THE POWER ADDRESS

KOHINOOR

# ROYALE TOWERS

BLUE RIDGE, HINJAWADI PHASE 1

# THE KOHINOOR LEGACY

Kohinoor Group is a world-class real estate company based in Pune, leading the change through its revolutionary commercial and residential developments across the city. Whether by introducing globally recognized real estate practices or collaborating with renowned industry experts, the group has consistently set new benchmarks, delivering projects that are truly a league apart. From premium homes to commercial spaces, Kohinoor remains committed to meeting the evolving needs of its customers, crafting thoughtfully designed future-ready spaces.

KOHINOOR®
A KRISHNAKUMAR GOYAL ENTERPRISE

SINCE 1983

# MADE OF TRUST
# ADMIRED FOR EXCELLENCE

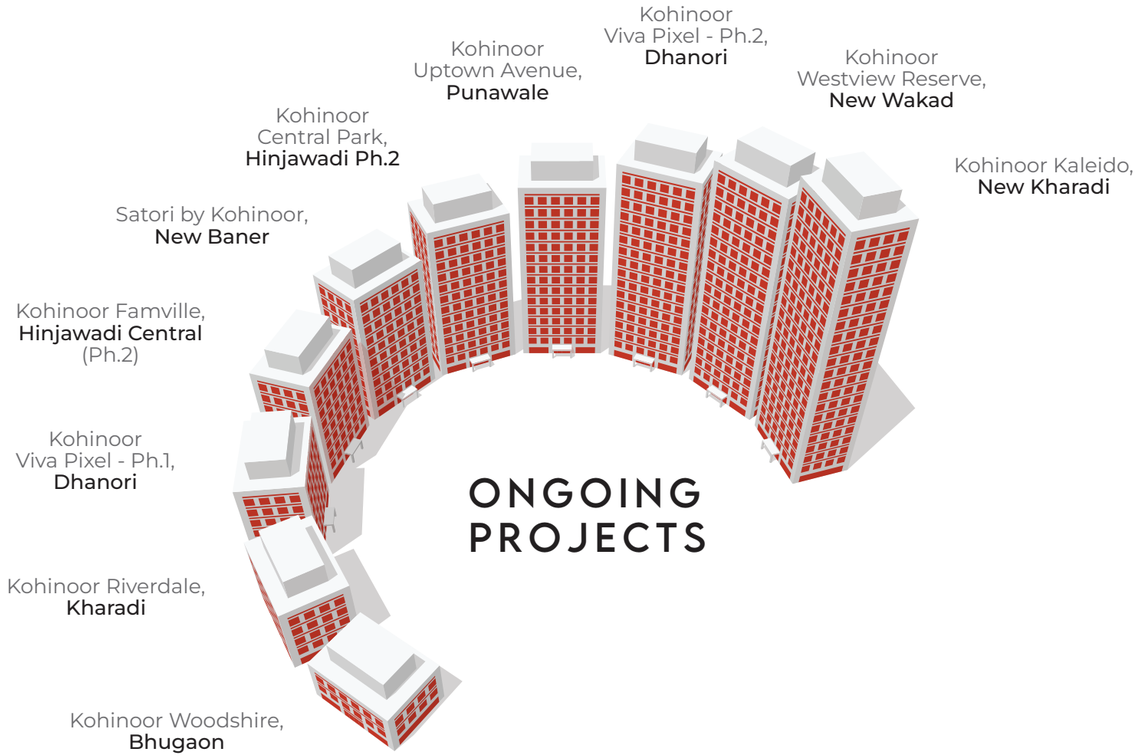
**41+**
YEARS OF LEGECY

**54+**
PROJECTS DELIVERED

**20K+**
DELIGHTED CUSTOMERS

**12M+**
SQFT. OF COMPLETED DEVELOPMENT

**22M+**
SQ. FT. OF ONGOING DEVELOPEMENT




## ONGOING PROJECTS

## COMPLETED PROJECTS

Kohinoor Vyona, Pimpri

Kohinoor Jeeva, Bibvewadi

Kohinoor Grandeur, Ravet

Kohinoor Falcon, Pashan-Sus Road

Kohinoor Coral, Hinjawadi Ph.3

Kohinoor High Point, Model Colony

Kohinoor Shubhashree Woods, Pimple Saudagar

Kohinoor Reina, Kondhwa

Kohinoor Tinsel Town, Hinjawadi Ph.2

Kohinoor Abhimaan Township Ph 1 & 2, New Mamurdi

Kohinoor Viva City, Dhanori

Kohinoor Sportsville, Hinjawadi Ph.1

Kohinoor Sapphire, Tathawade

Kohinoor Presidentia, Sopan Baug

Kohinoor Courtyard One, Downtown Wakad

Satori by Kohinoor,
**New Baner**

Kohinoor Avantara,
**Downtown Wakad**

Kohinoor Royale Towers,
**Hinjawadi**

Kohinoor Regalia Towers,
**Downtown Wakad**

# LUXURY,
# COMING YOUR WAY




## THE KOHINOOR PHILOSOPHY

At Kohinoor, everything begins and ends with one simple promise, **Sada Sukhi Raho.**

A blessing that goes beyond words in Indian Culture.
It shapes every home, every space, and every experience we create. Because for us, it's never just about building structures; it's about building relationships that last a lifetime. And that's why we make sure we stay by your side throughout your buying journey.

With trust and transparency at our core, we build customer relationships based on the solid foundation of trust, integrity and transparency. And that has helped Kohinoor to grow into a name thousands of families believe in.

## THE 5 SOLID PILLARS OF SADA SUKHI RAHO

- Branded Homes
- Secure Living
- Sustainable Living
- Post Possession SSR Help Desk
- Healthy Lifestyle

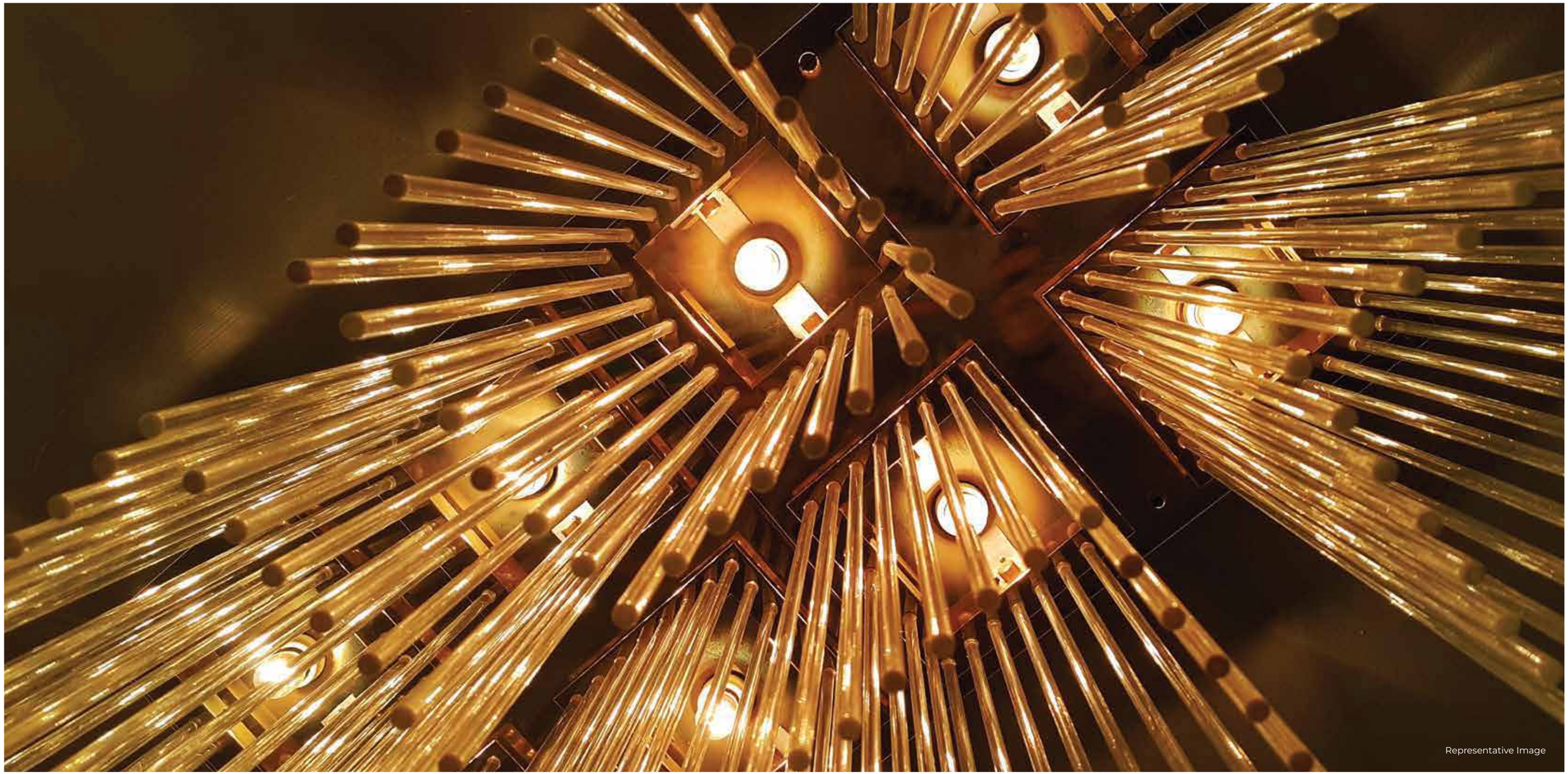
# AT KOHINOOR,WE DON’T JUST HAND OVER HOMES. WE HAND OVER PEACE OF MIND.

## SSR HELP DESK

We believe a relationship doesn’t end when you receive your keys, it only begins there. Our SSR Help Desk stands as a symbol of this promise. A dedicated service that ensures your experience of living remains as seamless as the day you moved in.

From small fixes to larger concerns, our team takes care of everything with precision and accountability. With 24x7 availability, multiple registration channels, and automated responses with clear turnaround times, every concern is managed efficiently and transparently.

Each request is supported with photographic proof at every stage, and concluded only after your OTP- based confirmation, ensuring your satisfaction, not just completion.



Representative Image

With four decades of legacy behind us, we now unveil a home that speaks of timeless Art Deco architecture by the serene river of Hinjawadi.




## THE TIMELESS CHARM OF ART DECO, NOW BY THE SERENE RIVER IN HINJAWADI.

Art Deco, a movement that celebrated ambition through design finds its next expression in Hinjawadi.

Here, living rises above the ordinary. It is shaped by proportion, softened by light, and balanced with intention. It becomes an experience of elegance, refinement, and quiet grandeur. With crown-inspired towers, graceful lobbies, and river-facing residences, this address embodies the spirit of timeless sophistication reimagined for modern living.

INSPIRED BY
THE ART DECO ICONS
AROUND THE WORLD.
DESIGNED TO BECOME
ONE IN PUNE.

PRESENTING

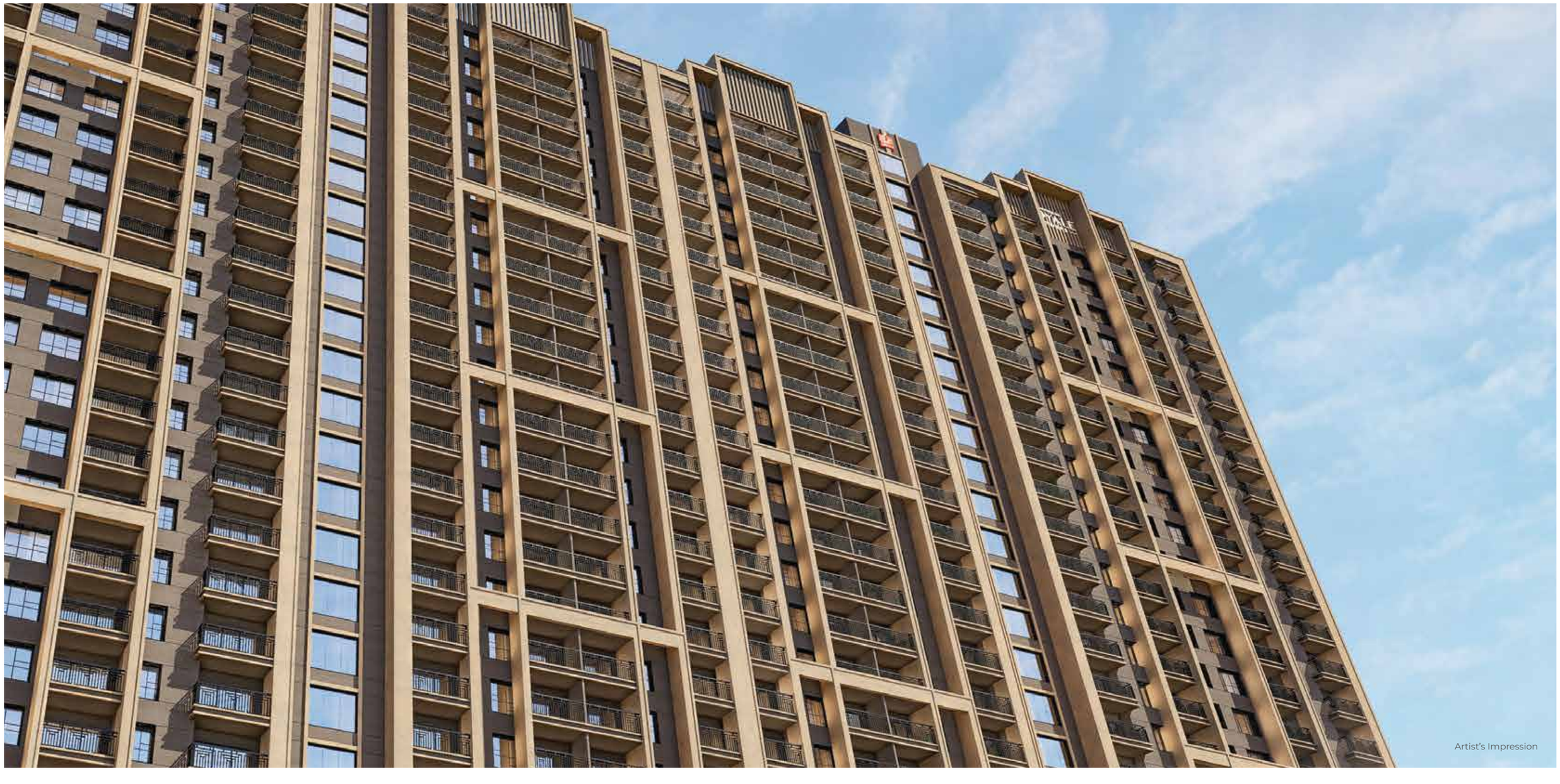
# KOHINOOR ROYALE TOWERS

## BLUE RIDGE, HINJAWADI PHASE 1

Artist's Impression

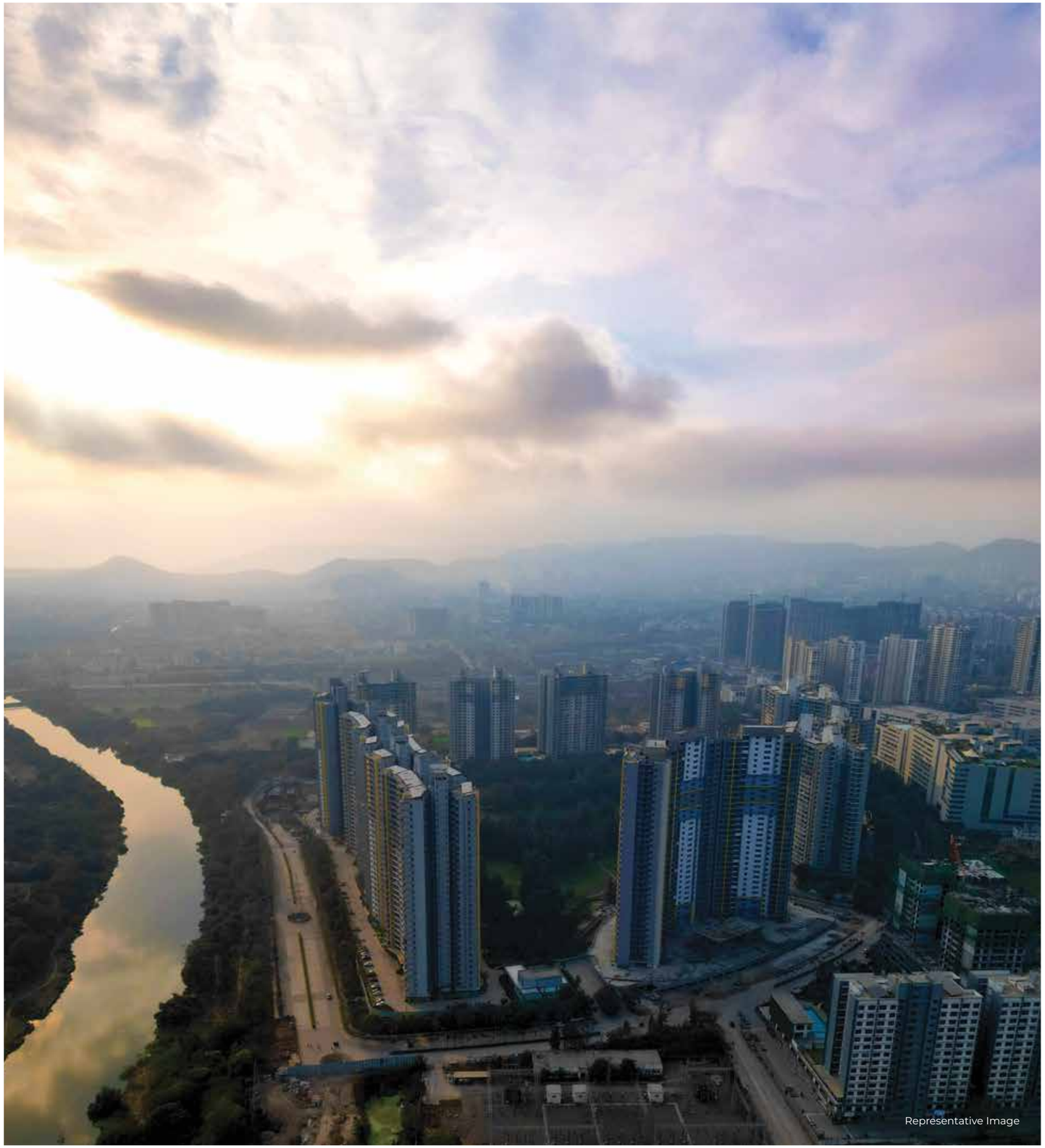
# ART DECO
# INSPIRED ARCHITECTURE

A timeless Art Deco façade that reflects grace, geometry, and grandeur.



Artist's Impression

LUXURY HAS
TWO GREAT COMPANIONS,
THE NEIGHBOURHOOD AND
THE VIEW.
HERE, BOTH ARE
NOTHING SHORT OF
EXCEPTIONAL.



Representative Image



Artist's Impression

## THE NEIGHBOURHOOD

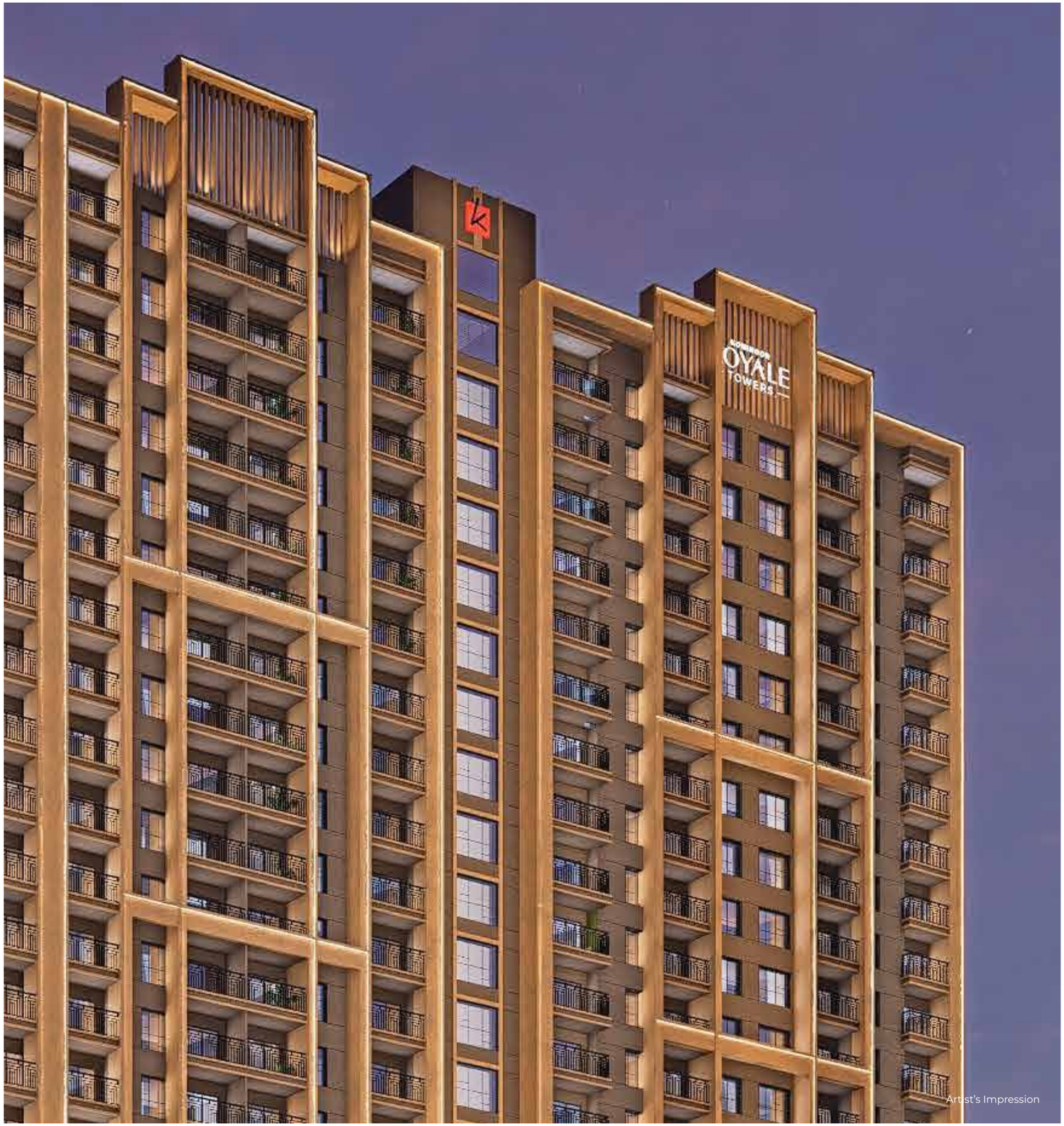
In a neighbourhood shaped by progress and elegance, standing out means belonging to the best.
Surrounded by reputed developments like Blue Ridge, Royale Towers shares space with Pune's most admired names, yet holds its own pride with quiet distinction in Hinjawadi.

Representative Image

## THE VIEW

When every morning greets you with a river flowing in quiet grace
and every evening ends with a sunset worth pausing for, you know
you're home. These residences not just offer a sight to behold, but a
feeling to live with. A serene view that doesn't just frame your home
it completes it.

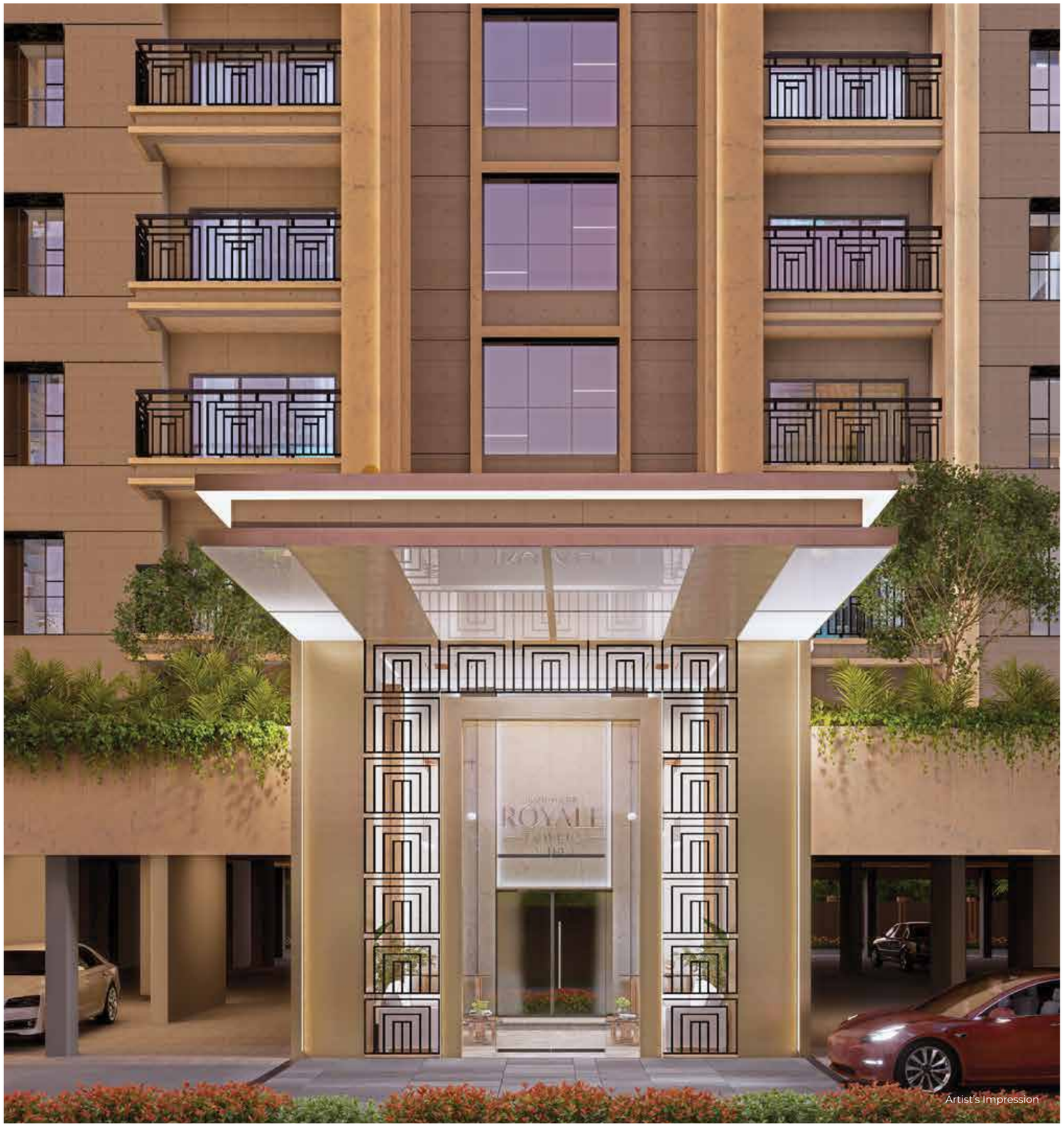
BEYOND THE GRANDEUR OF ART DECO, LIES A WORLD DE-SIGNED FOR PLEASURE, POISE, AND THE PURE JOY OF LIVING WELL.




Artist's Impression

# GRAND ENTRANCE

An arrival so Royale, it feels
like stepping into a work of art.




Artist's Impression



Artist's Impression

# GRAND DOUBLE-HEIGHT LOBBY

Lobbies that stand in grand double height, embracing you with light, air, and a quiet sense of luxury.

# THE ROYALE PRIVILEGES



Representative Image



Artist's Impression


Artist's Impression


Representative Image

## LEVEL 2

- State-of-the-art gym [Cardio & Aerobics]
- Indoor Games Room

# GROUND LEVEL AMENITIES


Artist's Impression


Representative Image


Representative Image

- Covered Badminton Court
- Tennis Court
- Half Basketball Court
- 2 Net Pitches

# PODIUM LEVEL AMENITIES



Artist's Impression



Representative Image



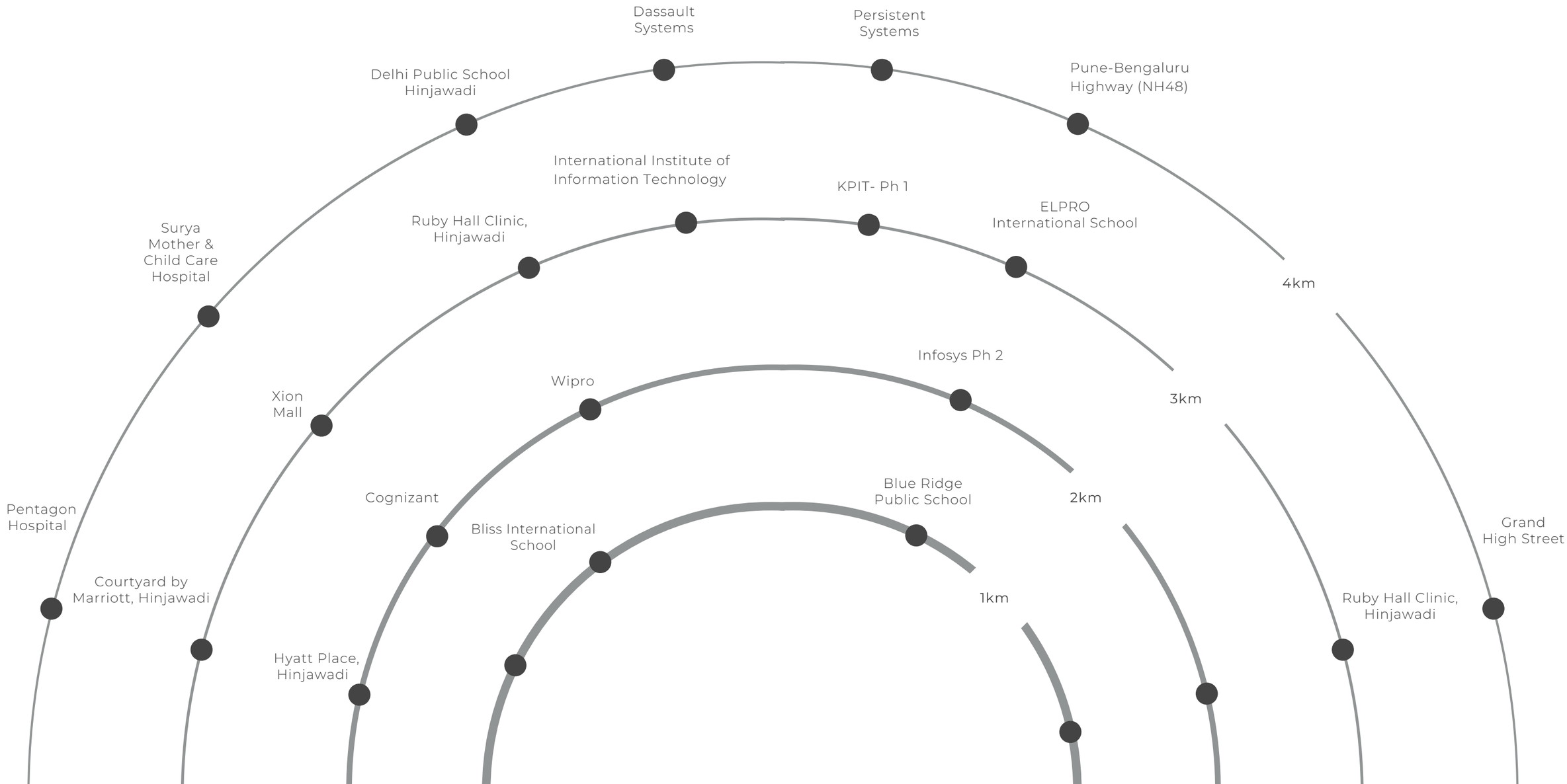
Artist's Impression

- Party Lawn
- Kids' Play Area
- Pergola Seating
- Swimming Pool
- Kids' Pool

THE FINER
SIDE OF LIVING

KOHINOOR
ROYALE
TOWERS

BLUE RIDGE, HINJAWADI PHASE 1



## EDUCATION

| | |
|---|---|
| Bliss International School | 1 km |
| Mahindra International School | 1 km |
| Blue Ridge Public School | 1 km |
| Symbiosis Institute of International Business (SIIB) | 2 km |
| Mercedes-Benz International School | 2 km |
| ELPRO International School | 3 km |
| International Institute of Information Technology | 3 km |
| Delhi Public School Hinjawadi | 4.5 km |
| Indira Institute of Management | 7 km |
| DY Patil Business School | 6 km |
| Balaji University | 6 km |

## HEALTHCARE

| | |
|---|---|
| Akshaya Hospital | 2 km |
| Kaushalya Hospital | 2 km |
| Sanjeevani Multispeciality Hospital | 2.5 km |
| Ruby Hall Clinic, Hinjawadi | 3 km |
| Pentagon Hospital | 5 km |
| Surya Mother & Child Care Hospital | 5 km |
| Aditya Birla Hospital | 8 km |
| Manipal Hospital | 11 km |
| Phoenix Hospital, Wakad | 8 km |
| Jupiter Hospital | 12 km |

## HOTELS AND FINE DINING

| | |
|---|---|
| Bird Valley, Hinjawadi | 1 km |
| Hyatt Place, Hinjawadi | 2 km |
| Holiday Inn Express | 2 km |
| Vivanta by Taj | 2 km |
| Radisson Blu Pune Hinjawadi | 2 km |
| Lemon Tree Hotel, Hinjawadi, Pune | 2 km |
| Courtyard by Marriott, Hinjawadi | 2.5 km |
| Hilton Garden Inn Pune Hinjawadi | 3 km |
| Barbeque Nation | 5 km |
| The Orchid Hotel Pune | 8 km |

## CONNECTIVITY

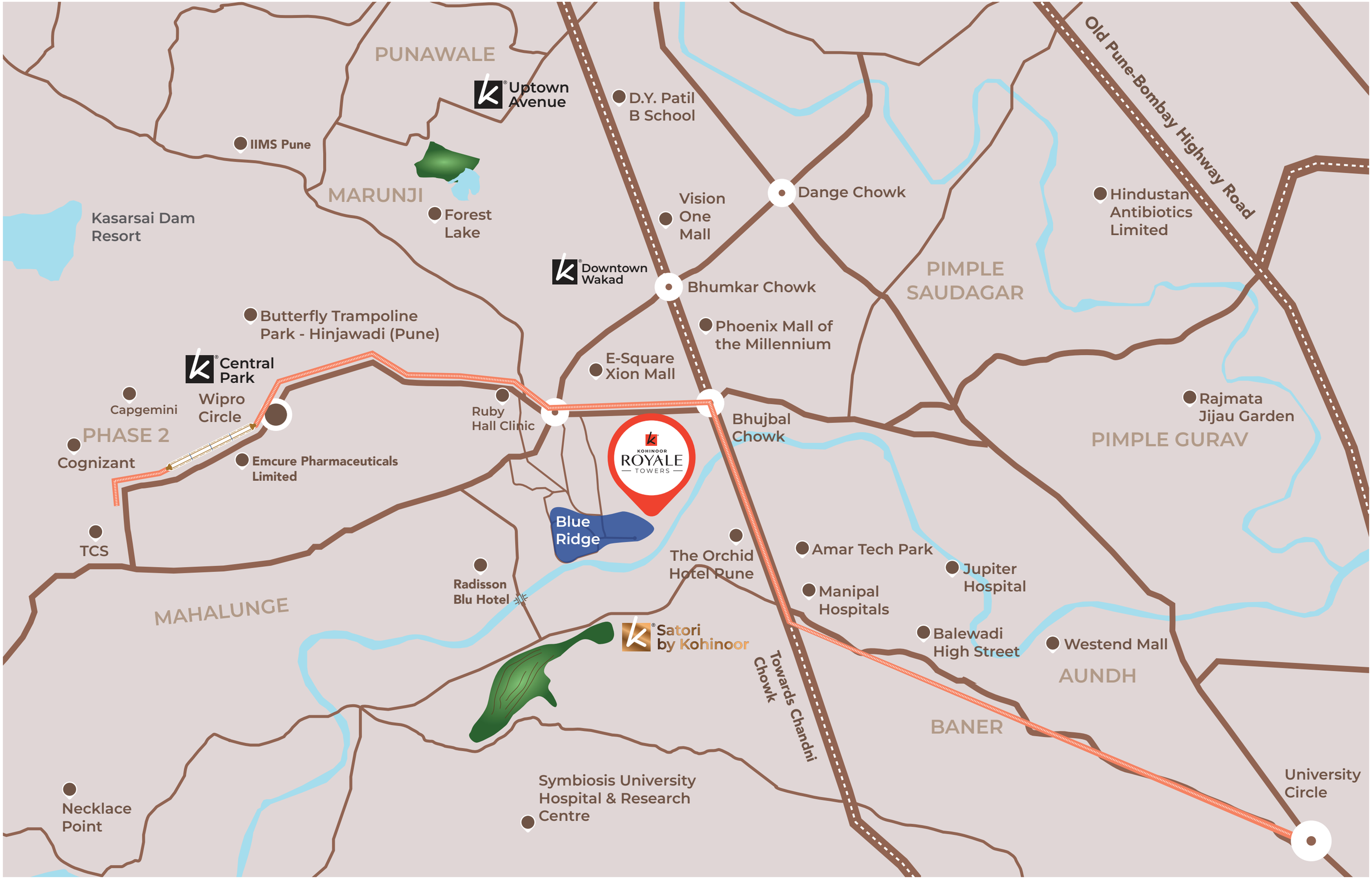
| | |
|---|---|
| Upcoming Hinjawadi Phase 1 Metro Station | 2 km |
| Pune-Bengaluru Highway (NH48) | 4 km |
| Pune Mumbai Expressway (Kiwale Point) | 14 km |
| Pune Railway Station | 22 km |
| Pune International Airport | 25 km |

## BUSINESS & IT HUBS

| | |
|---|---|
| Wipro | 2 km |
| Cognizant | 2 km |
| Persistent Systems | 2 km |
| Dassault Systems | 2 km |
| Infosys - Ph 2 | 2 km |
| KPIT- Ph 1 | 3 km |
| Embassy Tech Zone | 5 km |
| Centaur Pharmaceuticals | 6 km |
| Rajiv Gandhi Infotech Park, Phase 2-3 | 6 km |
| Emcure Pharmaceutical Limited | 6 km |
| Quadron Business Park | 8 km |
| Tech Mahindra | 8 km |
| TCS | 9 km |

## SHOPPING & ENTERTAINMENT

| | |
|---|---|
| Xion Mall | 3 km |
| Grand High Street | 4 km |
| Phoenix Mall of the Millenium | 5 km |
| Vision One Mall | 6 km |
| Balewadi High Street | 8 km |
| Elpro City Square Mall | 8.5 km |
| Pavilion Mall | 15 km |


PUNAWALE
Uptown Avenue
D.Y. Patil B School
Old Pune-Bombay Highway Road
IIMS Pune
MARUNJI
Forest Lake
Kasarsai Dam Resort
Vision One Mall
Dange Chowk
Hindustan Antibiotics Limited
Downtown Wakad
Bhumkar Chowk
PIMPLE SAUDAGAR
Butterfly Trampoline Park - Hinjawadi (Pune)
Phoenix Mall of the Millennium
Central Park
E-Square Xion Mall
Capgemini
Wipro Circle
Ruby Hall Clinic
Bhujbal Chowk
Rajmata Jijau Garden
PHASE 2
PIMPLE GURAV
Cognizant
Emcure Pharmaceuticals Limited
KOHINOOR ROYALE TOWERS
Blue Ridge
TCS
The Orchid Hotel Pune
Amar Tech Park
Jupiter Hospital
Radisson Blu Hotel
Manipal Hospitals
MAHALUNGE
Satori by Kohinoor
Balewadi High Street
Westend Mall
Towards Chandni Chowk
AUNDH
BANER
Symbiosis University Hospital & Research Centre
University Circle
Necklace Point



Artist's Impression

## THE FINER DETAILS OF ICONIC LIVING

- An iconic riverside address crafted in art deco style
- Art Deco design details reflected in balcony grills
- A striking elevation shaped by timeless symmetrical lines and Stunning Crown
- A magnificent double-height lobby inspired by heritage Art Deco halls
- Well-ventilated homes with abundant natural light
- Modern gate design
- Generator back up for lifts and common area
- Ample parking space for all apartments
- Earthquake resistant RCC framed structure




Representative Image

## KOHINOOR INTELLIGENT HOMES

- Smart switches Wi-Fi switches
- Video door phone
- Burglar Alarm
- Mood lighting (Programmable Switches)



Representative Image

## STRUCTURE

· Robust and durable structure engineered for long-term safety
· Precision Alu form construction for superior finishing quality
· AAC block walls ensuring sound insulation and optimal temperature comfort

## WINDOWS

· Well-ventilated homes with abundant natural light
· 3 track UPVC Window with mosquito nets for bedroom, dry balcony and bathroom
· Invisible grills, a modern safety solution consisting of thin, high-tensile stainless-steel cables for
bedrooms and kitchen windows, offering an aesthetic and discreet safety feature

## DOORS

· Main Door: 2 hrs fire rated doors with a Digital lock and VDP
· Bedroom Doors: Laminated flush door with mortise lock and magnetic door stopper
· Bathroom Doors: Combined frames of steel grey granite and marine ply with laminate,
mortise lock

## FLOORING

· 1800mm x 1200mm- Highly aesthetic glazed vitrified tiles for the entire apartment
(Varmora or Similar)
· 1200mm x 600mm - Well designed digital wall tile/Kitchen wall dado tile (Varmora or Similar)
· 600mm x 600mm- Vitrified tiles for dry balcony dado (Varmora or Similar)
· 600mm x 600mm- Anti-skid tiles for bathroom floor. (Varmora or Similar)

## BALCONY

· 1200mm high MS railing including RCC up-stand
· Art Deco design details reflected in balcony grills



Representative Image

## ELECTRIFICATION & CABLING

- Wi-Fi enabled Smart Touch Switches with USB Socket-Schneider/Equivalent
- Power backup for 2 Lights and 2 Fans in each flat on Genset
- 100% Generator back up for lifts and common area
- High quality concealed electrical wiring (Polycab / Finolex)
- TV & Telephone point in master bedroom & living room
- Provision of electrical point for AC in living room and all bedrooms.
- Electrical supply point in balcony.
- Electrical point for washing machine with inlet and outlet in dry balcony/ Utility.

## KITCHEN

- Full body vitrified tile for Kitchen Otta
- Kitchen sink - Stainless Steel 21” x 18” Hot & Cold mixer (Franke/Equivalent)
- Dry Terrace sink stainless steel 32” x 20” with drain board (Franke/Equivalent)
- Water purifier electric point provision

## PLUMBING

- CP Fitting -Kolher Premium/Jaquar/Equivalent
- Sanitary wares -Kolher Premium/Jaquar/ Similar
- Flush valves -Kohler Flush Valves/ Similar
- False ceiling in bathroom
- Solar Water in one of the bathrooms
- Hot & Cold mixing diverter in toilets
- STP Treatment water supply for flush use.
- Solar water in one of the Master Bathroom.

## LIFTS

- Automatic Elevators (Schneider / Equivalent)

## PAINT

- Gypsum finished wall & ceiling
- Common Area: 2 Coat of acrylic premium emulsion paint for internal wall & ceiling
- External Wall with textured acrylic paint

## SECURITY

- 24/7 CCTV monitoring for common area
- 5-Tier security system
- Integrated VDP with intercom
- Boom barrier at entry level
- Biometric access control at amenity level
- Panic buttons in common areas

## 1983

ESTABLISHMENT OF THE **KOHINOOR BRAND**

KOHINOOR **CEMENT TRADING DIVISION** ESTABLISHED



## 1989

FIRST CONSTRUCTION PROJECT UNDER THE **'KOHINOOR CONSTRUCTIONS'** BRAND INAUGURATED IN BOPODI, PUNE



## 2006

LAUNCHED THE **FIRST MULTIPLEX** IN PIMPRI-CHINCHWAD



## 2008

SIGNED THE FIRST AGREEMENT WITH THE **TATA GROUP** FOR **HOTEL GINGER** IN **PCMC**



## 2009

COMPLETED **2 MILLION SQ.FT.** OF CONSTRUCTION

A TOWNSHIP OF 504 APARTMENTS **LATIS** LAUNCHED IN TALEGAON

DELIVERED A JOYFUL FUTURE TO **2000+ HAPPY FAMILIES**



## 2013

SIGNED TWO AGREEMENTS WITH **INDOSPACE - TWO OF THE LARGEST LOGISTICS PARKS** AT RANJANGAON & CHAKAN

DELIVERED A JOYFUL FUTURE TO **3000+ HAPPY FAMILIES**



COMPLETED **3 MILLION SQ.FT.** OF CONSTRUCTION

## 2014

DELIVERED A JOYFUL FUTURE TO **4000+ HAPPY FAMILIES**

COMPLETED **4 MILLION SQ.FT.** OF CONSTRUCTION

## 2017

LAUNCHED **ABHIMAAN TOWNSHIP** AT SHIRGAON WITH 1155 HOMES (PHASE I & II) IN JULY 2017

VENTURED INTO THE EXCITING SERVICED HOSTELS BUSINESS WITH **YOUTHVILLE**



## 2018

DELIVERED A JOYFUL FUTURE TO **5000+ HAPPY FAMILIES**

COMPLETED **5 MILLION SQ.FT.** OF CONSTRUCTION

## 2019

1000+ HOMES DELIVERED
LAUNCHED 2 NEW-AGE PROJECTS **KOHINOOR SAPPHIRE** AND **KOHINOOR CORAL**

DELIVERED A JOYFUL FUTURE TO **6000+ HAPPY FAMILIES**



COMPLETED **6 MILLION SQ.FT.** OF CONSTRUCTION

## 2020

**KOHINOOR SAPPHIRE 2.** TATHAWADE

**KOHINOOR JEEVA,** BIBVEWADI

## 2021

**KOHINOOR WORLD TOWERS,** PIMPRI

**KOHINOOR EMERALD,** SUS

**KOHINOOR GRANDEUR,** RAVET

**KOHINOOR SHANGRILA,** PIMPRI

**PRESIDENTIA,** SOPAN BAUG ANNEXE

**SPORTSVILLE,** MAAN. HINJAWADI PH.1

**KOHINOOR VIVA CITY,** DHANORI

## 2022

**KOHINOOR SAPPHIRE 3,** TATHAWADE

DELIVERED A JOYFUL FUTURE TO **8000+ HAPPY FAMILIES**

COMPLETED **8 MILLION SQ.FT.** OF CONSTRUCTION

**COURTYARD ONE,** WAKAD

**ABHIMAAN TOWNSHIP, PHASE 3.** SHIRGAON

**KOHINOOR KALEIDO,** NEW KHARADI

## 2023

**KOHINOOR WESTVIEW RESERVE,** NEW WAKAD

**KOHINOOR FAMVILLE,** HINJAWADI CENTRAL (PH 2)

**KOHINOOR VIVA PIXEL** DHANORI PH.1 & PH.2

**KOHINOOR BUSINESS TOWER,** KP ANNEXE

## 2024

NEWLY-LAUNCHED COMMERCIAL PROJECT: **KOHINOOR WORLD TOWERS,** PIMPRI PH.2

NEWLY-LAUNCHED RESIDENTIAL PROJECTS **KOHINOOR CENTRAL PARK,** HINJAWADI PH 2

**SATORI BY KOHINOOR,** NEW BANER

NEWLY-LAUNCHED RESIDENTIAL PROJECT: **KOHINOOR UPTOWN AVENUE,** PUNAWALE

**KOHINOOR RIVERDALE,** KHARADI

## 2026

NEWLY-LAUNCHED RESIDENTIAL PROJECTS. **KOHINOOR AVANTARA** WAKAD

NEWLY-LAUNCHED RESIDENTIAL PROJECTS **KOHINOOR ROYALE TOWERS** HINJAWADI

All images are representative purpose only.

# MASTER LAYOUT

- ALTHEA Stilt + 29 Floors
- ASPEN Stilt + 29 Floors

**LEGEND:**

1. Entry/Exit
2. Drop in Drop off
3. Clubhouse
4. Half Basketball Court
5. Tennis Court
6. Badminton Court
7. Box Cricket
8. Seating Area
9. Party Lawn
10. Paved Buffet Area
11. Pergola Seating
12. Kids Play Area
13. Water Cascade
14. Kids Pool
15. Swimming pool
16. Services

N

24.0M Wide Road

ALTHEA

ASPEN

A rare confluence of river, rhythm, and refined Art Deco living is now yours to own.

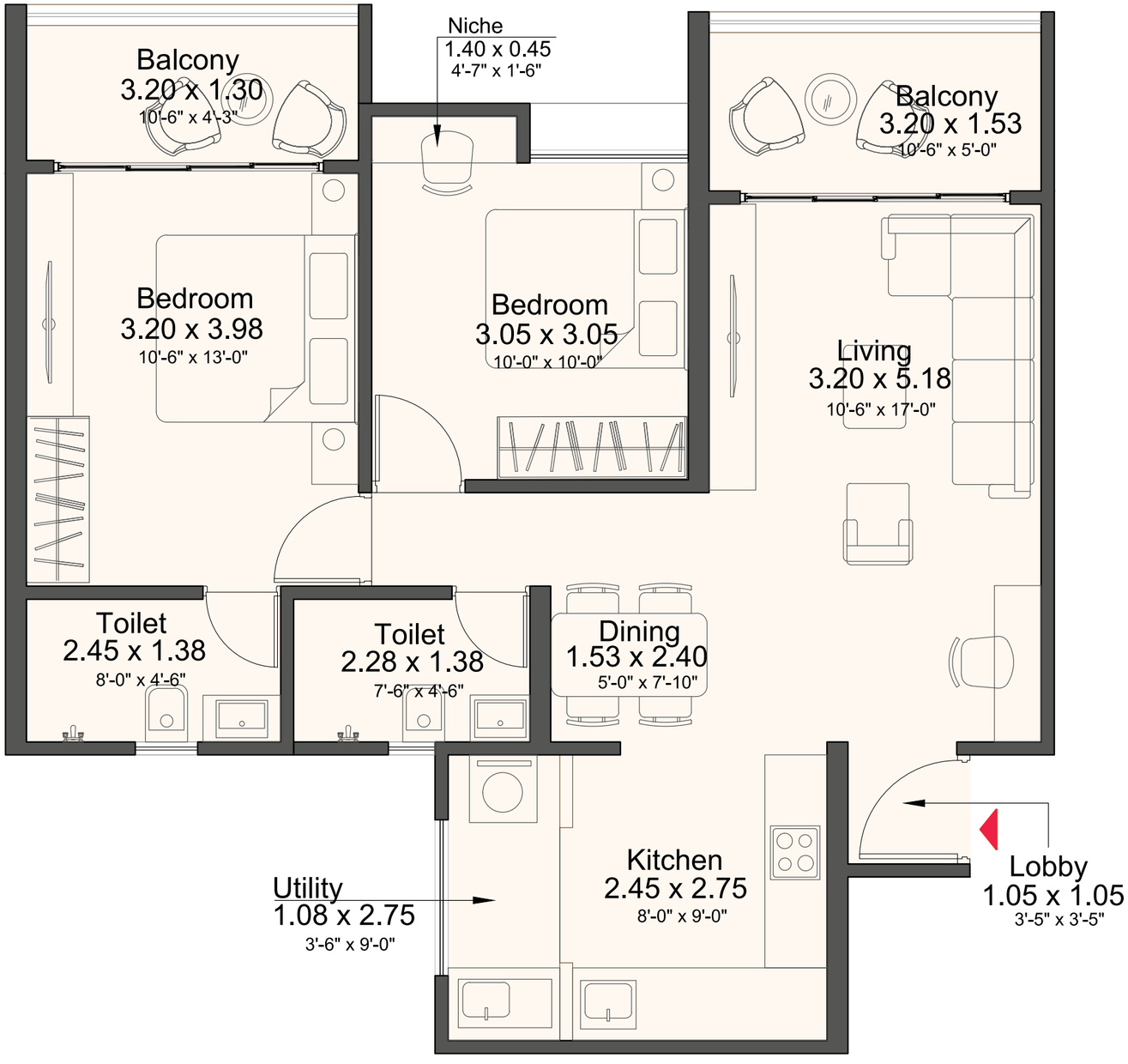


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# UNIT PLANS

KOHINOOR ROYALE TOWERS

SADA SUKHI RAHO

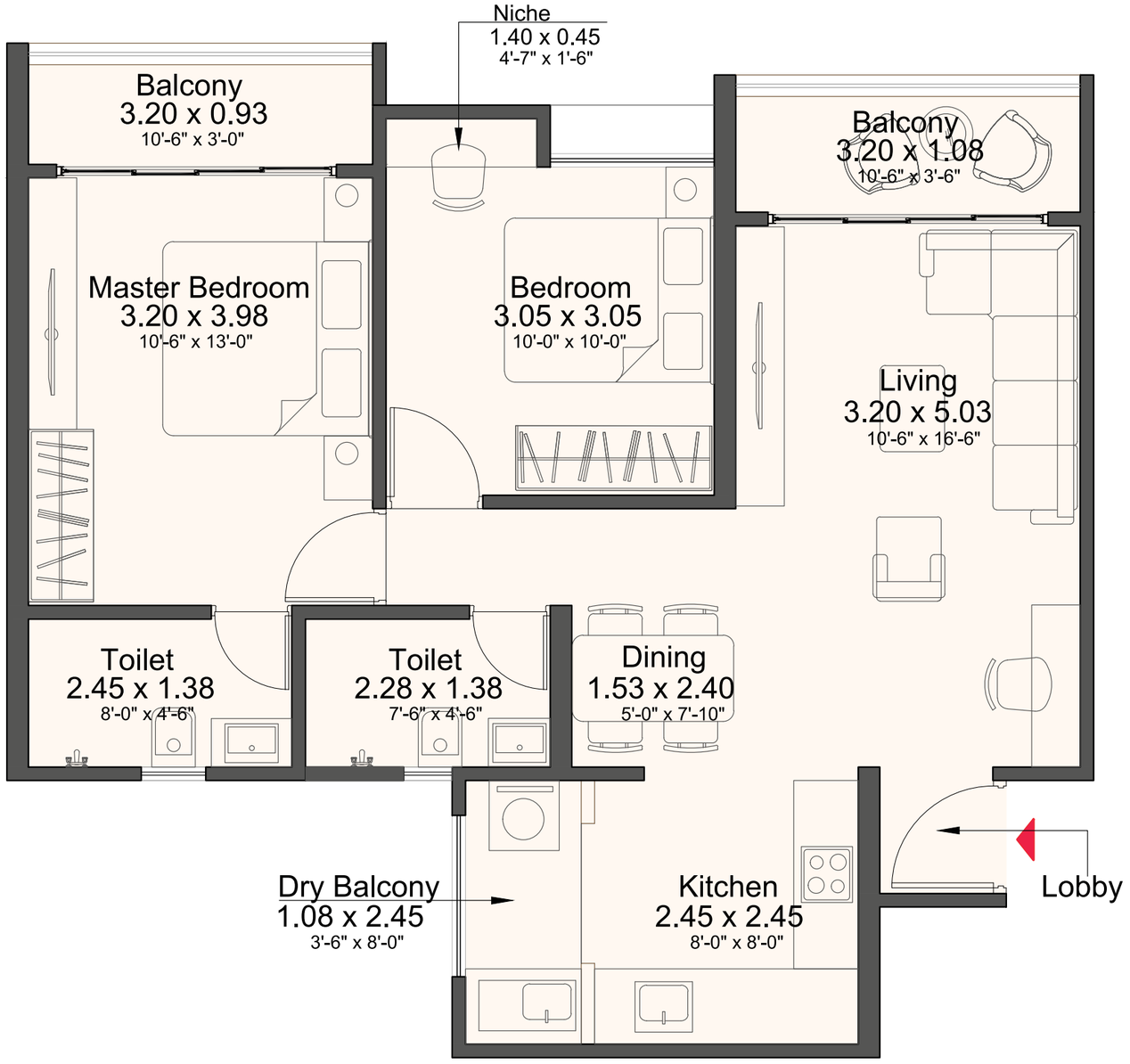



**2 BED Luxurious - A**

| Type | Carpet Area | | Enclosed Balcony | | Balcony | | Dry Balcony | | Total Area | | Formed Terrace | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 2 BED Luxurious-A | 63.53 | 683.83 | 0.00 | 0.00 | 9.04 | 97.30 | 2.95 | 31.75 | 75.52 | 813 | 0.00 | 0.00 |

KOHINOOR ROYALE TOWERS

SADA SUKHI RAHO

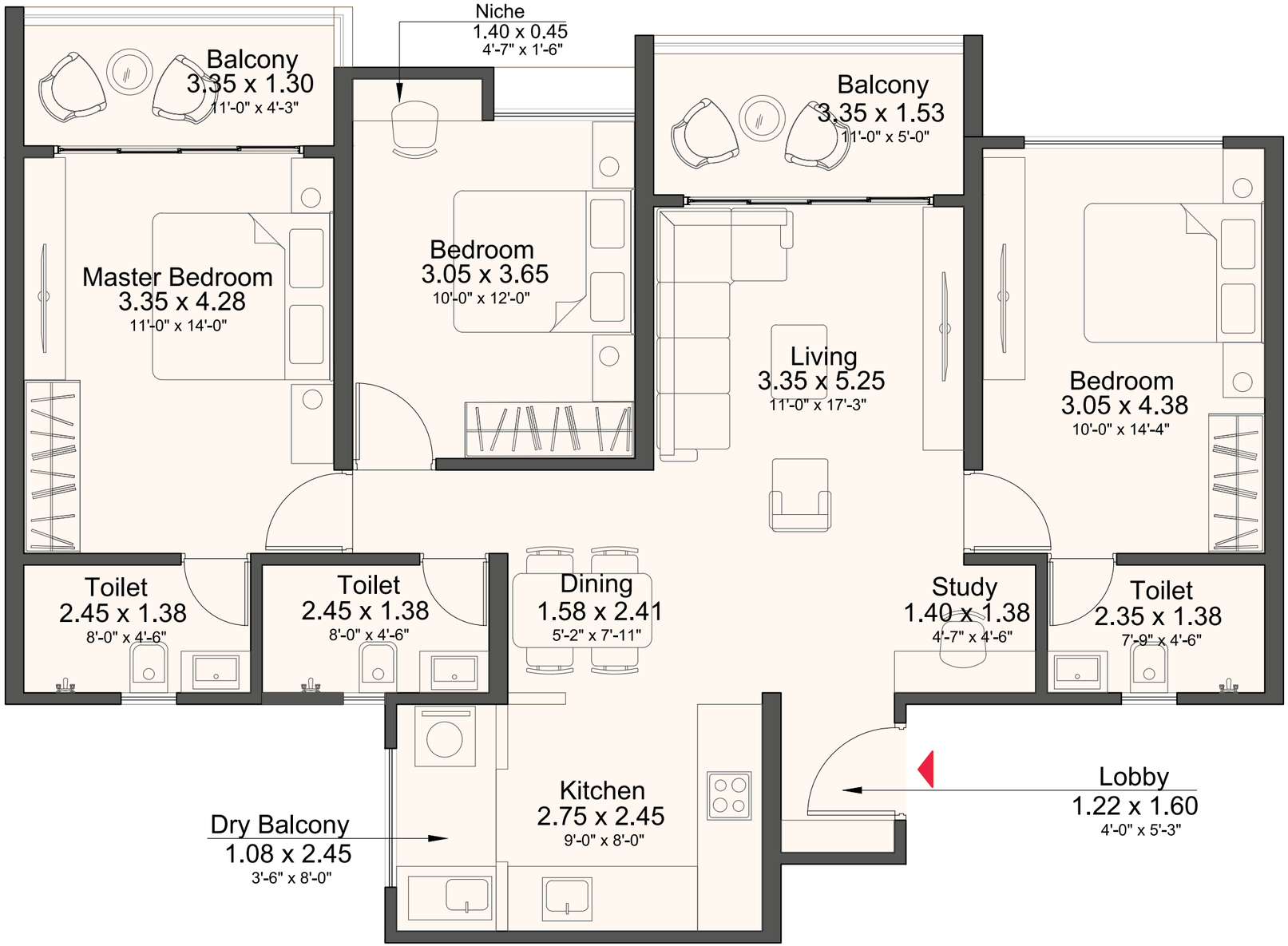



**2 BED Premium - B**

| Type | Carpet Area | | Enclosed Balcony | | Balcony | | Dry Balcony | | Total Area | | Formed Terrace | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 2 BED Premium-B | 62.28 | 670.38 | 0.00 | 0.00 | 6.40 | 68.88 | 2.63 | 28.30 | 71.31 | 768 | 0.00 | 0.00 |

KOHINOOR ROYALE TOWERS

SADA SUKHI RAHO

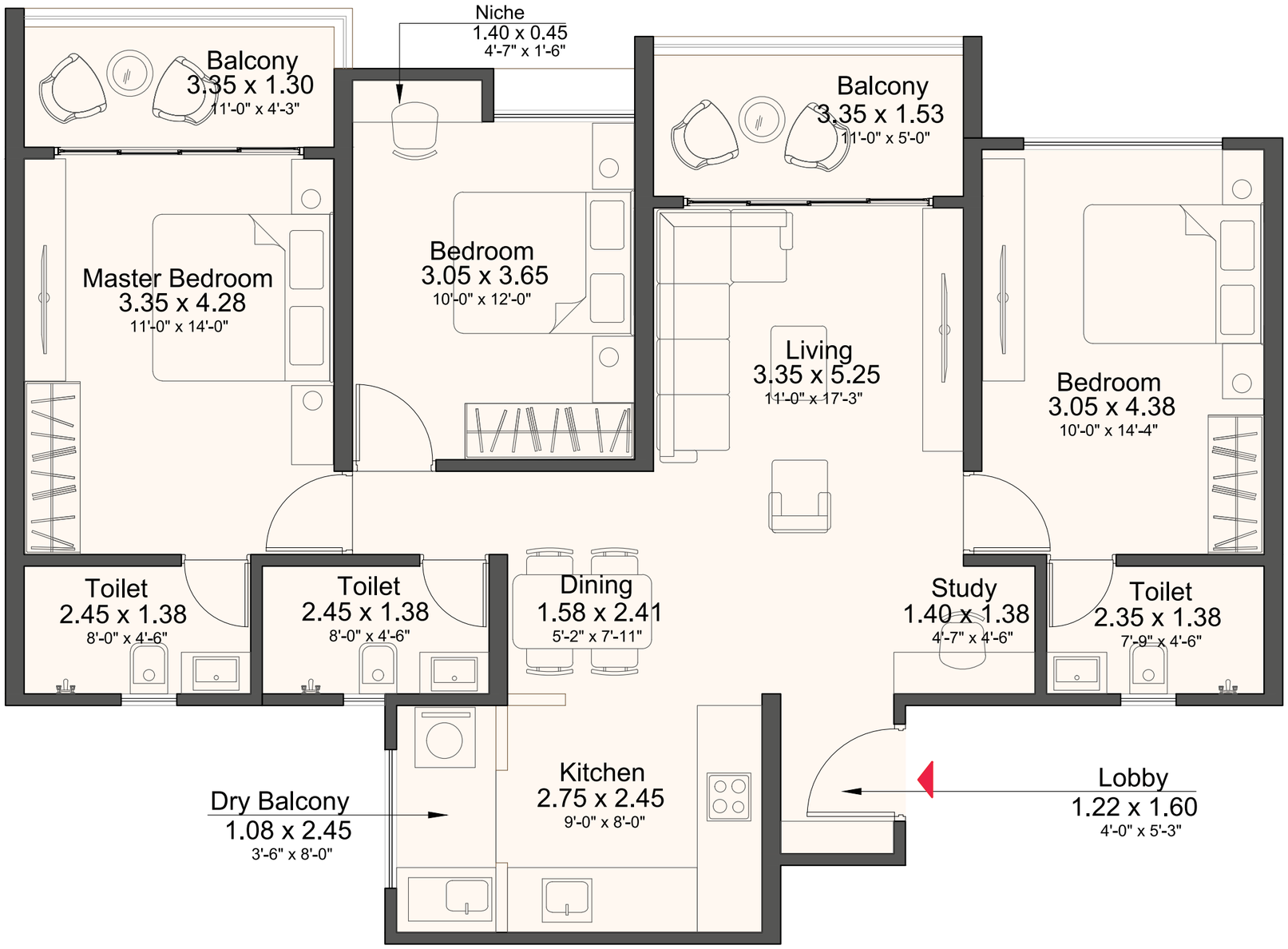



**3 BED Luxurious - A**

| Type | Carpet Area | | Enclosed Balcony | | Balcony | | Dry Balcony | | Total Area | | Formed Terrace | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 3 BED Luxurious - A | 89.06 | 958.64 | 0.00 | 0.00 | 9.46 | 101.82 | 2.63 | 28.30 | 101.14 | 1089 | 0.00 | 0.00 |

KOHINOOR ROYALE TOWERS

SADA SUKHI RAHO

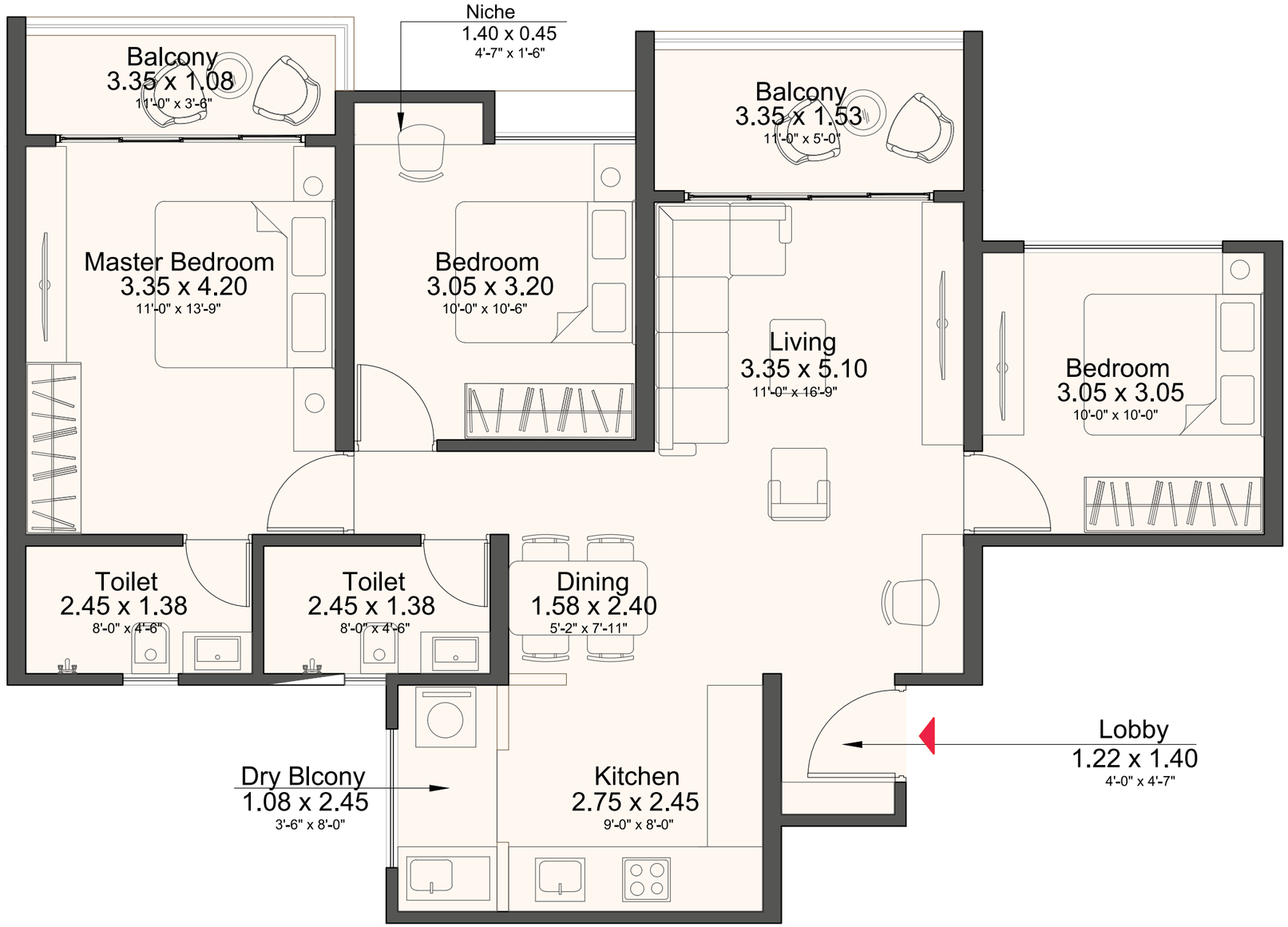



**3 BED Luxurious - B**

| Type | Carpet Area | | Enclosed Balcony | | Balcony | | Dry Balcony | | Total Area | | Formed Terrace | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 3 BED Luxurious - B | 85.54 | 920.75 | 3.52 | 37.88 | 9.46 | 101.82 | 2.63 | 28.30 | 101.14 | 1089 | 0.00 | 0.00 |

KOHINOOR ROYALE TOWERS

SADA SUKHI RAHO




**3 BED Premium - B**

| Type | Carpet Area | | Enclosed Balcony | | Balcony | | Dry Balcony | | Total Area | | Formed Terrace | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 3 BED Premium - B | 77.27 | 831.73 | 0.00 | 0.00 | 8.71 | 93.75 | 2.63 | 28.30 | 88.61 | 954 | 0.00 | 0.00 |

# FLOOR PLANS

KOHINOOR ROYALE TOWERS

SADA SUKHI RAHO




## TOWER 1 - FIRST FLOOR PLAN

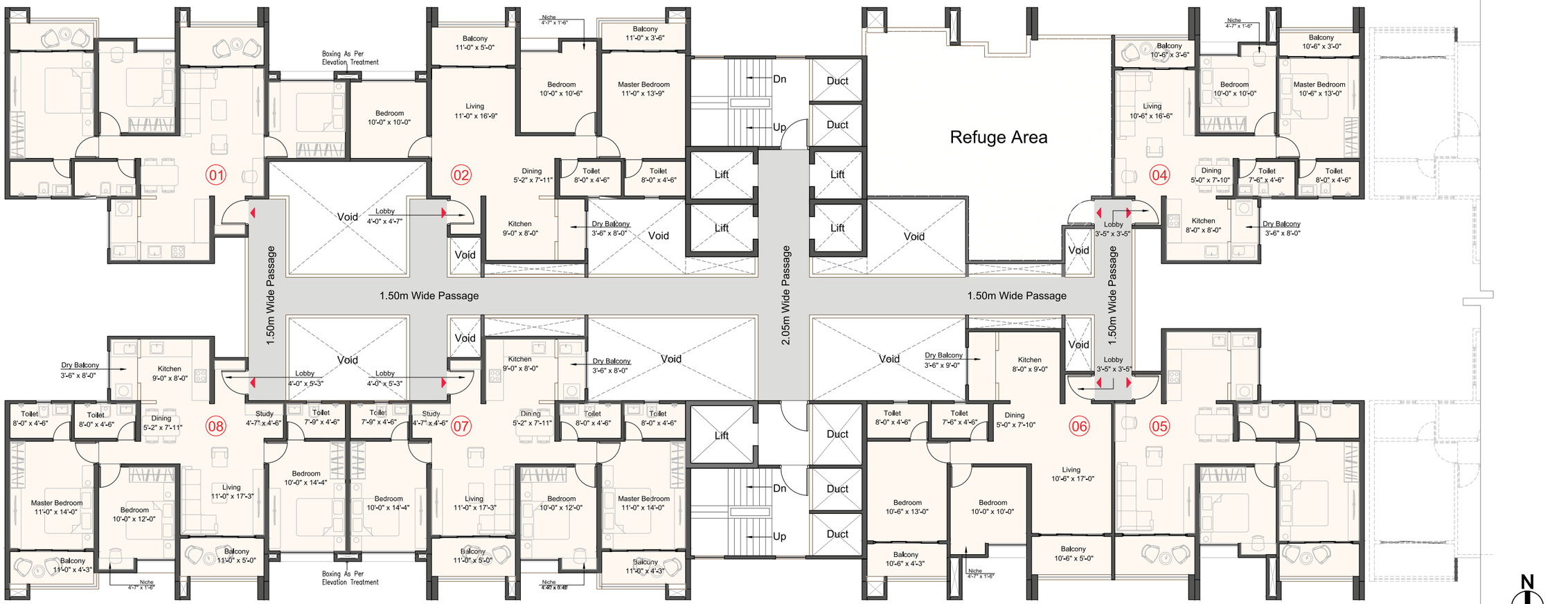
| No. | Flat No. | Type | Carpet Area | | Enclosed Balcony | | Balcony | | Dry Balcony | | Total Area | | Formed Terrace | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 101 | 3 BED Premium-B | 77.27 | 831.73 | 0.00 | 0.00 | 8.71 | 93.75 | 2.63 | 28.30 | 88.61 | 954 | 48.11 | 518 |
| 02 | 102 | 3 BED Premium-B | 77.27 | 831.73 | 0.00 | 0.00 | 8.71 | 93.75 | 2.63 | 28.30 | 88.61 | 954 | 49.70 | 535 |
| 03 | 103 | 2 BED Premium-B | 62.28 | 670.38 | 0.00 | 0.00 | 6.40 | 68.88 | 2.63 | 28.30 | 71.31 | 768 | 34.85 | 375 |
| 04 | 104 | 2 BED Premium-B | 62.28 | 670.38 | 0.00 | 0.00 | 6.40 | 68.88 | 2.63 | 28.30 | 71.31 | 768 | 35.28 | 380 |
| 05 | 105 | 2 BED Luxurious-A | 63.53 | 683.83 | 0.00 | 0.00 | 9.04 | 97.30 | 2.95 | 31.75 | 75.52 | 813 | 33.99 | 365 |
| 06 | 106 | 2 BED Luxurious-A | 63.53 | 683.83 | 0.00 | 0.00 | 9.04 | 97.30 | 2.95 | 31.75 | 75.52 | 813 | 33.59 | 361 |
| 07 | 107 | 3 BED Luxurious-A | 89.06 | 958.64 | 0.00 | 0.00 | 9.46 | 101.82 | 2.63 | 28.30 | 101.15 | 1089 | 44.91 | 483 |
| 08 | 108 | 3 BED Luxurious-B | 85.54 | 920.75 | 3.52 | 37.88 | 9.46 | 101.82 | 2.63 | 28.30 | 101.15 | 1089 | 43.28 | 465 |

**Disclaimer - Balcony, door opening, railing & Windows are subject to change as per final building elevation**



KOHINOOR ROYALE TOWERS

SADA SUKHI RAHO




## TOWER 1 - REFUGE FLOOR PLAN

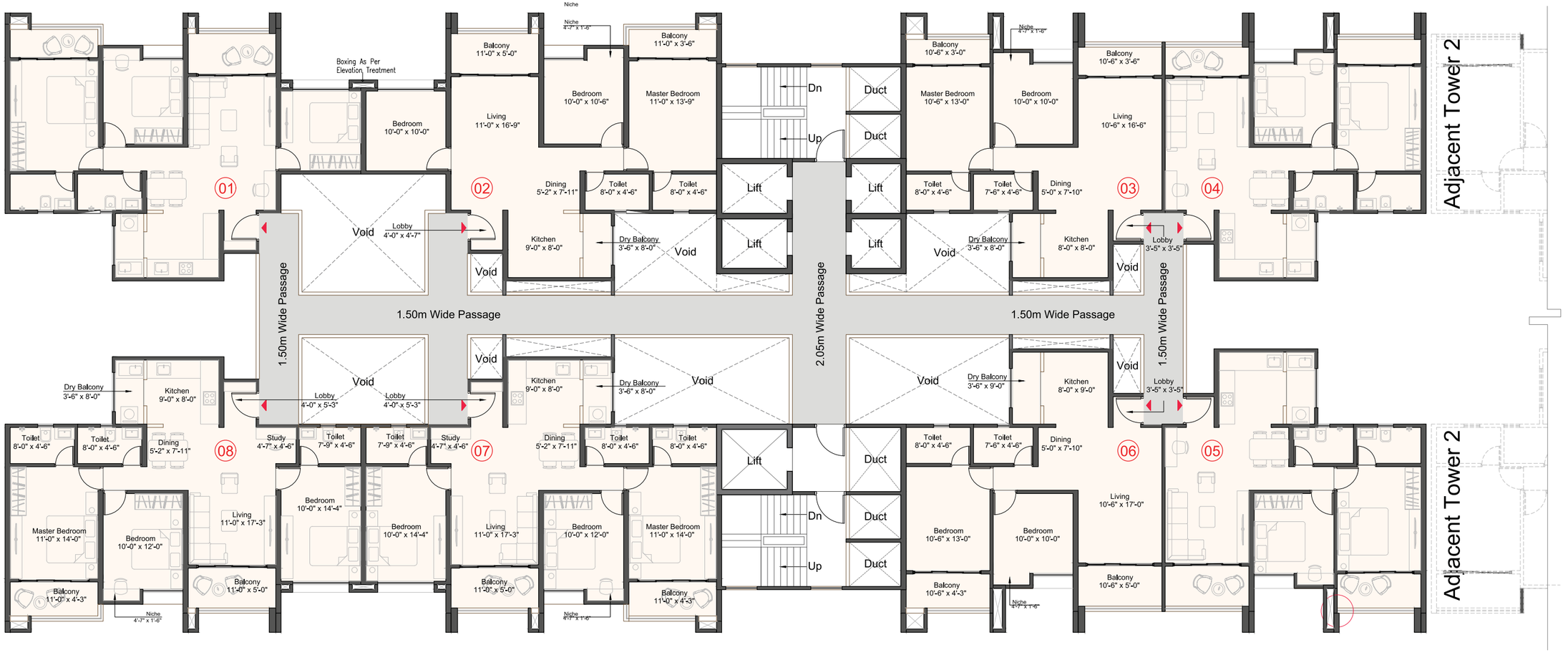
| No. | Flat No. | Type | Carpet Area | | Enclosed Balcony | | Balcony | | Dry Balcony | | Total Area | | Formed Terrace | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 801,1301,1801,2301,2801<br>802,1302,1802,2302,2802 | 3 BED Premium-B | 77.27 | 831.73 | 0.00 | 0.00 | 8.71 | 93.75 | 2.63 | 28.30 | 88.61 | 954 | 0.00 | 0.00 |
| 02 | 804,1304,1804,2304,2804 | 2 BED Premium-B | 62.28 | 670.38 | 0.00 | 0.00 | 6.40 | 68.88 | 2.63 | 28.30 | 71.31 | 768 | 0.00 | 0.00 |
| 03 | 805,1305,1805,2305,2805<br>806,1306,1806,2306,2806 | 2 BED Luxurious-A | 63.53 | 683.83 | 0.00 | 0.00 | 9.04 | 97.30 | 2.95 | 31.75 | 75.52 | 813 | 0.00 | 0.00 |
| 04 | 807,1307,1807,2307,2807 | 3 BED Luxurious-A | 89.06 | 958.64 | 0.00 | 0.00 | 9.46 | 101.82 | 2.63 | 28.30 | 101.15 | 1089 | 0.00 | 0.00 |
| 05 | 808,1308,1808,2308,2808 | 3 BED Luxurious-B | 85.54 | 920.75 | 3.52 | 37.88 | 9.46 | 101.82 | 2.63 | 28.30 | 101.15 | 1089 | 0.00 | 0.00 |

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KOHINOOR ROYALE TOWERS

SADA SUKHI RAHO




## TOWER 1 - TYPICAL FLOOR PLAN

| No. | Flat No. | Type | Carpet Area | | Enclosed Balcony | | Balcony | | Dry Balcony | | Total Area | | Formed Terrace | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 201,301,401,501,601,701,901,1001,1101,1201,1401,1501, 1601,1701,1901,2001,2101,2201,2401,2501,2601,2701,2901 202,302,402,502,602,702,902,1002,1102,1202,1402,1502, 1602,1702,1902,2002,2102,2202,2402,2502,2602,2702,2902 | 3 BED Premium-B | 77.27 | 831.73 | 0.00 | 0.00 | 8.71 | 93.75 | 2.63 | 28.30 | 88.61 | 954 | 0.00 | 0.00 |
| 02 | 203,303,403,503,603,703,903,1003,1103,1203,1403,1503, 1603,1703,1903,2003,2103,2203,2403,2503,2603,2703,2903 204,304,404,504,604,704,904,1004,1104,1204,1404,1504, 1604,1704,1904,2004,2104,2204,2404,2504,2604,2704,2904 | 2 BED Premium-B | 62.28 | 670.38 | 0.00 | 0.00 | 6.40 | 68.88 | 2.63 | 28.30 | 71.31 | 768 | 0.00 | 0.00 |
| 03 | 205,305,405,505,605,705,905,1005,1105,1205,1405,1505, 1605,1705,1905,2005,2105,2205,2405,2505,2605,2705,2905 206,306,406,506,606,706,906,1006,1106,1206,1406,1506, 1606,1706,1906,2006,2106,2206,2406,2506,2606,2706,2906 | 2 BED Luxurious-A | 63.53 | 683.83 | 0.00 | 0.00 | 9.04 | 97.30 | 2.95 | 31.75 | 75.52 | 813 | 0.00 | 0.00 |
| 04 | 207,307,407,507,607,707,907,1007,1107,1207,1407,1507, 1607,1707,1907,2007,2107,2207,2407,2507,2607,2707,2907 | 3 BED Luxurious-A | 89.06 | 958.64 | 0.00 | 0.00 | 9.46 | 101.82 | 2.63 | 28.30 | 101.15 | 1089 | 0.00 | 0.00 |
| 05 | 208,308,408,508,608,708,908,1008,1108,1208,1408,1508, 1608,1708,1908,2008,2108,2208,2408,2508,2608,2708,2908 | 3 BED Luxurious-B | 85.54 | 920.75 | 3.52 | 37.88 | 9.46 | 101.82 | 2.63 | 28.30 | 101.15 | 1089 | 0.00 | 0.00 |

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KOHINOOR®

A KRISHNAKUMAR GOYAL ENTERPRISE

KOHINOOR ROYALE TOWERS

*Site Address:*

Kohinoor Experience Centre, Blue Ridge Township,
Hinjawadi phase- 1, Pune- 411057

*www.kohinoorpune.com*

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