



MahaRERA No.:  
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VENKATESH  
**आनंदमयी**

**2BHK HAPPY HOMES  
@Ambegaon(BK)**

# प्रगतीचं अंगण

## श्री व्यंकटेश बिल्डकॉन

सादर करीत आहे तुमच्या परिवाराच्या उज्वल भवितव्यासाठी  
प्रगतीचं अंगण देणारा एक भव्य गृहप्रकल्प,  
जिथे तुम्ही तुमच्या प्रियजनांसह अनुभवू शकाल एक अभिरूचीसंपन्न जीवनशैली.

**आनंदमयी** - आंबेगावातल्या प्राईम लोकेशनवर ९२ फ्लॅट्सचा गृहप्रकल्प!



# संस्कृतीचं कोंदण

**आनंदमयी** म्हणजे प्रगती, विश्वास अन् संस्कृतीचं देणं लाभलेलं सर्वांगसुंदर घर!  
ज्यात व्यंकटेश बिल्डकॉनचे दर्जेदार बांधकाम व आधुनिक तंत्रज्ञान तर आहेच  
शिवाय इंच-न्-इंच जागेचा योग्य वापर करून सांस्कृतिकदृष्ट्या परिपूर्ण डिझाईनसुद्धा आहे.  
वास्तुशास्त्र आणि पर्यावरणाचा समतोल तर आहेच,  
सोबत शहर आणि मुख्य रस्त्यासोबत कनेक्टीव्हिटीसुद्धा आहे.



# विश्वासाचं बंधन

**आनंदमयी** फक्त गृहप्रकल्प नाही तर नव्या युगाची नवी जीवनशैली.  
नव्या पिढीच्या विचारांसोबत त्यांना जोडणाऱ्या १० हून अधिक विलोभनीय सुखसुविधा  
ज्या संपूर्ण परिवाराला चिरंतन विश्वासाच्या बंधनात बांधून ठेवतील...  
आनंदमयी जीवन बहाल करतील आणि बजेट असे की तुम्ही म्हणाल "याहून सुंदर काय असावे!"



**आनंदमयी** - आंबेगावातल्या  
प्राईम लोकेशनवर ९२ फ्लॅट्सचा  
गृहप्रकल्प!



आनंदमयी ...  
नव्या युगाची नवी जीवनशैली.

# MASTER LAYOUT



# FIRST FLOOR AMENITIES



## OUTDOOR AMENITIES:

- 1. PERGOLA
- 2. PATHWAY
- 3. PARTY LAWN (ARTIFICIAL)
- 4. STAGE
- 5. FEATURE WALL
- 6. KIDS PLAY AREA (RUBBER FLOORING)
- 7. SEATING
- 8. SENIOR CITIZEN SITOUT

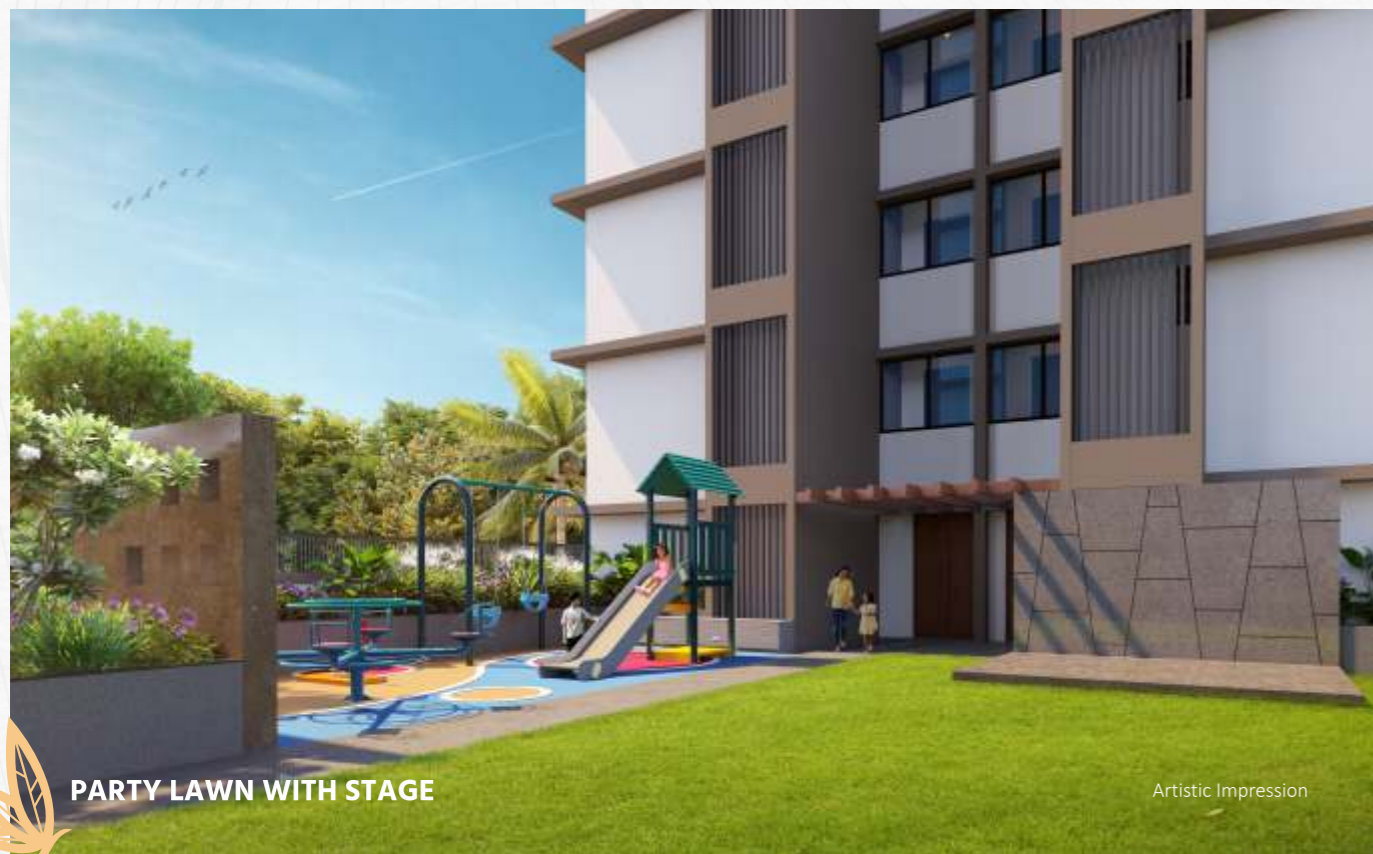
## INDOOR AMENITIES:

- 9. YOGA AND MEDITATION HALL
- 10. SOCIETY OFFICE
- 11. INDOOR GYM
- 12. INDOOR GAMES ZONE
- 13. MULTIPURPOSE HALL

## १० हून अधिक विलोभनीय सुखसुविधा


















## आनंदमयी सुखसुविधा



# आनंदमयी सुखसुविधा



## AMENITIES

-  INDOOR GYM
-  YOGA AND MEDITATION HALL
-  MULTIPURPOSE HALL
-  INDOOR GAMES ZONE
-  PARTY LAWN WITH STAGE
-  KIDS PLAY AREA
-  SEATING AREA
-  SENIOR CITIZEN SITOUT
-  WELL DESIGNED ENTRANCE GATE
-  ELEGANT COMPOUND WALL
-  GENERATOR BACKUP FOR LIFT AND COMMON AREAS
-  RAIN WATER HARVESTING SYSTEM
-  SEWAGE TREATMENT PLANT (STP)
-  OWC PLANT
-  FIRE FIGHTING SYSTEM



आनंदमयी ... 

संस्कृतीचं देणं लाभलेलं सर्वांगसुंदर घर!

# SPECIFICATIONS

## RCC CONSTRUCTION

- Designed as per Earthquake Resistance Norms.
- External 6" & Internal 5" walls of AAC (Autoclaved Aerated Concrete) Blocks.
- Gypsum Finish for Internal Walls & Sand Faced Plaster for External Walls.

## DOORS & WINDOWS

- Wooden Door Frame to Main Door having Laminated Shutters with quality fittings.
- Aluminium Sliding Shutter with Mosquito Net for Balcony attached to Living Room.
- Aluminium Sliding Windows with Mosquito Net & MS Safety Grills.
- Granite Jams and Sills to Windows.
- Glass Railings for attached Balcony in Living.

## FLOORING

- Vitrified Tiles of 600mm x 600mm for the entire flat with matching Skirting & 600 mm x 600mm Anti-skid Ceramic tiles for Common Passage & Lobbies.
- Designer Anti-skid Ceramic tiles for Balcony.
- Checkered tiles/Trimix Concrete in Parking area.
- Designer Dado up to 3'0" for Dry Balcony.

## KITCHEN

- Granite Platform with Stainless Steel Sink.
- Glazed Tiles Dado up to Lintel level.
- Provision for Water Purifier.
- Provision for Exhaust Fan.

## TOILET

- Designer Anti-skid Ceramic Flooring and Dado up to Lintel level.
- Provision for Geyser in Toilet.
- Provision for Exhaust Fan in Toilet.

## ELECTRICAL

- Modular Electrical Switches with Concealed Copper Wiring.
- TV and Telephone Points in Living Room.
- Provision of Cable TV in Living Room.
- Video Door Phone with Intercom Facility.

## PLUMBING & SANITATION

- Internal Concealed CPVC Plumbing with Jaquar or Equivalent.
- Sanitary Fitting of Cera or Equivalent Make.

## PAINTING

- Internal Walls Finished with Tractor Emulsion Paint.
- MS Grills finished with Oil Paint.
- External Walls finished with Superior Quality Apex Paint.

## LIFT

- Two Lifts (Kone/OTIS/Schindler) for each building with Diesel Generator Power Back-up having capacity to carry 8 persons /10 persons.

## FIRE FIGHTING SYSTEM

- Fire Fighting System for each building as approved by Fire Fighting Department of Pune Municipal Corporation and shall be maintained by the society.

## WATER SOURCES

- Borewell
- P.M.C. / Local Authority
- Water Tanker (Chargeable)

## 2 BHK Cut Section



## 2 BHK Cut Section



Type 1 - 690 Sq.Ft. (Carpet Area)



Type 2 - 721 Sq.Ft. (Carpet Area)

आनंदमयी ...   
एक अभिरुचीसंपन्न जीवनशैली.



## LOCATION MAP



### Connectivity

- Swargate Bus Depot - 9.4 KM
- Katraj Bus Depot - 5.9 KM
- Pune Railway Station - 13.9 KM
- Pune International Airport - 20.6 KM

### Key Distances From Project:

| 🏥 Hospital         |        | 🎓 Schools & Colleges          |        | 🛍️ Malls & Multiplexes |        |
|--------------------|--------|-------------------------------|--------|------------------------|--------|
| • Navale Hospital  | 2.7 KM | • Sinhgad Campus              | 1 KM   | • Fun Time Multiplex   | 1.9 KM |
| • Sharad Hospital  | 2.5 KM | • Podar International School  | 2.1 KM | • Abhiruchi Mall       | 2.7 KM |
| • Bharati Hospital | 6.7 KM | • Orchid International School | 1.7 KM | • D-Mart               | 3.9 KM |

Note: Map Not To Scale

आनंदमयी ...  
संस्कृतीचं कोण्डण



Artistic Impression

# About Venkatesh Buildcon

SINCE 2000  
DELIVERING EXCELLENCE

6000+  
HAPPY FAMILIES

7M  
SQ.FT. AREA DEVELOPED

8M  
SQ. FT. AREA DEVELOPING

## Awards & Achievements

1000 Homes Delivered in the Year 2023 - 2024



**Iconic Luxury Brand of the Year (2024)** by Times Realty Icon  
Presentation - Shree Venkatesh Buildcon Pvt. Ltd.

**PREDA Pune Real Estate and Design Awards (2024)**  
by Pune Times Mirror  
Presentation - Shree Venkatesh Buildcon Pvt. Ltd.

**Suryadatta National Awards (2024)** Excellence in Uniting  
Maratha Entrepreneurs and the Real Estate Sector  
Presented to our CMD



**Real Estate Icons of Pune (2022)** by Times of India  
Presentation - Shree Venkatesh Buildcon Pvt. Ltd.

**Maha Brand (2022)** by Sakal  
Presentation - Shree Venkatesh Buildcon Pvt. Ltd.



**Real Estate Awards (2022)** by Lokmat & News 18  
Certificate of Appreciation - Presented to our CMD

**Top Trusted Brand (2021)**  
by Pune Times Mirror to our Company  
Presentation - Shree Venkatesh Buildcon Pvt. Ltd.

**Promising Real Estate Developer (2021)**  
by Times of India - Inspiring Men and Women of the Year  
Presented to our CMD



**India's Leading Brand - Rising Star (2021)**  
by Fortune India Exchange  
Presentation - Shree Venkatesh Buildcon Pvt. Ltd.

**Business Leader of the Year (2020)**  
by Pride of Maharashtra SME (MIEDA) - Presented to our CMD

## COMPLETED PROJECTS



1, 2 & 3 BHK (667 Flat & 6 Shop)  
Ambegaon Khurd, Pune



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



2 & 3 BHK (186 Flats)  
Dhayari, Pune



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



2 BHK (377 Flats)  
Keshavnagar, Mundhwa, Pune



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



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

## ONGOING PROJECTS



3 & 4 BHK Superlative Homes  
(600 Apartments) Near Patwardhan Baug,  
Erandwane, Pune



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



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



3 & 4 BHK Luxury Residences  
(32 Flats) @ Prabhat Road, Pune  
(REDEVELOPMENT)



2, 3 BHK & 4 BHK Duplexes  
(400 Flats, 100 Showrooms & Offices)  
Pimple Nilakh, Pune



Showroom & Office Spaces  
Balewadi, Pune

## UPCOMING PROJECTS

### PUNE

Baner, Kharadi, Bavdhan,  
Sinhgad Road, Hinjawadi

### MUMBAI

Shivaji Park (Dadar), Santacruz (East),  
Mulund (East), Malad (West), Navi Mumbai

### REDEVELOPMENT

Kothrud

A Project By:

**VENKATESH BUILDCON**  
**BY ANKUSH ASABE**

**CREDITS**

Architect  
**C'metric Designers &  
Consulting Engineers**

Legal Advisor  
**Adv. Unmesh Deshpande**

Landscape Designer  
**Mr. Mahesh &  
Mrs. Vaishali Chinchalkar**

**Site Address:** 9/2/3A P, 9/2/3A/3, 9/2/3A/4, 9/2/3A/5, 9/2/3A/6, 9/2/3A/7, 9/2/3A/8, 9/2/3B P  
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MEMBER:

**CREDAI**  
PUNE METRO