



MahaRERA Registration No.:
P52100055058
<https://maharera.mahaonline.gov.in>



4 & 3 BHK LUXEMENTS

NEAR MODIBAUG, CENTRAL SHIVAJINAGAR

Shivajinagar
Metro Station

Shivajinagar
District Court

Sancheti
Hospital

COEP
Hostel

Shimla
Office

India Meteorological
Department

LIC of India
Divisional Office



YOUR HONOUR.
OUR PRIDE.



Carrying forward our legacy of crafting architectural masterpieces, we proudly present our magnum opus - **Venkatesh Laurel**. Nestled in the vibrant heart of Shivajinagar, this residential endeavour transcends the concept of mere housing; it encapsulates an extraordinary lifestyle with ultra-luxurious luxements and a plethora of amenities that will leave you spoilt for choice. Boasting Grade-A High Street Retail right at your doorstep, **Venkatesh Laurel** is a redefinition of opulent urban living that is set to transform true luxury forever!





A WORLD CLASS LIVING EXPERIENCE
AT A STELLAR LOCATION



Artistic Impression

PROJECT HIGHLIGHTS



Approx. 1.5 Acres of Land with
4 & 3 BHK Luxements



Located in the
Heart of Pune



2 Magnificent
Towers of 30 Storeys



Grade - A
Premium Retail Spaces



20+ Outstanding Amenities on the
Podium and Rooftop



Minutes Away from
Shivajinagar Metro Station



Close to
Shivajinagar Railway Station
and **Bus Station**



Easy Access to
Pune Airport



MASTER LAYOUT



PODIUM LEVEL AMENITIES

- | | | |
|--------------------------------|---------------------------------------|-----------------------|
| 1. Entry / Exit (Ground Level) | 6. Fitness Centre / Gymnasium | 11. Indoor Games |
| 2. Floating Deck | 7. Business Lounge / Co-working Space | 12. Multipurpose Lawn |
| 3. Zen Garden | 8. Simulation Room (Digital) | 13. BBQ Pavilion |
| 4. Swimming Pool / Baby Pool | 9. Creche | |
| 5. Multipurpose Hall | 10. Toddlers' Play Area | |

GROUND LEVEL AMENITIES

- A. Open Badminton Court
- B. Walking Trail
- C. Tree Deck
- D. Kids' Play Area
- E. Seating Alcove



GROUND AMENITIES

Kids' Play Area

Dedicated Seating Area

Walking Trail

Tree Deck

Open Badminton Court



PODIUM AMENITIES

Swimming Pool / Baby Pool

Business Lounge / Co-working Space

Indoor Games

Creche

Toddlers' Play Area

Wooden Deck

Multipurpose Hall

Fitness Centre / Gymnasium

Multipurpose Lawn with BBQ Pavilion

Simulation Room (Digital)

Walking Trail

Zen Garden

ZEN GARDEN



Artistic Impression

SWIMMING POOL / BABY POOL



Artistic Impression

MULTIPURPOSE LAWN WITH BBQ PAVILION



Artistic Impression

INDOOR GAMES



MULTIPURPOSE HALL



FITNESS CENTRE / GYMNASIUM



SIMULATION ROOM (DIGITAL)



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

Doors & Windows

- » 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
- » Digital Lock System to main door - Yale or equivalent
- » All other doors with Mortise Lock

Flooring

- » Vitrified tiles 0.6 m X 1.2 m in Living, Kitchen & Bedrooms
- » Anti-skid Ceramic / Vitrified tiles for terrace / balcony and toilets
- » Vitrified tiles of 0.6 m X 0.6 m for common passage and lobby
- » Tandoor / Kota trade / Tiles for the staircase

Kitchen

- » Artificial Granite finish otta with stainless steel sink of Nirali / Franke 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 / dry balcony

Painting

- » Internal walls: Finishing with acrylic O.B.D. paint
- » External walls: Finishing with texture paint (Apex weather-proof emulsion paint)

Toilet

- » Dado - Vitrified tiles of 0.6 m x 1.2 m up to lintel level
- » Water heater / Geyser in all bathrooms
- » Anti-skid tiles for flooring
- » Exhaust fan in all bathrooms
- » Aluminium / UPVC window
- » Glass partition in Master Bathroom will be provided
- » Solar hot water connection only in 1 Master Bedroom
- » Elderly seating assistance in shower in Guest Bedroom

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 (Google / Alexa or equivalent)
- » 3-tier security system (IPMA) for gate, lobby and flat
- » Providing AC in all bedrooms
- » 100% EV charging per flat 1 parking

Plumbing & Sanitation

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

Lifts

- » 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

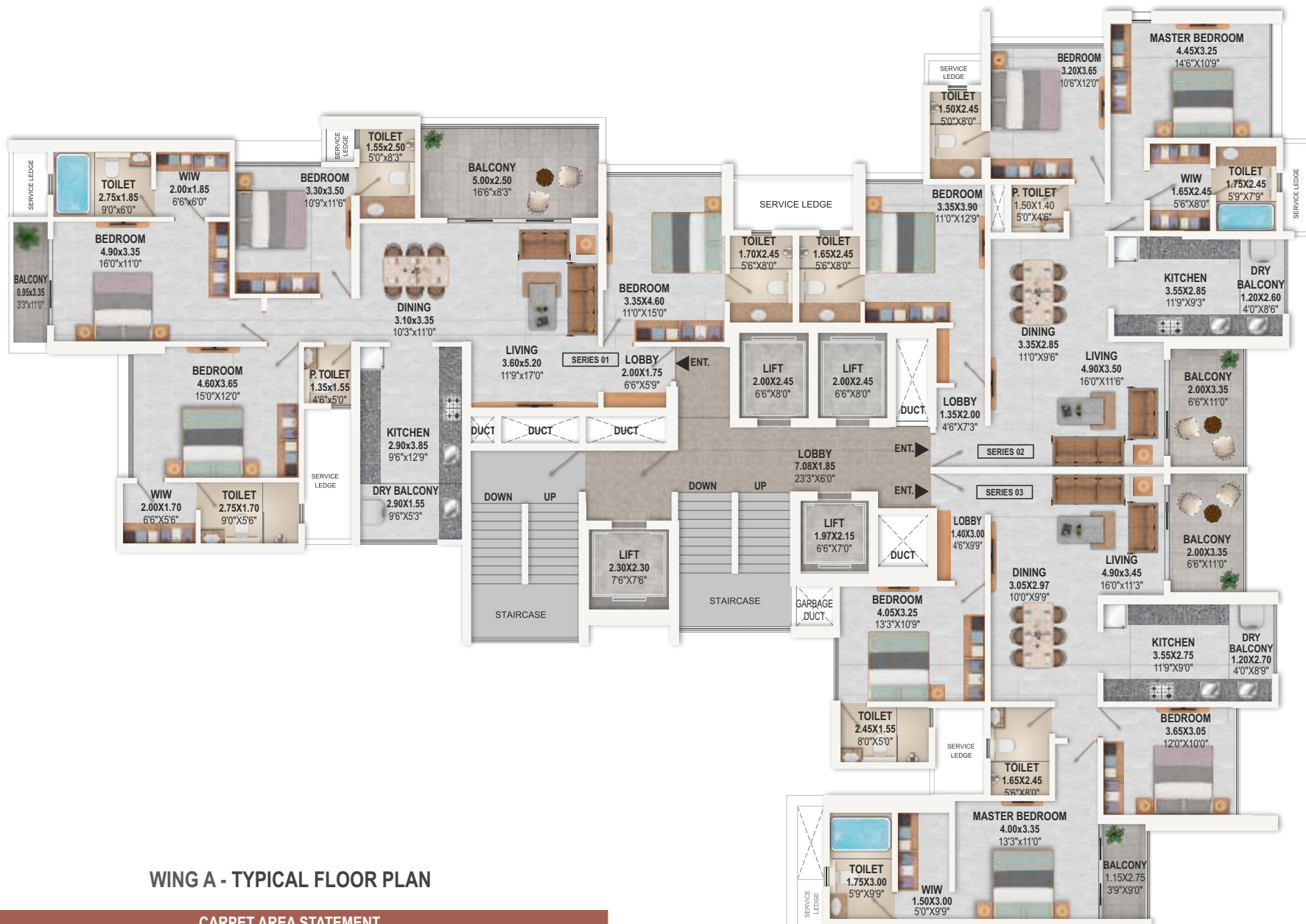
Water Sources

- » PMC (Civil Authority), borewell & water tankers (Chargeable)





PRICING DETAILS			
Wing	Type	Carpet Sq.Ft.	Total Package
B	3 BHK	1277	3.22 Cr
		1296	3.26 Cr
	4 BHK	1778	4.49 Cr
A	3 BHK	1277	3.30 Cr
		1305	3.37 Cr
	4 BHK	1778	4.60 Cr



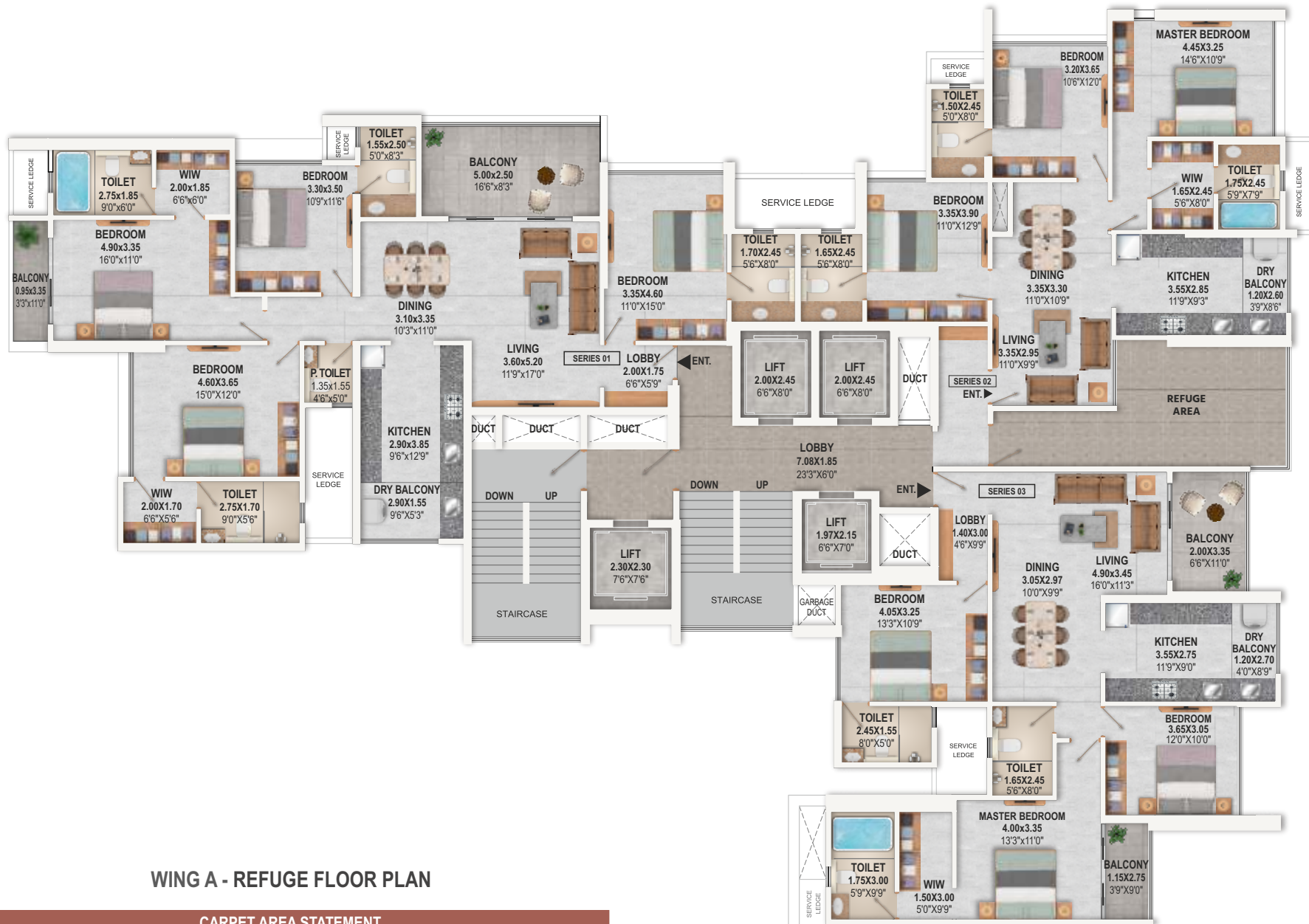
WING A - TYPICAL FLOOR PLAN

CARPET AREA STATEMENT

FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	SITOUT	Encl. + Dry Balcony	P. Office	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
Series 1	3 BHK + P. Office	119.67	16.18	4.50	24.84	165.19	1778
Series 2	2 BHK + P. Office	59.98	7.84	19.90	33.53	121.25	1305
Series 3	2 BHK + P. Office	59.85	11.66	10.25	36.86	118.62	1277



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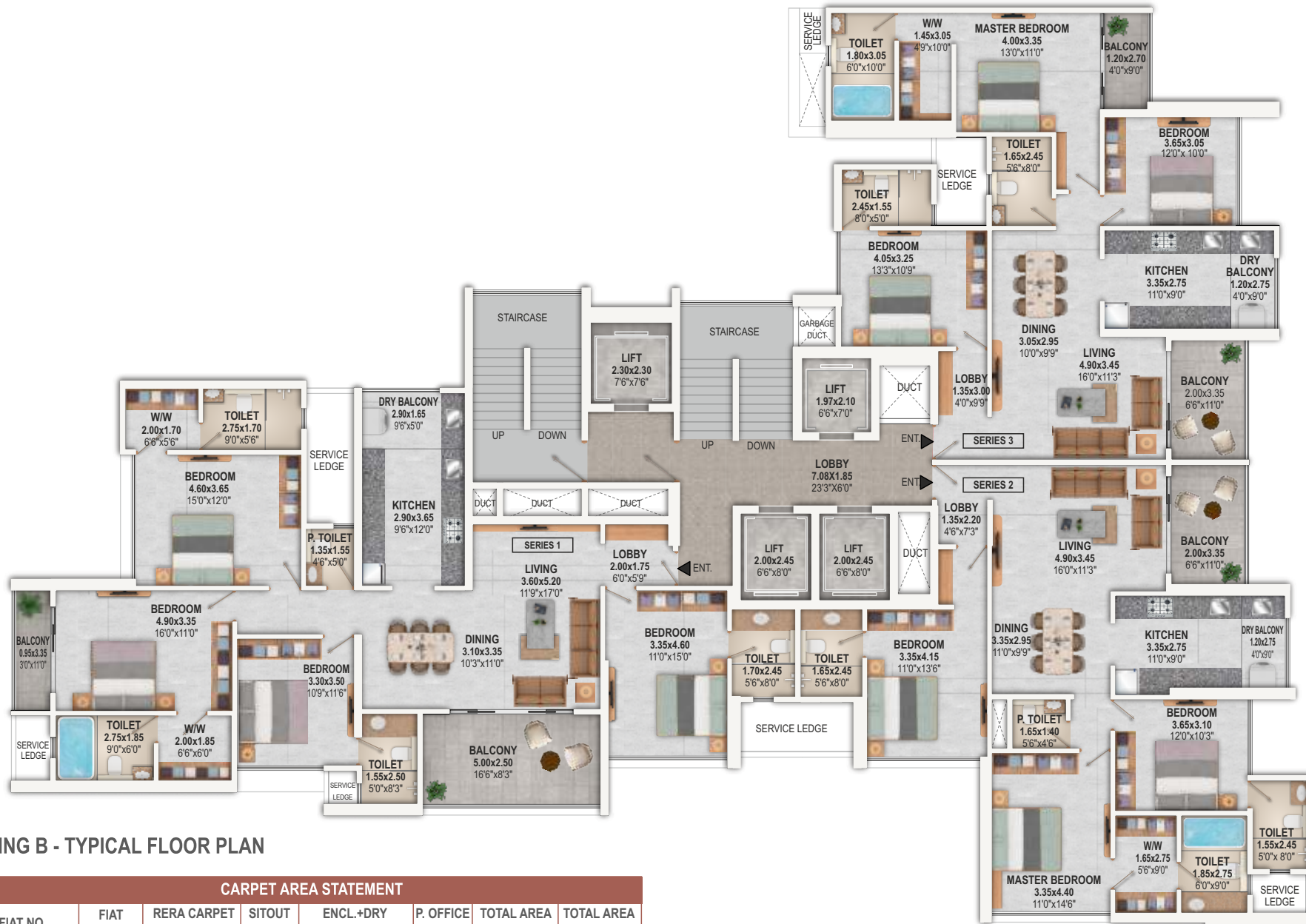
WING A - REFUGE FLOOR PLAN

CARPET AREA STATEMENT

FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	SITOUT	Encl. + Dry Balcony	P. Office	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
Series 1	3 BHK + P. Office	119.67	16.18	4.50	24.84	165.19	1778
Series 2	2 BHK + P. Office	49.89	0.00	19.68	26.44	95.01	1033
Series 3	2 BHK + P. Office	59.85	11.66	10.25	36.86	118.62	1277



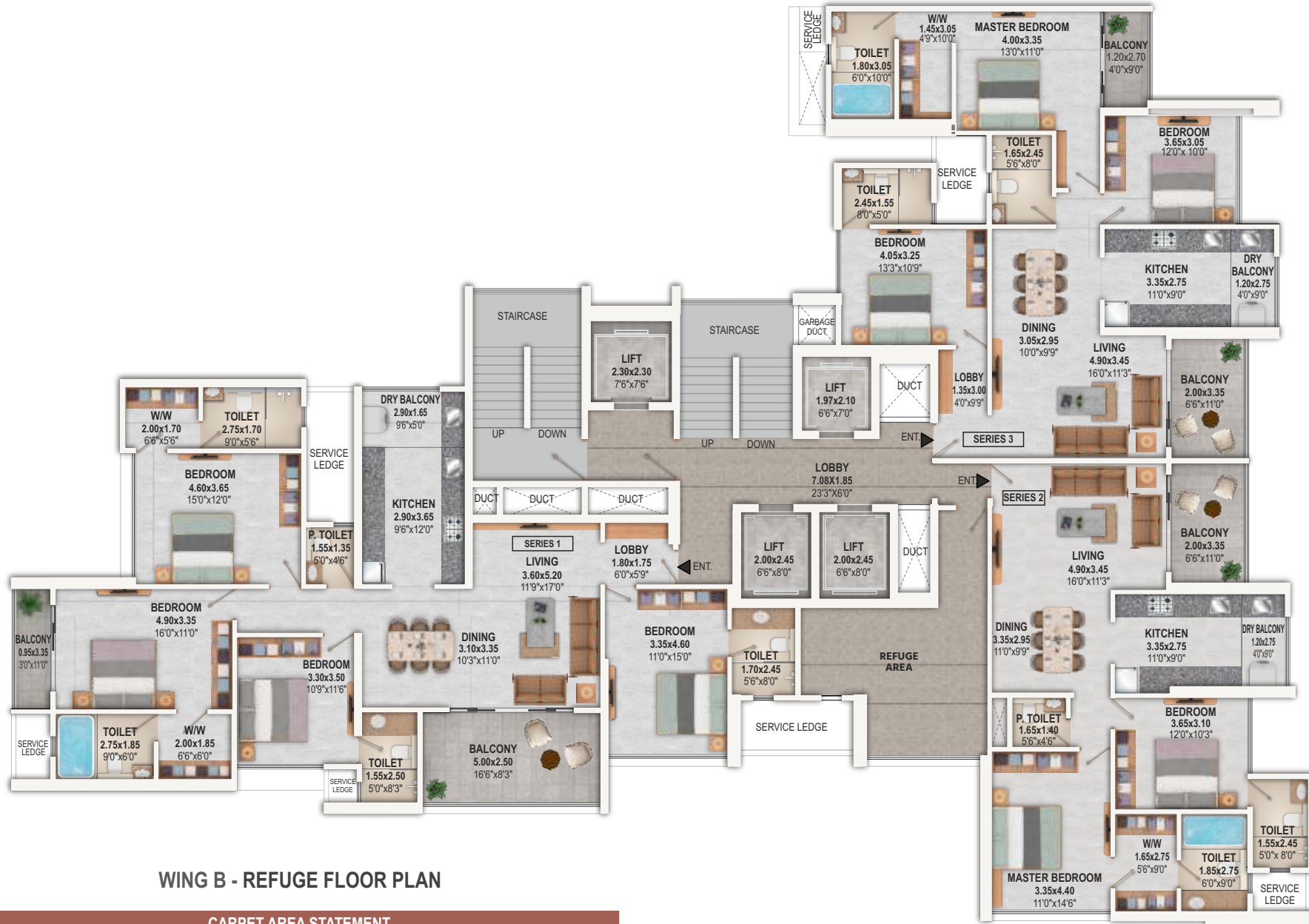
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WING B - TYPICAL FLOOR PLAN

CARPET AREA STATEMENT							
FIAT NO.	FIAT TYPE	RERA CARPET (SQ.M.)	SITOUT (SQ.M.)	ENCL.+DRY BALCONY (SQ.M.)	P. OFFICE (SQ.M.)	TOTAL AREA (SQ.M.)	TOTAL AREA (SQ.FT.)
Series 1	3 BHK + P. Office	119.67	16.18	4.50	24.84	165.19	1778
Series 2	2 BHK + P. Office	59.84	7.30	20.88	32.42	120.44	1296
Series 3	2 BHK + P. Office	59.85	11.66	10.25	36.86	118.62	1277





WING B - REFUGE FLOOR PLAN

CARPET AREA STATEMENT

FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	SITOUT	Encl. + Dry Balcony	P. Office	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
Series 1	3 BHK + P. Office	119.67	16.18	4.50	24.84	165.19	1778
Series 2	2 BHK + P. Office	49.67	7.30	22.04	16.78	95.79	1031
Series 3	2 BHK + P. Office	59.85	11.66	10.25	36.86	118.62	1277



CREDITS

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BY ANKUSH ASABE

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