



B A N E R

SUCCESS
HAS A LANGUAGE.
AND THIS IS HOW
IT'S SPOKEN.

An artistic rendering of the Kohinoor Business Tower at dusk. The building features a modern design with a facade of horizontal metallic slats. A large, lush green vertical garden is integrated into the building's structure. In the foreground, a stone wall displays the name 'KOHINOOR BUSINESS TOWER' and the 'KBT' logo. A car is parked near a security barrier, and a person is walking on the sidewalk. The sky is a warm orange from the setting sun.

A BUSINESS ISN'T
JUST MEASURED
BY WHAT IT DOES.
**BUT WHERE IT IS
DONE.**

Your office is more than walls and a desk—it's your business's first handshake, shaping credibility and expectations instantly. An address among industry leaders speaks volumes. Shouldn't yours? After all, the right location elevates your status without you saying a word.

Artistic impression

THE CITY THAT THINKS AHEAD. **AND MOVES AHEAD.**

The Pune Advantage

- Seamless connectivity to Mumbai's financial ecosystem
- Easy access to major ports for global trade
- Robust social & civic infrastructure supporting business growth
- Proven track record of high returns on investment

If you're looking for a city that doesn't just house businesses but accelerates them, Pune is already ahead of you.

Pune, is quietly scripting the future. It stands shoulder to shoulder with India's metro giants, not just matching them, but often surpassing them. From manufacturing to IT, from automobiles to hospitality, Pune has transformed into an economic powerhouse. Its infrastructure is robust, its lifestyle unmatched, and its business ecosystem thriving. More than a city, it's a gateway to opportunity, a hub of innovation, and the preferred destination for visionaries who think ahead.



An artistic rendering of a modern architectural scene at dusk. A large, multi-story building with a facade of horizontal slats and glass windows is illuminated from within. In the foreground, a paved plaza with a geometric pattern is lit by warm, glowing lines. To the left, a covered walkway with wooden pillars and a person sitting on a bench is visible. To the right, a landscaped area with greenery, a silver car, and a tall thin tree is shown. The sky is a soft mix of orange and blue.

THE BANER ADVANTAGE

- The preferred destination of industry pioneers
- A seamless gateway to the financial capital
- An address that amplifies both reputation and reach

EVERYONE WANTS A PIECE OF BANER.
SOME JUST CLAIM IT FIRST.

BANER. PUNE'S DYNAMIC NEXUS FOR **GLOBAL BUSINESS AND INNOVATION**

Baner offers something rare. A business district that thinks global and moves with purpose. It's where enterprises don't just set up offices, they establish their presence. Strategically located, seamlessly connected, and rapidly evolving, Baner is the nerve center of Pune's commercial revolution. It's where IT hubs, global corporations, and high-growth startups converge, creating an ecosystem that thrives on innovation, collaboration, and future-ready infrastructure. With a lot more to offer, Baner is the launchpad for businesses that refuse to be ordinary.



YET ANOTHER MASTERPIECE FROM **THE MAKERS OF KWT.**

Some addresses become locations, Others become landmarks.

Kohinoor World Towers, has redefined Pune's commercial skyline, an architectural marvel that has set new benchmarks for business, innovation, and success. Now, that same bold vision and architectural excellence is coming to Baner. A market long dominated by industry veterans is about to witness a new icon rise.

Introducing Kohinoor Business Tower (KBT, Baner) - a premium commercial landmark built for businesses that demand excellence, visibility, and a strategic edge. From the visionaries behind KWT this isn't just another workspace, it's a bold new chapter in Baner's commercial evolution. Crafted for those who expect more, it stands as a symbol of ambition, innovation, and success.

With its striking presence and strategic location, Baner's next landmark has arrived.

An artistic rendering of the Kohinoor Business Tower's outdoor courtyard. The scene features a large, modern building with a distinctive facade of horizontal slats. In the foreground, a lush green lawn is bordered by a low concrete wall. To the right, a wide, cascading waterfall flows over a dark, textured wall. Three people are seated on a concrete bench in the middle ground, looking towards the building. The background is filled with dense green foliage and trees. The sky is a clear, bright blue.

KOHINOOR BUSINESS TOWER. **AHEAD OF ITS TIME. BUILT FOR WHAT'S NEXT.**

Kohinoor Business Tower (KBT) is a 114.5-meter icon of ambition and influence - one of Baner's tallest landmarks. More than an office tower, it's a statement of power and prestige, placing you among industry leaders in a commercial ecosystem built for success.

Designed by global architects, KBT embodies precision and excellence, featuring cutting-edge composite steel construction for strength, efficiency, and innovation. Strategically located in Baner, it offers seamless connectivity to Navi Mumbai, Thane, and Vashi, placing your business at the heart of opportunity.

The KBT Advantage

- Expansive open floor plans for unparalleled flexibility
- Faster construction timelines for quicker move-ins
- Reinforced structural integrity for long-term resilience
- Zen Garden and vertical greenery for enhanced well-being
- Grand entrance lobby and landscaped breakout zones

Artistic impression



SOME TOWERS STAND TALL. WE STAND APART.

At Kohinoor Business Tower, every detail is crafted to enhance productivity, inspire creativity, and elevate business potential. Designed for visionaries, leaders, and pioneers, this 22 - storey commercial marvel isn't just a place to work, it's a place to grow, connect, and thrive. Step into a space with world-class amenities that redefine business excellence.

- 22 - Storey Commercial Space
- World-Class Business Amenities
- Grand Entrance Lobby
- Glazed Facade
- A - Grade Offices

- One of Baner's Tallest Landmarks
- Composite Steel Structure
- Nature-Centric Spaces
- 15 - Metre Access Road
- IGBC Gold Certification

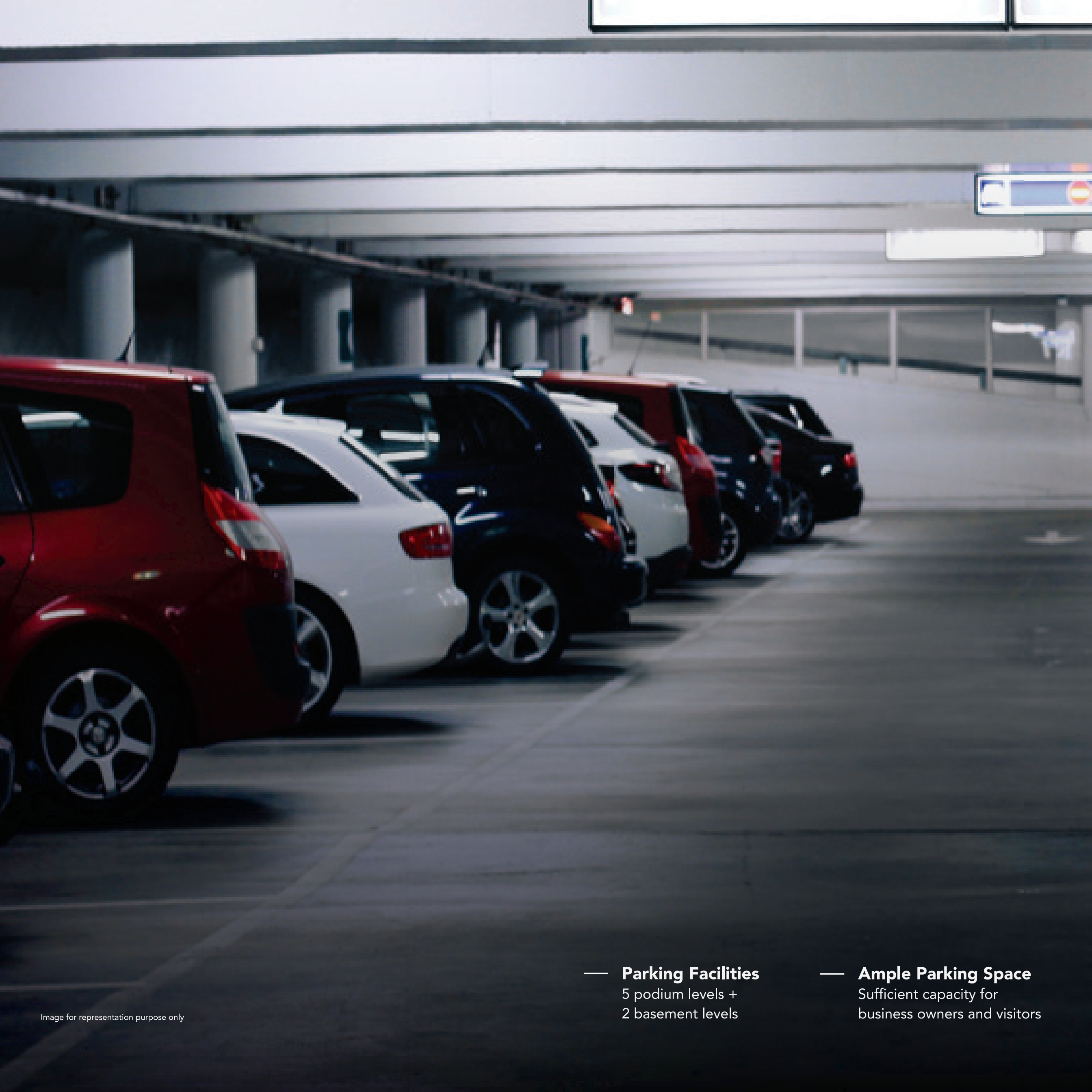


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— **Parking Facilities**
5 podium levels +
2 basement levels

— **Ample Parking Space**
Sufficient capacity for
business owners and visitors

AN OFFICE SPACE THAT'S A BREATH OF **FRESH AIR.** **LITERALLY.**

At Kohinoor Business Tower, we believe a workspace should do more than just facilitate business, it should elevate it. That's why we've seamlessly integrated nature into the work environment. Here, business and well-being go hand in hand. The Zen Garden provides a quiet retreat for moments of reflection, while vertical greenery transforms office walls into dynamic, inspiring spaces.

Our biophilic design reduces stress, enhances creativity, and fosters productivity by creating a more natural, balanced environment. Because a workspace shouldn't just be a place to work-it should be a place that inspires, energizes, and elevates.

A modern office interior with large windows, indoor plants, and a person working at a desk. The space is bright and airy, with a focus on sustainability and greenery.

BUILT FOR SUSTAINABILITY. DESIGNED FOR GROWTH.

Here sustainability isn't just an afterthought, that's why every detail of KBT is designed to optimize resources, enhance well-being, and drive long-term value for businesses.

Smart Business Moves with Smart Spaces.

LOWER OPERATING COSTS

Energy-efficient lighting, and high-performance insulation significantly reduce utility expenses.

HEALTHIER WORK ENVIRONMENTS

Low-VOC materials and advanced air filtration promote cleaner air and support employee wellness.

HIGHER PRODUCTIVITY

Well-regulated lighting and temperature conditions help teams stay focused, energized, and efficient.

ENHANCED BRAND PERCEPTION

Sustainable workspaces reflect forward-thinking values—attracting clients, investors, and top talent.

FUTURE-READY COMPLIANCE

Stay ahead of evolving environmental norms and mitigate regulatory risks with green infrastructure.

STRONGER LONG-TERM RETURNS

Eco-friendly buildings tend to appreciate faster and command higher rental values.

An investment in sustainability is an
INVESTMENT IN SUCCESS.

A LANDMARK
THAT PUTS YOU
IN THE CENTER
OF IT ALL.



EVERYTHING YOU NEED, JUST MINUTES AWAY.

Baner takes pride in its prime location, offering seamless connectivity to both business and lifestyle hubs. With quick access to the Pune-Mumbai Expressway and proximity to the Pune-Bengaluru National Highway, it ensures effortless travel and business expansion opportunities. Surrounded by thriving IT parks, premium neighborhoods, and top-tier business hubs, Baner has evolved into one of Pune’s most sought-after commercial destinations, making it the ideal address for businesses that demand both prestige and practicality.

CONNECTIVITY

Sindh Society | IISER Pune | Ram Nagar | Laxmi Nagar | Baner
- Pune Station and Navi Mumbai Airport at 120 minutes away

PROXIMITY TO IT PARKS

Amar Tech Park | WeWork - Eleven West | Regus | Assimilate Technologies Pvt Ltd

EFFORTLESS ACCESS TO KEY HIGHWAYS

Pune-Mumbai Expressway

Pune-Bengaluru National Highway

Neighboring premium locations

Hinjewadi | Balewadi | Aundh | Wakad | Pashan

RETAIL & LIFESTYLE HUBS

Phoenix Mall of the Millennium | Westend Mall | Balewadi High Street

**NOT JUST AN ADDRESS — A DESTINATION FOR
INNOVATION, GROWTH, AND OPPORTUNITY.**

KEY DISTANCES

CONNECTIVITY

Upcoming Baner Metro Station	1.2 km
Pune-Bengaluru National Highway	1.6 km
Mumbai-Pune Expressway	3.3 km
International Aiport at Navi Mumbai	109 km

HOTELS

Orchid Hotel	3.5 km
JW Marriot	7.8 km
Hotel Tip Top International	12 km

ENTERTAINMENT HUBS

Balewadi	2.8 km
Westend Mall	3.3 km
Xion Mall	7.1 km
Phoenix Mall of the Millennium	7.2 km

HOSPITALS

Jupiter Hospital	1.7 km
Benecare Mother Child Super Specialty Hospital	1.7 km
IVAA Multispecialty Hospital	3.1 km





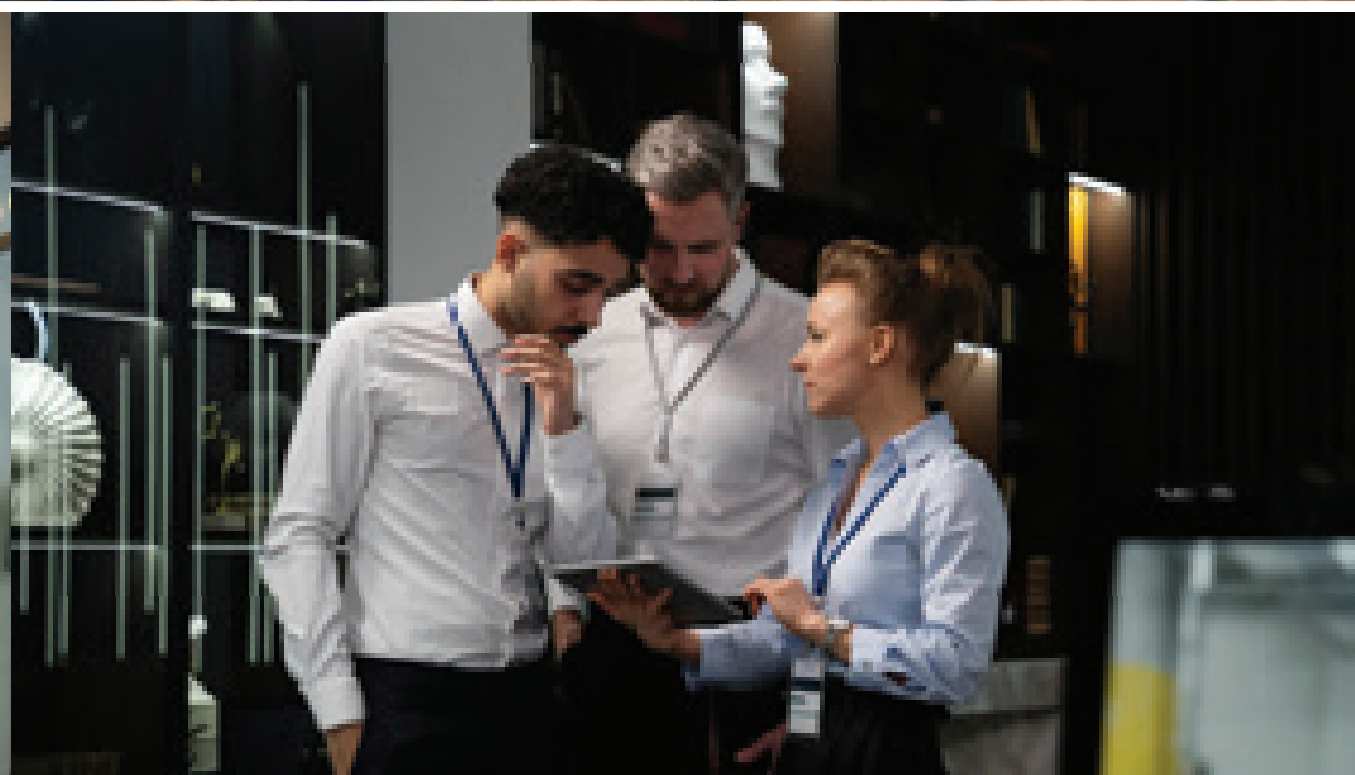
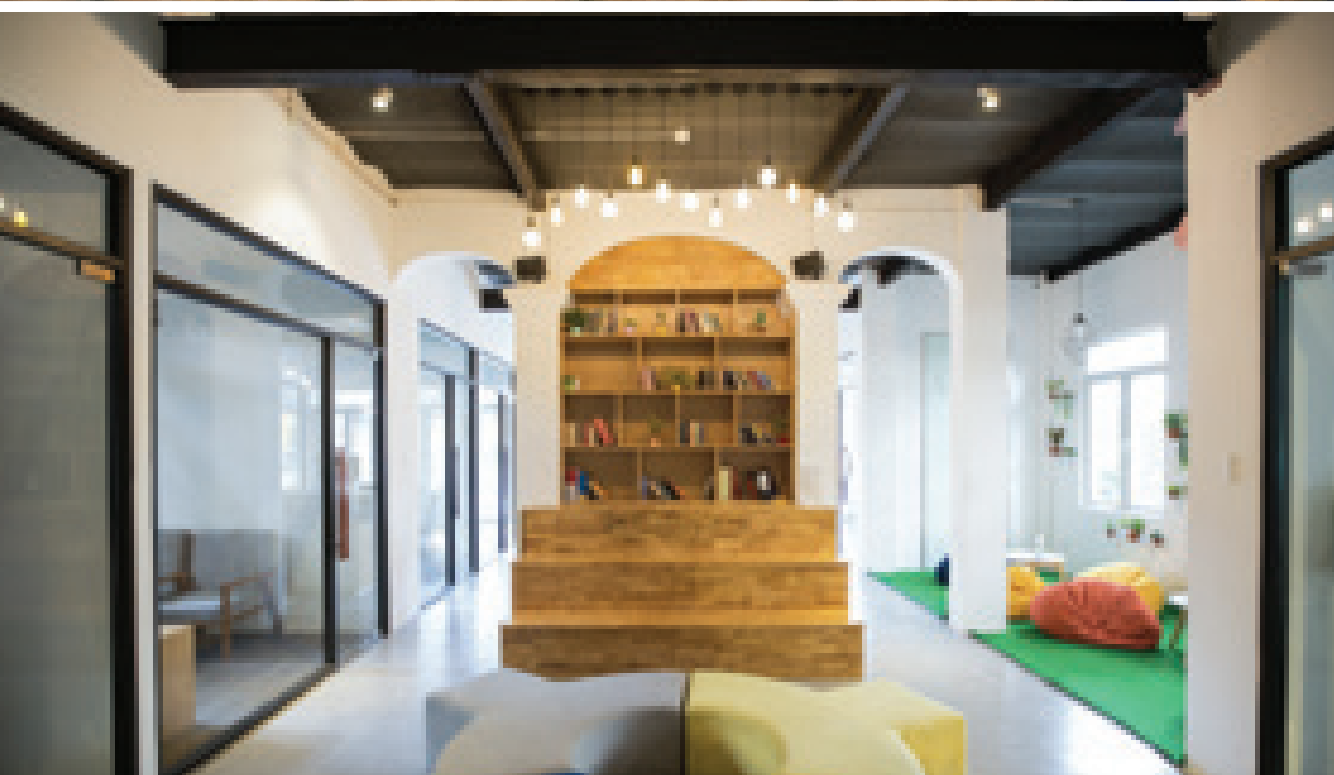
BEYOND
AN
OFFICE.
IT IS AN
EXPERIENCE.

INDULGE.
REFRESH.
RE-FOCUS.



The Food Lounge:
A vibrant space to dine, unwind, and recharge between meetings

Artistic impression

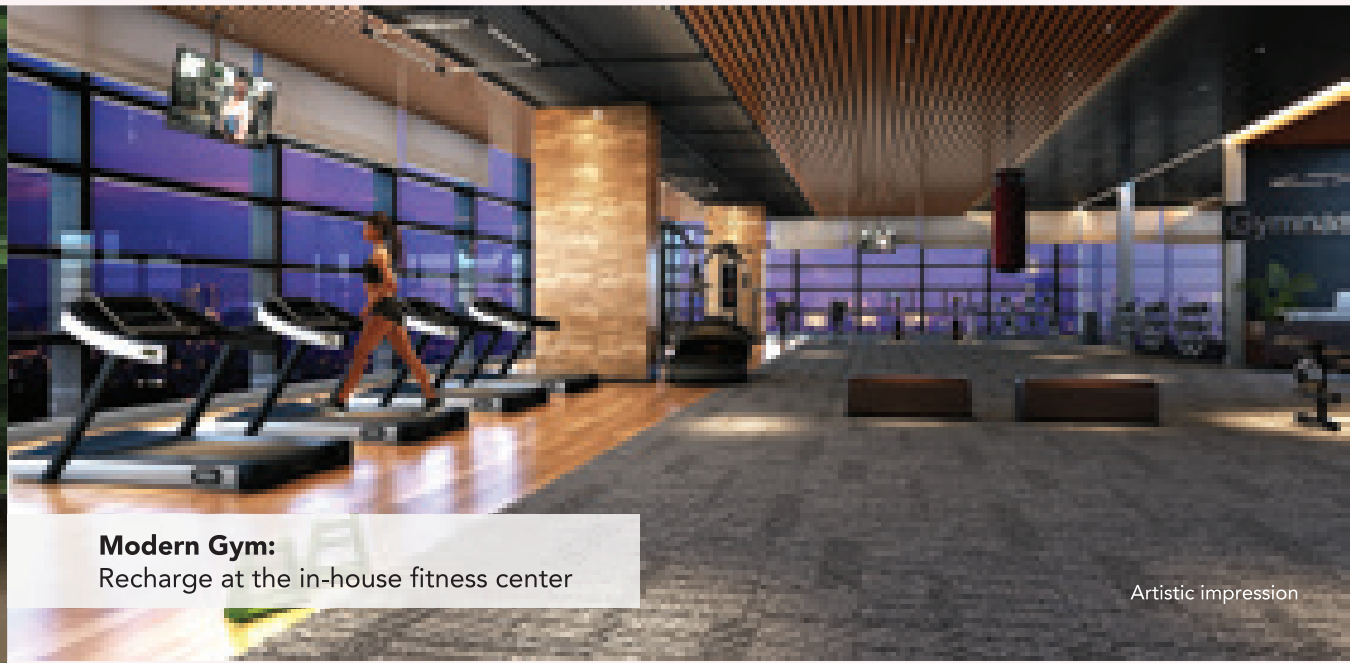


BIOPHILIC DESIGN, CRAFTED FOR HARMONY & CREATIVITY.



Outdoor Green Seating Area:
Relax or connect in a lush breakout zone

Artistic impression



Modern Gym:
Recharge at the in-house fitness center

Artistic impression



Landscaped Arrival Driveway:
Make a statement with a grand entryway

Artistic impression

DESIGNED
TO IMPRESS.
**BUILT TO
PERFORM.**



BLUEPRINT OF EXCELLENCE



FACADE

- Unitized structural glazing system with DGU glass for external exposed areas. Aluminum fins provided at parking levels.

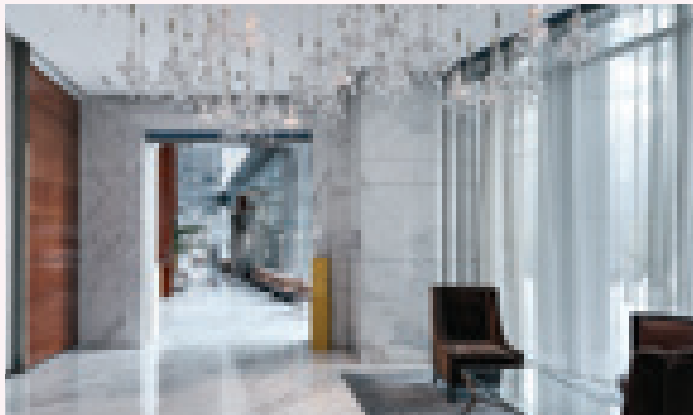


GREEN BUILDING CERTIFICATION

- IGBC Gold certified.

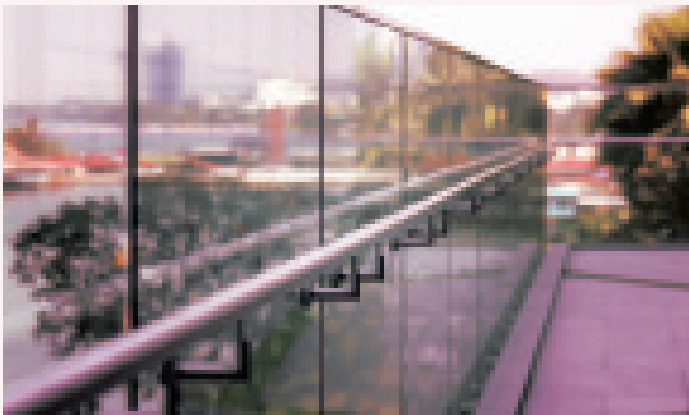
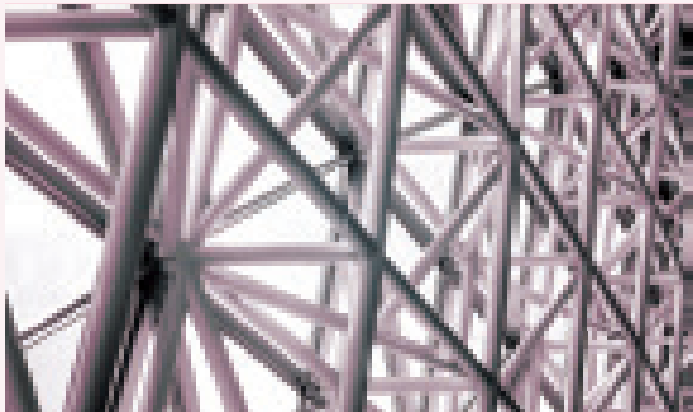
FLOORING

- Main entrance lobby: Italian marble or premium tiles with dado
- Toilet: Ceramic anti-skid flooring with dado tiles
- Typical floor common passages: vitrified double charge tiles
- Attached office terraces: anti-skid or rustic finish floor tiles



STRUCTURE

- Composite steel structure
- Floor system: deck slab
- Masonry walls: 125 mm AAC blockwork



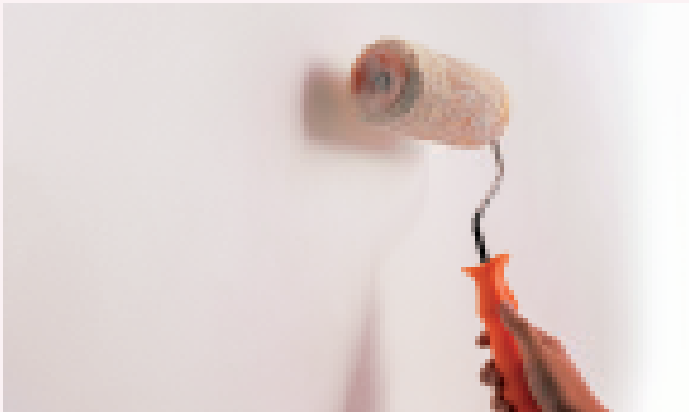
RAILING

- MS railing for staircases
- Glass railing as per design on formed terraces



LIFTS

- Elevators: Schindler or equivalent
- Destination control system included



PAINT

- Gypsum-finished walls in office areas
- Two coats of acrylic emulsion paint for internal walls and ceilings in common areas
- Final finishes as per interior design consultant

WINDOWS

- Ventilators: anodized aluminum with louvers



DOORS

- Office main doors: glass
- Washroom doors: wooden doors frames



ELECTRIFICATION AND CABLING

- Distribution board with two light points in each office unit
- Wires: Polycab / Finolex / Equivalent
- 100% power backup

MODERN RESTROOMS

- Fully finished toilets with WC fittings
- Concealed UPVC/CPVC plumbing lines
- Concealed flush valves
- CP fittings: Kohler
- Sanitary ware: Kohler
- STP treated water used for flushing
- Dedicated restrooms for specially-abled individuals on each office floor



SECURITY AND SAFETY

- CCTV surveillance in all common areas
- 100% access control for all common areas
- Boom barriers at key locations as per design
- Turnstiles (RFID) for access control
- Firefighting and fire alarm system as per local building code



THE FRAMEWORK OF SUCCESS.

LEGEND

1. GRAND ENTRANCE
2. ENTRY / EXIT GATE
3. SECURITY CABIN
4. WORKING PODS
5. SEATS
6. LAWN
7. EATING ARENA
8. 6M WIDE DRIVEWAY WITH PATTERN
9. 1.5M WIDE PATHWAY WITH TREE
10. SERVICES
11. ZEN GARDEN
12. SHRUB PLANTATION WITH DRY LANDSCAPE
13. PLAZA
14. SLIDING GATE WITH COMPOUND WALL
15. FEATURE WALL WITH WATER CASCADE
16. SEATING ARENA
17. PERGOLA WITH SEATING

KOHINOOR GROUP.

A LEGACY BUILT ON TRUST.
A FUTURE BUILT FOR SUCCESS.

For over 40 years, Kohinoor Group has shaped Pune's skyline with iconic commercial hubs and visionary residential spaces, building thriving communities and lasting legacies. Led by Mr. Krishnakumar Goyal, Chairman & Managing Director, the Group has reached new heights.

While real estate remains its core, Kohinoor has diversified into manufacturing, logistics, and services, reflecting a vision for holistic growth. With 11 million sq. ft. completed and 17 million sq. ft. under construction, Kohinoor is driving India's next growth phase, supporting startups, enterprises, entrepreneurs, and home seekers. Kohinoor takes pride in creating smiles and building trust.

KOHINOOR
GROUP



OF BUILDING EXCELLENCE



BUILDING
REAL ESTATE
ICONS
AND TRUST
SINCE 1983





Site Address: KBT Baner, S. No. 291/1, 291/2, 291/3(P), Pan Card Club Road, Baner, Pune 411045.
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