



mantri

MANTRI DEVELOPERS

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Log onto www.mantri.in & discover more via a Live Video Chat with our brand representatives.

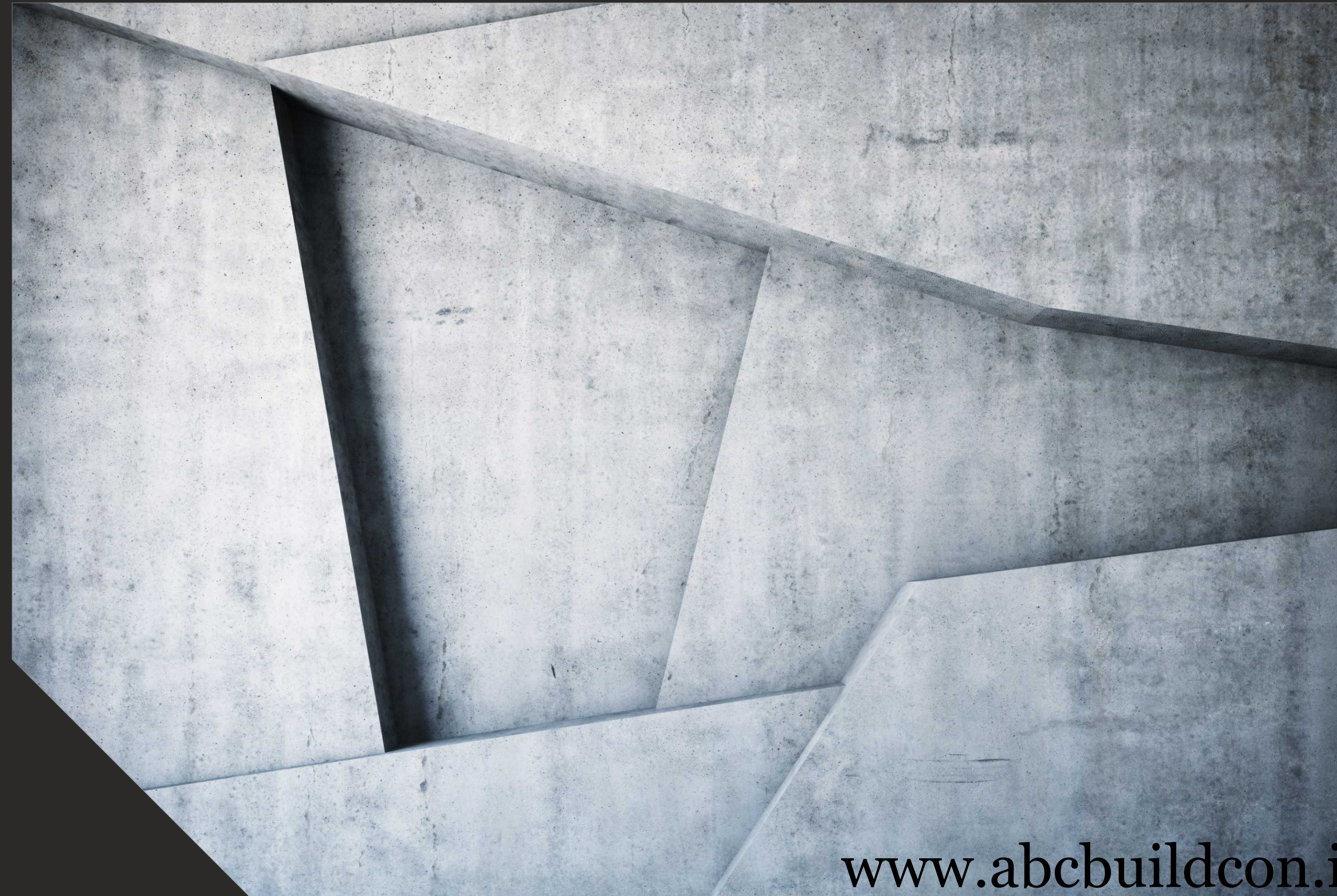
Mantri Developers
First developer in India to be certified on
"World Class Management Systems", ISO 9001:2008
ISO 14001:2004, OHSAS 18001:2007 & SA 8000:2008.

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The promoters reserve the right to change, delete or add any specifications or plans mentioned herein.

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LITHOS

Stones to
a spectacular
living.

www.abcbuidcon.in | +91 8470930121



A living that's carved in stone.

A home that's
a geographic landmark. >

www.abcbuildcon.in | +91 8470930121

Bangalore has a new landmark! Presenting Mantri Lithos - the city's most monumental residential abode. A project soon to be a part of modern history, we present you with a legacy of your own. Here is a new landmark to living.



Founding stones to a spectacular living. >

www.abcbuildcon.in | +91 84709 50121

Life at its best has just arrived. Born from a spectacle into a spectacular piece of art, Mantri Lithos is the destination of a lifetime. Living has never been such a celebration, a rhapsody that's both modern and timeless, quintessential and quaint. Here's an undiscovered way of life. And we invite you to discover it to the fullest.



Nature and nurture
at their homely best. >

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Imagine living on nature's lap and at the heart of the city, in the same instance. Imagine your spirit soaring boundlessly, away from the urban ho-hum. Where nature cuddles you in her arms. Where silence is music to the ears. Here begins a journey to someplace else. Here begins a life of its own.





mantri
LITHOS

Mantri Lithos is a spectacle set in stone. An abode so unique in design and formation that it's a milestone among all other residential spaces in the city. Crafted with a patische of eccentric shapes, rebellious structures and maverick contours, here's a residential address set out of eternity. Founded with structural contemplations that defy conventional living spaces, our creation is an antithesis to every known architecture. Mantri Lithos isn't just for everyone. It's for those who indulge in a life of adventure.

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Common Amenities

CLUB HOUSE

HEALTH CLUB

A well equipped gymnasium
 Separate spa for ladies & gents with steam, sauna and massage room

INDOOR GAMES

Badminton Court
 Squash Court
 Table Tennis
 Pool/ Billiard Table
 Chess, Carrom and other indoor game
 Gaming Zone

OTHER AMENITIES

Multipurpose hall with landscaped terrace
 TV Room
 Aerobics floor/ Yoga/ Dance/ Karaoke
 Unisex Parlor
 Creativity Room
 Library
 Convenience Store
 ATM
 Creche
 Telemedicine
 Propcare Office

INDOOR AMENITIES

Elegant Reception lobby for each block
 Common Toilets for Domestic Workers/Drivers in the basement





Common Amenities

OUTDOOR AMENITIES

Swimming Pool with Toddler's Pool
 Outdoor Play Area
 Open Amphitheatre
 Outdoor Party Area
 Children's Play Area
 Basketball Post
 Pickup and Drop off point
 CABLE TV

TELEPHONE WITH INTERCOM FACILITY

Group centrax facility with cabling extending to each flat. Will be operated by Telecom Service Provider for a nominal one-time charge and monthly rented Intercom facility (with centrax)- From each apartment to security room, club house and other apartments
 Facilities to receive direct incoming calls, as well as dialing local/STD/ISD calls for group centrax

SECURITY SYSTEMS

Round-the-clock security
 Trained security personnel will do patrolling of the project
 Entry to the apartment building controlled through access control card security system at ground floor

WATER TREATMENT PLANT

Fully treated water through an exclusive water purification plant within the project

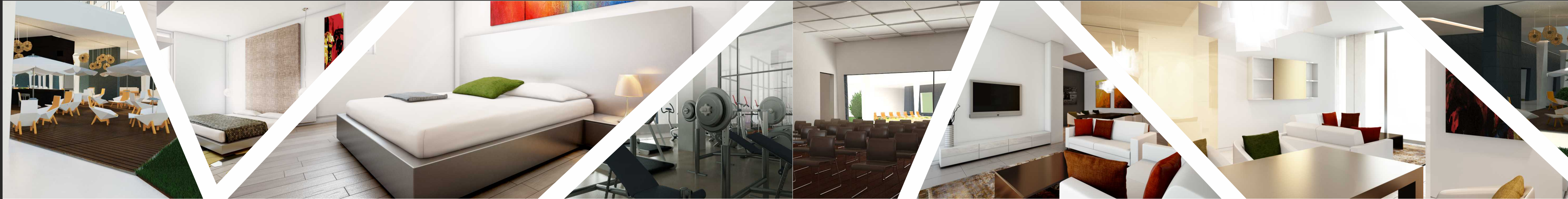
RAIN WATER HARVESTING SCHEME

Rain Water Harvesting scheme will be provided for recharging the ground water level

SEWAGE TREATMENT PLANT

Treatment plant of adequate capacity as per norms. Treated sewage effluent shall be used for flushing and landscaping.





Specifications

STRUCTURE

- Seismic Zone II compliant RCC framed structure
- Solid concrete block masonry

PLASTERING

- All internal wall are smoothly plastered with lime rendering

PAINTING

- Exterior Paint- Exterior Emulsion
- Interior Paint- Acrylic Emulsion
- Ceiling Paint-Oil Bound Distemper
- MS Grills, Railing-Enamel Paint

TILES

- Foyer, Living, Dinning, Family Room, Kitchen and Bed rooms - Vitrified flooring
- Balcony and utility Flooring - Anti Skid Ceramic Flooring
- Toilet Flooring - Anti Skid Ceramic Flooring
- Toilet Cladding - Ceramic tiles
- Ground Floor Entrance Lobby Flooring - Granite/Marble/Vitrified

CABLE TV

- An exclusive network of cable TV will be provided with centralized control room (users to pay monthly charges)

DOORS AND WINDOWS

Main Door

- 7 feet high Pre Engineered wood door frame with veneer
- Both side veneer pre-engineered door shutter finished with melamine polish/PU coating
- Good quality imported Brass/Chrome finish hardware

Other Room Doors

- 7 feet high Pre Engineered wood door frame with veneer
- Both side veneer pre-engineered door shutter finished with melamine polish/PU coating on both sides
- Good quality imported Brass/Chrome finish hardware

Toilet Doors

- One side veneer pre engineered door shutters with PU coating and lamination on the other
- Good quality imported Brass/ Chrome finish hardware

Balcony Doors

- Living room and bedrooms balcony doors will be provided with aluminum powder coated or UPVC sliding doors with provision for mosquito mesh

Windows and Ventilators

- All windows will be provided with powder coated aluminum or UPVC sliding windows with provision for mosquito mesh
- Large size toilet ventilators made of powder coated aluminum/ UPVC with translucent glass & provision for exhaust fan

MILD STEEL GRILL

- Mild steel grills for window s and ventilators for all apartments at ground level

KITCHEN/UTILITY

- Provision for electrical & plumbing points for modular kitchen
- Granite kitchen platform with stainless steel sink will be provided on request at any extra cost
- Provision for the water purifier in the kitchen
- Provision for washing machine and dishwasher in utility

TOILETS

- White European Water Closet in all toilets of Hindware/ equivalent make
- White wash basin in all of Hindware/ equivalent
- Single lever hot and cold water mixer unit for shower of jaquar make or equivalent in all the toilets
- Health faucet in all toilets
- Concealed master control clock (Ball valve) in each toilet, from inside, for easier maintenance
- Provision for one geyser in each toilet
- Good quality CP fittings of jaquar or equivalent

PLUMBING

- All plumbing lines are pressure tested
- All water supply lines are of CPVC/ GI of reputed make PVC sewer lines

POWER PROVISION

- 2BHK & 3BHK apartments will be provided with 3KW power and duplex/penthouse will be provided with 6 KW power. A portion of the common lights shall be powered by solar energy

ELECTRICAL

- One TV point in the living room and in all bedrooms/ family rooms
- Fire resistant electrical wires of Anchor or equivalent make
- Branded modular switches of Anchor or equivalent make
- Miniature circuit Breaker (MCB) for each room provided at the main distribution box within each flat
- For safety, One Earth Leakage circuit Breaker (ELCB) for the flat
- Telephone points shall be provided in all bedrooms, family rooms and living room
- Low Tension Power

AC PROVISION

- Split A/C power point in living & bedroom & ledge for keeping A/c condenser units

The Mantri Legacy

Mantri Developers was the brainchild of Mr. Sushil Mantri. He laid the foundations of the group with a big dream in the year 1999. For more than a decade now, today Mantri Developers has been one of the most respected names in South India's realty market. This rapid success is the domino effect of the goodwill that the group has created with timely delivery of projects, high quality products and services, and ethical practices. This trust among the customers is further re-strengthened by Mantri's new corporate identity, which highlights the personal re-assurance given by Mr. Sushil Mantri.

The pioneering spirit of the group has seen many milestones in its success saga. For instance, Mantri Developers was the first in India to come up with concepts like highest carpet area, home concierge and telemedicine. Also, the group forayed into the retail sector by creating the largest mall of India, Mantri Square, at Malleswaram in Bangalore. Not only that, Mantri Altius, a residential project, was awarded the 'Best Residential Project in India' by CNBC Crisil.



World Class Management Systems

At Mantri Developers, we are committed to providing eco-friendly commercial and residential dwellings in a safe and healthy environment. We abide by our commitment to prevent pollution and meet, legal and other requirements. And continually improve the effectiveness of our management systems.

We will work towards minimizing occupational risks and hazards at our work stations. And we respect the principle of social accountability and meet its requirements.



Awards

Mr. Sushil Mantri receiving the prestigious CII Sustainability award from honourable President of India - Mr. Pranab Mukherjee on 14th Jan 2013.



Mantri Developers was adjudged as one of India's Top 10 builders at the "Construction World Architect & Builders awards, 2011."



Mantri Developers was awarded the CNBC Awaaz CRISIL Real Estate Award for India's best Residential Building.



Mr. Sushil Mantri was bestowed with the "Young Visionary Award in Real Estate Infrastructure" by CSI.



Mr. Sushil Mantri was awarded 'Entrepreneur of the Year' by Big Brands Research.

Mantri Advantages

MANTRI PROMISES

- ▶ Punctuality
- ▶ Quality
- ▶ Reliability
- ▶ Speed
- ▶ Transparency

PROPCARE

- ▶ Project maintenance
- ▶ Rentals & resales

insignia

- ▶ An exclusive loyalty program
- ▶ Points on every successful referral or repurchase
- ▶ Redemption of points from a wide range of brands & luxuries
- ▶ Exclusive programs & activities for all age groups



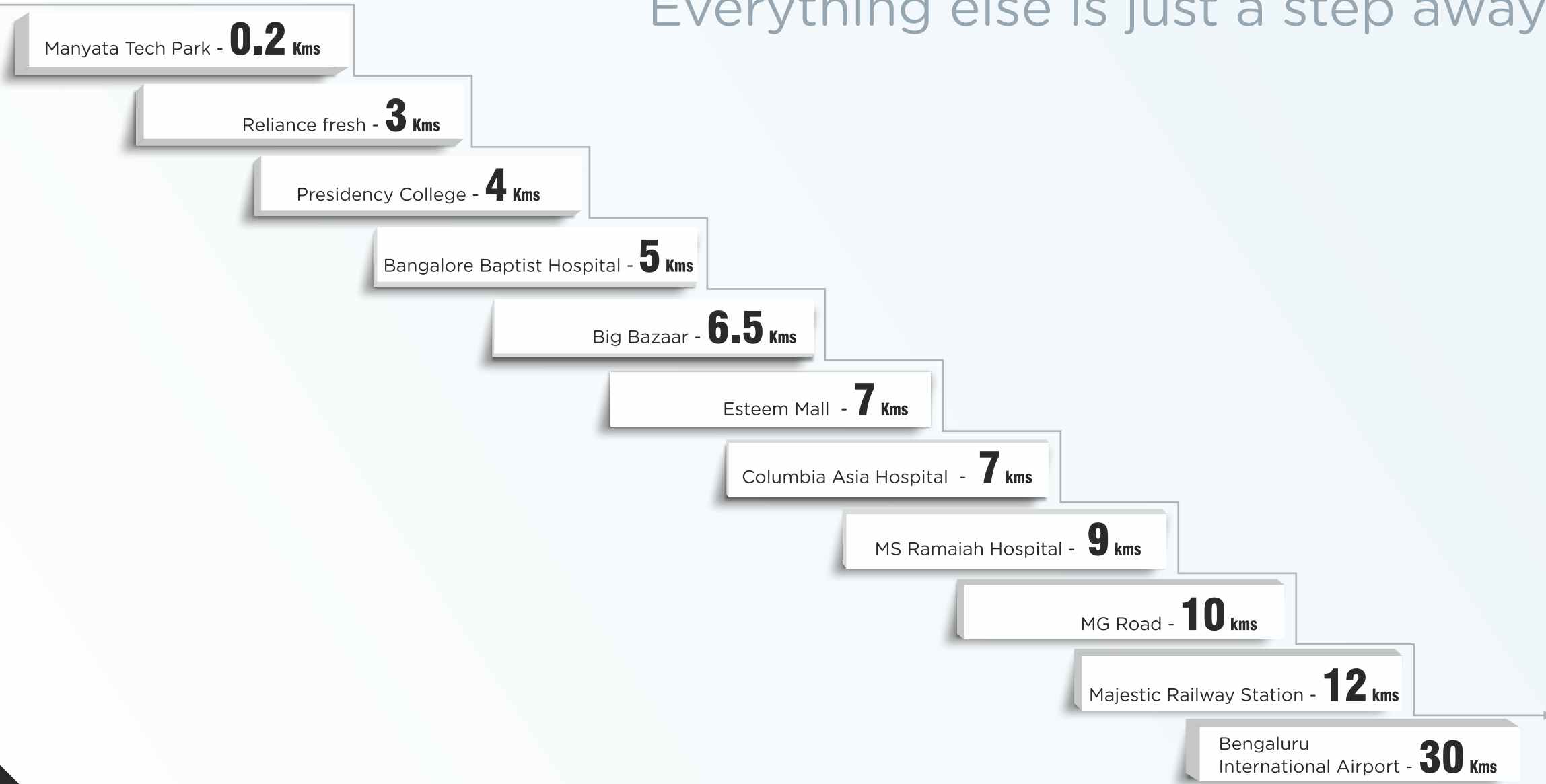
- ▶ One-stop shop for home interiors
- ▶ Premium, top of the line accessories



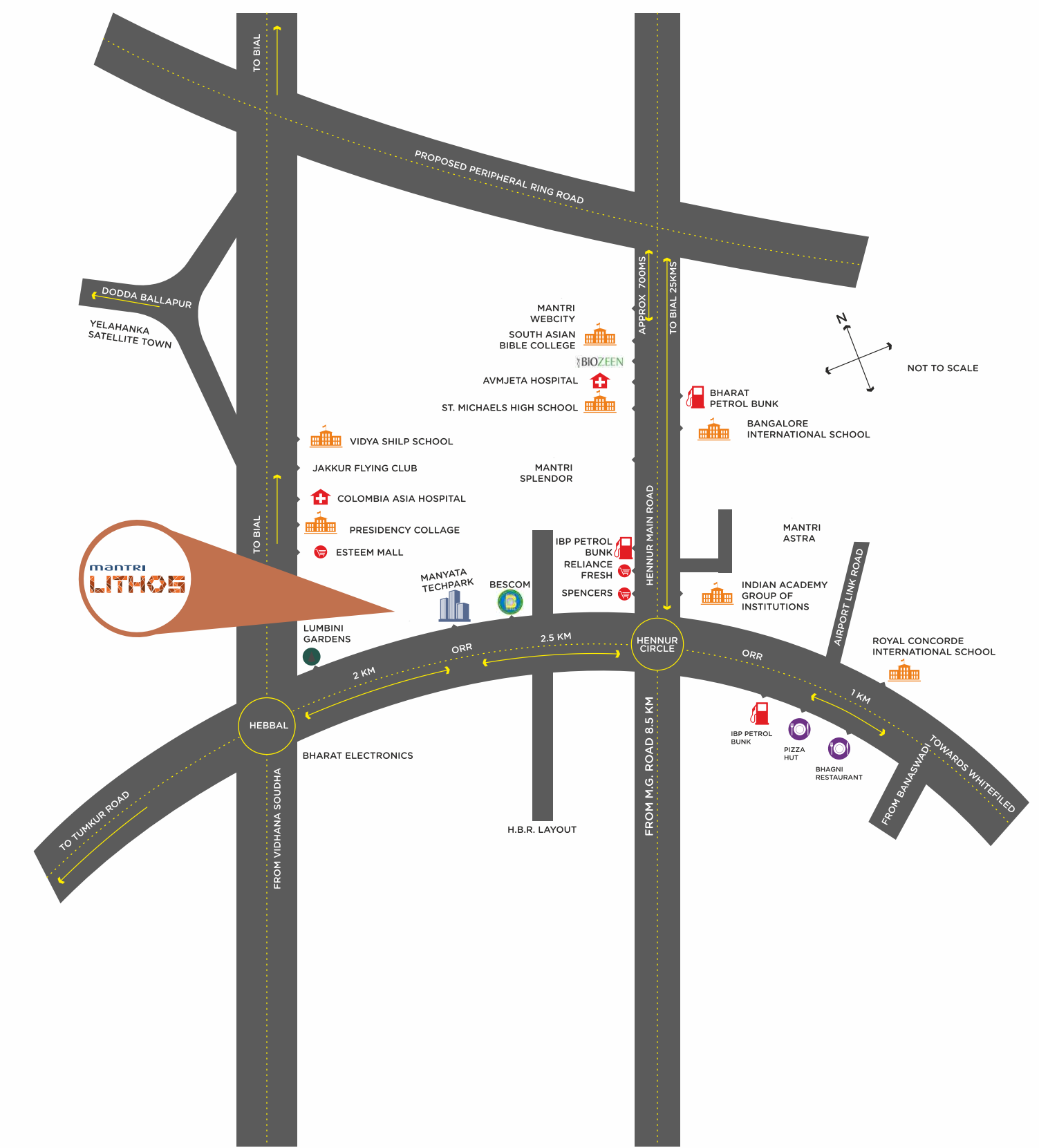
LOCATION USPs



Everything else is just a step away



The Address



Google Map

