

THE KOHINOOR OF DHANORI

SPACIOUS 2 & 3 BHK



Artistic Impression





38 YEARS OF COMMITMENT

**KOHINOOR GROUP:
A LEGACY OF 38 YEARS**

Kohinoor Group has proudly stood tall as a leader in Pune's real estate development sector for 38 years. When the group commenced operations in 1983 under the able leadership of its Chairman & Managing Director, Mr. Krishnakumar Goyal, we started a cement trading business. Over the years, Kohinoor carved a name for itself as a solid, trustworthy construction brand. Today, the group has developed and delivered over 7.5 million sq. ft. across Pune and has over 6.5 million sq. ft. of spaces currently under development. We also have diversified interests in other verticals like manufacturing, logistics and services.

In the last decade, every project that Kohinoor Group has undertaken has been planned entirely before starting any construction work. Be it residential properties or commercial projects, we always think about the needs and wants of our customers before taking any decisions.

DHANORI: THE NEW GEM IN NORTH-EASTERN PUNE



Dhanori is one of the fastest growing suburbs which is blessed with multiple advantages.

One of the most sought-after locations, Dhanori is in proximity to established residential hubs of Viman Nagar and Vishrantwadi.

The work hubs in Kharadi, Viman Nagar, Kalyani Nagar, Yerawada are conveniently accessible.

One can find the best of schools and hospitals, in and around Dhanori.

Be it shopping or entertainment centres, never be far from them.

It is away from the hustle and bustle of Nagar Road.

The proposed Ring Road passes through Dhanori.



A MAP THAT SPEAKS A THOUSAND WORDS

The brilliance of a Kohinoor home and the advantage of Dhanori. A perfect confluence for a brighter tomorrow. Come, thrive with one of Pune's fastest growing suburbs.

• WORK HUBS

- VIMAN NAGAR - 8.2 km
- Giga Space: 9.3 km
- Solitaire Business Hub: 8.8 km

KALYANI NAGAR - 11.3 km

- Cerebrum IT Park: 12 km
- Cybage: 11.9 km

KHARADI - 12.7 km

- EON IT Park: 13.1 km
- World Trade Centre: 12.9 km
- Barclays: 12.3 km
- UBS: 13.4 km
- Zensar: 14.2 km

YERAWADA - 9.9 km

- Commerzone: 8.6 km
- Business Bay: 10.7 km
- Muttha Towers: 10.4 km

• SCHOOLS AND COLLEGES

- Dr. Mar Theophilus School: 1.8 km
- Dr. DY Patil Technical Campus: 3 km
- Symbiosis School for Liberal Arts: 6.4 km
- Symbiosis Centre for Management Studies: 7.9 km
- Daulatrao Jadhav Jail Officers Training College: 8.7 km

• HEALTHCARE

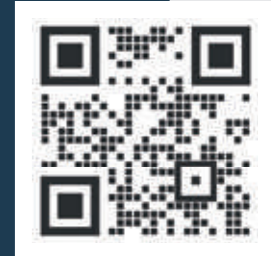
- CT Nursing Home: 3.1 km
- Dhanwantri Hospital: 5.4 km
- Orchid Hospital: 1.8 km
- Sahyadri Hospital: 9.5 km

• SHOPPING AND ENTERTAINMENT

- Goodwill Square: 2.6 km
- Phoenix Marketcity: 9.4 km

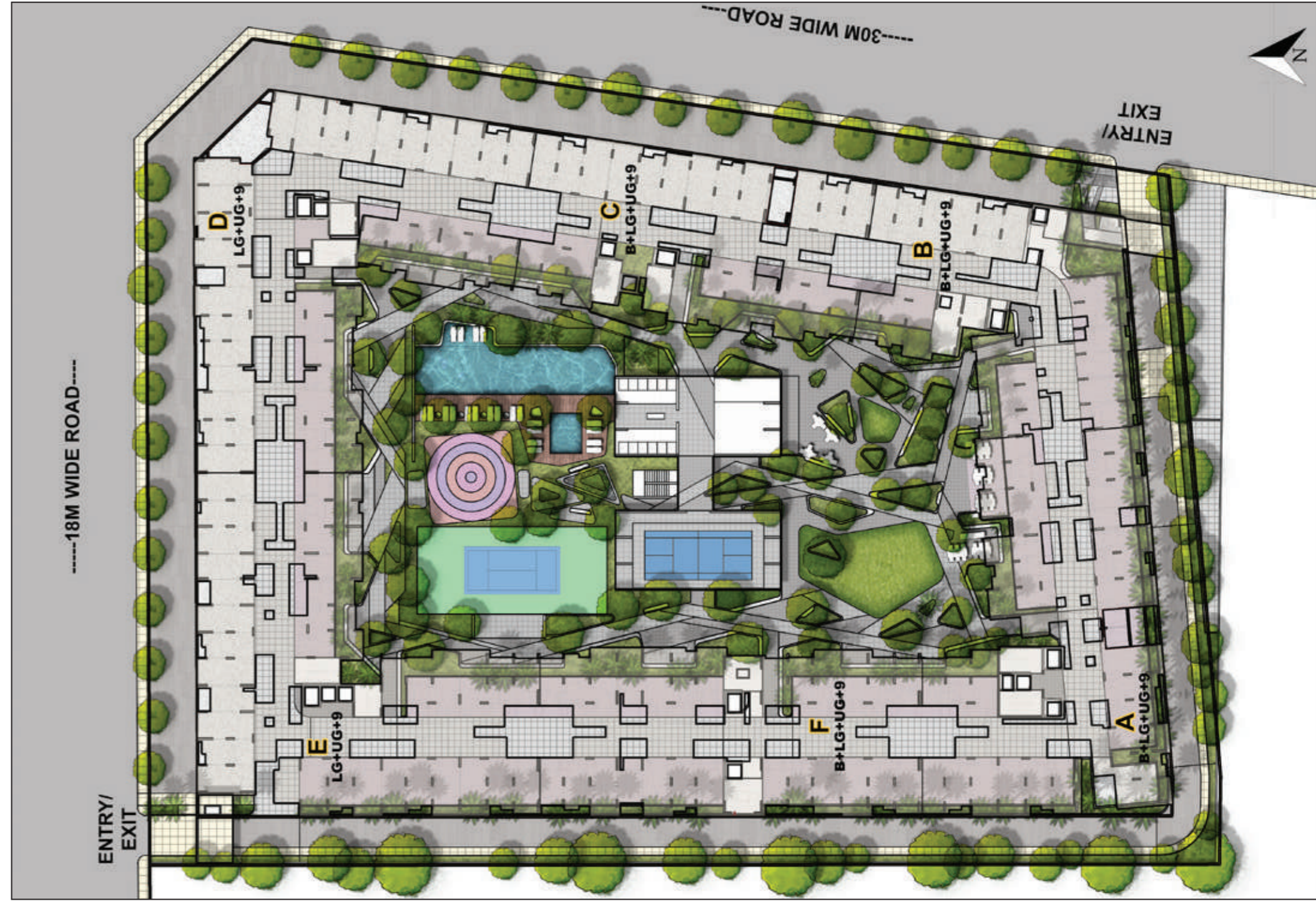
• TRANSPORTATION INFRA

- Ramwadi Metro Station (upcoming): 8.9 km
- Pune International Airport: 6 km
- Pune Railway Station: 13.2 km



Scan for location

MASTER LAYOUT

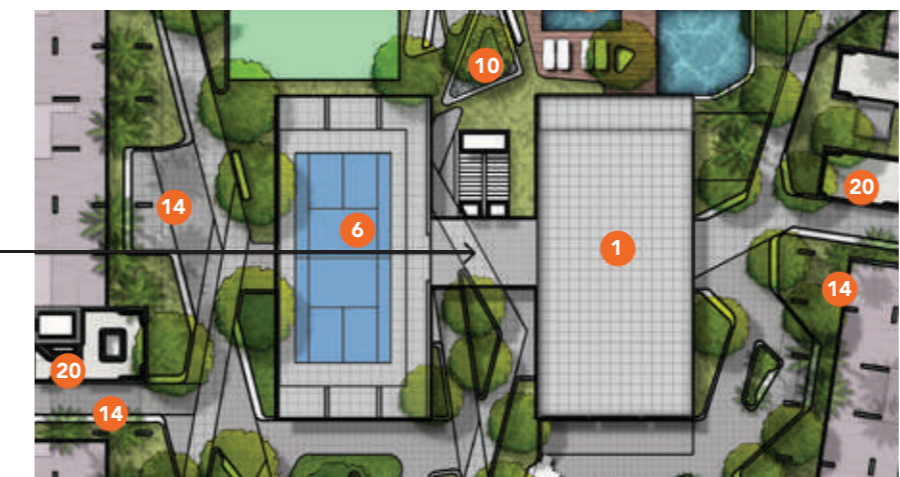




AMENITY ZONE LAYOUT

- 1 : Gymnasium
- 2 : Swimming Pool
- 3 : Kids' Pool
- 4 : Multipurpose Sports Court
- 5 : Yoga and Meditation Court
- 6 : Multipurpose Party Hall / Badminton Court
- 7 : Co-Working Space (5 seaters)
- 8 : 2M Wide Walkway / Jogging Track
- 9 : Party Lawn
- 10 : Seniors' Area with Reflexology Paving and Tree Covered Sit-out

- 11 : Barbeque Area
- 12 : Indoor Games Area with Table Tennis, Pool Table and Foosball
- 13 : Kids' Play Area
- 14 : Covered Sitout Spaces Under the Stilt
- 15 : Outdoor Board Games
- 16 : Pool Changing Rooms
- 17 : Creche
- 18 : Pool Deck
- 19 : Entrance Gate with Guard Cabin
- 20 : Entries to the Landscaped Courtyard





Artistic Impression

A CITY OF LIMITLESS DELIGHTS

Can a city offer the perfect balance? Can a place be a world of endless delights? Welcome to Kohinoor Viva City. Tucked away from the urban chaos and yet close to Pune's thriving suburbs, this destination promises to take your life several notches higher. Right from the spacious and thoughtfully-designed living spaces to the assortment of lifestyle features, Viva City scores on every front. With an ensemble that offers an easy, comfortable and delightful life, this development is ideal for an urban homeseeker like you. Choose a Sada Sukhi future with Viva City.

AN INTEGRATED LIFESTYLE. CRAFTED BY US, ENRICHED BY NATURE.

Just when you thought it can't get any better, here's introducing you to a host of other features. The finely crafted apartments make way for maximum natural light and create enough space for air to ensure a breezy ambience. To elevate your experience further, every balcony offers inspiring views of the greenery around. And the serene environment just adds to your joy.



Artistic Impression



Artistic Impression

LET EVERY FACET OF YOUR LIFE COME ALIVE

Family man. Table tennis champ. Movie lover. Food explorer. Party hopper. Let every side of your life shine. Get the luxury of time with Viva City. And make the most of every moment by enjoying the best of experiences, in and around the project. With choices aplenty within the project, breathe a new life into your leisure time. Make room for great family time even during weekdays. Be it shopping or a movie, always be up for it. In short, a Viva City home will introduce you to a new side of life that is full of possibilities.

REKINDLE EVERYDAY LIVING

While the home is a haven of comfort, the amenities assure to bring a refreshing change to your life. From the young ones to the seniors, each one of them can look forward to liven up every single moment.

Smartly divided into two major zones with the Clubhouse right at the centre, one can discover a plethora of features. Find an energetic vibe in the Active Zone with a number of sports and other activities. For inner peace, step into the Passive Zone comprising yoga, meditation and healing areas.



 FITNESS AND WELLNESS ZONES

 GAME ZONES

 BONDING ZONES

 OTHER ZONES

Representative Image



FITNESS AND WELLNESS ZONES



Representative images



Yoga and Meditation Court



Swimming Pool



Multipurpose Sports Court



Kids' Pool



Sports Arena



Gymnasium

 GAME ZONES



Representative images



Kids' Play Area



Outdoor Board Games



Indoor Games Area with Table Tennis, Pool Table and Foosball



Representative images



Barbeque Area



Multipurpose Hall



Senior Citizens' Area with Reflexology Paving and Tree Covered Sit-out



Party Lawn



 OTHER ZONES

Representative Images



Pool Deck



Co-Working Space



Creche



SPECIFICATIONS
CLASS THAT INVITES
ADMIRATION

STRUCTURE

- RCC Frame Structure
- AAC Block Work Walls of 125 mm

WINDOWS & DOORS

- Three-track Anodised Aluminium Windows with Mosquito Nets
- MS Grill for Bedrooms and Kitchen Windows from Inside
- Main Door: Flush Door with Laminate Finish, SS Hinges
- Bedroom: Flush Door with Laminate Finish, SS Hinges
- Toilet: Flush Door with Laminate Finish, SS Hinges
- Provision For Exhaust Fan in Toilets and Kitchen
- Digital Lock for the Main Door of the Flat

FLOORING

- 800 mm X 800 mm Vitrified Tiles for the Entire Apartment
- Ceramic Anti-skid Flooring for Terraces and Toilets
- 300 mm X 600 mm Ceramic Wall Tiles in Toilets

KITCHEN

- Black Granite Platform with Kadappa Stand with SS Sink - Franke /Equivalent Make
- Height Of Kitchen Dado Above Otta / Platform - up to 2 ft.

ELECTRIFICATION & CABLING

- Wires: Polycab/ Finolex/ Equivalent
- Telephone Point in Living Room & Master Bedroom
- Generator Backup for Lifts and Common Areas

BATHROOM

- Concealed Plumbing
- CP Fittings: Jaquar Lyric Series or Equivalent
- Concealed Flush Valves
- Sanitaryware: Cera or Equivalent
- Hot And Cold Mixing Unit in Toilets
- Treated Water Supply for Flush Use

RAILING

- SS & Glass Railing for Terrace

LIFTS

- Automatic Elevators

PAINTS

- Gypsum-finished Walls & Ceiling
- 2 Coats of Acrylic Premium Emulsion Paint for Internal Wall & Ceiling
- External Wall with Textured Paint
- Satin Finish Oil Paint for Grills

SECURITY

- CCTV In Common Areas

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, Mr. Krishnakumar Goyal is a man of many achievements. He is also passionate about giving back to 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.



MR. VINEET GOYAL

MR. RAJESH GOYAL

THE 'SADA SUKHI RAHO' PHILOSOPHY

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 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, and even after that.



Branded
Homes



Secure
Living



Sustainable
Living



Maintenance
Team



Healthy
Lifestyles

THE 'SADA SUKHI RAHO' TEAM



Our Sada Sukhi Raho philosophy is an amalgamation of a deep understanding of customer pain-points and years of creating delightful experiences. We have a dedicated 25-member post-sales customer satisfaction team which helps customers solve any query or problem related to a Kohinoor property.

Armed with the robust back-end of a call centre and a ticketing system against every query, we've resolved numerous concerns for customers across all residential and commercial projects - even months after getting final possession. In short, Sada Sukhi Raho is not a tagline; it's a mantra that we live by, so that you get a peaceful and secure happy ever after for life.



Kohinoor Sapphire, Tathawade

Artistic Impression



Kohinoor Reina, Kondhwa

Artistic Impression



Sportsville, Maan, Hinjawadi Ph 1

Artistic Impression



Shangrila, Pimpri

Artistic Impression

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 compare in quality, design and value. Which means, you can expect everything to be of best-in-its-class quality in a Kohinoor home. Choose one today; build a Sada Sukhi future for generations.

OUR RESIDENTIAL PROJECTS

SQ. FT. CONSTRUCTED TILL NOW - **7 MILLION SQ. FT.** | SQ. FT. UNDER CONSTRUCTION - **4.5 MILLION SQ. FT.**

COMPLETED PROJECTS:

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • Kohinoor Tower, Pimpri • Kohinoor Grandeur, Ravet • Kohinoor Nano Homes, Ravet • Kohinoor Classy Marvel, Bopodi • Kohinoor Tinsel County, Hinjawadi • Shubhashree, Akurdi • Saheel Fortune Park, Moshi • Vineet Residency, Akurdi | <ul style="list-style-type: none"> • Saheel Elegance, 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:

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> • Kohinoor Coral, Hinjawadi Phase 3 • Kohinoor Jeeva, Bibvewadi • Kohinoor Shangrila - Phase 2, Pimpri • Sportsville by Kohinoor, Maan, Hinjawadi Ph 1 | <ul style="list-style-type: none"> • Kohinoor Sapphire 2, Tathawade • Kohinoor Grandeur - Tower D, Ravet • Kohinoor Viva City, Dhanori | <ul style="list-style-type: none"> • Abhimaan Township, Shirgaon • Kohinoor Emerald, Sus • Presidentia by Kohinoor, B.T. Kawade Rd. |
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*Data as of January 2022



KOHINOOR
VIVA CITY
DHANORI | 2 & 3 BHK



Site Address: Sr. No. 9, Village: Dhanori, Taluka: Haveli, Pune - 411 015.

Corporate Address: Kohinoor Development Corporation, A-101/102, ICC Trade Tower, S.B. Road, Pune - 411016.
Call: 020 - 6764 1837 | www.kohinoorpune.com

 MahaRERA No: P52100032086. Available at <https://maharera.mahaonline.gov.in>