MahaRERA No.:
PHASE-1: PR1261012601304, PHASE-2: PR1261012601206
PHASE-3: PR1261012601229, PHASE-5: PR1261012601264
https://maharera.maharashtra.gov.in

VENKATESH

VANAYA

4, 3 & 2 BHK TROPICAL HOMES

NEAR OXYGEN PARK
KHARADI

Conceptual Image

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

6500+
HAPPY FAMILIES

8M
SQ. FT. AREA DEVELOPING

CRISIL
A-STABLE RATED
FOR GROUP

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?

AI-Generated Conceptual Image


Rebook
GICCU
Calvin Klein
BOOS
Culobima
NIKE
LEI COPPER
Tanbirkind
FREY PEERY
GOXE
LOUIS VITUTON
TOMOY HELFIGIR
VENKATESH
VANAYA

VENKATESH
VANAYA

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

Spread across **10 acres**, Vanaya brings together 4, 3 & 2 BHK Tropical Homes, 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.

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

Artistic Impression

10 ACRES

OF TROPICAL RETREAT

Conceptual Image



Artistic Impression



Artistic Impression

INDULGENCES THAT BRING JOY

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

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.

AI-Generated Conceptual Image

YOUR DEDICATED TROPICAL RETREAT

Artistic Impression

DISCOVER A WIDER EXPANSE OF PEACE

Artistic Impression

CLUB
VANAYA

CLUBHOUSE

MULTIPURPOSE COURT



Artistic Impression

EXOTIC RECREATIONS FOR A REFINED LIFE

Artistic Impression

SINK INTO
REJUVENATION

Artistic Impression

AMENITIES

Business Centre

Reading Lounge + Cafe

Baby Care

Meditation Studio

Crèche

Multipurpose Hall

Gymnasium

Indoor Games

Breakout Area

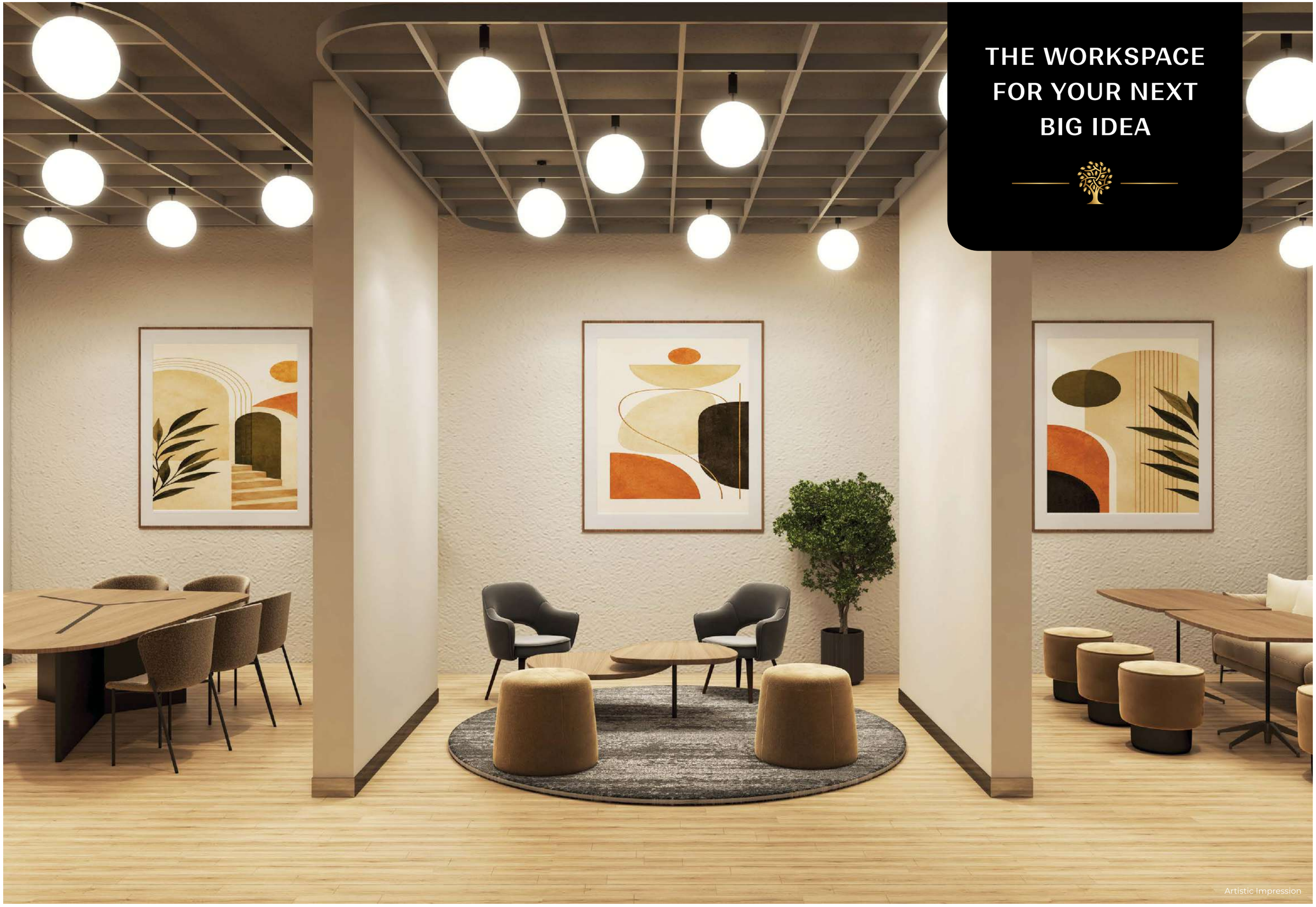
Laundry + Ironing Room

Handicap Washroom

Dance / Zumba / Aerobics

Art / Hobby / Creative Area

Acoustic Hobby Room



Artistic Impression

CELEBRATE THE LITTLE JOYS IN LIFE



Artistic Impression



Artistic Impression

HAPPY ZONE
FOR YOUR
LITTLE ONES

LEISURE THAT MAKES YOUR DAY

Artistic Impression



THE WORKSPACE FOR YOUR NEXT BIG IDEA

Artistic Impression

SPECIFICATIONS

Structure & Walls

» 100 mm internal & 125 mm external non-structural walls constructed using aluform technology

» Structure: Earthquake- resistant RCC frame structure

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, and sit-outs

Flooring

» Main Flooring: 600 mm x 1200 mm or 800 mm x 800 mm vitrified tiles or equivalent tiles

» Balcony, Deck & Sit-out: Ceramic or vitrified tiles or equivalent tiles

» Common Passage & Lobby: 600 mm x 600 mm vitrified tiles or equivalent tiles

» 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 600 mm or 800 mm height above the kitchen platform

» Dry Balcony: Electrical and plumbing points for washing machine

Bathrooms & Toilets

» Flooring: Anti-skid vitrified tiles of 600 mm x 1200 mm or 600 mm x 600 mm or equivalent

» Dado: Vitrified tiles of 600 mm x 1200 mm or 600 mm x 600 mm or equivalent up to lintel level

» Ceiling & Exhaust: Grid false ceiling with underslung plumbing. Exhaust fan in all bathrooms

Wall Finishes & Painting

» External Walls: Weatherproof texture paint

» Internal Walls: Gypsum finish with OBD or emulsion paint or equivalent

Water Supply

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

MEPF Services

A. Mechanical

» Lifts: Automatic lifts of Kone, Otis, or equivalent make with generator backup

B. Electrical

» Wiring & Switches: Concealed copper wiring with standard modular switches

» Power Points:
- AC points in the living room and all bedrooms
- TV points in the living room
- Provision for an inverter point

» Common Area Backup: 100% generator backup for common area lighting and parking

C. Plumbing

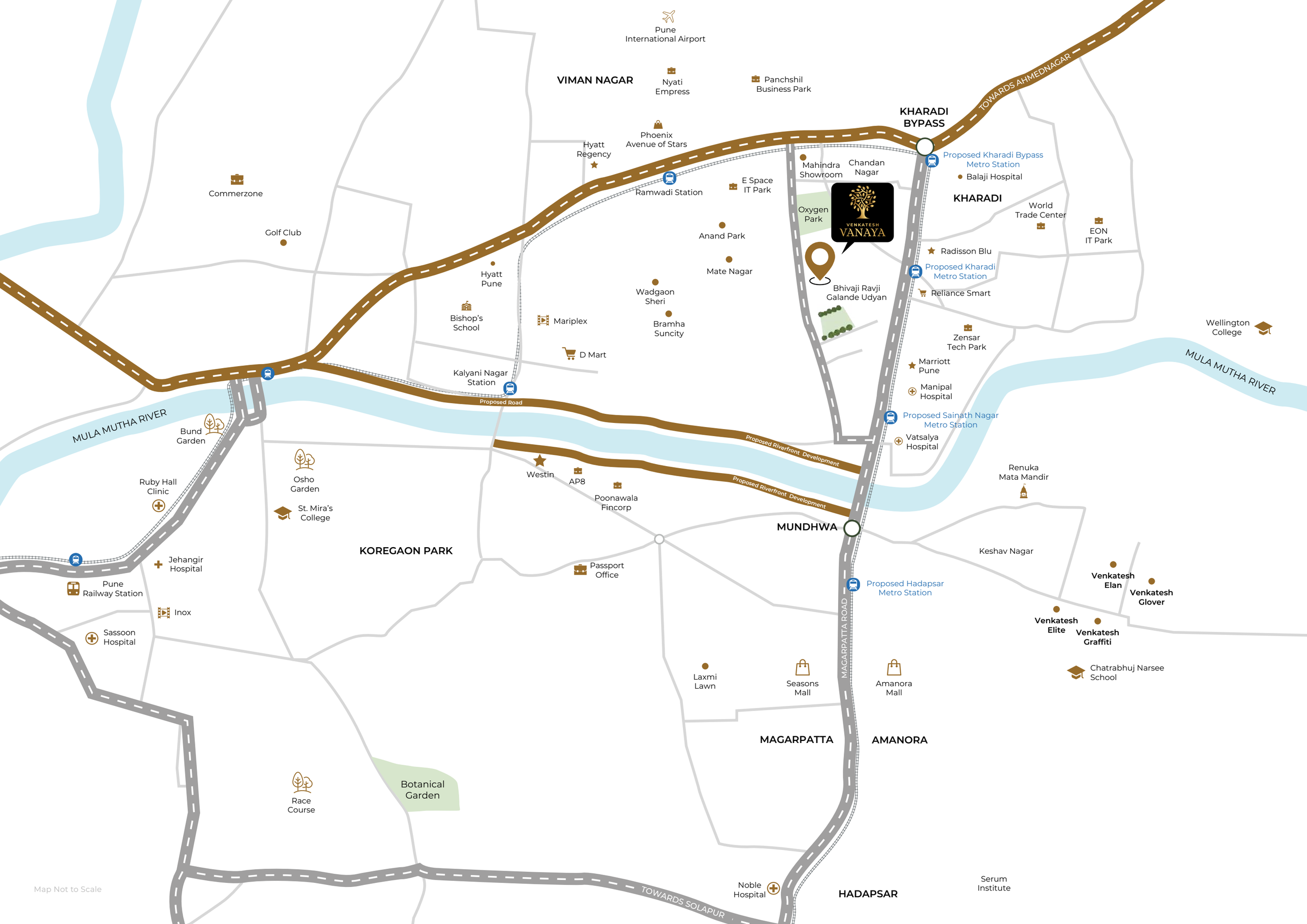
» Piping: Internal concealed CPVC plumbing with under-slung design

» Fittings & Sanitaryware: Jaquar or Kohler or equivalent make CP fittings and sanitaryware

D. Firefighting & Security

» Fire System: Firefighting system as per PMC norms

» Security: Video Door Phone facility for each flat



Map Not to Scale

KEY DISTANCES

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

Artist Impression

WHEN EVERYTHING
YOU WANT COMES TOGETHER,
THE CHOICE FEELS EASY



WING D

TYPICAL FLOOR PLAN

2nd, 3rd, 4th, 5th, 6th, 8th, 9th, 10th, 11th, 13th, 14th, 15th, 16th, 18th, 19th, 20th Floor

SERIES NO.	FLAT TYPE	RERA CARPET (SQ.MT)	BALCONY (SQ.MT)	DRY BALCONY (SQ.MT.)	A.H.U (SQ.MT)	TOTAL AREA (SQ.MT)	TOTAL AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
Series 1 + Series 2	3 BHK + SERVICE QUARTER	114.7	10.90	4.28	5.00	134.88	1452	1785
		30.96	0	0	0	30.96	333	
Series 3	4 BHK	137.09	14.58	4.28	5.00	160.95	1732	1732
Series 4 + Series 5	3 BHK + SERVICE QUARTER	126.19	14.28	4.18	4.85	149.5	1609	1937
		30.47	0	0	0	30.47	328	
Series 6 + Series 7	SERVICE QUARTER + 3 BHK	30.47	0	0	0	30.47	328	1944
		126.01	15.05	4.18	4.85	150.09	1616	

N



WING D

REFUGE FLOOR PLAN

7th, 12th & 17th Floor

SERIES NO.	FLAT TYPE	RERA CARPET (SQ.MT)	BALCONY (SQ.MT)	DRY BALCONY (SQ.MT.)	A.H.U (SQ.MT)	TOTAL AREA (SQ.MT)	TOTAL AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
Series 1 + Series 2	3 BHK + SERVICE QUARTER	114.7	10.90	4.28	5.00	134.88	1452	1785
		30.96	0	0	0	30.96	333	
Series 3	3 BHK	114.02	10.98	4.28	5.00	134.28	1445	1445
Series 4	3 BHK	126.19	14.28	4.18	4.85	149.5	1609	1937
Series 5	SERVICE QUARTER	30.47	0	0	0	30.47	328	
Series 6	SERVICE QUARTER	30.47	0	0	0	30.47	328	1944
Series 7	3 BHK	126.01	15.05	4.18	4.85	150.09	1616	

N



WING I

TYPICAL FLOOR PLAN

2nd, 3rd, 4th, 5th, 6th, 8th, 9th,
10th, 11th, 13th, 14th, 15th, 16th,
18th, 19th, 20th Floor

SERIES NO.	FLAT TYPE	RERA CARPET (SQ.MT)	BALCONY (SQ.MT)	DRY BALCONY (SQ.MT.)	TOTAL AREA (SQ.MT)	TOTAL AREA (SQ.FT.)
Series 1	3 BHK	94.40	5.57	2.88	102.85	1107
Series 2	2 BHK	68.12	7.81	2.91	78.84	849
Series 3	2 BHK	68.20	7.81	2.82	78.83	849
Series 4	3 BHK	94.38	5.57	2.88	102.83	1107

N



WING I

REFUGE FLOOR PLAN

7th, 12th & 17th Floor

SERIES NO.	FLAT TYPE	RERA CARPET (SQ.MT)	BALCONY (SQ.MT)	DRY BALCONY (SQ.MT.)	TOTAL AREA (SQ.MT)	TOTAL AREA (SQ.FT.)
Series 1	3 BHK	94.40	5.57	2.88	102.85	1107
Series 2	2 BHK	68.12	7.81	2.91	78.84	849
Series 3	2 BHK	68.20	7.81	2.82	78.83	849
Series 4	3 BHK	94.38	5.57	2.88	102.83	1107

N



WING H & J

TYPICAL FLOOR PLAN

2nd, 3rd, 4th, 5th, 6th, 8th, 9th,
10th, 11th, 13th, 14th, 15th, 16th,
18th, 19th, 20th Floor

SERIES NO.	FLAT TYPE	RERA CARPET (SQ.MT)	BALCONY (SQ.MT)	DRY BALCONY (SQ.MT.)	TOTAL AREA (SQ.MT)	TOTAL AREA (SQ.FT.)
Series 1	3 BHK	98.66	9.94	3.12	111.72	1203
Series 2	3 BHK	95.06	5.57	2.94	103.57	1115
Series 3	3 BHK	94.82	5.57	2.94	103.33	1112
Series 4	3 BHK	98.43	9.94	3.20	111.57	1201

N



WING H & J

REFUGE FLOOR PLAN

7th, 12th & 17th Floor

SERIES NO.	FLAT TYPE	RERA CARPET (SQ.MT)	BALCONY (SQ.MT)	DRY BALCONY (SQ.MT.)	TOTAL AREA (SQ.MT)	TOTAL AREA (SQ.FT.)
Series 1	3 BHK	98.66	9.94	3.12	111.72	1203
Series 2	2 BHK	74.26	5.57	2.94	82.77	891
Series 3	3 BHK	94.82	5.57	2.94	103.33	1112
Series 4	3 BHK	98.43	9.94	3.20	111.57	1201

N



WING K & L

TYPICAL FLOOR PLAN

2nd, 3rd, 4th, 5th, 6th, 8th, 9th,
10th, 11th, 13th, 14th, 15th, 16th,
18th, 19th, 20th Floor

SERIES NO.	FLAT TYPE	RERA CARPET (SQ.MT)	BALCONY (SQ.MT)	DRY BALCONY (SQ.MT.)	TOTAL AREA (SQ.MT)	TOTAL AREA (SQ.FT.)
Series 1	2 BHK	64.52	5.03	2.99	72.54	781
Series 2	2 BHK	64.59	4.91	3.00	72.50	780
Series 3	2 BHK	64.68	5.03	3.00	72.71	783
Series 4	2 BHK	64.68	5.03	3.00	72.71	783
Series 5	2 BHK	64.29	4.91	3.00	72.20	777
Series 6	2 BHK	64.52	5.03	2.99	72.54	781

N



WING K & L

REFUGE FLOOR PLAN

7th, 12th & 17th Floor

SERIES NO.	FLAT TYPE	RERA CARPET (SQ.MT)	BALCONY (SQ.MT)	DRY BALCONY (SQ.MT.)	TOTAL AREA (SQ.MT)	TOTAL AREA (SQ.FT.)
Series 1	2 BHK	64.52	5.03	2.99	72.54	781
Series 2	2 BHK	64.59	4.91	3.00	72.50	780
Series 3	2 BHK	64.68	5.03	3.00	72.71	783
Series 4	2 BHK	64.68	5.03	3.00	72.71	783
Series 5	2 BHK	64.29	4.91	3.00	72.20	777
Series 6	2 BHK	64.52	5.03	2.99	72.54	781

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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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