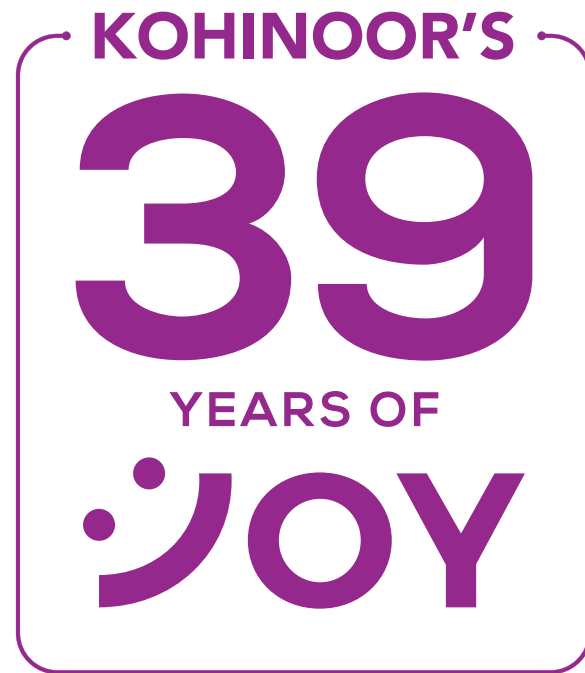




EXPLORE DHANORI
THROUGH A NEW LENS



KOHINOOR GROUP: A LEGACY OF 39 YEARS

Kohinoor Group is a world-class real estate company, based in Pune. It is leading the change through its path-breaking commercial and residential endeavours across the city. Be it the introduction of globally recognized real-estate practices at work or collaboration with celebrated names in the business, the group has consistently pulled out all stops to bring developments that are truly a league apart. Through its Sada Sukhi Raho philosophy, Kohinoor Group has been delivering a shining future to its customers.

The group's success has been primarily driven by its dynamic Chairman & Managing Director, Mr. Krishnakumar Goyal. With him as the guiding light, the company is scaling greater heights with equal passion. While the real estate arm is its crown jewel, the Kohinoor Group has a diversified presence across manufacturing, logistics, and services.

As the nation readies to script a multi-decade growth story, Kohinoor Group intends to play its part in building a 'Thriving India' and cater to a mix of startups, established companies, entrepreneurs, investors, and a diverse set of homeseekers. While the 8 million sq.ft. of construction echoes a rich legacy, the 9 million sq. ft. under construction reflects its game-changing approach. With its core values, Kohinoor Group aspires to keep the momentum going and become the most trusted and dependable provider of real estate solutions.

BUILDING REAL ESTATE ICONS AND TRUST SINCE 1983

OVER

44

SUCCESSFUL
PROJECTS

OVER

19

ONGOING
PROJECTS

OVER

9M

SQ. FT.
DELIVERED

OVER

11M

SQ. FT.
IN PROGRESS

OVER

10K

HAPPY
CUSTOMERS

THE 5 SOLID PILLARS OF 'SADA SUKHI RAHO'

The eternal blessing of 'Sada Sukhi Raho' has been at the core of everything that we undertake. Because each brick that we lay and every square foot we build, makes us responsible towards our residents, partners, and society at large.

Which is why our residential projects come with 5 key pillars that ensure a happier tomorrow for everyone. We pride ourselves on creating so many smiles and we owe you a happy ever after, beginning from the first site visit to final possession of your home, and even after that.



Branded
Homes



Secure
Living



Sustainable
Living

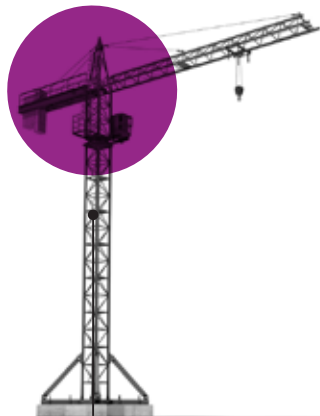


Maintenance
Team



Healthy
Lifestyles

Establishment of the **KOHINOOR BRAND**



First construction project under the **'KOHINOOR CONSTRUCTIONS'** brand inaugurated in Bopodi, Pune

Established **'WORLD OF MOTHER'** - a one-of-its-kind commercial complex dedicated to empowering women entrepreneurs



Launched the **FIRST MULTIPLEX** in Pimpri-Chinchwad



Delivered a joyful future to **1000+ HAPPY FAMILIES**



A township of 504 apartments - **LATIS** launched in Talegaon
Delivered a joyful future to **2000+ HAPPY FAMILIES**

1983

1989

1995

2001

2002

2006

2007

2008

2009

2010

Kohinoor **CEMENT TRADING DIVISION** established



Tied up with **KIMBERLY CLARK** at Pimpri-Chinchwad, for manufacturing tissues

Launched first project of 300 rowhouses in Pimple Saudagar - **SHUBHASHREE WOODS**

Completed **1 MILLION SQ. FT.** of construction

Signed the first agreement with **TATA GROUP** for **HOTEL GINGER** in PCMC



Completed **2 MILLION SQ. FT.** of construction

LAUNCH OF NANO HOMES - an affordable housing project in Ravet





Signed two agreements with **INDOSPACE - TWO OF THE LARGEST LOGISTICS PARKS** at Ranjangaon and Chakan

Launched **ABHIMAAN TOWNSHIP** at Shirgaon with 1155 homes (Phase I & II) in July 2017

Delivered a joyful future to **4000+ HAPPY FAMILIES**

Delivered a joyful future to **5000+ HAPPY FAMILIES**

1000+ homes delivered
Launched 2 new-age projects - **KOHINOOR SAPPHIRE** and **KOHINOOR CORAL**
Delivered a joyful future to **6000+ HAPPY FAMILIES**



Newly-launched commercial project: **KOHINOOR WORLD TOWERS, PIMPRI**
Newly-launched residential projects: **KOHINOOR EMERALD, SUS** and **KOHINOOR GRANDEUR, RAVET**

Newly-launched residential project: **KOHINOOR SAPPHIRE 3, TATHAWADE**
Delivered a joyful future to **8000+ HAPPY FAMILIES**

Newly-launched residential projects: **KOHINOOR WESTVIEW RESERVE, NEW WAKAD** and **KOHINOOR FAMVILLE, HINJAWADI CENTRAL, PH 2**

2013 2014 2017 2018 2019 2020 2021 2022 2023

Completed **3 MILLION SQ. FT.** of construction

Completed **4 MILLION SQ. FT.** of construction

Completed **5 MILLION SQ. FT.** of construction

Launched new projects **KOHINOOR SAPPHIRE 2, TATHAWADE** and **KOHINOOR JEEVA, BIBWEWADI**

Newly-launched residential projects: **KOHINOOR SHANGRILA, PIMPRI**, **PRESIDENTIA, SOPAN BAUG ANNEXE**, **SPORTSVILLE, MAAN, HINJAWADI PH.1** and **KOHINOOR VIVA CITY, DHANORI**

Completed **8 MILLION SQ. FT.** of construction

Newly-launched commercial project: **KOHINOOR BUSINESS TOWER, KP ANNEXE**

Delivered a joyful future to **3000+ HAPPY FAMILIES**

Ventured into the exciting serviced hostels business with **YOUTHVILLE**



Completed **6 MILLION SQ. FT.** of construction

Newly-launched residential projects: **COURTYARD ONE, WAKAD**, **ABHIMAAN TOWNSHIP, PHASE 3, SHIRGAON** and **KOHINOOR KALEIDO, NEW KHARADI**

THE PULSE OF PUNE'S HAPPIEST FAMILIES

As a homebuyer you always seek a brand that delivers what it promises. Since inception, Kohinoor has always believed that there will be two distinct types of residential projects in Pune - regular homes and Kohinoor Homes. A Kohinoor home by definition will offer residences that are beyond comparison in quality, design and value. Which means, you can expect everything to be best-in-class in a Kohinoor home. Choose one today; build a Sada Sukhi future for generations.

OUR RESIDENTIAL PROJECTS

Sq. ft. Constructed Till Now - **9 MILLION SQ. FT.** | Sq. ft. Under Construction - **11 MILLION SQ. FT.**

COMPLETED PROJECTS:

- Kohinoor Shangrila - Phase 1, Pimpri
- Kohinoor Vyona, Pimpri
- Kohinoor Latis, Talegaon
- Kohinoor Falcon, Pashan-Sus Road
- Kohinoor Corner, Bopodi
- Kohinoor High Point, Model Colony
- S3 Lifestyle, Pimple Saudagar
- Princess Villa, Bhosari
- Air Castle, Ravet
- Kohinoor Jeeva, Bibvewadi
- Kohinoor Grandeur - Tower D, Ravet
- Kohinoor Emerald, Sus
- Kohinoor Coral, Hinjawadi Phase 3
- Kohinoor Tower, Pimpri
- Saheel Calysta, Wakad
- Shubhashree Phase 3, Akurdi
- Shubhashree Woods, Pimple Saudagar
- Kohinoor Reina, Kondhwa
- Kohinoor Sapphire 1, Tathawade
- Tinsel Town, Hinjawadi Phase 2
- Saheel Residency, Thergaon

UNDER CONSTRUCTION PROJECTS:

- Kohinoor Shangrila - Phase 2, Pimpri
- Sportsville by Kohinoor, Maan, Hinjawadi Ph 1
- Kohinoor Kaleido, New Kharadi
- Kohinoor Sapphire 2, Tathawade
- Kohinoor Viva City, Dhanori
- Kohinoor Sapphire 3, Tathawade
- Kohinoor Westview Reserve, New Wakad
- Abhimaan Township, Phase 3
- Kohinoor Presidentia, Sopan Baug Annexe
- Courtyard One, Wakad
- Kohinoor Famville, Hinjawadi Central (Ph 2)





Representative Image

CHOOSE DHANORI

Serene Living with Modern Convenience

- **Kohinoor unveils Dhanori's hidden splendour**

- **Premium living amidst panoramic hill views**

- **Wake up to serene sunrises and fresh air**

- **Experience boundless thrills and joy daily**

- **An unmatched high-definition lifestyle**

- **Premium residential living in Dhanori's heart**

KOHINOOR VIVA PIXEL: A VIBRANT LIVING EXPERIENCE

An invitation to live life in its most vibrant form eagerly anticipates your embrace. Launching Kohinoor Viva Pixel, a residential marvel that's poised to transform Dhanori into a living masterpiece. Offering a selection of 2, 3, and 4 BHK homes, this residential project is poised to redefine the way families experience vibrant living.

Beyond the hues and shades, it's a reflection of your vibrant personality, a space that's refreshingly unique and irresistibly alluring. So, if you're a trailblazer, an urban explorer, and a lover of lively neighbourhoods, Viva Pixel is tailor-made for you. Your masterpiece of vibrant living awaits.



**KOHINOOR
VIVA PIXEL**

DIGHI

DIGHI
HILLS

D Y PATIL
UNIVERSITY

KHARADI

VIJAY NAGAR



Army Institute
of Technology

ZUDIO



Khandoba Mandir

DHANORI



Orchid Hospital

Porwal Road

URBAN LAKE

Lohegaon
Bus Stop

LOHEGAON

State Bank of India

Dhanori Road

PIZZA
HUT



Lohegaon
Bus Stop

DRDO



BOPKHEL

Children Park

Lohegaon Road

PUNE
INTERNATIONAL
AIRPORT



KALAS

VISHRANTWADI
LAKE

GE FACTORY

VISHRANTWADI
CHOWK



Serene Hospital

Airport Road

VIMAN NAGAR

KHADKI

INDIRA NAGAR

YERAWADA

PHOENIX
MARKETCITY



KALYANI
NAGAR



EFFORTLESS CONNECTIVITY. VIBRANT LIVING.

Seamlessly integrated into this area are opportunities for both productive endeavours and leisurely pursuits. Envision an array of expansive parks, providing avenues for both recreation and wellness. Furthermore, in close proximity lie esteemed educational institutions, assuring an exceptional foundation for your children's scholastic journey. Following a day immersed in activity, indulge in an array of dining and retail options tailored to a diverse range of preferences.

Prepare to embark upon a daily journey of elation and exploration, where each moment promises joy and revelation.

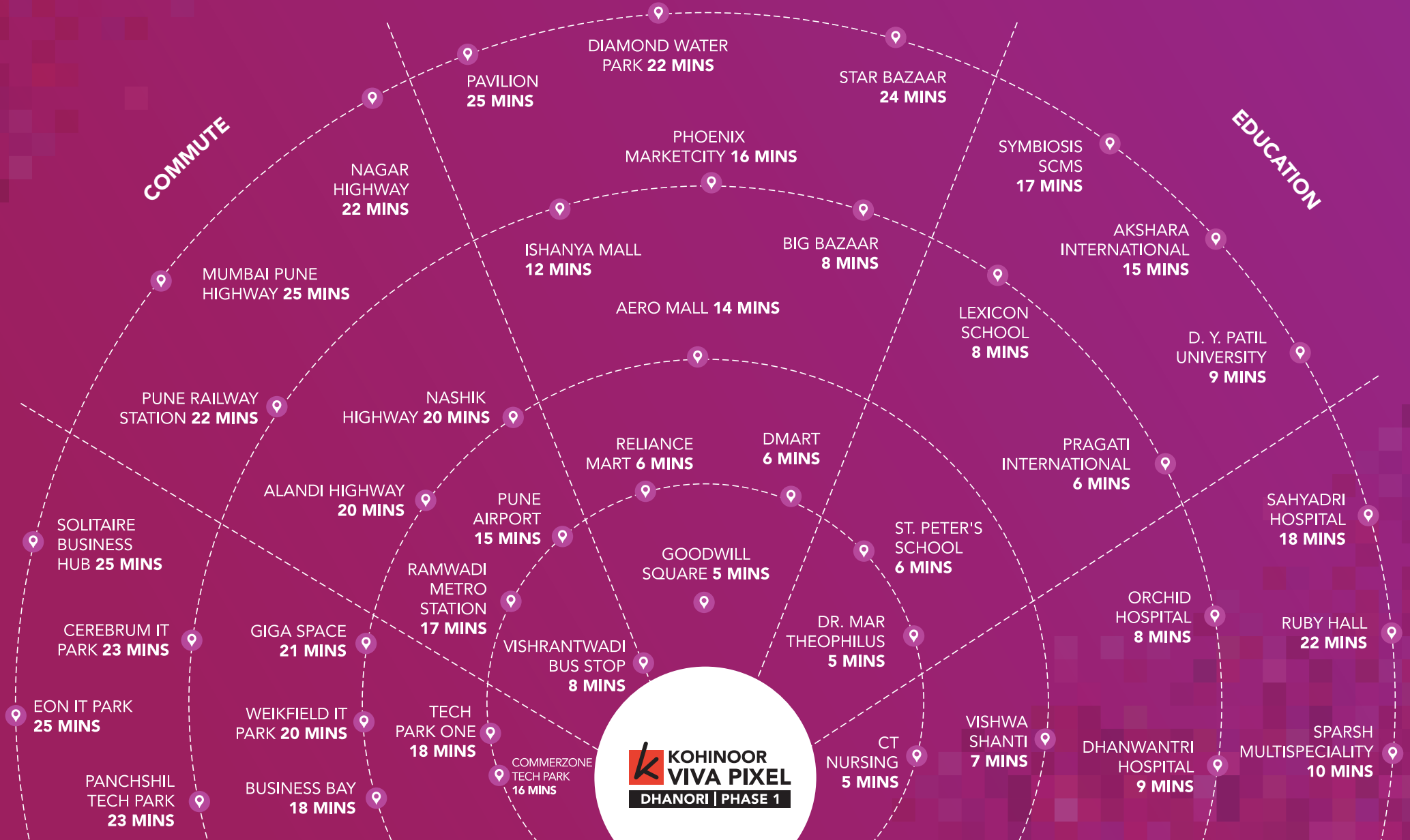
SHOPPING & ENTERTAINMENT

COMMUTE

EDUCATION

IT PARKS

HOSPITALS



AMENITIES

Embrace the Spirit of Play



Badminton Court



Game Room

Artistic Impression



Lawn



Kids' Play Area



Open Gym



Garden Seating

Artistic Impression



Swimming Pool



Pathway



Gymnasium

Artistic Impression



Artistic Impression



MahaRERA No
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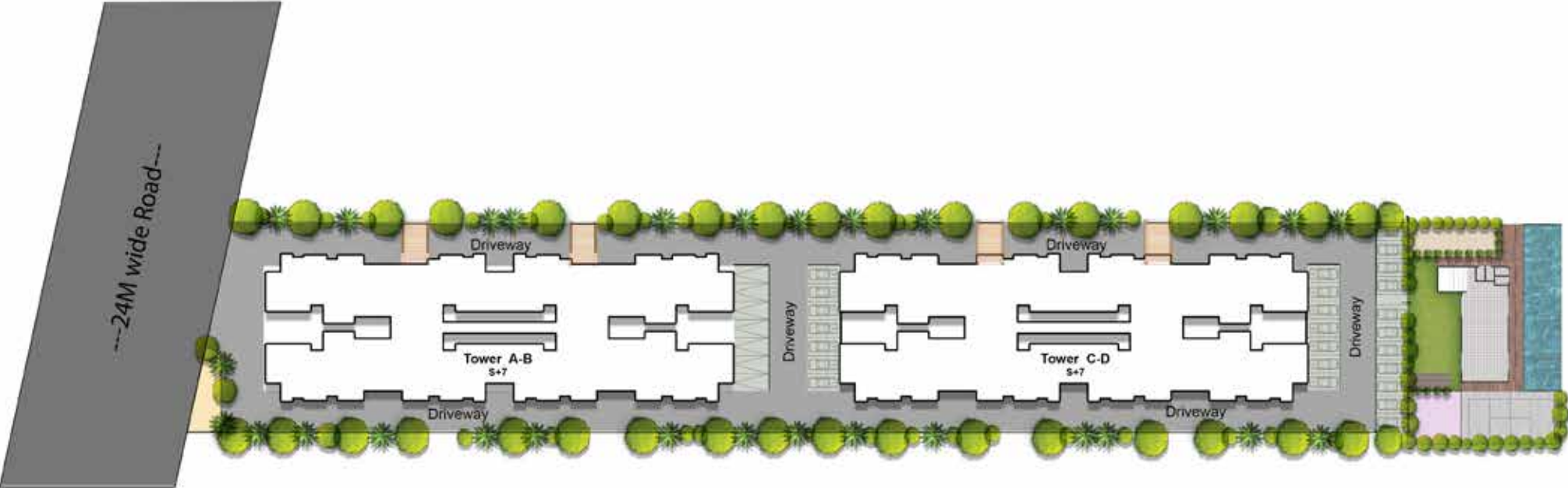
 **KOHINOOR
VIVA PIXEL**
DHANORI | PHASE 1

A LIMITED COLLECTION OF EXQUISITE 3 AND 4 BHK HOMES



MASTER PLAN

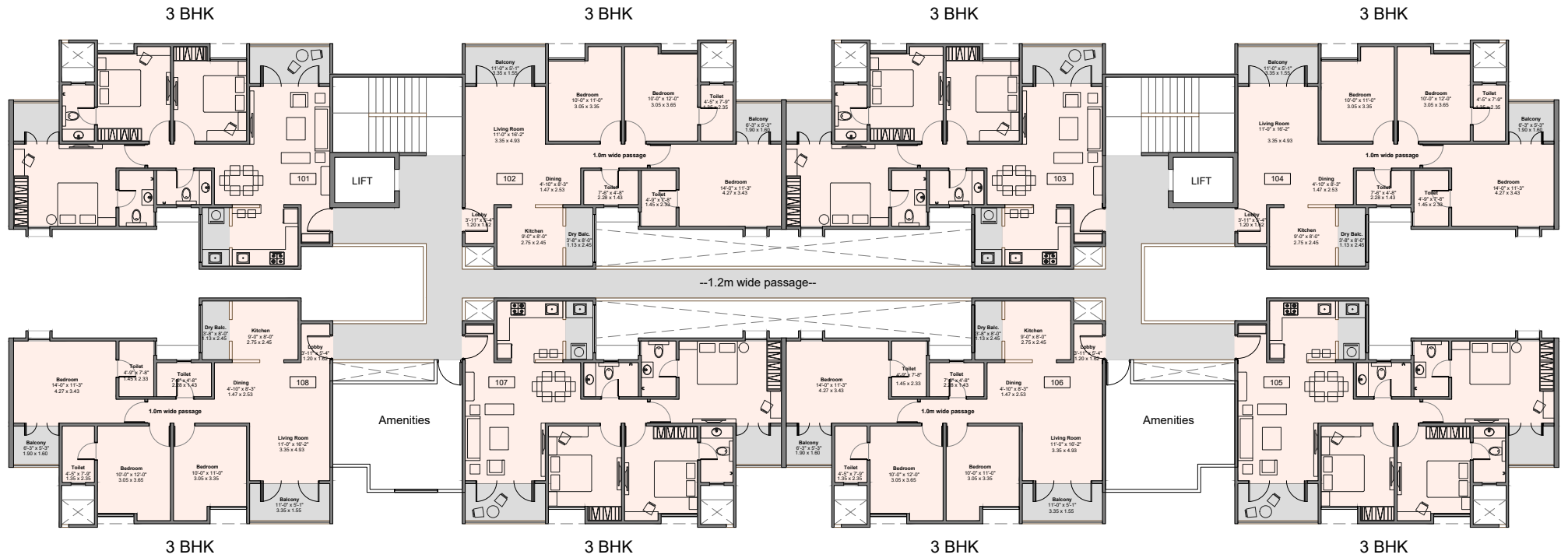
MASTER LAYOUT PHASE 1



FLOOR PLANS

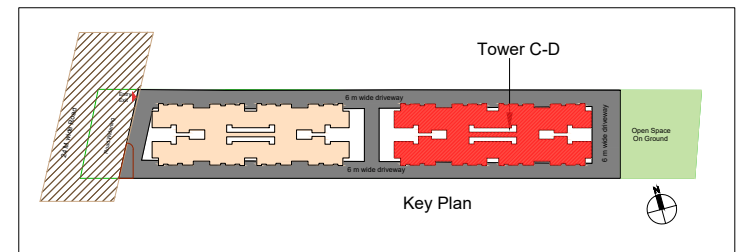
PHASE 1

FIRST FLOOR PLAN TOWER C-D



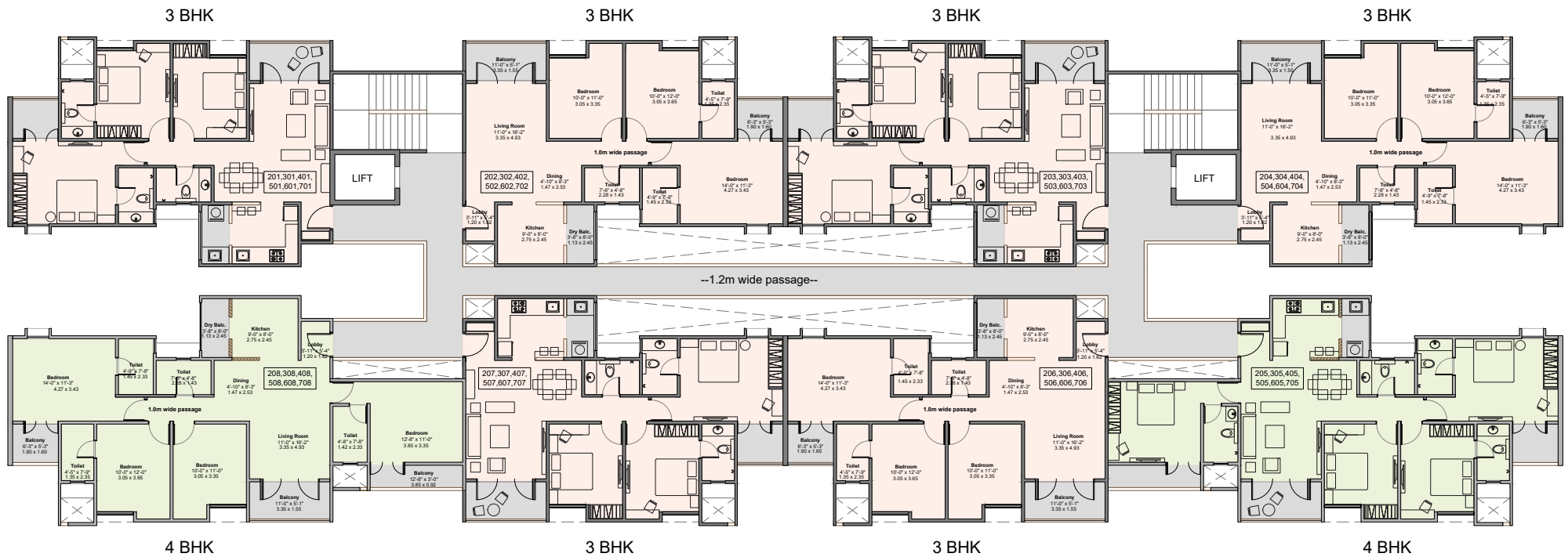
NO.	FLAT NO.	TYPE	CARPET AREA		BALCONY (EXCLUSIVE)		BALCONY DRY (EXCLUSIVE)		TOTAL AREA	
			Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
01	101, 102, 103, 104, 105, 106, 107, 108	3 BHK	85.34	918.60	8.21	88.37	2.76	29.71	96.31	1037

C.B.-CUP BOARD WIDTH 300MM & 600MM.



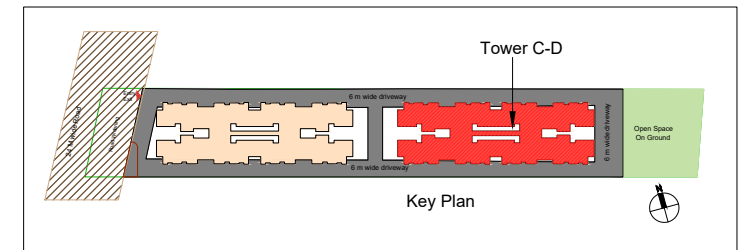
PHASE 1

TYPICAL FLOOR PLAN TOWER C-D



NO.	FLAT NO.	TYPE	CARPET AREA		BALCONY (EXCLUSIVE)		BALCONY DRY (EXCLUSIVE)		TOTAL AREA										
			Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.									
01	201, 202, 203, 204, 206, 207	3 BHK	85.34	918.60	8.21	88.37	2.76	29.71	96.31	1037									
	201, 202, 203, 204, 206, 207																		
	301, 302, 303, 304, 306, 307																		
	401, 402, 403, 404, 406, 407																		
	501, 502, 503, 504, 506, 507																		
	601, 602, 603, 604, 606, 607																		
	701, 702, 703, 704, 706, 707																		
	205, 208, 305, 308, 405, 408, 505, 508, 605, 608, 705, 708										4 BHK	104.36	1123.33	11.77	126.69	2.76	29.71	118.89	1280

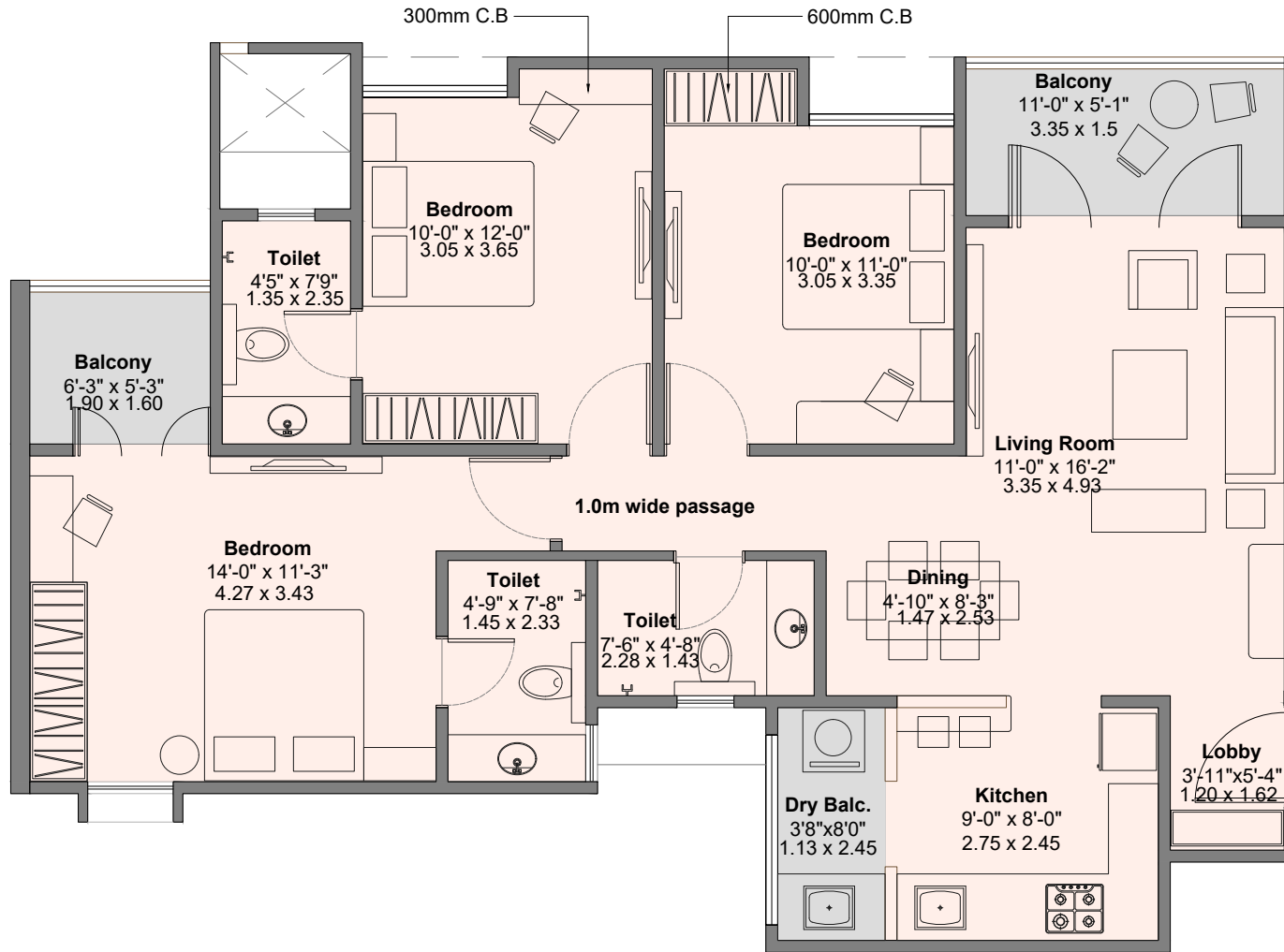
C.B.-CUP BOARD WIDTH 300MM & 600MM.



UNIT PLANS

PHASE 1

3 BHK



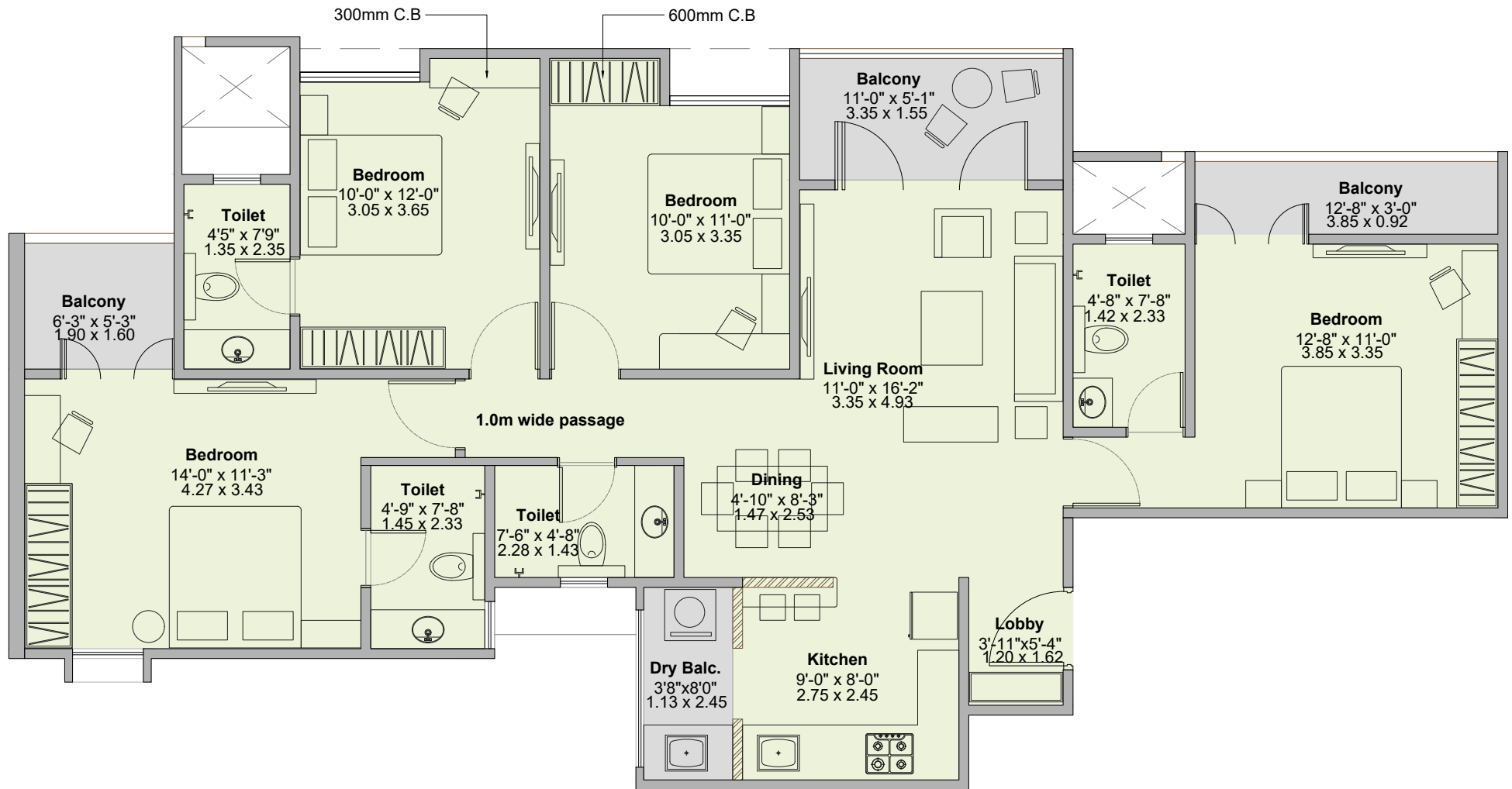
TYPE	CARPET AREA		BALCONY (EXCLUSIVE)		BALCONY DRY (EXCLUSIVE)		TOTAL AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
3 BHK	85.34	918.60	8.21	88.37	2.76	29.71	96.31	1037

C.B.-CUP BOARD WIDTH 300MM & 600MM.



PHASE 1

4 BHK



TYPE	CARPET AREA		BALCONY (EXCLUSIVE)		BALCONY DRY (EXCLUSIVE)		TOTAL AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
4 BHK	104.36	1123.33	11.77	126.69	2.76	29.71	118.89	1280

C.B.-CUP BOARD WIDTH 300MM & 600MM.

