

A Project By

ARNEST

and

SHAH VENTURE CO



AAYUSH

BUSINESS

PLAZA

elevate your business



MAHA RERA Registration Number:

P5XOXOXOXOX

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

Building the commercial buzz



Earnest™ Group, is a young real-estate company that deals in creating money-spinning spaces for businesses. We have experience of 3 completed projects

Commanders Aayush Park
Aayush Park II
Aayush Business Square








- Best commercial spaces, in terms of aesthetics, quality and technology.
- Leadership in the real estate business through innovation, superior technology and responsiveness to customers' needs
- Experience of turning millions of square feet of land into buzzing real estate
- Knowledge, passion in planning & execution and healthy business practices
- Values that drive Earnest™ Group:
- Honesty | Transparency | Ethics



Well-connected to vital establishments

Location of a business is key to its reach and success. Aayush Business Plaza, situated in the heart of Katvi Talegaon, is in the vicinity of a number of important institutions like:



-  **Schools & Colleges**
Poddar School
DY Patil College of Engg.
Medical College
-  **Defence Establishments**
DRDO
NHEL
CRPF
Ordinance factory
COD
DOD
-  **Offices & Connectivity**
Talegaon Railway station
-  **MIDC Areas**
Talegaon
Chakan
Talwade
Hinjewadi
-  **Entertainment**
Shopping complex
Multiplex
-  **Nearby Flagship Companies**
Foxxcon
General Motors
JCB
L&T
Posco
-  **Health & Care**
Noble Hospital
Creche
Government Hospitals



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Specifications

Structure

- Earthquake Resistance R.C.C. Frame Structure
- Beamless structure for 1st floor and above floors

Walls

- AAC Block – External & Internal Wall

Flooring

- Units :- 600 X 600 mm Vitrified Tiles
- Passage :- 600 X 600 mm Vitrified / Ceramic Tile (Antiskid 300 X 300 mm)

Wall Finish

- Internal :- Gypsum Finish
- External :- Sand Faced Finish

Painting

- Internal Acrylic Emulsion Paint
- External Waterproof Paint With Dust Repellent

Electrical

- Concealed Copper Wiring With Modular Switches
- Provision For Telephone / Internet
- Provision For Inverter

Doors

- Rolling Shutter For All Units
- Toilets – Granite Frame With Laminated Flush Door
- Entrance Lobby – Glass Door

Window

- Toilet - Aluminium Powder Coated Louvers

Toilet

- Good Quality Chrome Plated (CP) Fittings
- For Floorings Antiskid Ceramic Tile 300 X 300mm & Dado Tiles Up To 2450mm
- Concealed Plumbing
- Exhaust Fan Provision

Decked With Essentials For A Rewarding Trade



CCTV



Parking



STP



UGWT



Toilet on Each Floor



Project On 40m Wide Road



Separate Entry For Goods



Lift (as Per Standard) 1no. Strechure / Service Lift & 1 No. Passanger



Fire Fighting System



OHWT



Generator Backup For Common Area



Solar Energy For Common Area



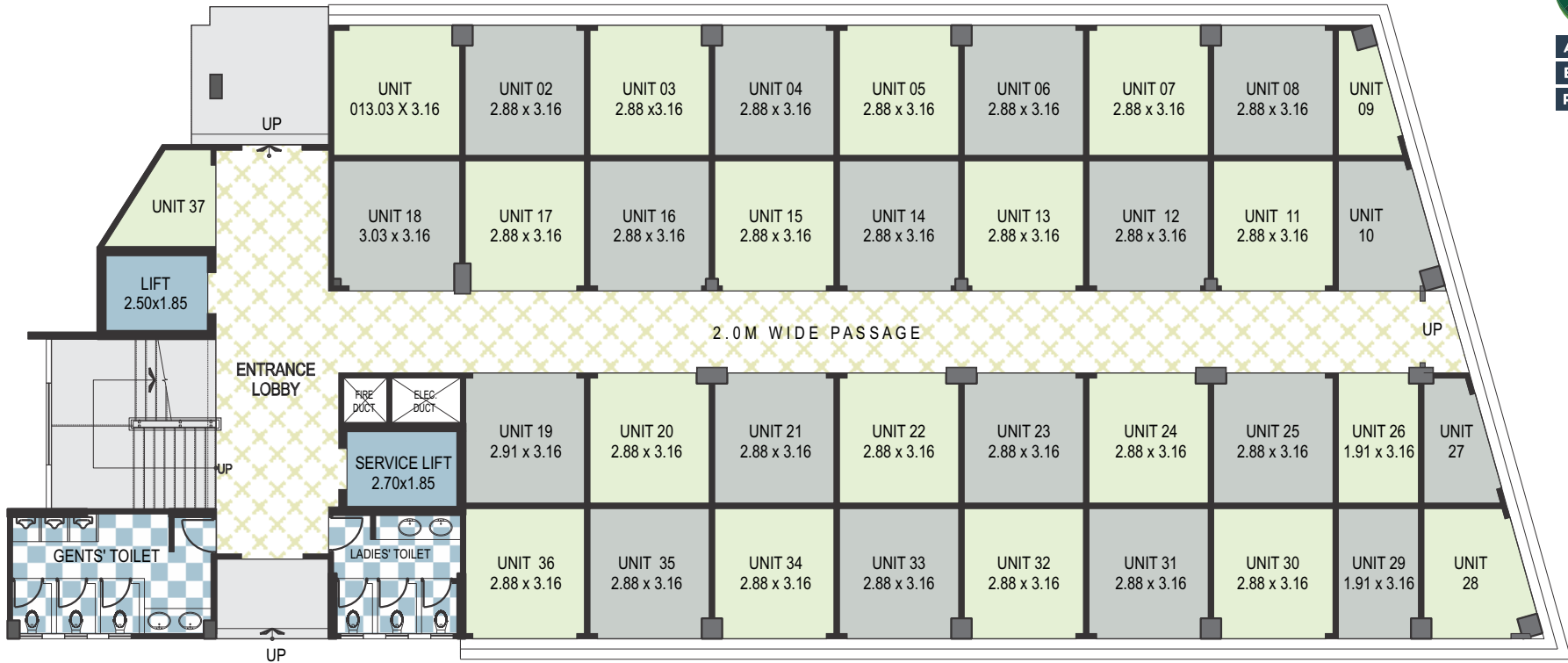
Every Unit On Upper Floor Has Front Passage



Rain Water Harvesting

Ground Floor Plan

Main Road

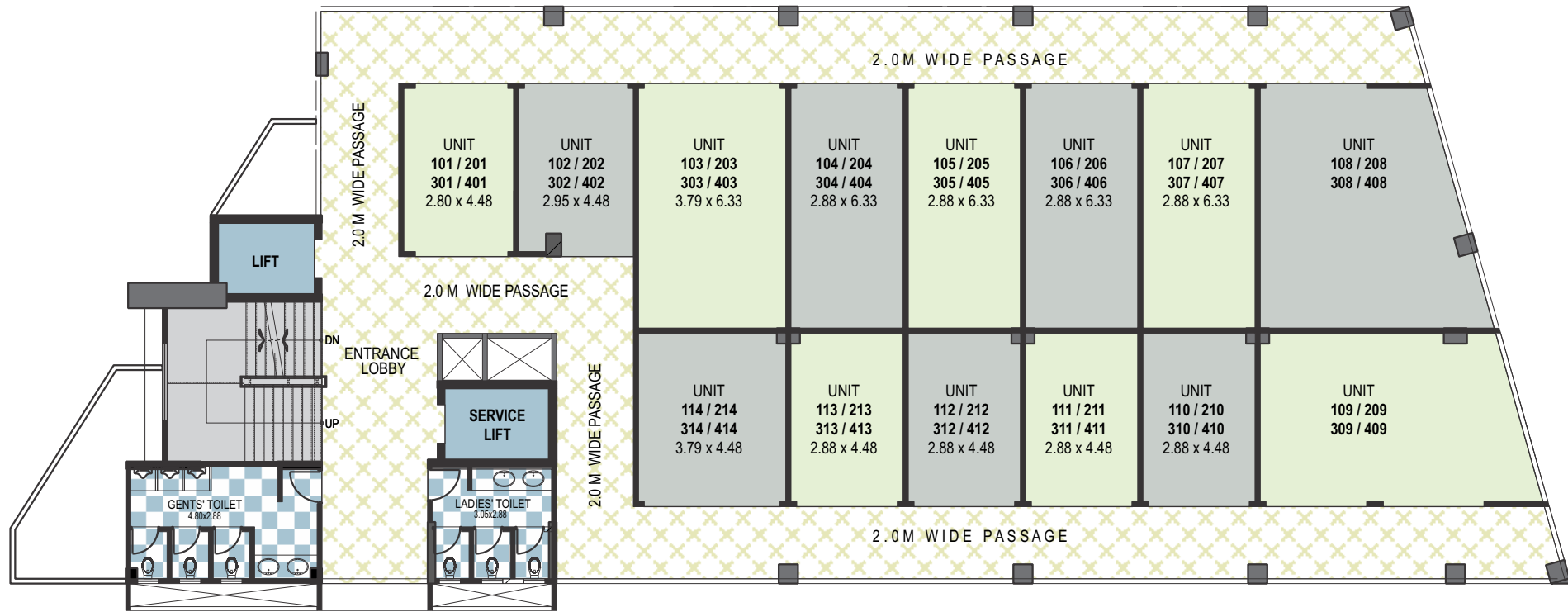


| Unit No | Carpet Area SqMtr | Carpet Area SqFt |
|----------------------------|-------------------|------------------|
| 01, 18 | 9.57 | 103.00 |
| 02, 03, 04, 05, 06, 07, 08 | 9.11 | 98.00 |
| 11, 12, 13, 14, 15, 16, 17 | 9.11 | 98.00 |
| 20, 21, 22, 23, 24, 25, 30 | 9.11 | 98.00 |
| 31, 32, 33, 34, 35, 36 | 9.11 | 98.00 |
| 09 | 3.91 | 42.00 |

| Unit No | Carpet Area SqMtr | Carpet Area SqFt |
|---------|-------------------|------------------|
| 10 | 6.88 | 74.00 |
| 19 | 9.20 | 99.00 |
| 26, 29 | 6.04 | 65.00 |
| 27 | 4.83 | 52.00 |
| 28 | 7.81 | 84.00 |
| 37 | 4.37 | 47.00 |

Typical Floor Plan 1st, 2nd, 3rd & 4th Floor

Main Road



| Unit No | Carpet Area SqMtr | Carpet Area SqFt |
|--------------------|-------------------|------------------|
| 101, 201, 301, 401 | 12.55 | 135.00 |
| 102, 202, 302, 402 | 13.20 | 142.00 |
| 103, 203, 303, 403 | 23.97 | 258.00 |
| 104, 204, 304, 404 | 18.21 | 196.00 |
| 105, 205, 305, 405 | 18.21 | 196.00 |
| 106, 206, 306, 406 | 18.21 | 196.00 |
| 107, 207, 307, 407 | 18.21 | 196.00 |

| Unit No | Carpet Area SqMtr | Carpet Area SqFt |
|--------------------|-------------------|------------------|
| 108, 208, 308, 408 | 32.52 | 350.00 |
| 109, 209, 309, 409 | 30.10 | 324.00 |
| 110, 210, 310, 410 | 12.92 | 139.00 |
| 111, 211, 311, 411 | 12.92 | 139.00 |
| 112, 212, 312, 412 | 12.92 | 139.00 |
| 113, 213, 313, 413 | 12.92 | 139.00 |
| 114, 214, 314, 414 | 17.00 | 183.00 |

LOCATION



Project By

A Project by **EARNEST** and **SHAH VENTURE CO**

SITE : Gat no. 40/1/41/2 Talegaon Katvi Road, Next to Yashwant Nagar,
Kavi, Taluka Maval, District - Pune. 410507

HEAD OFFICE : F3, Metropole Building,
Next to Inox Multiplex, Bund Garden Road, Agarkar Nagar, Pune. 411001"

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For Booking Calls

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MAHA RERA Registration Number:
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CREDAI
PUNE METRO