



# 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

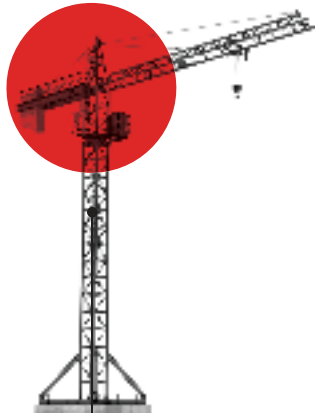


MAINTENANCE  
TEAM



HEALTHY  
LIFESTYLES

First construction project  
under the  
**'KOHINOOR  
CONSTRUCTIONS'**  
brand inaugurated  
in Bopodi, Pune



Establishment  
of the  
**KOHINOOR  
BRAND**



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 .....

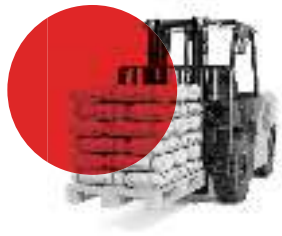
..... 2007 .....

..... 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**  
**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

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**SQ.FT. CONSTRUCTED TILL NOW - 7 MILLION SQ.FT. | SQ.FT. UNDER CONSTRUCTION - 4.5 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 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
- Abhimaan Township Ph.1 & 2, Shirgaon

- 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

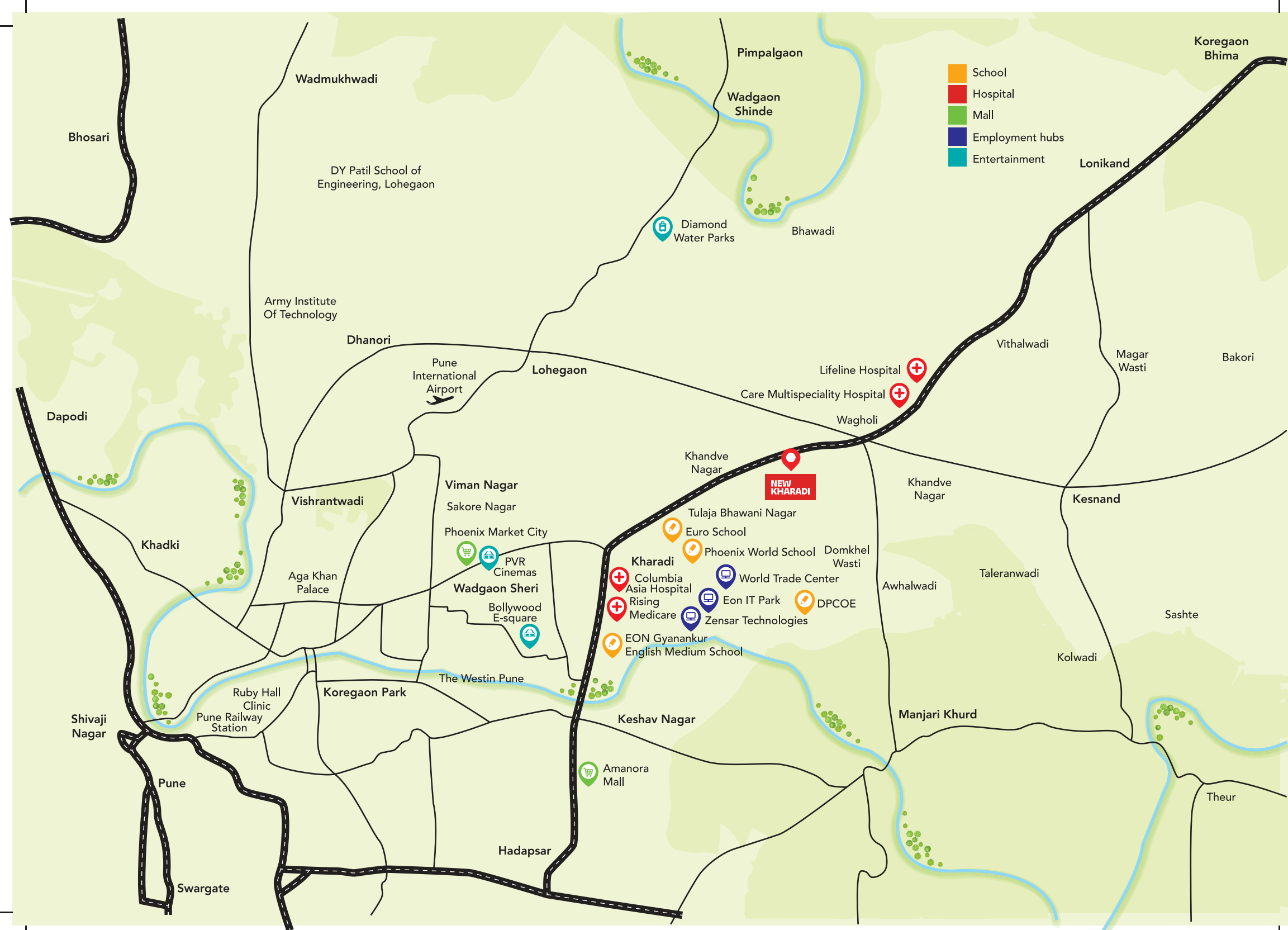
### UNDER CONSTRUCTION PROJECTS:

- Kohinoor Coral, Hinjawadi Phase 3
- Kohinoor Jeeva, Bibvewadi
- Kohinoor Shangrila - Phase 2, Pimpri
- Sportsville by Kohinoor, Maan, Hinjawadi Ph 1


- Kohinoor Sapphire 2, Tathawade
- Kohinoor Grandeur - Tower D, Ravet
- Kohinoor Viva City, Dhanori
- Kohinoor Sapphire 3, Tathawade

- Abhimaan Township, Phase 3
- 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

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Three-tier security for worry-free living

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Ample daylight and ventilation

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Well-connected to prime destinations

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Potential for great ROI





# Upcoming Infrastructure in New Kharadi

Proposed Kharadi-Warje BRTS

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Metro connectivity

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Ring Road connecting  
Pune and PCMC's prime locations







A nighttime photograph of a city skyline, likely Pune, India, viewed from a high-rise balcony. The city lights are visible against a dark sky, with hills in the background. The balcony railing is visible in the foreground.

# A rewarding opportunity for investors

Right next to Pune-Ahmednagar Highway

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In proximity to SEZ

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One of the most sought-after residential developments

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Robust social and civic infrastructure

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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**

## ENTERTAINMENT

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

## EMPLOYMENT HUBS

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

## MALLS

Phoenix Market City - **12 Mins**

## HEALTHCARE

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

Bio-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**

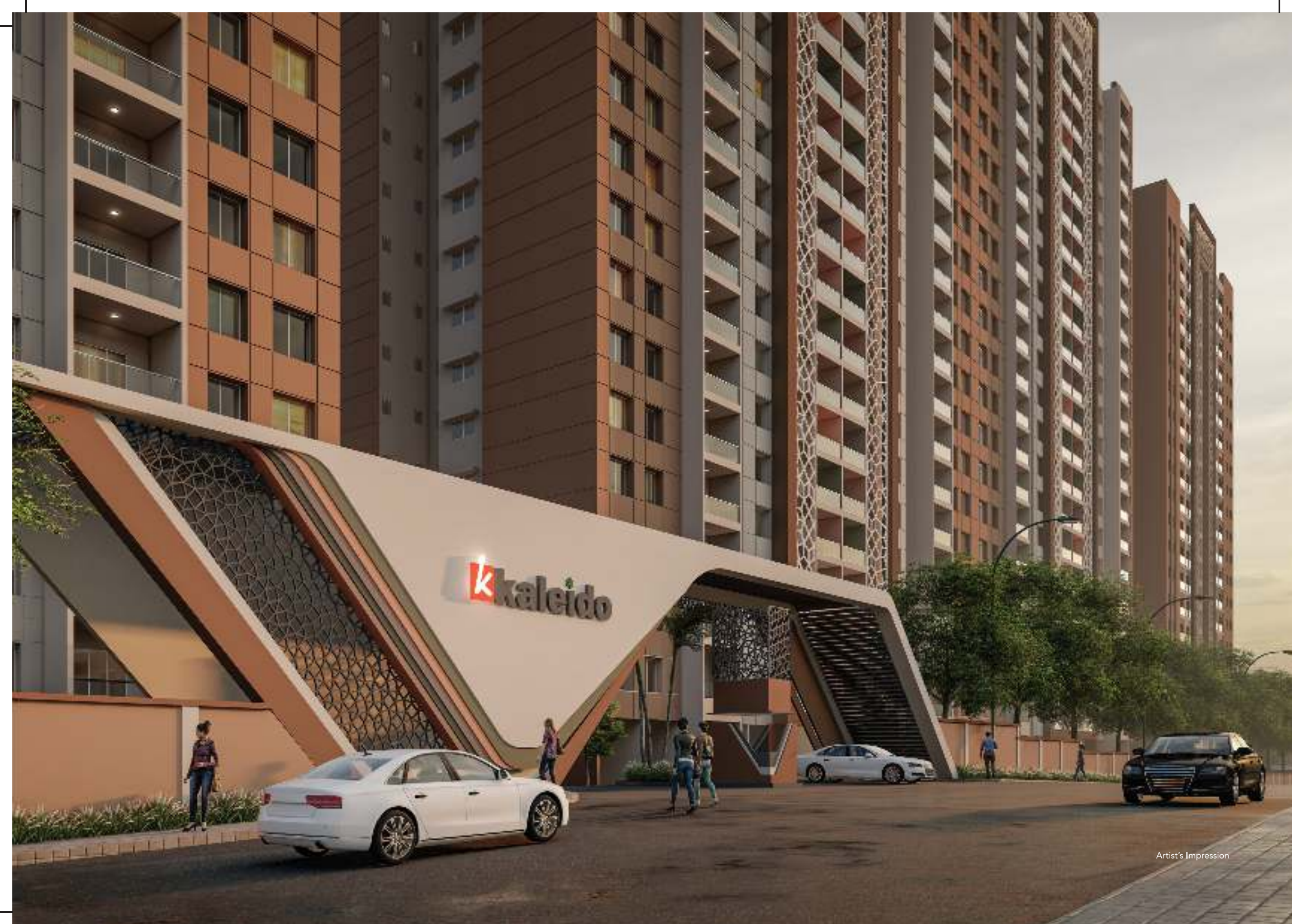
Club & Party Lawn  
Sports Amenities  
Pets' Park

# **Master Plan**



# **Project Renders**





Artist's Impression





Artist's Impression





Artist's Impression





Artist's Impression





Artist's Impression





Artist's Impression





Artist's Impression



# **New Kharadi:** **a vibrant lifestyle.**



**Fitness  
& Sports**



**Fun**



**Community**



**Green  
Avenues**





Adventure Sports



Yoga Deck



Box Cricket



Outdoor Gym



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**

All images are for representational purpose only.





**Entry Tree Court**



**Butterfly Garden**



**Bio-pond**

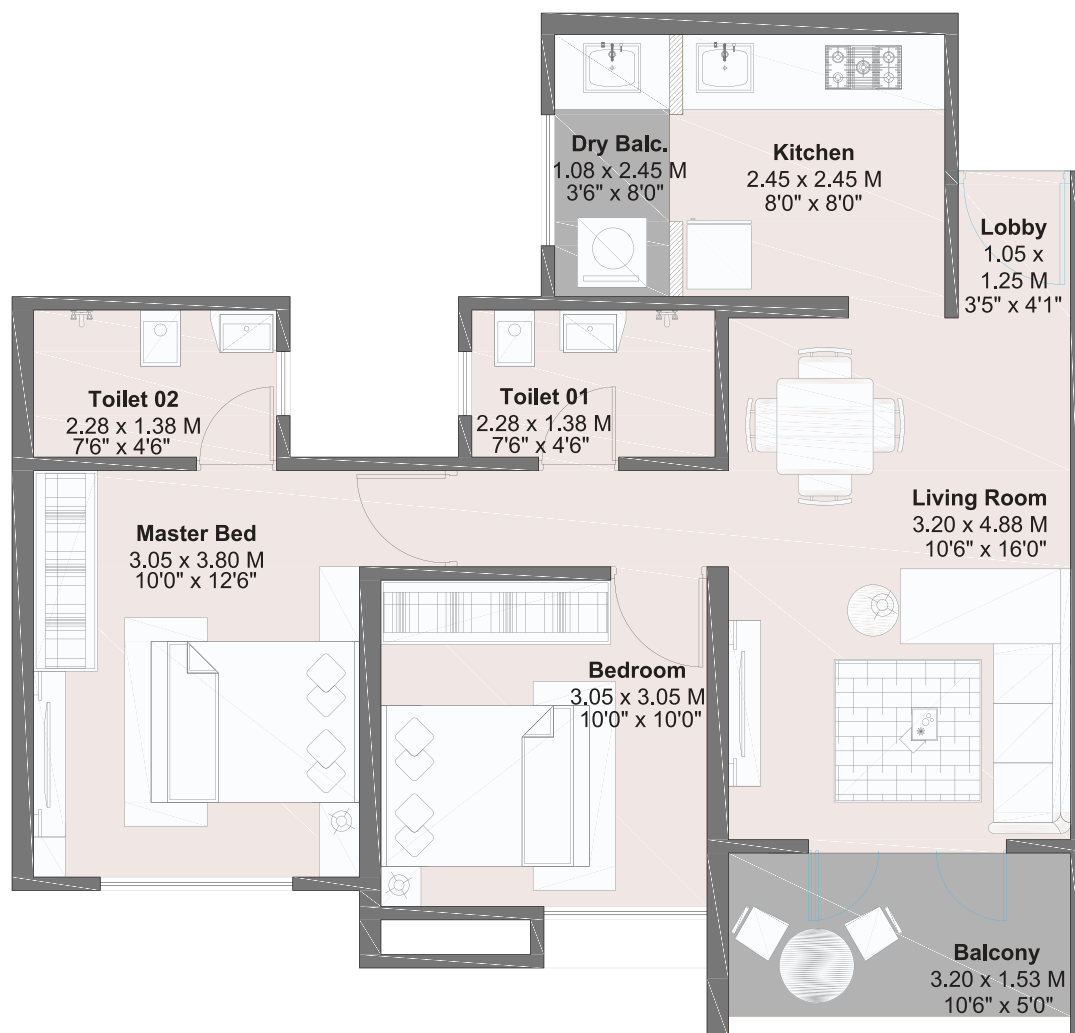


**Orchard & Urban Farming**

# Unit Plans

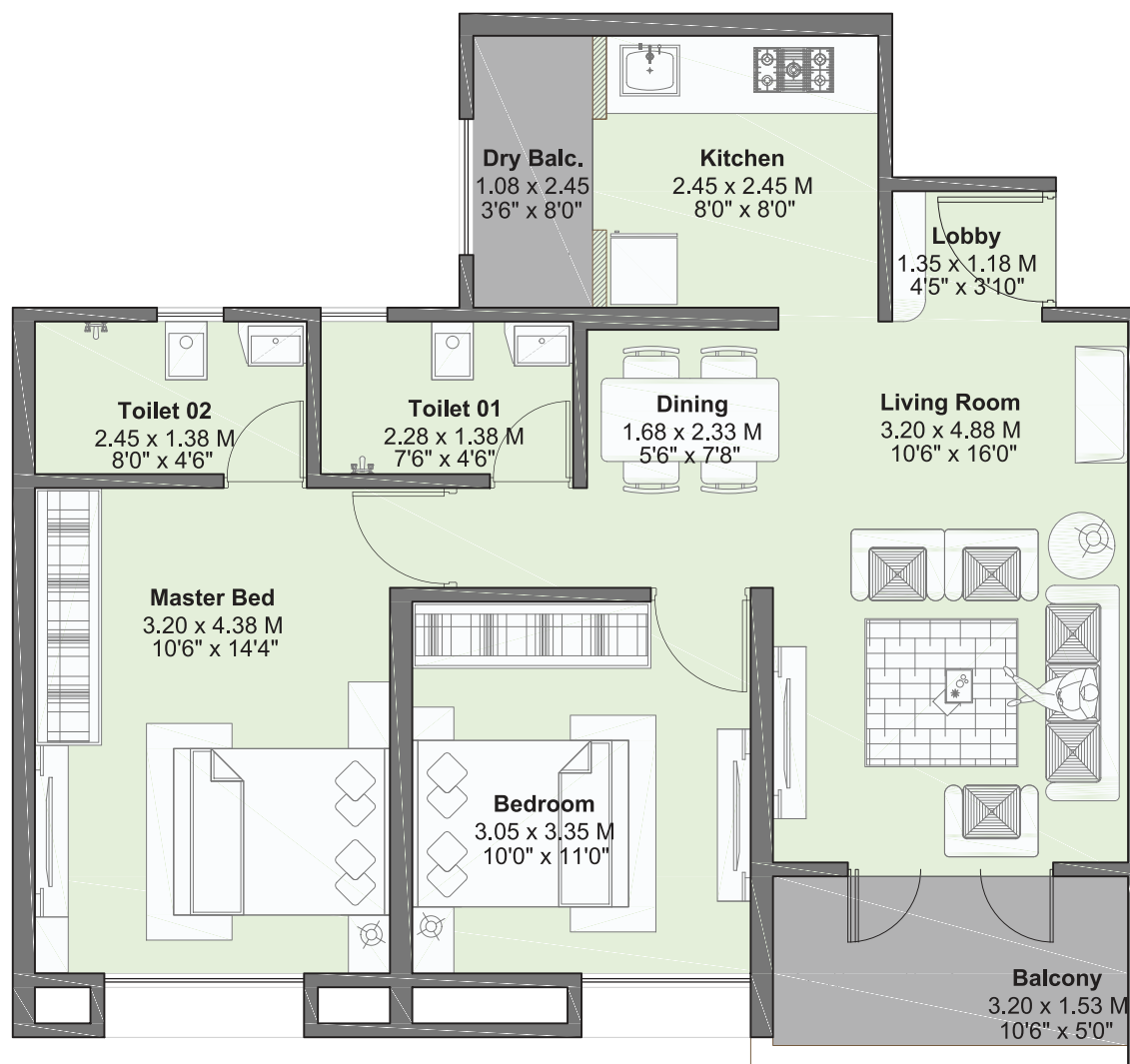


## 2 BHK - PREMIUM B



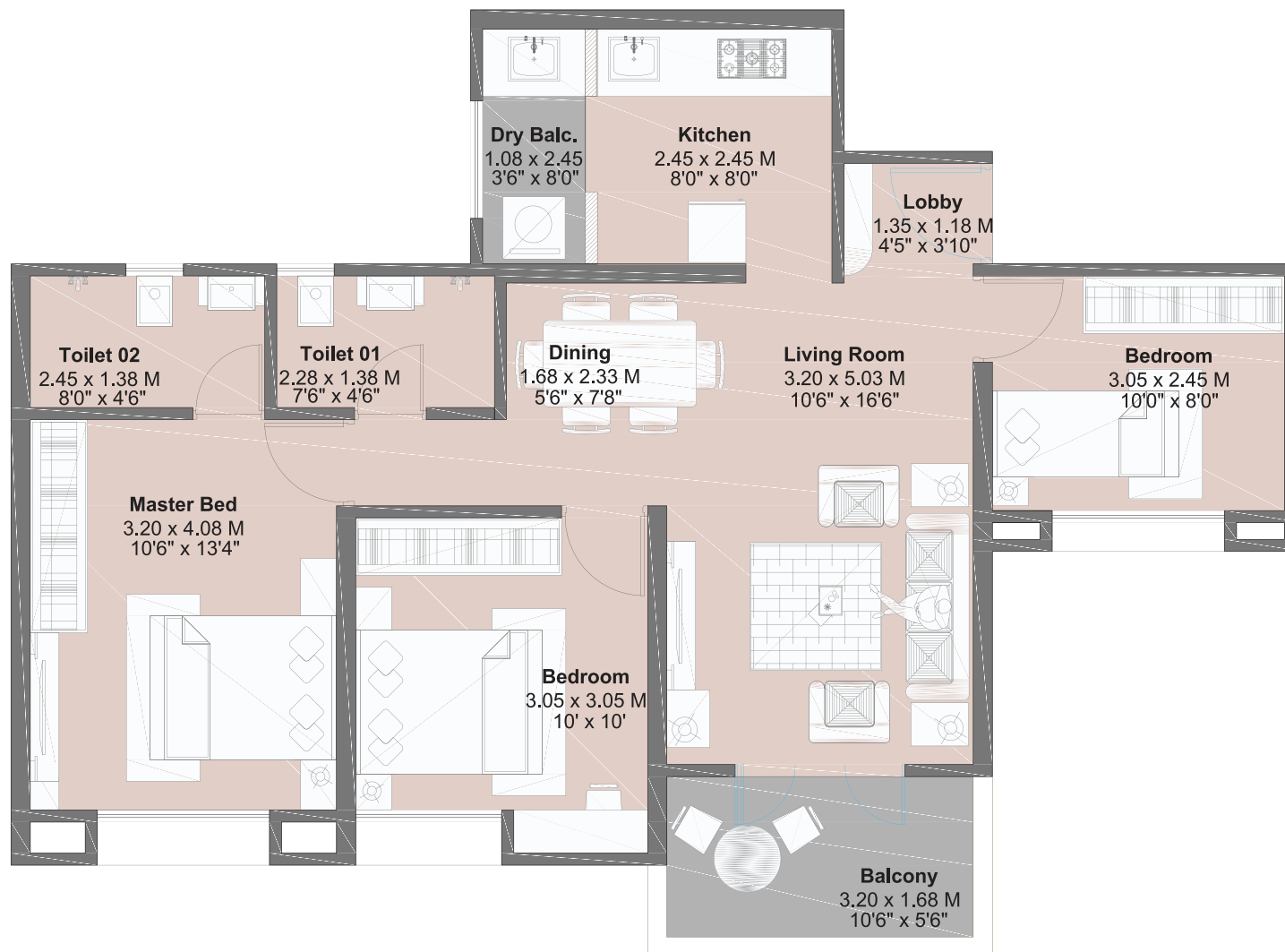
Type	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
2 BHK- PREMIUM B	57.12	614.83	4.88	52.52	2.63	28.30	64.63	696

## 2 BHK - LUXURY A



Type	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
2 BHK-LUXURY A	63.70	685.67	4.88	52.53	2.63	28.31	71.21	767

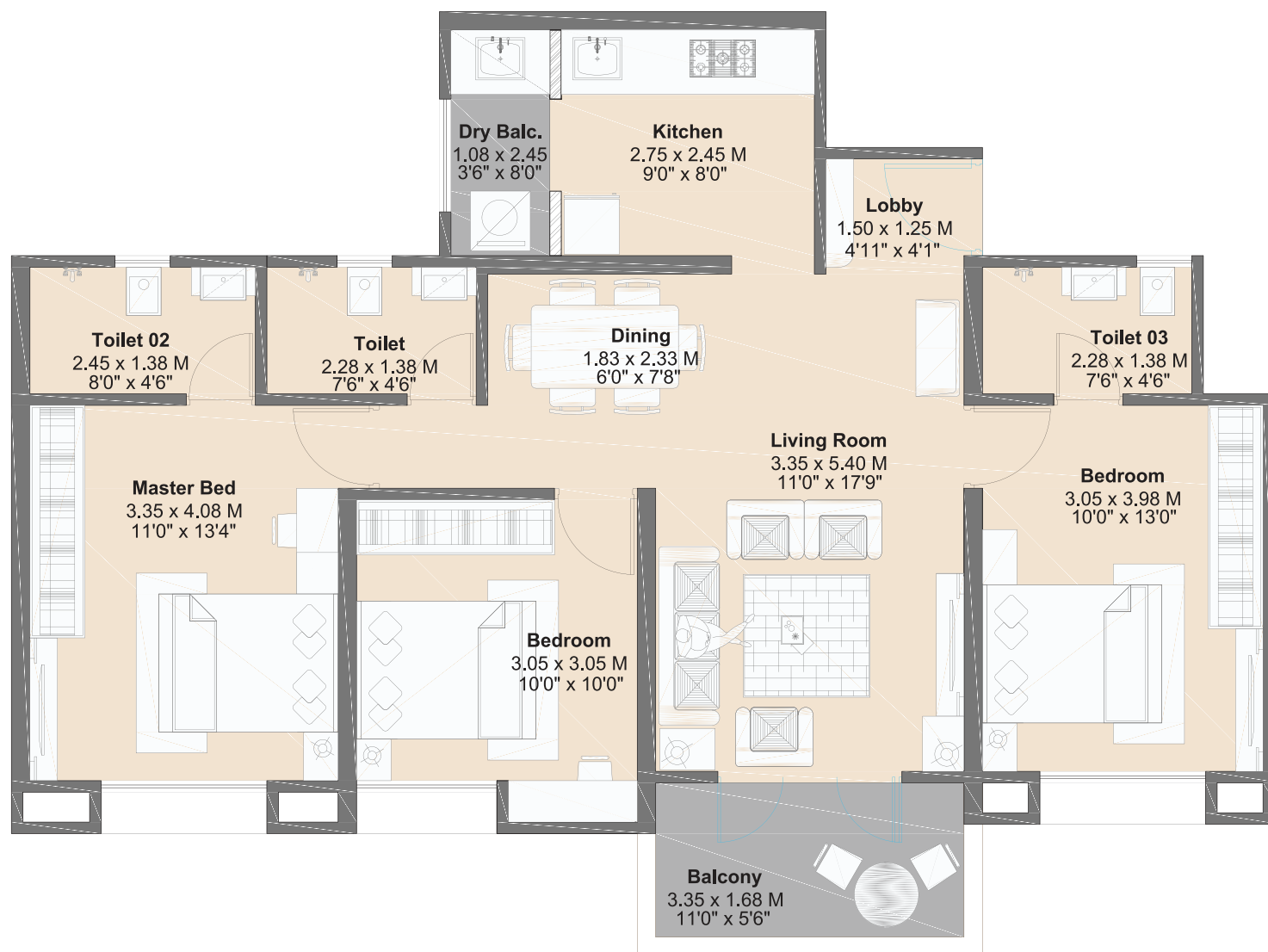
## 3 BHK - PREMIUM A



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.

\*T&C Apply

## 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](http://www.kohinoorpune.com)



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



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