



MahaRERA Number:

A1 Wing P52100031886, A2 Wing P52100055029,  
B1 Wing P52100032631, B2 Wing P52100032017,  
B3 Wing P52100032629

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**V E N K A T E S H  
E R A N D W A N E  
C E N T R A L**

**4 & 3 BHK SUPERLATIVE HOMES**

**ERANDWANE, PUNE - 4**

**VENKATESH LUXE**  
BY ANKUSH ASABE

# 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

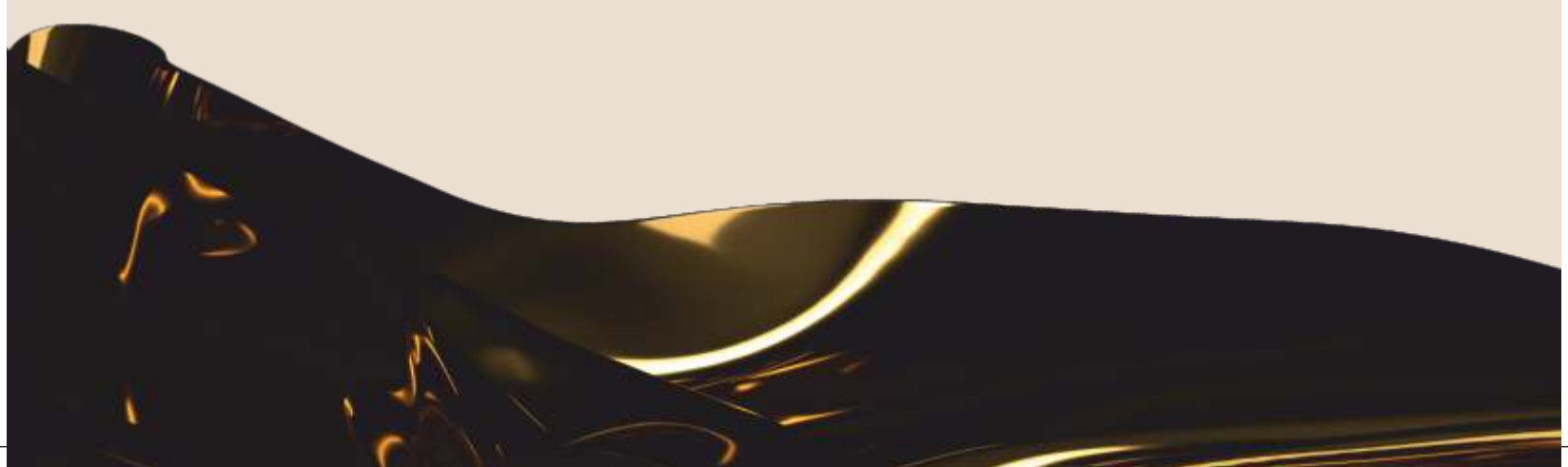
NURTURING  
LIVES OF  
**6000+**  
HAPPY FAMILIES

CONSTRUCTED REMARKABLE  
LANDMARKS SPREAD ACROSS

**7**  
MILLION SQ. FT.

DEVELOPING ICONIC  
INFRASTRUCTURES OVER

**8**  
MILLION SQ. FT.



THE UL  
EVERYT

ULTIMATE

THING

Where breathtaking views peek through the windows, lavish sundowners and celebrations happen on the podium, and families lounge in style -

**Venkatesh Erandwane Central**

truly embodies the best of it all.

By offering the 'ultimate everything', we create luxury, for a better tomorrow.

THE  
ONE  
AND  
ONLY  
ONE

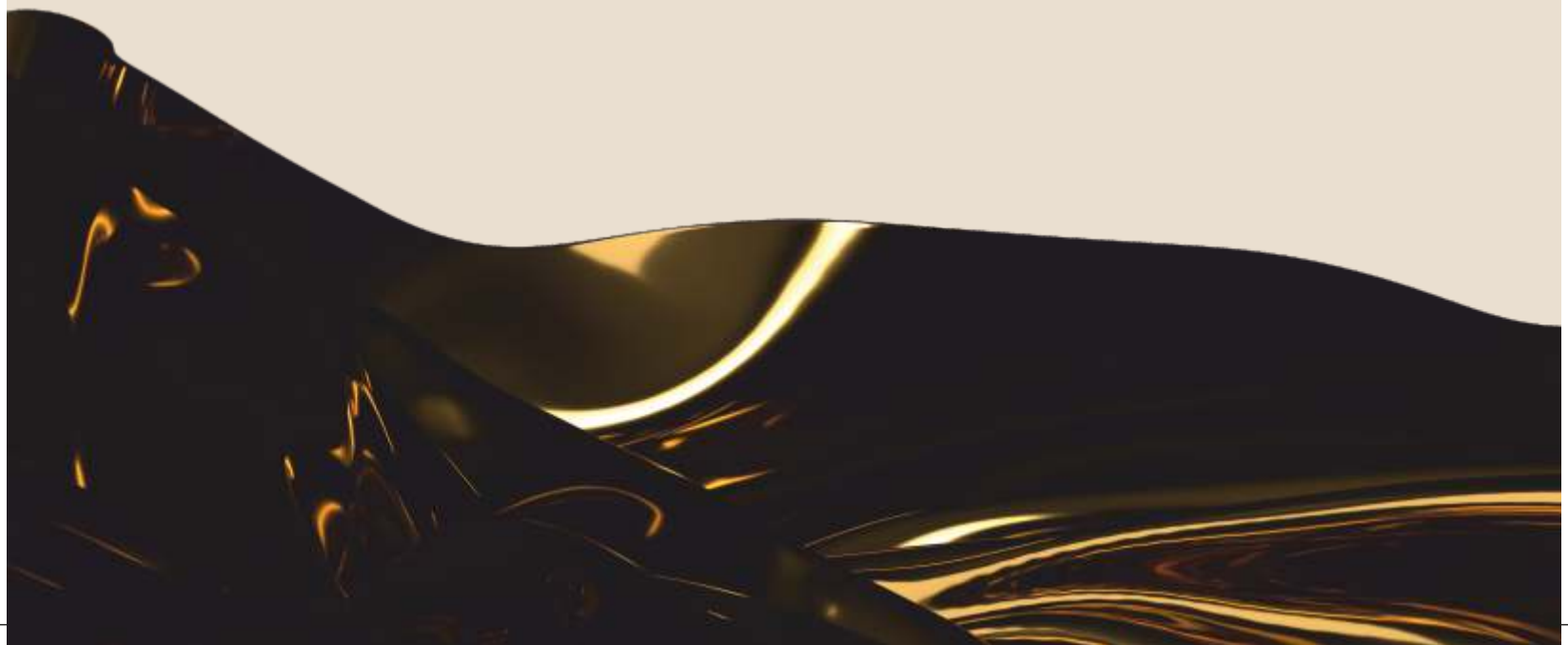




# THE ULTIMATE BLUEPRINT

The homes at Venkatesh Erandwane Central are well-planned - Spacious rooms that promise gorgeous city views, tall and mighty living room where hosting soirees is a thing, and a practical dining and kitchenette that add to the fun of cooking.

With the biggest carpet size in the vicinity, these homes make for the ultimate residence for you and your family.





artistic impression

## LIVING ROOM



artistic impression

## KITCHEN



# MASTER LAYOUT PLAN



OWC FOR BLDG B

TRANSFORMER & DG ROOM FOR BLDG B

STP FOR BLDG B

◀ 7.00 M WIDE DRIVEWAY ▶

◀ 6.00 M WIDE DRIVEWAY ▶

▶ 6.00 M WIDE DRIVEWAY ▶

◀ 12.00 M WIDE D. P. ROAD ▶

▲ ENTRY FOR RESIDENTIAL





artistic impression

## WING A PODIUM LEVEL AMENITY

- |                                     |                          |
|-------------------------------------|--------------------------|
| 1. Entrance Lobby                   | 7. Society Office        |
| 2. Pathway                          | 8. Tile Area             |
| 3. Gym/Fitness Center               | 9. Cabana                |
| 4. Indoor Games                     | 10. Badminton Court      |
| 5. Home Theatre                     | 11. Bolders Seating Area |
| 6. Co-working, Study Room & Library | 12. Tricycle Track       |



- 13. Feature Wall
- 14. Half Court Basketball
- 15. Open Gym
- 16. Toilet/Changing Room
- 17. Deck Area
- 18. Swimming Pool

- 19. Baby Pool
- 20. Board Games
- 21. Children's Play Area (Rubber Flooring)
- 22. Party Lawn
- 23. Stage

- 24. Stepping Stones
- 25. Buffet Counter
- 26. Pergola
- 27. Creche
- 28. Cafe & Library Area
- 29. Multipurpose Hall



## WING B PODIUM LEVEL AMENITY

- |                  |                          |
|------------------|--------------------------|
| 1. Jogging Track | 7. Zhula Seating         |
| 2. Trellis Arbor | 8. Multipurpose Court    |
| 3. Deck Area     | 9. Badminton Court       |
| 4. Swimming Pool | 10. Children's Play Area |
| 5. Baby Pool     | 11. Climbing Wall        |
| 6. Feature Wall  | 12. Party Lawn           |



- |                         |                    |                            |
|-------------------------|--------------------|----------------------------|
| 13. Gazebo              | 19. Box Cricket    | 25. Flower Sculpture in MS |
| 14. Multipurpose Hall   | 20. Lounge Seating | 26. Gym                    |
| 15. Seating Area        | 21. Hot Foot Area  | 27. Creche                 |
| 16. Senior Citizen Area | 22. Pergola        | 28. Pool Table             |
| 17. Cycling Track       | 23. Pathway        |                            |
| 18. Table Tennis        | 24. Open Gym       |                            |



artistic impression

OWENS CORNING

PRADA

WELON

Starbucks

STARBUCKS

PRADA



# WING "A" AMENITIES



SWIMMING POOL



OPEN AIR GYM



INDOOR GAMES AREA

# WING "A" AMENITIES



CO-WORKING SPACE



HOME THEATRE



PARTY LAWN AREA





# WING "B" AMENITIES



OUTDOOR GAMES AREA



MULTIPURPOSE HALL



CRÉCHE

# WING "B" AMENITIES



LOUNGE



JOGGING TRACK



CHILDREN'S PLAY AREA



# THE ULTIMATE FINISH

Look forward to the ultimate specifications - Comfort that stretches just beyond space, fixtures that defy luxury and convenience, and attention to detail, that adds to the richness of your home. You can now lead a life at ease, in your well-provisioned homes by Venkatesh Buildcon.

# 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 3 BHK 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 , 4 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

## FIREFIGHTING SYSTEM

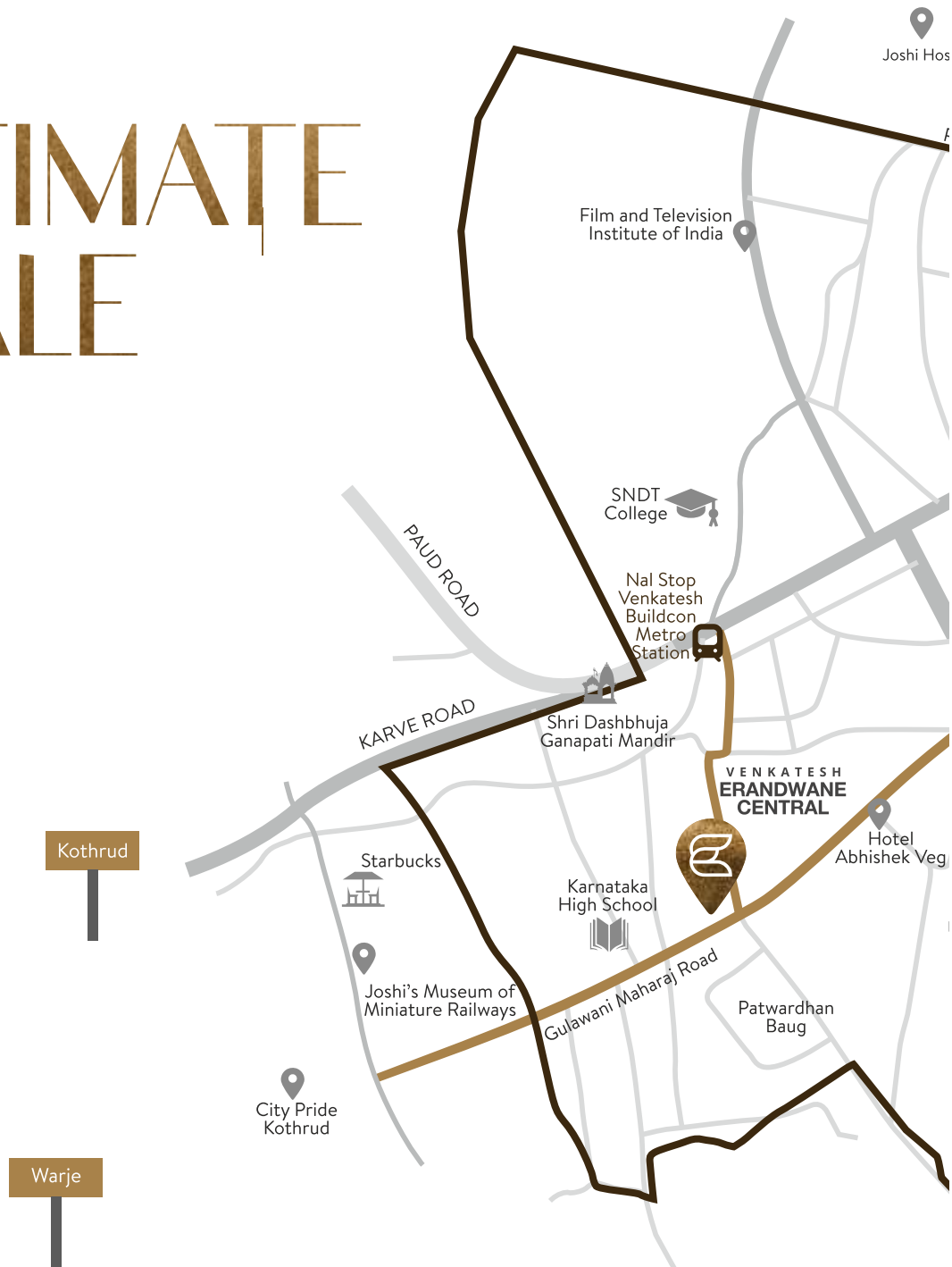
- Firefighting system with sprinkler, smoke detector and alarm in all rooms as approved by Fire Department of PMC (Honeywell/ JCI/ equivalent)
- Heat detector in kitchen

## WATER SOURCES

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



# THE ULTIMATE LOCALE



## 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

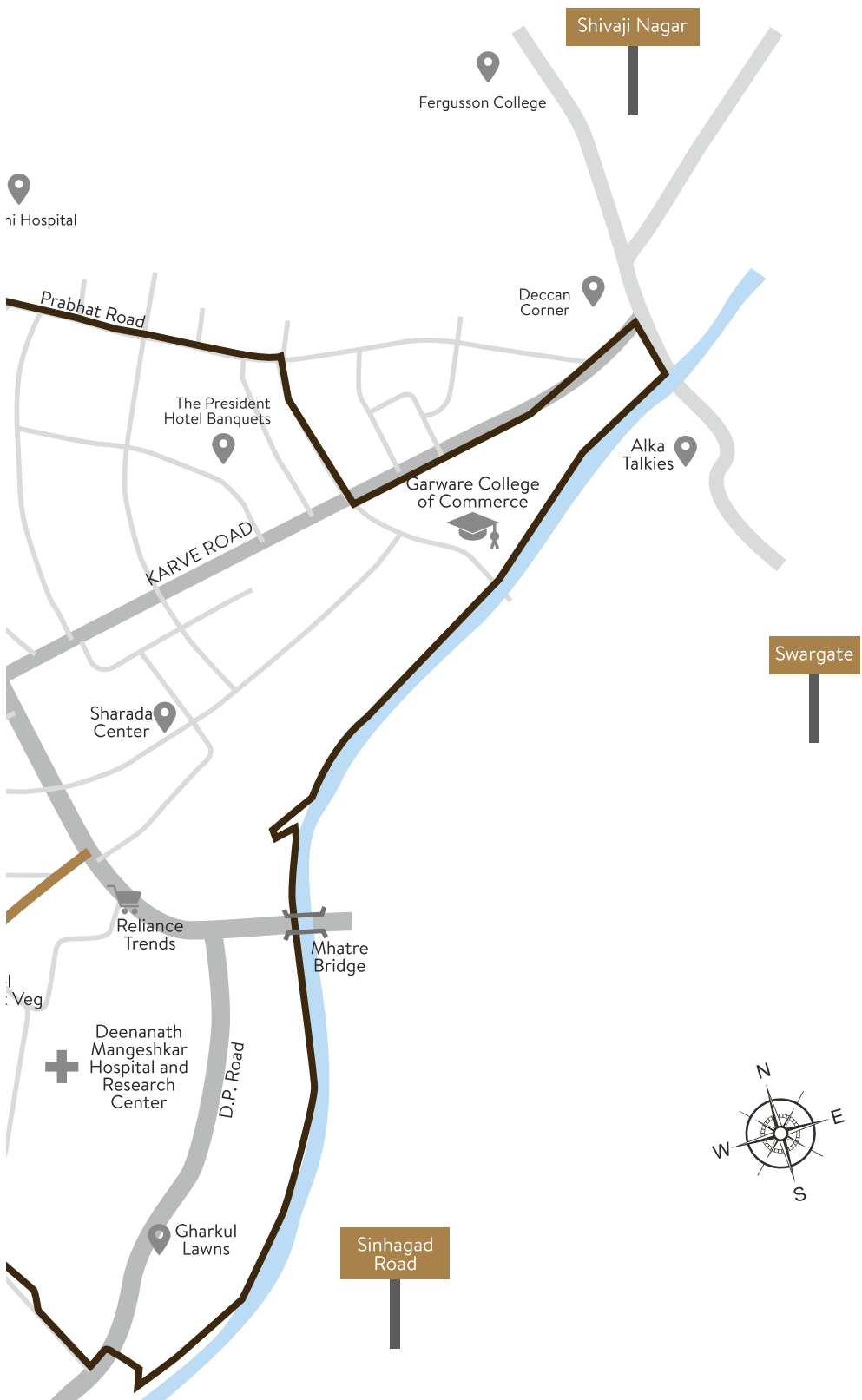
City Pride Kothrud	1.0 Km
Centro Mall	1.8 Km
Abhiruchi Theatre	5.5 Km

### 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

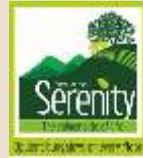
**🚆 Connectivity**

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

## Completed Projects



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



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



2 & 3 BHK (186 Flats)  
Dhayari, Pune



2 BHK (377 Flats)  
Keshavnagar, Mundhwa, Pune



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



2 BHK (191 Flats)  
Keshavnagar, Mundhwa, Pune



2 BHK (249 Flats)  
Keshavnagar, Mundhwa, Pune



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



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

## Ongoing Projects



4 & 3 BHK Luxements  
(172 Flats & 7 Showrooms)  
Shivajinagar, Pune



4 & 3 BHK Signature Residences  
(112 Apartments)  
Near Lokmat Press, Sinhagad Road, Pune



4.5 BED Sky Chalets  
& Penthouse  
Pallod Farms, Baner



2 BHK Happy Homes (92 Flats)  
Ambegaon (BK), Pune



2, 3 BHK & 4 BHK Duplexes  
(406 Flats, 3 Showrooms & 98 Offices)  
Pimple Nilakh, Pune



12 Lakh Sq. Ft. Retail  
& Commercial Spaces  
Balewadi, Pune

## Redevelopment Project



**PLEASANT**  
APARTMENTS  
BY VENKATESH LUXE

3 & 4 BHK Homes, (32 Flats)  
Prabhat Road, Pune

Kothrud  
(Upcoming)

## Upcoming Projects

**PUNE**

Baner | Kharadi | Bavdhan | Sinhagad Road

**MUMBAI & NAVI MUMBAI**

A Project by

**VENKATESH LUXE**  
BY ANKUSH ASABE

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[www.venkateshbuildcon.com](http://www.venkateshbuildcon.com)



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