



Yugal
कौशल्य

An Able Home... A **SuperAble** Life.

A Home full of Abilities...
A Home full of Success...

Yugal Constructions:

A Karwa Group venture has for the last decade, endeavored to build contemporary and modern homes in the fast developing city of Pune. With a reputation of being one of the premium builders in Pune, we have successfully completed prestigious residential as well as commercial projects in Pune. Today, we continue to branch out and expand our footprint in the high-growth residential and commercial realty segments of Pune.

At Yugal, our aim is to redefine the concept of comfort and luxury in the construction and real estate sectors in Pune.

Yugal Kaushalya

“A house is made of bricks and beams; while a home is made of hopes and dreams..!”

Hopes and Dreams transform into inspiring realities, when they are complimented with skills and abilities. Yugal Kaushalya is a project where we shape your journey of success by offering homes that understand your dreams... homes which are Able...!

This project is a product of our skills, expertise and successful experience in constructing residential and commercial properties through Maharashtra. We believe, inspiring dreams and creativity achieve momentum only when a progressive mind is supported with comfort and convenience... of daily living... and provided with the ability to perform and excel... to be SuperAble...!

And that is what Yugal Kaushalya is all about.... an Able Home... a SuperAble Life...!

Kaushalya means skills... Kaushalya means core competence... Kaushalya means expertise... all this put together in an Able Home... Kaushalya will mean success for you... will mean a SuperAble Life...!

Maheshwari Developers:

Almost two decades of serving the community by providing various construction services and presence in Solapur, Pune, Aurangabad, Nandurbar, Kannad, Narayangaon and Talegaon, Maheshwari Constrosolutions is unarguably the leader in the construction industry in South Maharashtra.

The seeds of the company were sown in 1991 by Shri Babulaljee Toshniwal in close co-operation with Mr. Nandkishor Mundada and Mr. Sanjay Toshniwal.





Specifications:

Structure

- RCC structure of superior quality, designed for earthquake resistance.

Walls

- 150/100 MM light weight blocks

Plaster

- Sponge finish sand Plaster to external walls. Gypsum finish to internal walls.

Painting

- Internal: Oil bound distemper to entire flat
- Oil paint in bathrooms.
- External: APEX Paint.

Flooring

- Vitrified tiles of 24" x 24" size for entire flat.
- Anti-skid tiles for toilets & terrace

Windows

- Black Aluminum Powder coated sliding windows with mosquito net.
- Window Grills.

Doors

- Decorative laminated main door along with night latch & name plate
- Laminated flush doors for bedrooms and toilets
- Black Aluminium Powder coated sliding doors for terrace

Kitchen

- Granite Kitchen platform with Stainless Steel Sink
- Glazed tiles dado 2 ft.
- Provision for water purifier
- Provision for exhaust fan

Dry Balcony

- Dedicated utility area
- Provision for washing machine

Toilets

- Jaguar or equivalent make chromium plated fittings in all toilets
- Hindware or equivalent make sanitary ware
- Hot & Cold mixer unit in attached toilet.
- Glazed tiles dado up to lintel level
- Provision for exhaust fan
- Concealed Plumbing

Electrification

- Roma or equivalent make Modular Switches
- Concealed Electrical Piping
- ELCB & MCB fitting
- AC point in Master Bedroom
- T.V. point in living and master bedroom
- Provision for Broadband Internet connectivity in each flat
- Provision for Satellite television.

Features:

- Contemporary elevation for long lasting feel good factor.
- Flat layout complying with the basic principles of Vastu Shastra
- Perfect sized windows for better View & Ventilation
- Power back up facility for common Area, Elevators & Water Pumps through common DG set or Batteries
- Auto door energy efficient lifts of standard make & size

- Solar water Heating System for master bedroom toilet only
- Rain Water Harvesting
- Vermiculture pits.
- Ample quantity of water storage with Water level controller for overhead tank.
- Comfortable and ample car parking, with clear driveways having one way vehicular flow for hassle free vehicle movement inside the building premises.

- Spacious and well ventilated staircase
- Star rated water pumps
- Common toilet in parking area
- Attractive two Entrance Gates to the building for better provision
- Decorated and furnished Entrance Lobby with multiple entries for convenience.
- Security Cabin
- Letter Boxes
- Common & Parking signages

Location Development & Connectivity:

Hadapsar is the 'feather in the cap' of the eastern Pune. Long back known for its industrial estates nestled among the quiet greens, Hadapsar is now declared as the next Information Technology destination after Hinjewadi and Kharadi. Already the address for various erected world famous townships and a few new blooming fast, it thus promises exponential growth and appreciation and a sure betterment in the existing state of the art infrastructure.

The social infrastructure of this area is already well developed with innumerable schools, educational institutes, hospitals, malls, etc., with the largest maximum screens multiplex also being the pride of Hadapsar... why would not be.

Not to mention the further widening of the existing 4 lane Pune – Solapur – Hyderabad national highway... ohh what a seen would it be.

Nestled amongst this ever growing and gleaming Hadapsar, is the Handewadi Road locality, the stretch which boasts of the maximum residential development in a very short span of time. The easy accessibility from this locale on Handewadi Road, of places which have a high quotient of importance in the daily living, which make the word 'convenience' mean more, can be perceived through the fact that on the Handewadi Road, 'Yugal Kaushalya' is located with;

The vegetable market and the necessity shopping at the throw of a stone...

Schools and hospitals within a walking distance of 5 minutes...

The upmarket shopping malls of Amanora & Magarpatta- seasons and the Hadapsar Railway Station, being developed to its full potential... with style, a driving distance of 10 minutes.

The mother of greens – The race course and the crown of Pune fashion – The camp area at a driving distance of 15 minutes...

Yugal Kaushalya... will very soon add to the beauty of Handewadi Road, raising the standards of quality and perfection, making inspiring work for the fellow developers and Able Homes to be cherished by only a few... maybe you... but wanted by many.



Ongoing Projects

Pune Projects:

- **Yugal Shriya** - Model Colony, Pune.
3 BHKD with Sitout, Ultra Luxurious Apartments.
- **Yugal Sai Srushti** - Hadapsar Annex, Loni Kalbhor, Pune.
Compact 2BHK Apartments
- **Yugal Sanjala** - Baner, pune.
Perfect 2BHK Row Houses with Special Spaces.
- **Yugal Shiv-Narayan** - Nhavare, Tal.-Shirur, Pune.
Residential NA Plots.

Solapur Projects:

- **Sun City** - Damani Nagar, Solapur.
- **Imperial** - Luxurious 2/3 BHK Homes, Solapur.

Ready Possession Projects

Pune Projects:

- **Yugal Drashila** - Balewadi, Pune.
2 & 3 BHKD Premium Apartments & Luxurious Pent Houses.

Solapur Projects:

- **TIARA** - Luxurious 3/4 BHK Homes, Solapur.
- **Nath Pearl** - Railway Lines, Solapur.
- **Hari Padam Residency** - Samrth Chaowk, Solapur.

Completed Projects

- **Janki** - Model Colony, Pune.
- **Vishwendu** - Model Colony, Pune.
- **Roop Ganga** - Aundh, Pune.
- **Chandraban** - Revenue Colony, Pune.
- **Bharavi** - Erandwane Pune.
- **Willed Ways** - Baner, Pune.
- **Yugal Studio 16** - Baner, Pune.
- **Vitthai** - Model Colony, Pune.
- **Yugal Nandala** - Baner, Pune.
- **Yugal Parnavi** - Balewadi, Pune.
- **Yugal Suryashail** - Kothrud, Pune.
- **Ethasha** - Hadapsar, Pune.





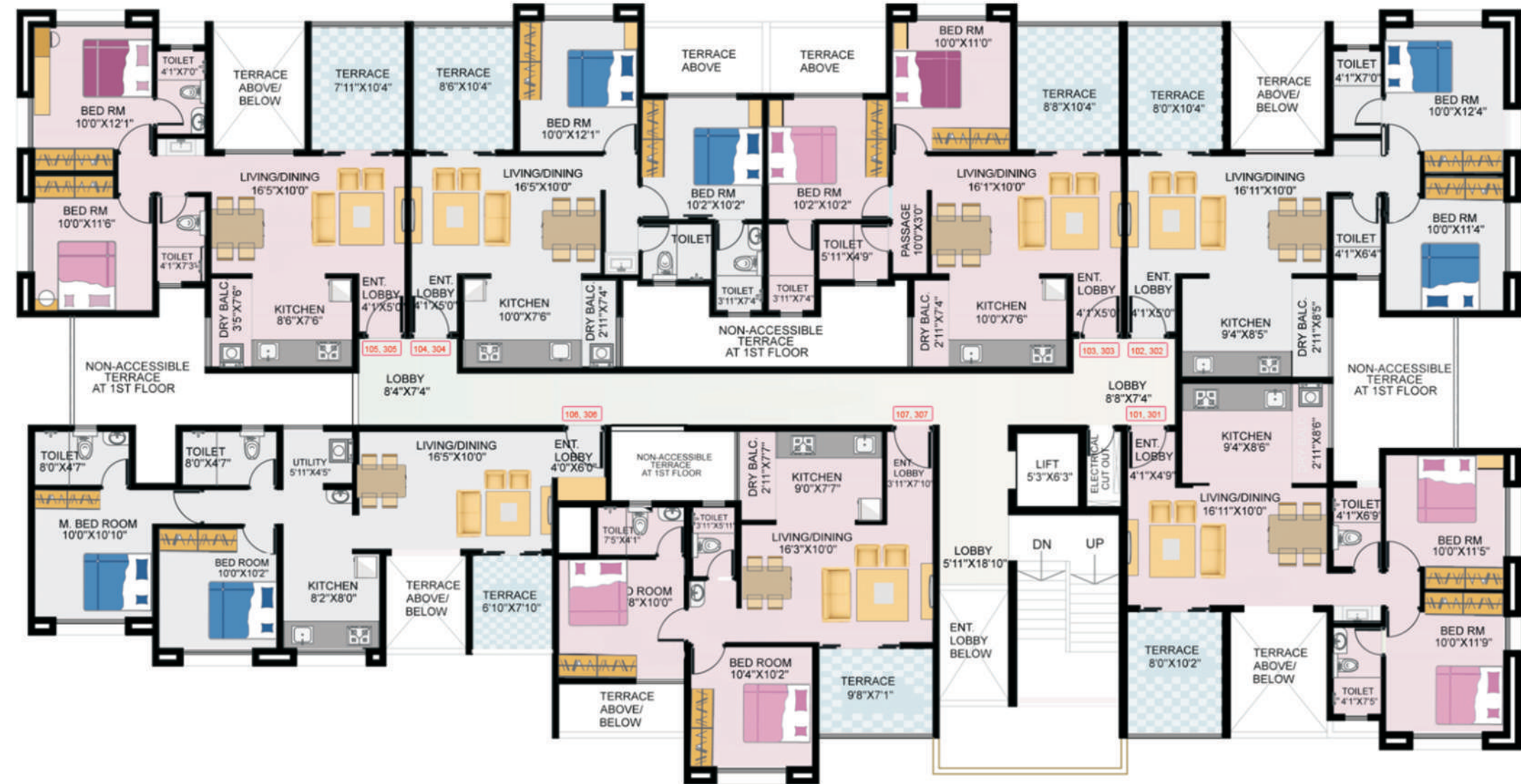
2BHK View

Area Statement (Sq. Ft.)

Flat No.	Carpet	Terrace Carpet	Total Carpet	Salable
101, 301	612	82	964	937
102, 302	615	83	698	943
103, 303	590	90	680	918
104, 304	588	88	676	913
105, 305	599	82	681	920
106, 306	640	54	694	937
107, 307	583	68	651	880



1st & 3rd Floor Plan



Area Statement (Sq. Ft.)

Flat No.	Carpet	Terrace Carpet	Total Carpet	Salable
201	612	83	665	939
202	615	83	698	943
203	590	55	645	871
204	588	56	644	869
205	599	81	679	918
206	640	54	694	937
207	583	43	626	844

2nd Floor Plan

Area Statement (Sq. Ft.)

Flat No.	Carpet	Terrace Carpet	Total Carpet	Salable
401	613	84	697	939
402	617	83	700	943
403	591	54.00	645	871
404	600	56	656	869
405	599	81	680	918
406	640	54	694	937

4th Floor Plan

Credits

Architect: ANA - Avinash Nawathe Architects

Legal Advisor: Shridhar Pardeshi - Kiran & Bora Advocates

RCC Consultant: Sunil Mutalik - Sunil Mutalik & Associates

A Project By: YUGAL MAHESHWARI DEVELOPERS

A Karwa Group Company



YUGAL CONSTRUCTIONS
Exploring Possibilities... Delivering Happiness



Corporate office :

4th floor, Suyash Plaza, 796/A5, Above Shivajirao Bhosale Sahakari Bank Ltd.
Bhandarkar Road, Erandwane, Pune- 04

Site Address:

S.No. 45/2A, Behind Etasha Project, Next To Jain Township,
Near Chintamani Nagar, Handewadi Road, Hadapsar, Pune 28.

Call - 9970 133 133

Call - 020- 2567 0763/2338, 020- 2565 8051/8071

Website- www.yugalconstructions.com

Email- sales.kaushalya@yugalconstructions.com