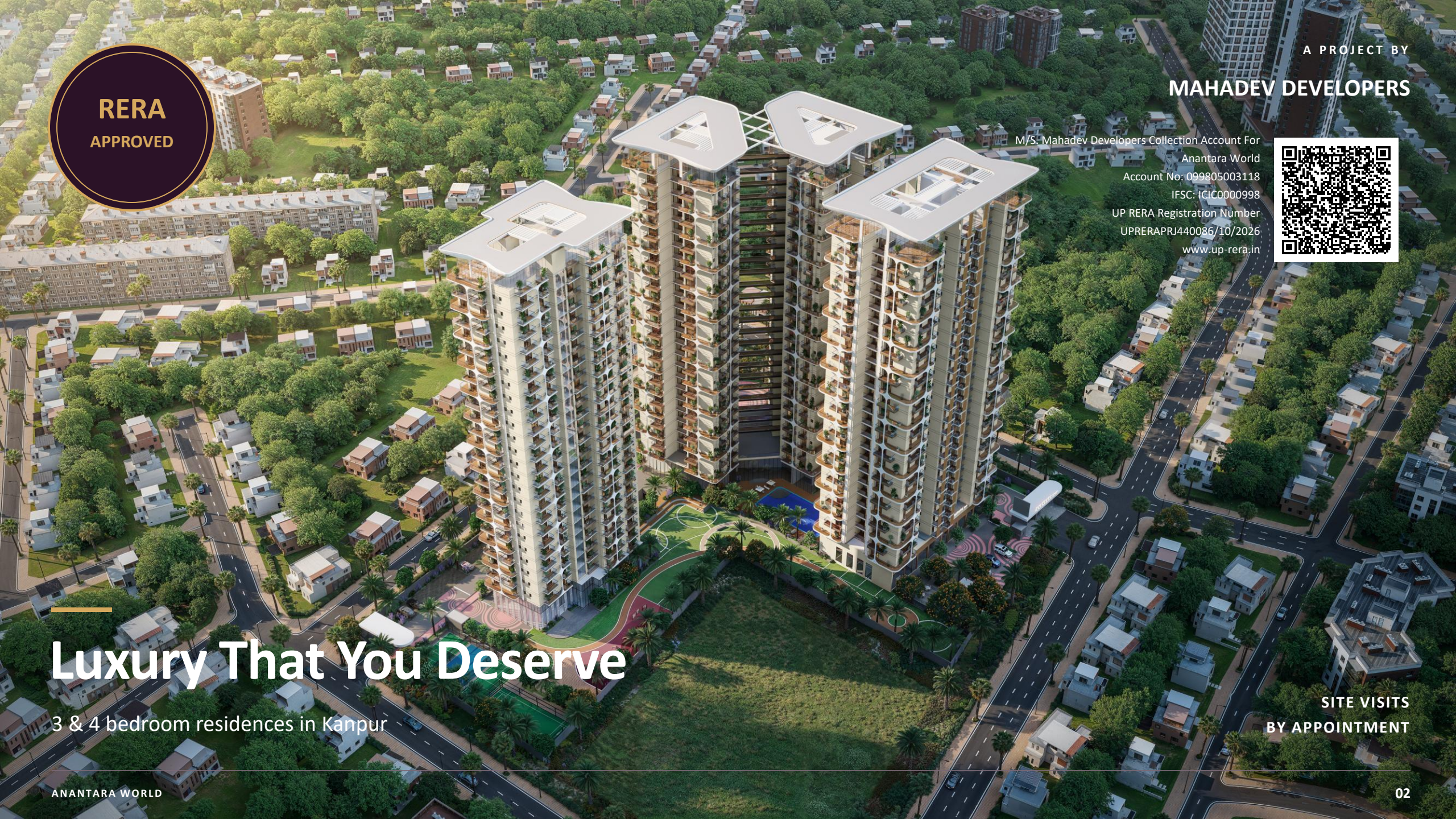

ANANTARA
WORLD



RERA
APPROVED

A PROJECT BY

MAHADEV DEVELOPERS

M/S. Mahadev Developers Collection Account For
Anantara World
Account No: 099805003118
IFSC: ICIC0000998
UP RERA Registration Number
UPRERAPRJ440086/10/2026
www.up-rera.in

Luxury That You Deserve

3 & 4 bedroom residences in Kanpur

SITE VISITS
BY APPOINTMENT

Where the Extraordinary Begins



G+27
floors

3.03
acres of development

03
residential towers

3 & 4
bedroom residences

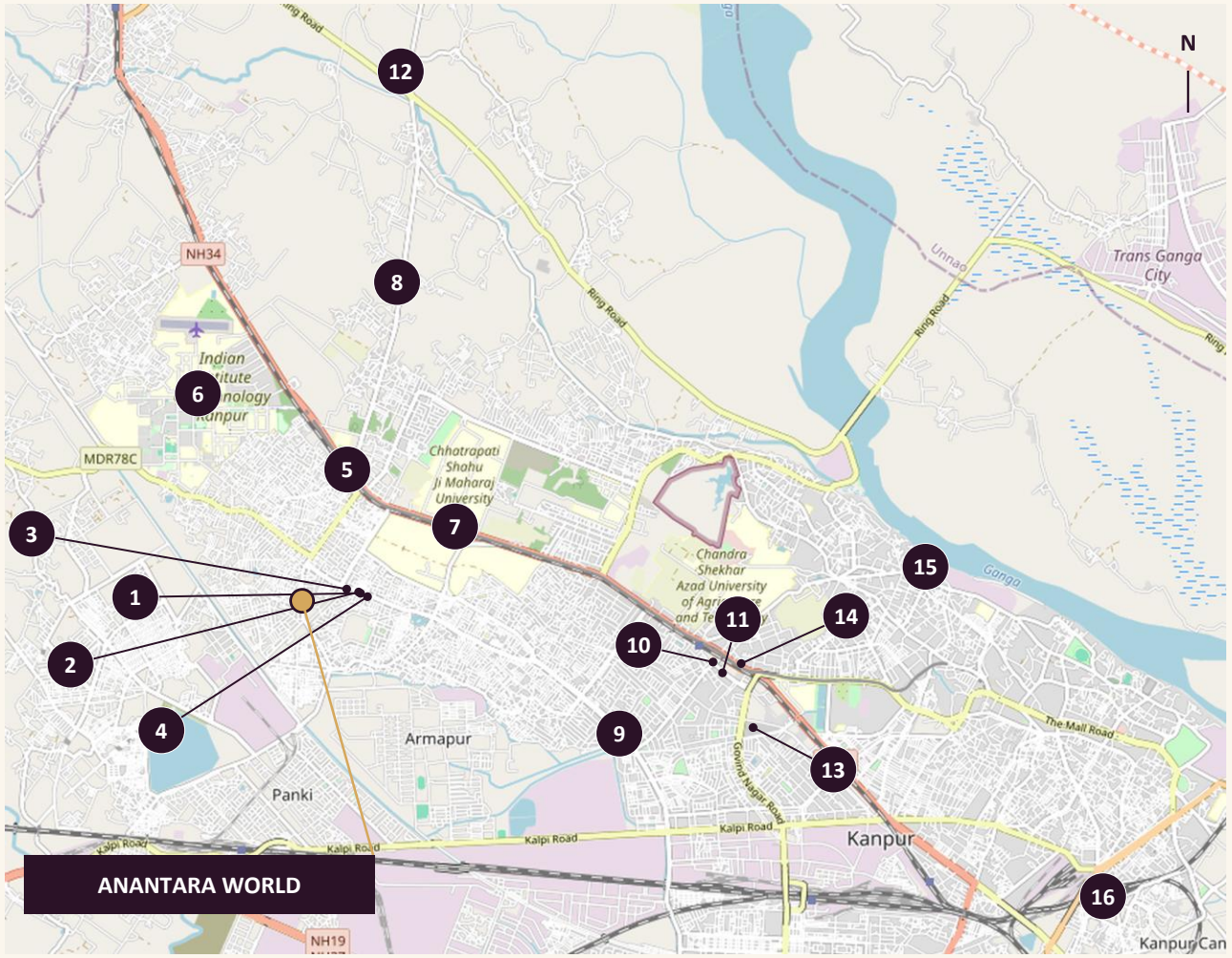
390
flats

45,000+
sq ft amenities area

20,000+
sq ft clubhouse area

Project figures are subject to statutory approvals and permissible modifications.

A world within your reach



DESTINATIONS FROM ANANTARA

1. **Tanishq**
   Awas Vikas
   1.5 km / 3 mins
2. **Croma**
   Awas Vikas
   1.5 km / 3 mins
3. **Pantaloons**
   Awas Vikas
   1.7 km / 3 mins
4. **Zudio**
   Awas Vikas
   1.8 km / 3 mins
5. **Kalyanpur Metro Station**
   Metro station
   2.0 km / 3 mins
6. **IIT Kanpur**
   Campus destination
   3.1 km / 5 mins
7. **CSJM University**
   Kalyanpur
   4.3 km / 7 mins
8. **DPS Kalyanpur**
   Bithoor Road, Singhpur
   4.5 km / 8 mins
9. **Swaraj India Public School**
   Kakadeo
   5.4 km / 9 mins
10. **Rave Moti**
    Rave@Moti Mall
    7.0 km / 12 mins
11. **Regency Hospital**
    Tower 1, Sarvodaya Nagar
    7.2 km / 12 mins
12. **Paras Hospital**
    Baikunthpur / Bithoor Road
    7.2 km / 12 mins
13. **JK Temple**
    Sarvodaya Nagar
    7.4 km / 13 mins
14. **LPS Cardiology**
    L.P.S. Heart Disease Center
    7.9 km / 14 mins
15. **Rave 3**
    Tilak Nagar
    10.6 km / 18 mins
16. **Kanpur Central Railway**
    Railway station
    15.4 km / 26 mins

Map data and tiles © OpenStreetMap contributors. Leaders connect labels to source locations, not travel routes. Distances and times are approximate.
Times calculated at an assumed average speed of 35 km/h, rounded to the nearest minute. Actual travel times vary with traffic and stops.

An arrival with distinction





Architectural character

Clean vertical lines and balanced proportions define the arrival.

A welcoming entrance to your community.

Artistic impressions. Project details and amenities are subject to statutory approvals and permissible modifications.

Master ground-floor plan



Master layout shown for reference. Project details are subject to approved drawings.

Green spaces for a calmer day





78%

planned landscaped green and open area*

Space for morning walks and evening conversations.

*Planning figure subject to final statutory and consultant confirmation. Landscape and sports visuals are artistic impressions.

A place for every generation



Children

Play areas and spaces to explore, learn and make friends.

PLAY AND DISCOVERY



Teenagers

Sports and shared spaces to pursue interests and meet friends.

SPORTS AND FRIENDSHIPS



Parents

Fitness and leisure spaces that fit naturally into daily life.

FITNESS AND LEISURE



Seniors

Green walks and garden seating for relaxation and conversation.

GARDEN WALKS AND RELAXATION

Artistic impressions. Final amenity list and specifications are subject to approved plans.

Your everyday retreat at the Anantara Club



20,000+

sq ft clubhouse area

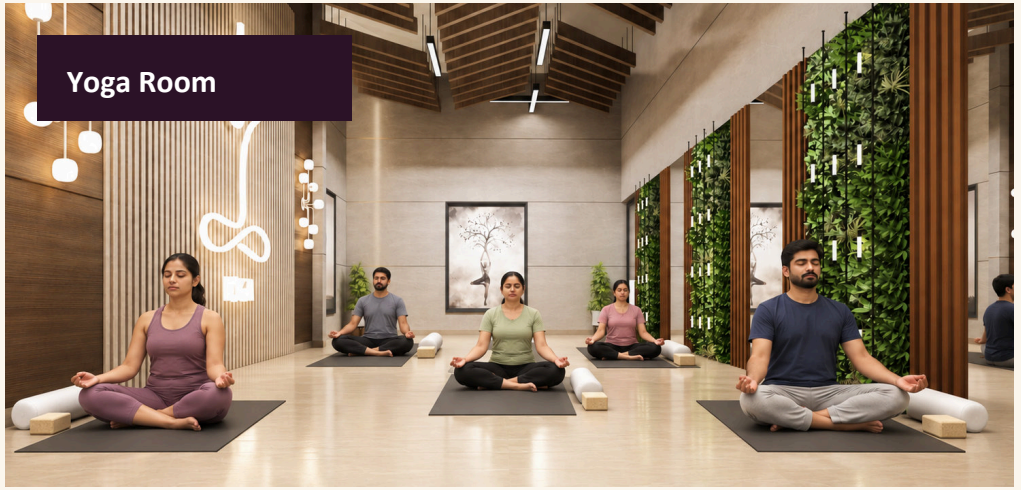
- ✓ Retail Shops
- ✓ Reception and Waiting Lounge
- ✓ Business Centre
- ✓ Cards Room
- ✓ Juice Bar
- ✓ Café
- ✓ Gym
- ✓ Male and Female Lockers and Changing Rooms
- ✓ Indoor Games Room
- ✓ Home Theatre
- ✓ Crèche Room
- ✓ Snooker Room

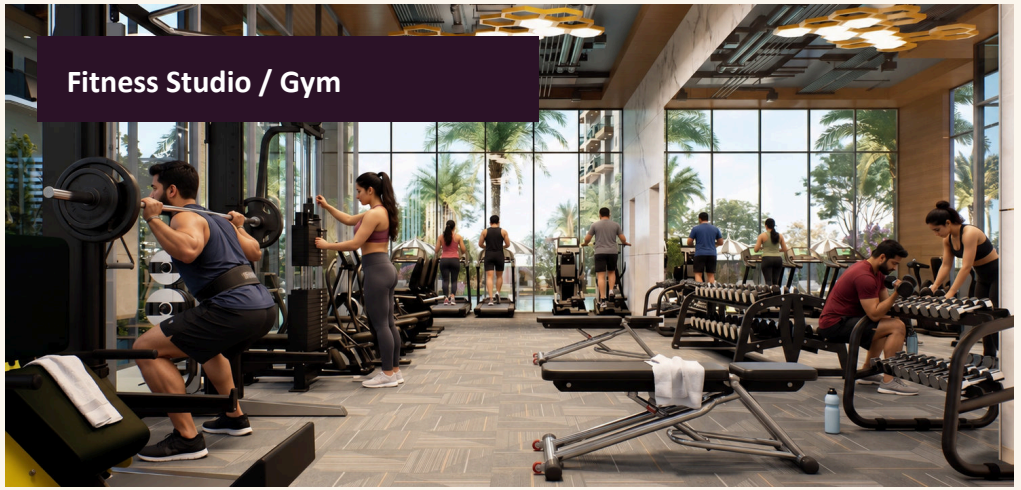
And many more

Artistic impressions. Final amenity list and specifications are subject to approved plans.

Space for fitness and wellbeing







Artistic impressions. Final amenity list and specifications are subject to approved plans.

Active days, shared interests



Outdoor sports

Pickleball court

Half basketball court

Badminton court

Box cricket zone



Indoor recreation

Billiards · Table tennis

Board games · Gaming area

Artistic impressions. Final sports and recreation facilities are subject to approved plans.

Spaces to gather, celebrate and unwind



Grand Ballroom

Welcoming spaces for family occasions and celebrations.



Restaurant & Café

Comfortable lounges for conversation and time with friends.



Library

A library and reading spaces for quieter moments.

Artistic impressions. Final amenity list and specifications are subject to approved plans.

Homes with space, light and privacy

3 & 4

bedroom residences

Natural light

Spaces planned for natural light.

Thoughtful privacy

Distinct shared and private spaces.

Efficient movement

Layouts that support daily routines.

Outdoor connection

Balconies that extend your living space.



Artistic impressions. Project details and amenities are subject to statutory approvals and permissible modifications.

Comfort in every detail

01

Entrance

Provision for a digital lock at each residence entrance.

02

Living spaces

Refined floors, balanced lighting and clean ceiling lines.

03

Kitchens

Practical work surfaces, durable finishes and efficient utility planning.

04

Bathrooms

Premium sanitaryware and fittings, as specified in the approved schedule.

05

Windows

Openings planned around daylight, comfort and views.

06

Lifts

High-speed lifts, as specified in the approved consultant schedule.





Brands, finishes and technical specifications are subject to final approved schedules and equivalent substitutions.
Bedroom and bathroom visuals are artistic impressions.

Tower A | Odd-floor layout



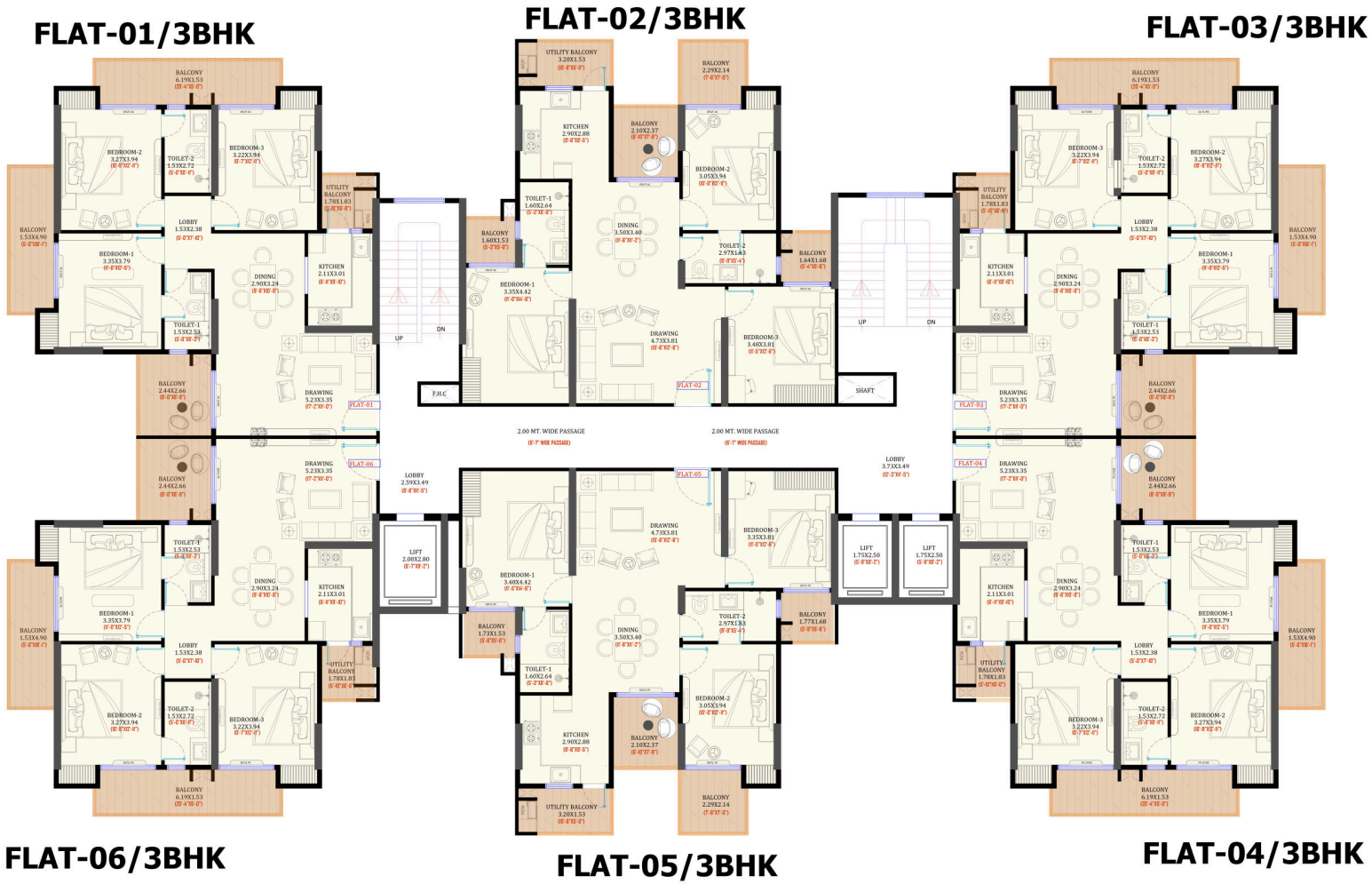
AREA SCHEDULE

All areas in sq ft

FLAT 01	
Carpet area	**956.70**
Built-up area	1,386.62
FLAT 02	
Carpet area	**984.91**
Built-up area	1,285.11
FLAT 03	
Carpet area	**959.29**
Built-up area	1,386.62
FLAT 04	
Carpet area	**957.67**
Built-up area	1,382.96
FLAT 05	
Carpet area	**983.51**
Built-up area	1,281.45
FLAT 06	
Carpet area	**955.95**
Built-up area	1,380.48

Carpet areas reproduced from the supplied RERA registration sheet (sq ft). Built-up figures retained.

Tower A | Even-floor layout



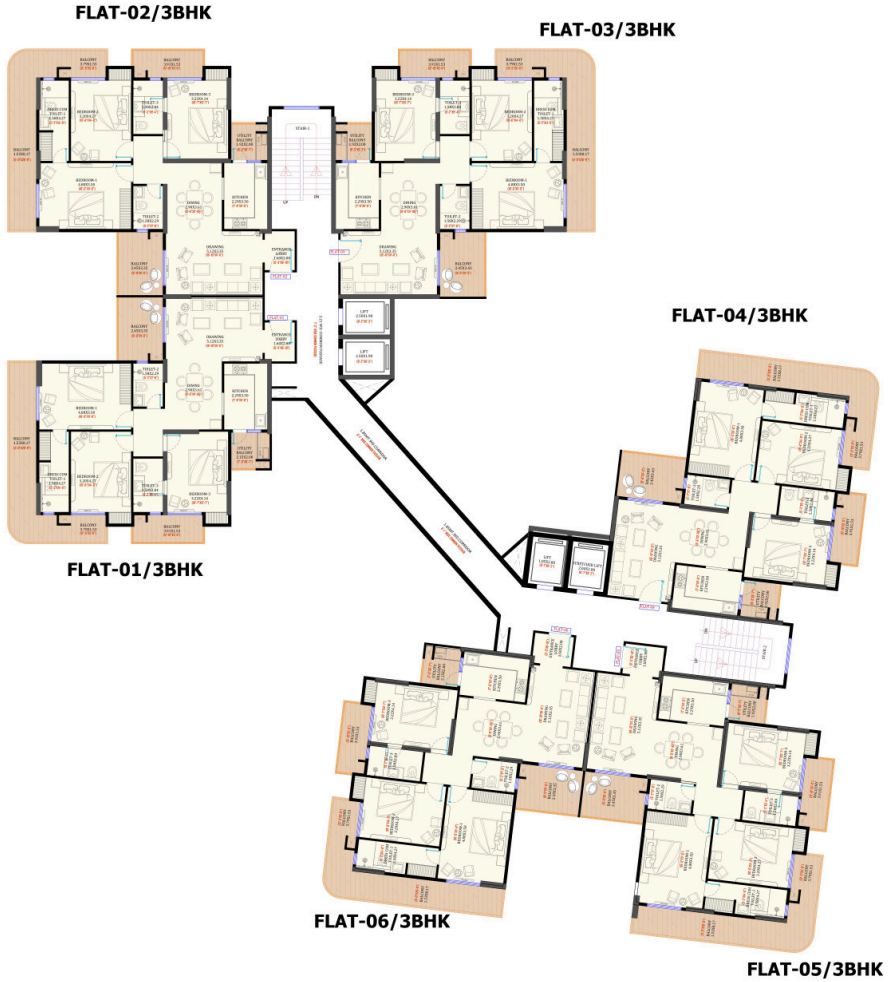
AREA SCHEDULE

All areas in sq ft

FLAT 01		
Carpet area		**956.70**
Built-up area		1,319.67
FLAT 02		
Carpet area		**984.91**
Built-up area		1,285.11
FLAT 03		
Carpet area		**959.29**
Built-up area		1,319.67
FLAT 04		
Carpet area		**957.67**
Built-up area		1,316.01
FLAT 05		
Carpet area		**983.51**
Built-up area		1,281.45
FLAT 06		
Carpet area		**955.95**
Built-up area		1,313.53

Carpet areas reproduced from the supplied RERA registration sheet (sq ft). Built-up figures retained.

Tower B | Odd-floor layout



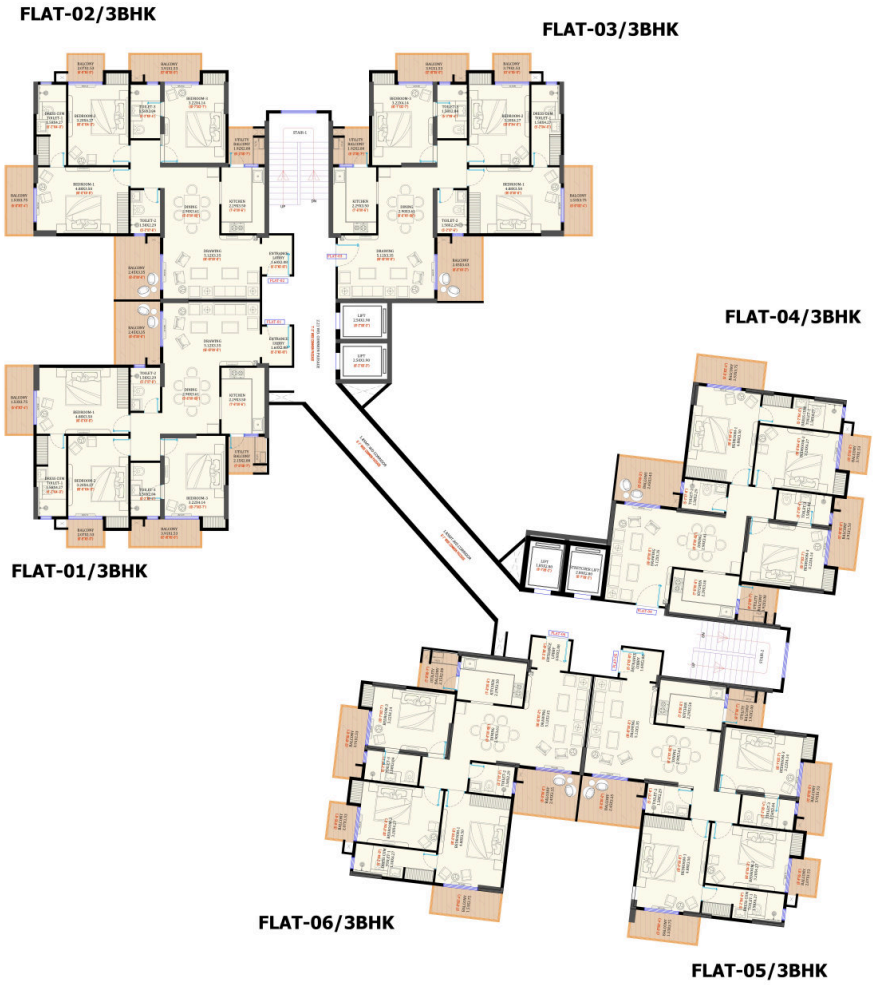
AREA SCHEDULE

All areas in sq ft

FLAT 01		
Carpet area		**1,163.16**
Built-up area		1,666.27
FLAT 02		
Carpet area		**1,162.19**
Built-up area		1,666.27
FLAT 03		
Carpet area		**1,124.08**
Built-up area		1,625.58
FLAT 04		
Carpet area		**1,124.08**
Built-up area		1,625.58
FLAT 05		
Carpet area		**1,162.19**
Built-up area		1,666.27
FLAT 06		
Carpet area		**1,163.16**
Built-up area		1,666.27

Carpet areas reproduced from the supplied RERA registration sheet (sq ft). Built-up figures retained.

Tower B | Even-floor layout



AREA SCHEDULE

All areas in sq ft

FLAT 01		
Carpet area	**1,163.16**
Built-up area	1,543.02
FLAT 02		
Carpet area	**1,162.19**
Built-up area	1,543.02
FLAT 03		
Carpet area	**1,124.08**
Built-up area	1,502.33
FLAT 04		
Carpet area	**1,124.08**
Built-up area	1,502.33
FLAT 05		
Carpet area	**1,162.19**
Built-up area	1,543.02
FLAT 06		
Carpet area	**1,163.16**
Built-up area	1,543.02

Carpet areas reproduced from the supplied RERA registration sheet (sq ft). Built-up figures retained.

Tower C | Odd-floor layout

FLAT 02

FLAT 01



FLAT 03

AREA SCHEDULE

All areas in sq ft

FLAT 01	
Carpet area	**1,584.57**
Built-up area	2,231.81
FLAT 02	
Carpet area	**1,508.79**
Built-up area	2,051.30
FLAT 03	
Carpet area	**1,516.97**
Built-up area	2,059.05

Carpet areas reproduced from the supplied RERA registration sheet (sq ft). Built-up figures retained.

Tower C | Even-floor layout



AREA SCHEDULE

All areas in sq ft

FLAT 01	
Carpet area	**1,584.57**
Built-up area	2,016.64
FLAT 02	
Carpet area	**1,508.79**
Built-up area	1,940.32
FLAT 03	
Carpet area	**1,516.97**
Built-up area	1,948.07

Carpet areas reproduced from the supplied RERA registration sheet (sq ft). Built-up figures retained.

ANANTARA
WORLD

UP RERA Registration Number

UPRERAPRJ440086/10/2026

Your Future has an Address

Discover the project and discuss the home that fits your family.

Connect with your Relationship Manager

Book your presentation and site visit.

Scan to explore

EXPLORE THE PROJECT

www.anantara.world

info@anantara.world



Disclaimer: The layout plans, building plans, specifications, carpet areas, elevations, and amenities depicted in this brochure are indicative and for illustrative purposes only, and are subject to revision and approval by the competent authorities. The project is currently undergoing a proposed revision from 10 floors to 27 floors, and the requisite approvals are under process. The contents of this brochure do not constitute a binding offer or commitment by the Promoter. Prospective purchasers are advised to independently verify all relevant details and approvals before making any purchase decision. All amounts received or receivable from allottees shall be deposited only into the collection account of the project.



A PROJECT BY

ANANTARA WORLD

MAHADEV DEVELOPERS

A shared commitment to thoughtful planning, family wellbeing and enduring value.

01 **Purposeful planning**

Planning that supports daily routines and community life.

02 **Considered quality**

Design and detailing guided by comfort and lasting quality.

03 **Enduring value**

A long-term commitment to creating homes for families in Kanpur.

Discover Anantara World with your Relationship Manager.

SITE VISITS BY APPOINTMENT

Images and illustrations are artistic impressions. Project details, amenities, areas and specifications are subject to statutory approvals and permissible modifications.

List of consultants

AR.RAJIV BAJPAI PRAGTI ARCHITECTS CONSULTANTS PVT. LTD. ARCHITECTS, ENGINEERS & INTERIOR DESIGNERS	PRINCIPAL ARCHITECT	**Ar. Rajiv Bajpai** Pragti Architects Consultants Pvt. Ltd.
TECHDESIGN & DEVELOPMENT PVT. LTD.	MEP CONSULTANT	**Techdesign & Development Pvt. Ltd.**
YG Consulting & Engineers	STRUCTURAL CONSULTANT	**YG Consulting & Engineers**
	STRUCTURAL VETTING INSTITUTE	**IIT Kanpur**
ENVIROSCAPE	LANDSCAPE CONSULTANT	**Enviroscape**
Spaces	INTERIOR DESIGNER	**Spaces by Neha Chawla**
SIDPL	CIVIL CONTRACTOR	**SIVANSSH INFRASTRUCTURE DEVELOPMENT PVT. LTD.**

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