



Come alive with  
**NATUREMENTS**



**NEW WAKAD**

Representative Image



*"Nature is the art of God"*

*- Dante Alighieri*



Representative Image



## UNFOLD THE BEAUTY

Nature is magic. It inspires. It excites. It heals. It motivates. It amazes. It takes your breath away. It triggers nostalgia. It ignites ideas.

However, our time amidst nature is limited to vacations and short trips. We rely on weekend getaways for our dose of natural beauty.

Here is your chance to make it a lifetime companion. Enjoy its company every moment, every day, for a lifetime.



# NATUREMENTS: A WELL-CURATED WAY OF LIFE

Now is the time to set yourself free from the concrete jungle. Now is the time to embrace luxury of another kind. Step into an extraordinary yet unique world of Westview Reserve. A rare orchestra of a modern lifestyle embedded in a natural setting. Here, you get the best of both worlds as the nature-inspired features and modern amenities are in perfect sync. Furthermore, the thoughtful planning and precision in construction make Westview Reserve the perfect home. So, own your slice of wonder, right in Pune.

westview  
reserve

NEW WAKAD



Artist's Impression



Trees are your new neighbours. Birds are your new guests. Here, nature's melodies play on loop. Life at Westview Reserve pleasantly surprises you every moment.



**YOUR LIFETIME  
CONNECTION WITH  
NATURE**

---

Representative Image

And it's here you will discover that the various avatars of nature are a treat for the senses.



## THE GRASS IS ALWAYS GREENER ON YOUR SIDE

Walk amidst the trees in the garden or disconnect from the world in the Meditation Garden. Soak in the tranquility or simply feel uplifted by being amidst nature.

Enjoy your mornings at the Butterfly Garden or have a relaxing time in the Hammock Garden. Westview Reserve brings an inspiring collection of green experiences.





A stylized landscape illustration at the bottom of the page. It features rolling green hills, a blue river or stream, and a cluster of colorful trees on the left. The colors range from light green to dark blue. The text is centered in the upper half of the image.

WHY IS  
NATUREMENTS  
A RARE BREED?

- A CONFLUENCE OF NATURE AND URBAN LIFESTYLE
- NATURE-CENTRIC FEATURES
- POLLUTION-FREE NEIGHBOURHOOD
- SURROUNDED BY SERENITY
- THOUGHTFULLY-CONCEIVED PROJECT
- EXCEPTIONALLY WELL-CONNECTED TO PUNE'S PRIME AREAS







"In all things of nature  
there is something of  
the marvellous."

- Aristotle



Artist's Impression

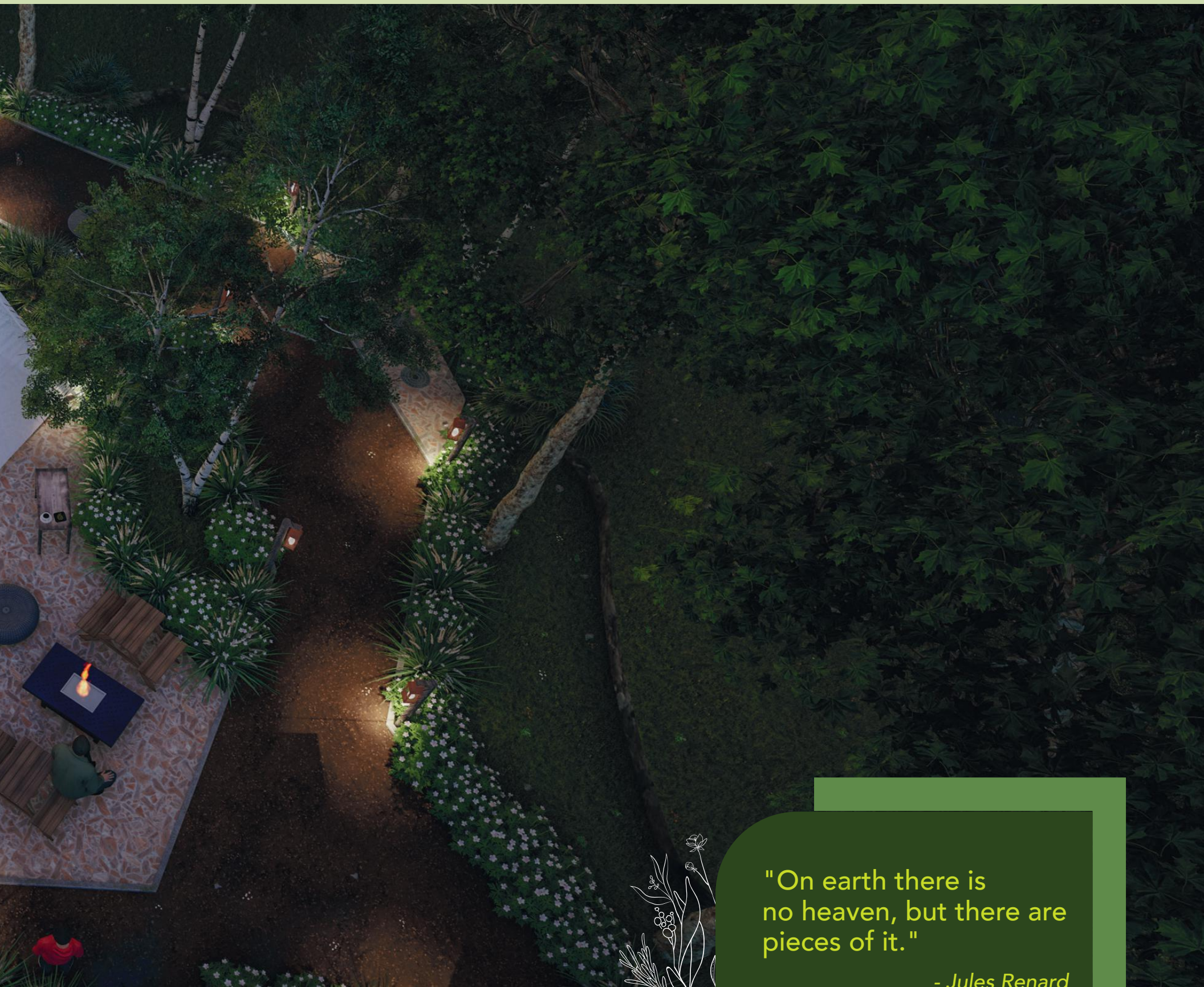


"In every walk with nature one receives far more than he seeks."

- John Muir



Artist's Impression



"On earth there is  
no heaven, but there are  
pieces of it."

- Jules Renard





Artist's Impression



# MASTER PLAN

## LEGEND -

1. FOREST PARK
2. LINKS
3. EVENT GARDEN
4. TOT LOT AREA
5. MLCP 2 TERRACE -  
PLAY COURTS
6. MLCP 1 TERRACE -  
GYM, SWIMMING POOL  
& CAFE
7. AMENITY AREA





Artist's Impression

## WELCOME AN EXCITING LIFE WITH 20+ AMENITIES

Escape the cubicle life. Escape the four walls. Escape the study room. Take a break from the mundane to breathe a new life into your routine, every day.

# AMENITIES

- Walking Track
- Amphitheatre
- Sunken Adventure Park
- Boardwalk
- Hammock Garden
- Butterfly Garden
- Meditation Garden
- Grass Garden
- Water Feature
- Tot Lot Area
- Lawn Area
- Swimming Pool
- Poolside Deck
- Party Deck with Open Serving Counter
- Yoga Deck
- Fitness Club (Gym)
- Tennis Court
- Practice Cricket Pitch
- Spillover Deck with Seating
- Sports Club (Two Squash Courts, Indoor Games)
- Multipurpose Hall cum Badminton Court



Representative Image



## FITNESS AND SPORTS ARENAS

Squash Courts | Indoor Games | Badminton Court | Yoga Deck  
Fitness Club (Gym) | Tennis Court | Practice Cricket Pitch | Walking Track





Representative Image



## FUN AND KIDS' PLAY ARENAS

Tot Lot Area | Sunken Adventure Park  
Swimming Pool | Poolside Deck





Representative Image



## NATURE ARENAS

Boardwalk | Hammock Garden

Butterfly Garden | Meditation Garden | Grass Garden





Representative Image



## OTHER ARENAS

Party Deck with Open Serving Counter | Amphitheatre  
Multipurpose Hall | Lawn Area | Spillover Deck with Seating



# SPECIFICATIONS

## STRUCTURE

- RCC framed Aluform shuttering
- AAC blockwork walls of 125 mm as per design

## WINDOWS & DOORS

- Two-track anodized aluminium openable & fixed windows with mosquito nets
- MS grill for bedrooms and kitchen windows from inside limited to openable section
- Main door: Biometric lock, Flush door with night latch, SS hinges
- Bedroom door: Flush door with Mortise lock, SS hinges
- Toilet Flush door with cylindrical lock, SS hinges
- Provision for exhaust fan in toilets and kitchen

## FLOORING

- 600 mm x 600 mm: Onyx Ivory/equivalent - vitrified tiles for the entire apartment
- Kitchen wall tile: 600 mm x 300 mm (Varmora/equivalent) dado tile
- Height of kitchen dado above Otta/platform: 2 ft. above otta
- Attach terrace: 150 mm x 600 mm (Varmora/equivalent) anti-skid tile
- Dry terrace: 300 mm x 300 mm (Varmora/equivalent) anti-skid tile

### Tiling In 2 BHK & 3 BHK Master Toilet

- 300 mm x 300 mm: Itaca/equivalent - anti-skid tiles in toilet
- 600 mm x 300 mm: Light Dado - Itaca/equivalent base tiles in toilet
- 600 mm x 300 mm: Highlighter Dado - Icon/equivalent base tiles in toilet

### Tiling In 2 BHK & 3 BHK Common Toilet

- 300 mm x 300 mm: Itaca/equivalent - anti-skid tiles in toilet
- 600 mm x 300 mm: Light dado - Itaca/equivalent - base tiles in toilet
- 600 mm x 300 mm: Highlighter dado - Itaca/equivalent tiles in toilet

### Tiling In Guest Toilets

- 300 mm x 300 mm: Itaca/equivalent - anti-skid tiles in the toilet
- 600 mm x 300 mm: Light dado Itaca/equivalent - base tiles in toilet
- 600 mm x 300 mm: Highlighter dado - Itaca/equivalent tiles in toilet



### RAILING

- Combination of SS railing & glass with/without RCC upstand/parapet wall (Combination of glass railing & parapet)

### KITCHEN

- Jet black granite platform with Kadappa stand with SS sink (Carysil/equivalent)
- SS sink in dry terrace (18" x 21") - (Carysil/equivalent)

### ELECTRIFICATION & CABLING

- Wires: Polycab/Finolex/KEI/equivalent
- Switches: Legrand/equivalent
- Telephone/data point in living room
- TV point in master bedroom and living room
- Wi-Fi router point in common passage area
- AC point in master bedroom
- Generator backup for lifts and common areas

### BATHROOM

- Concealed plumbing
- CP fittings: Aria-Jaquar/equivalent
- Metropole flush valves: Jaquar/equivalent
- Sanitarywares: Aria-Jaquar/equivalent
- Hot and cold mixing diverter in toilets
- Hot water supply in one master bedroom toilet
- STP-treated water supply for flush use

### LIFTS

- Automatic elevators

### WALL FINISH & PAINTS

- Gypsum-finished wall & ceiling
- Two coats of acrylic premium emulsion paint for internal wall & ceiling
- External wall with textured paint
- Grills on matt finish paint

### SECURITY SYSTEM

- CCTV in common areas
- Boom barrier security & access control at main gate





Representative Image

# NEW WAKAD: MAKING A MARK IN WEST PUNE



Commute to  
MIDCs and IT Park  
will be a breeze.



Daily needs  
and conveniences  
are closeby.



Healthcare and  
educational  
institutes are round  
the corner.



Pune-Mumbai  
Expressway is at a  
close distance.



Effortless access to prime  
suburbs like Wakad, Baner,  
Balewadi, Aundh, Pimpri, etc.



Shopping and  
dining destinations  
can be reached  
seamlessly.

- EDUCATION
- HOSPITALS
- KEY AREAS
- WORKPLACES
- CONNECTIVITY
- MALLS
- HOTELS



PUNAWALE

Colours Preschool,  
Punawale

Podar Jumbo Kids,  
Punawale

Life Care Multi-  
speciality Hospital

EuroKids Preschool,  
Punawale

**westview  
reserve**  
NEW WAKAD

MARUNJI

Vedh Valley World  
School, Wakad

Wipro  
Technologies

Infosys (Ph. 2)

Hinjawadi  
IT Park (Ph. 1)

Ruby Hall Clinic,  
Hinjawadi

Marunji Rd



Mumbai-Bengaluru Bypass

TATHAWADE



The Academy School



Kohinoor Sapphire

Kohinoor Sapphire 2



Kohinoor Sapphire 3



Aditya Birla Memorial Hospital



JSPM Institute

Dange Chowk



Podar International School, Wakad (CBSE)



Moreshwar Colony

Dr. D Y Patil Biotechnology Institute



Indira College of Commerce & Science

Yashoda Colony

Sri Balaji University, Pune



Decathlon, Wakad

Mangal Nagar



Akshara International School & Junior College

PIMPLE SAUDAGAR



Bhumkar Chowk



Phoenix Market City



BHUMKAR NAGAR



Sayaji hotel



WAKAD

# KEY DISTANCES

## WORKPLACES

Wipro - 4.6 km  
Infosys - 4.4 km  
Quadron Business Park - 6 km  
Dassault Systemes - 5 km  
WTC\* - 600 mtr  
EON IT Park\* - 2.5 km  
Hinjawadi IT Park - 5.9 km

## CONNECTIVITY

Mumbai-Bengaluru Highway - 1.2 km  
Bhumkar Chowk - 2.3 km  
Dange Chowk - 3.4 km  
Pune-Mumbai Expressway - 6.7 km

## KEY AREAS

Aundh - 9.3 km  
Balewadi High Street - 8.9 km  
Wakad - 4.7 km  
Pimple Saudagar - 10 km  
Chinchwad - 11 km

## MALLS

Grand Highstreet - 4 km  
Westend - 9.8 km  
Phoenix Market City - 3 km  
Xion Mall - 2.8 km  
Dmart - 2.9 km

## COLLEGES

JSPM - 1.2 km  
Indira College - 1.7 km  
Alard College of Pharmacy - 2 km  
Balaji Law College - 3.2 km  
Lotus Business School - 2.2 km  
DY Patil International  
University - 6 km

## SCHOOLS

Vedh Valley World School - 600 mtr  
Akshara International School - 1.4 km  
Blossom International School - 1.2 km  
Podar International School - 2.3 km  
Euro School, Wakad - 4.2 km

## HEALTHCARE

Aditya Birla Hospital - 6 km  
Life Care Hospital - 2.4 km  
Surya Mother & Child Care  
Hospital - 4.1 km  
Ruby Hall Clinic - 5 km  
Lifepoint Multispeciality  
Hospital - 3.1 km

## METRO STATION

Wakad Metro Station\* - 3.4 km  
Wipro Circle  
Metro Station\* - 4 km



# KOHINOOR GROUP: A LEGACY OF 39 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 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, 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 8 million sq. ft. of construction echoes a rich legacy, the 9 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.

# BUILDING REAL ESTATE ICONS AND TRUST SINCE 1983

— OVER —  
**39**  
SUCCESSFUL  
PROJECTS

— OVER —  
**18**  
ONGOING  
PROJECTS

— OVER —  
**8M**  
SQ. FT.  
DELIVERED

— OVER —  
**9M**  
SQ. FT.  
IN PROGRESS

— OVER —  
**8K**  
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.

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



Establishment of the **KOHINOOR BRAND**

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



Delivered a joyful future to **1000+ HAPPY FAMILIES**



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

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

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 the **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

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

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

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**

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



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**

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

2013

2014

2017

2018

2019

2020

2021

2022

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** and **KOHINOOR JEEVA, BIBWEWADI**

Newly-launched residential projects: **KOHINOOR SHANGRILA, PIMPRI**

**PRESIDENTIA, B.T. KAWADE ROAD SPORTSVILLE, MAAN, HINJAWADI PH.1**

**KOHINOOR VIVA CITY, DHANORI**

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

Newly-launched residential projects: **COURTYARD ONE, WAKAD** and **ABHIMAAN TOWNSHIP, PHASE 3, SHIRGAON** and **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 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 - **7.1 MILLION SQ. FT.**

---

### COMPLETED PROJECTS:

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

### UNDER CONSTRUCTION PROJECTS:

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

\*Data as of January 2023

# KOHINOORS OF PUNE



**k** KOHINOOR  
VIVA CITY  
DHANORI

SPACIOUS 2 & 3 BHK



**k** kaleido  
NEW KHARADI

PREMIUM 2 & 3 BHK



**k** KOHINOOR  
SAPPHIRE-III  
TATHAWADE

SPACIOUS 2 & 3 BHK

# KOHINOORS OF PUNE



Artist's Impression

**KOHINOOR  
CORAL**  
HINJAWADI

**PREMIUM 2 BHK**



Artist's Impression

**KOHINOOR  
EMERALD**  
SUS

**PREMIUM 2 BHK HOMES**



Artist's Impression

**KOHINOOR  
SHANGRILA**  
FINOLEX CHOWK, PIMPRI

**PREMIUM  
2 & 3 BHK**



Artist's Impression

**KOHINOOR  
PRESIDENTIA**  
SOPAN BAUG ANNEXE

**SEMI-FURNISHED 2 BHK**



Artist's Impression

**K** KOHINOOR  
**JEEVA**  
BIBVEWADI

**PREMIUM 2 BHK**



Artist's Impression

AASHIRWAD  
TOWERS

**K** ABHIMANU  
2

**PREMIUM 1 & 2 BHK**



Artist's Impression

**Sportsville**  
BY KOHINOOR

**PREMIUM 2 BHK HOMES**



Artist's Impression

**K** KOHINOOR  
**COURTYARD ONE**  
WAKAD

**PREMIUM 2 & 3 BHK**



**Site Address:**

Sr. No. 22/23, Punawale, Tal: Mulshi,  
Dist: Pune - 411033

**Corporate Address:**

Kohinoor Development Corporation, A-101/102,  
ICC Trade Tower, S. B. Road, Pune - 411 016

Call: 020 6764 1804 | E-mail: [sales@kohinoorpune.com](mailto:sales@kohinoorpune.com) | Website: [www.kohinoorpune.com](http://www.kohinoorpune.com)



MahaRERA No.: P52100048589 | Available at website: <https://maharera.mahaonline.gov.in>

Disclaimer: The contents including images, text, graphics, etc. used in this brochure are solely for informational purposes and are not intended to constitute an offer or solicitation. All images which are not actual photographs are artistic impressions and are indicative of the project and spaces. No furniture/s or accessories shown in the visuals are provided with the unit/tenement/apartment. The company is not responsible for the consequences of any action taken by the viewer relying purely on the material/information provided in this brochure.