

**FEEL THE  
PRIDE**

**NOT THE  
PRICE**



**KSHITIJ**  
RESIDENCY

1 BHK, 2 BHK FLATS & SHOPS

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 project's in Gujarat colony & Mayur colony locality.





# 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!

## UNMATCHED CONNECTIVITY

Malls, markets, schools & colleges, gardens, health clubs, coffee shops, hospitals, swimming pools, jogging tracks and many other facilities/services are located close by. Quick, easy access to the Pune-Bangalore highway.

## 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.

## 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 / Katrapatna easier and faster.



Artistic Impression





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# 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 Other rooms,  
Passage - 2' x 2' Ivory vitrified Tiles

Toilet : Anti skid Ceramic Tiles

Balcony : Anti skid Ceramic Tiles

Lobbies : Decorated Lobbies with marble

### 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 : Veneer finish (Single Side) Flush door with night latch of reputable brand.

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

Toilet and Others : Waterproof Flush Door 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 and 2 plug points in flat.

- 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



## BUILDING COMMON AMENITIES :

- Attractive Entrance Lobby
- 24 x 7 intercom facility
- Two automatic lifts including one stretcher lift for each wing of Kone or equivalent make.
- Parking : Parking Tiles and/or Tri-mix concrete as per Architect's directives
- Staircase : Polished Kota / Marble- Tread + Riser
- Battery / Generator backup for lift and common areas
- Ever-ready fire fighting system
- Safety first - electrical miniature circuit breaker
- Rain water harvesting system
- Senior citizen Katta
- Children Play Area
- Outdoor Gym.

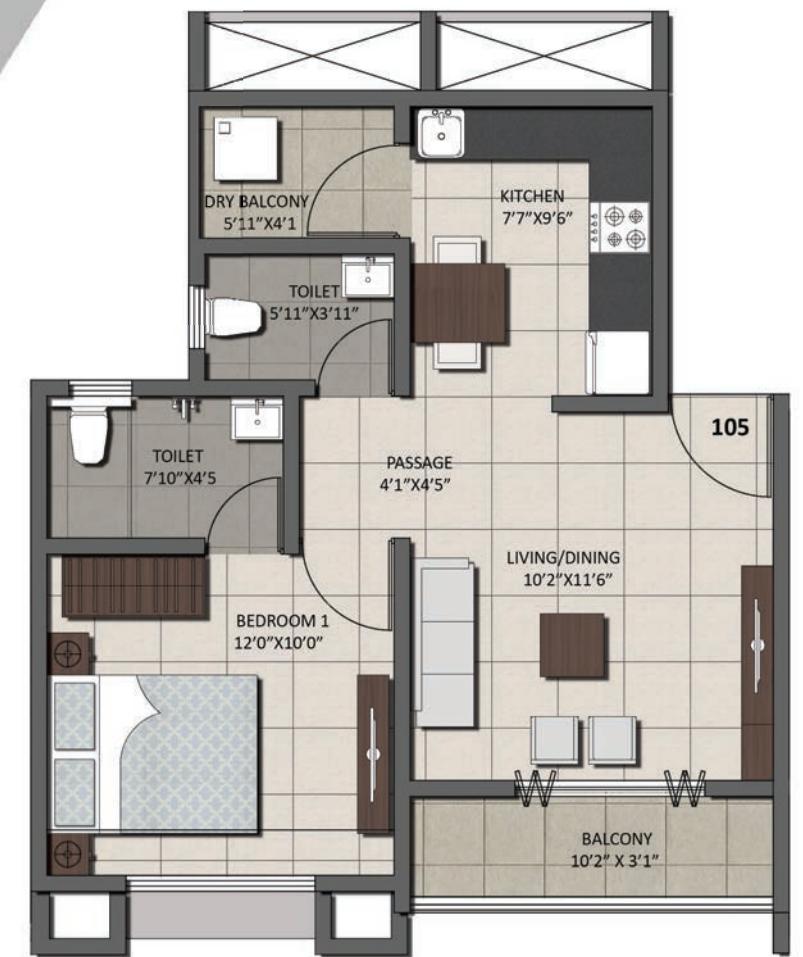
ROAD



## 1 BHK B WING

Typical 1 BHK, B Wing

| SR. NO. | RERA<br>CARPET AREA | BALCONY AREA | TOTAL RERA<br>CARPET AREA |
|---------|---------------------|--------------|---------------------------|
| 1       | 414 SQ.FT           | 57           | 471 SQ.FT                 |





## 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              |



## 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.



Site office :

**KSHETRA RESIDENCY** Gujarat colony, next to Mayur colony, Kothrud, Pune 411 038. | Mob.: 9130041371

Structural Consultants :

G. A. Bhilare Consultants Pvt. Ltd.

Design Architects :

Sandeep Shikre and Associates

Liaison Architects :

Malwadkar Architects

Project by :



NEXT TO MAYUR COLONY, KOTHRUD

Group Companies :



Office : **YASHEMPIRE DEVELOPERS LLP.** Mulay Arcade, 3rd Floor, 1537 Sadashiv Peth, Tilak Road, Pune 411 030. | Ph.: 020 2445 6490 | Website: [www.yash-empire.com](http://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](https://maharera.mahaonline.gov.in/under_registered_projects).

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