



***EXPLORE PIXEL-PERFECT***  
***LIFE OF PREMIUM LIVING***



# 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 3 and 4 BHK homes, this residential project is crafted 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, Kohinoor Viva Pixel is tailor-made for you. Your masterpiece of vibrant living awaits.



Artistic Impression



# CHOOSE DHANORI

## Serene Living with Modern Convenience

Prepare to witness the magnificence of Dhanori in an entirely new light as Kohinoor unveils a fresh perspective on this splendid neighbourhood!

Enveloped in the embrace of premium living, this undiscovered jewel nestled within Dhanori's trove promises to paint each of your moments with perfection. Embedded in a serene setting, here, panoramic hill views will be a treat for your eyes and the soothing wind will delight your senses.

Be ready for an unparalleled, enriched lifestyle that seamlessly blends thrills, contentment, and exuberance at the very heart of Dhanori.

# WHERE EVERY COLOUR

## Tells a Story of Vibrant Living

Inspired by the concept of pixels, each apartment is an art waiting for your personal touch. Much like the pixels that collaborate to form a stunning image, Kohinoor Viva Pixel's community is a harmonious blend of diverse individuals coming together. Every resident contributes a unique shade to the overall art, creating a masterpiece of togetherness. Here, unity is celebrated, and each individual enriches the collective experience, forming a close-knit and vibrant family.

# VIBRANT LIFESTYLE AMENITIES

## For a Life of Endless Possibilities

At Kohinoor Viva Pixel, every day feels like a celebration of life. It is designed to elevate your living experience, offering a host of exceptional amenities that will redefine your concept of vibrant living. From lush green spaces and state-of-the-art fitness facilities to meticulously crafted social zones, this community offers a diverse range of features that cater to your every need. Welcome to a new standard of vibrant living with endless possibilities at Kohinoor Viva Pixel.



Kids' Play Area



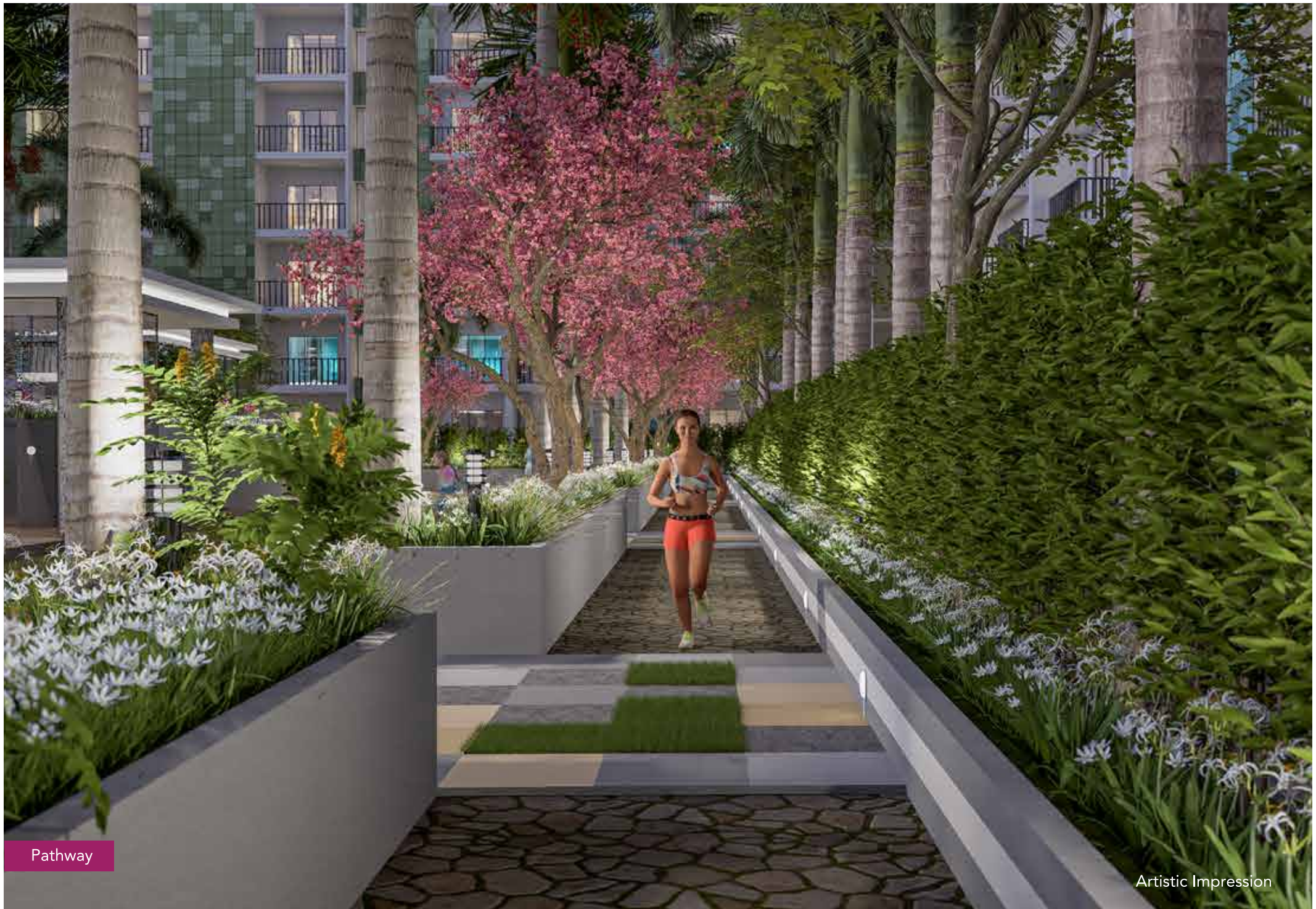


Kids' Game Room

Artistic Impression



Swimming Pool



Pathway

Artistic Impression



Gymnasium



Basketball Court

Artistic Impression

# **SPECIFICATIONS**

## **STRUCTURE**

- RCC framed Conventional shuttering.
- AAC block work walls of 125 mm thick.

## **WINDOWS & DOORS**

- Three-track Powder coated windows with mosquito nets.
- MS Grill for bedrooms and kitchen window from inside.
- Main Door: Moulding Frame-panel 45mm with Digital Lock, Door Stopper & Eyepiece.
- Bedroom Door: Laminated plywood/Moulding Frame-Single Notch plywood frame with laminate, Mortise lock.
- Toilet Door: Combined frames of Steel Gray granite & Marine ply with laminate, Mortise lock.
- Provision for exhaust fan in toilets and kitchen.

## **FLOORING**

- 1200mmX600m - Vitrified Double charge tile for the entire apartment (Nitco/Kajaria/Varmora/Colortile/Eq).
- Digital 300mmx600mm (as per sample flat) - Kitchen wall dado tile (Nitco/Kajaria/Varmora/Colortile/ Eq).
- 300mmX300mm - Attach terrace anti skid tile (Nitco/Kajaria/Varmora/Colortile/Eq).
- 1200mmX600mm - Dry Balcony vitrified Double charge tile (Nitco/Kajaria/Varmora/Colortile/Eq).
- 300mmX300mm - Toilet anti skid tile (Nitco/Kajaria/Varmora/Colortile/Eq).
- 300mmX600mm - Toilet wall digital tile (Nitco/Kajaria/Varmora/Colortile/Eq).
- 300mmX600mm - Toilet wall base tile (Nitco/Kajaria/Varmora/Colortile/Eq).
- Height of kitchen dado above otta/platform-2 ft above otta.

- **BATHROOM**

- Slung plumbing
- CP - Fittings: Jaquar - Lyric series
- Metropole flush valves - Jaquar - Lyric series
- Sanitary wares: Jaquar - Lyric series
- Hot and cold mixing diverter in toilets
- Hot water supply in one master bedroom toilet
- Treated water supply for flush use

- **LIFTS**

- Automatic Elevators

- **PAINT**

- Gypsum finished Walls & Ceiling
- 1 coat primer + 2 coat putty + 2 coat of Acrylic paint for internal wall & ceiling
- External wall with textured paint, Weather shield & Raincoat
- Grills on satin finish deluxe paint



- **RAILING**

- 1200mm high glass railing with SS grab bar including RCC bund wall

- **SECURITY SYSTEM**

- CCTV in Common areas
- Access control at main gate

- **KITCHEN**

- Kitchen otta - Premium Black Granite on Kadappa Support.
- Kitchen sink - 2 nos. - Stainless steel 21" X 18" of make and 24" X 18" in dry terrace (Frank/Nirali/Carysil/Eq).
- Kitchen flooring - Vitrified (same as rest of the rooms in the flat)
- Height of kitchen otta from FFL (Floor Finish Level) = 32"

- **ELECTRIFICATION & CABLING**

- Wires - Polycab/Finolex/RR
- Switches - Schneider Livia/Eq.
- Telephone Point/Data Point in living room
- Provision of A.C in master bedroom
- Generator backup for lifts and common areas



Tower C - D (S + 7)

Driveway

Artistic Impression

Tower A - B (S + 7)

Driveway

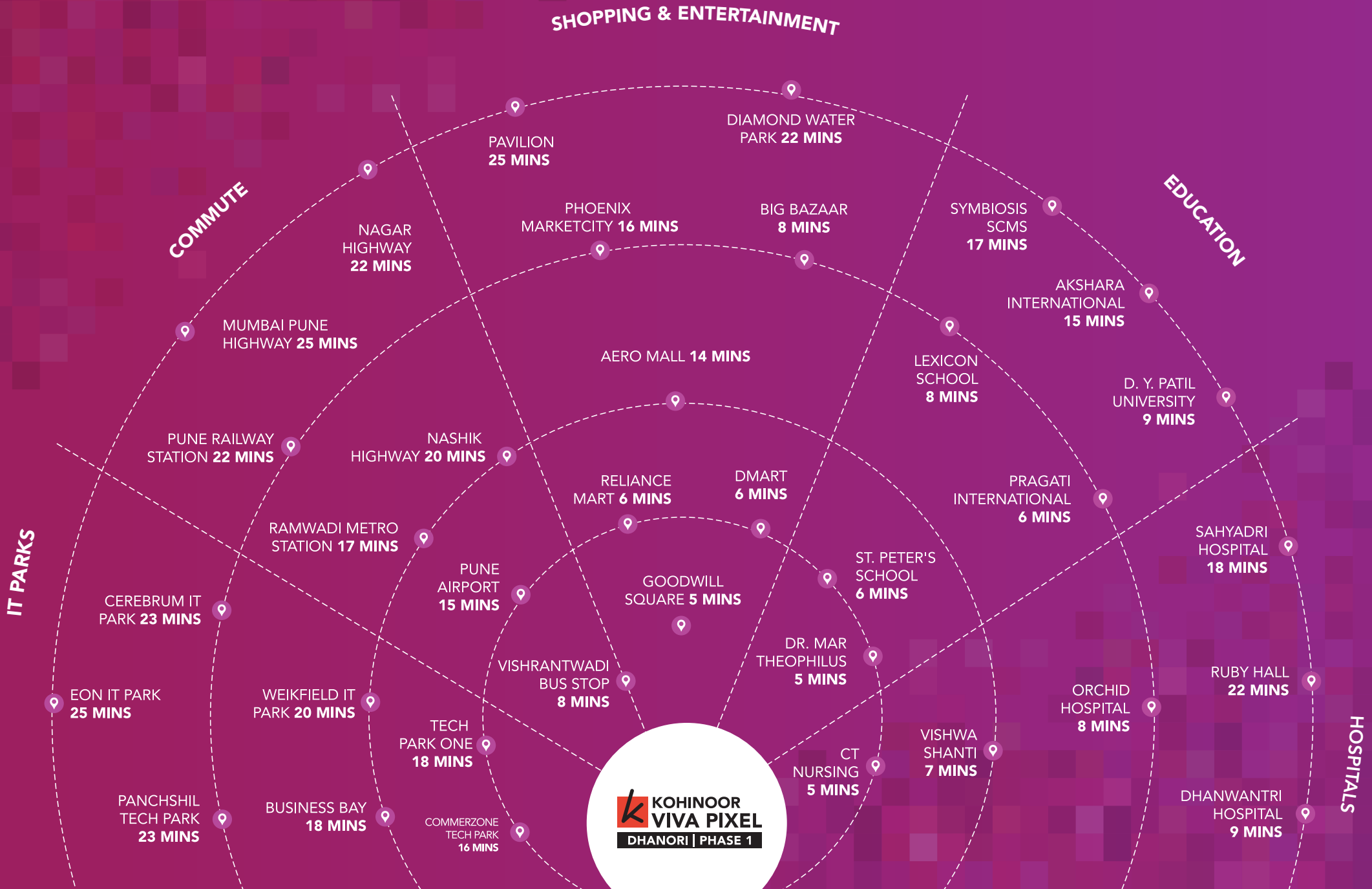
Driveway

Driveway

24M Wide Road



# KEY DISTANCE





CME Lake



BOPKHEL

Children Park

VIJAY NAGAR



Army Institute of Technology



DRDO

DIGHI



DIGHI HILLS

URBAN LAKE

DHANORI

KOHINOOR VIVA PIXEL



Orchid Hospital

D Y PATIL UNIVERSITY

ZUDIO



Khandoba Mandir

KHARADI

Porwal Road

Dhanori Road

State Bank of India

PIZZA HUT



Lohegaon Bus Stop

LOHEGAON

Lohegaon Road

PUNE INTERNATIONAL AIRPORT



KALAS

VISHRANTWADI LAKE

GE FACTORY

VISHRANTWADI CHOWK



Serene Hospital

Airport Road

VIMAN NAGAR

PHOENIX MARKETCITY



KHADKI

INDIRA NAGAR

RTO

YERAWADA

KALYANI NAGAR

Map not to scale



CELEBRATING  
40 YEARS

TRANSFORMATION.  
TRUST.  
TRIUMPH.

# 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 11 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.



# THE FOUNDING PILLARS OF KOHINOOR

## MR. KRISHNAKUMAR GOYAL

Chairman and Managing Director

From building the Kohinoor empire from its very roots to turning around the fortunes of the Cosmos Co-op. Bank, Krishnakumar Goyal is a man of many achievements. He is also passionate about giving back to the society via various social initiatives in education, culture, sports, literature, and arts. At Kohinoor, he plays the role of guiding us with his key strategic inputs, vision, empathy, and professionalism.



## MR. VINEET GOYAL

Joint Managing Director

Vineet has a proven ability to develop and strengthen management teams for better profitability and efficiency. Spearheading the operations, sales and business expansion verticals, his dynamic leadership is cementing Kohinoor's presence as a professional entity with a growing footprint in real estate. A trendsetter in the industry, Vineet's dynamism and passion is a source of inspiration for every member of the Kohinoor team.

## MR. RAJESH GOYAL

Joint Managing Director

Rajesh has always displayed natural leadership qualities. Complementing B-school learnings with the invaluable mentoring by his illustrious father, he has ably marshalled Kohinoor's resources. He provides astute leadership to the portfolios of land acquisition and trading, finance, liaisoning, and warehousing. Always looking for the next big challenge, Rajesh invests his energies in property aggregation and developing income-generating assets.



# 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

# BUILDING REAL ESTATE ICONS AND TRUST SINCE 1983

OVER

**45**

SUCCESSFUL  
PROJECTS

OVER

**18+**

ONGOING  
PROJECTS

OVER

**9M**

SQ. FT.  
DELIVERED

OVER

**10.5M**

SQ. FT.  
IN PROGRESS

OVER

**10K**

HAPPY  
CUSTOMERS

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

2013

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

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

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

2014

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

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

2017

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



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

2018

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

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

2019

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



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

2020

Newly-launched commercial project: **KOHINOOR WORLD TOWERS, PIMPRI**

Newly-launched residential projects: **KOHINOOR EMERALD, SUS**  
**KOHINOOR GRANDEUR, RAVET**

2021

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

Newly-launched residential project: **KOHINOOR SAPPHIRE 3, TATHAWADE**

Delivered a joyful future to **8000+ HAPPY FAMILIES**

2022

Completed **8 MILLION SQ. FT.** of construction  
Newly-launched residential projects:  
**COURTYARD ONE, WAKAD**  
**ABHIMAAN TOWNSHIP, PHASE 3, SHIRGAON**  
**KOHINOOR KALEIDO, NEW KHARADI**

Newly-launched residential project: **KOHINOOR WESTVIEW RESERVE, NEW WAKAD**  
**KOHINOOR FAMVILLE, HINJAWADI CENTRAL (PH 2)**

2023

Newly-launched commercial project: **KOHINOOR BUSINESS TOWER, KP ANNEXE**  
**VIVA PIXEL DHANORI PH.1**

# 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

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Sq. ft. Constructed Till Now - **7.4 MILLION SQ. FT.** | Sq. ft. Under Construction - **8.7 MILLION SQ. FT.**

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### 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
- Abhimaan Township Ph.1 & 2, Shirgaon

### 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)



MahaRERA No  
P52100051623

### KOHINOOR FAMVILLE, HINJAWADI CENTRAL (PH - 2)



MahaRERA No  
P52100030688

### KOHINOOR SHANGRILA, PIMPRI



MahaRERA No  
P52100032086

### KOHINOOR VIVA CITY, DHANORI



MahaRERA No  
P52100032485

### ABHIMAAN TOWNSHIP, PH.3, SHIRGAON



All images are artistic impressions.

COURTYARD ONE,  
WAKAD



MahaRERA No  
P52100032001



WESTVIEW RESERVE,  
NEW WAKAD



MahaRERA No  
P52100048589

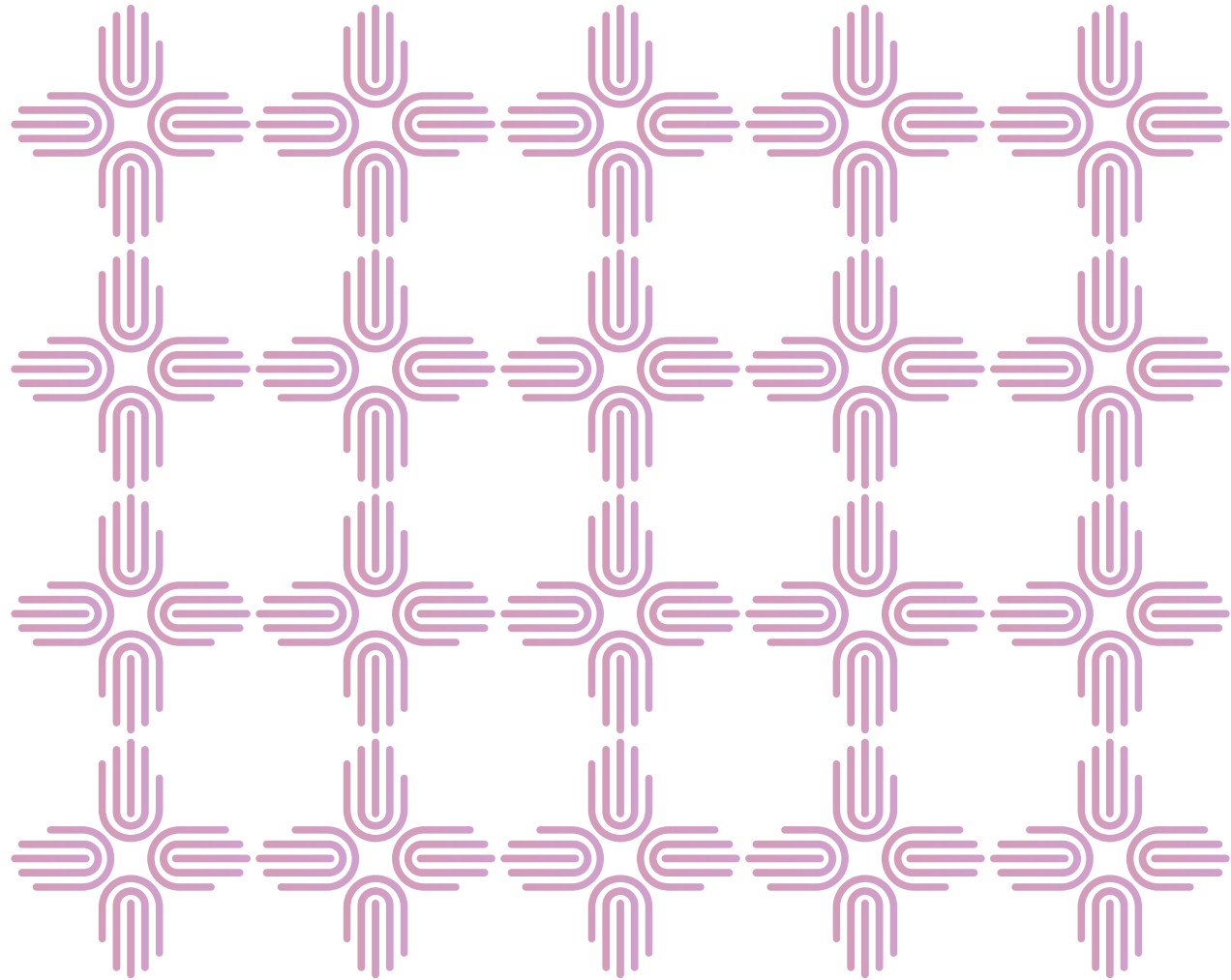


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Artistic Impression







# KOHINOOR'S CORE VALUES

Property buying is a life-changing decision. We, at Kohinoor, want the entire process to be a memorable and proud experience in all our projects. To ensure this, we remain inspired to surpass the expectations of every customer by delivering high-quality homes, offices, and shops on (and often earlier than) committed timelines.

## CANDIDNESS

Truthful, transparent, and straightforward attitude

## ACHIEVEMENT

Performance that is on time

## RELATIONSHIP

Connections that last a lifetime

## EXCELLENCE

1% improvement every day





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**Site Address:** Kohinor Viva Pixel - Phase 1, Survey No. 5/15, Dhanori, Pune - 411 015 | **Corporate Address:** Kohinoor Development Corporation, A-101/102, ICC Trade Tower, S. B. Road, Pune - 411 016 | [www.kohinoorpune.com](http://www.kohinoorpune.com)



PHASE 1  
MahaRERA No  
P52100053030

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