



WALK RIGHT
IN TO A
READYMADE CITY

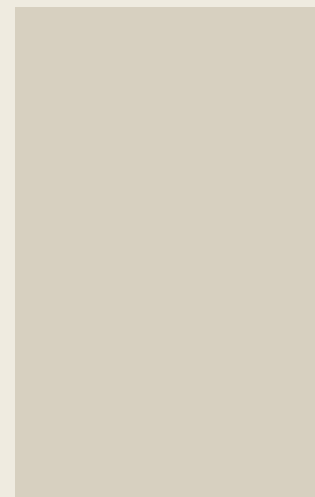




Kohinoor City is an exclusive gated community covering 1.5 million sq. ft. conveniently located in the heart of Mumbai. The city is now ready and fully functional to meet the changing needs of the fast paced city dweller with everything planned around offering a complete lifestyle.

Right from residential towers, office spaces, lifestyle club, shopping complex, a multiplex, Hotel, International school, management college, to a hospital. Every convenience you can think of is readymade and right here for you to come and explore.

So what are you waiting for!
Come, see and stay over for a lifetime.



RESIDENTIAL SPACES

Dream Homes in the making



Living spaces designed keeping your needs in mind. Spacious, well planned fully equipped apartments, duplexes and pent houses with the latest amenities right from premium flooring, ready to use kitchens, security systems, all in place. A home thoughtfully designed around your lifestyle.



The residential complex has been developed in three phases of which Phase I and Phase III are complete. These house more than 650 families.

Residential Phase I

- 11 buildings, with 421 apartments, families living happily since 2007
- Ground + 7 storied buildings consisting of 2 BHK, 3 BHK & 4 BHK apartments, with stilt parking
- Ample space for kids play zones with soft and hard landscaped garden and plenty of greenery
- Co-operative housing society formed

Residential Phase III

- 8 buildings with 238 apartments, families living happily since 2010
- Still +7 storied buildings consisting of 2 BHK, 2.5 BHK & 3 BHK apartments, with elevated podium garden
- Covered parking for all below the podium level
- Ample space for kids play zones with landscaped garden and jogging track at the podium level
- Co-operative housing society formed





Residential Phase II

The last and the most luxurious Phase, of which six buildings are under construction and should be completed by the year 2013
Now launching balance buildings scheduled to complete by the year 2015

Building Specification

CIVIL

- RCC framed structure
- Earth quake resistance structure
- Brick/Block masonry internal & external partition walls
- External sand faced cement mortar plaster
- Internal Plaster: Cement + Gypsum finishing on the top/Gypsum
- Speed Passenger Elevators

FLOORING

- Italian/Agglomerated Marble in Living Room.
- Vitrified Floor Tiles in Bedroom
- Non-Skid vitrified tile in kitchen & toilets
- Lift Lobby Passage flooring will be of non-skid vitrified tile and natural stone
- Staircase will be finished in kotah stone
- Stilt will be finished with concrete pavers/tiles

PAINTING

- Internal surfaces flats finished with acrylic paint
- External building face will be finished in Textured Acrylic paint

DADO

- Vitrified tiles for toilet dado of full height
- Vitrified tiles for kitchen dado above kitchen counter top

WINDOWS

- Polished granite stone/marble sill for all windows

- All windows aluminum anodized/powder coated, sliding type
- Mosquito net provided in all windows within window tracks

DOORS

- Main door frames is polished wood
- Toilet door frames of marble/granite stone
- Main door Commercial flush door finished with laminate/Veneer of reputed make and with necessary hardware
- Bedroom doors will be Commercial flush door with laminate/Veneer finish of reputed make and with necessary hardware
- Toilet doors will be Marine flush door finished with laminate/good quality PVC doors and with necessary hardware

KITCHEN

- Ready to use kitchen with hob & chimney
- Modular kitchen cabinets will be provided with polished granite/marble counter top
- Water purifier & Geyser will be provided in kitchen
- Exhaust hood and built in four burner range
- MGL Piped gas connection
- Gas detector in kitchen
- Stainless steel sink in kitchen
- Exhaust fan

PLUMBING

- Toilet & kitchen will have concealed plumbing of G.I. pipes/CPVC

- International design sanitary fitting & fixture
- Shower panel in Master Bedroom

ELECTRICAL WORK

- Building will be provided with 2 elevators
- Adequate concealed electrical points in each room will be provided
- All toilets will be provided with geyser
- Video door phone security system
- Air-conditioners will be provided in living room & all bedrooms

RAILING

- Glass Railing with M.S. Framework

GREEN & CLEAN

- LEED Certification for green buildings applied for, under IGBC

OTHER DETAILS

Principal Architect	SSA Architects
Structural Engineers	S.W Mone & Associates
Liasoning Architect	Anil Patil Consultants Pvt. Ltd.
Service Consultants	Plumbing : ECON
	Electrical : SBR Consultants
Legal Advisor	Sunkersett & Vaidya Advocate & Solicitors

COMMERCIAL SPACES

Offices ready
for business



Kohinoor Commercial Towers are a cluster of four Office towers specifically designed to provide individual premium commercial spaces, each with its own services and facilities, at one of the most easily accessible location from any part of Mumbai. Each tower harbours an impressive entrance lobby, six levels of individual office spaces serviced by four elevators, two levels of basement parking.



Some of our prestigious clients who have taken a stake in our Commercial spaces are

- American School of Bombay (ASB)
- Trent Hypermarket Ltd
- Tesco Hindustan Wholesaling Pvt Ltd
- Indian Institute of Banking & Finance (IIBF)
- The Clearing Corporation of India Ltd (CCIL)
- National Stock Exchange (NSE)
- Essel Infraprojects Ltd
- Lupin Ltd
- Metropolis Healthcare Ltd
- Expat Properties
- State Bank of Mysore and many more

The faith our corporate clientele have in us only adds to our credibility and expertise as we grow mutually. Come experience business ready spaces that we are offering as part of our Commercial set up.



CLUB HOUSE

Kohinoor Club ready to rejuvenate you

A luxurious lifestyle club with lush green landscaping, an innovative glass front design offers a plethora of options to help you unwind. Whether you want to spend some family time while your kids swim in the kiddie pool or become fitter with the well equipped gymnasium or challenge your friends to some badminton or squash or even table tennis we have it all under one roof.

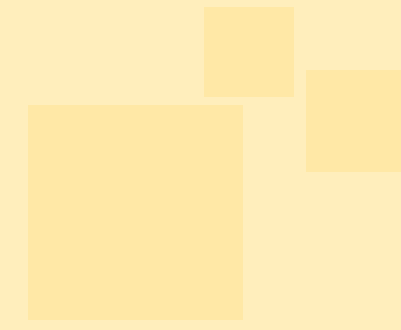




The facilities in the club include

- Swimming Pool and Baby Pool
- Gymnasium
- Indoor Jacuzzi & Steam Room
- Outdoor Jacuzzi
- Lawn Tennis
- Table Tennis
- Squash Court
- Carom & Pool Tables
- Badminton Court
- Yoga/Meditation Room
- Walking Track
- Cricket Pitch

A party lawn to host parties and celebrate life with family & friends.



EDUCATION

Kohinoor Education Complex ready to impart knowledge

An education complex within the township provides access to world class education right at your doorstep. From an International school implementing the latest teaching techniques and stressing on experience oriented learning for all round development to the Kohinoor Management and Kohinoor Business School which equip young managers to take on the corporate world. The education complex carries forward the lineage of the Kohinoor group in education and continues to impart knowledge within easy access.





Kohinoor International School

- ICSE Board Affiliation
- Spacious classrooms of 580 sq ft area each
- Facility to use LCD projector and screen in classrooms when required
- A well-stocked 1800 sq ft library with books, CDs and DVDs on a wide range of subjects
- Individual laboratories for Physics, Chemistry and Biology with the latest equipment and facilities for secondary classes, plus a composite science laboratory for middle school classes
- Computer labs equipped with LCD monitor PCs
- A language lab for training in communication skills
- Maths and Geography labs for secondary classes
- Separate activity rooms for Music, Dance and Art & Craft and indoor games
- All class rooms, library, computer labs and activity rooms will be air-conditioned
- A spacious dining hall that can seat 700 students at a time
- Outdoor sports facilities for cricket, hockey, volleyball, basketball, tennis, badminton and athletics
- Indoor games: table tennis, chess and carom

- Basketball court at first floor
- Play area for pre-primary kids
- School play ground
- Canteen facility

Kohinoor Business School

Kohinoor Business School offers 2 Years Full Time Master in Management Studies (MMS) affiliated to the University of Mumbai & approved by the AICTE. It offers state-of-the-art instructional facilities for postgraduate students in various functional areas of Management.

Kohinoor Management School

Kohinoor Management School offers 2 Years Full Time Year Post Graduate Diploma in Management (PGDM) approved by AICTE.

Kohinoor College of Paramedical Sciences (KCPS)

The Kohinoor Group, a pathbreaker in the field of education for the past 50 years, now brings full time professional courses in field of paramedical technology through Kohinoor College of Paramedical Sciences (KCPS), a division of Kohinoor Hospital and Study Centre of IGNOU.



HEALTHCARE



Kohinoor Hospital ready to add health to Life

A full fledged 175 bed multi-specialty hospital that is patient friendly yet has the best medical professionals working round the clock. Asia's first LEED Platinum certified hospital supported by a 24x7 Emergency, Radiology & Imaging, Pathology, Diagnostics, Dialysis services with a Pharmacy and Blood Bank.

A strong emphasis on Daycare Services and Lifestyle Management to ensure access to healthcare in your neighbourhood.





Supported by

- 24x7 Emergency
- 4 well equipped Operation Theatres
- 27 bed S.I.C.U / I.C.C.U
- Well equipped 6 bed N.I.C.U
- 4 bed P.I.C.U
- 6 bed dialysis unit
- Well designed LDRP suite.
- Well equipped Physiotherapy center
- Cardiac diagnostics

We also boast of a Pharmacy and Blood Bank. As we serve our patients we also lay a strong emphasis on Daycare Services and Lifestyle Management.

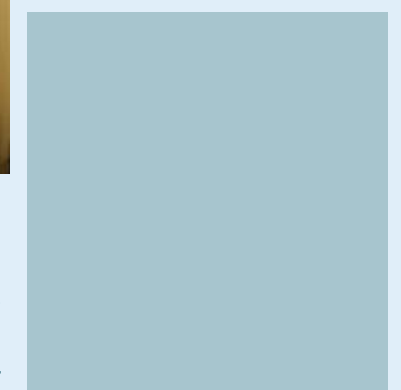


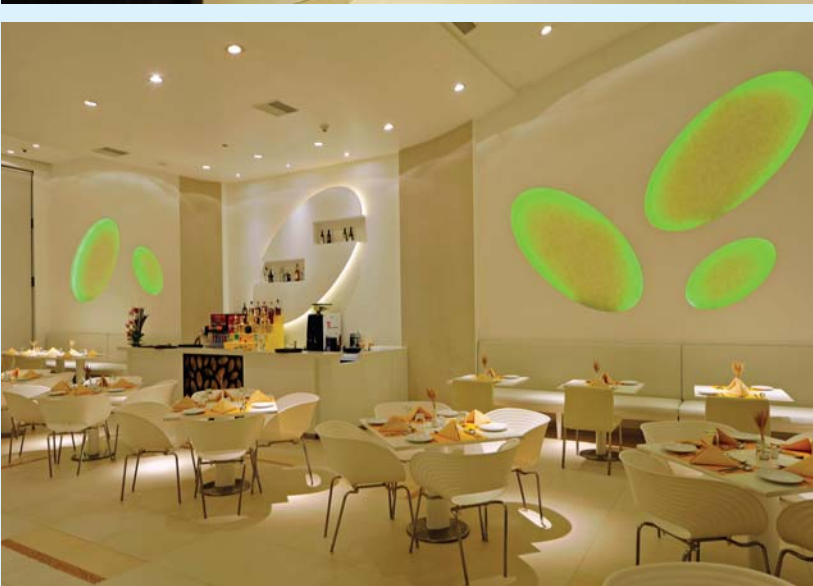
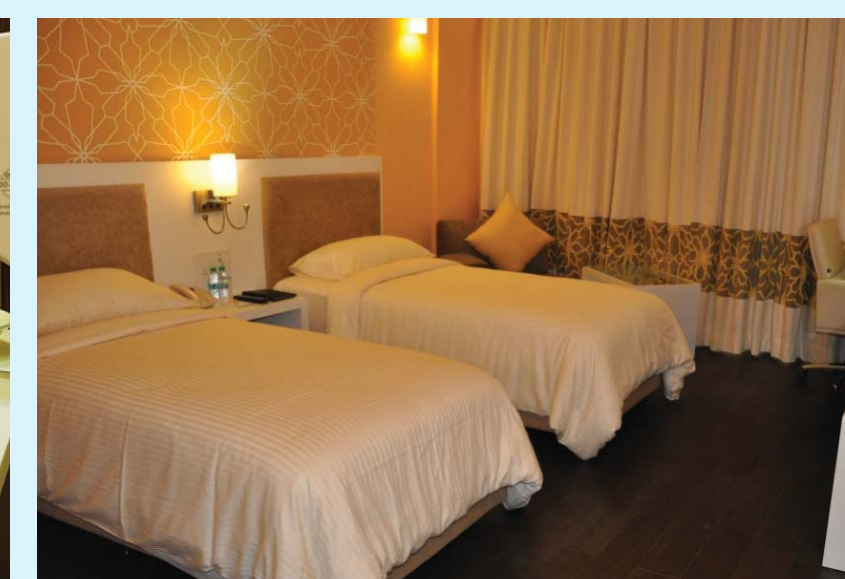
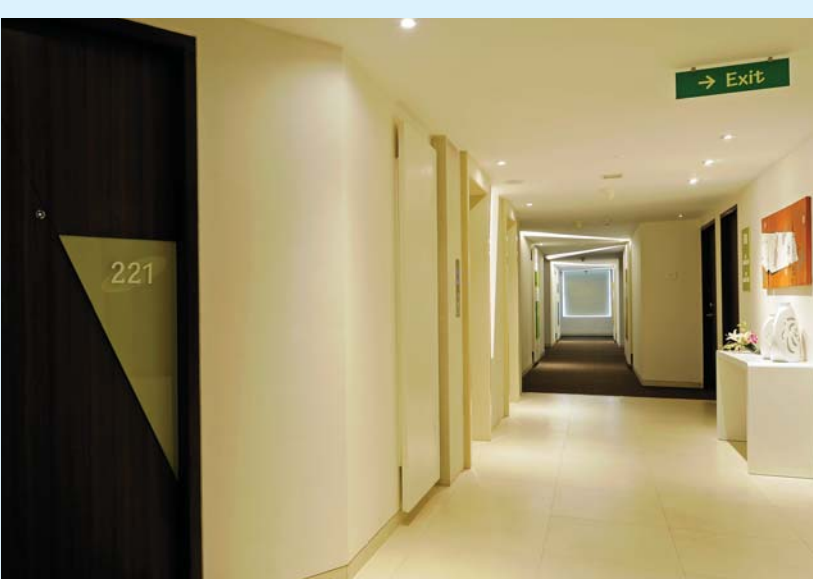
HOSPITALITY



Kohinoor Elite ready for a comfortable stay

A premium business hotel right within the city. 100 well equipped rooms with the latest creature comforts to meet your every need. A central location means you are never too far away from anything. Come experience the famed Kohinoor hospitality at Kohinoor Elite. **One Bill Value Package**





Kohinoor Elite located at Kohinoor City, a luxury hotel comprising of a selection of 100 well appointed rooms, including 80 Double Rooms and 20 Twin Rooms. The décor is of the highest standards. Carefully crafted blend of aesthetics with modern amenities cater to the needs and tastes of varied guests.

Along with comfortable stay the hotel offers a unique one billing advantage to add to the guests delight, which includes Buffet Breakfast, Buffet Lunch, Hi-Tea & Buffet Dinner, four pieces laundry & complimentary Wi-Fi.



RETAIL SPACES



Shopping Complex ready to indulge

A retail space spread over 300000 sq. ft. and designed as per international standards. An open, intuitive layout that ensures your shops, restaurants or cafes are the centre of attention.





Location Advantage

The strategic and central location of Kohinoor City facilitates easy connectivity to Mumbai City and its suburbs on the central, western or harbour line for Kohinoor Citizens.

- 3 kms away from Bandra-Kurla Complex
- A 12 minute drive from Saki Naka
- A 10 minute walk from Vidyavihar railway station
- The unique and famous proposed Double-Decker flyover, Santacruz-Chembur Link road is within a kilometer from the site and will be connecting western-express highway to eastern-express highway.
- Direct BEST bus service from Vidyavihar to Kohinoor City
- Direct bus links to Andheri, Bandra, Sion, Ghatkopar, Mulund, South Mumbai and Navi Mumbai
- The domestic as well as international airports are within 3 kilometers radius of our project.
- Proposed Andheri-Varsova-Ghatkopar Metro line is in close proximity



About Kohinoor Group

Founded by eminent educationist and entrepreneur Dr. Manohar Joshi, Kohinoor Group is a well-diversified business group with interests in Education, Hospitality, Real Estate, Power and Healthcare sectors. The group has recently celebrated its 50 years of success.

Leadership

Kohinoor Group is headed by Chairman & Managing Director Unmesh Joshi, architect, entrepreneur and educationist. It is under his dynamic and path-breaking leadership that Kohinoor has achieved its exponential growth in recent years. With his vision for perpetual growth and high standards, he constantly steers the Kohinoor Group to scale new heights and establish new milestones

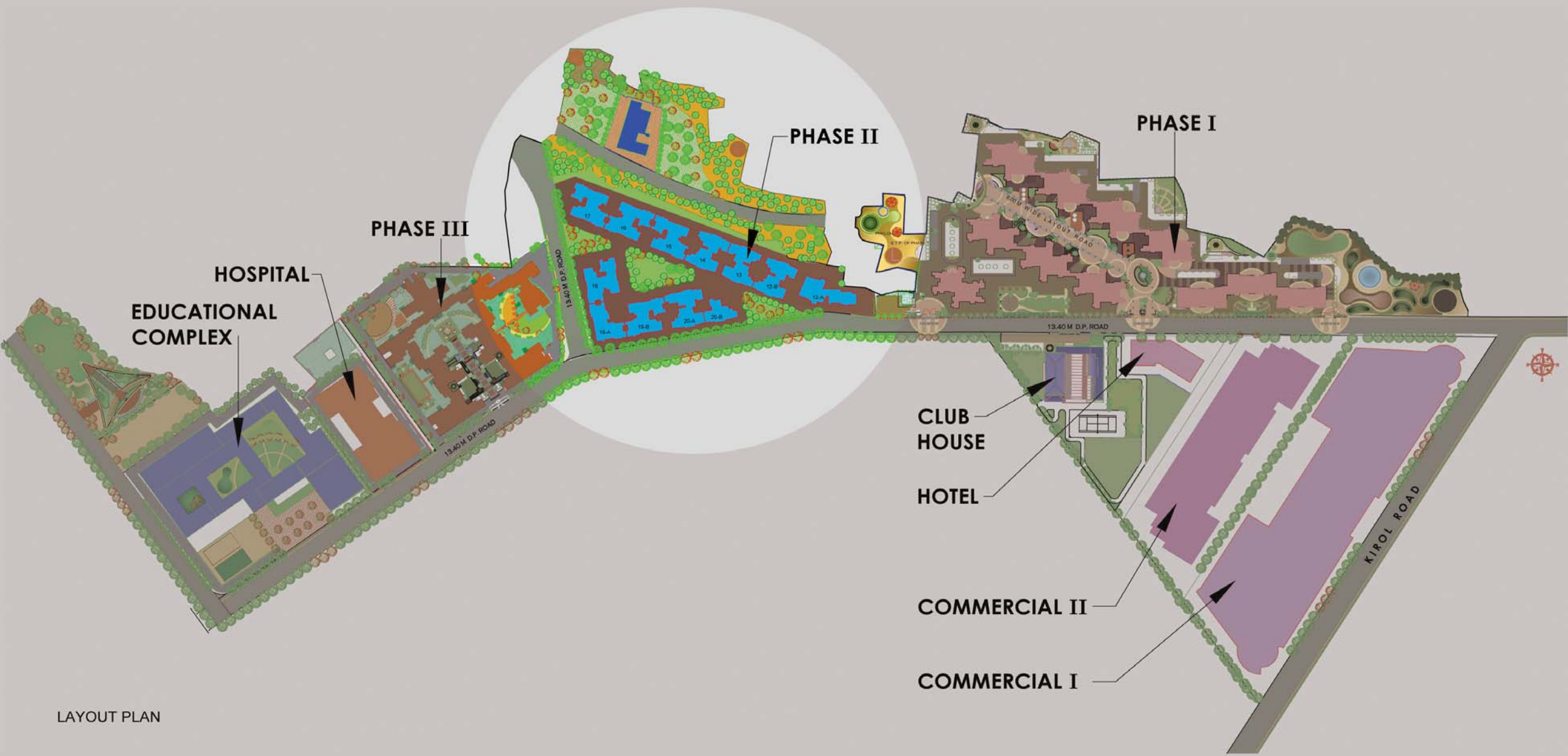
Vision

To Grow Perpetually.

Philosophy

To achieve sustained and enduring excellence in every activity by creating an environment for partners, customers, vendors and stakeholders for win-win alliances and for empowerment of employees to ensure growth.





LAYOUT PLAN

Common Amenities

- Ample Car Parking
- Eco friendly environment with Rainwater Harvesting system
- Sewage Treatment Plant
- Secured Gated Community with access control
- Fire Fighting System
- Well designed Recreation Areas
- Free membership of Life Style Club with Swimming Pool
- Safe Snoozing zones & Play zones

Equipped with the sheer drive for achieving sustained and enduring excellence in every activity, the Group has been moving from strength to strength since its inception in 1961. The Group has been astutely driven by the values of meticulous attention and precision to the smallest details, thus leaving little scope for error.



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