
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

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 decad es, 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+
SQ. FT. AREA DEVELOPED

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



Artistic Impression

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 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.



VENKATESH
VANAYA

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
AI Generated Conceptual Image

VENKATESH
VANAYA

Artistic Impression

10 ACRES

OF TROPICAL RETREAT



Artistic Impression

INDULGENCES THAT BRING JOY

1. Entrance Lobby
2. Business Cente
3. Society Office
4. Reading Lounge
5. Creche
6. Gym
7. Indoor Game
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. Kid's Play Area
20. Multipurpose Laws With Stage
21. Club House
22. Swimming Pool With Kid's 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 Citizen's Sit-out
31. Jogging Track



Artistic Impression

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.

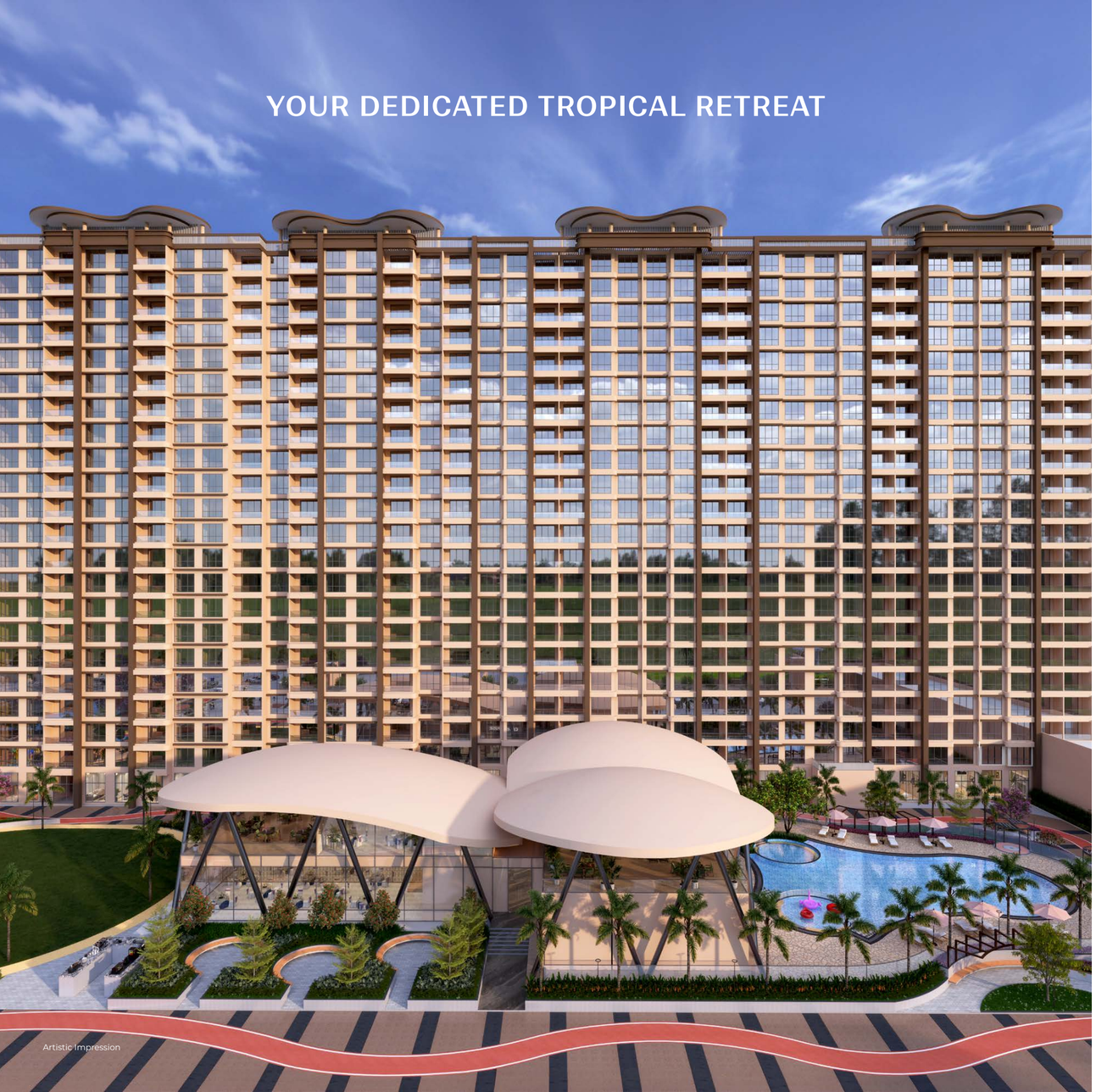
Here, weekends do not need an itinerary.

Your home already has one.



AI Generated Conceptual Image

YOUR DEDICATED TROPICAL RETREAT



Artistic Impression



Artistic Impression

DISCOVER A WIDER EXPANSE OF PEACE



CLUB VANAYA

CLUBHOUSE

MULTIPURPOSE COURT

Artistic Impression



Artistic Impression

EXOTIC RECREATIONS FOR A REFINED LIFE

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.



AI Generated Conceptual Image

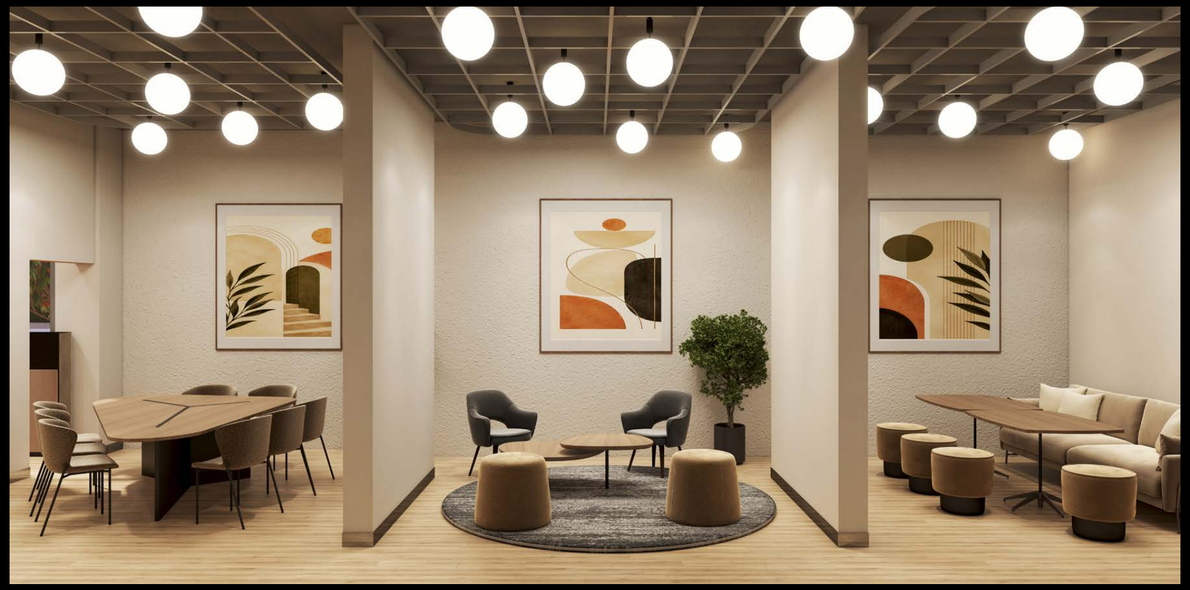
SINK INTO REJUVENATION



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





All Abov Images are Artistic Impressions

HAPPY ZONE FOR YOUR LITTLE ONES



Artistic Impression



Artistic Impression

SPACES THAT SPEAK OF YOUR TASTE



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, 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 ernulsion 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

LOCATION MAP



Map Not to Scale

KEY DISTANCES

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

Hospital

» Vatsalya Hospital	1.9 km
» Manipal Hospital	2.6 km


WHEN EVERYTHING
YOU WANT COMES TOGETHER,
THE CHOICE FEELS EASY
Artistic Impression

ONGOING PROJECTS

VENKATESH ERANDWANE CENTRAL

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

VENKATESH TRESOR

4.5 Bed Sky Chalets & Penthouses
Pallod Farms, Baner

VENKATESH SERENIQUE — PHASE 1 —

3 & 2 BHK Serene Residences (552 Flats & 13 Showrooms)
Near Chandani Chowk, Bavdhan

VENKATESH LAUREL

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

VENKATESH SKYLIFE JV with SANJAY DHAVADE

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

VERTICA

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

MIDORI TOWERS — PHASE 2 —

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

COMPLETED PROJECTS

VENKATESH ERANDWANE CENTRAL

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

VENKATESH SKYDALE JV WITH GOSAVI FAMILY

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

PLEASANT APARTMENTS

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

VENKATESH vigm JV WITH Shree Sadguru Krupa Associates

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

venkatesh graffiti elan artful homes, vibrant lives JV with Shinde family

2 BHK (250 Flats)
Keshavnagar, Mundhwa, Pune

venkatesh graffiti glover JV with Shinde family

2 BHK (377 Flats)
Keshavnagar, Pune

venkatesh graffiti elite EXTRA SPECIAL HOMES

2 BHK (191 Flats)
Keshavnagar, Mundhwa, Pune

venkatesh graffiti shades of life! jv with lonkar family

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

Venkatesh LAKE VISTA Sway with the breeze

1, 2 & 3 BHK (667 Flats & 6 Shops)
Ambegaon Khurd, Pune

Serenity Opulent bungalows on every floor

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

VENKATESH Sharvil Blessed homes

2 & 3 BHK (186 Flats)
Dhayari, Pune

UPCOMING PROJECTS

Baner | Kothrud (Redevelopment) | Sinhagad Road

UPCOMING PROJECTS (IN MUMBAI)

Santacruz East (Kalina) | Malad West | Vashi (Navi Mumbai)



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CREDITS

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BY ANKUSH ASABE

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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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