

**FEEL THE
PRIDE**

**NOT THE
PRICE**



KSHITIJ
RESIDENCY

PREMIUM 1 & 2 BHK HOMES AND RETAIL SPACES

NEXT TO MAYUR COLONY, KOTHRUD



THE LANDMARK OF GRACEFUL LIVING

Great things never take shape from modest ambitions.

That's why we are pushing the limits and aiming for the sky...

Presenting Kshitij Residency, a stellar project designed to inspire new trends in the neighbourhood. Situated next to Mayur Colony - one of the most desirable locations in Kothrud – Kshitij Residency is an upscale address offering quick-n-easy access to everything that matters. A handpicked location, contemporary design, best-in-class amenities and superb price advantage make it an irresistible proposition.

Kshitij Residency is much more than your new home; it's the horizon where aspiration meets fulfillment.

One of the biggest composite projects in
Gujarat Colony & Mayur Colony locality.



Artistic Impression

WING - B & C



THE BEST BLEND OF CLASS AND CONVENIENCE

POCKET-FRIENDLY HOMES

Adjacent to Mayur Colony but with an unbelievable price advantage! Now catch the buzz of Mayur Colony without stretching your budget!

ACCESS TO IT PARKS

Now spend less time on roads, more time at home! The convenient and strategic location of Kshitij Residency results in smooth connectivity to the IT Parks of Hinjewadi / Kharadi / Magarpatta. Quick, easy access to the Mumbai-Bangalore highway.

CULTURAL EXUBERANCE

Excitement is never far away as the cultural and leisure hotspots of Kothrud are just a quick drive from home.

METRO MAGIC

The proposed Paud Road Metro Station is just round the corner. Work on the Chandni Chowk Flyover is also in progress, which will make traveling to Hinjewadi / Baner / Katraj easier and faster.



AMENITIES FOR RELAXED AND REFINED LIVING

AMENITIES AND SPECIFICATIONS

STRUCTURE :

Earthquake Resistant RCC Frame Structure as specified by RCC Consultant

MASONRY :

External Wall 6" thick brick work in Red Bricks (If quality bricks available)/ Light Weight Blocks/Concrete Blocks

Internal Wall 4/6" thick brick work in Red Bricks (If quality bricks available)/Light Weight Blocks /Concrete Blocks

PLASTERING :

Sand face double coat plaster for external walls and Sunla finish plaster for internal walls.

FLOORING :

Living Room, Bedrooms, Dining and Passage – 2' x 2' Ivory vitrified Tiles

Toilet : Anti-skid Ceramic Tiles

Balcony : Anti-skid Ceramic Tiles

KITCHEN :

Kitchen Platform 8' Long – Wall to Wall Black Granite Top with SS sink of Nirali or Equivalent make.

Designer tiles up to lintel level and white glazed tiles below platform.

TILING :

Toilets : Designer tiles up to lintel level

DOOR FRAMES :

Main Door : Plywood

Others : Plywood

Toilets : Granite frame

Balcony & Dry Balcony Door : Granite Frame

DOOR SHUTTERS :

Main Door : Flush door with Veneer finish (Single Side) & laminate on the other side.

Bedroom / Internal Doors : Flush Doors with Laminate on both sides.

Toilet and Others : Waterproof Flush Doors with laminate on both sides.

DOOR FITTING :

Mortise locks, Door Stopper and tower bolts to Internal / Bedroom Doors.

Night Latch, Tower Bolt, Door Stopper and safety chain to Main Door.

WINDOW :

Single Granite Window sill

Three track Aluminium windows (One Mosquito and Two glass) with MS Grill

PLUMBING :

Concealed plumbing internal. U.P.V.C./P.V.C./C.I. pipes for external and C.P. fittings of Jaguar make or equivalent

SANITARY :

Wall-hung Commode (White) and wash basin in attached toilet

Counter wash basin in passage (where applicable)

ELECTRICAL WORKS :

- 3 points + 1 Plug Point in each room + Provision for Inverter Back up for entire flat with 1 fan, 2 light points in each room.
- 1 point in toilet.
- 1 Power point in toilet.
- 3 Power points in kitchen.
- 1 Separate plug point in living.
- 1 A.C. point in all bedrooms.
- 1 Telephone and T.V. point in living room and Master bedroom.

PAINTING :

- Oil bond paint for internal walls.
- Oil painted grills.
- Acrylic Paint for external walls.



Artistic Impression

PROJECT FEATURES & HIGHLIGHTS :

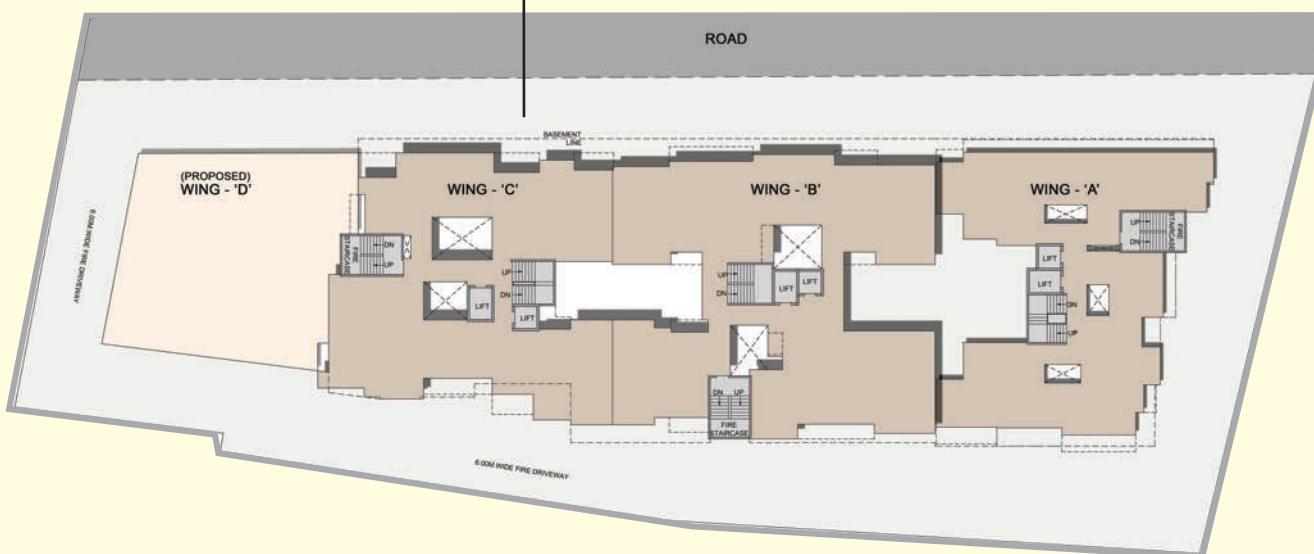
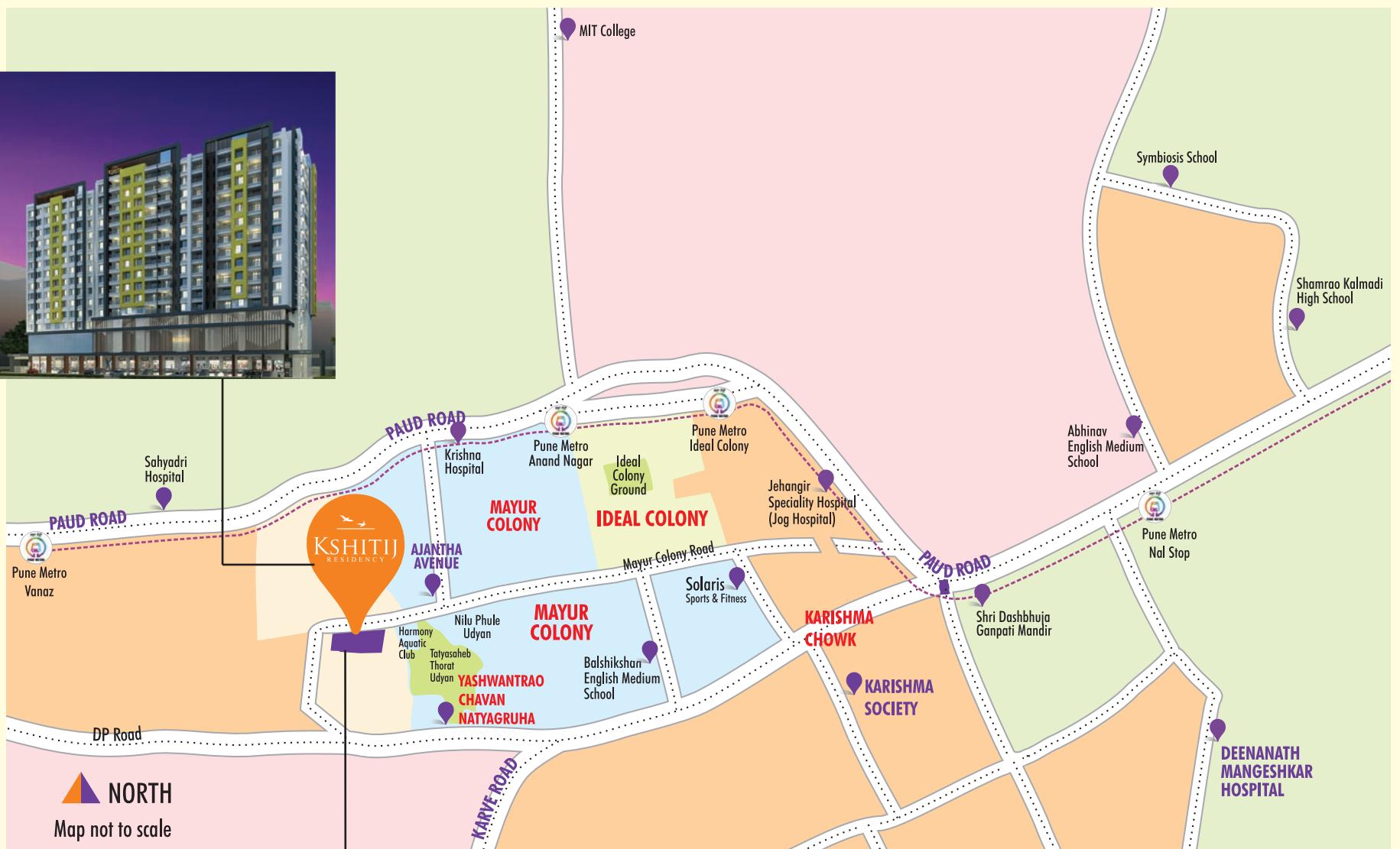
- Attractive Entrance Lobby
- Ample car parking area
- Two automatic lifts including one stretcher lift for each wing of Kone or equivalent make
- Staircase : Polished Kota / Marble-Tread + Riser
- Battery / Generator backup for lift, Water pumps and common area lighting
- Ever-ready fire fighting system
- Safety first - electrical miniature circuit breaker
- Rain water harvesting system
- Senior citizen Katta
- Children Play Area
- Outdoor Gym
- 24 x 7 intercom facility
- 24 hours security
- CCTV cameras in common area



CONNECTIVITY THAT SPELLS CONVENIENCE

SITUATED NEXT TO MAYUR COLONY

Kshitij Residency is positioned at one of the most desirable locations in Kothrud, offering superb connectivity to several places in Pune. Malls, markets, schools & colleges, hospitals, public gardens, health clubs, coffee shops, public swimming pools, jogging tracks and many other facilities/ services are located close by.



KSHITIJ
RESIDENCY

Site Address :

KSHITIJ RESIDENCY

CTS. No. 721, Plot No. 54 + 55 + 56 , Gujarat Colony, Near Ajantha Avenue, Next to Mayur Colony, Kothrud, Pune 411038.

AMENITIES FOR RELAXED AND REFINED LIVING



CHILDREN PLAY AREA



OUTDOOR GYM



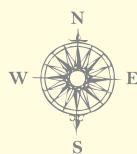
All images are artistic Impression



SHOPPING, SIMPLIFIED

The large Shopping Arcade at ground level with 44 shops and showrooms caters to all your everyday necessities. From grocery shops to pharmacies and ice-cream parlours to fast food outlets, everything you would ever need is just downstairs.

ROAD

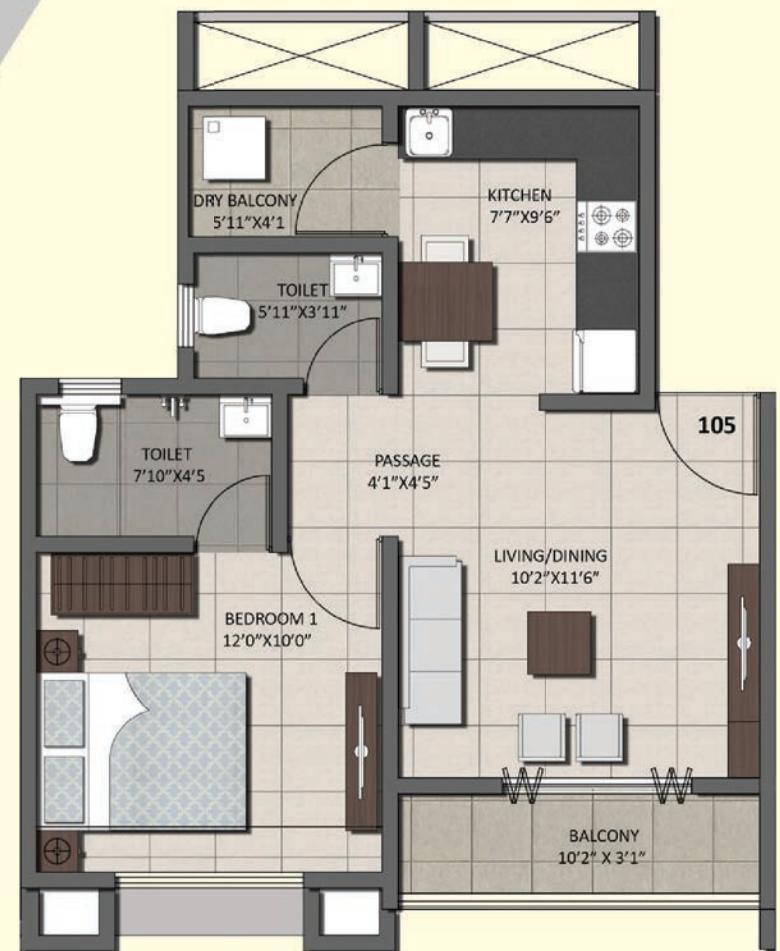




PREMIUM 1 BHK B WING

Typical 1 BHK, B Wing

SR. NO.	RERA CARPET AREA	BALCONY AREA	TOTAL RERA CARPET AREA
1	414 SQ.FT	57	471 SQ.FT



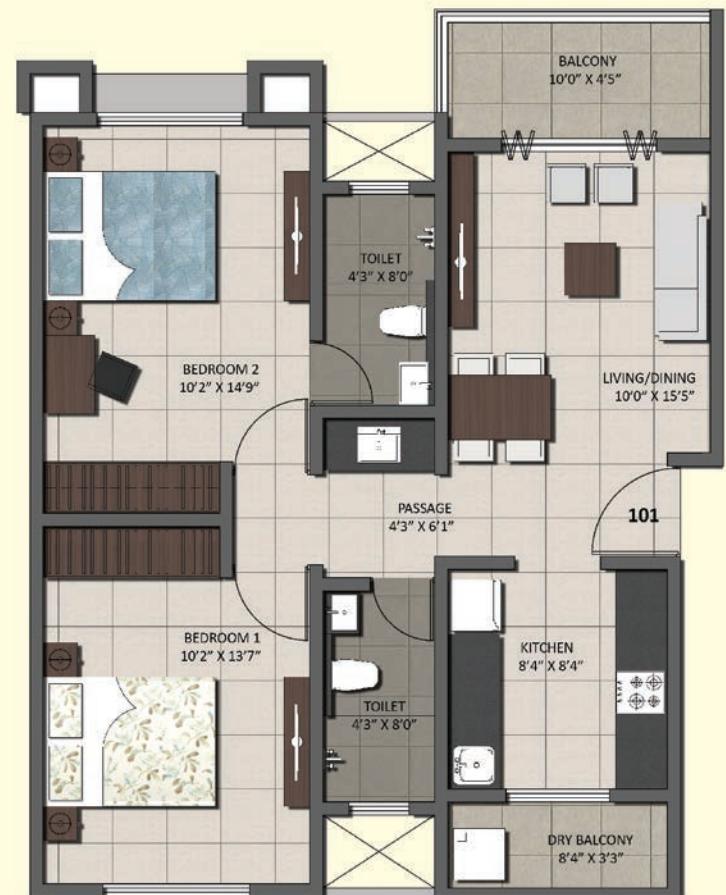


PREMIUM 2 BHK B WING



Typical 2 BHK, B Wing

SR. NO.	RERA CARPET AREA	BALCONY AREA	TOTAL RERA CARPET AREA
1	648 SQ.FT	72	720 SQ.FT





PREMIUM 2 BHK B WING



Typical 2 BHK, B Wing

SR. NO.	RERA CARPET AREA	BALCONY AREA	TOTAL RERA CARPET AREA
2	708 SQ.FT	80	788 SQ.FT



CREATING LANDMARKS, CEMENTING RELATIONSHIPS



At Yash Empire Developers LLP, quality is the centerpiece of everything we ever do. As a company built around an ethos of commitment and integrity, we have earned the trust of a diverse clientele that values excellence.

The business promoters of Yash Empire Developers LLP are backed by 15 years of solid experience in premium property development; we pride on our buildings that have set benchmarks in different localities of Pune.



A Project by :



Group Companies :



Structural Consultants :

G. A. Bhilare Consultants Pvt. Ltd.

Design Architects :

Sandeep Shikre and Associates

Liaison Architects :

Malwadkar Architects

Legal Advisor :

SRS Advocates

Office Address : **YASHEMPIRE DEVELOPERS LLP.** Mulay Arcade, 3rd Floor, 1537 Sadashiv Peth, Tilak Road, Pune 411 030. | Ph.: 020 2445 6490

Website: www.yash-empire.com



The project has been registered via

MahaRERA registration number: P52100023369 and is available
on the website https://maharera.mahaonline.gov.in/under_registered_projects.

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