

PLEASURE PURSUING POINT...



A Project By LP Landmarks & Sai Gyani's Associates





Where smiles never fade

Dedication to deliver the finest to our customers is the foremost objective of L.P. Landmarks. We have a team of highly qualified and skilled workforce who will be crafting this beautiful project 'Vinayak Residency'.

We aspire to be the pioneers in the field of providing our customers the best of both, affordability and quality! We as a group believe in transparency and dedication when it comes to the customers and offering them the best quality, value and standards.





FLOURISHING THE URGE OF LAVISHNESS

"LP Landmarks" has brought you an ideal residential prospect with an aptitude to renovate your life into a striking future.

Life is to live in harmony and joy, the luxurious 1 & 2 BHK homes at "Vinayak Residency" are homes with append of stylish lifestyle testimonials planned and designed perfectly for your perfect family.

The elite apartments are a perfect amalgamation of comfort and quality. Each apartment gives you the feel of an eyecatching lifestyle you ever insisted. Spacious and well designed flats give you the bliss worth investing. One would enjoy life without negotiating his dreams and livings. Flats are so well planned that they allow ample unlight and ventilation.

"Vinayak Residency" is a convergence of bricks into all the bonus factors that a great home has to offer. Admirable well connected location, and proximity to grow are the attributes of this project.

VINAYAK

AMENITIES

- Children's Play Area
- Beautiful Landscape Garden
- Mini Amphitheater
- Beautiful Designer Sit-out
- Ample Parking
- Fire Fighting System
- Designer Elevation
- Elegant Main Entrance Gate

- Security Cabin
- Good Quality Automatic Lifts with Generator Back Up
- Generator Back-up for Areas
- Innovative Garbage Disposal System
- Solar Water Heating Systems
- Rainwater Harvesting
- Cement Concrete Paved Internal Roads













SPECIFICATIONS

R.C.C

Earthquake Resistant R.C.C Framed Structure

BRICKWORK

- Low Heat Transmission Brickwork.
- Smooth Gypsum for Internal Walls for Good Finish

PAINTS

- Double Coat Weather Proof Plaster for External Walls.
- Weather Proof Good Quality Exterior Paint.
- OBD Paint on The Internal Walls.

DOORS AND WINDOWS

- Designer Laminated Doors with Wooden / Granite Door Frame.
- 3 Track Sliding Windows with Mosquito Net in All Bedrooms
- 2 Track Sliding Window in Kitchen
- Safety Grills for Windows Except Bathrooms
- Granite Frame for All Windows.

SECURITY

- Security Cabin with Intercom Facility
- Video Door Phone with Intercom

PLUMBING

- Well Planned Plumbing for Better Water Usage
- Provision for Points for Washing Machine

ELECTRICAL

- Concealed Fire Resistant with Copper Wiring
- Led Lights In Common Areas with DG Backup
- Ample Light Points with Modular Switches
- Provision for Invertor
- TV and Telephone Points in Living Area and Master Bedroom
- A.C Point in Master Bedroom
- Provision for Exhaust in Kitchen and Bathroom

FIREFIGHTING

Firefighting Systems

BATH AND WC'S

- Solar Water Heater in One Bathroom
- Branded Sanitary Ware

FLOORING

- Designer Ceramic Tiles in Terrace and Utility Areas.
- Designer Dado in Kitchen and Bathroom.
- Good Quality Flooring Tiles in Entire Flat.







The locality of the Project is so perfect that gives you the bliss of living peacefully. The structure is so developed, considering the best utilization of the space available and environment.

Convenience and modern day comforts go hand in hand here to give you a lifestyle you always deserved. As situated in the core of the city, the location itself is so ideal that you can access it from any side in no time.

Encompassing all key places like shopping malls, schools, colleges, hospitals, entertainment, IT parks and work places, "Vinayak Residency" stands spaced out as the most convenient location. The place is close to IT parks of Hinjewadi and other industries like MIDC Bhosari and MIDC Pimpri. Pune – Mumbai expressway is within reach, Pune University is also easily accessible from the site. To be more specific, "Vinayak Residency" is blessed as a convenient location easily reachable from all sides within a reasonable time.

You demanded... We delivered...









Numbers

102, 302, 502, 702

103, 303, 503, 703

Numbers

103, 303, 503, 703

107, 307, 507, 707

106, 306, 506, 706 1 BHK

104, 304, 504 105, 305, 505

32.65

27.21

5.44

2.34

2.34

4.26

4.26

39.25 422.48

39.25 422.48

104, 304, 504

105, 305, 505

Typical Floor Plan 1st, 3rd, 5th & 7th

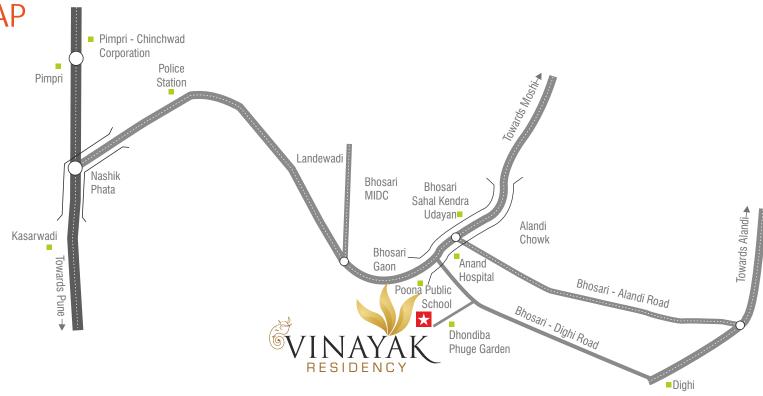




KEY

DISTANCE

Bhosari MIDC : 2 km Nashik Phata : 3 km Pimpri : 6 km Pimple Saudagar : 6 km Talwade IT Park : 8 km Moshi : 9 km Aundh : 10 km Hinjawadi IT Park : 12 km Shivaji Nagar : 15 km Chakan : 17 km



Map Not for Scale

CREDITS

ARCHITECT
Unusual Spaces

STRUCTURE CONSULTANTS
Hansal Parekh & Asso.

LEGAL ADVISOR
Jain & Asso.



Site Add.: "VINAYAK RESIDENCY" Survey No. 230/1, Opposite Dhondiba Phuge Garden, Bhosari Pune E-mail: lplandmarks@gmail.com



Registration No.: P52100019838
maharera.mahaonline.gov.in

The project has been registered via MahaRERA registration number: **P52100019838** and is available on the website https://maharera.mahaonline.gov.in under registered projects.

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ALL PAYMENTS TO BE MADE IN FAVOUR OF "VINAYAK RESIDENCY" BY CHEQUE OR DEMAND DRAFT ONLY

Our Project Approved by Leading Housing Finance Companies.

For Booking Contact: +91 77410 09009, 88888 11666

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