

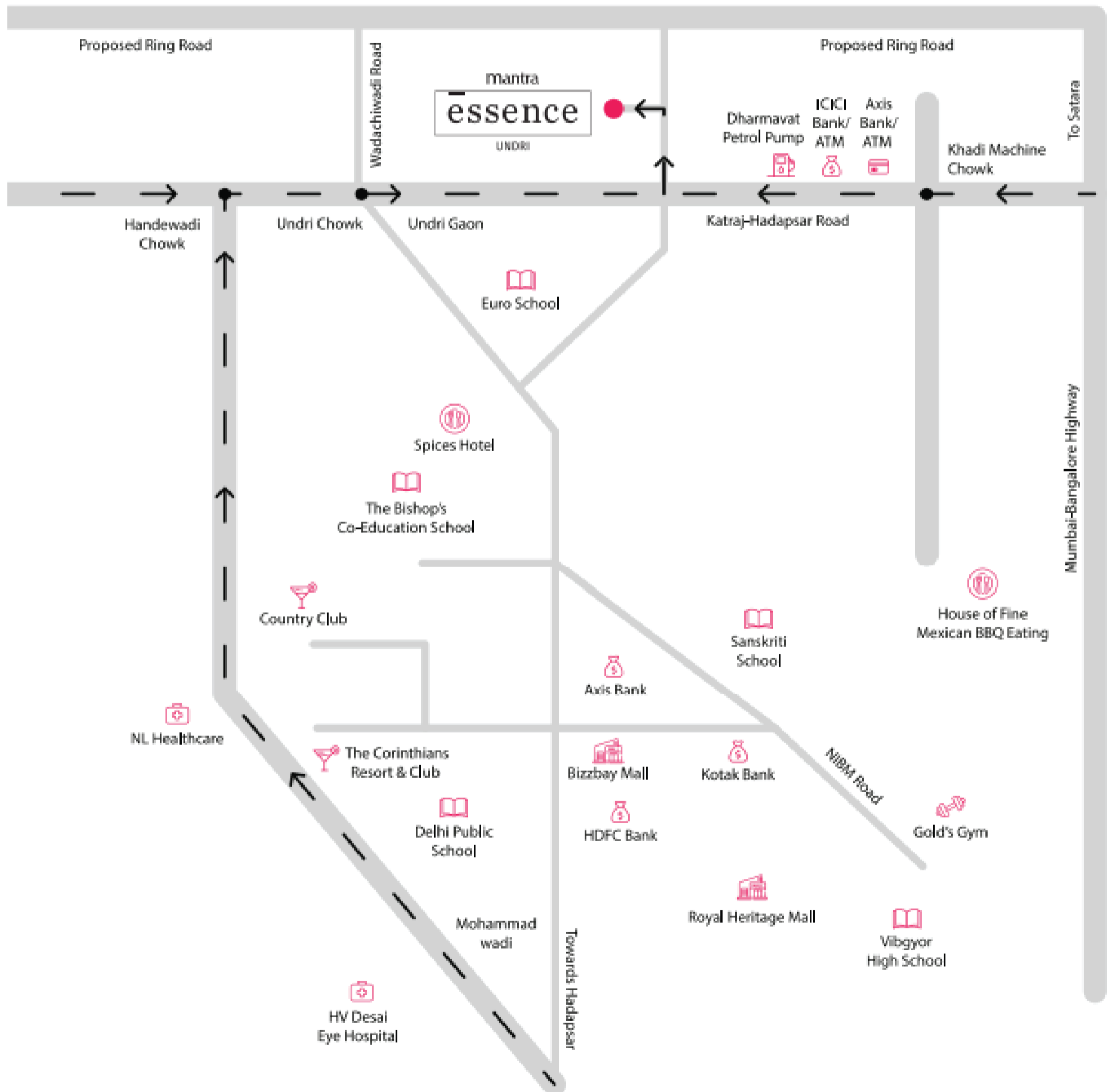
— LIFE —
BEGINS
— HERE —

mantra

essence

UNDRI

LOCATION AT A GLANCE



Map not to scale

HAPPINESS BEGINS HERE



Embrace the magnificence of life at Mantra Essence where 4 acres of premium living unite with 2 & 3 RHK well-planned homes and maximum usable space to create unparalleled experiences to cherish. Enjoy the best of what's in and around Undri, one of Pune's fastest developing neighbourhood while indulging in a gamut of exhilarating amenities that keep you active. The essence of happy living is right here.

FOUNDATIONS BEGIN HERE



School is perhaps the most important part of a child's life. A boundless domain that influences, inspires and disciplines a child. What could be better than residing in a neighbourhood that is an education hub for children? Over 15 schools in the vicinity of Mantra Essence open endless learning possibilities for your children while ensuring that they are always close to home.

SPACIOUS EXPERIENCES BEGIN HERE



Whether it's spending time with your family or inviting friends over, Mantra Essence has space for everyone. At the centre of Mantra Essence is great planning and design. A practical approach to designing based around your lifestyle ensures that every apartment has minimum wastage of space, which means you have more elbow room to do things.

BEST SPACE UTILIZATION

THOUGHTFULLY DESIGNED

WELL LIT & VENTILATED

ACTIVE LIFESTYLES BEGIN HERE



Recreation is highly beneficial for physical and mental wellness while socialising keeps your spirit high. Enjoy the best of both at Mantra Essence with state-of-the-art lifestyle amenities. Besides, the superior architecture and landscape design of the amenity spaces add to the elegance of your home. Everything you need for an active lifestyle is right here!



CHILDREN'S PLAY AREA



PARTY LAWN



CLUB HOUSE



GYMNASIUM



WATER BODY



INDOOR GAMES



OPEN GYM



BARBEQUE AREA



UTILITY RETAIL SHOPS

CONVENIENCE BEGINS HERE



The beautiful suburb of Undri has more to offer than just sprawling green views. Undri belongs to the prominent, south-eastern quadrant of Pune. It is well-connected to all the major locales as it is conveniently located in the centre. Apart from excellent connectivity, another advantage at Undri is the social infrastructure - from retail developments and healthcare facilities to educational institutes and leisure. With many projects in the pipeline, Undri is poised to be one of the finest residential destinations in Pune. Everything that adds to your convenience is right here!

WHAT'S AROUND

EMPLOYMENT HUBS

- Magarpatta - 32 min
- Phursungi - 27 min
- MG Road - 25 min
- Bund Garden Road - 35 min
- Swargate - 30 min
- Kharadi - 42 min
- Hadapsar Industrial Belt - 29 min

RETAIL DEVELOPMENTS

- Royal Heritage Mall - 12 min
- Seasons Mall - 32 min
- Amanora Town Mall - 31 min
- SGS Mall - 28 min
- Kumar Pacific Mall - 28 min

MEDICAL FACILITIES

- Adarsh Hospital - 10 min
- Inamdar Multi Specialty Hospital - 24 min
- Noble Hospital - 28 min

EDUCATIONAL INSTITUTES

- Vibgyor High School - 12 min
- Delhi Public School - 11 min
- Euro Kids School - 17 min
- The Bishop's Co-ed School - 7 min
- Sanskriti School - 10 min

CLUBS, HOTELS & RESTAURANTS

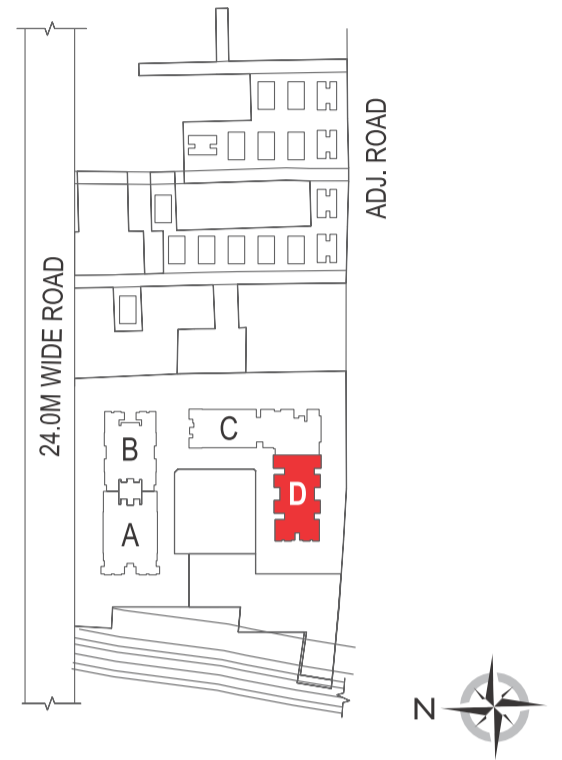
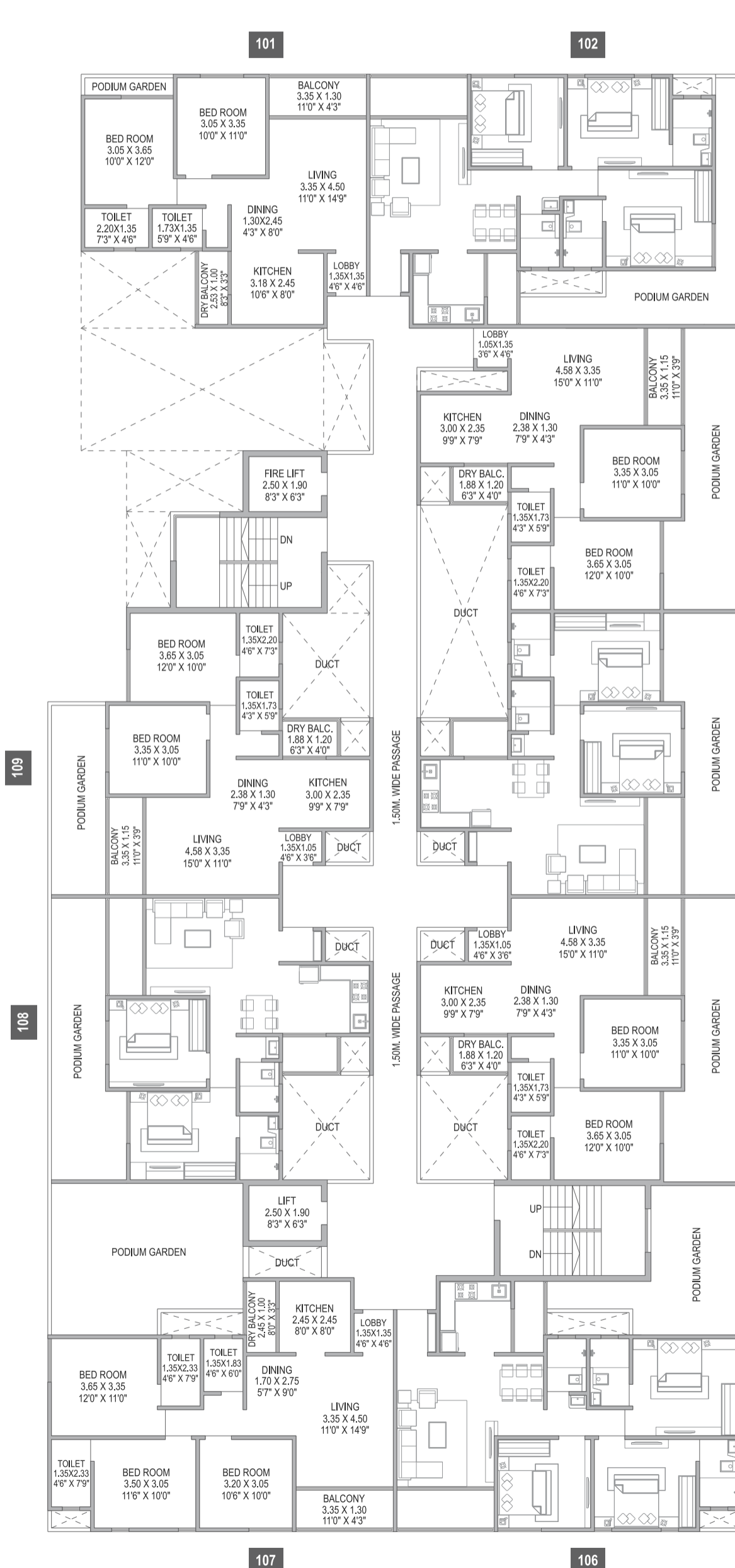
- The Corinthians Resort & Club - 11 min
- Country Club - 8 min
- China Grill - 18 min
- Wok & Grill - 5 min

UPCOMING DEVELOPMENTS

Outer Ring Road: Will directly connect Katraj - NH4 in the South and Theur Phata - NH9 in East Pune

WING - D

1st Floor Plan



AREA STATEMENT

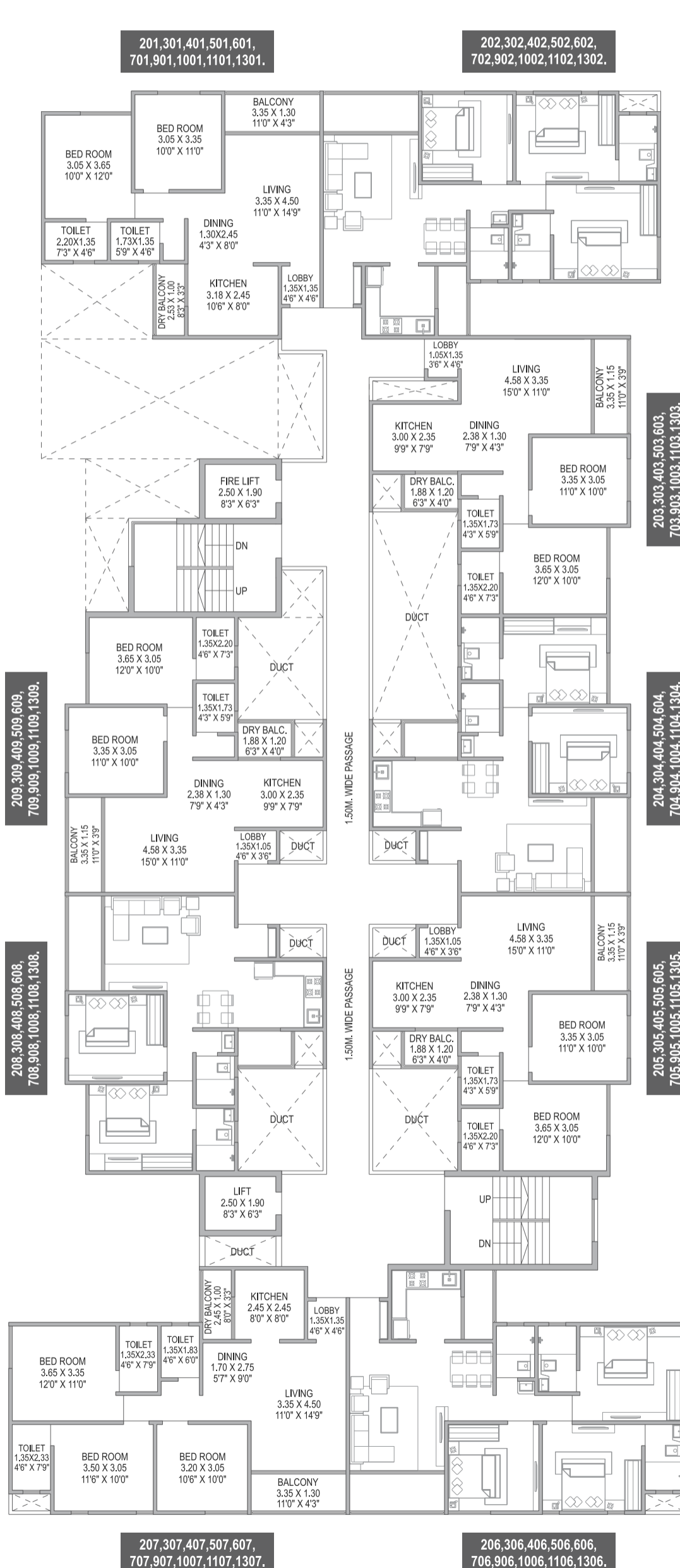
Flat No.	Flat Type	Carpet Area		Open Balcony		Dry Balcony		Gross Usable Area		Podium Garden	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
101	2 BHK	61.10	657.68	4.31	46.39	2.49	26.80	67.90	730.88	1.83	19.70
102	3 BHK	77.12	830.12	4.31	46.39	2.42	26.05	83.85	902.56	16.59	178.57
103	2 BHK	59.74	643.04	3.81	41.01	2.22	23.90	65.77	707.95	20.28	218.29
104	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78	20.28	218.29
105	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78	20.47	220.34
106	3 BHK	77.12	830.12	4.31	46.39	2.42	26.05	83.85	902.56	19.54	210.33
107	3 BHK	77.12	830.12	4.31	46.39	2.41	25.94	83.84	902.45	31.83	342.62
108	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78	20.28	218.29
109	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78	12.15	130.78

Note:

- ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
- Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
- All the areas other than carpet area are mentioned for illustration purpose only.
- Sale of apartment is on carpet area only.
- Gross usable area = Flat Carpet Area + Enclosed Balcony + Terrace Area + Dry Terrace.
- All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

WING - D

Typical 2nd, 3rd, 4th, 5th, 6th,
7th, 9th, 10th, 11th & 13th Floor Plan



AREA STATEMENT

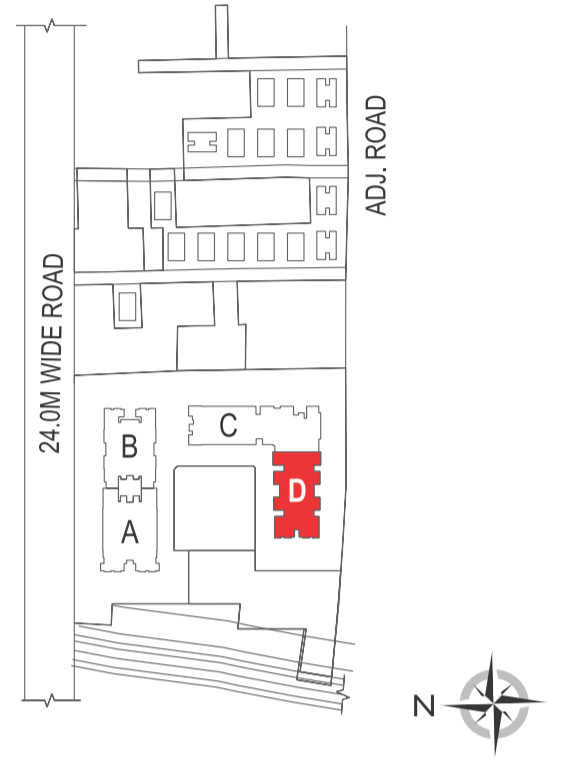
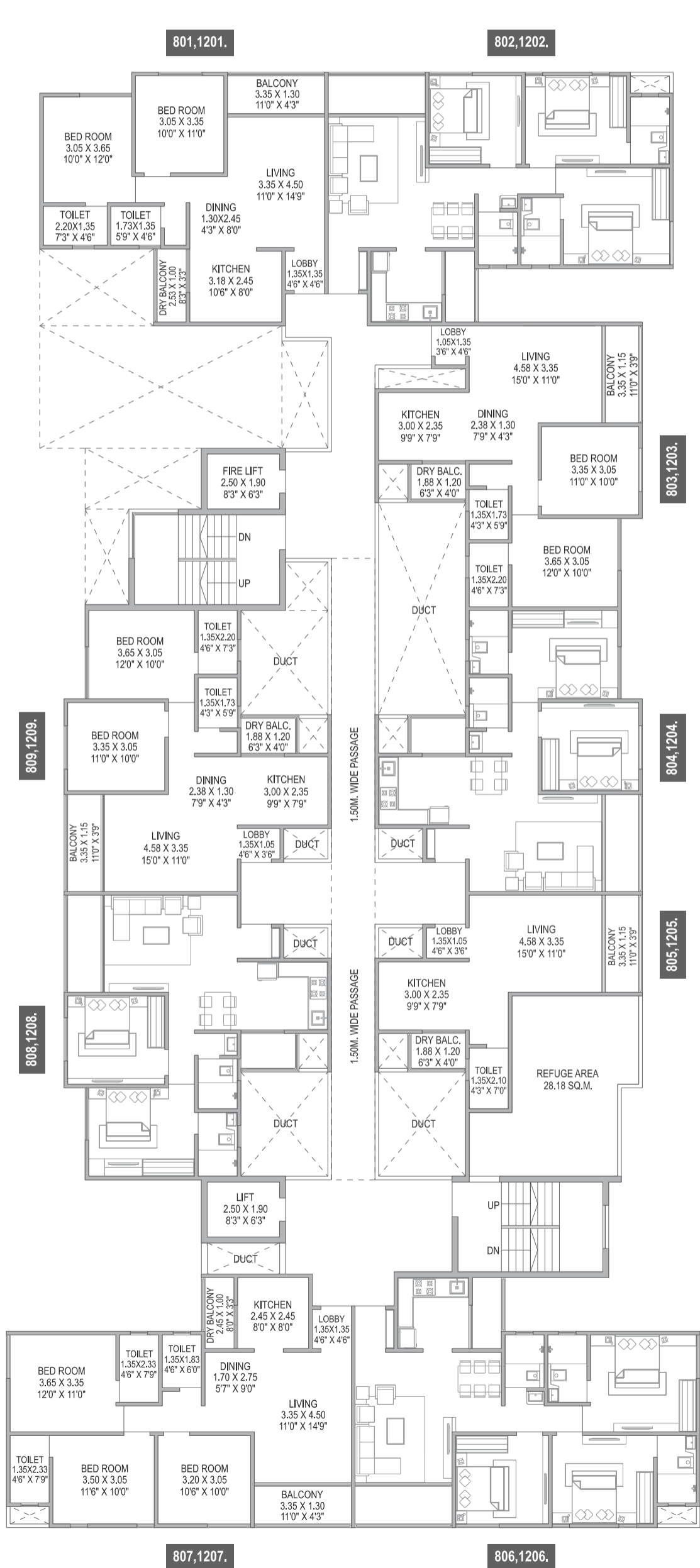
Flat No.	Flat Type	Carpet Area		Open Balcony		Dry Balcony		Gross Usable Area	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
201,301,401, 501,601,701, 901,1101,1301.	2 BHK	61.10	657.68	4.31	46.39	2.49	26.80	67.90	730.88
202,302,402, 502,602,702, 902,1102,1302.	3 BHK	77.12	830.12	4.31	46.39	2.42	26.05	83.85	902.56
203,303,403, 503,603,703, 903,1103,1303.	2 BHK	59.74	643.04	3.81	41.01	2.22	23.90	65.77	707.95
204,304,404, 504,604,704, 904,1104,1304.	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78
205,305,405, 505,605,705, 905,1105,1305.	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78
206,306,406, 506,606,706, 906,1106,1306.	3 BHK	77.12	830.12	4.31	46.39	2.42	26.05	83.85	902.56
207,307,407, 507,607,707, 907,1107,1307.	3 BHK	77.12	830.12	4.31	46.39	2.41	25.94	83.84	902.45
208,308,408, 508,608,708, 908,1108,1308.	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78
209,309,409, 509,609,709, 909,1109,1309.	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78

Note:

- ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
- Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
- All the areas other than carpet area are mentioned for illustration purpose only.
- Sale of apartment is on carpet area only.
- Gross usable area = Flat Carpet Area + Enclosed Balcony + Terrace Area + Dry Terrace.
- All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

WING - D

8th & 12th Floor Plan



AREA STATEMENT

Flat No.	Flat Type	Carpet Area		Open Balcony		Dry Balcony		Gross Usable Area	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
801	2 BHK	61.10	657.68	4.31	46.39	2.49	26.80	67.90	730.88
802	3 BHK	77.12	830.12	4.31	46.39	2.42	26.05	83.85	902.56
803	2 BHK	59.74	643.04	3.81	41.01	2.22	23.90	65.77	707.95
804	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78
805	1 RK	30.55	328.84	3.81	41.01	2.22	23.90	36.58	393.75
806	3 BHK	77.12	830.12	4.31	46.39	2.42	26.05	83.85	902.56
807	3 BHK	77.12	830.12	4.31	46.39	2.41	25.94	83.84	902.45
808	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78
809	2 BHK	59.91	644.87	3.81	41.01	2.22	23.90	65.94	709.78

- Note:
- ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
 - Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
 - All the areas other than carpet area are mentioned for illustration purpose only.
 - Sale of apartment is on carpet area only.
 - Gross usable area = Flat Carpet Area + Enclosed Balcony + Terrace Area + Dry Terrace.
 - All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.



ARTISTIC IMPRESSION

Mantra Properties has expanded rapidly across Pune.

Since its inception in 2007, we've always strived to provide the best value to our customers by carefully listening to their needs. Our intelligent design and emphasis on quality, transparency and delivery have enabled us to gain the customer's as well as the market's trust. We are proud to hold under our belt

11
DELIVERED
PROJECTS
IN PUNE & PCMC

66
LAKH SQ.FT.
UNDER
CONSTRUCTION

15+
PROJECTS
UNDER
DEVELOPMENT

14
YEARS IN
REALTY
EXCELLENCE

ONGOING PROJECTS

Grandstand Trinity - Kothrud | 99 Riverfront - Baner | Mantra Insignia - Keshavnagar, Mundhwa
29 Gold Coast - Nr. New Airport Road, Tingre Nagar | Mantra Moments - Moshi | Mantra Parkview - Dhayari
Mantra Essence - Undri | Mantra 24 West - Gahunje | 7 Hills - Kirkitwadi | Mantra Essence Bungalow Plots - Undri
Mantra City 360 - Talegaon | Mantra Monarch - Balewadi | Mantra Residency - Nighoje, Chakan
Mantra Magic - Moshi Annex, Chimbali | Mantra Divine - Wadebolai, Wagholi Annex | Mantra Montana, Dhanori

UPCOMING PROJECTS

AKURDI | BALEWADI | KOREGAON PARK ANNEX | KHARADI