



**ABHIMAAN  
TOWNSHIP**  

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**SHIRGAON**



**PUMBAI**  
FUTURE PUNE



# GATEWAY TO PUNE

It is not every day that a grand destination is born right in front of our very eyes. Case in point: Pumbai. The lightning-fast development of Pumbai is tantamount to the creation of a chapter in history as well as geography. Development activity has picked up momentum in this region. Guess why Pumbai is so much in the news? Well, Pumbai is strategically located near the Pune-Mumbai Expressway. And well-connected by rail. It is also well-connected by road to all the major hubs of Pune like Hinjawadi, Chakan, Talegaon, Akurdi, Aundh, Talwade, Pimpri-Chinchwad, etc. Pumbai is also located close to the Maharashtra Cricket Association Stadium located at Gahunje. Today, Pumbai is home to premier educational institutions like Symbiosis, Lotus Business School and Kirloskar Institute of Advanced Management Studies. And many more colleges and schools. Small wonder then that Pumbai is fast becoming the Gateway to Pune.





A project registered under RERA in the name of Abhimaan Homes

## THE SHORTCUT TO HINJAWADI-WAKAD

If you are an IT professional working in Hinjawadi, you can drive to your workplace through the short, lowest-traffic Somatane-Kasarai Road in just under 15 minutes.

## IN CLOSE PROXIMITY TO NIGDI-PRADHIKARAN

Pumbai sits conveniently connected to Nigdi-Pradhikaran through the Ravet-Aundh BRTS road. It is just a 15-minute drive from Pumbai.

## TALWADE & AKURDI'S NEXT-DOOR NEIGHBOUR

Pumbai is radially located just about a 15-minute drive away from these industrial hubs; thus making it a convenient place to stay.

## A PLEASANT LONG-DRIVE TO AUNDH

Aundh is undeniably one of the most happening places in Pune. Pumbai is just a 25-minute drive away from Aundh when you take the Ravet-Aundh BRTS road.

# GET THE FIRST MOVER ADVANTAGE!



## HOMES

While Pumbai grows at an unprecedented rate, its need for a modern and vibrant township is being catered to by Kohinoor Group's Abhimaan Township. Home to 1 and 2 BHK residential apartments, Abhimaan Township is spread over a sprawling 22 acres and is the only project in the area that is built in compliance with the PMAY scheme. With stunning landscaping and all the finest amenities and features, Abhimaan Township is the most preferred address in Pumbai. Over 550 families will move into Abhimaan Township soon – months before the promised date of possession. Besides, Abhimaan Township offers all the best features of a grand township at very affordable rates. Plus, all the benefits of community living. Incidentally, Kohinoor Group has a proven record of transparency and commitment, which is quite well-known in the real estate industry.



## SHOPS

Pumbai is fast becoming one of the best places to run small retail store businesses. Due to its proximity to the Prati Shirdi Sai Baba Temple, thousands upon thousands of pilgrims pass through this area. It would please you to know that Abhimaan Township offers the best location for your retail business. For instance, grocery stores, laundries, chemists, clinics, beauty parlours, ice cream parlours, cake shops, etc. In fact, Abhimaan Township offers you a ready customer base of over 1000 resident families. Not to mention the other thousands of customers in the neighbourhood.



# AMENITIES



Shopping



Garden



Net Cricket Pitch



Tennis Court



Gymnasium



Clubhouse



Children's Play Area



Main Gate / Entrance



Backup for Common Area



Security Checkpost



Concrete Road



Solar Water System



Entrance Lobby



Nameplate For Each Flat



Name Directory In Lobby



Powder-coated Letter Box



Water Treatment Plant



Sewage Treatment Plant



Community Hall



Yoga / Meditation Space  
(100 sq.ft.)



School Children's Waiting Area  
(For 10 Children)



Indoor Games  
(Table Tennis, Chess and Carrom Board)

# SPECIFICATIONS

## Structure & Masonry

- RCC frame structure
- Sand-faced plaster for external wall
- Internal walls with Gypsum finish

## Electrical Fittings

- Electrical points
- Concealed copper wiring with good quality switches
- Miniature Circuit Breaker (MCB)
- TV point in living room
- Telephone point in living room
- Good quality switches
- DB & MCB box

## Kitchen

- Granite kitchen platform with stainless steel sink
- Ceramic tile dado up to the lintel level 300 mm x 450 mm

## Flooring

- 600 mm x 600 mm vitrified tile flooring in hall, dining, kitchen and passage with skirting
- Ceramic flooring in terraces, dry balcony and toilets

## Doors

- Main entrance door
- Oil-painted flush doors for bedrooms and toilets
- Main door frame in concrete

## Windows

- Aluminium sliding windows and mosquito net  $\frac{3}{4}$ " series

## Painting

- External: Semi-acrylic paint
- Internal: Oil bound distemper

## Lifts

- Branded lifts of good quality with V3F drive

## Toilets

- Good quality CP fittings
- Concealed plumbing
- Satin-finished ceramic flooring
- Ceramic tiles up to lintel level, dado up to 4' level
- Provision for water geyser



# KOHINOOR

A KRISHNAKUMAR GOYAL ENTERPRISE

**FULFILLING DREAMS AND HELPING BUILD GREAT HOMES & BUSINESSES SINCE 1983**

Founded in 1983 by Mr. Krishnakumar Goyal, Chairman and Managing Director, Kohinoor Group, the company has strived to create a significant wave in the real estate sector with landmark property developments, industrial construction, logistics parks and warehousing.

Today, three decades and twenty eight successful projects later, the only thing that stands taller than Kohinoor's projects is its reputation. Having already delivered over 4 million square feet to 4500+ happy customers, the Group aims to deliver 20,000 homes in the coming years.

**Our Vision** - To build a thriving relationship with our customers based on the solid foundation of trust, integrity and transparency.

**Our Values** - Our values are briefly summed up by the acronym - **R.A.C.E.**

**Relationship**  
Connecting  
for a Lifetime

**Achieve**  
On-time  
Performance

**Candid**  
Truthful,  
Transparent  
& Straight-  
forward

**Excellence**  
1%  
Improvement  
Everyday



## MAHALAXMI GROUP

**COMMITTED TO QUALITY AND TRANSPARENCY**

Mahalaxmi Group is a leading manufacturer and exporter of all kinds of steel material since 2001, supplying materials all over Maharashtra. Our motto is to achieve perfection by serving our esteemed customers with products of consistent quality that meet their needs through efficient delivery. Mahalaxmi Group is involved in the construction business in East Pune since 2010.

For more details, log on to [www.mahalaxmigruppune.com](http://www.mahalaxmigruppune.com)



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RERA Registration No. Phase 1: P52100000339

Available at website: [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

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**CREDAI**  
PUNE METRO