



mantra<sup>®</sup>  
**MÉLANGE**  
K H A R A D I R I V E R S I D E

mantraproperties.in



## 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.



## From Quiet Suburb To Thriving Metropolis Kharadi Is Where You Truly Belong!

Once a quiet suburb on Pune's outskirts, Kharadi has grown into a thriving urban powerhouse. The rise of IT sparked its transformation, drawing visionaries, businesses and dreamers alike. With every new residential and retail space, along with world-class amenities, Kharadi promises growth, ambition and endless possibilities. Today, it's a place where people don't just live but truly belong, building their futures in a city that evolves with them.



## You've Arrived at the Perfect Location Kharadi Riverside

Amidst this urban renaissance, Kharadi Riverside, nestled along Pune's own Mula Mutha River, stands as a unique locale. The location offers a rare balance-surrounded by lush greenery and serene river views, yet seamlessly connected to the heart of the city. It's a place where tranquility meets opportunity, with endless potential for growth at every turn.



At the Intersection of Serenity  
and Growth resides  
**Kharadi Riverside,**  
Pune's Defining Landmark!



## Explaining the Masterpiece

Nestled at the heart of Kharadi Riverside, Mantra Melange unfolds as a vibrant and dynamic living experience. As you enter, you're greeted by an elegantly designed retail boulevard, seamlessly blending convenience with community. From cozy cafés to daily essentials, this thoughtfully curated space makes everyday life effortlessly convenient.

Beyond the retail spaces, the residential area welcomes you into a peaceful sanctuary, where the serene Mula Mutha River enhances the living experience. Spread across 8.75 acres, this exclusive development features 11 landmark towers, each offering stunning views and a perfect harmony of modern living with the tranquility of nature.



Stock image



## Live A Life Framed By Nature & Grandeur

At the intersection of serenity and growth, the launch of Phase 1 brings forth 4 stunningly crafted towers, blending modernity with tranquility. These towers mark the beginning of a visionary lifestyle, offering you an exclusive front-row seat to the future of Kharadi.





## Redefining The Ode To Modern Living

With each tower rising 27 storied, Mantra Melange offers four exclusive 2 & 3 BHK homes per floor. Every space is designed for spacious living, where comfort meets elegance. A perfect blend of modernity and tranquility, offering you a retreat that's truly your own.



Stock image



## Amenities that make life better!

Spanning across a wide area, our world-class podium amenities redefine luxury and comfort. These exceptional facilities elevate every facet of your daily life, offering a truly elevated living experience. Designed for all ages, Mantra Club blends fitness, creativity, learning and socializing into one vibrant community. Whether you're here to unwind, work or play, there's a space crafted just for you. A hub where every generation finds its rhythm, making life richer and more connected.



## Covered Amenities

A thoughtfully curated selection of premium indoor spaces offers an ideal blend of privacy, convenience and engagement. Designed to cater to diverse needs, these exclusive areas provide a seamless environment for relaxation, social interaction and productivity, ensuring an elevated experience for all. A host of premium indoor spaces provide privacy, convenience and engagement for all.



Stock image



Crèche



Tuition Room



Library



Music Room



Podcast



Yoga studio



Zumba



Co-Working Space



Cafeteria



Guest Bedroom



Gymnasium



Indoor Game Area



## Open Space Amenities

Crafted to inspire energy, movement and meaningful social interactions, these thoughtfully designed open spaces create a dynamic environment that keeps you engaged, active and connected.





Play Area



Amphitheatre



Open Cafeteria



Swimming Pool

& many more....



Live In A Perfectly  
Designed Home!

## 2 BHK Unit Plan



Unit Type	Carpet Area	Open Balcony	Dry Balcony	Total Area
2 BHK Optima	758 Sq.ft.	57 Sq.ft.	28 Sq.ft.	843 Sq.ft.
	70.40 Sq.m.	5.25 Sq.m.	2.64 Sq.m.	78.29 Sq.m.

## 2 BHK Ultima Unit Plan



Unit Type	Carpet Area	Open Balcony	Dry Balcony	Total Area
2 BHK Ultima	800 Sq.ft.	57 Sq.ft.	27 Sq.ft.	884 Sq.ft.
	74.32 Sq.m.	5.25 Sq.m.	2.52 Sq.m.	82.09 Sq.m.

Note: 1. Carpet area is calculated according to BSA Norms, may vary as per subsequent amendment in the rules, including plaster thickness & including cupboard area; 2. Plaster thickness is considered as internal plaster 12mm & 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. Cross wall area = Carpet area + Balcony area + Dry balcony area; 6. All dimensions mentioned are for unpartitioned interior & including enclosed balcony; 7. The elevation features, walls, elevation, ceiling, window sizes & window location are indication & may vary as per construction techniques & RCC design; 8. It is assumed that slabing level is matched with plaster level; 9. Toilet dimensions are including ledge wall if any.

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# 3 BHK Unit Plan



Unit Type	Carpet Area	Open Balcony	Dry Balcony	Total Area
3 BHK Optima	1070 Sq.ft.	59 Sq.ft.	29 Sq.ft.	1098 Sq.ft.
	93.86 Sq.m.	5.47 Sq.m.	2.70 Sq.m.	102.03 Sq.m.

Note: 1. Carpet area is calculated according to BSA Norms, may vary as per subsequent amendment in the rules, including plaster thickness & including cupboard area; 2. Plaster thickness is considered as internal plaster 12mm & 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. Cross wall area + Carpet area + Balcony area + Dry balcony area; 6. All dimensions mentioned are for unpartitioned interior & including enclosed balcony; 7. The elevation features, walls, elevation, ceiling, window sills & window location are indication & may vary as per construction techniques & RCC design; 8. It is assumed that ceiling line is matched with plaster line; 9. Toilet dimensions are including ledge wall if any.

# 3 BHK Ultima Unit Plan



Unit Type	Carpet Area	Open Balcony	Dry Balcony	Total Area
3 BHK Ultima	1043 Sq.ft.	102 Sq.ft.	12 Sq.ft.	1157 Sq.ft.
	96.93 Sq.m.	9.49 Sq.m.	1.37 Sq.m.	107.79 Sq.m.

Note: 1. Carpet area is calculated according to BSA Norms, may vary as per subsequent amendment in the rules, including plaster thickness & including cupboard area; 2. Plaster thickness is considered as internal plaster 12mm & 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. Cross wall area + Carpet area + Balcony area + Dry balcony area; 6. All dimensions mentioned are for unpartitioned interior & including enclosed balcony; 7. The elevation features, walls, elevation, ceiling, window sills & window location are indication & may vary as per construction techniques & RCC design; 8. It is assumed that ceiling line is matched with plaster line; 9. Toilet dimensions are including ledge wall if any.



# Premium Living Spaces. Modern Architecture. High-Quality Design.

## Structure

RCC Structure Designed with Earthquake Resistant Frame

## Masonry

Concrete Partition Wall/ AAC Block

## Wall Finish

Texture Paint for Exterior Surface

OBD Paint on Interior Walls

## Electrification

Concealed Internal Electrical Wiring

Modular Switches

Power Point for Washing Machine in Dry Balcony

Provision for AC points in all Bedroom

Provision for TV points in Living & Master Bedroom

## Kitchen

Granite / Artificial Stone Kitchen Platform with Quartz Sink

Dado up to 2' height

## Bathrooms

Concealed Plumbing

Premium C.P. Fittings Jaguar or Equivalent

Premium Sanitary Fittings - Floor / Wall Mounted

Dado Wall Tiles up to Lintel Level

Provision for Electric Geyser Point

Provision for Exhaust Fan Point

## Flooring

2'x4' Vitrified Tiles across the Apartment Unit

Anti-Skid Ceramic Tiles for Bathroom & Terraces

## Doors & Windows

Main door: Modular Laminated Flush Door with Safety Locks

Internal Room Doors: Flush Doors

Bathroom Doors: Flush Doors and Granite Frames

Three Track Powder Coated Aluminum Sliding Windows with Mosquito Nets

Natural Stone Window Sill

Door Hardware - Cylindrical Lock

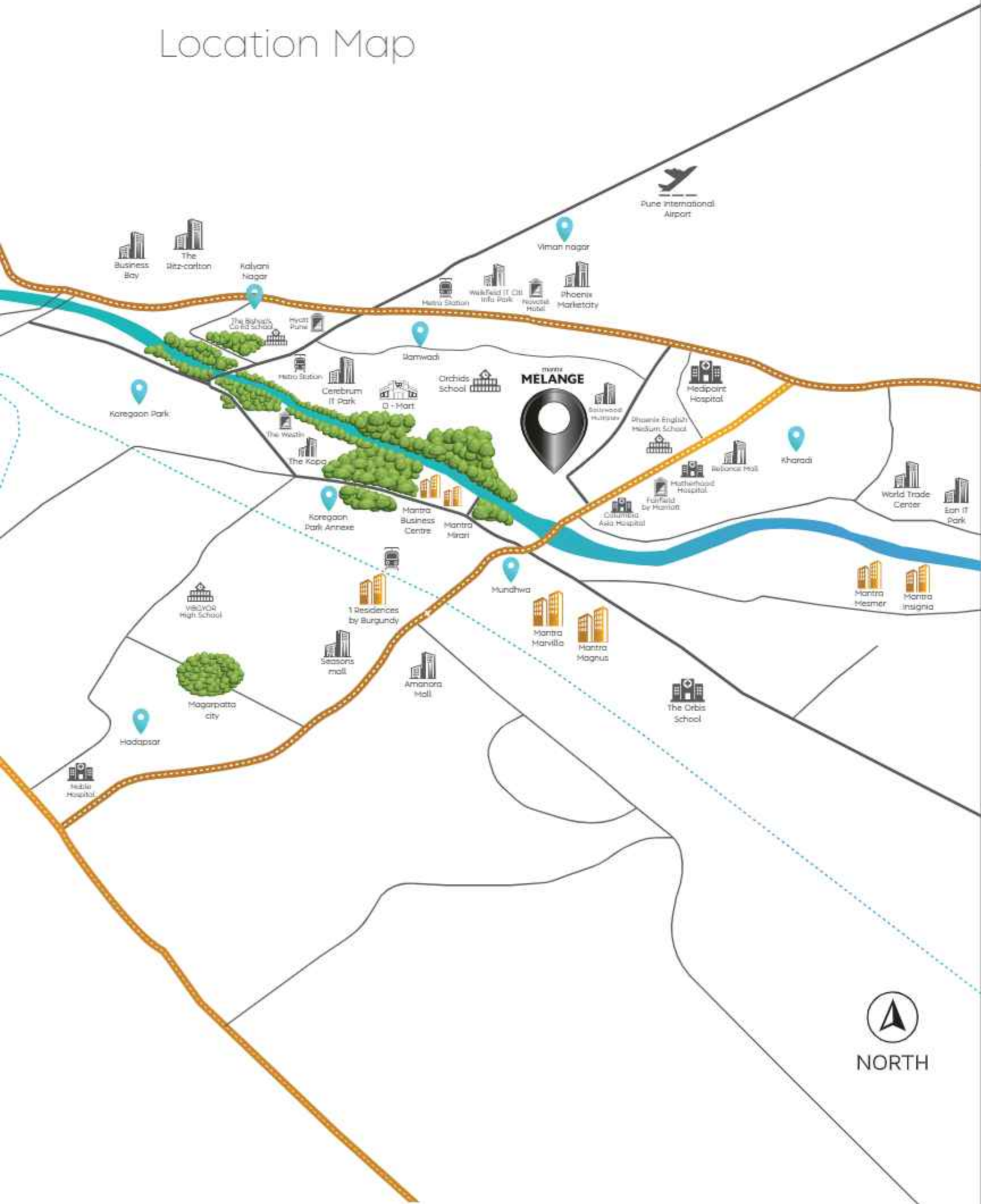
## Balcony Railing

SS with Glass Railing Fittings

## Elevators

Passenger Lifts

# Location Map



## At the Nexus of Connectivity & Convenience

- Pune International Airport - 20 Mins
- Pune Railway Station - 20 Mins
- Seasons Mall - 5 Mins | Phoenix Market City - 8 Mins
- KOPA Mall - 15 Mins | Magarpatta - 5 Mins
- Cerebrum IT Park - 10 Mins
- EON IT Park - 10 Mins | World Trade Center - 7 Mins
- The Westin - 10 Mins | Radisson Blue Hotel - 5 Mins
- Fairfield by Marriott - 6 Mins | Novotel Hotel - 8 Mins
- ORCHIDS The International School - 5 Mins
- Bishops Co-Ed School - 8 Mins
- Vibgyor High School - 10 Mins | Medipoint Hospital - 8 Mins
- Columbia Asia Hospital - 5 Mins | Noble Hospital - 10 Mins
- Motherhood Hospital - 5 Mins

Map not to scale.

Note: 1. Carpet area is calculated according to RERA norms, may vary as per subsequent amendments in the rules, including plaster thickness & including regional area. 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustrative 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, window being window area & window location an indicator & may vary as per construction techniques & I.T. design. 8. It is assumed that sliding door is finished with plaster line. 9. Total dimensions are including ledge wall if any.



Site Address: Kharadi Riverside, Sainath Nagar, Pune, Maharashtra - 411 014

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.



The rera registered project having Rera Registration no P52100079582 is registered with maharera under Name Mantra Kharadi Phase 1. The project is marketed with name Mantra Melange, however the allottees are requested to note the above and access rera approved data for the same using the QR code as affixed.

 MaharERA Project Registration No.: P52100079582 | Website: maharera.mahaonline.gov.in