



AV BHAT  
आनंदस

SPACIOUS **1BHK** HOMES  
**TALEGAON**



Artist Impression

# आनंदी जीवनाचा नवा Episode!



करा शुभारंभ सुखांचा

Nestled in the scenic suburb of Talegaon Dabhade, **Anandam** offers a unique blend of comfort and sophistication in its modern residential complex. This beautifully crafted project aims to deliver more than just living spaces, providing a tranquil and enriching environment where every day feels like a retreat.





Spread  
Across 3.5 Acres



4 Residential  
Towers



Elevation with  
Elegant Architecture



Integrated Commercial  
Development



Well-designed  
Layouts

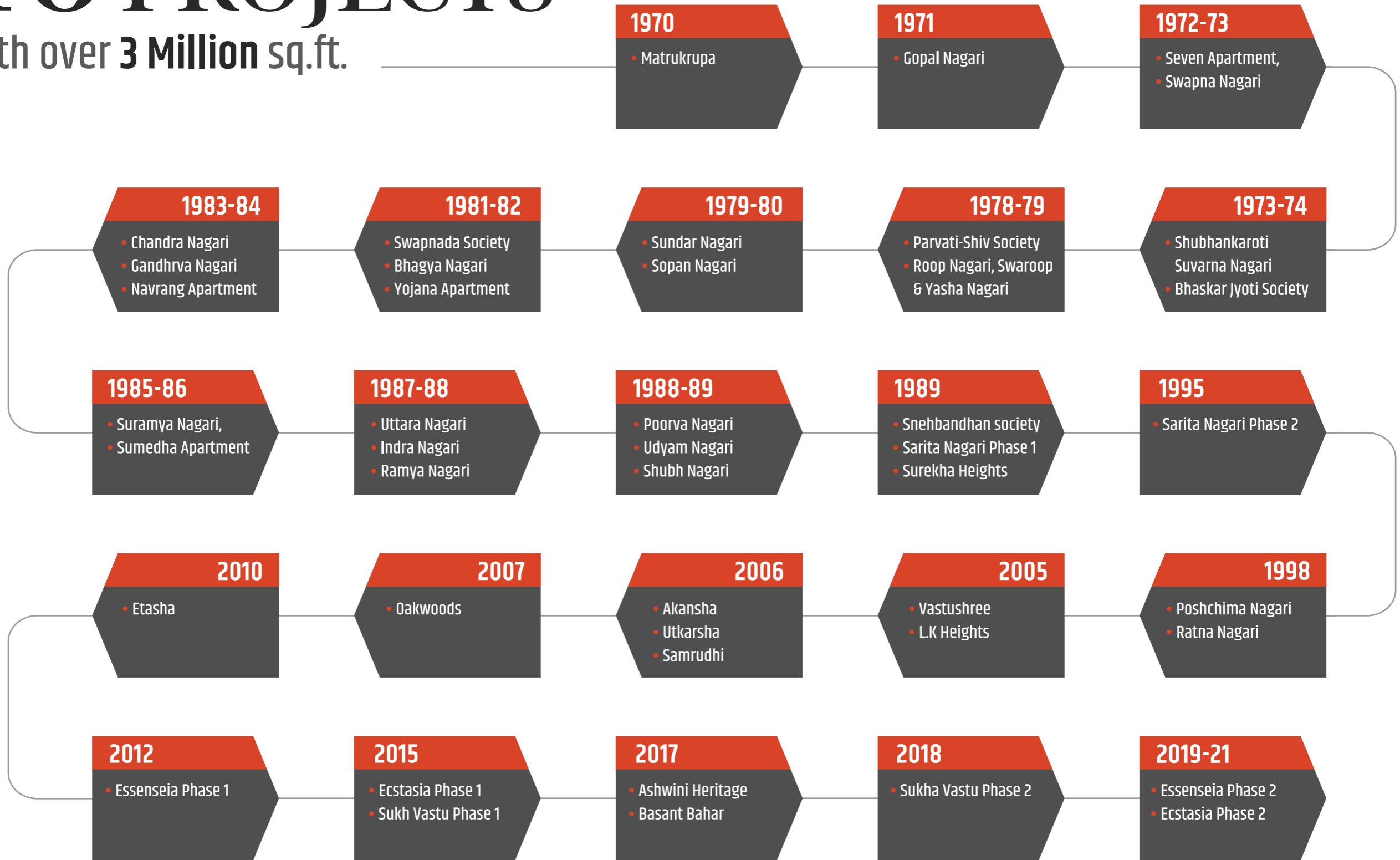


Maximum Space  
Utilization

Artist Impression

# 46 Completed PROJECTS

with over 3 Million sq.ft.



# The Visionary Behind This Marvel



Images For Representation Purpose Only



AV Bhat & Co. has been a pioneering force in Pune's real estate landscape since 1968. With a legacy of over five decades, the developer is renowned for its commitment to quality, innovation, and customer satisfaction. Under the visionary leadership of Mr. Kedar Bhat, the company continues to build environments that resonate with joy and community living.



A Legacy  
of **56+** Years



Presence across  
**15+ Geos** in Pune



Domain Experts  
in **Real Estate**



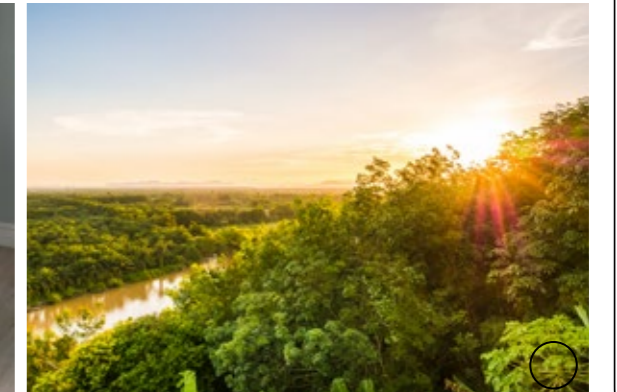
**3M+** Sq. Ft  
Developed.



Image For Representation Purpose Only

# तळेगाव तुमच्या आनंदी आयुष्याचा पत्ता

**Talegaon Dabhade**, a rapidly developing suburb between Mumbai and Pune, is known for its strategic location, excellent climate and lush greenery. It offers an ideal setting for both residential and commercial real estate, making it a sought-after destination for homebuyers and investors alike.



Images For Representation Purpose Only



# सर्व सुख-सोयी, तुमच्या भोवती

## EXCELLENT CONNECTIVITY :

**Road:** Well-connected via the Mumbai-Pune Expressway and the Old Mumbai-Pune Highway (NH4) and Ring Road being 600m from the project.

**Rail:** Talegaon Railway Station is just 2.7 km away, providing easy access to Pune and Mumbai.

**Air:** Pune International Airport is approximately 44 km away, facilitating national and international travel.

## PROXIMITY TO INDUSTRIAL HUBS

Close to major industrial zones such as Talegaon, Chakan, Talwade and Pimpri Chinchwad MIDCs and Hinjawadi IT park, making it a preferred location for professionals working in these vicinity.

## INFRASTRUCTURE DEVELOPMENT:

Ongoing infrastructure projects, such as road expansions and enhanced public transport facilities, are boosting the area's connectivity and livability.

## AFFORDABLE HOUSING

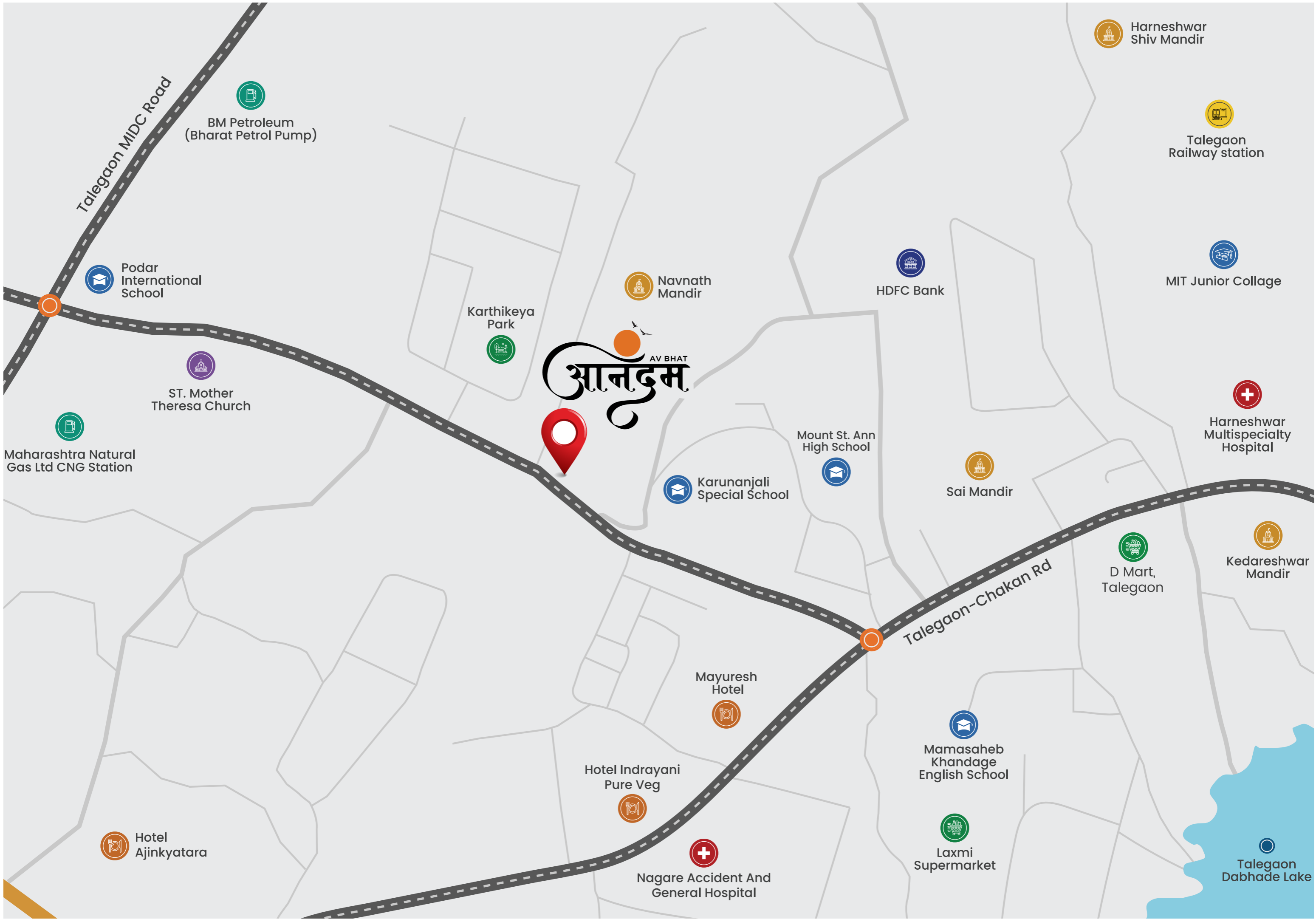
Talegaon Dabhade offers more affordable housing options, making it attractive for both first-time homebuyers and investors.



Image for Representation Purpose Only

# उत्तम Investment, सर्वोत्तम Returns

Investing in **Talegaon** offers a blend of steady rental returns and long-term capital appreciation. Its strategic location and ongoing infrastructural enhancements make it a desirable residential and commercial hub. This promising market ensures stable income and consistent property value growth, making it an ideal choice for investors seeking reliable and profitable opportunities in a dynamic real estate environment.



Harneshwar Shiv Mandir

Talegaon Railway station

MIT Junior Collage

HDFC Bank

Navnath Mandir

Karthikeya Park

आनंदम AV BHAT

Mount St. Ann High School

Harneshwar Multispecialty Hospital

Karunanjali Special School

Sai Mandir

Maharashtra Natural Gas Ltd CNG Station

ST. Mother Theresa Church

BM Petroleum (Bharat Petrol Pump)

Podar International School

D Mart, Talegaon

Kedareshwar Mandir

Talegaon-Chakan Rd

Mayuresh Hotel

Hotel Indrayani Pure Veg

Mamasahab Khandage English School

Hotel Ajinkyatara

Nagare Accident And General Hospital

Laxmi Supermarket

Talegaon Dabhade Lake

# Key Distances

## HOSPITALS

- Nagare Accident and General - 3 Mins
- Harneshwar Multispecialty - 5 Mins
- Seva Dham Multi-specialty - 7 Mins
- Aastha - 8 Mins
- Dr. Bhausahab Sardesai General - 9 Mins

## SUPER MARKETS

- Laxmi Supermarket - 3 Mins
- Needs The Super Store - 5 Mins
- Dmart - 5 Mins
- More Supermarket - 7 Mins
- Reliance Smart - 8 Mins
- Day Mart - 8 Mins

## CINEMA HALLS & THEATRES

- Kalapani Rang Mandir - 6 Mins
- Funsquare Cinema - 6 Mins
- Shri Shivaji Talkies - 10 Mins

## SHOPPING MALLS

- Arunima Mall - 5 Mins
- Mall of the Millenium - 20 Mins
- Xion Mall - 25 Mins

## HOTELS

- Hotel Shivraj - 3 Mins
- Hotel Om Sai Garden - 5 Mins
- Hotel Sheetal - 8 Mins
- Vitthal Kamat Restaurant - 9 Mins
- Abhiruchi Restaurant - 10 Mins

## COLLEGES

- MIT Junior College - 5 Mins
- D.Y Patil Engineering College - 6 Mins
- Indira College of Engineering & Management - 7 Mins

## SCHOOLS

- Mount St Anne School - 2 Mins
- Podar International School - 3 Mins
- NCER Pune - 5 Mins
- Mamasahab Khandage English School - 6 Mins
- Empros International School - 7 Mins
- Indrayani English Medium School - 9 Mins

## FOOD JOINTS

- Mayuresh Hotel - 1 Min
- Domino's - 7 Mins
- Green Leaf Restaurant - 5 Mins
- Amrai Family Restro - 6 Mins
- Ocean Spice - 8 Mins

## TEMPLE

- Sant Gajanan Maharaj Mandir - 5 Mins
- Kedareshwar Mandir - 8 Mins
- Baneshwar Temple - 10 Mins

## FAMOUS TOURIST DESTINATION

- Talegaon Dabhade Lake - 5 Mins
- Lake Park - 6 Mins
- Induri Fort - 12 Mins
- Kundmala - 15 Mins
- Karla Caves & Bhaja Caves - 38 Mins



Images For Representation Purpose Only

## घर असावं तर असं!

The residences at **Anandam** are designed with attention to detail and an emphasis on maximizing space and enhancing natural light. The interiors are modern, featuring top-quality finishes and craftsmanship.







**Find Happiness** at Anandam with Modern Indulgences



Artist Impression



Artist Impression

- Children Play Area
- Senior Citizens Corner
- Outdoor Gym Equipment
- Day Care
- Indoor Games
- Temple
- Joggers Track
- Yoga/Meditation Area
- Multipurpose Court
- Gazebo/Pergola
- Mega Party Lawn
- Kids Play Pool
- Basket Ball Arena
- Multipurpose Hall
- Celebration Area
- Roof Top Party Lawn
- Roof Top Party Deck
- Star Gazing Area
- Sewage Treatment Plan
- Organic Waste Converter
- Rain Water Harvesting
- Power Backup for Common Area
- Entrance Gate with Security Cabin
- CCTV Surveillance
- Society Office
- Internal Road with Lawn
- Fire Fitting System
- Recycled Water for Gardening
- Library
- Name Plate & Letter Box
- Easy Dry
- Two Wheeler Washing Area
- Common EV Charging Point



# उत्कृष्ट Amenities तुमच्या उच्च जीवनशैली साठी

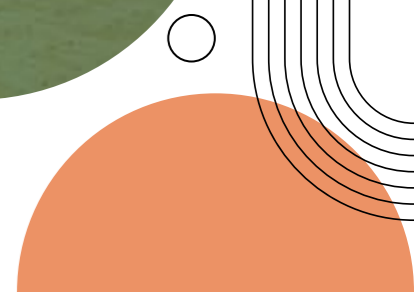
At **Anandam**, every amenity is carefully crafted to enrich your lifestyle with health, community, and convenience. Enjoy our landscaped swimming pool and state-of-the-art gym for fitness. Our spacious community hall is perfect for social events, and children have a safe, engaging playground to explore and play.

## आनंदोत्सव

### The Celebration Of Happiness!

Anandotsav brings the community together to joyously celebrate events and festivals, fostering unity and creating cherished memories. Experience the vibrant spirit of togetherness at every occasion.









Artist Impression





Images For Representation Purpose Only

# आनंद तुमचा, भरवसा आनंदम चा

**Anandam** sets a new standard for architectural excellence with its meticulously planned specifications that ensure durability and elegance. Each home features earthquake-resistant RCC frame structures for safety and stability. The living spaces are adorned with high-quality vitrified tiles that combine durability with aesthetic appeal. These specifications not only enhance the visual appeal of each residence but also ensure a comfortable and sustainable living environment for all residents.

# Specifications at a glance

## STRUCTURE

- Earthquake Resistant R.C.C. Frame Structure
- External and Internal 5" thick Brickwork
- External Sand Faced Plaster
- Internal Plaster with Gypsum Finish

## ELECTRICAL FITTINGS

- Concealed Wiring and Modular Switches
- Earth Leakage Circuit Breaker
- Adequate Electrical points in all Rooms,
- TV Point, Two Light Point, One Fan Point and Three Half Point in Living Room
- Provision For Exhaust in all Toilets and Kitchen
- Door Bell
- Provision for Inverter

## WINDOWS

- Three-Track Powder Coated Aluminum Windows with Mosquito Net
- MS Safety Grills

## PAINT

- Acrylic – Tractor Emulsion Paint for Internal Walls.
- Reputed Make Acrylic Emulsion Paint for External Walls

## UTILITY AREAS

- Dry Balcony with Dado Tiles up to 3 Feet
- Provision for Washing Machine Inlet/Outlet
- One Power Point and One Light Point

## FLOORING & DADO

- 2' X 2' Vitrified Tile for Flooring and Skirting
- Anti-Skid Floor Tiles in Toilets
- Anti-Skid Ceramic Tiles for Balcony

## TERRACES

- MS Railing for Safety
- Ceramic Anti-skid Tiles

## KITCHEN

- Grey Granite Kitchen Platform
- Dado Tiles Kitchen up to 2 Feet
- Provision for Water Purifier with Electric Point
- Provision for Exhaust Fan

## DOORS

- **Main Door:** Laminated Plywood frames and Flush Door
- **Internal Door:** Laminated Plywood frames and both side Painted Flush Door
- **Toilet Door:** RCC Door frame and both side Painted Flush Door

## BATHROOMS

- Concealed Branded Fittings
- Provision for Exhaust Fan
- Dado Tiles up to 7 Feet for bath and 4 Feet for W.C.
- CP and Sanitary Fittings of Reputed Make

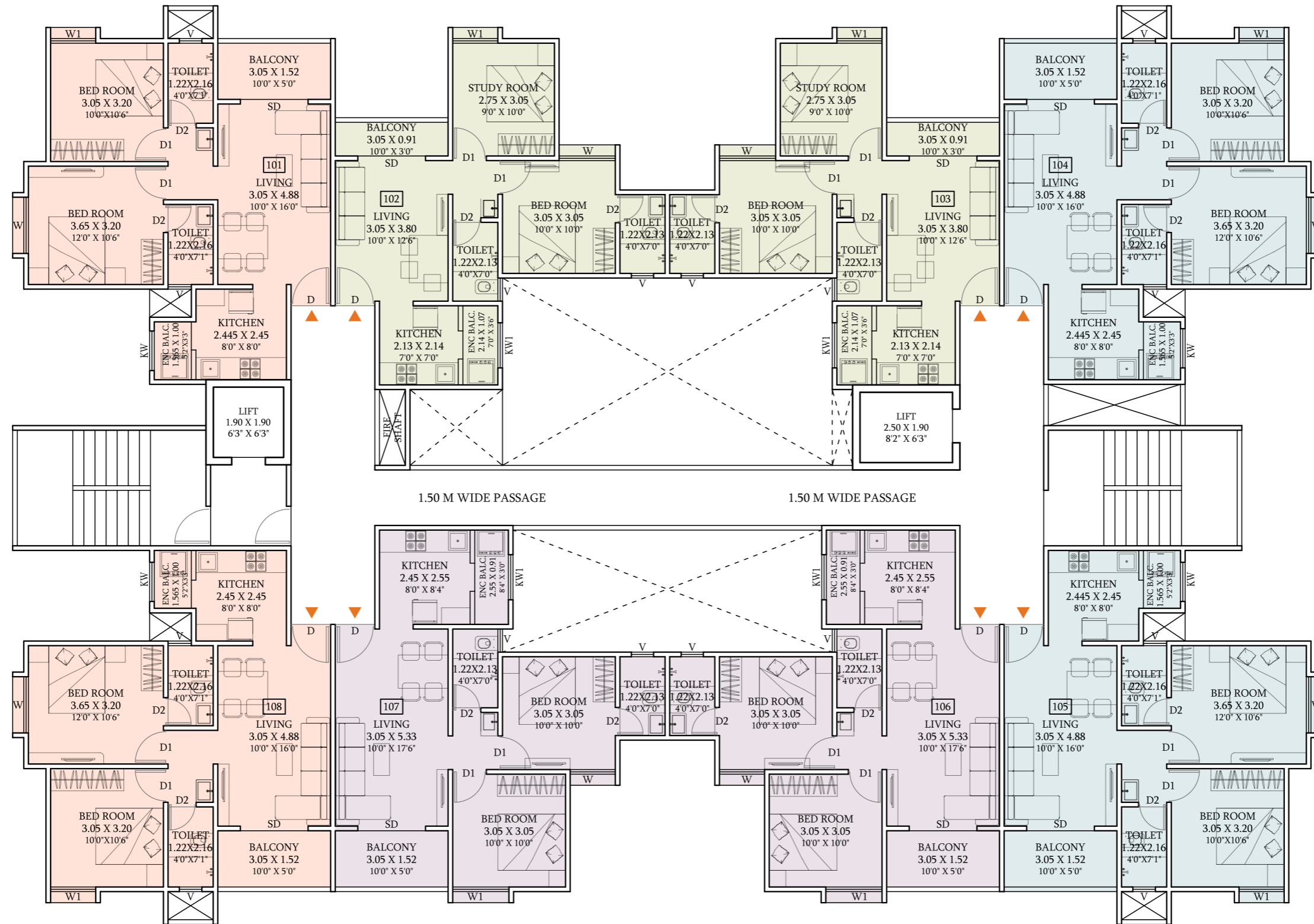
## MISCELLANEOUS

- Sewage Treatment Plan
- Organic Waste Converter
- Rain Water Harvesting
- Power Backup For Common Area
- Entrance Gate With Security Cabin
- CCTV Surveillance
- Fire Fitting System
- Recycled Water For Gardening
- Name Plate & Letter Box
- Two Wheeler Washing Area
- Common Ev Charging Point

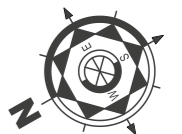


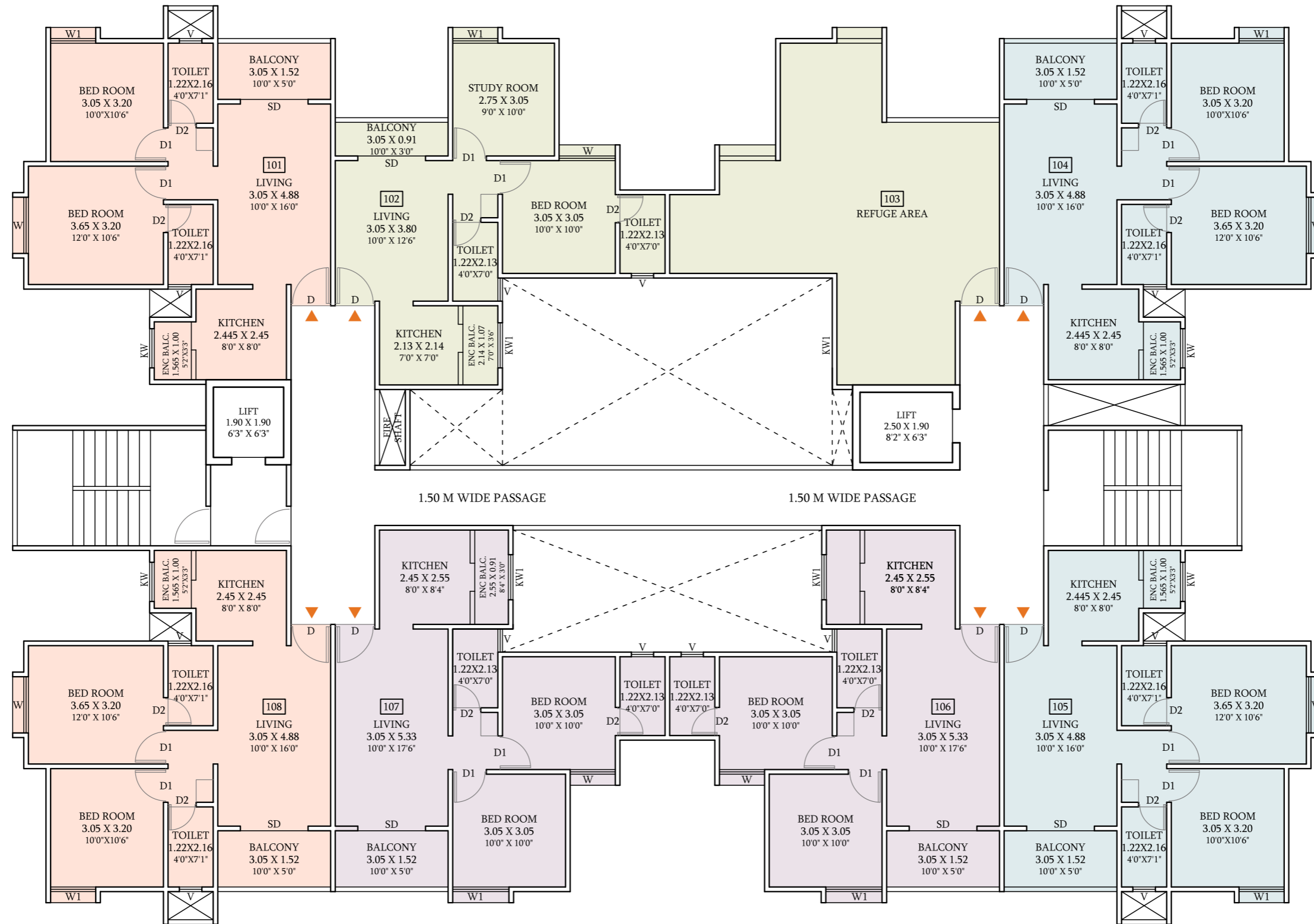


D

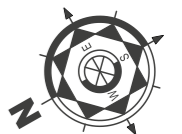


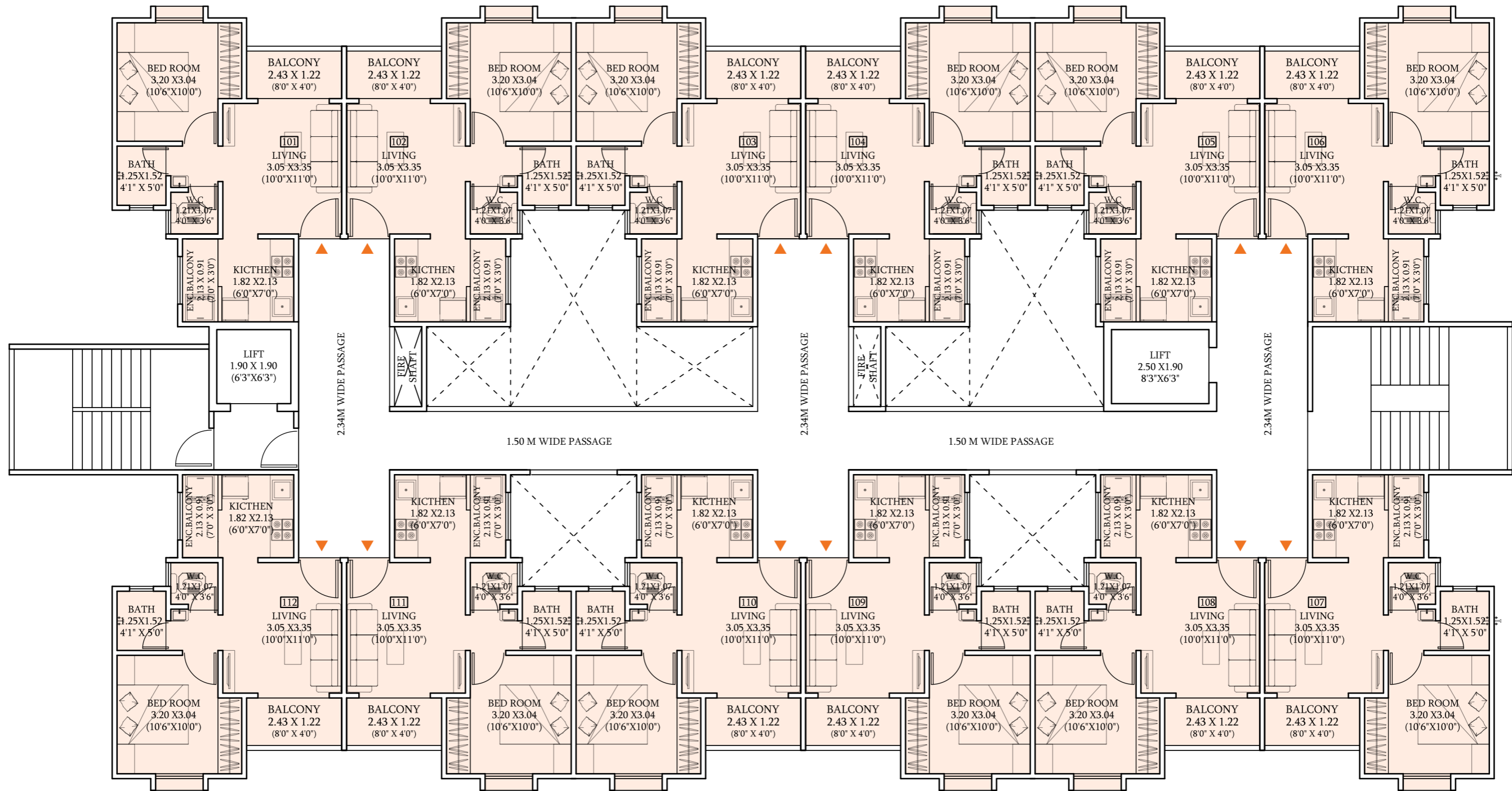
SALEABLE STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.		
1	2 BHK	53.86	6.21	60.07	647
2	1 1/2 BHK	45.87	2.78	48.65	524
3	1 1/2 BHK	45.87	2.78	48.65	524
4	2 BHK	53.86	6.20	60.06	646
5	2 BHK	53.86	6.20	60.06	646
6	2 BHK	51.48	6.96	58.44	629
7	2 BHK	51.48	6.96	58.44	629
8	2 BHK	53.86	6.21	60.07	647





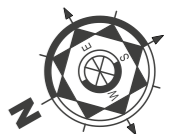
SALEABLE STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.		
1	2 BHK	53.86	6.21	60.07	647
2	1 1/2 BHK	45.87	2.78	48.65	524
3	REFUGE	0.00	0.00	0.00	0
4	2 BHK	53.86	6.20	60.06	646
5	2 BHK	53.86	6.20	60.06	646
6	2 BHK	51.48	6.96	58.44	629
7	2 BHK	51.48	6.96	58.44	629
8	2 BHK	53.86	6.21	60.07	647

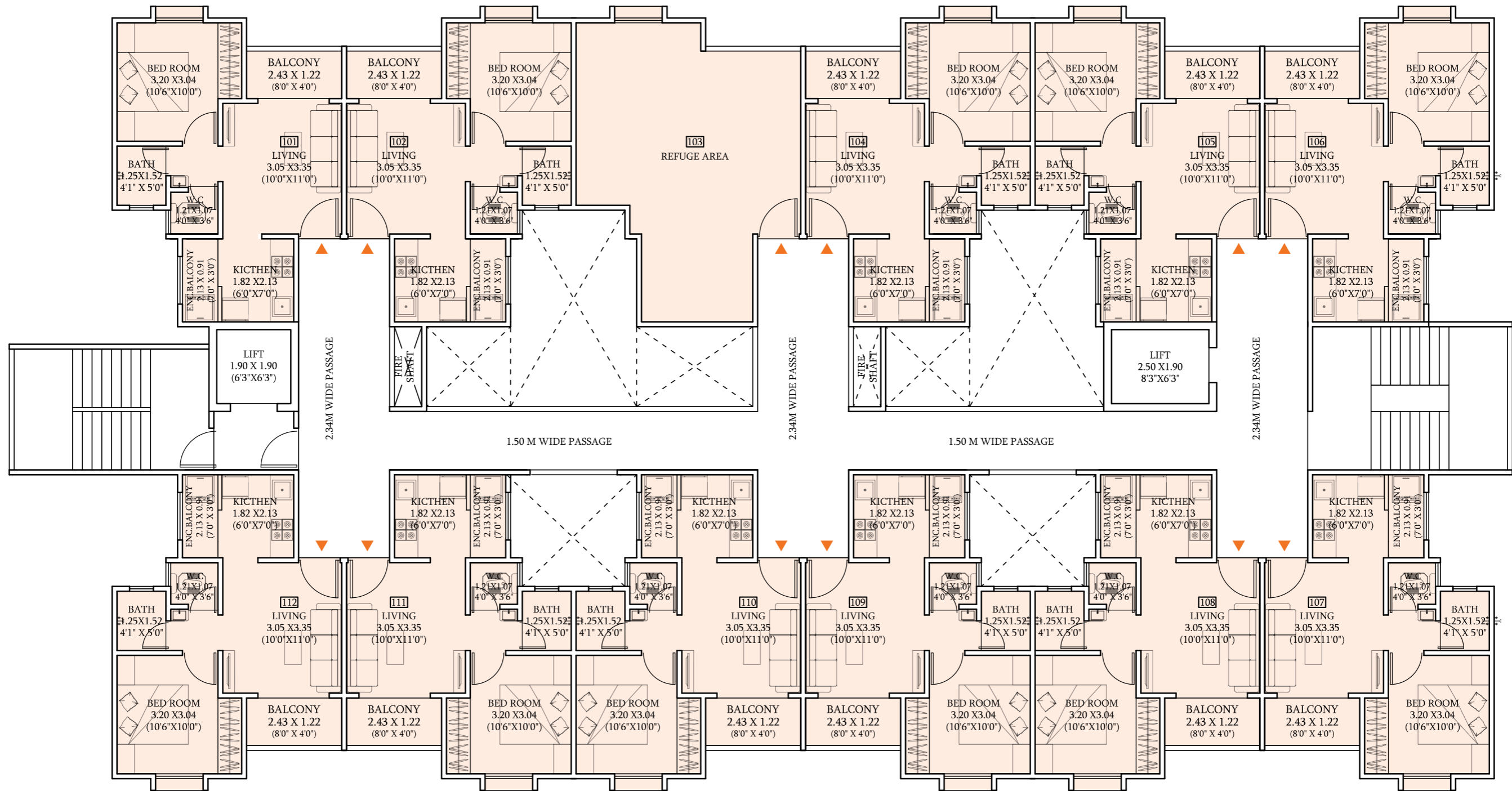




### SALEABLE STATEMENT

FLAT NO	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.FT)
		FLAT CARPET	OPEN BALC.		
101	1 BHK	29.87	4.92	34.79	374
102	1 BHK	29.87	4.92	34.79	374
103	1 BHK	29.87	4.92	34.79	374
104	1 BHK	29.87	4.92	34.79	374
105	1 BHK	29.87	4.92	34.79	374
106	1 BHK	29.87	4.92	34.79	374
107	1 BHK	29.87	4.92	34.79	374
108	1 BHK	29.87	4.92	34.79	374
109	1 BHK	29.87	4.92	34.79	374
110	1 BHK	29.87	4.92	34.79	374
111	1 BHK	29.87	4.92	34.79	374
112	1 BHK	29.87	4.92	34.79	374





SALEABLE STATEMENT					
FLAT NO	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.FT)
		FLAT CARPET	OPEN BALC.		
101	1 BHK	29.87	4.92	34.79	374
102	1 BHK	29.87	4.92	34.79	374
103	refuge	0	0	0.00	0
104	1 BHK	29.87	4.92	34.79	374
105	1 BHK	29.87	4.92	34.79	374
106	1 BHK	29.87	4.92	34.79	374
107	1 BHK	29.87	4.92	34.79	374
108	1 BHK	29.87	4.92	34.79	374
109	1 BHK	29.87	4.92	34.79	374
110	1 BHK	29.87	4.92	34.79	374
111	1 BHK	29.87	4.92	34.79	374
112	1 BHK	29.87	4.92	34.79	374





**A:** Living Room - 10'0" X 11'0"

**B:** Balcony - 8'0" X 4'0"

**C:** Kitchen - 6'0" X 7'0"

**D:** Dry Balcony - 7'0" X 3'0"

**E:** W.C - 4'0" X 3'6"

**F:** Bathroom - 4'1" X 5'0"

**G:** Master Bedroom - 10'6" X 10'0"

**1 BHK** \_\_\_\_\_  
CUT SECTION

**30+ AMENITIES**

**EMI FROM ₹15,500**

**आणि  
काय हवं?**

  
AV BHAT  
**आनंदुस**

**तळेगाव,**  
वडगाव नगरपंचायत हद्दीमध्ये





**Site Address:** Survey No. 104/3 Situated at Village-Vadgaon,  
Vishal Lawns Road, Behind Mount St. Ann High School, Taluka- Maval, Dist - Pune, Maharashtra 410507

---

**+91 95798 92844 | +91 93593 38529 | [rpandit@avbhat.com](mailto:rpandit@avbhat.com)**

The Project Has Been Registered Via Maharashtra Registration Number: P52100055818  
Available on website [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in).