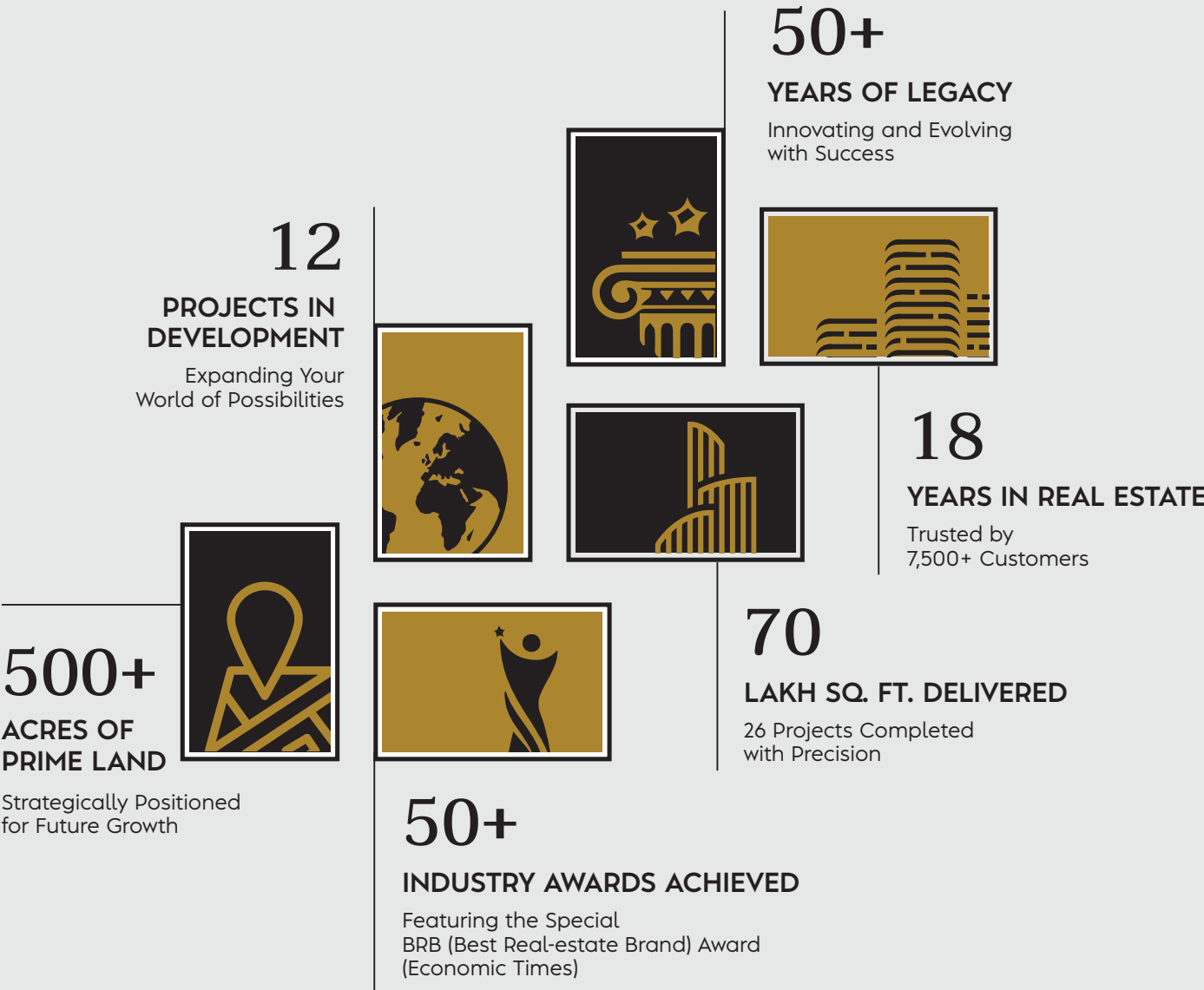




AT KHARADI RIVERSIDE

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# Brand Highlights





## THE MANTRA OF FINE LIVING

Over the last 18 years, Mantra has redefined real estate in Pune by delivering more than 70 lakh sq. ft. of thoughtfully designed spaces.

With a 500+ acre land bank and over 50+ prestigious awards, Mantra stands as a symbol of trust and industry leadership. With a diverse portfolio of 26 completed projects and 12 ongoing developments in high-growth areas, Mantra ensures long-term value appreciation for buyers and investors alike.

As it expands into the luxury segment, Mantra continues to offer exclusive living experiences characterized by meticulous craftsmanship, modern amenities and prime locations. Milestones of the group legacy such as the launch of Puranchand & Sons in 1971 and expansion to Dubai in 2022 under the brand "The Gold of Modern Luxury" reflect the company's growth, with more new luxurious projects set to be unveiled in 2025, further solidifying its position as a leader in the industry.

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# Location That is 5 Mins to Everything



The location of modern growth with prime connectivity across city is surrounded by natural serenity across encourages smart and efficient living.

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# A Masterpiece at Kharadi Riverside



Kharadi Riverside is ideally located along the river, offering peaceful natural surroundings with unbeatable connectivity. It's where the city connects from east to west, putting you right at the heart of everything.

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# You Are at The Centre of Now!

Pune International Airport - 20 mins | Pune Station - 20 mins

Seasons Mall - 5 mins | Phoenix Market City - 8 mins | KOPA Mall - 15 mins

Magarpatta - 5 mins | World Trade Center - 7 mins | Cerebrum IT Park - 10 mins

EON IT Park - 10 mins | Radisson Blu - 5 mins | Fairfield By Marriott - 6 mins

Novotel Hotel- 8 mins | The Westin - 10 mins

ORCHIDS The International School - 5 mins | Bishops Co-Ed School - 8 mins

Vibgyor High School - 10 mins | Mentor School - 10 mins

Motherhood Hospital - 5 mins | Columbia Asia Hospital - 5 mins

Medipoint Hospital - 8 mins | Noble Hospital - 10 mins





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# An Ode to Modern Living



Spread Across 8.5 Acres | 2 & 3 BHK Homes | 4 Towers Defining The Skyline

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# Amenities That Make Life Better!



Guest Bedroom | Indoor Games | Cafeteria | Creche | Dance & Yoga Studio

Music Room / Podcast Studio | Library | Co-working Spaces | Multipurpose Hall

Gymnasium | Yoga/Zumba Studio | Club House | Swimming Pool | Kids Pool

Temple | Party Lawn | Multipurpose Studio - 1, 2 & 3

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2 BHK | Typical Unit Plan



Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
2 BHK	70.40	758	5.25	57	2.64	28	78.29	843



**Note:** 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules, (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area.6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.



# 2 BHK Ultima | Typical Unit Plan



Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
2 BHK	74.32	800	5.25	57	2.52	27	82.09	884



**Note:** 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area.6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.

# 3 BHK | Typical Unit Plan



Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
3 BHK	93.86	1010	5.47	59	2.70	29	102.03	1098



**Note:** 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules, (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area.6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.

# 3 BHK Ultima | Typical Unit Plan



Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
3 BHK	96.93	1043	9.49	102	2.97	32	109.39	1177



**Note:** 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area.6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.



# Typical Floor Plan



**Note:** 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules, (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area. 6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.




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