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CREDITS

ARCHITECT

Peshave and Associates  
Pune

INTERIOR ARCHITECT

Metaphors, Pune

STURCTURAL CONSULTANT

Satish Marathe Consulting  
Engineers, Pune

3D

Square One, Pune

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Pune

PMC CONSULTANT

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MEP CONSULTANT

Conserve MEP Consultants  
& Engineers, Pune

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The Tribe Solutions  
Pune

IGBC

Indian Green Building  
Council

ECOLOGICAL CONSULTANT

(Vrukshamitra)  
Mr.Raghunath Dhole

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GM  
Mahika  
@ KARVE NAGAR

*A home*  
*that reflects you in every element*

नवं विश्व. आनंदी आयुष्य.

आपण सर्वजण एका आनंदी विश्वाचं स्वप्न बघत असतो. जिथं असतं आपलं एक सुंदर घर आणि या घरात रहाणारी प्रेमळ नाती. या नात्यांना लाभतो शेजार, आपल्या माणसांचा आणि अवघं आयुष्य होतं आनंदी ! तुमचं हेच स्वप्न डोळ्यासमोर ठेवून आम्ही साकारत आहोत, एक परिपूर्ण गृहप्रकल्प. जिथं तुम्हांला हवं तसं घर आहे. आवडणारं वातावरण आहे आणि सुखांचा सहवासही लाभणार आहे. ज्यामुळे तुमचं कुटुंब म्हणजे तुमचं छोटंसं विश्व होईल अधिक आनंदी आणि परिपूर्ण !

या नव्या विश्वात आपलं स्वागत आहे...

---



*Nature,*  
*woven into the very fabric of your life*

Nature. Not just outside your window but integrated into every part of your life.  
Surrounded by lush greenery, serene riversides, and open airy spaces, you'll feel enveloped by natural energy.  
Here, modern living and nature coexist in balance, offering you a sanctuary that reflects your values and spirit.





*Live in the light,  
where air flows as freely as your spirit.*

Live in a home where ample sunlight and natural ventilation are seamlessly woven into your everyday comfort. Expansive windows and open layouts ensure that fresh air flows effortlessly, keeping your home airy and refreshing. The architecture prioritizes ventilation, allowing you to experience a lightness and breathability that feels liberating.

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GM  
**Mah**ka

2 & 3 BHK  
LUXURIOUS APARTMENTS

*Find your element*

Seek a meaningful connection to the elements of nature,  
combining the comfort of modern amenities, and the rich cultural  
energy of Karve Nagar and Pune.



Artistic Impression

# *Aerial View*

*a glimpse of the entrance & surroundings*

The breathtaking aerial view showcases the entrance gates, framed by lush greenery and spacious parking areas. It provides a comprehensive perspective of the surrounding environment, emphasizing the thoughtfully designed layout and seamless access to all key amenities, offering a warm and inviting experience for every visitor.



# Entrance Lobby

*where every visit feels warm and inviting*

It's bright, welcoming space, stylish decor, and comfortable atmosphere make it the perfect place. Every detail is carefully chosen to offer residents and visitors a warm, inviting experience.





*Immerse in serenity,  
where water flows with life's quiet grace*

Embrace the flow of life and serenity. The shimmering pool invites you to immerse yourself, offering a moment of calm and rejuvenation. Every drop here reflects the purity and flow of nature, creating a seamless connection between your home and the essence of water.

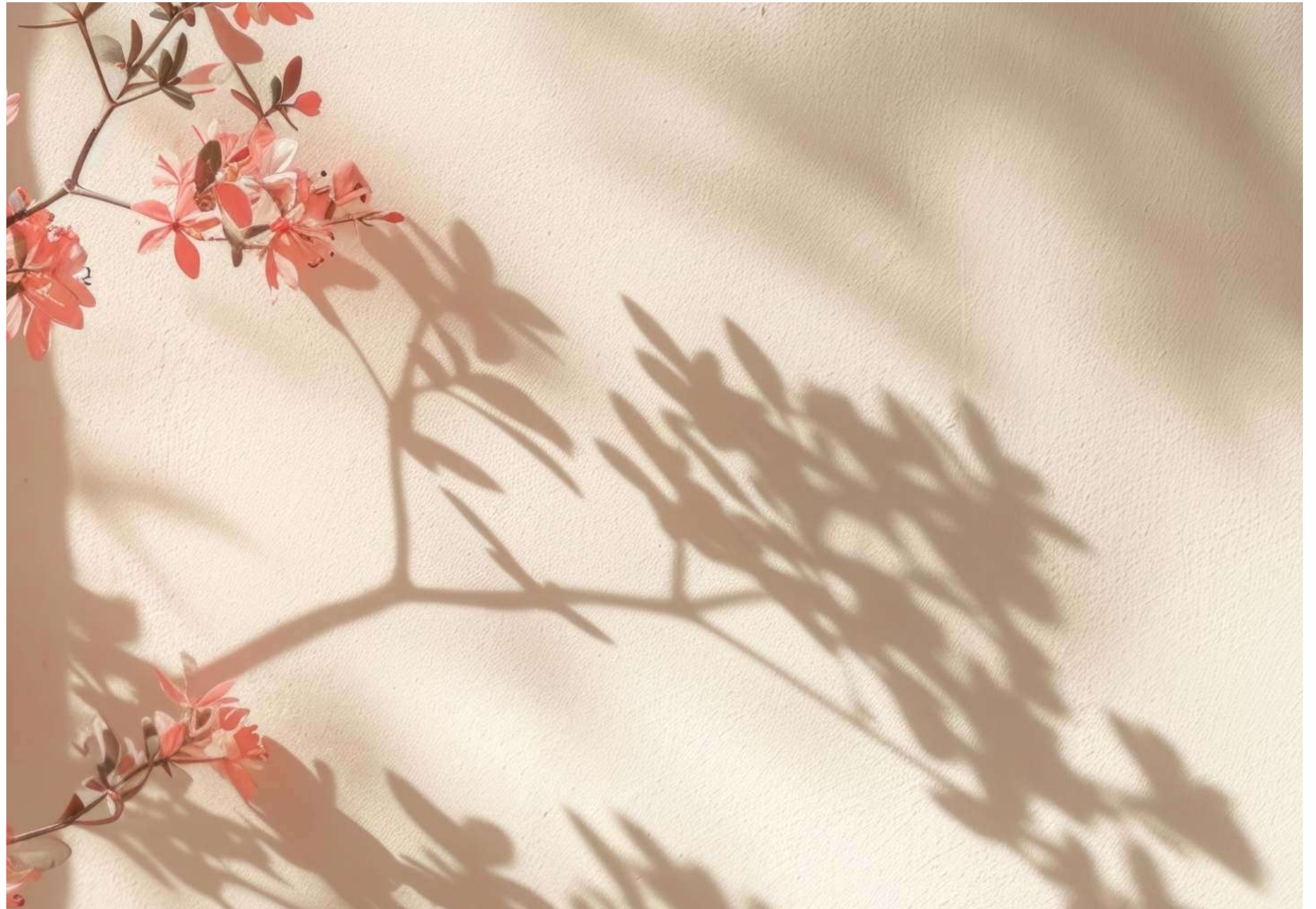
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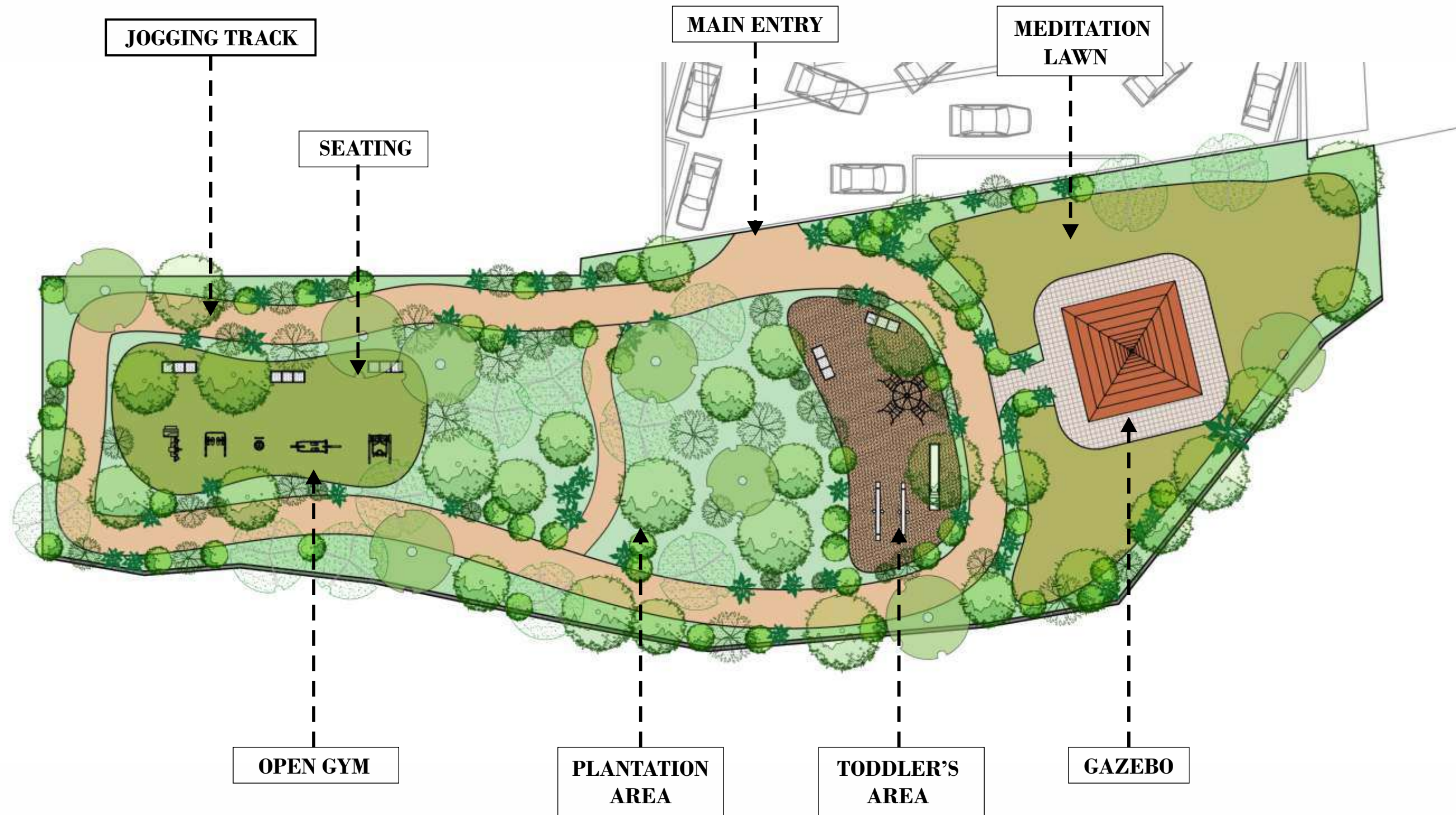


*Where the earth  
breathes,  
and every leaf tells a story of care*

Nature here is not just admired - it is cherished and protected. Expansive green spaces breathe life into the community, offering serene retreats where the earth feels close and nurturing. Every tree, every blade of grass is a testament to our commitment to preserving the natural world. Here, you'll find a home that honours the beauty of nature, creating a sanctuary where life flourishes in harmony with the environment.

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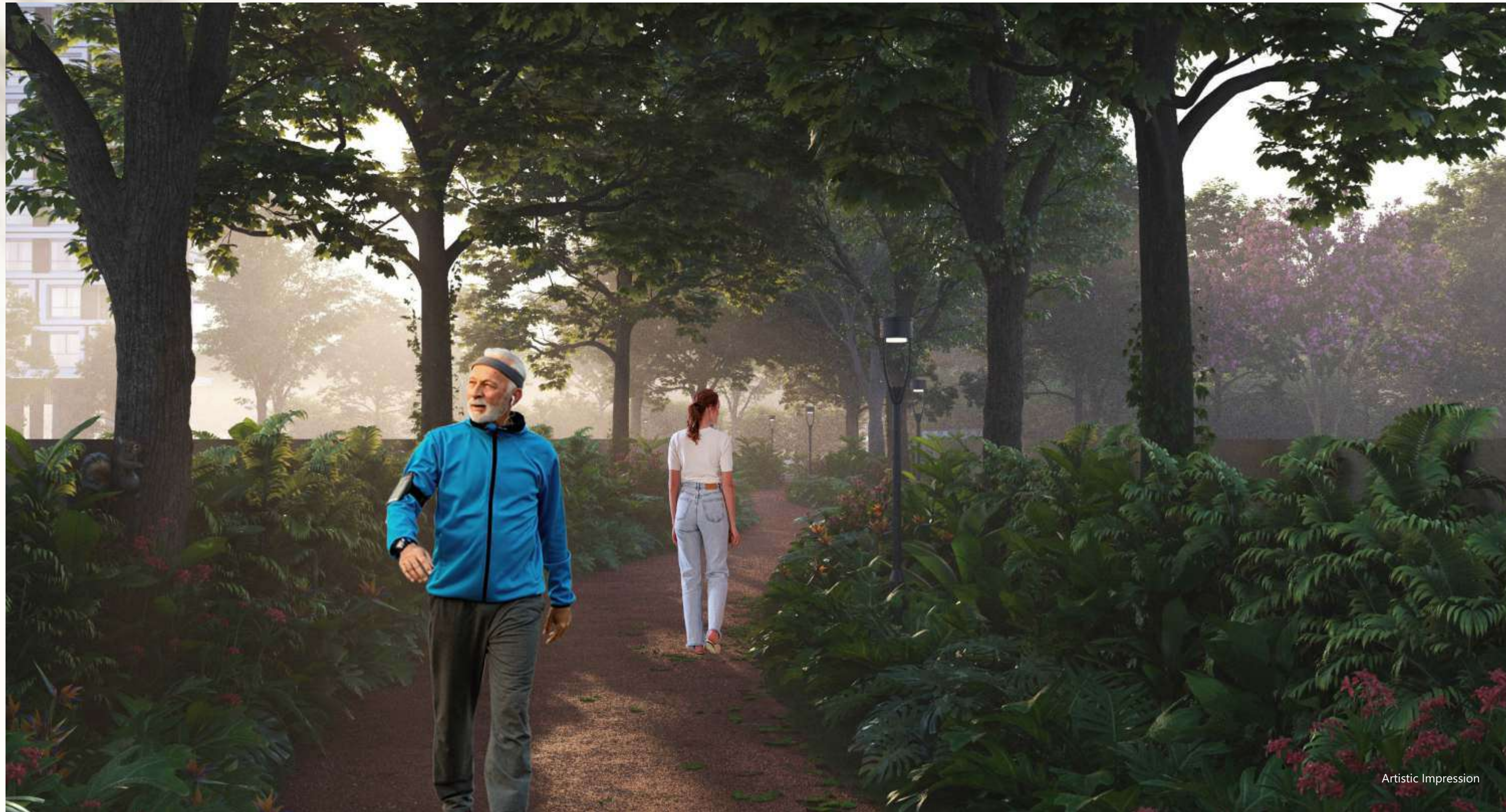




*Oxygen Park:*  
*A Breath of Fresh Life*

At Mahika, nature thrives alongside its residents. For every family that calls Mahika home, a tree will be planted in our **Oxygen Park**, creating a lush green sanctuary with over 100 trees. This unique initiative not only enhances air quality but also nurtures a lasting connection between you and nature, making every breath a little fresher for generations to come. The park becomes more than just a green space—it's a living symbol of the community's commitment to sustainability and well-being. Families will witness the growth of these trees alongside their own memories, creating a shared legacy of environmental care and personal fulfilment for future generations.





Artistic Impression



Artistic Impression



Artistic Impression

*Open space:*  
*Open your Hearts to Happiness*

Mahika offers expansive green parks where **nature takes center stage**, not concrete. These open spaces are thoughtfully designed for all ages—children can run, play, and explore freely, adults can enjoy peaceful morning walks or fitness activities, and seniors can unwind in serene surroundings, connecting with nature. It's a place where the entire family finds space to breathe, play, and relax. The openness invites **community interaction and shared experiences**, from weekend picnics to evening strolls. In a world dominated by urban sprawl, Mahika's wide open spaces provide a breath of fresh air, allowing every generation to enjoy the simple joys of being outdoors, building bonds, and creating memories together.





Artistic Impression



Artistic Impression



Artistic Impression

*Life*  
*Sports academies:*  
*Nurturing Champions of Tomorrow*

Strategically located near **renowned sports academies**, Mahika is the perfect home for families focused on their children's all round growth and development. With easy access to these institutions, children can pursue their passion for sports while building discipline, teamwork, and leadership skills—ensuring their future success both on and off the field. Mahika's proximity to such resources gives children an **unmatched opportunity** to train with the best, pursue excellence, and unlock their full potential in a supportive, world-class environment.



GM  
**Mahika**

2 & 3 BHK  
LUXURIOUS APARTMENTS



Artistic Impression



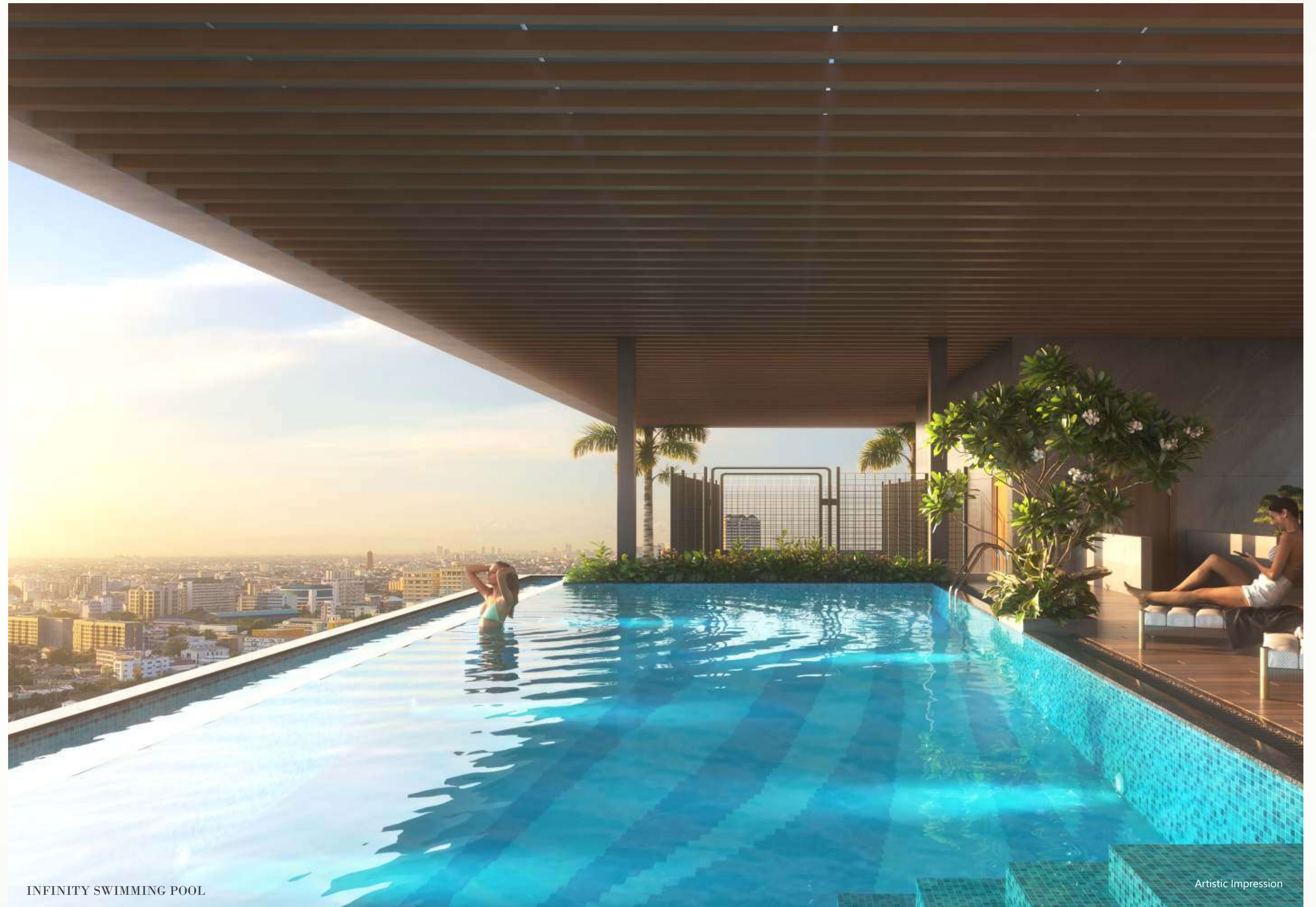
# *Holistic living*

*For every generation Rooftop Amenities*

At Mahika, residents of all ages find amenities tailored to their needs, promoting a fulfilling and active lifestyle connected to nature. Children can play in spacious parks and access nearby sports academies for growth.

Adults enjoy fitness and relaxation through morning jogs in green spaces, rooftop yoga with panoramic views, and community lounges for socializing. Seniors benefit from tranquil walks in the Oxygen Park and peaceful open spaces designed for serenity. Mahika seamlessly combines nature, wellness, and community, creating a harmonious living experience for everyone.

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INFINITY SWIMMING POOL

Artistic Impression



Artistic Impression

*Indoor Games: Play and Unwind*



Artistic Impression

*Yoga/Zumba Area: Balance Body and Mind*



Artistic Impression

*Gym: Fitness Meets Comfort*



Artistic Impression

*Salon & Spa: Pamper and Rejuvenate*



*Jacuzzi: Soak in Serenity*



*Guest Room: Welcome with Warmth*



*Creche: Safe and Secure for Little Ones*



*Outdoor Seating: Breathe, Relax, Unwind*



Artistic Impression

*Reading Area: A Book Lover's Heaven*



Artistic Impression

*Cricket Pitch: Play Above it All*



Artistic Impression

*Working Pods: Focus with a View*



Artistic Impression

*Jogging Track: Run with a View*

# Rooftop amenities:

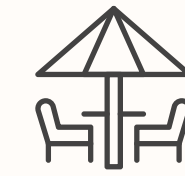
*Life Elevated to New Heights*

At Mahika, luxury reaches new heights with rooftop amenities designed to elevate your living experience.

Enjoy panoramic views of the serene landscape as you relax in beautifully landscaped sky gardens, unwind in the rooftop lounges, or socialise with friends and family under the open sky.

This exclusive space provides a peaceful retreat away from the hustle and bustle, offering a blend of nature and modern sophistication. Beyond just a place for relaxation, Mahika's rooftop amenities foster community interaction and wellness.

Whether it's a morning yoga session, an evening under the stars, or casual gatherings, the rooftop becomes a vibrant space where residents can connect, recharge, and rejuvenate—all while enjoying the fresh breeze and sweeping views of the surroundings.



Outdoor Seating



Spectators Seating



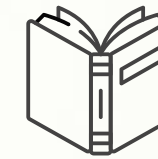
Chit-Chat Area



Jogging Track



Working Pods



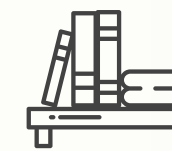
Reading Area



Feature Sculpture



Shower Area



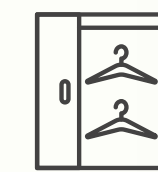
Bookshelves



Librarian's Deck



Deck



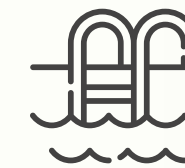
Changing Room



Cricket Pitch



Sky Gazing Deck



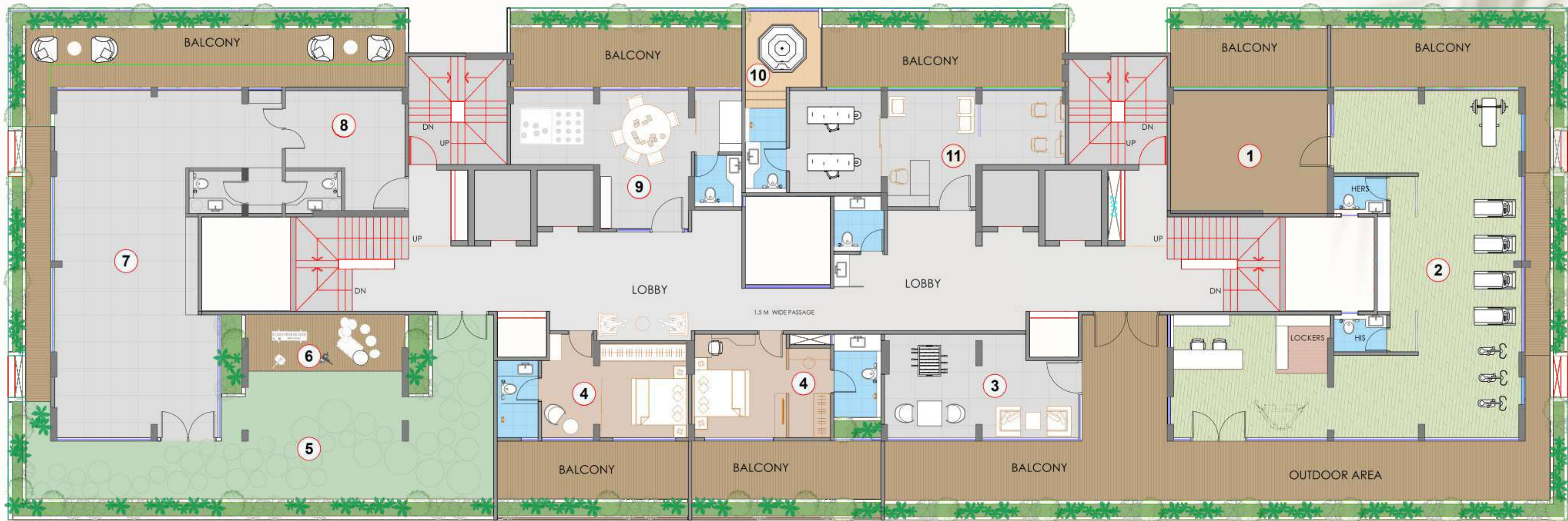
Infinity Swimming Pool

## ADDITIONAL AMENITIES

Glass Railing for Balcony

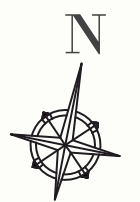
Provision for Inverter

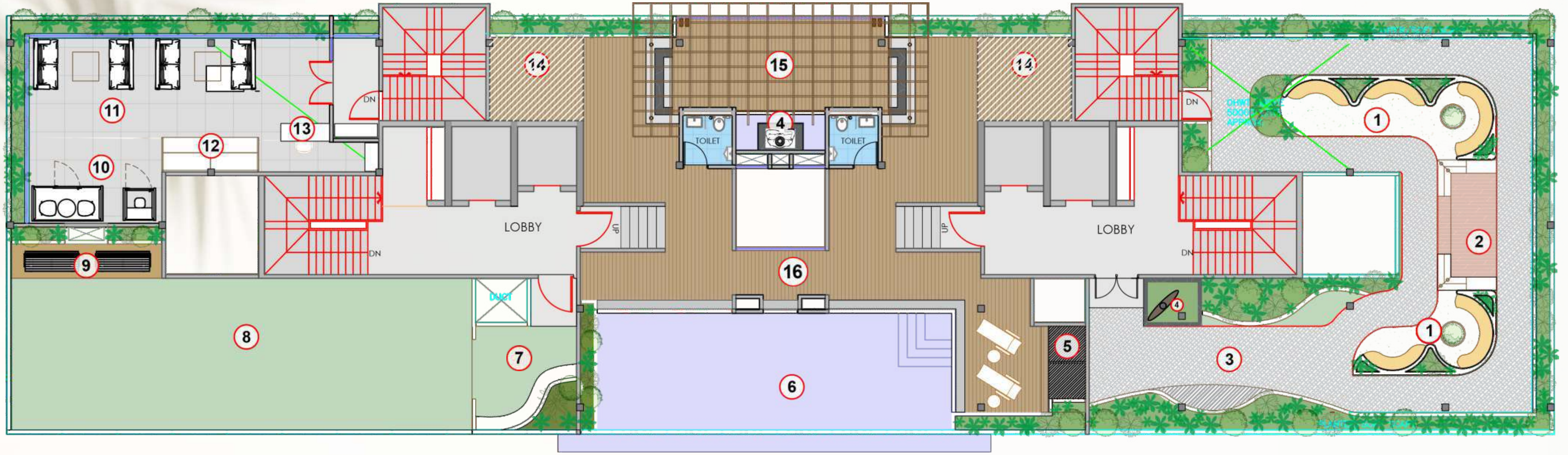
Digital Lock for Main Door



# 76<sup>th</sup> Floor Plan

- |                       |                     |                      |               |
|-----------------------|---------------------|----------------------|---------------|
| 1. Yoga/zumba Area    | 2. Gym              | 3. Indoor Games      | 4. Guest Room |
| 5. Outdoor Party Area | 6. Performance Deck | 7. Multipurpose Hall | 8. Kitchen    |
| 9. Creche             | 10. Jacuzzi         | 11. Salon & Spa      |               |





# *Terrace Floor Plan*

- |                              |                                    |                            |                             |
|------------------------------|------------------------------------|----------------------------|-----------------------------|
| <i>1. Outdoor Seating</i>    | <i>2. Chit-Chat Area</i>           | <i>3. Jogging Track</i>    | <i>4. Feature Sculpture</i> |
| <i>5. Shower Area</i>        | <i>6. Infinity Swimming Pool</i>   | <i>7. Chit-Chat Katta</i>  | <i>8. Cricket Pitch</i>     |
| <i>9. Spectators Seating</i> | <i>10. Working Pod</i>             | <i>11. Reading Area</i>    | <i>12. Book Shelves</i>     |
| <i>13. Librarian's Deck</i>  | <i>14. Space For Changing Room</i> | <i>15. Sky Gazing Area</i> | <i>16. Deck</i>             |





*Typical Floor Plan (1<sup>st</sup>-6<sup>th</sup> & 8<sup>th</sup>-11<sup>th</sup>)*



Shahu Colony Rd.



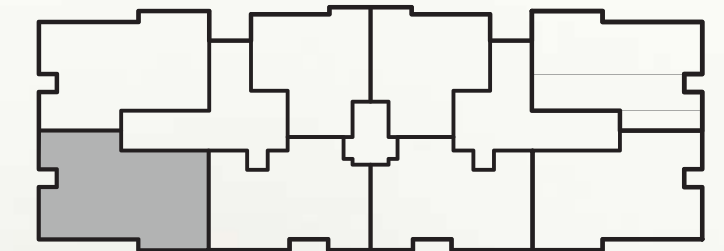
Artistic Impression



**3**  
BHK

**B Wing**

Type	Carpet Area
3 BHK TYPE 1	SQ. FT.
	<b>1232</b>





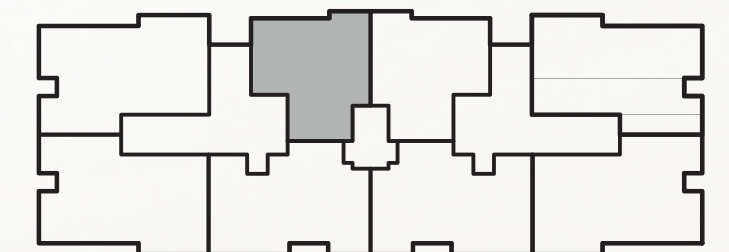
Artistic Impression



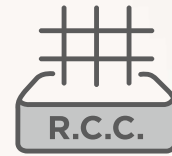
**2**  
BHK

**B Wing**

Type	Carpet Area
2 BHK	SQ. FT.
	897

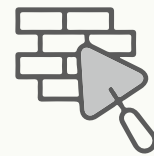


# Specifications



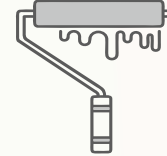
## RCC STRUCTURE

- Earthquake resistant seismic zone structural RCC frame.



## PLASTER

- Sand Faced External Plaster.
- Gypsum Finish Internal Plaster.



## PAINT

- Good Quality Acrylic Paint for Exteriors Walls.
- Good Quality Oil Bond Distemper for Internal Walls.



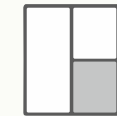
## KITCHEN

- Granite Top for Platform with S.S. Sink.
- Designer Dado Tiles Up-to Lintel Level Above Kitchen Platform.



## DOORS & FRAMES

- Front & Back Side Veneer finish main Door with Digital Lock.
- Plywood laminated door frame.
- Waterproof flush door with both side laminates finish.
- Sliding Door for all Balconies.



## WINDOWS

- Powder Coated Aluminum Windows with Clear Glass and mosquito net.
- M.S. Safety Grills for windows Sill for Windows.



## LIFT

- Premium Quality lift with Power Back-up.
- Two High Speed Elevators for each wing.



## FLOORING & DADO

- 2"x 2" Antiskid Tiles Flooring for Attached Terraces
- Ceramic Tiles Flooring with Glazed Tile Dado upto Lintel Height for Dry Balconies
- Ceramic Tile Flooring with Designer Glazed Tile Dado Up-to Lintel Level for all attach Toilet & Bathroom



## ELECTRIFICATION

- Concealed Electric Copper Wiring.
- TV Points in Living Room & Master Bedroom.
- Miniature Circuit Breakers with Distribution Board for Safety.
- Exhaust Fan in Kitchen and all Toilets



## SANITARY & PLUMBING

- Concealed Plumbing.
- Chromium Plated Standard CP Fittings.
- Hot & Cold Mixers for Bathrooms & Basins.

# A Location

## Where All Elements Come Together

Mahika's strategic location near Cummins College in Karve Nagar offers an unmatched advantage in terms of convenience, connectivity, and lifestyle. Positioned in one of Pune's most sought-after neighbourhood, Mahika ensures that residents are close to everything they need, whether it's educational institutions, shopping, healthcare, restaurants or entertainment.

With its proximity to Kothrud, Warje, and Chandni Chowk, Mahika offers easy access to Pune's major hubs, making commuting a breeze. The area is home to some of the finest restaurants. Residents also have convenient access to premium healthcare facilities just minutes away.

## LOCATION CONNECTIVITY



Proposed Kharadi Shivane Road



Schools & Colleges



Sports Academies



Shopping - Malls / Dmart



Hospital

# Key Distances

Deccan Gymkhana... 20 min

Bangalore-Mumbai Bypass... 06 min

SNDT Metro Station... 12 min

Sinhagad Raod... 06 min

Kothrud... 10 min

Mhatre Bridge... 15 min

Swargate... 20 min



# Beyond Homes

Discover the Visionary Essence of our Group

At GM Developers, we believe that building homes is not just about construction—it's about crafting trust & creating futures. As a family-owned business with two generations of legacy, we take pride in delivering on our promise to create enduring spaces where families thrive.

From our humble beginnings, we have grown through dedication to quality, innovation, and a deep understanding of our clients' dreams.

Every project we undertake is a reflection of our commitment to integrity, transparency, and excellence.

25+  
Years of  
Experience

6  
Completed  
Projects

2  
Ongoing  
Projects

5  
Upcoming  
Projects

1000+  
Happy  
Families



## Completed Projects



• GM Morya, Katraj  
Apartments Project  
1 & 2 BHK



• Costa Blanca, Baner  
Residential Project  
2 BHK



• Solitaire, Laxmi Road  
Commercial Project

• Amrut Kalash  
Bharti Vidyapeeth.

• Gagan Akanksha,  
Uralikanchan  
Residential Project  
1 & 2 BHK

• Uralikanchan  
Plotting scheme and  
Residential scheme

## Ongoing Projects



• GM Kalash, Katraj  
(Nearing Possession  
Residential Project) 2 BHK

• GM Ranawat Ventures,  
Lullanagar

## Upcoming Projects

• Balewadi • Wadmukhwadi • Karvenagar • Mhalunge • Chakan

