

PEGASUS



FOR BUSINESSES THAT

REFUSE THE ORDINARY

An extraordinary address for extraordinary ambitions.

Worli, Mumbai.



Great Businesses Deserve

More Than A Place To Work

They deserve a place that reflects who they are.

Pegasus brings together thoughtfully designed architecture, the energy of the city and the tranquillity of nature to create a distinctive workplace. Every detail is meticulously planned to support the evolving needs of modern businesses and inspire new possibilities.

Located in the heart of Worli, Pegasus is a corporate address designed to meet the needs of businesses today while accommodating their ambitions for tomorrow.

PEGASUS

For those who see beyond the ordinary.



A truly distinguished workplace is defined not only by its appearance but also by the experience it offers.

Conceived as a striking expression of contemporary commercial architecture, Pegasus features sculptural design, expansive glass façades and an extraordinary relationship with nature.

Its vertical form makes a confident statement against the Mumbai skyline, while its carefully considered spaces create an equally compelling experience within.

Every element serves a purpose. Every detail contributes to a larger vision.

A defining presence.
An enduring impression.

18 Office Floors	29 Floors Above Ground
17 High Speed Elevators	550 Parking Spaces

~2.94
Lakh Sq. Ft.
RERA Carpet

Where Business Meets Grandeur

In A City That Never Stops,

Location Is Everything



Mumbai has always belonged to those who think ahead. Few locations capture its energy, influence and opportunity quite like Worli.

Positioned prominently on Dr. Annie Besant Road, Pegasus enjoys the distinction of a corner address with frontage on three roads.

With proximity to the Worli Metro Station, convenient access to the Bandra–Worli Sea Link and the Mumbai Coastal Road, the address connects businesses to the city's vital commercial corridors.

Here, businesses can benefit from the convenience of a well-connected location and proximity to Mumbai's key destinations.

A prime business address is more than a location.
It is an advantage.

Aqua Line Metro Station	<5 meters
BEST Bus Station	<5 meters
Coastal Road, Bandra-Worli Sea Link	4 minutes
Dadar Railway Station	12 minutes
Prabhadevi Railway Station	9 minutes
Domestic Airport	25 minutes
International Airport	22 minutes

Indicative distances and travel times, subject to traffic and route conditions.

More Room For Ambition.

Ambition seldom fits into predefined boundaries. Neither should the workplace.

Pegasus offers expansive, efficiently planned office floors designed to accommodate the evolving needs of modern enterprises. Generous, column-optimised layouts create the freedom to conceptualise workplaces around people, performance and purpose.

From collaborative work environments and private executive offices to corporate headquarters and high-capacity operational floors, the layouts offer flexibility for a range of business needs.

With the option of full-floor occupancy or dividing floors into two units where required, Pegasus offers businesses the flexibility to create a workplace that is entirely their own.

Floor	**Usable** (Sq. Ft.)	**RERA Carpet** (Sq. Ft.)
Level 1 — Office	14,567	15,428
Level 2 — Office	12,407	13,192
Level 3 — Office	12,531	13,316
Typical Floors (Levels 8–13)	16,687/floor	17,550/floor
Total Office Leasable Area (Levels 1–18): ~4,91,026 Sq. Ft. RERA Carpet: ~2,94,028 Sq. Ft.		

Typical floors (Levels 1–18) are large, efficient, column-optimised plates well suited to open-plan corporate and trading-floor layouts.

More privacy.

More control.

More identity.

Where Architecture Learns From Nature

In a fast-paced city, access to natural elements offers a welcome sense of calm.

At Pegasus, greenery is not an embellishment. It is an integral part of the architectural experience.

The Waterfall

At the heart of this architectural design, a dramatic four-metre waterfall introduces an unexpected moment of calm in the midst of a thriving commercial landmark.





Living Walls

A vertical expression of nature, bringing character, organic texture and life to the building's architectural identity.

The Deck

An adjoining viewing deck opens towards the sea, offering a moment to experience the city from an entirely different perspective.



Together, these features establish a connection between architecture and nature, creating a workplace that offers a sense of calm amid the pace of the city.

Nature, integrated into every detail.



A Striking Silhouette With Distinctive Character

The character of Pegasus is revealed in its form.
A prominent green podium anchors a graceful glass tower, creating a composition that is both contemporary and distinctive.

Rising above it, dedicated office levels offer a powerful sense of identity, while the crown presents an opportunity for occupier signage against the city's skyline.

Beneath the elegance lies a carefully organised building structure, designed to support large-scale commercial activity.

Building Structure

- 2 Basements
- Ground Floor
- 8 Podium Car Park Levels
- Mezzanine Floor
- 18 Office Levels

Total Leasable Area

4,91,026 Sq. Ft.

An architectural landmark in the heart of Worli.

Designed With Tomorrow In Mind



Enduring architecture is about more than creating an impression today.
It is about considering tomorrow.

Pegasus incorporates a sustainability-conscious design approach that brings together resource efficiency, water management, evolving mobility needs and the well-being of people who use the building.

The project has been submitted for LEED certification, reflecting its commitment to pursuing recognised environmental performance standards. Rainwater harvesting, treated-water reuse, an on-site sewage treatment plant and an efficient central cooling system contribute to its resource management strategy. With dedicated parking infrastructure designed for the transition towards electric mobility, Pegasus looks beyond today's requirements.

550
Car parking spaces

25%
Parking spaces provisioned for EV charging infrastructure

200 Kilolitres Per Day (KLD)
On-site sewage treatment plant

1,080 Ton of Refrigeration (TR)
Chiller plant capacity

Water-Conscious Design
Rainwater harvesting and treated-water reuse

USGBC Gold & WELL Certification
Environmental performance considered as part of the building's design strategy

A truly intelligent workplace doesn't complicate the day.
It simplifies it.

Pegasus brings together digitally enabled infrastructure, integrated management systems and intuitive everyday conveniences to create an environment where people and businesses can move seamlessly.

From a touchless welcome to connected building operations, every system is designed to enhance efficiency and convenience.

Intelligently designed for a more seamless workplace experience.

An Arrival, Effortlessly Orchestrated

A refined first impression, where QR-enabled visitor management and seamless touchless access make every arrival effortless.

Connected By Design

An intelligently integrated ecosystem unifies climate control, power, fire safety and security for seamless building operations.

Responsive To Every Need

A dedicated occupier app places everyday conveniences at your fingertips, from service requests and feedback to essential building communications.

Intelligence That Drives Efficiency

Real-time insights into energy, water and utility consumption enable smarter decisions and more responsible resource management.

A Smarter Way To Move

Intuitive app-guided parking and real-time EV charging information bring greater ease and convenience to every journey.



The Most Advanced Technology Is The Kind You Barely Notice



Where Business And Comfort Come Together

A Grand Sense Of Arrival

An impressive ground-floor lobby, distinguished by a sculptural ceiling feature, sets the tone for an exceptional workplace experience.

A Space To Pause And Connect

The exclusive cafe offers a thoughtfully curated setting to recharge, unwind and connect beyond the workspace.

Security, Seamlessly Integrated

Discreet yet comprehensive security screening at the main entrance ensures a safe, controlled and effortless arrival experience.

Where Nature Meets Design

A spectacular four-metre-high cascading waterfall, complemented by an elevated viewing deck, creates a tranquil retreat against uninterrupted sea views.

Nature Woven Into Architecture

A striking living-wall façade and lush landscaped sky gardens bring biophilic elegance to the building, reflecting a commitment to sustainable design.

A Landmark Of Distinction

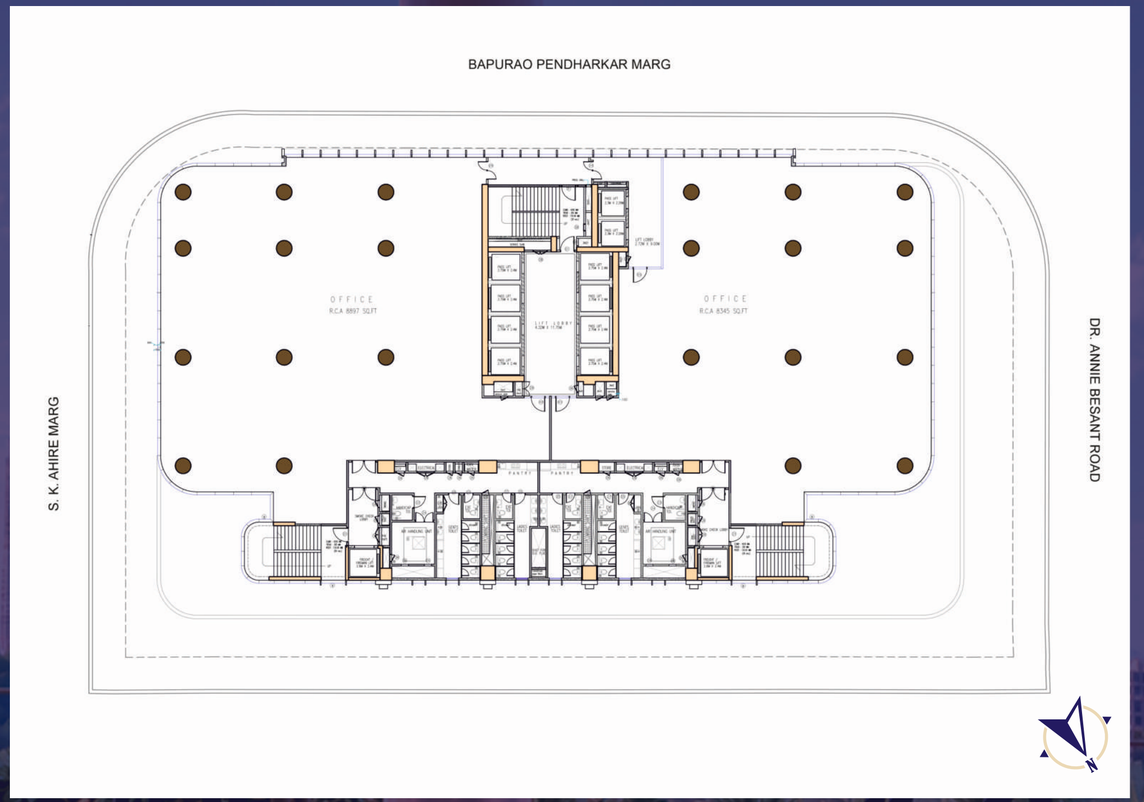
Prominent building signage creates an unmistakable identity, visible from Dr. Annie Besant Road, the Bandra Worli Sea Link and Mumbai Coastal Road.

Arrive In Comfort

A thoughtfully designed covered drop-off offers a sheltered, effortless transition from the city into an elevated workplace experience.

Typical Floor Plan

5TH - 6TH, 8TH - 13TH & 15TH - 16TH Floors







PEGASUS





Backed By A Legacy Of Trust

We build with conviction,
innovate with purpose and
think beyond the present.

Raptakos, Brett & Company Limited

Established in 1930, Raptakos, Brett & Co. Ltd. is one of India's longstanding healthcare and nutrition companies, with a rich heritage spanning more than nine decades. From our early beginnings in pharmaceuticals to our evolution into specialised nutrition and healthcare, we have remained committed to developing products that address the changing health and nutritional needs of consumers.

Over the years, we have built expertise across pharmaceuticals, clinical nutrition, infant nutrition, digestive health and specialised dietary care. Our portfolio includes trusted brands such as Threptin and others which serve diverse nutritional and healthcare needs.

With a strong foundation built over generations, we continue to expand our presence across traditional healthcare channels as well as modern retail, e-commerce and digital platforms.

Our philosophy has always been centred on quality, scientific approach and consumer well-being. We strive to combine our experience and heritage with continuous innovation to develop products that are relevant to today's healthcare and nutrition requirements.

Pegasus is an extension of that mindset.

A landmark conceived with the perspective of an institution that has spent decades building for the long term.



PEGASUS

Dr. Annie Besant Road, Worli, Mumbai

www.pegasus.net.in