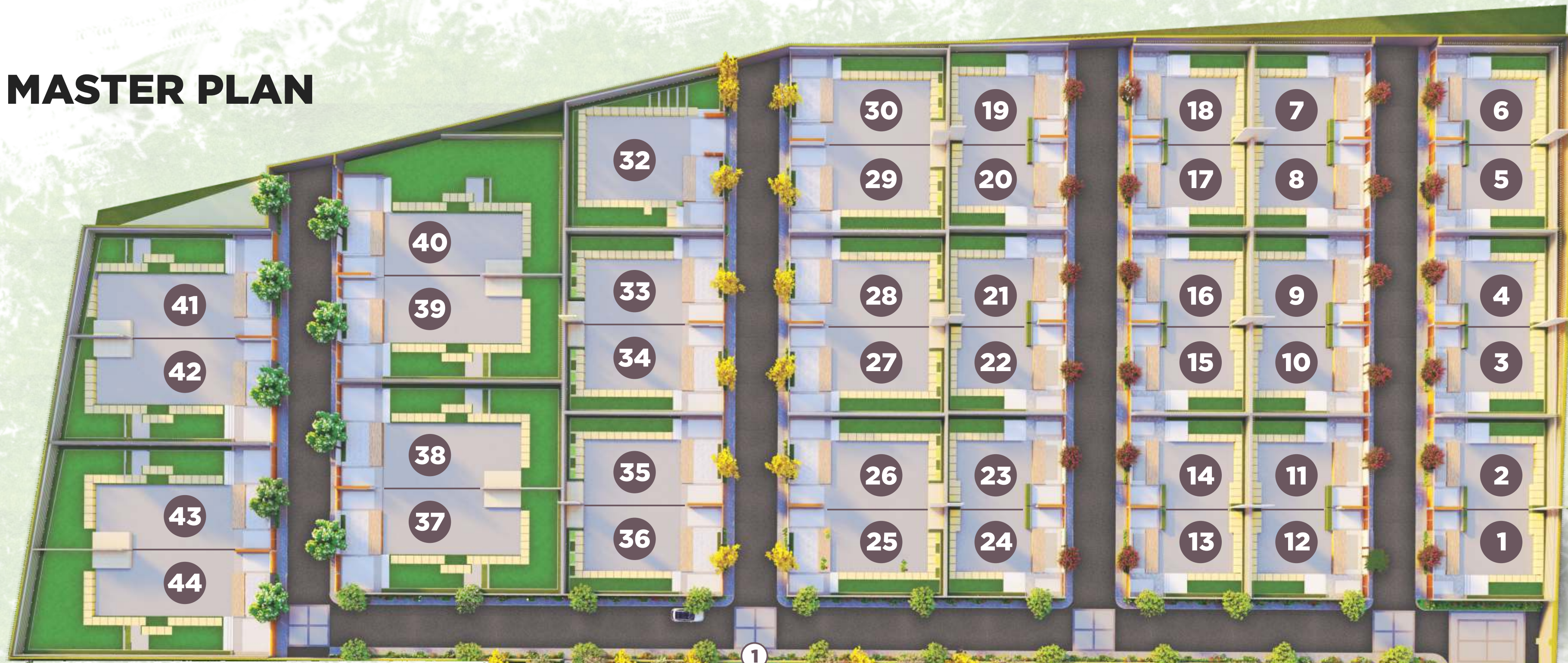
Total area ranging
7759 - 9184 sq.ft.

Township Codename Pegasus stretches over 150 acres, in Kharadi, Pune East.



**6 Professional Sports Academies - Football, Cricket, Swimming, Tennis, Badminton & Horse Riding | Multiple Grand Entrance Plazas | Luxury Club
 Yoga & Fitness Centre | Spa | Health Centre | Large Landscaped Zones | Creche | Well-planned Internal Roads | Police Station | Multi-tier Security
 Fire Station | Bus Stop | School**

MASTER PLAN



EAST-WEST FACING 43 VILLAS IN 5 ACRES LAND PARCEL



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

*Except Villa #32

- | | | | |
|-----------------------------|--|--------------------------------------|----------------|
| 1. ENTRANCE WITH WATER BODY | 5. SENIOR CITIZEN PLAZA WITH ACUPRESSURE PATHWAY | 8. KIDS POOL | 11. STAGE |
| 2. BARBEQUE ZONE | 6. KIDS PLAY AREA | 9. INDOOR GYM | 12. PARTY LAWN |
| 3. MULTIPURPOSE COURT | 7. HEATED SWIMMING POOL | 10. CLUBHOUSE WITH MULTIPURPOSE HALL | |
| 4. OUTDOOR GYM | | | |



THE WOW FACTORS INSIDE THE VILLAS

- PRIVATE ENTRY VERANDAH
- GRAND VENEER FINISH MAIN DOOR WITH DIGITAL LOCK
- PREMIUM DESIGNER GARDEN LIGHTS
- PRIVATE COVERED CAR PARK
- MS SLIDING VILLA GATE
- PRIVATE PARTY LAWN & TEA GARDEN
- TERRACE PARTY AREA WITH BASIN & WASHROOM
- DOUBLE HEIGHT CEILING IN LIVING & DINING AREA
- A COMMERCIAL EV CHARGING POINT ON PROJECT LEVEL
- ITALIAN MARBLE FLOORING IN THE ENTIRE VILLA (EXCEPT BATHS)
- MOST PREMIUM LUSTRE PAINT
- BATH TUB WITH JACUZZI IN MASTER BATH
- RAINSHOWER & HANDSHOWER IN ALL BATHS
- PRIVATE ELEVATOR IN TYPE 3 VILLAS
- SMART HOME FEATURES: 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









FINER DETAILS

WALL FINISHES

- Premium luster emulsion paint for internal wall
- Weather shield exterior paint

DOORS

- All doors veneer finish
- Main door width 4 ft.

WINDOWS

- Anodized Fenesta sliding windows
- Mosquito mesh on all windows

FLOORING

- Italian Marble for entire villa (except baths)
- Terrace – Premium anti skid tiles (2ft x 2ft)
- Dry balcony - Anti-skid ceramic tiles

KITCHEN

- Provision for water purifier

TOILETS

- All basins to have solar 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
- Granite toilet door frames
- Bath tub with Jacuzzi in master bath
- Rainshower & handshower in all bath
- All master bath shower area have natural skylight roof
- His & hers counter basins in master bath
- Additional washroom & basin on terrace

PLUMBING

- Concealed anti-corrosive plumbing

FINER DETAILS

STAIRCASE

- Designer staircase

ELEVATOR

- Private elevator in type 3 villas

BALCONIES

- False ceiling for balcony area
- Attached balconies DECK – Glass railing 4 ft.

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 rooms except kitchen

POWER

- 100% DG back-up for common area
- Provision for inverter in each villa
- 1 common commercial EV charging point on project level

SECURITY FEATURES

- CCTV camera surveillance at vantage points in each villa
- MS sliding motorable main gate

OTHER FEATURES

- Paving blocks on entry pathway in the villas
- Private car park in each villa
- Separate servant room with separate entry
- Storage areas in each villa
- Walk-in-wardrobe in master bedroom

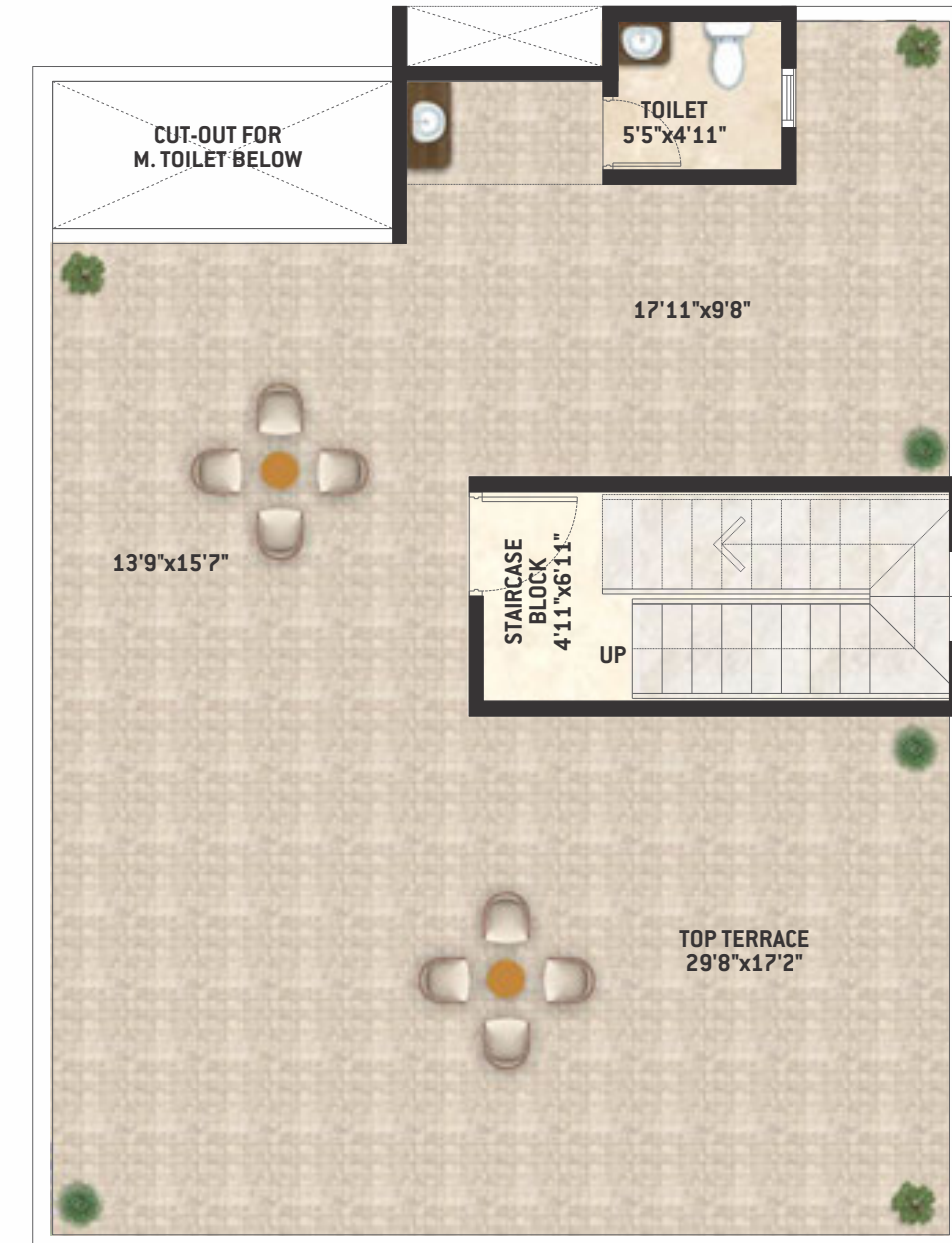
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

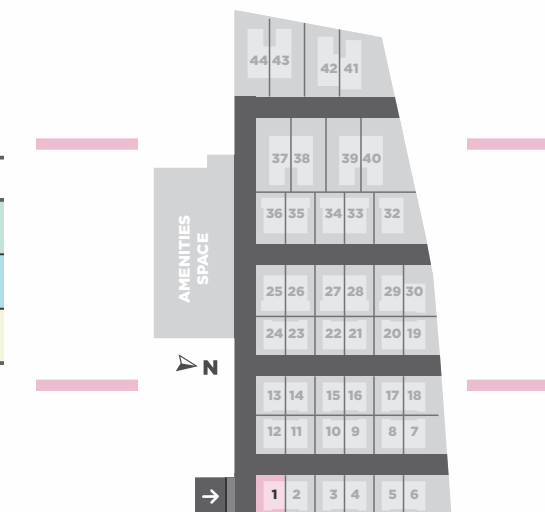


Velvet Villa # 1
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	98.75	1062.95	-	-	199.21	2144.30
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	98.75	1062.95	85.39	919.14	385.17	4145.97

PLOT AREA - 2300.59 SQ.FT. (213.73 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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

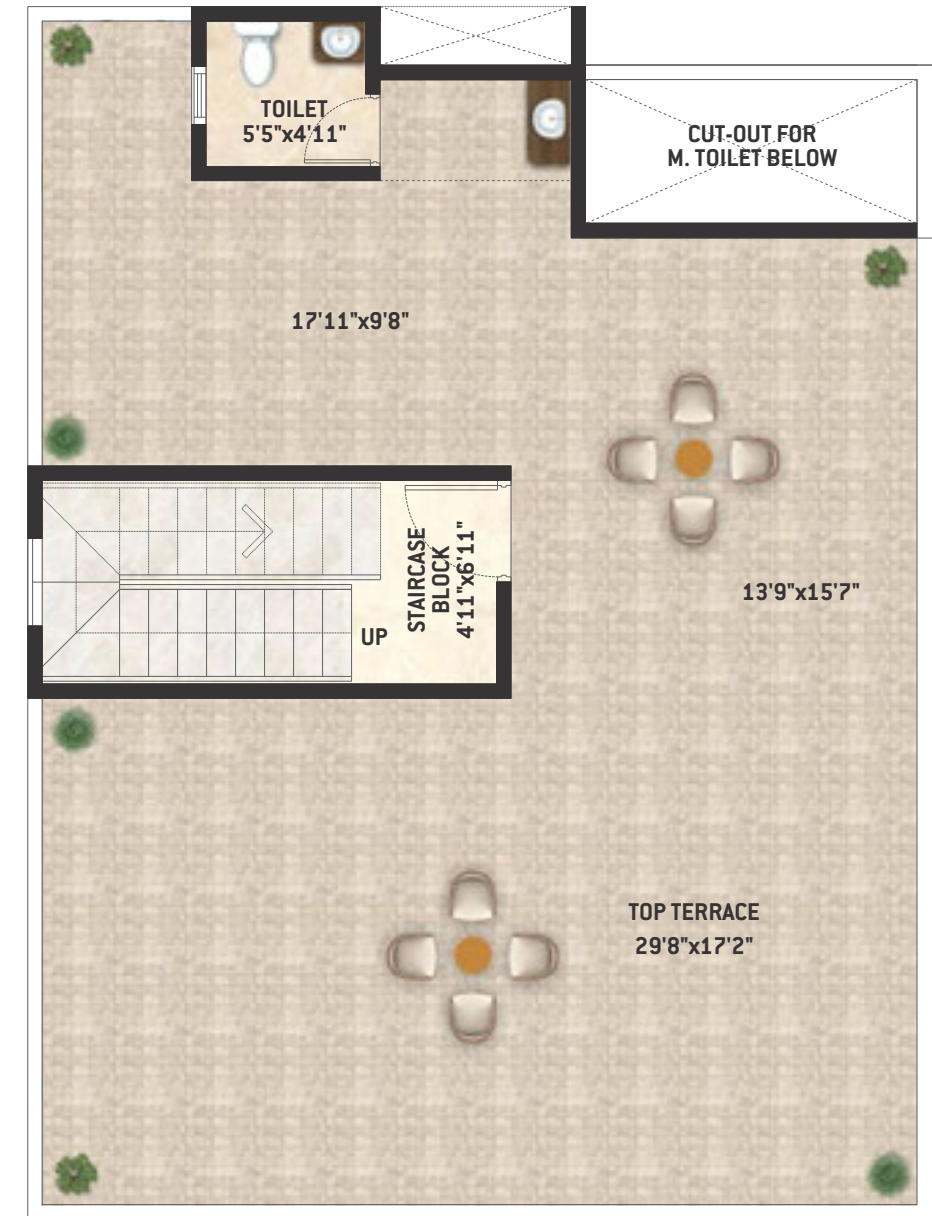
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

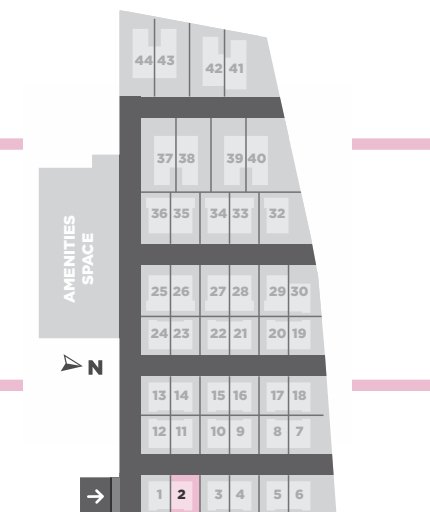


Velvet Villa # 2
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	104.60	1125.91	-	-	205.06	2207.27
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	104.60	1125.91	85.39	919.14	391.02	4208.94

PLOT AREA - 2353.76 SQ.FT. (218.67 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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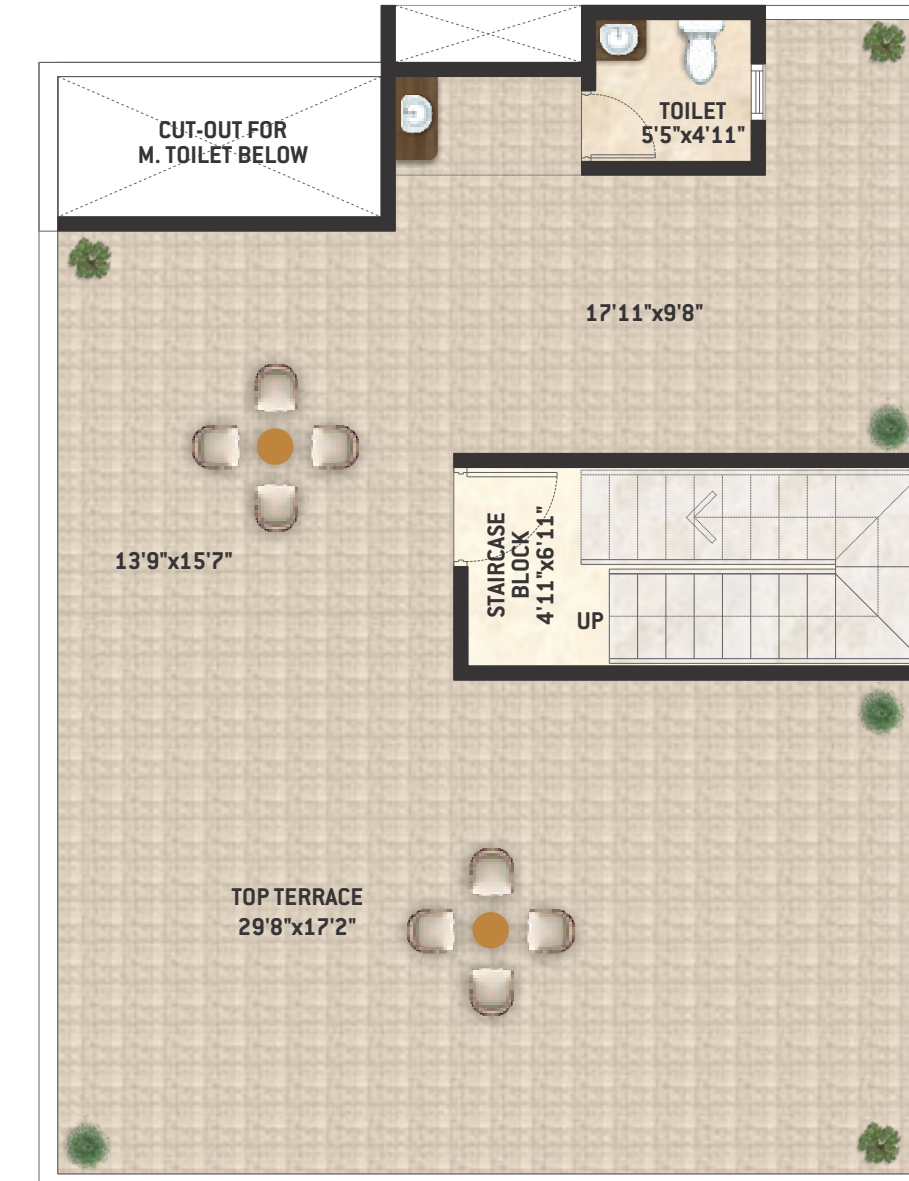
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

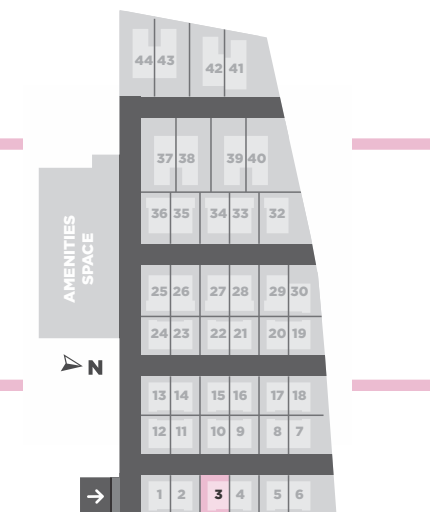


Velvet Villa # 3
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	108.94	1172.63	-	-	209.40	2253.98
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	108.94	1172.63	85.39	919.14	395.36	4255.66

PLOT AREA - 2408.12SQ.FT. (223.72 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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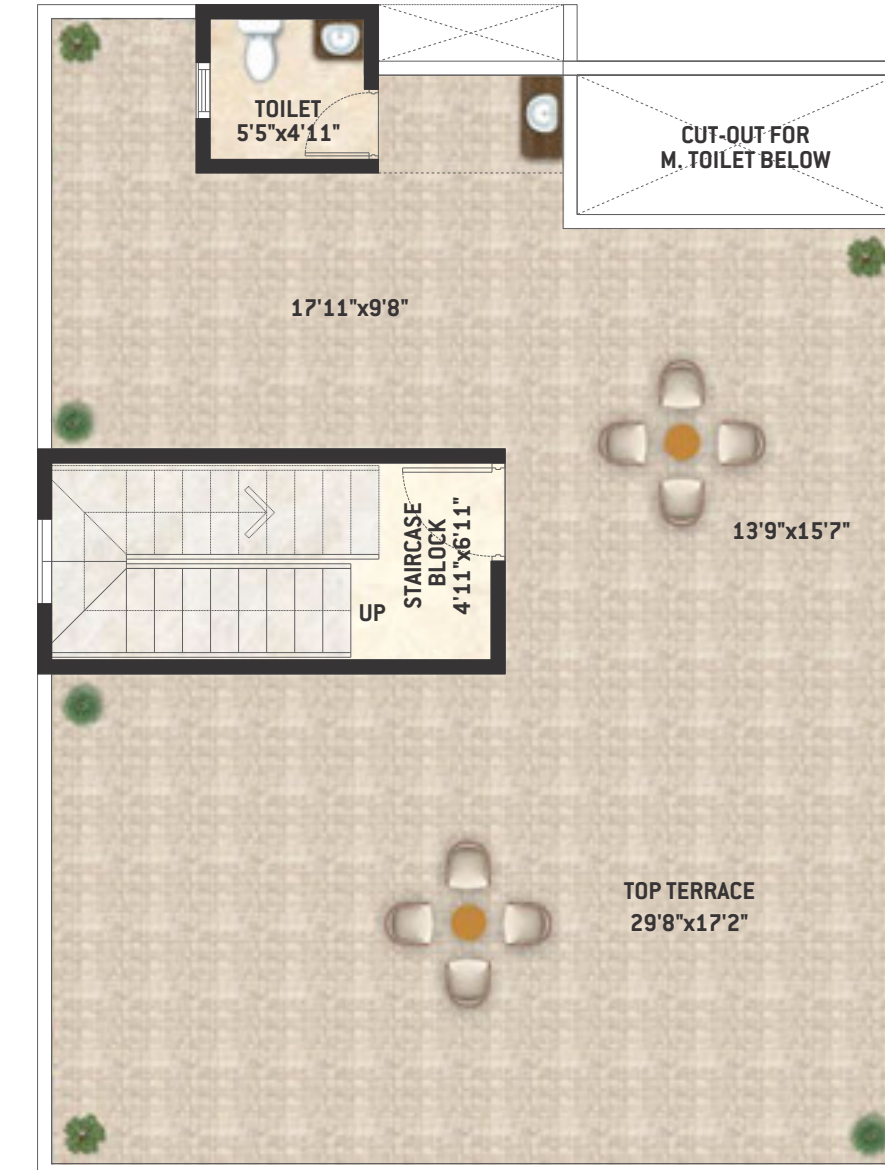
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

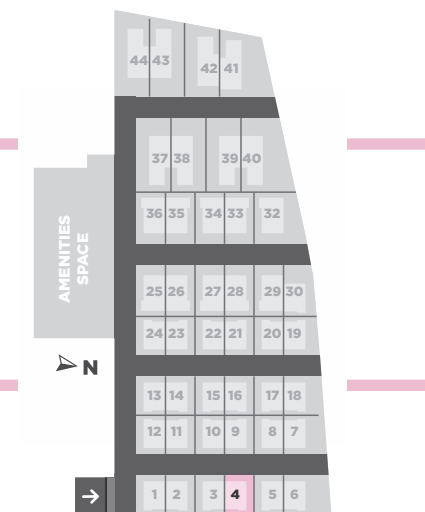


Velvet Villa # 4
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	115.51	1243.35	-	-	215.97	2324.70
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	115.51	1243.35	85.39	919.14	401.93	4326.37

PLOT AREA - 2456.88 SQ.FT. (228.25 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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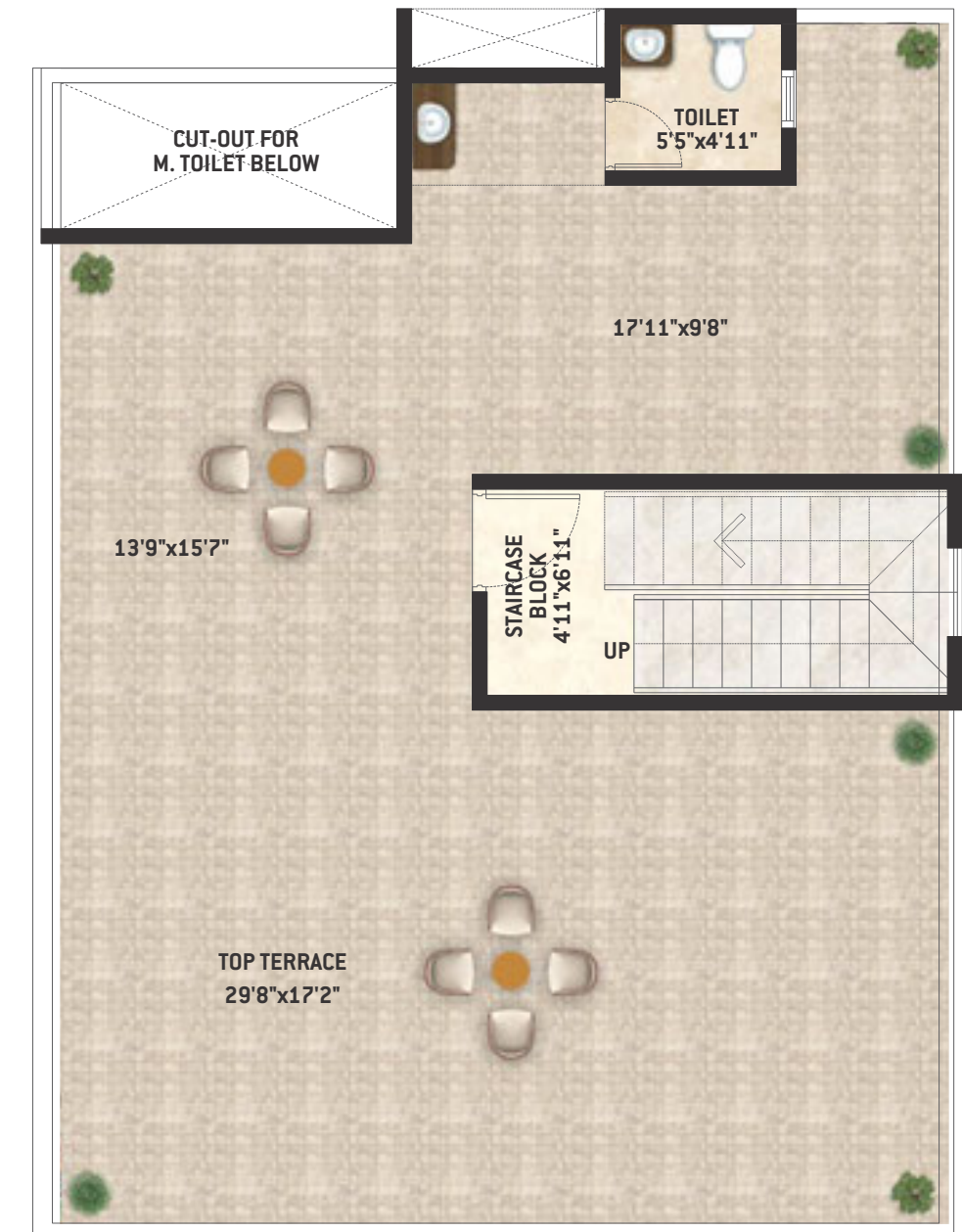
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

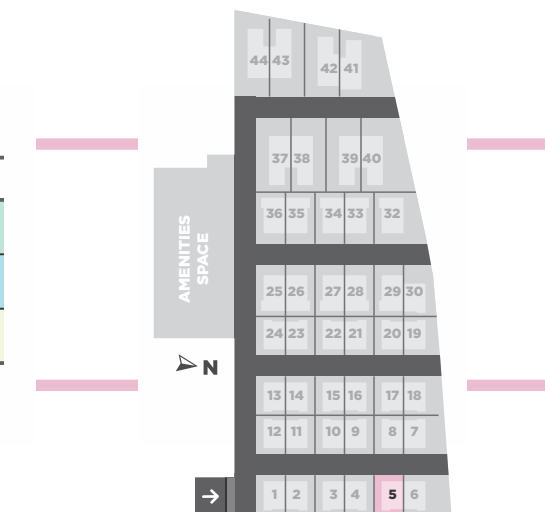


Velvet Villa # 5
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	116.26	1251.42	-	-	216.72	2332.77
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	116.26	1251.42	85.39	919.14	402.68	4334.45

PLOT AREA - 2464.20 SQ.FT. (228.93 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS

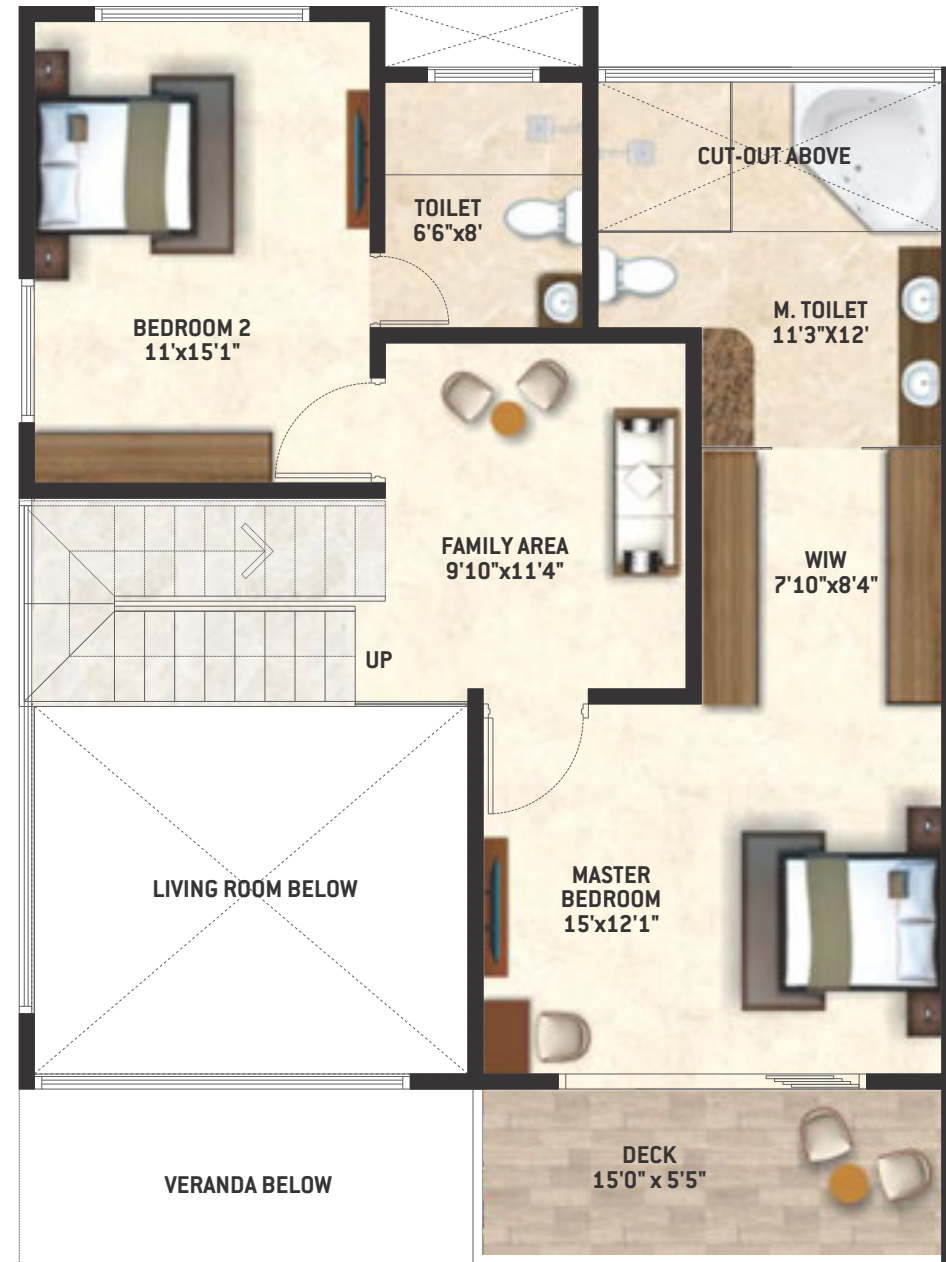


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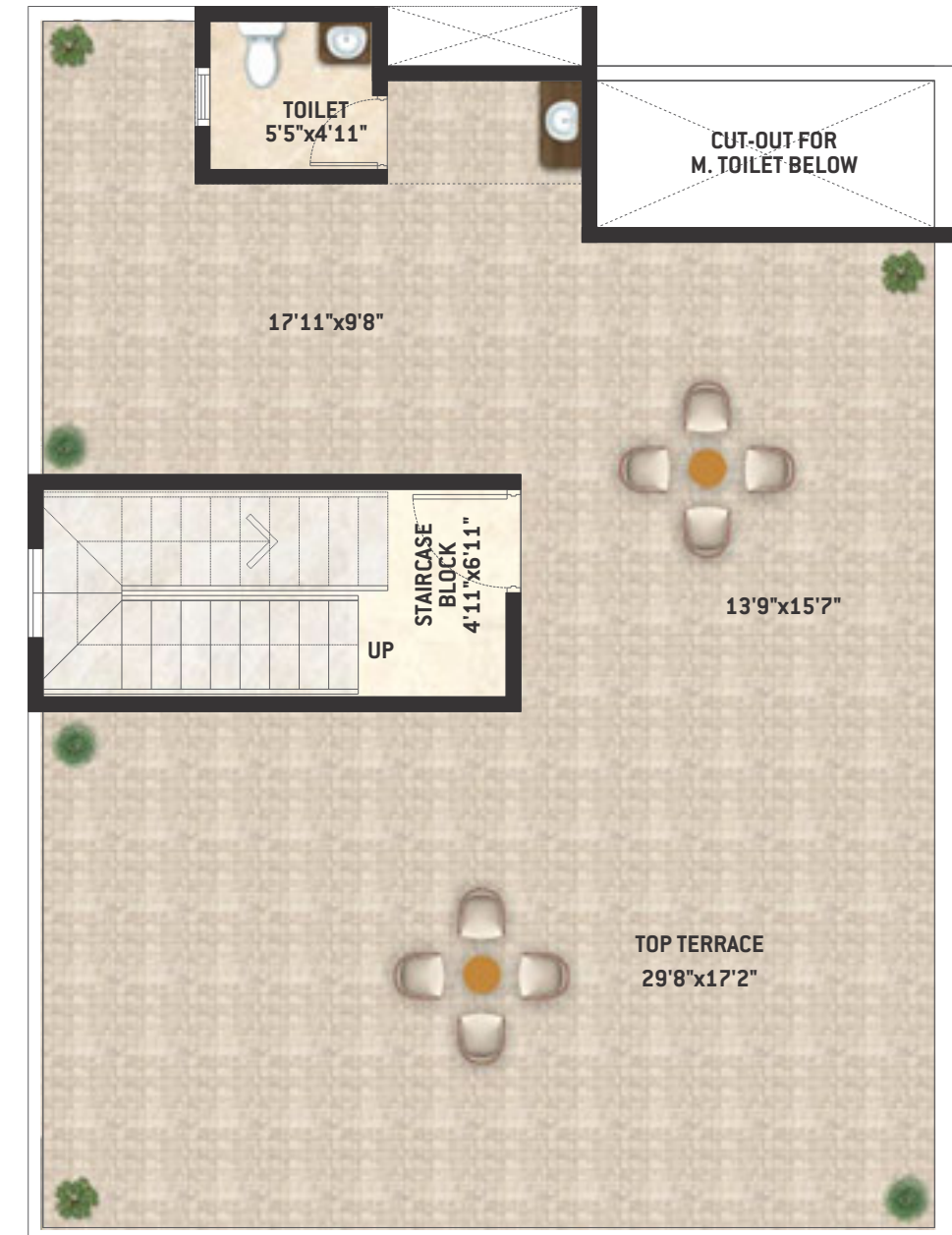
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

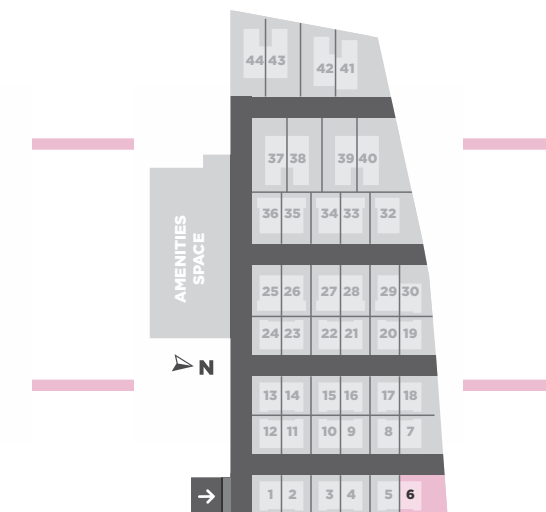


Velvet Villa # 6
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	160.07	1722.99	-	-	260.53	2804.34
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	160.07	1722.99	85.39	919.14	446.49	4806.02

PLOT AREA - 2984.53 SQ.FT. (277.27 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS

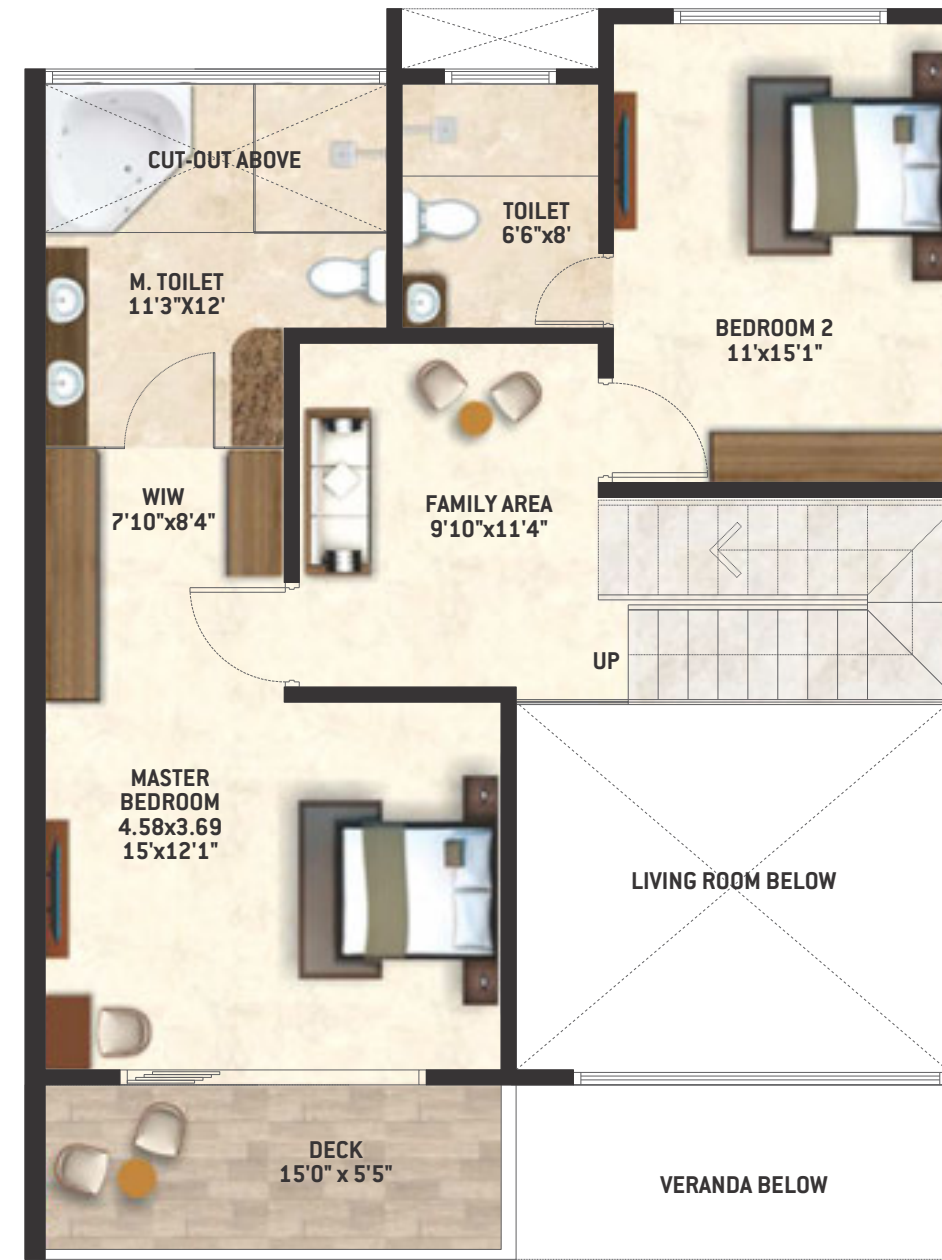


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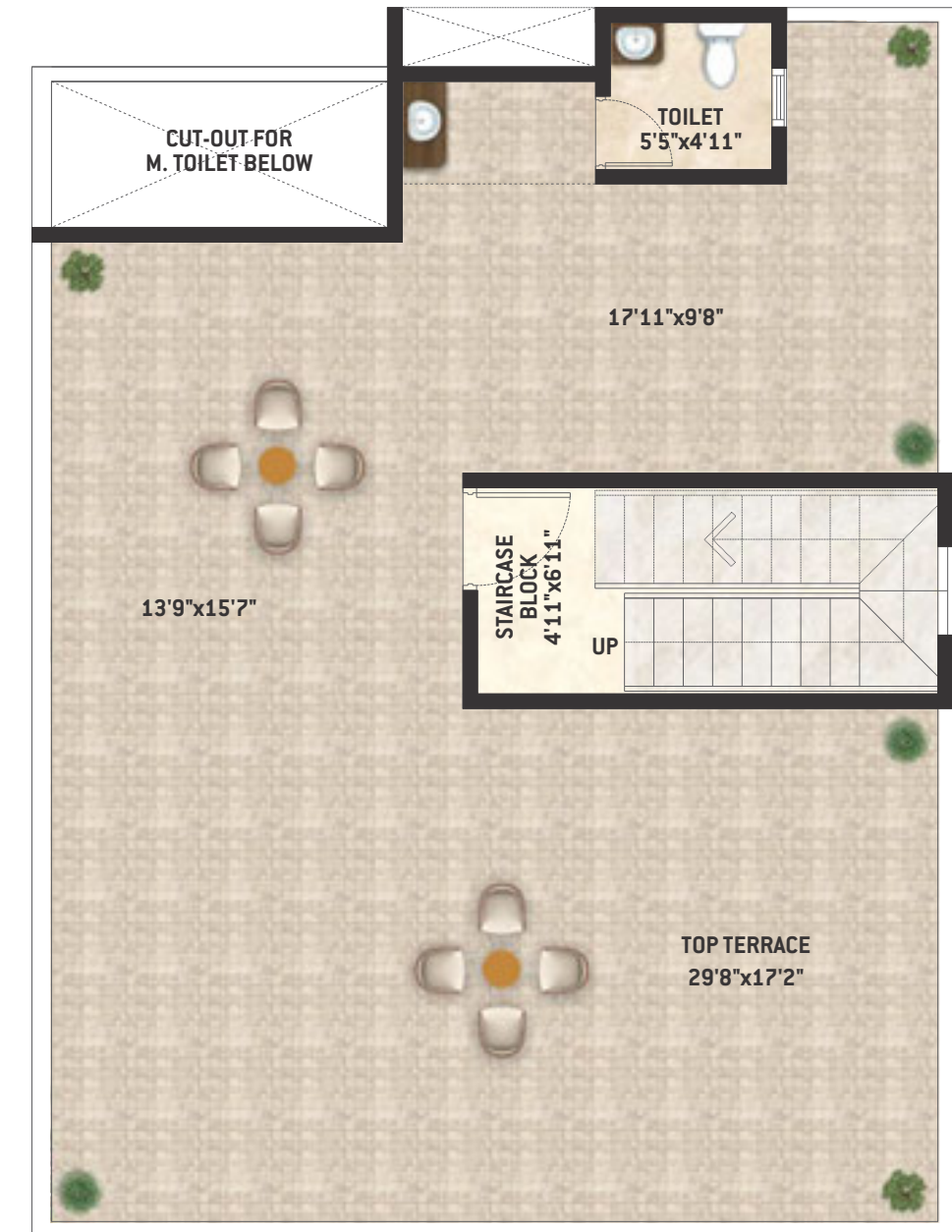
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

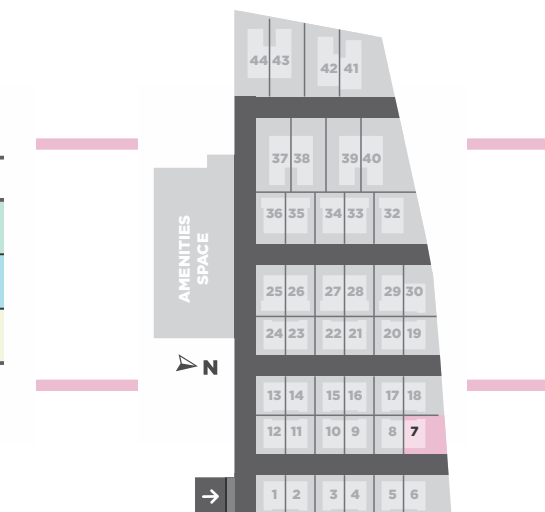


Velvet Villa # 7
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	137.40	1478.97	-	-	237.86	2560.33
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	137.40	1478.97	85.39	919.14	423.82	4562.00

PLOT AREA - 2710.81 SQ.FT. (251.84 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS

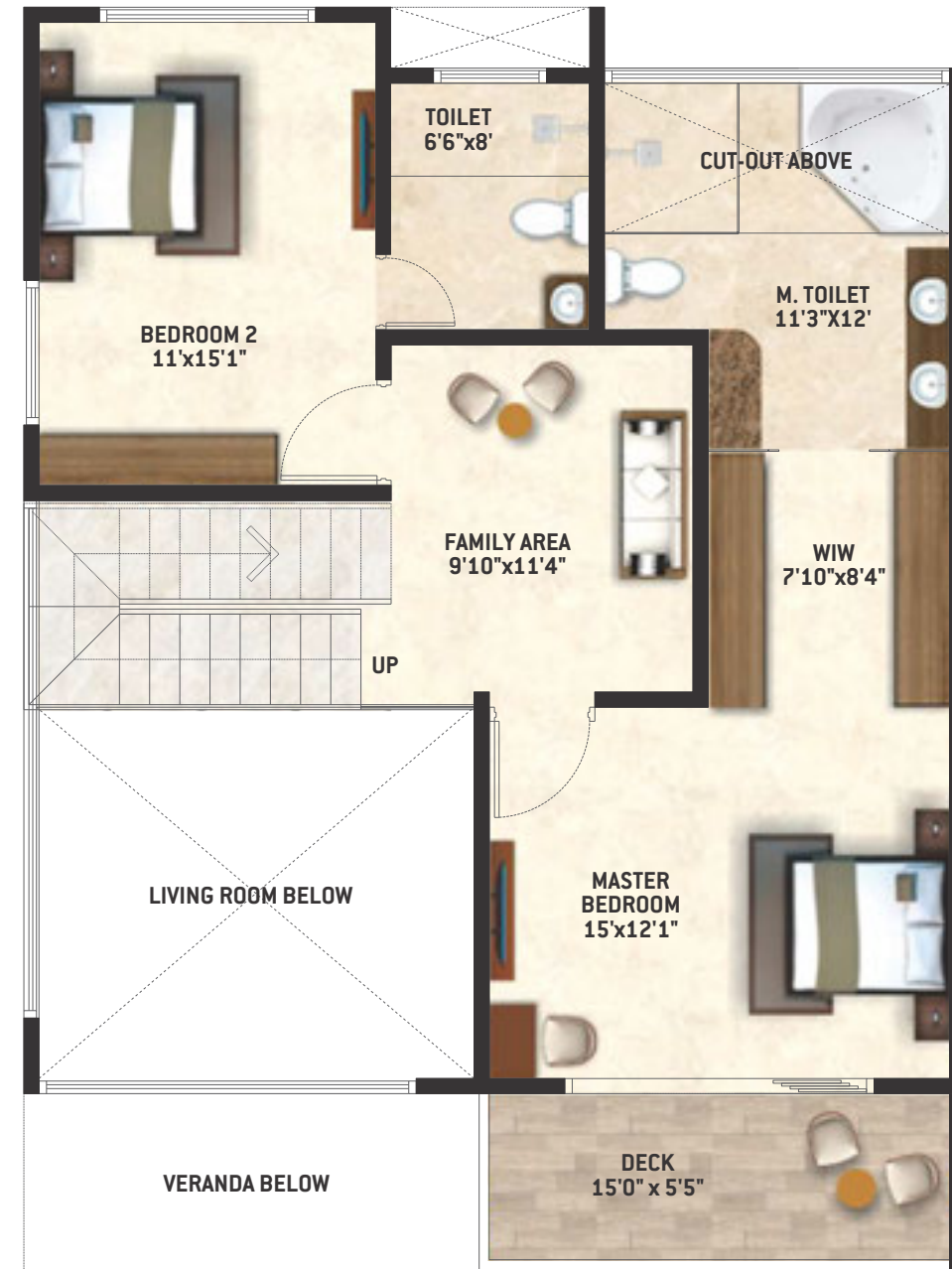


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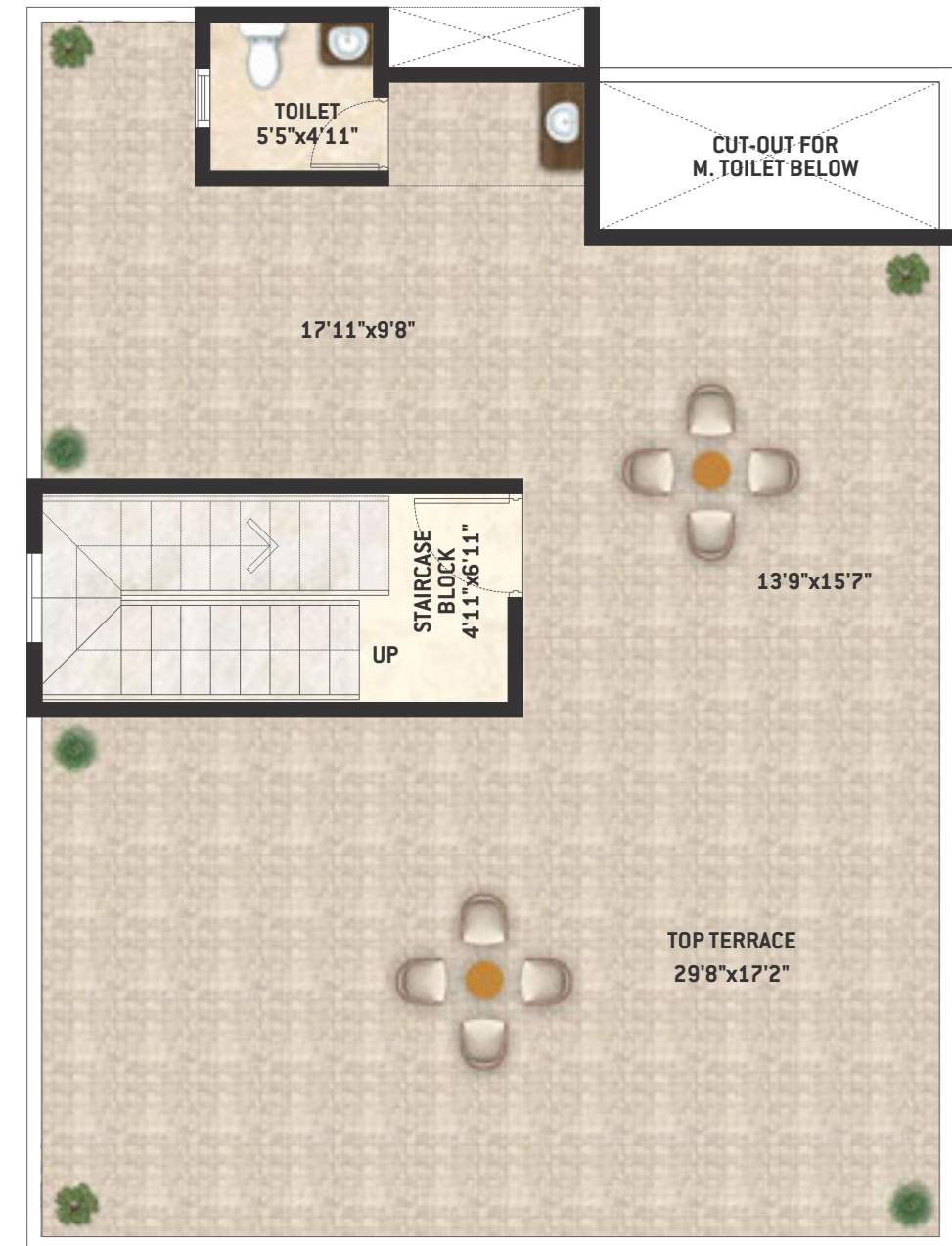
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



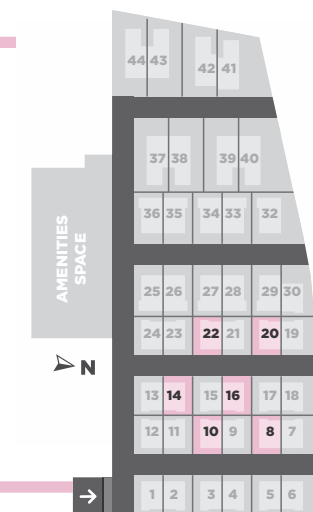
TYPE - 1

N
 Velvet Villa # 8, 10, 20 & 22
 N
 Velvet Villa # 14 & 16

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	99.14	1067.14	-	-	199.60	2148.49
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	99.14	1067.14	85.39	919.14	385.56	4150.17

PLOT AREA - 2272.50 SQ.FT. (211.12 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



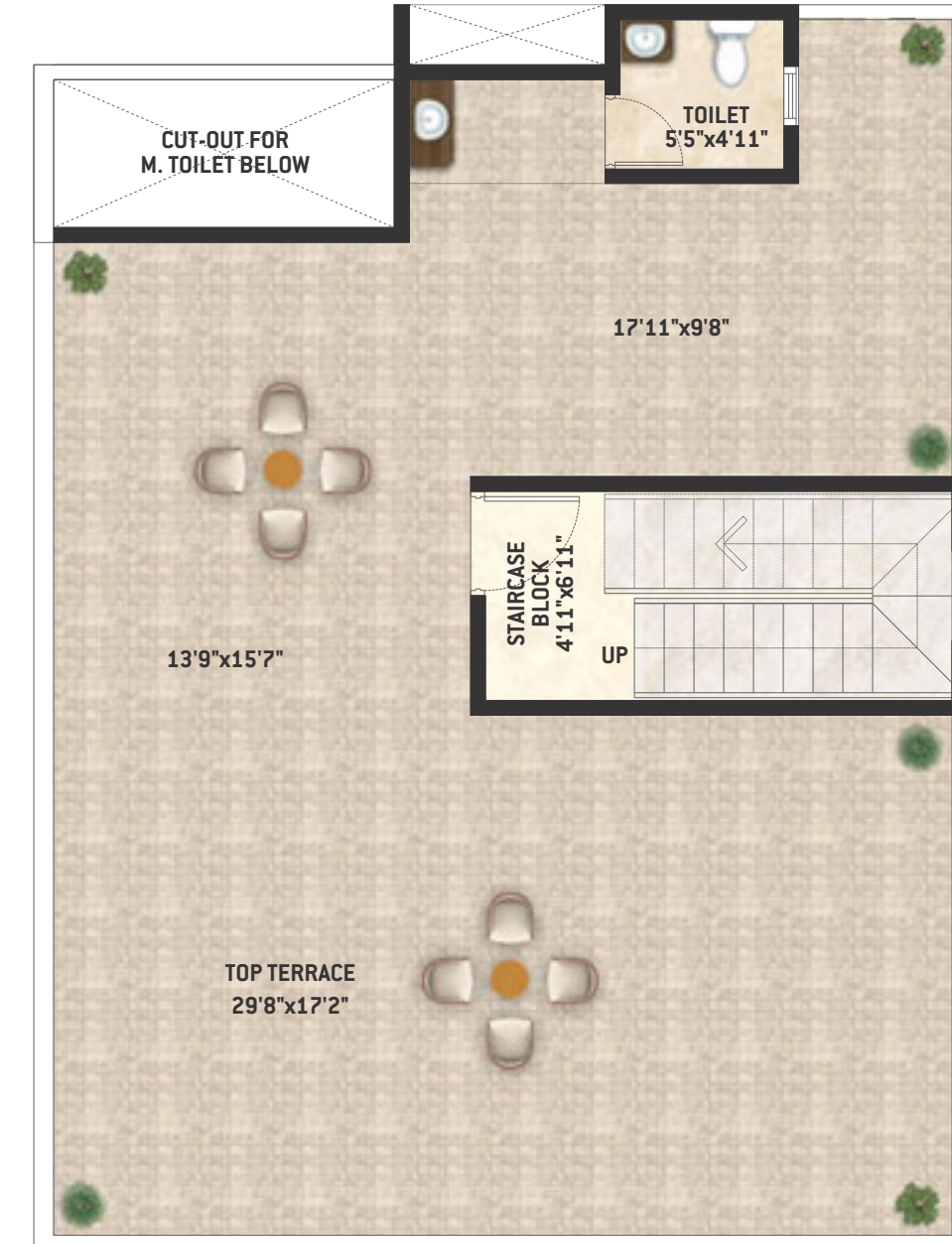
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



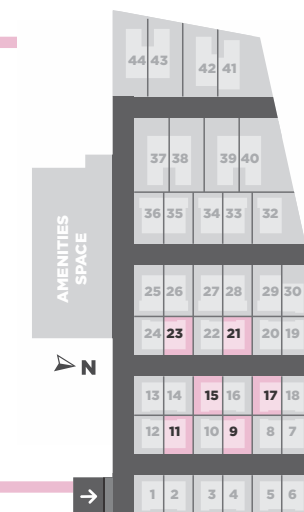
TYPE - 1

N
 Velvet Villa # 9, 11, 21 & 23
 N
 Velvet Villa # 15 & 17

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	99.14	1067.14	-	-	199.60	2148.49
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	99.14	1067.14	85.39	919.14	385.56	4150.17

PLOT AREA - 2272.50 SQ.FT. (211.12 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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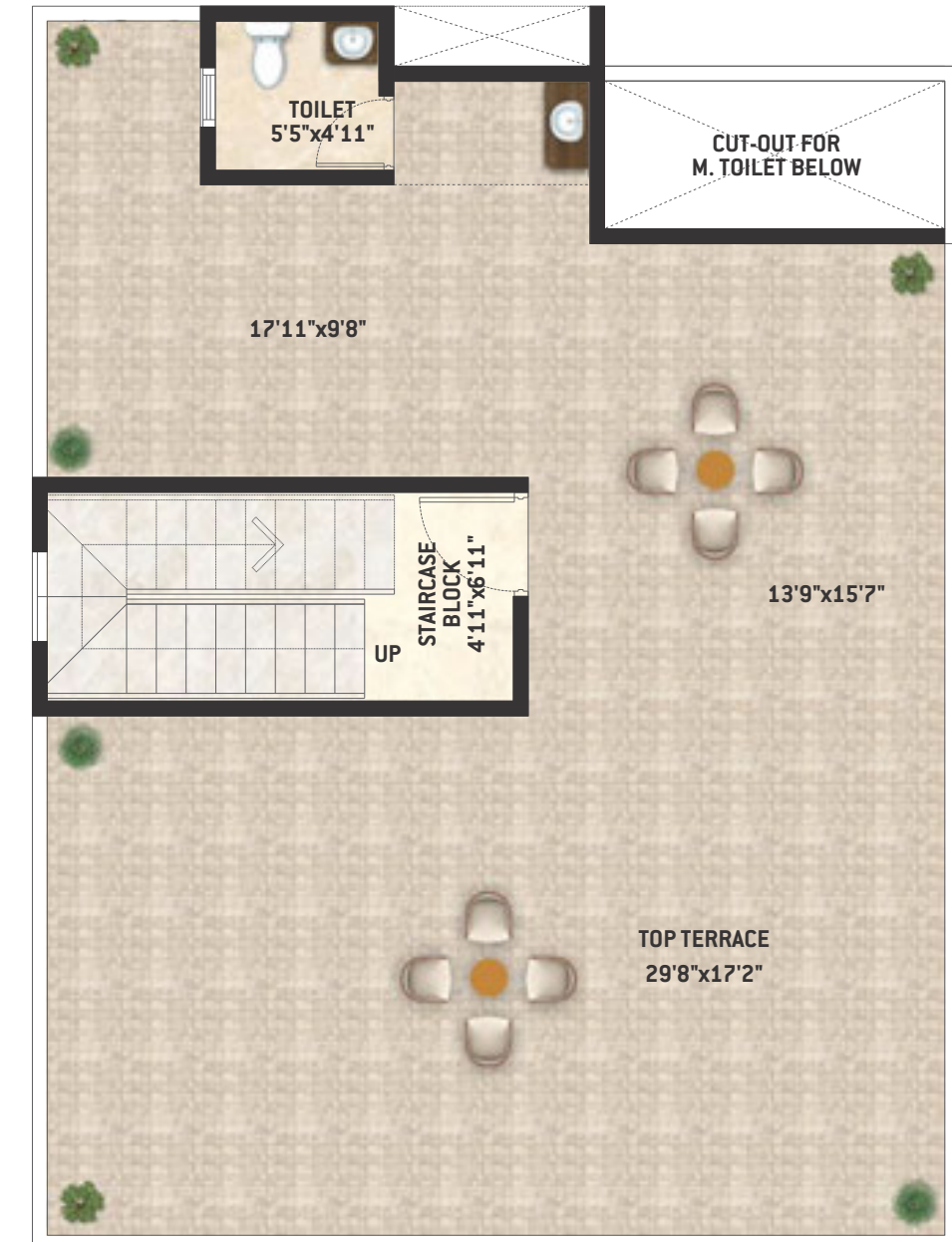
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

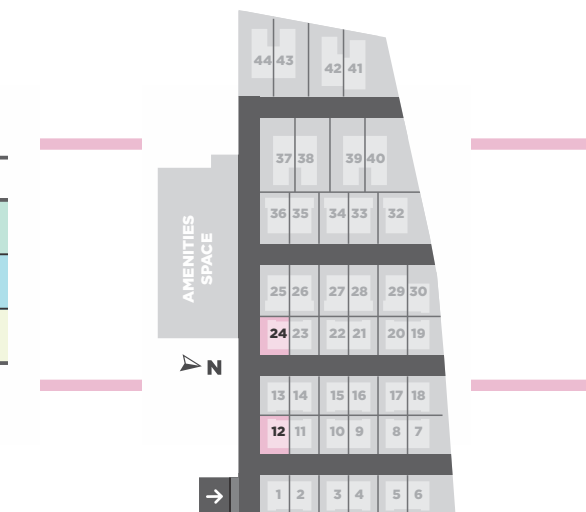


Velvet Villa # 12 & 24
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	97.49	1049.38	-	-	197.95	2130.73
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	97.49	1049.38	85.39	919.14	383.91	4132.41

PLOT AREA - 2272.50 SQ.FT. (211.12 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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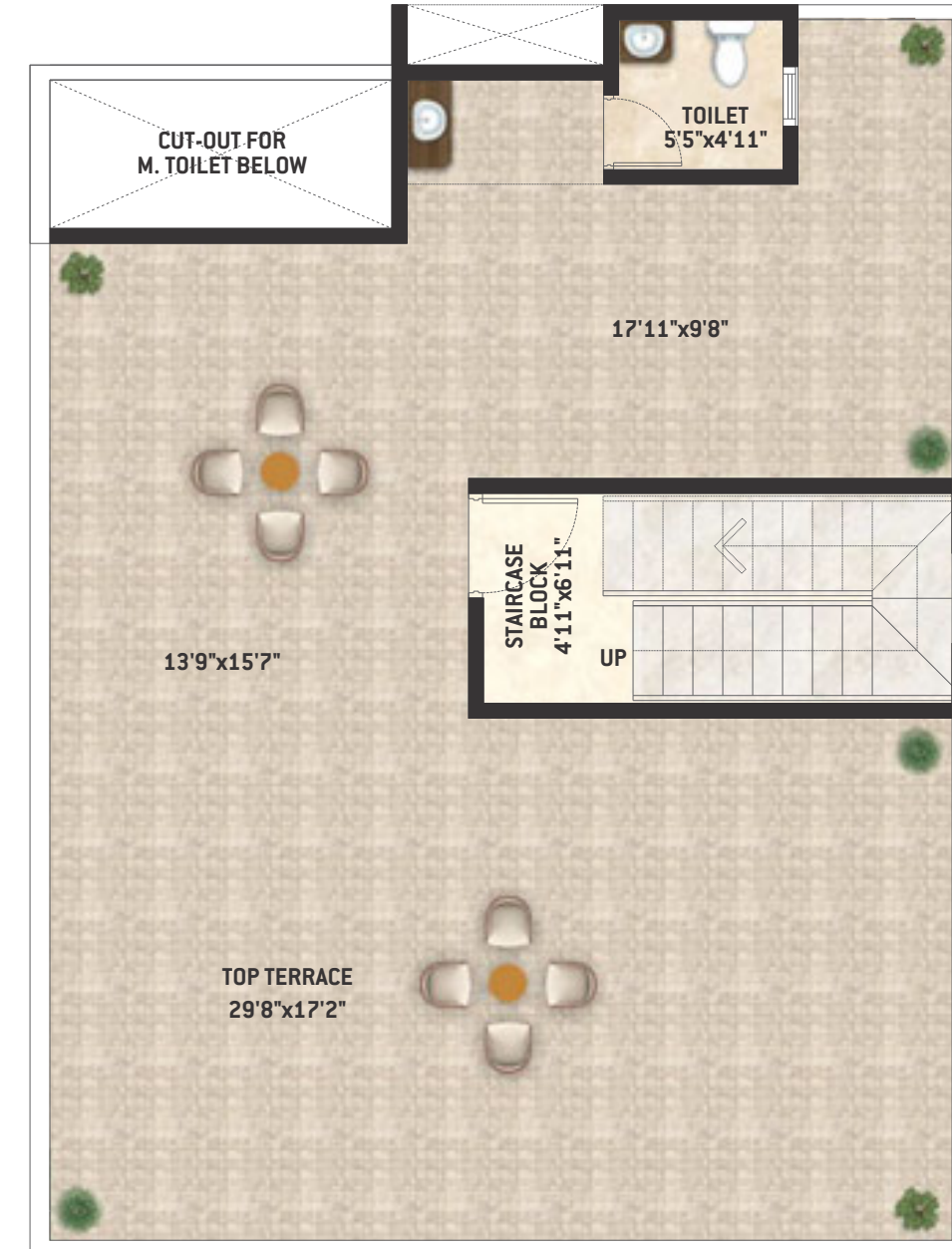
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

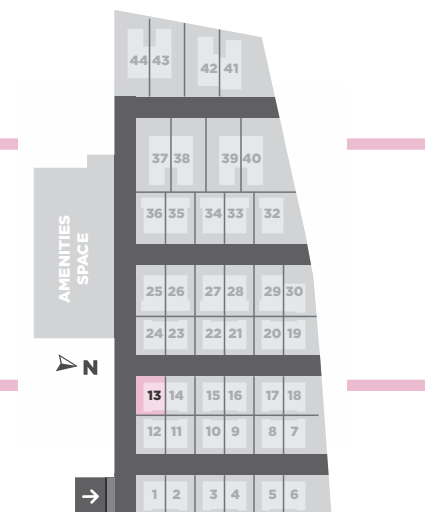


Velvet Villa # 13
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	97.49	1049.38	-	-	197.95	2130.73
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	97.49	1049.38	85.39	919.14	383.91	4132.41

PLOT AREA - 2272.50 SQ.FT. (211.12 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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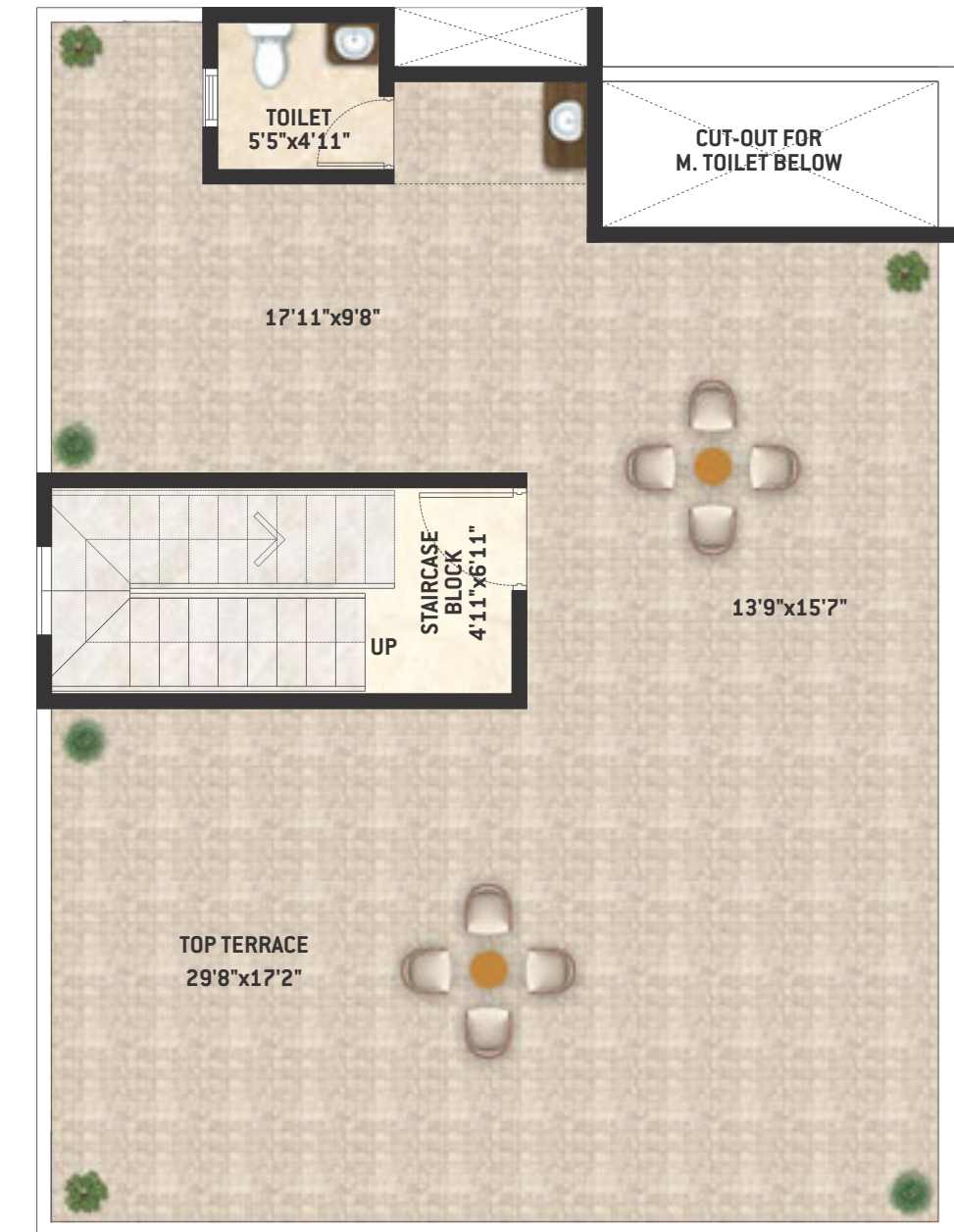
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

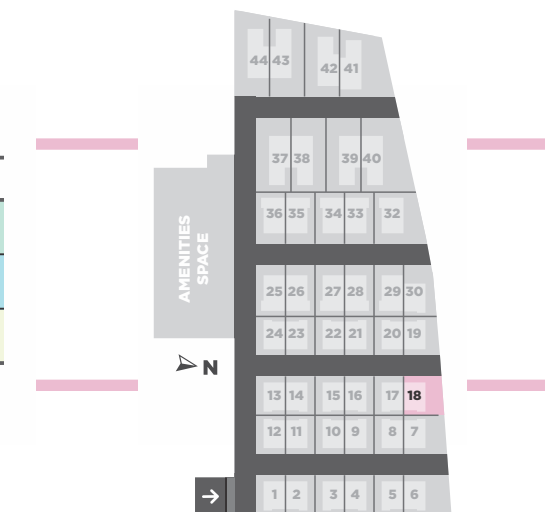


Velvet Villa # 18
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	135.07	1453.89	-	-	235.53	2535.24
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	135.07	1453.89	85.39	919.14	421.49	4536.92

PLOT AREA - 2515.98 SQ.FT. (233.74 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS

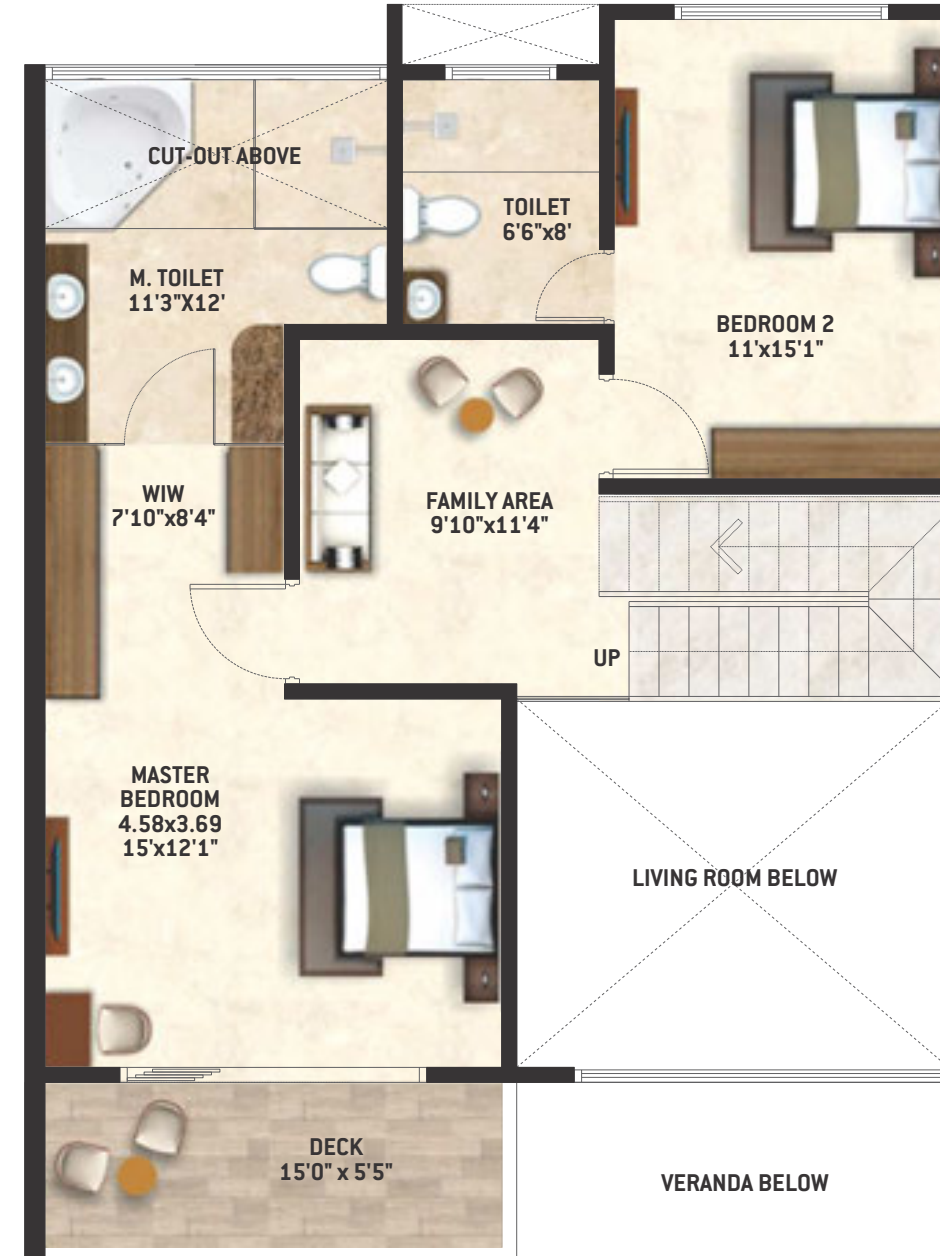


*The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq.ft. are for information only. Conversion table is; 1 sq.m.=10.764 sq.ft. & 1 m. = 3.28 ft.

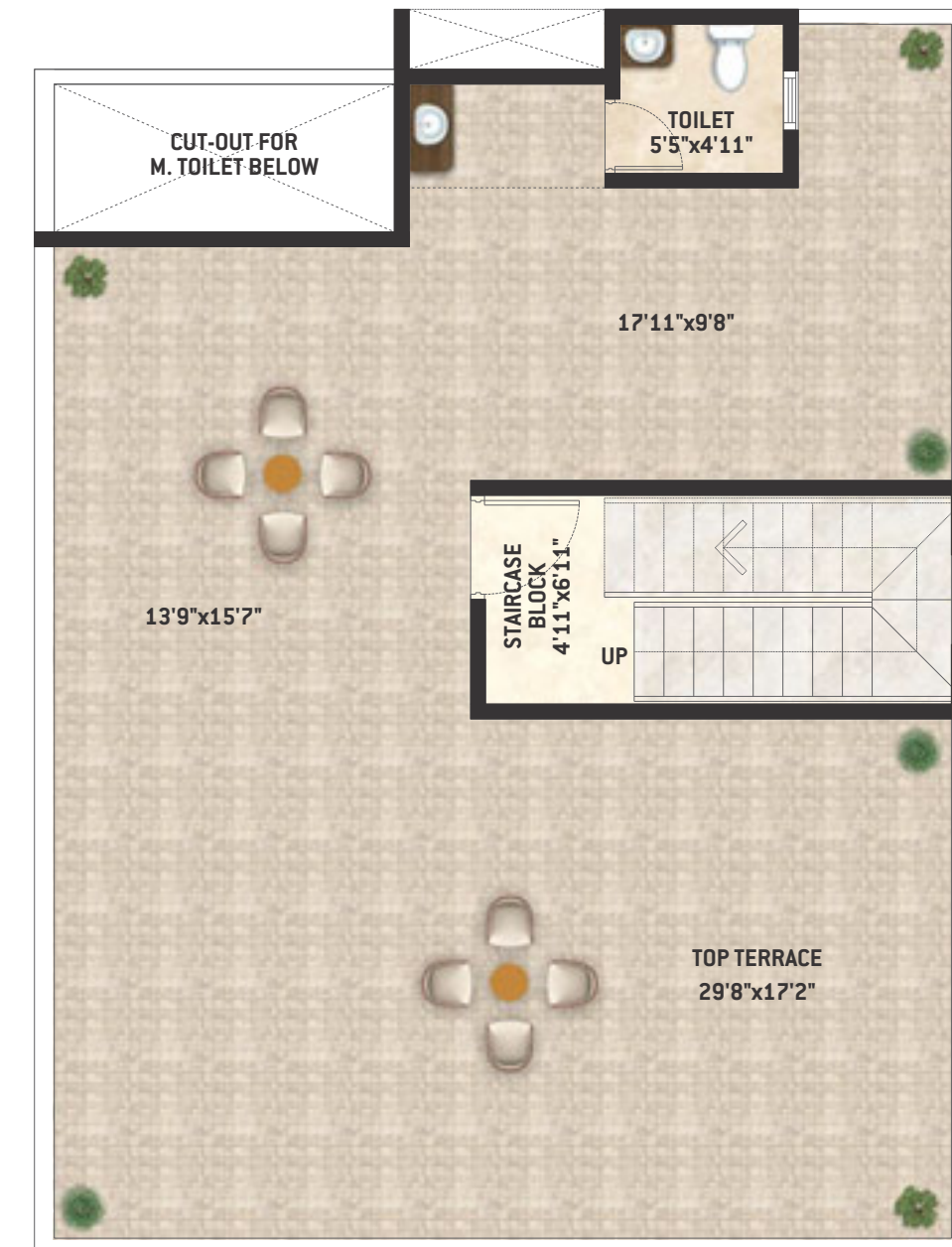
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

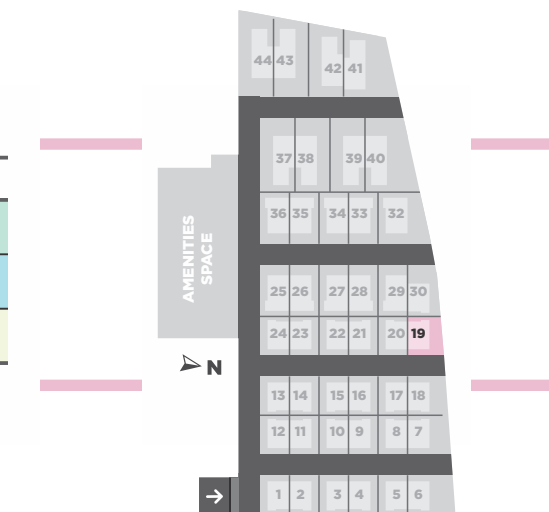


Velvet Villa # 19
TYPE - 1

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	100.46	1081.35	-	-	119.66	1288.02	-	-	220.12	2369.37
FIRST FLOOR	76.16	819.79	7.55	81.27	-	-	-	-	83.71	901.05
TERRACE FLOOR	16.86	181.48	-	-	-	-	85.39	919.14	102.25	1100.62
TOTAL	193.48	2082.62	7.55	81.27	119.66	1288.02	85.39	919.14	406.08	4371.05

PLOT AREA - 2684.33 SQ.FT. (249.38 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS

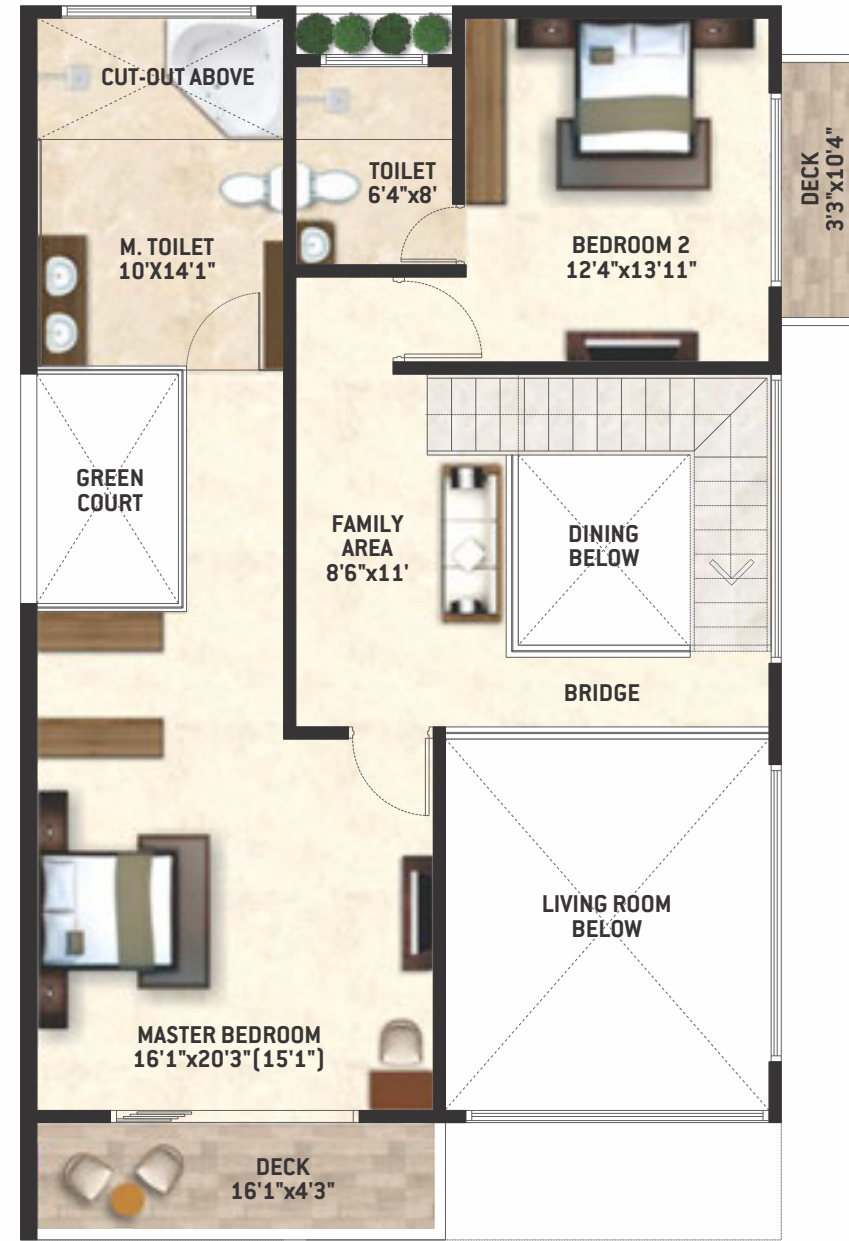


*The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq.ft. are for information only. Conversion table is; 1 sq.m.=10.764 sq.ft. & 1 m. = 3.28 ft.

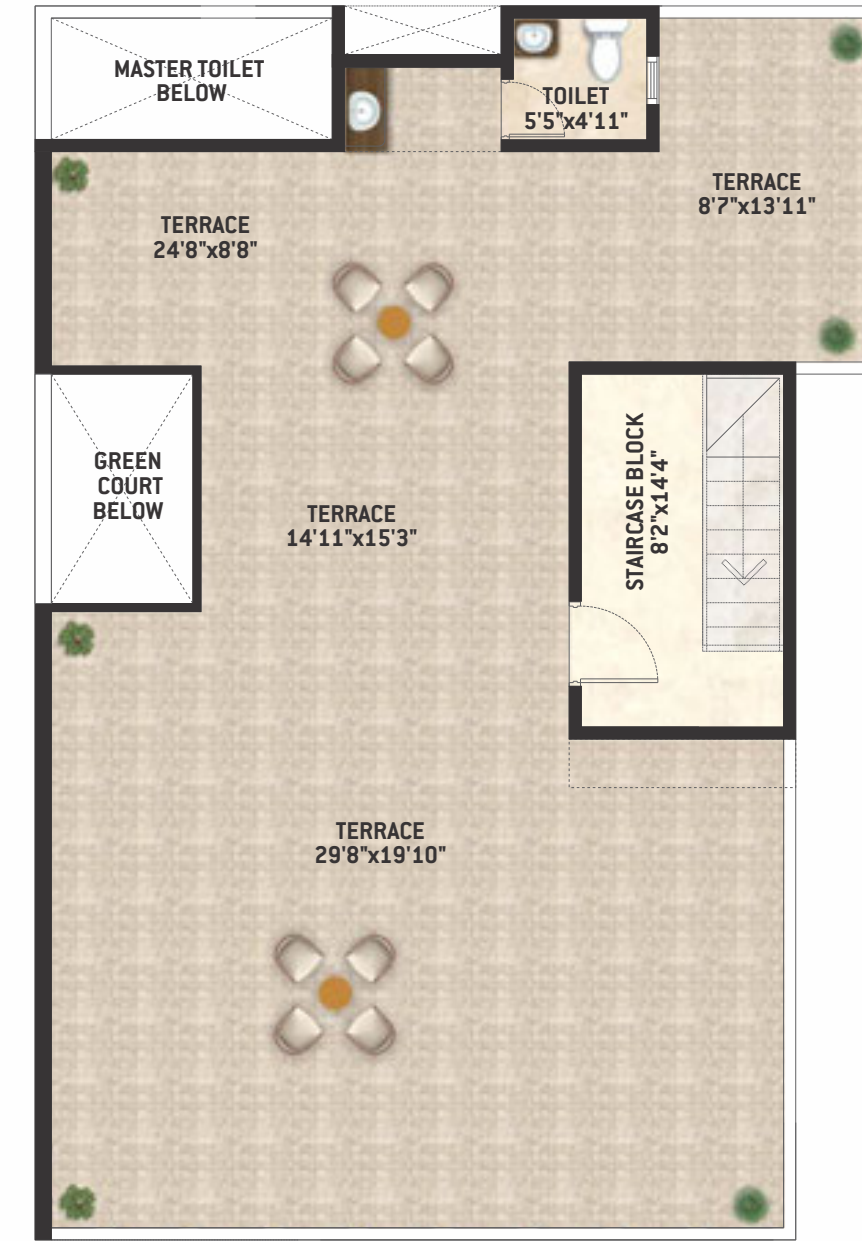
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



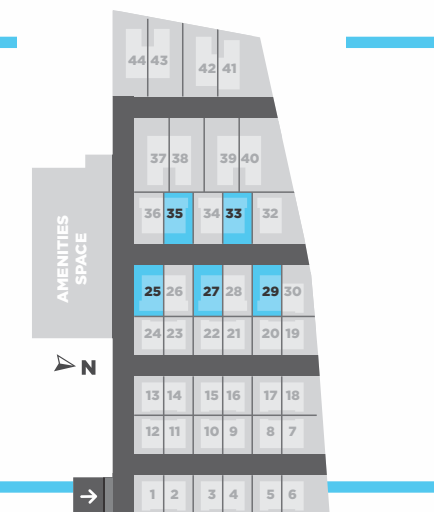
TYPE - 2

Velvet Villa # 25, 27 & 29
 Velvet Villa # 33 & 35

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	132.69	1428.28	-	-	134.37	1446.36	-	-	267.06	2874.63
FIRST FLOOR	93.62	1007.73	9.42	101.40	-	-	-	-	103.04	1109.12
TERRACE FLOOR	17.50	188.37	-	-	-	-	109.15	1174.89	126.65	1363.26
TOTAL	243.81	2624.37	9.42	101.41	134.37	1446.36	109.15	1174.89	496.75	5347.02

PLOT AREA - 3015.97 SQ.FT. (280.19 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE - 2

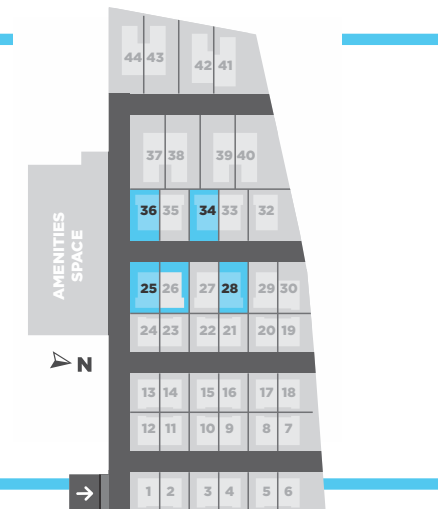
N
Velvet Villa # 26 & 28

N
Velvet Villa # 34 & 36

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	132.69	1428.28	-	-	134.37	1446.36	-	-	267.06	2874.63
FIRST FLOOR	93.62	1007.73	9.42	101.40	-	-	-	-	103.04	1109.12
TERRACE FLOOR	17.50	188.37	-	-	-	-	109.15	1174.89	126.65	1363.26
TOTAL	243.81	2624.37	9.42	101.41	134.37	1446.36	109.15	1174.89	496.75	5347.02

PLOT AREA - 3015.97 SQ.FT. (280.19 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS

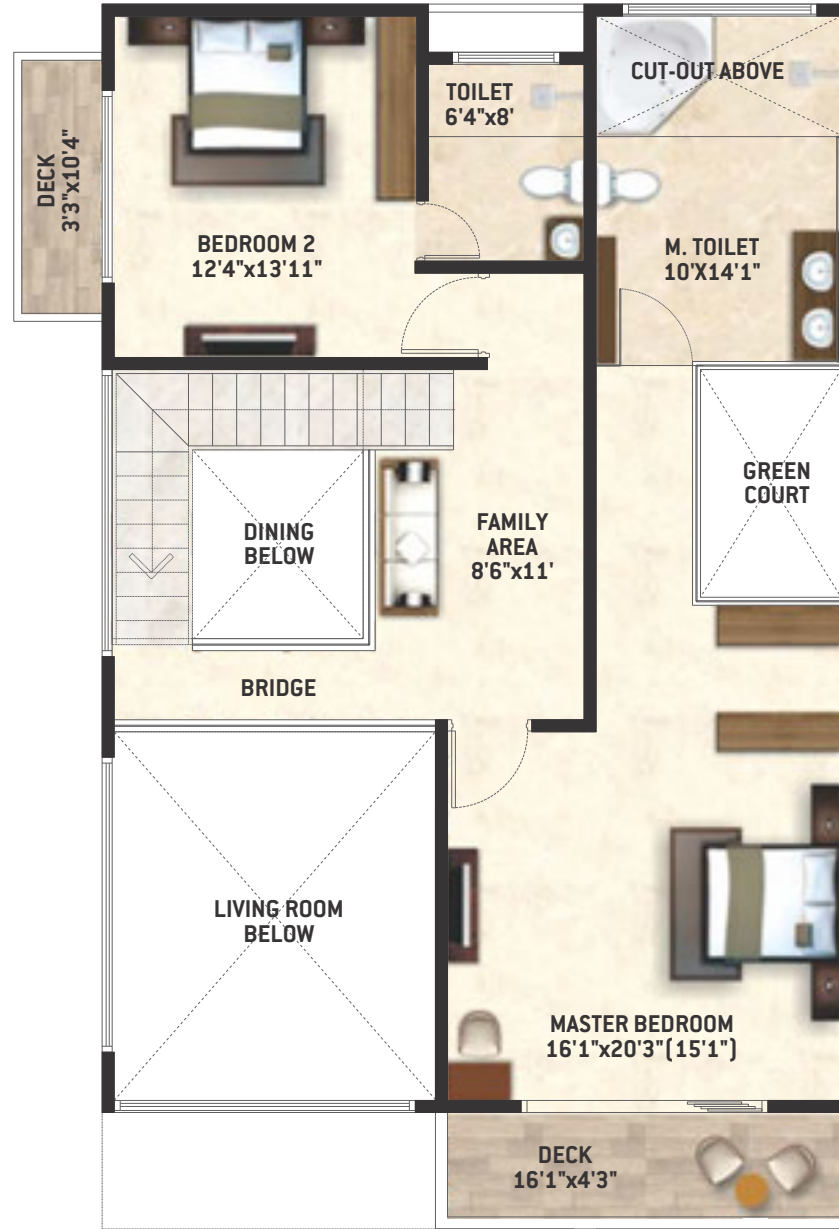


*The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq.ft. are for information only. Conversion table is; 1 sq.m.=10.764 sq.ft. & 1 m. = 3.28 ft.

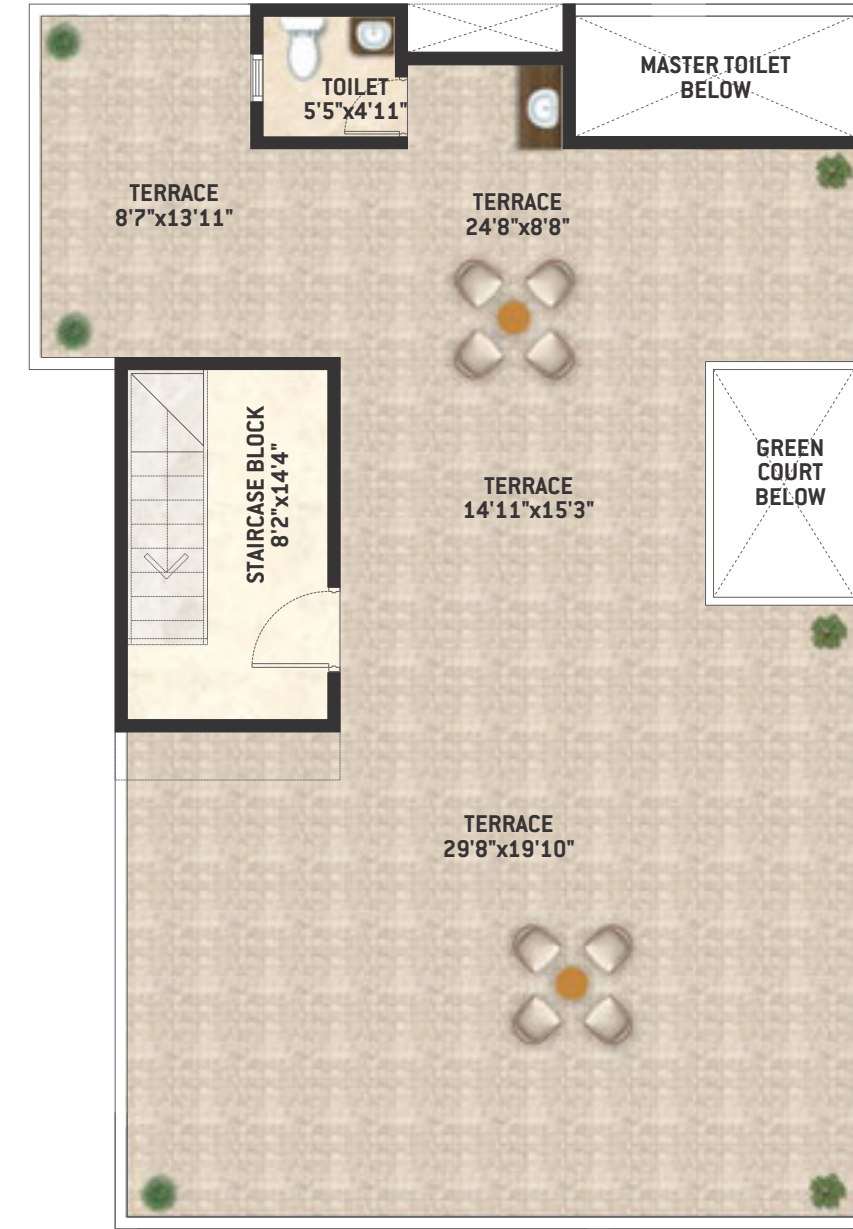
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

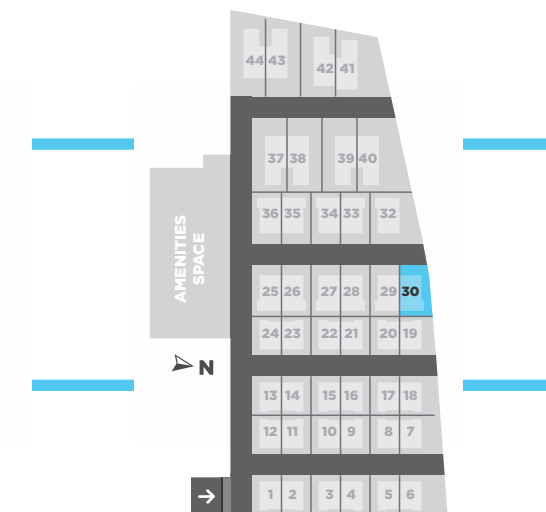


Velvet Villa # 30
TYPE - 2

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	132.69	1428.28	-	-	140.52	1512.56	-	-	273.21	2940.83
FIRST FLOOR	93.62	1007.73	9.42	101.40	-	-	-	-	103.04	1109.12
TERRACE FLOOR	17.50	188.37	-	-	-	-	109.15	1174.89	126.65	1363.26
TOTAL	243.81	2624.37	9.42	101.41	140.52	1512.56	109.15	1174.89	502.90	5413.22

PLOT AREA - 3106.60 SQ.FT. [288.61 SQ.M.]

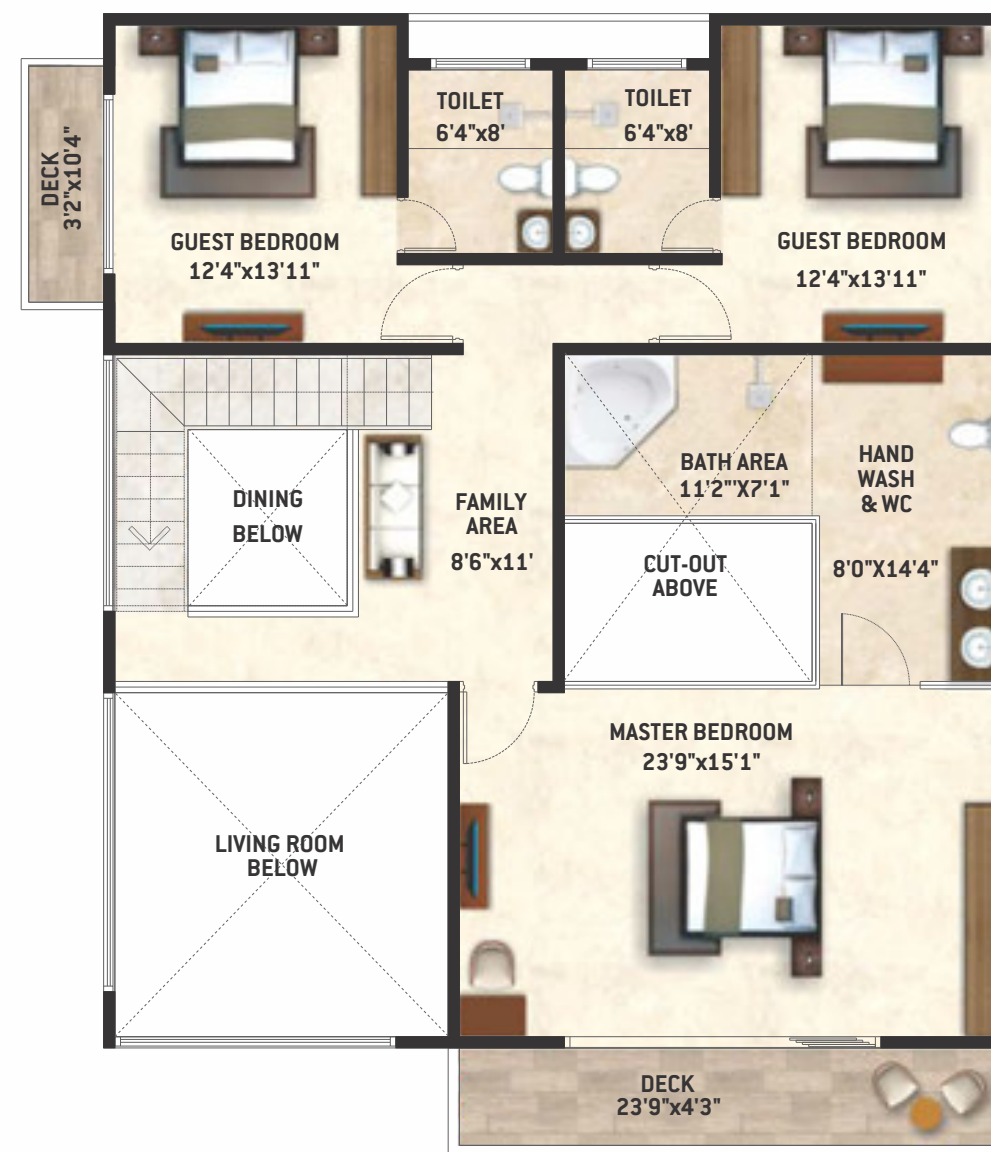
PORCH AREA NOT CONSIDERED IN ABOVE AREAS



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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



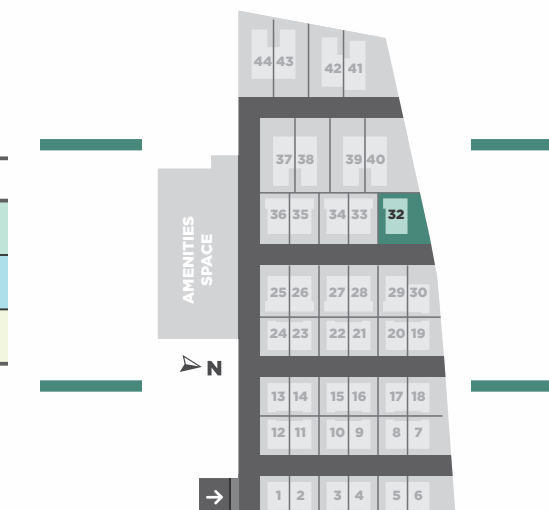
TERRACE FLOOR PLAN

N
Velvet Villa # 32
TYPE - 4

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	167.16	1799.31	-	-	258.13	2778.51	-	-	425.29	4577.82
FIRST FLOOR	126.55	1362.18	12.48	134.33	-	-	-	-	139.03	1496.52
TERRACE FLOOR	17.50	188.37	-	-	-	-	146.87	1580.91	164.37	1769.28
TOTAL	311.21	3349.86	12.48	134.33	258.13	2778.51	146.87	1580.91	728.69	7843.62

PLOT AREA - 4842.40 SQ.FT. (449.87 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS



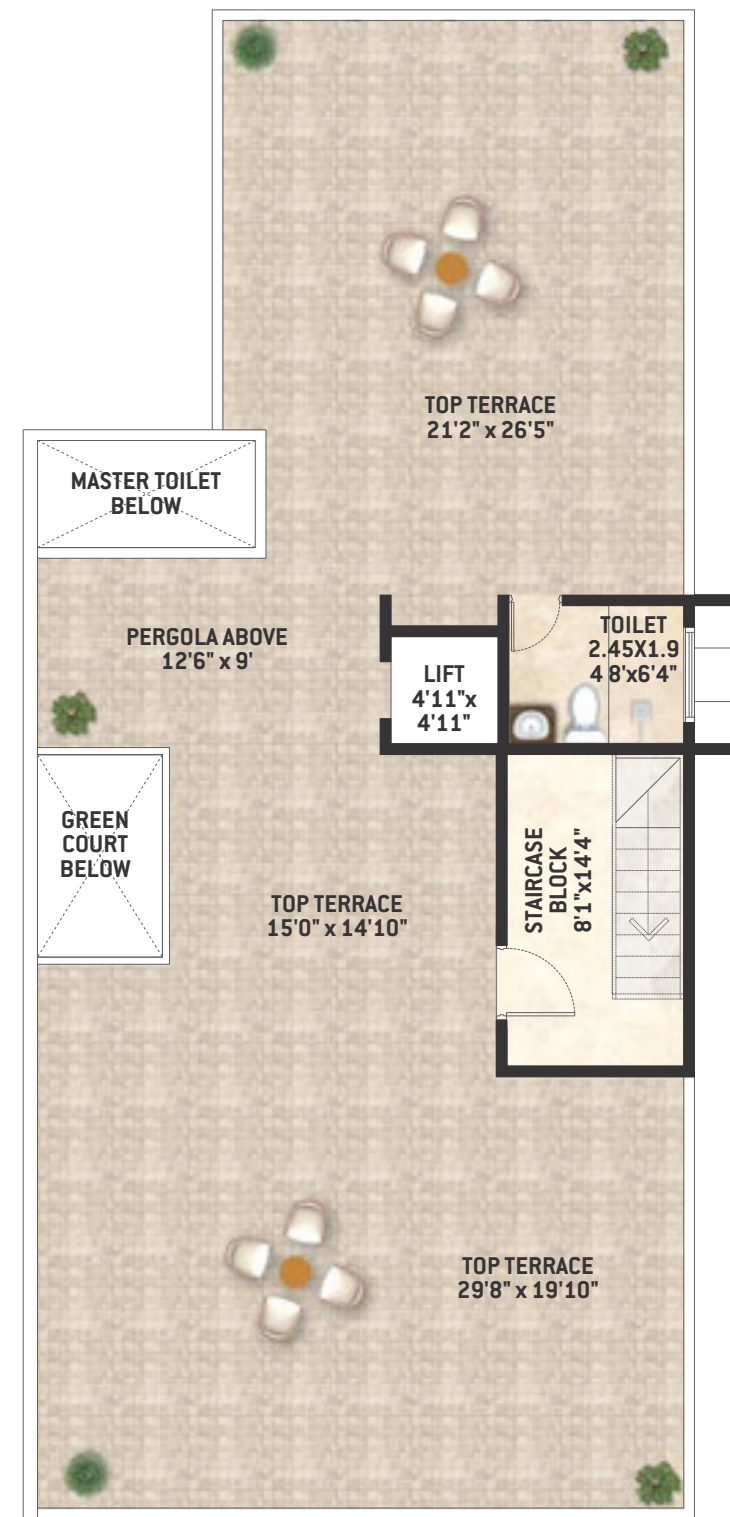
*The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq.ft. are for information only. Conversion table is: 1 sq.m.=10.764 sq.ft. & 1 m. = 3.28 ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

N

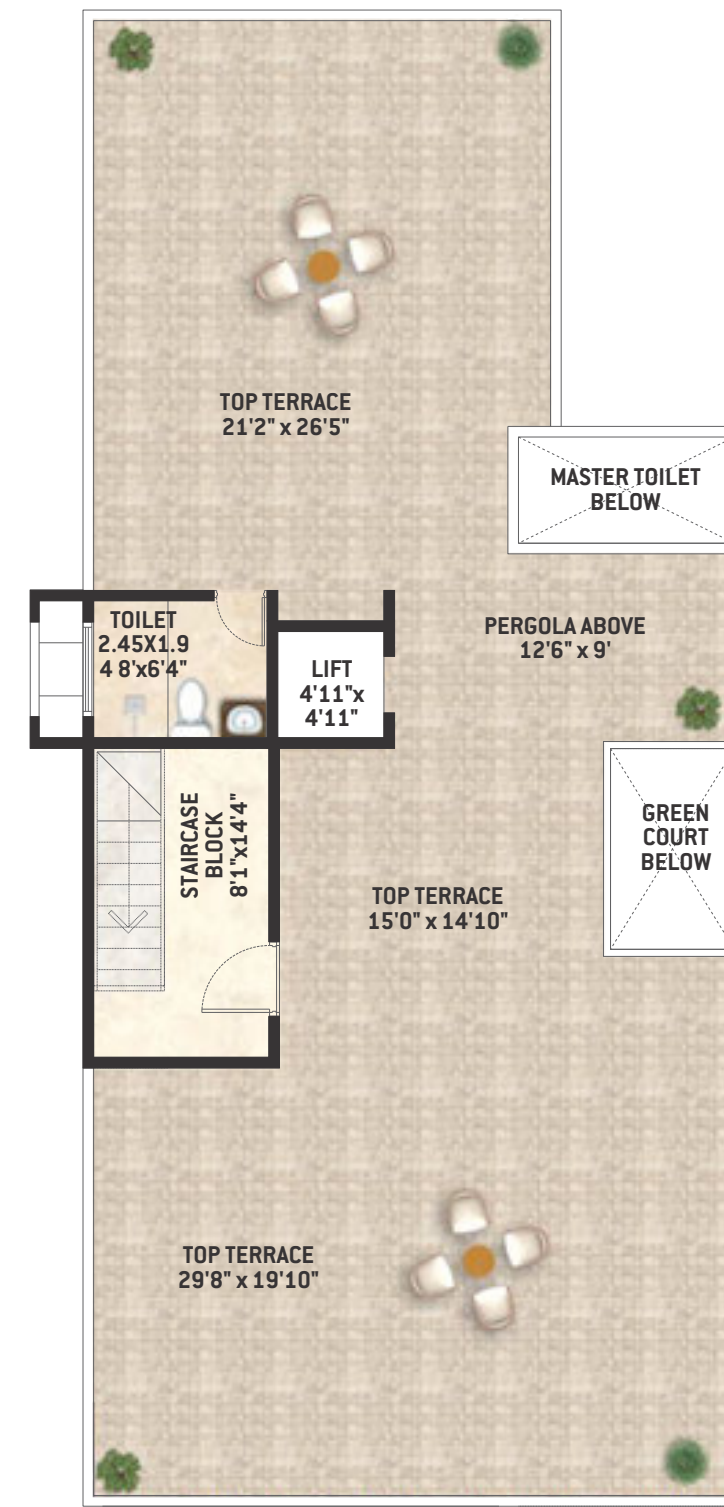
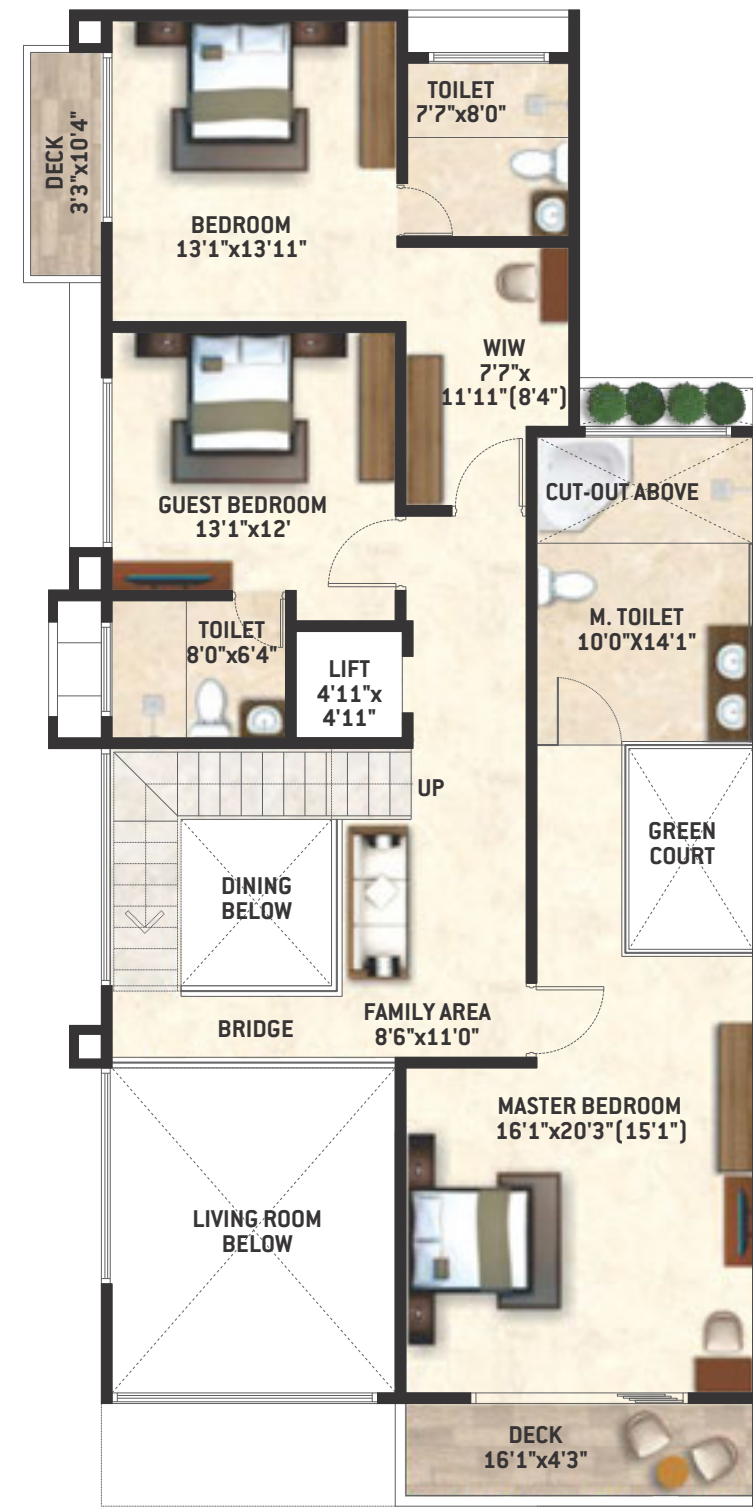
Velvet Villa # 37 & 39

TYPE - 3

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	172.28	1854.42	-	-	283.72	3053.96	-	-	456.00	4908.38
FIRST FLOOR	132.07	1421.55	9.52	102.47	-	-	-	-	141.59	1524.02
TERRACE FLOOR	27.15	292.24	-	-	-	-	136.64	1470.79	163.79	1763.04
TOTAL	331.50	3568.21	9.52	102.47	283.72	3053.96	136.64	1470.79	761.38	8195.44

PLOT AREA - 5166.72 SQ.FT. (480.00 SQ.M.)
 PORCH AREA NOT CONSIDERED IN ABOVE AREAS
 THIS VILLA IS WITH A LIFT

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



Velvet Villa # 38
TYPE - 3

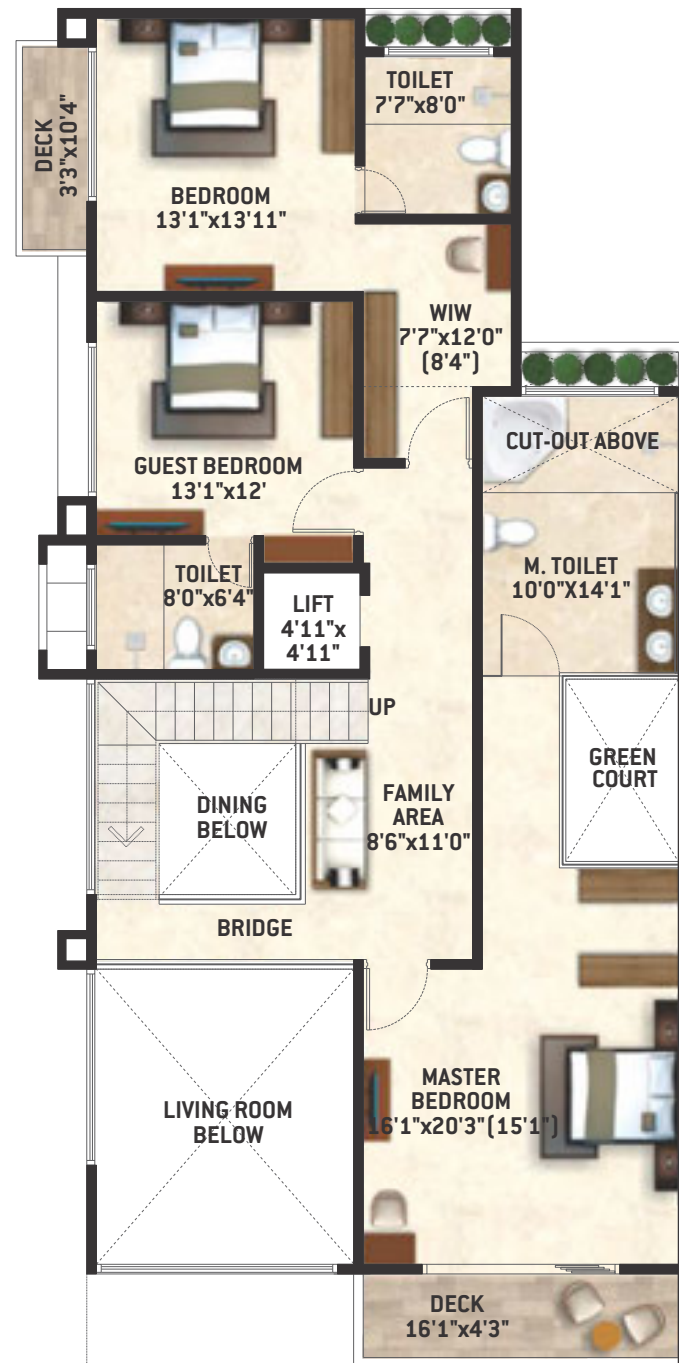
FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	172.28	1854.42	-	-	283.72	3053.96	-	-	456.00	4908.38
FIRST FLOOR	132.07	1421.55	9.52	102.47	-	-	-	-	141.59	1524.02
TERRACE FLOOR	27.15	292.24	-	-	-	-	136.64	1470.79	163.79	1763.04
TOTAL	331.50	3568.21	9.52	102.47	283.72	3053.96	136.64	1470.79	761.38	8195.44

PLOT AREA - 5166.72 SQ.FT. (480.00 SQ.M.)
PORCH AREA NOT CONSIDERED IN ABOVE AREAS
THIS VILLA IS WITH A LIFT

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

N

Velvet Villa # 40

TYPE - 3

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	172.28	1854.42	-	-	372.62	4043.17	-	-	547.90	5897.60
FIRST FLOOR	132.07	1421.55	9.52	102.47	-	-	-	-	141.59	1524.02
TERRACE FLOOR	27.15	292.24	-	-	-	-	136.64	1470.79	163.79	1763.04
TOTAL	331.50	3568.21	9.52	102.47	372.60	4043.17	136.64	1470.79	853.28	9184.65

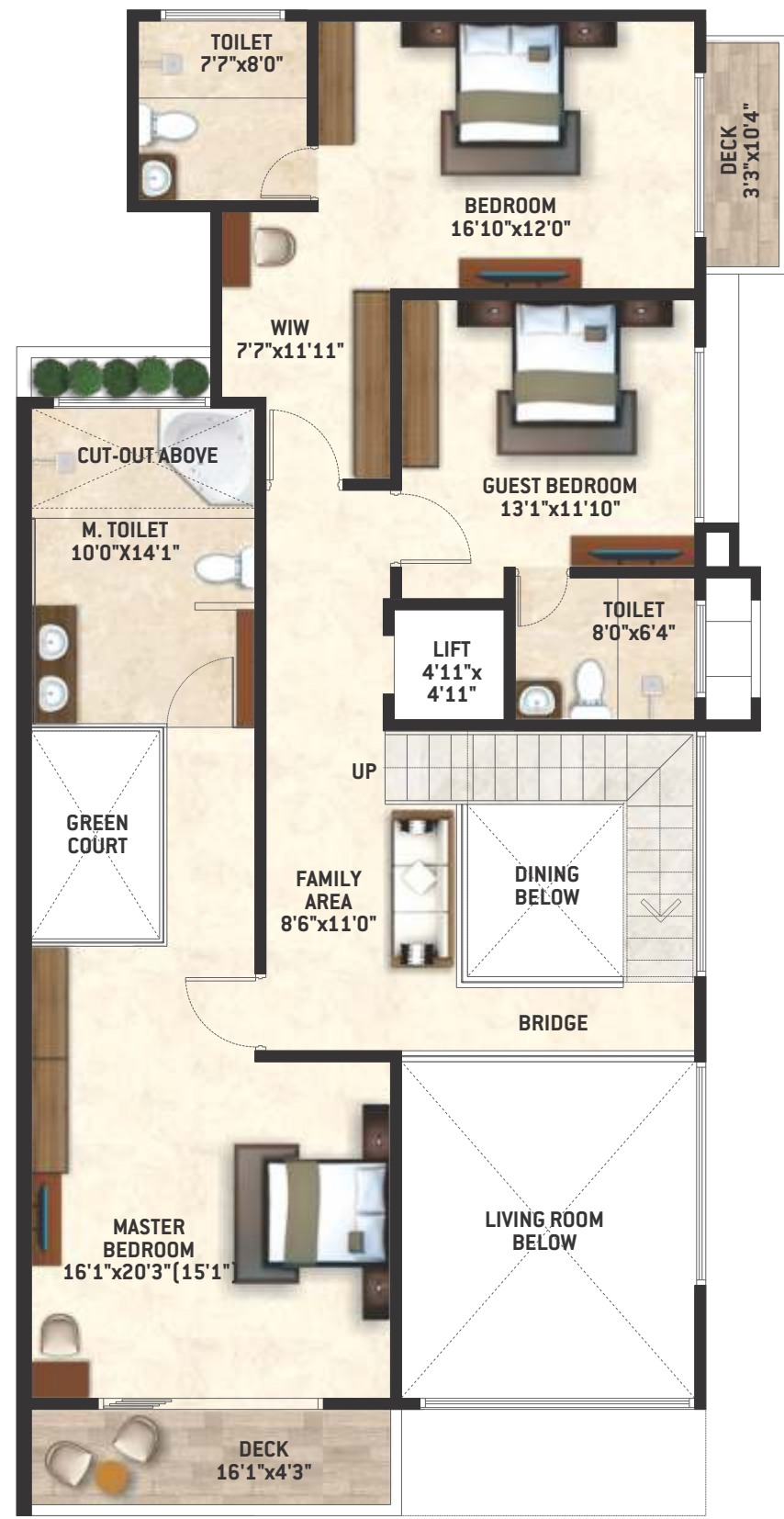
PLOT AREA - 6165.62 SQ.FT. (572.80 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS
THIS VILLA IS WITH A LIFT

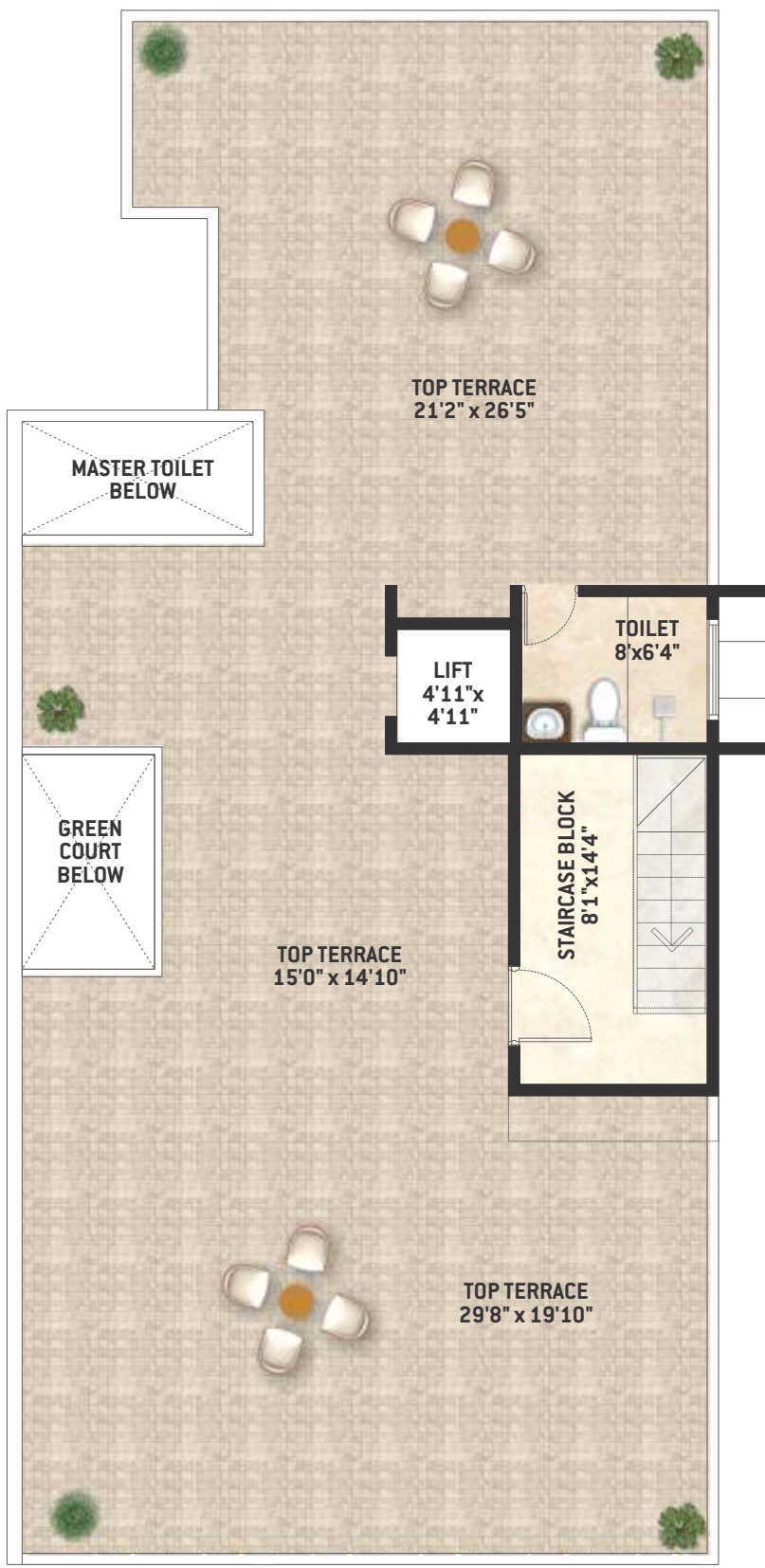
*The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq.ft. are for information only. Conversion table is; 1 sq.m.=10.764 sq.ft. & 1 m. = 3.28 ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Velvet Villa # 41
TYPE - 3

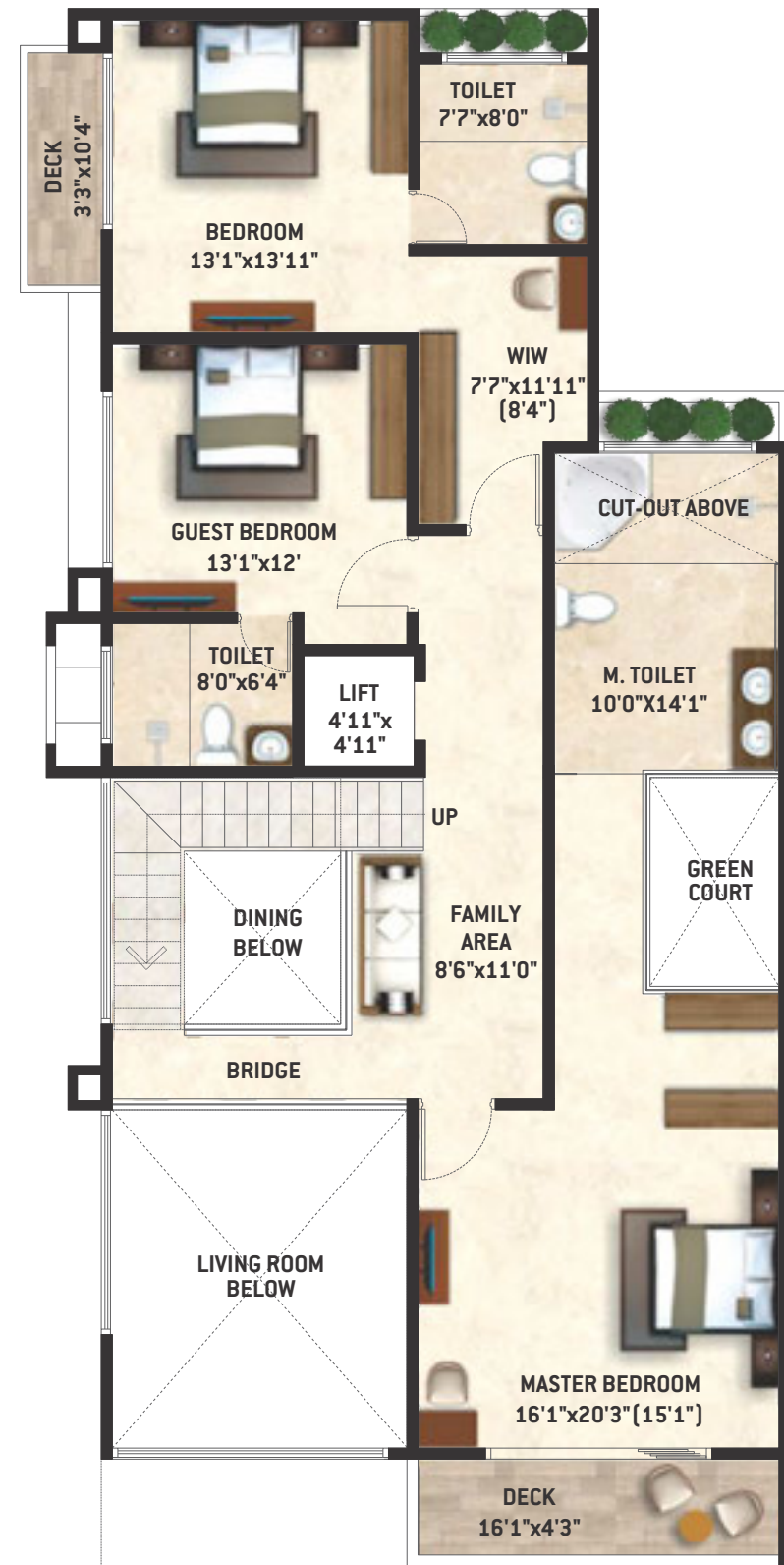
FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	178.90	1,925.68	-	-	313.99	3379.79	-	-	492.89	5,305.47
FIRST FLOOR	131.91	1,419.88	9.52	102.47	-	-	-	-	141.43	1,522.35
TERRACE FLOOR	22.33	240.36	-	-	-	-	141.30	1520.95	163.63	1,761.31
TOTAL	333.14	3,585.92	9.52	102.47	313.99	3379.79	141.30	1520.95	797.95	8,589.13

PLOT AREA - 5475.00 SQ.FT. [508.64 SQ.M.]
PORCH AREA NOT CONSIDERED IN ABOVE AREAS
THIS VILLA IS WITH A LIFT

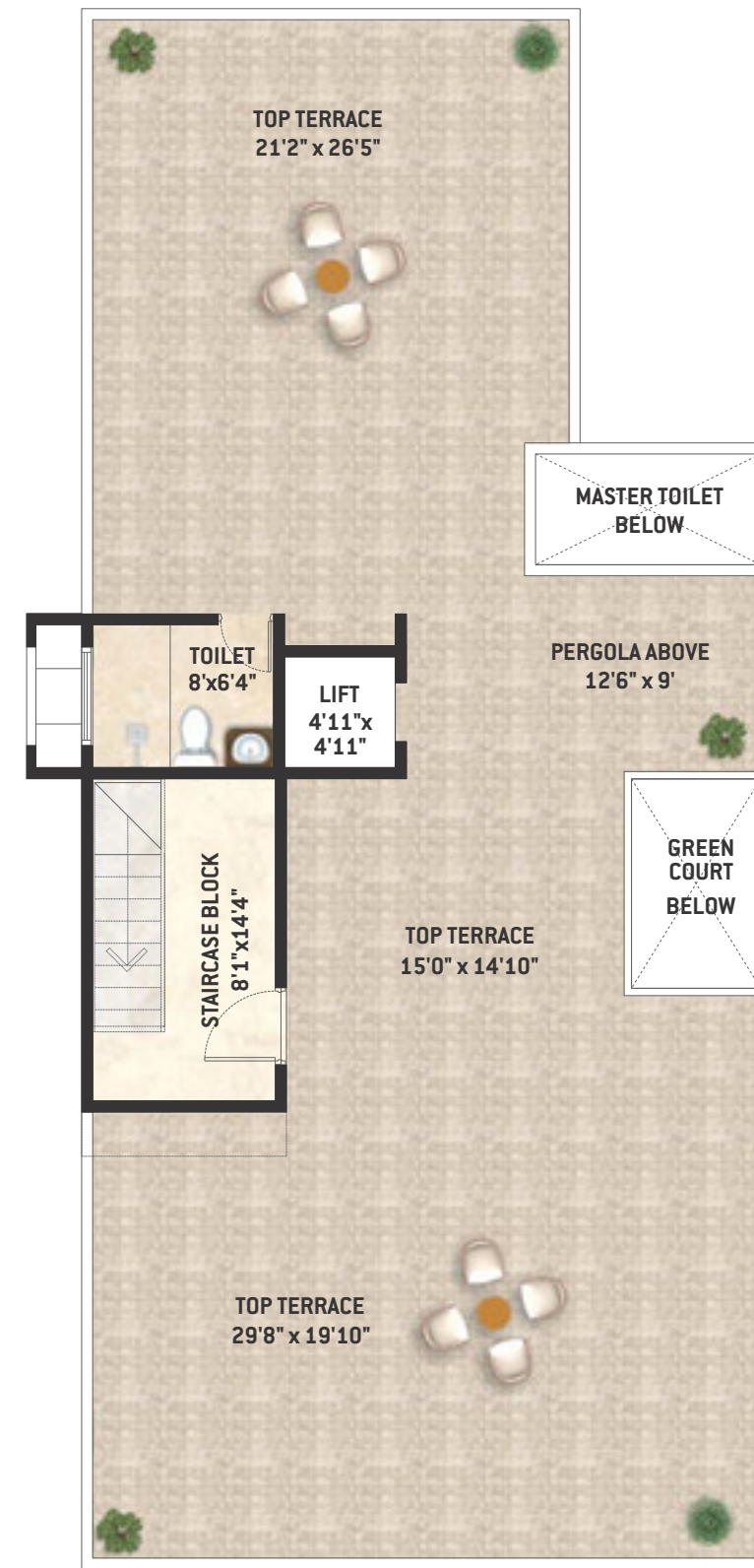
*The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq.ft. are for information only. Conversion table is; 1 sq.m.=10.764 sq.ft. & 1 m. = 3.28 ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

N

Velvet Villa # 42

TYPE - 3

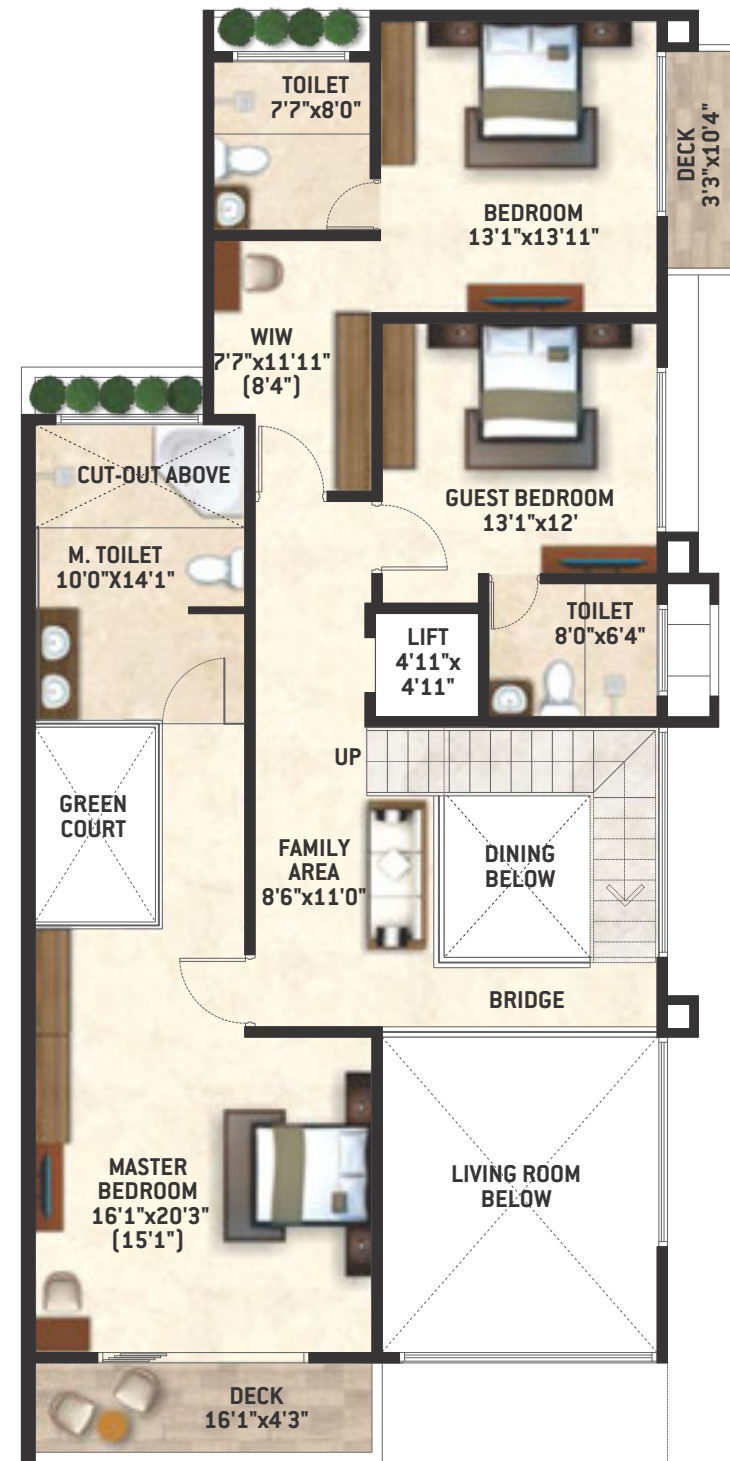
FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	172.28	1854.42	-	-	243.25	2618.34	-	-	415.53	4472.76
FIRST FLOOR	132.07	1421.55	9.52	102.47	-	-	-	-	141.59	1524.02
TERRACE FLOOR	27.15	292.24	-	-	-	-	136.64	1470.79	163.79	1763.04
TOTAL	331.50	3568.21	9.52	102.47	243.25	2618.34	136.64	1470.79	720.91	7759.82

PLOT AREA - 4721.74 SQ.FT. (438.66 SQ.M.)
 PORCH AREA NOT CONSIDERED IN ABOVE AREAS
 THIS VILLA IS WITH A LIFT

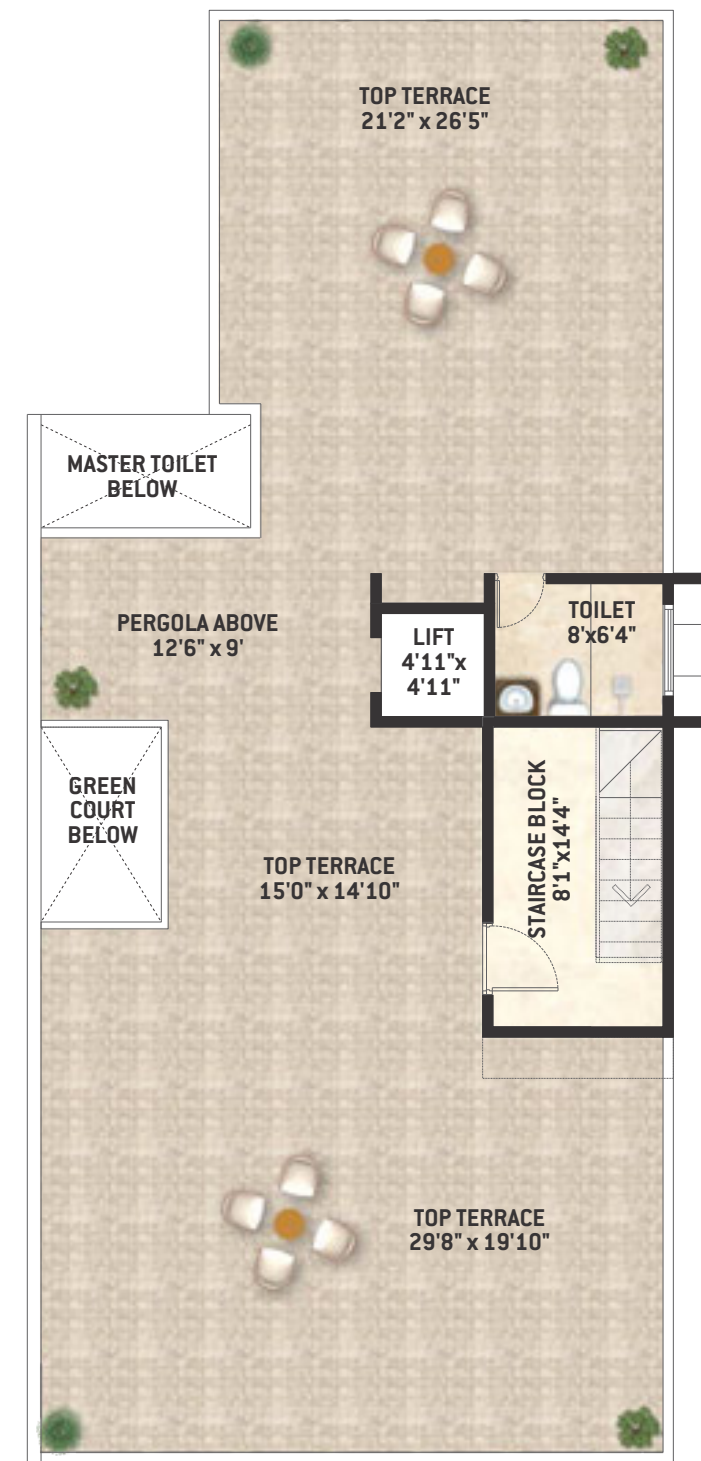
*The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq.ft. are for information only. Conversion table is; 1 sq.m.=10.764 sq.ft. & 1 m. = 3.28 ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

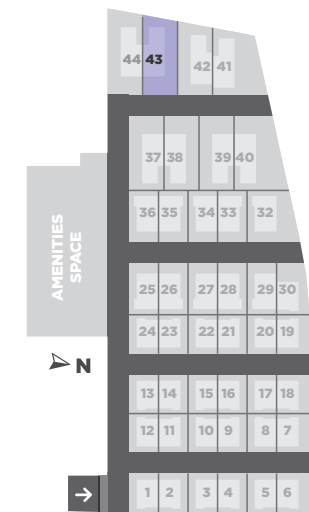


TERRACE FLOOR PLAN

Velvet Villa # 43
TYPE - 3

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	172.28	1854.42	-	-	278.45	2997.24	-	-	450.73	4851.66
FIRST FLOOR	132.07	1421.55	9.52	102.47	-	-	-	-	141.59	1524.02
TERRACE FLOOR	27.15	292.24	-	-	-	-	136.64	1470.79	163.79	1763.04
TOTAL	331.50	3568.21	9.52	102.47	278.45	2997.24	136.64	1470.79	756.11	8138.71

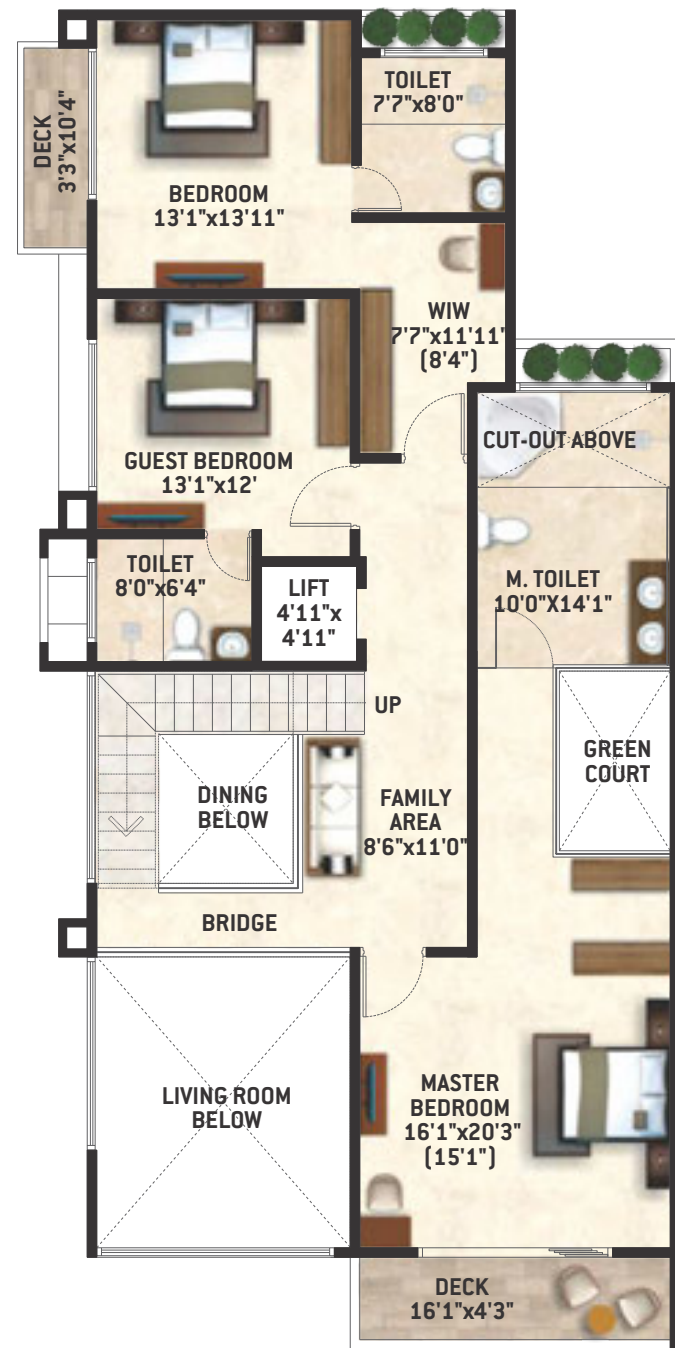
PLOT AREA - 5106.12 SQ.FT. (474.37 SQ.M.)
PORCH AREA NOT CONSIDERED IN ABOVE AREAS
THIS VILLA IS WITH A LIFT



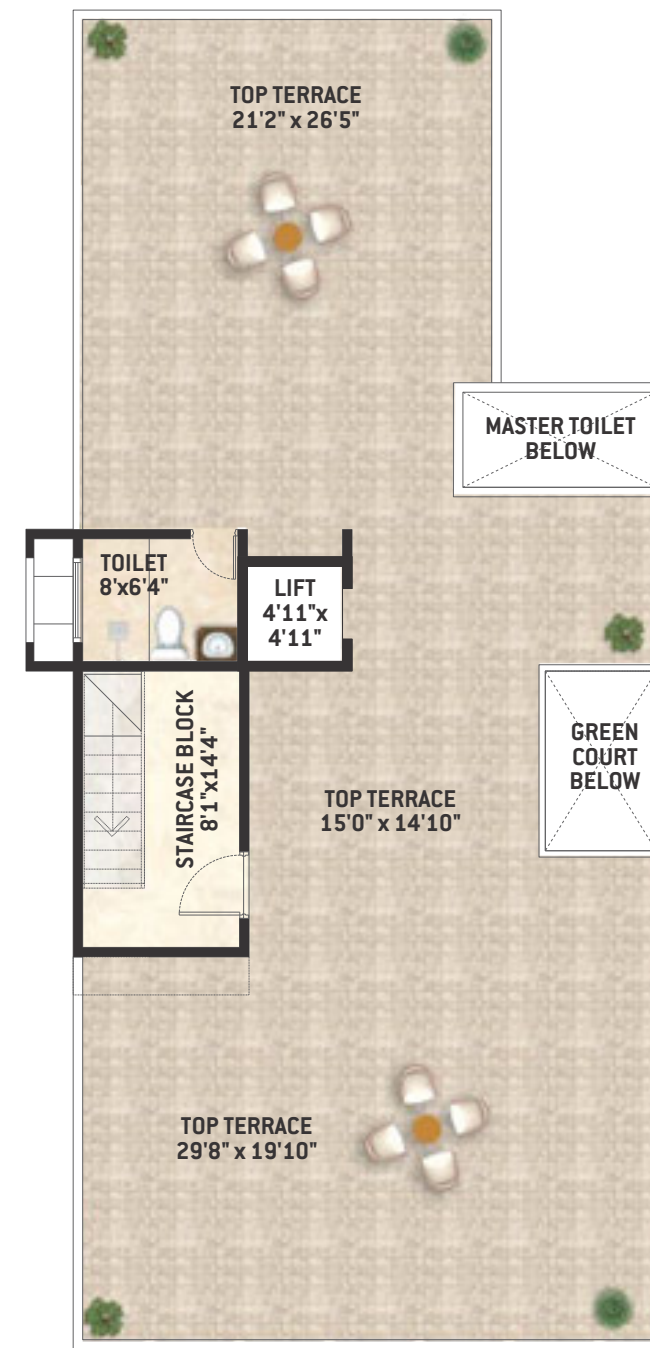
*The dimensions mentioned in sq.m. are valid and dimensions mentioned in sq.ft. are for information only. Conversion table is; 1 sq.m.=10.764 sq.ft. & 1 m. = 3.28 ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

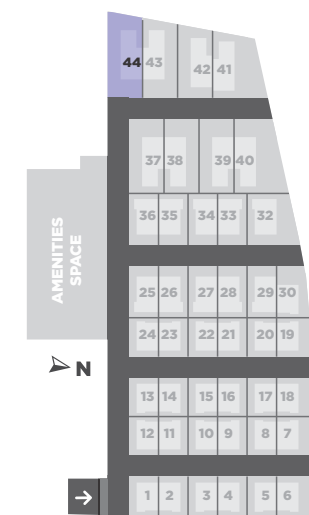
Velvet Villa # 44

TYPE - 3

FLAT NO.	BASIC CARPET		BALCONY		GARDEN		TERRACE		TOTAL AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND FLOOR	172.28	1854.42	-	-	316.05	3401.96	-	-	488.33	5256.38
FIRST FLOOR	132.07	1421.55	9.52	102.47	-	-	-	-	141.59	1524.02
TERRACE FLOOR	27.15	292.24	-	-	-	-	136.64	1470.79	163.79	1763.04
TOTAL	331.50	3568.21	9.52	102.47	316.05	3401.96	136.64	1470.79	793.71	8543.44

PLOT AREA - 5522.79 SQ.FT. (513.08 SQ.M.)

PORCH AREA NOT CONSIDERED IN ABOVE AREAS
THIS VILLA IS WITH A LIFT



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

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.

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.



3-TIER PHILOSOPHY



BETTER DESIGN

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



BETTER BUILD

VTP Group has over 37 years of experience in construction material sourcing • Constructed close to 100 projects across the country

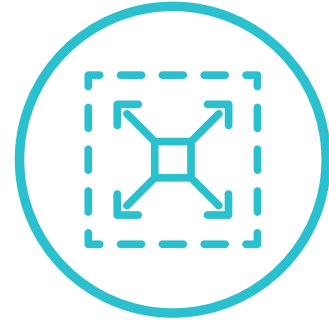
- Backward integration that allows easy access to the best construction materials
- A pioneer to have used latest construction technology in India.



BETTER CARE

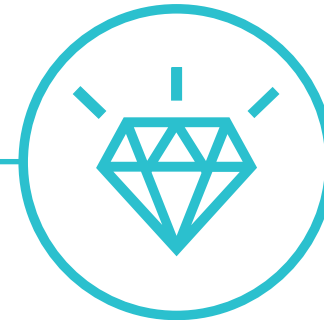
No transfer fee • Dedicated leasing services provided to investors at no additional cost • V-Care Customer Portal for single window communication

THE VTP BRAND PROMISE



MAXIMUM LIVABLE AREA (MLA) ADVANTAGE

Intelligent plan with zero wastage. Maximum usable spaces.



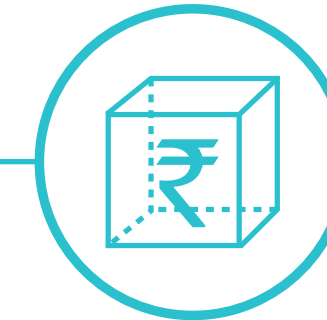
HIGH BUILD QUALITY

Uncompromising approach towards quality and durability.



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.



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.



POST SALES & POST POSSESSION SUPPORT

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

DELIVERED - 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

URBAN BALANCE
3 bedroom homes, Magarpatta Rd.

VTP ONE
1 BHK - Kharadi

VTP URBAN SOUL
2 BHK - Kharadi

VTP URBAN RISE
1.5 & 2 BHK - Pisoli

URBAN SPACE
3.5 & 4.5 bedroom homes, NIBM

VTP URBAN NIRVANA
2 & 3 BHK - Kharadi

LANDMARK
1 & 2 BHK - Undri

DELIVERED - 3 SCHOOLS

VIBGYOR ROOTS & RISE SCHOOL
Chinchwad & Wagholi

EDEN INTERNATIONAL SCHOOL
Talegaon

DELIVERED - COMMERCIALS

TRADE PARK
Showrooms, Offices & Restaurants
Undri

THE MARKETPLACE
Retail & Offices
Undri

VTP HOUSE
Business Space
Viman Nagar

HOTEL CYPRESS
A Luxury Hotel
Kalyani Nagar

LANDMARK
Shops & Offices
Undri

IT'S GREAT TO BE RECOGNIZED **BY THE MOST RECOGNIZED**

NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS



**DEVELOPER
OF THE YEAR**

ET NOW Real Estate & Construction Award-2022
 CNBC Real Estate Business Award - 2022
 Realty+ Excellence Awards - 2022
 Pune Times Mirror Real Estate Icons - 2021
 ET NOW Real Estate Grand Champions - 2021



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

ET NOW Real Estate & Construction Award-2022
 CNBC Real Estate Business Award - 2022
 Realty+ Excellence Awards - 2022
 ET NOW Real Estate Grand Champions - 2021
 Economic Times - Leadership Awards - 2021

**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



MOST AWARDED TOWNSHIPS



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



Zee Business Excellence Awards - 2021



Realty Plus Excellence Awards - 2021



Zee Business Excellence Awards - 2021



Realty Plus Excellence Awards - 2021



Realty Plus Excellence Awards - 2021



Google Map

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