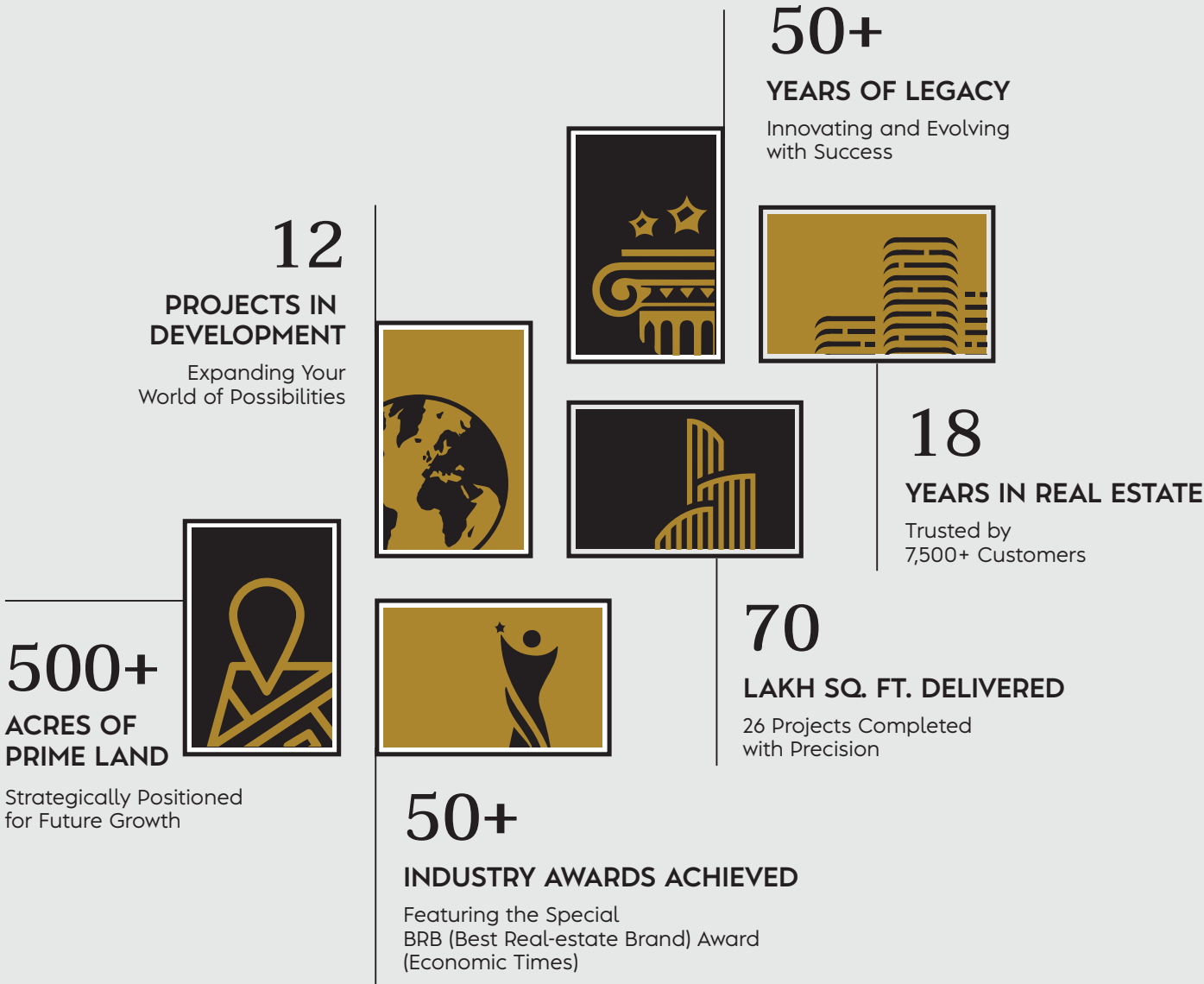


Codename
JOYPIN
AT KHARADI RIVERSIDE

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.

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.

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.

You Are at The Centre of Now!

Pune International Airport - 25 Mins | Pune Railway Station - 28 Mins

Seasons Mall - 15 Mins | Phoenix Market City - 15 Mins

KOPA Mall - 27 Mins | Magarpatta - 21 Mins | Cerebrum IT Park - 20 Mins

EON IT Park - 13 Mins | World Trade Center - 11 Mins | The Westin - 25 Mins

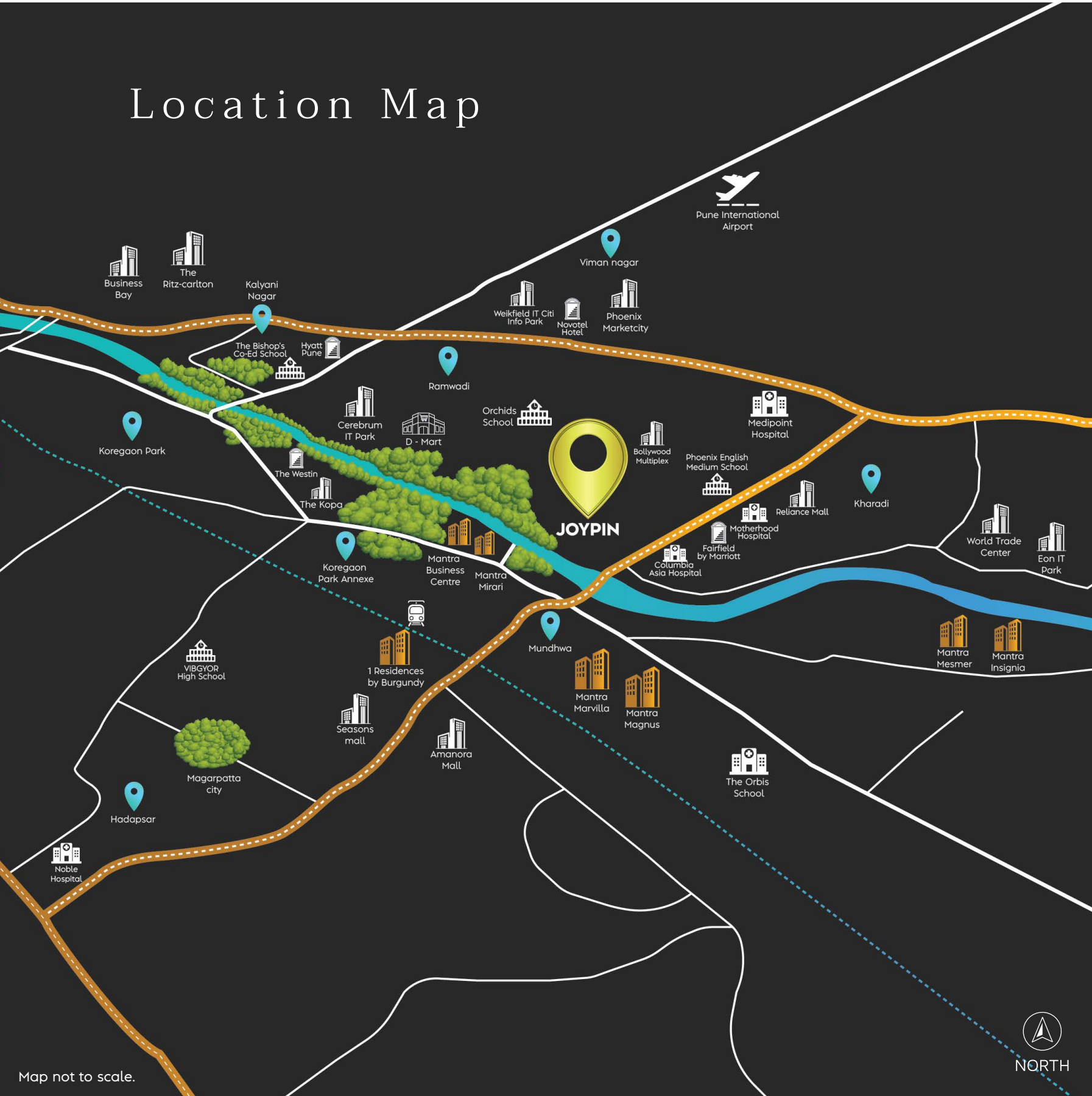
Radisson Blue Hotel - 10 Mins | Fairfield by Marriott - 6 Mins | Novotel Hotel - 16 Mins

ORCHIDS The International School - 5 Mins | Bishops Co-Ed School - 11 Mins

Vibgyor High School - 15 Mins | Medipoint Hospital - 10 Mins

Columbia Asia Hospital - 6 Mins | Noble Hospital - 18 Mins

Motherhood Hospital - 5 Mins



An Ode to
Modern Living



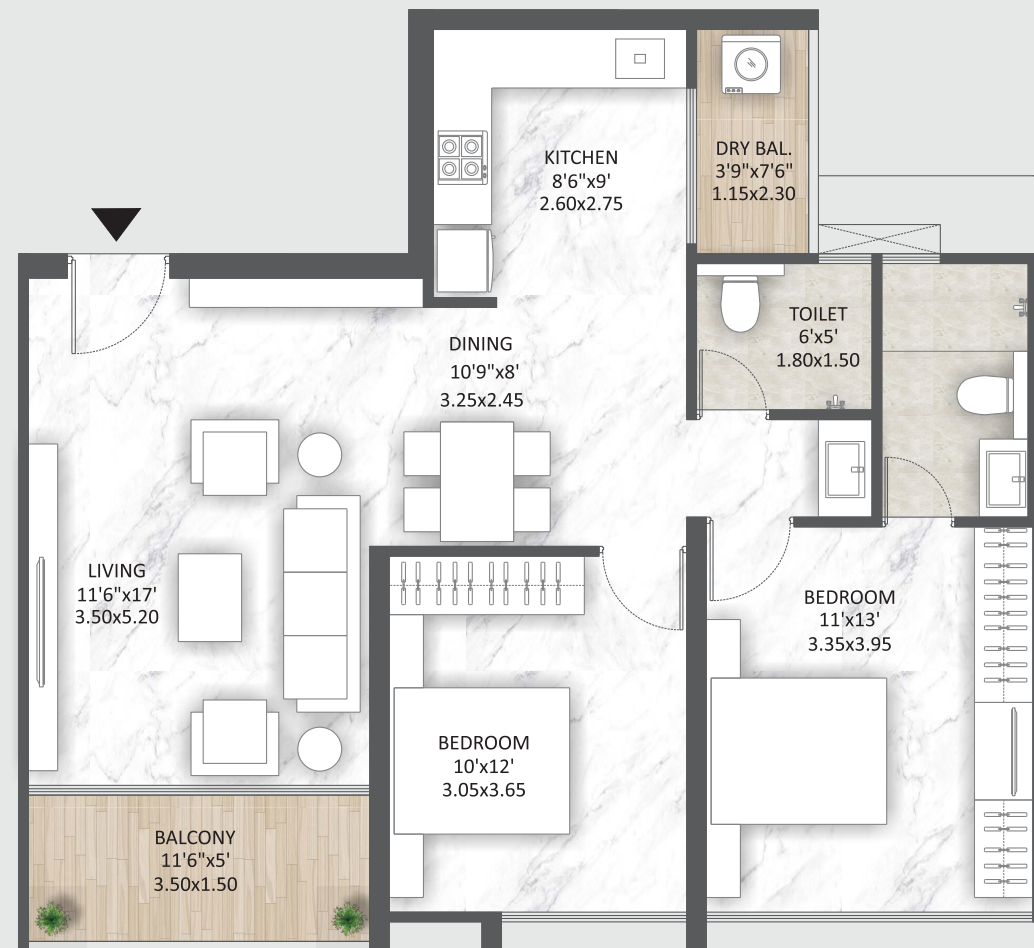
Spread Across 8.5 Acres | 2 & 3 BHK Homes | 4 Towers Defining The Skyline

Amenities That
Make Life Better!



Dance & Yoga | Gymnasium | SPA & Relaxation Room | Indoor Games Room | Cafeteria
Co-working Spaces | Guest Bedrooms | Library & Reading Spaces | Creche | Art Studio
Music Podcast & Content Room

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

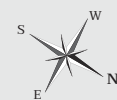


Note: 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are 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

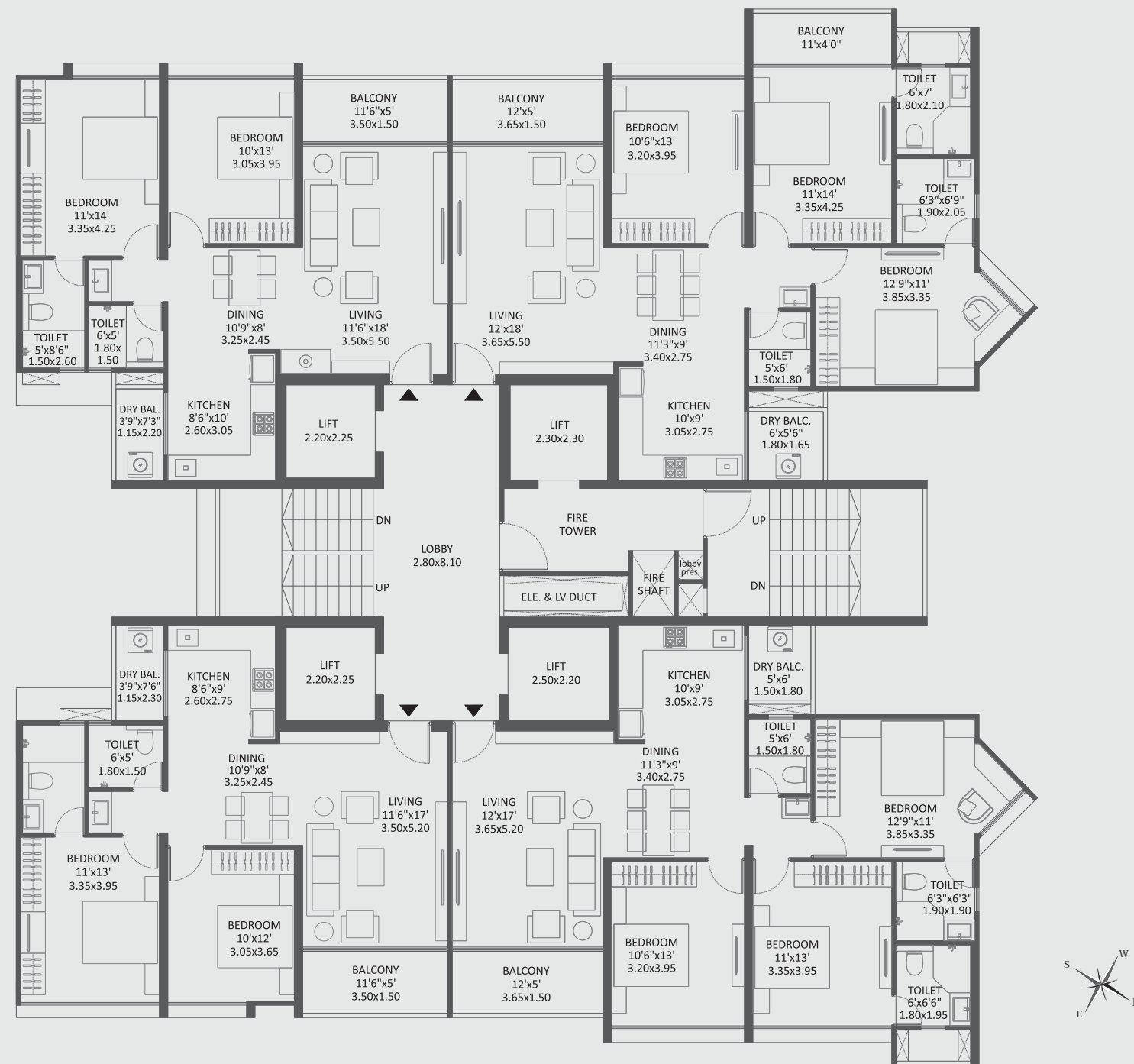


Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
3 BHK	96.93	1043	9.49	102	2.97	32	109.39	1177



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.



Sainath Nagar, **Kharadi Riverside**, Pune, Maharashtra - 411 014
+91 91726 70888 | mantraproperties.in

DISCLAIMER: The designs, images, specifications and other details are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only. We reserve the right to modify / amend / alter any of the aforesaid in the best interest of the development and as per RERA regulations. The contents herein should not be construed as an offer / invitation to offer / contract. This printed material inter alia images, contents therein are for representative purpose only. Any party desirous / interested in the project needs to enter into an Agreement to Sale. *T&C apply.

 **MAHARERA REAL ESTATE REGISTERED AGENT - A52100007129.** The present advertiser is a Rera Registered Agent and is collecting interest from prospective allottees as a part of sole selling campaign for a promoter.