



VENKATESH
ERANDWANE
CENTRAL

3 & 4 BHK SUPERLATIVE HOMES

'A' WING

ERANDWANE, PUNE - 4

ABOUT US

Established in the year 2000, Venkatesh Buildcon has been crafting masterpieces and evolving Pune's landscapes. We, as a brand have achieved immense feat of revolutionizing architecture and setting a benchmark in the city.

Every home is built with more than just brick and mortar. At Venkatesh Buildcon, we believe that it takes all of the above, plus indomitable dedication.

THE ULTIMATE ENDEAVOUR

SINCE
2000
DELIVERING EXCELLENCE

NURTURING
LIVES OF
5000+
HAPPY FAMILIES

CONSTRUCTED REMARKABLE
LANDMARKS SPREAD ACROSS
6
MILLION SQ. FT.

DEVELOPING ICONIC
INFRASTRUCTURES OVER
7
MILLION SQ. FT.



THE
ULTIMATE
LOCALE:

ERANDWANE

A soil anchored in business leadership, art, and education, this grand project celebrates this grand legacy of the location. With a thriving lifestyle scene, eclectic events, clubs, sports, world-class medical facilities and spas, Erandwane blends the best of it all. This ultimate locale will make for an ultimate living experience.

THE
ONE
AND
ONLY
ONE



Artistic Impression

THE ULTIMATE LEISURE

There is so much to choose from –

You can put up your feet and enjoy a relaxing salon experience, your kids can play freely in the no vehicle zone, and all of you can make memories as you dip into the luxurious covered swimming pool.

At **Venkatesh Erandwane Central**, you will be spoiled for choice!



MASTER LAYOUT PLAN



WING A - PODIUM LEVEL AMENITY

- | | | | | |
|--|-------------------------|---------------------------|---|-------------------------|
| 1) Gym/Fitness Center | 6) Pathway | 12) Half Court Basketball | 18) Board Games | 23) Buffet Counter |
| 2) Indoor Games | 7) Cabana | 13) Open Gym | 19) Children's Play Area
(Rubber Flooring) | 24) Cafe & Library Area |
| 3) Home Theatre | 8) Badminton Court | 14) Multipurpose Hall | 20) Party Lawn | 25) Creche |
| 4) Co-working,
Study Room & Library | 9) Bolders Seating Area | 15) Deck Area | 21) Stage | |
| 5) Society Office | 10) Tricycle Track | 16) Swimming Pool | 22) Stepping Stones | |
| | 11) Feature Wall | 17) Baby Pool | | |

WORLD CLASS AMENITIES

‘A’ WING



SWIMMING POOL

Artistic Impression



OPEN AIR GYM

Artistic Impression

WORLD CLASS AMENITIES

'A' WING



INDOOR GAMES AREA



CO-WORKING SPACE

WORLD CLASS AMENITIES

‘A’ WING



HOME THEATRE

Artistic Impression



PARTY LAWN AREA

Artistic Impression



TYPICAL FLOOR PLAN

2ND, 3RD, 4TH, 5TH, 7TH, 8TH, 9TH, 10TH, 12TH, 13TH, 14TH, 15TH, 17TH, 18TH, 19TH, 21ST, 22ND, 23RD, 24TH

WING A1

CARPET AREA STATEMENT						
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet (SQ. Ft.)
01	2BHK + P.Office	49.16	23.18	14.12	28.44	114.90
02	3BHK	97.52	0	10.00	0	107.52
03	3BHK	98.60	0	9.59	0	108.19
04	2BHK + P.Office	56.54	22.89	14.06	20.93	114.42

Note : All Dimensions are in Meter.





REFUGE FLOOR PLAN
1ST, 6TH, 11TH, 16TH, 20TH, 25TH

WING A1

CARPET AREA STATEMENT						
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet (SQ. Ft.)
01	2BHK	49.32	0	14.05	28.44	91.81
02	3BHK	97.52	0	10.00	0	107.52
03	3BHK	98.60	0	9.59	0	108.19
04	2BHK + P.Office	56.54	22.89	14.06	20.93	114.42

Note : All Dimensions are in Meter.



MahaRERA Number
P52100031886 (Building A1)
<https://maharera.mahaonline.gov.in>



**DUPLEX FLOOR PLAN
26TH FLOOR**

WING A1



CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	OPEN TO SKY DECK/TERRACE	Encl. Balc.	Total Carpet	Total Carpet (SQ. Ft.)
2601-2701	3BHK + P. Office	113.11	23.15	7.71	116.51	46.40	306.88	3303
2602	3BHK	96.83	0.00	3.99	6.70	0.00	107.52	1157
2603	3BHK	98.60	0.00	2.94	6.65	0.00	108.19	1165
2604-2704	3BHK + P. Office	114.22	23.50	7.71	118.07	44.96	308.46	3320

Note : All Dimensions are in Meter.



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DUPLEX FLOOR PLAN
27TH FLOOR



THE ULTIMATE FINISH

SPECIFICATIONS

RCC CONSTRUCTION

- Design as per Earthquake Resistance norms
- External R.C.C. Non-Structural walls (Aluform Technology) - 150 mm
- Internal R.C.C. Non-Structural walls (Aluform Technology) - 100 mm

WALL FINISH

- Gypsum finishing to internal walls
- Texture paint to external walls

DOOR AND WINDOW

- Wooden/Plywood door frame with laminated shutter and quality hardware to all the doors
- Aluminium / UPVC sliding door with mosquito net for Deck Area/ sit-out / balcony
- Natural/Artificial Granite frame and wooden frame with laminated shutter to all bathrooms
- Aluminium/ UPVC sliding windows with mosquito net with Natural/Artificial Granite frame and M.S. safety grills
- Digital lock System to main door
- All other doors with mortised lock

FLOORING

- Wooden floor in master bedroom (1 bedroom for 2 BHK, 1 bedroom in 3BHK and 2 bedrooms for 4 BHK (engg wood)
- Vitrified tiles 1m x 1m/0.8 m x 1.6 m for rest of the flat
- Ceramic/Vitrified tiles for terrace/balcony
- Vitrified tiles of 600mm X 600mm for common passage and lobby
- Tandoor/Kota trade/Tiles for the staircase
- Vitrified tiles for utility area

KITCHEN

- Artificial Granite otta with stainless steel sink of Nirali / Franky make
- Kitchen Dado – Up to 2' height
- Provision for electrical and plumbing point for washing machine
- Good quality Modular kitchen provided with Chimney and Cooktop
- Provision for dishwasher in utility (3 BHK and above)

TOILET

- Dado - Vitrified tiles of 2' x 4' up to Lintel level
- Water heater in all bathrooms
- Anti-skid tiles for flooring
- Exhaust fan in all bathrooms
- Aluminium/UPVC window
- Glass partition in master bathroom will be provided

ELECTRICAL

- Modular electrical switches (Legrand/Schneider make) with concealed copper wiring
- TV point in living and master bedroom
- Video door phone with Intercom facility
- Provision for common Dish Antenna for individual buildings
- Provision for AC point in living room
- Provision of Broadband connectivity in living & master bedroom
- Provision for inverter point
- Partial Smart home automation system
- 3-tier security system (IPMA) VDP – gate, lobby and flat
- Providing AC in all bedrooms

PLUMBING & SANITATION

- Internal concealed CPVC plumbing with C.P. fittings of Jaquar/ Grohe / equivalent make
- Sanitary ware - Jaquar/American standard / equivalent make

PAINTING

- Internal walls finishing with acrylic O.B.D. paint
- External walls finishing with texture paint (Apex weather-proof emulsion paint)
- M.S. grills for windows with oil paint

LIFT

- Automatic lift Kone/Otis/Schindler/Hyundai make with DG backup

GENERATOR BACKUPS

- 100% backups for common areas and parking

FIRE FIGHTING SYSTEM

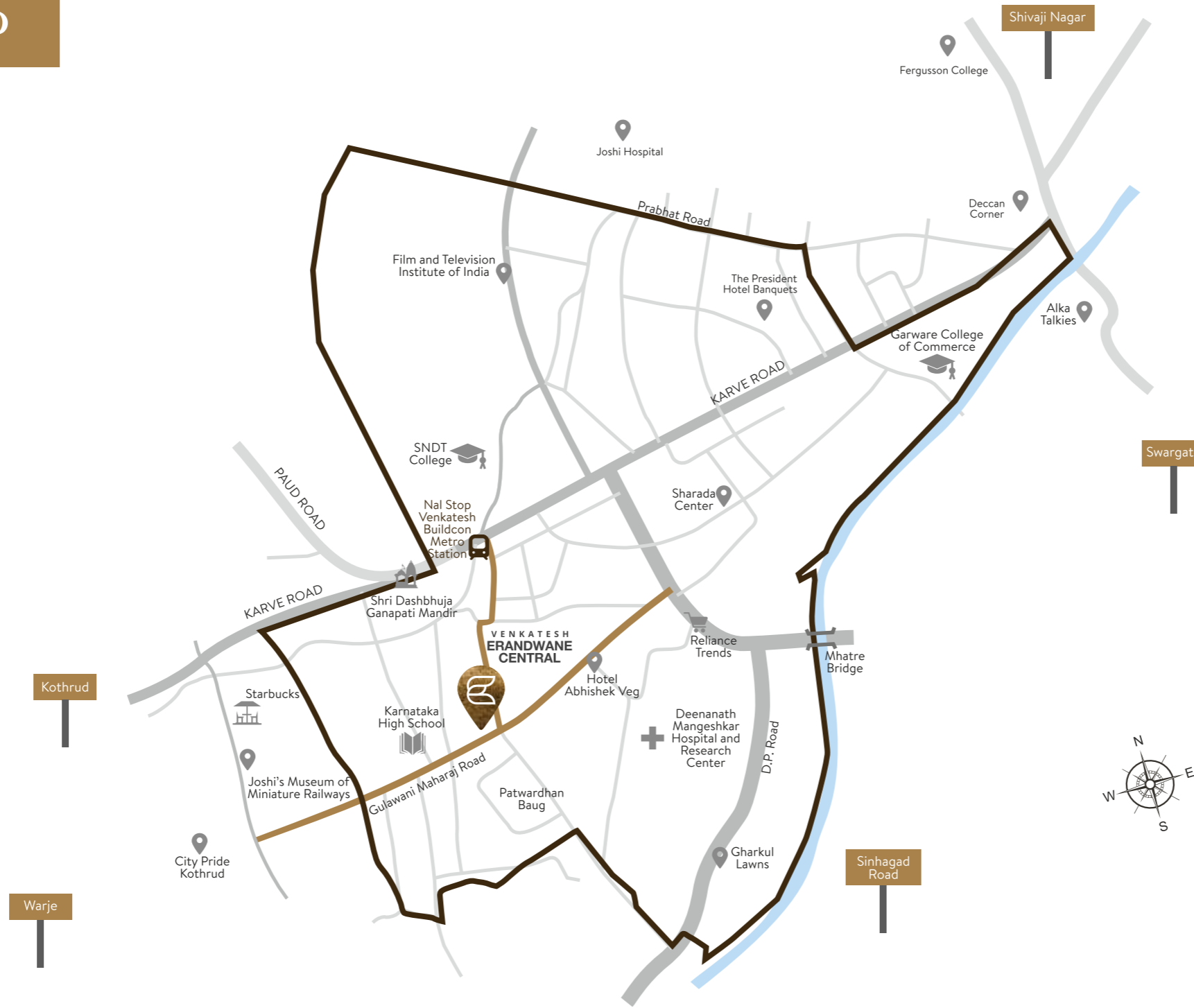
- Firefighting system with sprinkler, smoke detector and alarm in all rooms as approved by Fire Department of PMC (Honeywell/ JCI/ equivalent)
- Heat detector in kitchen

WATER SOURCES

- PMC (Civil Authority), bore well & water tankers (Chargeable)



LOCATION MAP



Key Distances

Schools

Karnataka High School	0.1 Km
Abhinav School	0.5 Km
Bal Shikshan Mandir	1.8 Km
Symbiosis School	1.8 Km

Malls & Multiplex

City Pride Kothrud	1.0 Km
Centro Mall	1.8 Km
Abhiruchi Theatre	5.5 Km

Colleges

SNTD College	0.5 Km
Abasaheb Garware College	1.3 Km
MIT College	3.0 Km
Fergusson College	3.7 Km

Landmarks

Nal Stop	0.6 Km
Mhatre Bridge	1.0 Km
Shivaji Putala, Kothrud	2.0 Km
Deccan Gymkhana	2.5 Km

Hospitals

Deenanath Mangeshkar Hospital	0.8 Km
Sanjeevan Hospital	1.3 Km
Sahyadri Hospital	2.3 Km
MMF Joshi Hospital	2.5 Km

Transportation Hubs

Nal Stop Venkatesh Buildcon Metro Station	0.3 Km
Shivajinagar	5.0 Km

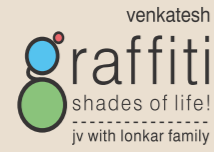
Garden

Patwardhan Baug	0.3 Km
Tathawade Garden	1.0 Km
PL Deshpande Garden	3.0 Km
Sarasbaug	3.5 Km

Connectivity

Swargate	5.2 Km
Pune Railway Station	7.5 Km
Airport, Lohegaon	14 Km

Completed Projects



1, 2 & 3 BHK (968 Flats, 6 Shops & 22 Offices)
Keshavnagar, Mundhwa, Pune



2 BHK (191 Flats)
Keshavnagar, Mundhwa, Pune



2 BHK (249 Flats)
Keshavnagar, Mundhwa, Pune



1, 2 & 3 BHK (667 Flats & 6 Shops)
Ambegaon Khurd, Pune



2 & 3 BHK (256 Flats & 6 Shops)
Dhayari, Pune



2 & 3 BHK (186 Flats)
Dhayari, Pune



1 & 2 BHK (121 Flats & 6 Shops)
Ambegaon Khurd, Pune



1 & 2 BHK (174 Flats)
Ambegaon Khurd, Pune



1, 2 & 3 BHK (340 Flats & 8 Shops)
Loni Kalbhori, Pune

Ongoing Projects



3 & 4 BHK Luxedoms Homes
(172 Flats)
Shivajinagar, Pune



2, 3, 4 & 5 BHK Luxury Homes
(501 Flats, 20 Shops & 23 Offices)
Beside Rajaram Bridge, Sinhagad Road, Pune



2 & 3 BHK (87 Flats)
Bhusari Colony, Kothrud,
Pune



2 BHK (377 Flats)
Keshavnagar, Mundhwa
Pune



2, 3 BHK & 4 BHK Duplexs
(406 Flats, 3 Showrooms & 120 Offices)
Pimple Nilakh, Pune



12 Lakh Sq. Ft. Retail
& Commercial Spaces
Balewadi

Upcoming Projects

Venkatesh Skylark
Sinhagad Road

Venkatesh Skydove
Sinhagad Road

Baner

Ambegaon

Bhandarkar Road

VENKATESH LUXE
BY ANKUSH ASABE

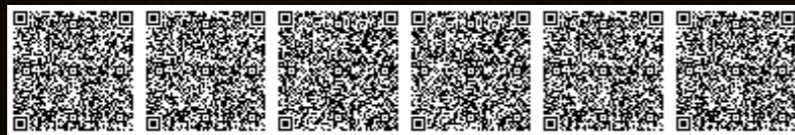
PROMOTER, DEVELOPER & OWNER

Site Address: C.T.S. No.: 137, 138 (Part), 170, 171, 172 Erandwane,
Gulawani Maharaj Road, Pune 411004.

Contact: 86055 11666 | Email: vec@svbpl.in

Corporate Office: Shree Venkatesh Buildcon Pvt. Ltd.

7th Floor, Vikram Monarch, Ganeshkhind Road, Shivajinagar,
Pune 411016. Contact: +91-20-2566 2397



MahaRERA Number

A Building - Showroom - P52100031855, A1 Wing - P52100031886

B Building - Showroom - P52100031860, B1 Wing - P52100032631

B2 Wing - P52100032017, B3 Wing - P52100032629

<http://maharera.mahaonline.gov.in>

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www.venkateshbuildcon.com

Disclaimer: This brochure is purely conceptual and not a legal offering nor will be part of the agreement. Images shown are for representation purpose only. Number of floors and number of units may be revised. Developer reserves the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities, etc. without any prior notice.