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manTRI

Everything is close to you.



manTRI
serenity
Kanakapura Main Road

RERA NUMBER - PRM/KA/RERA/1251/310/PR/171019/000494
PRM/KA/RERA/1251/310/PR/171016/000500
PRM/KA/RERA/1251/310/PR/200624/000502





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

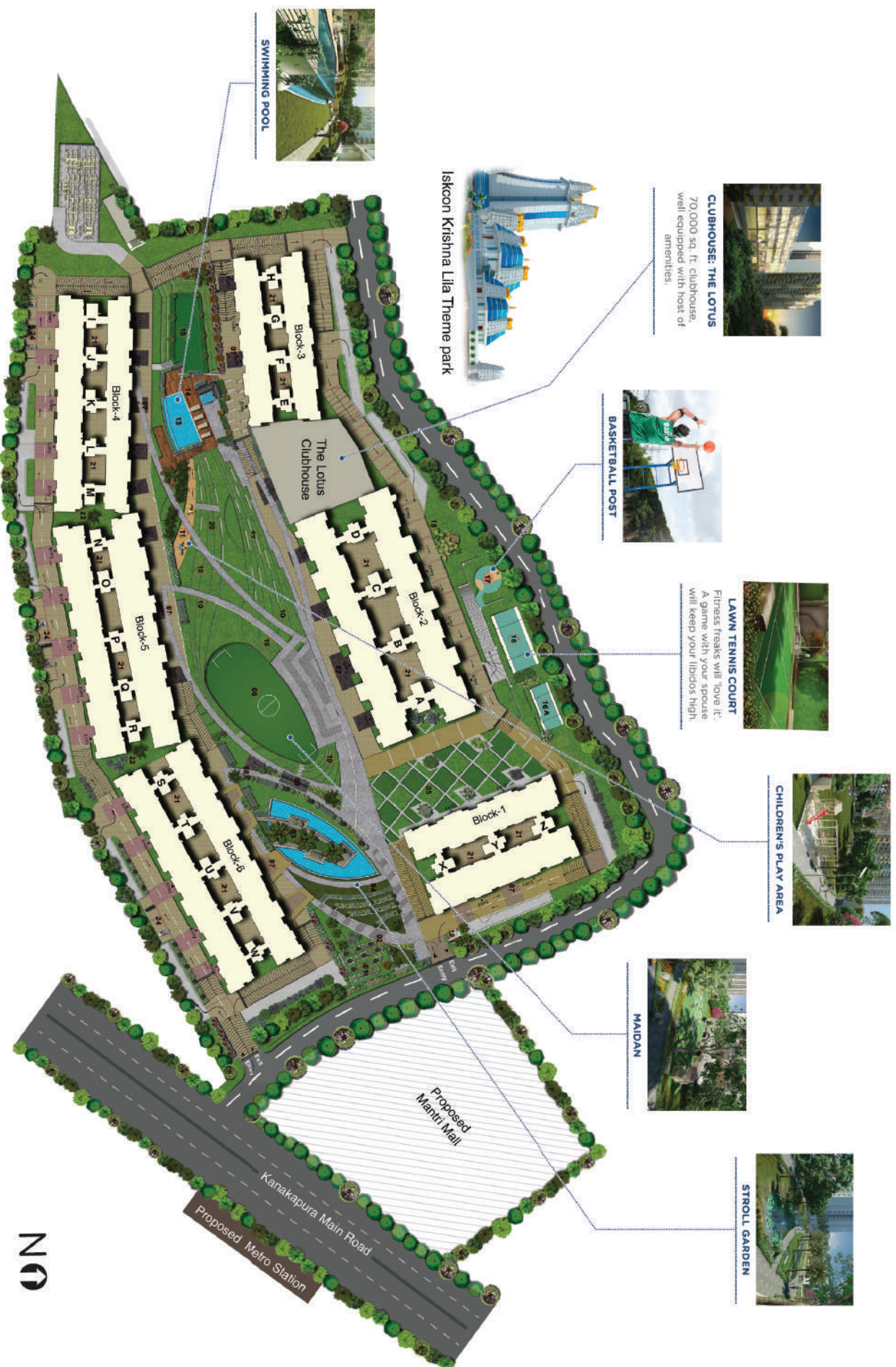


HIGH POINTS

- ▶ 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



CLUBHOUSE: THE LOTUS
70,000 sq. ft. clubhouse, well equipped with host of amenities.



BASKETBALL POST



LAWN TENNIS COURT
Fitness freaks will love it: A game with your spouse will keep your bloods high



CHILDREN'S PLAY AREA



MAIDAN



STROLL GARDEN



SWIMMING POOL

LEGEND

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

NO



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



Temperature-controlled indoor swimming pool



3 Banquet Halls



Clubhouse Lounge



'THE LOTUS' - CLUBHOUSE INTERIOR VIEWS





'THE LOTUS' - CLUBHOUSE INTERIOR VIEWS





AMENITIES

OUTDOOR AMENITIES

- ▶ Swimming pool with a toddler's pool
- ▶ Thematic landscaped gardens with water features at the entrance
- ▶ Entrance lobby of each block at ground floor level in combination of granite and vitrified tile flooring and vitrified tile dado
- ▶ Jogging/Walking trail provided.
- ▶ Outdoor Exercise Area
- ▶ Children's Play Areas
- ▶ Open Amphitheater
- ▶ Outdoor Party Area with Barbeque Pits
- ▶ Tennis court
- ▶ Entrance court with shaded plaza for waiting is Provided.
- ▶ Pick up - drop off point
- ▶ Paved garden walk
- ▶ Half Basket ball court

OTHER AMENITIES

- ▶ An exclusive network of cable TV will be provided with a centralized control room (user to pay deposit/monthly charges)
- ▶ A Group Centrex facility will be provided with cabling done up to each flat. This will be operated by a Telecom Service Provider for a nominal one-timecharge and monthly rental/flat
- ▶ Intercom facility (within Centrex) from each apartment to security room Will be provided and operated by Intercom service provider.
- ▶ Provision for Power Back-up through D.G.
- ▶ 100% DG back up.
- ▶ Stand by generator for lighting in common areas, lifts and pumps will be provided





AMENITIES

SECURITY SYSTEMS

- ▶ Trained security personnel will patrol the project round the clock
- ▶ CCTV cameras will be installed at all entry and exit points of property. CCTV cameras will be installed at all lobbies.
- ▶ Entry to the buliding will be restricted through access control doors.
- ▶ Entry to vehicles to the project will be controlled with boom barriers and security screening for visitors.

GREEN BUILDING AMENITIES

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

TOILETS

- ▶ Designer Ceramic tiles flooring and cladding up to false ceiling
- ▶ White EWC in all toilets of Jaquar or equivalent make
- ▶ White WHB of Jaquar or equivalent make in all the toilets
- ▶ Single lever 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 toilet will be provided
- ▶ Provision for Geyser in all the toilets
- ▶ Toilet ventilators made of UPVC with translucent glass fitted with provision of exhaust fan





SPECIFICATIONS

MAIN DOOR

- ▶ 8 feet high engineered wood door frame with laminate wrapping.
- ▶ Laminated door shutters
- ▶ Good quality chrome finished hardware

OTHER DOORS

- ▶ 7 feet high engineered wood door frame with Laminate wrapping.
- ▶ Laminated door shutters
- ▶ Good quality chrome finished hardware

TOILET DOORS

- ▶ 7 feet high engineered wood door frame with laminate wrapping.
- ▶ All toilet doors are laminated on both sides.
- ▶ Good quality chrome finished hardware

BALCONY DOOR

- ▶ Living room and Bedrooms will be provided with UPVC sliding doors.

WINDOWS & VENTILATORS

- ▶ UPVC sliding windows with plain sheet glass and provision for mosquito mesh
- ▶ Window MS grills-for Ground Floor apartments

KITCHEN & UTILITY

- ▶ 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
- ▶ Water & power point provide in utility for washing machine & ironing. Dishwasher point in Kitchen.
- ▶ Piped gas lines provided with meter and as per guide lines.





SPECIFICATIONS

LIFT & ENTRANCE LOBBY

- ▶ Automatic passenger lifts in each block of OTIS or equivalent make
- ▶ Service lift in each block of OTIS make or equivalent
- ▶ Ground floor lift lobby with Granite/vitrified tiles
- ▶ Other floor lift lobbies- Flooring and Cladding (on lift side wall) in good quality vitrified tiles

STRUCTURE

- ▶ Seismic zone II compliant RCC framed structure
- ▶ Light weight concrete block masonry

PLASTERING

- ▶ All internal RCC wall will be smoothly grinded and Masonry wall will be Finished with Gypsum Plaster.
- ▶ Ceiling cornices will be provided in foyer,living and dining area

PAINTING

- ▶ Interior-2 coat Acrylic emulsion paint with roller finish and ceiling in OBD.
- ▶ External emulsion paint
- ▶ MS railings in enamel paint

FLOORING

- ▶ **Living, dining, Bedrooms, Kitchen** - Vitrified tile flooring
- ▶ **Balcony & Utility** - Anti skid ceramic tile flooring
- ▶ **Terrace** - Anti skid ceramic flooring in few terrace areas.

PLUMBING

- ▶ Plumbing lines are pressure tested
- ▶ Water supply lines are of CPVC





SPECIFICATIONS

ELECTRICAL

- ▶ One TV point to be provided in each bedroom and living room
- ▶ Fire resistant electrical wires of reputed brand
- ▶ 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 conduiting/socket will be provided in all bedrooms and the living room
- ▶ AC point -Split AC power point in Master Bed bedroom. Conduit and socket will be made in Living & 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 22 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.

RESIDENTIAL



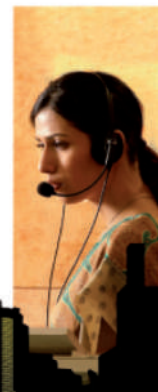
OFFICE



RETAIL



HOSPITALITY



TOWNSHIP



EDUCATION





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
VALUES

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

PROPCARE

- ▶ Project maintenance
- ▶ Rental & resales



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

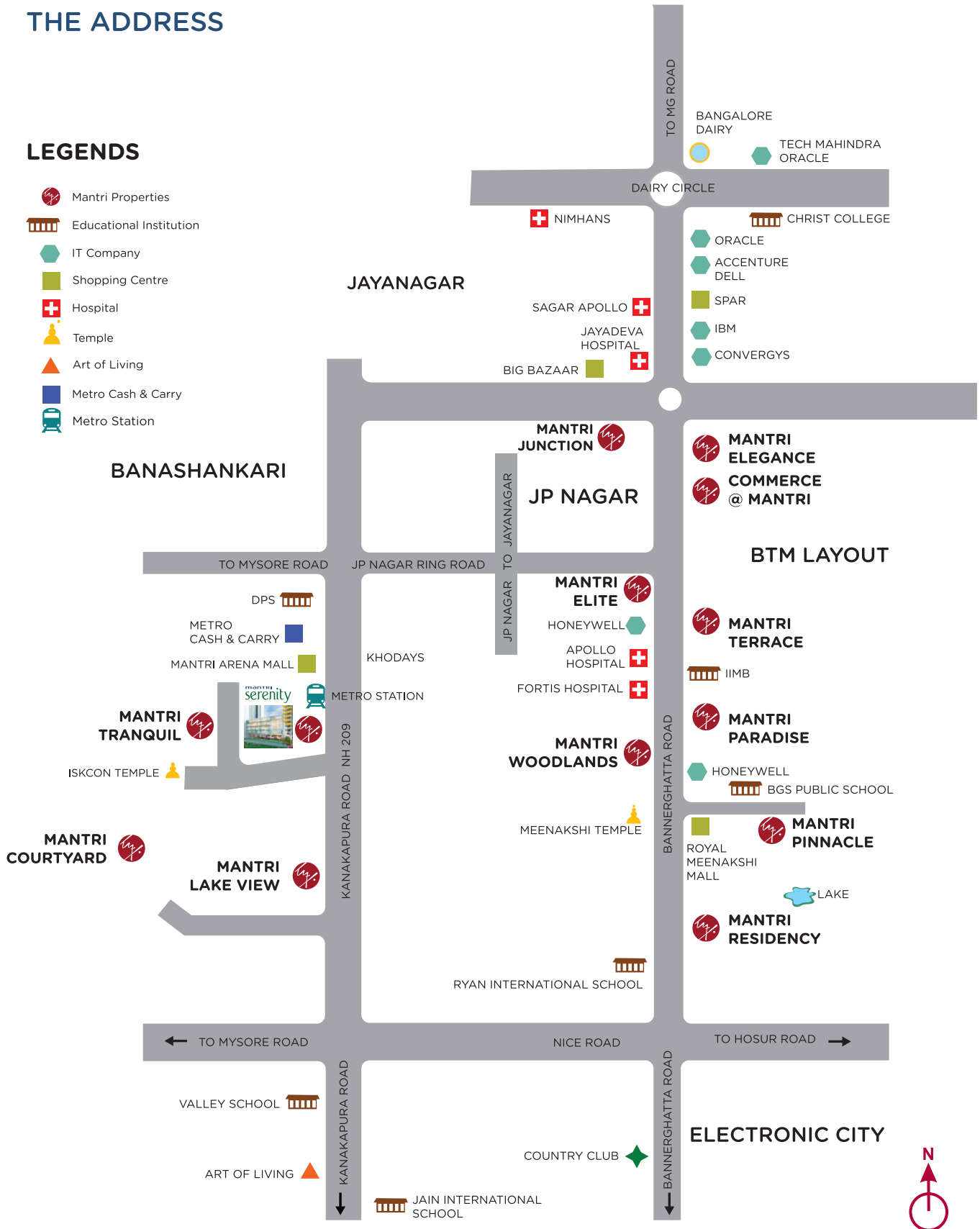




THE ADDRESS

LEGENDS

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



MAP NOT TO SCALE

| Location/Landmark | Distance |
|-------------------|----------|
| Mantri Arena Mall | 18 mts |
| Outer Ring Road | 3 KM |
| Iskcon Temple | 75 mts |
| M G Road | 14 KM |
| Metro Station | 100 mts |

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



INDIVIDUAL FLOOR PLAN

1710 Sq. Ft. (158.86 Sq. Mts.)



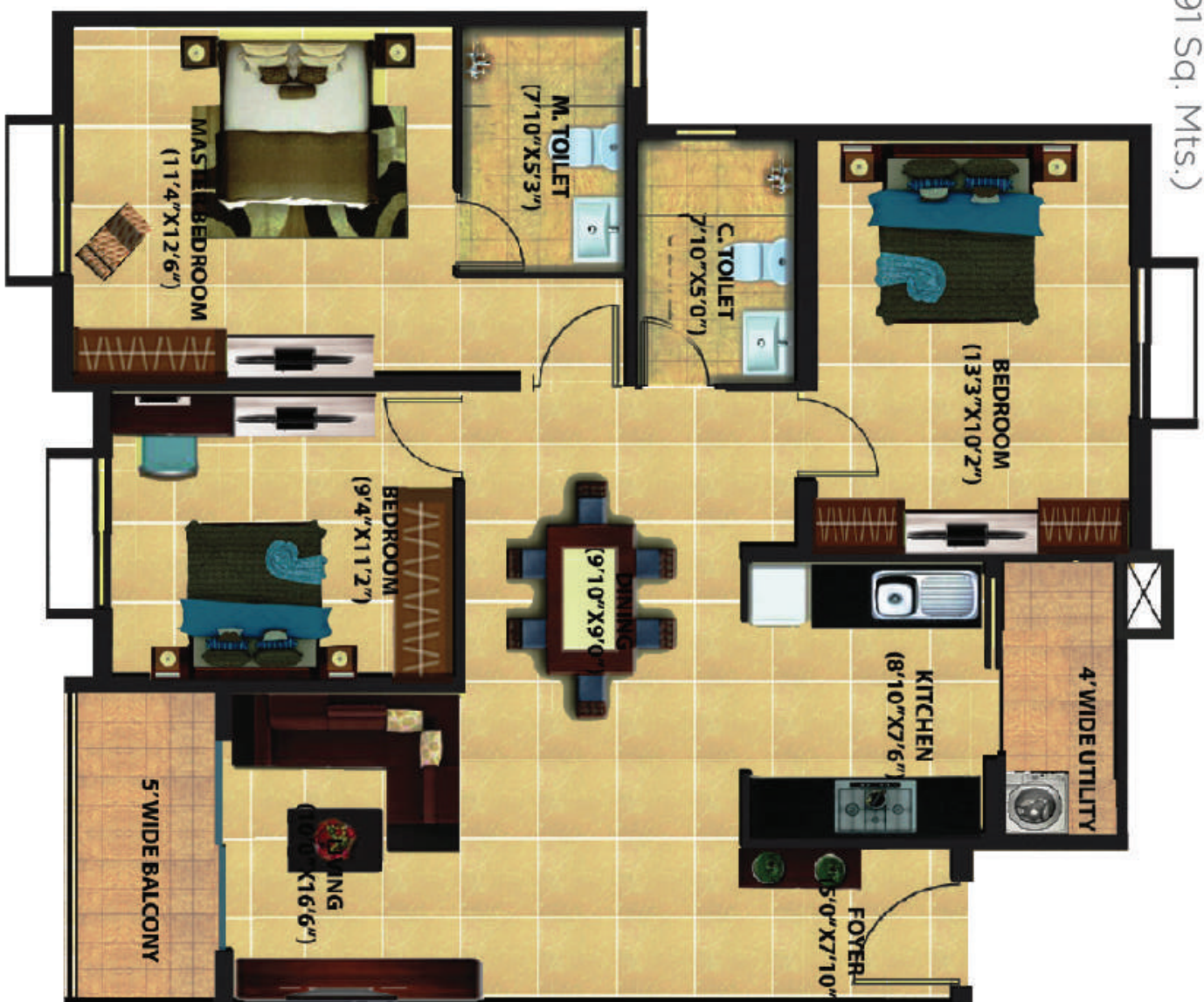
INDIVIDUAL FLOOR PLAN

1520 Sq. Ft. (141.21 Sq. Mts.)



INDIVIDUAL FLOOR PLAN

1280 Sq. Ft. (118.91 Sq. Mts.)



INDIVIDUAL FLOOR PLAN

1025 Sq. Ft. (95.22 Sq. Mts.)



INDIVIDUAL FLOOR PLAN

1260 Sq. Ft. (Sq. Mts.)



Project Office

Mantri Serenity,
Sy No. 55, 8th Mile Stone Doddakallasandra,
Kanakapura Main Road, Bangalore 560 062
T : 1800 121 0000
enquiry@mantri.in

Head Office: Mantri House,

#41, Vittal Mallya Road, Bengaluru, - 560 001.
e-mail: enquiry@mantri.in

Dubai Office:

T : +9714-358-4305
#215, Expedia Business Centre, Clover Bay Tower, Marasi Drive,
Business Bay, Dubai, UAE

US Office :

T : +1 669-292-7518
#3375, Scott Blvd, Suite-320, Santa Clara
California - 95054

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Mantri Developers

Bengaluru | Chennai | Hyderabad | Pune | Delhi



1800-121-0000



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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