

**k** WOODSHIRE

A NEW ADDRESS,  
THE SAME OLD COMFORT OF KOTHRUD.



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 GROUP, SINCE 1983

MADE OF TRUST.  
ADMIRER FOR EXCELLENCE.

**49+**

PROJECTS  
DELIVERED

**17M+**

SQ. FT. OF  
ONGOING  
DEVELOPEMENT

**11M+**

SQ.FT. OF  
COMPLETED  
DEVELOPEMENT

**11K**

DELIGHTED  
CUSTOMERS



## COMPLETED PROJECTS

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- Kohinoor Shangrila - Ph.1, Pimpri
- Air Castle, Ravet
- Kohinoor Vyona, Pimpri
- Kohinoor Jeeva, Bibvewadi
- Kohinoor Latis, Talegaon
- Kohinoor Grandeur - Tower D, Ravet
- Kohinoor Falcon, Pashan-Sus Road
- Kohinoor Emerald, Sus
- Kohinoor Corner, Bopodi
- Kohinoor Coral, Hinjawadi Ph.3
- Kohinoor High Point, Model Colony
- Kohinoor Tower, Pimpri
- S3 Lifestyle, Pimple Saudagar
- Saheel Calysta, Wakad
- Shubhashree - Ph.3, Akurdi
- Shubhashree Woods, Pimple Saudagar
- Kohinoor Reina, Kondhwa
- Tinsel Town, Hinjawadi Ph.2
- Saheel Residency, Thergaon
- Abhimaan Township - Ph.1 & 2, Shirgaon
- Princess Villa, Bhosari
- Kohinoor Viva City, Dhanori
- Sportsville by Kohinoor, Maan, Hinjawadi Ph.1
- Kohinoor Sapphire 2, Tathawade
- Kohinoor Sapphire 3, Tathawade
- Kohinoor Presidentia, Sopan Baug Annexe
- Courtyard One, Wakad

## ONGOING PROJECTS

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- Kohinoor Shangrila - Ph.2, Pimpri
- Kohinoor Kaleido, New Kharadi
- Kohinoor Westview Reserve, New Wakad
- Abhimaan Township - Ph. 3, Shirgaon
- Kohinoor Viva Pixel - Ph.2, Dhanori
- Kohinoor Uptown Avenue, Punawale
- Kohinoor Central Park, Hinjawadi Ph.2
- Satori by Kohinoor, New Baner
- Kohinoor Famville, Hinjawadi Central (Ph.2)
- Kohinoor Viva Pixel - Ph.1, Dhanori
- Kohinoor Riverdale, Kharadi
- Kohinoor Woodshire, Bhugaon

A modern, minimalist interior space with a large window, a potted plant, and a person standing in the distance. The room features a light-colored floor, a white wall, and a large window with vertical blinds. A potted plant sits on the floor, and a person in a white dress stands near the window. The lighting is soft and warm, creating a serene atmosphere.

## 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.



सदा  
सुखी  
रहो

THE 5 SOLID PILLARS OF SADA SUKHI RAHO



Branded  
Homes



Secure  
Living




Sustainable  
Living



Post Possession  
SSR Help Desk



Healthy  
Lifestyle



AND BACKED BY THESE 40+ YEARS OF LEGACY,  
YET AGAIN WE BRING YOU A HOME LIKE NO OTHER...





**WHAT DOES KOTHRUD  
MEAN TO YOU?**

It's the peace of an **early morning walk** under the trees.



It's the **warmth of neighbours** who've become family.

It's the **nostalgia of childhood** spent in its quiet lanes.



It's the **vibrancy of festivals** that bring the whole community together.

It's where the **chai is always kadak** and the poha tastes just right.



It's the **rich cultural experiences** and traditions woven into time.

Long story short, It's a trip down memory lane.  
**A feeling. A rhythm. A way of life.**

And because where our memories take us is where we long to go  
We present to you,



2, 3 and 4 Bed Premium Homes, Bhugaon

where you don't move away from Kothrud, you bring your Kothrud with  
you. And we only add to it more premiumness with the same old warmth.





**WOODSHIRE IS WHERE NOSTALGIA  
MEETS NATURE.**



MANAS LAKE





**THIS IS WHERE YOU ALWAYS  
LIVE CLOSER TO TRANQUILITY.**

Manas Lake shimmers in endless hues. It mirrors the sky and its changing colours, it's a place where the breeze feels fresher, the mornings start calmer, and every glance soothes the soul.

CHAI KATTA





**AS THEY SAY EVERY GREAT RELATIONSHIP  
STARTS OVER A CUP OF 'TEA'**

Woodshire offers a little nook inside premises where every sip brings back old memories and makes new ones.

NATURE CENTRIC HOMES





## A PLACE WHERE WIND WHISPERS SWEET NOTHING'S IN YOUR EAR

Lush greenery as far as the eye can see, hills standing tall, and a lake flowing gently, isn't this view you'd imagine waking up to?



**AMENITIES THAT MAKE ALL THE DIFFERENCE**



ENTRANCE PLAZA



A GRAND ENTRANCE TO THE LIFE  
YOU'VE DREAMED OF.



**SWIMMING POOL**

**DESIGNED FOR DAYS  
WHEN ALL YOU NEED IS A DEEP DIVE.**





CLUBHOUSE



YOUR HAPPY PLACE WHERE GOOD  
TIMES AND GREAT COMPANY COME TOGETHER.

**CO-WORKING SPACE**

**A PEACEFUL CORNER TO GET THINGS DONE,  
WITH NATURE AS YOUR BACKDROP.**




**SKY BRIDGE**

**WHY TAKE A WALK ON THE GROUND  
WHEN YOU CAN TAKE A STROLL ABOVE IT ALL?**



*TREE HOUSE*





UP IN THE TREES,  
AWAY FROM THE NOISE,  
WHERE ONLY PEACE  
CAN FIND YOU.

**GLAMPING AREA**

**PUT UP A CAMP UNDER THE STARS,  
WITH ALL THE COMFORT OF HOME  
AND THE MAGIC OF THE OUTDOORS.**





*OUTDOOR MOVIE SCREENING AREA*



An outdoor movie theater at night. A large white screen is the central focus, displaying text. The screen is framed by a dark structure with blue lights. Above the screen, a string of warm white lights hangs across the frame. In the foreground, rows of wooden benches are visible, mostly empty. The background shows trees and a dark sky. The overall atmosphere is cozy and inviting.

AN EXCLUSIVE  
MOVIE NIGHT UNDER THE STARS,  
BECAUSE SOME STORIES  
DESERVE A GRAND SETTING.

## AMENITIES

### ACTIVE ZONE

- Meditation area
- Play area for children of all age groups
- Half basketball court
- Indoor Games room
- Swimming pool with outdoor showers + Kids splash pool
- Outdoor yoga area
- Senior Citizens' area



## ***LEISURE ZONE***

- Chai Katta
- Amphitheatre
- Creche- Indoor and outdoor areas
- Co-working space - Indoor and outdoor
- Clubhouse with Cinema hall
- Outdoor Lawn area
- Sky bridge
- Treehouse
- Glamping area
- Outdoor movie screening area



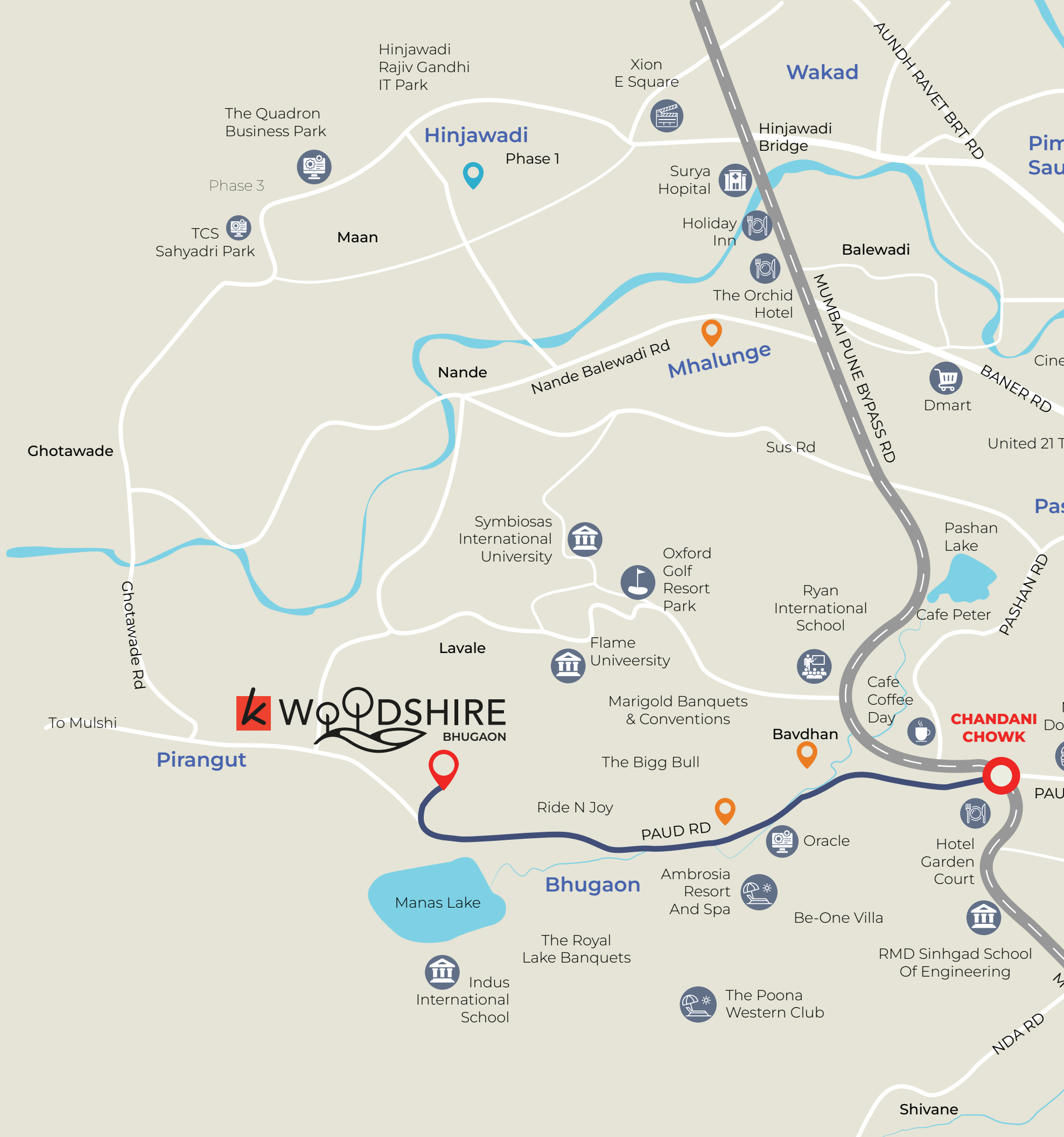






## ***FIT ZONE***

- Jungle Gym
- Gymnasium
- Multi-sports lawn area
- Cricket pitch
- Badminton court



Hinjawadi  
Rajiv Gandhi  
IT Park

Xion  
E Square

Wakad

The Quadron  
Business Park

Hinjawadi

Hinjawadi  
Bridge

Phase 3

Phase 1

Surya  
Hopital

Pim  
Sau

TCS  
Sahyadri Park

Maan

Holiday  
Inn

Balewadi

The Orchid  
Hotel

Nande

Nande Balewadi Rd

Mhalunge

Dmart

BANER RD

Ghotawade

Sus Rd

United 21 T

Chotawade Rd

Symbiosas  
International  
University

Oxford  
Golf  
Resort  
Park

Pashan  
Lake

Ryan  
International  
School

Cafe Peter

Lavale

Flame  
Univeersity

PASHAN RD

**WOODSHIRE**  
BHUGAON

Marigold Banquets  
& Conventions

Cafe  
Coffee  
Day

**CHANDANI  
CHOWK**

To Mulshi

Pirangut

The Bigg Bull

Bavdhan

Ride N Joy

PAUD RD

Oracle

Manas Lake

Bhugaon

Ambrosia  
Resort  
And Spa

Be-One Villa

Hotel  
Garden  
Court

The Royal  
Lake Banquets

RMD Sinhgad School  
Of Engineering

Indus  
International  
School

The Poona  
Western Club

NDA RD

Shivane



LOCATION MAP







## MASTER PLAN

01. Amphitheatre
02. Multi- Sports Lawn Area
03. Play Area For Older Kids
04. Half Basketball Court
05. Jungle Gym
06. Chai Katta
07. Meditation Area
08. Creche With Outdoor Spillover
09. Playarea For Younger Kids
10. Gymnasium
11. Club House With Cinema Hall
12. Indoor Games Room
13. Co-working Space With  
Outdoor Spillover
14. Lawn Area
15. Glamping Area
16. Swimming Pool With Outdoor  
Shower & Kids Splash Pool
17. Outdoor Yoga Area
18. Sky Bridge
19. Tree House
20. Cricket Pitch Area  
& badminton Area
21. Outdoor Movie  
Screening Area
22. Water Feature With Signage
23. Farmers' Market
24. Entrance Lobby

# SPECIFICATIONS



All images are representative image

## STRUCTURE

- RCC Framed Aluform shuttering / Normal
- AAC block work walls of 125 mm / Aluform

## WINDOWS & DOORS

- Three-track Anodized Aluminium / UPVC Windows with Mosquito Nets
- MS Grill for Bedrooms and Kitchen Windows from Inside
- Main Door: 35 mm laminated, SS Hinges and to provide VDP
- Bedroom door: Mortise lock with SS Hinges
- Toilet Flush Door with Laminate Finish Cylindrical Lock with SS Hinges
- Provision for Exhaust Fan in Toilet and Kitchen
- Night Latch for Main Door of the Flat

## FLOORING

- 600 mm × 1200 mm Vitrified Tiles for the Entire Apartment
- 400 mm × 400 mm Tile in Terrace
- 300 mm × 300 mm Anti-skid Tiles in Toilet
- 300 mm × 600 mm Digital Wall Tiles in Toilet

## KITCHEN

- Black Granite Platform with Kadappa Stand with SS Sink - Franke/Equivalent Make
- Height of Kitchen Dado above Otta / Platform - up to 2 ft.

## RAILING

- SS & Glass Railing for Terrace

## ELECTRIFICATION & CABLING

- Polycab/KEI or equivalent wires
- Telephone Point in Living Room
- Generator Backup for Lifts and Common Areas

- Concealed Plumbing
- CP Fittings: Jaquar or Equivalent
- Concealed Flush Valves
- Sanitaryware: Cera/Equivalent
- Hot and Cold Mixing Diverter in Toilets
- Solar Heated Water Supply in One Bedroom Toilet
- Treated Water Supply for Flush Use

## LIFTS

- Automatic Elevators

## PAINT

- Gypsum-finished Walls & Ceiling
- 2 coats of Acrylic Premium Emulsion Paint for Internal Wall & Ceiling
- External Wall with Textured Paint
- Grills on Satin Finish Oil Paint

## SECURITY

- CCTV in Common Areas

## PROJECT-LEVEL HIGHLIGHTS

- Grand Entrance Gate with Sculpture Elements
- Designer Lobbies for Each Tower
- RCC Framed Aluform Shuttering
- Normal AAC Block Work Walls of 125 mm
- Aluform Automatic Elevators
- CCTV in Common Areas
- All Towers Are 21 Floors
- 2 Basements + Lower Ground + Upper Ground Parking

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**



1000+ homes delivered.  
 Launched 2 new-age projects -  
**KOHINOOR SAPPHIRE**  
 and  
**KOHINOOR CORAL**

Delivered a joyful future to  
**6000+ HAPPY  
 FAMILIES**



Delivered a joyful future to  
**5000+ HAPPY  
 FAMILIES**

**KOHINOOR  
 WORLD  
 TOWERS,**  
 PIMPRI

**KOHINOOR  
 EMERALD,** SUS  
**KOHINOOR  
 GRANDEUR,**  
 RAVET

**KOHINOOR  
 SAPPHIRE 3,**  
 TATHAWADE  
 Delivered a joyful future to  
**8000+ HAPPY  
 FAMILIES**

**KOHINOOR  
 WESTVIEW  
 RESERVE,**  
 NEW WAKAD

**KOHINOOR  
 FAMVILLE,**  
 HINJAWADI  
 CENTRAL (PH 2)  
**KOHINOOR  
 VIVA PIXEL**  
 DHANORI PH.1 & PH.2

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

2018

2019

2020

2021

2022

2023

2024

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

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

**KOHINOOR  
 SAPPHIRE 2,**  
 TATHAWADE  
**KOHINOOR  
 JEEVA,**  
 BIBWEWADI

**KOHINOOR  
 SHANGRILA,**  
 PIMPRI  
**PRESIDENTIA,**  
 SOPAN BAUG ANNEXE

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

**KOHINOOR  
 VIVA CITY,**  
 DHANORI

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

**COURTYARD  
 ONE,**  
 WAKAD

**ABHIMAAN  
 TOWNSHIP,  
 PHASE 3,**  
 SHIRGAON

**KOHINOOR  
 KALEIDO,**  
 NEW KHARADI

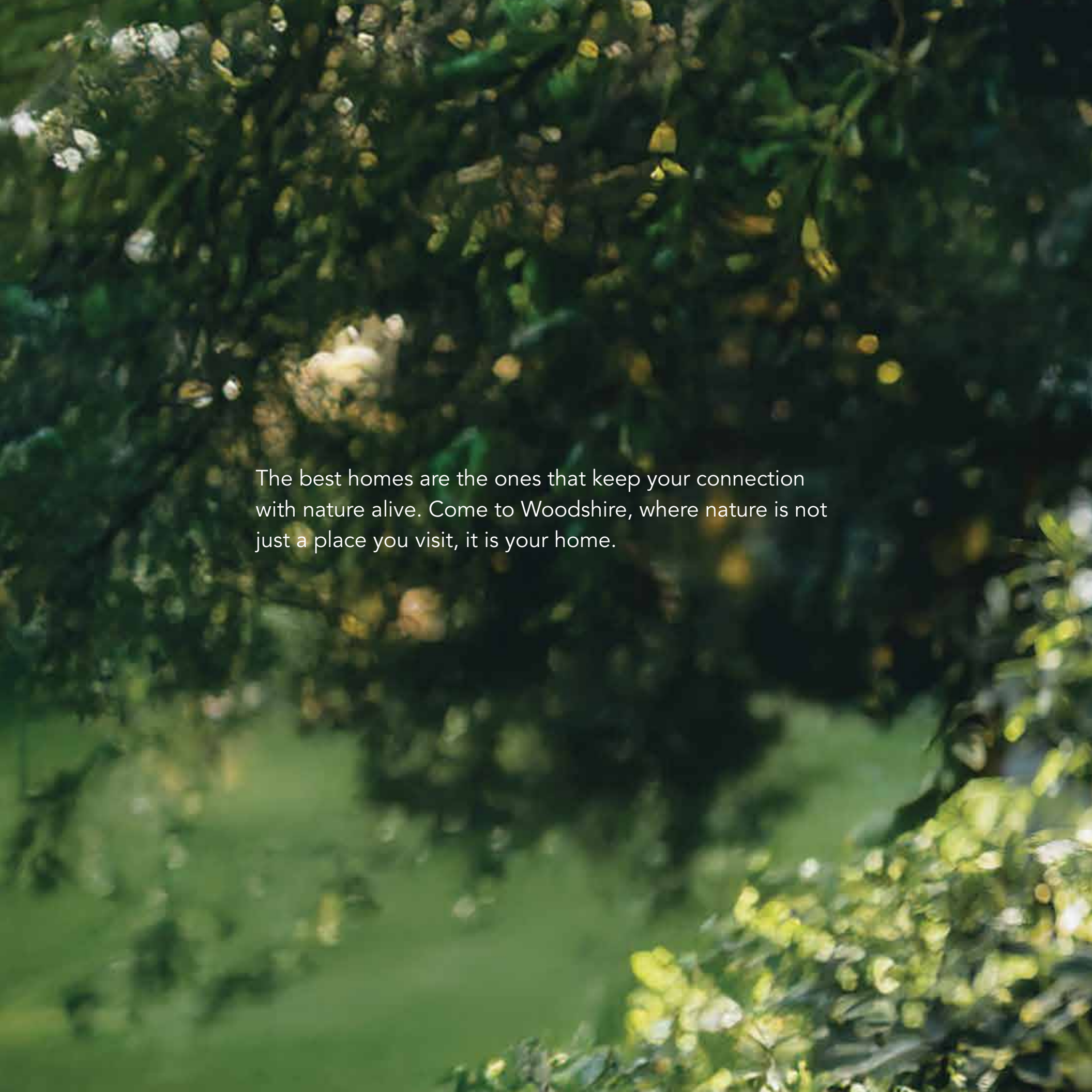
**KOHINOOR  
 BUSINESS  
 TOWER,**  
 KP ANNEXE

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



The best homes are the ones that keep your connection  
with nature alive. Come to Woodshire, where nature is not  
just a place you visit, it is your home.



**Site Address:**

Kohinoor Woodshire Experience Centre, Bhugaon, Pune - 412115

CALL: 080 6514 4555

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

Collaterals Key: KWS|BRO|500|APR-25

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