



 MahaRERA No.:

PHASE-1: PR1261012601304, PHASE-2: PR1261012601206

PHASE-3: PR1261012601229, PHASE-5: PR1261012601264

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VENKATESH
VANAYA

**4, 3 & 2 BHK TROPICAL HOMES
NEAR OXYGEN PARK,
KHARADI**



WE HAVE BUILT
A LEGACY OF TRUST
AND INTEGRITY
BY BUILDING HOMES
THAT ADD VALUE
TO YOUR LIFE.

MR. ANKUSH ASABE
CMD

Pune's Most Trusted Name In Fine Living

There is an age old saying that perfectly describes Venkatesh Buildcon's core purposes - the strength of a nation is derived from the integrity of a home. Since 2000, Venkatesh Buildcon has shaped the skyline with a singular vision - to deliver homes that stand the test of time. Over the span of two decades, we have successfully achieved this by making the housing dreams of countless people come true. Our continual contribution towards the nation's real estate industry speaks volumes of our passion for carefully designing and skillfully delivering opulent homes.

VENKATESH BUILDCON
BY ANKUSH ASABE

SINCE

2000

DELIVERING EXCELLENCE

10M

SQ. FT. AREA DEVELOPED

8M

SQ. FT. AREA DEVELOPING

6500+

HAPPY FAMILIES

CRISIL

“A” RATED

COMPANY

Your First Choice for Resort Living

The best beginnings start with the right choice.

Choices you make for today and choices that shape everything that comes after.

The neighbourhood you return to, the spaces your family grows into, the view outside your window, the way your mornings begin and your evenings slow down.

So, when it comes to choosing a home, why begin with the ordinary?





Introducing Venkatesh Vanaya, a tropical-inspired residential address created for a life that wants the city close..

Spread across 10 acres, Vanaya brings together contemporary residences, generous lifestyle spaces and 25+ experiences, all within one of East Pune's most established neighbourhoods.

Because your first choice should not feel like a compromise.

It should feel like you chose well.



Choose The Tropical Side of Life

Home begins long before you step inside it.

It begins with the way you arrive. The sense of space around you. The architecture rising above the landscape. The feeling that, even in the middle of a fast-moving city, there is room to live differently.

Venkatesh Vanaya is an address made to stand apart.

A life designed to slow things down.





Everything You Would Choose
All in One Address



10 Acres of
Land Parcel



4, 3 & 2 BHK
Tropical Homes



21 Storeys +
4 Levels of Parking



25+ Outstanding
Amenities



Close to
Conveniences



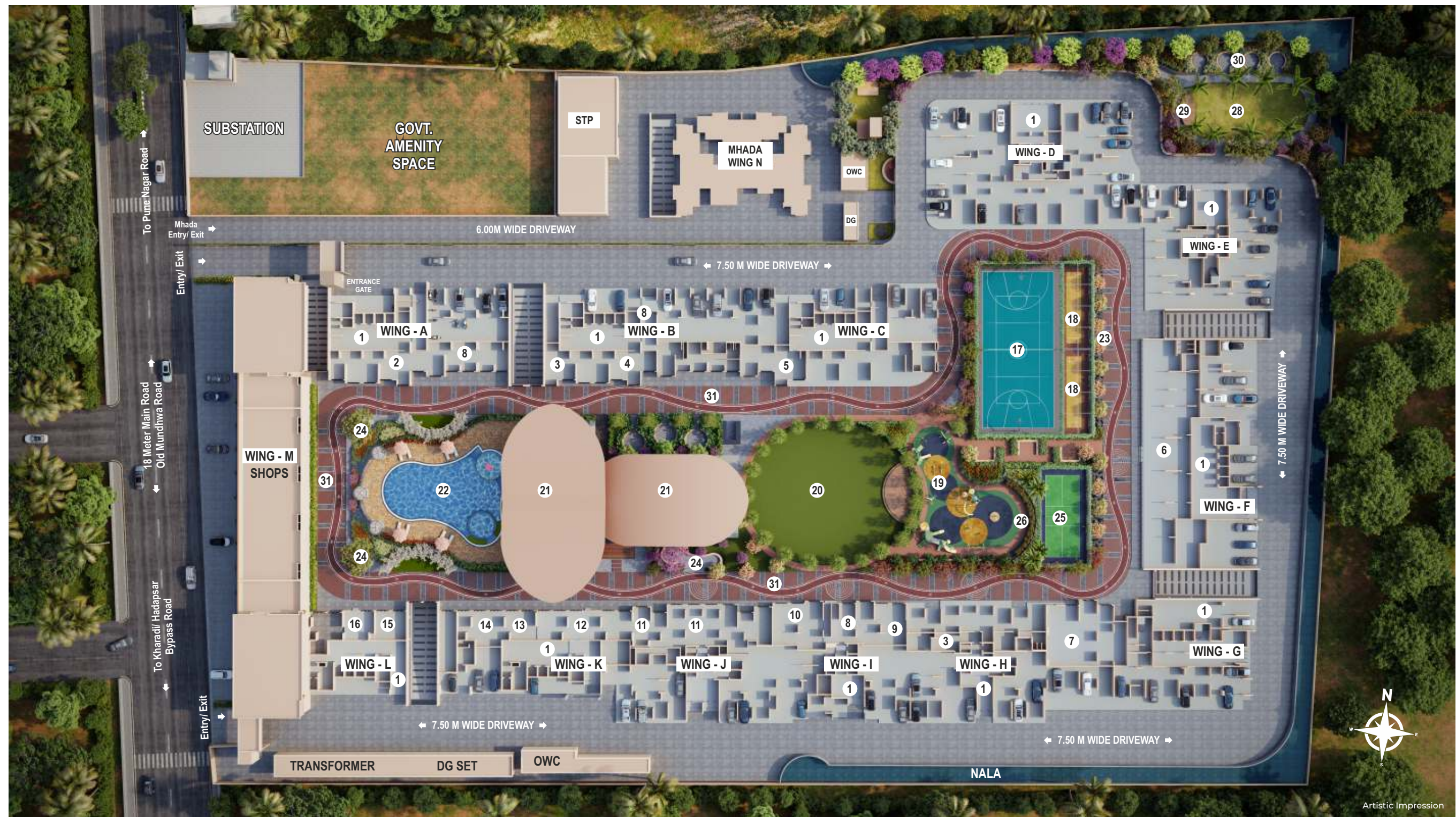
Proximity to
Colleges & IT Hubs

Your
Everyday
Escape



10 Acres

of Tropical Retreat



AMENITIES

- | | | | | |
|--------------------|----------------------------|----------------------------------|-----------------------------------|------------------------------|
| 1. Entrance Lobby | 8. Co-working Lounge | 14. Acoustic Room | 21. Club House | 28. Party Lawn |
| 2. Business Center | 9. CCTV Room | 15. Yoga Room | 22. Swimming Pool With Kid's Pool | 29. Acupressure Pathway |
| 3. Society Office | 10. Laundry + Ironing Room | 16. Meditation Studio | 23. Outdoor Gym | 30. Senior Citizen's Sit-out |
| 4. Reading Lounge | 11. Multipurpose Hall | 17. Multipurpose Court | 24. Chit-chat Plaza | 31. Jogging Track |
| 5. Creche | 12. Hobby / Art Zone | 18. Box Cricket | 25. Pickleball Court | |
| 6. Gym | 13. Zumba & Aerobics | 19. Kid's Play Area | 26. Amphitheatre | |
| 7. Indoor Game | | 20. Multipurpose Laws With Stage | 27. Outdoor Seating Lounge | |

25+ Ways To Choose How Your Day Unfolds

There are days for doing more.

And there are days when the best plan is
having nowhere else to be.

Vanaya brings together 25+ lifestyle
experiences designed to make everyday
life fuller beyond the home. Spaces to
move, unwind, connect, celebrate and
simply enjoy the hours in between.

Here, weekends do not need an itinerary.

Your home already has one.



Your Dedicated
Tropical Retreat



Discover a Wider Expanse of Peace



Club Vanaya

- Clubhouse
- Multipurpose Court



Exotic Recreations for a Refined Life



A woman wearing a white dress, a straw hat, and sunglasses is sitting on a wooden lounge chair with white cushions. She is holding an open book and reading. She is positioned on a stone patio next to a swimming pool. In the background, there is a modern house with large glass windows and doors, surrounded by lush tropical landscaping including palm trees and various plants. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

Make Well-being Your First Priority

Some days begin with energy.

Some begin slowly.

Vanaya gives both kinds of mornings
room to exist.

The lifestyle spaces are conceived to bring
movement, recreation and time outdoors
naturally into everyday living, so taking care
of yourself feels less like another task and
more like part of where you live.



Sink Into Rejuvenation



Artistic Impression



Artistic Impression

Amenities



Business
Centre



Reading
Lounge + Cafe



Baby Care



Meditation
Studio



Creche



Multipurpose
Hall



Gymnasium



Indoor
Games



Breakout
Area



Laundry +
Ironing Room



Handicap
Washroom



Dance / Zumba /
Aerobics



Art / Hobby /
Creative Area



Acoustic
Hobby Room



Leisure That
Makes Your Day

Specifications

RCC Construction

- » Structure: Earthquake-resistant RCC frame structure
- » Construction Technology: Internal and external walls constructed using Aluform technology

Wall Finishes & Painting

- » External Walls: Weatherproof texture paint
- » Internal Walls: Gypsum finish with emulsion paint or OBD or equivalent

Doors & Windows

- » Doors: Wooden or plywood or equivalent frame with laminate or equivalent shutter and quality hardware
- » Digital or equivalent lock on the main door and mortise locks for internal doors
- » Windows: Aluminium or UPVC or equivalent sliding windows with mosquito nets and tile or granite frames
- » Sliding Doors: Aluminium or UPVC or equivalent sliding doors with mosquito nets and tile or granite frames for deck, dry balcony, sit-outs

Water Supply

- » PMC water supply, borewell, and water tankers (chargeable)

Flooring

- » Main Flooring: 600mm × 1200mm or 800mm × 800mm or equivalent tiles
- » Balcony, Deck & Sit-out: Ceramic or vitrified tiles or equivalent
- » Common Passage & Lobby: 600mm × 600mm vitrified tiles or equivalent
- » Staircase: Granite or tile or equivalent finish

Kitchen & Dry Balcony

- » Kitchen Platform: Artificial granite or tile or equivalent platform with a stainless-steel sink
- » Kitchen Dado: Tiles up to 600mm or 800mm height above the kitchen platform
- » Dry Balcony: Artificial granite or tile or equivalent platform with a stainless-steel sink
- » Electrical and plumbing points for a washing machine

Bathrooms & Toilets

- » Flooring: Anti-skid vitrified tiles of 600mm × 1200mm or 600mm × 600mm or equivalent
- » Dado: Vitrified tiles of 600mm × 1200mm or 600mm × 600mm or equivalent up to lintel level
- » Ceiling & Exhaust: Grid false ceiling with under-slung plumbing
- » Exhaust fan in all bathrooms

Plumbing & Sanitation

- » Piping: Internal concealed CPVC plumbing with under-slung design
- » Fittings & Sanitaryware: Jaquar or Kohler or equivalent make CP fittings and sanitaryware

Lift

- » Automatic lifts of Kone, Otis, Schindler, or equivalent make with generator backup

Electrical

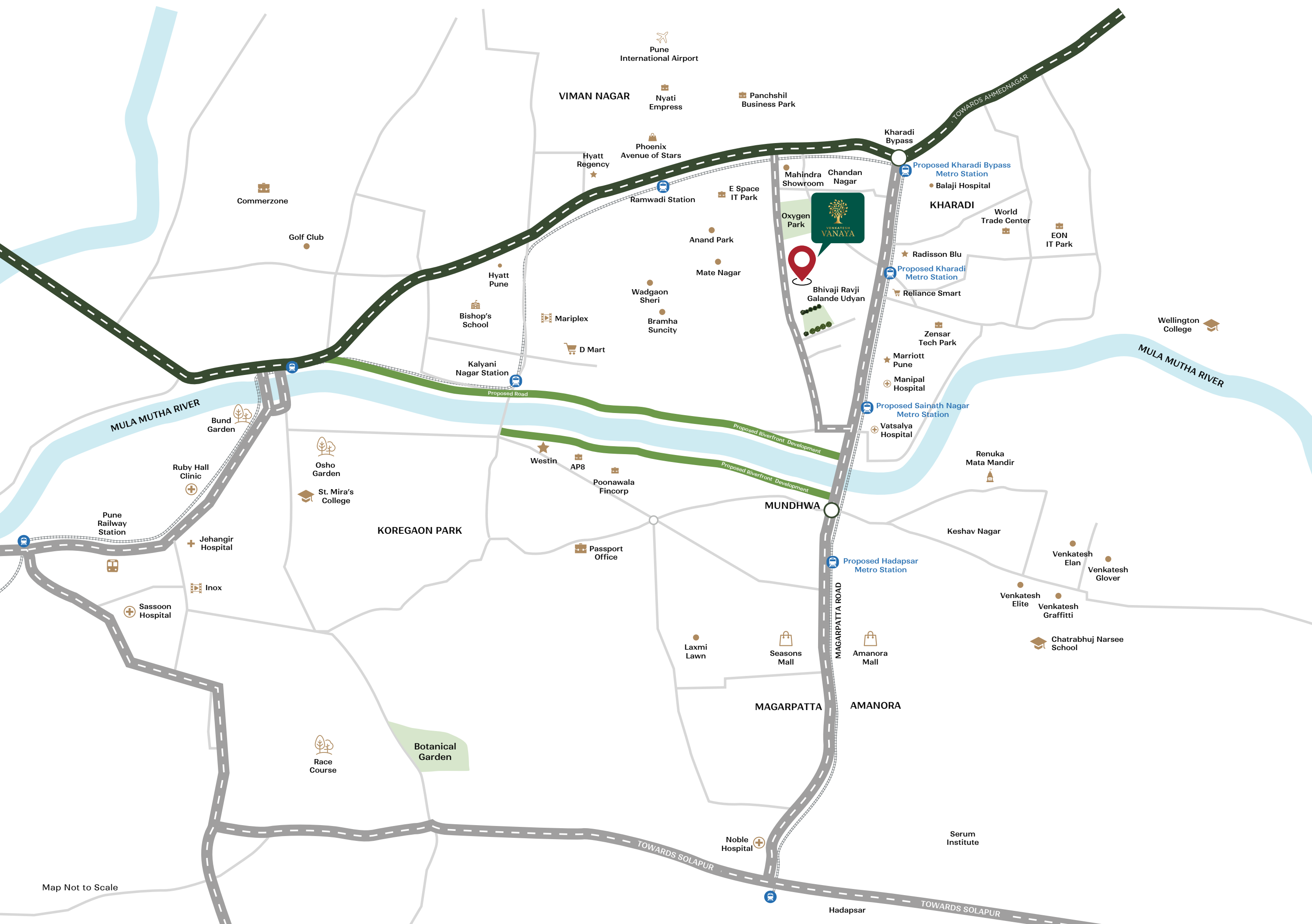
- » Wiring & Switches: Concealed copper wiring with standard modular switches
- » AC points in the living room and all bedrooms
- » TV points in the living room and master bedroom
- » Provision for an inverter point
- » Video Door Phone facility for each flat

Firefighting

- » Firefighting system as per PMC norms

Generator Backup

- » 100% generator backup for common area lighting and parking



An Address That Keeps The City Moving

IT PARKS	
» E-Space IT Park	1.7 km
» Zensar Technologies	2.2 km
» Panchshil Tech Park	3.5 km
» EON IT Park	3.5 km
» World Trade Centre	3.6 km

SCHOOLS & COLLEGES	
» Symbiosis College	3.7 km
» Dhole Patil School	4.5 km
» Phoenix World School	5.2 km
» Chatrabhuj Narsee School	5.3 km
» Wellington College	5.5 km
» Cambridge School	5.6 km
» Amanora School	5.8 km

MALLS	
» Reliance Mart	1.4 km
» Phoenix Avenue of Stars	2.8 km
» Seasons Mall	4.1 km
» Amanora Mall	4.9 km

CONNECTIVITY	
» Ramwadi Metro Station	3.3 km
» Pune International Airport	6.1 km
» Pune Railway Station	8.8 km

HOSPITALS	
» Vatsalya Hospital	1.9 km
» Manipal Hospital	2.6 km

When Everything You Want Comes Together,
The Choice Feels Easy



Ongoing Projects



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



4 & 3 BHK Luxements
(172 Flats & 7 Showrooms)
Near Modibaug, Central Shivajinagar



4.5 BED SKY CHALETs & PENTHOUSES
PALLOD FARMS, BANER



4 & 3 BHK Signature Residences
Near Lokmat Press, Sinhagad Road, Pune



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



Showrooms & Office Spaces
(1.2 M Sq. Ft.)
Balewadi, Pune



3 & 4 BHK Serene Residences
Near Chandani Chowk, Bavdhan

Upcoming Projects (in Pune)

Sinhagad Road | Kothrud (Redevelopment) | Baner

Upcoming Projects (in Mumbai & Navi-Mumbai)

Shivaji Park (Dadar) | Kalina | Vashi | Malad

Completed Projects



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



3 & 4 BHK Superlative Homes (600 Flats)
Near Patwardhan Baug, Erandwane, Pune
B CLUSTER (B1, B2, B3)



2, 3 & 4 BHK (87 Flats)
Bhusari Colony, Kothrud, Pune



4 & 3 BHK Homes
Lane No. 15, Prabhat Road, Pune



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



2 BHK (237 Flats)
Keshavnagar, Mundhwa, Pune



2 BHK (377 Flats)
Keshavnagar, Pune



2 BHK (191 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



CREDITS

Principal Architect
Ar. Reza Kabul

Landscape Designer
Ar. Vikas Bhosekar

Structural Consultant
G.A.Bhilare Consultants Pvt. Ltd.

Legal Consultant
Adv. Unmesh Deshpande

VENKATESH BUILDCON
BY ANKUSH ASABE

Site Address: Venkatesh Vanaya, Sr. No. 29/1,
Near Oxygen Park, Old Mundhwa Road,
Kharadi, Pune - 411 014.

Corporate Address: Off 701/702, Vikram
Monarch, Ganeshkhind Road,
Opp. Modibaug, Shivajinagar, Pune - 411 016.

Contact: +91 70300 13377 | +91 86055 11222

www.venkateshbuidcon.com



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Disclaimer: The perspective images in this brochure are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.

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MEMBER OF:

