



MahaRERA Number:  
P52100032631, P52100032017,  
P52100032629, P52100031886  
<http://maharera.mahaonline.gov.in>



**VENKATESH  
ERANDWANE  
CENTRAL**

**4 & 3 BHK SUPERLATIVE HOMES**

**ERANDWANE, PUNE - 4**



THE  
ONE  
AND  
ONLY  
ONE







# MASTER LAYOUT PLAN





## WING A PODIUM LEVEL AMENITY

- |  |                          |                           |   |                         |
|--|--------------------------|---------------------------|---|-------------------------|
| 1. Entrance Lobby                      | 7. Society Office        | 13. Feature Wall          | 19. Baby Pool                                 | 24. Stepping Stones     |
| 2. Pathway                             | 8. Tile Area             | 14. Half Court Basketball | 20. Board Games                               | 25. Buffet Counter      |
| 3. Gym/Fitness Center                  | 9. Cabana                | 15. Open Gym              | 21. Children's Play Area<br>(Rubber Flooring) | 26. Pergola             |
| 4. Indoor Games                        | 10. Badminton Court      | 16. Toilet/Changing Room  | 22. Party Lawn                                | 27. Creche              |
| 5. Home Theatre                        | 11. Bolders Seating Area | 17. Deck Area             | 23. Stage                                     | 28. Cafe & Library Area |
| 6. Co-working, Study Room &<br>Library | 12. Tricycle Track       | 18. Swimming Pool         |   | 29. Multipurpose Hall   |







## 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



# 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

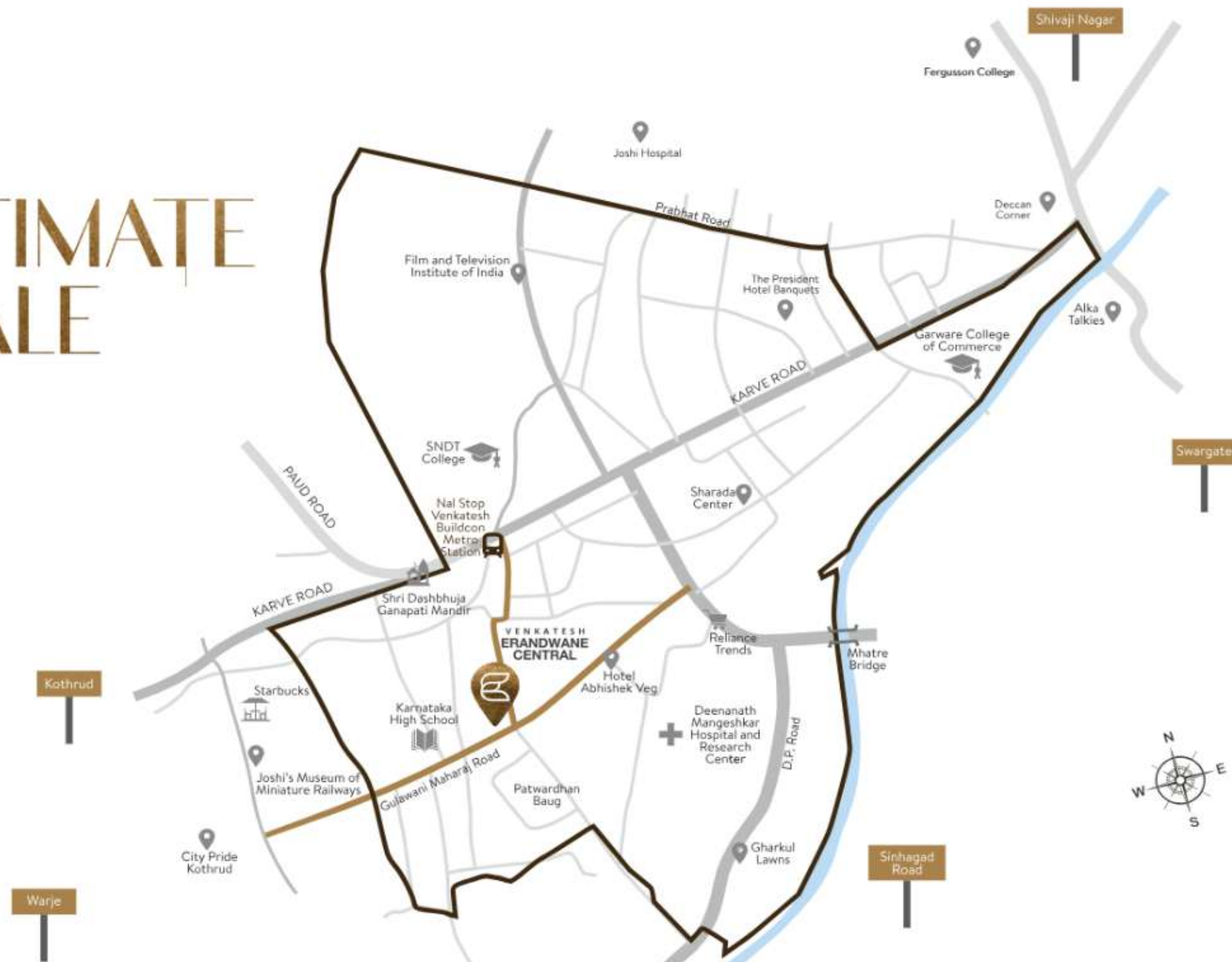
## WATER SOURCES

- 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



PRICING DETAILS			
Wing	Type	Carpet Sq.Ft.	Total Package
B2	4 BHK	1669	4.43 Cr
		1937	5.10 Cr
B3	3 BHK	1373	3.50 Cr
		1386	3.53 Cr
	4 BHK	1623	4.31 Cr
A1	2 BHK	988	2.48 Cr
	3 BHK	1157	2.88 Cr
		1165	2.89 Cr
		1232	3.05 Cr
		1237	3.06 Cr



A Project by

**VENKATESH LUXE**  
BY ANKUSH ASABE

PROMOTER, DEVELOPER & OWNER

**Site Address:** C.T.S. No.: 137, 138 (Part), 170, 171, 172 Erandwane,  
Gulawani Maharaj Road, Pune 411004.  
Contact: 86055 11666 | Email: vec@svbpl.in

**Corporate Office:** Shree Venkatesh Buildcon Pvt. Ltd.  
7<sup>th</sup> Floor, Vikram Monarch, Plot No. 490 A/1, Ganeshkhind Road,  
Shivajinagar Bhamburda, Pune 411016.  
Contact: +91-20-2566 2397



MahaRERA Number:  
P52100032631, P52100032017,  
P52100032629, P52100031886  
<http://maharera.mahaonline.gov.in>



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

MEMBER:



**CREDAI**  
PUNE METRO

**Disclaimer:** This brochure is purely conceptual and not a legal offering nor will be part of the agreement. Images shown are for representation purpose only. Number of floors and number of units may be revised. Developer reserves the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities, etc. without any prior notice.