

# MOOD-FIT HOMES

FOR EVERY MOOD OF YOURS



RIVERSIDE 2 & 3 BHK RESIDENCES



PREPARE TO  
**UNCOVER**  
**INFINITE SHADES**  
OF YOURS!

Our lives are filled with countless emotions and various kinds of moods. And if there is nothing left that could leave our feelings unfulfilled, we say, "I'm in a great mood". To soothe your every sense, fulfil your every wish, and delight your every mood, we bring you a unique world of Mood-Fit Homes.

Be it relaxing in a swimming pool after having a hard day at work or playing cricket with buddies on weekends, mood-fit homes bestow a bundle of joyful and fun-filled amenities, perfect for your every mood.

Get ready to bring out your every shade and paint your life with infinite hues of happiness.



KHARADI:

# AN ADDRESS OF A NATURE-LIT LIFE

When was the last time you threw a stone in the river  
and hoped it bounced multiple times?

When was the last time your kids chased butterflies in the garden?

When was the last time your parents sat below a tree only to relive  
their good old days?

Many such 'When was the last time' are about to come true here at Kharadi's  
first-of-its-kind, Mood-Fit Homes.

Located on the banks of the Mutha River, this location in Kharadi is a trove of  
nature's wonders. Be it your love for panoramic views, or you just wish to feel the  
soothing sound of river water, here, nature will awaken your every mood with its  
irresistible charm.

KOHINOOR RIVERDALE:

# MOOD-FIT HOMES. LUXURY-FIT SPACES.

Belong to an address that promises a lifetime of luxury, activity, and joy. Presenting, Kohinoor Riverdale, a world of premium riverside living. Nestled in Kharadi's serene location, this gated development features premium 2 & 3 BHK residences, scenic views, ample ventilation, and a world of amenities tailored to all age groups, all seasons, and all moods.

Here, you'll find life in its most comfortable and peaceful form. Choose mood-fit homes and fulfil your every wish.



# LIVE LIMITLESS

WITH LIFESTYLE-FIT AMENITIES

Designed to cater to the diverse needs of all age groups, the curated modern lifestyle amenities at Kohinoor Riverdale are bound to deliver an active and vibrant everyday living experience.



ARTIST'S IMPRESSION

**LAGOON POOL**



EARTH CLUBHOUSE



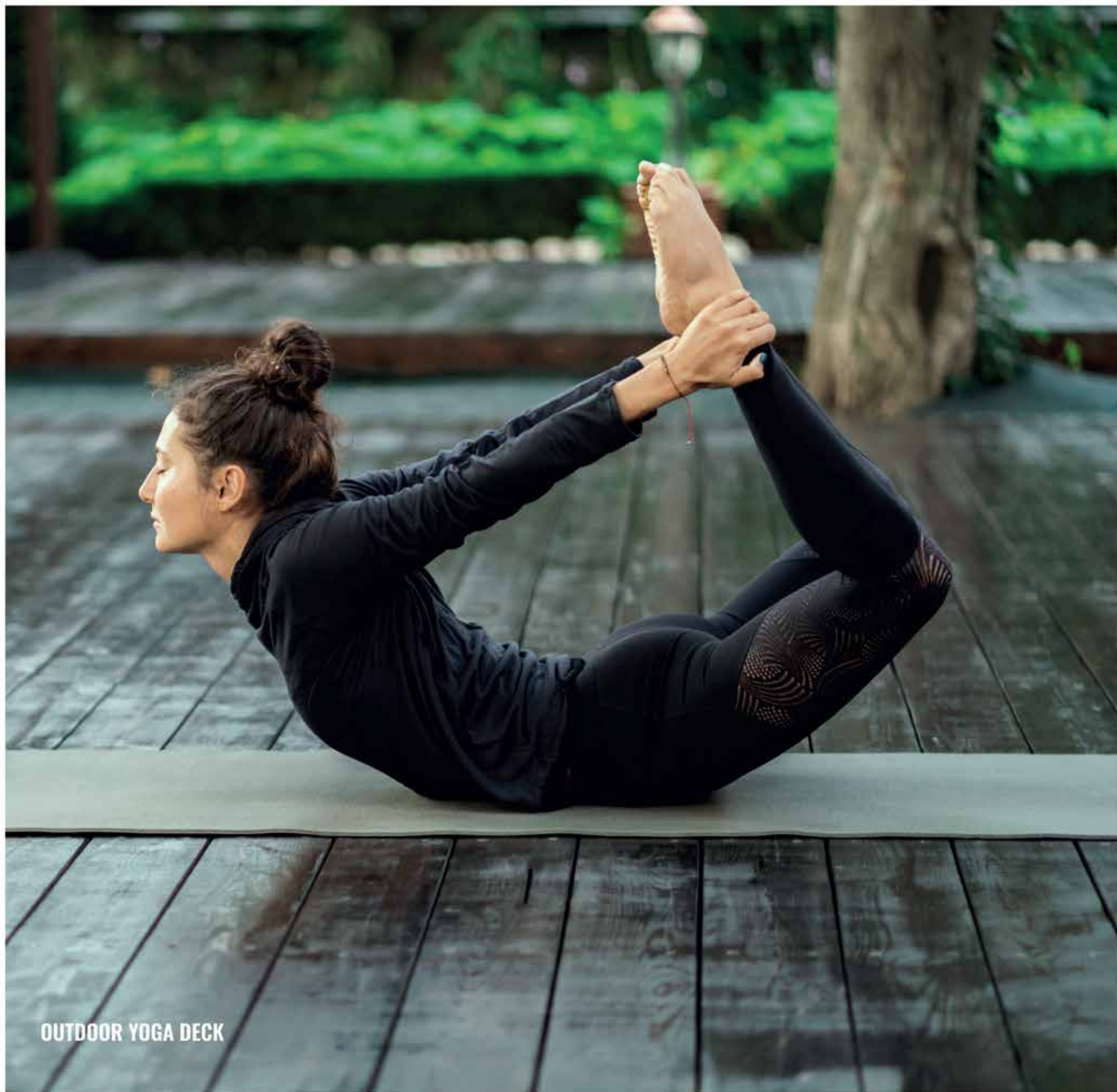
DENSE PLANTATION



**HANGING GARDEN ENTRANCE**



**PLANT-SHADED WALKWAYS**



OUTDOOR YOGA DECK



**PARTY LAWN**



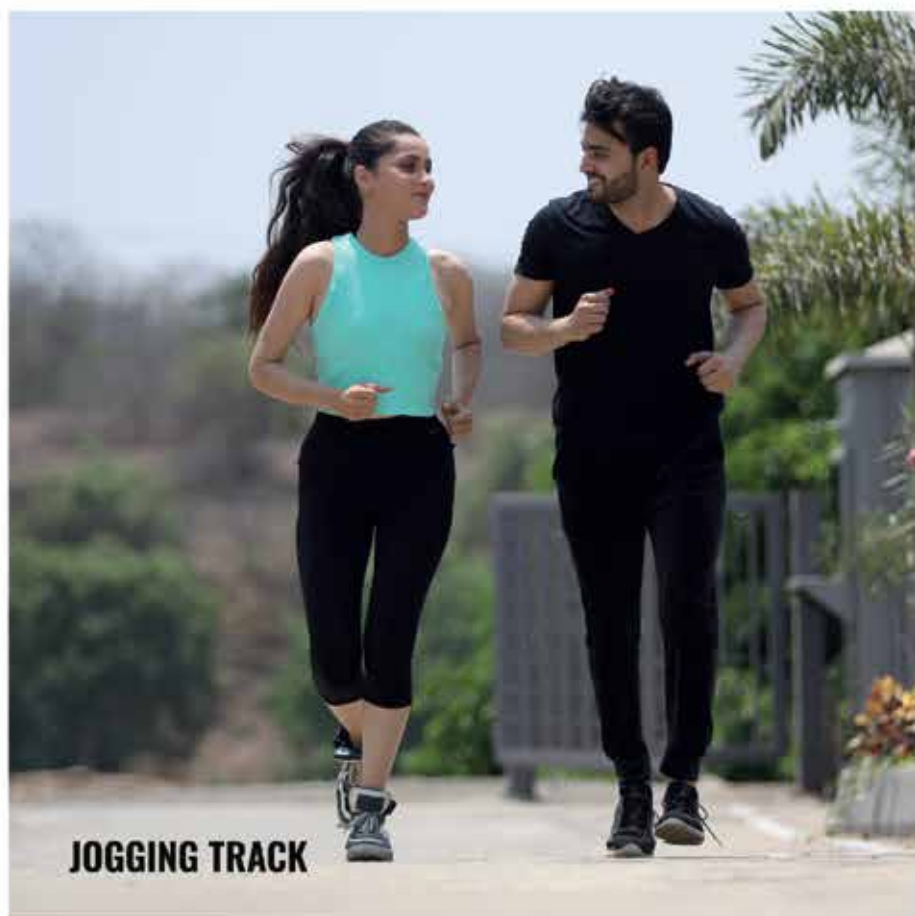
**INDOOR GYM**



**CO-WORKING SPACE**



**INDOOR GAMES**



**JOGGING TRACK**



**BARBEQUE COUNTER AREA**



ARTIST'S IMPRESSIONS

KIDS' POOL

REPRESENTATIVE IMAGES

# AN ARRAY OF LIFESTYLE AMENITIES

## CLUBHOUSE / INDOOR AMENITIES

- Multipurpose Hall / Indoor Games
- Co-working Space

## FITNESS SPORTS

- Multipurpose Sports Court
- Outdoor Yoga Deck
- Jogging Track
- Outdoor Gymnasium
- Tot Lot Area
- Adults' Swimming Pool
- Kids' Pool
- Indoor Gym

## OPEN GREENS / SIT-OUTS / PLAY AREAS

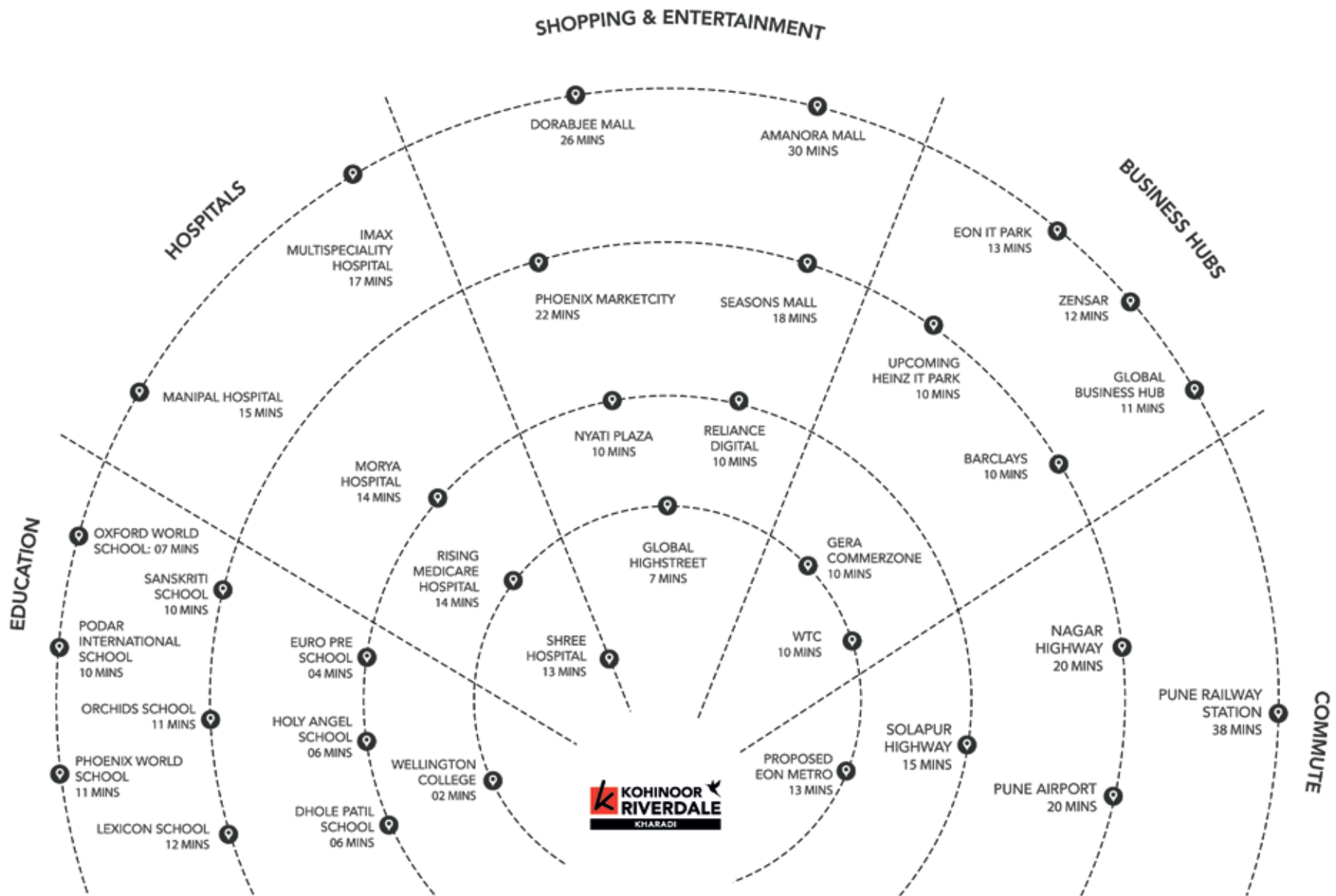
- Party Lawn
- Stage
- Pool Deck
- View Deck
- Cove Seating
- Herbal Garden
- Lawn Mound Seating
- Barbeque Counter Area



# LOCATION MAP



# KEY DISTANCES



# JOY-FIT SPECIFICATIONS

## STRUCTURE

- RCC framed aluform shuttering
- AAC block work

## WINDOWS & DOORS

- Three-track Domal series (25mm size) powder-coated aluminium windows with mosquito nets
- MS grill for bedrooms and kitchen windows from inside
- Main door: Laminated flush door with night latch, SS handle, and magnetic door magnet
- Bedroom door: Laminated Flush door with cylindrical lock with S.S. Hinges
- Toilet flush door with cylindrical lock and S.S. hinges
- Provision for an exhaust fan in toilets and kitchen

## FLOORING

- 1200 mm x 600 mm – Vitrified double charge tile for the entire apartment (Varmora/Kajaria/Colortile/ Equivalent)
- 1200 mm X 600 mm – Vitrified double charge tile for kitchen wall dado tile (Varmora/Kajaria/Colortile/Equivalent)
- 1200 mm X 600 mm – Vitrified double charge tile for attached terrace (Varmora/Kajaria/Colortile/Equivalent)
- 1200 mm X 600 mm – Vitrified double charge tile for dry balcony (Varmora/Kajaria/Colortile/Equivalent)
- 300 mm X 300 mm – Anti-skid tile for dry balcony wall dado tile (Varmora/Kajaria/Colortile/Equivalent)
- 300 mm X 300 mm – Anti-skid tile for toilet floor (Varmora/Kajaria/Colortile/Equivalent)
- 300 mm X 600 mm – Toilet wall base tile (Varmora/Kajaria/Colortile/Equivalent)
- Height of kitchen dado above platform- 2ft above kitchen otta including skirting (As per Sample Flat)

## **RAILING**

- 1200 mm high glass railing with  
SS grab bar including RCC up-stand

## **KITCHEN**

- Gemstone mustard-full body vitrified tile platform  
with Kadappa stand+black paint  
with SS sink (21"X18") - Nirali/Equivalent
- SS sink in dry terrace (24"X18")- Nirali/Equivalent

## **ELECTRIFICATION & CABLING**

- Wires – Polycab/Finolex/KIE/Equivalent
- Switches – Schneider Livia/Equivalent
- Telephone/Data point in living room
- TV point in the master bedroom and living room
- AC point provision in the master bedroom
- Generator backup for lifts and common areas

## **LIFTS**

- Automatic elevators

## **BATHROOM**

- Concealed plumbing
- CP Fittings – Lyric series – Jaquar/Equivalent
- Metropole flush valves – Jaquar/Equivalent
- Sanitaryware: Jaquar/Equivalent
- Hot and cold mixing diverter in toilets
- Solar water supply in one master bedroom toilet
- STP-treated water supply for flush use

## **WALL FINISHES & PAINT**

- Gypsum-finished wall & ceiling
- 2 coats of acrylic premium emulsion paint  
for internal wall & ceiling
- External wall with textured acrylic paint
- Matt finished painting on grills and staircase railing

## **SECURITY SYSTEM**

- CCTV in common areas
- VDP provision for each flat
- Security room with entry & exit gate as per design



**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.

ॐ  
सदा  
सुखी  
रहो

# 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**



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

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

1983

1989

2001

2002

2006

2008

2009

2010

2013

2014

2017

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

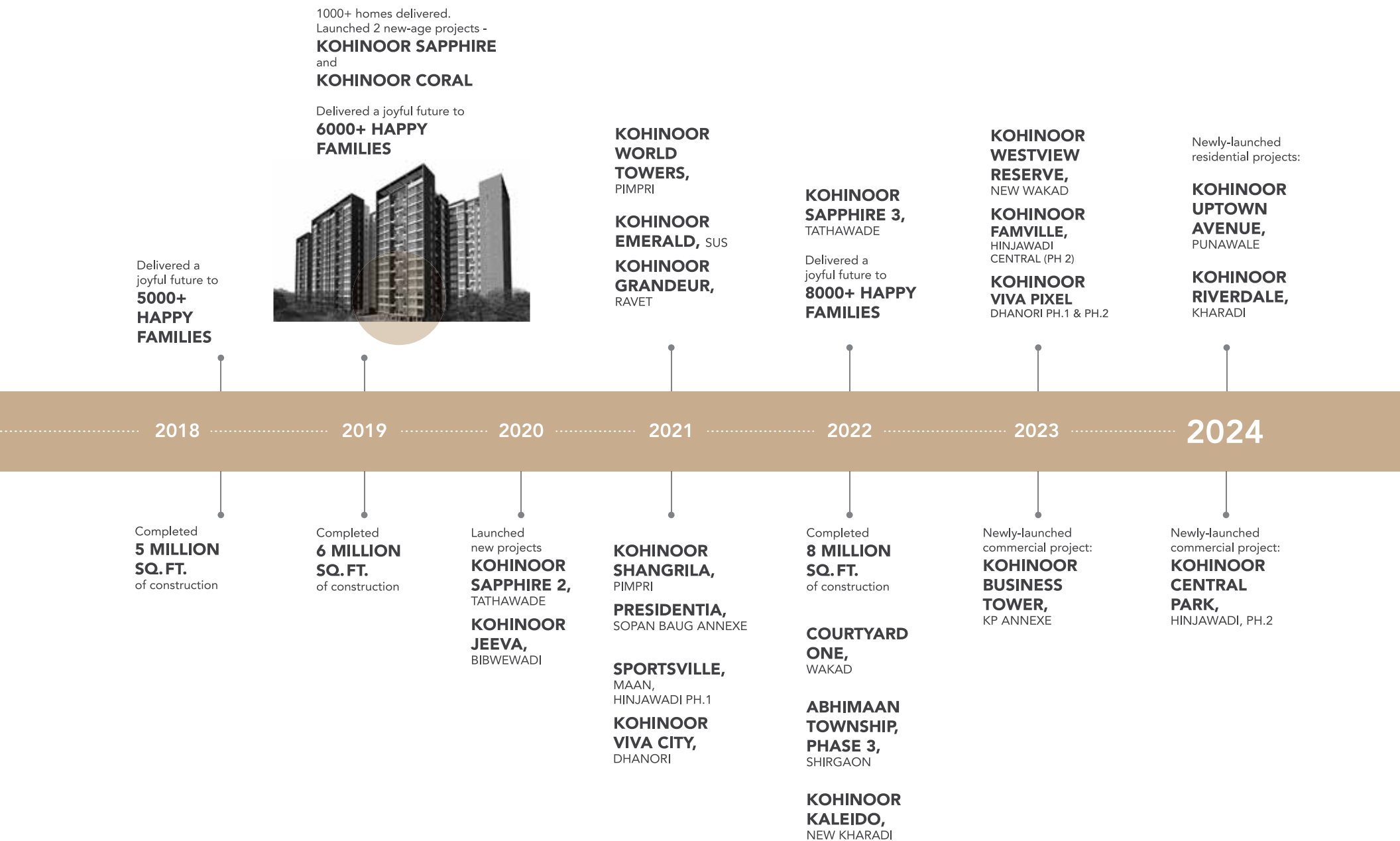
Completed  
**4 MILLION  
SQ. FT.**  
of construction



**LAUNCH OF  
NANO HOMES**  
- an affordable housing  
project in Ravet

Ventured into  
the exciting  
serviced hostels  
business with  
**YOUTHVILLE**





## BUILDING REAL ESTATE ICONS AND TRUST SINCE 1983

OVER

45

SUCCESSFUL  
PROJECTS

OVER

19

ONGOING  
PROJECTS

OVER

9M

SQ.FT.  
DELIVERED

OVER

17M

SQ.FT.  
IN PROGRESS

OVER

10K

HAPPY  
CUSTOMERS

# 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

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Sq. ft. Constructed Till Now - **7.6 million sq. ft.** | Sq. ft. Under Construction - **14.18 million sq. ft.**

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



## RIVERSIDE 2 & 3 BHK RESIDENCES

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**Site Address:** Sector R20, Manjari Wagholi Township, Kharadi, Pune

**Corporate Address:** Kohinoor Development Corporation, A-101/102, ICC Trade Tower, Senapati Bapat Road, Pune – 411 016. | [www.kohinoorpune.com](http://www.kohinoorpune.com)

**Call:** 095 6100 1003 | **E-mail:** [sales@kohinoorpune.com](mailto:sales@kohinoorpune.com)

**Website:** [www.kohinoorpune.com](http://www.kohinoorpune.com)

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