



HINJAWADI - PHASE II

**REIMAGINE RELAXATION.
BE A TINSEL TOWNIE.**

PREMIUM 2 BHK HOMES



EMBRACE THE TINSEL LIFE.

CELEBRATE THE FESTIVE SEASON WITH THE LAST 50 HOMES AT TINSEL TOWN.

The festive season is here and it's time to celebrate with unabashed fervour. The 'Tinsel' life has been a coveted one in Hinjawadi's residential landscape. And now, we're presenting you with a chance to pick one from the last 50 homes - with some amazing festive offers!

At Tinsel Town, daily needs like shopping, restaurants, a movie theatre, high-quality education, and healthcare are incredibly close. And the neighbouring Quadron Business Park will allow for a walk-to-work advantage. It's time to get the best of premium living, great location, and an elevated lifestyle - in one move. It's time to be a Tinsel Townie.





BRANDED HOMES

Unlike projects by other developers, all Kohinoor projects will be a showcase of branded residences where each and every fitting and embellishment will feature best-in-class brands in their respective segments.

SUSTAINABLE LIVING

At Kohinoor, we have always aligned ourselves with the larger good for the environment. And keeping in line with this thinking, our projects have sustainable living features at the core of everything we do.



HEALTHY LIFESTYLES

Living in a Kohinoor home will come with its own share of exceptional benefits and the finest lifestyle upgrade in the category. Which means, as a resident, you can expect the best standard of living in the given neighbourhood.

SECURE LIVING

The first and foremost concern of any homebuyer is the safety and security of their loved ones. Reason why, at Kohinoor, we will leave no stone unturned in ensuring the highest levels of security to safeguard every resident.



Actual image of Swimming Pool

**ACTIVE,
SECURE AND
SUSTAINABLE
LIVING IDEAS.
ALL-IN-ONE.**

INDOOR LIFESTYLE AMENITIES

- Clubhouse
- Recreation Centre
- Multipurpose Hall
- Indoor Games
(Table Tennis, Carrom Board & Chess Board)
- Squash Court
- Toddlers' Room
- TV and Billiards Room



Actual image of Kids' Play Area



Actual image of Landscaped Garden



Actual image of Amphitheatre

OUTDOOR LIFESTYLE AMENITIES

- Landscaped Garden
- Kids' Play Area
- Amphitheatre
- Pergola
- Jogging Track
- Hotfuf
- Practice Cricket Pitch
- Practice Basketball Half Court

SECURITY AND SUSTAINABILITY

- CCTV Camera in Common Areas
- Rainwater Harvesting
- Multi-tier Security
- Ramps for Differently-abled
- STP and Organic Water Converter
- Backup for Common Areas
- Video Door Phone

DOUBLE THE FESTIVE CELEBRATIONS. BE A TINSEL TOWNIE.

PREMIUM 2 BHK HOMES

20:80
- SCHEME -

NO EMI TILL POSSESSION

It's time to double the celebrations this festive season! We're bringing you the cosmopolitan lifestyle upgrade that your heart desires with exciting offers to pair.

After receiving rave reviews for its planning and its range of superior amenities, Tinsel Town has become Hinjawadi's most happening address. This festive season, it's time to be a Tinsel Townie!

From 1st September, the state government will be charging lower stamp duty to all home buyers.

EXISTING	REDUCED	SAVINGS	VALIDITY
6%	3%	3%	1 st Sept. to 31 st Dec. 2020
6%	4%	2%	1 st Jan. to 31 st Mar. 2021

With the stamp duty concession, you get additional savings up to ₹2.5 lac*.

HIGH QUALITY LIVING. INSIDE OUT.

Doors

- Laminated finish polished flush door shutter for main door, bedroom and toilets
- Good quality fittings for doors

Windows

- Powder-coated aluminium sliding windows with mosquito net
- MS grill from inside for living room, bedroom and kitchen
- Powder-coated aluminium sliding window with provision for exhaust fan in toilets and kitchen
- Black granite window sill

Flooring

- Vitrified flooring in entire apartment
- Anti-skid ceramic flooring for terraces, dry balcony and toilets

Railing

- Terrace railing
- Dry balcony railing - parapet wall with round pipe

Kitchen

- Black granite kitchen platform with stainless steel sink and outlets for purifier
- Dado up to lintel level

Washrooms

- Concealed plumbing with chrome-plated fittings of good quality
- Hot and cold mixing unit
- Dado up to lintel level
- Glass partition between shower area and dry area
- Well-designed false ceiling

Electricals and Cabling

- Concealed copper wiring and good quality switches
- Telephone and TV points in living room and provision in master bedroom
- Provision for inverter
- AC point provision in living room and master bedroom
- Centralised dish for entertainment

Elevators

- Elevators with auto floor rescue device

Others

- Plastic emulsion paint on all walls and ceilings internally. Apex / textured paint externally.
- Water supply through overhead water tanks
- Drainage piping (under slung)



BUILDING -E (P+13 FLOORS) First FLOOR PLAN



Flat Nos.	Unit Type	Nos. Floor	RERA Carpet Area		Wing-E First Floor Rera Area		Terrace Carpet Area		Total Carpet Area (RC+DB+T)				
			In Sq.mt.	In Sq.ft.	Dry Balcony Carpet Area In Sq.mt.	In Sq.ft.	Enclose Balcony Area In Sq.mt.	In Sq.ft.	Total Flat In Sq.mt.	In Sq.ft.			
E-01	2BHK-TYPE 1-A	1	53.66	577.60	2.29	24.65	9.60	103.33	6.53	70.29	1.00	72.08	775.87
E-02	2BHK-TYPE 1-B	1	53.66	577.60	2.29	24.65	9.60	103.33	6.53	70.29	1.00	72.08	775.87
E-03	2BHK-TYPE 2-A	1	54.12	582.55	2.72	29.28	9.60	103.33	6.53	70.29	1.00	72.97	785.45
E-04	2BHK-TYPE 2-B	1	54.12	582.55	2.72	29.28	9.60	103.33	6.61	71.15	1.00	73.05	786.31
E-05	2BHK-TYPE 1-C	1	53.66	577.60	2.29	24.60	9.60	103.33	6.53	70.29	1.00	72.08	775.82
E-06	2BHK-TYPE 1-D	1	53.66	577.60	2.29	24.60	9.60	103.33	6.53	70.29	1.00	72.08	775.82
E-07	2BHK-TYPE 2-C	1	54.12	582.55	2.67	28.74	9.60	103.33	6.61	71.15	1.00	73.00	785.77
E-08	2BHK-TYPE 3	1	54.25	583.95	2.72	29.31	9.60	103.33	6.53	70.29	1.00	73.10	786.88
										Total Rera	580.43	6247.78	

Area As Per New Submission

- Note :-
- 1) The carpet area of the Unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) Act. As shown in circular no 4/2017 (MahaRera/Secy/Flle No.27/84/2017) of MahaRERA Dated: 14/06/2017
 - 2) For internal room dimensions written in sale plan is as per sanction plans.
 - 3) Furniture shown in the sale plan are indicative and as per the design Imagination of the Architect.



KEY PLAN

BUILDING -E (P+13 FLOORS) Odd Floor Plan

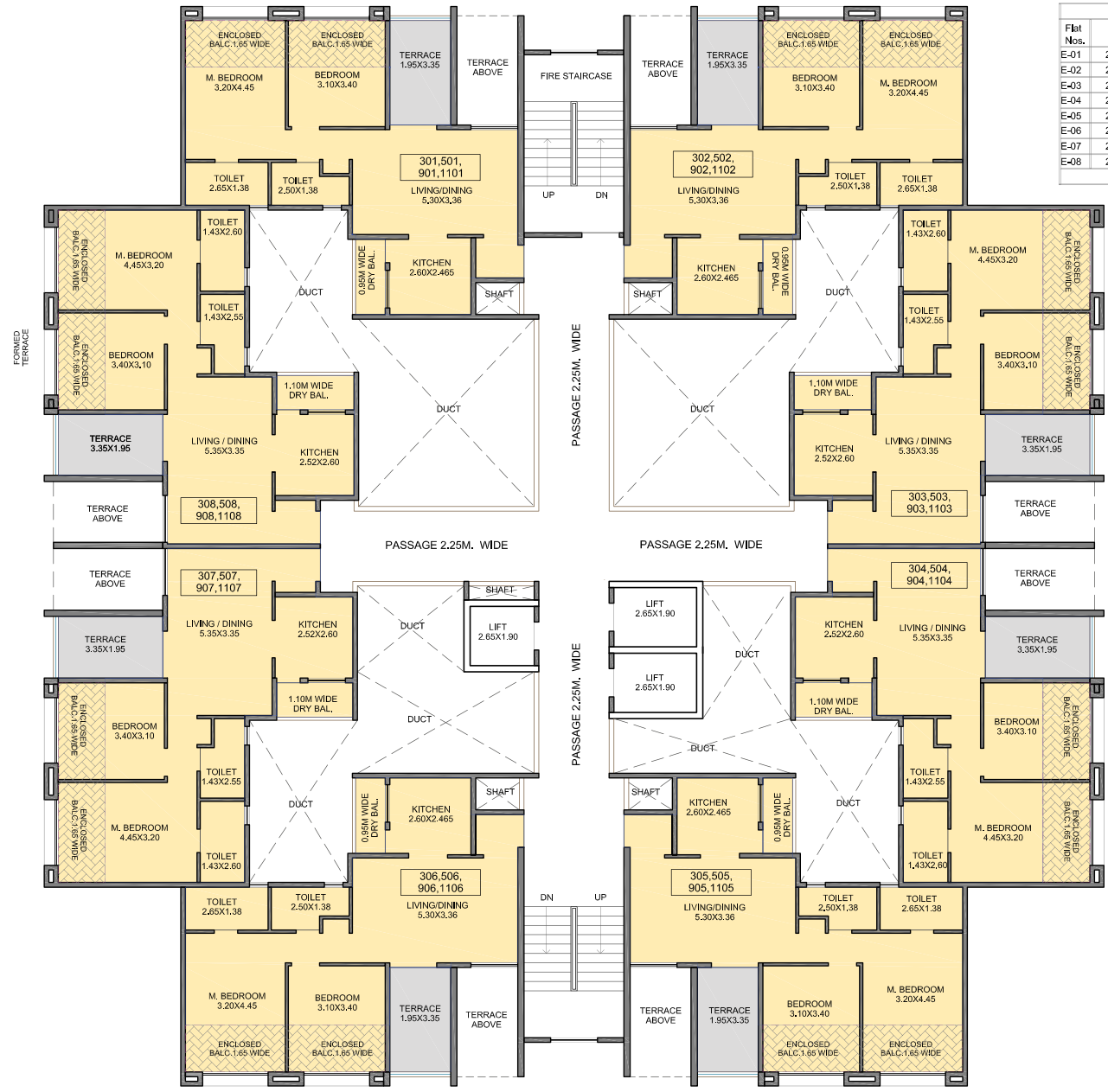
Flat Nos.	Unit Type	Nos. Floor	RERA Carpet Area		Dry Balcony Carpet Area		Enclose Balcony Area		Terrace Carpet Area		Total Carpet Area (RC+DB+T)		
			In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	Total Flat	In Sq.mt.	In Sq.ft.
E-01	2BHK-TYPE 1-A	4	53.66	577.60	2.29	24.65	9.60	103.33	6.53	70.29	4.00	72.08	775.87
E-02	2BHK-TYPE 1-B	4	53.66	577.60	2.29	24.65	9.60	103.33	6.53	70.29	4.00	72.08	775.87
E-03	2BHK-TYPE 2-A	4	54.12	582.55	2.72	29.28	9.60	103.33	6.61	71.15	4.00	72.97	785.45
E-04	2BHK-TYPE 2-B	4	54.12	582.55	2.72	29.28	9.60	103.33	6.61	71.15	4.00	73.05	786.31
E-05	2BHK-TYPE 1-C	4	53.66	577.60	2.29	24.60	9.60	103.33	6.53	70.29	4.00	72.08	775.82
E-06	2BHK-TYPE 1-D	4	53.66	577.60	2.29	24.60	9.60	103.33	6.53	70.29	4.00	72.08	775.82
E-07	2BHK-TYPE 2-C	4	54.12	582.55	2.67	28.74	9.60	103.33	6.61	71.15	4.00	73.00	785.77
E-08	2BHK-TYPE 3	4	54.25	583.95	2.72	29.31	9.60	103.33	6.53	70.29	4.00	73.10	786.88
Total Rera											580.43	6247.78	

Area As Per New Submission

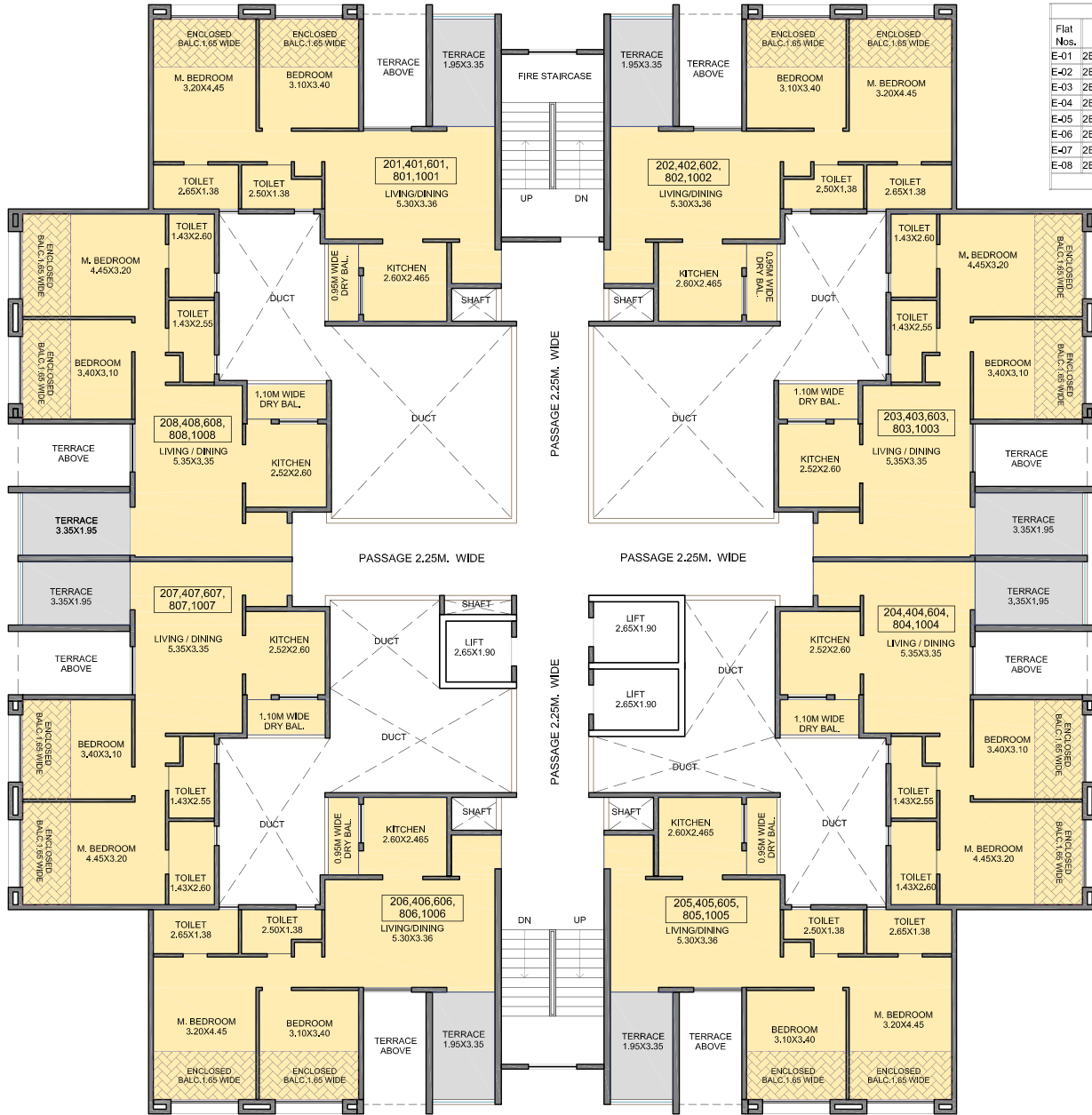
Note :-
 1) The carpet area of the Unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) Act. As shown in circular no 4/2017 (MahaRera/Secy/Flle No.27/84/2017) of MahaRERA Dated: 14/06/2017
 2) For internal room dimensions written in sale plan is as per sanction plans.
 3) Furniture shown in the sale plan are indicative and as per the design Imagination of the Architect.



KEY PLAN



BUILDING -E (P+13 FLOORS) Even Floor Plan

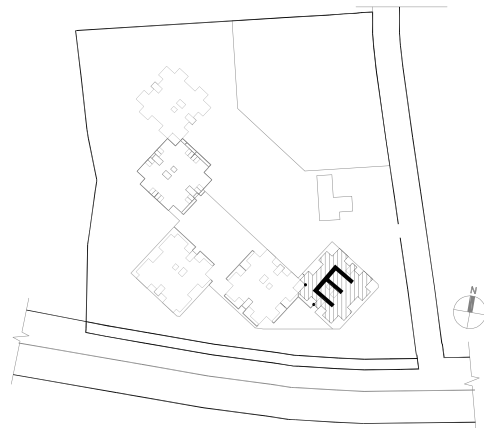


Flat Nos.	Unit Type	Nos. Floor	RERA Carpet Area		Dry Balcony Carpet Area		Enclose Balcony Area		Terrace Carpet Area		Total Carpet Area (RC+DB+T)	
			In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	Total Flat	Total Carpet Area (RC+DB+T)
E-01	2BHK-TYPE 1-A	5	53.36	574.37	2.29	24.65	9.60	103.33	6.53	70.29	5.00	71.78
E-02	2BHK-TYPE 1-B	5	53.36	574.37	2.29	24.65	9.60	103.33	6.53	70.29	5.00	71.78
E-03	2BHK-TYPE 2-A	5	53.83	579.43	2.72	29.28	9.60	103.33	6.53	70.29	5.00	72.68
E-04	2BHK-TYPE 2-B	5	53.83	579.43	2.72	29.28	9.60	103.33	6.61	71.15	5.00	72.76
E-05	2BHK-TYPE 1-C	5	53.36	574.37	2.29	24.60	9.60	103.33	6.53	70.29	5.00	71.78
E-06	2BHK-TYPE 1-D	5	53.36	574.37	2.29	24.60	9.60	103.33	6.53	70.29	5.00	71.78
E-07	2BHK-TYPE 2-C	5	53.83	579.43	2.67	28.74	9.60	103.33	6.61	71.15	5.00	72.71
E-08	2BHK-TYPE 3	5	53.96	580.83	2.72	29.31	9.60	103.33	6.53	70.29	5.00	72.81
Total Rera											578.07	6222.38

Area As Per New Submission

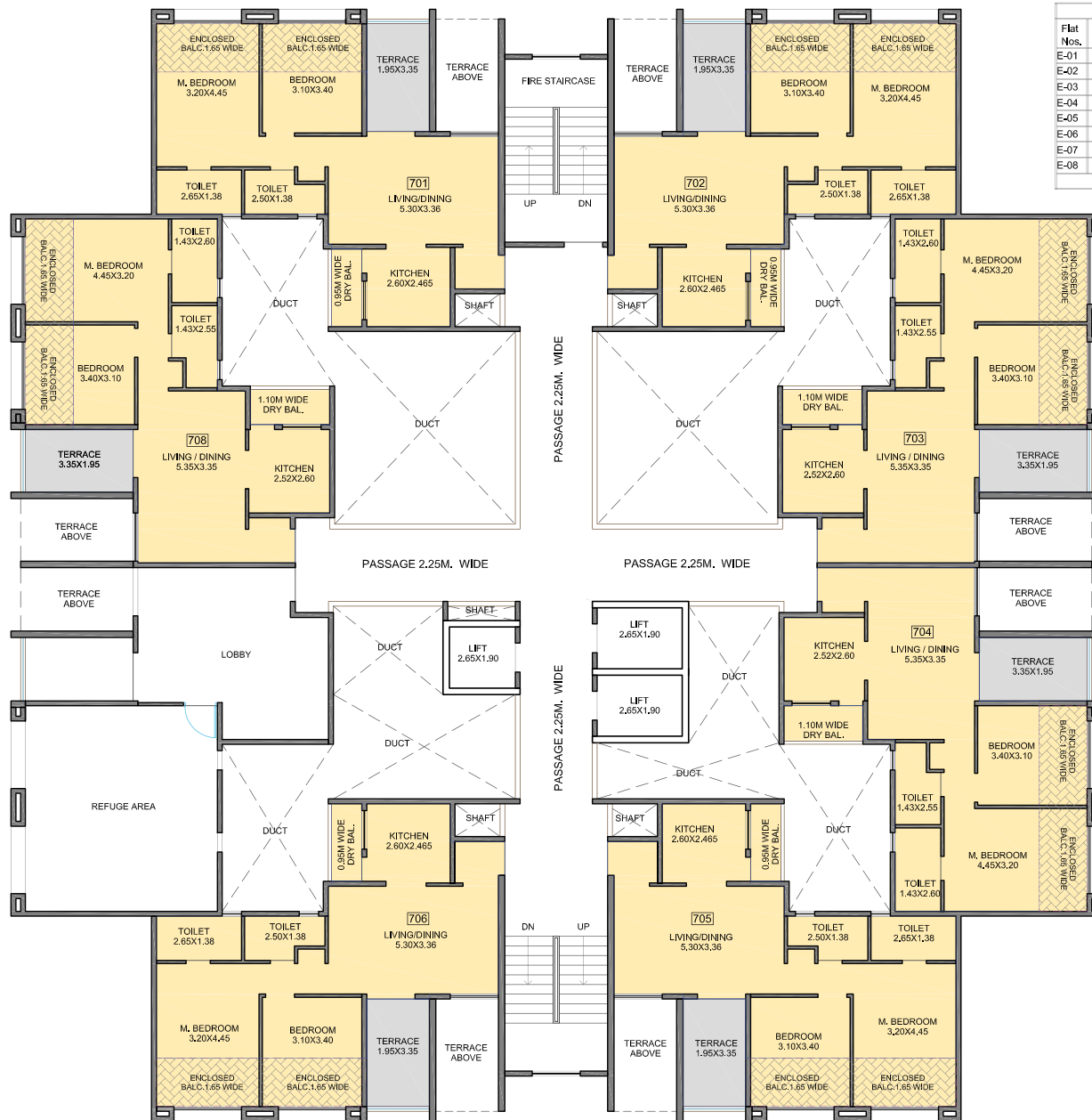
Note :-

- 1) The carpet area of the Unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) Act. As shown in circular no 4/2017 (MahaRera/Secy/File No.27/84/2017) of MahaRERA Dated: 14/06/2017
- 2) For Internal room dimensions written in sale plan is as per sanction plans.
- 3) Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.



KEY PLAN

BUILDING -E (P+13 FLOORS) 7th Floor Plan (Refuge)



Flat Nos.	Unit Type	Nos. Floor	RERA Carpet Area		Dry Balcony Carpet Area		Enclose Balcony Area		Terrace Carpet Area		Total Flat	Total Carpet Area (RC+DB+T)	
			In Sq.m.	In Sq.ft.	In Sq.m.	In Sq.ft.	In Sq.m.	In Sq.ft.	In Sq.m.	In Sq.ft.		In Sq.m.	In Sq.ft.
E-01	2BHK-TYPE 1-A	1	53.66	577.60	2.29	24.65	9.60	103.33	6.53	70.29	1.00	72.08	775.87
E-02	2BHK-TYPE 1-B	1	53.66	577.60	2.29	24.65	9.60	103.33	6.53	70.29	1.00	72.08	775.87
E-03	2BHK-TYPE 2-A	1	54.12	582.55	2.72	29.28	9.60	103.33	6.51	71.15	1.00	73.05	786.31
E-04	2BHK-TYPE 2-B	1	54.12	582.55	2.72	29.28	9.60	103.33	6.51	71.15	1.00	73.05	786.31
E-05	2BHK-TYPE 1-C	1	53.66	577.60	2.29	24.60	9.60	103.33	6.53	70.29	1.00	72.08	775.82
E-06	2BHK-TYPE 1-D	1	53.66	577.60	2.29	24.60	9.60	103.33	6.53	70.29	1.00	72.08	775.82
E-07	2BHK-TYPE 2-C	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
E-08	2BHK-TYPE 3	1	54.25	583.95	2.72	29.31	9.60	103.33	6.53	70.29	1.00	73.10	786.88
Total Rera											507.43	5462.01	

Area As Per New Submission

- Note :-
- 1) The carpet area of the Unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) Act. As shown in circular no 4/2017 (MahaRera/Secy/File No.27/84/2017) of MahaRERA Dated: 14/06/2017
 - 2) For internal room dimensions written in sale plan is as per sanction plans.
 - 3) Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.



KEY PLAN

BUILDING - E (P+13 FLOORS) 12th Floor Plan (Refuge)

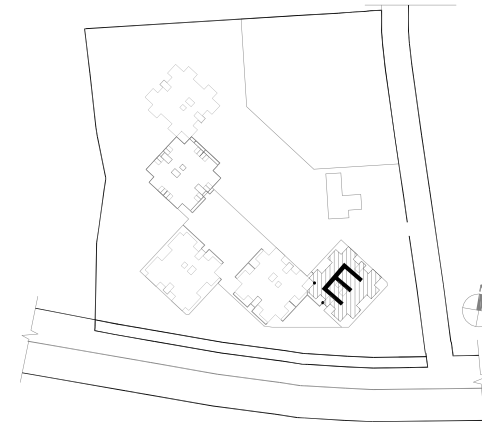


Flat Nos.	Unit Type	Nos. Floor	RERA Carpet Area		Dry Balcony Carpet Area		Enclose Balcony Area		Terrace Carpet Area		Total Flat	Total Carpet Area (RC+DB+T)	
			In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.		In Sq.mt.	In Sq.ft.
E-01	2BHK-TYPE 1-A	1	53.36	574.37	2.29	24.65	9.60	103.33	6.53	70.29	1.00	71.78	772.64
E-02	2BHK-TYPE 1-B	1	53.36	574.37	2.29	24.65	9.60	103.33	6.53	70.29	1.00	71.78	772.64
E-03	2BHK-TYPE 2-A	1	53.83	579.43	2.72	29.28	9.60	103.33	6.53	70.29	1.00	72.68	782.33
E-04	2BHK-TYPE 2-B	1	53.83	579.43	2.72	29.28	9.60	103.33	6.51	71.15	1.00	72.76	783.19
E-05	2BHK-TYPE 1-C	1	53.36	574.37	2.29	24.60	9.60	103.33	6.53	70.29	1.00	71.78	772.59
E-06	2BHK-TYPE 1-D	1	53.36	574.37	2.29	24.60	9.60	103.33	6.53	70.29	1.00	71.78	772.59
E-07	2BHK-TYPE 2-C	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
E-08	2BHK-TYPE 3	1	53.96	580.83	2.72	29.31	9.60	103.33	6.53	70.29	1.00	72.81	783.76
Total Rera											505.36	5439.73	

Area As Per New Submission

Note :-

- 1) The carpet area of the Unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) Act. As shown in circular no 4/2017 (MahaRera/Secy/File No.27/84/2017) of MahaRERA Dated: 14/06/2017
- 2) For internal room dimensions written in sale plan as per sanction plans.
- 3) Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.



KEY PLAN

BUILDING -E (P+13 FLOORS) 13th Floor Plan



Flat Nos.	Unit Type	Nos. Floor	Wing - E 13 th Floor Rera Area										Total Carpet Area (RC+DB+T)	
			RERA Carpet Area		Dry Balcony Carpet Area		Enclose Balcony Area		Terrace Carpet Area		Total Flat	In Sq.mt.		
E-01	2BHK-TYPE 1-A	1	53,66	577,60	2,29	24,65	9,60	103,33	6,53	70,29	1,00	72,08	775,87	
E-02	2BHK-TYPE 1-B	1	53,66	577,60	2,29	24,65	9,60	103,33	6,53	70,29	1,00	72,08	775,87	
Total Rera											144,16	1551,74		

Area As Per New Submission

Note :-

- 1) The carpet area of the Unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) Act. As shown in circular no 4/2017 (MahaRera/Secy/File No.27/84/2017) of MahaRERA Dated: 14/06/2017
- 2) For internal room dimensions written in sale plan is as per sanction plans.
- 3) Furniture shown in the sale plan are indicative and as per the design Imagination of the Architect.



KEY PLAN

CONNECTED TO EVERY DAILY CONVENIENCE.



LANDMARKS

Pune-Mumbai Expressway - 13.9 KM
 Pune University - 17 KM
 Hinjawadi Phase 1 - 5 KM
 Quadron Business Park - 230 M



HOTELS

Ibis Hotel - 2.7 KM
 Lemon Tree Hotel - 5.3 KM
 Vivanta Hinjawadi - 5.5 KM



TRAVEL AND ACCESSIBILITY

Shivaji Nagar Railway Station - 20 KM
 Pune Railway Station - 22.4 KM
 Pune International Airport - 27.4 KM
 BP Petrol Pump - 3.1 KM



ENTERTAINMENT AND DINING

Karolbaug - 800 M
 Mezza 9 - 4.4 KM
 The Bar Stock Exchange - 7.2 KM
 McDonald's - 4.4 KM



KEY JUNCTIONS / ROADS

Aundh - 14.4 KM
 Baner - 10.8 KM
 Hinjawadi Bridge - 6.8 KM



HEALTHCARE

Ruby Hall Clinic - 6.1 KM
 Sanjeevani Hospital - 4.9 KM



BANKS / ATM

ICICI Bank - 1.4 KM
 Axis Bank ATM - 2.6 KM
 IndusInd Bank ATM - 2.7 KM



EDUCATION

Pawar Public School - 2.7 KM
 Vibgyor School - 4.6 KM
 EuroKids Pre-School - 2.3 KM

ABOUT KOHINOOR GROUP

Kohinoor Group has proudly stood tall as a leader in Pune's real estate sector for over three decades. Since its inception in 1983, the group has developed and delivered over 4 million sq.ft., and has over 3 million sq.ft. of spaces under development.

At Kohinoor, everything revolves around customer happiness. Which is why, everything that we build comes with the promise of 'Sada Sukhi Raho' - the timeless blessing in India. The promise means that we stay with our customers at every step; right from assistance in the sales procedure to hassle-free paperwork, and even a smooth possession process.

Three decades and 30 successful projects later, the only thing that stands taller than Kohinoor's projects is its reputation. Pillared on the values of quality, trust, expertise and commitment, we have a grand vision for the future in the coming 5 years: a vision to build smarter, happier communities.

ABOUT SPECTRUM

Spectrum Spaces is an enterprise established to promote smart real estate development. Committed towards creating innovative spaces, Spectrum promises the highest standards of quality and trust towards clients. Having a strong family background with 40+ years of cumulative experience, the promoters of the organisation have diversified interests in manufacturing, distribution, marketing, construction, and healthcare.



SADA SUKHI RAHO

A PROJECT BY



Site Address: Tinsel Town, Next to Quadron Business Park,
Hinjawadi Phase 2, Pune 411057

Corporate Address: Kohinoor Development Corporation,
A-102, ICC Trade Tower, S.B.Road, Pune 411016

Call: 020 6764 1839 | **Web:** www.kohinoorpune.com



MahaRERA No.: P52100017178 | Available at website: <https://maharera.mahaonline.gov.in>