



mantra
24WEST
Next to Lodha Belmondo,
GAHUNJE

Your dream of owning
a home is now a reality.



A life of conveniences, comforts and your dreams.

Homes that are blessed with a sense of freshness and well-being in every corner, Mantra 24 West offers thoughtfully designed apartments with a refined lifestyle. Free from vehicles and surrounded with greens, these homes are designed keeping all your conveniences and lifestyle needs in mind.



- A gated community of 5 towers with G+11 floors
- Spread across 3.5 acres
- Pollution free locale
- Studio /1/1.5/2 RHK homes, and shops
- Convenience shops in the complex
- Homes planned for 'Zero Space Wastage'
- Abundant natural light and ventilation
- Private balconies

A lifestyle weaved for well-being and modern living; Mantra 24 West has everything covered. It is urban living redefined with all the blessings of a fresh environment.

Be a part of Pune's new growth story!

The home of the renowned Symbiosis University and the MCA Cricket Stadium, Gahunje is the locale of the future. What was considered as a distant suburb of Pune a while ago has now become a hotspot for development. The rapidly changing landscape of this area is the result of its proximity to business and industrial zones, and excellent connectivity. It has now become a promising land for investment opportunities and will keep evolving further in the years to come.



Map not to scale

Strategic location

- Easy connectivity to Pune city area and PCMC
- Easy connectivity to Hinjawadi & Talawade IT Park
- Easy connectivity to major MIDCs like Chakan, Pimpri, Chinchwad, Pradhikaran, Moshi, Talegaon, etc.
- Area proposed to be merged with PCMC

Infrastructure highlights

- Easy access to BRTS road
- Proposed outer ring road easily accessible from Gahunje
- Pune-Mumbai Expressway
- Proposed Hyperloop connectivity

Every little thing, just around the corner!

HOSPITALS

- Aditya Birla Hospital
- Varad Hospital
- Akurdi PCMC Hospital
- Unique Multispecialty Hospital
- Life Care Hospital
- Aadhar Multispecialty Hospital
- Pawana Hospital

EDUCATION

- BK Birla Centre of Education
- Rainbow International School
- Orchid International School
- Pimpri Chinchwad College of Engineering
- Symbiosis Skills University
- SB Patil College of Science & Commerce
- Indira College
- DY Patil Colleges

SHOPPING

- Xion Mall
- Pune Central Mall
- Mukai Square Market
- D Mart

HOTELS

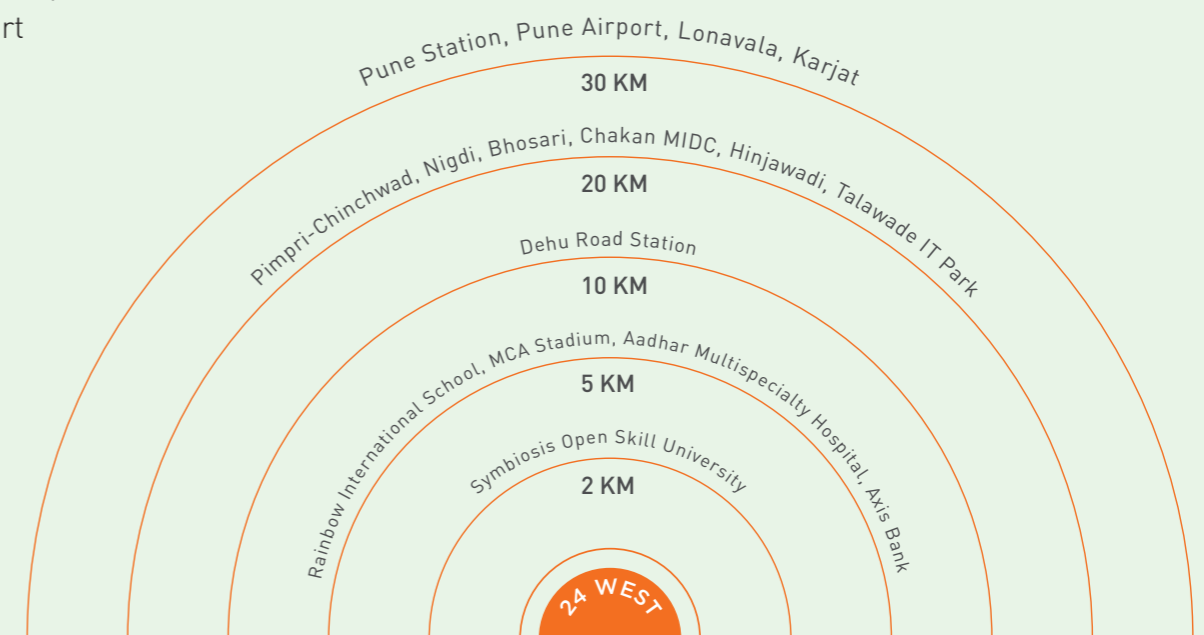
- Holiday Inn
- Sayaji
- Ginger
- Krishna Veg
- Santosa Multi Cuisine Restaurant

BANKS

- SBI
- HDFC
- Axis Bank
- Bank of Maharashtra
- IDBI Bank

OTHERS

- Hinjawadi
- MCA Cricket Stadium
- Prati Shirdi Temple
- ISCON Nigdi





MASTER PLAN



- | | | |
|-------------------------|-----------------------|-----------------------|
| 1. ENTRY | 8. OPEN PARKING SPACE | A. G/P + 12 - PHASE 4 |
| 2. SECURITY CABIN | 9. ENTRY | B. P + 12 |
| 3. ENTRANCE PLAZA | 10. EXIT | C. P + 12 - PHASE 2 |
| 4. CLUBHOUSE | 11. AMENITY SPACE | D1. P + 12 - PHASE 1 |
| 5. SWIMMING POOL | 12. STP | D1. P + 12 |
| 6. OPEN SPACE | 13. UGWT | |
| 7. CHILDREN'S PLAY AREA | 14. TRANSFORMER | |

Lifestyle Amenities at 24 West.



Modern Amenities

- Water body
- Indoor games
- Clubhouse
- Gymnasium
- Multipurpose room
- Children's play area
- Landscaped garden
- Walking / Jogging track
- Retail shops





Mantra 24 West enjoys a peaceful yet developed neighbourhood. It offers multiple options of convenience, shopping and entertainment within a short distance.

- Utility and grocery stores
- Major Banks and ATMs
- Salons
- Retail shops
- Confectionery shops
- Coffee shops
- Clinics and chemists
- Quick-service restaurants



APARTMENT SPECIFICATIONS

- **STRUCTURE:**
Earthquake Resistant RCC structure
- **MASONRY:**
Fly Ash Bricks/AAC Blocks Masonry Work
- **WALL FINISH:**
Gypsum Finish for Wall at internal side
Sand Faced Plaster for Exterior surface
- **KITCHEN:**
Black granite kitchen platform
- **FLOORING AND WALL FINISH:**
24" x 24" vitrified flooring
OBD paint
- **BATHROOMS:**
ISI mark C.P. and sanitary fittings
- **DOORS:**
Wooden door frames and wooden shutter
- **WINDOWS:**
Two track powder coated aluminium sliding windows
MS grills for safety and security
Natural stone window sill



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1 RHK



2 RHK

Phase 1 | Building - D1 | 1st floor plan



Note:

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- 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.

Phase 1 | Building - D1 2nd, 4th, 6th and 10th floor plan



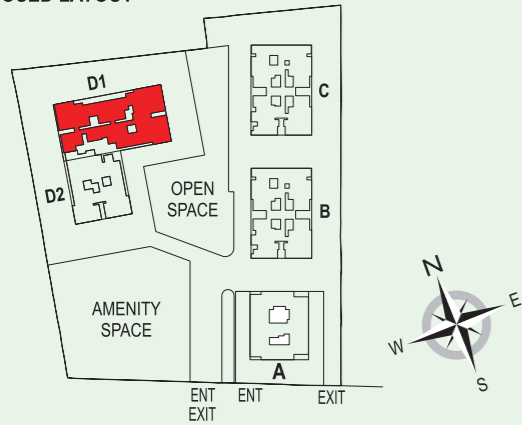
Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#201,401,601,1001	1bhk	30.0	323	3.94	42	4.79	52	38.72	417
#202,402,602,1002	2bhk	40.9	440	6.15	66	7.96	86	55.01	592
#203,403,603,1003	1bhk	30.5	328	3.84	41	4.7	51	39.03	420
#204,404,604,1004	1bhk	29.6	318	3.85	41	4.72	51	38.14	411
#205,405,605,1005	1bhk	29.6	318	3.86	42	4.7	51	38.14	411
#206,406,606,1006	1bhk	30.4	327	3.83	41	4.75	51	38.97	419
#207,407,607,1007	2bhk	41.8	450	4.93	53	7.92	85	54.63	588
#208,408,608,1008	2bhk	42.5	457	4.97	53	7.58	82	55.00	592
#209,409,609,1009	1bhk	30.2	325	3.82	41	4.8	52	38.85	418
#210,410,610,1010	1.5bhk	35.5	383	6.88	74	4.77	51	47.19	508

Note:

- ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
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Phase 1 | Building - D1
3rd, 5th, 7th, 9th & 11th floor plan

PROPOSED LAYOUT



Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#301,501,701,901,1101	1bhk	30.0	323	3.79	41	4.73	51	38.49	414
#302,502,702,902,1102	2bhk	40.5	436	6.13	66	7.97	86	54.64	588
#303,503,703,903,1103	1bhk	30.3	326	3.86	42	4.77	51	38.96	419
#304,504,704,904,1104	1bhk	29.4	316	3.85	41	4.75	51	38.00	409
#305,505,705,905,1105	1bhk	29.4	317	3.86	42	4.73	51	38.00	409
#306,506,706,906,1106	1bhk	30.4	327	3.83	41	4.73	51	38.92	419
#307,507,707,907,1107	2bhk	41.9	450	4.91	53	8.06	87	54.82	590
#308,508,708,908,1108	2bhk	42.2	454	4.97	53	7.56	81	54.74	589
#309,509,709,909,1109	1bhk	30.1	324	3.82	41	4.83	52	38.72	417
#310,510,710,910,1110	1.5bhk	35.4	381	6.88	74	4.8	52	47.04	506

Note:

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Phase 1 | Building - D1 | 8th floor plan



Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#801	1bhk	30.0	323	3.94	42	4.79	52	38.72	417
#802	2bhk	40.9	440	6.15	66	7.96	86	55.01	592
#803	1bhk	30.5	328	3.84	41	4.7	51	39.03	420
#805	1bhk	29.6	318	3.86	42	4.7	51	38.14	411
#806	1bhk	30.4	327	3.83	41	4.75	51	38.97	419
#807	2bhk	41.8	450	4.93	53	7.92	85	54.63	588
#808	2bhk	42.5	457	4.97	53	7.58	82	55.00	592
#809	1bhk	30.2	325	3.82	41	4.8	52	38.85	418
#810	1.5bhk	35.5	383	6.88	74	4.77	51	47.19	508

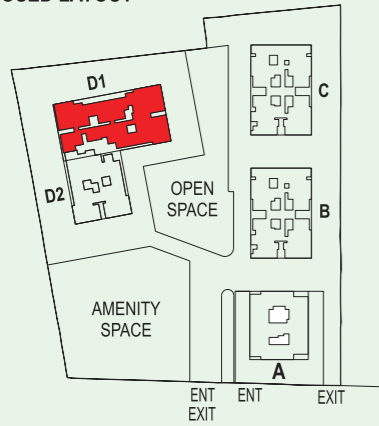
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Phase 1 | Building - D1 | 12th floor plan



PROPOSED LAYOUT



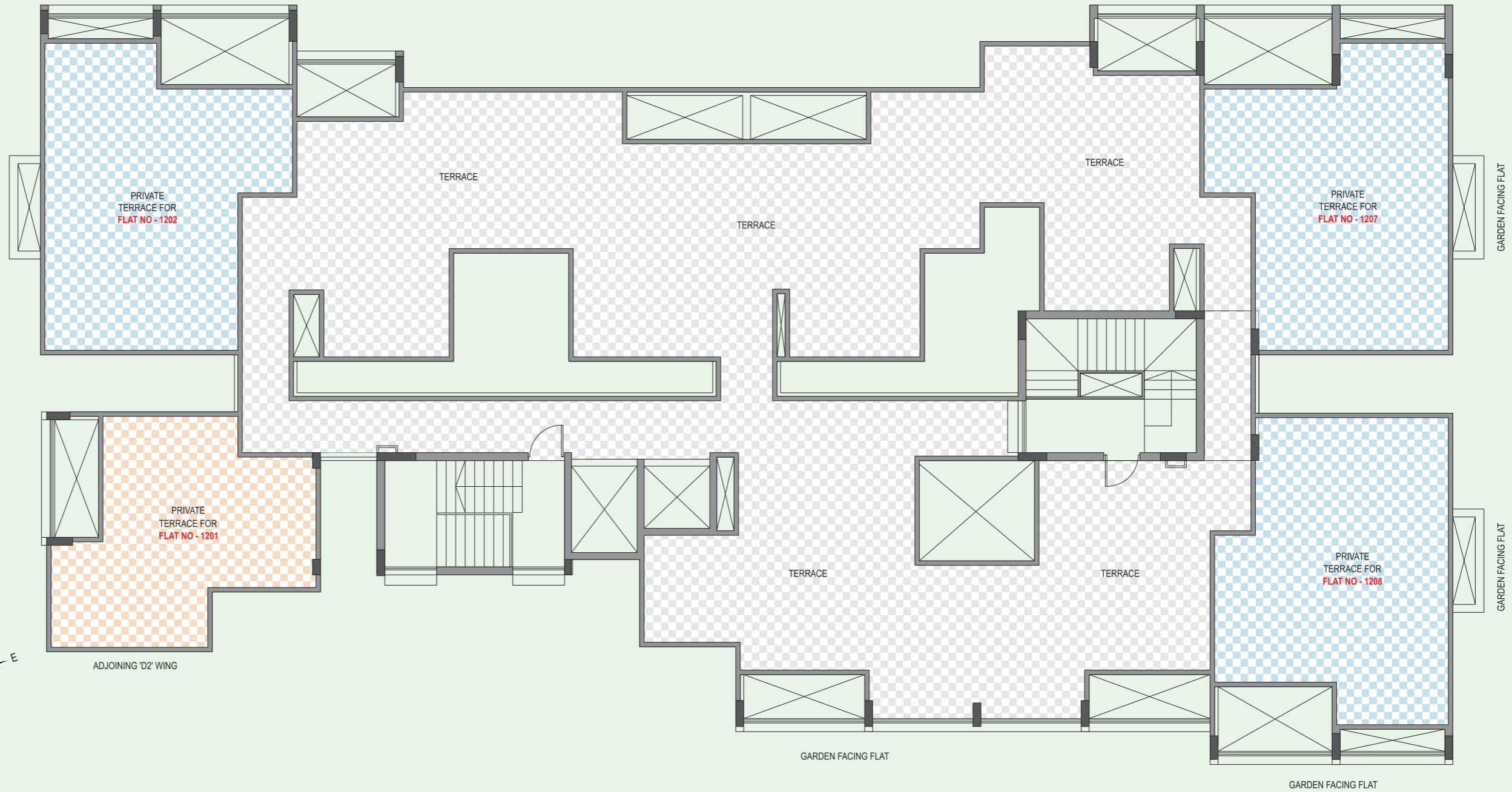
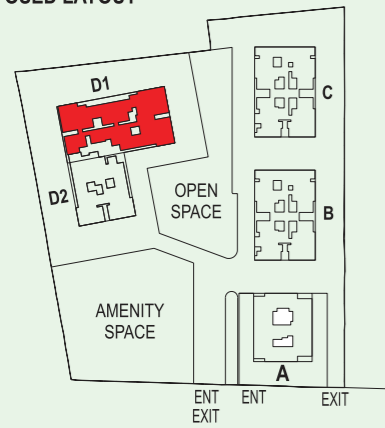
Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area		Roof Terrace Area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
# 1201	1bhk	30.24	326	3.94	42	7.81	84	41.99	452	37.64	405
# 1202	2bhk	40.90	440	6.15	66	8.42	91	55.47	597	51.17	551
# 1203	1bhk	30.49	328	3.84	41	4.70	51	39.03	420	0.00	0
# 1204	1bhk	29.57	318	3.85	41	4.73	51	38.15	411	0.00	0
# 1205	1bhk	29.58	318	3.86	42	4.70	51	38.14	411	0.00	0
# 1206	1bhk	30.39	327	3.83	41	4.75	51	38.97	419	0.00	0
# 1207	2bhk	41.85	450	4.93	53	8.35	90	55.13	593	50.87	548
# 1208	2bhk	42.32	456	4.97	53	8.09	87	55.38	596	51.67	556
# 1209	1bhk	29.99	323	3.94	42	4.80	52	38.73	417	0.00	0
# 1210	1.5bhk	35.54	383	6.88	74	4.78	51	47.20	508	0.00	0

Note:

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Phase 1 | Building - D1 | Terrace floor plan

PROPOSED LAYOUT



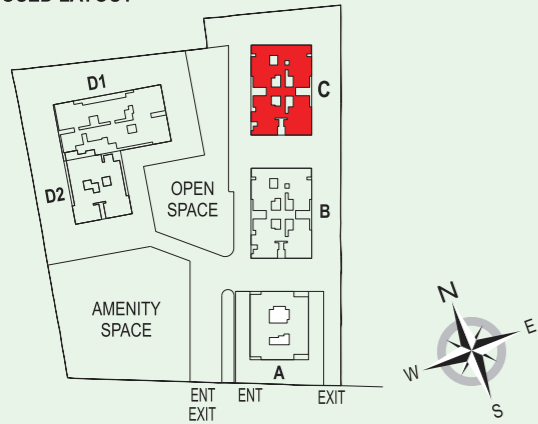
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Phase 2 | Building - C | 1st floor plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Podium Garden Area		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#101	2bhk	39.1	421	4.82	52	4.65	50	6.10	66	54.67	588
#102	1bhk	30.6	329	3.77	41	4.29	46	5.98	64	44.64	481
#103	1bhk	33.6	362	3.31	36	4.57	49	2.96	32	44.44	478
#104	1bhk	31.0	334	3.77	41	4.36	47	5.87	63	45.00	484
#105	1.5bhk	36.5	393	4.89	53	4.14	45	6.08	65	51.61	556
#106	1.5bhk	36.3	391	4.75	51	4.19	45	6.10	66	51.34	553
#107	2bhk	40.6	437	6.65	72	7.14	77	5.27	57	59.66	642
#108	2bhk	40.3	434	6.57	71	7.09	76	5.27	57	59.23	638
#109	2bhk	38.0	409	4.82	52	4.65	50	6.10	66	53.57	577

PROPOSED LAYOUT



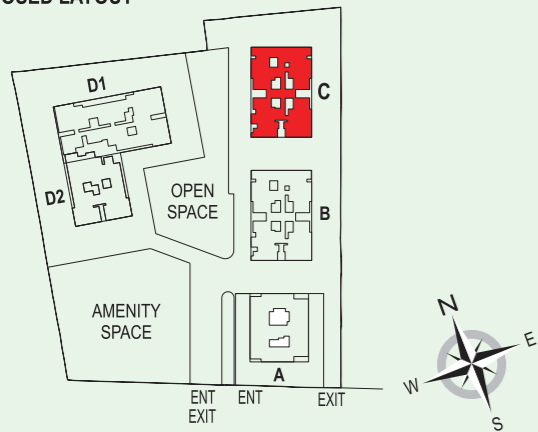
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Phase 2 | Building - C
3rd, 5th, 7th, 9th & 11th floor plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#301,501,701,901,1101	2bhk	39.1	421	4.82	52	4.65	50	48.57	523
#302,502,702,902,1102	1bhk	30.6	329	3.77	41	4.29	46	38.66	416
#303,503,703,903,1103	1bhk	33.6	362	3.31	36	4.57	49	41.48	446
#304,504,704,904,1104	1bhk	31.0	334	3.77	41	4.36	47	39.13	421
#305,505,705,905,1105	1.5bhk	36.5	393	4.89	53	4.14	45	45.53	490
#306,506,706,906,1106	1.5bhk	36.3	391	4.75	51	4.19	45	45.24	487
#307,507,707,907,1107	2bhk	40.6	437	6.65	72	7.14	77	54.39	585
#308,508,708,908,1108	2bhk	40.3	434	6.57	71	7.09	76	53.96	581
#309,509,709,909,1109	2bhk	38.0	409	4.82	52	4.65	50	47.47	511

PROPOSED LAYOUT



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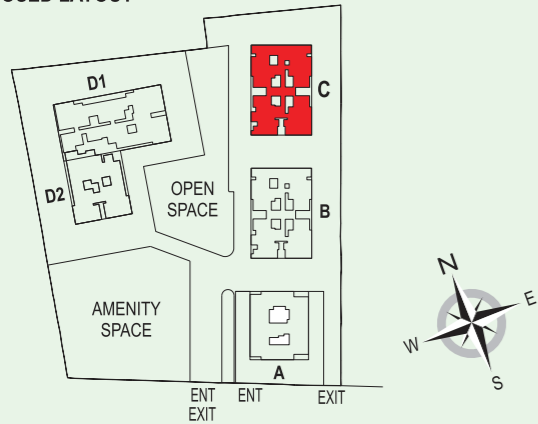


Phase 2 | Building - C

2nd, 4th, 6th & 10th floor plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#201,401,601,1001	2bhk	39.1	421	4.80	52	4.7	51	48.60	523
#202,402,602,1002	1bhk	30.5	328	3.80	41	4.4	47	38.70	417
#203,403,603,1003	1bhk	33.7	363	3.30	36	4.5	48	41.50	447
#204,404,604,1004	1bhk	30.8	332	3.80	41	4.3	46	38.90	419
#205,405,605,1005	1.5bhk	36.5	393	4.90	53	4.1	44	45.50	490
#206,406,606,1006	1.5bhk	36.3	391	4.80	52	4.2	45	45.30	488
#207,407,607,1007	2bhk	40.1	432	7.10	76	7.1	76	54.30	584
#208,408,608,1008	2bhk	39.8	428	7.00	75	6.9	74	53.70	578
#209,409,609,1009	2bhk	39.0	420	4.70	51	4.7	51	48.40	521

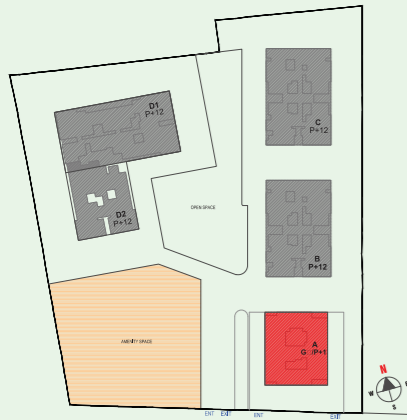
PROPOSED LAYOUT



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KEY PLAN



1. **Carpet Area is calculated according to RERA norms, (Excluding Plaster thickness & Including Cupboard Area).
2. Plaster thickness are considered as internal plaster 10mm & external plaster 20mm
3. All the areas other than carpet area are mentioned for illustration purpose only
4. Sale of apartment is on carpet area only
5. All dimensions mentioned are for unfinished surface & including enclosed balcony

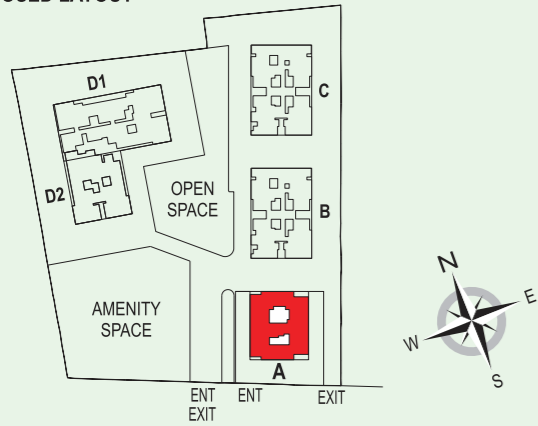
Ground floor				
Shop nos.	*Gross Usable area sqm	**Carpet area sq m	Mezzanine area sq m	Total area sq ft
1	23.34	15.45	7.89	377
2	30.33	20.16	10.17	490
3	32.30	21.41	10.89	522
4	38.50	25.58	12.92	622
5	25.10	16.6	8.50	405
6	30.51	20.25	10.26	493
7	35.20	23.45	11.75	568
8	38.38	25.53	12.85	620
9	32.05	21.29	10.76	517
10	45.32	30.2	15.12	732
11	30.49	20.25	10.24	492
12	25.42	16.82	8.60	410
13	30.31	20.2	10.11	489
14	27.30	18.09	9.21	441
15	26.82	17.89	8.93	433
16	30.77	20.43	10.34	497
17	25.23	16.72	8.51	407
18	24.61	16.42	8.19	397



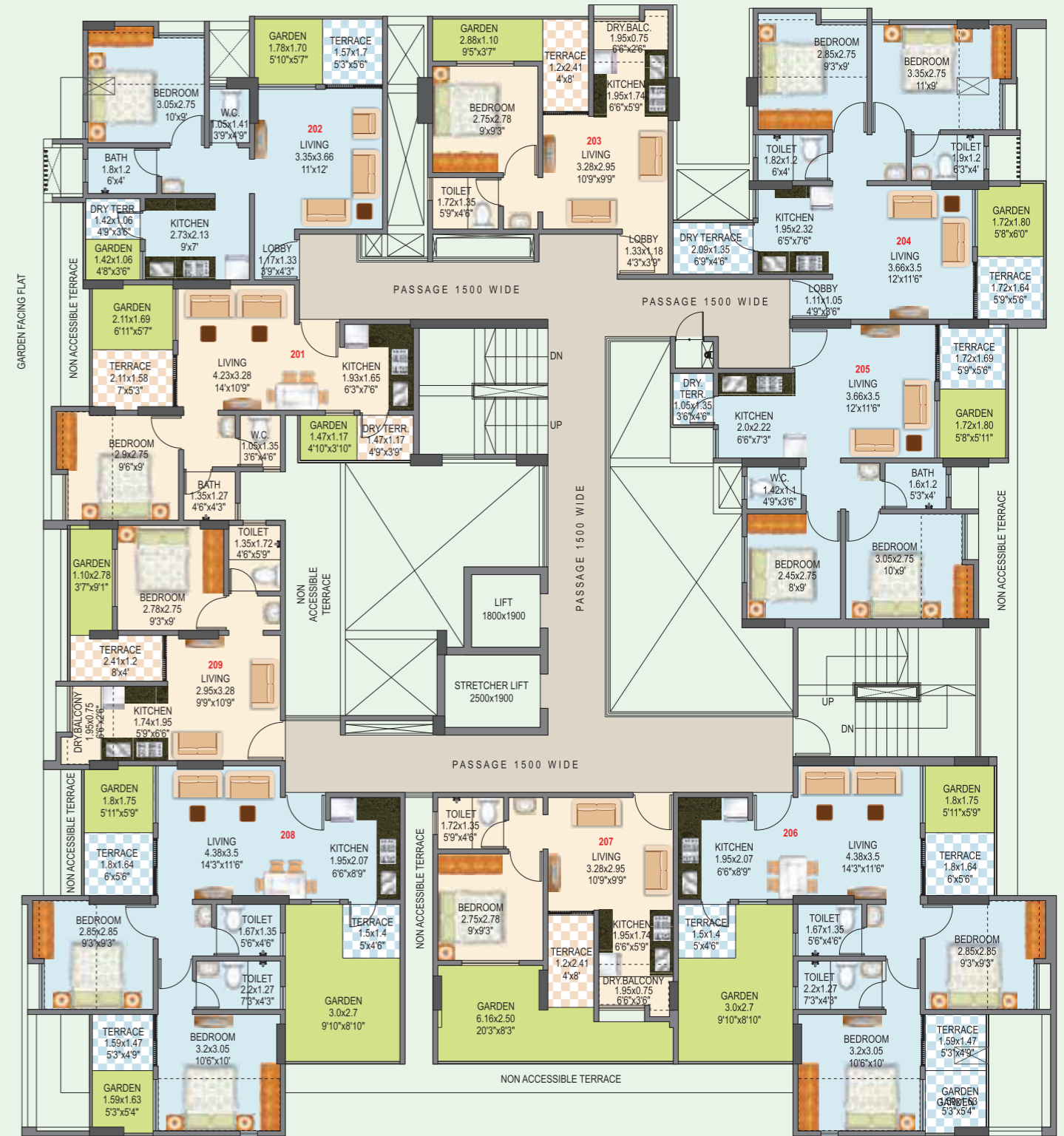
Phase 4 | Building - A | 2nd floor plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		Podium Garden Area		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#201	1 bhk	28.40	306	3.43	37	4.70	51	5.19	56	41.72	449
#202	1 bhk	32.89	354	3.90	42	4.05	44	4.41	47	45.25	487
#203	Studio	26.52	285	2.27	24	2.89	31	3.03	33	34.71	374
#204	2 bhk	37.98	409	7.08	76	5.43	58	3.11	33	53.60	577
#205	1.5 bhk	37.77	407	3.08	33	4.01	43	3.04	33	47.90	516
#206	2 bhk	39.94	430	7.95	86	7.01	75	15.65	168	70.55	759
#207	Studio	24.72	266	2.03	22	2.70	29	10.42	112	39.87	429
#208	2 bhk	39.14	421	8.36	90	7.00	75	15.56	167	70.06	754
#209	Studio	25.09	270	2.33	25	2.69	29	2.84	31	32.95	355

PROPOSED LAYOUT



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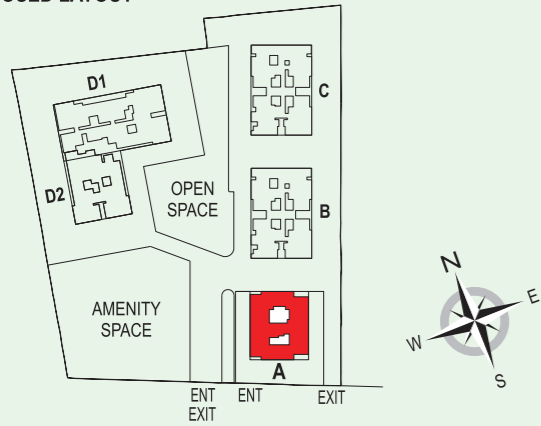


Phase 4 | Building - A

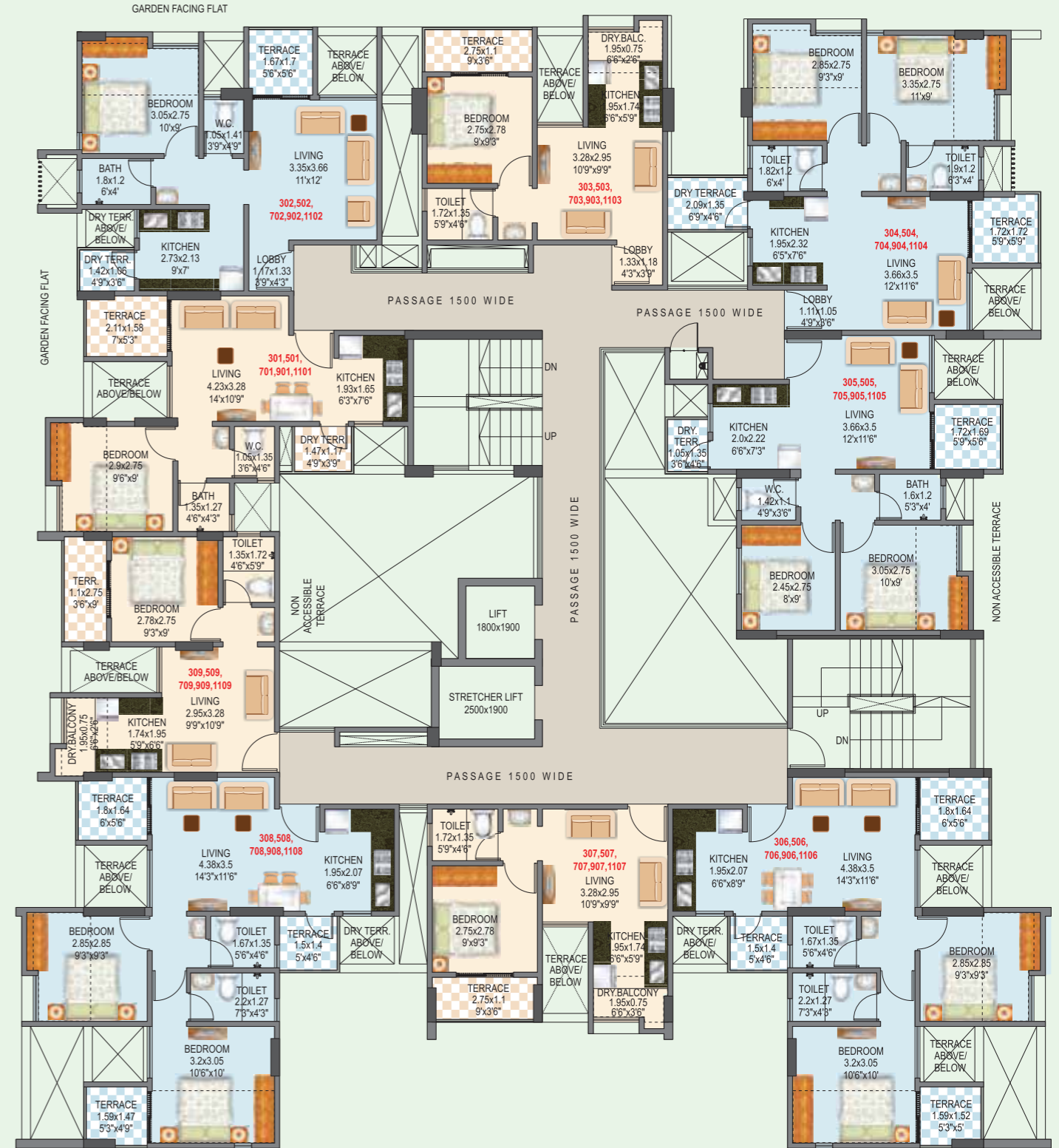
3rd, 5th, 7th, 9th & 11th floor plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#301,501,701,901,1101	1 bhk	28.13	303	3.43	37	4.81	52	36	391
#302,502,702,902,1102	1 bhk	32.71	352	3.90	42	4.16	45	41	439
#303,503,703,903,1103	Studio	26.35	284	2.12	23	2.96	32	31	338
#304,504,704,904,1104	2 bhk	37.96	409	7.08	76	5.56	60	51	545
#305,505,705,905,1105	1.5 bhk	37.69	406	3.17	34	4.15	45	45	484
#306,506,706,906,1106	2 bhk	40.07	431	8.14	88	7.09	76	55	595
#307,507,707,907,1107	Studio	24.94	268	2.06	22	2.75	30	30	320
#308,508,708,908,1108	2 bhk	39.66	427	8.55	92	7.08	76	55	595
#309,509,709,909,1109	Studio	24.89	268	2.18	23	2.86	31	30	322

PROPOSED LAYOUT



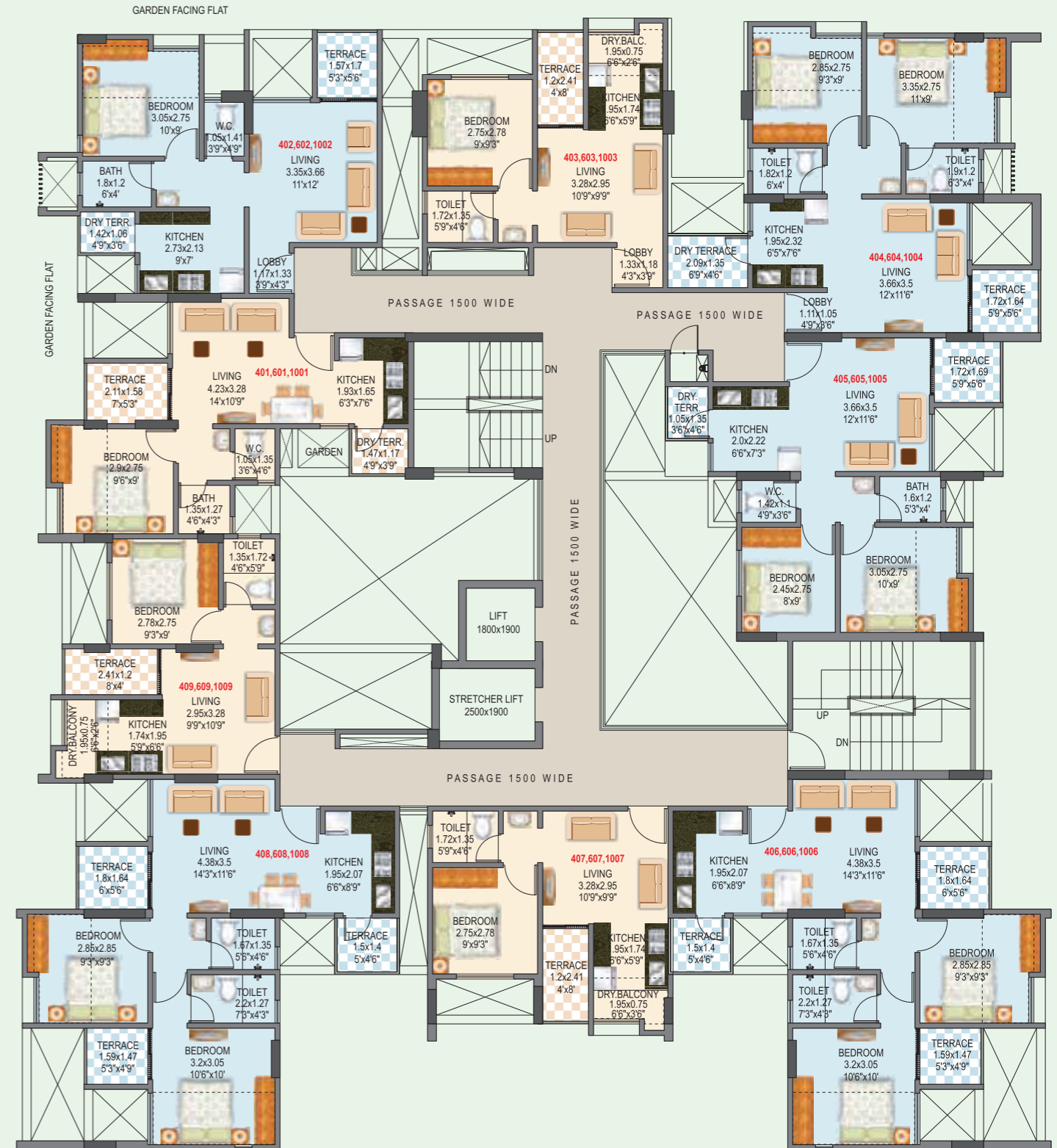
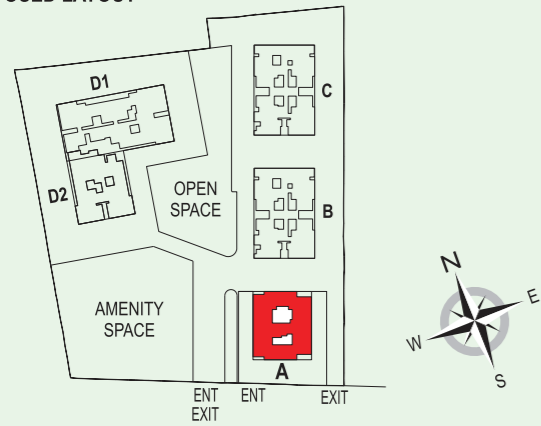
- Note:
- ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
 - Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
 - All the areas other than carpet area are mentioned for Illustration purpose only.
 - Sale of apartment 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.



Phase 4 | Building - A
4th, 6th, 10th floor plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#401,601,1001	1 bhk	28.24	304	3.43	37	4.82	52	36	393
#402,602,1002	1 bhk	32.92	354	3.90	42	4.01	43	41	439
#403,603,1003	Studio	26.52	285	2.27	24	2.89	31	32	341
#404,604,1004	2 bhk	37.94	408	7.17	77	5.43	58	51	544
#405,601,1005	1.5 bhk	37.70	406	3.17	34	4.02	43	45	483
#406,606,1006	2 bhk	39.92	430	7.95	86	7.12	77	55	592
#407,607,1007	Studio	25.10	270	2.20	24	2.78	30	30	324
#408,608,1008	2 bhk	39.44	425	8.36	90	7.12	77	55	591
#409,609,1009	Studio	24.58	265	2.33	25	2.70	29	30	319

PROPOSED LAYOUT

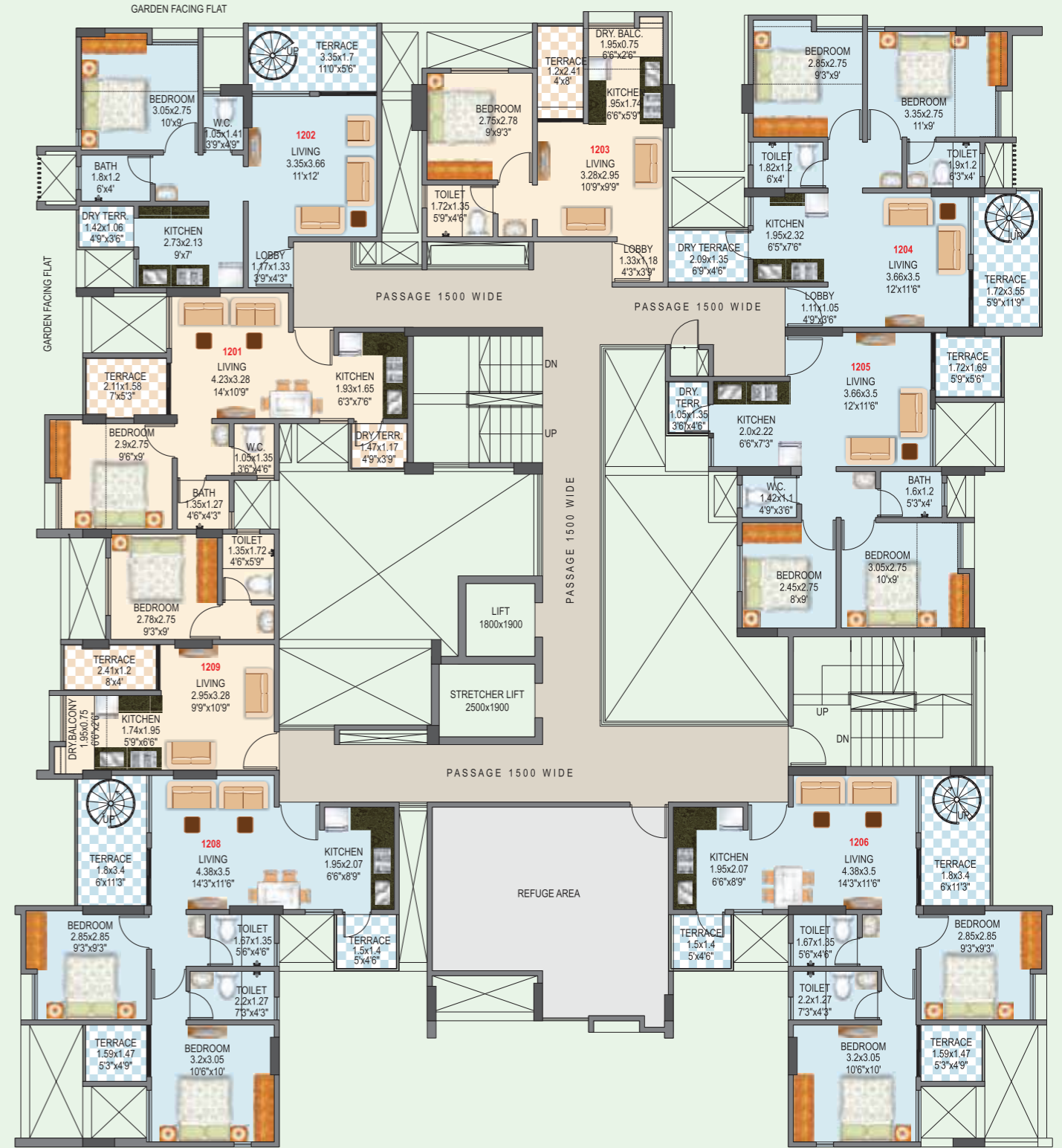
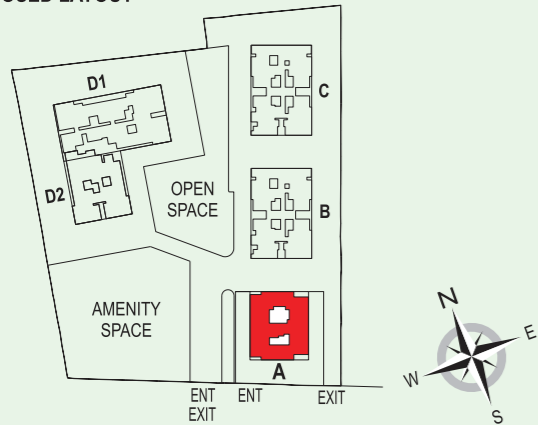


- Note:
- ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
 - Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
 - All the areas other than carpet area are mentioned for Illustration purpose only.
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Phase 4 | Building - A | 12th floor plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area		Roof Terrace Area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
# 1201	1bhk	28.24	304	3.43	37	4.82	52	36.49	393	0.00	0
# 1202	1bhk	32.92	354	3.90	42	7.22	78	44.04	474	39.68	427
# 1203	Studio	26.52	285	2.27	24	2.89	31	31.68	341	0.00	0
# 1204	2bhk	37.94	408	7.17	77	8.84	95	53.95	581	50.13	540
# 1205	1.5bhk	37.70	406	3.17	34	4.02	43	44.89	483	0.00	0
# 1206	2bhk	39.92	430	7.95	86	8.45	91	56.32	606	52.56	566
# 1208	Studio	24.58	265	2.33	25	8.36	90	35.27	380	53.37	574

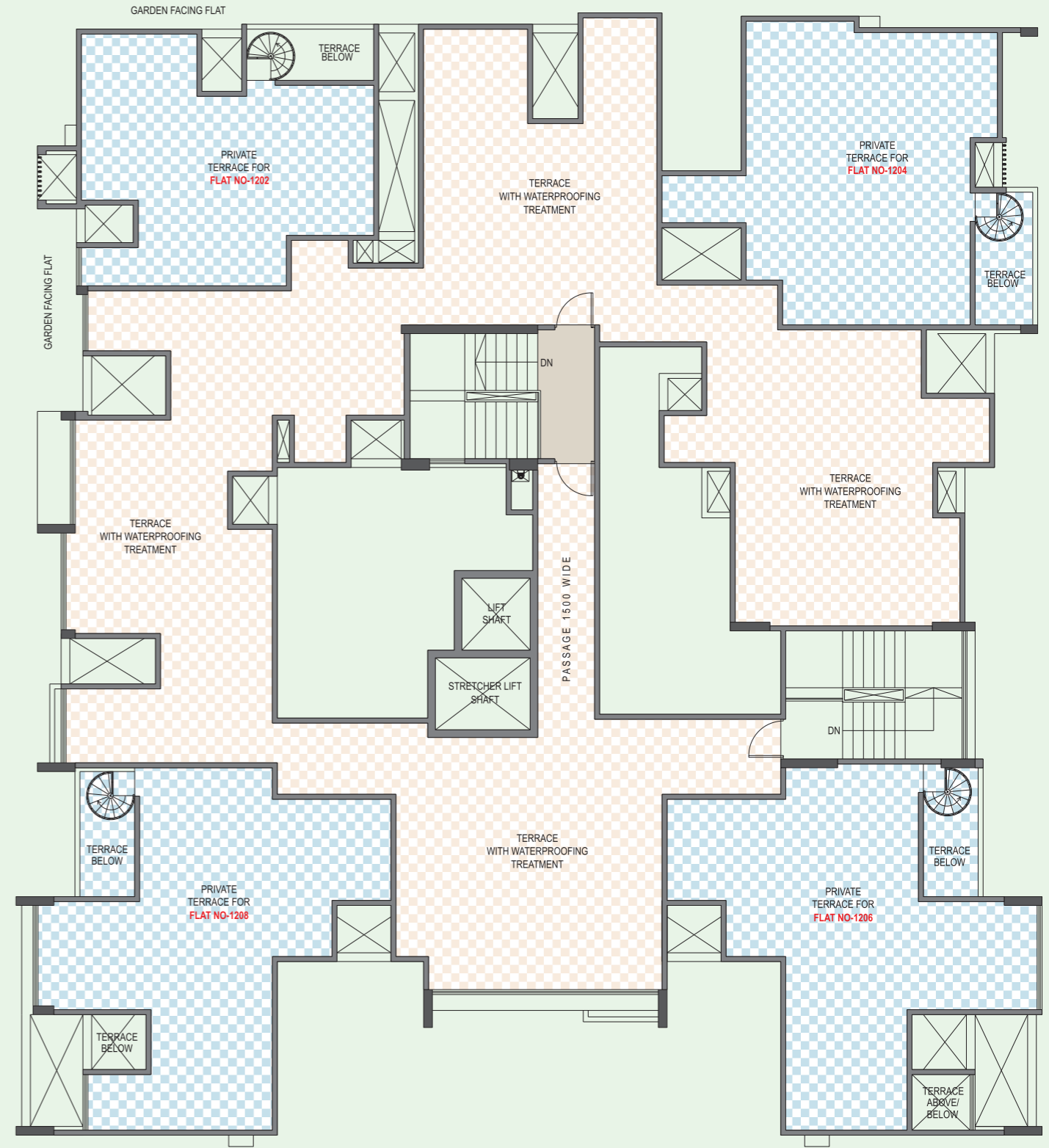
PROPOSED LAYOUT



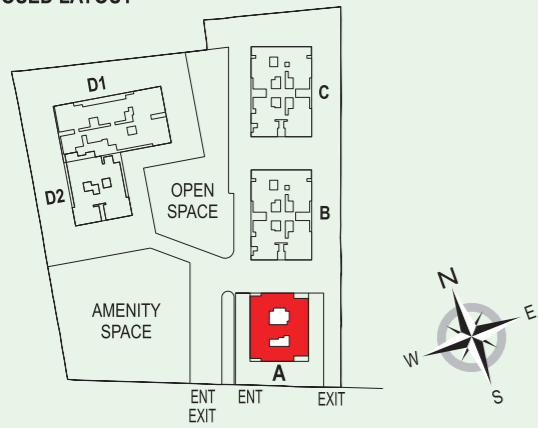
Note:

- ** 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.

Phase 4 | Building - A | Terrace floor Plan



PROPOSED LAYOUT



Note:

- ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
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- 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.



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