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"MANTRI  
CORP APP"



Google play



App Store



### Mantri Developers

Bengaluru | Chennai | Hyderabad | Pune

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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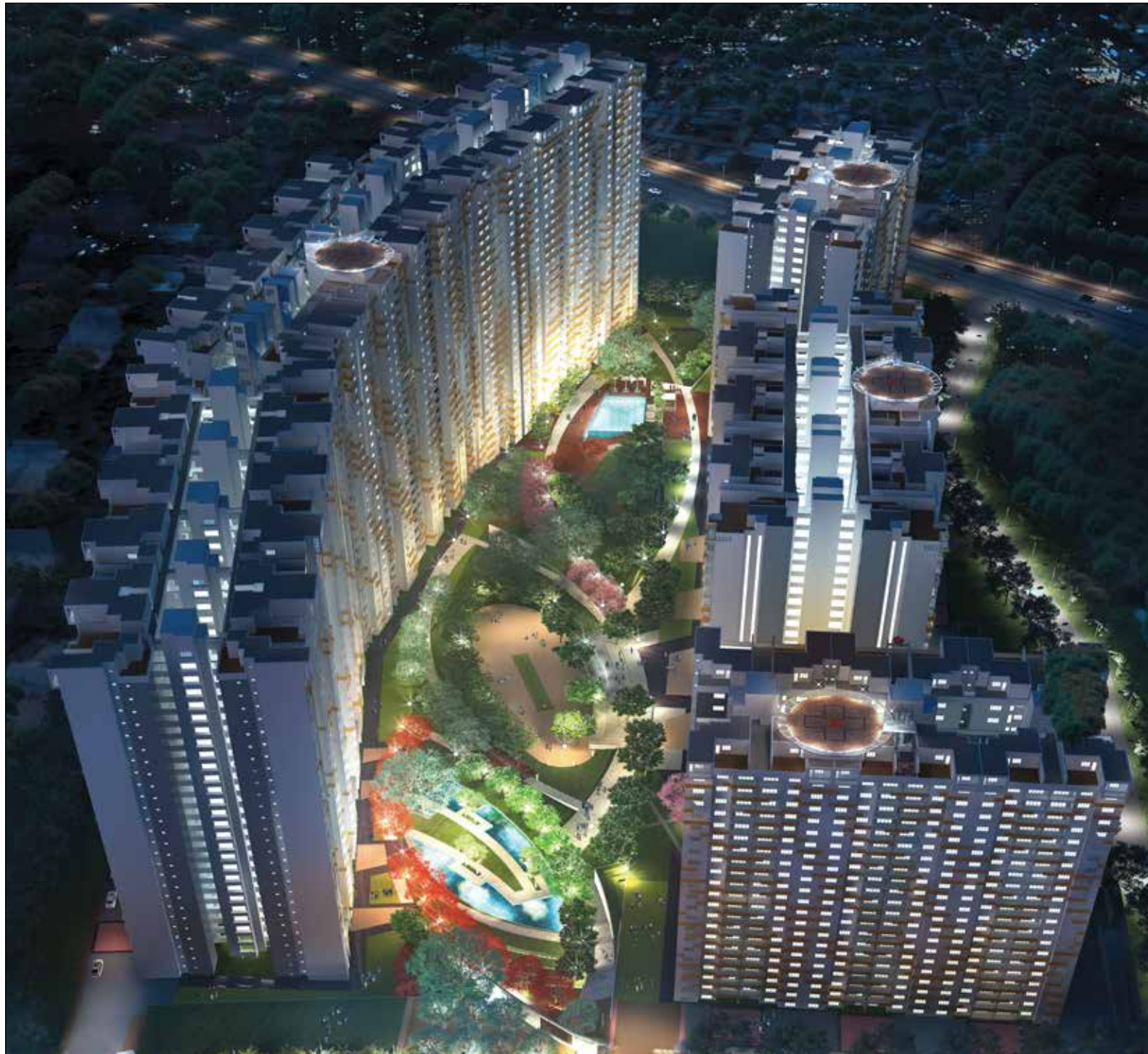
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Everything is close to you.



**mantri**  
**serenity**  
Kanakapura Main Road



### HIGH POINTS

- ▶ 70,000 sq. ft. (6,503.21 sq. mts.) clubhouse, 'The Lotus' that's well equipped with host of amenities.
- ▶ Temperature-controlled indoor swimming pool with jacuzzi.
- ▶ Aqua Gym
- ▶ Telemedicine
- ▶ 3 Banquet Halls
- ▶ Beautifully landscaped gardens

### HIGH POINTS

- ▶ Home concierge
- ▶ Gaming Zone
- ▶ Roof top terraces
- ▶ Butterfly / Sensory Garden, Frangance court, Herb Garden etc.
- ▶ Proximity to: **Metro Station, Workplaces, Schools, Shopping Malls and Hospitals**

LANDSCAPE PLAN



Iskcon Krishna Lila Theme park



LEGEND

- |                                       |                                |                               |                                  |                         |
|---------------------------------------|--------------------------------|-------------------------------|----------------------------------|-------------------------|
| 01 Arrival Palm Court                 | 06 Maidan / Multi Purpose Lawn | 11 Children's Play Area       | 16 Main and 16A Cub Tennis Court | 21 Main Substation      |
| 02 Entrance Portal                    | 07 Building Entrance Court     | 12 Green Amphitheatre         | 17 Basket Ball Post              | 22 Building Necks       |
| 03 Stroll Garden                      | 08 Pedestrian Promenade        | 13 Swimming Pool / Water Body | 18 Herb Garden                   | 23 Developer's Landmark |
| 04 Stepped Embankment                 | 09 Transition Trellised Plaza  | 14 Paved Deck Court           | 19 Shaded Plaza For Waiting      | 24 Visitor's Car Park   |
| 05 Chandni Bagh - The Fragrance Court | 10 Embankment                  | 15 Recreational Party Lawn    | 20 Sensory / Butterfly Garden    | 25 Toddler Pool         |

CONCEPTUAL LANDSCAPE VIEWS



CONCEPTUAL LANDSCAPE VIEWS



## 'THE LOTUS' - A 70,000 SQ. FT. CLUBHOUSE

- ▶ Indoor temperature-controlled swimming pool with Jacuzzi
- ▶ Aqua gym
- ▶ A well equipped gymnasium
- ▶ Well equipped health spa: separate steam/sauna and massage rooms for men & women
- ▶ Table tennis
- ▶ Pool Table / Billiards
- ▶ Indoor Badminton / Squash court
- ▶ Chess, Carrom and other indoor games
- ▶ Aerobics / Meditation hall
- ▶ Dance and Karaoke hall
- ▶ Aerobics floor with AV equipment
- ▶ Convenience Store
- ▶ Unisex parlour
- ▶ Mini theatre
- ▶ Creativity room
- ▶ Conference room with mini-business centre
- ▶ Gaming zone
- ▶ 3 Roof Top Banquet halls with landscaped terrace
- ▶ Library / Reading room
- ▶ Cafeteria
- ▶ Tele-medicine / Doctor's room
- ▶ Home concierge
- ▶ ATM
- ▶ Laundromat
- ▶ Propcare office



## 'THE LOTUS' - CLUBHOUSE INTERIOR VIEWS



### 'THE LOTUS' - CLUBHOUSE INTERIOR VIEWS



Cafeteria



Pool Table



Rooftop Landscaped Terrace



### 'THE LOTUS' - CLUBHOUSE INTERIOR VIEWS



Games Room



Gymnasium



Mini-theatre

## AMENITIES

### Outdoor Amenities

- ▶ Swimming pool with a toddler's pool
- ▶ Thematic landscaped gardens and water features will be planned around the property.
- ▶ Entrance Lobby of each block at Ground Floor level in granite flooring and vitrified tiles dado
- ▶ Jogging / Walking Trail around the perimeter of the property.
- ▶ Outdoor Exercise Area
- ▶ Children's Play Areas
- ▶ Open Amphitheater
- ▶ Outdoor Party Area with Barbeque Pits
- ▶ Tennis court

- ▶ Entrance plaza
- ▶ Pick up - drop off point
- ▶ Paved garden walk
- ▶ Basket ball court

### Other Amenities

- ▶ Home Automation @ extra cost
- ▶ An exclusive network of cable TV will be provided with a centralized control room
- ▶ A Group Centrex facility will be provided with cabling done up to each flat. This will be operated by a Telecom Service Provider
- ▶ Intercom facility (within Centrex) from each apartment to security room, club house and other Apartments will be provided

## AMENITIES

- ▶ Facilities to receive direct incoming calls as well as dial outside LOCAL/ STD/ISD calls will be provided
- ▶ Cellular Phone boosters will be provided in lift well and inside the towers for better mobile phone connectivity
- ▶ Back-up Generator-100% D.G. power back-up @ extra cost
- ▶ Stand by generator for lighting in common areas, lifts and pumps will be provided
- ▶ Common toilets for Servants / Drivers will be provided
- ▶ CCTV cameras will be installed at security gates to verify visitors
- ▶ Entry to the building will be restricted through Access Control Doors
- ▶ Entry of Vehicles to the project will be controlled with boom barriers and security screening for visitors

### Water treatment / softening plant

- ▶ Fully treated water through an exclusive water purification/softening plant within the project will be provided
- ▶ Green building Amenities
- ▶ Rain Water Harvesting scheme would be provided for recharging the ground water level

### Security Systems

- ▶ Trained security personnel will patrol the project round the clock



## SPECIFICATIONS

- ▶ Sewage effluent shall be treated and the treated effluent shall be used for flushing and landscaping
- ▶ A portion of the common lights shall be powered by solar energy
- ▶ Lifts and entrance lobby
- ▶ Automatic passenger lifts in each block of Kone/OTIS or equivalent make
- ▶ A large lift in each block of Kone/OTIS make or equivalent
- ▶ Designer ground floor lift lobby with Granite flooring and vitrified cladding
- ▶ Other floor lift lobbies- Flooring and Cladding (on lift side wall) in good quality vitrified tiles

### Specifications - Block 4 & 5

#### Structure

- ▶ Earthquake resistance – Seismic zone II compliant RCC framed structure
- ▶ Concrete Block Masonry

#### Plastering

- ▶ All internal walls will be smoothly plastered with lime rendering
- ▶ Ceiling cornices will be provided in foyer, living and dining area

#### Painting

- ▶ Interior-2 coat Acrylic emulsion paint with roller finish

## SPECIFICATIONS

- ▶ Exterior- External emulsion paint
  - ▶ Ceiling- Oil bound distemper
- #### Flooring
- ▶ Living, dining, family, kitchen and bedrooms- Vitrified tile flooring (2ft x 2ft)
  - ▶ Utility, Balcony & Terrace- Anti skid Ceramic tile flooring
- #### Toilets
- ▶ Designer Ceramic tiles flooring and cladding up to false ceiling
  - ▶ White EWC in all toilets of Kohler or equivalent make
  - ▶ White WHB of Kohler or equivalent make and mirror in all the toilets
- ▶ Hot and cold water mixer unit for shower of Grohe or equivalent make in all the toilets
  - ▶ Health Faucet in all the toilets
  - ▶ Master control Cock in all the toilets from outside
  - ▶ Provision for Geyser in all the toilets
  - ▶ Good quality CP fittings of Jaquar or equivalent
  - ▶ Large sized toilet ventilators made of powder coated aluminium / UPVC with translucent glass fitted with provision for exhaust fan
  - ▶ Plumbing
  - ▶ Plumbing lines are pressure tested
  - ▶ Water supply lines are of CPVC/GI of reputed make





## SPECIFICATIONS

### Doors and Windows

#### Main door

- ▶ 7 feet high engineered wood doorframe
- ▶ Veneered Designer door shutter
- ▶ Melamine polish coating on both sides for main door
- ▶ Good quality German or imported chrome finished hardware

#### Other Doors and Windows

- ▶ 7 feet high engineered wood doorframe
- ▶ Commercial flush/skin shutters with enamel paint on both sides

- ▶ Toilet door- Commercial flush shutters with enamel paint on both sides
- ▶ Good quality German/imported chrome finish hardware
- ▶ MS Railings- Enamel paint
- ▶ Balcony door- Living room and Bedrooms will be provided with aluminium powder coated or UPVC sliding doors for balcony
- ▶ Powder coated aluminium or UPVC sliding windows with plain sheet glass and provision for mosquito mesh
- ▶ Window MS grills- will be provided for Ground Floor apartments and windows which is without balcony

## SPECIFICATIONS

### Kitchen

- ▶ Provision for electrical & plumbing points for modular kitchen (granite platform with sink and drain board will be provided on request and at an extra cost)
- ▶ Provision for water purifier
- ▶ Provision for Washing machine, dishwasher, ironing in utility
- ▶ Provision for gas cylinders in the utility area with necessary piping arrangements

### Electrical

- ▶ One TV point to be provided in each bedroom and living room
- ▶ Fire resistant electrical wires of Finolex/Anchor make or equivalent

- ▶ Elegant designer modular electrical switches of reputed make
- ▶ One miniature circuit Breaker(MCB) for each room provided at the main distribution box within each flat
- ▶ For safety, one Earth Leakage circuit Breaker(ELCB) will be provided for each flat
- ▶ Telephone points- To be provided in all bedrooms and the living room
- ▶ AC point -Split A/C power point in Master Bed bedroom (Box with conduit provision will be made in other bedrooms)
- ▶ LT Power- 2BHK & 3BHK apartments will be provided with 5KW and Penthouse with 8KW Power with energy meter.



## MANTRI LEGACY

Mantri Developers, the brainchild of Mr. Sushil Mantri, was established in 1999 with a vision to create a real-estate organization, steeped in professionalism, innovation and environmental sustainability. From its inception and its very first project, brand Mantri has upheld the personal value system of Mr. Sushil Mantri; PQRST - Punctuality, Quality, Reliability, Speed and Transparency. The strict adherence to these values across the organization meant that Mantri Developers ensured timely delivery of projects, services and ethical practices. This has garnered brand Mantri the distinction of becoming one of the most respected real estate brands in South India over the last 15 years.

In 2010, Mr. Sushil Mantri took the next step towards strengthening brand Mantri by including his signature in the corporate and brand identity, thereby offering his personal assurance and guarantee to customers, clients, associates and other stakeholders of the organization.

Brand Mantri has many firsts to its credit, including Mantri Square - India's largest mall in 2010; Mantri Altius - Bangalore's very first exclusive, ultra-luxury, high-rise residential tower, which was awarded the 'Best Residential Project in India' by CNBC CRISIL; pioneering concepts in real estate, such as highest carpet area, Home Concierge, Tele-medicine, smart homes and many more.

The Mantri legacy is incomplete without the mention of its efforts and initiatives in social responsibility. Mantri S.E.V.A. - Supporting and Encouraging Voluntary Action, is a personal pledge by Mr. Sushil Mantri, as well as a business pledge, to support and nurture socially responsible action, while addressing social issues and serving the community at large.



## WORLD-CLASS MANAGEMENT SYSTEM

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 system.

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.



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
- ▶ Rental & resales

### MANTRI 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

### SPACETHETICS









adding elan to your space

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



## THE ADDRESS

### LEGENDS

-  Mantri Properties
-  Educational Institution
-  IT Company
-  Shopping Centre
-  Hospital
-  Temple
-  Art of Living
-  Metro Cash & Carry



Location/Landmark	Distance (KM)
Metro - Cash & Carry	1.7
Outer Ring Road	3
Banashankari Temple	5
M G Road	14

Location/Landmark	Distance (KM)
International Airport	40
Railway Station	13.5
Electronic City	19.5
Bannerghatta Road	6.5
Jayanagar 4th Block	6