



EMERALD  
*Gulistan*  
A CITY WITHIN A CITY

Redefining the  
*Nature*  
of urban living...



EXCEPTIONAL LIVING AT  
EMERALD  
GULISTAN

Experience an extraordinary life in an integrated township where your well-being is a top priority. It is designed to give you everything you need for a fulfilling and harmonious lifestyle. From comfortable living spaces to convenient amenities, we've created a place where you can thrive and enjoy every aspect of life. Welcome to a community that ensures you have everything you need for a truly exceptional life at home.

# SHAPE YOUR WORLD, One Plot at a Time

What an excellent location for a 90-acre integrated township in Jajmau!

Select plots to craft your dream home or expand your business. Join the select few for a unique and exciting life that turns everyday things into something special!

\*Actual Image



- Expansive Space
- Vibrant Greens
- Convenient Life
- Like-minded Community

# IDEAL LOCATION, MAKING EVERYTHING ACCESSIBLE

Beyond the confines of Emerald Gulistan, a world of connectivity awaits its residents. The strategic location not only ensures easy access to on-site amenities but also links them seamlessly to the broader cityscape. With this connectivity, residents can effortlessly explore the surrounding areas. This not only enhances daily living but also integrates them into the vibrant life surrounding Emerald Gulistan, uplifting the overall living experience.

NH 27	500 m	Cantonment	4 Km
Hospital	2 Km	Z Square Mall	11 Km
Kanpur Airport	10 Km	Kanpur Interstate Bus Station	9 Km
Golf Course	3.5 Km	Railway Station	11 Km





# 90 ACRES OF POSSIBILITIES: YOUR COMPLETE INTEGRATED TOWNSHIP

Phase I	
Phase II	
Phase III	
Phase IV (Royal Court)	
Phase V (Imperial Court)	
Gulistan Plaza	
Gulistan Mart	
Club Gulistan	
Future Development	





**YOUR** DREAM  
**YOUR** LAND,  
**YOUR** LEGACY

Your legacy is built on the choices that support your dreams. When you stay positive, your decisions open up the freedom that nature offers. With careful nurturing, your dreams begin to flourish in the fields of Gulistan.

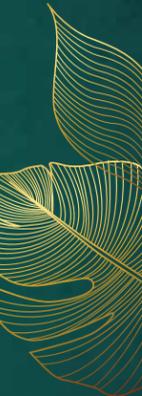




\*Actual Image

A Timeless  
**LIFE** IN   
**NATURE'S**  
**COMPANY**

Live green! Enjoy the tranquility of lively green surroundings, open spaces, and a community with shared values. This unique lifestyle ensures a harmonious living experience, making each day feel like a peaceful retreat in the lap of nature.



SUSTAINABILITY  
brings **RENEWED**  
JOY HOME!

**Durable Cement Trimix Roads**

These roads ensure a stable and reliable infrastructure, providing a secure journey for both vehicles and pedestrians.

**Groundwater Extraction:  
Where Purity Flows**

We aim for your water security to never dry up, even in the long run.

**24x7 Power Supply!**

Common amenities will now work without any interruption due to continuous power availability.

**Heavy Metal-Free Water Source**

The eco-friendly carbon filter effectively removes heavy metals and other impurities, ensuring the purification of drinking water.

**Innovating Wastewater Management**

Treating and reusing drain water reduces pollution and ensures a sustainable water supply for the future.

**Rainwater Harvesting**

This conserves water and reduces reliance on traditional source.

**CARING FOR  
THE EARTH**  
brings endless joy



Paving the way for a  
**WELL-ROUNDED**  
& **BALANCED LIFE**

Explore a wonderful life in a community prioritizing your well-being. Welcome a well-rounded lifestyle amidst greenery where you will be around a community that shares your values. This unique living experience ensures convenience for you and your family.



\*Actual Image

● Long-lasting  
Cement Trimix Roads

● Best Quality  
Material

● Building for the  
Future

# OPERATIONAL AMENITIES



# EXCEPTIONAL FACILITIES for Fun, Safety, and Delight



Skating Rink



Open Gym



Kid's Play Area



Landscaped Parks



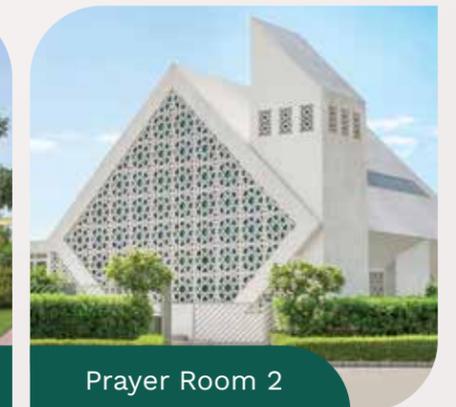
Basketball Court



Cricket Net



Prayer Room 1



Prayer Room 2



REFLECTING ON  
THE JOURNEY,  
EACH PHASE STANDS  
as a milestone



It is proof that we stand committed  
**TO CREATING AN**  
**INTEGRATED**  
**TOWNSHIP!**



\*Actual Images



\*Artistic Impression

# *Gulistan* Plaza

Strategic Investment, Lasting Growth:

# COMMERCIAL PLOTS

## AWAIT YOUR VISION!



Luxury Showroom



Grocery Store

Welcome to Gulistan Plaza – This prime commercial space features 44 carefully designed plots starting at 164.61 m<sup>2</sup>. It is all set to redefine the business aspect in the region. Plots in this development can also be utilized for the following purposes:

SCO

Medical Store

Boutique

Grocery Store

Pathology

Retail Store

Family Restaurant

Luxury Showroom



Pathology



Restaurant



Medical Store

Welcome to your ultimate one-stop shopping destination, ensuring consumer convenience and fostering a thriving business atmosphere. Strategically located at the heart of the city, it provides businesses with easy access to a broad customer base, ensuring a constant flow of foot traffic.



# INVEST SMART, GROW SMART:

Commercial Plots Tailored  
for Business Success





\*Artistic Impression

# *Gulistan* Mart

# SMART and CONVENIENT

Shopping Awaits at Gulistan Mart

Spaces could be used for the following purposes:



Exclusive  
**RETAIL HUB** To meet all your  
**SHOPPING NEEDS!**

Presenting  
**SMART CHOICES**  
at Every Corner



\*Artistic Impression



Shop View



Shop View

\*Artistic Impressions

Become a vital part of the community and make an impact! Having easy access to daily groceries and essential items is crucial. Picture having these essential stores right around the corner! But it doesn't stop there – Gulistan Mart offers much more. You have the chance to open your own store, contributing to the benefits enjoyed by you and the entire township!





A One-stop Destination  
For All Your  
**SHOPPING NEEDS!**





\*Artistic Impression



# Imperial Court



# An **IMPERIAL** **CHANCE** to future-proof your life

Enter the final phase of large residential plots in Emerald Gulistan – it's your last chance to become part of this exceptional community and secure your dream residence. With plots ranging from 200.54 m<sup>2</sup> to 893.67 m<sup>2</sup>, this phase invites you to embrace a unique lifestyle with key amenities within the iconic Emerald Gulistan.





\*Artistic Impression



# RESIDENTIAL LUXURY

on a grand scale awaits you!

Experience the grand finale of residential offerings within Emerald Gulistan – your last opportunity to own your large residence and become a part of this iconic community. We invite you to shape the essence of luxurious living in this prominent township!

Grab the chance and make your dreams into reality.





\*Artistic Impression



Club *Gulistan*

# CLUB GULISTAN:

One Beyond Comparison



Explore Club Gulistan, a luxurious paradise spread across approximately 40,000 sq.ft., featuring a range of amenities designed to enhance your mental and physical well-being. Within this space, we prioritize quality and feature top brands, allowing you to immerse yourself and elevate your living experience.



# EXPERIENCE

a Game-changing

# LIFESTYLE



Entrance Lobby



Multipurpose Hall

## AMENITIES

## TAILORED

for All, Yours to Enjoy

Club Gulistan offers a centralized space for relaxation, fitness, and socializing, making it your gateway to many amenities. With modern facilities designed for happiness, it's your key to an unimaginable way of life. Enjoy the convenience of having everything you've dreamed of.

\*Artistic Impressions

\*Artistic Impression

Come through to your  
**ALL-INCLUSIVE  
PARADISE**



\*Artistic Impression



Cards Room



Gymnasium



Children's Room



Squash Court

\*Artistic Impressions



Billiards Room



Table Tennis Room



TV Room



Games Room

# LEGEND FOR CLUBHOUSE AMENITIES:



- Double Height Entrance Lobby
- Steam & Sauna Room
- Gymnasium
- Café
- Multipurpose Hall
- Card Room
- Table Tennis Room
- Pool Table
- Games Room
- Children's Room
- Squash Court
- TV Room
- Billiard Room
- Swimming Pool
- Kids Pool
- Badminton Court
- Basement Parking



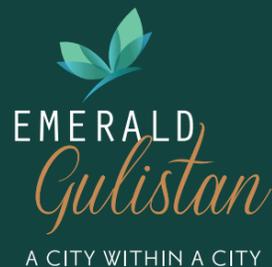
# EXPERIENCE THE DREAM: JK URBANSCAPES & RITU HOUSING LEAD THE JOURNEY

With a commitment to innovation, quality, and customer satisfaction, we set the standard for excellence in real estate development. Emerald Gulistan stands as an exemplar of this commitment; it offers modern amenities, thoughtful design, and unparalleled convenience. Trust in our expertise to guide you towards your dream lifestyle.

Make sure you're a part of the excitement!



Registered Office: Kamla Tower, Kanpur, 208001, Uttar Pradesh, India.  
Phone No: +91 88269 00994 | E-mail: csd@rituhousing.com



Promoter RERA No - UPRERAPRM65697 | RERA Phase II - UPRERAPRJ17995 | RERA Phase III - UPRERAPRJ542474  
RERA Royal Court (Phase IV) - UPRERAPRJ103991

RERA Collection Bank Account for Phase II, Phase III, and Phase IV had been closed

RERA GULISTAN PLAZA - UPRERAPRJ838684 | RERA IMPERIAL COURT (PHASE V) - UPRERAPRJ985180  
RERA GULISTAN MART- UPRERAPRJ184025 | WWW.UP-RERA.IN

Collection Bank Account No. for Gulistan Plaza: 628805027124  
Collection Bank Account No. for Imperial Court (Phase V): 628805026987  
Collection Bank Account No. for Gulistan Mart: 628805027120

Bank Name- ICICI Bank  
Bank Address- 16/106, J.S. Tower, The Mall, Kanpur- 208001

Site Address: Plot No. 2, Scheme No. 39, Jajmau, Kanpur, U.P.-208010  
Phone No: +91 80 5500 5500 | E-mail: contact@rituhousing.com | PMC Website: www.rituhousing.com



**Disclaimer:** Emerald Gulistan Township, is being developed in phased manner. Each phase is an Independent and Standalone Project in itself, duly registered under UPRERA, as and when required, and for which separate lay out plans have been approved by Kanpur Development Authority from time to time. For all completed phases (Phase-1, Phase-2, Phase-3 and Phase-4), separate Completion Certificates have been issued by Kanpur Development Authority from time to time. Nothing contained herein constitutes any offer for sale, brochure, advertisement or marketing document, invitation to purchase a Unit / Product in any project-component of the Company. All plans, drawings, photographs, amenities, renderings, pictures, images etc. are indicative and are the artists' conceptions only and the Company/ Developer reserves the right to make changes/ alterations/ additions/ deletions / modifications / variations etc therein. The viewers/ buyers/ customers are advised to inspect all plans and approvals, visit project site and to contact our sales team to understand, apprise and be well versed with all plans, designs, approvals, specifications etc. and all other relevant information related to the project / product before making booking of the product and do not merely rely or be influenced by any architects plan, sales plan, sales brochure, advertisement, representation, statements or estimates etc. of any nature whatsoever whether written or oral made by the Company/Developer or its representatives / brokers / sales agents etc. The relationship between the Promoter/Company and the purchaser will be governed strictly by the Agreements to be executed from time to time and not on the terms/information / pictures / images etc. shown herein. The Company shall not be liable for any consequences of any action taken by the viewer relying only on such material / information on this depiction.