

Your home can't change,  
so choose one, that's designed

THOUGHTFULLY



Stock image, for representation only

## mahindra Codename Crown

Understanding the unalterable nature of one's home, Mahindra Codename Crown has thoughtfully designed every residence from the very beginning. By integrating essential functional amenities into the homes, we aim to ensure that you and your family can timelessly savour the luxury of comfort, space, and an organised lifestyle.



Self-sufficient  
neighbourhood



Lush ~5.4 acre  
property



Views of the  
Mula Mutha River,  
Pune cityscape, and  
internal green spaces



Terrace-style deck<sup>#</sup>



Cross-ventilated  
rooms<sup>#</sup>



Walk-in wardrobe<sup>#</sup>

Premium 2, 3, 4 BHK homes in Kharadi Annex,  
4 km from the World Trade Centre

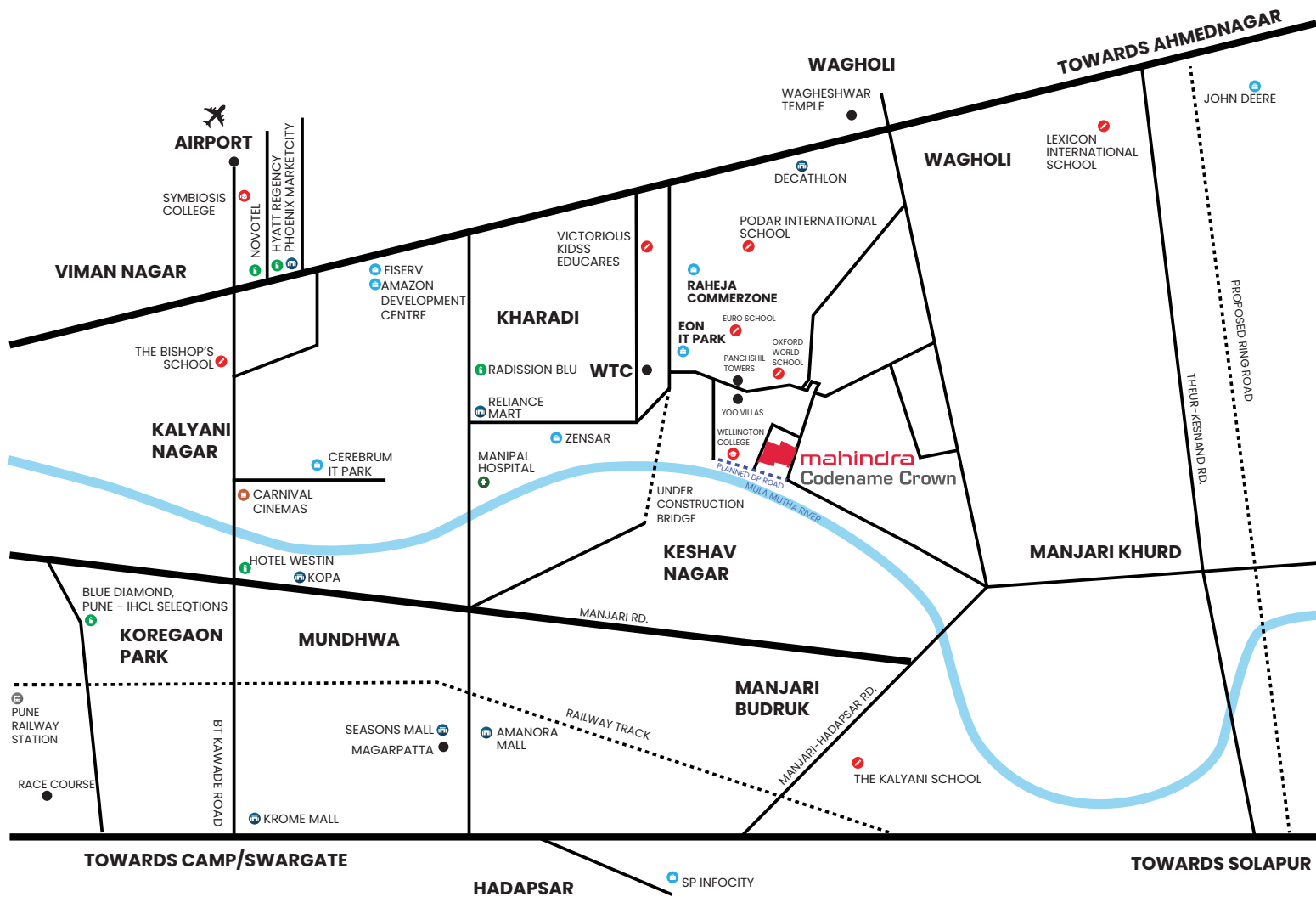
₹ 98 Lakh\*+ (All-incl.)



The project "Mahindra Codename Crown Tower A and Tower B" is registered with MahaRERA bearing Registration No. **P52100055161**, and "Mahindra Codename Crown Tower E" is registered with MahaRERA bearing Registration No. **P52100055162** and the details are available at <http://maharera.mahaonline.gov.in>. <sup>#</sup>Only available for selected apartment. The actual allotment of the apartment will be subject to T&C and receipt of all payments from the EOI holders. <sup>\*</sup>T&C apply.

# A self-sufficient neighbourhood

Pune features as #1 in 'Ease of Living Index' study executed by the Ministry of Housing and Urban Affairs. Kharadi-Wagholi is one of the most self-sufficient suburbs of Eastern Pune with a well-established commercial and IT hub. The locale balances teeming green spaces along the river and world-class social infrastructure, including some of the city's best schools and top healthcare, entertainment, transport, and public facilities.



TOWARDS CAMP/SWARGATE

HADAPSAR

TOWARDS SOLAPUR



- Railway station
- School
- Hospital
- Office
- Multiplex
- College
- Hotel
- Mall

MAP NOT TO SCALE



Shot at location

# Crafted for your family's comfort

## 2 BHK Spacia



	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	62.87	676.73
Balcony	6.09	65.55
Utility	2.52	27.13
Aggregate Area <sup>^</sup>	71.48	769.41

## 2 BHK Grande



	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	71.78	772.64
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area <sup>^</sup>	80.54	866.93

## 3 BHK Spacia



	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	92.28	993.30
Balcony	8.54	91.92
Utility	2.74	29.49
Aggregate Area <sup>^</sup>	103.56	1114.72

## 3 BHK Grande



	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	99.91	1075.43
Balcony	12.24	131.75
Utility	2.79	30.03
Aggregate Area <sup>^</sup>	114.94	1237.21

## 4 BHK Grande



	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	131.94	1420.20
Balcony	13.46	144.88
Utility	3.12	33.58
Aggregate Area <sup>^</sup>	148.52	1598.67

<sup>^</sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony

# About Mahindra Lifespaces

Established in 1994, Mahindra Lifespace Developers Ltd. embodies the Mahindra Group's 'Rise' philosophy in India's real estate sector. With 35.06 million sq. ft. of completed, ongoing, and forthcoming projects in seven cities, it offers premium residential, value homes, and industrial clusters under brands like Mahindra Happinest®, Mahindra World City, and Origins by Mahindra. Pioneering sustainability, it's the first Indian real estate firm committed to the Science Based Targets initiative (SBTi), targeting carbon neutrality by 2040. With a 100% green portfolio since 2014, it actively supports research on green buildings and has garnered over 90 awards for its projects and ESG initiatives.

Learn more about Mahindra Lifespaces® at [www.mahindralifespaces.com](http://www.mahindralifespaces.com)

## Pune presence

Mahindra Codename Crown, our latest addition to Pune's skyline, marks our 12<sup>th</sup> landmark in the city



12  
completed and ongoing projects

~0.9 million m<sup>2</sup>  
of completed, ongoing and  
forthcoming developments

4000+  
happy families

# mahindra Codename Crown

### Site Address

Mahindra Codename Crown, Kharadi Annex, Sector R-14 of integrated township, village Wagholi, Pune – 412 207

Premium 2, 3, 4 BHK homes in Kharadi Annex,  
4 km from the World Trade Centre

₹ 98 Lakh\*+ (All-incl.)

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