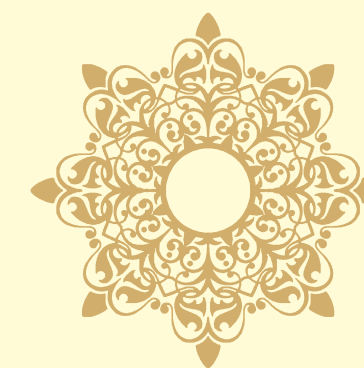




VEN
CONSTRUCTION

CREATING BEAUTIFUL LIFE

S.No. 135/ 1, Plot No. H2, 'Swarnavilas'.
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SWARNAVILAS



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CONSTRUCTION

CREATING BEAUTIFUL LIFE

An Uncompromising Tradition

V.E. Nimhan Promoters & Builders was established as a family team after working with the passion in Pune for over 25 years & having successfully completed projects in and around Pune.

Around the mid-90s, Pune started showing itself as an Indian city of great development potential. Even so, many of India's well-known developers still did not take notice of Pune, and specifically the Pashan-Baner area.

This stunning location is surrounded with Lush green Baner hills "Biodiversity Park" has the highly sought-after 'hill station' climate with temperatures even more comfortable than that of Pune which itself is already quite pleasant.

Virtually without formal infrastructure and not even on the radar for inclusion into the Municipal Corporation of Pune, this splendid area was a blank canvas for superior development.



A Dream, A Vision

Having identified such a perfect setting and despite the mentioned challenges, V.E. Nimhan Promoters & Builders started its first residential project in Pashan and called it Someshwar Park. It was the expression of our dream to not only build structures but to "Create Beautiful Life".

Also a testimony to our absolute belief and vision that Pashan and Baner would rise above neighbouring areas in popularity due to its excellent natural qualities.

Quality Above All Else

Against a cleverly manipulated market that favoured small unit in order to generate quick sales, our company took "the road less travelled" by still providing spacious, beautiful dwellings and not putting profits before the eternal qualities of ample sunlight, good air circulation and great amenities.

Our proud creation is creating quality for those who could appreciate it was our prime objective and that investment in quality without inflated publicity sold our project.

We believe that inherent quality is the reason why many of our old clients keep coming back to us, having seen the growth of their well-proportioned properties value in a market where stock of similar class and comfort is becoming increasingly scarce.

Together, we now have two decades experience of "Creating Beautiful Life".

The vision that our company always dreamt for.

The Future of Prime Property

We are overwhelmed & glad to announce that we are re-launching ourselves as a brand,



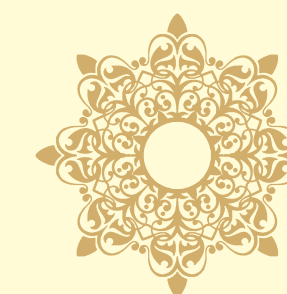
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Our motto is unchanged and our vision remains to fulfill the residential needs of a modern generation by providing the quality and luxury that we are known for last many years.

Under this new brand name, with the experience of more than two decades we here by announce our Royal Creation.



SWARNAVILAS

In the Lap of Luxury



CONVERSATION
WITH
NATURE

EXPERIENCE SWARNAVILAS

The Baner-Pashan Link Road (BPLR) residential area derives its name from the connecting road between those two suburbs in the district of Pune. Residential complexes have sprung up along this route, between Baner Hill and Ram Nadi, blessed with an ancient lord Shiva temple.

With this prime development we are rolling out the red carpet to the class of people who, by their drive and passion, have reserved seats for themselves, living their lives without boundaries and compromise. Imagine waking up to bird chirping outside your window and opening your eyes to a view framed by the beauty of Nature. Experience the tranquillity of sublime spaces and relish the inner peace derived from relaxing in the enviable luxury that is the soul and breath of Swarnavilas.

In spite of its fantastical proximity to Nature, Swarnavilas is located near the heart of Pune city, providing unencumbered access to the urbanism that comprise modern life.

As human beings, we constantly seek to be, to feel inspired. At times inspiration comes to us in flashes, sometimes in enduring floods and at other times with difficulty or not at all. More often than not, inspiration is something wished for, dreamed of, an elusive muse to be pursued.

More than simply a landmark property, Swarnavilas is a guiding stimulus, a doorway to a more wholesome and inspired lifestyle. Whether it is to languish in the peace and quiet offered by the observation deck, or to tone that fine physique in the state-of-the-art gymnasium, or to astonish with an exquisite meal delicately prepared in your own designer kitchen, the choice to live at Swarnavilas is a choice to surround yourself with the muses who stimulate your personal creativity and inspiration.



EXPERIENCE NATURE



A SHOULDER WHICH ALLOWS TO SEE HEAVENLY SURROUNDINGS



EMBRACE NATURE & EXPERIENCE ALMIGHTY

CEMENTED DREAMS



LIFE OF SWARNAVILAS

EXPERIENCE THE LIFE OF THE PEOPLE WHO LIVES LIFE WITHOUT
BOUNDARIES, LIMITS AND COMPROMISE



ARCHITECTURAL BEAUTY



BEAUTY WITH NATURE

LIFE OF
SWARNAVILAS

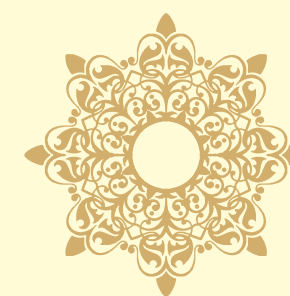


WE ARE NOT PROVIDING A PROPERTY, WE ARE OFFERING
'A LIFE OF STYLE'.



SKY POOL EXPERIENCE ONLY FOR PENTHOUSE

YOUR PERSONAL SWIMMING POOL
AT 40 METER HEIGHT
WHERE YOU SWIM &
BIRDS FLY ALONG WITH YOU
HAVE FOUND A PERCH
TOP REST AND SURVEY
ALL THAT YOU HAVE ACHIEVED



SWARNAVILAS
- In the Lap of Luxury -

EMBRACE ON LIFE'S ADVENTURE
WITH A POOL IN THE SKY @ 40 MTR. HEIGHT.





4 BHK (WING A & WING B)

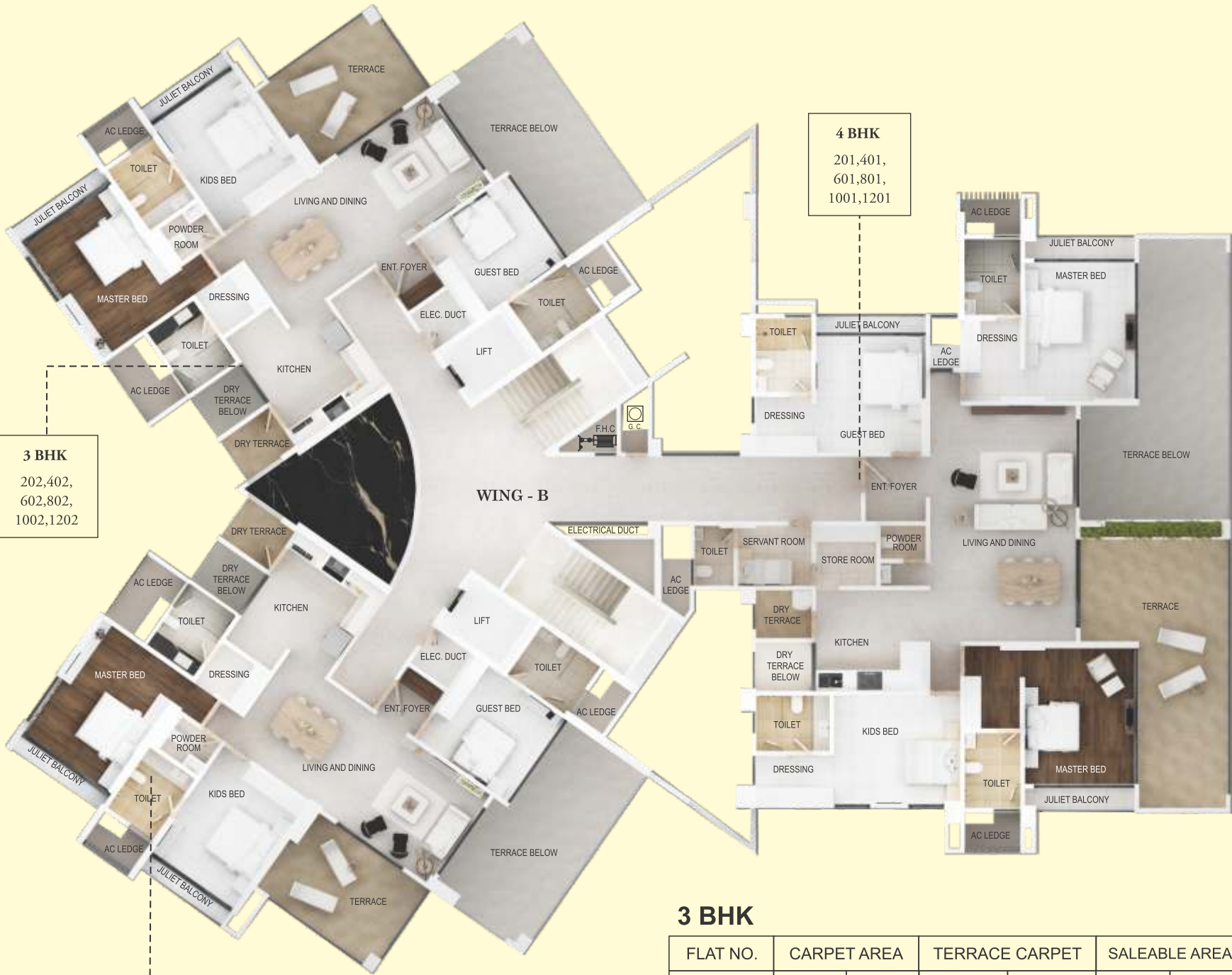
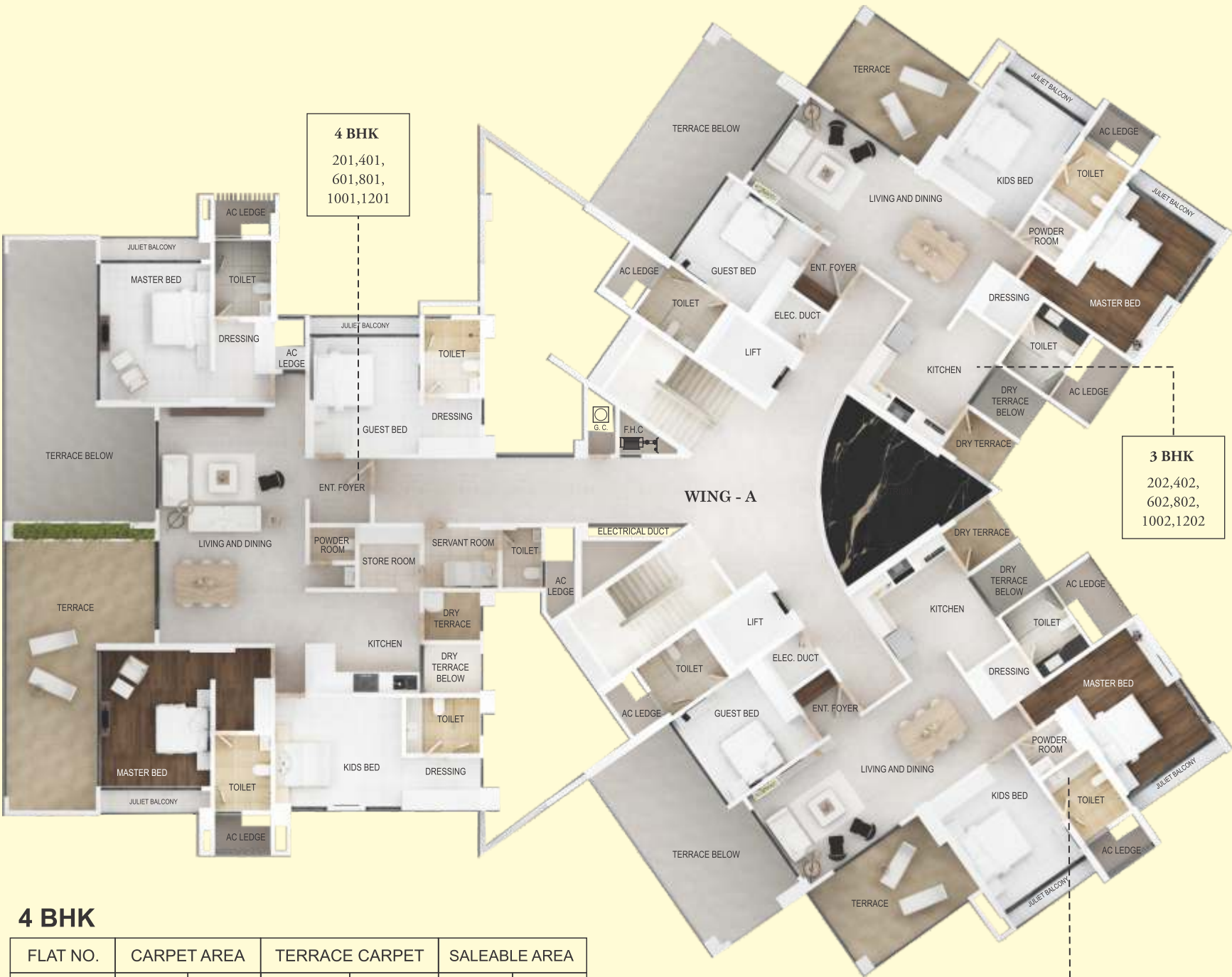
FLAT NO.	CARPET AREA		TERRACE CARPET		SALEABLE AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101, 301 501, 701 901, 1101	181.02	1948.50	38.86	418.29	274.19	2951

3 BHK
102,302,502,
702,902,
1102,1302

3 BHK
102,302,502,
702,902,
1102,1302

3 BHK (WING A & WING B)

FLAT NO.	CARPET AREA		TERRACE CARPET		SALEABLE AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
102, 103 302, 303 502, 503 702, 902 903, 1102 1302, 1303	115.24	1240.44	26.61	286.43	176.42	1899



4 BHK

FLAT NO.	CARPET AREA		TERRACE CARPET		SALEABLE AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201, 401 601, 801 1001, 1201	181.02	1948.50	38.86	418.29	274.19	2951

3 BHK
203,403,
603,803,
1003,1203

3 BHK
203,403,
603,803,
1003,1203

3 BHK

FLAT NO.	CARPET AREA		TERRACE CARPET		SALEABLE AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
202, 203 402, 403 602, 603 802, 803 1002, 1003 1202, 1203	115.38	1241.95	17.84	192.03	167.83	1806

3 BHK



4 BHK





TREAT YOUR SELF
COMFORT & LUXURIOUS



YOUNG ENRICH





THINK OF YOUR SWARNAVILAS AS LUXURY SUITE
WITH ALL THE COMFORT YOU ALWAYS IMAGINED



SMART INTEGRATED AMENITIES

- HD CCTV IP base camera for surveillance & recording system.
- Biometric access control system for main gate & individual building entries with smart detecting system.
- Time based automated lighting control for all common areas.
- Smart control (need based) green lighting solutions.
- EPABX INTERCOM & telecommunications
- Integrated 24 hours CCTV control in security cabin.
- Audio & Pipe music systems.(Reception / waiting /Garden area/gym)
- Guard -tour patrolling systems.
- Advance automated water level and pump controlling systems.
- Advanced Techno- Amenities for individual Flats..
- Video Door Phone & Building Intercom-systems
- Biometric & Key locking access control for Individual flat entry.
- Anti-Burglar & siren security systems.
- Gas leak detections & auto control systems.
- CCTV live Garden , Common places & Main Gate view through your provision of wifi / Smartphones/anytime anywhere.
- Smart Home Automation & mood lighting control systems for living room, dining area & master bedroom.

Painting	:	Acrylic paint
External walls	:	Emulsion paint
internal walls	:	Pipe gas supply
Gas	:	Concealed conduit with PVC insulated copper wiring Sufficient power / light point provided. Branded switches. Power back up for common areas.
Electrical	:	A/C, TV and telephone points in living and in each bedroom
TV, Telephone	:	Automated lighting mood lights in Living room
Lighting	:	Master bedroom by smart living / equivalent
Elevators	:	Schindler / equivalent
Security features	:	3- tiers 24 hour security Security system from smart living / equivalent
Special features	:	Chauffeur's waiting area Toughen glass entrance lobby with access control Landscape at podium level. Juliet balcony Designer entrance lobby Walking closet a) All bedrooms in 4 BHK. b) Master bedroom in 3 BHK. Extra height doors Provision for water purifiers S.S. / Glass railing Provision for invertor Garbage chute Lift for Podium Organic vermiculture Provision for curtain controls.

PREMIUM SPECIFICATIONS

Kitchen	:	Modular Kitchen with store area.
Bathrooms	:	Sanitary ware-Kohler / Equivalent Bath filings - Kohler / Equivalent Flush valve - Geberit / Kohler / Equivalent Servants bathroom - Bath fittings - Jaguar / Equivalent
Windows	:	Demon aluminum sliding windows.
Doors	:	Veneer flush door
Internal Walls	:	Gypsum / POP
All rooms	:	
All bathroom Flooring	:	Branded tiles
Internal Floors	:	
Entrance lobby, living dining	:	Italian / imported marble / branded tiles
Master Bedroom	:	wooden flooring / branded tiles
Bedrooms	:	Vitrified branded tiles
Terrace	:	branded tiles
Servant room	:	branded tiles

LOCATION MAP



CREDITS

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S.V.Kolse Patil

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M/S. G. A. Bhilare

LANDSCAPE CONSULTANTS
S A M A LANDSCAPE



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