



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.



# 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.

  
**KSHITIJ**  
RESIDENCY



# 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.



## 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

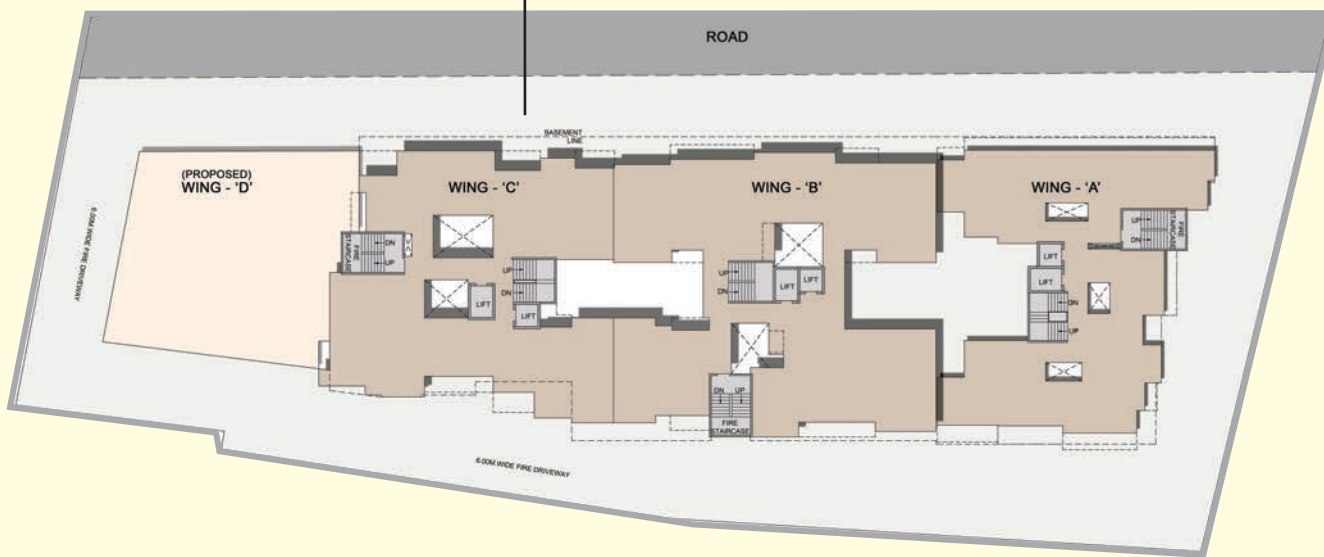
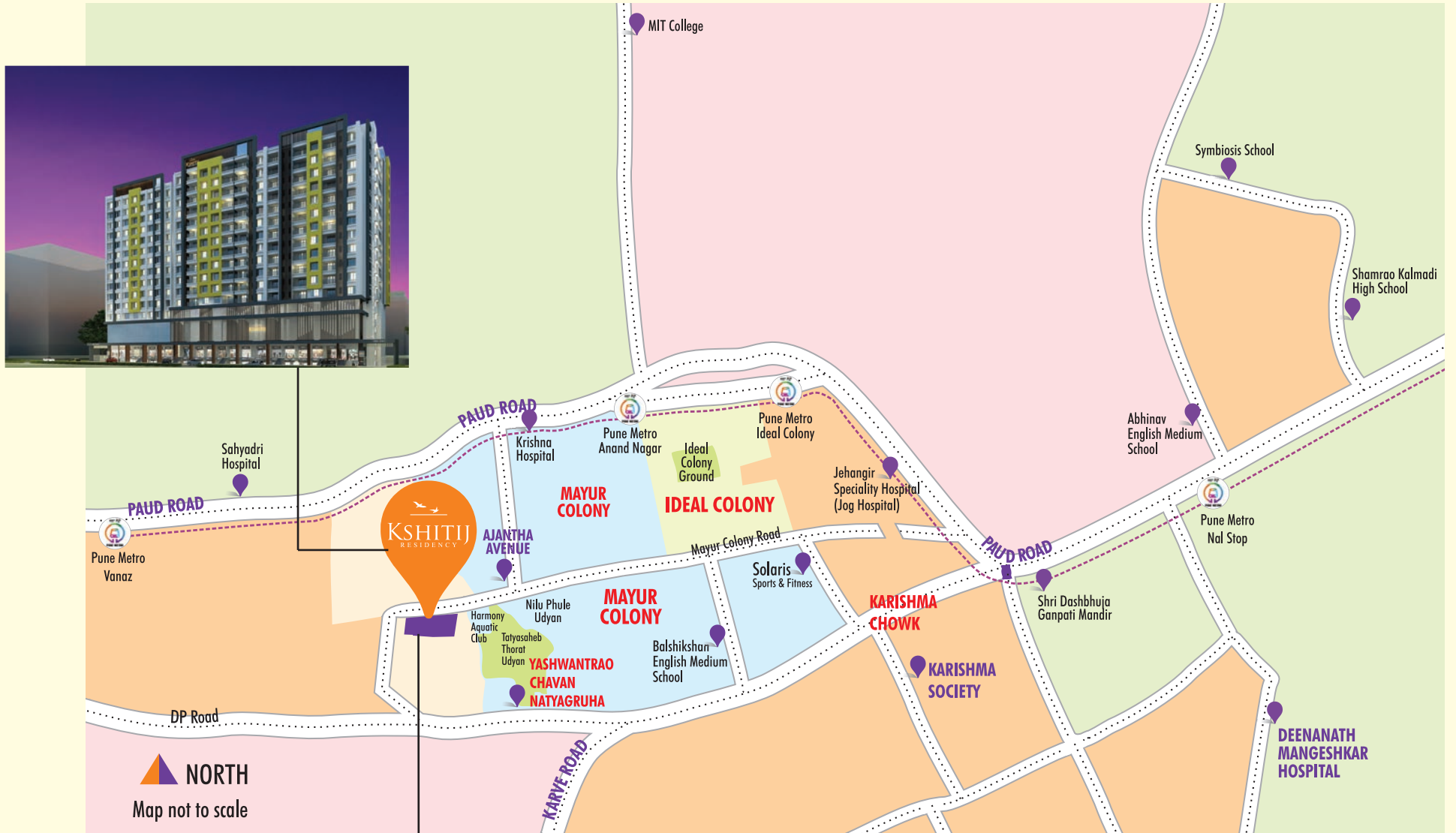


# **CONNECTIVITY THAT SPELLS CONVENIENCE**

## **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

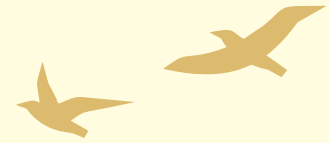


## SHOPPING, SIMPLIFIED

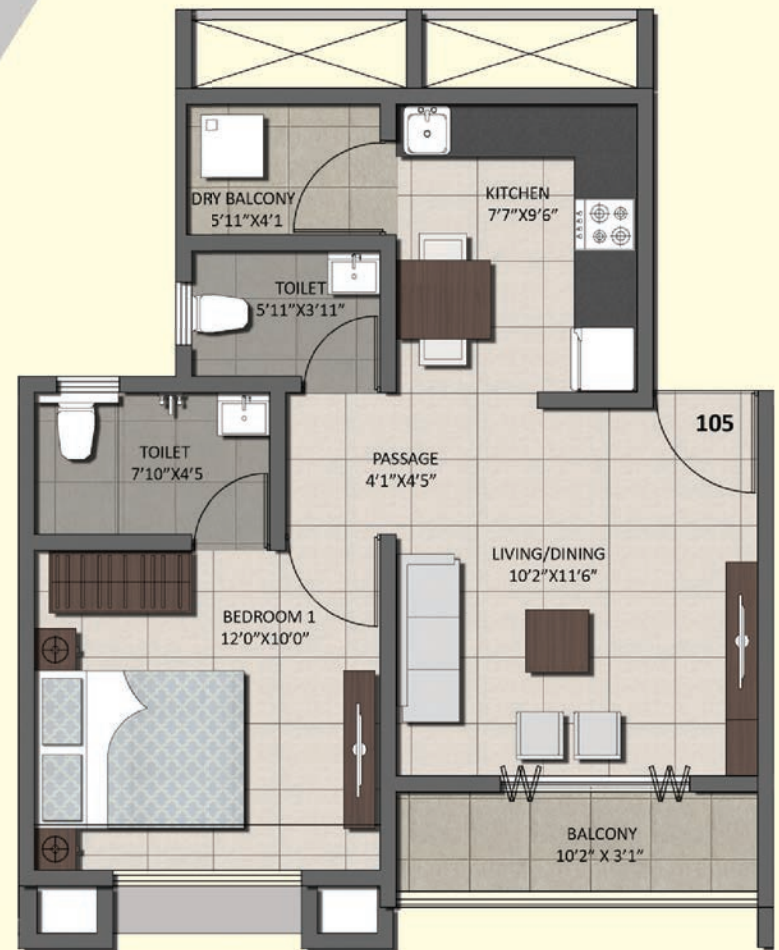
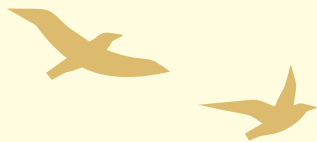
The large Shopping Arcade at ground level with 44 shops and showrooms caters to all your everyday necessities. From grocery shops to pharmacies and ice-cream parlours to fast food outlets, everything you would ever need is just downstairs.

ROAD





**PREMIUM**  
**1 BHK**  
**B WING**



Typical 1 BHK, B Wing

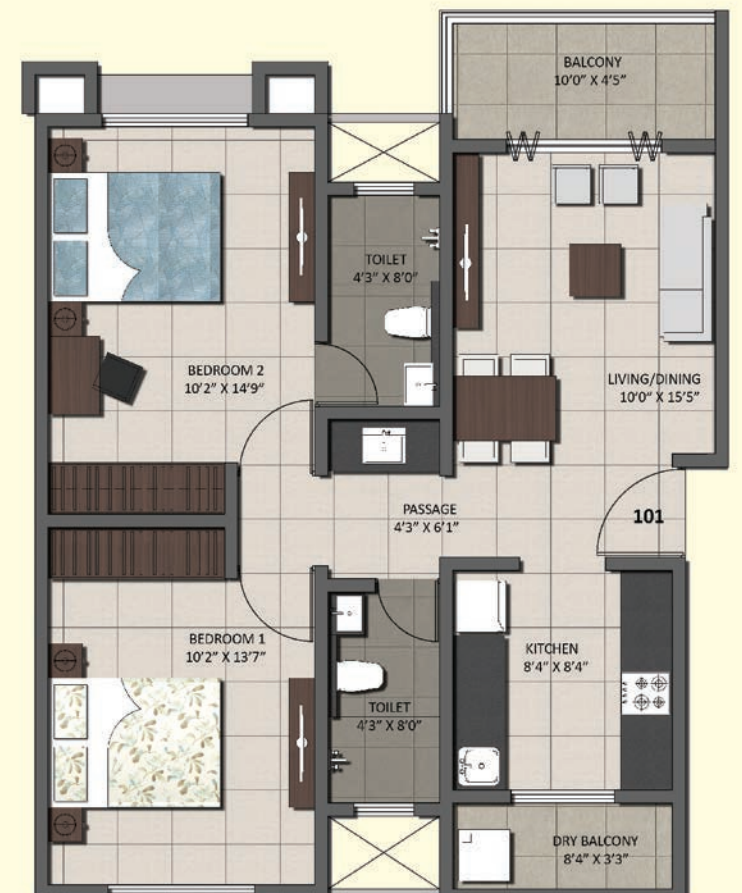
SR. NO.	RERA CARPET AREA	BALCONY AREA	TOTAL RERA CARPET AREA
1	414 SQ.FT	57	471 SQ.FT

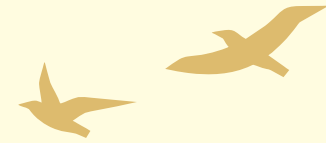


**PREMIUM**  
**2 BHK**  
**B WING**

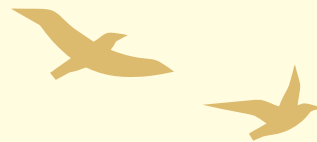
Typical 2 BHK, B Wing

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 :

**YASH** / **EMPIRE**  
DEVELOPERS LLP.

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 : **YASH EMPIRE 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.

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