

TRULY *indian* HOMES



**ASHTAVINAYAK  
CITY**



**A City of Comfort Homes**

1 & 2 BHK Comfort Homes @ FURSUNGI

Close your eyes and think of everything that defines  
an indian home.



The warmth and homely aura. Spaces defined and decorated with heed to the Indian way of life.  
Your daily needs and desires lovingly woven into every aspect of it.  
Be it old or modern, every home has that special feel to it.  
What we call the 'ghar wali baat'.

Staying true to this sentiment, we designed a city of truly Indian homes for you.



A company born out of  
*indian ethos.*

Ashtavinayak City Pune LLP was founded by a combination of dynamic professionals and experts who aim to give back to the society. Driven by the need for smart designing and planning skills to create more value for the home owner, they have planned this project to cater the Indian way of life. They believe in perfectly balancing the practical aspects of a project without compromising on quality and aesthetics.



Ashtavinayak City is an exemplary project by Ashtavinayak City Pune LLP. A gated city which has been sensitively planned to provide all the principal comforts and conveniences around which the life of an Indian family revolves. You will see that every aspect of the City reflects utility with added values.

A city built upon

thoughtful foundations and basic principles of life.

PHASE - I



### Five Principles

- Functional planning
- Aesthetic design
- Quality construction
- Useful amenities
- Commitment



A good location goes a long way to

*keep you happy.*

Ashtavinayak City is located in Fursungi, a budding real estate hub on fringe of Pune. Close to main thorough fare but guarded by its own green environment, Ashtavinayak City is a profitable investment option as well as a beautiful place to live in. With schools, colleges, malls, hospitals and the railway station close by, Ashtavinayak City provides very good connectivity and convenience for your daily livelihood.

# location map



1 BHK





2 BHK



Your own little world with it's  
*very own benefits.*



- Multipurpose Lawn
- Club House
- Jogging Track
- Amphitheater

Ashtavinayak City understands the need for individual space for a smooth and convenient life. Therefore we have endowed each phase with it's own set of essential amenities. Live a life that's fulfilling in every little aspect.



## Amenities for each phase

- Kids Zone
- Senior Citizen Leisure Area
- Landscape Garden
- Concrete Road
- Gated Community

# Amenities



- Fitness Centre\*
- Swimming Pool\*
- Baby Pool\*

\* Membership Applicable.

- Power backup for lift and lobby
- Rain water harvesting
- Intercom facility from Tata Indicom
- Automatic Elevator
- Ramps for Physically challenged
- Individual Compound for each Phase
- Well Designed Entry Gate
- Dedicated four wheeler parking
- Solar water supply in every bathroom

Enjoy widespread modern comforts in the  
*good old indian way.*

Comfort is waking up to find your day eagerly waiting for you; the multitude of daily needs right where you need it. Ashtavinayak City promises exactly such supportive comforts - where everything from grocery shopping to your evening workout is just a few floors below. These aren't just amenities, they are basic needs planned to perfection.



#### Dedicated Utility Centre for Daily Needs

- Grocery and General store
- Dairy
- Medical store
- Stationery
- Barber/Salon
- Laundry
- ATM



#### Lobby

- Designer Lobby for Each Wing
- Waiting Lounge



#### Security

- 24x7 CCTV surveillance
- Digitally secured lobby access

# Specifications:



## STRUCTURE & MASONRY

- Earthquake resistant RCC Frame structure
- External wall 6" eco-friendly (light weight) blocks
- Internal wall in 6" brick
- External wall sand faced plaster
- Internal wall & ceiling in gypsum finish



## KITCHEN

- Granite platform with stainless steel sink
- Provision for Water purifier point
- Glazed tile dado 4 feet above kitchen otta



## PAINTING

- Asian apex external paint
- Oil bond paint for all internal walls



## BATHROOM/TOILETS

- Glazed tile dado up to lintel level in all bathroom
- Anti-skid Ceramic flooring in all bathrooms
- UPVC concealed plumbing
- Jaquar or equivalent bathroom CP fittings
- All branded washbasin with Granite Platform in common area
- Glazed tile dado up to lintel level in WC
- Provision for Geezer in all bathrooms
- Anti skid ceramic flooring in toilet
- Solar heated water supply in all bathrooms for limited hours



#### FLOORING

- Vitrified tile 2' x 2' flooring in living room, kitchen, bedroom and passage



#### GRILLS & RAILINGS

- Oil painted MS safety grills
- M.S. railing



#### DOORS & DOOR FRAMES

- Attractive main entrance door with premium quality fittings and fixtures with both side laminate
- All room door frames in plywood with decorative molded doors
- Bathroom & WC door frame in granite
- All bathroom, dry balcony doors are waterproof FRP (Fibre Reinforced Polyurethane)



#### WINDOWS

- Powder coated sliding windows including mosquito net
- Louvered windows for toilet
- Granite frame for all 4 side of windows and sliding doors

- Powder coated sliding door in terrace
- Safety grills in all windows



#### ELECTRICAL FITTINGS

- Electrical concealed copper wiring with modular switch with adequate points in all rooms
- Telephone points in living room
- Ceiling Fan points in all rooms
- TV cable points in living room
- Provision for electrical exhaust fan in kitchen and toilet
- Video Door Phone
- Electrical point in dry balcony for washing machine
- Inverter back-up provision for specific lights, fan points
- Provision for Lights fitting on every terrace and energy efficient light
- fixtures for external lighting



#### BALCONY

- Anti-skid wooden finish tile in balcony and terrace



Customer service with  
*deep indian values.*



Ashtavinayak City Pune LLP holds customers in deep regard and believes in building long term relationships. The transparent dealings and fair pricing policies of all our projects have gained us the trust of customers. For this landmark project, we strove to push the boundaries and provide something better than the best. When you finally move in, this one will make you want to share a lot more extra sweets.



## Detailed specifications / services offered to our valuable customers

Sr.no	Activity	Purpose	Valuation
1	SBC of Strata	Foundation design	Strength and longevity of the building depends on its foundation. To ensure a strong and proper base we conduct SBC test for every phase/building.
2	Consultant	Well planned premises	We employ an experienced, licensed/govt. approved consultant team for planning and better lifestyle standard.
3	Structure Design	Strong building structure	Our structural design is overlooked by a responsible, licensed/Govt. approved structural designer.
4	Reinforcement	Flexibility of structure	We only use ISI mark and make as per IS specification and original reinforced tor steel, not recycled steel. Our tor steel is made through state-of-the-art MORGAN technology which is known for producing high quality HYQST (High Yield Quenched and Self tempered) through METCS (Morgan enhanced temperature control system) Process. This steel is specially made for earthquake resistance purposes.
5	Concrete	Strength of structure	Our concrete is made by automatic mixer plant for excellent performance. Mix design is also approved by certified laboratories. Pre and Post check by cube and NDT conducted to test strength of concrete from renowned and certified laboratories.
	Cement	Bond of structure	We used only branded, fresh, tested, ISI marked, approved cement with batch certificate for all our work.
	Metal/ Aggregate	Strength of concrete	Certified, tested, VSI basalt metal used for concrete.
6	Wall	Privacy of structure	We use 6" fly ash tested and certified bricks for internal and external walls. Testing is done for every lot by certified laboratories.
7	Plaster	Protection of structure	External two coat sand faced and internal with gypsum covering plaster used for protection and increasing richness of wall.
8	Water Proofing	Increase life of structure	Chemical waterproofing for base and additional protection by brick bat waterproofing for excellent performance of 100% prevention/protection from water.
9	Plumbing	Circulation of structure	We use ISI marked, branded, standard pipes for water supply and drainage. Branded, cp fittings and sanitary ware accessories with 7 year warranty and customer care facility for all bathrooms and toilets. Certified by approved Consultant.
10	Electrical	Eyes of structure	We use ISI mark branded concealed pipe, branded ISI make wire, Legrand switches and switch plate with high protection by ISI make MCB system. Certified by approved consultant.
			AC outlets are taken care of without disturbing the structure.
			CCTV cameras in common areas like ground floor lobby.
11	Paint	Beauty of structure	ISI marked branded weather protection external paint to increase life of structure and add aesthetic beauty. ISI marked branded high quality internal paint with complete procedure of application.
12	Lift	Vessel of structure	We provide govt. certified and branded 24 hr backup lift with 24 hr life protection system. Our lift company offers 24 hr customer care service.

### Additional services provided by company

- 1 Call center facility and help line support for maintenance of all above facilities.
- 2 After 1 year, charges will be applicable for non warranty products and labour.
- 3 Charges are applicable after one year for services and material replacement as per warranty.

### Conditions Apply

# ongoing projects





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## **A City of Comfort Homes**

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Project By : **ASHTAVINAYAK CITY PUNE LLP**

### **Site Address :**

S. No. 162, Ashtavinayak City,  
Near MSEB Power House, Fursungi Village Road,  
At Post Fursungi, Tal. Haveli, Dist. Pune - 412308.

### **Office Address :**

S. No. 85/1, Manjri Green Amenity Building Phase - I, Behind Siddivinayak  
Petrol Pump, A/p Manjri Bd, Tal. Haveli, Dist. Pune - 412307.  
Tel.: 020 66785195  
Website : [www.ashtavinayakpd.in](http://www.ashtavinayakpd.in)

**For complaint & suggestions : [citysales@ashtavinayakpd.in](mailto:citysales@ashtavinayakpd.in)**

**Architects** : Mr. Santosh Raskar  
**RCC Consultants** : Mr. Shishir Dhawade  
**Legal Advisor** : Raut Tambe Advocate

### **Enquiry :**

**+91 96577 00095**

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