

venkatesh  
**graffiti**  
shades of life!  
.....  
jv with lonkar family



**MahaRERA Registration No. : Phase 2 - P52100001007, Phase 3 - P52100001000**

Phase 1 - Occupancy Certificate Obtained Before 31st July 2017, Hence RERA Registration Not Required.

[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)



Founded in 2000 by Mr. Ankush Asabe, Shree Venkatesh Buildcon has become a name to reckon within a span of 15 years. Being the most innovative and trusted brand in real estate sector, Venkatesh Group of Companies today stands tall as one of the key players in the Indian real estate landscape with more than 2500 flats handed over till date. With his creative thinking and meticulous sense of designing, Ankush Asabe has led the group to a consistent growth.

### Milestones :

- 15 Prestigious Projects Completed.
- More than 2500 Flats handed over.
- 2 Million Sq.Ft. Residential Spaces under development.
- 18,00,000 Sq.Ft. Built up space.

### Awards :

- Times Realty Icons of Mid Segment - 2017 to “Venkatesh Graffiti” by Times of India.
- “UDYOG RATNA - 2016 award to our CMD Mr. Ankush Asabe by “Maharashtra Rajya Marathi Patrakar Sangh”.
- Times Realty Icons of Mid Segment - 2016 to “Venkatesh Lake Vista” by Times of India.
- Best Realty Brand - 2015 India by The Economic Times.
- Best Mid Segment Project - 2014 to “Venkatesh Lake Vista” by Silicon India.

### Recently Completed & Ready Possession Projects :



### Under Construction Projects :



Welcome to Venkatesh Graffiti, Shree Venkatesh Buildcon. Pvt. Ltd. creation  
where you paint a colourful lifestyle everyday.

Located at Keshavnagar - Mundhwa, it offers semi-luxurious 1, 2 & 3 BHK Homes  
which take you into a vibrant world of spacious rooms, well - designed layouts and  
aesthetic spaces. A fabulous creation of 874 homes built over 18 wonderful towers  
and 28 commercial units with seperate complex in 7 phases.

Venkatesh Graffiti is a landmark spread over 10.5 acres for you to live and explore.

Venkatesh Graffiti is our invitation for you to explore and enjoy different shades of life.

Come and experience living beyond the monochromatic 9 to 5 routine.

Here. it's

*9 to 5 v/s 5 to 9 !*



Actual Site Photograph



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While the office life, which is usually tagged as '9 to 5 routine' is full of challenges, deadlines and serious discussions everyone needs and seeks a gateway, a space which provides a relief from these elements, a space where life can be lived to its fullest after a hectic day at work.



At Venkatesh Graffiti, you get a glorious opportunity to explore life 'from 5 to 9', the other half day from 5 pm to 9 am. Located at Keshavnagar - Mundhwa, Venkatesh Graffiti provides a youthful and vibrant neighbourhood in the vicinity of the most popular destinations of the city. It offers excellent connectivity with the developed suburbs of Kharadi, Magarpatta City, Amanora Park Town, Koregaon Park, Vimannagar and Hadapsar, that let you live next to the IT hubs, reputed educational institutions and healthcare avenues as well as give you unlimited options to Relax and Rejuvenate.

Because, it's

***9 to 5 v/s 5 to 9 !***





### **Amenities :**

- Landscape Garden with no vehicle zone
- Club house with well - equipped Gymnasium & Multipurpose Hall
- Swimming Pool & Kids Pool with paved deck around
- Party Lawn & Stage
- Yoga & Meditation Hall
- Senior Citizens Park
- Children's Play Area
- Half Basketball Court
- Multi-purpose Play Court
- Tent Park
- Indoor Games
- Amphitheatre
- Gazebo
- Traffic Island
- Cycling Track
- Jogging Track
- Pot Lock Area
- Generator Backup for Lift, Parking & Common Areas
- Automatic Lift (Kone)
- Rain Water Harvesting System
- Sewage Treatment Plant
- OWC Plant



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# SPECIFICATIONS

## ■ RCC CONSTRUCTION :

- Designed as per Earthquake Resistant Norms.
- External 6" & Internal 4" wall of Fly-ash Bricks / Clay Bricks.
- Gypsum finish over cement plaster for internal walls & sand-faced plaster for external walls.

## ■ DOORS & WINDOWS :

- Wooden door frame for doors having laminated flush door shutters with quality fittings.
- Aluminum sliding shutter with mosquito net for terrace attached to living room.
- Aluminum sliding windows with mosquito net & M.S. safety grills.
- Granite Jams for windows.
- Glass Railing for attached terrace in living / bedroom.

## ■ FLOORING :

- Vitrified tiles with matching skirting for the entire flats.
- 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 :

- 8'0" Long for 1BHK & 12'0" for 2 / 3 BHK Granite Platform with Nirali stainless steel sink.
- Ceramic tiles dado upto lintel level.
- Provision for water Purifier.
- Provision for exhaust fan.

## ■ ELECTRICAL :

- Modular electrical switches with concealed copper wiring.
- TV and telephone points in living Room.
- Provision of cable TV in living room.
- Video door phone & intercom facility.

## ■ TOILET :

- Designer anti-skid ceramic flooring and dado up to lintel level.
- Provision for geyser in toilet.
- Provision for exhaust fan in toilet.
- For 1BHK, Designer anti-skid ceramic Flooring with dado upto 4'0" for WC and dado upto lintel level for bathroom.

## ■ WATER SOURCE :

- Bore well & Waterwell available in the project.
- Water Tanker ( Chargeable ).
- Gram Panchayat / Z.P. / P.M.C.

## ■ PLUMBING & SANITATION :

- Internal concealed CPVC Plumbing with Jaquar fitting ( Continental, Florentine & Essco Series ).
- Sanitary fitting of cera make.

## ■ PAINTING :

- Internal walls finished with tractor emulsion paint.
- MS grills finished with Oil Paint.
- External walls finished with superior quality apex paint.

## ■ Fire Fighting System :

- For each building as approved by fire fighting department of Pune Municipal Corporation or by PMRDA and shall be maintained by the society.





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