

www.mantraproperties.in



**A NEW BENCHMARK OF LUXURY
IS COMING TO AKURDI!**

PRE-LAUNCHING
CODENAME
BENCHMARK
— AKURDI —
THE NEW PARADIGM OF LUXURY



Artistic Impression

SWIMMING POOL



Artistic Impression

**CLIMBING WALL
CRÈCHE**



Artistic Impression

**CO-WORKING SPACES
MULTI-PURPOSE HALL**



Artistic Impression



Artistic Impression

LUXURIOUS AMENITIES THAT SET A NEW BENCHMARK OF RELAXATION & RECREATION.



At Codename BENCHMARK, we have planned the ultimate in relaxation and recreation for you with a plethora of amenities all loaded on the central podium, such as a crèche, indoor / outdoor gym, swimming pool, multi-purpose hall, multi-purpose play court, children's play area, temple court, party lawn, yoga / zumba room, library, climbing wall, indoor games, co-working spaces, sitting area, floor games for children, club house and lotus pond. With such thoughtful and luxurious amenities, Codename BENCHMARK offers you a new benchmark of recreation.

	CRÈCHE		TEMPLE COURT		CO-WORKING SPACES
	INDOOR GYMNASIUM		PARTY LAWN		SITTING AREA
	SWIMMING POOL		LIBRARY		OUTDOOR GYMNASIUM
	MULTI-PURPOSE PLAYCOURT		YOGA / ZUMBA ROOM		FLOOR GAMES FOR CHILDREN
	MULTI-PURPOSE HALL		INDOOR GAMES		CLUB HOUSE
	CHILDREN'S PLAY AREA		CLIMBING WALL		LOTUS POND



LAVISH HOMES THAT CREATE A NEW BENCHMARK OF LUXURY LIFESTYLE FOR YOU.



Welcome to Codename BENCHMARK, where you can enjoy a luxury lifestyle, the best location with excellent connectivity, 3 acres of beautiful spaces, and premium apartments with just 4 apartments per floor in 6 towers of 22 storeys each, connected with a central podium loaded with a plethora of amenities.

Codename BENCHMARK is constructed with the Mivan Formwork System, the latest innovation in construction technology that helps speedy, accurate and highly consistent casting of all parts of a concrete building. This reduces wear and tear, ensuring better finishes, and faster and better quality construction.

Our large-sized, well ventilated and naturally lit 2 and 3 BHK homes, 3 BHK sky villas and 4.5 BHK mansions are thoughtfully designed with zero wastage, to give a new meaning to the luxury of space. In addition to that, the integrated retail boulevard with 18 shops, proposed lifestyle club abutting the project, and living a few minutes away from everything ensures that you enjoy a new benchmark of luxury lifestyle with Codename BENCHMARK.



Artistic Impression



Artistic Impression

THE NEW BENCHMARK OF LUXURY ALSO SETS A NEW BENCHMARK OF APPRECIATION.



Codename BENCHMARK is located in Akurdi right at the Khandoba Mandir Chowk on the old Mumbai Pune highway, the arterial node of connectivity to reach quickly anywhere in Pune. So not only do you get the best location in PCMC, you also get quick access to the best schools, retail spaces, medical facilities, entertainment zones, and workspaces. Wide DP road connectivity from the project to most places ensures ease of travel.

With the ongoing Bus Rapid Transit System (BRTS) and Pune Metro station coming up right beside Codename BENCHMARK and the resulting huge development potential of the area in the future, Akurdi does not just offer a new benchmark of luxury lifestyle, but has immense growth potential for your investment in the future.

So Codename BENCHMARK is your perfect realty investment that is going to set a new benchmark of appreciation and growth.



Artistic Impression

A NEW BENCHMARK IN PERFECT WORK-LIFE BALANCE!

Strike the perfect balance between work, personal and social life, with restaurants, malls, schools, educational institutes and work spaces just minutes away.



KEY DISTANCES

Banks & ATMs:		Entertainment:		Hotels:	
State Bank of India	5 mins	Central Mall	10 mins	Hotel Citrus / Ginger	10 mins
Canara Bank	5 mins	City One Mall	5 mins	Mainland China	15 mins
Indian Overseas Bank	10 mins	Vishal E-Square	10 mins	Barbeque Nation	10 mins
AXIS Bank	5 mins	Elpro Mall	10 mins	Seasons Banquets	5 mins
South Indian Bank	10 mins				
HDFC Bank	5 mins				
Union Bank	5 mins				
Hospitals:		Work-spaces:		Education:	
Dr. D. Y. Patil Hospital	10 mins	Hinjewadi	15 mins	D Y Patil College Of Engineering	10 mins
Aditya Birla Hospital	10 mins	Nigdi	10 mins	VIBGYOR Roots & Rise School	5 mins
Niranjan Nursing Home	5 mins	Walhekarwadi	10 mins	IICMR College	5 mins
Star Hospital	5 mins	M Phulenagar	5 mins	Shri Mhalsakant Jr. College	5 mins
Moraya Multispeciality Hospital	10 mins	Shahunagar	10 mins	St. Ursula High School	5 mins
Navjeevan Hospital	5 mins	Morewadi	5 mins	Modern High School & Jr. College	5 mins
Ashwini Hospital & many more	10 mins	Bajaj Auto	5 mins	Orchids International School Nigdi	10 mins
		Mahindra	10 mins	College Of Ayurved & Research Centre & many more	10 mins
		Exide Industries	5 mins		
		Finolex Industries	5 mins		
		Tata Motors	5 mins		
		Thermax	5 mins		

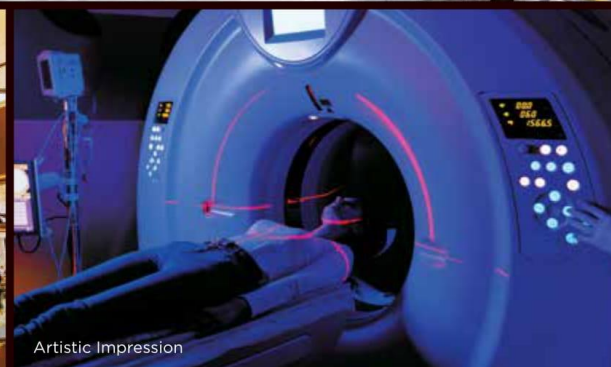
Times given are tentative and may vary as per traffic conditions



Artistic Impression



Artistic Impression



Artistic Impression

LOCATION MAP OF THE NEW BENCHMARK OF LUXURY.



- Educational Institutions
- Hospitals and Health Institutions
- Entertainment
- Employment hubs
- Hotels & Restaurants
- Banks & ATMs



AKURDI. **ONE OF THE HOTTEST REAL ESTATE** **DESTINATIONS IN PCMC.**

Akurdi, a part of Pimpri-Chinchwad Municipal Corporation (PCMC), is a residential plus industrial area in the northern periphery of Pune. Akurdi has emerged as one of the hottest real estate destinations owing to its immediate proximity to Pune's biggest employment hub of Hinjewadi.

Codename BENCHMARK is located just off the Old Mumbai-Pune highway and is well connected to it. It takes minimal travel time to reach workplaces like Hinjewadi, Wakad and other employment hubs, and established MIDCs and trader hubs in PMC & PCMC. With companies such as Bajaj Auto, Sandisk Asia, Atlas Copco, Alfa Laval, Tata Motors, etc. just a few minutes away, along with premium educational institutes, state-of-the-art healthcare, lavish entertainment, and luxurious malls, this seamless connectivity ensures you spend less time travelling and more time enjoying life with your loved ones.

Choose Akurdi - the hottest realty destination of PCMC. Choose to experience the new BENCHMARK of luxury lifestyle!



Artistic Impression

CODENAME BENCHMARK. THE NEW BENCHMARK OF LUXURY IN AKURDI.



Mantra Properties welcomes you to Codename BENCHMARK.

At Mantra Properties, we understand that luxury means different things to different people. For some, it means a home which is perfectly sized, and spacious for their needs, yet bigger than what most other people would be satisfied with. For some it means all the amenities that they desire, with the level of quality that they aspire for. For some, it is the continued enjoyment of solid family bonds that they cherish in a joint family, but in bigger and more luxurious spaces, like a 4.5 BHK apartment. Yet others may want superb connectivity, fast appreciation and a prime location for their home.

We decided to offer you a home that gives you all these luxuries in one of the most prime locations in PCMC. Something that has never been done before in Akurdi. Creating a new BENCHMARK of luxury. Mantra Codename BENCHMARK.



Artistic Impression

LUXURY OF PERFECT SIZED SPACES



Artistic Impression

LUXURY OF SUPERB CONNECTIVITY



Artistic Impression

LUXURY OF AMENITIES UNMATCHED



Artistic Impression

LUXURY OF JOINT FAMILY LIFE IN A 4.5 BHK HOME



Artistic Impression

INDOOR GYM
LIBRARY



Artistic Impression

CHILDREN'S PLAY AREA
YOGA / ZUMBA ROOM



Artistic Impression



Artistic Impression

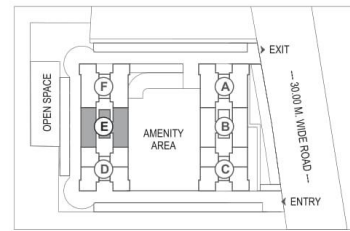
MULTI-PURPOSE PLAYCOURT



Artistic Impression

Building - E

19th & 21st (LF) Floor Plan



KEY PLAN

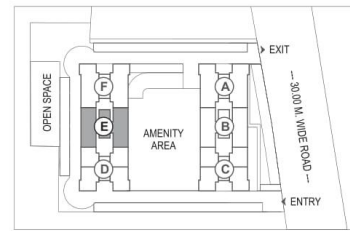


Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
1901, 2101	3 BHK Duplex	97.79	1053	8.64	93	3.35	36	109.78	1182
1902, 2102	3 BHK Duplex	97.79	1053	8.64	93	3.35	36	109.78	1182
1903, 2103	3 BHK Duplex	98.04	1055	8.64	93	3.35	36	110.03	1184
1904, 2104	3 BHK Duplex	98.04	1055	8.64	93	3.35	36	110.03	1184

Note : 1. **Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm 3. All the 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 unfinished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes shown are indicative & may vary as per construction techniques.

Building - E

18th Floor Plan (Refuge)



KEY PLAN

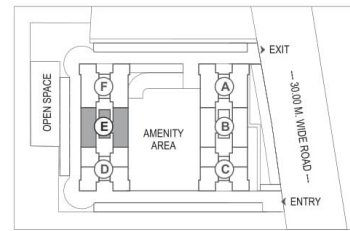


Note : The living room of unit 1704 is not double height due to refuge area

Note : 1. " Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm 3. All the areas other than carpet area mentioned are for illustration purpose only.
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Building - E

17th (LF) Floor Plan



KEY PLAN



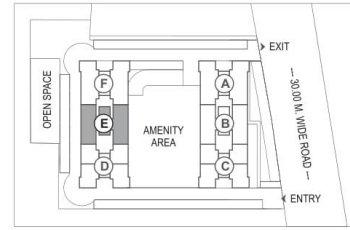
Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
1701	3 BHK Duplex	97.79	1053	8.64	93	3.35	36	109.78	1182
1702	3 BHK Duplex	97.79	1053	8.64	93	3.35	36	109.78	1182
1703	3 BHK Duplex	98.04	1055	8.64	93	3.35	36	110.03	1184
1704	3 BHK Duplex	98.04	1055	8.64	93	3.35	36	110.03	1184

Note : The living room of unit 1704 is not double height due to refuge area

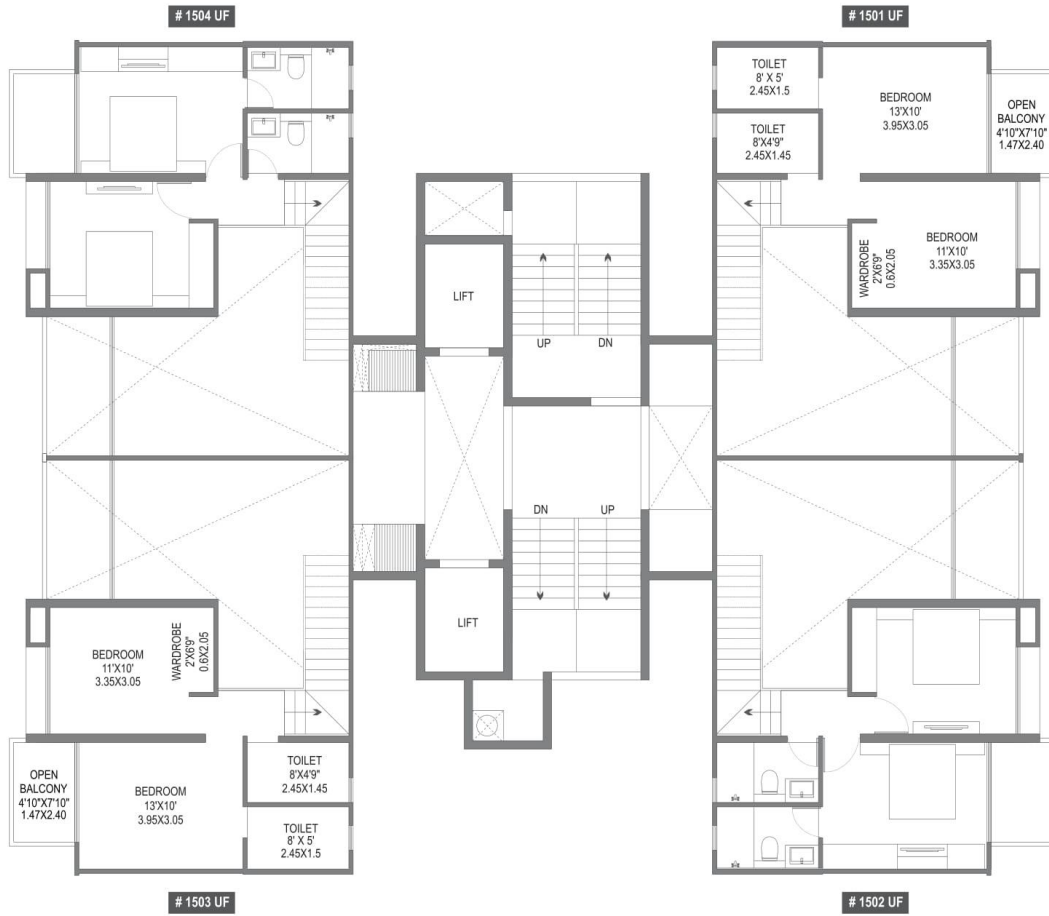
Note : 1. **Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm 3. All the areas other than carpet area mentioned are for illustration purpose only.
4. Sale of apartment is on carpet area only. 5. *Gross usable area = Carpet area + Balcony area + Dry balcony area. 6. All dimensions mentioned are for unfinished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes shown are indicative & may vary as per construction techniques.

Building - E

16th (UF) Floor Plan



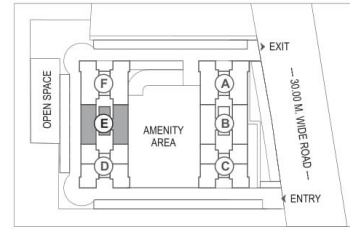
KEY PLAN



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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 unfinished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes shown are indicative & may vary as per construction techniques.

Building - E

15th (LF) Floor Plan



KEY PLAN

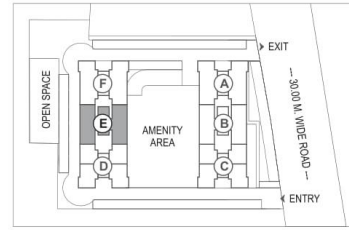


Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
1501	3 BHK Duplex	97.79	1053	8.64	93	3.35	36	109.78	1182
1502	3 BHK Duplex	97.79	1053	8.64	93	3.35	36	109.78	1182
1503	3 BHK Duplex	98.04	1055	8.64	93	3.35	36	110.03	1184
1504	3 BHK Duplex	98.04	1055	8.64	93	3.35	36	110.03	1184

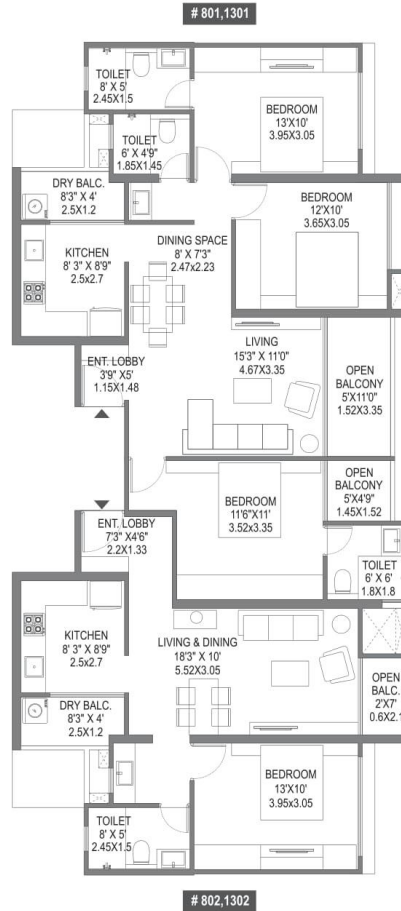
Note : 1. **Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm 3. All the areas other than carpet area mentioned are for illustration purpose only.
 4. Sale of apartment is on carpet area only. 5. *Gross usable area = Carpet area + Balcony area + Dry balcony area. 6. All dimensions mentioned are for unfinished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes shown are indicative & may vary as per construction techniques.

Building - E

8th & 13th Floor Plan (Refuge)



KEY PLAN



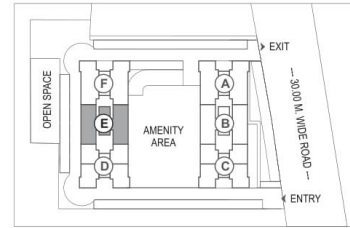
1BHK + 3BHK
AS PER SANCTIONED

Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
801, 1301	3 BHK	82.91	892	7.47	80.4	2.83	30	93.21	1003
802, 1302	1 BHK	48.76	525	1.26	13.6	2.83	30	52.85	569

Note : 1. **Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm 3. All the areas other than carpet area mentioned are for illustration purpose only.
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Building - E

8th & 13th Floor Plan (Refuge)



KEY PLAN

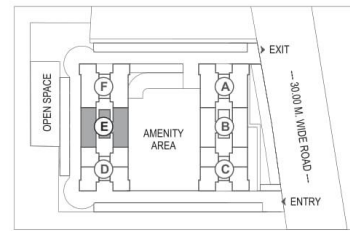


Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft		sq.ft
801+802, 1301+1302	4 BHK	131.67	1417.3	8.73	94	5.66	60	146.06	1572
803, 1303	2 BHK	65.62	706	5.10	55	2.83	30	73.55	792
804, 1304	1 BHK	48.76	525	1.26	14	2.83	30	52.85	569

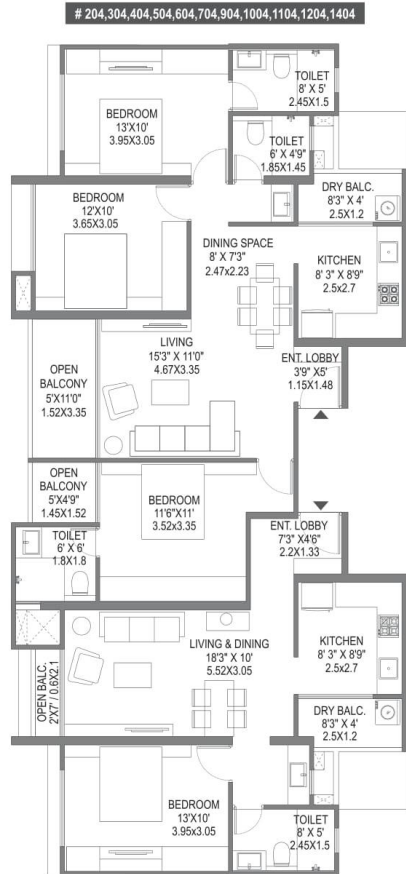
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Building - E

Typical 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th & 14th Floor Plan

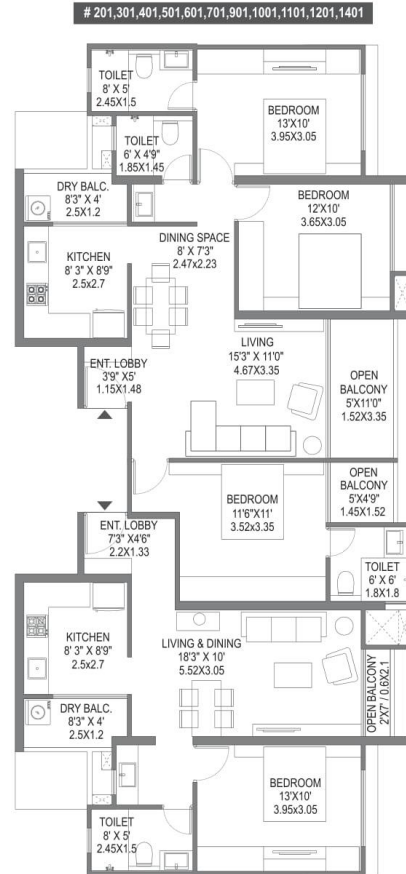


KEY PLAN



203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203, 1403

1BHK + 3BHK
AS PER SANCTIONED



202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202, 1402

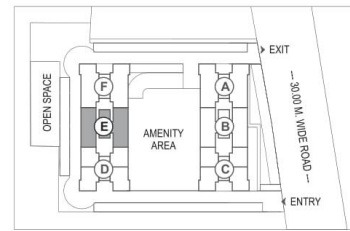
1BHK + 3BHK
AS PER SANCTIONED

Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*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, 1001, 1101, 1201, 1401	3 BHK	82.91	892	7.47	80.4	2.83	30	93.21	1003
202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202, 1402	1 BHK	48.76	525	1.26	13.6	2.83	30	52.85	569
203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203, 1403	1 BHK	48.76	525	1.26	13.6	2.83	30	52.85	569
204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204, 1404	3 BHK	82.91	892	7.47	80.4	2.83	30	93.21	1003

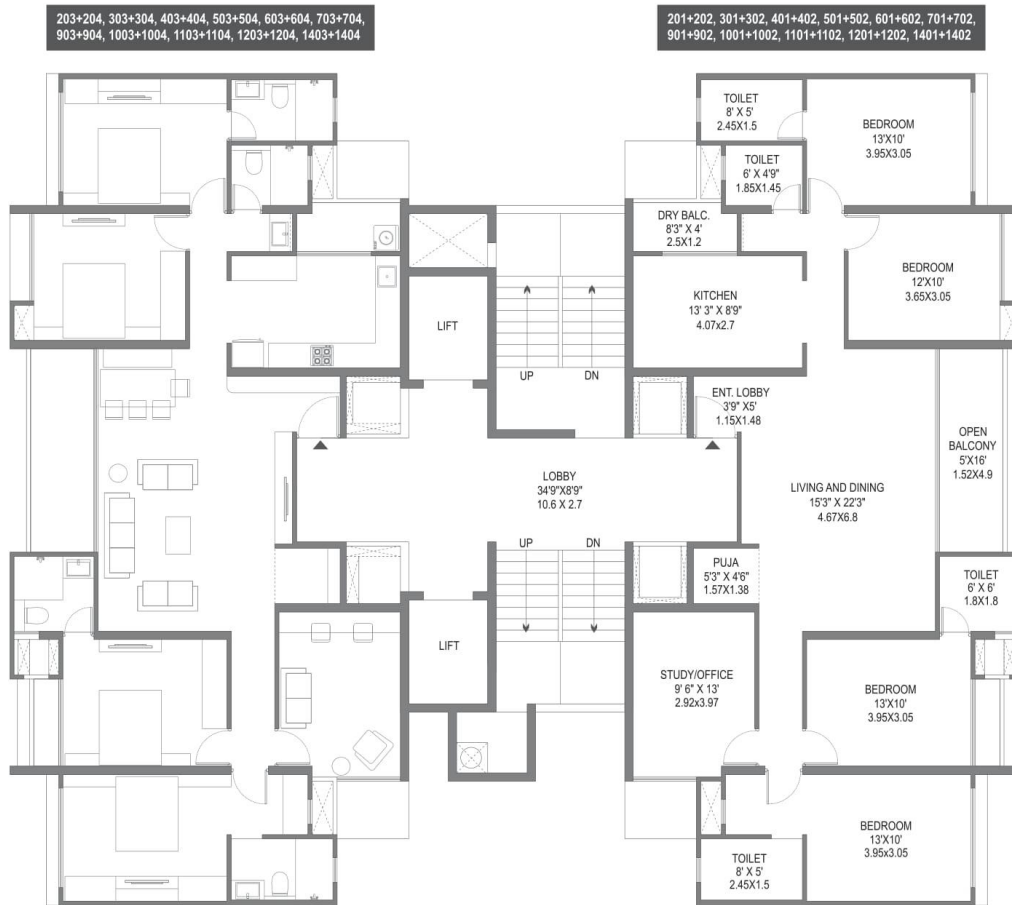
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4. Sale of apartment is on carpet area only. 5. *Gross usable area = Carpet area + Balcony area + Dry balcony area. 6. All dimensions mentioned are for unfinished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes shown are indicative & may vary as per construction techniques.

Building - E

Typical 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th & 14th Floor Plan



KEY PLAN

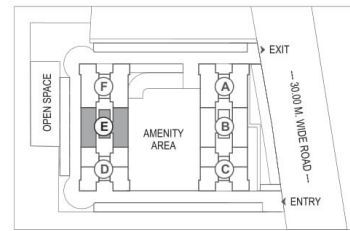


Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
201+202, 301+302, 401+402, 501+502, 601+602, 701+702, 901+902, 1001+1002, 1101+1102, 1201+1202, 1401+1402	4 BHK	131.67	1417	8.73	94	5.66	60	146.06	1572
203+204, 303+304, 403+404, 503+504, 603+604, 703+704, 903+904, 1003+1004, 1103+1104, 1203+1204, 1403+1404	4 BHK	131.67	1417	8.73	94	5.66	60	146.06	1572

Note : 1. **Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm 3. All the areas other than carpet area mentioned are for illustration purpose only.
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Building - E

1st Floor Plan



KEY PLAN



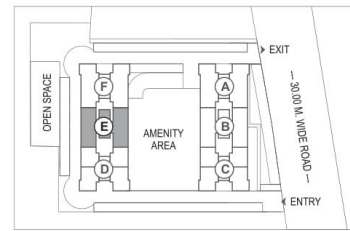
1BHK + 3BHK
AS PER SANCTIONED

Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
103	1 BHK	48.76	525	1.26	14	2.83	30	52.85	569
104	3 BHK	82.91	892	7.47	80	2.83	30	93.21	1003

Note : 1. ** Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm 3. All the areas other than carpet area mentioned are for illustration purpose only.
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Building - E

1st Floor Plan



KEY PLAN

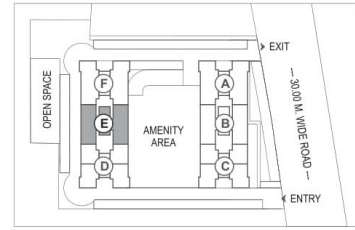


Flat No.	Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
103+104	4 BHK	131.67	1417	8.73	94	5.66	60	146.06	1572

Note : 1. ** Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm 3. All the areas other than carpet area mentioned are for illustration purpose only.
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Building - E

20th & 22nd (UF) Floor Plan



KEY PLAN



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