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MahaRERA No.: P52100046027 | Available at website: <https://maharera.mahaonline.gov.in>

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## Homes inspired by the Five Elements



Premium 2 & 3 BHK





## New Kharadi: The new suburb of possibilities

Near Pune-Ahmednagar Highway

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Easy access to work hubs in Kharadi, Viman Nagar, Magarpatta, etc.

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Seamless commute to the industrial belt of Sanaswadi

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Reach the prime suburbs effortlessly

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Shopping & Entertainment are conveniently located

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Top-class schools are at a convenient distance

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World-class healthcare is round the corner

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Close to the upcoming Ring Road



Your world is around you



# Key Distances

## SCHOOLS

Eon Gyanankur School - **12 Mins**  
Euro School - **10 Mins**  
Phoenix World School - **8 Mins**  
Dhole Patil School for Excellence - **8 Mins**

## EMPLOYMENT HUBS

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

## HEALTHCARE

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

## ENTERTAINMENT

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

## MALLS

Phoenix Market City - **12 Mins**







**In all things of  
nature there is  
something of  
the marvelous.**

**- Aristotle**



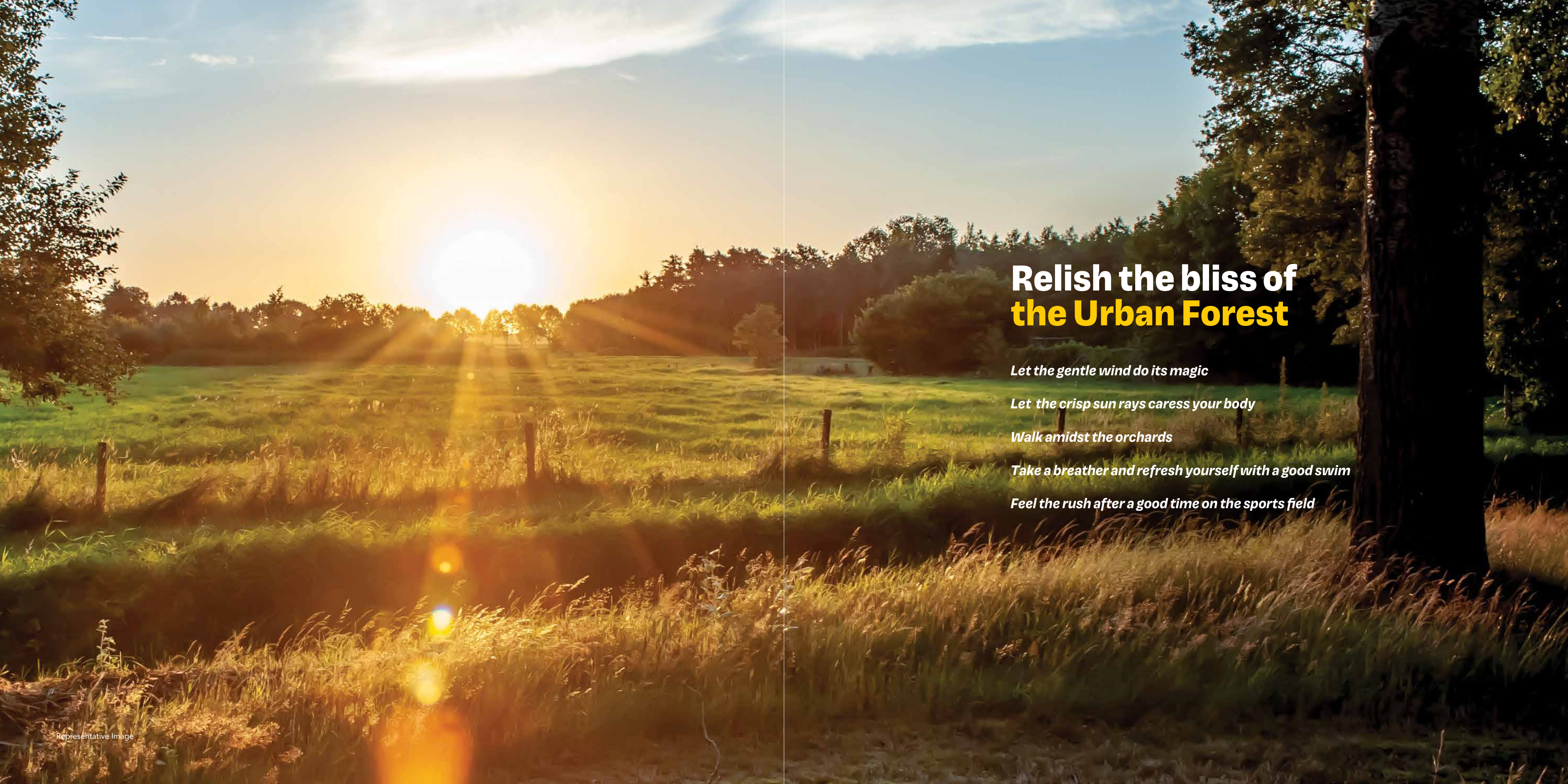


Representative Image

## Rediscover the elements of nature

Living in the urban spheres has disconnected us from nature and its abundant offerings. While the journey of life continues, it seems like there's a huge void. It feels as if something is amiss. Here's your opportunity to change that. Here's a way of life that hits the sweet spot. Find the five elements of nature blend seamlessly with a plethora of lifestyle amenities. Welcome to a way of life, like no other.





## Relish the bliss of the Urban Forest

*Let the gentle wind do its magic*

*Let the crisp sun rays caress your body*

*Walk amidst the orchards*

*Take a breather and refresh yourself with a good swim*

*Feel the rush after a good time on the sports field*





# Own your slice of the Urban Forest

Kohinoor Kaleido enriches your life with an Urban Forest that brings the five elements together. It's a novel concept encompassing the best of modern-day lifestyle features infused in nature's wonders. It would be no exaggeration to say that it's a leaf out of a fairytale. So, go ahead and own a slice of the Urban Forest. Befriend the elements for life.



## Water

Eco Pond  
Water Management  
Swimming Pool



## Fire

Sunlit Homes  
Solar Water Heating



## Wind

Cross Ventilation  
Wide Open Spaces  
Unadulterated Air



## Space

Party Lawn  
Sports Amenities



## Earth

Garden  
Entry Boulevard with Canopy Trees  
Traffic Island with Feature Tree / Sculpture  
Groves along with driveway



# Be amongst the first citizens of New Kharadi

Some destinations like Kohinoor Kaleido are simply in a different league. They never cease to surprise.

The magic of the Urban Forest is finely matched by the brilliance of the homes. Every abode echoes the class that the Kohinoor Group has been known for. Conceived by the finest minds in the business, Kaleido simply sets a new benchmark with its scale, class and beauty. Making it a well-rounded destination is its location. Disconnected from the urban chaos yet conveniently connected to things that matter, Kaleido is a dream come true for homeseekers.





kaleido



To walk in  
nature is to  
witness  
a thousand  
miracles.







# Master Layout







## Feel good for life with **22+ amenities**

Don't restrict your leisure activities only to the weekends. Introduce yourself to a variety of togetherness, fitness and fun activities. Get transported to a new world, every day.



**Fitness and Sports Zones**



**Fun Zones**



**Community Zones**



**Nature Zones**





Artistic Impression



## Amenities

- Multipurpose Hall
- Clubhouse / Indoor Amenities
- Ecopond
- Amphitheatre (Small & Big)
- Cove Seats
- Barbeque
- Outdoor Gymnasium
- Futsal / Box Cricket (Outdoor)
- Badminton Courts (Outdoor)
- Kids' Play Area
- Swimming Pool
- Pool Deck
- Entry Boulevard with Canopy Trees
- Traffic Island with Feature Tree / Sculpture
- Groves along the Driveway
- Open Greens / Sit-Outs / Play Areas
- Garden with Trees which Attracts Butterfly
- Indoor Games
- Glamping / Yoga Area
- Recreational Plaza
- Space For Farmers' Market
- Party Lawn
- View Deck
- Indoor Gymnasium
- Squash Courts (Indoor)
- Children's Sports Area
- Climbing Wall Zone
- Kids' Pool
- Changing Rooms









Children's Sports Area



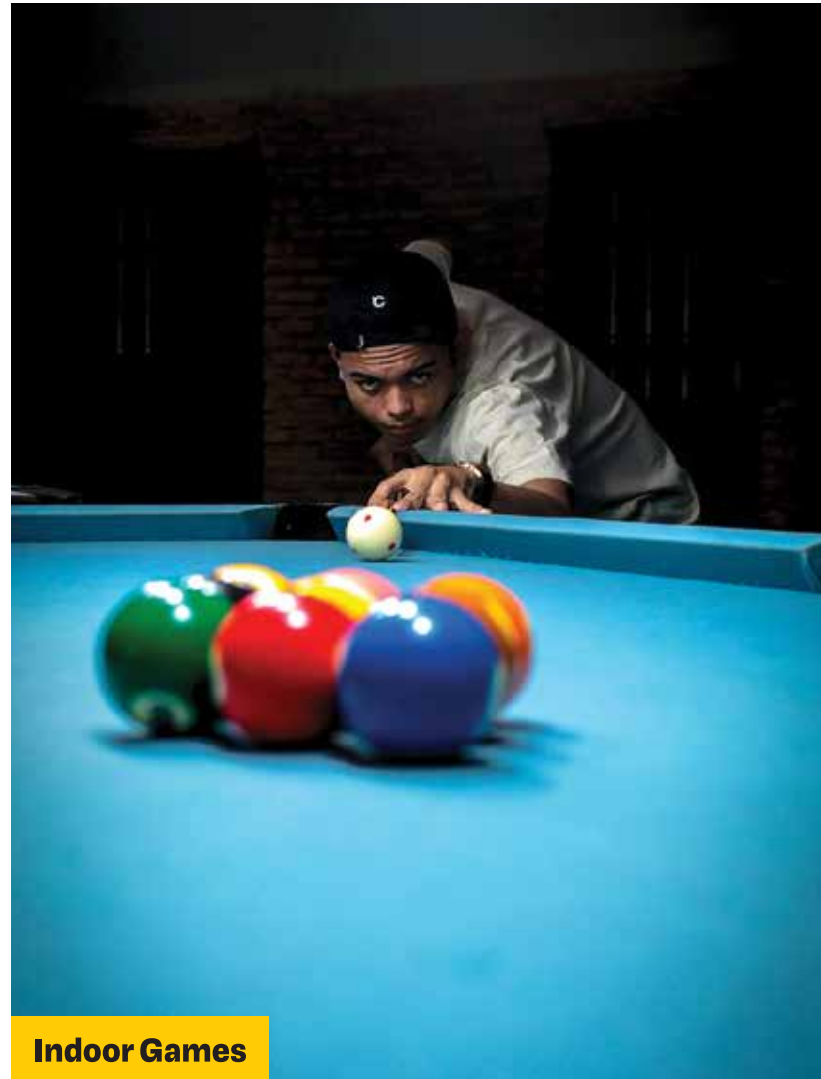
Barbeque



Climbing Wall Zone



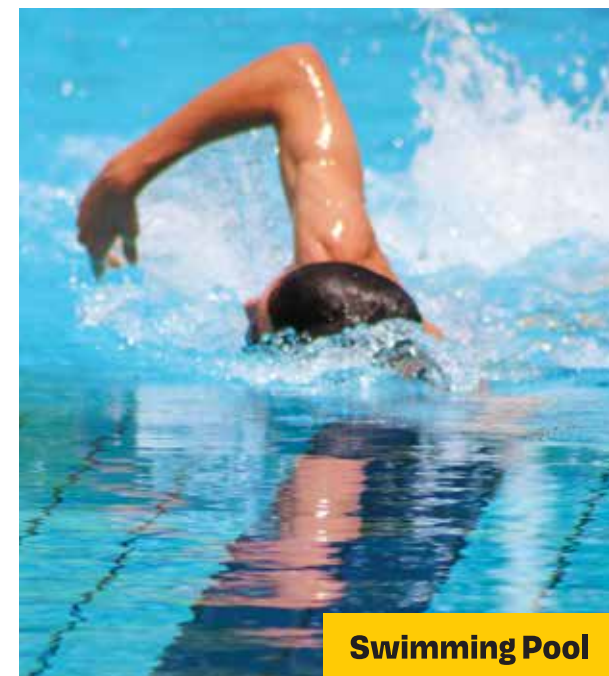
Kids' Pool



Indoor Games



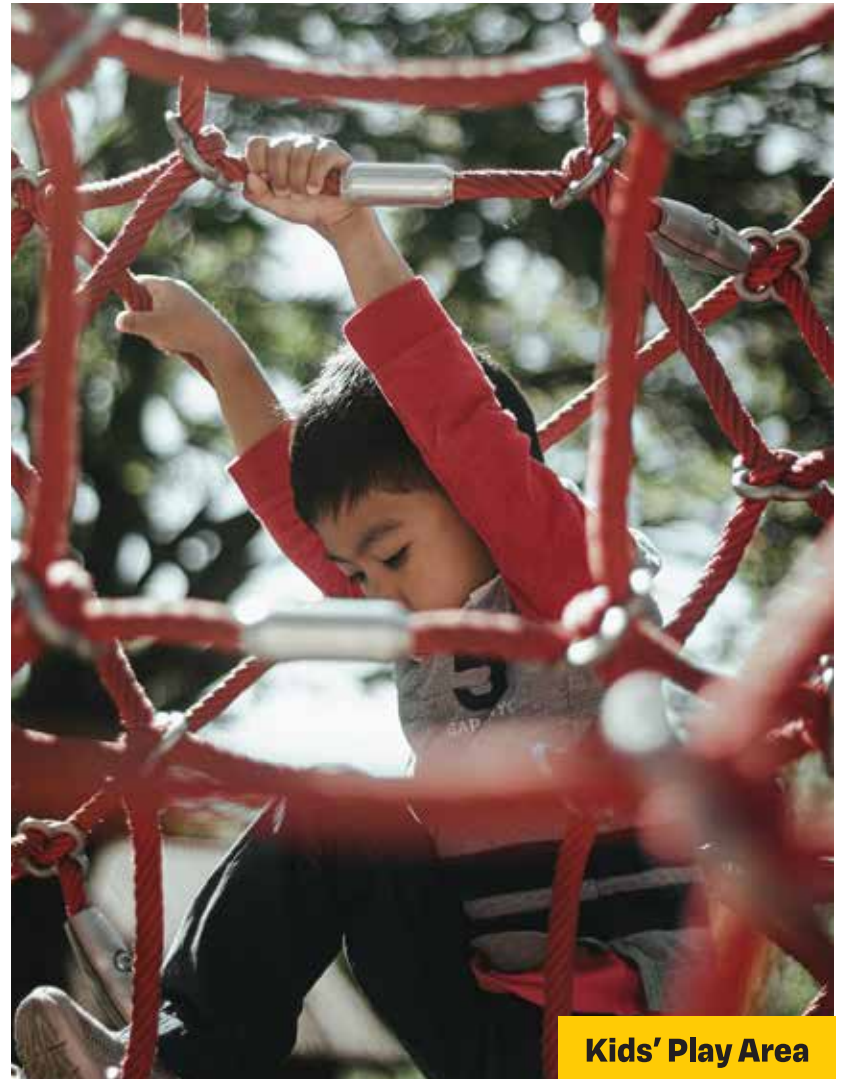
Pool Deck



Swimming Pool



Glamping



Kids' Play Area





**Party Lawn**



**Recreational Plaza**



**Multipurpose Hall**



**Amphitheatre (Small & Big)**

All images are for representational purpose only.





View Deck



Eco Pond



Space for Farmers' Market



Cove Seats



Garden with trees which attracts butterflies



# Specifications

## STRUCTURE

- RCC Framed Aluform shuttering / Normal
- AAC block work walls of 125 mm / Aluform

## WINDOWS & DOORS

- Three-track Anodized Aluminium / UPVC Windows with Mosquito Nets
- MS Grill for Bedrooms and Kitchen Windows from Inside
- Main Door: 35 mm laminated, SS Hinges and to provide VDP
- Bedroom door: Mortise lock with SS Hinges
- Toilet Flush Door with Laminate Finish Cylindrical Lock with SS Hinges
- Provision for Exhaust Fan in Toilet and Kitchen
- Night Latch for Main Door of the Flat

## FLOORING

- 600 mm × 1200 mm Vitrified Tiles for the Entire Apartment
- 400 mm × 400 mm Tile in Terrace
- 300 mm × 300 mm Anti-skid Tiles in Toilet
- 300 mm × 600 mm Digital Wall Tiles in Toilet

## KITCHEN

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

## RAILING

- SS & Glass Railing for Terrace

## ELECTRIFICATION & CABLING

- Polycab/KEI or equivalent wires
- Telephone Point in Living Room
- Generator Backup for Lifts and Common Areas

## BATHROOM:

- Concealed Plumbing
- CP Fittings: Jaquar or Equivalent
- Concealed Flush Valves
- Sanitaryware: Cera/Equivalent
- Hot and Cold Mixing Diverter in Toilets
- Solar Heated Water Supply in One Bedroom Toilet
- Treated Water Supply for Flush Use

## LIFTS

- Automatic Elevators

## PAINT

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

## SECURITY

- CCTV in Common Areas



# 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 7.3 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  
**15**  
ONGOING  
PROJECTS

OVER  
**8**  
MILLION SQ. FT.  
DELIVERED

OVER  
**7.3**  
MILLION SQ. FT.  
IN PROGRESS

OVER  
**6.5K**  
HAPPY  
CUSTOMERS



# 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



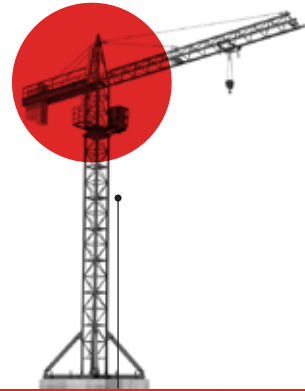
Our Sada Sukhi Raho philosophy is an amalgamation of a deep understanding of customer pain-points and years of creating delightful experiences. We have a dedicated 25-member post-sales customer satisfaction team which helps customers solve any query or problem related to a Kohinoor property.

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.



1983 ..... 1989 ..... 1995 ..... 2001 ..... 2002 ..... 2006 ..... 2007 ..... 2008 ..... 2009 ..... 2010 ..... 2013 ..... 2014 ..... 2017 ..... 2018 ..... 2019 ..... 2020 ..... 2021 ..... 2022

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

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



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**

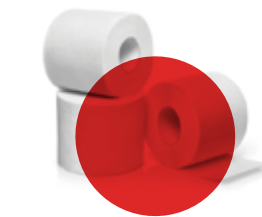


Newly-launched commercial project: **KOHINOOR WORLD TOWERS, PIMPRI**  
Newly-launched residential projects: **KOHINOOR EMERALD, SUS**

**KOHINOOR GRANDEUR RAVET**

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

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

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



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

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



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

Completed **4 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,**  
**KOHINOOR KALEIDO, NEW KHARADI**



# 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 - **5.4 Million Sq.ft.**

### COMPLETED PROJECTS:

- |  |   |                                      |
|--|---|--------------------------------------|
| • Kohinoor Shangrila - Phase 1, Pimpri | • Kohinoor Tower, Pimpri                | • Saheel Elegance, Pimpri            |
| • Kohinoor Vyona, Pimpri               | • Kohinoor Grandeur, Ravet              | • Saheel Calysta, Wakad              |
| • Kohinoor Latis, Talegaon             | • Kohinoor Nano Homes, Ravet            | • Shubhashree Phase 3, Akurdi        |
| • Kohinoor Falcon, Pashan-Sus Road     | • Kohinoor Classy Marvel, Bopodi        | • Shubhashree Woods, Pimple Saudagar |
| • Kohinoor Corner, Bopodi              | • Kohinoor Tinsel County, Hinjawadi     | • Kohinoor Reina, Kondhwa            |
| • Kohinoor High Point, Model Colony    | • Shubhashree, Akurdi                   | • Kohinoor Sapphire 1, Tathawade     |
| • S3 Lifestyle, Pimple Saudagar        | • Saheel Fortune Park, Moshi            | • Tinsel Town, Hinjawadi Phase 2     |
| • Princess Villa, Bhosari              | • Vineet Residency, Akurdi              | • Saheel Residency, Thergaon         |
| • Air Castle, Ravet                    | • Abhimaan Township, Ph.1 & 2, Shirgaon |                                      |

### UNDER CONSTRUCTION PROJECTS:

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



\*Data as of June 2022