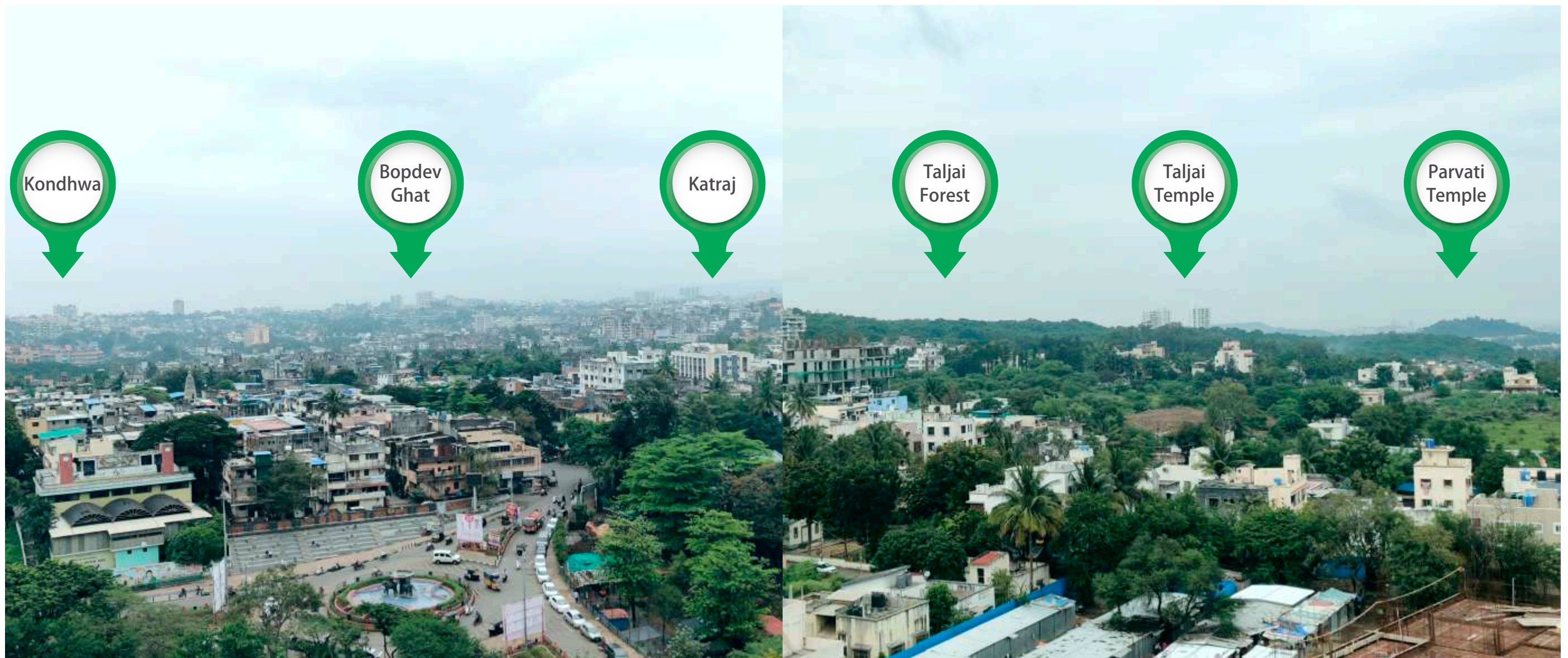


#BetterInsideOut



2, 3, 3.5 & 4 BHK ELEVATED HOMES

Breezy feel inside.  
Breathtaking views outside.



Actual photographs captured from 8<sup>th</sup> floor of 4 Taljai Hills

## ESCAPE INTO THE CITYSCAPES!

The city-side view from 4 Taljai Hills, feels quite stunning.

While you are enjoying your blissful living at 4 Taljai Hills, you get to do that from either sides of this heavenly project. On this side, you are bound to find your escape from the mundane with a stunning view of the cityscape.

## HERE, YOU'LL BE HEAD OVER HILLS!

The hill-side view of nature from this side of 4 Taljai Hills, seems quite magical.

With the view of the pulsating city life on one side, the other side offers you a breathtaking view of nature and its verdant landscapes. So, whichever side you choose to live, you will certainly feel spellbound, to say the least.



AT THE EPICENTER OF EVERYTHING COMFORTABLE & CONVENIENT!



CLOSE  
TO

Swargate-Katraj  
Proposed Metro  
Mumbai-Bengaluru  
Highway

5  
MIN

Swargate  
Bibvewadi  
Market Yard  
Salisbury Park  
Sahakar Nagar  
Katraj

10  
MIN

Bajirao Road  
Sarasbaug  
Tikak Road  
Timber Market  
Sinhgad Road

15  
MIN

Deccan  
Laxmi Road



TALJAI  
FOREST AREA

TALJAI  
TEMPLE



D-MART

RANKA  
JEWELERS

PADMAVATI  
CHOWK

TEEN HATTI  
CHOWK

DHANKAWADI

BHARATI  
VIDYAPEETH  
CAMPUS

KATRAJ  
POST OFFICE

KATRAJ  
CHWOK

K K MARKET

BIBWEWADI

KATRAJ  
LAKE

RAJIV GANDHI  
PARK & WILDLIFE

KATRAJ

LAKE TOWN

SHREE PARSHVA  
NAGAR

SWAYAMBHU HILLS

GAGAN ENCLAVE

GAGAN GALAXY

GANGA DHAM

GAGAN VIHAR

NAVALE  
HOSPITAL

OLD MUMBAI - BANGALORE HIGHWAY

OLD MUMBAI - BANGALORE HIGHWAY

Map not to scale.





## MAJOR HOTSPOTS NEARBY

### EDUCATION:

- Bharati Vidyapeeth College
- Bharati Vidyapeeth English Medium High School
- Pune Cambridge Public School & Junior College
- Aaryans World School
- AES Lotus English Medium School
- Chate Public School & Jr College
- Sarhad Public School
- Mukangan English School
- Kataria High School
- Crescent High School
- Vishwakarma Vidyalaya
- VIT Engineering College
- Rosary School
- EuroKids Preschool
- City International School
- Tree House Pre Primary school
- Bharati Vidyapeeth English Medium High School
- Kidzee Pre School

### TEMPLES:

- Taljai Mata Temple
- ISKCON Temple
- Aagam Mandir
- Shankar Maharaj Math
- Shatrunjai Jain Temple

### SHOPPING:

- KK Market
- D-Mart
- Market Yard Vegetable & Groceries Market
- Katraj Farmers Market

### ENTERTAINMENT:

- Taljai Hills & Forest
- Rajiv Gandhi Park & Zoo
- Katraj Lake
- City Pride Theatre
- Laxminarayan Talkies

### HOSPITALS:

- Bharati Vidyapeeth Hospital
- Bharati Hospital • Suyog Hospital
- Rao Nursing Home
- Lalwani Mother & Child Hospital
- Chintamani Hospital • Sahyadri Hospital





The images used are an artistic impression of possible appearance.

## PROJECT HIGHLIGHTS

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- Built on a hill, so enjoys height advantage over others
- Serenely poised with uninterrupted views
- Vastu compliant homes because of the east-west facing layout
- No construction in and around the corner giving it a fruitful advantage
- Close to Taljai Hills – Cool breeze throughout the day





The images used are an artistic impression of possible appearance.



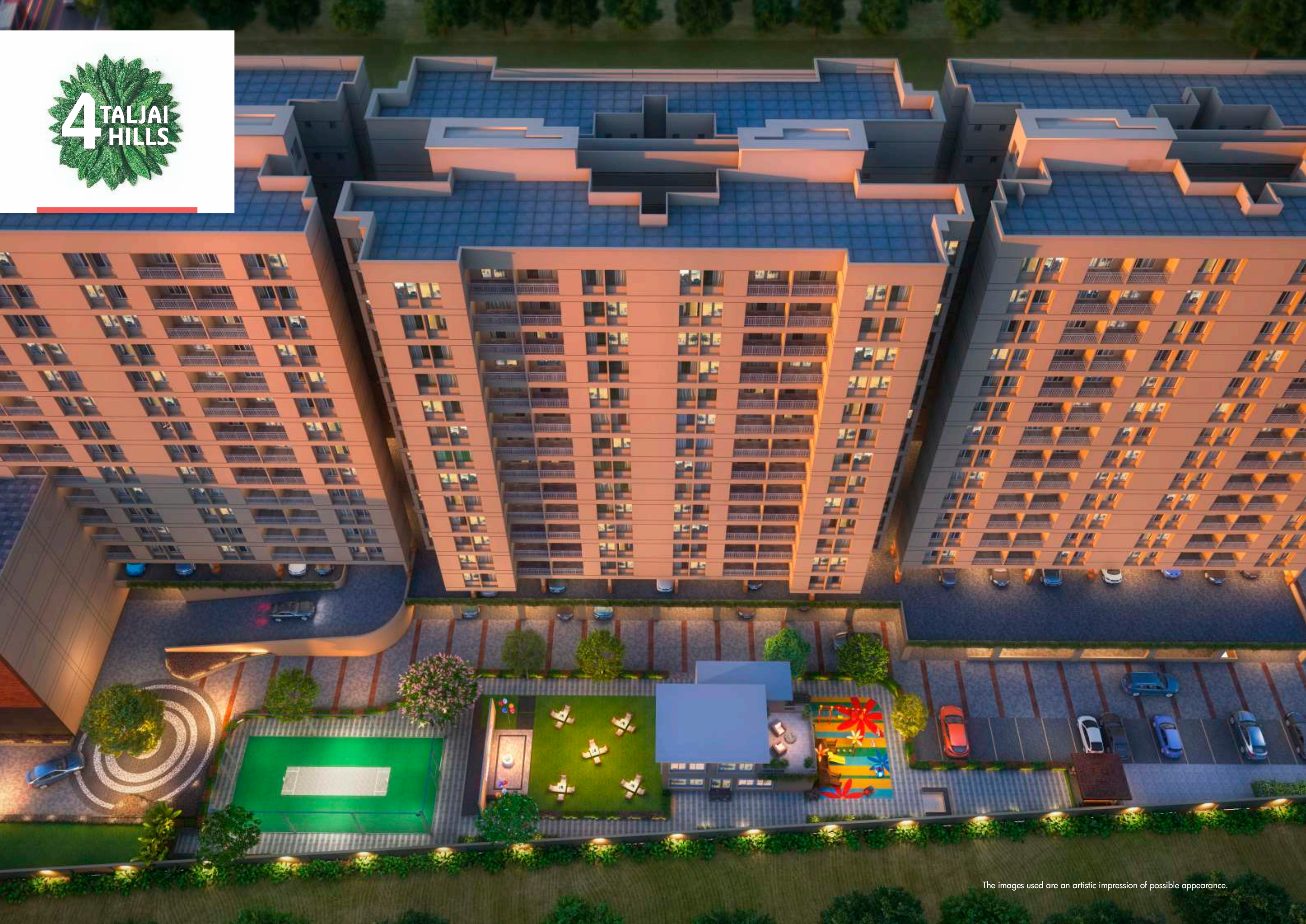


The images used are an artistic impression of possible appearance.









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The images used are an artistic impression of possible appearance.





PEACEFUL INSIDE.  
EXCITING OUTSIDE.  
#BetterInsideOut



JOGGING TRACK  
ENERGIZING YOUR BREATH



KIDS' PLAY AREA WITH  
RUBBERIZED FLOORING



SCORING BIG AT THE  
MULTIPURPOSE PLAY COURT



INFINITE BLESSINGS  
AT THE TEMPLE



CELEBRATING AT THE  
PARTY LAWN



EVENING GOSSIPS AT  
AMPHI STEPS



WALKING ON YOUR  
OWN PATHWAY



# GROWING STRONG TOGETHER

## GROUP STATISTICS

**7500+**

Homes Delivered

**70 Lakh+**

Sq.ft Developed

**20+**

Projects Completed

**25+**

Years Of Experience

## COMPLETED PROJECTS BY KANCHAN:

### KANCHAN VRUNDAVAN

Uruli Kanchan  
Residential & Commercial

### AUDI ARCADE

Bibwewadi  
Residential & Commercial

### GAGAN GALAXY

Market Yard  
Residential & Commercial

### GAGAN ENCLAVE

Market Yard  
Residential & Commercial

### KANCHAN COMFORTZ

Yewlewadi  
Residential

### GAGAN GARIMA

Bopodi  
Residential & Commercial

### LAKE TOWN

Bibwewadi  
Residential

### KANCHAN ONYX

Pisoli  
Residential & Commercial

### KANCHAN COMFORTZ

Sangamner  
Residential

### SWAYAMBHU HILLS

Market Yard  
Residential

### SHREE PARSHVA NAGAR

Kondhwa Bk.  
Residential

### KANCHAN SUNRATNA

Kondhwa  
Residential

## WORDS OF OUR HAPPY CUSTOMERS

"I bought a home for investment at Swayambhu because I think it will garner me great a fruit of success because of its prime location at Market Yard"

Sachin Rane, Jeweller

"Kanchan Developers has a great range of homes that fit my budget and I was lucky to find a home at Lake Town that matched all my requirements."

Prashant Shinde, IT Employee

"The representatives of Kanchan Developers were so intelligent, they explained me the whole project and the location when I was at Shree Parshva Nagar and why their homes were such a hit, I immediately booked a home."

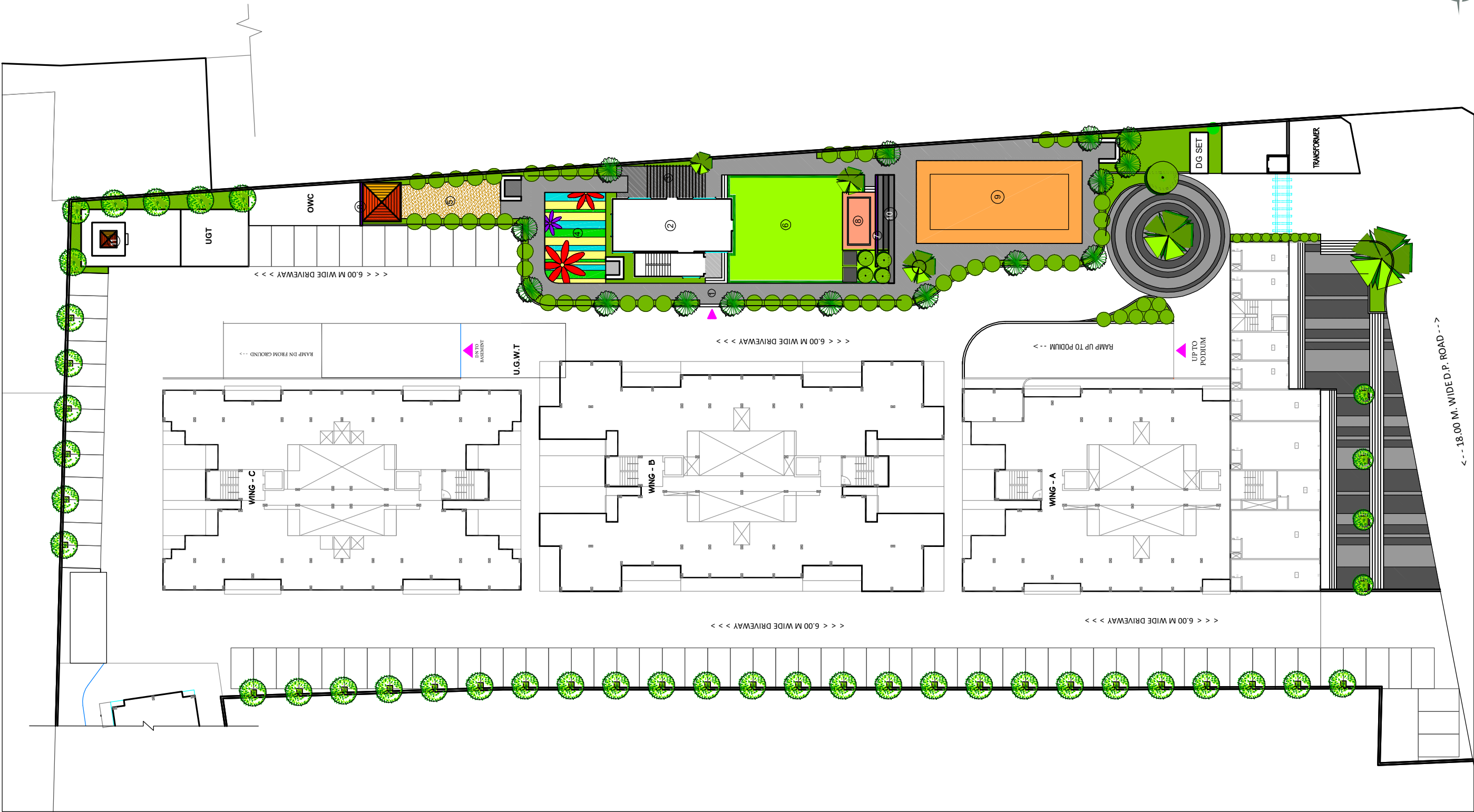
Girish Jadhav, School Teacher

"I am proud to own a home at River Residency. The project is in the most prominent location at Moshi and I am enjoying my retired life here."

Satish Ahirrao, Retd. Banker



LAYOUT



1 PATHWAY

2 CLUB HOUSE

3 BUFFET AREA

4 CHILDREN'S PLAY AREA

5 RUBBERISED FLOORING PLAY AREA

6 PARTY LAWN

7 FEATURE WALL

8 STAGE

9 MULTIPURPOSE PLAY COURT

10 AMPHI STEPS

11 MANDIR





## Combine Flat 1 + 2, 3 + 4 & 5 + 6

(For representation purpose only) Not a standard offering.







## WING - C : 3rd To 6th & 8th, 9th, 10th & 12th, 13th Floor Plan | Combine Flat 1 + 2, 3 + 4 & 5 + 6



FLAT NO.	TYPE	CARPET AREA	OPEN BALC.	TOTAL CARPET	TOTAL CARPET
		Sq.m	Sq.m	Sq.m	Sq.ft
301,401,501,601,801,901,1001,1201,1301 302,402,502,602,802,902,1002,1202,1302 303,403,503,603,803,903,1003,1203,1303 304,404,504,604,804,904,1004,1204,1304 305,405,505,605,805,905,1005,1205,1305 306,406,506,606,806,906,1006,1206,1306 307,407,507,607,807,907,1007,1207,1307 308,408,508,608,808,908,1008,1208,1308	2 BHK	61.49	8.45	69.94	753.00







### WING - C : Second Floor Plan (Mhada)

FLAT NO.	TYPE	CARPET AREA	OPEN BALC.	TOTAL CARPET	TOTAL CARPET
		Sq.m	Sq.m	Sq.m	Sq.ft
201, 202 203, 204, 205, 206, 207, 208	2 BHK	55.14	8.45	63.59	684.00







### WING - C : 7th & 11th Refuge Floor Plan

FLAT NO.	TYPE	CARPET AREA	OPEN BALC.	TOTAL CARPET	TOTAL CARPET
		Sq.m	Sq.m	Sq.m	Sq.ft
701,1101, 702,1102, 703,1103, 704,1104, 705,1105, 706,1106 708,1108	2 BHK	61.49	8.45	69.94	753.00
707,1107	1 RK	23.02	3.35	26.37	284.00





3.5 BHK UNIT PLAN



Disclaimer : The show flat is intending to portray a visual impression of the unit and cannot be regarded as the final representation of facts. Flooring, bathroom tiles & fittings, kitchen tiles & fittings, and moveable items in the flat such as air conditioners, wardrobes, refrigerators, lights, fans, etc. are installed to create the visual impression of the flat and are not the actual offering.





FLAT NO.	TYPE	CARPET AREA	OPEN BALC.	TOTAL CARPET	TOTAL CARPET
		Sq.m	Sq.m	Sq.m	Sq.ft
101,201,301,401,501,601,801,901,1001,1201,1301 108,208,308,408,508,608,808,908,1008,1208,1308	3 BHK	87.59	9.26	96.85	1042.00
102,202,302,402,502,602,802,902,1002,1202,1302 103,203,303,403,503,603,803,903,1003,1203,1303 106,206,306,406,506,606,806,906,1006,1206,1306 107,207,307,407,507,607,807,907,1007,1207,1307	2 BHK	61.30	8.45	69.75	751.00
104,204,304,404,504,604,804,904,1004,1204,1304 105,205,305,405,505,605,805,905,1005,1205,1305	3 BHK	87.59	9.26	96.85	1042.00







## WING - B : 7th & 11th Refuge Floor Plan

FLAT NO.	TYPE	CARPET AREA	OPEN BALC.	TOTAL CARPET	TOTAL CARPET
		Sq.m	Sq.m	Sq.m	Sq.ft
701,1101, 704,1104, 705,1105, 708,1108	3 BHK	87.59	9.26	96.85	1042.00
702,1102, 703,1103 707,1107	2 BHK	61.30	8.45	69.75	751.00
706,1106	1 RK	26.61	5.09	31.70	341.00





# 3 BHK UNIT PLAN







## WING - A : 6th & 8th, 9th, 10th, 12th & 13th Floor

FLAT NO.	TYPE	CARPET AREA	OPEN BALC.	TOTAL CARPET	TOTAL CARPET
		Sq.m	Sq.m	Sq.m	Sq.ft
601,801,901,1001,1201,1301, 602,802,902,1002,1202,1302, 603,803,903,1003,1203,1303, 606,806,906,1006,1206,1306, 607,807,907,1007,1207,1307, 608,808,908,1008,1208,1308	2 BHK	61.49	8.45	69.94	753.00
604,804,904,1004,1204,1304, 605,805,905,1005,1205,1305	2 BHK	61.04	8.32	69.36	747.00







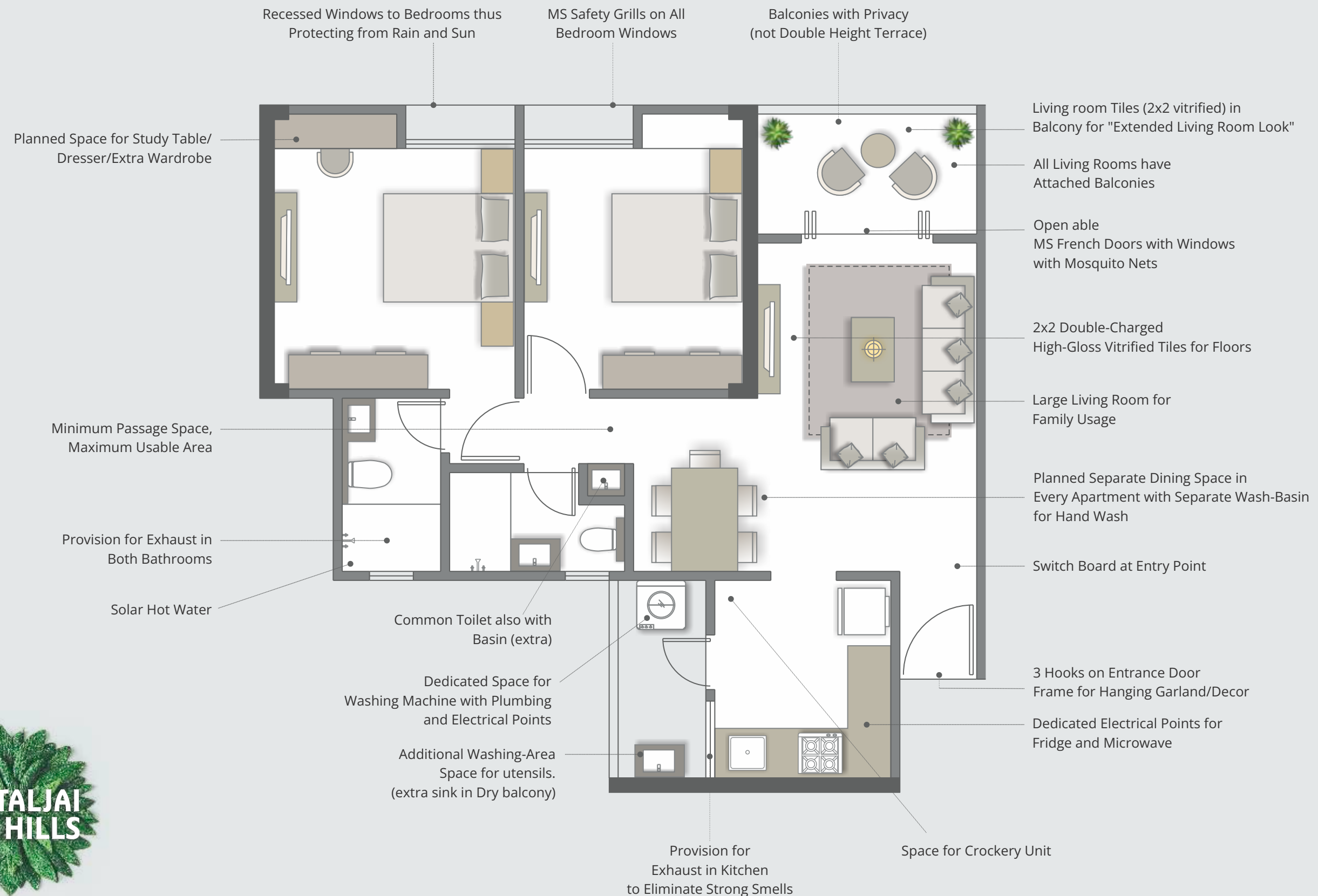
## WING - A : 7th & 11th Refuge Floor Plan

FLAT NO.	TYPE	CARPET AREA	OPEN BALC.	TOTAL CARPET	TOTAL CARPET
		Sq.m	Sq.m	Sq.m	Sq.ft
701,1101, 702,1102, 703,1103, 706,1106, 708,1108	2 BHK	61.49	8.45	69.94	753.00
704,1104, 705,1105	2 BHK	61.04	8.32	69.36	747.00
707,1107	1 RK	26.61	5.09	31.70	341.00





# 2 BHK UNIT PLAN





# *we are family.*

**kanchan**  
*we are family.*



**GILT**

**LEGATO**  
SPACES

IN ASSOCIATION WITH  
**JANGLE FAMILY**



4 Taljai Hills : P521000027103, 4 Taljai Hills Phase 3: P52100045507 | maharera.mahaonline.gov.in

Shri Taljai Mata Associates LLP: 3 Business Embassy, 1205/3/3, Shivajinagar, Off J M Road, Pune 411004 | Call: 020 25531189/90

Site Office: Shri Taljai Mata Associates LLP., Survey No. 4, Dhankawadi, Teen Hatti Chowk, Pune 411043

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