







TUNES FROM CHILDHOOD LAST FOREVER...

"Hey there,

When you were a child, do you remember how you came to visit me with your grandpa?

I remember how you were mesmerised by chirping birds and rustling leaves.

How calm you felt by the soothing lullaby of the wind

And your love for splashing the water in the pond was simply adorable.

Sometimes, you came along with your entire family.

A little picnic, is what you used to call it!

I'll never forget you talking to the squirrels interspersed with shrieks of happiness!

We have really come a long way, isn't it?

You're all grown-up now! And achieved many big things in life.

Times have changed, but I'm still your good old friend.

Whether you listen to the raindrops while jogging with your partner

Or simply sit alone admiring the silence of the cosmos

No matter what you do, I'm always there for you.

Here's to creating new tunes and future memories!

With love,

The Park"





HINJAWADI CENTRAL: MY HOME. YOUR HEAVEN.

Hey, glad we could catch up again!

Because I'd like to tell you something interesting about my home. Hinjawadi Central - my happy abode, my heaven, my comfort space, and your gateway to befriend nature. You will be surprised to know that Hinjawadi has its own lush green side, and that is my home! Life here is expansive, clutter-free, and most importantly, it is blessed with the beauty of nature. Here, my home-mates like birds, flowers, and trees, will cast a spell on you. Once you come to my home, you will never want to leave. So, when are you planning to be my lifetime family member?





ENTER NATURE'S MUSIC STUDIO AT CENTRAL PARK

If it wasn't for your never-ending love for parkside living, birds would have built their nest somewhere else. Sweet fruits would have fallen in someone else's courtyard. Laughs of togetherness would have echoed with joy in someone else's life. BUT, our love for each other brought us back together.

Welcome to Nature's Music Studio - Kohinoor Central Park. Featuring 'Parkments', thoughtful homes set amidst nature. And the main protagonist of this story is me - the 2-acre Central Park. Be it a little family picnic, kids' playtime, seniors' laughing exercise session, or a peaceful time with nature, just visit me and let your mind-body-soul experience holistic peace. Well, that's just the beginning of the story. Make me yours and complete the story.





SWEET GIFTS FROM NATURE TO YOU!

As a dear childhood friend, I care about your happiness and wellbeing. So, I've put together some delightful gifts that will make your heart dance with joy. Whether you're with friends, family or solo, you'll always have a new experience to deposit in your memory, forever!



Representative Image

◀ INDOOR GYM

SWIMMING
POOL WITH
KID'S POOL ▶



Artistic Impressions



Representative Image

◀ YOGA AND
MEDITATION
PAVILIONS

TENNIS
COURT ▶



Artistic Impressions



Representative Image

ADVENTURE
PARK FOR
CHILDREN

NATURE WALK
AT TREETOP
LEVEL



Artistic Impressions



Representative Image

MINI
THEATRE



JOGGING
TRACK



Representative Image



Representative Image

PAINTING
ROOM

PET-FRIENDLY
GARDEN



Representative Image

A BUNDLE OF JOYFUL AMENITIES

- Clubhouse (Multipurpose Hall, Indoor Games)
- Entrance Plaza with Water Feature
- Basketball
- Volleyball
- Squash Court
- Badminton Court
- Table Tennis
- Spa, Steam Room, Sauna & Jacuzzi
- Outdoor Gym
- Senior Citizens' Area
- Co-working Spaces and Business Lounge
- Educational Play Areas (Life-size Chess, Ludo, Snakes & Ladders)
- Botanical Gardens
- Sustainable Landscaping
- Water Features like Fountains, Ponds
- Electric Vehicle (EV) Charging stations
- Box Cricket
- Futsal
- Skating Rink
- Bar Deck
- Stress Booth

MASTER LAYOUT

MASTER LAYOUT



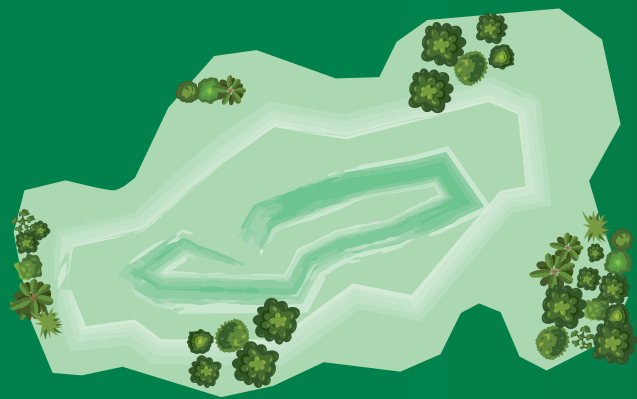
This Master Layout For Temporary



Marunji



City Hospital



Infosys Phase 2 Gate No.4



Wipro Technologies Ltd.



Infosys



Capgemini India



Hinjawadi Phase II



Irani Cafe



Grand Hightstreet



Hotel Ibis



Emcure Pharmaceuticals Limited

Grand Tamanna Hotel



CENTRAL PARK

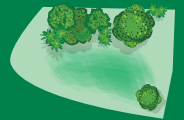
Ryan International



Amrita Vidyalayam



Phase 3



Happiness Street

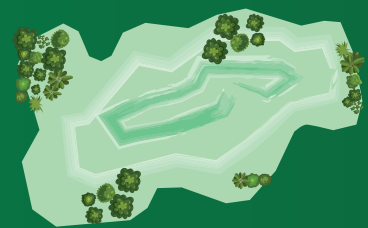


Doehler



Embassy Quadron Business Park

Gurukul Cricket Academy (An MCC & PKPF Joint Venture)



Maan

TCS



Tech Mahindra



Megapolis



Pawar Public School

Thakar Nagar



Shinde Nagar

Akshara School

Indira Institute

Decathlon
Hotel Ginger

Phoenix Marketcity

Bhumkar Nagar

Bhumkar Chowk

Wakad

Hinjawadi Hospital

Shatayu Hospital

Hotel Sayaji

Vibgyor School

Terminal One (TATA)

Mezza 9 Restaurant & Banquets

Xion Mall

DMart

Bhumkar Chowk

Ruby Hall Clinic

Shivaji Chowk

Hilton Garden Inn

Courtyard by Marriott

Hinjawadi Phase I

Hyatt

Lemon Tree Hotel

Mahindra International School

Mercedes-Benz International School

Accenture

Blue Ridge Township

Kohinoor Sportsville

Bhoirwadi

KEY DISTANCES



WORKSPACES

Embassy Quadron: 1 km

Infosys: 1.2 km

Tech Mahindra: 2.3 km

TCS: 2.3 km

Wipro: 5 km



HEALTHCARE CENTRES

Swami Samarth Hospital: 1.8 km

Ayushree Hospital: 3.4 km

CityCare Hospital: 6.3 km

Surya Mother and Child Hospital: 6.4 km

Sus Hospital: 6.5 km



SCHOOL

Ryan International School: 260 mtr.

Vibgyor School: 3.4 km

Mercedes-Benz International School: 4.3 km

Blue Ridge School: 4.8 km

EuroSchool Wakad: 5.3 km

Akshara International: 5.6 km



SHOPPING DESTINATIONS

Grand Highstreet: 3 km

Reliance Smart: 4.7 km

D-Mart Hinjawadi: 5 km

Vision One Mall: 6.2 km

Phoenix MarketCity: 6.4 km

KOHINOOR CENTRAL PARK

HINJAWADI CENTRAL (PH - 2)



SALIENT SPECIFICATIONS

STRUCTURE

- RCC framed Alu-form shuttering
- AAC block work walls of 125 mm thickness

WINDOWS & DOORS

- Three-track powder-coated windows with mosquito nets for bedroom & dry balcony
- MS grill for bedrooms and kitchen windows from inside
- Main Door: Laminated plywood frame and door with digital lock, door stopper & eyepiece
- Bedroom Door: Laminated plywood frame and flush door - cylindrical door lock with door magnet
- Master Bedroom Balcony Door: French door GI dark grey powder-coated two-fold folding door
- Toilet Door: Combined frames of steel gray granite & marine ply with laminate, cylindrical lock
- Provision for exhaust fan in toilets and kitchen

FLOORING

- 1200mm x 600mm - Vitrified double charge tile for the entire apartment (Kajaria/Varmora/Colortile/Eq.)
- Digital wall tile 300mm x 600mm - Kitchen wall dado tile (Kajaria/Varmora/Colortile/Eq.)
- 150mm x 600mm - Attached terrace anti-skid tile (Kajaria/Varmora/Colortile/Eq.)
- 1200mm x 600mm - Dry balcony vitrified double charge tile (Kajaria/Varmora/Colortile/Eq.)
- 600mm x 600mm - Toilet anti-skid tile (Kajaria/Varmora/Colortile/Eq.)

- 300mm x 600mm - Toilet wall digital tile (Kajaria/Varmora/Colortile/ Eq.)
- 300mm x 600mm - Toilet wall Base tile (Kajaria/Varmora/Colortile/Eq.)
- Height of kitchen dado above otta platform - 2 feet above otta

RAILING

1200mm high MS railing

KITCHEN

- Kitchen otta - Dove stone on kadappa support with 3" backsplash of same stone
- Kitchen sink - 2 nos - stainless steel 24" x 18" in kitchen platform and 32" x 21" in dry terrace with drainboard of make (Franke/Nirali/Carysil/Eq.)
- Kitchen flooring - vitrified (same as the rest of the rooms in the flat)
- Height of kitchen otta from FFL (Floor-finish Level) = 32"
- Height of kitchen dado above otta/platform - 2ft. above otta
- Provision of exhaust fan provision

ELECTRIFICATION & CABLING

- Wires - Polycab/Finolex/Rr
- Switches - Schneider Livia/Eq.
- Telephone Point/Tv Point In Living Room
- Provision Of A.c. Point In Living & Master Bedroom
- Generator Backup For Lifts And Common Areas

SECURITY SYSTEM

- CCTV in common areas
- Access control
- VDP for flat
- Intercom provision

BATHROOM

- Slung plumbing
- CP Fittings: Jaquar - Lyric/Continental series/eq.
- Flush valves - Jaquar Metropole/eq.
- Sanitary-ware: Jaquar/equivalent
- Hot and cold mixing diverter in toilets
- Hot and cold water provision in the kitchen
- Treated water supply for flush use
- False ceiling in the bathroom
- Solar water in the master bedroom

LIFTS

- Automatic elevators - Schindler/Kone/eq.

WALL FINISHES & PAINT

- Gypsum-finished walls & ceiling
- 2 coat putty + 1 coat primer + 2 coat of premium emulsion for internal wall & ceiling
- External wall with textured paint, weather shield & raincoat
- Grills on satin finish deluxe paint



KOHINOOR GROUP: A LEGACY OF 40 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 9 million sq.ft. of construction echoes a rich legacy, the 17 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.



सदा
सुखा
सह

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



Launched the
FIRST MULTIPLEX
in Pimpri-Chinchwad



A township of
504 apartments -
LATIS
launched in Talegaon

Delivered a joyful
future to
**2000+
HAPPY
FAMILIES**



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

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



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

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

1983 1989 2001 2002 2006 2008 2009 2010 2013 2014 2017

Kohinoor
**CEMENT
TRADING
DIVISION**
established



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



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

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



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

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

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



**LAUNCH OF
NANO HOMES**
- an affordable housing
project in Ravet


Ventured into
the exciting
serviced hostels
business with
YOUTHVILLE



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



KOHINOOR WORLD TOWERS,
PIMPRI

KOHINOOR EMERALD, SUS

KOHINOOR GRANDEUR,
RAVET

KOHINOOR SAPPHIRE 3,
TATHAWADE

Delivered a joyful future to
8000+ HAPPY FAMILIES

KOHINOOR WESTVIEW RESERVE,
NEW WAKAD

KOHINOOR FAMVILLE,
HINJAWADI CENTRAL (PH 2)

KOHINOOR VIVA PIXEL
DHANORI PH.1 & PH.2

Newly-launched residential project:
KOHINOOR UPTOWN AVENUE,
PUNAWALE

KOHINOOR RIVERDALE,
KHARADI

2018 2019 2020 2021 2022 2023 2024

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

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

KOHINOOR SAPPHIRE 2,
TATHAWADE

KOHINOOR JEEVA,
BIBWEWADI

KOHINOOR SHANGRILA,
PIMPRI

PRESIDENTIA,
SOPAN BAUG ANNEXE

SPORTSVILLE,
MAAN,
HINJAWADI PH.1

KOHINOOR VIVA CITY,
DHANORI

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

COURTYARD ONE,
WAKAD

ABHIMAAN TOWNSHIP, PHASE 3,
SHIRGAON

KOHINOOR KALEIDO,
NEW KHARADI

KOHINOOR BUSINESS TOWER,
KP ANNEXE

KOHINOOR CENTRAL PARK,
HINJAWADI PH.2

*Data as of May 2024

BUILDING REAL ESTATE ICONS AND TRUST SINCE 1983

OVER
45
SUCCESSFUL
PROJECTS

OVER
19
ONGOING
PROJECTS

OVER
9M
SQ. FT.
DELIVERED

OVER
17M
SQ.FT.
IN PROGRESS

OVER
10K
HAPPY
CUSTOMERS

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 - **7.6 MILLION SQ. FT.** | Sq. ft. Under Construction - **14.18 MILLION SQ. FT.**

COMPLETED PROJECTS:

- Kohinoor Shangrila - Ph.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
- Shubhashree - Ph.3, Akurdi
- Air Castle, Ravet
- Kohinoor Jeeva, Bibvewadi
- Kohinoor Grandeur - Tower D, Ravet
- Kohinoor Emerald, Sus
- Kohinoor Coral, Hinjawadi Ph.3
- Kohinoor Tower, Pimpri
- Saheel Calysta, Wakad
- Shubhashree Woods, Pimple Saudagar
- Kohinoor Reina, Kondhwa
- Kohinoor Sapphire 1, Tathawade
- Tinsel Town, Hinjawadi Ph.2
- Saheel Residency, Thergaon
- Abhimaan Township - Ph.1 & 2, Shirgaon
- Princess Villa, Bhosari

UNDER CONSTRUCTION PROJECTS:

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

**LOSE YOURSELF TO
NATURE'S SONGS**





Site Address: Hinjawadi Central Park, Hinjawadi Phase 2, Pune | **Corporate Address:** Kohinoor Development Corporation, A-101/102, ICC Trade Tower, Senapati Bapat Road, Pune – 411 016. | **Call:** 020 0000 0000 | **E-mail:** sales@kohinoorpune.com | **Website:** www.kohinoorpune.com



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