

ವಿಶ್ವಾಸಕ್ಕೆ ಮತ್ತೊಂದು ಹೆಸರು
“ಯಶಸ್ವಿ”



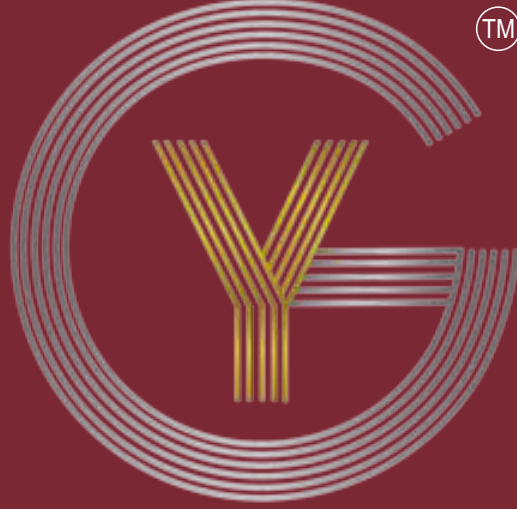
YASHASWI GROUP

YOUR SECURITY AND PROSPERITY IS OUR CONCERN

DEVELOPERS | PROMOTERS | POWER | RECREATION | EDUCATION | HUMANISM

Security. Prosperity. Prudent





YASHASWI GROUP

YOUR SECURITY AND PROSPERITY IS OUR CONCERN
(INTEGRAL PART OF YASHASWI GROUPS)

1. Yashaswi Township Projects Private Limited

ಯಶಸ್ವಿ ಟೌನ್‌ಶಿಪ್ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಪ್ರೈವೇಟ್ ಅಮಿಟೆಡ್

(CIN: U70101KA2011PTC058177)

2. Yashaswi Homes & Infrastructure Private Limited

ಯಶಸ್ವಿ ಹೋಮ್ಸ್ ಮತ್ತು ಇನ್ಫ್ರಾಸ್ಟ್ರಕ್ಚರ್ ಪ್ರೈವೇಟ್ ಅಮಿಟೆಡ್

(CIN: U45100KA2017PTC101885)

3. Yashaswi Constructions & Promotions Private Limited

ಯಶಸ್ವಿ ಕನ್ಸ್ಟ್ರಕ್ಷನ್ಸ್ ಮತ್ತು ಪ್ರಮೋಷನ್ಸ್ ಪ್ರೈವೇಟ್ ಅಮಿಟೆಡ್

(CIN: U70200KA2021PTC149138)

4. Yashaswii Belaku Private Limited

ಯಶಸ್ವಿಯ ಬೆಲಕು ಪ್ರೈವೇಟ್ ಅಮಿಟೆಡ್

(CIN: U74999KA2022PTC162090)

5. Yashaswi Foundation Trust

ಯಶಸ್ವಿ ಫೌಂಡೇಶನ್ ಟ್ರಸ್ಟ್

Regd. No. RJN-4-00505-2014-15

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Pipeline Road (Near Magadi Road Tollgate)
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**TRUST IS ONE OF THE MOST IMPORTANT THING,
THAT WE DEVELOP FIRST & BEST**

About Us

Yashaswi Group of Companies based in Bengaluru, has been exclusively dealing in Residential Properties. **Yashaswi's management** brings with it more than a decade of experience in the property development and construction. The Company has a advisory Board comprising people of high repute and who have put in decades of experience in various fields like Legal, Architecture, Banking, etc. Customers Security and Prosperity is our prime concern. All our projects are cleared by reputed legal advisors and architects. We have maintained high-quality standards in all processes.

Our primary mission is to focus on meeting the needs and expectations of our esteemed customers.

We are proud to say that **Yashaswi** is considered as one amongst the best firms in Karnataka dealing in residential properties. We have a satisfied clientele base from all walks of life. We take utmost care to provide plots in a secure and scenic environment.



Yashaswi is not only a company; we work as Family;

Till today wherever we have planned to move and planning to move, it's all because of Team Work and our social responsibility.

We are the people who uplifted the face values of REAL- ESTATE, this is not an Exaggeration. We are the people set an example for total Transparency and Honesty.

Real – Estate business can be done in WIN – WIN situation for all its beneficiaries like, Landowners /General Public / Government Authorities / Investors and Lastly **YASHASWI GROUP**. After making the crystal-clear business for last two decades, company always made 100% Profit, thus, we are trend setters in Real-Estate.

1. Our projects-All our projects are situated at attractive locations. We have already completed development of over 138 acres surrounding Bengaluru and other parts of Karnataka. We have a broad base of satisfied customers with nearly 3000 numbers and benefited with best returns on their investment. For Investors, it is an excellent opportunity for investment in our projects. Appreciation will be guaranteed over a short period of time. **Yashaswi** is trust worthy, transparent, customer centric, serving the needs & requirements and meeting the expectations of the customers. We convert customers dreams into reality. We develop, Class IV to Class I & Star Class Layouts.



Vision

"To provide clear titled, fully developed hassle-free residential plots within the laid down time frame in Government approved layouts surrounding Bengaluru & other District/ Taluka Head quarters of Karnataka".

Ethics

At **Yashaswi**, we are guided by strong ethical business practices, both internally and externally. We value transparency, integrity, and accountability in all our dealings with customers, vendors, business partners and our employees.

Mission

To build relations that last for lifetime by providing Approved, Hassle Free, High-Quality Sites at Reasonable price.

Investment in real estate

The term investment is commonly known to every human earning from his hard work in his specialization. Everyone wants safe and comfort way to invest with the expectation of generating a positive return without disturbing his routine work or life. It involves committing funds to assets like stocks, bonds, real estate, or businesses with the goal of growing wealth over time. Investing in Real Estates is always safe and secure. In this the principal amount is always safe and gets appreciation, provided one plan and purchase a property in a developing area with proper due diligence and forecast of development. Yet this needs a physical movement to do all activities which may not be possible for everyone to spare time apart from their regular activities. The process involved are Land acquisition, due diligence, Payment process, Security and Marketing support. All these activities are undertaken by "**Yashaswi**" for you to get good returns.

Core competencies

Yashaswi's strength in the real estate industry is built on its unwavering commitment to quality, ethical business practices ,and customer-centric. Our core competencies enable us to deliver excellence in every project:

- ◆ **Strategic Location Expertise:** We meticulously select locations that ensure high returns for investors and provide convenience for residents. Proximity to key infrastructure such as highways, schools, and business hubs is a key factor in every project we undertake.
- ◆ **Legal Expertise & Due Diligence:** We have a dedicated legal team that conducts comprehensive property assessments, ensuring clear titles and regulatory compliance before acquiring land for development. This guarantees transparency and legal security for our customers.
- ◆ **Engineering & Architectural Excellence:** Backed by a team of experienced architects and engineers, we implement creative and sustainable designs that are both functional and aesthetically pleasing. Our emphasis on modern project management techniques ensures timely completion without compromising on quality.
- ◆ **Vendor & Supply Chain Relationships:** We foster long-term partnerships with reputed suppliers, ensuring that only the highest quality materials are used in construction. This guarantees the durability and value appreciation of our developments.
- ◆ **Customer Support:** Our customer relationship team provides end-to-end support—from property registration to post-sale services such as assistance with construction, reselling, and property management. We also offer expert consultation for customers interested in building their dream homes.
- ◆ **Sustainability Commitment:** We prioritize eco-friendly construction practices, using energy-efficient materials and sustainable technologies in all our projects. Our goal is to build communities that have a minimal environmental foot print while offering the highest standard of living.

Amenities

Our residential projects offer a comprehensive range of modern and essential amenities that ensure a comfortable and luxurious living experience for all residents: **These amenities vary depending on class IV to class I & star layouts.**

- ◆ Storm water drains.
- ◆ Underground drainage systems for improved sanitation.
- ◆ Water supply system and underground sump.
- ◆ Underground cable for electrification
- ◆ Connection chambers in each plot for water, electricity and sewage.
- ◆ Electrification conduits to all plots with secure connections.
- ◆ Wastewater treatment facilities (ETP/STP) to ensure a sustainable environment.
- ◆ Well-lit streets with modern street lighting for safety and convenience.
- ◆ Fenced Landscaped parks and green spaces for outdoor activities.
- ◆ Dedicated walking tracks and fitness zones with open gym for a healthy lifestyle.
- ◆ Open platform for conduct of small gatherings.
- ◆ Concrete roads in lieu of Asphalt Road.
- ◆ Paved footpaths.
- ◆ Entrance and park gates.
- ◆ Children play areas to ensure fun and safety for the younger residents.
- ◆ Plantation along roads.



Yashaswi Projects Synopsis:

Completed projects

SIn	Project Name	Location	Extent	Plots
1	Balaji Layout, Nelamangala	Bengaluru	5.2 Acre	87
2	Balaji Layout, Devanahalli	Bengaluru	2 Acre	50
3	Balaji Layout, Nelamangala	Bengaluru	2.2 Acre	43
4	Sunshine City , Magadi Road	Bengaluru	10Acre	135
5	Chandra Mouleshwara Layout	Doddaballapura	6 Acre	103
6	Yashaswi Uma Nagar	Kalaburagi	10 Acre	170
7	Yashaswi Varma Enclave	Kalaburagi	5 Acre	84
8	Yashaswi Teachers Colony	Kalaburagi	10 Acre	176
9	Yashaswi Pavanaskar Nagar	Koppal	17 Acre	232
10	Yashaswi Shantlingeshwar Nagar –Kadaganchi	Kalaburagi	3 Acre	67
11	Yashaswi Mahantappa Biradar Nagar	Kalaburagi	11 Acre	145
12	Yashaswi Anugraha Nagar	Kalaburagi	8 Acre	156
13	Harkoodashree Yashaswi Badavane	Kalaburagi	11 Acre	170
Total			100.4 Acres	1618

Total

Ongoing Projects

1	Roop Land	Bagalkote	9 Acre	
2	Yashaswi Nidhivan Layout,	Ganagapur	2 Acre	
3	Yashaswi Shri Mallappa S Moogi Badavane	Bailhongal	14 Acre	
4	Yashaswi S S Patil Nagar	Dudhani (Maharashtra)	4.5 Acre	
Total			29.5 Acres	

Upcoming Projects

		Koppal	8 Acre	
		Bellary	8 Acre	
		Bagalkote	13 Acre	
	Laxmeshwar	Gadag	18 Acre	
Total			47 Acres	

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OUR STRENGTHS

We provide the best of Property Investments to each and every one desirous of acquiring value assets in the form of real estate .Our core strengths have been marked through design excellence in excellent Community Residential Layouts. Clear Titles, Reliable Service on Post Registration Like Payment, Assistance for Construction or Re-sale of the Property.

Have faith, we promise to provide Safety and Security. Relax and join hands with us for prosperity and growth in real estate. We will be a guiding hand for all property related issues!

OUR ASSOCIATES & ADVISORS



Legal Advisors :Advocates -

Sri. Santosh Nagarale - Bengaluru.
Sri. Ajay Sunalkar - Belagavi.
Smt. Sunanda - Hospet.
Sri.T.R.Kulkarni - Bagalkote.



Architects & : Engineers

Sri. Bharath Bhushan B.
-Kruthi Architectural Consultants -Kalaburagi



Chartered Accountants :

Sri. Ramesh Joshi, Partner
KN Prabhashankar & Co. Bengaluru
R. Komal Jain & Co, Bellary

Corporate Office

YASHASWI TOWNSHIP PROJECTS PRIVATE LIMITED

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Phone: 9844789100

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Yashaswi Pavanaskar Nagar

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Hospet Road Koppal – 583 321