



# THE SHINING JEWEL OF TATHAWADE

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# ONE MASTERPIECE IS NOT ENOUGH.

Presenting, Kohinoor Sapphire 2



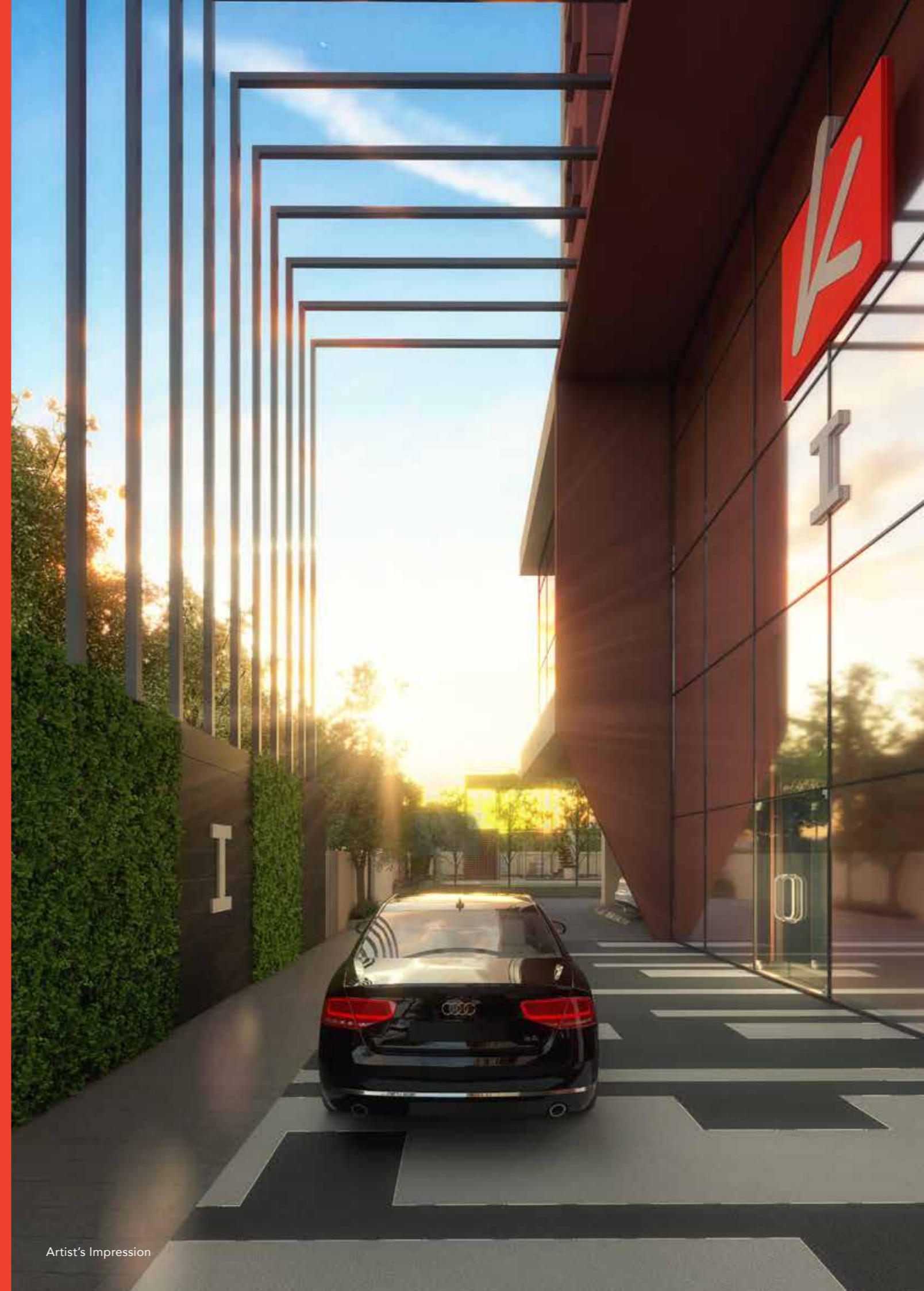
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# THE NEW KOHINOOR OF TATHAWADE

Kohinoor Sapphire 2 with  
2 BHK Premium Residences

In 2019 we launched Kohinoor Sapphire 1 in Tathawade. The project got such a tremendous response that we were sold out in barely 6 months! For those who missed out, don't worry... Presenting, Kohinoor Sapphire 2 - the new Kohinoor of Tathawade - Kohinoor Group's next stunning premium residential project. Taking the Sapphire 1 legacy forward, Sapphire 2 is founded of the perfect trio of great design, amazing amenities, and quality construction. With our Sada Sukhi Raho philosophy at its core, every home here will come with a lifestyle far beyond what conventional homes offer. It's time to shine brighter with Sapphire 2.





An aerial view of a woman in a red one-piece swimsuit and sunglasses lying on a grey lounge chair by a swimming pool. The pool water is clear blue, and the surrounding area is a light-colored deck. The woman is looking towards the camera with a slight smile.

## WOW! AMAZING! SO MANY AMENITIES?

**Just Some Exclamations Your Friends Will Utter.**

Homes at Sapphire 2 come with a full set of amazing amenities. From working professionals to children and even senior citizens - there's something for everyone. If your friends or family are left stunned, don't say we didn't already tell you!

### **CLUBHOUSE**

Multipurpose Hall | Waiting Spaces | Meditation Terrace  
Yoga Room

—

### **OPEN SPACES**

Swimming Pool | Party Lawn | Senior Citizens' Area | Kids' Play  
Zone | Walking Area

—

### **OTHER AMENITIES**

Indoor Games (Carrom and Cards Table) | Gymnasium





SWIMMING POOL

Artist's Impression



CLUBHOUSE

Artist's Impression



Image is for representational purpose only

GYMNASIUM





KIDS' PLAY AREA



SENIOR CITIZENS' AREA



YOGA ROOM



MULTIPURPOSE HALL

All images are for representational purpose only



# SPECTACULAR OUTSIDE. SOLID INSIDE.

## Best-in-class Specifications

### STRUCTURE

- RCC framed structure
- AAC block work walls of 125 mm

### WINDOWS & DOORS

- Three-track powder-coated aluminium windows with mosquito nets
- MS grill for living room, bedroom and kitchen windows from inside
- Main flush door with laminate finish with SS hinges
- Bedroom flush door with laminate finish with SS hinges
- Washroom flush door with laminate finish with SS hinges
- Provision for exhaust fan in toilets and kitchen

### FLOORING & TILES

- 600 x 600 mm Vitrified tiles for the entire apartment
- Ceramic flooring for terraces and toilets
- 300 x 600 mm ceramic wall tiles in toilets

### KITCHEN

- Black granite platform with kadappa stand with SS sink of Nirali / Franke / equivalent
- Height of kitchen dado above Otta / platform - upto 2 ft.

### RAILING

- SS & glass railing for terrace

### ELECTRICALS & CABLES

- Polycab Wires / Finolex / equivalent
- Telephone point in living room
- Generator backup for lifts and common areas

### BATHROOMS

- Concealed plumbing with chrome-plated fittings
- Wall hung EWC units
- Concealed flush valves
- Hot and cold mixing units in toilets
- Solar-heated water supply in one bathroom
- Treated water supply for flushing

### LIFTS

- 2 automatic elevators for each building

### PAINTS

- Gypsum finished walls
- 2 coats of acrylic premium emulsion paint for internal walls and ceiling
- External wall with textured paint
- Satin-finish oil paint for grills

### SECURITY

- CCTV for common areas



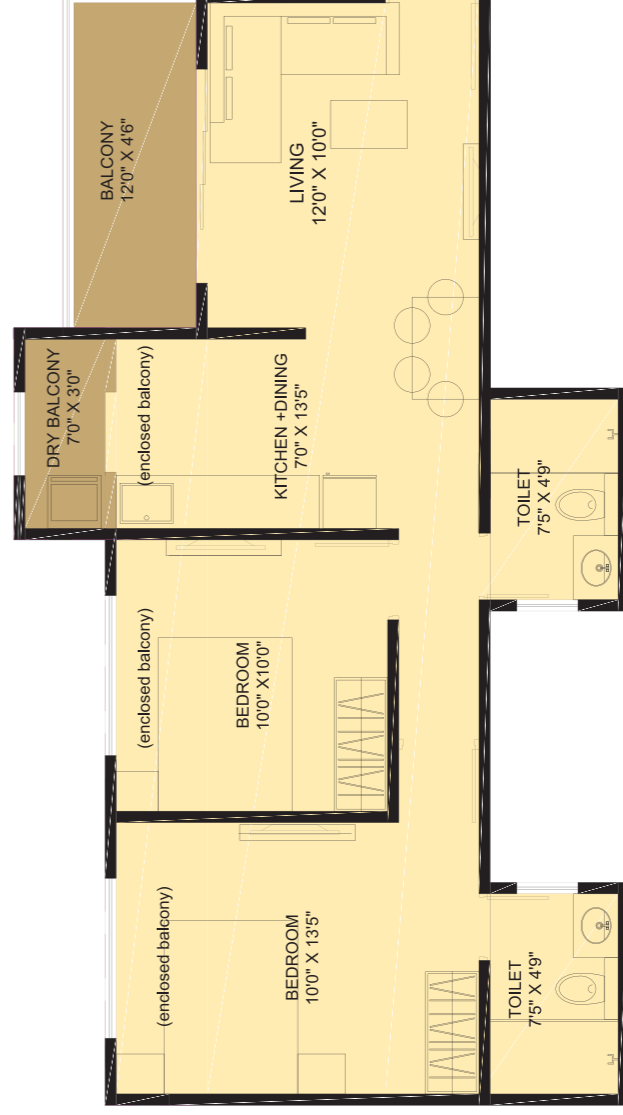
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### 2 BHK UNIT TYPICAL FLOOR PLAN (TYPE A)



TYPE	CARPET AREA		BALCONY		TOTAL CARPET AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
TYPE-A 2BHK	55.61	598.58	5.70	61.35	61.31	659.9

### 2 BHK UNIT TYPICAL FLOOR PLAN (TYPE B)



TYPE	CARPET AREA		ENCLOSED BALCONY		BALCONY (EXCLUSIVE)		TOTAL CARPET AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
TYPE-B 2BHK	46.83	504.07	9.09	97.84	5.01	53.92	60.93	655.85



**ACTUAL IMAGES FROM THE SAMPLE FLAT**



**ACTUAL IMAGES FROM THE SAMPLE FLAT**





# 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.

## KOHINOOR'S RESIDENTIAL PROJECTS

SQ.FT. CONSTRUCTED TILL NOW - **58.87 LAC SQ.FT.**

SQ.FT. UNDER CONSTRUCTION - **19.56 LAC SQ.FT.**

### COMPLETED PROJECTS:

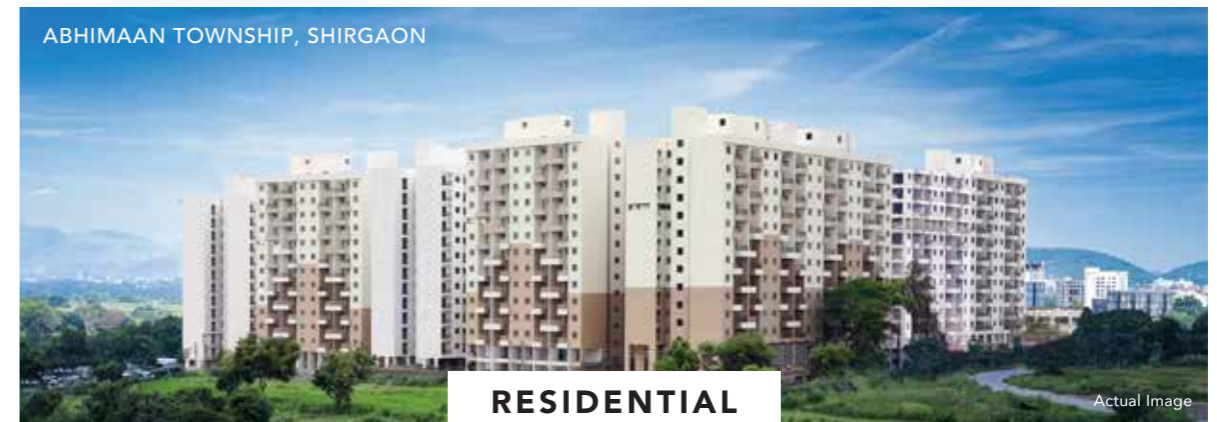
- Kohinoor Shangrila, Pimpri
- Kohinoor Vyona, Pimpri
- Kohinoor Latis, Talegaon
- Kohinoor Falcon, Pashan-Sus Road
- Kohinoor Corner, Bopodi
- Kohinoor High Point, Model Colony
- S3 Lifestyle, Pimple Saudagar
- Princess Villa, Bhosari
- Saheel Residency, Thergaon
- Saheel Elegance, Pimpri
- Shubhashree Phase 3, Akurdi
- 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
- Air Castle, Ravet
- Saheel Calysta, Wakad
- Shubhashree Woods, Pimple Saudagar

### UNDER CONSTRUCTION PROJECTS:

- Kohinoor Reina, Kondhwa
- Kohinoor Coral, Hinjawadi Phase 3
- Abhimaan Township, Shirgaon
- Tinsel Town, Hinjawadi Phase 2
- Kohinoor Sapphire, Tathawade
- Kohinoor Sapphire 2, Tathawade
- Kohinoor Jeeva, Bibvewadi

### UPCOMING PROJECTS:

- Kohinoor Grandeur - Tower D, Ravet
- Kohinoor Emerald, Sus





# THE FOUNDING PILLARS OF KOHINOOR

## 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. 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, 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

MR. RAJESH  
GOYAL



# 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**

# 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.





# TATHAWADE

## THE PRIDE OF PUNE WEST

In the last decade Pune West has rapidly developed owing to its strategic advantages. Leading this socio-economic change is Tathawade - arguably one of the most well-connected areas in Pune. Home to cosmopolitan, globally-travelled professionals, this suburb offers the perfect modern living mantra. Being located near Hinjawadi, Wakad, Aundh, and Baner ensures easy access to multinational offices, shopping malls, entertainment, and healthcare.

### WORKSPACES

- Hinjawadi IT Park (Ph. 1) - 6.9 km.
- Mindtree Ltd. - 6.1 km.
- Quadron Business Park - 10.5 km.

### EDUCATION

- Orchids International - 50 m.
- The Academy School - 500 m.
- Podar International School - 4 km.
- Rajiv Gandhi Business School - 500 m.

### HEALTHCARE

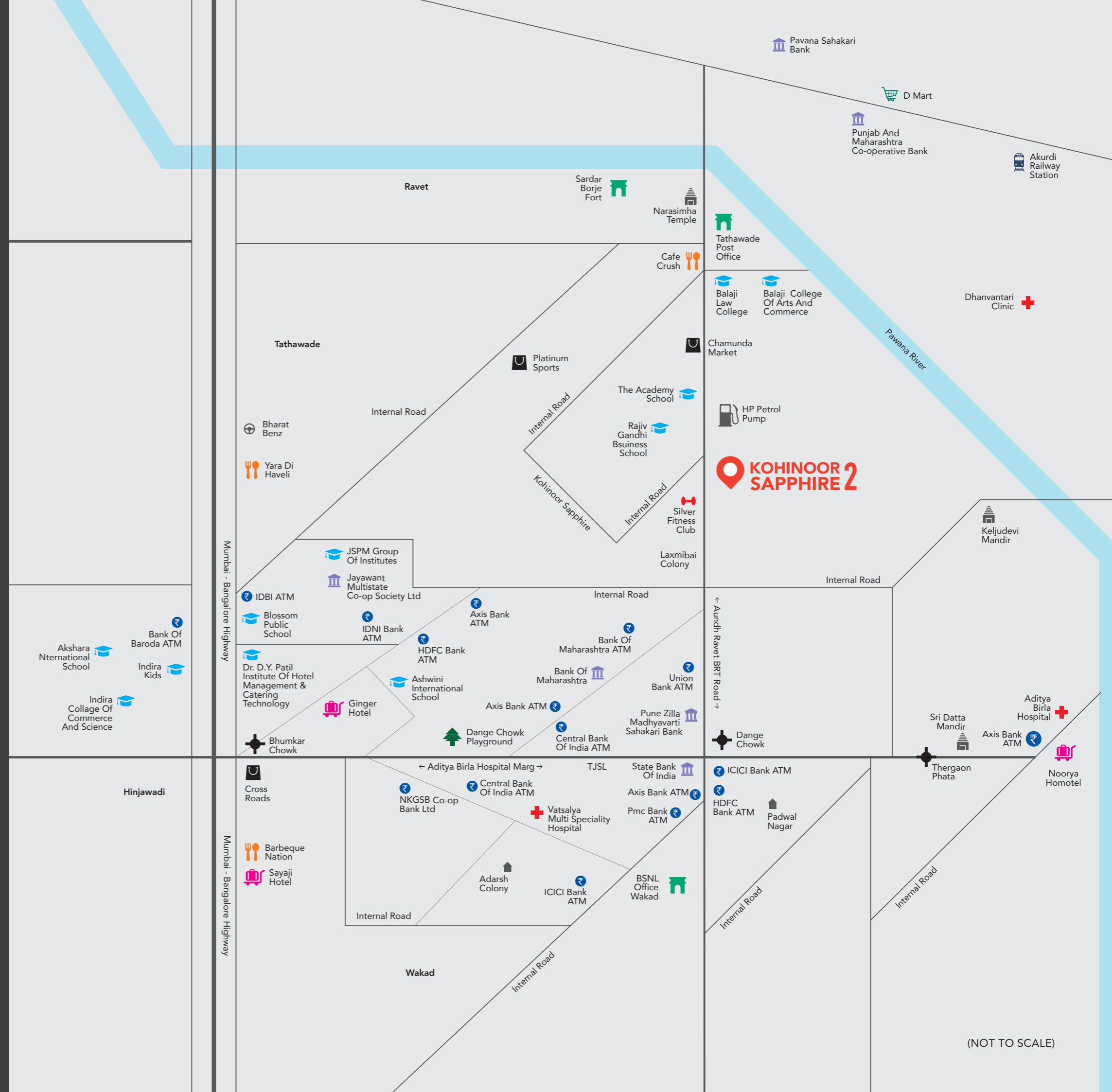
- Aditya Birla Memorial Hospital - 2.7 km.
- Unique Multispecialty Hospital - 3.8 km.
- Ruby Hall Clinic, Hinjawadi - 7.4 km.

### CONNECTIVITY

- Bhumkar Chowk - 4 km.
- Pune-Mumbai Expressway - 7.7 km.
- Mumbai-Bengaluru Bypass - 9.3 km.
- Pune Airport - 22.4 km.

### KEY AREAS

- Aundh - 9.3 km.
- Balewadi Highstreet - 9.7 km.
- Wakad - 5.4 km.



(NOT TO SCALE)





## KOHINOOR GROUP

A Legacy of 37 Years

Kohinoor Group has proudly stood tall as a leader in Pune's real estate development sector for 37 years. When the group commenced operations in 1983 under the able leadership of its Chairman & Managing Director, Mr. Krishnakumar Goyal, they started a cement trading business.

Today the group has developed and delivered over 6.5 million sq.ft. across Pune and has over 3 million sq.ft. of spaces currently under development. It also has 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.



## KOHINOOR'S CORE VALUES

Property buying is a life-changing decision. We at Kohinoor want the entire process to be a memorable and proud experience in all our projects. To ensure this, we remain inspired to surpass the expectations of every customer by delivering high-quality homes, offices, and shops on (and often earlier than) committed timelines.

### CANDIDNESS

Truthful, transparent and straightforward attitude

### ACHIEVEMENT

Performance that is on time

### RELATIONSHIP

Connections that last a lifetime

### EXCELLENCE

1% improvement every day