



manTRI

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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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manTRI



Welcome to the future of

Responsible Living

manTRI | MANYATA

ENERGIA

Welcome to the future

MODERN HOMES SHOULDN'T JUST
HOST YOUR FAMILY IN STYLE, BUT
SHOULD ALSO BE DESIGNED TO BE
FUTURE - PROOF.

Presenting

manTRI | MANYATA

ENERGIA

Welcome to the future



Presenting **Mantri Manyata Energia, inside Manyata Tech Park, Bengaluru** - future-ready luxury homes with unique amenities and features that help save energy every step of the way, from construction technology to everyday living.

The future is about living responsibly -
welcome to the future.

LANDSCAPE PLAN

CENTRAL PARK
Arrival plaza visually connected to central park - the main activity spine

THOUGHTFUL DESIGN
Pedestrian oriented neighborhood conveniently designed for the differently abled

CENTRAL ACTIVITY HUB
Dotted with children's play area, amphitheatre, jogging track, outdoor exercise area, board games and landscape maze.

SAVE ENERGY
Solar energy for common area lightings

FUTURE DEVELOPMENT AREA



LANDSCAPED ARRIVAL PLAZA
Enter through a grand and controlled gateway leading to a landscaped arrival plaza

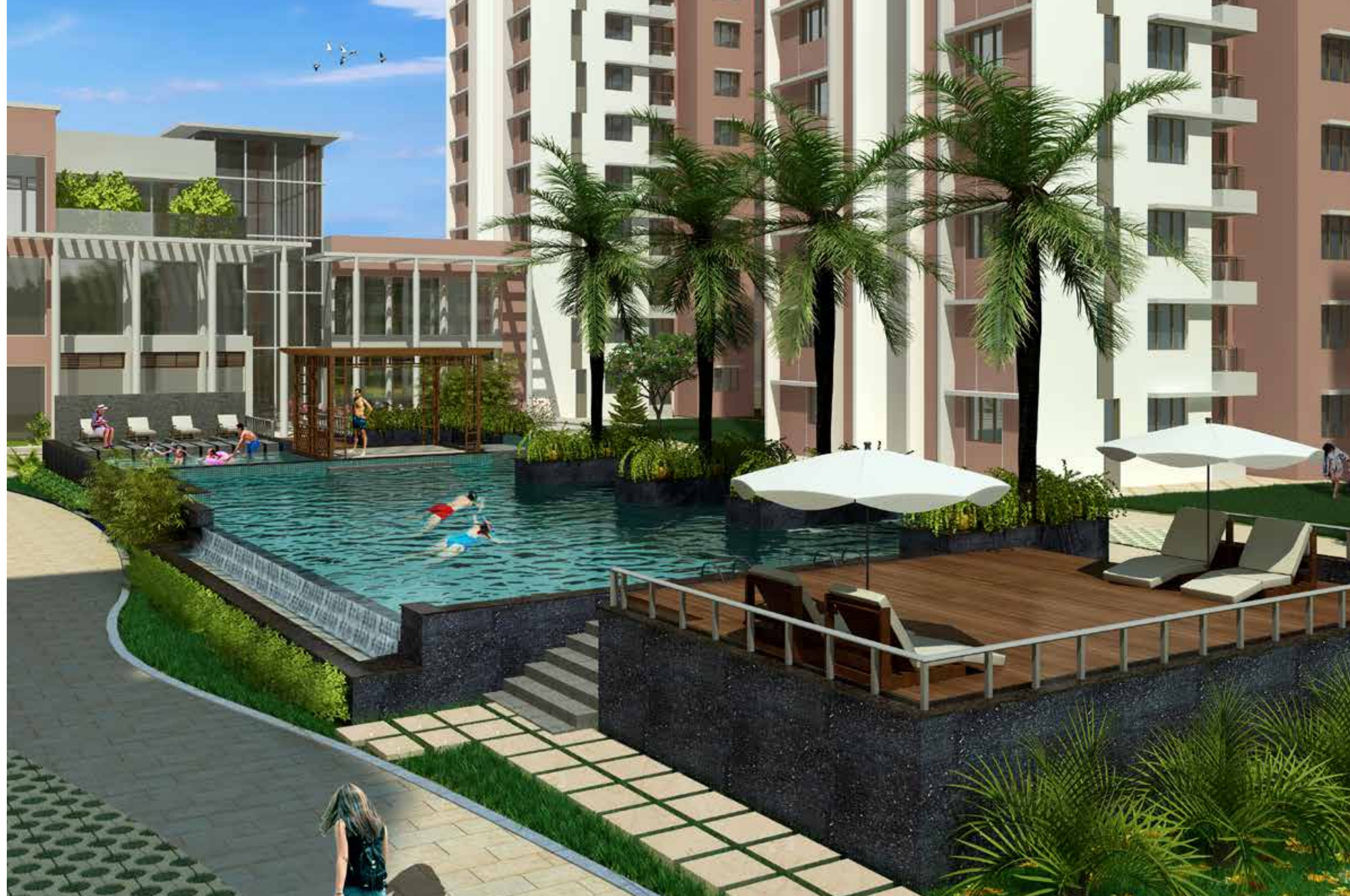


SAFE & SMART TRAFFIC ZONES
Unidirectional traffic flow for smooth transition between vehicular streets to pedestrian zones

- LEGEND**
1. MAIN ENTRANCE
 2. GUARD ROOM
 3. DRIVEWAY
 4. PATHWAY
 5. MULTI-PURPOSE COURT
 6. CLUBHOUSE ENTRY
 7. CHILDREN'S PLAY AREA
 8. DROP-OFF-PLAZA
 9. BASEMENT ENTRY/EXIT
 10. SWIMMING POOL
 11. OUTDOOR SEATING AREA
 12. AMPHITHEATRE
 13. GLOW IN THE DARK - BOARD GAMES
 14. FLOATING DECK
 15. PLANTING BED
 16. HERB GARDEN
 17. BOUGAINVILLEA GARDEN
 18. PARKING
 19. BUILDING BLOCK
 20. CLUBHOUSE
 21. RAIN FOREST
 22. ENERGY TREE
 23. TRENDY SOLAR LIGHTS
 24. OPEN SOLAR OFFICES

OUTDOOR AMENITIES

- Swimming pool with toddler's pool
- Children's play area
- Thematic landscape garden and water features
- Atrium with lounge at the entrance of each block
- Open amphitheater / seating steps
- Outdoor party area with barbeque pits
- Multipurpose court
- Jogging / walking trail
- Entrance plaza
- Basketball post
- Pick up - drop off point





INDOOR AMENITIES

- A well equipped health club
- Business center
- Gymnasium
- Convenience store
- Steam room, Sauna room, Massage room
(Separate for ladies and gents)
- Café / Espresso bar
- Multipurpose / Party hall
- Crèche
- Squash court
- Concierge
- Table tennis
- Meditation / Yoga hall
- Pool / Billiards table
- Library / Reading room
- Indoor badminton
- Chess / Carom & other indoor games
- TV room / Mini theatre with seating
& surround system
- Cards room
- Laundromat
- Aerobics / Karaoke room /
Yoga hall with music system
- Cafeteria area
- ATM of leading bank
- Beauty parlor / unisex salon
- Tele-medicine & health room

SOLARIUM - THE CLUBHOUSE

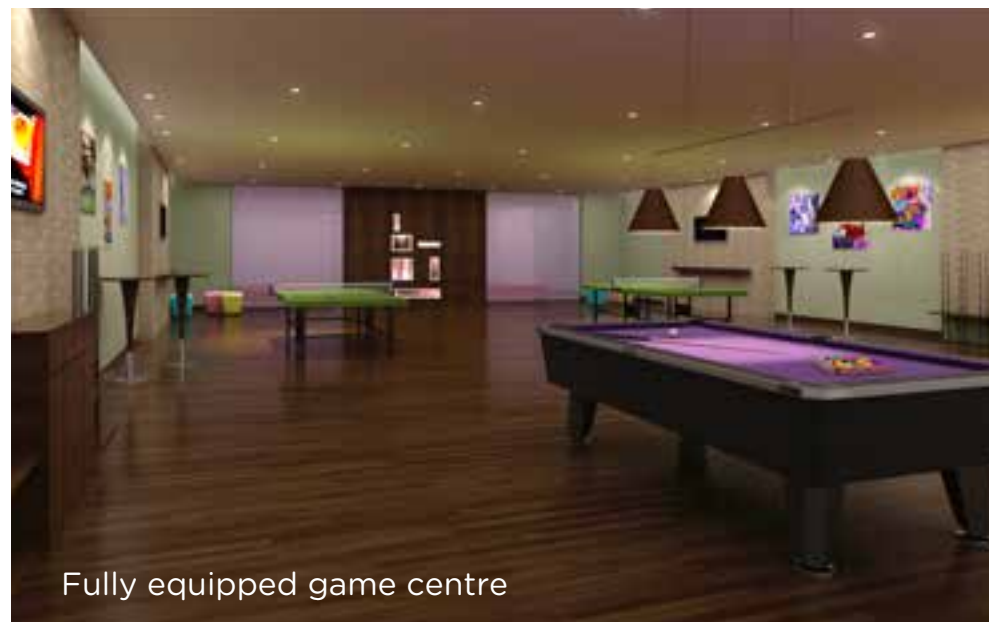
30,000 sq. ft. grand clubhouse - the centre of life.



Multi-purpose hall



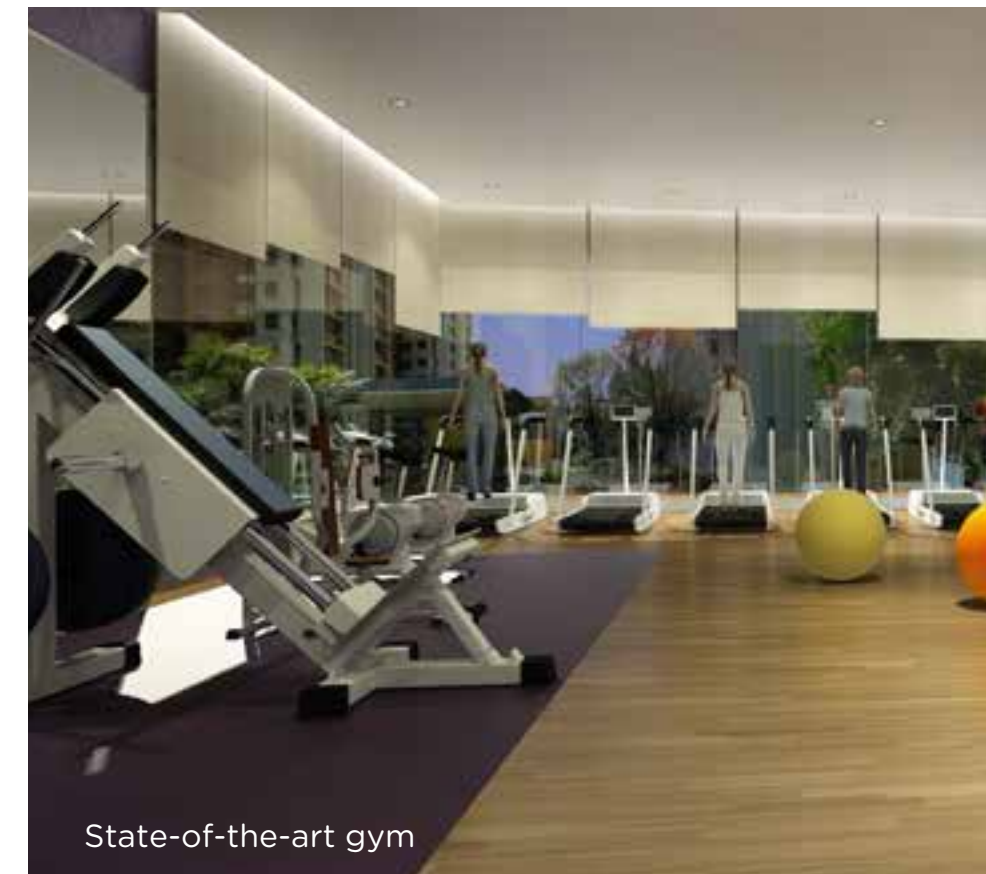
Meditation hall



Fully equipped game centre



Exquisite club dining



State-of-the-art gym



Exquisite salon

SPECIFICATIONS

STRUCTURE

Earthquake resistance

Seismic zone II compliant RCC structure

All load bearing & Non load bearing walls constructed in RCC wall / Solid block work

PLASTERING

Internal walls

Smoothly plastered to give an even finish

Ceiling cornices

As per design / fire fighting needs

PAINTING

Interiors

Two coats of Acrylic emulsion paint with roller finish on internal walls and oil bound distemper for ceilings

Exterior

External emulsion paint

MS Railing

Enamel Paint

FLOORING

Foyer, Living, Dining, Kitchen and all Bedrooms

Vitrified tile flooring

Utility & Balcony

Anti skid ceramic tile flooring

Ground Floor Entrance Lobby

Vitrified tiles

Common Lobby

Vitrified tiles

TOILETS

Master Bedroom and other Bedroom Toilet

Designer Ceramic tiles flooring and cladding up to false ceiling in wet area. Tile cladding upto 4 feet (1.20M) in dry areas

White European Water Closet

Kohler or equivalent make

White Wash Basin

Kohler or equivalent make

Hot and Cold Water Mixer (Shower)

Grohe or equivalent make

Health Faucet

In all the toilets

Master Control Valve

In all the toilets

Geyser

Provision in all toilets

CP fittings

Grohe or equivalent make

PLUMBING

Plumbing lines

Pressure tested

Water Supply lines

CPVC / GI of reputed make

DOORS AND WINDOWS

Main Door Frame

8 feet high engineered wood door frame equivalent to wall thickness

Both side veneer pre engineered door shutter finished with PU polish

German or imported Chrome finishes hardware

Other Room Doors

7 feet high engineered wood door frame

Commercial flush /skin shutter with enamel paint on both sides

German or imported Chrome finishes hardware

Toilet Doors

Commercial flush / skin shutter with enamel paint on bedroom side & laminate on toilet side.

Brass / Chrome finishes hardware

Balcony Doors

Balcony doors for Living & Bedroom will be provided with UPVC sliding doors

WINDOWS AND VENTILATORS

UPVC sliding windows with plain sheet of glass with the provision for mosquito mesh

Large size toilet ventilators made of UPVC with translucent glass fitted with a provision for exhaust fan

MS grill will be provided for windows of Ground Floor apartments

KITCHEN

Electrical & Plumbing Points

Provision for modular kitchen (granite platform with sink and drain board will be provided on request and at an extra cost)

Water Purifier

Provision in the kitchen

Washing Machine / Dishwasher

Provision in the utility area

Piped Gas

Through gas bank

ELECTRICAL

TV points

Provision in the living room and in all bedrooms

Electrical Wires

Fire resistant electrical wires of Finolex / Anchor or equivalent to be provided

Switches

Elegant Designer Modular electrical switches of reputed make

MCB

One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each apartment

ELCB

For safety, one Earth Leakage Circuit Breaker (ELCB) will be provided for each apartment

Telephone points

Provision in all bedrooms and the living room

Split A/C Power Points

Provision in Master bedroom. Box with conduit provision will be made in other bedrooms

Power

LT power supply shall be of
1 BHK — 2 KW,
1.5 BHK — 3 KW,
2.5 BHK — 5 KW
3 BHK — 5 KW

OTHER AMENITIES

EPABX Centrex System

A group centrex will be provided with cabling done up to each apartment. This will be operated by a telecom service provider

Intercom Facility

Intercom facility (within centrex) from each apartment to security room, clubhouse & other apartments will be provided

Cellular Phone Boosters

Provided in lift well and inside the towers for better mobile phone connectivity

100% DG Power Backup

Users to pay DG power usage charges at actual rates, as per metered consumption

Generator Power Backup

Lighting of common areas, lifts & pumps will be provided

Cable TV

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

Common Toilet

For domestic workers / drivers

SECURITY SYSTEMS

Guards

Trained security personnel will do patrolling of the area round the clock

CCTV Surveillance

Cameras will be installed at security gates to verify visitors

Visitors Entry

Restricted through Access Control Doors at ground floor lobby

Vehicles Entry & Exit

Will be controlled with Boom Barriers and Security screening for visitors

GREEN BUILDING AMENITIES

Rain Water Harvesting

Provided for recharging the ground water level

Roof Top Rain Water

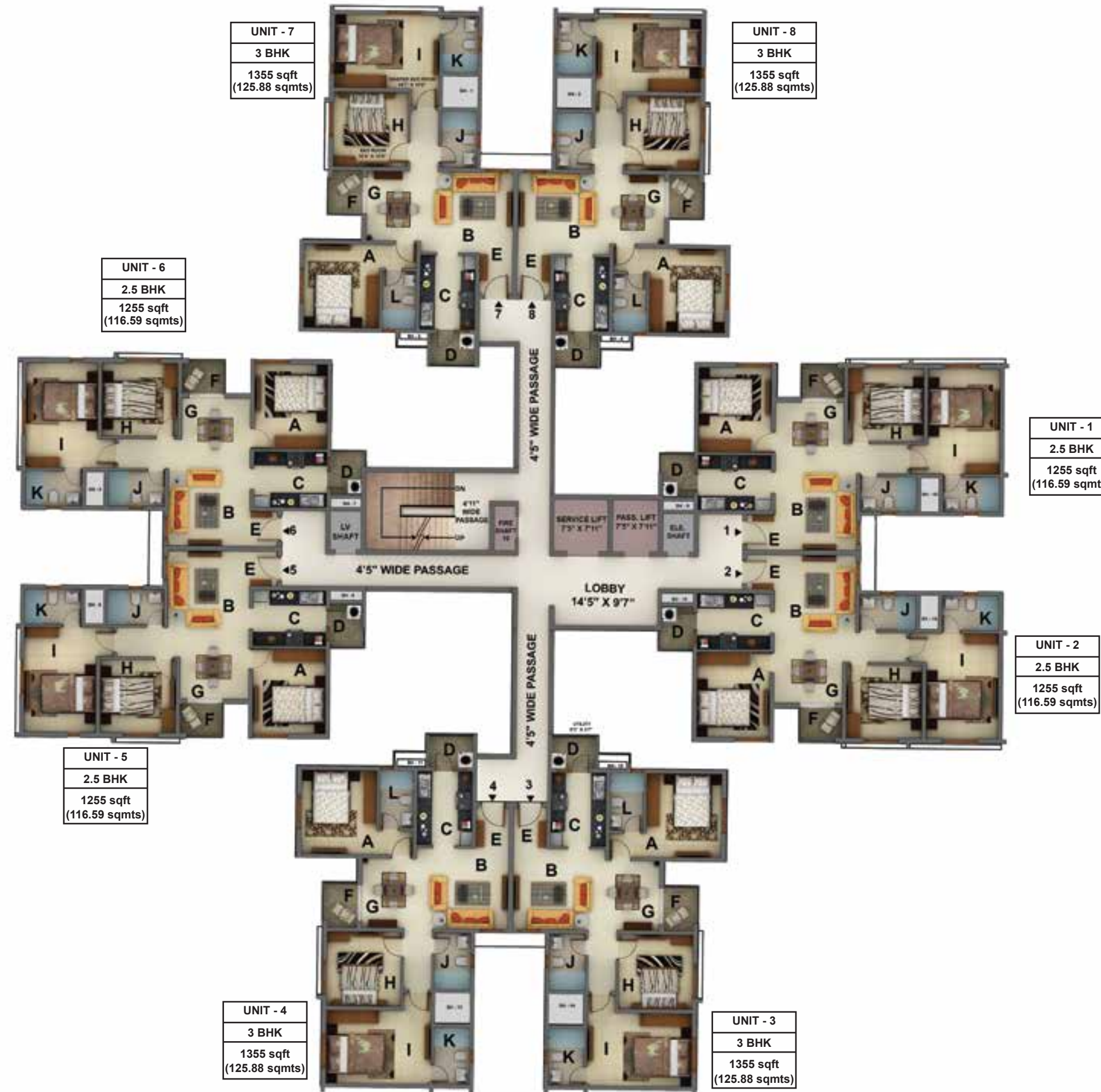
Harvested rain water will be used for domestic application after treatment

Sewage Treatment

Exclusive water purification plant within the project will be provided

FLOOR PLAN

TYPICAL TOWER PLAN - A, B & C

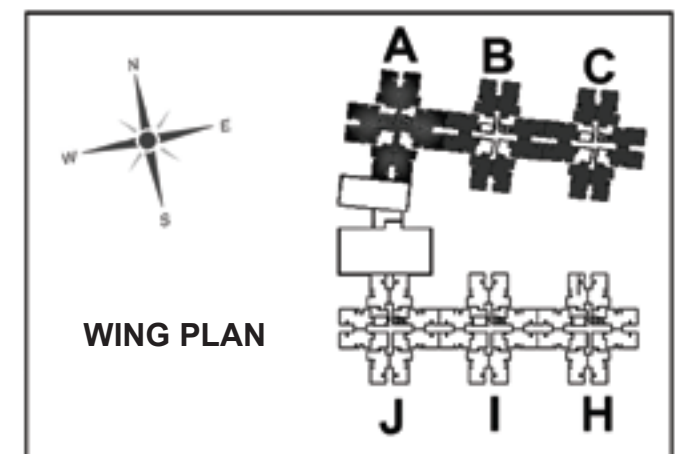


LEGEND UNIT: 1, 2, 5, 6

A. BEDROOM	10'2" X 11'10"
B. LIVING	11'3" X 10'8"
C. KITCHEN	10'2" X 7'8.5"
D. UTILITY	4'5" X 5'9"
E. FOYER	3'10" X 4'11"
F. BALCONY	5'11" X 4'9"
G. DINING	9'6" X 9'10"
H. BEDROOM	10'6" X 10'2"
I. M. BEDROOM	10' X 14'7"
J. C. TOILET	7'10.5" X 5'0"
K. TOILET	7'10.5" X 5'0"

LEGEND UNIT: 3, 4, 7, 8

A. BEDROOM	10'6" X 11'8"
B. LIVING	10'6" X 11'2"
C. KITCHEN	7'8" X 10'4"
D. UTILITY	6'3" X 4'7"
E. FOYER	4'7" X 5'9"
F. BALCONY	4'9" X 6'3"
G. DINING	9'10" X 9'8"
H. BEDROOM	10'4" X 10'4"
I. M. BEDROOM	14'7" X 10'2"
J. C. TOILET	5'0" X 7'10.5"
K. TOILET	5'0" X 7'10.5"
L. TOILET	4'9" X 8'0"



INDIVIDUAL FLOOR PLAN

1255 sqft (116.59 sqmts)



INDIVIDUAL FLOOR PLAN

1355 sqft (125.88 sqmts)





LIVING ROOM

Perfect harmony is achieved by embracing various elements and style.



MASTER BEDROOM

The minimalistic yet contemporary design of this bedroom helps you unwind after a tiring day.



Kitchen



Bathroom



Kid's Room

THE 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 16 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 residential and commercial dwellings in a safe and healthy environment. We abide by our commitment to prevent pollution, meet legal and other requirements, and continually improve the effectiveness of our management systems.

We constantly work towards minimizing occupational risks and hazards at our work stations. We respect the principles of social accountability and meet its requirements.



AWARDS & ACCOLADES

Mr. Sushil Mantri receiving the prestigious CII Sustainability award from honourable President of India - Mr. Pranab Mukherjee



Mantri Developers was honored by CMO Asia with the award for Brand Excellence.



Mantri Developers was adjudged as one of India's Top 10 Builders at the 'Construction World Architect & Builders Awards'.



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 Developers was conferred with the prestigious CII Sustainability award for "STRONG COMMITMENT TO EXCEL" on the journey towards sustainable development.

MANTRI ADVANTAGES

MANTRI PROMISES

- Punctuality
- Quality
- Reliability
- Speed
- Transparency

insignia

- An exclusive loyalty program
- Points on every successful referral or repeat purchase
- Redemption of points from a wide range of luxury offers and brands
- Exclusive programs & activities for all age groups

PROPCARE

- Project maintenance
- Rentals and resales



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

90% OF NEW-AGE OFFICES IN NORTH BENGALURU ARE WITHIN A FEW MINS DRIVE FROM MANTRI MANYATA ENERGIA. JUST A WALK AWAY FOR MANYATA TECH PARK OFFICES.



THE ADDRESS

DISTANCE & DRIVE TIME CHART

LOCATION	DISTANCE (kms)	DRIVE TIME* (mins)
Karle SEZ	1.5	5 - 10
Elements Mall	2.4	8 - 10
Kirloskar Business Park	3.9	10 - 15
Bengaluru Baptist Hospital	5	12 - 18
Esteem Mall	7	12 - 14
MG Road	14	25 - 29
Majestic Railway Station	16.9	25 - 30
Bengaluru International Airport	30	35 - 40

A FROM WEST BENGALURU - OUTER RING ROAD

1 From Westside of Outer Ring Road 2 > Take BEL circle 3 > Cross Big Bazaar 4 > Continue towards Hebbal Lake 5 > Straight Under Hebbal flyover 6 > Straight towards Lumbini Garden 7 > Turn left before Indian Oil Pump 8 > Reach inside Manyata Tech Park

B FROM EAST BENGALURU - OUTER RING ROAD

1 From Eastside of Outer Ring Road 2 > Continue towards Ram Murthy Nagar 3 > Cross Horamavu Junction 4 > Look for Manyata Tech Park on your right 5 > Take U Turn and take left into 1st gate of Manyata Tech Park

C FROM SOUTH BENGALURU - MEKHRI CIRCLE

1 From Mehkri Circle 2 > Cross Air Force Office 3 > Straight through Baptist Hospital 4 > Take Hebbal flyover and turn right onto Outer Ring Road 5 > Straight towards Lumbini Garden 6 > Turn left before Indian Oil Pump 7 > Reach inside Manyata Tech Park