



SADA
SUKHI
RAHO



Site Address: Courtyard One C Bldg., Plot No.: 108, Wakad, Pune - 411057.

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

| www.kohinoorpune.com |  MahaRERA No: P52100032001

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 artist's 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.

Blessed by 5 Seasons.
Loved by 5 Senses.

PREMIUM 2 & 3 BHK



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 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 decisions.

WAKAD: PUNE WEST’S SUPER SUBURB

Prime areas like Pimple Saudagar, Aundh, Balewadi, Rahatani, Hinjawadi, Tathawade can be reached effortlessly.

Enjoy hassle-free access to banks, hospitals, and daily conveniences.

The best of educational institutions are round the corner.

Wakad boasts of a solid civic infrastructure.

Shopping malls and entertainment destinations are closeby.

Ensure a seamless commute to MIDCs.

Effortless connectivity to Pune-Bengaluru Highway & Pune-Mumbai Expressway.

KEY DISTANCES



SCHOOLS AND COLLEGES

- D. Y. Patil College - 2.9 km
- Akshara International School - 900 m
- Ryan International School - 8 km
- JSPM - 2 km
- Indira Institute of Management - 2.6 km



HOTELS AND RESTAURANTS

- Sayaji - 2.8 km
- Courtyard by Marriott - 4.5 km
- Ginger - 1.9 km
- Hyatt - 4.2 km



RETAIL OUTLETS AND MALLS

- D-Mart - 2 km
- Phoenix Market City (upcoming) - 2.8 km
- Decathlon (Wakad) - 2.1 km



HOSPITALS

- Aditya Birla Hospital - 5.3 km
- Ruby Hall Clinic - 5.4 km



Gahunje

Moshi

Alandi

Nigdi

Akurdi

Kiwale

Ravet

Pimpri-Chinchwad

Bhosari

Kasarsai

Punawale

Tathawade

Rahatani

Marunji

**KOHINOOR
COURTYARD ONE
WAKAD**

Akshara School
Indira Institute

Decathlon

Ginger Hotel

Bhumkar Chowk

Phoenix Market City (upcoming)

Sayaji Hotel

Wakad

Kalewadi Phata

Aditya Birla Hospital

Pimple Saudagar

Dighi

Phase-3

Hinjawadi

Phase-1

Maan

Ruby Hall Clinic

DMart

Courtyard by Marriott

Hyatt

Mercedes School (Mahindra)

Balewadi Stadium

Balewadi

Baner

Kaspate Wasti

Sangvi

Aundh

Aundh-Ravet BRTS Road

Sangvi

Aundh



AMENITY ZONE LAYOUT

LEGEND

CLUBHOUSE / INDOOR AMENITIES:

- A** Gym
- B** Indoor Games: Housing Pool, Table Tennis and Board Games
- C** Creche
- D** Business Lounge
- E** Multipurpose Hall

OPEN GREENS / SITOUTS / PLAY AREAS:

- F** Children's Play Area
- G** Outdoor Board Games
- H** Amphitheatre with Seating Pods
- J** Senior Citizens' Area
- K** Party Lawn
- L** Barbeque Area with Alfresco Dining
- M** Sand Pit with Slides
- N** Play Bridge connecting to the ground level landscape space
- O** Tree Covered Pathway

FITNESS / SPORTS:

- P** Multipurpose Sports Court
- Q** Yoga/Meditation Courtyard
- R** Outdoor Exercise Area



GROUND FLOOR LANDSCAPED LAYOUT

LEGEND

- | | |
|-------------------------------|----------------------------|
| A Swimming Pool | E Drivers' Lounge |
| B Kids' Pool | F Society Office |
| C Children's Play Area | H Boundary Planting |





SEASONS
WILL CHANGE,
JOY WILL BE
THE ONLY
CONSTANT



*The joys of pleasurable climate comes home.
Watch the beautiful poetry of rain drops from your
magnificent balcony. Or step out and play freely in
the puddles. Be a child, once again. See the leaves
dance freely to the ground at the end of monsoon.*

*Even as the temperatures dip in the winters, let
your happiness soar. See your home feel like an
enchanted hill station boasting of a pleasantly
cool climate. Watch the neighbourhood wear a
new look when the spring season sets in. Let the
breeze and cool ambient temperature pleasantly
surprise you in the summers.*



A TREAT FOR THE SENSES



Not every day would you come across a development that stimulates the soul and inspires the senses. Be uplifted by the greenery around you. Fall in love with the melodious chirps of the birds. Soak in the bliss of fresh air all day. Experiences like these truly make life magical. Go ahead and embrace them.

EXPERIENCE THE PRIVILEGED LIFE

An exclusive way of life is all set to unfold in Wakad. Presenting Courtyard One. A development blessed by the seasons and loved by the senses. Cleverly conceived, the magic of architecture brings a host of advantages for residents. Every square foot echoes thoughtful craftsmanship which is matched by grace. Here, life is accentuated by an assortment of lifestyle features that breathes a new life into the ordinary. So, own a sada sukhi future in Wakad. Some opportunities are tough to miss and Courtyard One is amongst them.



Artistic Impression



AN INTELLIGENT DESIGN THAT TOUCHES LIVES

Max space between towers.

*Max space utilization, **zero** adjustments.*

*Huge balconies & windows ensure **optimum light and ventilation.***

50% units face the central podium green open space, the rest 50% open up to surrounding greens.

*Native tree plantation in the inner courtyard promises a **cool ambient temperature.***

*Large parking areas with 6 mtr. **wide driveways.***



Artistic Impression



Artistic Impression

MAKE THE MOST OF EVERY MOMENT

Let us redefine your day to day life. Here's bringing a host of lifestyle features that pack a punch. So, roll the red carpet for an exciting way of life.

SPORTS AND FITNESS ARENAS

TOGETHERNESS ARENAS

GAMES AND PLAY ARENAS

OTHER ARENAS

SPORTS AND FITNESS ARENAS

Gym | Multipurpose Sports Court | Yoga/Meditation Courtyard | Outdoor Exercise Area



Representative images

TOGETHERNESS ARENAS



Multipurpose Hall | Amphitheatre with Seating Pods | Senior Citizens' Area
Barbeque Area with Alfresco Dining | Party Lawn



All Images are Artistic Impressions

GAMES AND PLAY AREAS

Children's Play Area | Outdoor Board Games | Sand Pit with Slides | Swimming Pool | Kids' Pool
Indoor Games: Housing Pool, Table Tennis and Board Games



All Images are Artistic Impressions

OTHER ARENAS



Creche | Business Lounge | Tree Covered Pathway

SPECIFICATIONS

STRUCTURE & MASONRY

- RCC framed structure
- AAC blockwork walls of 125 mm

ELECTRIFICATION & CABLING

- Wires: Polycab / Finolex / Equivalent
- Telephone Point in Living Room
- Generator Backup for Lifts and Common Areas

KITCHEN

- Black Granite Platform with Kadappa Stand with SS Sink Franke Equivalent make
- Height of Kitchen Dado above Otta / Platform - Up to 2 ft. (300 mm x 600 mm)

FLOORING

- 800 mm x 800 mm Vitrified Tiles for the Entire Apartment
- Ceramic Anti-skid Flooring for Attached Terraces: 150 mm x 600 mm and Toilets: 300 mm x 300 mm
- 300 mm x 600 mm Ceramic Wall Tiles in Toilets
- 300 mm x 300 mm Dry Balcony

WINDOWS & DOORS

- Three-track Anodised Aluminium / UPVC windows with mosquito nets
- Main Door: Flush Door with Laminate Finish, Night Latch with SS Hinges
- Bedroom Flush Door with Laminate Finish with SS Hinges
- Toilet Flush Door with Laminate Finish with SS Hinges
- Provision for Exhaust Fan in Toilets and Kitchen

RAILING

- SS & Glass Railing for Terrace

LIFTS

- Automatic Elevators

BATHROOM

- Concealed Plumbing
- CP - Fittings: Jaquar Lyric Series or Equivalent
- Concealed Flush Valves
- Sanitary wares: Cera or Equivalent
- Hot and Cold Mixing Unit in Toilets
- Solar Heated Water Supply in One Toilet
- reated Water Supply for Flush Use

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. KRISHNAKUMAR
GOYAL

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. VINEET
GOYAL

MR. RAJESH
GOYAL

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.



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.



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 - 4.5 MILLION SQ.FT.

COMPLETED PROJECTS:

- | | | |
|---|---|---|
| <ul style="list-style-type: none">• 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 | <ul style="list-style-type: none">• 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 | <ul style="list-style-type: none">• 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:

- | | | |
|--|--|--|
| <ul style="list-style-type: none">• Kohinoor Coral, Hinjawadi Phase 3• Kohinoor Jeeva, Bibvewadi• Kohinoor Shangrila - Phase 2, Pimpri• Sportsville by Kohinoor, Maan, Hinjawadi Ph 1 | <ul style="list-style-type: none">• Kohinoor Sapphire 2, Tathawade• Kohinoor Grandeur - Tower D, Ravet• Kohinoor Viva City, Dhanori• Kohinoor Sapphire 3, Tathawade | <ul style="list-style-type: none">• Abhimaan Township, Shirgaon• Kohinoor Emerald, Sus• Presidentia by Kohinoor, B.T. Kawade Rd. |
|--|--|--|

*Data as of March 2022