

— ۵۳۳ —

# UNFOLD A HIGH-END EXPERIENCE



# REFLECTION OF A BRIGHTER TOMORROW

We at Aurobindo Realty, have embarked on a new journey of Real Estate with the vision of installing contemporary realty spaces across the country. Starting with the hottest realty destination in India - Hyderabad, Aurobindo Realty aims to become a renowned name in multiple segments of realty - Residential, Commercial, Retail and Hospitality spaces. The upcoming projects are the epitome of utmost brilliance and artistry carried out by a team of highly skilled professionals who have come together to achieve newer heights and set an indelible benchmark on the skyline of Hyderabad.

# DESIGNING FUTURISTIC LIFE SPACES USING MODERN TECHNOLOGY

14 MILLION SQ.FT. | 7 PROPOSED PROJECTS | 700+ EMPLOYEES

## ONGOING PROJECTS



Tallest commercial buildings being built with Precast Technology.



SOARING HEIGHTS THAT  
DRAW YOU CLOSER TO THE SKY

The one of its kind piece of brilliance decked up with 42 storeys of intricate imagination and vast living spaces is far more than what you may have visualized. It is embellished with the sparkling jewels of luxury.



STRETCH YOUR IMAGINATION  
ACROSS A PEACEFUL ABODE

Layered with absolute splendour and surrounded with vast green expanses, one can park themselves in the quietude of lushness and lavishness. Kohinoor comes with 80% open spaces that encourage complete wellness and peacefulness. Meditate over the finer aspects of life while we take you on a rendezvous filled with abundant amenities.



EXPERIENCE THE COMFORT  
OF IMMEDIATE CONVENIENCES

Right from the commercial and retail hubs to the essential brick and mortars, everything is right around the corner from this royal address. Settle amidst this bustling locale that speaks the language of ease and convenience. The address of Kohinoor ranks as one of the most upper crust localities of the city.



SPLURGE AND INDULGE IN  
HIGHER LEVELS OF RECREATION

Kohinoor exudes the greatest expressions of joy that come to life with active recreations. This is owing to the exceptionally designed array of state-of-the-art amenities. This princely life of unsurpassed bliss and dynamism places its residents on the highest throne of ultimate relaxation.

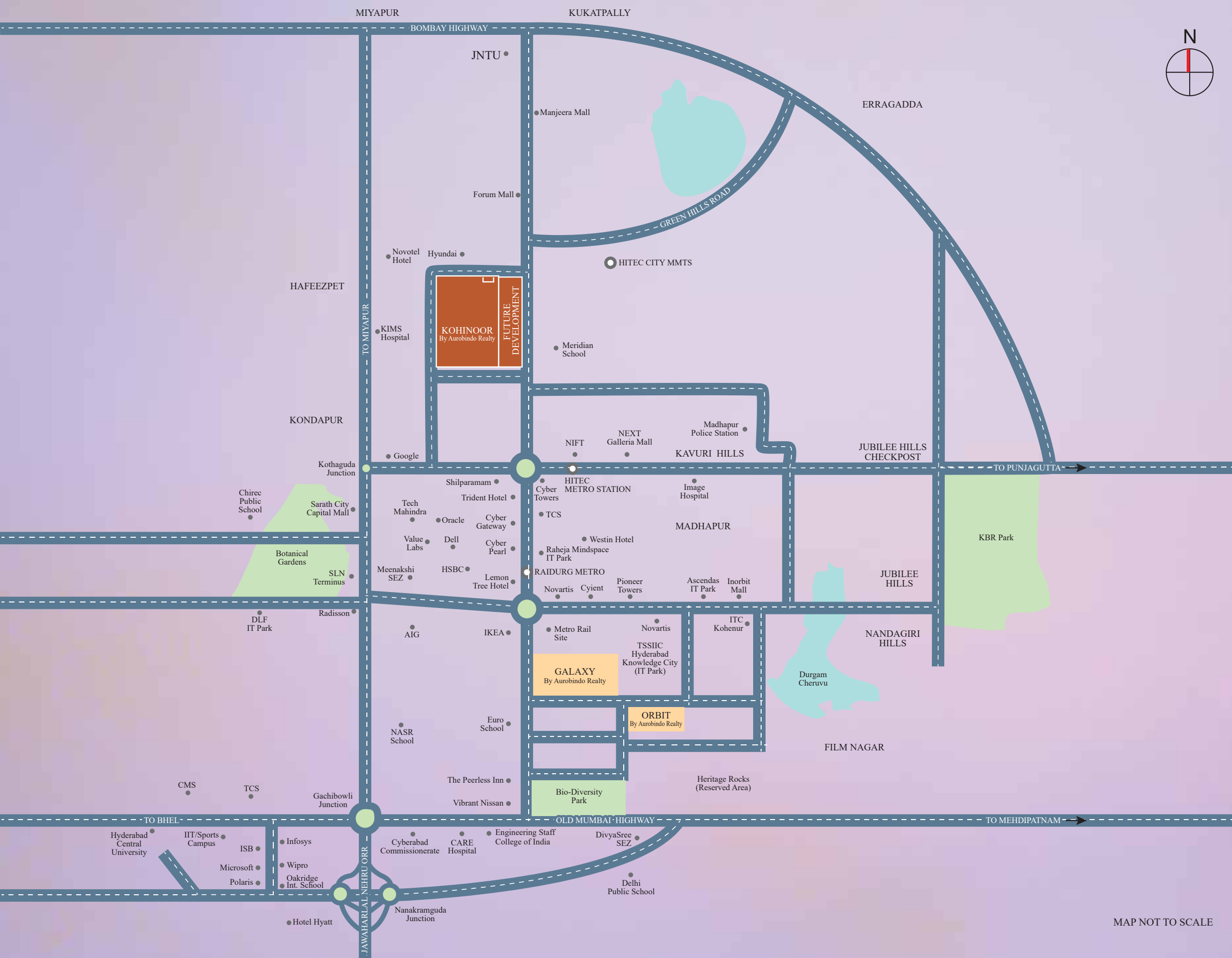
THE SKY SCRAPING SOLITAIRE  
THAT IS RADIANT, ROYAL AND RESPLENDENT.



### LUXURIOUS 2, 3 & 4 BHK APARTMENTS

The composition of seven tallest towers in Hyderabad, Kohinoor is an ideal of abundant luxury meant to be owned by a privileged few. This soaring glorious beauty has been designed thoughtfully to reflect a top-notch and radiant lifestyle. Kohinoor is an upshot of the four essential Cs of the bona fide diamond itself. It is delicately CUT and located in the Hitec City alongside nature's COLOUR palette of soothing greens. The tallest 42 CARAT Kohinoor unfolds an elite story about a CRYSTAL-CLEAR and elevated way of life that one aspires to live.





MAP NOT TO SCALE

## LOCATED AT A CONVENIENT AND PLUSH LOCALE



Hitex Exhibition Center - 1.3 Km



Cyber Tower Metro Station - 2.4 Km



Chirec Int. School - 5.1 Km  
 Oakridge Int. School - 8.5 Km  
 Delhi Public Shool - 9.1 Km  
 Meridian School - 2.2 Km



Image Hospital - 4.2 Km  
 Apollo Hospital - 9.2 Km  
 Care Hospital - 5.1 Km



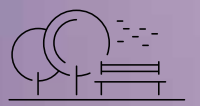
Trident Hotel - 2.9 Km  
 Novotel Hotel - 1.3 Km



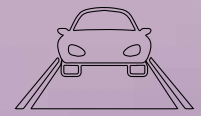
Forum Sujana Mall - 3.4 Km  
 Inorbit Mall - 4.9 Km



Rajiv Gandhi Int. Airport - 33.7 Km



Botanical Garden - 3.6 Km



Gachibowli Outer Ring Road - 5.6 Km





THE LUCID CONTOUR OF SPLENDOUR

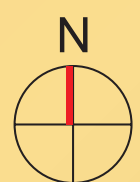


# MASTER LAYOUT



## LEGENDS

- |                           |                               |
|---------------------------|-------------------------------|
| 1. Entry - 1              | 26. Croquet Ball              |
| 2. Entry - 2              | 27. Badminton Court           |
| 3. Entry - 3              | 28. Soccer Ground             |
| 4. Floating Cabana        | 29. Beach Volleyball Court    |
| 5. Open Air Theatre       | 30. Skating Rink              |
| 6. Central Green Arena    | 31. Box Cricket               |
| 7. Party Lawn             | 32. Tennis Court              |
| 8. Barbeque Corner        | 33. Basketball Court          |
| 9. Putting Green          | 34. Water Fountain            |
| 10. Manicured Landscape   | 35. Lily Pool                 |
| 11. Guava Orchard         | 36. Gazebo                    |
| 12. Flower Garden         | 37. Pergola                   |
| 13. Butterfly Garden      | 38. Mound And Sculpture Court |
| 14. Bird's Park           | 39. Reader's Hut              |
| 15. Theme Garden          | 40. Yoga Hut                  |
| 16. Pet's Garden          | 41. Jogging Track             |
| 17. Herb's Garden         | 42. Bicycle Parking           |
| 18. Urban Farming         | 43. Convenience Store         |
| 19. Nature's Walk         | 44. Swimming Pool             |
| 20. Plant Nursery         | 45. Children's Pool           |
| 21. Maze Runner           | 46. Jacuzzi                   |
| 22. Senior Citizen's Area | 47. Private Green Area        |
| 23. Reflexology Path      | 48. Guard Room                |
| 24. Children's Play Area  | 49. Signage Wall              |
| 25. Tower Entryway        |                               |







## INFUSED WITH ELEVATED EXPERIENCES



The first impression of Kohinoor leaves an everlasting impression on its beholder. The majestic entrance lobby is just a foreword to the impeccable elegance that this township truly holds. Starting from the grand welcome as one enters the sprawling premises to the customized residential resplendence, every inch here is breath-taking. Also with every step proceeding from the entrance right upto the sky-scraping solitaires, splendour and refinement of taste is reflected. This masterpiece aptly imitates radiance of the most sought-after jewel of the world.

MANIFESTATION OF UNRESTRAINED LUXURY

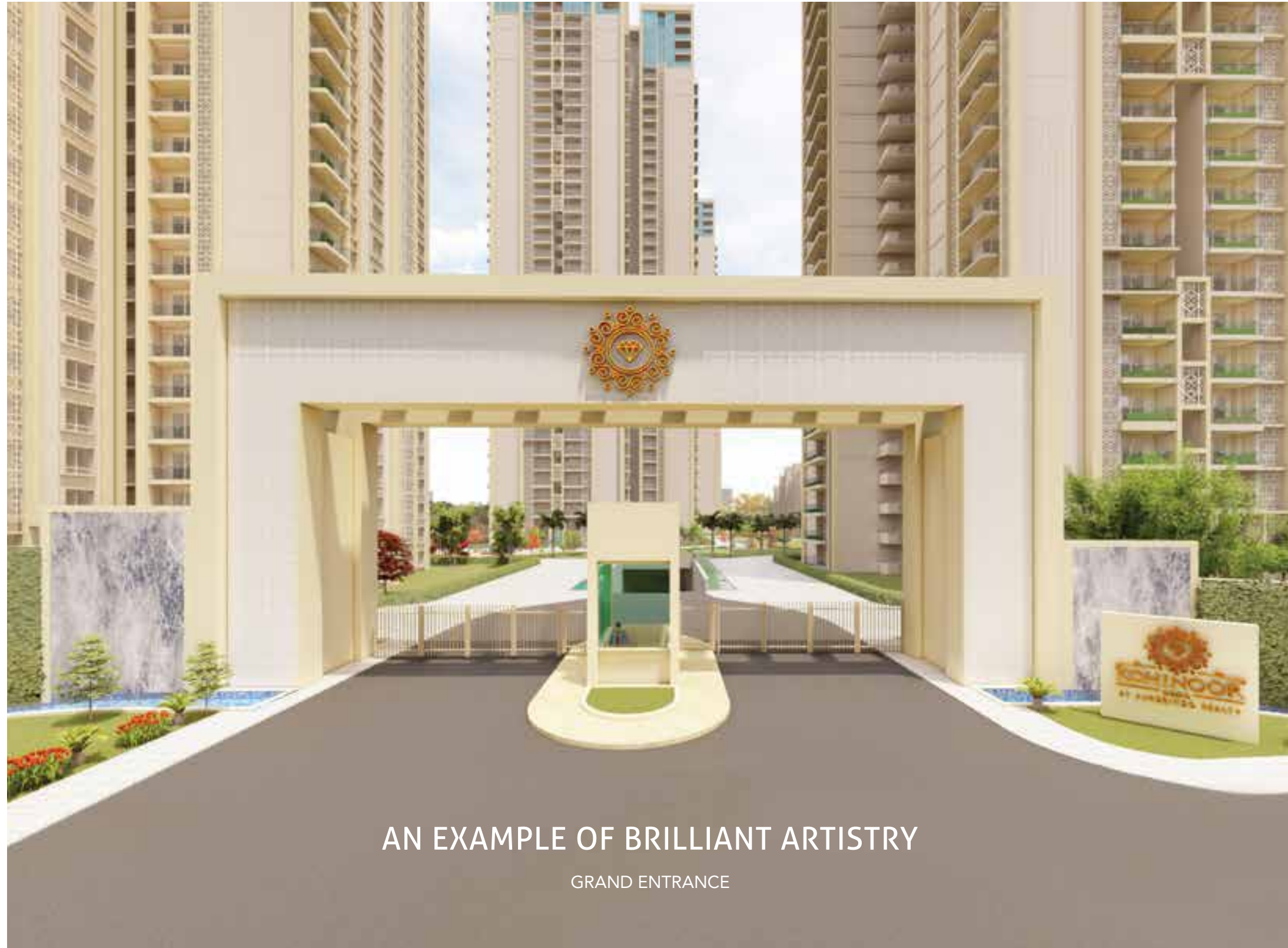


Artist's Impression

CRAFTED WITH EXALTED IMPRESSIONS



Artist's Impression



AN EXAMPLE OF BRILLIANT ARTISTRY

GRAND ENTRANCE

Artist's Impression



A FINE FACET OF OPULENCE

GRAND ENTRANCE LOBBY

Artist's Impression



Artist's Impression

## IMMERSE YOURSELF IN LEISURELY INTERESTS



### CLUBHOUSE AMENITIES

Club Kohinoor expands up to 50,000 sq. ft. to offer you an exclusive space for every ecstatic aspiration. This multipurpose splendid clubhouse is equally accessible from every tower in the premises. It is a high-tech zone with world-class design and superlative amenities. The valued time that you spend in this reservoir of recreation, amusement and relaxation will cause you to be more disconnected with hassles of the outside world. It will enhance your well-being and submerge you in a state of elevated bliss.

# EXPERIENCES IMMERSED IN EUPHORIA

SWIMMING POOL & CHILDREN'S POOL





Fully Equipped Gymnasium



Squash Court



Creche



Guest Rooms



Multipurpose Hall



Spa & Massage



Billiards Room



Carom Room



Yoga, Zumba & Aerobics Room



Air Hockey



Rooftop Dining



Table Tennis



Convenience Store



Pharmacy & Clinic



Cafeteria

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Artist's Impression

## INDULGENCES ON THE OUTSIDE



### EXTERNAL AMENITIES

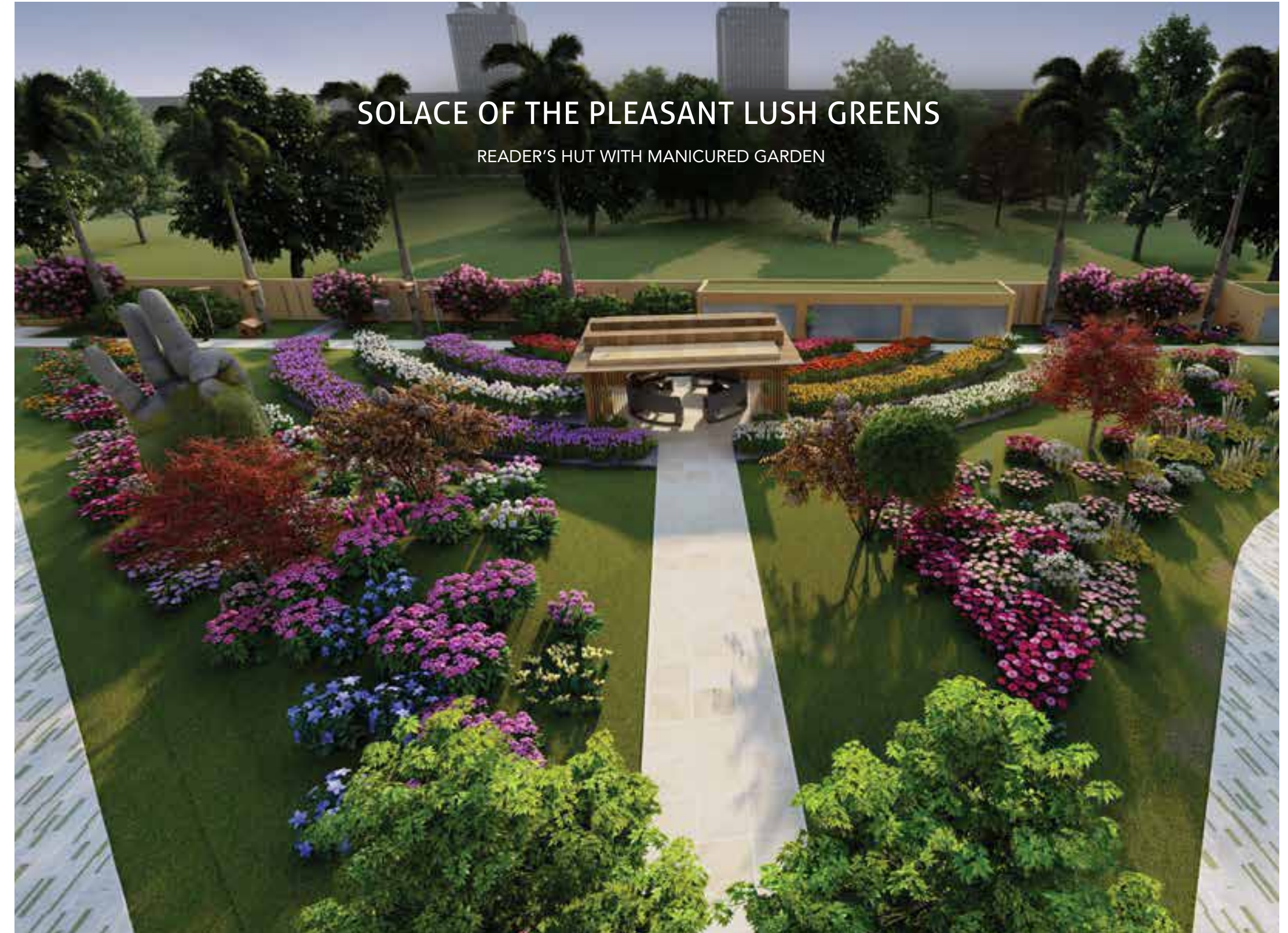
The lifestyle at Kohinoor is an inimitable picture of luxury and comfort. Distinct from the extraordinary Club Kohinoor, the external amenities have their own significance accentuated by unique charm and charisma. Complementing your life and lifestyle in the most enviable fashion, these amenities take the opulence and aristocracy of Kohinoor to a new echelon. Like their clubhouse counterparts, these amenities are a perfect intermix of health, happiness and solace, for every member of your family. The plethora of external amenities add a new dimension to the huge canvas of luxury that Kohinoor offers to its elite residents.



A PLAYFUL ARENA FOR CONSTRUCTIVE ENJOYMENT

CHILDREN'S PLAY AREA

Artist's Impression



SOLACE OF THE PLEASANT LUSH GREENS

READER'S HUT WITH MANICURED GARDEN

Artist's Impression





Artist's Impression



Artist's Impression



Open Air Theatre

Artist's Impression



Gazebo



Barbeque Corner



Party Lawn



Floating Cabana



Jogging Track



Senior Citizen's Area



Basketball Court



Pet's Garden



Theme Garden



Nature's Walk



Urban Farming

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Artist's Impression

## SCRIPTED IN THE LANGUAGE OF LUXURY



### EXQUISITE APARTMENTS

The magnificent apartments of this grand gated community are designed with utmost architectural finesse that emits lushness, glamour and allure. Spacious and roomy, every apartment of Kohinoor gives you a feeling of freedom that you can make most of. Meticulously designed and astutely planned, the royal apartments give you maximum value for money by ensuring minimum space wastage. Each segment of the apartments – living room, bedroom, kitchen – are thoughtfully crafted keeping in mind the needs of every member of the family.

4 BED RESIDENCES STYLED WITH EXCELLENCE



Grand Living Room



Expansive Master Bedroom



Eloquent Bedroom



Elegant Puja Niche



Exclusive Dining Area



Spacious Kid's Bedroom



Modern Kitchen

3 BED RESIDENCES CRAFTED WITH PERFECTION



Grand Living Room



Expansive Master Bedroom



Eloquent Bedroom



Exclusive Dining Area



Spacious Kid's Bedroom



Modern Kitchen



Artist's Impression

## A COMPOSITION OF ARCHITECTURAL SYMPHONY



FLOOR PLANS

# TOWER REGAL

## CLUSTER PLAN

4 BHK ULTIMA UNIT 1  
EAST FACING  
3094 SQ. FT.



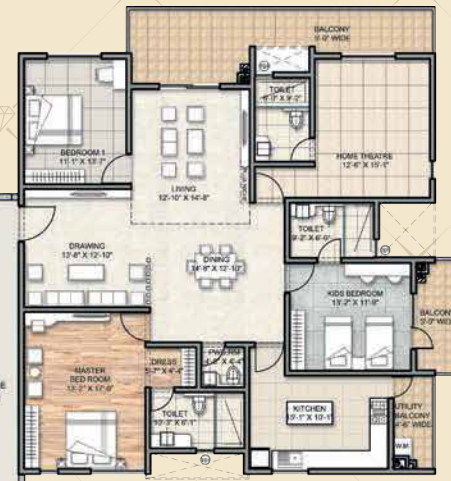
4 BHK ULTIMA UNIT 6  
EAST FACING  
2938 SQ. FT.



4 BHK ULTIMA UNIT 2  
EAST FACING  
3094 SQ. FT.



4 BHK OPTIMA UNIT 3  
WEST FACING  
2928 SQ. FT.



4 BHK OPTIMA UNIT 4  
NORTH FACING  
2670 SQ. FT.



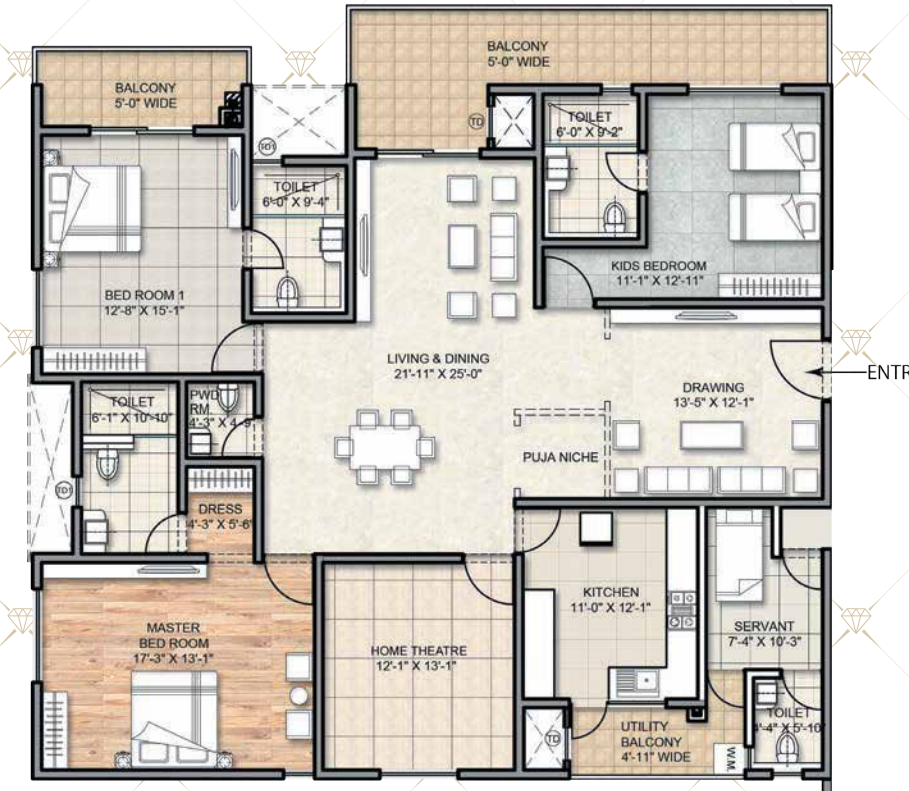
4 BHK OPTIMA UNIT 5  
NORTH FACING  
2805 SQ. FT.



Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.



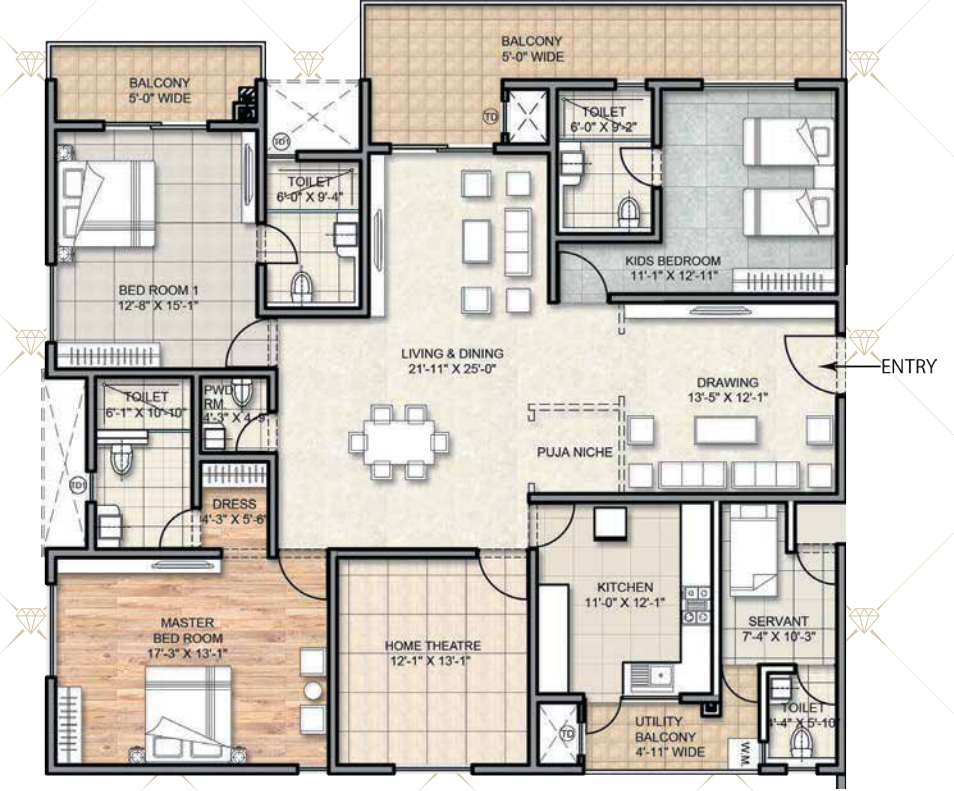
## TOWER REGAL 4 BHK ULTIMA UNIT 1 EAST FACING



SALEABLE AREA: 3094 SQ. FT. | CARPET AREA: 1872.40 SQ. FT.  
BALCONY + UTILITY: 306.13 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

## TOWER REGAL 4 BHK ULTIMA UNIT 2 EAST FACING

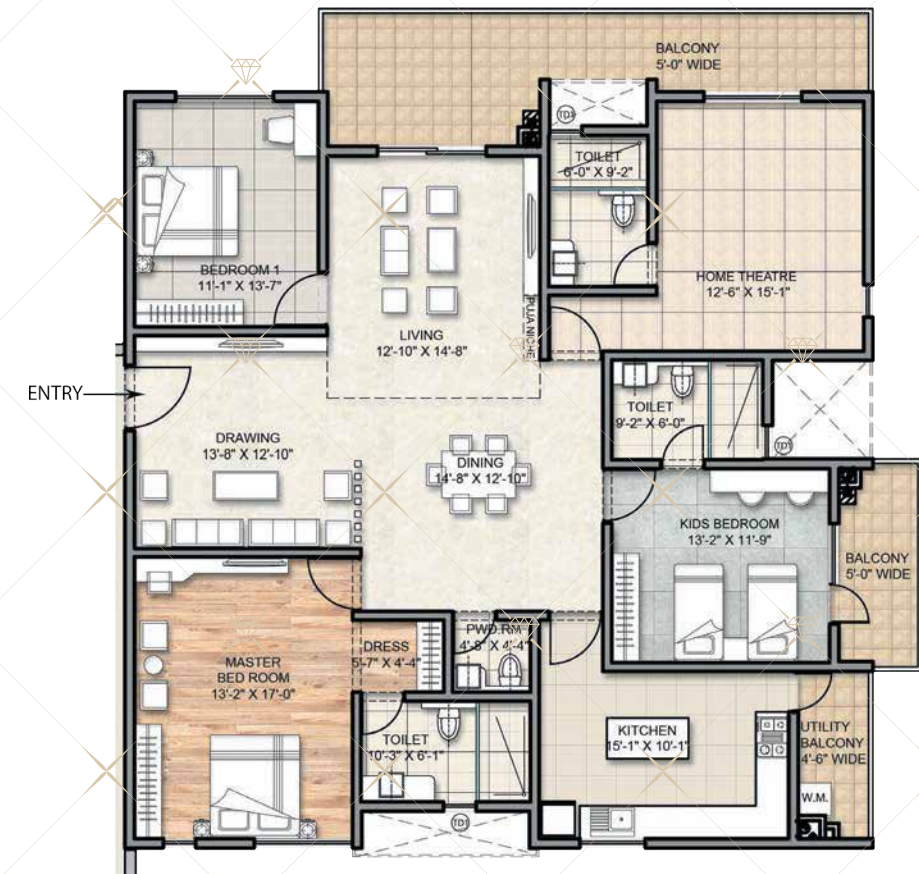


SALEABLE AREA: 3094 SQ. FT. | CARPET AREA: 1872.40 SQ. FT.  
BALCONY + UTILITY: 306.13 SQ. FT.



# TOWER REGAL 4 BHK OPTIMA

UNIT 3  
WEST FACING

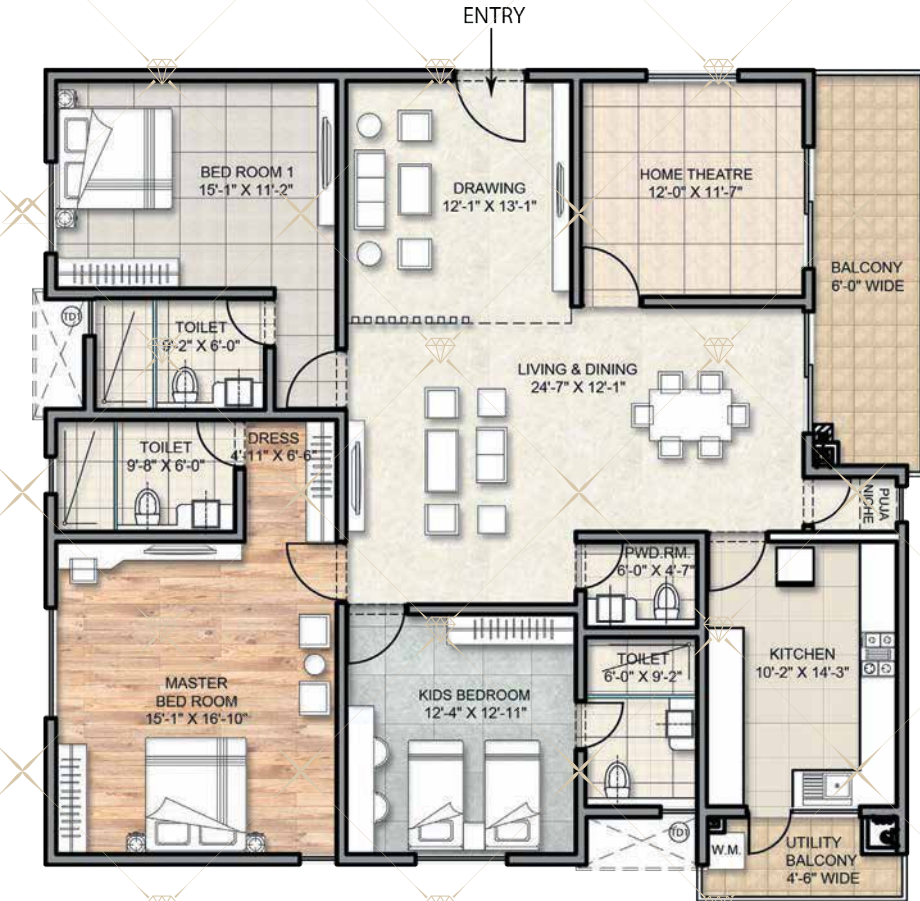


SALEABLE AREA: 2928 SQ. FT. | CARPET AREA: 1750.98 SQ. FT.  
BALCONY + UTILITY: 311.08 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

# TOWER REGAL 4 BHK OPTIMA

UNIT 4  
NORTH FACING



SALEABLE AREA: 2670 SQ. FT. | CARPET AREA: 1704.69 SQ. FT.  
BALCONY + UTILITY: 175.88 SQ. FT.



# TOWER REGAL 4 BHK OPTIMA

UNIT 5  
NORTH FACING

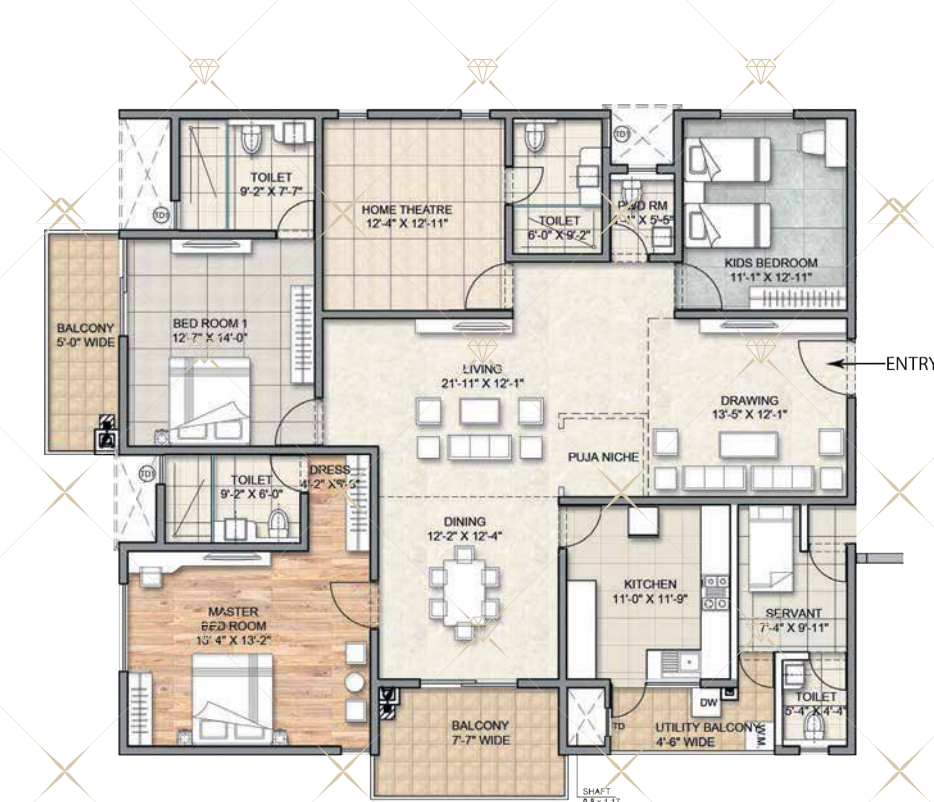


SALEABLE AREA: 2805 SQ. FT. | CARPET AREA: 1808.24 SQ. FT.  
BALCONY + UTILITY: 166.84 SQ. FT.

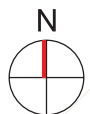
Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

# TOWER REGAL 4 BHK ULTIMA

UNIT 6  
EAST FACING



SALEABLE AREA: 2938 SQ. FT. | CARPET AREA: 1843.66 SQ. FT.  
BALCONY + UTILITY: 225.08 SQ. FT.





# TOWER MARVEL

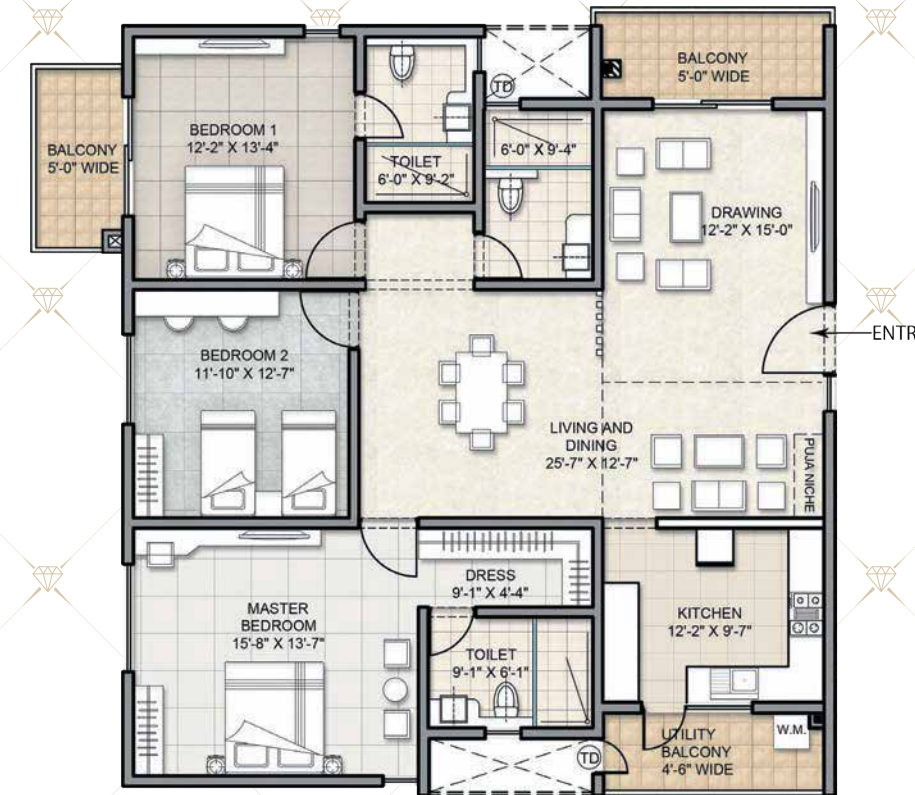
## CLUSTER PLAN



Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.



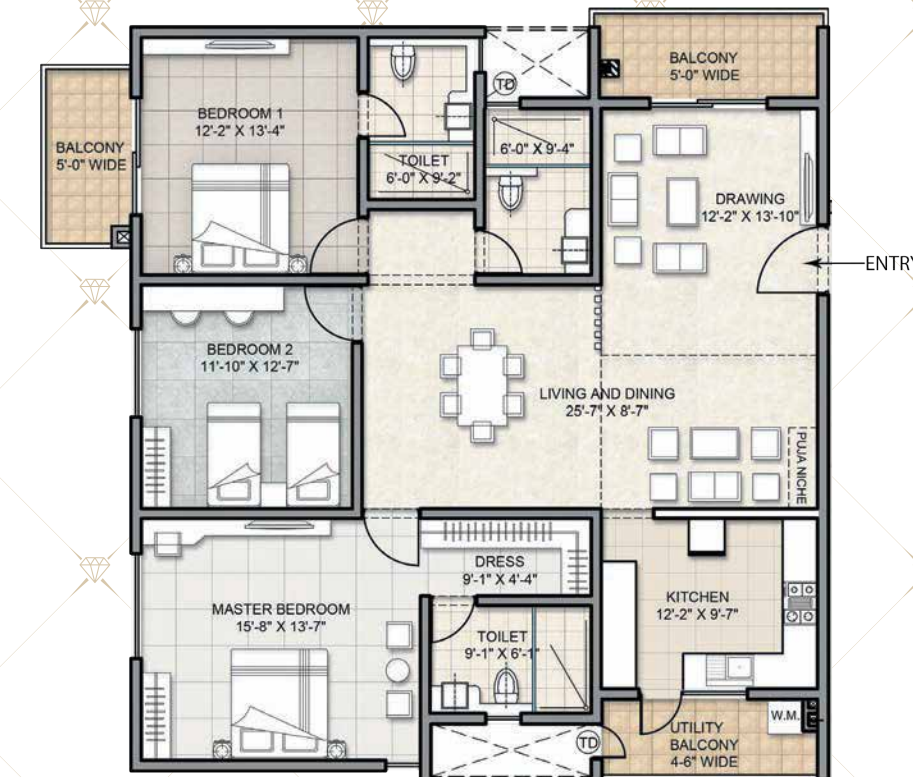
## TOWER MARVEL 3 BHK ULTIMA UNIT 1 EAST FACING



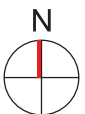
SALEABLE AREA: 2196 SQ. FT. | CARPET AREA: 1377.79 SQ. FT.  
BALCONY + UTILITY: 168.35 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

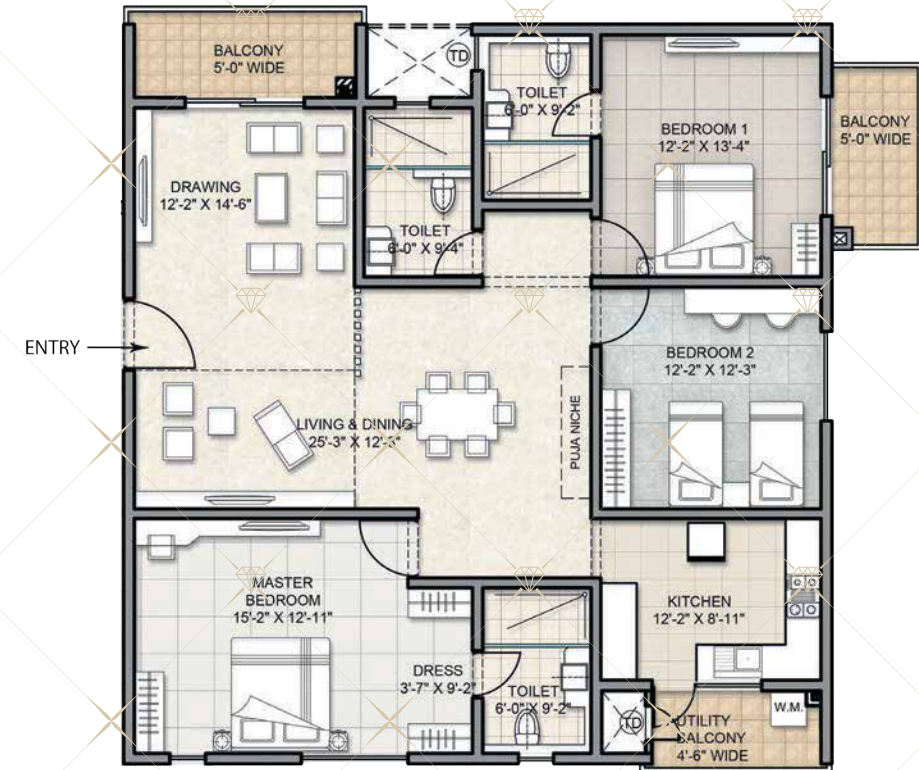
## TOWER MARVEL 3 BHK ULTIMA UNIT 2 EAST FACING



SALEABLE AREA: 2195 SQ. FT. | CARPET AREA: 1377.79 SQ. FT.  
BALCONY + UTILITY: 168.24 SQ. FT.



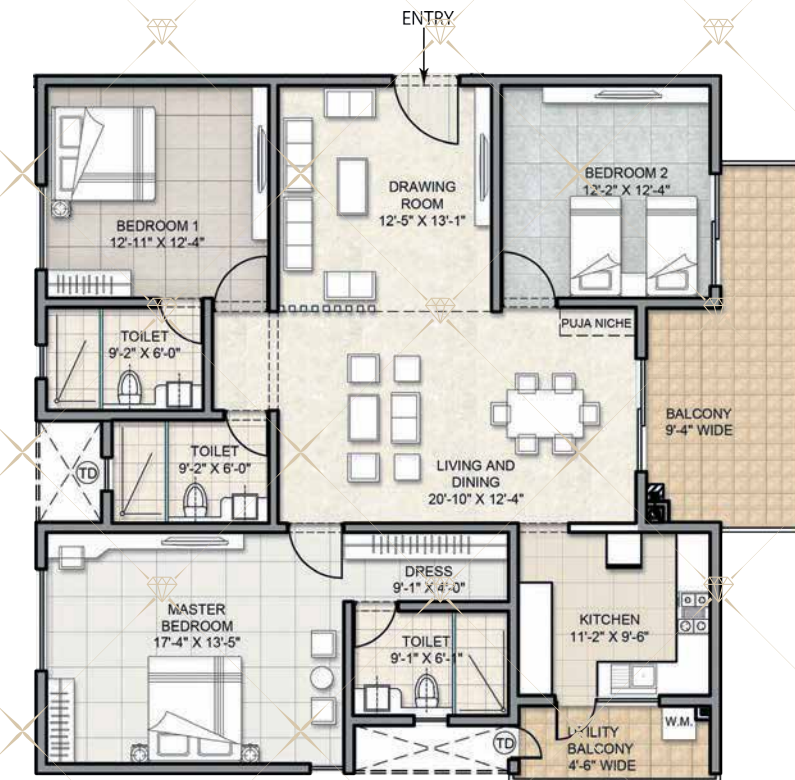
**TOWER MARVEL  
3 BHK ULTIMA**  
UNIT 3  
WEST FACING



SALEABLE AREA: 2162 SQ. FT. | CARPET AREA: 1366.27 SQ. FT.  
BALCONY + UTILITY: 156.40 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

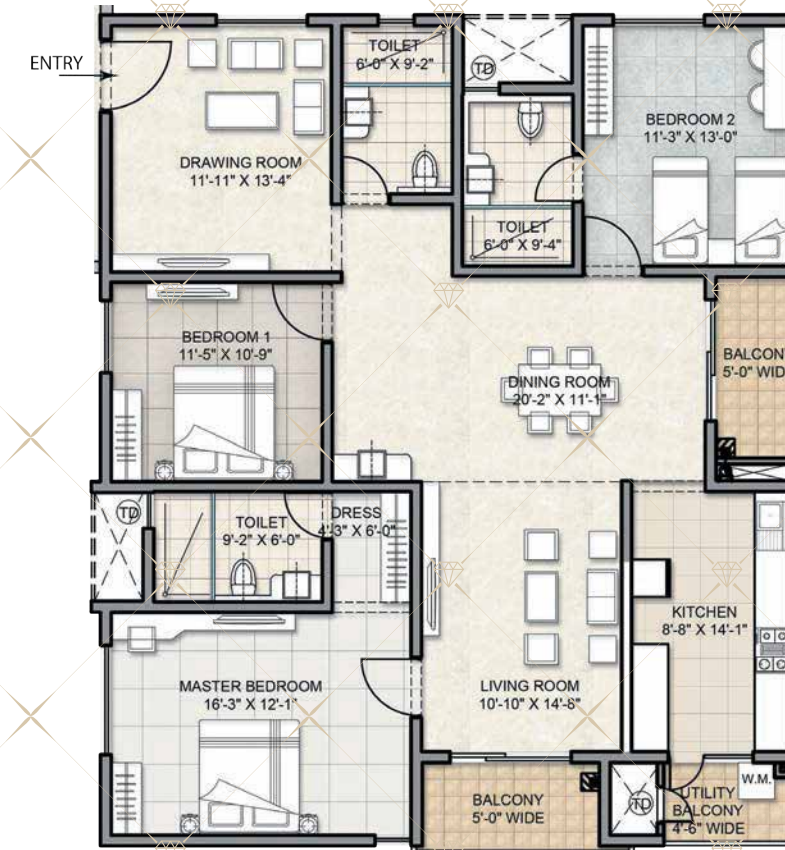
**TOWER MARVEL  
3 BHK ULTIMA**  
UNIT 4  
NORTH FACING



SALEABLE AREA: 2222 SQ. FT. | CARPET AREA: 1353.03 SQ. FT.  
BALCONY + UTILITY: 211.73 SQ. FT.



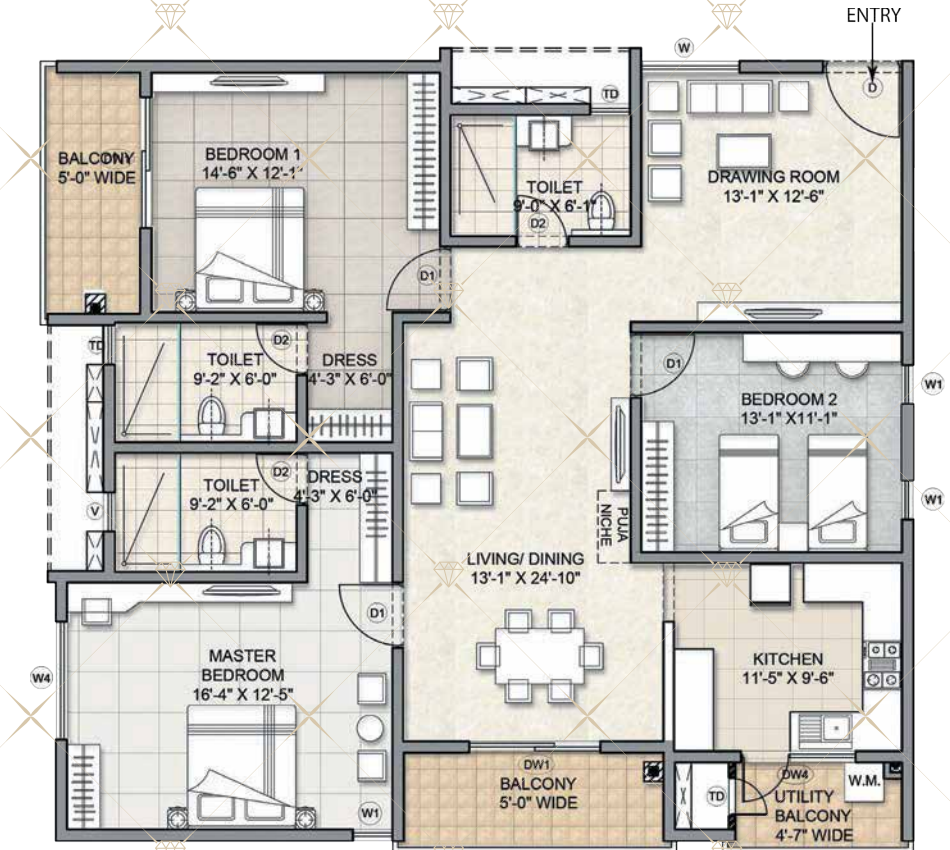
**TOWER MARVEL  
3 BHK ULTIMA**  
UNIT 5  
WEST FACING



SALEABLE AREA: 2187 SQ. FT. | CARPET AREA: 1411.70 SQ. FT.  
BALCONY + UTILITY: 128.74 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

**TOWER MARVEL  
3 BHK ULTIMA**  
UNIT 6  
NORTH FACING



SALEABLE AREA: 2183 SQ. FT. | CARPET AREA: 1372.09 SQ. FT.  
BALCONY + UTILITY: 165.34 SQ. FT.



# TOWER CRYSTAL

## CLUSTER PLAN

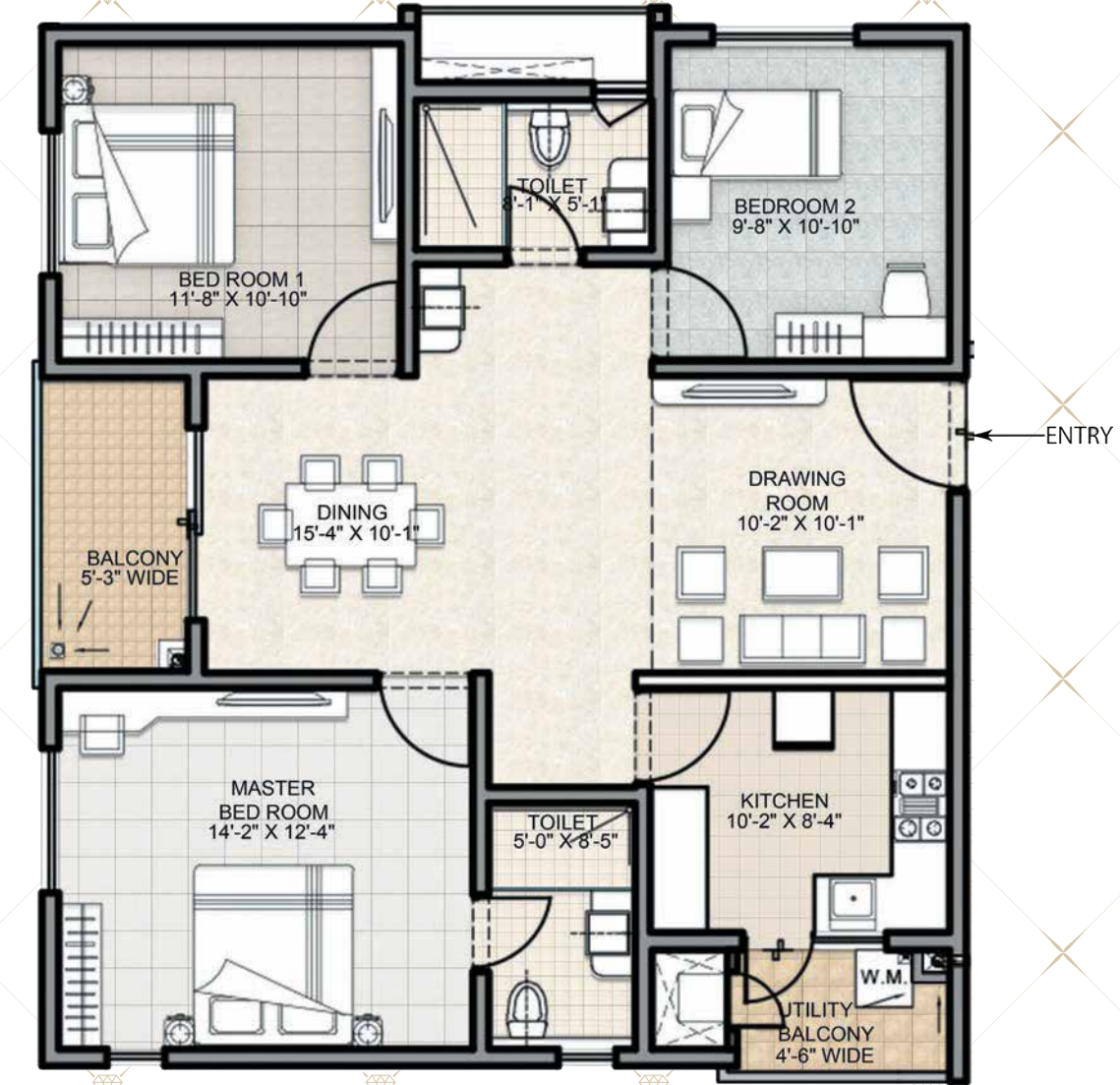


Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.



# TOWER CRYSTAL 3 BHK OPTIMA

UNIT 1, 2, 7 & 8  
EAST FACING



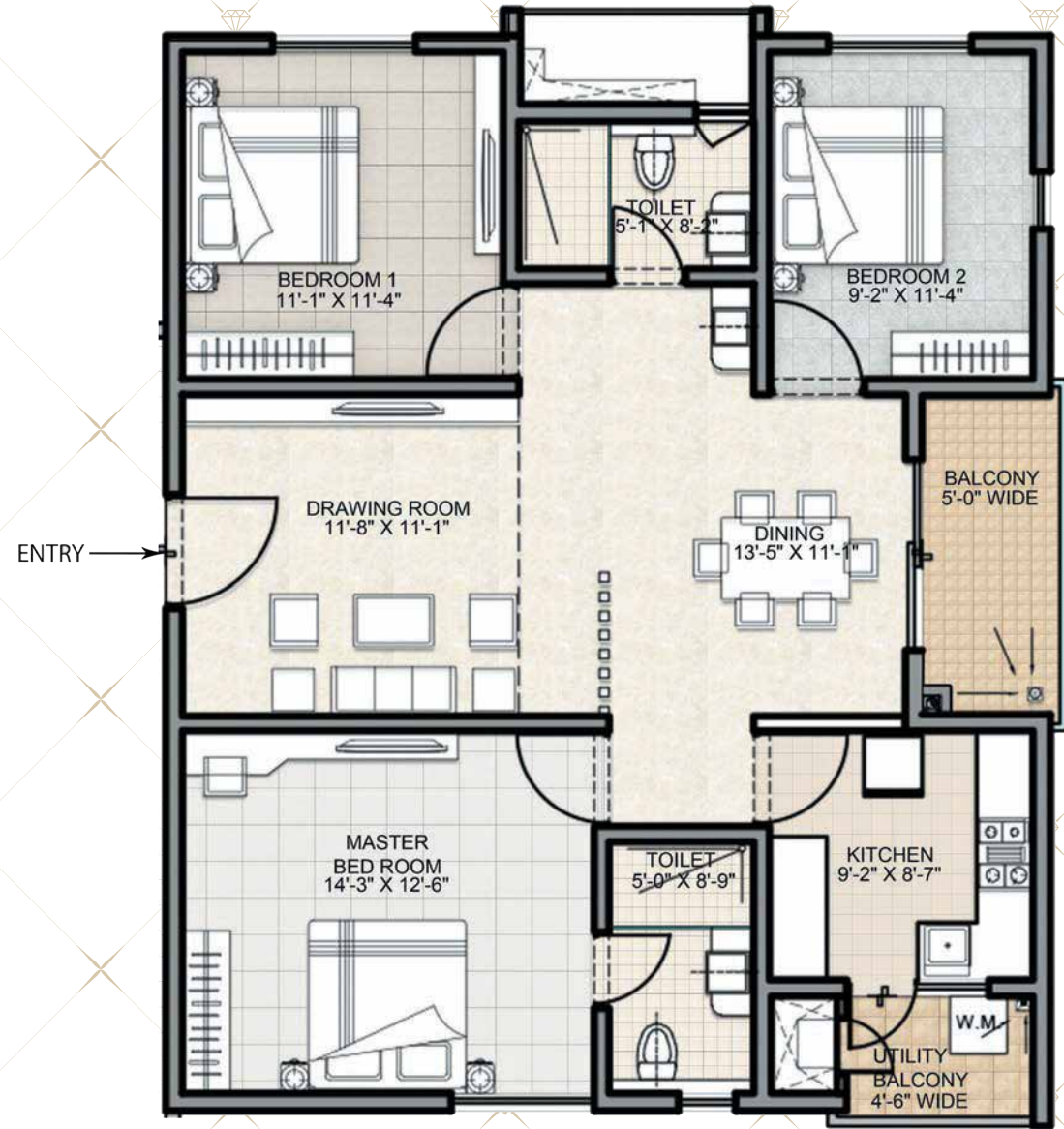
SALEABLE AREA: 1431 SQ. FT. | CARPET AREA: 922.26 SQ. FT. | BALCONY + UTILITY: 85.57 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.



# TOWER CRYSTAL 3 BHK OPTIMA

UNIT 3 & 4  
WEST FACING



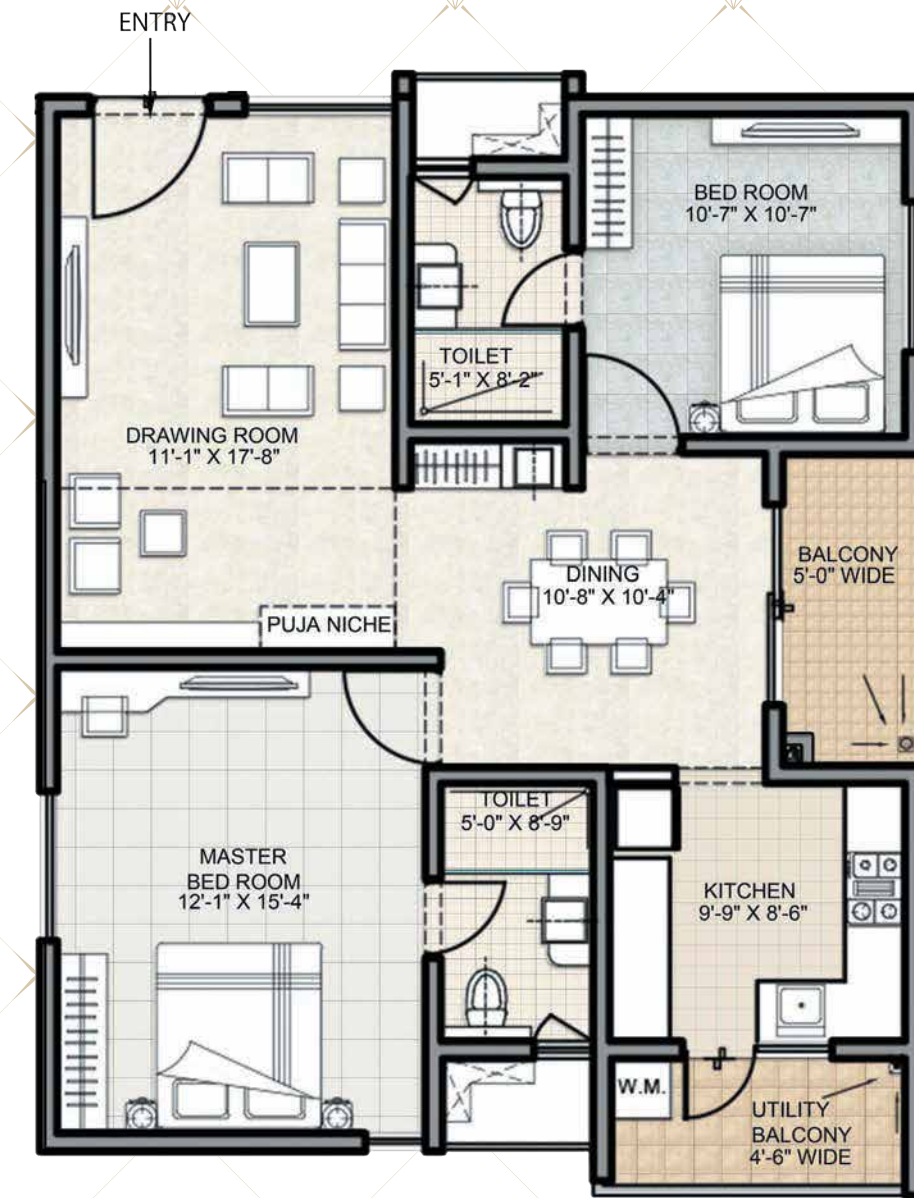
SALEABLE AREA: 1456 SQ. FT. | CARPET AREA: 940.13 SQ. FT. | BALCONY + UTILITY: 84.93 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.



# TOWER CRYSTAL 2 BHK

UNIT 5 & 6  
NORTH FACING



SALEABLE AREA: 1296 SQ. FT. | CARPET AREA: 816.02 SQ. FT. | BALCONY + UTILITY: 96.34 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.





## AT A GLANCE

### STRUCTURE

- R.C.C. Shear wall framed Super Structure
- Cement Concrete Blocks for Non-structural Members (Wherever needed)

### WALLS

- Elegant and Double Height Entrance Lobby in each tower

### FLOORING

- DRAWING, LIVING, DINING: Marble flooring of Superior Quality in 3 & 4 BHK, Vitrified floor tiles of Superior Quality in 2BHK
- MASTER BEDROOM: Wooden flooring of Superior Quality in 4BHK, Vitrified floor tiles of Superior Quality in 2BHK & 3BHK
- OTHER BEDROOMS & KITCHEN: Vitrified floor tiles of Superior Quality in all the typologies
- BATHROOMS: Anti-skid Vitrified / Ceramic floor tiles of Superior Quality
- ALL BALCONIES: Anti-Skid Vitrified / Ceramic floor tiles of Superior Quality
- CORRIDORS: Vitrified / Ceramic floor tiles of Superior Quality
- STAIRCASE: Vitrified / Cement floor tiles of Superior Quality
- LIFT LOBBY AREA: Vitrified tile of Superior Quality

### TILE CLADDING

- KITCHEN: Ceramic tiles up to 600mm high above kitchen platform of Superior quality
- BATHROOMS: Vitrified tiles up to lintel height of Superior quality
- UTILITIES: Vitrified/Ceramic tiles up to sill height of Superior quality
- LIFT LOBBY AREA: Granite/Marble/Vitrified tile cladding of Superior quality

### DOORS & WINDOWS

- MAIN DOOR: Teak wood/Engineered wood frame and Shutter finished with Melamine polish and fixed with reputed make hardware
- INTERNAL DOORS: Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make
- UTILITY DOORS: UPVC / Aluminium alloy framed Door Framed system with toughened glass
- SLIDING DOORS / FRENCH DOORS: UPVC / Aluminium alloy Door framed glass sliding door
- WINDOW: UPVC / Aluminium alloy framed window system with toughened glass and provision for mosquito mesh track
- BALCONY RAILINGS: Aesthetically Designed Glass Railing in all floors

### WALL FINISHES

- INTERNAL WALLS/CEILING: Smooth putty finish with two coats of Premium Acrylic Emulsion Paint of Reputed make, over a Coat of Primer
- EXTERNAL WALLS: Textured / Smooth finish with two Coats of Exterior Emulsion Paint of Reputed Make

### KITCHEN

- Granite platform with Stainless Steel Sink of Superior Quality
- 5 power points in kitchen with multi-pin 6/16A sockets (Chimney, Refrigerator, Microwave, Mixer /grinder, and water purifier)

### BATHROOMS

- Glass Shower Partition in Master bedroom Bathroom of all Typologies
- Counter Top Washbasins of reputed make
- EWC with concealed cistern of reputed make
- Single lever wall mixer and shower of reputed make

- C.P fittings of reputed make
- Grid Ceiling to cover Service Lines

### ELECTRICAL

- "3 Phase" power supply for each unit with individual meter boards
- Concealed copper wiring of reputed make with Sufficient Power Outlets and Light Points
- Miniature Circuit Breakers (MCB) of reputed make for distribution boards.
- Lightning arrester for the tower & aviation lamp
- Provision for Installation of Spilt AC's in the living room and all bedrooms.
- Modular Switches of reputed make

### CABLE TV

- Provision for cable connection in master bedroom and living / drawing area

### TELEPHONE / DATA CONNECTIONS

- Telephone Point in drawing / living & Master bedroom
- Provision for internet connection in drawing / living & Master bedroom

### LIFTS

- High Speed Automatic Passenger Lifts of reputed make with rescue device and V3F for energy efficiency
- One High Speed Automatic Service lift of reputed make with rescue device and V3F for energy efficiency

### POWER BACKUP

- 100% generator power back up for all the flats

### WATER TREATMENT PLANT

- Treated Water made available through an exclusive Water Softening Plant
- Water Meters for each unit
- Rainwater Harvesting as per local regulation

### SEWAGE TREATMENT PLANT

- Sewage Treatment plant of adequate capacity will be provided
- Treated Sewage Water will be used for Landscaping / Gardening and WC flushing

### SECURITY

- Surveillance cameras at the main security; entrance of each block and at strategic locations
- Panic button and intercom is provided in the elevators, which is connected to the security
- Video Doorbell of reputed make is provided at the main door of every apartment.

### PARKING MANAGEMENT

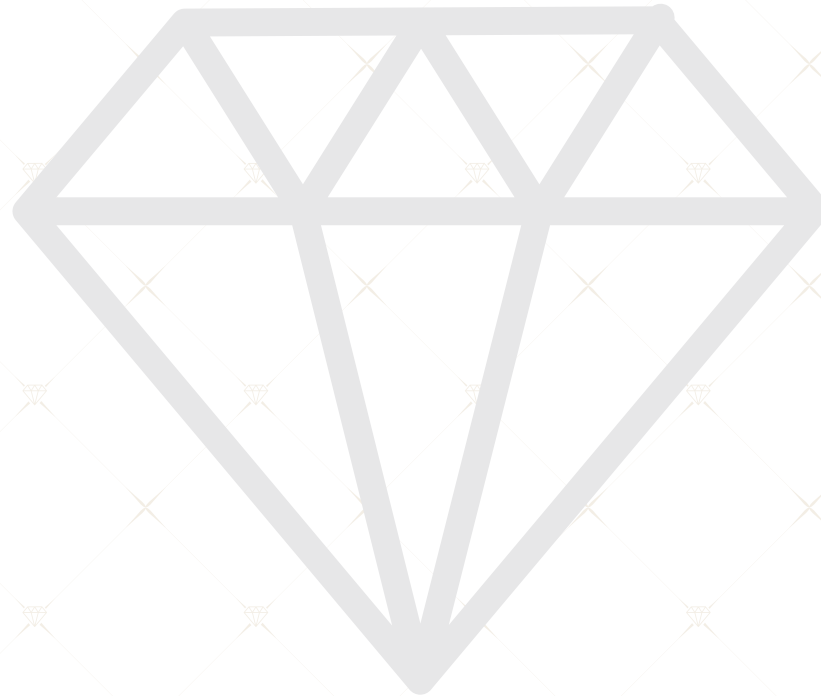
- Parking is optimally designed to suit the ease of parking. Parking signages are positioned at Strategic places to provide ease of manoeuvring and parking

### GAS SUPPLY

- Gas supply to individual flats with prepaid/postpaid meters

### FIRE & SAFETY

- Fire Water Tank and Fire Pumps located at Basement
- Fire Detection; Alarm system and Public-Address System
- Fire Hydrant & fire sprinkler system at basement, lobby and apartments.
- Portable Fire Extinguishers in the common areas



INFUSING LIFE TO SPACES

Mahira Ventures Private Limited, TITANIUM, Plot No.1-98/8/75-A & 75B, Jubilee Enclave, Madhapur, Hyderabad, Telangana, 500 081.

**Site Address:** Plot No. 1 & 2, comprising in Survey No. 41/14, Near Hitec City MMTS Station, R.R. District, Hyderabad, Telangana, 500 085.

| [www.aurobindorealty.com](http://www.aurobindorealty.com)

TS RERA No. P02400001822

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