



TUNES FROM CHILDHOOD LAST FOREVER...

“Hey there,

When you were a child, do you remember
how you came to visit me with your grandpa?

I remember how you were mesmerised by the chirping
birds and rustling leaves.

How calm you felt by the soothing lullaby of the wind.
And your love for splashing water in the pond was
simply adorable.

Sometimes, you came along with your entire family.

A little picnic, is what you used to call it!

I'll never forget you talking to the squirrels interspersed
with shrieks of happiness!

We have really come a long way, haven't we?

You're all grown-up now!

And achieved many big things in life.

Times have changed, but I'm still your good old friend.

Whether you listen to the raindrops while jogging
with your partner.

Or simply sit alone admiring the silence of the cosmos.

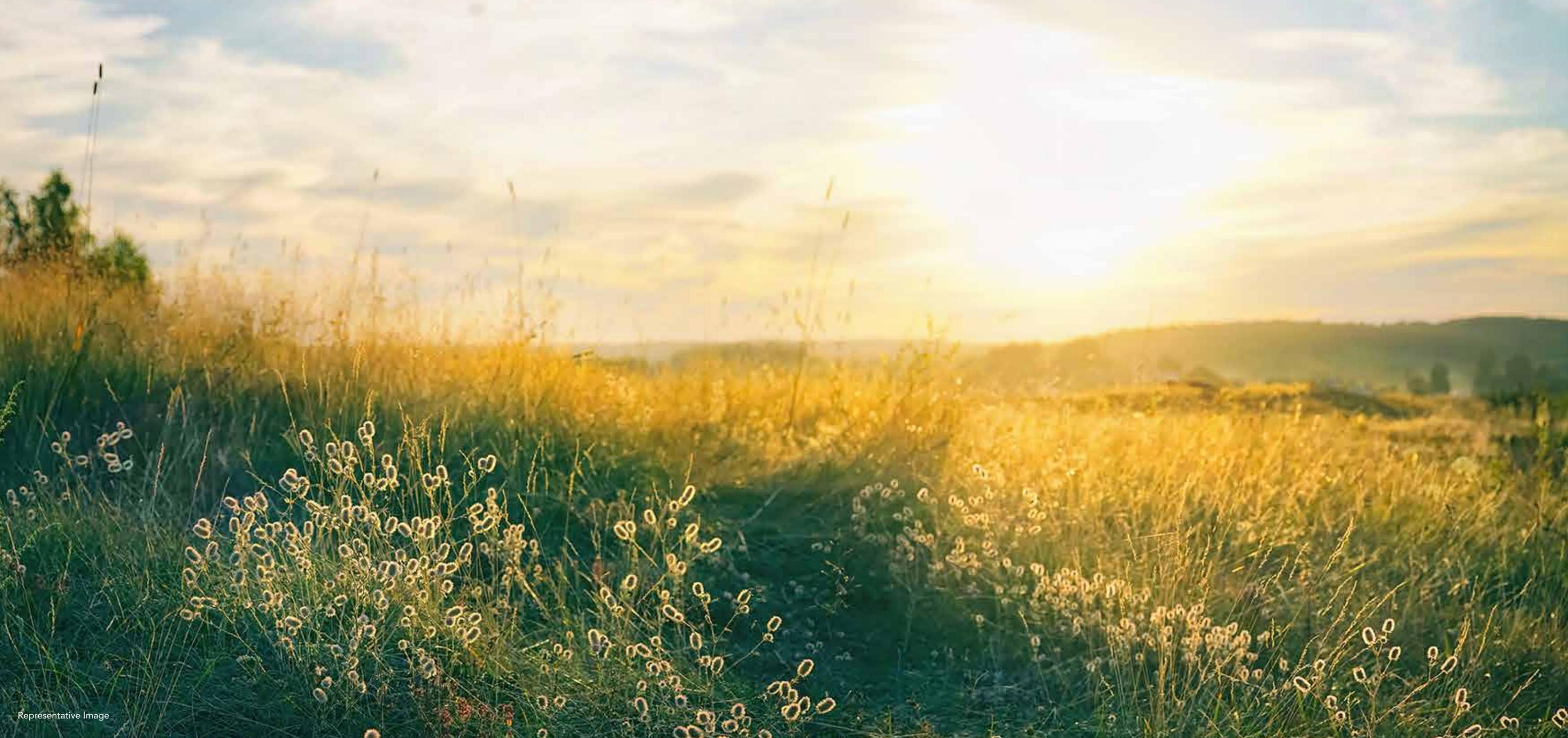
No matter what you do, I'm always there for you.

Here's to creating new tunes and future memories!

With love,

The Park”





HINJAWADI CENTRAL: MY HOME. YOUR HEAVEN.

Hey, glad we could catch up again!

Because I'd like to tell you something interesting about my home. Hinjawadi Central - my happy abode, my heaven, my comfort space, and your gateway to befriend nature. You will be surprised to know that Hinjawadi has its own lush green side, and that is my home! Life here is expansive, clutter-free, and most importantly, it is blessed with the beauty of nature. Here, my home-mates like birds, flowers, and trees, will cast a spell on you. Once you come to my home, you will never want to leave. So, when are you planning to be my lifetime family member?



Representative Image

NEW YORKERS INDULGE IN RECREATIONAL MOMENTS AT CENTRAL PARK

Central Park in New York City is an iconic urban oasis, sprawling across 843 acres in the heart of Manhattan. With its picturesque landscapes, Central Park features rumbling meadows, serene lakes, and wooded areas, offering a peaceful escape from the city's fast-paced life. It hosts many attractions, including the Central Park Zoo, Bethesda Terrace, and Strawberry Fields. An epicentre for recreation and culture, Central Park bestows plentiful opportunities for jogging, picnicking, boating, and outdoor performances. Its blend of natural beauty and happening activities embody the spirit of New York City.



Representative Image

LONDONITES TAKE PRIDE IN THE ROYAL LEGACY OF HYDE PARK

Hyde Park is one of London's largest and most iconic green spaces, renowned for its rich history and vibrant atmosphere. Spanning 350 acres, it offers a serene retreat amidst the bustling city, featuring picturesque landscapes, tranquil lakes, and lush gardens. It is a popular spot for outdoor activities like boating, cycling, and picnicking, as well as hosting numerous cultural events and concerts. Hyde Park provides a perfect blend of nature and culture, making it a beloved destination for both, locals and visitors.



Representative Image

SEOUL ENJOYS FUN-FILLED ACTIVITIES AT HANGANG PARK

Stretching along the banks of the Han River, Hangang Park is the heartbeat of every citizen of Seoul. It hosts multiple sections, each offering diverse recreational activities such as cycling, picnicking, and water sports. The park is particularly famous for its scenic beauty, especially during cherry blossom season and at sunset. It also hosts various cultural events and festivals throughout the year. With its blend of natural landscapes and modern amenities, Hangang Park provides a refreshing escape from the city's hustle and bustle.



Representative Image

TOKYO REVELS IN LEISURELY MOMENTS AT SHINJUKU GYOEN PARK

Shinjuku Gyoen Park in Tokyo is a stunning blend of traditional Japanese, English, and French garden styles, creating a peaceful retreat in the heart of the city. Originally being an imperial garden, it spreads across 144 acres and features beautiful landscapes, including tranquil ponds, meticulously manicured lawns, and vibrant seasonal flowers. The park is especially popular during cherry blossom season, attracting visitors who come to admire the breathtaking sakura blooms.

PUNE, NOW IT'S YOUR TIME TO WITNESS THE MAGIC OF THE PARK.



ENJOY NATURE'S TUNES AT KOHINOOR CENTRAL PARK

If it wasn't for your never-ending love for parkside living, birds would have built their nest somewhere else. Sweet fruits would have fallen in someone else's courtyard. Laughs of togetherness would have echoed with joy in someone else's life. However, our love for each other brought us back together.

Welcome to Kohinoor Central Park, a world of '2 & 3 Bed Parkments' set amidst nature. And the main protagonist of this story is me - the 2.5-acre Central Park. Be it a family picnic, kids' playtime, seniors' laughing exercise session, or a peaceful time with nature, just come to me and let your body, mind, and soul revel in a heavenly affair.

Well, that's just the beginning of the story. Make me yours and complete the story.





FEEL THE GRAND SENSE OF ARRIVAL

Every time you arrive at Kohinoor Central Park, you'll feel a great sense of pride. Its grand entrance will usher you into a world of ethereal joys of life. It is where every moment will be peaceful and blessed with nature.





SWEET GIFTS FROM NATURE TO YOU!

As a dear childhood friend, I care about your happiness and wellbeing. So, I've put together some delightful gifts that will make your heart dance with joy. Whether you're with friends, family or solo, you'll always have a new experience to deposit in your memory, forever!





EXPLORE THE GREENSCAPE OF HAPPINESS WITH THE 2.5-ACRE CENTRAL PARK

Transcending the typical idea of bricks and mortar, Kohinoor Central Park is a thoughtfully conceived residential wonder that ensures an absolutely joyful living experience for its residents. Its sprawling 2.5-acre central park is a meticulously crafted and designed recreational zone packed with unbelievable nature's wonders. It features amenities like an Elevated Nature Walk, which will be at 6 feet above the ground level, a Nature Trail on the Ground amidst 1200 dense trees, a Botanical & Pet-friendly Garden, and more, giving you and your family a never-before experience of befriending nature.



TAKE A STROLL IN THE AIR



FEEL THE RHYTHM OF WATER



CLUBHOUSE 1: LIMITLESS FUN, INSIDE

Imagine a life where every day feels like a vacation. Kohinoor Central Park offers 2 Clubhouses, ensuring absolute happiness for you. Its thoughtfully curated Clubhouse 1 offers amenities that enrich your life. From the thrill of a Squash Court Game or a Badminton Game to pure relaxation in our Sauna, Steam Room, or Jacuzzi, there's something for everyone. Enjoy movie nights in our Mini Theatre, or stay productive in the fully-equipped Business Centre. It is an ethereal haven where wellness, leisure, and convenience unite to create an unparalleled living experience.





BADMINTON COURT

Representative Image



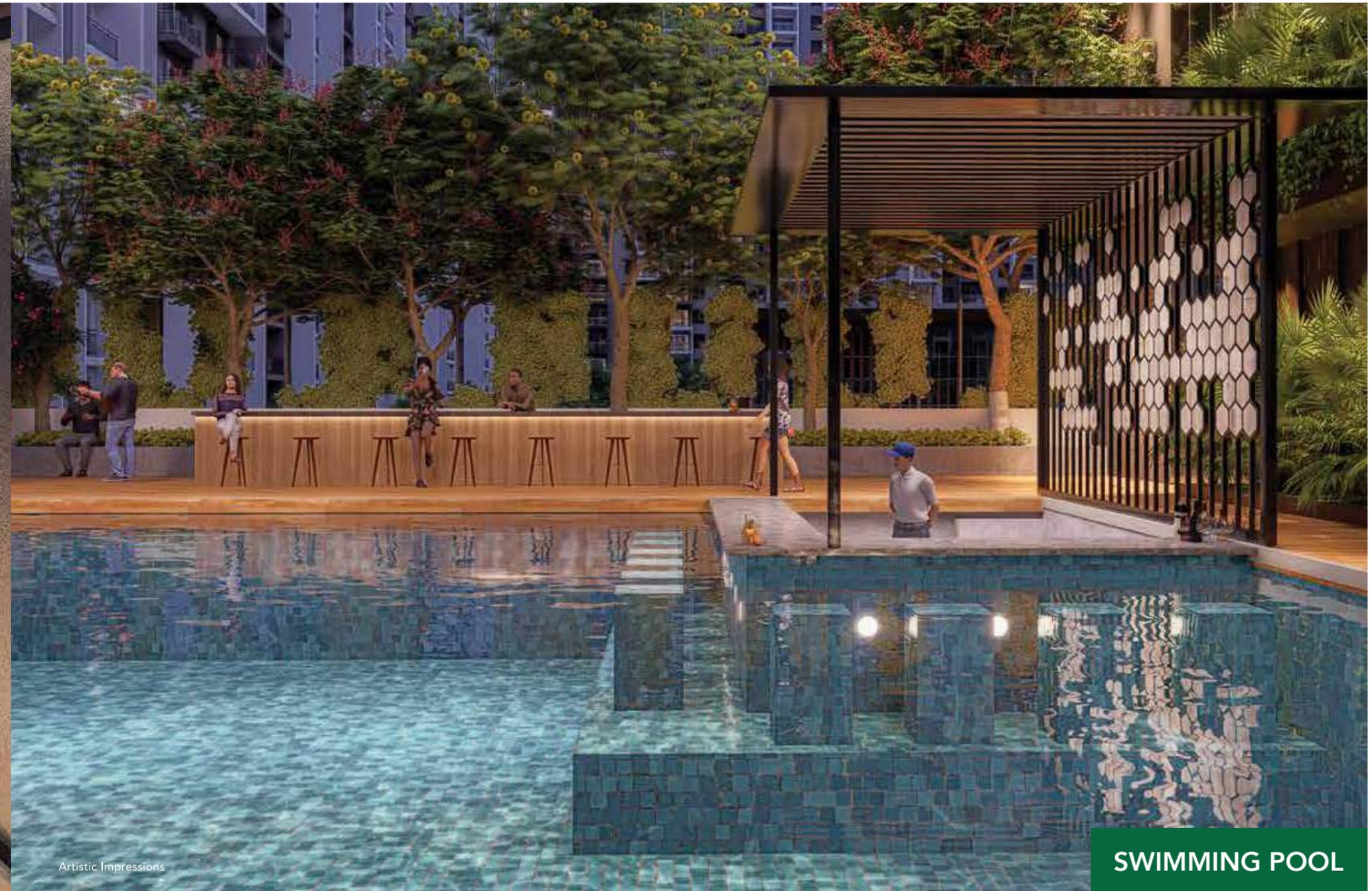
2 SQUASH COURTS

Artistic Impressions



SAUNA

Artistic Impressions



Artistic Impressions

SWIMMING POOL



CLUBHOUSE 2: DISCOVER THE ULTIMATE LIFESTYLE UPGRADE

Usher into a world where luxury meets the joy of everyday living at the clubhouse 2. Engage in friendly competition in the Table Tennis and Billiards Rooms, or unwind with a game in the Card Room. For the tech-savvy, our Play Station lounge offers endless entertainment. Little ones will find their moments of joy in the Toddlers' Room, while book fanatics will lose themselves in the tranquility of the library. It's a dynamic universe designed to enhance your life in every way.





TABLE TENNIS ROOM

Artistic Impressions



GYMNASIUM

Artistic Impressions



TODDLERS' ROOM

Artistic Impressions



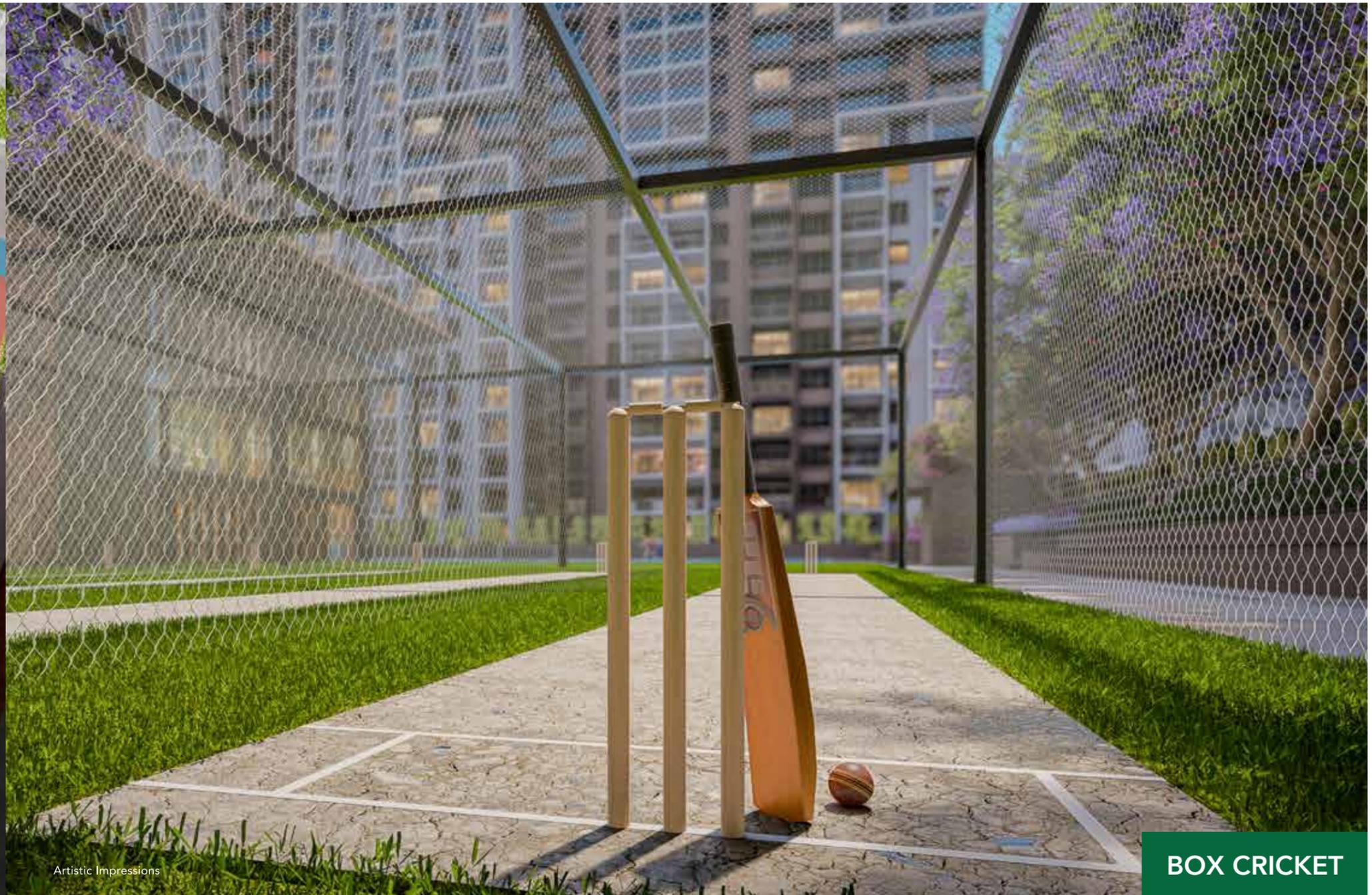
INDOOR GAME

Artistic Impressions



HALF BASKETBALL COURT

Artistic Impressions



BOX CRICKET

Artistic Impressions

**A LIFE PACKED WITH
HOLISTIC HAPPINESS**



Representative Image

NATURE TRAIL ON THE GROUND



PARK FOR CHILDREN

Representative Image



Representative Image

PET-FRIENDLY GARDEN



BIOPHILIC CO-WORKING SPACE

Artistic Impression



Representative Image

PAINTING ROOM



AMPHITHEATRE

Artistic Impressions



MINI THEATRE

Artistic Impressions



SENIOR CITIZENS' AREA

Representative Image



Artistic Impressions

STORYTELLING BOOTH



LEGEND:

- 1. Multi-marking Court with Seating
- 2. Box Cricket with Seating
- 3. Half Basketball Court
- 4. Clubhouse 2
- 5. Jogging Track/Elevated Nature Walk
- 6. Park for Children
- 7. Entry Plaza with Water Feature
- 8. Yoga & Meditation Pavilion
- 9. Senior Citizens' Area
- 10. Botanical Gardens
- 11. Sustainable Landscaping
- 12. Water Feature (Fountain - Pond)
- 13. Amphitheatre
- 14. Pet-friendly Garden
- 15. Storytelling Booth
- 16. Lounge
- 17. Biophilic Co-working Space
- 18. Lawn
- 19. Tree Seating Paar
- 20. Flower Bed
- 21. Nature Trail on The Ground
- 22. Swimming Pool
- 23. Kids' Pool
- 24. Bar Deck
- 25. Skating Rink with Seating
- 26. Party Lawn
- 27. Shrub Bed
- 28. Clubhouse 1

A BUNDLE OF JOYFUL AMENITIES

GROUND-LEVEL AMENITIES

ENTRANCE

- Security Cabin
- Entrance Lounge
- Water Body with Bubblers
- Water Cascade
- Step Landscape

CENTRAL OPEN SPACE

- Jogging Track / Elevated Nature Walk
- Park for Children
- Entrance Plaza with Water Feature
- Yoga & Meditation Pavilion
- Senior Citizens' Area
- Botanical Garden
- Sustainable Landscaping
- Water Feature (Fountain & Pond)
- Amphitheatre

- Pet-friendly Garden
- Storytelling Booth
- Lounge
- Biophilic Co-working Space
- Lawn
- Tree Seating Paar
- Flower Bed
- Nature Trail on the Ground

PODIUM-LEVEL AMENITIES

CLUBHOUSE - 1

- Swimming Pool
- Kids' Pool
- Bar Deck
- Skating Rink with Seating
- Party Lawn
- Shrub Bed

- 2 Squash Courts
- Mini Theatre
- Badminton Court / Multipurpose Hall
- Locker Room - For Men & Women (Separate)
- Sauna - For Men & Women (Separate)
- Steam - For Men & Women (Separate)
- Jacuzzi - For Men & Women (Separate)
- Massage Room - For Men
- Toilet & Changing Room - For Men & Women (Separate)
- Salon with Manicure & Pedicure - For Women
- Business Centre

CLUBHOUSE - 2

- Multi-marking Court with Seating
- Box Cricket with Seating
- Half Basketball Court
- Shrub Bed
- Painting Room
- Table Tennis Room

- Billiards Room
- Card Room
- Play Station
- Toddlers' Room
- Library
- Cafeteria
- Gym (Aerobics, Pilates, Zumba, Group Session Area, Toilet, Waiting Room & Changing Room)
- Gym (Weight Training, Cardio, Reception, Waiting Room, Toilets & Changing Room)



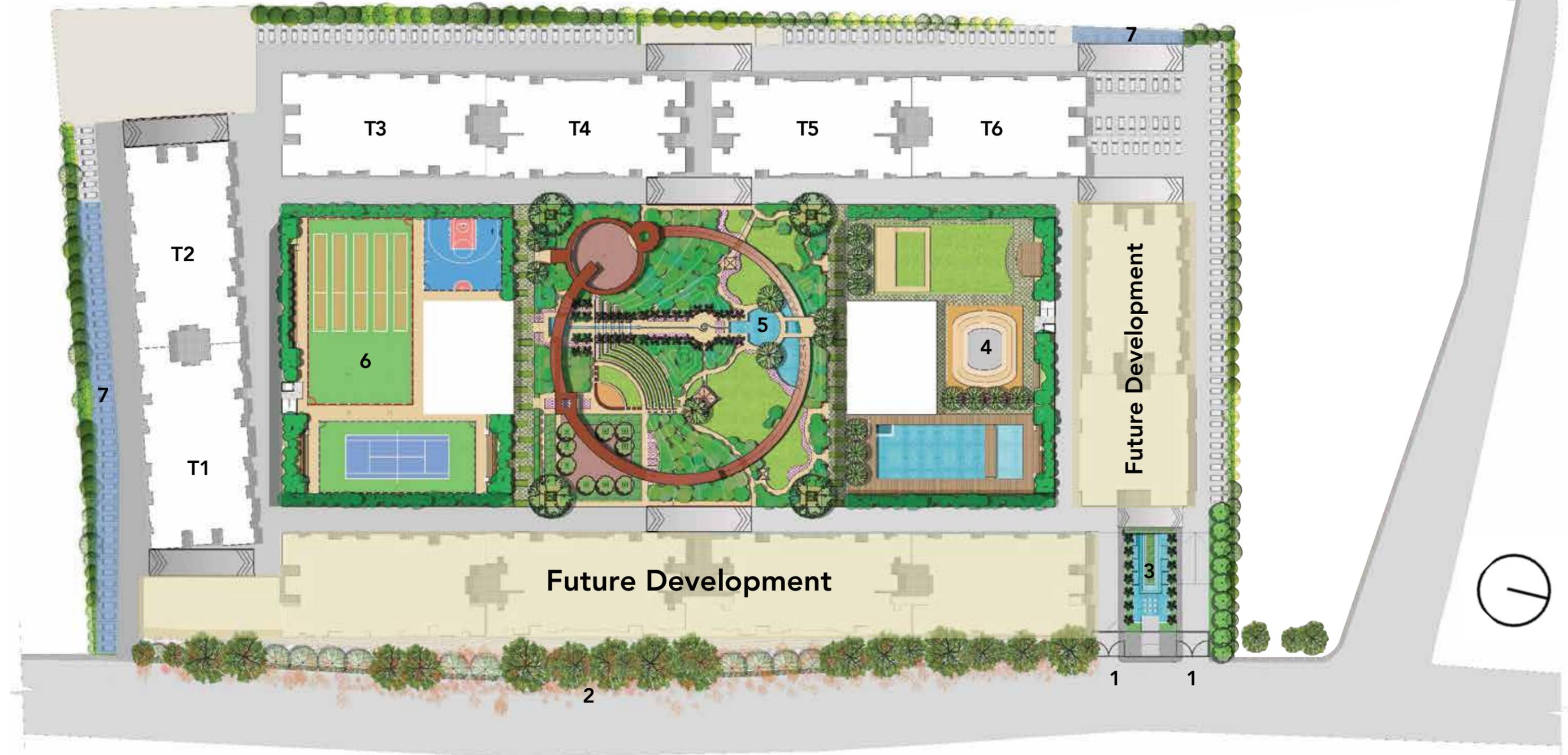
MASTER LAYOUT

LEGEND:

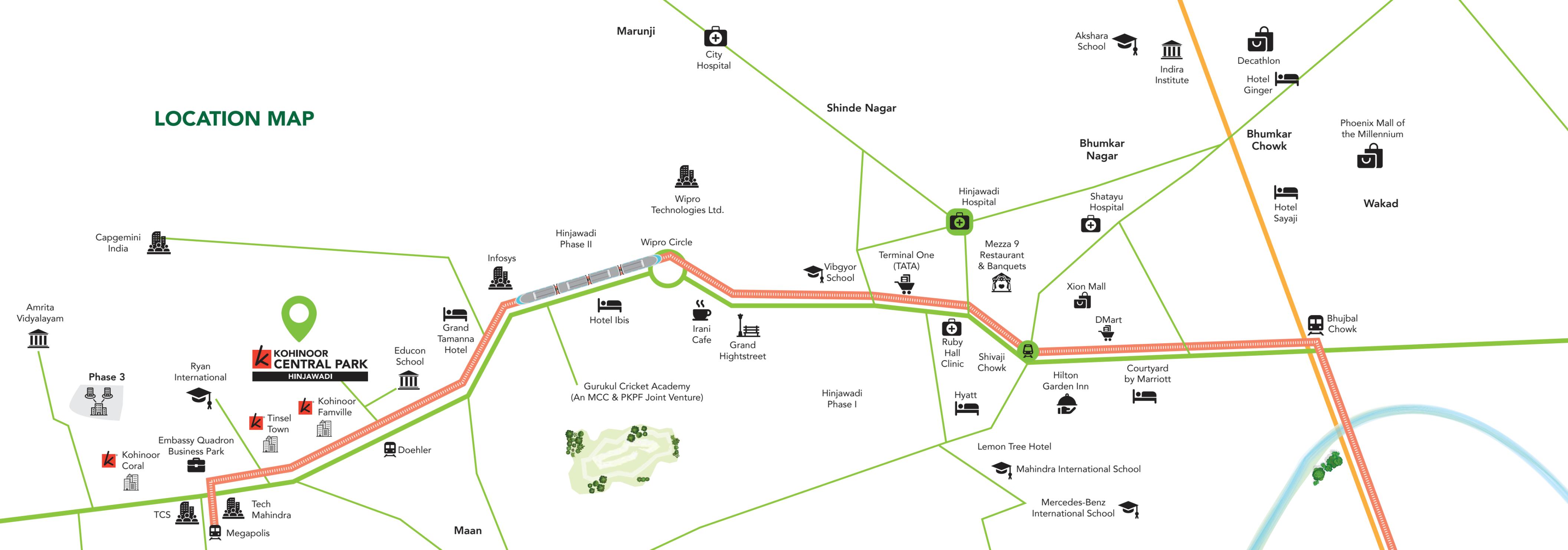
- 1. Entry / Exit
- 2. Commercial Front Landscape
- 3. Entry Landscape
- 4. Spring Park
- 5. Rain Forest Park
- 6. Autumn Park
- 7. EV Charging Station

- T1 S+25 Floors
- T2 S+25 Floors
- T3 LG+S+23 Floors
- T4 S+23 Floors
- T5 S+22 Floors
- T6 LG+S+22 Floors

Future Development



LOCATION MAP



KEY DISTANCES

WORKSPACES

Embassy Quadron	1 km
Infosys	1.2 km
Tech Mahindra	2.3 km
TCS	2.3 km
Cognizant	2.5 km
Wipro	5 km

SCHOOLS

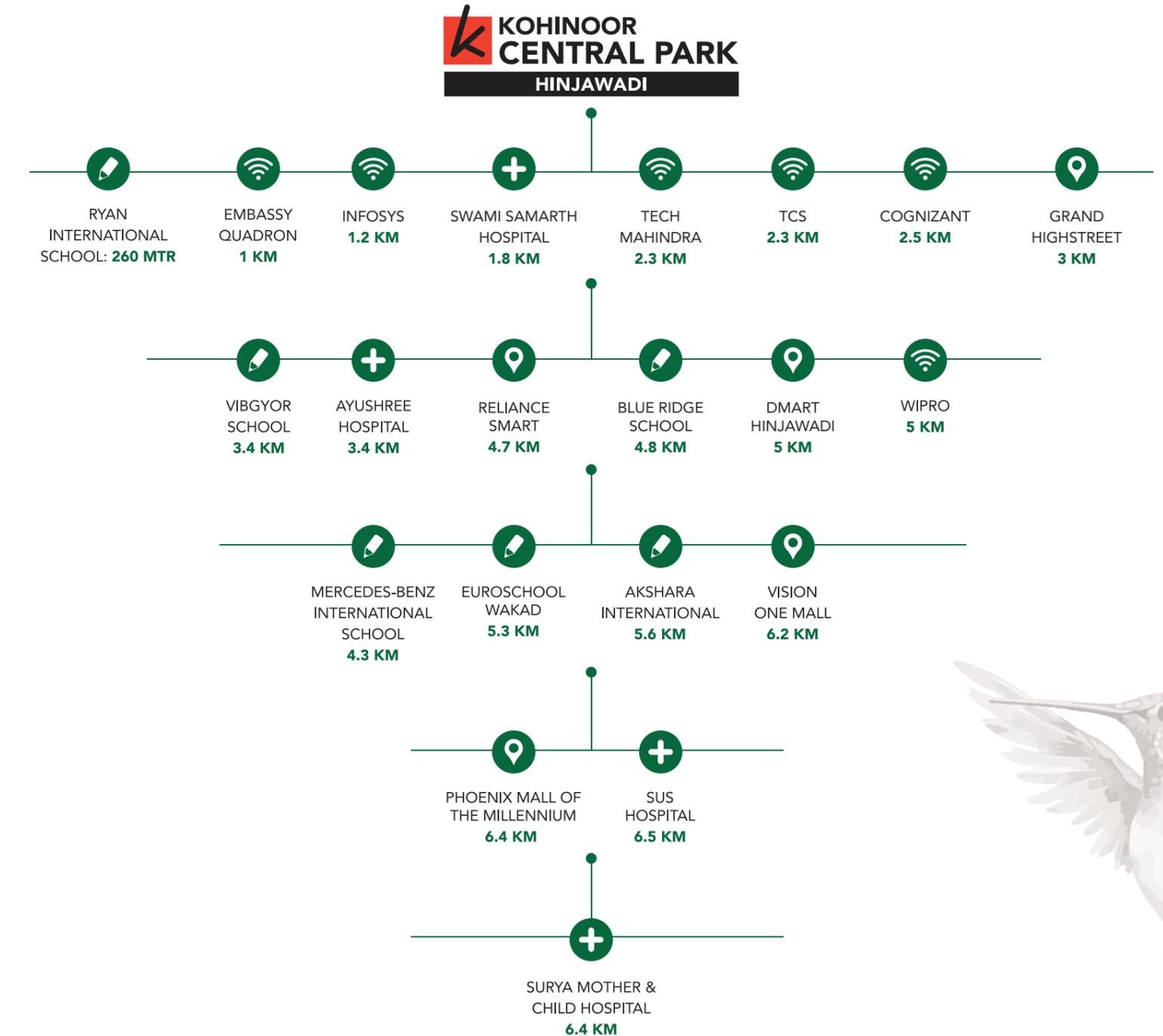
Ryan International School	260 mtr.
Vibgyor School	3.4 km
Mercedes-Benz International School	4.3 km
Blue Ridge School	4.8 km
EuroSchool Wakad	5.3 km
Akshara International	5.6 km

HEALTHCARE CENTRES

Swami Samarth Hospital	1.8 km
Ayushree Hospital	3.4 km
CityCare Hospital	6.3 km
Surya Mother & Child Hospital	6.4 km
Sus Hospital	6.5 km

SHOPPING DESTINATIONS

Grand Highstreet	3 km
Reliance Smart	4.7 km
DMart Hinjawadi	5 km
Vision One Mall	6.2 km
Phoenix Mall of the Millennium	6.4 km



SALIENT SPECIFICATIONS

STRUCTURE

- RCC framed Alu-form shuttering
- AAC block work walls of 125 mm thickness

WINDOWS & DOORS

- Three-track powder-coated windows with mosquito nets for bedroom and dry balcony
- MS Grill for bedrooms and kitchen window from inside
- Main Door: Laminated plywood frame and door with digital lock, door stopper & eyepiece
- Bedroom Door: Laminated plywood frame and flush door- cylindrical lock & magnetic door magnet
- Toilet Door: Combined frames of steel gray granite & marine ply with laminate and cylindrical lock
- Provision for exhaust fan points in toilets and kitchen

FLOORING

- 1200 MM X 600 MM - Vitrified double charge tile for the entire apartment (Kajaria/Varmora/ Colortile/Equivalent)
- Digital Wall Tile: 300 MM X 600 MM (As per sample flat)- kitchen wall dado tile (Kajaria/Varmora/Colortile/Equivalent)
- 150 MM X 600 MM - Attached terrace anti-skid tile (Kajaria/Varmora/Colortile/Equivalent)
- 1200 MM X 600 MM - Dry balcony vitrified double charge tile (Kajaria/Varmora/Colortile/Equivalent)
- 600 MM X 600 MM - Toilet anti-skid tile (Kajaria/Varmora/Colortile/Equivalent)
- 300 MM X 600 MM - Toilet wall digital tile (Kajaria/Varmora/Colortile/Equivalent)
- Height of kitchen dado above otta/platform - 2ft. above otta

RAILING

- 1200 MM high MS railing

KITCHEN

- Kitchen Otta: Dove stone on Kadappa support with 3" backsplash of the same stone
- Kitchen Sink: 2 nos- stainless steel 24" X 18" in kitchen platform and 32" X 21" in dry terrace with drainboard of make (Franke/Nirali/Carysil/Equivalent)
- Kitchen Flooring: Vitrified (same as the rest of rooms in a flat)
- Height of kitchen otta from FFL (Floor finish Level) = 32"
- Height of kitchen dado above otta/platform - 2 ft above otta
- Provision of exhaust fan

ELECTRIFICATION & CABLING

- Wires: Polycab/Finolex/RR
- Switches: Schneider Livia/Equivalent
- Telephone Point/TV Point in the living room
- Provision of A.C. point in the living & master bedroom
- Generator backup for lifts and common areas

SECURITY SYSTEM

- CCTV in common areas
- Access control
- VDP for flat
- Intercom provision

BATHROOM

- Slung plumbing
- CP - Fittings: Jaquar - Lyric/Continental series/Equivalent
- Flush Valves: Jaquar Metropole/Equivalent
- Sanitary Wares: Jaquar/Equivalent
- Hot and cold mixing diverter in toilets
- Hot water & cold water provision in the kitchen
- Treated water supply for flush use
- False ceiling in the bathroom
- Solar water in the master bedroom

LIFTS

- Automatic elevators - Schindler/Kone/Equivalent

PAINT

- Gypsum-finished walls & ceiling
- 2 Coat Putty + 1 Coat Primer + 2 Coat of Premium Emulsion for internal wall & ceiling
- External wall with textured paint, weather shield & raincoat
- Grills on satin finish deluxe paint





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 17 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 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

Establishment of the **KOHINOOR BRAND**

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

Launched the **FIRST MULTIPLEX** in Pimpri-Chinchwad

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

Delivered a joyful future to **2000+ HAPPY FAMILIES**

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

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

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

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

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

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

Delivered a joyful future to **6000+ HAPPY FAMILIES**

KOHINOOR WORLD TOWERS, PIMPRI

KOHINOOR EMERALD, SUS

KOHINOOR GRANDEUR, RAVET

KOHINOOR SAPPHIRE 3, TATHAWADE

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

KOHINOOR WESTVIEW RESERVE, NEW WAKAD

KOHINOOR FAMVILLE, HINJAWADI CENTRAL (PH 2)

KOHINOOR VIVA PIXEL DHANORI PH.1 & PH.2

Newly-launched residential projects: **KOHINOOR UPTOWN AVENUE,** PUNAWALE

KOHINOOR RIVERDALE, KHARADI

1983 1989 2001 2002 2006 2008 2009 2010 2013 2014 2017 2018 2019 2020 2021 2022 2023 2024

Kohinoor **CEMENT TRADING DIVISION** established

Established **'WORLD OF MOTHER'** - a one-of-its-kind commercial complex dedicated to empowering women entrepreneurs

Launched first project of 300 rowhouses in Pimple Saudagar - **SHUBHASHREE WOODS**

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

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

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

KOHINOOR SAPPHIRE 2, TATHAWADE

KOHINOOR JEEVA, BIBWEWADI

KOHINOOR SHANGRILA, PIMPRI

PRESIDENTIA, SOPAN BAUG ANNEXE

SPORTSVILLE, MAAN, HINJAWADI PH.1

KOHINOOR VIVA CITY, DHANORI

Completed **8 MILLION SQ. FT.** of construction

COURTYARD ONE, WAKAD

ABHIMAAN TOWNSHIP, PHASE 3, SHIRGAON

KOHINOOR KALEIDO, NEW KHARADI

KOHINOOR BUSINESS TOWER, KP ANNEXE

KOHINOOR CENTRAL PARK, HINJAWADI, PH.2

*Data as of May 2024

BUILDING REAL ESTATE ICONS AND TRUST SINCE 1983



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 - **7.6 MILLION SQ. FT.** | Sq. ft. Under Construction - **14.18 MILLION SQ. FT.**

COMPLETED PROJECTS:

- Kohinoor Shangrila - Ph.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
- Shubhashree - Ph.3, Akurdi
- Air Castle, Ravet
- Kohinoor Jeeva, Bibvewadi
- Kohinoor Grandeur - Tower D, Ravet
- Kohinoor Emerald, Sus
- Kohinoor Coral, Hinjawadi Ph.3
- Kohinoor Tower, Pimpri
- Saheel Calysta, Wakad
- Shubhashree Woods, Pimple Saudagar
- Kohinoor Reina, Kondhwa
- Kohinoor Sapphire 1, Tathawade
- Tinsel Town, Hinjawadi Ph.2
- Saheel Residency, Thergaon
- Abhimaan Township - Ph.1 & 2, Shirgaon
- Princess Villa, Bhosari

UNDER CONSTRUCTION PROJECTS:

- Kohinoor Viva City, Dhanori
- Kohinoor Sapphire 3, Tathawade
- Kohinoor Westview Reserve, New Wakad
- Abhimaan Township - Ph. 3, Shirgaon
- Kohinoor Uptown Avenue, Punawale
- Kohinoor Shangrila - Ph.2, Pimpri
- Sportsville by Kohinoor, Maan, Hinjawadi Ph. 1
- Kohinoor Kaleido, New Kharadi
- Kohinoor Sapphire 2, Tathawade
- Kohinoor Viva Pixel - Ph.2, Dhanori
- Kohinoor Central Park - Hinjawadi, Ph.2
- Kohinoor Presidentia, Sopan Baug Annexe
- Courtyard One, Wakad
- Kohinoor Famville, Hinjawadi Central (Ph.2)
- Kohinoor Viva Pixel - Ph.1, Dhanori
- Kohinoor Riverdale - Kharadi



Site Address: Kohinoor Central Park, Hinjawadi Phase 2, Pune - 411057



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