



IT'S TIME FOR

**VENKATESH**

**GREEN HOME REVOLUTION**

THE CHANGE WE WISH

TO SEE IN THE WORLD

THERE IS PURE JOY,  
BEYOND ~~E~~XPECTATIONS!





## PURE JOY

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You always expect the best. And we always go beyond expectations to fulfil your wishes. At **Venkatesh Graffiti Glover**, Now, we have ushered in a green revolution in our latest offering. This nature-friendly creation respects ecology and has features that conserve nature in a very sustainable way. Happy people, happy planet that is our ultimate aim. Your dream is realized in the most meaningful way possible. This home exceeds your expectations to deliver the highest quality, smartest lifestyle and ultimate joy.

THERE IS A HAPPY SPACE,  
BEYOND IMAGINATION







## HAPPY SPACE

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The location of **Venkatesh Graffiti Glover** is one of its kind.

Strategically situated at Keshav Nagar, the project is surrounded by and well connected to prestigious schools and colleges, happening malls, restaurants and eateries, IT Parks, healthcare, railway station and airport. It's a happy space for a happy family.

THERE IS AN ENRICHED LIFESTYLES,  
BEYOND DREAMS





## ENRICHED LIFESTYLE

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Venkatesh Graffiti Glover is a stylish approach to modern living. We have crafted distinctive lifestyle amenities in the most dynamic investment destination in Pune. Welcome to a home where dreams are realized, a space where each day is a new experience and every tomorrow a new adventure.





ARTISTIC IMPRESSION



Introducing.....

An IGBC Registered Project Targeting Gold Rating



**PURE  
JOY**  
Beyond Expectations



**HAPPY  
SPACE**  
Beyond Imagination



**ENRICHED  
LIFESTYLE**  
Beyond Dreams

The contemporary times are changing dramatically fast and the need to change, accept and move ahead beyond are even faster. With the evolving scenario its of paramount importance to face challenges and find finest solutions for a convalescent living. After successfully delivering homes to 1200 happy families within time at Venkatesh Graffiti & Elite in Keshavnagar,

Mundhwa, **Venkatesh Buildcon** presents **Venkatesh Graffiti Glover**, Green Homes with a sense of purposeful living.

A legacy of vibrant homes propelled by new way of living is the rationale behind the Green Homes. We have consistently been able to outperform in terms of time, delivery, quality and a vibrant lifestyle, but this time its way beyond imagination for sustenance of ourselves and the future generations. As a developer, it's a realistic zeal to bring the human and nature balance. Presenting Greens Homes which will exceed your expectations imparting a purposeful living for ourselves and the future generations embracing the nature.



ARTISTIC IMPRESSION



# TOP VIEW



- |                        |                         |              |
|------------------------|-------------------------|--------------|
| 1. Club House          | 5. Feature Wall         | 9. Baby Pool |
| 2. Pathway / Tile Area | 6. Children's Play Area | 10. Gazebo   |
| 3. Party Lawn Area     | 7. Buffet Counter       | 11. Pergola  |
| 4. Stage               | 8. Swimming Pool        | 12. Seating  |

ARTISTIC IMPRESSION





◀ CLUB HOUSE

SWIMMING POOL  
WITH GAZEBO ▶

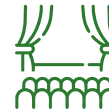


## AMENITIES AND FACILITIES

- Landscaped Garden
- Club House with Multipurpose Hall
- Well Equipped Gymnasium
- Swimming Pool with Baby Pool
- Party Lawn Area with Stage
- Children's Play area
- Gazebo
- Buffet Counter
- Pathway
- Seating
- Provision for Electric Car / Bike Charging point as per IGBC norms
- AC in Master Bedroom
- Generator Backup for Lifts, Parking & Common Areas
- Rain Water Harvesting
- S. T. P. (Sewage Treatment Plant)
- O. W. C. (Organic Waste Compost)
- Firefighting System



Landscaped Garden



Club House with Multipurpose Hall



Well Equipped Gymnasium



Children's Play Area



Swimming Pool



Generator Backup for Lift, Parking & Common Areas



Buffet Area



Gazebo



Air Conditioned Master Bedrooms



Sewage Treatment Plant



Rain Water Harvesting System



Firefighting System



Provision for Electric Car Charging



## 2 BHK CUT SECTION



1. Entrance Lobby
2. Living
3. Sit-out
4. Kitchen
5. Dry Balcony
6. Dining
7. Common Toilet
8. Children's Bedroom
9. Master Bedroom with Attached Toilet

## SPECIFICATIONS



### RCC CONSTRUCTION

- Design as per Earthquake resistance norms
- Internal Autoclaved Aerated Concrete (A.A.C.) Blocks walls - 150mm
- External R.C.C. Non-Structural walls (Mivan) - 125mm (excluding first floor)

### DOORS & WINDOWS

- Wooden / Ply door frame to main & bedroom doors having laminated shutters with quality fittings
- Aluminium sliding shutter with Mosquito net terrace / balcony attached to living room
- Aluminium sliding windows with Mosquito net & M.S. safety grills
- Granite jams to windows
- Glass railing for attached terrace in living / bedroom

### FLOORING

- Vitrified tiles of 600 x 600mm for entrance lobby, passage & common lobbies and 600 x 600mm for the entire flat (with matching skirting)
- Designer anti-skid ceramic tiles for terrace
- Checkered tiles / Trimix concrete in parking area
- Designer dado up to 3'0" for dry balcony/utility

### KITCHEN

- 12'0" long granite platform with Nirali stainless steel sink / equivalent
- Glazed tiles dado up to lintel level
- Provision for water purifier
- Exhaust fan

### ELECTRICAL

- Modular electrical switches with concealed copper wiring
- TV point in living / Master bedroom
- Common dish antenna for building
- Video door phone & intercom facility

### TOILET

- Designer anti skid ceramic flooring and dado up to lintel level
- Electric Geyser in all toilets
- Exhaust fan in all toilets

### PLUMBING & SANITATION

- Internal concealed CPVC plumbing with Jaquar (Continental, Florentine, Essco series) make for C.P. fittings
- Sanitary fitting of Cera or equivalent make

### PAINTING

- Internal walls finished with Tractor emulsion paint
- MS grill finished with oil paint
- External walls finished with superior quality Apex Paint
- Heat observation paint on top terrace as per IGBC norms

### LIFT

- Two Automatic Lifts (Kone / Otis / Schindler Make) with Diesel Generator power back-up having capacity to carry 8 persons and another is stretcher lift that shall be maintained by the society

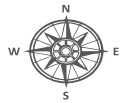
### FIRE FIGHTING SYSTEM

- Fire Fighting System for each building as approved by Fire Fighting Department of Pune Municipal Corporation and shall be maintained by the society

### WATER SOURCES

- Borewell
- P.M.C. / Local Authority
- Water Tanker (Chargeable)



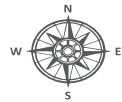


Note : All Dimensions are in Meter.

CARPET AREA STATEMENT				
FLAT TYPE	FLAT NO.	RERA CARPET AREA IN SQ.M.	ENCLOSED BALCONY IN SQ.M.	SIT-OUT IN SQ.M.
2BHK	201,301,401,501,601	59.23	12.02	5.60
2BHK	202,302,402,502,602	58.95	11.91	5.59
2BHK	203,303,403,503,603	56.92	12.05	5.26
2BHK	204,304,404,504,604	58.49	8.43	5.19
2BHK	205,305,405,505,605	58.91	8.43	5.19
2BHK	206,306,406,506,606	58.90	8.43	5.19
2BHK	207,307,407,507,607	58.54	8.41	5.19
2BHK	208,308,408,508,608	58.48	12.13	5.56
2BHK	209,309,409,509,609	58.64	12.13	5.56
2BHK	210,310,410,510,610	58.63	12.06	5.56
2BHK	211,311,411,511,611	58.42	12.07	5.56
2BHK	212,312,412,512,612	59.01	12.09	5.45
2BHK	213,313,413,513,613	58.99	12.09	5.54

## WING-A

### 2ND, 3RD, 4TH, 5TH, 6TH FLOOR PLAN



Note : All Dimensions are in Meter.

CARPET AREA STATEMENT				
FLAT TYPE	FLAT NO.	RERA CARPET AREA IN SQ.M.	ENCLOSED BALCONY IN SQ.M.	SIT-OUT IN SQ.M.
2BHK	701	59.23	12.02	5.60
2BHK	702	58.95	11.91	5.59
2BHK	703	56.92	12.05	5.26
2BHK	704	58.49	8.43	5.19
2BHK	705	58.91	8.43	5.19
2BHK	706	58.90	8.43	5.19
2BHK	707	58.54	8.43	5.19
2BHK	708	58.48	12.13	5.56
2BHK	709	58.64	12.13	5.56
2BHK	710	55.56	0.00	0.00
2BHK	711	55.36	0.00	0.00
2BHK	712	59.01	12.09	5.45
2BHK	713	58.99	12.09	5.54

**WING-A**  
**7TH FLOOR PLAN**





CARPET AREA STATEMENT				
FLAT TYPE	FLAT NO.	RERA CARPET AREA IN SQ.M.	ENCLOSED BALCONY IN SQ.M.	SIT-OUT IN SQ.M.
2BHK	201,301,401,501,601,801,901,1001,1101,1301,1401,1501,1601	58.78	11.96	5.60
2BHK	202,302,402,502,602,802,902,1002,1102,1302,1402,1502,1602	55.08	12.02	5.17
2BHK	203,303,403,503,603,803,903,1003,1103,1303,1403,1503,1603	58.52	12.06	5.62
2BHK	204,304,404,504,604,804,904,1004,1104,1304,1404,1504,1604	58.52	11.95	5.62
2BHK	205,305,405,505,605,805,905,1005,1105,1305,1405,1505,1605	58.82	12.14	5.19
2BHK	206,306,406,506,606,806,906,1006,1106,1306,1406,1506,1606	58.95	12.04	5.33
2BHK	207,307,407,507,607,807,907,1007,1107,1307,1407,1507,1607	59.03	12.13	5.19
2BHK	208,308,408,508,608,808,908,1008,1108,1308,1408,1508,1608	58.83	12.15	5.19
2BHK	209,309,409,509,609,809,909,1009,1109,1309,1409,1509,1609	58.76	12.08	5.45

## WING-B

TYPICAL 2ND TO 6TH, 8TH TO 11TH  
 & 13TH TO 16TH FLOOR PLAN



Note : All Dimensions are in Meter.

CARPET AREA STATEMENT				
FLAT TYPE	FLAT NO.	RERA CARPET AREA IN SQ.M.	ENCLOSED BALCONY IN SQ.M.	SIT-OUT IN SQ.M.
2BHK	701,1201	58.78	11.96	5.60
2BHK	702,1202	55.08	12.02	5.17
2BHK	703,1203	58.52	12.06	5.62
2BHK	704,1204	58.52	11.95	5.62
2BHK	705,1205	58.82	12.14	5.19
2BHK	706,1206	58.95	12.04	5.33
2BHK	707,1207	59.03	12.13	5.19
2BHK	708,1208	58.83	12.15	5.19
2BHK	709,1209	55.54	0.00	0.00

## WING-B

### TYPICAL 7TH, 12TH FLOOR PLAN











ARTISTIC IMPRESSION



# LOCATION MAP WITH HIGHLIGHTS



	Columbia Asia Hospital.....	3.7 KM
	Noble Hospital.....	6.0 KM
	Amanora Mall.....	3.2 KM
	Seasons Mall .....	3.4 KM
	Phoenix Market City.....	6.8 KM
	Magarpatta City.....	4.0 KM
	EON IT Park, Kharadi .....	6.0 KM
	Business Bay, Yerawada .....	8.4 KM
	The Westin Hotel .....	5.5 KM
	Conrad Hotel .....	7.5 KM
	Novotel Hotel .....	7.8 KM
	Hadapsar Railway Station .....	2.5 KM
	Koregaon Park .....	6.0 KM
	Pune Railway Station .....	9.0 KM
	Pune Airport .....	9.5 KM
	Swargate ST Stand .....	13.0 KM
	Orbis School .....	1.0 KM
	Pawar Public School.....	2.7 KM
	VIBGYOR High School.....	4.5 KM
	The Kalyani School.....	4.7 KM
	Symbiosis University.....	7.8 KM



## ABOUT VENKATESH BUILDCON



### **“ A LEGACY OF BUILDING TRUST THROUGH HOMES THAT ENLIGHTEN EVERY LIFESTYLE”**

Everybody wishes to own their dream home at some point in their lives. A home is not just a shelter, it's an emotion; a feeling that everybody wishes to cherish every day. With a single motive to bring people closer to their aspirations, Venkatesh Buildcon, a company founded by Mr. Ankush Asabe, started crafting masterpiece to endure lives since the year 2000. Over two incredible

decades, Venkatesh Buildcon has emerged as a people's choice, not only because of its ultramodern infrastructures, but also through recognizing every individual's needs and requirements precisely.

From revolutionizing the commercial spaces arena with robust architectural masterpieces to crafting some of the most desirable living spaces in Pune; Venkatesh Buildcon has been setting benchmarks, since its inception.

### **AWARDS AND ACHIEVEMENTS**

- **'Promising Real Estate Developer' (2021)** by Times Of India - Inspiring Men and Women of the Year to our CMD
- **'India's Leading Brand - Rising Star' (2021)** by Fortune India Exchange to our CMD
- **'Times Men of the Year 2020' (West India)** by Times of India to our CMD
- **'Business Leader of the Year' (2020)** by Pride of Maharashtra SME (MIEDA) to CMD
- **'Achievers of Maharashtra 2020'** by Sakal Media Group to our CMD
- **'Icon of the Year 2019'** by Sakal Premier Awards to our CMD
- **'Best Lifestyle Brand - Realty' (2018)** by the Economic Times
- **'Times Realty Icons' (2017)** Best Mid-segment project awards to 'Venkatesh Graffiti'
- **'Times Realty Icons' (2016)** Best Mid-segment project award to 'Venkatesh Lake Vista'
- **'Best Realty Brand 2015' (India)** by The Economic Times
- **'Best Mid Segment Project 2014'** awarded to 'Venkatesh Lake Vista' by Silicon India

## Completed Projects



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



2 & 3 BHK (186 flats)  
Dhayari, Pune



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



1 & 2 BHK (340 Flats & 8 Shops)  
Loni Kalbhor, Pune



1 & 2 BHK (121 Flats & 6 Shops)  
Ambegaon Khurd, Pune



1 & 2 BHK (Phase 1-161 Flats & 28 Shops)  
Ambegaon Khurd, Pune



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



2 BHK (191 Flats)  
Keshavnagar, Mundhwa, Pune



1 & 2 BHK (174 Flats)  
Ambegaon Khurd, Pune

## Under Construction Projects



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



2 BHK (237 Flats)  
Keshavnagar, Mundhwa



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



2 BHK (374 Flats)  
Keshavnagar, Mundhwa, Pune



2, 3 BHK & Pent House (Duplex)  
(389 Flats, 3 Showrooms & 120 Offices)  
Pimple Nilakh, Pune



Commercial Project  
@ Balewadi, Pune

## Upcoming Projects

Venkatesh **Skylark**  
Sinhagad Road, Pune

Venkatesh **Skydove**  
Sinhagad Road, Pune

@ Erandwane, Pune



## CREDITS

Architect  
T F Cube Design Studio

RCC Consultant  
Spectrum Consultant

Landscape Designer  
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Legal Advisor  
Adv. Unmesh Deshpande

MEP Consultant  
GREE Consultant



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MEMBER



MahaRERA number

**P52100025621 (Phase I)**

**P52100025956 (Phase II)**

**P52100027217 (Phase III)**

<https://maharera.mahaonline.gov.in>

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