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Mantri Aura

Hennur Main Road

July 27,2012



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aura

High Points

Architectural design:

-The towers draw inspiration from neoclassical and contemporary architecture

-Buildings arranged to present each “room with a view” overlooking lush surroundings inspired by **English gardens**

-Central green space facilitating recreation amenities including an open amphitheater

-A beautiful spine of water body surrounded by pebbled pathways and seating promenade

- Landscapes created are reminiscent to prevalent styles in different countries bringing you sense of global living

Location USPs

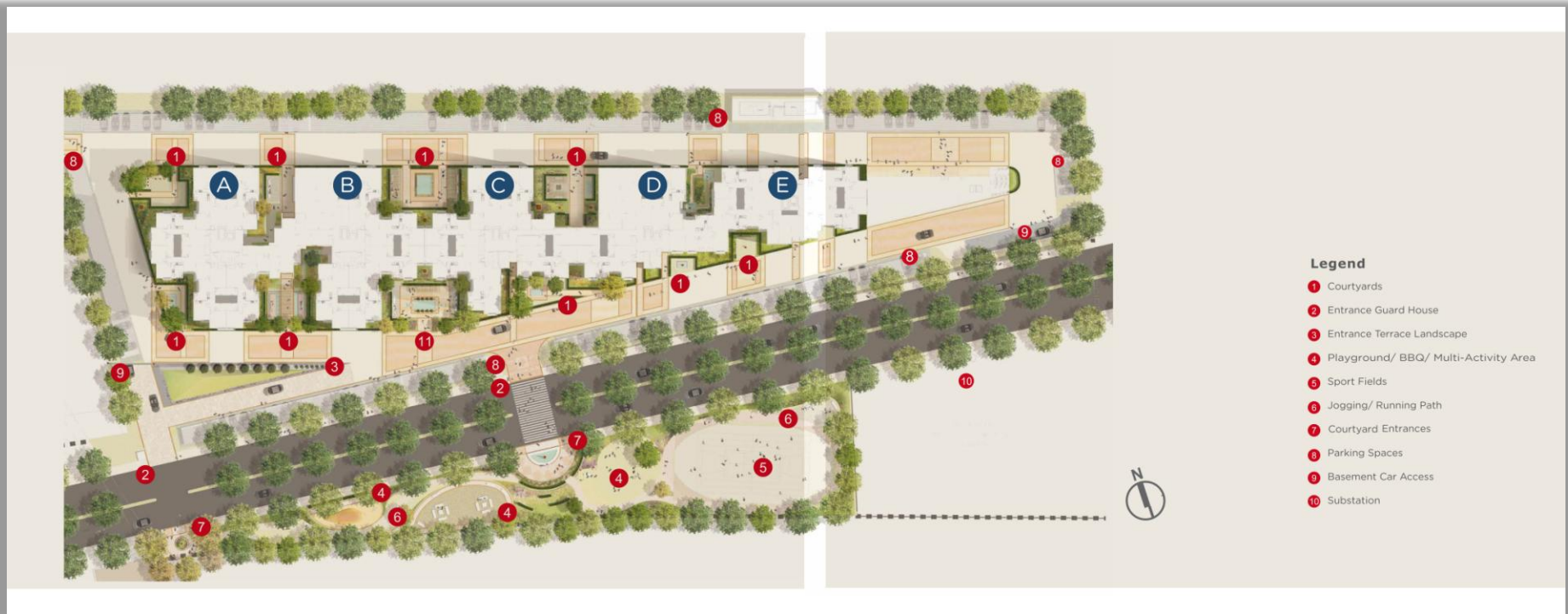
Easy Accessibility:

- Located on Hennur Main Road, Mantri Aura can be accessed from Outer Ring Road.
- Hennur Main Road joins BIAL towards the north and joins Bangalore city towards the south

Landmarks:

- **Manyata Embassy Business Park - 8 kms away**
- South Asian Bible College is located 150mts away
- Mantri Splendor - 2.85 kms away, Mantri Astra – 5 kms
- Shri Vidya Nikethan School & College - 2.10 kms away
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Landscape Plan





Landscape Views



Landscape Views



Landscape Views



Landscape Views



Interior Views









Common Amenities

Clubhouse:

- Well equipped gymnasium(Non-airconditioned)
- Separate health club for ladies and gentlemen with steam, sauna and massage rooms

Indoor Amenities:

- • Squash court
- Table Tennis Tables
- Pool Table
- Indoor Badminton
- Basket Ball court
- TV room & Mini Theater with surround sound system
- Crafts & Creativity room
- Karaoke Room/ Dance/Aerobics floor with music system
- Meditation/Yoga hall
- Beauty parlor / hair salon (unisex)

- Cafeteria
- Laundromat
- Tele Medicine centre – Tele-medicine and health room will be provided within the property
- Business Center (In Club House)
- Propcare office
- ATMs of leading Bank
- Convenience Store
- Multipurpose hall/Party Hall
- Crèche
- Chess/carom and other indoor games
- Library/reading room
- Concierge

Common Outdoor Amenities



- Swimming pool with a toddler's pool
- Thematic landscaped gardens and water features will be planned around the property.
- Good Lobby at the entrance 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 (users to pay 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 (users to pay for a one-time charge and monthly rentals)
- Intercom facility (within Centrex) from each apartment to security room, club house and other Apartments will be provided
- 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

Other Amenities

- 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 on the Ground Floor

Security Systems:

- Trained security personnel will patrol the project round the clock
- CCTV cameras will be installed at security gates to verify visitors
- Entry to the building will be restricted through Access Control Doors at the ground floor lobby
- Entry of Vehicles to the project will be controlled with boom barriers and security screening for visitors

Other Amenities

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
- 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

- One automatic lifts in each block of Kone/OTIS or equivalent make
- One Large service lift in each block of OTIS make or equivalent
- Designer ground floor lift lobby with Granite flooring and vitrified cladding
- Other floor lift lobbies- Flooring and Cladding in good quality vitrified tiles (on lift side wall)

Specifications

Structure

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

Plastering

- Interior-2 coat Acrylic emulsion paint with roller finish
- Exterior- External emulsion paint
- Ceiling- Oil bound distemper

Flooring

- Living, dining, family and bedrooms- Vitrified tile flooring (2ft x 2ft)
- Utility , Balcony & Terrace- Anti skid Ceramic tile flooring

Specifications

Toilets

- Bed Room toilets- Designer Ceramic tiles flooring and cladding up to false ceiling
- White EWC in all toilets of Hindware or equivalent make
- WHB with counter top- White WHB of Hindware or equivalent make and mirror in all the toilets
- Hot and cold water mixer unit for shower of Jaquar 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 exhaust fan

Specifications



Plumbing

- All the plumbing lines are pressure tested
- All water supply lines are of CPVC(of reputed make)
- PVC sewer lines

Doors and Windows

Main door

- 7 feet high engineered wood doorframe equivalent to wall thickness
- Veneered Designer door shutter
- Melamine polish/PU 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 equivalent to wall thickness
- Commercial flush shutters with enamel paint on both sides

Specifications

- 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 mosquito mesh
- Window MS grills- will be provided for GF apartments

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)

Specifications

- Provision for waterpurifier
- 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

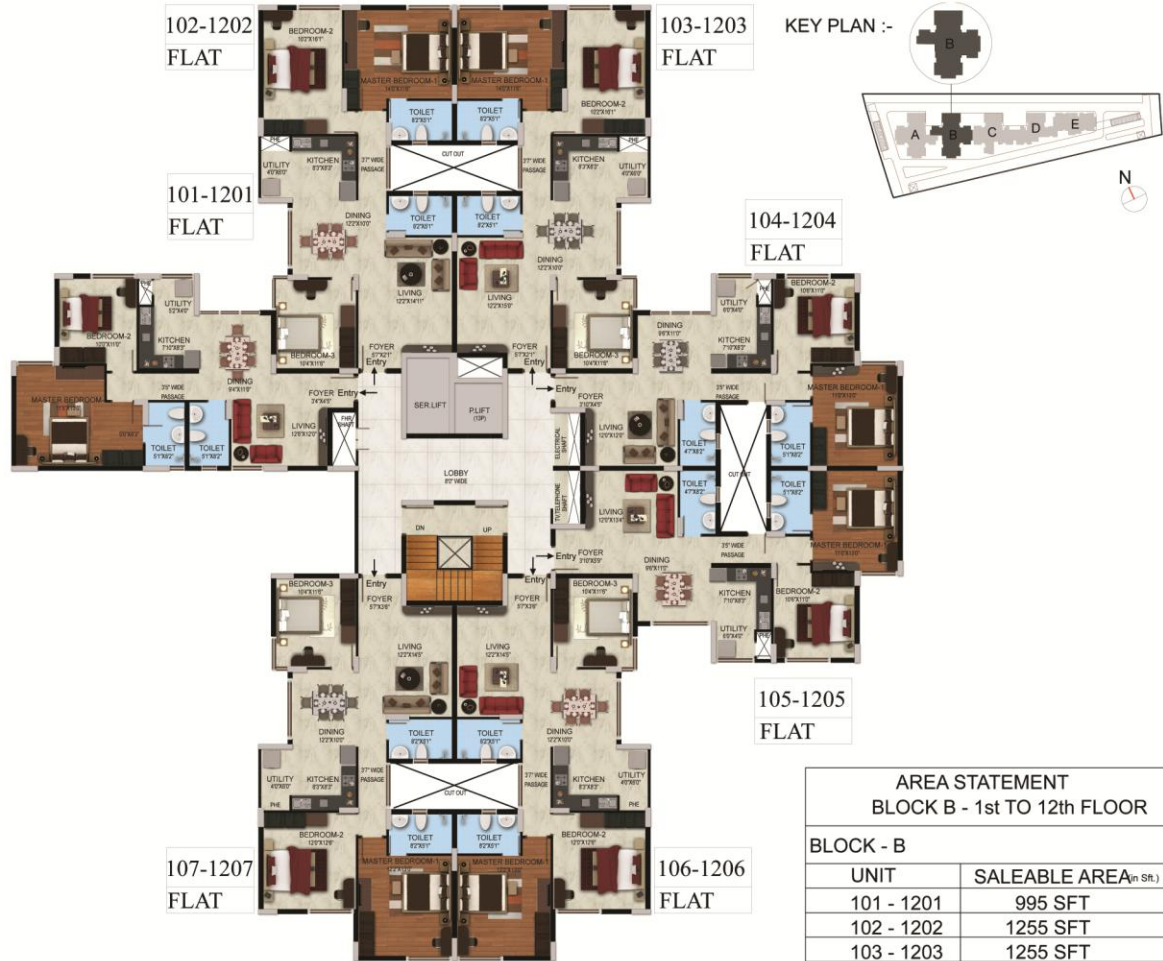
Specifications

- 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)
- Power- 2BHK, 2.5BHK & 3BHK apartments will be provided with 3KW and Penthouse with 5KW power
- HT/LT POWER- LT power

Wing A

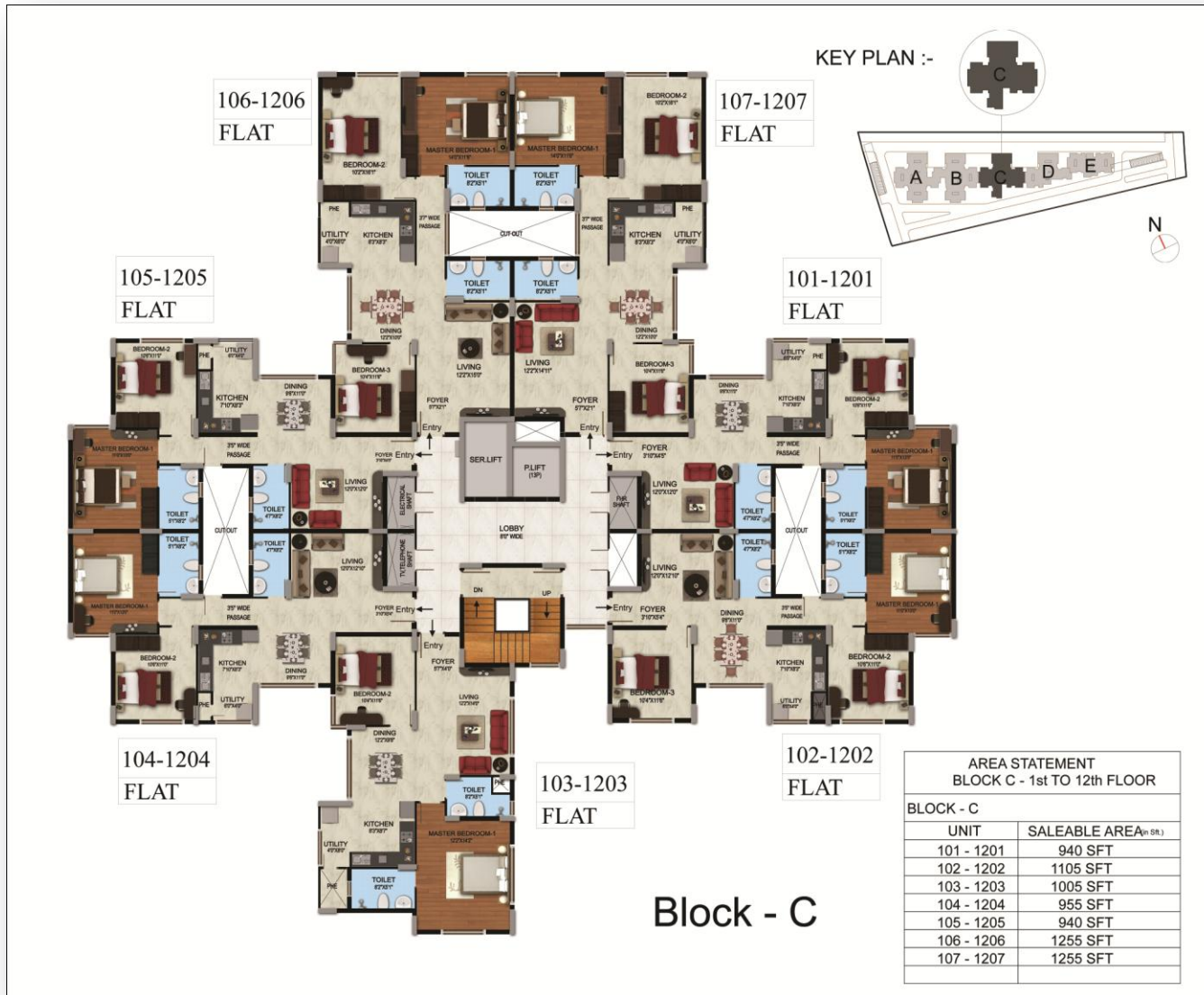


Wing B

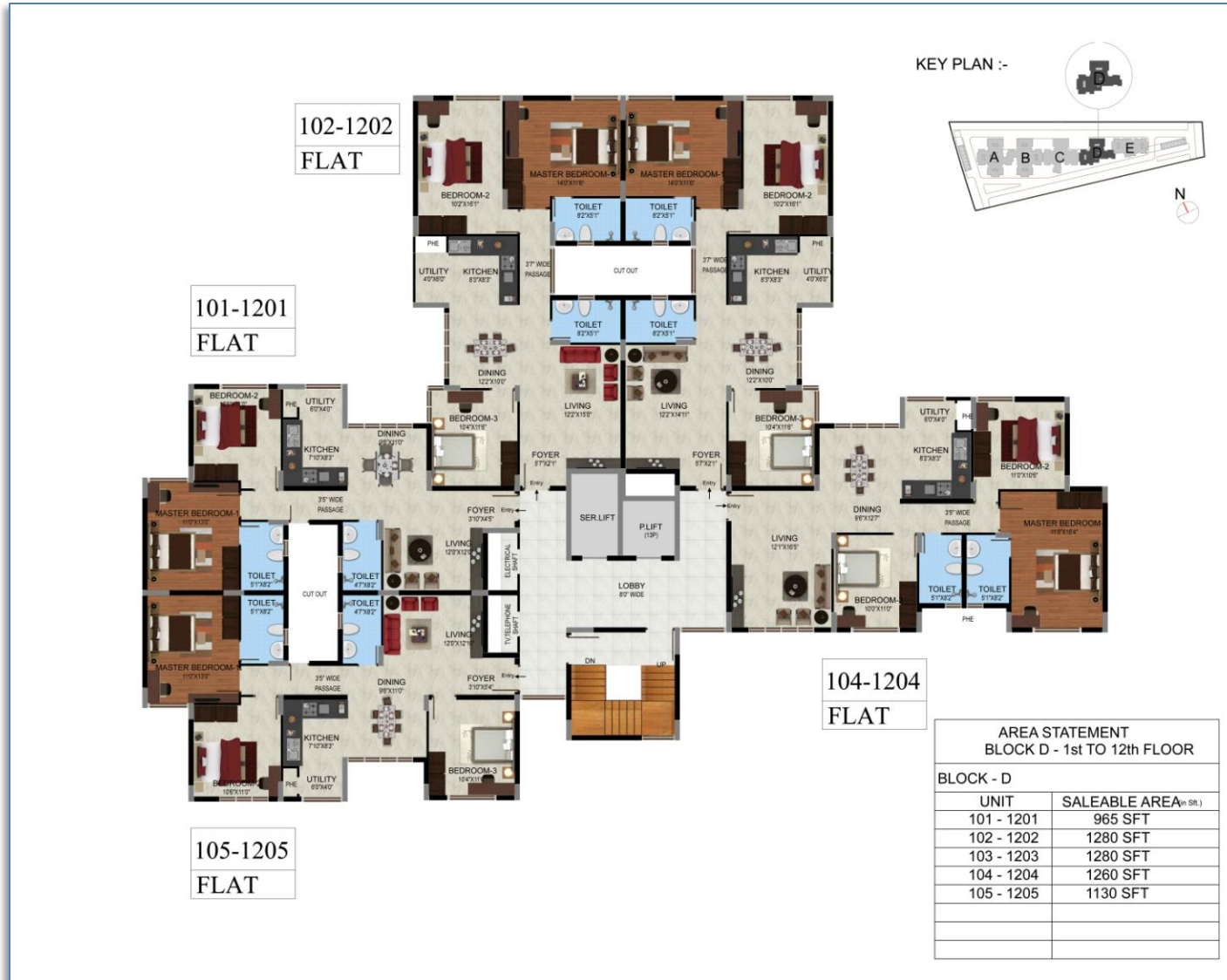


AREA STATEMENT BLOCK B - 1st TO 12th FLOOR	
BLOCK - B	
UNIT	SALEABLE AREA ^(in Sft.)
101 - 1201	995 SFT
102 - 1202	1255 SFT
103 - 1203	1255 SFT
104 - 1204	940 SFT
105 - 1205	955 SFT
106 - 1206	1235 SFT
107 - 1207	1235 SFT

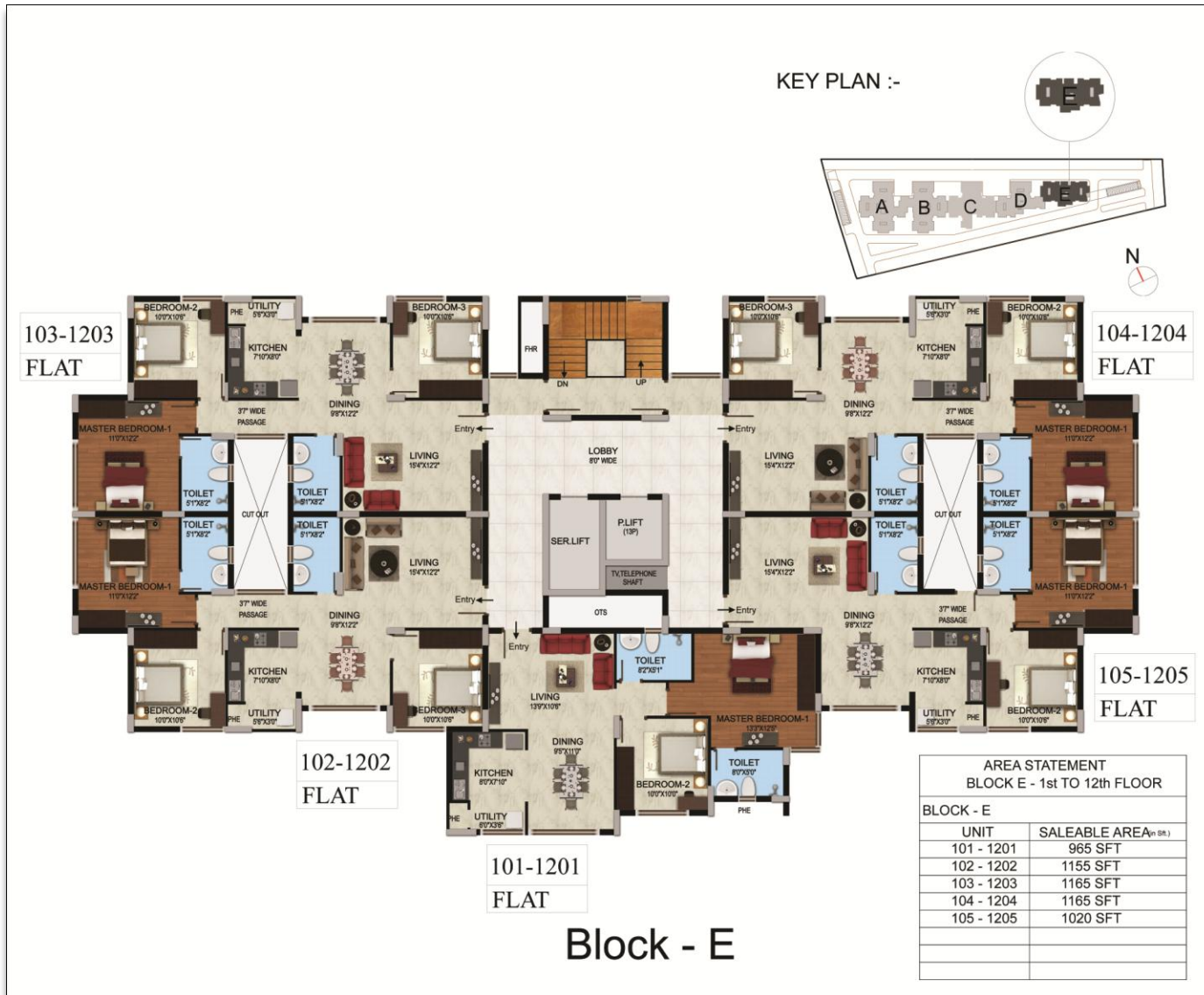
Wing C



Wing D



Wing E



Google Map



Payment Schedule

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A Block

Super Built Up Area (Ground Floor)	975	1270	975	1010	1245
	Regular View		Premium View		
BHK	2	3	2	2	3
Rate/ Sqft on SBA	3,790	3,790	3,890	3,890	3,890
# 1 Open Car Park	1,75,000	1,75,000	1,75,000	1,75,000	1,75,000
Agreement Value ₹	38,70,250	49,88,300	39,67,750	41,03,900	50,18,050

Stamp Paper Franking charges	3,870	4,988	3,968	4,104	5,018
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Payment Schedule:-

		975	1270	975	1010	1245
On Booking	10%	3,87,025	4,98,830	3,96,775	4,10,390	5,01,805
On Agreement	15%	5,80,538	7,48,245	5,95,163	6,15,585	7,52,708
On Foundation	10%	3,87,025	4,98,830	3,96,775	4,10,390	5,01,805
On First Floor Roof Slab	10%	3,87,025	4,98,830	3,96,775	4,10,390	5,01,805
On Third Floor Roof Slab	10%	3,87,025	4,98,830	3,96,775	4,10,390	5,01,805
On Fifth Floor Roof Slab	10%	3,87,025	4,98,830	3,96,775	4,10,390	5,01,805
On Seventh Floor Roof Slab	10%	3,87,025	4,98,830	3,96,775	4,10,390	5,01,805
On Tenth Floor Roof Slab	10%	3,87,025	4,98,830	3,96,775	4,10,390	5,01,805
On Last Floor Roof Slab	10%	3,87,025	4,98,830	3,96,775	4,10,390	5,01,805
On Possession	5%	1,93,513	2,49,415	1,98,388	2,05,195	2,50,903
Total ₹		38,70,250	49,88,300	39,67,750	41,03,900	50,18,050

Other Charges (Will be applicable as per prevailing rates)

	975	1270	975	1010	1245
Water & Electricity Charges	1,46,250	1,90,500	1,46,250	1,51,500	1,86,750
Maintenance Deposit	1,95,000	2,54,000	1,95,000	2,02,000	2,49,000
Club Membership Fee	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000
Generator Charges	90,000	90,000	90,000	90,000	90,000
Legal Fees	30,000	30,000	30,000	30,000	30,000
Service Tax @ actuals	0	0	0	0	0
Stamp Duty & Registration @ actuals	0	0	0	0	0
Sub Total Of Other Charges ₹	6,11,250	7,14,500	6,11,250	6,23,500	7,05,750
Grand Total ₹	44,85,370	57,07,788	45,82,968	47,31,504	57,28,818
MRP RATE	4,600	4,494	4,700	4,685	4,601

Prices are subjected to change without prior notice. # Cheque in favour of "Mantri Developers Private Limited"

The rates mentioned includes VAT. Price List dated 11.08.2012 Supersedes all other previous price lists.

Proportionate Service Tax will be collected along with every installment as per the payment schedule mentioned above.

The Stamp Paper Franking Charges to be paid at the time of agreement execution, favoring "Mantri Developers Private Limited!"

Upgrade to Upper Floors (Inclusive of service tax)

Super Built Up Area	975	1270	1010	1245
	Floor Rise	Floor Rise	Floor Rise	Floor Rise
1st Floor	32,865	42,809	34,045	41,966
2nd Floor	65,731	85,618	68,090	83,933
3rd Floor	98,596	1,28,427	1,02,135	1,25,899
4th Floor	1,31,461	1,71,237	1,36,180	1,67,866
5th Floor	1,64,327	2,14,046	1,70,225	2,09,832
6th Floor	1,97,192	2,56,855	2,04,270	2,51,799
7th Floor	2,30,057	2,99,664	2,38,316	2,93,765
8th Floor	2,51,967	3,28,204	2,61,012	3,23,282
9th Floor	2,73,878	3,56,743	2,83,709	3,49,721
10th Floor	2,95,788	3,85,282	3,06,406	3,77,698
11th Floor	3,17,698	4,13,822	3,29,102	4,05,676
12th Floor	3,39,608	4,42,361	3,51,799	4,33,653



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MANTRI DEVELOPERS

Head office: Mantri House
#41, Vittal Mallya Road, Bangalore - 560 001.
Ph: +91-80-4130 0000, e-mail: homes@mantri.in


Project office: Mantri Aura
Hennur Main Road, Bangalore

e-mail: aura@mantri.in
SMS: aura to 56767
WAP: http://aura.mantri.in

Chennai e-mail: chennai@mantri.in
Hyderabad e-mail: hyderabad@mantri.in
Pune e-mail: pune@mantri.in

Dubai e-mail: dubaisales@mantri.in
M: +97150-549-3824
T: +9714-358-4305
T: +965-5013-4460

www.mantri.in

 **1800-121-0000**



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ISO 14001:2004, OHSAS 18001:2007 & SA 8000:2008"

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Thank You