



THE  
STAR  
AWAITS

KP   
Supernova

2 & 3 BHK STAR-CLASS RESIDENCES  
@NIBM ANNEXE

A young child with dark hair is shown in profile, looking upwards with a hopeful expression. The background is a soft-focus night sky filled with stars and a warm, golden glow from a light source, possibly the sun or moon, creating a dreamlike atmosphere. A large, stylized red star graphic is positioned in the upper right quadrant of the image. The text "THE STAR OF YOUR DREAMS" is overlaid in white, with "STAR" being significantly larger than the other words.

THE **STAR** OF YOUR DREAMS



STEP INTO THE  
G A L

A X Y

KP   
Supernova

2 & 3 BHK STAR-CLASS RESIDENCES  
@NIBM ANNEXE

Welcome to KP SUPERNOVA — A two-acre galaxy of life. Choose from 2 & 3 BHK residences crafted with modern design, functional planning, and premium amenities. Experience modern Star-Class residences set amidst serene, natural surroundings at NIBM Annexe. Spacious layouts, abundant natural light, and thoughtful design create a lifestyle that blends comfort with elegance.



YOUR  
**UNIVERSE**  
OF COMFORT & ELEGANCE



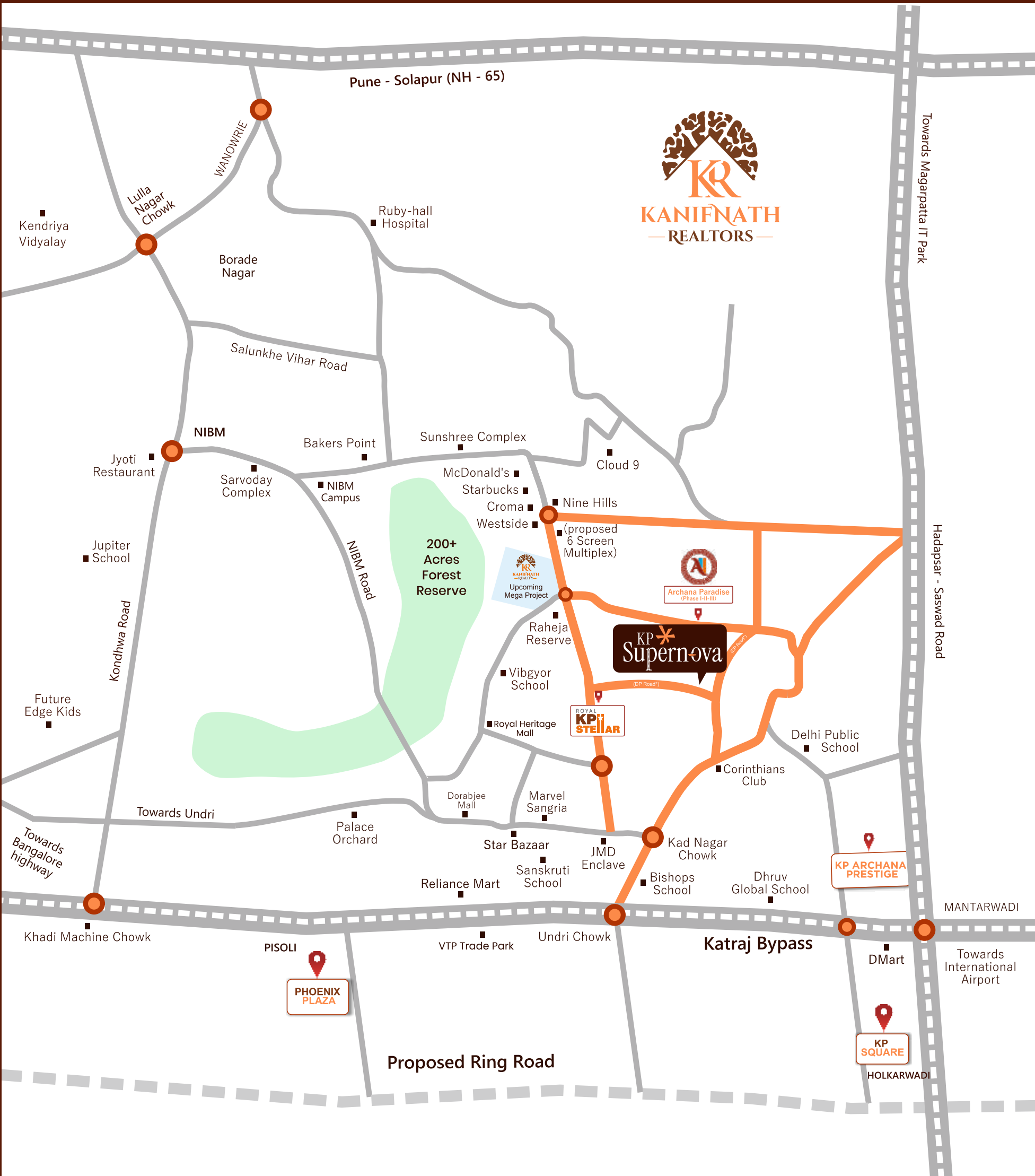
A DESTINATION THAT  
**REDEFINES**  
**LIVING**



## YOUR STAR IN THE CITY

Located in **NIBM Annexe – KP SUPERNOVA** gives you easy access to schools, colleges, hospitals, shopping hubs, and main city roads. Stay close to nature while enjoying seamless city connectivity.





# LOCATION

## CONNECTIVITY

|                        |         |
|------------------------|---------|
| Lullanagar             | 10 Mins |
| Camp                   | 10 Mins |
| Hadapsar               | 20 Mins |
| Pune-Solapur Highway   | 20 Mins |
| Pune-Bangalore Highway | 20 Mins |
| Swargate               | 25 Mins |

## SCHOOLS & COLLEGES

|   |         |
|---|---------|
| Vibgyor School                                | 3 Mins  |
| Bishop's School                               | 5 Mins  |
| Sanskruti School                              | 5 Mins  |
| Caelum High School & Jr. College              | 5 Mins  |
| Euro School                                   | 7 Mins  |
| Delhi Public School                           | 10 Mins |
| Sinhagad Institute of Business Administration | 20 Mins |
| Bharati Vidyapeeth                            | 20 Mins |

## SHOPPING CENTERS

|               |         |
|---------------|---------|
| Dorabjee Mall | 5 Mins  |
| Country Club  | 5 Mins  |
| Star Bazaar   | 5 Mins  |
| Market Yard   | 20 Mins |

## HOSPITAL & CLINICS

|                                  |         |
|----------------------------------|---------|
| Sangam Hospital                  | 7 Mins  |
| Ruby Hall Clinic                 | 10 Mins |
| Getwell Multispeciality Hospital | 10 Mins |
| Noble Hospital                   | 25 Mins |

## BANKS & ATM

|                     |        |
|---------------------|--------|
| ICICI Bank          | 3 Mins |
| HDFC Bank           | 5 Mins |
| IDBI Bank           | 5 Mins |
| Union Bank          | 5 Mins |
| Bank of Maharashtra | 5 Mins |
| Kotak Mahindra Bank | 5 Mins |

## THEATRES

|       |        |
|-------|--------|
| INOX  | 5 Mins |
| IMAX* | 5 Mins |



MAP NOT TO SCALE

SCAN FOR LOCATION





# MASTER LAYOUT

- |                      |                |                           |                 |                  |
|----------------------|----------------|---------------------------|-----------------|------------------|
| ① Entrance Gate      | ⑤ Feature Wall | ⑨ Cabana                  | ⑬ Pergola       | ⑰ Deck Area      |
| ② Club House         | ⑥ Stage        | ⑩ Multipurpose Hall       | ⑭ Swimming Pool | ⑱ Stage          |
| ③ Buffet Counter     | ⑦ Party Lawn   | ⑪ GYM Area                | ⑮ Baby Pool     | ⑲ Party Lawn     |
| ④ Children Play Area | ⑧ Pergola      | ⑫ Yoga Zumba/Dance Studio | ⑯ Feature Wall  | ⑳ Buffet Counter |





# SHINE EVERY DAY

Live amidst landscaped greens, open spaces, and a vibrant community living. Enjoy cultural events, kids' activities, family gatherings, and more – all in a secure, comfortable environment.





Artistic Impression

# DESIGNED FOR HAPPY MOMENTS



CHILDREN'S  
PLAY AREA



SENIOR  
CITIZEN AREA



CLUB  
HOUSE



TODDLER'S  
PLAY AREA





Artistic Impression

# NIBM'S FIRST

TEMPERATURE-CONTROLLED SWIMMING POOL  
@24TH FLOOR WITH INFINITY VIEW



TEMPERATURE  
CONTROLLED  
SWIMMING POOL



POOLSIDE  
DECK



CHANGING  
ROOM





Artistic Impression



Artistic Impression

YOUR PERSONAL  
**ORBIT**  
OF WELLNESS & CELEBRATION



MULTIPURPOSE  
HALL



GYMNASIUM





Artistic Impression



Stock Image

KEEP YOUR MIND CALM

# WITH YOGA

WHILE KIDS ARE ENJOYING THEIR CHAILDHOOD



YOGA ZONE



KIDS PLAY AREA





Artistic Impression

# CELEBRATE

LIFE IN THE GLOW OF INFINITE STARS



PARTY LAWN  
WITH STAGE



CREEPERS WITH  
PERGOLA SEAT



STAR-GAZING  
POINT





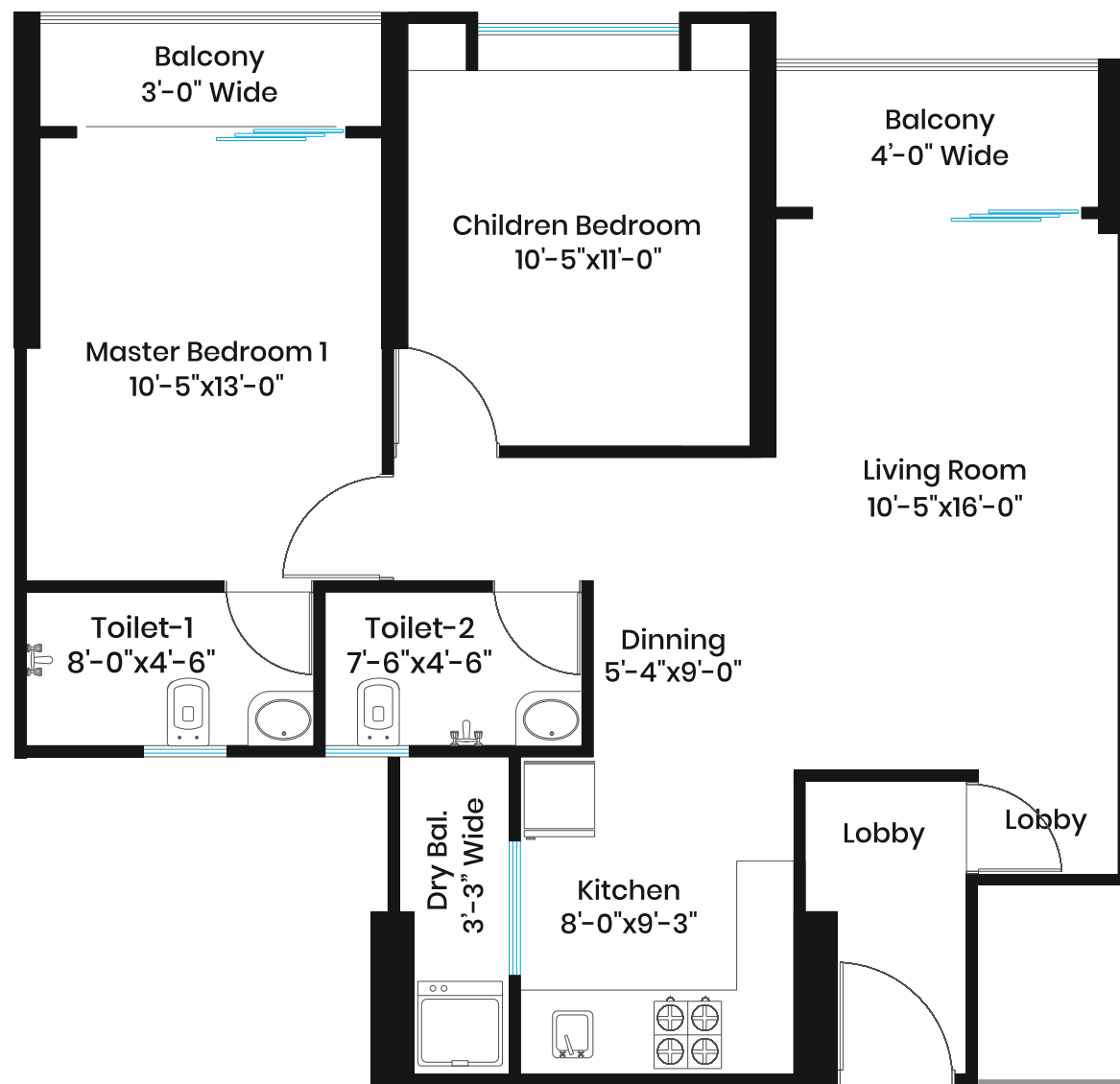
EVERYDAY, A NEW

STARRY

EXPERIENCE

# 2 BHK UNIT PLAN

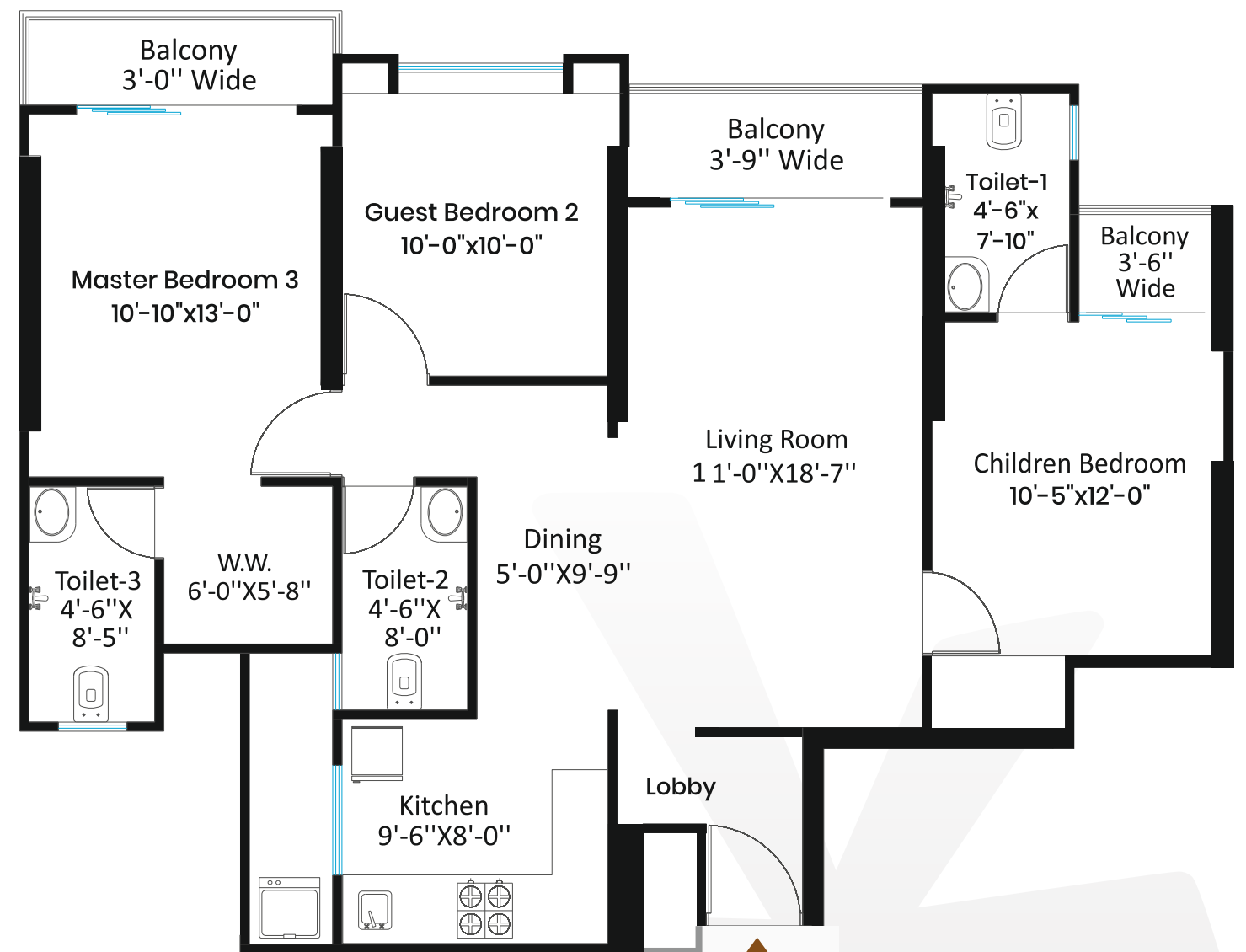
CARPET AREA 800-835 SQ. FT.



F-08

# 3 BHK UNIT PLAN

CARPET AREA 1100-1130 SQ. FT.

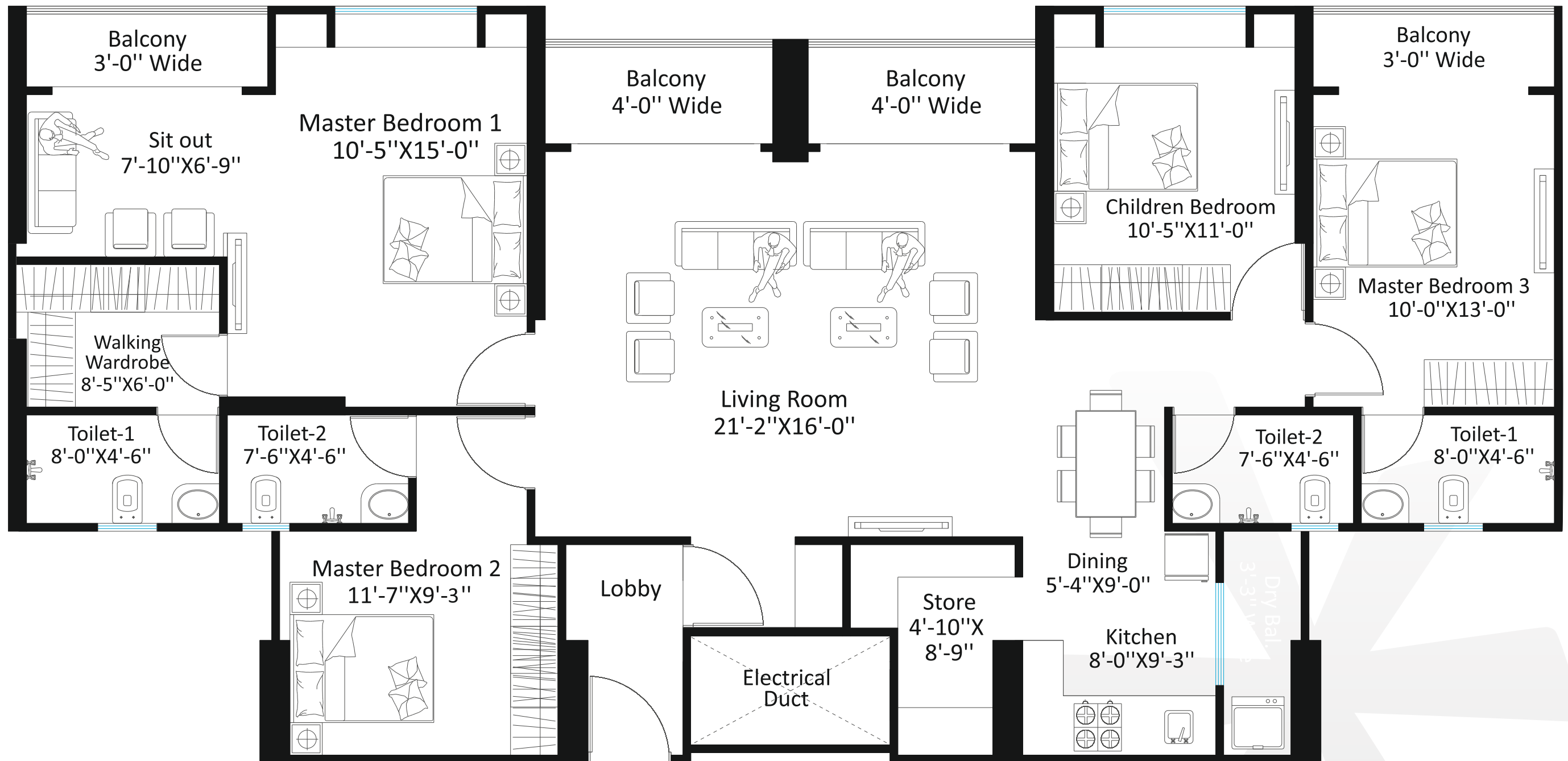


F-07



# 4 BHK UNIT PLAN

CARPET AREA



F-08+09



**KP Supernova** | Typical Floor Plan 3th to 7th, 9th to 12th, 14th to 17th & 19th

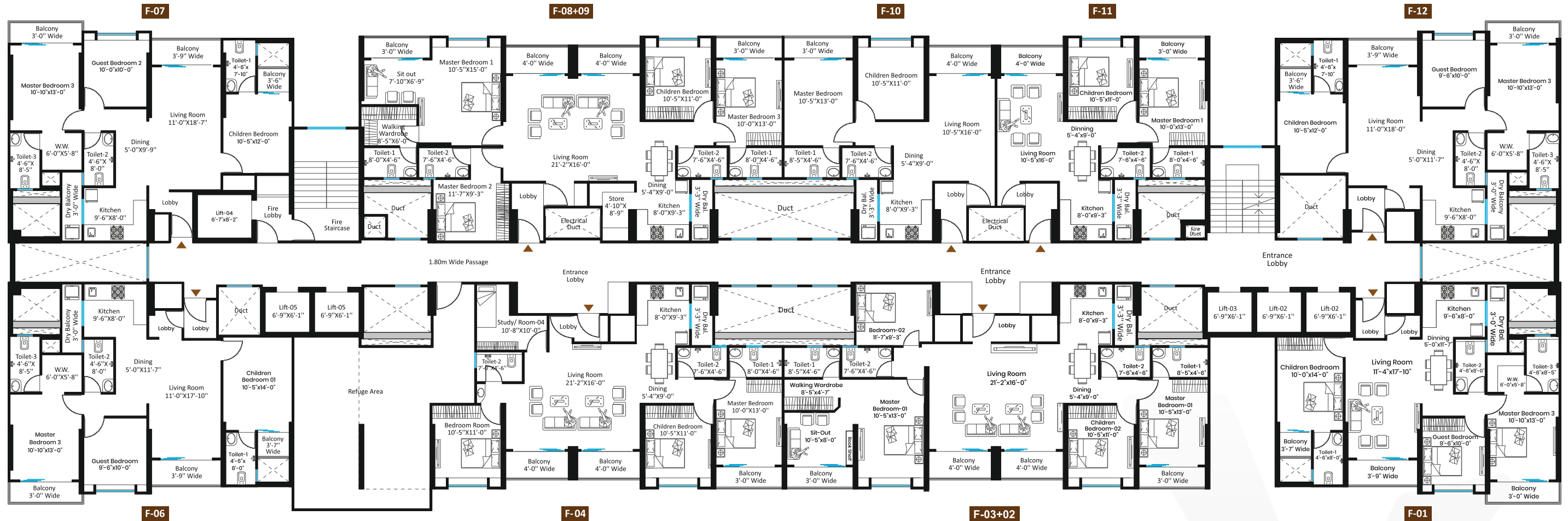
**Area Statement**

| Unit No.  | Unit Type | Total Area |        |
|---|-----------|------------|--------|
|   |           | Sq.m.      | Sq.ft. |
| 301,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701 & 1901 | 3 BHK     | 104.98     | 1130   |
| 302,402,502,602,702,902,1002,1102,1202,1402,1502,1602,1702 & 1902 | 2 BHK     | 75.25      | 810    |
| 303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703 & 1903 | 2 BHK     | 75.25      | 810    |
| 304,404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704 & 1904 | 2 BHK     | 74.32      | 800    |
| 305,405,505,605,705,905,1005,1105,1205,1405,1505,1605,1705 & 1905 | 2 BHK     | 75.25      | 810    |
| 306,406,506,606,706,906,1006,1106,1206,1406,1506,1606,1706 & 1906 | 3 BHK     | 104.98     | 1130   |

**Area Statement**

| Unit No.  | Unit Type | Total Area |        |
|---|-----------|------------|--------|
|   |           | Sq.m.      | Sq.ft. |
| 307,407,507,607,707,907,1007,1107,1207,1407,1507,1607,1707 & 1907 | 3 BHK     | 102.19     | 1100   |
| 308,408,508,608,708,908,1008,1108,1208,1408,1508,1608,1708 & 1908 | 2 BHK     | 77.57      | 835    |
| 309,409,509,609,709,909,1009,1109,1209,1409,1509,1609,1709 & 1909 | 2 BHK     | 77.11      | 830    |
| 310,410,510,610,710,910,1010,1110,1210,1410,1510,1610,1710 & 1910 | 2 BHK     | 77.57      | 835    |
| 311,411,511,611,711,911,1011,1111,1211,1411,1511,1611,1711 & 1911 | 2 BHK     | 77.57      | 835    |
| 312,412,512,612,712,912,1012,1112,1212,1412,1512,1612,1712 & 1912 | 3 BHK     | 103.59     | 1115   |





**KP Supernova | Refuge Floor Plan 8th, 13th & 18th Floor**

**Area Statement**

| Unit No.        | Unit Type | Total Area |        |
|-----------------|-----------|------------|--------|
|                 |           | Sq.m.      | Sq.ft. |
| 801, 1301, 1801 | 3 BHK     | 104.98     | 1130   |
| 802, 1302, 1802 | 2 BHK     | 75.25      | 810    |
| 803, 1303, 1803 | 2 BHK     | 75.25      | 810    |
| 804, 1304, 1804 | 3.5 BHK   | 117.71     | 1267   |
| 806, 1306, 1806 | 3 BHK     | 104.98     | 1130   |

**Area Statement**

| Unit No.        | Unit Type | Total Area |        |
|-----------------|-----------|------------|--------|
|                 |           | Sq.m.      | Sq.ft. |
| 807, 1307, 1807 | 3 BHK     | 102.19     | 1100   |
| 808, 1308, 1808 | 2 BHK     | 77.57      | 835    |
| 809, 1309, 1809 | 2 BHK     | 77.11      | 830    |
| 810, 1310, 1810 | 2 BHK     | 77.57      | 835    |
| 811, 1311, 1811 | 2 BHK     | 77.57      | 835    |
| 812, 1312, 1812 | 3 BHK     | 103.59     | 1115   |





CRAFTED WITH CARE

# FINISHED WITH FINESSE

Every detail inside your home reflects craftsmanship, premium materials, soothing palettes and features that make everyday living effortless.



# S P E C I F I C A T I O N S



## STRUCTURE

- Earthquake Resistance (zone-3) Conventional Rcc Framed Structure.



## WINDOWS

- 3 Track Sliding Window.



## DOORS

- Main Doors : Aminated Door With Night Latch Magnetic Catcher, Handle & Peephole.
- Bedroom Doors : Laminated Door with lock and magnetic catcher.
- Toilet Doors : Granite frame with PVC & Plywood door.



## PLUMBING AND SANITATION

- Sanitary Ware- Western Commode, Wash Basin.
- CP Fitting- Mixture Spout, Shower, Health Faucet, Flush Valve.
- Internal Plumbing – CPVC Pipes & Fittings/kitec Pipe & Fitting.
- External Plumbing – PVC Pipes & Fittings.
- Rainwater Line- SWR PVC Pipes & Fittings.



## KITCHEN

- Granite Natural Stone Kitchen Platform With Facia Patti & Stainless Steel Sink.
- Dado Vitrified Tile Above Kitchen Platform Upto 2 Feet.



## FLOORING

- Living & Dining Room 600 mm X1 200 mm Vitrified Tile.
- Guest Bedroom 600 mm X 1200 mm
- Kitchen 600 Mm X 1200 mm Vitrified Tile
- Master Bathroom Anti-skid Tile.
- Common bathroom anti skid tile.
- Balcony 600 mm X 600 mm Matt Finish Anti-skid Tile.
- Master Bedroom Flooring Standard 600 mm X 1200 mm Vitrified Tile.
- Dry Balcony Flooring: Vitrified Tile 600 mm X 600 mm.



## DADO TILES

- (Toilet Dado): Master & Common Toilet - Up To Lintel Level.



## PAINTING

- Internal Wall- OBD.
- Ceiling –OBD.
- External Walls- Apex Paint.



## ELECTRICAL FITTINGS:

- Branded Modular Switches.
- Standard Fireproof Electrical Wires.
- Provision For Inverter.
- Tv Point In Living & Master Bedroom.



## LIFT (As Per Fire Norms)

- Branded Lift With Power Backup.



## WALL FINISH

- Internal Walls- Gypsum Plaster Finish.
- Texture Finish.



## RAILING

- M. S. Railing/Glass Railing



DETAILS THAT

DEFINE  
EXCELLENCE

# DISCLAIMER

The content published in this brochure is purely conceptual and not a legal offer/advice/representation/inducement. The plans shown in the brochure are indicative. Nothing other than the specification enshrined in standard agreement is committed to be supplied to the purchaser by the developer unless otherwise specifically mentioned in the agreement for sale. All images, unless otherwise mentioned are used for illustrative purposes only and the copy of the Standard agreement for sale is available on the MahaRERA website. Please ensure you have gone through the agreement and relevant terms and conditions prior to sale in order to avoid any confusion on such terms. Kanifnath Realtors will not be responsible for any omissions or incorrect understanding of any terms and conditions and you are requested to clarify the same in writing with us, prior to the execution of any agreement. For more information on the project regarding its approvals/sanctions/ phase wise permissions/phase wise amenities etc. please visit the MahaRERA website.

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

The MahaRERA registration number for **KP SUPERNOVA**

MahaRERA/PM1260002501030





**10** *Years of*  
**EXPERIENCE**

## BUILDING LEGACIES, CRAFTING DREAMS

Kanifnath is one of the largest and most renowned developer in Pune. With over 10 years of experience, Kanifnath was established by Mr. Pradip Pathare and has grown it into one of the most trusted names in the real estate sector. We believe in building long-lasting relationships based on trust and delivering more than just quality and facilities. Come, visit us, and experience your dream home.

**351+**

EXPERT WORKERS

**1000+**

HAPPY CLIENTS

**5+**

COMPLETED PROJECTS

**2+**

ONGOING PROJECTS

### VISION

Creating spaces defined by quality, functionality, innovation, and transparency.

### MISSION

To lead in construction by building enduring bonds of trust, confidence, and performance.

### VALUE

To Develop Quality Properties Based On Realistic Values For Its Owners.

### COMPLETED PROJECTS



**KP SQUARE**  
Holkarwadi  
Year 2017



**PHOENIX PLAZA**  
Pisoli  
Year 2017



**ARCHANA PARADISE PH-1**  
NIBM RD  
Year 2022



**ARCHANA PARADISE PH-2**  
NIBM RD  
Year 2023



**KP STELLAR**  
NIBM Highstreet  
Year 2025



**ARCHANA PRESTIGE**  
MOHAMMADWADI  
Delivered 2025

### ONGOING PROJECT



**ARCHANA PARADISE PH-III**  
NIBM ROAD  
Will be Delivered till 2026

### UPCOMING PROJECT

**ULTRA LUXURIOUS  
PROJECT  
@NIBM**

### CREDITS

**ARCHITECT**  
AAD Design  
Studio

**RCC CONSULTANT**  
Sandip Rangadal  
& Asso

**SALES TEAM**  
RRPL

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