



JOY OF NEW KHARADI

2 & 3 BHK Homes



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 Group has carved a name for itself as a solid, trustworthy construction brand. Today, the group has developed and delivered over 8 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 decision.

Building Real Estate Icons And Trust Since 1983

OVER

39

SUCCESSFUL
PROJECTS

OVER

14

ONGOING
PROJECTS

OVER

6.5K

HAPPY
CUSTOMERS

OVER

8

MILLION SQ. FT.
DELIVERED

OVER

6.5

MILLION SQ. FT.
IN PROGRESS



38 YEARS OF COMMITMENT



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

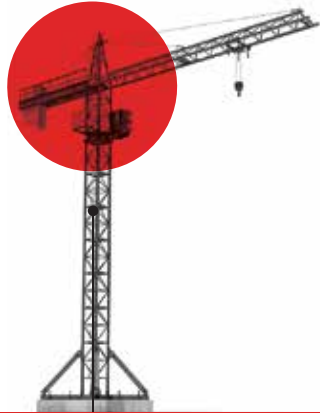


MAINTENANCE
TEAM



HEALTHY
LIFESTYLES

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



A township of 504 apartments - **LATIS** launched in Talegaon

1983

1989

1995

2001

2002

2006

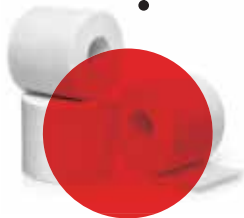
2007

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 & Chakan



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

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

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

1000+ homes delivered
Launched 2 new-age projects - **KOHINOOR SAPPHIRE** and **KOHINOOR CORAL**



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**

2013

2014

2017

2018

2019

2020

2021

2022

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

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



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

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

Launched new projects

KOHINOOR SAPPHIRE 2 TATHAWADE

KOHINOOR JEEVA, BIBWEVADI

Newly-launched residential projects:

KOHINOOR SHANGRILA, PIMPRI

PRESIDENTIA, SOPAN BAUG ANNEXE
SPORTSVILLE, MAAN, HINJAWADI PH.1

KOHINOOR VIVA CITY, DHANORI

Newly-launched residential projects:

COURTYARD ONE, WAKAD

ABHIMAAN TOWNSHIP, PHASE 3, SHIRGAON

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 MILLION SQ.FT.** | SQ.FT. UNDER CONSTRUCTION - **4.5 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 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
- 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:

- Kohinoor Coral, Hinjawadi Phase 3
- Kohinoor Jeeva, Bibvewadi
- Kohinoor Shangrila - Phase 2, Pimpri
- Sportsville by Kohinoor, Maan, Hinjawadi Ph 1
- Abhimaan Township, Phase 3
- Kohinoor Sapphire 2, Tathawade
- Kohinoor Grandeur - Tower D, Ravet
- Kohinoor Viva City, Dhanori
- Kohinoor Sapphire 3, Tathawade
- Abhimaan Township Ph.1&2, Shirgaon
- Kohinoor Emerald, Sus
- Kohinoor Presidentia, Sopan Baug Annexe
- Courtyard One, Wakad

*Data as of May 2022





Why choose the Joy of New Kharadi

Contemporary homes with world-class amenities

Three-tier security for worry-free living

Ample daylight and ventilation

Well-connected to prime destinations

Potential for great ROI



Upcoming Infrastructure in New Kharadi

Proposed Kharadi-Warje BRTS

Metro connectivity

Ring Road connecting
Pune and PCMC's prime locations

A rewarding opportunity for investors

Right next to Pune-Ahmednagar Highway

In proximity to SEZ

One of the most sought-after residential developments

Robust social and civic infrastructure

Crafted by the renowned Kohinoor Group



Key Distances

SCHOOLS

Eon Gyanankur School - **12 Mins**
Euro School - **6 Mins**
Phoenix World School - **14 Mins**
Dhole Patil School of Excellence - **4 Mins**

EMPLOYMENT HUBS

Eon IT Park - **12 Mins**
World Trade Center - **14 Mins**
MIDC Knowledge Park - **10 Mins**
Zensar - **8 Mins**

HEALTHCARE

Columbia Asia Hospital - **12 Mins**
Rising Medicare - **16 Mins**
Balaji Hospital - **6 Mins**

ENTERTAINMENT

Bollywood E-Square - **12 Mins**
PVR Cinemas - **10 Mins**

MALLS

Phoenix Market City - **12 Mins**



5 Elements. 1 Unending Joy.

The 5 elements of nature come together in New Kharadi to offer you the best of both worlds – a vibrant lifestyle and mesmerising views. While the Urban Forest - a rare phenomenon in a bustling city like Pune enchants you with the beauty it beholds, the world-class indulgences allure you with their charm.

It's a world you have never witnessed before but have always wished you could.

New Kharadi is calling you. Come home.

Elements of the **Urban Forest**



Water

Eco Pond
Water Management
Swimming Pool



Fire

Sunlit Homes
Camping & Bonfire
Solar Water Heating



Wind

Cross Ventilation
Wide Open Spaces
Unadulterated Air



Earth

Native Planting
Bamboo Grove
Fruit Orchards



Space

Club & Party Lawn
Sports Amenities
Pets' Park

Master Plan



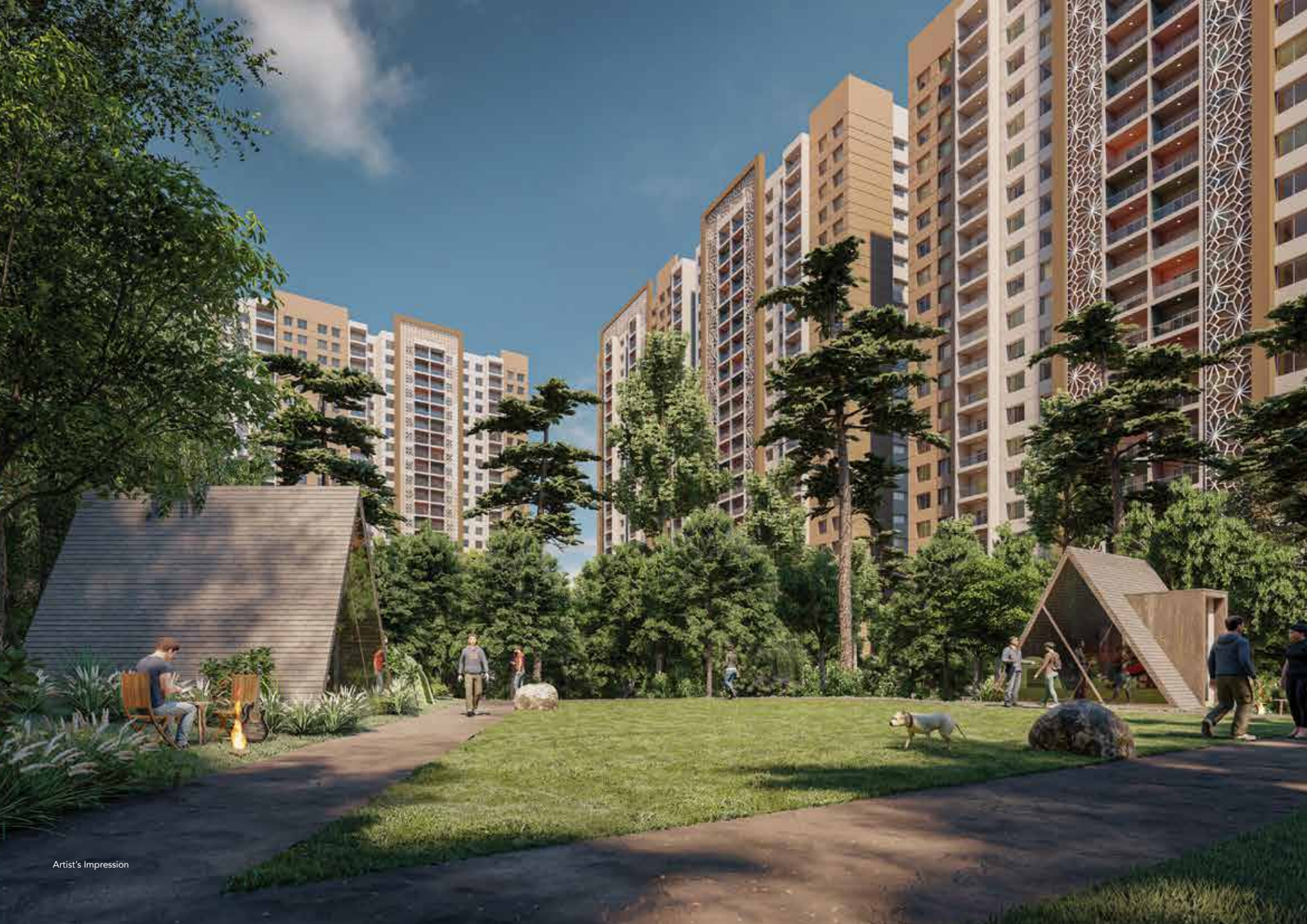
Project Renders



k kaleido













New Kharadi: a vibrant lifestyle.



**Fitness
& Sports**



Fun



Community



**Green
Avenues**



Adventure Sports



Yoga Deck



Outdoor Gym



Box Cricket



Futsal



Badminton Courts

All images are for representational purpose only.



Swimming Pool



Kids' Pool



Kids' Play Area



View Deck & Café



Climbing Wall

All images are for representational purpose only.



Amphitheatre



Recreational Plaza



Party Lawn



Barbeque & Juice Bar



Bonfire & Camping

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Entry Tree Court



Butterfly Garden



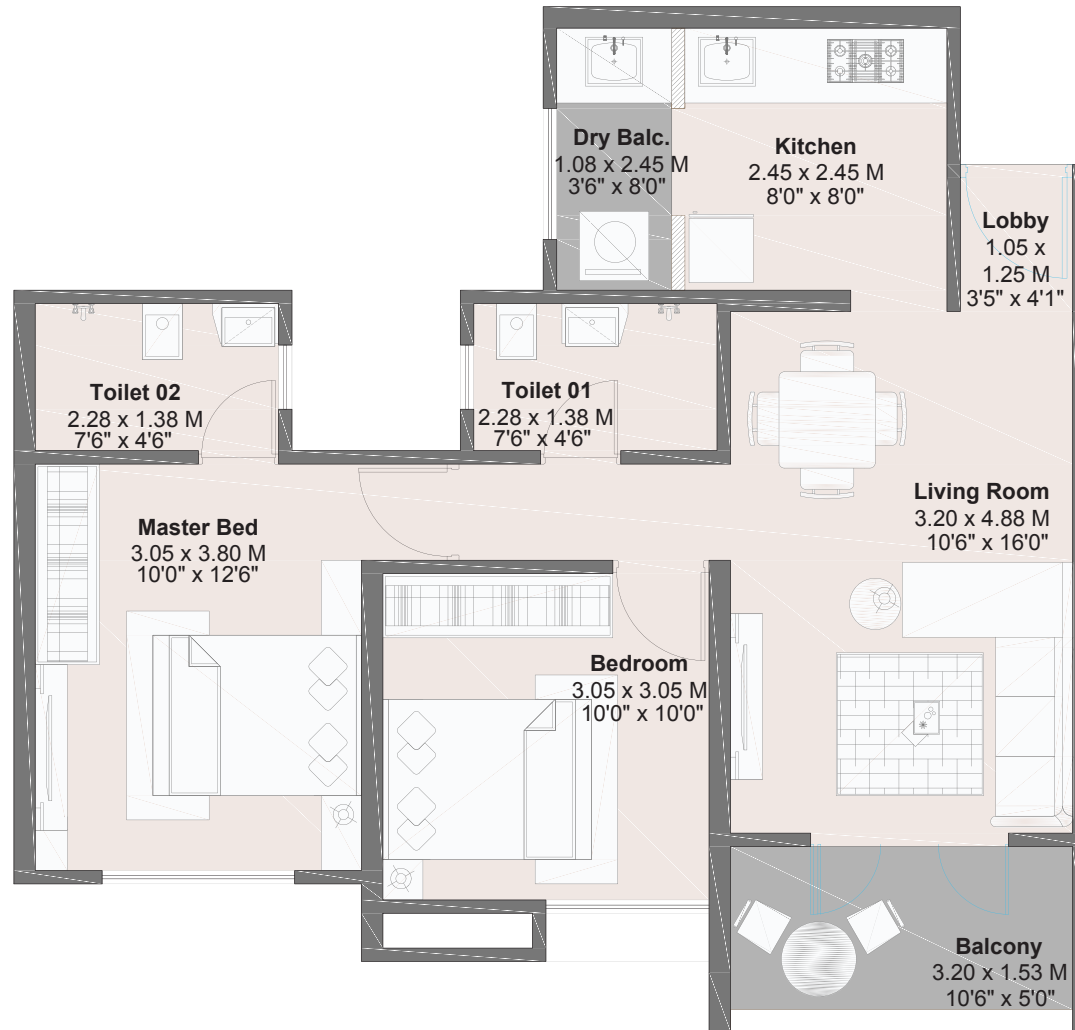
Bio-pond



Orchard & Urban Farming

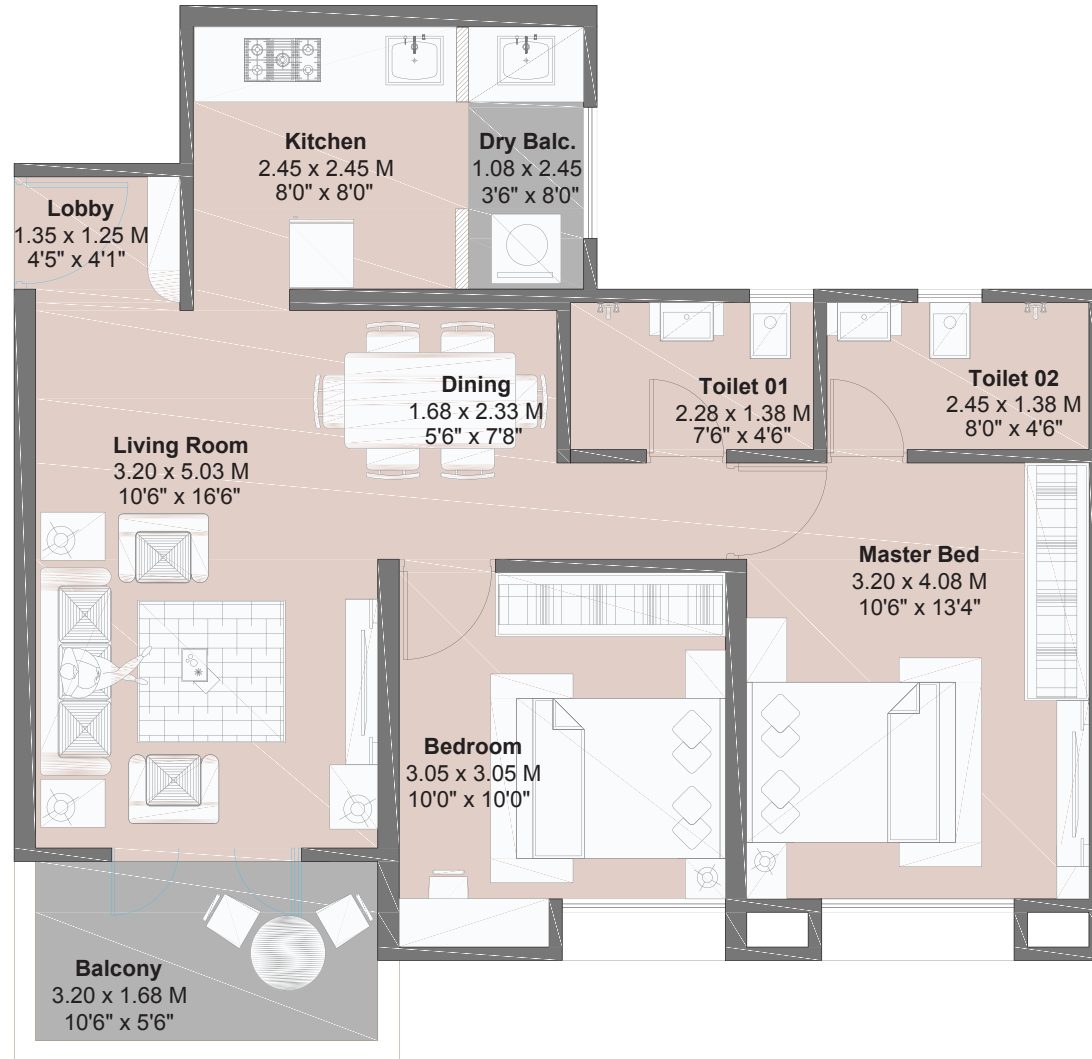
Unit Plans

2 BHK - PREMIUM B



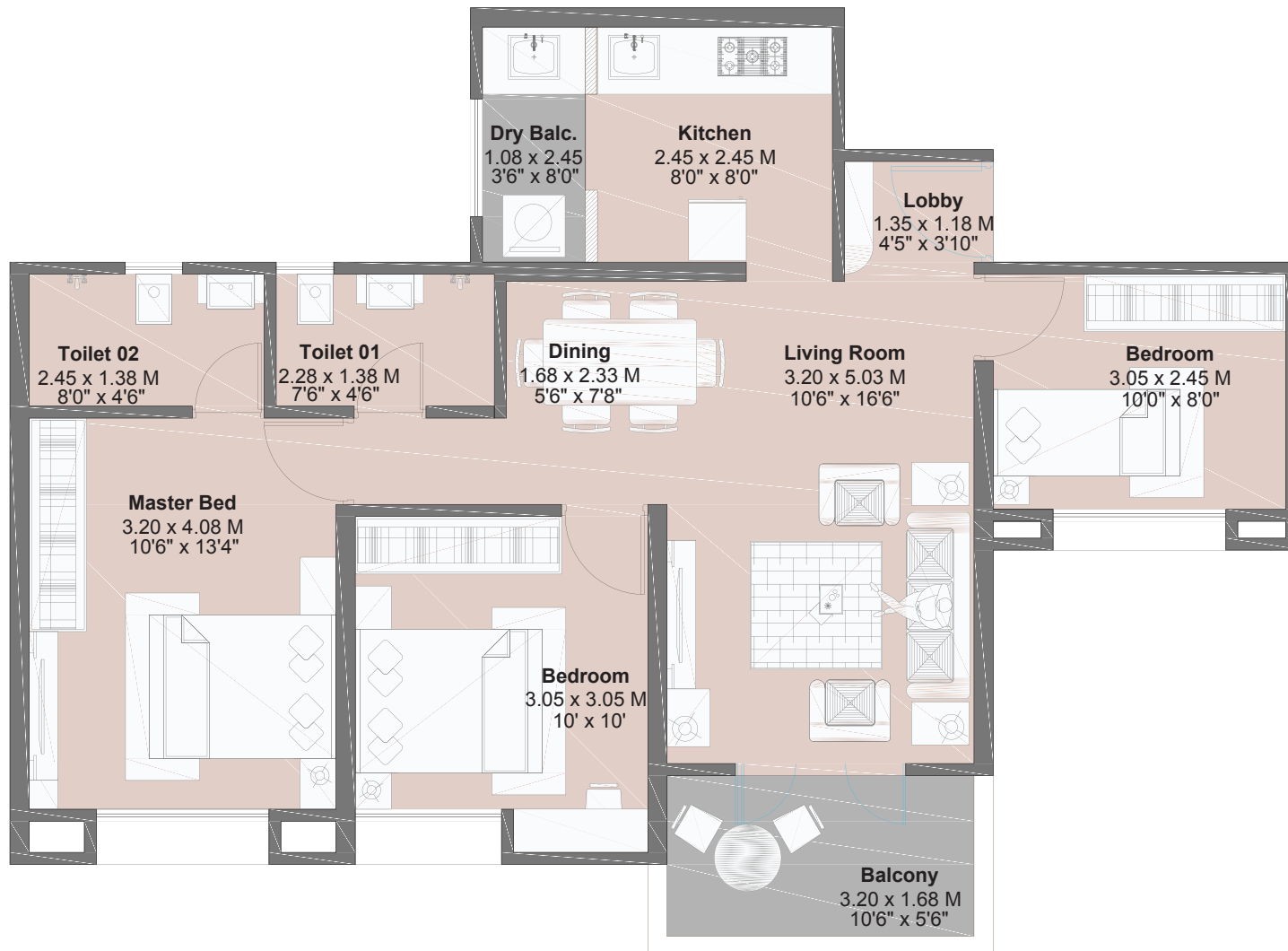
Type	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
2 BHK- PREMIUM B	57.12	614.83	4.88	52.52	2.63	28.30	64.63	696

2 BHK - LUXURY D



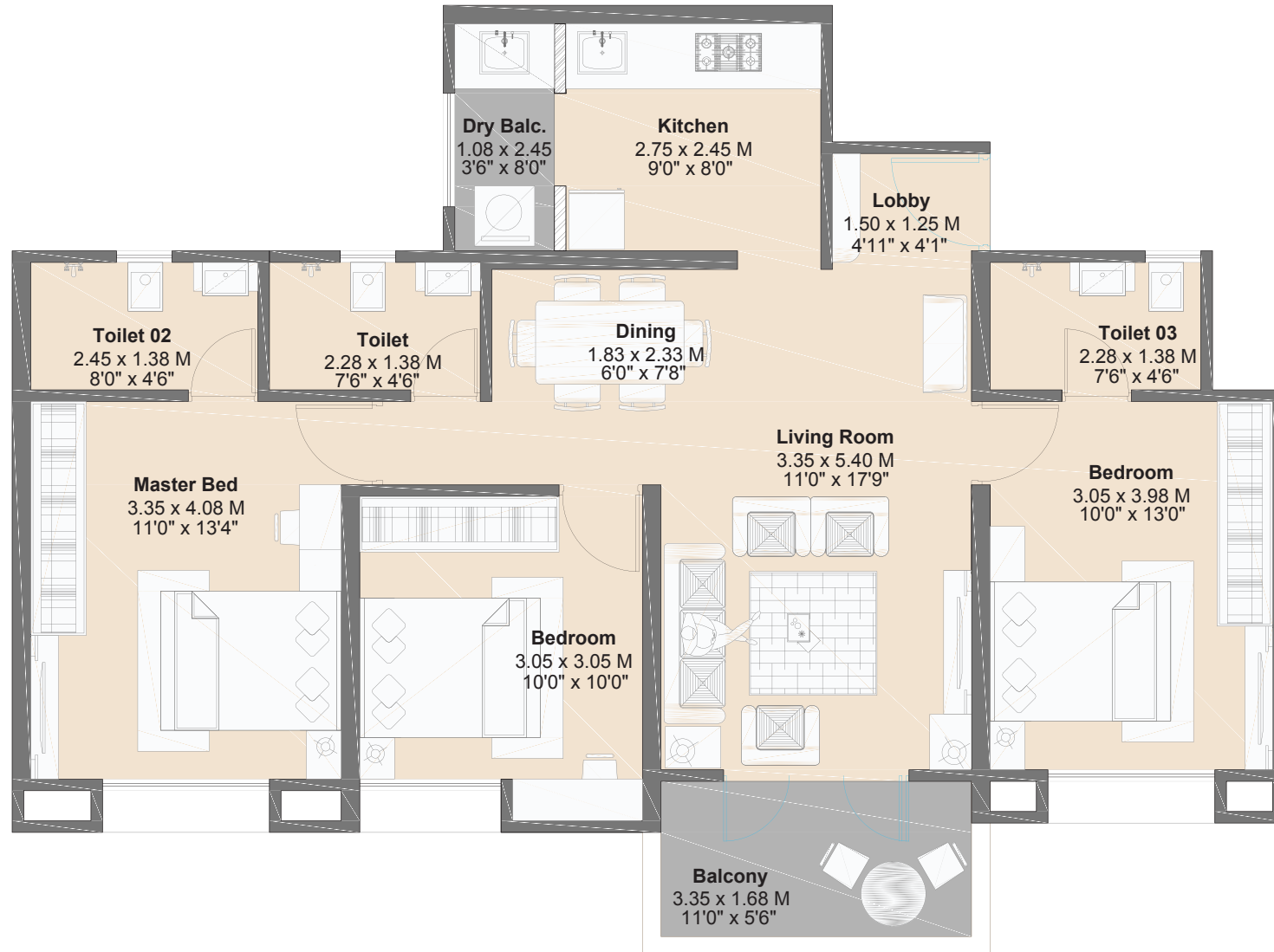
Type	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
2 BHK-LUXURY D	63.22	680.50	5.36	57.69	2.63	28.30	71.21	767

3 BHK - PREMIUM A



Type	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
3 BHK- PREMIUM A	71.18	766.18	5.36	57.69	2.63	28.30	79.17	852

3 BHK - LUXURY A



Type	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
3 BHK-LUXURY A	83.68	900.73	5.61	60.38	2.63	28.30	91.92	989

Thoughtfully planned **for a million joys.**

Sr. No.	Type	Carpet (sq. ft.)	Maximum Price
1	2 BHK - Premium	696	64 Lacs*
2	2 BHK - Luxury	767	72 Lacs*
3	3 BHK - Premium	852	80 Lacs*
4	3 BHK - Luxury	989	95 Lacs*

Special Pre-launch Price for first 250 Platinum Tokens Only.

The above price is the maximum selling price, inclusive of all taxes. The price doesn't include Society Maintenance charges. Book a token to avail the special pre-launch offer.

Token, the first Smilestone of a happy journey.

Sr. No.	Type of Token	Token Amount	Refundable	Benefit
1	Platinum	₹ 1,50,000	No	Platinum Token Benefit Power of Choice (Inventory)
2	Gold	₹ 51,000	Yes	Gold Token Benefit

Early Bird Price only for first 250 Platinum tokens



Site Address: New Gat No. 1321, Hissa No. 1 to 7, at Wagholi, Haveli, Pune - 412 207

Corporate Address: Kohinoor Development Corporation, A-101/102, ICC Trade Tower,

S. B. Road, Pune - 411 016 | www.kohinoorpune.com



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<https://maharera.mahaonline.gov.in>



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