

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

THOUGHTFULLY



## 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.



Terrace-style  
deck



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



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



Senior-friendly  
washroom<sup>#</sup>

Pre-launching premium 2, 3, 4 BHK in Kharadi Annex starting ₹89 Lakh (all-inclusive)  
4 km from the World Trade Centre

Contact your relationship manager for more details



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**. <sup>#</sup>Available in select apartments only. The images shown here are Artist's impressions and stock images for representative purposes only. For more information please visit [www.mahindralifespaces.com](http://www.mahindralifespaces.com). T&C apply.



# DESIGNED LIKE NO OTHER

At Mahindra Codename Crown, we acknowledge the enduring significance of foundational features within a home and we consciously craft distinct structural elements to deliver the same. From the spacious terrace-style deck to cross-ventilated room<sup>#</sup>, we've paid close attention to certain unalterable aspects of a home and thoughtfully incorporated them in our design .

Located against the picturesque backdrop of the Mula Mutha River, our homes boast a neighbourhood that envelops you in nature's embrace.



## Here's a glimpse of what we offer:



Lush ~5.4 acre property



Premium 2, 3 & 4 BHK homes



Exclusive 4 BHK tower, offering best views with higher floor-to-ceiling height



Kharadi Annex-  
Self-sufficient  
neighbourhood



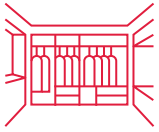
Two premium  
clubhouses with  
biophilic roofs



Views of the Mula Mutha  
River, Pune cityscape,  
and internal green spaces<sup>#</sup>



# TAILORED FOR YOUR FAMILY'S NEEDS



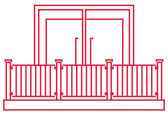
## In-built storage spaces

- ⦿ Walk-in wardrobe# for an expanded closet space
- ⦿ Overhead loft and planned niches for additional storage space
- ⦿ Shoe rack niche for a clear entryway



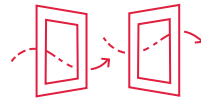
## Senior-friendly washroom

- ⦿ Square layout to allow adequately spaced out WC, wash basin, and shower, making movement inside the washroom easy and convenient



## Terrace-style deck

- ⦿ Designed with consideration, these deck offer abundant space for precious moments with your loved ones, blissful sun-soaked respites, and moments of quiet contemplation transcending the confines of narrow decks



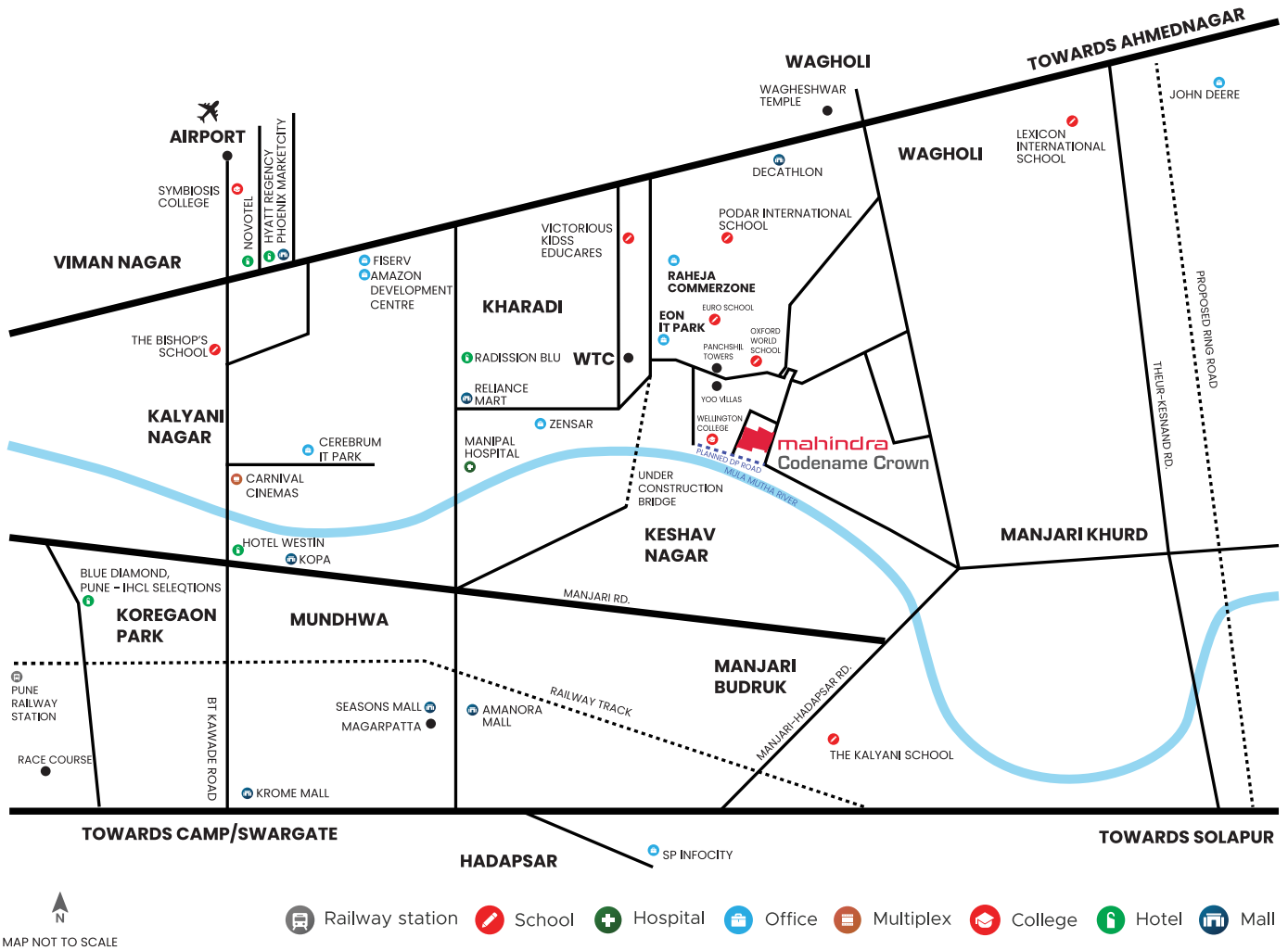
## Cross-ventilated room

- ⦿ Climate responsive design that welcomes adequate natural light & ventilation to maintain lower temperature and better air quality
- ⦿ Select rooms have windows on two sides#



# 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 IT corridor within the city's Secondary Business District, has made Kharadi Annex the most self-sufficient suburb. 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. These conveniences, coupled with the upcoming DP Road – providing seamless connectivity to the World Trade Centre, Integrated Flyover, and Metro Link – make it the ideal destination for your next home.





# DISTINCTLY CRAFTED FOR YOUR WELLBEING

The comfort of your home extends into every corner of the development with our meticulously designed amenities. Curated to elevate your lifestyle, these spaces contribute in a distinct way to make every day more healthy, productive, and wholesome for your family!

## A glimpse of our lifestyle amenities:

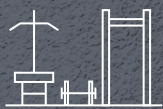


Stock image for representation only



### Podium-level Amenities

- ⊙ Party lawn with barbeque area
- ⊙ Seating area
- ⊙ Toddlers' play area
- ⊙ Floor painted games
- ⊙ Pool deck with cabanas



### Fitness Zones

- ⊙ Yoga lawn
- ⊙ Multi-purpose court
- ⊙ Cricket pitch
- ⊙ Jogging track
- ⊙ Reflexology path
- ⊙ Activity deck
- ⊙ Outdoor gym



Stock image for representation only



Stock image for representation only



### Landscaped Retreats

- ⊙ Pet park
- ⊙ Garden
- ⊙ Senior citizen zone
- ⊙ Machan
- ⊙ Camping area
- ⊙ Kids' play area



# WHERE ADVENTURE COMES ALIVE

The adventure zone at Mahindra Codename Crown is a world of fun crafted for amusing expeditions, exciting challenges, and treasured memories. A playground for the young and the young-at-heart, this one-of-its-kind space features activities curated for learning, discovery, and quality time with the family in nature's embrace.



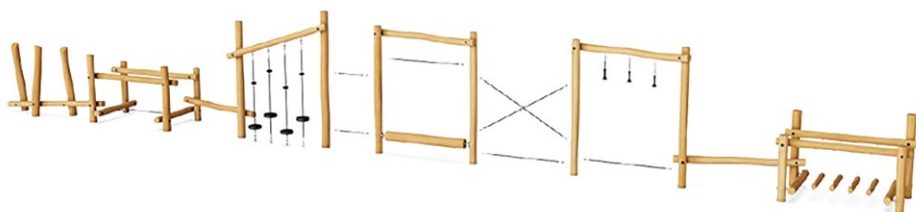
## A look at our most thrilling offerings:

### Climbing tower



- ⦿ Climbing tower
- ⦿ Balancing trail
- ⦿ Climbing arch
- ⦿ Climbing net
- ⦿ Climbing wall with pegs
- ⦿ Rope ladder
- ⦿ Circular swing
- ⦿ Vertical climbing rope
- ⦿ Rope bridge
- ⦿ Bridge with pool planks
- ⦿ Slide along a slope
- ⦿ Hanging equipments
- ⦿ Climbing net and slide
- ⦿ Wood plank with swing bridge
- ⦿ Disc swing
- ⦿ Balancing post with rope

### Balancing trail



### Climbing arch





# RETREATS FOR RELAXATION

To elevate your lifestyle, we have not one but two exclusive clubhouses, meticulously designed for all your needs. Our state-of-the-art leisure spaces are crafted to inspire moments of refreshment and revitalisation, with activities curated to complement your lifestyle and add a touch of sophistication to your every day.

## Our first clubhouse is an oasis for relaxation and rejuvenation:

- ⦿ Swimming pool
- ⦿ Kids' pool
- ⦿ Jacuzzi
- ⦿ Steam room
- ⦿ Badminton courts
- ⦿ Squash court
- ⦿ Mini-theatre
- ⦿ Multi-purpose hall



## Our second clubhouse features spaces for lively recreation and interaction with the community:

- ⦿ Hobby room
- ⦿ Yoga room
- ⦿ Indoor games room
- ⦿ Gymnasium
- ⦿ Guest room
- ⦿ Kids' play area / Creche





# TIMELESS ECO-CONSCIOUS DESIGN

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At Mahindra Codename Crown, sustainable living is at the core of our distinctive structural features. Our designs promote low-carbon living immersed in greenery for a life in harmony with nature. Climate responsive design principles are seamlessly integrated into our residences to reduce your environmental impact. Conscious construction practices minimise waste sent to landfills, thus shrinking the development's carbon footprint.

Here are some of the project's signature eco-friendly features:



## Climate responsive design

- ⦿ Building orientation basis sun and wind path
- ⦿ Tower shading
- ⦿ Heat reflective paint on the rooftop
- ⦿ Window positioning for optimized cross-ventilation
- ⦿ Low VOC paints for reduced indoor air pollution



## Water-saving features

- ⦿ 37%\* annual water savings
- ⦿ Low-flow fixtures and aerators for efficient water use
- ⦿ STP-treated water used for 100% of flushing and landscaping requirements
- ⦿ Rainwater harvesting



## Energy-efficient homes

- ⦿ Renewable energy of 226 kWp provided by solar panels on tower rooftops\*
- ⦿ Biophilic roof on clubhouses
- ⦿ Energy-efficient BEE 4-star rated equipment in common areas



## Conscious waste management

- ⦿ 100% wet waste composting (fulfills 100% of landscaping manure requirement)
- ⦿ More than 80% of waste diverted away from landfills
- ⦿ Waste segregation at source





# CRAFTED FOR YOUR FAMILY'S COMFORT

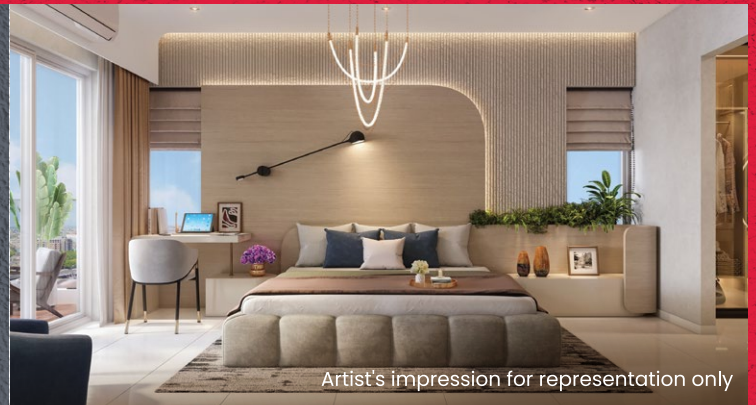
Our spacious floor plans feature unique structural amenities that are carefully designed, keeping your family's changing needs in mind. Whether it's accessibility, comfort, or simply a little extra storage space, we've built unique solutions for your needs within the foundations of your home.



Artist's impression for representation only

- ⦿ Terrace-style deck for a seamless connection with the outdoors and ample space for sunbathing, rain-soaked relaxation, or playtime with children and pets
- ⦿ Full-length windows with panoramic views of the river and lush greenery#
- ⦿ Windows placed on more than one side# to promote cross-ventilation and abundant natural light

- ⦿ Walk-in wardrobe# for an expanded closet space and added indulgence
- ⦿ Work-from-home corner in the bedroom
- ⦿ Master bedroom equipped with folding-sliding window on their deck#
- ⦿ A senior-friendly washroom for easy and convenient movement



Artist's impression for representation only



Artist's impression for representation only

- ⦿ In-built storage solutions such as a cupboard niche, overhead loft, a crockery cabinet space in the dining area, a niche for storing cleaning supplies, and a shoe rack niche
- ⦿ Secure and convenient smart door lock for enhanced safety
- ⦿ Smart switches in the living room

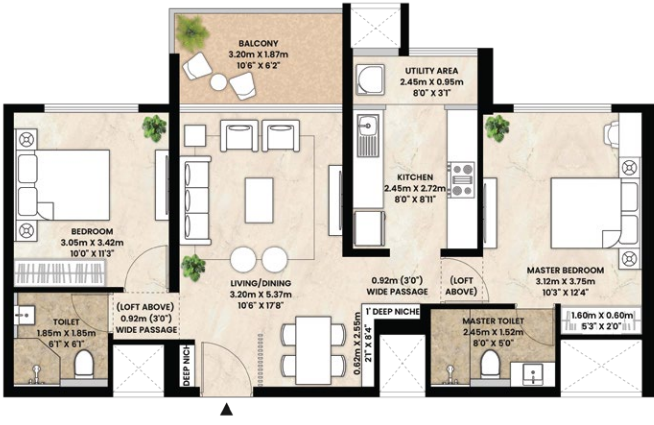
- ⦿ Kitchen with a parallel platform for convenient access
- ⦿ Open utility space with a washing machine niche for added convenience
- ⦿ Provision for a water purifier and dishwasher



Artist's impression for representation only



## 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



# Master Layout



## Legends

- A. Entry/Exit
- B. Entry
- C. Exit
- D. Security cabin
- E. Driveway
- F. Tower drop-off
- G. Services

## Ground level amenities

1. Adventure zone
2. Kids' play area
3. Cricket pitch
4. Garden
5. Outdoor gym
6. Pet park

7. Jogging track

8. Senior citizen zone
9. Reflexology path
10. Camping area
11. Machan

## Podium level amenities

12. Activity deck
13. Yoga lawn
14. Party lawn with barbeque area
15. Seating area
16. Multi-purpose court
17. Toddlers' play area
18. Floor painted games
19. Pool deck with cabanas

20. Club 1

- Swimming pool
- Kids' pool
- Jacuzzi
- Steam room
- Badminton courts
- Squash court
- Mini-theatre
- Multi-purpose hall

21. Club 2

- Hobby room
- Yoga room
- Guest room
- Indoor games room
- Gymnasium
- Kids' play area/Creche



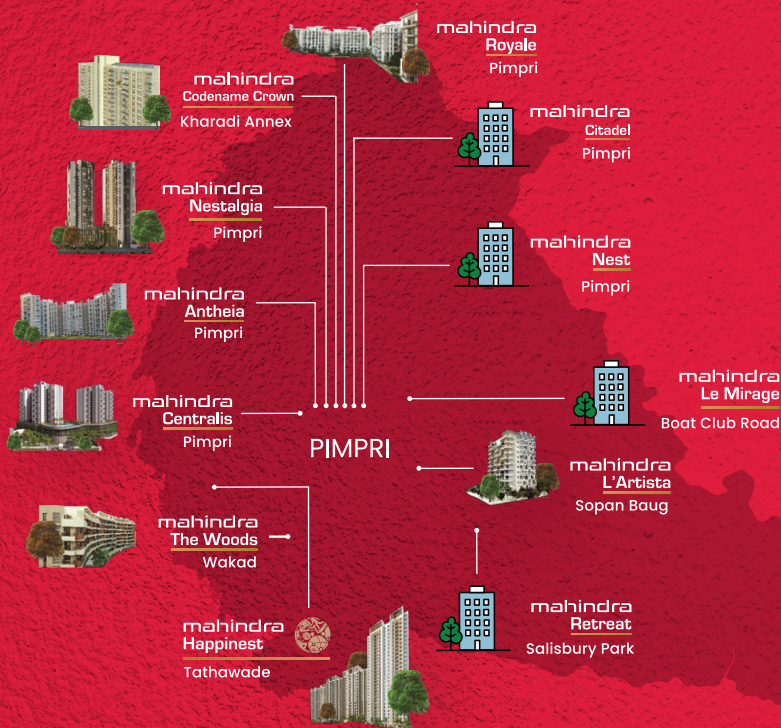
# About Mahindra Lifespaces Developers Ltd

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)

## Mahindra Lifespaces in Pune

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



8  
completed projects

4  
ongoing projects

4,000+  
resident families

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

Pre-launching premium 2, 3, 4 BHK in Kharadi Annex starting ₹89 Lakh (all-inclusive)  
4 km from the World Trade Centre

Contact your relationship manager for more details

## mahindra Codename Crown



SITE OFFICE

Mahindra Codename Crown, Kharadi Annex

Sector R-14 of integrated township, Village Wagholi, Pune – 412 207

T&Cs apply. 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 valid upto: 31/12/29. The details are available at <http://maharera.mahaonline.gov.in>. The project is being developed by Mahindra Lifespace Developers Limited in a phase-wise manner. The images shown here are artist's impressions and stock images for representation only. For more information, please contact our sales office at Mahindra Codename Crown, Kharadi Annex, Sector R-14 of integrated township, Village Wagholi, Pune – 412 207 or visit [www.mahindralifespaces.com](http://www.mahindralifespaces.com).

