



# KUL UTSAV

LIFE IS A CELEBRATION

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**A CELEBRATION  
OF CULTURE**



**A CELEBRATION  
OF VALUES**



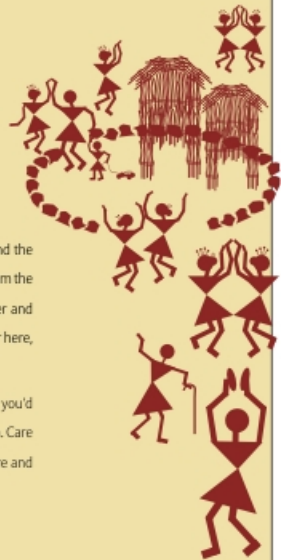


## HOMES THAT BRING PEOPLE TOGETHER



KUL Utsav at Kondhwa is a project in Pune, and a pioneering enterprise in community living. The spaces in and around the project are designed to celebrate a host of festivals on a grand community scale, all year around. The concept borrows from the highest of ancient Indian traditions, where celebrating festivals was a larger than life affair, bringing people together and strengthening the bonds of family and community. Diwali, Dussehra, Holi, Ganesh Chaturthi, all acquire a special flavour here, celebrated by the residents at special spots created for the festivities

KUL Utsav offers 1, 2 1/2 and 3 BHK homes spread over a 9 acre expanse, and comes with the best of amenities that you'd expect from a quality project. Its lush green surrounding environment, and tasteful landscaping lend an aesthetic touch. Care has been taken to protect the natural topography of the project and preserve its natural beauty – an example of nature and community in a symbiotic co-existence.



# ABOUT KUL UTSAV:

LIFE IS A CELEBRATION



Artist's impression of KUL Utsav

## PROJECT DETAILS



KUL Utsav is built to suit the lifestyle requirements of a contemporary family. The project consists of 1, 2, 2.5 and 3 BHK flats up to 900 sq.ft. Space has been very judiciously used and each flat comes with an attached terrace that offers an excellent view of the natural surroundings. Special attractions are the eye-catching entrance lobby, the arrival plaza and a beautiful gazebo. KUL Utsav is an eco-friendly project and comes with features such as Sewage treatment plant and rainwater harvesting. Every home at KUL Utsav comes with the following:

- Granite kitchen otta Terrace with sliding door
- Modular switches
- Telephone & TV points in living & Master bedroom
- Cylindrical locks for all internal doors
- Vetrified 2x2 flooring in all rooms
- Ceramic antiskid flooring in terrace & toilets
- PVC concealed plumbing
- Marble window sill/frame
- 3 track aluminum powder coated with grill
- Provision for exhaust fan
- Provision for Aqua guard point in kitchen
- Washing machine point
- Separate power point on kitchen platform for oven & other accessories.
- Power point for Air conditioner

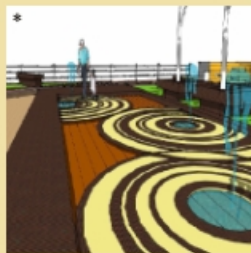




## COMMUNITY-FRIENDLY FEATURES



\*Artist's impression of KUL Utsav



KUL Utsav brings alive Indian culture and sensibilities like no other project.

Here, you don't just stay, you become part of a community that lives, breathes and celebrates the festival that is India! The project offers 1, 2 1/2 and 3 BHK homes and is a blessing for the modern Indian family who wish to retain their traditional cultural identity and inculcate true Indian values in their children.

The entire project is weaved around a theme of Indian culture and festivals. Little emblems that are symbolic of community living dot the project. There is a small katta which functions as a gathering point for the members, a friendship tree that is the ideal spot for youth functions, as also a quaint temple with a wide periphery of seating.

That's not all, there are specific areas earmarked to celebrate festivals, such as the "Holi point" for the festival of colours – Holi, the "Diwali Point" for the festival of lights, Diwali, and such.

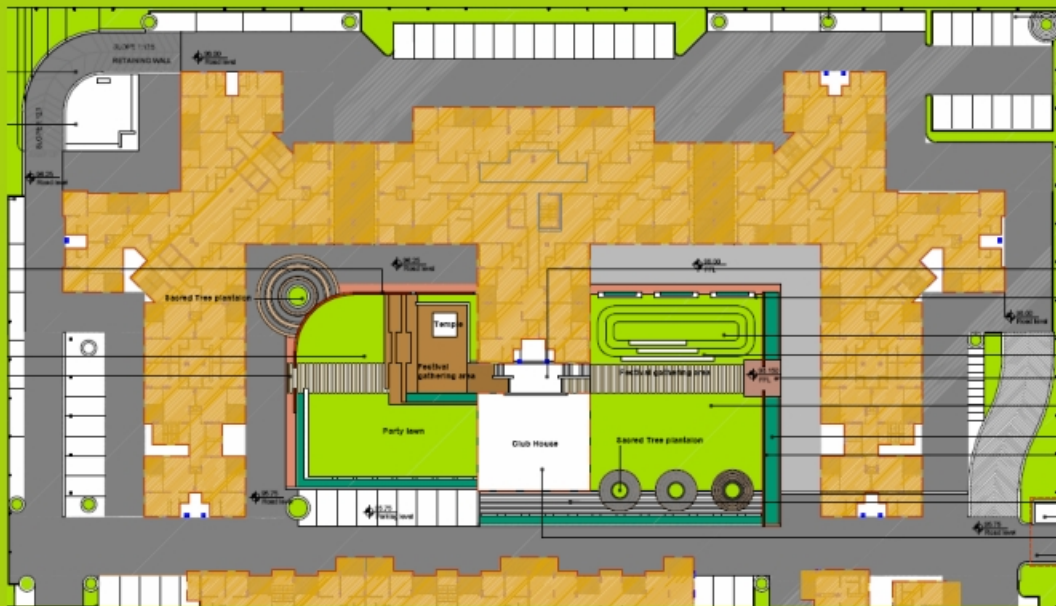
So, if you believe in bringing up your children in the best traditions of Indian culture, KUL Utsav is the place for you.



# LOCATION MAP



# LAYOUT PLAN



## Kul Utsav offers :

- Club house
- Party lawn
- Jogging track
- Children's play area
- Basketball court
- Sitting plaza
- Festival area
- Handicapped access/Ramp
- Amphitheater
- Landscaped garden
- Arrival plaza
- Sewage treatment plant
- Rain water harvesting
- Gazebo
- Indoor games
- Yoga/Meditation room
- Library
- Visitors parking
- Resting area for senior citizen



## ABOUT KUL

When Hard work, Trust, Knowledge and Performance is sustained over generations, a KUL is created. A KUL stands for Knowledge, Usefulness to society and Legacy. We are KUL. Our new name reflects our age-old values as we continue to build Homes and Life spaces. Originally, Kumar Builders was in the colour of saffron, which in Hindi is known as kesari. This was taken from the name of the founder of our company ( Kumar Group ), Mr. Kesarimal Kamdar. Our new avataar as KUL starts its journey from kesari depicting progress and growth by transforming to the colours of yellow and green, representing an environment friendly constitution.

## WE BUILD COMMUNITIES

Kumar Urban Development Ltd (KUL) goes beyond creating landmarks of excellence and quality structures that are a benchmark for the industry. KUL aims to build and enrich community life. It wishes to make quality housing a reality for the masses and the underprivileged. Usefulness to Society is a characteristic that is ingrained in KUL's ethos and the company will leverage its four decades of experience in the industry to achieve its objective. The company already has a value system that cares for its workers and employees' health and safety. KUL is today in the process of creating mass housing projects across the country and wishes to extend its influence in this sector.

Disclaimer: Kumar Urban Development Ltd. is proposing, subject to market conditions, a public issue of its equity shares and has filed a Draft Red Herring Prospectus with SEBI. The Draft Red Herring Prospectus is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) and the website of ENAM Securities Pvt. Ltd. (Book Running Lead Manager) at [www.enam.com](http://www.enam.com) Investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, see the section titled "Risk Factors" of the aforementioned offer document.



A group of people, including two women and two men, are performing a puja ritual in front of a large, ornate golden statue of Lord Ganesha. The statue is heavily decorated with yellow marigold garlands and is placed on a green cloth-covered table. The women are dressed in blue and orange sarees, and the men are wearing white and blue striped traditional Indian clothing. They are all standing with their hands in a prayer position (Anjali Mudra). The background is filled with more yellow marigold garlands and traditional Indian architectural elements.

**A CELEBRATION  
OF TOGETHERNESS**



## ALL ROUND ACCESSIBILITY



KUL Utsav scores a perfect 10 on accessibility and convenience. Located at Kondhwa, the project offers the enviable opportunity to live away from the humdrum of city life and yet be within a few minutes' drive from the major landmarks of Pune city. The Bishops Co-ed School and the Sinhgad Public School lie close by, as does the Command Hospital. The project is accessible from NH04 and the Pune camp and has a prominent IT Park in the vicinity. Some distances from major landmarks are provided below –

### IMPORTANT DISTANCES:

From	Distance	Time
Pune Airport	15 kms.	45 min.
Pune railway station	10 kms.	25 min.
Pune city	10 kms.	25min.
Katraj Highway	3.5 kms.	5 min.





**Kumar Builders**  
A LALITKUMAR JAIN ENTERPRISE



A PROJECT BY:  
**Kumar Urban Development Limited**



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For more information contact: Tel.: +91-20-40006000 / 1 / 2 / 3 / 4 / 5 Mob.: 9960594225, 9960594242, 9960594248

[www.kul.co.in](http://www.kul.co.in)

