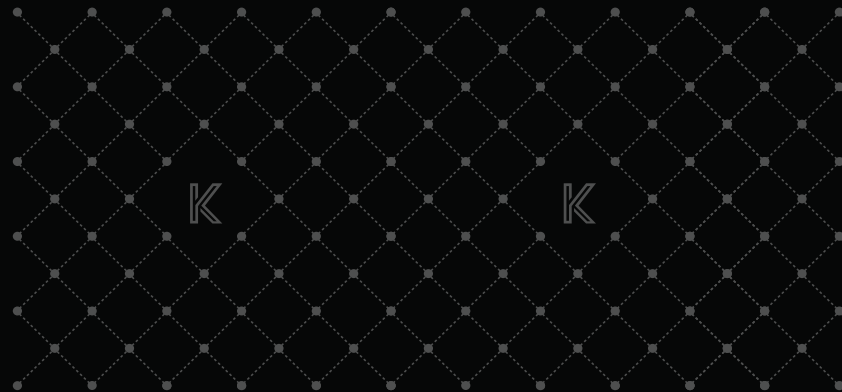
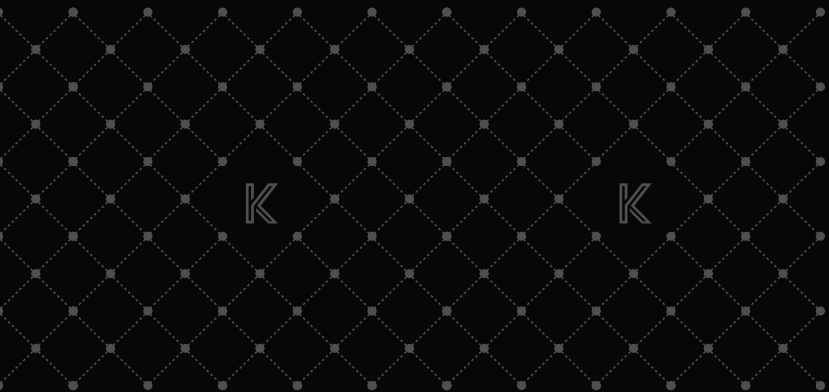




TAYAL | TRIAA

BETTER *homes*

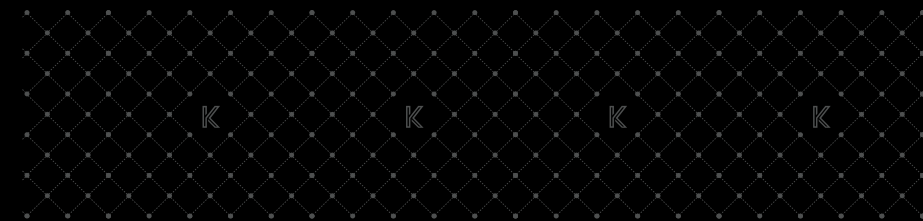
“

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.

Directors, K City

”

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!



TASTEFULLY CURATED *outdoor lifestyle*

Being the creators of residences and every element surrounding them, we don't just offer luxuries but also understand the true essence behind a happy life. We step up and design homes that go beyond standard offerings and give you something that you might not have deemed important but now can't imagine a life without.

At K City, we have brought to you a lifestyle embedded with fresh environs and leisures that take you closer to natural elements; so that you can cherish an unblemished bliss without losing the urban convenience.

**The brilliant lifestyle at K City lets you
explore better features:**

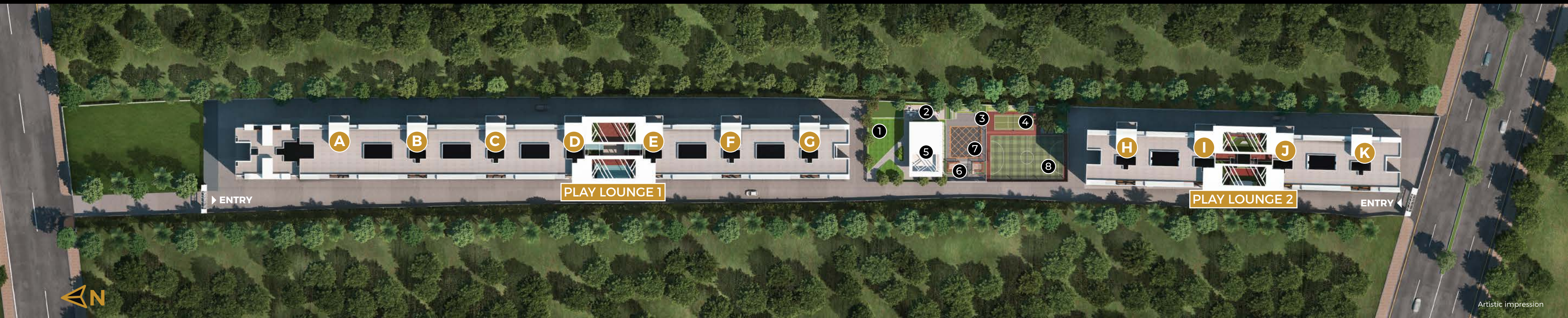
WORK FROM HOME
flexible use of space

DISCREET
car parking

SAFE AREAS
for play

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

MASTER *planning*



①

**Party
Lawn**

②

**Kids' Play
Area**

③

**Amphi-
theatre**

④

**Badminton
Court**

⑤

**Club
House**

⑥

Gazebo

⑦

**Festive
Plaza**

⑧

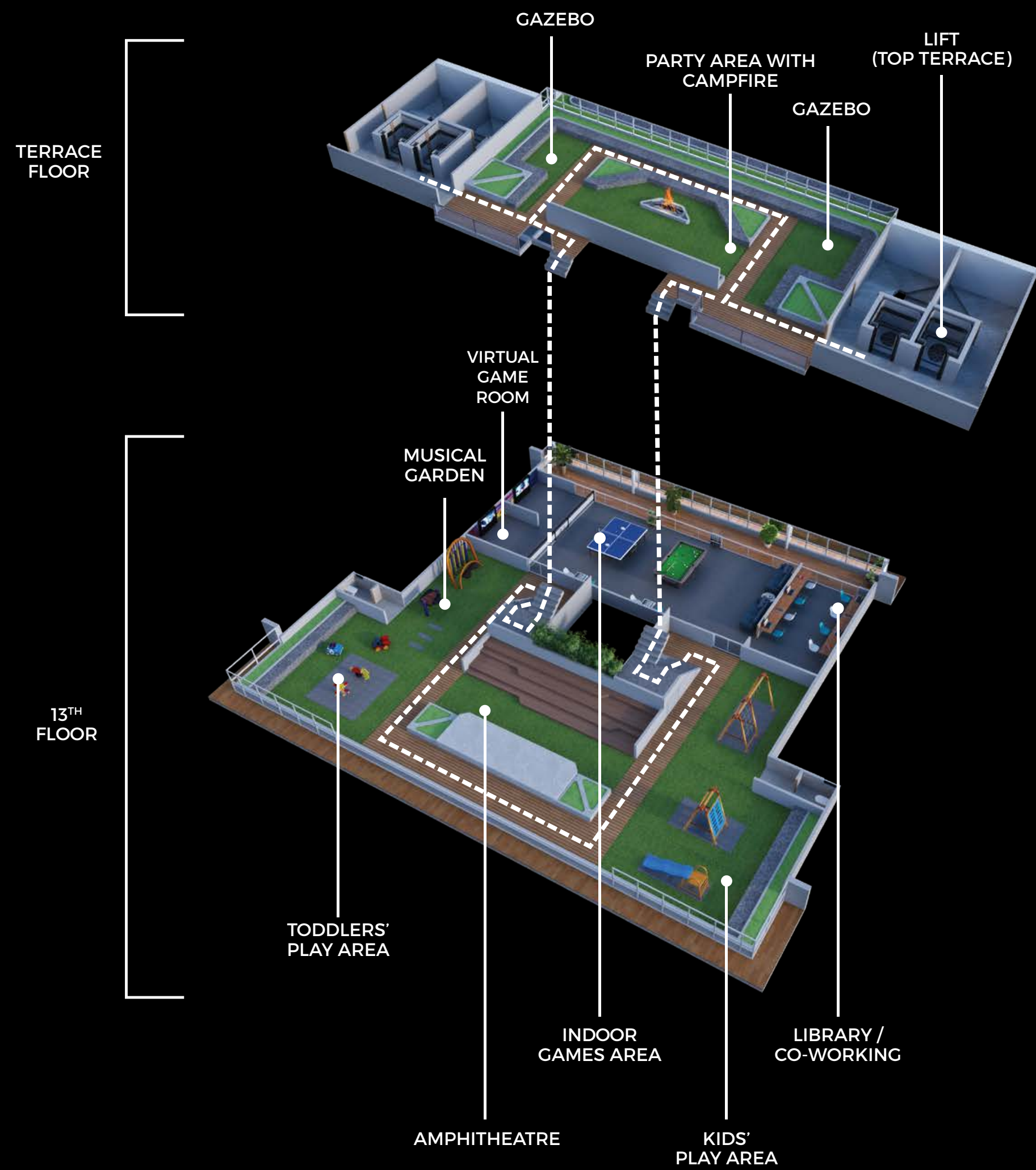
**Futsal
Court**

PLAY LOUNGE 1

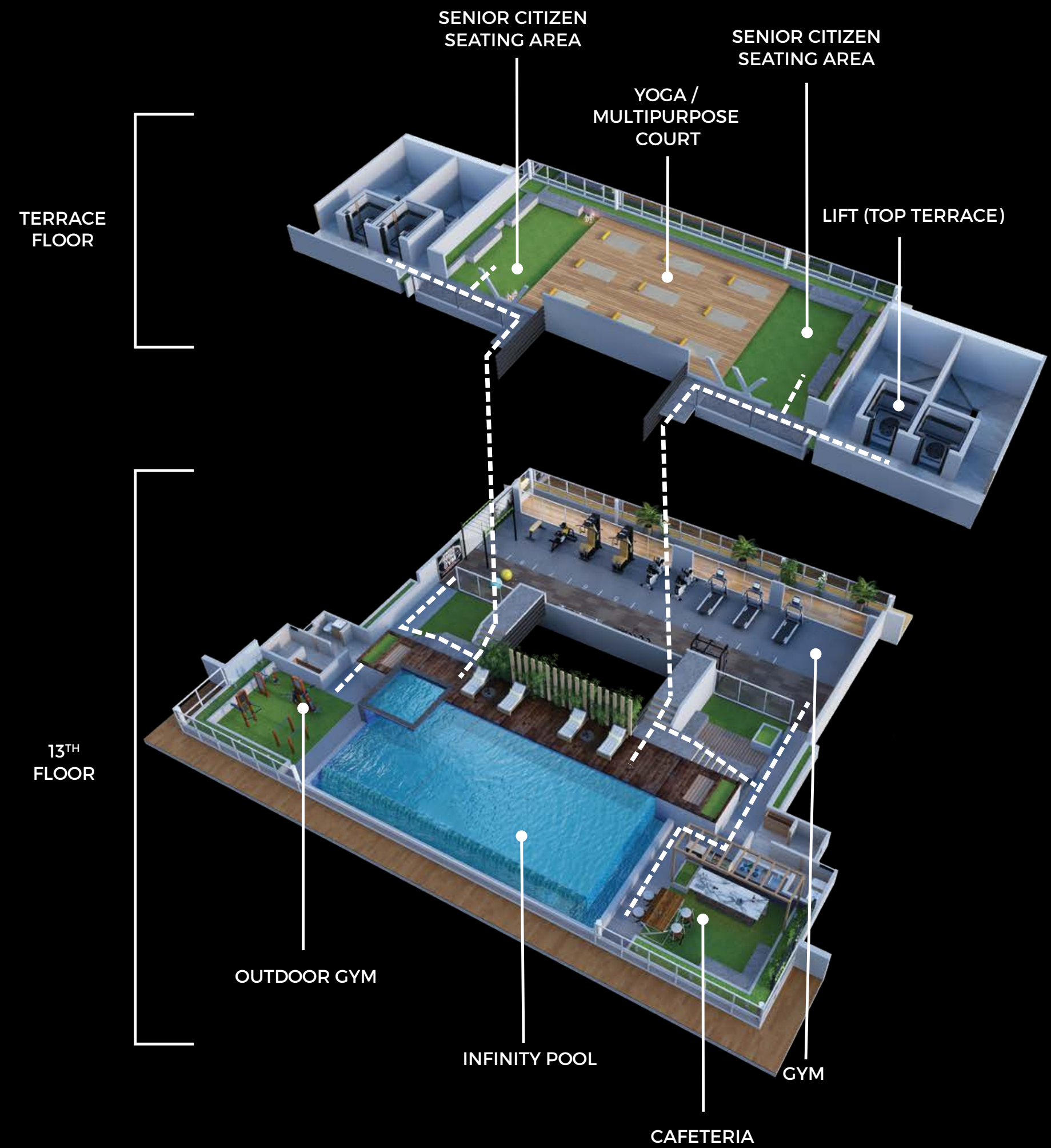
- Infinity Pool
- Baby Pool
- Outdoor Gym
- Cafeteria
- Indoor Gym
- Senior Citizen Seating
- Yoga Area
- Multipurpose Court

PLAY LOUNGE 2

- Kids' Play Area
- Musical Garden
- Virtual Game Room
- Indoor Game Room
- Library / Co-working Space
- Toddlers' Play Area



PLAY LOUNGE 1



PLAY LOUNGE 2



A PLETHORA OF LEISURES *for an alfresco living*

The life at K City goes even beyond the residences crafted with finesse.

The pleasures are focused on bringing forth a way of life blessed with nature's zest and enlivening environs. The features at K City have been designed to bring you a multitude of sports amenities to rekindle your love for an active lifestyle.



CHERISH THE CITYSCAPE WITH
infinity pool



AFFLUENT ENVIRONS AROUND
luxurious facilities



A PURSUIT OF
healthy life



A MATCHLESS VARIETY OF
indoor games



Artistic impression

Artistic impression

AMENITIES



K-SOCIAL LIFESTYLE

- Club House
- Party Lawn
- Festival Plaza
- Amphitheatre and Sit-outs
- Multipurpose Hall
- Musical Garden
- Gazebo
- Senior Citizen's Park
- Children's Play Area
- Toddler's Play Area
- Indoor Games - Table Tennis, Carrom, Billiards, Foosball, Chess
- Library
- Virtual Games Room
- Party Area with Campfire
- Multipurpose Court



K-HEALTHY LIFESTYLE

- Infinity Swimming Pool
- Health Bar
- Gymnasium
- Yoga Area
- Open Gym
- Group X Studio



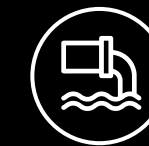
K-ATHLETIC LIFESTYLE

- Badminton Court
- Basketball Court
- Futsal Court



K-ADDED LIFESTYLE

- Children's Crèche
- Work Stations
- WiFi in all Common Areas
- Smart Security Systems
- Decorative Entrance Gate with Security Cabin



K-SUSTAINABLE LIFESTYLE

- Sewage Treatment Plant
- Organic Waste Composting Machine
- Generator Back-up for Common Areas and Lifts



Artistic impression

SPECIFICATIONS

- Sand Finish External Plaster
- Cypsum Finish Internal Walls
- AAC Blocks Masonry
- Vitrified Tiles in Living Room, Bedrooms & Kitchen
- Designer Tiles in Bathrooms
- Vitrified Tiles for Terrace
- Granite Platform with Stainless Steel Sink
- Provision for Exhaust Fan & Water Purifier
- CP Sanitary Fittings of Good Quality
- Solar Heated Water in Both Bathrooms
- Laminated Flush Door
- Granite Door Frame in Toilets
- 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 & Both Bedrooms
- Provision for Inverter Point
- Plastic Finish Paint for Interior Walls
- Semi Acrylic Paint for Exterior Walls
- Provision for WiFi
- VDP with Intercom
- UPVC Windows with Mosquito Mesh



Artistic impression

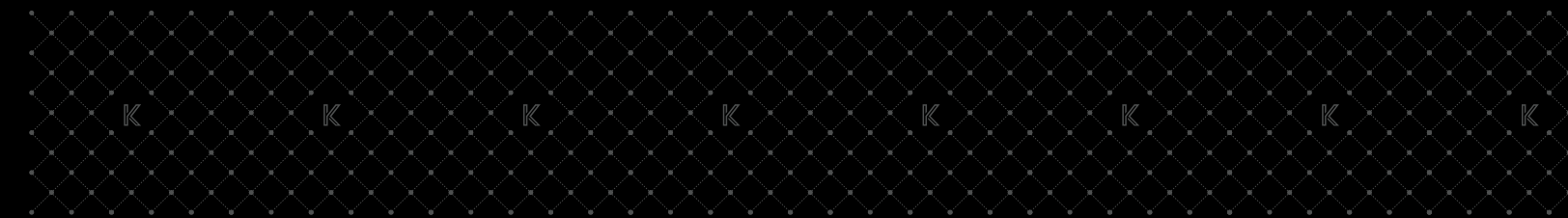


PROXIMITIES

- | | |
|--------------------------------|----------|
| • Orbis School | 4 mins. |
| • Amanora Park Town | 9 mins. |
| • Columbia Asia Hospital | 10 mins. |
| • Chandan Nagar Police Station | 13 mins. |
| • Noble Hospital | 15 mins. |
| • Eon IT Park | 16 mins. |
| • Phoenix Market City | 18 mins. |

CREATORS *of the brand*

INSPIRED BY THE NEED
OF CREATING HOMES *that are
designed
thoughtfully*

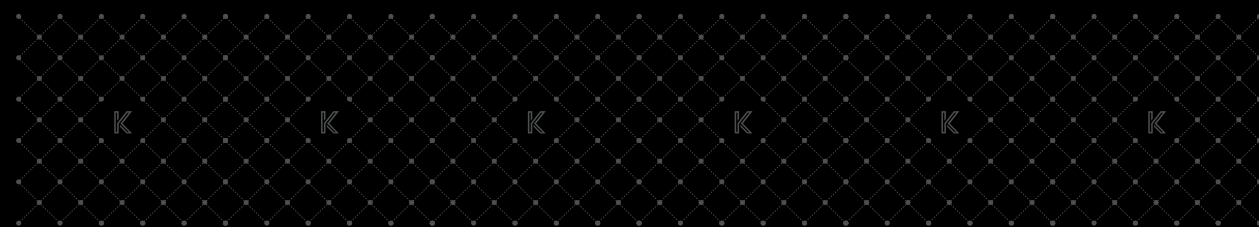


TAYAL CORP.

Founded by Sumit Tayal, Tayal Corp. is emerging as the foremost name in the Real Estate landscape in Pune. Having delivered more than 1000+ residential apartments and commercial spaces, Tayal Corp. is a known name in the Real Estate segment. With a strong foundation to deliver the best of quality and reliability backed by realistic commitments to their customers and implementation of best company practices, the seasoned team at Tayal Corp. has strived to create and maintain the best work environment to offer you a superlative experience. Tayal Corp. teams with the best architects and consultants to deliver a product that not only meets expectations but also surpasses them! Tayal Corp. builds homes that create safety and harmony with unique lifestyles and spaces.

TRIAA

Triaa was founded by Mr. Shyam Goel, a veteran in the field of development and construction for over 30 years. The group has conceived, designed, and executed several prestigious commercial and residential projects in and around Pune & caters to niche markets. The company believes in providing customer delight by adopting a customer-centric approach along with a sound 'value for money' philosophy. At Triaa, corporate governance & ethically backed policies are implemented through an experienced, professionally qualified team. As a customer, you can rest assured that you have made the right choice by deciding to be among the proud owners of our projects.



COMPLETED PROJECTS

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

ONGOING PROJECTS

- **K VILLE**, Kiwale
- **K TOWN**, Kiwale
- **K SHIRE**, Punawale
- **K PUNE**, Bavdhan
- **SHUBH GATEWAY**, Viman Nagar
- **GOODWILL BREEZA**, Dhanori

K-Shire

Elite 2, 3 & 4 BHK Apartments with enchanting design details, landscape planning and thoughtfully curated amenities blended together into an enriching lifestyle.

Location: Punawale, Pune

Possession: 2025 onwards



Artistic Impression

K-Ville

The project brings together the ideal mix of lifestyle, connectivity, luxury, and openness with luxurious 2, 2.5 & 3 BHK homes. All in a way to give you the taste of a fulfilling life.

Location: Kiwale, PCMC

Possession: 2022 onwards



Artistic Impression

K-Town

The project of 2, 2.5, 3 & 4 BHK homes brings a balanced lifestyle with different avenues to fulfill your health needs and facilitate your work and entertainment needs.

Location: Kiwale, PCMC

Possession: 2024 onwards



Artistic Impression

K-Pune

The project is a reflection of true luxury. Elegant 2, 3 & 4 BHK homes surrounded by landscape that enhance the overall vibe, here is a lifestyle crafted for better living.

Location: Bavdhan, Pune

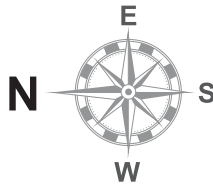
Possession: 2025 onwards



Artistic Impression



BUILDING A, B & C
Refuge Floor Plans



MAHARERA No.: P52100026909
<https://maharera.mahaonline.gov.in>

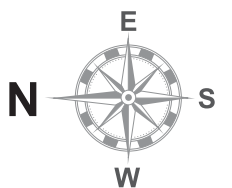
AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	701, 1201	63.17	679.96	6.93	74.59	70.10	755
2 BHK	702, 1202	63.17	679.96	6.93	74.59	70.10	755
3 BHK	703, 1203	84.78	912.57	6.93	74.59	91.71	987
3 BHK	704, 1204	84.78	912.57	6.93	74.59	91.71	987



BUILDING A, B & C

Typical Floor Plans



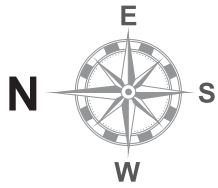
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<https://maharera.mahaonline.gov.in>

AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301	63.17	679.96	6.93	74.59	70.10	755
2 BHK	202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302	63.17	679.96	6.93	74.59	70.10	755
3 BHK	203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303	84.78	912.57	6.93	74.59	91.71	987
3 BHK	204, 304, 404, 505, 604, 804, 904, 1004, 1104, 1304	84.78	912.57	6.93	74.59	91.71	987



BUILDING A, B & C
First Floor Plans



MAHARERA No.: P52100026909
<https://maharera.mahaonline.gov.in>

AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TERRACE AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	101	63.17	679.96	6.93	74.59	24.16	260	94.26	1015
2 BHK	102	63.17	679.96	6.93	74.59	24.16	260	94.26	1015
3 BHK	103	84.78	912.57	6.93	74.59	28.66	308	120.37	1296
3 BHK	104	84.78	912.57	6.93	74.59	28.66	308	120.37	1296





N

E

S

W

 MAHARERA No.: P52100031361

<https://maharera.mahaonline.gov.in>

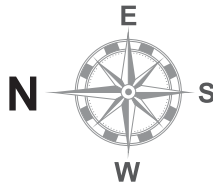
AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301	63.17	679.96	6.93	74.59	70.10	755
2 BHK	202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302	63.17	679.96	6.93	74.59	70.10	755
3 BHK	203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303	84.78	912.57	6.93	74.59	91.71	987
3 BHK	204, 304, 404, 505, 604, 804, 904, 1004, 1104, 1304	84.78	912.57	6.93	74.59	91.71	987

PLEASE NOTE: D & E building have a sky lounge and the floor plan for the 13th floor will hence be slightly different.



BUILDING D, E & F
Refuge Floor Plans



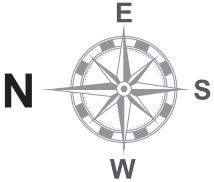
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<https://maharera.mahaonline.gov.in>

AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	701, 1201	63.17	679.96	6.93	74.59	70.10	755
2 BHK	702, 1202	63.17	679.96	6.93	74.59	70.10	755
3 BHK	703, 1203	84.78	912.57	6.93	74.59	91.71	987
3 BHK	704, 1204	84.78	912.57	6.93	74.59	91.71	987



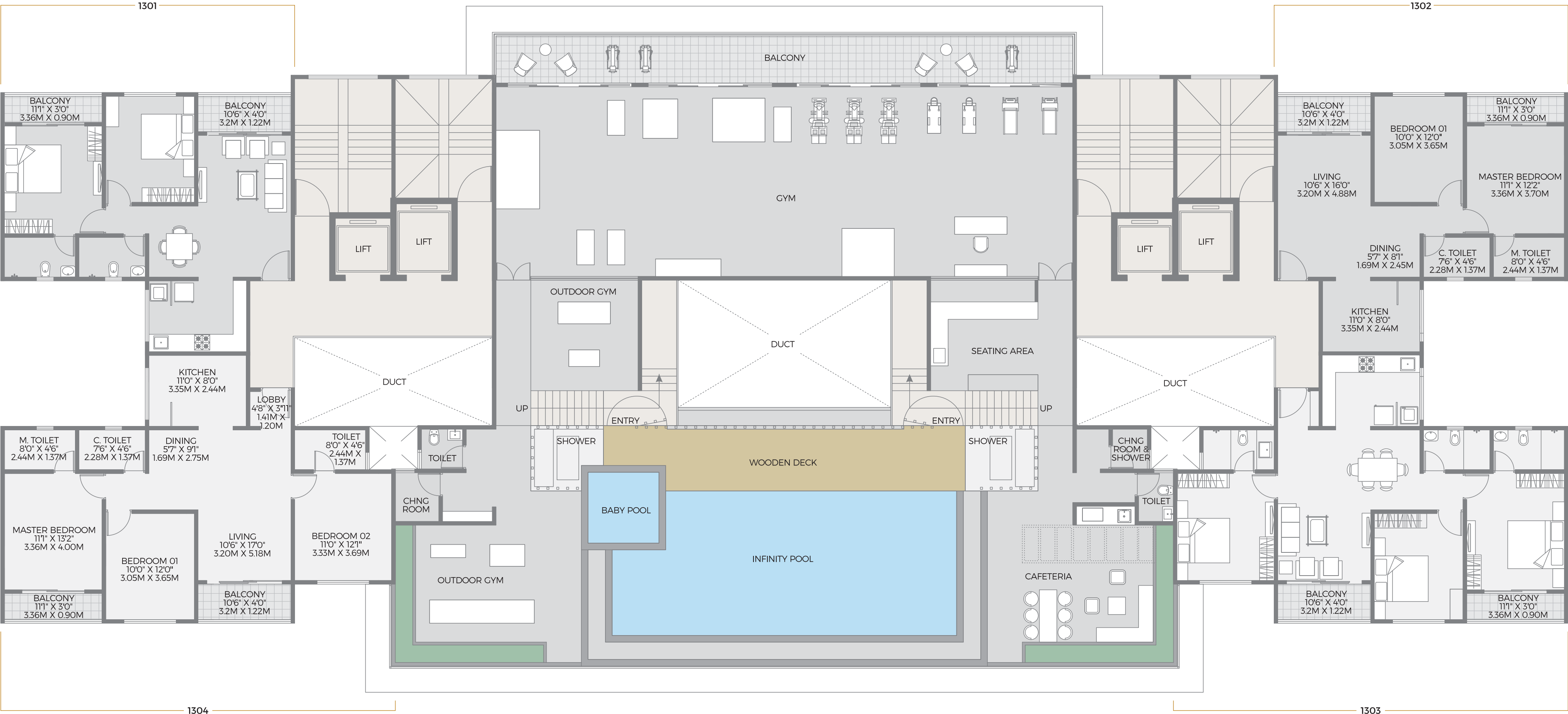
BUILDING D, E & F
First Floor Plans



MAHARERA No.: P52100031361
<https://maharera.mahaonline.gov.in>

AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TERRACE AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	101	63.17	679.96	6.93	74.59	24.16	260	94.26	1015
2 BHK	102	63.17	679.96	6.93	74.59	24.16	260	94.26	1015
3 BHK	103	84.78	912.57	6.93	74.59	28.66	308	120.37	1296
3 BHK	104	84.78	912.57	6.93	74.59	28.66	308	120.37	1296

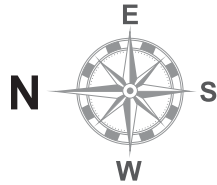


AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	1301	63.17	679.96	6.93	74.59	70.10	755
2 BHK	1302	63.17	679.96	6.93	74.59	70.10	755
3 BHK	1303	84.78	912.57	6.93	74.59	91.71	987
3 BHK	1304	84.78	912.57	6.93	74.59	91.71	987



MAHARERA No.: P52100031361
<https://maharera.mahaonline.gov.in>





AREA STATEMENT

TYPE	FLAT NO	RERA CARPET AREA		ENCL. BALCONY AREA		BALCONY AREA		TERRACE		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	101	63.17	679.96	0.00	0.00	6.93	74.59	17.16	185	87.26	939
2 BHK	102	63.17	679.96	0.00	0.00	6.93	74.59	17.16	185	87.26	939
3 BHK	103	81.81	880.60	2.97	31.97	6.93	74.59	4.07	44	95.78	1031
3 BHK	104	81.81	880.60	2.97	31.97	6.93	74.59	4.07	44	95.78	1031

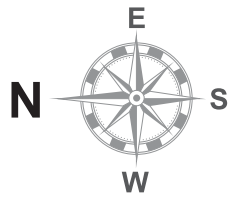
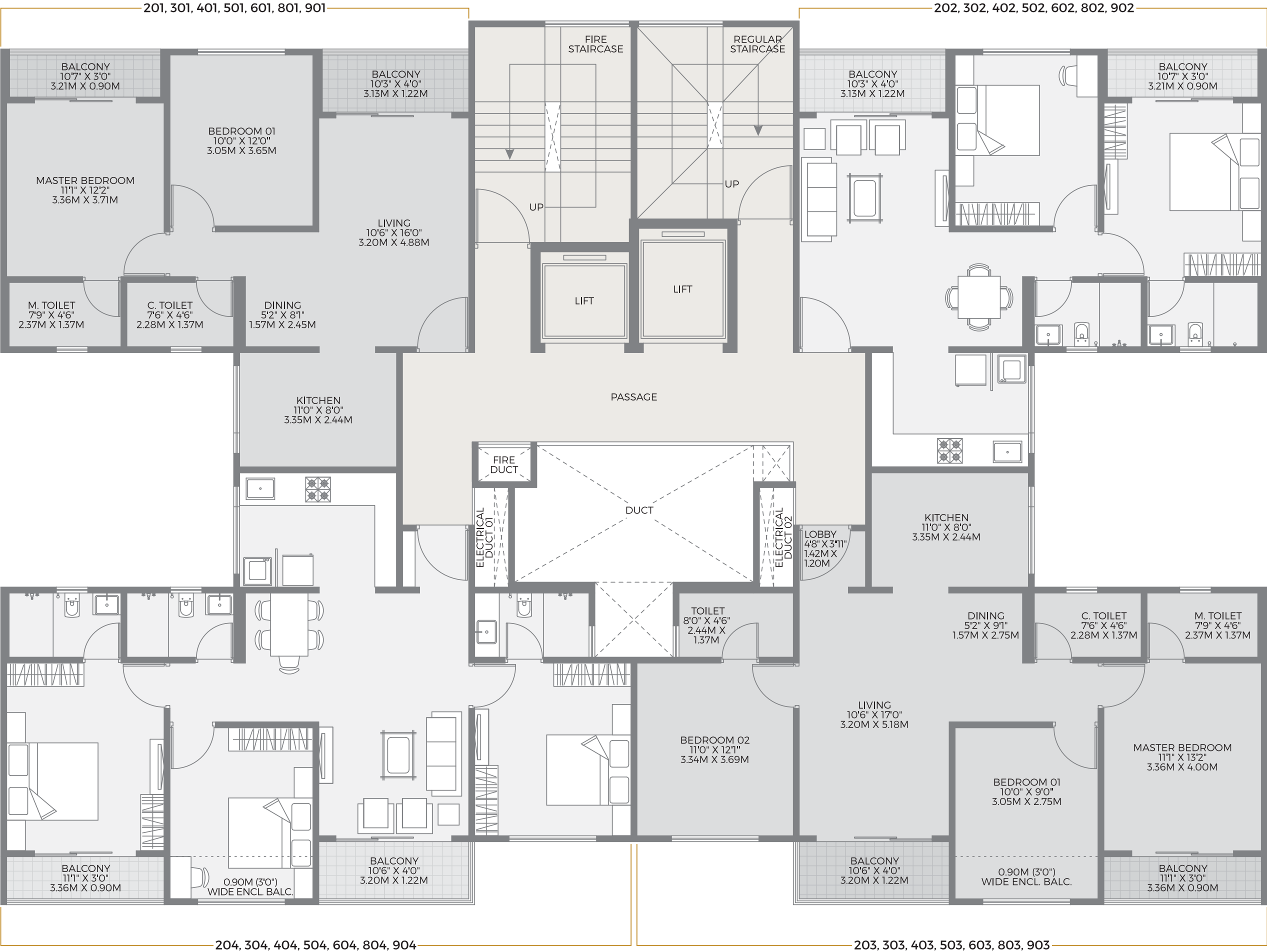
NOTE: Building proposed for 13 floors • The opening positions & C.P. sanitary placements might change as per structural requirements.



MAHARERA No.: P52100052901
<https://maharera.mahaonline.gov.in>



BUILDING H
First Floor Plan



AREA STATEMENT

TYPE	FLAT NO	RERA CARPET AREA		ENCL. BALCONY AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	201, 301, 401, 501, 601, 801, 901	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
2 BHK	202, 302, 402, 502, 602, 802, 902	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
3 BHK	203, 303, 403, 503, 603, 803, 903	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987
3 BHK	204, 304, 404, 504, 604, 804, 904	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987

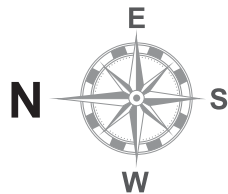
NOTE: Building proposed for 13 floors • The opening positions & C.P. sanitary placements might change as per structural requirements.



MAHARERA No.: P52100052901
<https://maharera.mahaonline.gov.in>



BUILDING H
Typical Floor Plan



AREA STATEMENT

TYPE	FLAT NO	RERA CARPET AREA		ENCL. BALCONY AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	701	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
2 BHK	702	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
3 BHK	703	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987
3 BHK	704	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987

NOTE: Building proposed for 13 floors • The opening positions & C.P. sanitary placements might change as per structural requirements.



MAHARERA No.: P52100052901
<https://maharera.mahaonline.gov.in>



BUILDING H
Refuge Floor Plan



AREA STATEMENT

TYPE	FLAT NO	RERA CARPET AREA		ENCL. BALCONY AREA		BALCONY AREA		TERRACE		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	101	63.17	679.96	0.00	0.00	6.93	74.59	17.16	185	87.26	939
2 BHK	102	63.17	679.96	0.00	0.00	6.93	74.59	17.16	185	87.26	939
3 BHK	103	81.81	880.60	2.97	31.97	6.93	74.59	4.07	44	95.78	1031
3 BHK	104	81.81	880.60	2.97	31.97	6.93	74.59	4.07	44	95.78	1031

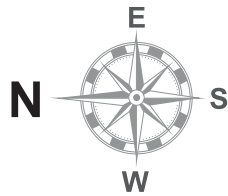
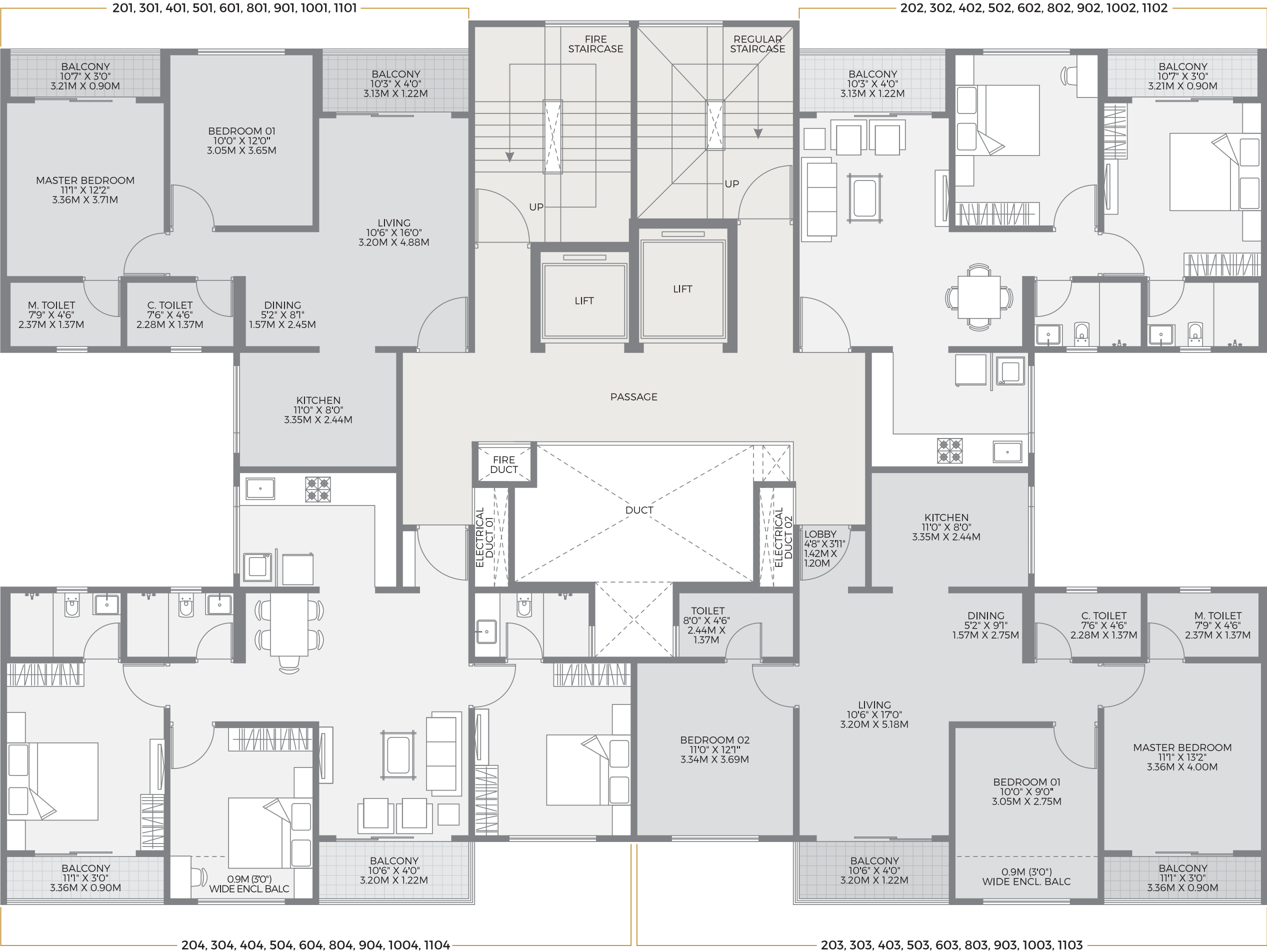
NOTE: Building proposed for 13 floors • The opening positions & C.P. sanitary placements might change as per structural requirements.



MAHARERA No.: P52100052901
<https://maharera.mahaonline.gov.in>



BUILDING I
First Floor Plan



AREA STATEMENT

TYPE	FLAT NO	RERA CARPET AREA		ENCL. BALCONY AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	201, 301, 401, 501, 601, 801, 901, 1001, 1101	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
2 BHK	202, 302, 402, 502, 602, 802, 902, 1002, 1102	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
3 BHK	203, 303, 403, 503, 603, 803, 903, 1003, 1103	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987
3 BHK	204, 304, 404, 504, 604, 804, 904, 1004, 1104	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987

NOTE: Building proposed for 13 floors • The opening positions & C.P. sanitary placements might change as per structural requirements.



MAHARERA No.: P52100052901
<https://maharera.mahaonline.gov.in>



BUILDING I
Typical Floor Plan



AREA STATEMENT

TYPE	FLAT NO	RERA CARPET AREA		ENCL. BALCONY AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	701, 1201	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
2 BHK	702, 1202	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
3 BHK	703, 1203	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987
3 BHK	704, 1204	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987

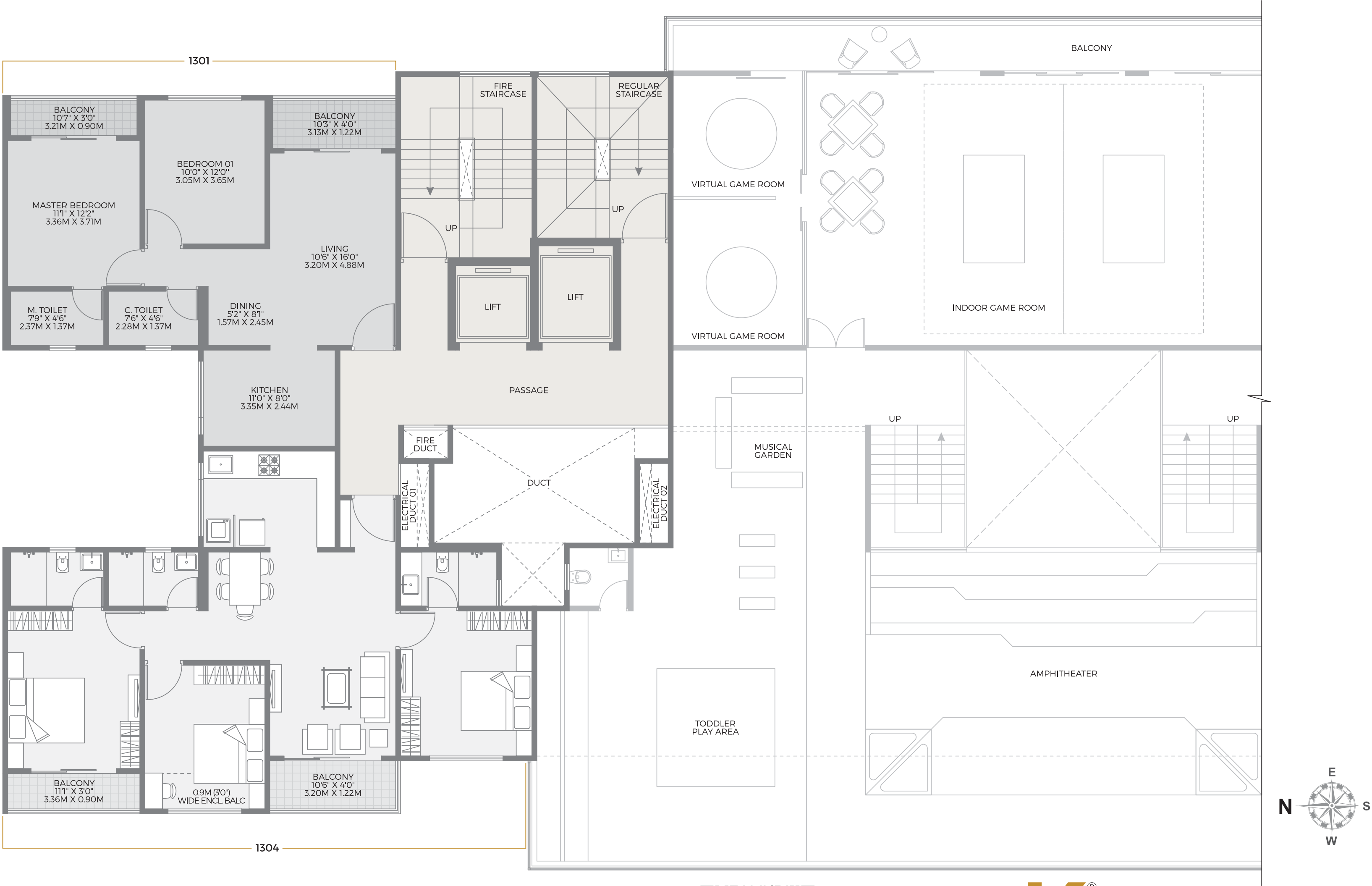
NOTE: Building proposed for 13 floors • The opening positions & C.P. sanitary placements might change as per structural requirements.



MAHARERA No.: P52100052901
https://maharera.mahaonline.gov.in



BUILDING I
Refuge Floor Plan



AREA STATEMENT

TYPE	FLAT NO	RERA CARPET AREA		ENCL. BALCONY AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	1301	63.17	679.96	0.00	0.00	6.93	74.59	70.10	755
3 BHK	1304	81.81	880.60	2.97	31.97	6.93	74.59	91.71	987

NOTE: Building proposed for 13 floors • The opening positions & C.P. sanitary placements might change as per structural requirements.



MAHARERA No.: P52100052901
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BUILDING I
13th Floor Plan

TAYAL

BUILT TO DIFFER

CREDITS

DESIGNING ARCHITECT
SPACE CRAFT ASSOCIATES

LIASONING ARCHITECT
AR. HIRAK SHAH

MEP CONSULTANT
SKYLINE CONSULTANTS

RCC CONSULTANT
SUBHASH TAYAL

LEGAL ADVISOR
ADV. SANJAY AGARWAL

3D & MEDIA CONSULTANT
SQUARE ONE

SITE ADDRESS

Sr. No. 37/3A, Near Renuka Mata Mandir, Keshavnagar, Mundhwa, Pune - 411036

CORPORATE ADDRESS

Fourth Floor, C- 401 A, City Bay, Boat Club Road, Pune - 411001

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MahaRERA No.
P52100031361

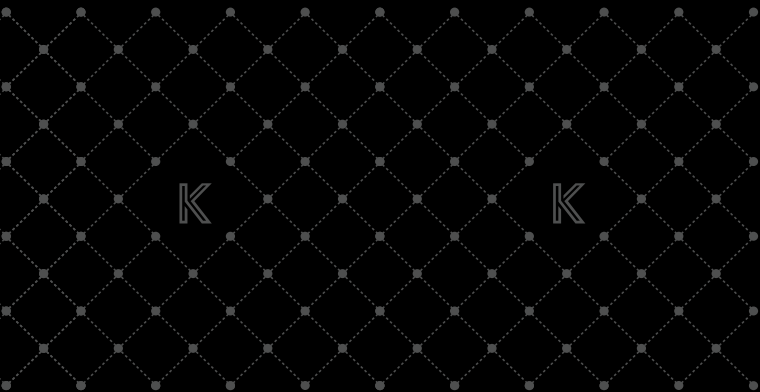


MahaRERA No.
P52100052901



MahaRERA No.
P52100026909

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BETTER HOMES

