



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

PRE-LAUNCHING
CODENAME

BENCHMARK
— AKURDI —

THE NEW PARADIGM OF LUXURY

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

LUXURY OF AMENITIES UNMATCHED



Artistic Impression



Artistic Impression

LUXURY OF SUPERB CONNECTIVITY

LUXURY OF JOINT FAMILY LIFE IN A 4.5 BHK HOME



Artistic Impression

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!



LOCATION MAP OF THE NEW BENCHMARK OF LUXURY.



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	10 mins
Aditya Birla Hospital	10 mins	Nigdi	10 mins	Of Engineering	
Niranjan Nursing Home	5 mins	Walhekarwadi	10 mins	VIBGYOR Roots & Rise School	5 mins
Star Hospital	5 mins	M Phulenagar	5 mins	IICMR College	5 mins
Moraya Multispeciality Hospital	10 mins	Shahunagar	10 mins	Shri Mhalsakant Jr. College	5 mins
Navjeevan Hospital	5 mins	Morewadi	5 mins	St. Ursula High School	5 mins
Ashwini Hospital	10 mins	Bajaj Auto	5 mins	Modern High School	5 mins
& many more		Mahindra	10 mins	& Jr. College	
		Exide Industries	5 mins	Orchids International	10 mins
		Finolex Industries	5 mins	School Nigdi	
		Tata Motors	5 mins	College Of Ayurved	10 mins
		Thermax	5 mins	& Research Centre & many more	

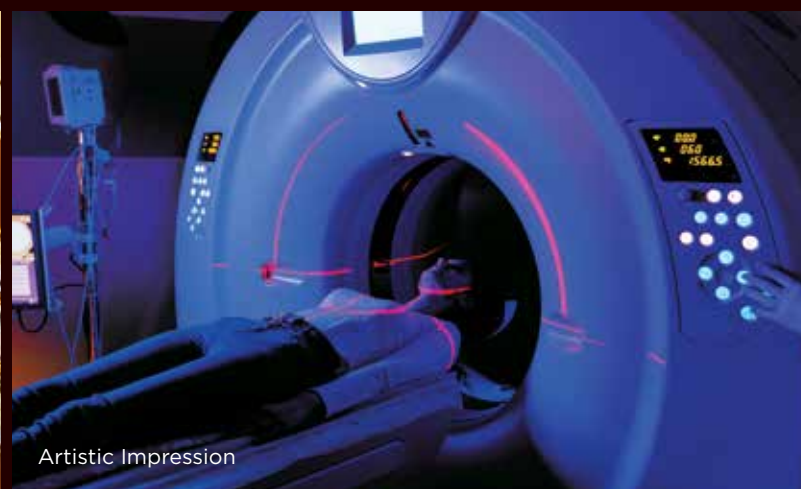
Times given are tentative and may vary as per traffic conditions



Artistic Impression



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.



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

**A BIRD'S EYE VIEW OF THE
PROJECT, DESIGNED TO BE THE
NEW BENCHMARK OF LUXURY.**



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 |





Artistic Impression

SWIMMING POOL



Artistic Impression

CLIMBING WALL CRÈCHE



Artistic Impression

CO-WORKING SPACES MULTI-PURPOSE HALL



Artistic Impression



Artistic Impression



Artistic Impression

INDOOR GYM



Artistic Impression

CHILDREN'S PLAY AREA



Artistic Impression

LIBRARY



Artistic Impression

YOGA / ZUMBA ROOM



MULTI-PURPOSE PLAYCOURT

Artistic Impression

**YOUR 2 & 3 BHK HOME WITH A
NEW BENCHMARK OF DESIGN,
BROUGHT TO LIFE FOR YOU.**



2 BHK APARTMENT



Artistic Impression

3 BHK APARTMENT



Artistic Impression

**YOUR 3 BHK SKY VILLA WITH
A NEW BENCHMARK OF DESIGN,
BROUGHT TO LIFE FOR YOU.**



3 BHK SKY VILLA



**YOUR 4.5 HOME WITH A
NEW BENCHMARK OF DESIGN,
BROUGHT TO LIFE FOR YOU.**



4.5 BHK APARTMENT



Artistic Impression

BEST-IN-CLASS SPECIFICATIONS FOR A NEW BENCHMARK OF LUXURY IN YOUR HOME.



STRUCTURE

- RCC Structure Designed With Earthquake Resistant Frame



MASONRY

- Shear Wall



WALL FINISH

- Gypsum / POP Finish For Wall At Internal Side
- Texture Paint For Exterior Surface
- OBD Paint



ELECTRIFICATION

- Concealed Internal Electrical Wiring - Finolex / Polycab / Havells Equivalent
- Modular Switches - Legrand Or Equivalent
- Switchgears - Legrand Or Equivalent Make
- Power Points For Refrigerator / Microwave & Other Gadgets In Kitchen
- Power Point For Washing Machine In Dry Balcony
- Geyser Points In All Toilets
- Provision For AC Points In All Bedrooms
- Provision For TV & Telephone Points In Living & All Bedrooms



DOORS & WINDOWS

- Main Door: Modular Laminated Wooden Door Frames And Wooden Shutter With Europa Or Equivalent Safety locks
- Internal Room Doors: Flush Doors With Laminate And Wooden Frames
- Bathroom Doors: Flush Doors With Laminate And Granite Frames
- Three Track Powder Coated Aluminum Sliding Windows With Mosquito Nets
- MS Grills For Safety And Security
- Natural Stone Window Sill
- Door Hardware - Cylindrical Lock - Yale Or Equivalent



KITCHEN

- Pearl Black Granite Kitchen Platform With SS Sink
- Dado Up To 2' Height
- Provision For Washing Machine In Dry Balcony



BATHROOMS

- Concealed Plumbing
- Premium ISI Mark C.P. Fittings - Jaquar Or Equivalent
- Premium Sanitary Fittings - Floor / Wall Mounted - Jaquar / Cera Or Equivalent
- Designer Dado Wall Tiles Upto Lintel Level
- Provision For Electric Geyser
- Provision For Exhaust Fan



FLOORING

- 24" X 48" Vitrified Tiles Across The Apartment Unit
- Anti-skid Ceramic Tiles For Bathroom And Terraces



BALCONY RAILING

- SS With Glass Railing Fittings As Per The Requirement



ELEVATORS

- 8 & 13 Passenger Lifts - Johnson Or Equivalent



UTILITIES

- Sewage Treatment Plant
- Rainwater Harvesting
- Underground And Overhead Tanks For Water Storage
- Firefighting System
- 100% Power Back Up For Common Areas And Lift



SECURITY

- CCTV Cameras For Security
- Security Cabin
- Boom Barriers



WE MAKE BRILLIANCE HAPPEN.

Mantra Properties has expanded rapidly across Pune. Since 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

77

LAKH SQ. FT.
UNDER
CONSTRUCTION

17

PROJECTS
UNDER
DEVELOPMENT

14

YEARS
IN REALTY
EXCELLENCE

ONGOING PROJECTS

Mantra Monarch - Balewadi | 99 Riverfront - Baner | Mantra Insignia - Keshavnagar, Mundhwa
Codename WONDERLAND | Codename INFINITY | Mantra Montana - Dhanori
Mantra Parkview - Dhayari | Mantra Essence - Undri | Mantra Essence Bungalow Plots - Undri
7 Hills - Kirkatwadi | Mantra Moments - Moshi | Mantra 24 West - Gahunje
Grandstand Trinity - Kothrud | Mantra City 360 - Talegaon | Mantra Residency - Nighoje, Chakan
Mantra Magic - Moshi Annex, Chimbli | Mantra Divine - Wadebolai, Wagholi Annex

UPCOMING PROJECTS

Balewadi

mantraproperties.in

For more information, please call **020 6726 4763**

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MANTRA CODENAME BENCHMARK
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P52100030585, P52100030605
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