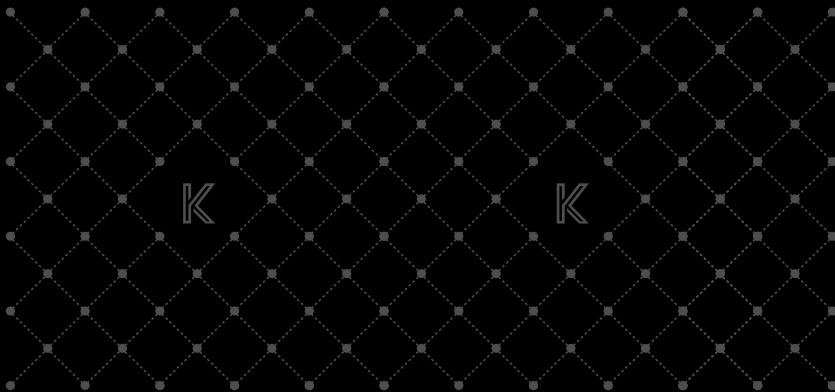
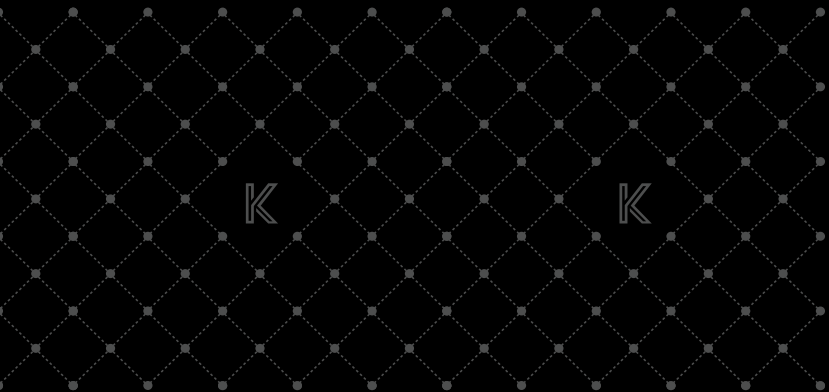




TAYAL™

BETTER *homes*

“

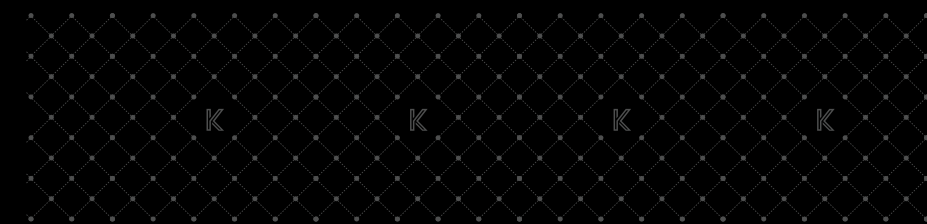
If you do it right, it'll last forever. At K, we believe in doing things right. Perfection is perception, you can reach close to it when you do things in a better way each day.

Sumit Tayal

Managing Director, Tayal Corp.

”

CREATING
BETTER SPACES
that enrich lives



K is a philosophy; it is a belief; our belief in Karma.

We strongly believe what goes around comes around and therefore, conscious work ethics is our offering.

Our mission is to deliver better homes and better workspaces that profoundly enrich lives. We believe in doing everything a little better than what we did yesterday. We compete with no one but ourselves, setting our benchmarks and working towards redefining them, every day. For us, creating residences, offices and showrooms isn't enough; we aim to build ecosystems that are responsive to the constantly evolving needs of modern human society. Designing and building mindfully crafted spaces is more than a promise for us; it is our most sacred oath, the foundation upon which K is built.

With the solid foundation, K stands tall on 4 pillars of core values that set us apart.

BETTER | **BETTER**
designs | *build quality*

BETTER | **BETTER**
experience | *transparency*

Welcome to K!



LUXURY EMBEDDED *inside and outside*

A home has to be more than a place to reside in. It should have the ability to elevate and enrich the way you live. It has to be more than a symbol of your stature. It has to be a place that lets you cherish the comforts and luxuries thoughtfully crafted within the surrounding environs. It is the perfectly planned harmony between artfully created indoors and intelligently designed outdoors that turn residences into better homes.

At K Town, this is the philosophy we have diligently followed while shaping your residences. That is why you will find an abundance of outdoor luxuries as well as smartly curated indoor comforts entwined as one to deliver an unforgettable lifestyle.

**The innovative homes at K Town
let you explore better lifestyle features:**

WORK FROM HOME
flexible use of space

DISCREET
car parking

SAFE AREAS
for play

**A VARIETY OF ROOMS
WITHIN THE HOUSE**
that optimize views

MASTER *planning*





A PERFECT BALANCE OF *privacy and openness*

Every home here also comes with a private balcony which gives its residents a chance to experience openness in the privacy of their home for relaxation as well as recreation.

In order to give you a taste of a pollution-free life and minimise its impact on your day-to-day living, we have planned the entire project around a shared communal garden which is sure to soothe your senses and leave you feeling fresh while giving you plenty of avenues to socialise and unwind.



Artistic impression

EVERY COMFORT AND EVERY LUXURY
you seek is multiplied here



A WIDE RANGE OF
every sport you desire



SERENE AND REFRESHING
infinity pool



BEAUTIFULLY SUN-KISSED
badminton court and greenscapes



A RADIANT
amphitheatre



Artistic impression

AMENITIES



K-SOCIAL LIFESTYLE

- Club House 1
- Club House 2
- Multipurpose Hall
- Lounge
- Party Lawn
- Gazebo
- Deck Area
- Amphitheatre
- Garden Sitouts
- Children's Play Area/ Adventure Play Area
- Senior Citizen Park
- Multipurpose Court
- Music Room



K- ADDED LIFESTYLE

- Co-Working Spaces
- Crèche with Attached Outdoor Play Zone
- Wi-Fi in Common Areas
- Smart Security Systems
- Decorative Gate With Security Cabin



K-HEALTHY LIFESTYLE

- Infinity Pool with Baby Pool
- Spa
- Outdoor Yoga/ Meditation Area with Water Body
- Health Bar with Waiting Area
- Walker's Track
- Aerobics Area
- Indoor AC Gym
- Open Air Gym



K-SUSTAINABLE LIFESTYLE

- Sewage Treatment Plant
- Organic Waste Composting Machine
- Generator Back Up For Common Area & Lifts



K-ATHLETIC LIFESTYLE

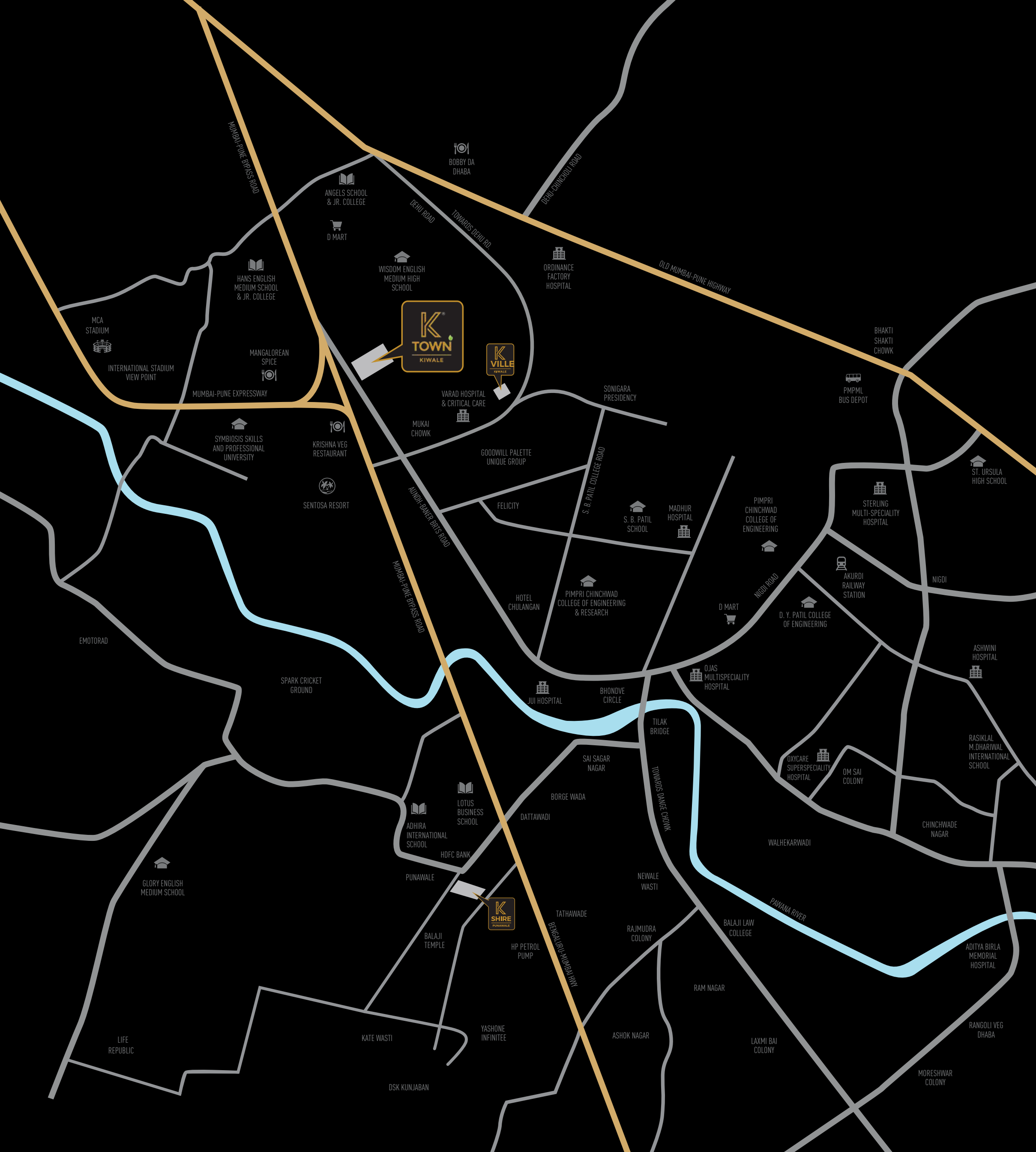
- Badminton Court
- Half Basketball Court
- Tennis Court



Artistic impression

SPECIFICATIONS

- Sand Finish External Plaster
- Gypsum Finish Internal Walls
- AAC Blocks Masonry
- Designer Vitrified Tiles in Living Room, Bedrooms & Kitchen
- Designer Tiles in Bathrooms
- Vitrified Flooring for Terrace
- Granite Platform with Stainless Steel Sink
- Designer Dado Tiles in Kitchen
- Provision for Water Purifier
- CP & Sanitary Fittings of Good Quality
- Solar Heated Water in Bathroom
- Laminated Flush Door
- Granite Door Frame in Toilets
- UPVC Windows with Mosquito Mesh
- Granite Window Sill
- Concealed Copper Wiring
- Electrical Switches of Good Quality
- Television Point with DTH Connection in Living Room & Master Bedroom
- AC Point in Living Room & Master Bedroom
- Provision for Inverter Point
- Plastic Finish Paint in Interior Wall
- Semi Acrylic Paint for External Walls
- Video Door Phone (VDP)
- Provision for Wi-Fi



PROXIMITIES

- Mukai Chowk 2 Mins.
- Pune - Bangalore Highway 2 Mins.
- Mumbai – Pune Expressway 3 Mins.
- S. B. Patil School 4 Mins.
- Symbiosis, Kiwale 4 Mins.
- Sant Tukaram Maharaj Bridge, Ravet 7 Mins.
- Sentosa Resorts and Water Park 7 Mins.
- Old Pune - Mumbai Highway 8 Mins.
- Bhakti Shakti Chowk 9 Mins.
- D Mart, Ravet 9 Mins.
- D. Y. Patil College of Engineering 9 Mins.
- Pimpri Chinchwad College of Engineering 10 Mins.
- Akurdi Railway Station 10 Mins.
- JSPM College, Tathawade 10 Mins.
- Indira College, Tathawade 11 Mins.
- Decathlon, Tathawade 11 Mins.
- Bhumkar Chowk 11 Mins.
- Phoenix Mall of the Millennium, Wakad 11 Mins.
- Upcoming WTC & EON IT Park (In Tathawade) 12 Mins.
- Life Point Hospital, Wakad 12 Mins.
- Hotel TipTop International, Wakad 12 Mins.
- Dange Chowk 13 Mins.
- Aditya Birla Hospital 15 Mins.
- Hinjawadi IT Park 22 Mins.
- Balewadi High Street 25 Mins.
- Pune University Chowk 35 Mins.
- Shivajinagar, Pune 45 Mins.

COMPLETED PROJECTS

- **K VILLE**, Kiwale
- **K TOWN PHASE** 1,2 & 3, Kiwale
- **K CITY PHASE** 1 & 2, Keshavnagar
- **FLOW**, Kiwale
- **UNIQUE ZEST COUNTY**, Lohegaon
- **UNIQUE LIFESTYLE**, Wagholi
- **UNIQUE PROSPERO**, Lohegaon
- **AEROPOLIS**, Lohegaon
- **NIRMITI**, Lohegaon
- **ABHILASHA**, Lohegaon
- **PALLETE**, Ravet
- **SWAROOP ENCLAVE**, Parvati

ONGOING PROJECTS



All images are artistic impressions



AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
4 BHK	301, 401, 501, 601, 701, 801, 1001, 1101, 1201, 1401, 1501, 1601, 1701, 1801	107.35	1156	10.13	109	117.48	1265
3 BHK	302, 402, 502, 602, 702, 802, 1002, 1102, 1202, 1402, 1502, 1602, 1702, 1802	85.76	923	6.78	73	92.54	996
3 BHK	303, 403, 503, 603, 703, 803, 1003, 1103, 1203, 1403, 1503, 1603, 1703, 1803	89.23	960	7.10	76	96.33	1037
3 BHK	304, 404, 504, 604, 704, 804, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804	89.23	960	7.10	76	96.33	1037
3 BHK	305, 405, 505, 605, 705, 805, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805	85.76	923	6.78	73	92.54	996
4 BHK	306, 406, 506, 606, 706, 806, 1006, 1106, 1206, 1406, 1506, 1606, 1706, 1806	107.35	1156	10.13	109	117.48	1265

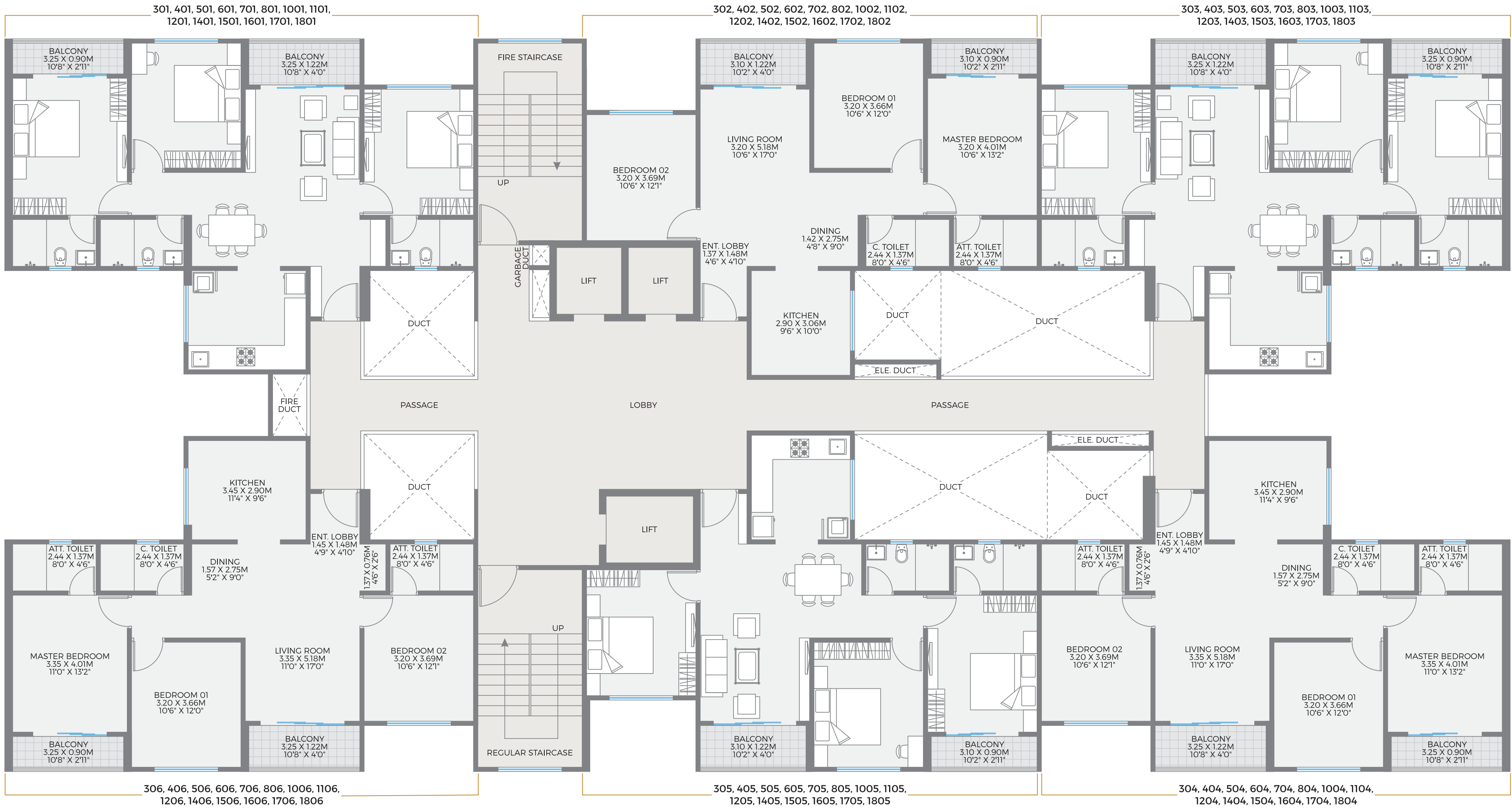
Note: The opening positions & C.P. Sanitary Placements might change as per structural requirements.

- All internal dimensions for carpet area are from unfinished wall surfaces. • In toilets, the carpet areas are inclusive of ledge walls (if any)
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc. • Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

For internal circulation only.



BUILDING B 1
Typical Floor Plan



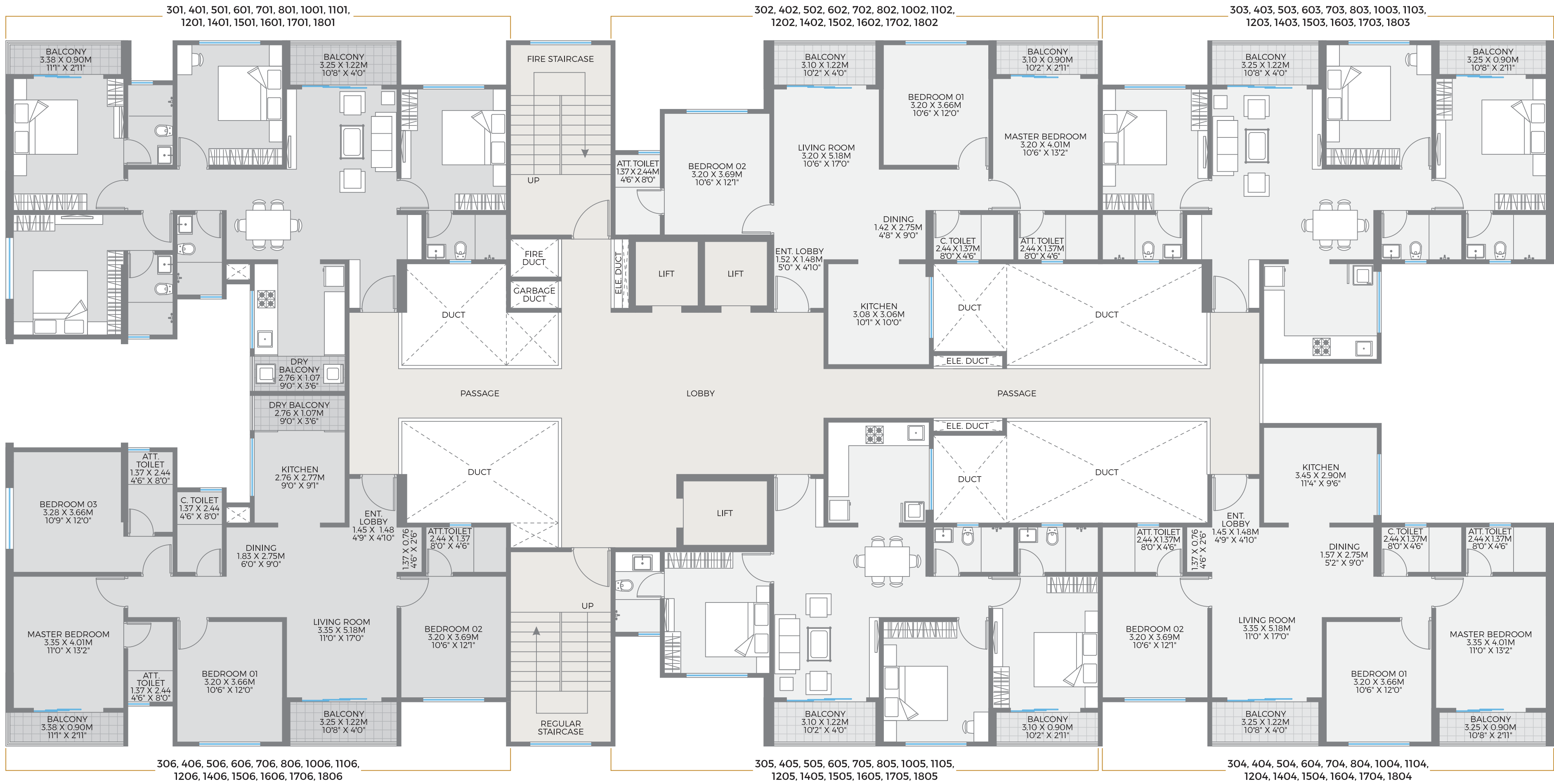
AREA STATEMENT

TYPE	FLAT NO.	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK	301, 401, 501, 601, 701, 801, 1001, 1101, 1201, 1401, 1501, 1601, 1701, 1801	89.23	960	7.10	76	96.33	1037
3 BHK	302, 402, 502, 602, 702, 802, 1002, 1102, 1202, 1402, 1502, 1602, 1702, 1802	81.31	875	6.78	73	88.09	948
3 BHK	303, 403, 503, 603, 703, 803, 1003, 1103, 1203, 1403, 1503, 1603, 1703, 1803	89.23	960	7.10	76	96.33	1037
3 BHK	304, 404, 504, 604, 704, 804, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804	89.23	960	7.10	76	96.33	1037
3 BHK	305, 405, 505, 605, 705, 805, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805	81.31	875	6.78	73	88.09	948
3 BHK	306, 406, 506, 606, 706, 806, 1006, 1106, 1206, 1406, 1506, 1606, 1706, 1806	89.23	960	7.10	76	96.33	1037

Note: The opening positions & C.P. Sanitary Placements might change as per structural requirements.

- All internal dimensions for carpet area are from unfinished wall surfaces.
- In toilets, the carpet areas are inclusive of ledge walls (if any)
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
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For internal circulation only.



AREA STATEMENT

TYPE	FLAT NO.	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
4 BHK	301, 401, 501, 601, 701, 801, 1001, 1101, 1201, 1401, 1501, 1601, 1701, 1801	107.35	1156	10.13	109	117.48	1265
3 BHK	302, 402, 502, 602, 702, 802, 1002, 1102, 1202, 1402, 1502, 1602, 1702, 1802	85.76	923	6.78	73	92.54	996
3 BHK	303, 403, 503, 603, 703, 803, 1003, 1103, 1203, 1403, 1503, 1603, 1703, 1803	89.23	960	7.10	76	96.33	1037
3 BHK	304, 404, 504, 604, 704, 804, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804	89.23	960	7.10	76	96.33	1037
3 BHK	305, 405, 505, 605, 705, 805, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805	85.76	923	6.78	73	92.54	996
4 BHK	306, 406, 506, 606, 706, 806, 1006, 1106, 1206, 1406, 1506, 1606, 1706, 1806	107.35	1156	10.13	109	117.48	1265

Note: The opening positions & C.P. Sanitary Placements might change as per structural requirements.

- All internal dimensions for carpet area are from unfinished wall surfaces. • In toilets, the carpet areas are inclusive of ledge walls (if any)
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For internal circulation only.



MahaRERA No.
P52100028608



MahaRERA No.
P52100032956



MahaRERA No.
P52100049129



MahaRERA No.
P52100053741

maharera.mahaonline.gov.in

TAYAL™

BUILT TO DIFFER

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SPACE CRAFT ASSOCIATES

LIASONING ARCHITECT
SOLESPACE ARCHITECTS

MEP CONSULTANT
SKYLINE CONSULTANTS

RCC CONSULTANT
SUBHASH TAYAL

LEGAL ADVISOR
ADV. SANJAY AGARWAL

3D & MEDIA CONSULTANT
SQUARE ONE

SITE ADDRESS

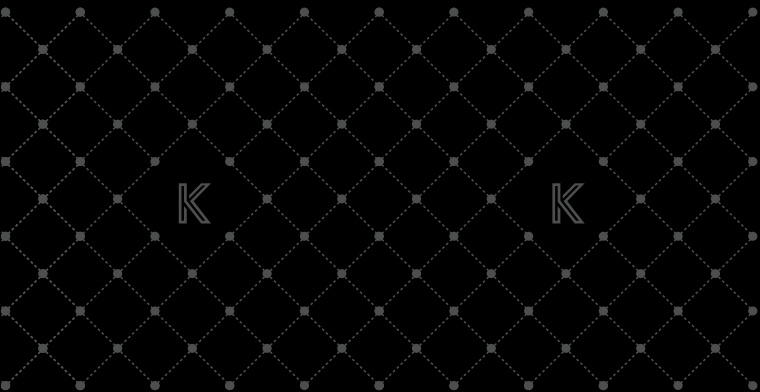
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BETTER HOMES

