

ROYAL  
**KPI**  
**STELLAR**  
**POLE STAR OF NIBM**

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[www.kanifnathreality.com](http://www.kanifnathreality.com)

# LIVE IN THE SUNSHINE

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**NIBM** Realm is the heart & soul of millions, their lives revolving around this sprawling southern suburb of Pune. In an area where the city is vying for space, stands tall a new ray of light, a new life surrounded by your life, where people choose to walk through life instead of driving.

Welcome to a brighter look at life.

Welcome to **ROYAL KP STELLAR.**







# BE THE CENTER OF ATTRACTION

Located in the heart of southern Pune. Pole star of **NIBM, ROYAL KP STELLAR** offers you easy connectivity to the rest of Pune. With a choice of 2, 3 and 4 BHK Apartments, Shops & offices.  
**ROYAL KP STELLAR** has something to suit everyone's taste.



# SITE MAP

- 1 24 Mts wide road
- 2 Well planned Pedestrian zone
- 3 Main entrance\exit gate
- 4 Commercial wing
- 5 Podium Parking Ramp
- 6 Garden & children's play area
- 7 Swimming Pool
- 8 Club house / Gym / Indoor games
- 9 Children's play area
- 10 Solar for Hot Water





# TOP TERRACE AMENITIES

- 1 Walking Track
- 2 Gazebo
- 3 Pergola
- 4 Elderly Seating Area
- 5 Readers bay
- 6 Stargaze
- 7 Yoga Zone
- 8 Informal Seating
- 9 Multipurpose Space
- 10 Party Lawn

Artistic Impression\*







# EVERYTHING YOU WISH FOR

After a long day at work, you'll always come home to the good life at **ROYAL KP STELLAR**. With best in class amenities ranging from a swimming pool, gym with well-equipped club house & state of the art facilities on the terrace that please, surprise & delight anyone. you can always choose between fitness, fun or simple relaxation.



- Swimming
- Gym
- Yoga Zone
- Children Play Area
- Elderly Seating Area
- Indoor Games
- Walking Track
- Reading Zone
- Multi-Purpose Hall
- Stargaze



# Unrivalled In Grandeur

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An outdoor paradise with swimming pool, club house, landscaped garden, children's play area, terrace garden.

**ROYAL KP STELLAR** is a world of all winsome things.





# Landscaped Garden Outdoor Children's Play Area

Smell the fresh flowers and feel Nature's embrace among the variety of foliage in the Landscaped Garden. Give childhood a chance A healthy and eventful childhood can't flourish in the confinement of the living room. At the outdoor children's play area your little ones will surely enjoy themselves and create magical memories.





# Gymnasium: Shape it up !

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Pulsating beats, happy hormones at play and muscles galore; the gym at **ROYAL KP STELLAR** is your go-to place for that adrenaline rush. Packed with modern equipment, the gym also comes with a lovely view of the swimming pool & garden.







Artistic Impression\*

## Indoor Games

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There are more reasons to fall in love with your home. A wide range of indoor games such as chess and carrom etc. are there to make your afternoons exciting. Boredom is not a part of the **ROYAL KP STELLAR** dictionary.





## A ULTRA-MODERN MARVEL, MINDFULLY PLANNED TO FULFIL EVERY DESIRE

**ROYAL KP STELLAR** is crafted exclusively for modern urban denizens aspiring for a comprehensive lifestyle. From the unequalled attention to detail inside your home to the awe-inspiring views outside, from the array of indulgences to the exhilarating metropolitan experiences, **ROYAL KP STELLAR** is truly designed to fulfil all our aspirations of higher living.



# MOVE YOUR BRAND HERE

## THIS IS WHERE THE WORLD WILL BE WATCHING YOU.

**ROYAL KP STELLAR** is not just another business address. It is a signature landmark for best in class businesses to operate from smartly planned workplace and flaunt their success. With iconic architecture, functional design, world class luxuries and privileged comforts at **ROYAL KP STELLAR** your productivity will rise & business image will soar into the elite league. Come, belong to **NIBM'S** finest Place for business.





## LOCATION MAP



## SITE ADDRESS

Sr. No.- 20/09 to 20/16 (1+2+3), NIBM Road, Near Royal Heritage Mall  
At New NIBM Highstreet, Mohammadwadi, Pune - 411060.

# KP STELLAR'S EXQUISITE LOCATION



# LOCATION HIGHLIGHTS



## Schools & Colleges

|                     |          |
|---------------------|----------|
| Bishop's School     | 5 Mins.  |
| Vibgyor School      | 3 Mins.  |
| Sanskriti School    | 5 Mins.  |
| Delhi Public School | 10 Mins. |
| Sinhgad Institute   | 20 Mins. |
| Bharti Vidyapeeth   | 20 Mins. |



## Malls & Shopping Centers

|                 |         |
|-----------------|---------|
| Dmart           | 2 Mins. |
| Dorabjee Mall   | 2 Mins. |
| Corinthian Club | 5 Mins. |
| Market Yard     | 20 Mins |
| Country Club    | 5 Mins. |



## Important Places

|            |          |
|------------|----------|
| Swargate   | 25 Mins. |
| Lullanagar | 5 Mins.  |
| Camp       | 10 Mins. |
| Hadapsar   | 20 Mins. |



## Theaters

|       |         |
|-------|---------|
| Inox  | 5 Mins. |
| Imax* | 5 Mins. |



ROYAL  
**KPI**  
**STELLAR**  
Pole Star of NIBM



## Hospital & Clinics

|                  |          |
|------------------|----------|
| Noble Hospital   | 25 Mins. |
| Ruby Hall Clinic | 10 Mins. |



## Roads & Highways

|                         |          |
|-------------------------|----------|
| Pune-Solapur Highway    | 20 Mins. |
| Pune-Bangalore Exp. Way | 20 Mins. |



## Banks & ATM

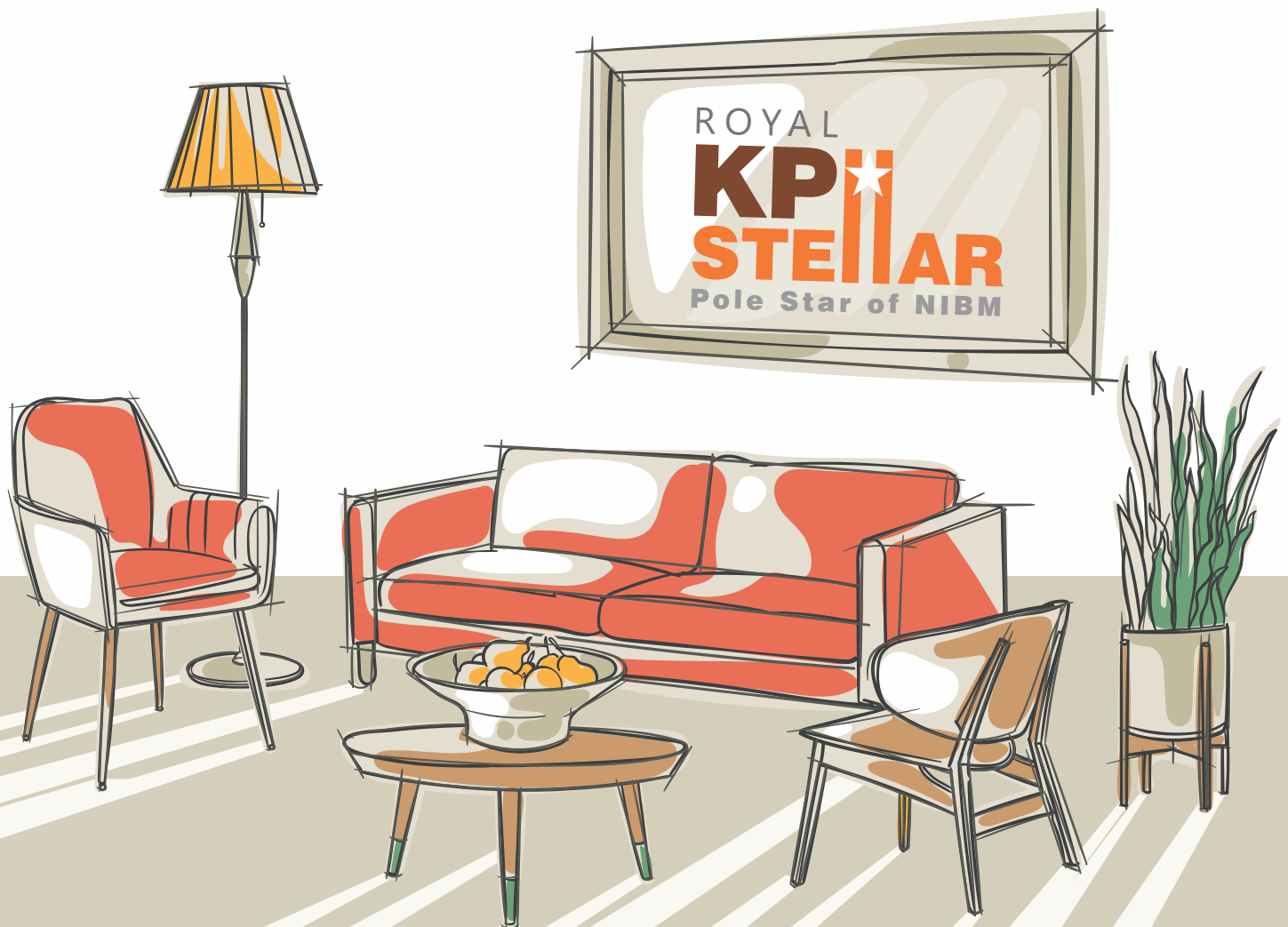
|                     |         |
|---------------------|---------|
| HDFC Bank           | 5 Mins. |
| IDBI Bank           | 5 Mins. |
| Union Bank          | 5 Mins. |
| Bank of Maharashtra | 5 Mins. |



# EVERYTHING STARTS WITH A DREAM

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Welcome to your personal world full of joyful moments. The theatre of dreams beckons. Your home reflects who you really are & also gifts you the space to be truly you. It's where you unwind as your life tells the tale of comfort.







Artistic Impression\*

# Living Room: An Oasis Of Happiness

This is where your laughter finds an audience and your friends discover the meaning of camaraderie.

Spend some quality time with your loved ones or just curl up on the couch with your favourite novel. Vitrified tiles add a classy touch to the floors and the neatly finished walls accentuates the panache of your house. Designed to perfection, the living and dining rooms at **ROYAL KP STELLAR** easily become the cynosure of the home.



# Master & Other Bedrooms: Your Personal Paradise

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Master bedrooms come with attached bathroom and the provision for space for closet. Adequate airflow and ventilation give you more room to breathe literally. From here, the world always seems a perfect place.







## Kitchen: Cook A Delicious Story

Serve delicacies with a garnish of elegance. Modern kitchen at Suncrest comes with granite counter top & dado ceramic tiles upto 2ft above the counter. The stainless steel sink and provision for exhaust fan help in your cooking adventures.





## YOUR PORTAL TO GRATIFIED WAY OF LIFE

A world of perpetual euphoria made up of golden reminiscences where you are indulged with choices without any underlying clauses. where you yearn more every moment to discover satisfaction that is eternal. where you create your own heaven for your loved ones to find fulfilment.



# SPECIFICATIONS



## STRUCTURE

- Earthquake resistant (zone3) conventional RCC framed structure.



## WALLS

- External & internal walls – AAC blocks walls & brick masonry as per design requirement.



## WALL FINISH

- I. Internal walls – Gypsum plaster finish.
- II. External walls – Sand faced plaster,



## WINDOWS

- 3 track anodized sliding window with mosquito net & safety grill.



## DOORS

- I. Main Doors – Laminated doors with night latch, magnetic catcher, handle & eye peep hole.
- II. Bedroom Door – Laminated doors with lock & magnetic catcher.
- III. Toilet Door – Granite frame with both side safety lock.
- IV. Video door phone.



## PLUMBING & SANITATION

- I. Sanitary Ware – Western wall mounted commode, wash basin.
- II. CP Fittings – Mixer spout, shower arm, health faucet, flush valve.
- III. Internal Plumbing – CPVC pipes & fittings.
- IV. External Plumbing – UPVC pipes & fittings.
- V. Solar Pipe Line – Kitec & fittings.



## KITCHEN

- I. Granite natural stone kitchen platform with fascia patti & stainless steel sink.
- II. Provision for water purifier & exhaust fan.



## FLOORING

- Living & dining room 600X1200 MM vitrified tiles.
- Guest bedroom 600X1200 MM.
- Master bedroom 600X1200 MM vitrified tiles.
- Kitchen 600x1200 MM vitrified tiles.
- Terrace 400X400 MM matt finish anti skid tiles.
- Dry balcony 400X400 MM matt finish anti skid tiles.
- Master bathroom 300X300MM ceramic anti skid tiles.
- Common bathroom 300X300 MM ceramic anti skid tiles.



## DADO TILES

- I. Toilet Dado – Master & common toilet, ceramic tiles 300x450 MM up to lintel level.
- II. Dado tiles above kitchen platform up to 2 feet.



## PAINTING

- I. Internal Walls – OBD.
- II. Ceiling – OBD.
- III. External walls – Apex paint.



## ELECTRICAL FITTING

- Branded modular switches.
- Standard fireproof electrical wires.
- Provision for inverter.
- Dish TV point in living & master bedroom.



## LIFT (As Per Fire Norms)

- Branded lift with power backup



# About **Kanifnath Reality** Group

Carrying forward the legacy of more than one decade, Kanifnath Reality group has an enviable portfolio of Homes, commercial Spaces across southern Pune & its suburbs. The group is also focused to set landmarks in with its unsurpassed services and quality products. Kanifnath Reality group has worked with the most respected and renowned architects, lawyers, financial consultants. With our satisfied customers being the sole reason for our inspiration, growth and success, we pledge to not only build real estate spectacles but craft greater lifestyles and well-being for all. Winning the hearts of many, Kanifnath Reality has delivered spaces crossing up to 5 to 6 lakhs+ sq ft. The group is now coming up with projects on a gross area of around 01 million sq. ft. for both residential and commercial at the widest range ever. Today Signum Group takes pride to announce itself as one of the major developers in the industry with more than 1000 happy customers.

## **Completed Projects**

- 1) PHOENIX PLAZA, Pisoli
- 2) KP SQUARE, Holkarwadi
- 3) ARCHANA PARADISE  
(Phase I), NIBM Road

## **Ongoing Projects**

- 1) ARCHANA PARADISE  
(Phase II), NIBM Road
- 2) KP ARCHANA PRESTIGE  
Near DPS - Mohammedwadi
- 3) Royal KP Stellar - NIBM Road



# Disclaimer

The content published in this brochure is purely conceptual and not a legal offer/advice/representation/inducement. The plans shown in the brochure are indicative. Nothing other than the specification enshrined in standard agreement is committed to be supplied to the purchaser by the developer unless otherwise specifically mentioned in the agreement for sale. All images, unless otherwise mentioned are used for illustrative purposes only and the copy of the Standard agreement for sale is available on the MahaRERA website. Please ensure you have gone through the agreement and relevant terms and conditions prior to sale in order to avoid any confusion on such terms. Kanifnath Reality will not be responsible for any omissions or incorrect understanding of any terms and conditions and you are requested to clarify the same in writing with us, prior to the execution of any agreement. For more information on the project regarding its approvals/sanctions/phase wise permissions/ phase wise amenities etc. please visit the MahaRERA website.

[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

The MahaRERA registration number for **ROYAL KP STELLAR**

MahaRERA / P52100052077





## PROJECT BY



JV PARTNER



ARCHITECT



RCC CONSULTANT



SALES TEAM



DESIGN



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