







Nivriti - meaning 'Eternal Bliss' is an elegant residential complex that lives up to its name. The 15th reality venture of the Kushal Group, this project is crafted to perfection, enabling a lifestyle of sheer comfort and joy.

From the pristine location to its architectural design and contemporary amenities, Kushal Nivriti is designed keeping you in mind. These 2 BHK and 3 BHK apartments unplug the noise of everyday life, and let your family unwind. A residency connected to the hub of activity in Pune, is yet dripping with solace. Kushal Nivriti is customized for you – the patron – suited to your needs and aspirations. Surround yourself with a sense of serenity.



Amenities

Active Oxygen Swimming Pool

Whether it's a health regime, a keen interest in sports or just your way to beat the heat, this cool swimming pool in the premises of Kushal Nivriti is all welcoming and ideal – for you, for your family and even for a party!

The Active Oxygen ensures naturally clear water in your swimming pool that is noticeably gentle for skin and hair. Based on a combination of two active components the technology enhances and also aggravates the process of disinfection and algae prevention, giving the entire pool a foam-free facade.

Location

A scenic locality, Kondhwa is where Kushal Nivriti is ideally located. It gives you the picturesque view in the backdrop and dissolves the commotion of the town. Besides, it is well connected to other parts of Pune.

One of the places that has recently witnessed a high rate of residential development, Kondhwa is mushrooming into a suburb by itself. It also has easy access to utilities like petrol stations, eating joints and shopping malls. The travel options are many and so are the opportunities for further development. For those looking at spending a considerable time living here, Kondhwa makes for a very good location. Kushal Nivriti is in itself an exclusive enclave that is in sync with the hustle bustle of the town as well as a place of calmness.



State Of The Art Gym

Kushal Nivriti's well equipped gym is all set to keep you in good shape. One visit to this place each day would ensure a healthier and a happier being. The thoughtfully designed structure; overlooking the landscape garden with its large end-to-end window panes, makes a routine workout a delightful experience. The latest range of equipments and the swanky ambience to match makes for the perfect place to sweat it out.





Landscape Garden

A lush green patch of manicured gardens beautifully nestled at the hub of the complex is rare in today's rapid pace of development. Take a barefoot walk on the Acupressure Path, participate in a cultural activity at the Amphitheater and relish a quick gossip session around the pretty Water Screen.

The lawns at Kushal Nivriti give you an ideal excuse to host a week end party, while the kids can amuse themselves at the Net Game point. A small curve across the party lawn is an undisturbed area specially assigned for the Senior Citizens to dissolve into their nostalgic memories.





Community / Banquet Hall

A spacious, well done hall within the clubhouse is an advantage to accommodate various gatherings. A memorable birthday party or a society event, this is a perfect avenue. Catch up with the latest bollywood flick at the mini theatre with friends & family or treat the kids with an educational wild life documentary experience.

Club House

Facilities galore at Kushal Nivriti include a modern day club house. A quite board game, a hand at cards or just reading the choicest collection of books from the in-house Library, this means a wide range of options to kill the sunny afternoons or survive the rainy glooms, all at your own convenience.





Children's Play Area

Academics and other activities may take up most of your child's time, but a play area is essential too.

A unique Tree House along with the customized Obstacle Challenger games, gives the children the desired physical and mental sharpening skills. At Kushal Nivriti, the play area provides ample open space for the children to take a break, spend their vacation hours at, and simply enjoy themselves!

Help Desk

Now assistance for any odd job is just a call away. The Help Desk steward is essentially provided to facilitate all types of emergencies whether technical or otherwise. Be it a plumbing, electrical or even a telephone break down, the Help Desk would be most pleased to offer its service. This facility would also prove helpful as a local guide and an extra helping hand in case of last minute emergencies.



Safety & Security

Kushal Nivriti understands the importance of safety & security of you and your loved ones. Round the clock features like Video Door Phone and the secured two way Intercom Systems provide optimum security measures. An easily accessible Panic Button has been installed in each apartment to act as an emergency signal to call for immediate assistance.

- 1. Entry / Exit
- 2. Nivriti water screer
- 3. Amphitheater
- 4. Party lawn
- 5. Senior citizen sitting
- 6. Gymnasium, yoga, meditation center
- 7. Net games court
- Q Acuproceuro path

- 9. Grass pavers
- 10. Club nouse, community na
 - & mini theater
- 11. Swimming pool
- 12. Kid's pool
- 13. Party deck area
- 14. Parking = Podium + Stilt
- 15. Children's play area with tree house





Utility Specifications



Utility Area

Washing area with water line and drain Anti skid ceramic tiles for flooring Ceramic tile dado up to 3ft. height Inlet-outlet provision for washing machine

Electricals

Concealed fire resistant high quality copper wiring Ample light points with 'Roma' or equivalent modular switches Telephone point in living room and master bedroom Provision of exhaust fan in Kitchen and toilets AC point in master bedroom Earth leakage circuit breaker TV point in living room

Internal Finish & Paint

Internal walls finished with smooth coating of gypsum or equivalent smooth finish Apex paint for external walls Oil bound distemper painting for internal walls

Toilets

Designer Ceramic tile dado up to full height Quality ceramic wash basins Pastel color / white sanitary ware Excellent quality 'CP' fittings Hot and cold mixer with overhead shower Concealed plumbing with insulation for hot water lines Cockroach preventive trap Green Marble stone fascia for door openings

Kitchen

'L' shaped kitchen platform with black granite top S.S. kitchen single bowl sink Ceramic tile dado up to 2 ft. height above kitchen platform

Doors And Windows

Decorative laminated main door

Internal laminated flush doors with full size laminated frames Life time anti-termite, water proof bathroom doors Premium quality brass fixtures and fittings Well designed 'MS' safety grill Powder coated aluminum louvered ventilators for toilets Powder coated aluminum glazed windows with mosquito net Powder coated aluminum sliding doors for terrace



Flooring

Flooring 2x2 vitrified tiles flooring Anti - skid ceramic tiles for toilets Decorative ceramic tiles for terraces

Provision for fixing of water purifier



Amenities

Centralized LPG through pipe line supply

Intercom system with separate telephones

for each flat connected with security cabin

Panic alarm system

Video door phones for each flat

Ultra modern multi-purpose club house

/ community Hall with Mini Theatre room

Gym, Yoga & Meditation centre

Indoor games

Library

Swimming pool & kids fun pool

Pool side party deck & party lawn

Garden with water body

Acupressure path

Amphitheatre

Senior citizen sitting

Hop-scotch

Children's play area with Tree House

Vermi-culture Beans

Sewage water treatment plant

Garbage chute

Rain water harvesting

Fire Fighting System

Drip and sprinkler irrigation system

Covered car parking

2 hi-speed lifts for each building

Seismic resistant design

Concrete / paved internal roads

Designer name plates & letter box for each flat

Elegant designer gate with 24x7 security

Electrical backup for common areas & lifts



3bhk layout

WING - B FLOOR PLANS

1st,3rd,5th,7th,9th,11th Floor Plan



2bhk layout



WING - B FLOOR PLANS

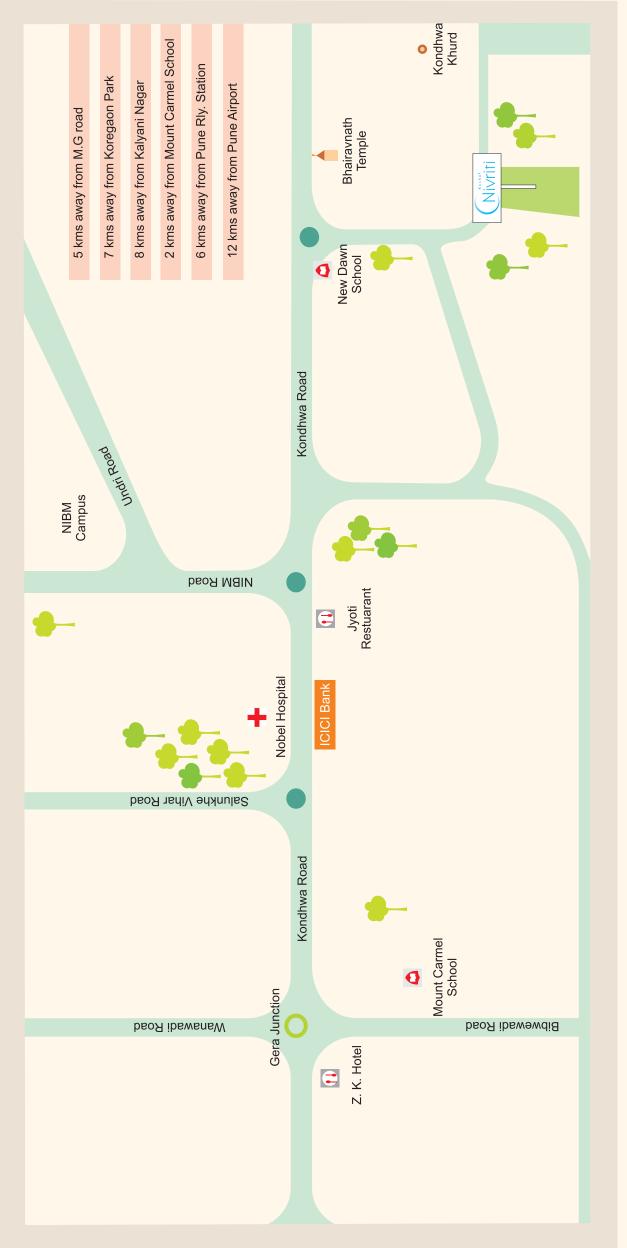
2nd,4th,6th,10th Floor Plan

WING - B FLOOR PLAN

8th Floor Plan









Site Address: Kushal Nivriti, S. No.: 61 / 4 / 1, Kondhwa Road, Near Jyoti Restuarant, Pune 411 048

Kushal Landmarks

Conceived by our beloved founder late *Shri Bhimrajji Chhajed*; the Chhajed Group is an augmentation of the Kushal Group of Industries. The humble journey of the conglomerate started with the trading and manufacturing of non-ferrous metals; way back in 1980. The group further diversified into verticals like design, development & exports of electromechanical components, soon graduating to construction & real estate. The Group has come a long way from its first project Indraprastha (1989). Over the last decade the Kushal Group has earned itself a commendable reputation in the industry. This has been achieved by its presence through various associate firms, joint ventures and partners. But most of all through dedication towards work, values and its focus on customer satisfaction.

Today the Group's reality projects are spread across 3 million sq. ft. and this is only the beginning. With over 15 construction projects – some completed and others underway – Kushal Landmarks is dotting Pune with its expertise in the field of real estate development.

The Kushal Group stands on the strength of its core values. While transparency is seen on all fronts of its operations, it incorporates innovation and technological up-gradation throughout all its processes. Timely delivery, quality construction and fostering trust are some of the virtues that drive Kushal Landmarks to newer accomplishments, in the long run.

The Group sees a bright future of creating landmarks in the years to come.



From The Director's Desk

We, at Kushal Landmarks, proudly invite you to be a part of Kushal Nivriti, our latest residential venture. Kushal Nivriti is now ready to welcome its prospective occupants, and you are among them!

Kushal Nivriti seeks to bestow pride and prestige in the heart of its occupants. These two 11 storey towers are located at Kondhwa in Pune, a scenic area that is mushrooming into a suburb itself. Given that this is a rapidly developing locality, it enables connectivity to the town as well as offers the quietude of being slightly away from it. These residences offer many travel options for commuting to nearby and far places, making them not only comfortable, but also convenient. Besides access to utilities like petrol stations, eating joints and shopping malls, Kushal Nivriti hosts a plethora of exclusive modern amenities too!

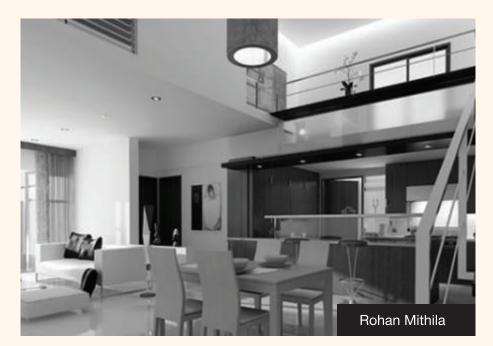
As a Group that firmly believes in quality construction, innovation and timely delivery, we aspire to make every project of ours as exquisite as our customers. And Kushal Nivriti (a project by Kushal Namo Developers) is all set to live up to the same! Visit us at the site and make the most of this opportunity of buying a piece of Kushal Nivriti, and settle into a lifestyle of eternal bliss!















Registered Office:

Address: 427/2, Pune Small Scale Industrial Estate, Gultekdi, Pune – 411 037

Ph.: +91 20 2426 3233 | +91 20 2426 3234 | +91 20 2426 3235

E-mail: sales@kushallandmarks.com

Website: www.kushallandmarks.com

Site Address:

Kushal Nivriti, S. No.: 61 / 4 / 1, Kondhwa Road,

Near Jyoti Restaurant, Pune 411 048

Ph.: + 91 20 6400 4210

E-mail: sales@kushallandmarks.com

Disclaimer

* All the contents of this brochure are for the sole purpose of visual indicative reference only and do not resemble the actuals. Kushal Landmarks Pvt. Ltd. or any of its sister concerns or subsidiaries, reserve the right to change / omit / modify any or all of the mentioned specifications.

