



Welcome to KTS

Four decades of building homes, neighbourhoods, and value.

WHAT WE DO

KTS develops residential communities and commercial destinations across the Chandigarh – Kurali corridor. From thoughtfully planned plots and homes at The Serenity Greens to flagship retail at KTS Promenade, every project is engineered for long-term value and everyday liveability.

OUR MISSION

To create real estate with soul — thoughtful design, generous green spaces, and thriving communities. Since 1980, KTS has stood for transparency, RERA-compliant delivery, and an unwavering commitment to the families and businesses we serve.



THE SERENITY GREENS

More than just a home.

8-ACRE RESIDENTIAL HOUSING SOCIETY

150 sq yrds Stilt + 3 Floors

100 sq yrds 2 BHK Floors

- Generous green spaces & open landscaping
- Thoughtfully planned plots & built homes
- Walking paths, parks, community zones
- Located on Chandigarh – Kurali Highway

ISO METRIC LAYOUT S+3



ISO METRIC 2 BHK LAYOUT



Pricing and Payment Plans

S+3 RESIDENCES

Price List (₹ in Lakhs)	
1st Floor	79.90
2nd Floor	78.90
3rd Floor	80.90

PAYMENT PLANS

Plan A	Plan B
25% at booking	50% within 30 days
75% at possession	Remaining as per Construction Linked Plan (CLP)

Additional Charges

- EDC-IDC – ₹1,12,000
- Water & Sewage – ₹25,000
- Clubhouse – ₹2,00,000
- 70% Roof rights – ₹2,00,000

Other Charges

Maintenance (S+3):
₹3,500/- per month

One year maintenance is payable in advance at the time of registry.

PLC (Preferential Location Charges)

- 5% – Corner Units
- 5% – Park Facing

Flexible payment structures designed for both end-users and investors.



Pricing and Payment Plans

2 BHK RESIDENCES

Price List (₹ in Lakhs)	
GF	53.90
FF	51.90
TF	52.90

Plan A	Plan B
25% at booking	50% within 30 days
75% at possession	Remaining as per Construction Linked Plan (CLP)

Additional Charges

- EDC-IDC — ₹ 75,000
- Water & Sewage — ₹25,000
- Clubhouse — ₹2,00,000

Other Charges

Maintenance (G+2):
₹2,500/- per month

One year maintenance is payable in advance at the time of registry.

PLC (Preferential Location Charges)

- 5% — Corner Units
- 5% — Park Facing

Flexible payment structures designed for both end-users and investors.



KTS

Building landmarks since 1980

KTS

Building landmarks since 1980

The Serenity Greens

LOCATION MAP

LOCATION MAP

The Serenity Greens

NH-205 • Padiala • Kurali • Distt. S.A.S. Nagar

NOW OPEN — SIX-LANE CORRIDOR

IT City-Kurali Expressway interchange sits at the project's doorstep — Mohali IT City just 15–20 minutes, signal-free.

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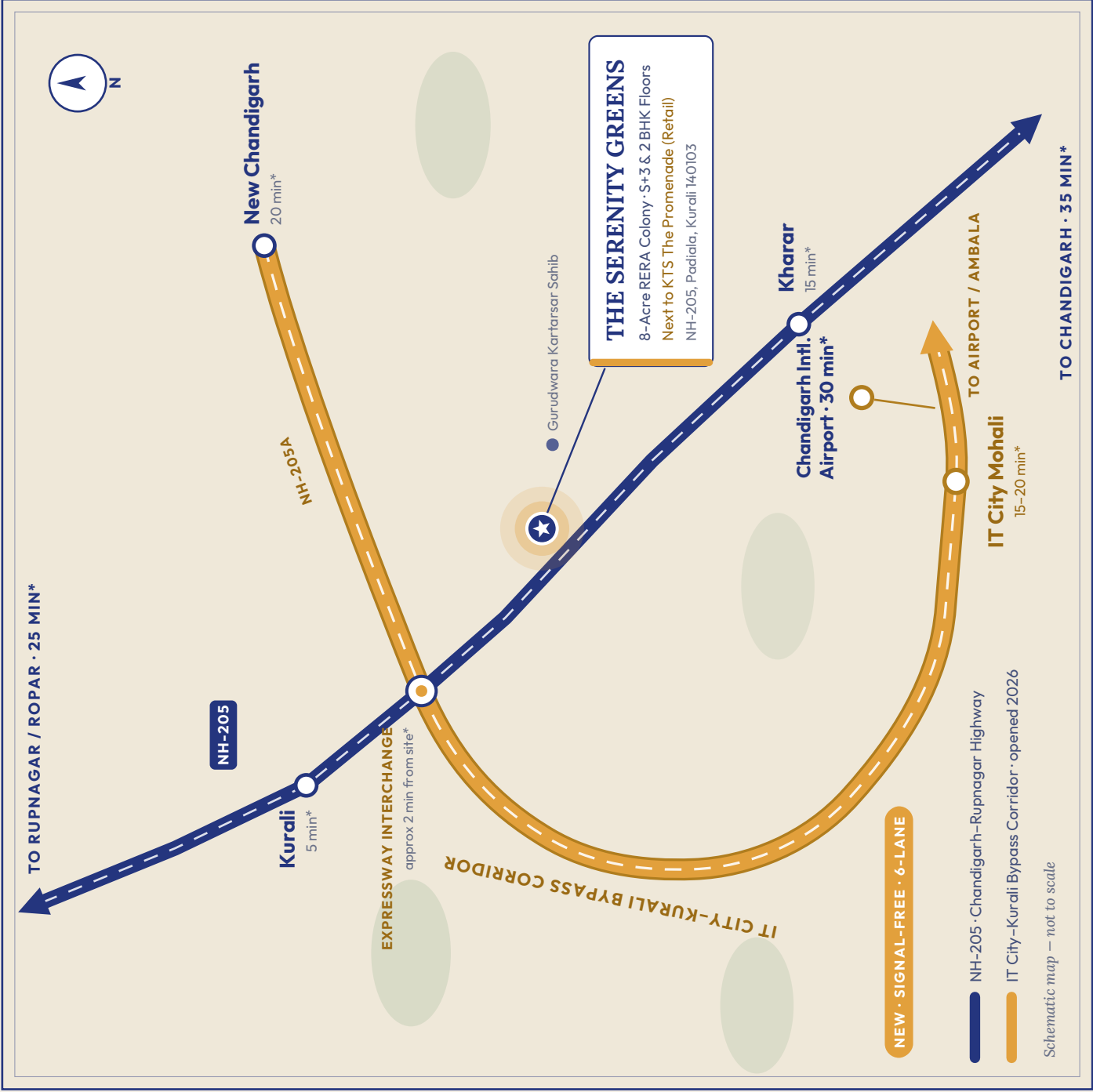
DRIVE TIMES *	
● Kurali Town	5 min
● Kharar	15 min
● New Chandigarh	20 min
● IT City Mohali via new signal-free expressway	15-20 min
● Chandigarh Intl. Airport	30 min
● Chandigarh City	35 min

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|--|-----------|
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| ● Chandigarh Intl. Airport | 30 min |
| ● Chandigarh City | 35 min |

KTS The Promenade, Kharar-Kurali Rd (NH-205),
Kurali, Punjab 140103
www.ktsenterprise.com RERA: PBRERA-SAS81-PR1376-042026
*Approximate drive times. Schematic map – not to scale.

KTS The Promenade, Kharar-Kurali Rd (NH-205),
Kurali, Punjab 140103

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KTS

SINCE 1980



RESIDENTIAL

Plots, homes &
housing societies



COMMERCIAL

Retail, F&B &
office spaces



INVESTMENT

RERA-approved
long-term value

GET IN TOUCH

Contact us or
book an appointment

[ADDRESS — Chandigarh – Kurali Highway]

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K T S E N T E R P R I S E S

Building landmarks since 1980