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manTRI

WAKE UP TO LALBAGH AT

manTRI

BLOSSOM



LALBAGH
FORT ROAD

GLASS
HOUSE

LALBAGH
BOTANICAL
GARDEN

LALBAGH
LAKE



A NEIGHBOUR THAT MAKES MORNINGS COME ALIVE!

Awaken at sunup to the sweetest of alarm tones. Throw open your windows as the honeyed chirpings of a variety of birds play gentle percussions on your eardrums. Come alive to the chill unsullied breeze that rubs off your face at dawn every day.
Good Morning!





The
luxury of
a birds'
eye view
of Lalbagh.





the history, the heritage & the harmony



The Bonsai Collection

The famous bonsai tree collection has been a part of Lalbagh for a long time. A variety of trees from Japanese to Australian bonsai can be seen here.

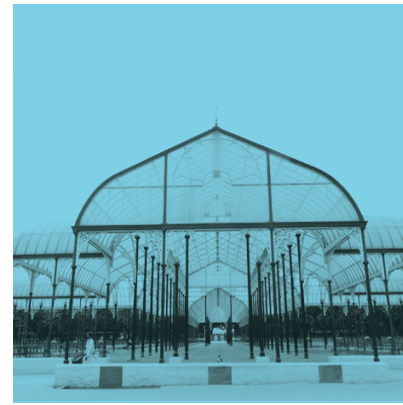


The statue of Sri Cham Rajendra Odeyar, ex ruler of Mysore at Lalbagh Botanical Gardens, Bangalore, India.



Kempegowda Tower at Lalbagh

The rock below the tower is one of the oldest rock formations on earth, dating back to 3 billion years



Glass House

The Biggest glass house in Karnataka, that houses an annual flower show, which brings in 10s of thousand visitors each time

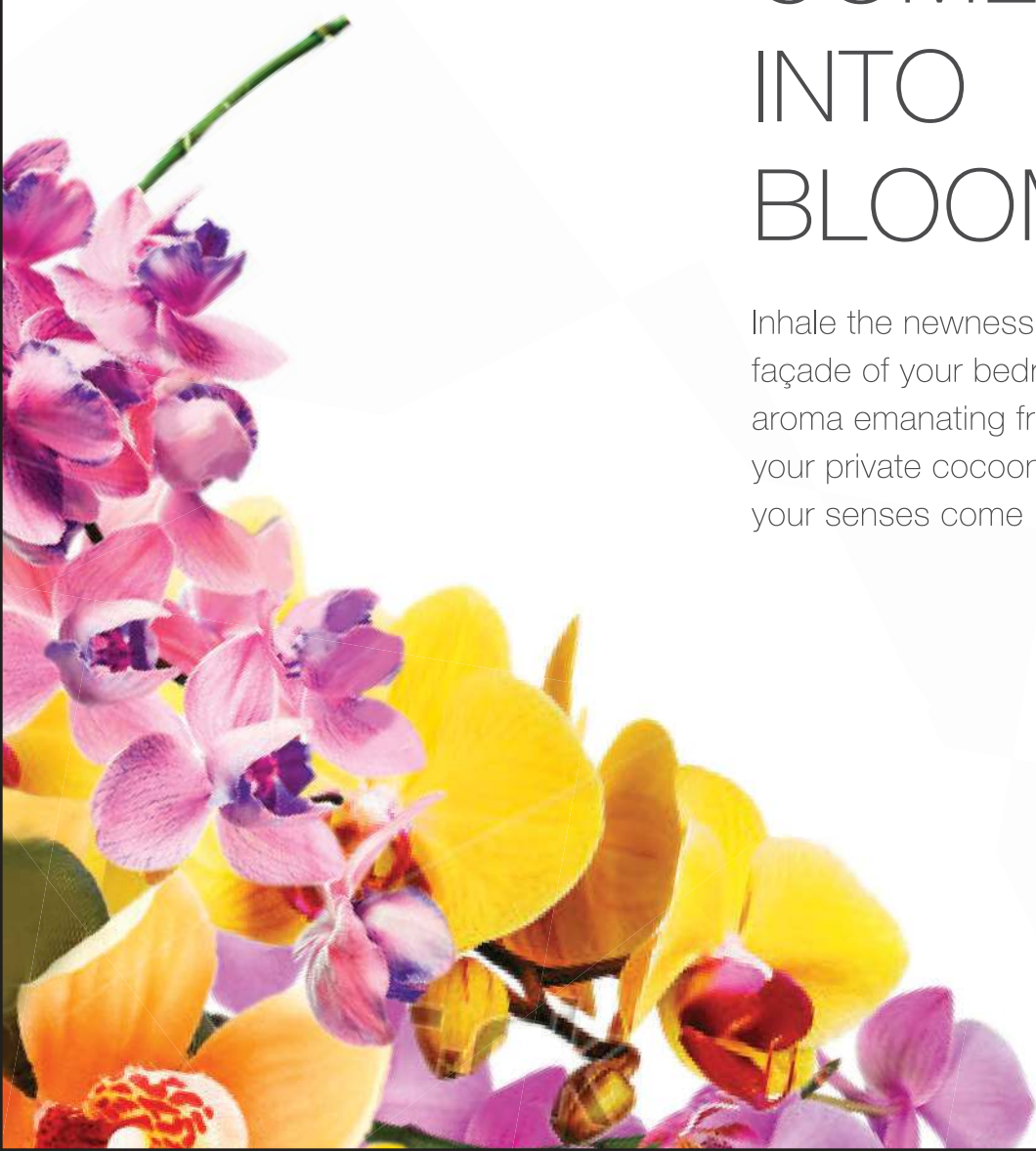


Kapok Tree

One of the largest known tree specimens under Kapok








WITNESS
YOUR
SENSES
COME
INTO
BLOOM

Inhale the newness of nature as it sweeps across the façade of your bedroom balcony. Liven up to the cheery aroma emanating from Lalbagh as it swivels its way into your private cocoon in an obligatory manner. Experience your senses come into bloom.

Right opposite and gaping into the captivating 240-acre lung space that is Lalbagh, *Mantri Developers proudly presents Mantri Blossom.*

4 riveting high-rise residential towers make up Mantri Blossom that soars into the skies offering a bird's eye view of the picturesque, 200-year-old marvel – Lalbagh.

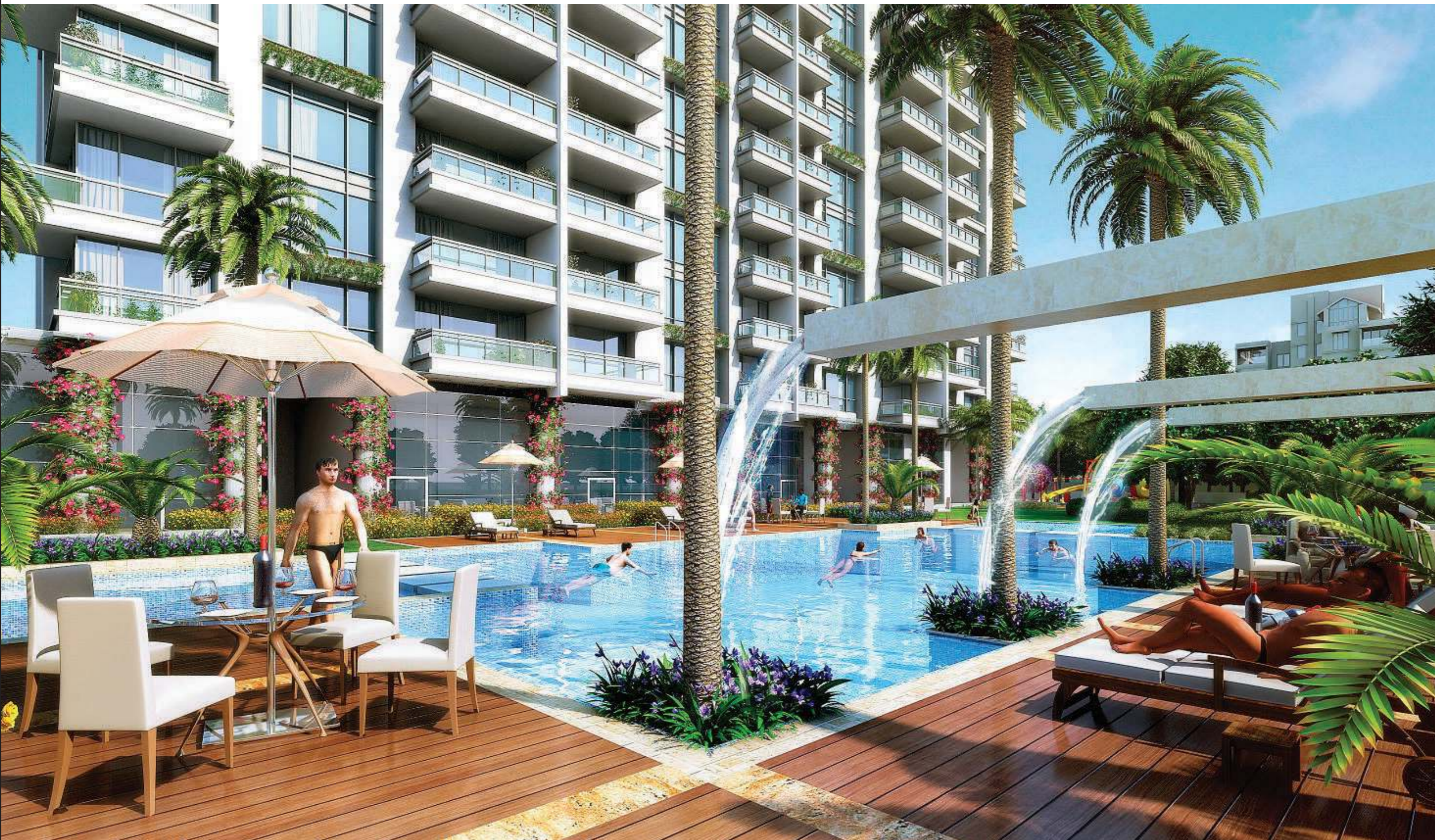




A FITTING TRIBUTE TO THE HISTORIC MARVEL!

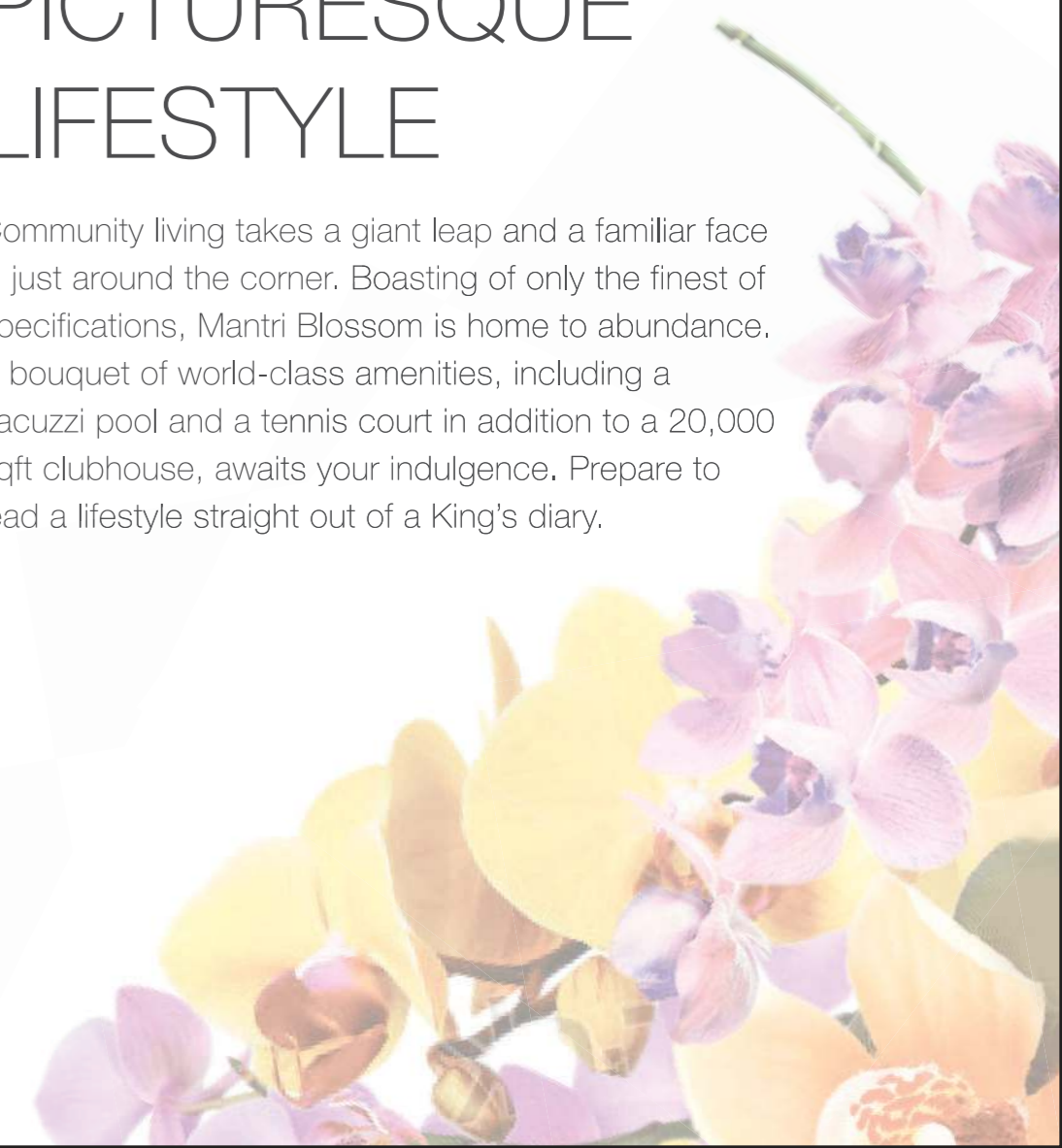
Right across the street from the historic tour de force – Lalbagh Botanical Gardens – is a masterpiece in a league of its own.

4 high-rise residential towers of magnanimous proportions, housing 229 stylish, elaborate units, Mantri Blossom is homage to Bangalore's star attraction that is Lalbagh.



SAY CHEESE TO A PICTURESQUE LIFESTYLE

Community living takes a giant leap and a familiar face is just around the corner. Boasting of only the finest of specifications, Mantri Blossom is home to abundance. A bouquet of world-class amenities, including a Jacuzzi pool and a tennis court in addition to a 20,000 sqft clubhouse, awaits your indulgence. Prepare to lead a lifestyle straight out of a King's diary.



LANDSCAPE PLAN

LEGEND

1. Main Entry/Exit
2. Entrance Water Body
3. Driveway in special Paving
4. Drop-off Court
5. Accent Planting
6. Stepping Stone
7. Jogging Track
8. Lounge Area
9. Main Pool
10. Kids Pool
11. Jacuzzi
12. Timber Deck
13. Children's Play Area
14. Pavilion
15. Party Lawn
16. Skating Rink
17. Multipurpose Court
18. Transformer Yard
19. Cooling Towers Load
20. Ramp to Basement
21. Trellis with Seating
22. Boundary Planting
23. Table and seater with Plumeria plants
24. Blossom Flower Sculpture
25. Water Feature
26. Lawn Mound





AMENITIES

INDOOR AMENITIES / CLUBHOUSE

- A well equipped Health Club
- Gymnasium
- Steam, Sauna, Jacuzzi and Massage room (Separate for Ladies and Gents)
- Table Tennis
- Pool Table
- Karaoke Room, Dance / Aerobics floor
- Laundromat
- Telemedicine centre - Telemedicine and health room will be provided within the property
- Multipurpose hall / Party Hall
- Chess / carom and other indoor games
- Library / reading room
- Concierge - Concierge manned by an experienced help desk through tie-ups with well-reputed agencies



BILLIARDS AND POOL TABLES

Spectacular indoor facility at the clubhouse. Cue. Action.

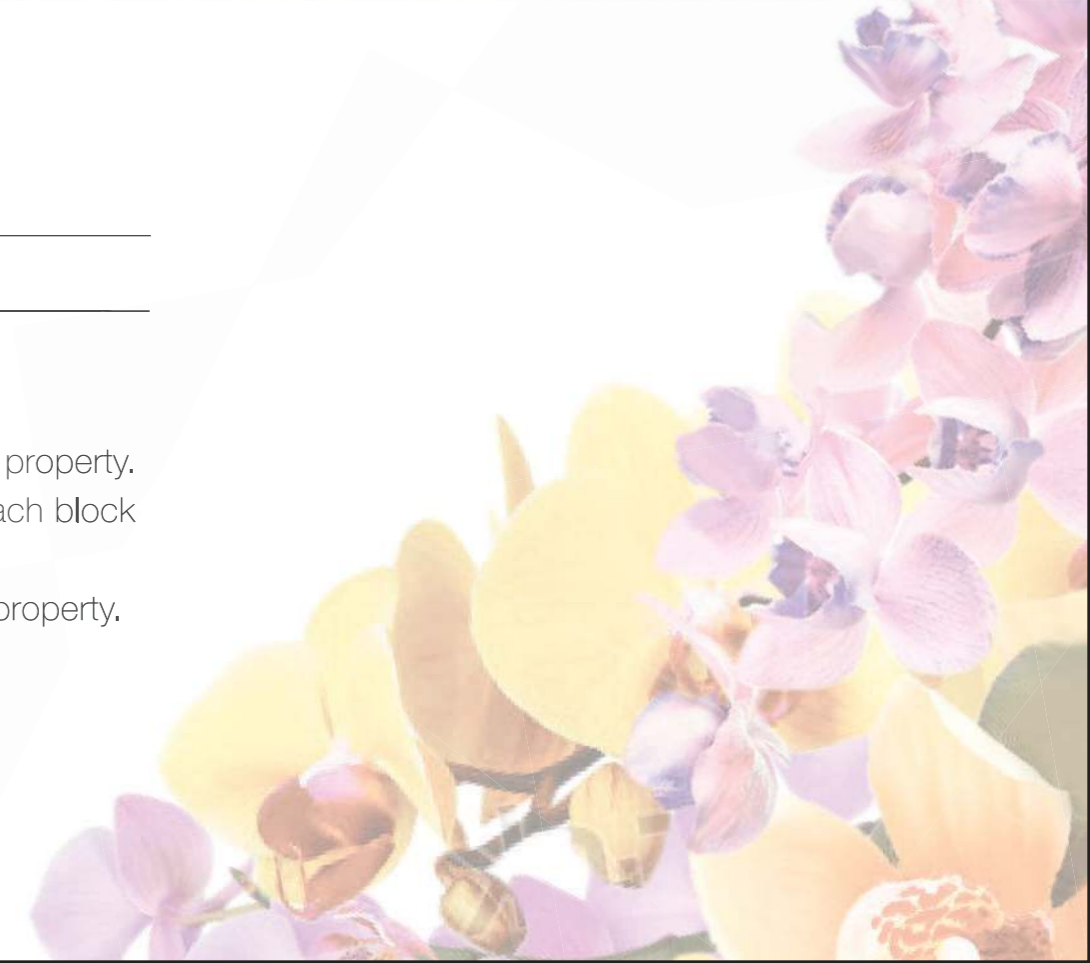




AMENITIES

OUTDOOR AMENITIES

- Large size swimming pool with a separate toddlers pool
- 4-8 seater Jacuzzi Pool to be provided, adjacent to main pool.
- Themed landscape and water features will be placed around the property.
- Atrium with Lounge - Grand Lobby Opening at the entrance of each block in Granite / Italian Marble flooring and dado.
- Jogging Trail Jogging / Walking Trail around the perimeter of the property.
- Children's Play Areas (for different age groups)
- Outdoor Party Area with Barbeque Pits
- Tennis court / Multipurpose Court
- Pick up - drop off point
- Paved garden walk





ONE FOR THE FITNESS FREAKS - A LUSH GREEN MULTIPURPOSE COURT



AMENITIES

OTHER AMENITIES

- Home Automation - Gold package HA system
- EPABX Centrex System - A Group Centrex facility will be provided with cabling done upto 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
- 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 Backup for each apartment.
- Stand-by generator - Power backup for lighting in common areas, lifts and pumps will be provided through DG Sets.
- Common toilets for Servants / Drivers will be provided in the Basement.

SECURITY SYSTEMS

- Trained security personnel will patrolling the project round the clock.
- Video phones will be provided inside each apartment to screen the visitors from the Ground floor lobby / entrance gate.
- Complete coverage by CCTV cameras will be provided in the common areas and security gate.
- 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
- Periphery of the compound will be protected by electrical Perimeter fence.
- Treated water through an exclusive water purification / softening plant within the project will be provided





AMENITIES

GREEN BUILDING AMENITIES

- Rain Water Harvesting scheme would be provided by Storing terrace water and using for domestic purpose & recharging the ground water.
- Sewage effluent shall be treated and the treated effluent shall be used for flushing , landscaping & HVAC
- Organic waste converter shall be provided
- A portion of the common lights shall be powered by solar energy
- Building is designed as per IGBC Gold rated Green Buildings

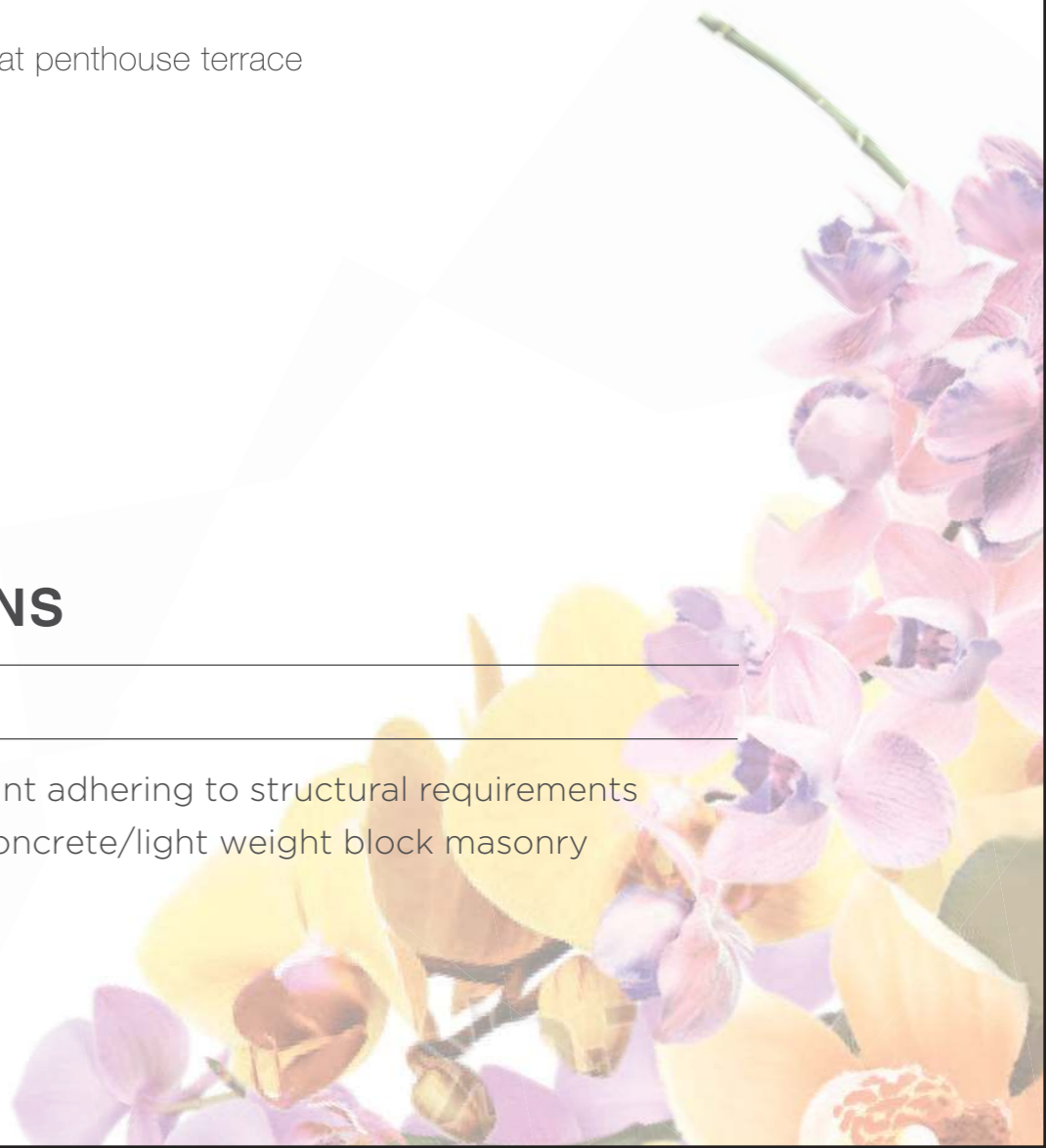
OTHER UNIQUE AMENITIES

- Two helipads one on Tower-A&B and one on Tower-C&D
- Private swimming pool - Provided for apartments with terraces and penthouses
- Provision for landscape at penthouse terrace

SPECIFICATIONS

STRUCTURE

- Seismic zone compliant adhering to structural requirements
- Partition walls with concrete/light weight block masonry





FINISHES

FLOORING

- **Living, Dining and Family** - Natural Engineered Italian marble flooring
- **MBR** - Natural Engineered Italian marble flooring
- **Other Bedroom** - Natural Engineered Italian marble flooring
- **Kitchen** - Natural Engineered Italian marble flooring
- **Utility** - Anti skid vitrified tile flooring matching the flooring in the interiors of the apartment
- **Balcony** - Anti skid vitrified tile flooring matching with the room flooring of the apartment
- **Private Terrace** - Combination of anti skid vitrified tiles, landscape and swimming pool as per architects design.
- **GF Lift Lobby** - Designer ground floor lift lobby with Natural Engineered Italian marble flooring and cladding
- **Other floor lift lobbies** - Natural Engineered Italian marble flooring and cladding

PLASTERING

- **Internal walls** - All internal walls will be smoothly plastered with gypsum / POP punning to give even finish.
- **Cornices** - False ceiling will be provided as required for concealing the AC FCUs. Other areas cornice are provided to hide sprinkler pipes.

PAINTING

- **Interior** - 2 coat Acrylic emulsion paint with roller finish
- **Exterior** - Maintenance free texture paint or other equivalent solution

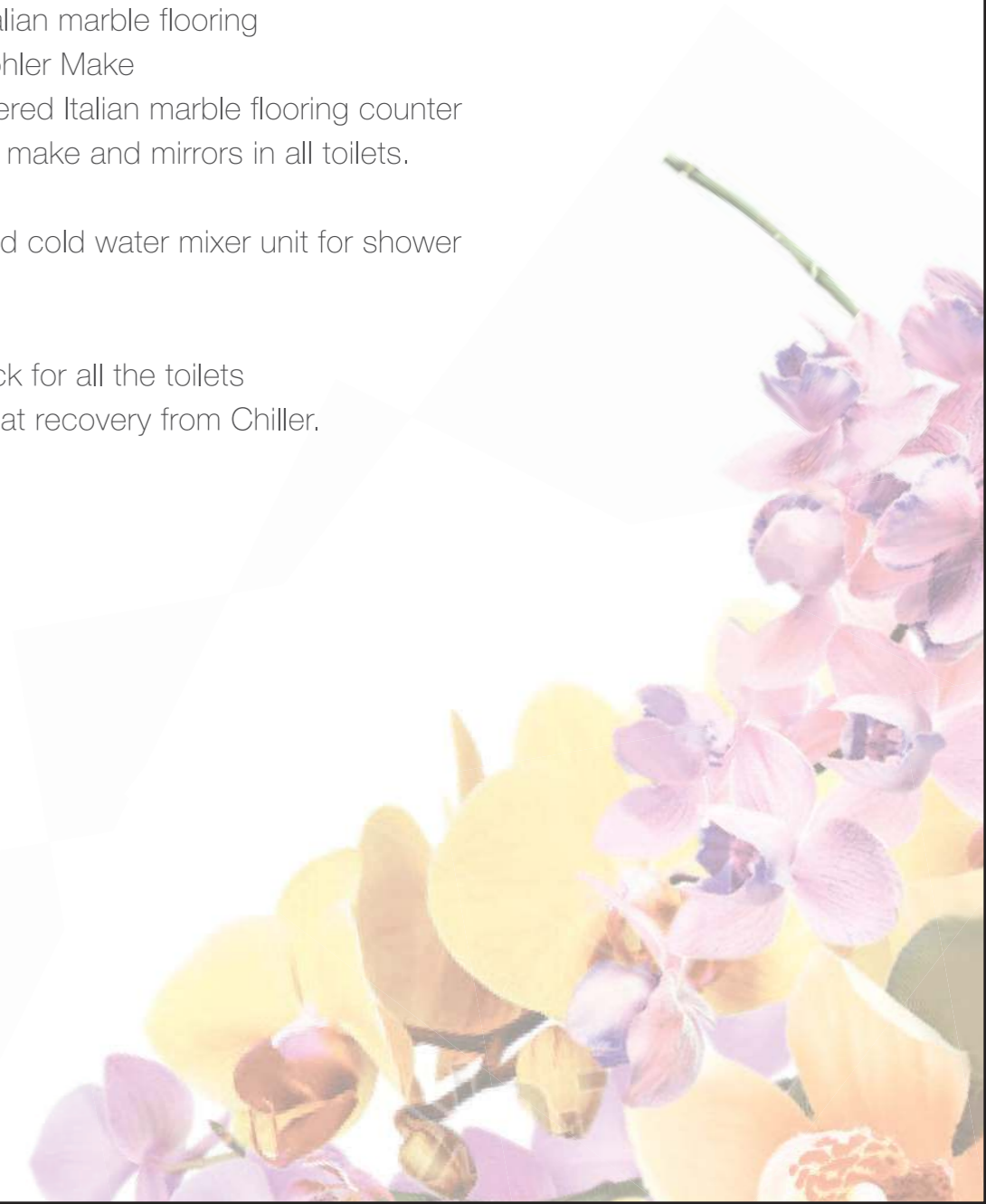




SPECIFICATIONS

TOILETS

- Master Bedroom - Natural Engineered Italian marble flooring
- Other Bedroom toilets - Natural engineered Italian marble flooring
- EWC - White imported EWC in all toilets of Kohler Make
- Wash basin with counter top - Natural Engineered Italian marble flooring counter top with White imported Wash Basin of kohler make and mirrors in all toilets.
- Shower cubicle - Provided in all toilets
- Hot and cold water mixer - Single lever hot and cold water mixer unit for shower of Grohe make in all the toilets
- Health Faucet - To be provided in all toilets
- Master control cock toilet - Master control cock for all the toilets
- Hot water facility - 24hrs hot water through heat recovery from Chiller.
- Toilet ventilator - Provision for exhaust



SPECIFICATIONS

DOORS AND WINDOWS

Main Door

- Frame - 8 feet high Engineered wood doorframe equivalent to wall thickness
- Shutter - 35mm thick Veneered Designer door shutter
- Main door - Lacquer finish on both sides for main door
- Hardware - Premium quality German or Imported chrome finished hardware

Other doors and Windows

- Frame - 8 feet high engineered wood doorframe equivalent to wall thickness
- Shutter - Designer engineered wood door shutters
- Toilet door - Designer engineered wood door shutters with PU coat
- Railings Glass - Railing with SS Handrail
- Hardware - Good quality German/imported chrome finish hardware
- Balcony door - Living room and Bedrooms will be provided with UPVC / aluminium powder coated sliding doors for balcony
- Windows - UPVC / Powder coated aluminium sliding windows with tinted glass and provision for mosquito mesh

LIFTS AND ENTRANCE LOBBY

- Two automatic lifts in each block of Mitsubishi / Otis make or equivalent
- All passenger lifts will be equipped with biometric systems
- One large service lift in each block of Otis make or equivalent





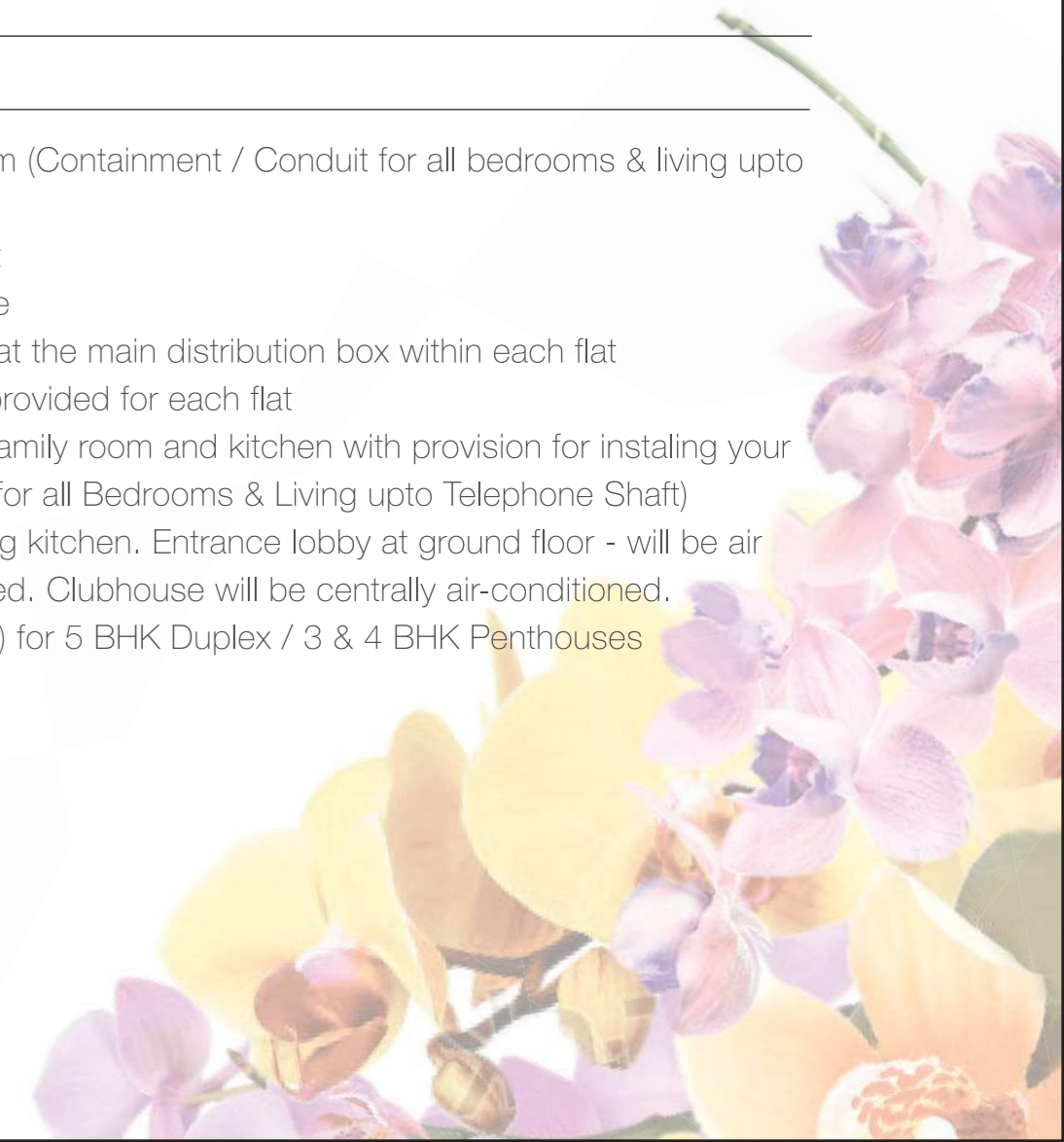
SPECIFICATIONS

KITCHEN

- Electrical and plumbing points - Provision for electrical & plumbing points for modular / island kitchen (granite platform with sink and drain board will be provided on request and at an extra cost)
- Aqua guard - Provison given
- Washing machine and ironing in utility - Provison given
- Piped gas through gas bank

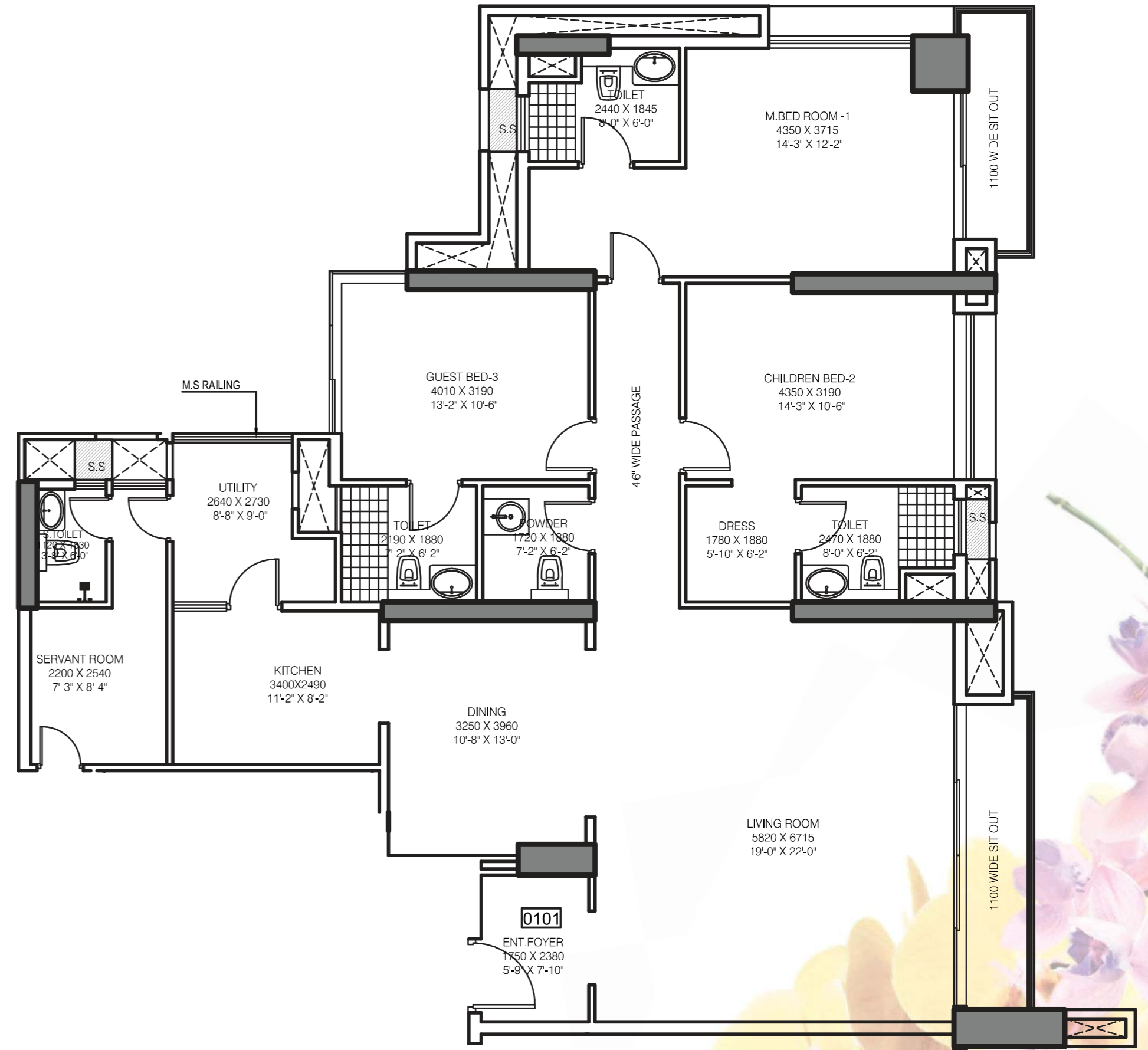
ELECTRICAL

- One TV point to be provided in each bedroom and living room (Containment / Conduit for all bedrooms & living upto TV shaft)
- Fire resistant electrical wires of R R Kabel 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 rooms, living room, family room and kitchen with provision for instaling your own mini EPABX. (Containment/Conduit for Telephone Point for all Bedrooms & Living upto Telephone Shaft)
- Central Air-conditioning in all rooms of the apartment including kitchen. Entrance lobby at ground floor - will be air conditioned & above level lift lobbies will not be air conditioned. Clubhouse will be centrally air-conditioned.
- Power - 5 kW (3-Phase) for 3 / 3.5 / 4 BHK, 6 kW (3-Phase) for 5 BHK Duplex / 3 & 4 BHK Penthouses
- HT / LT POWER - LT power



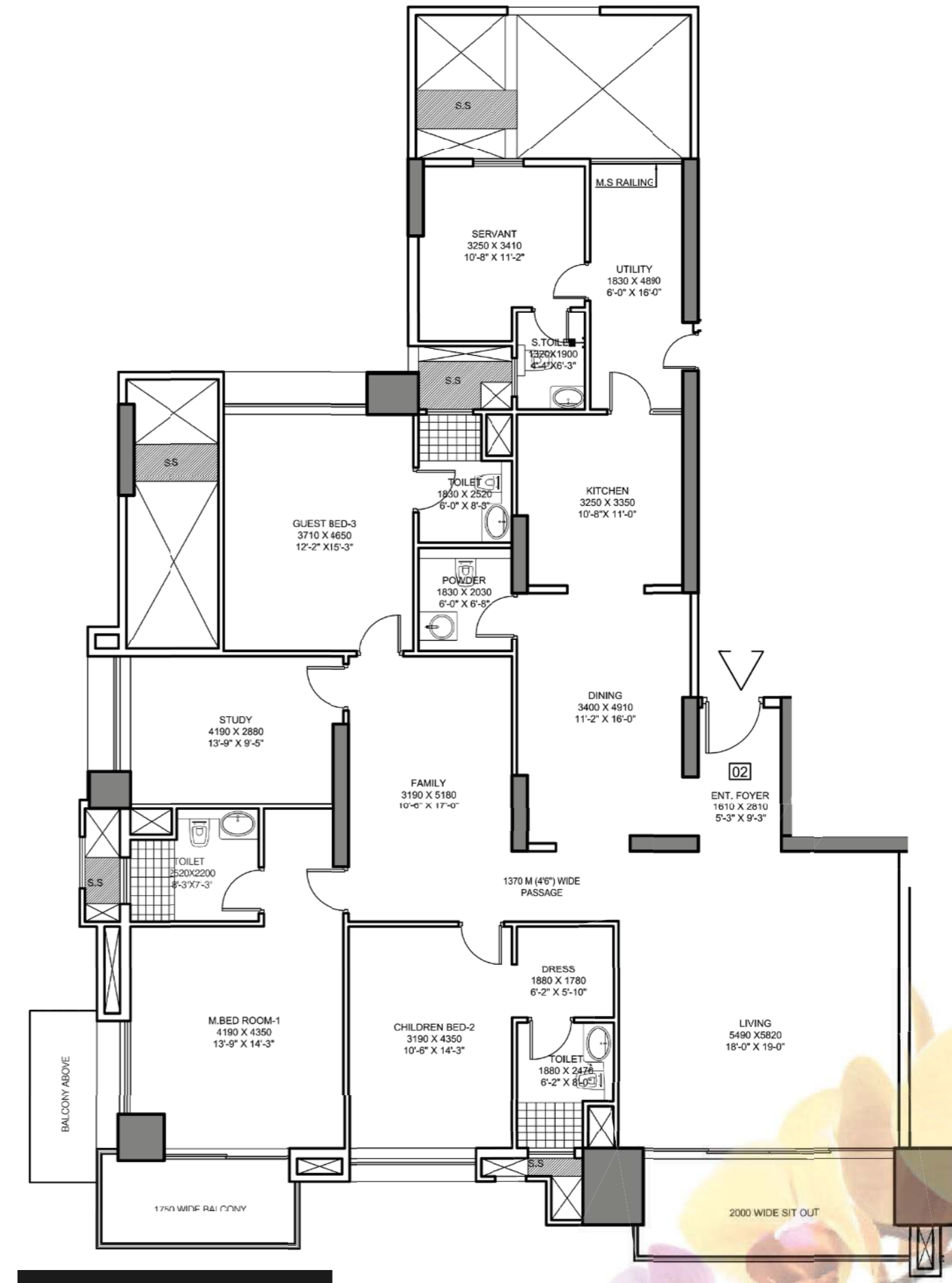
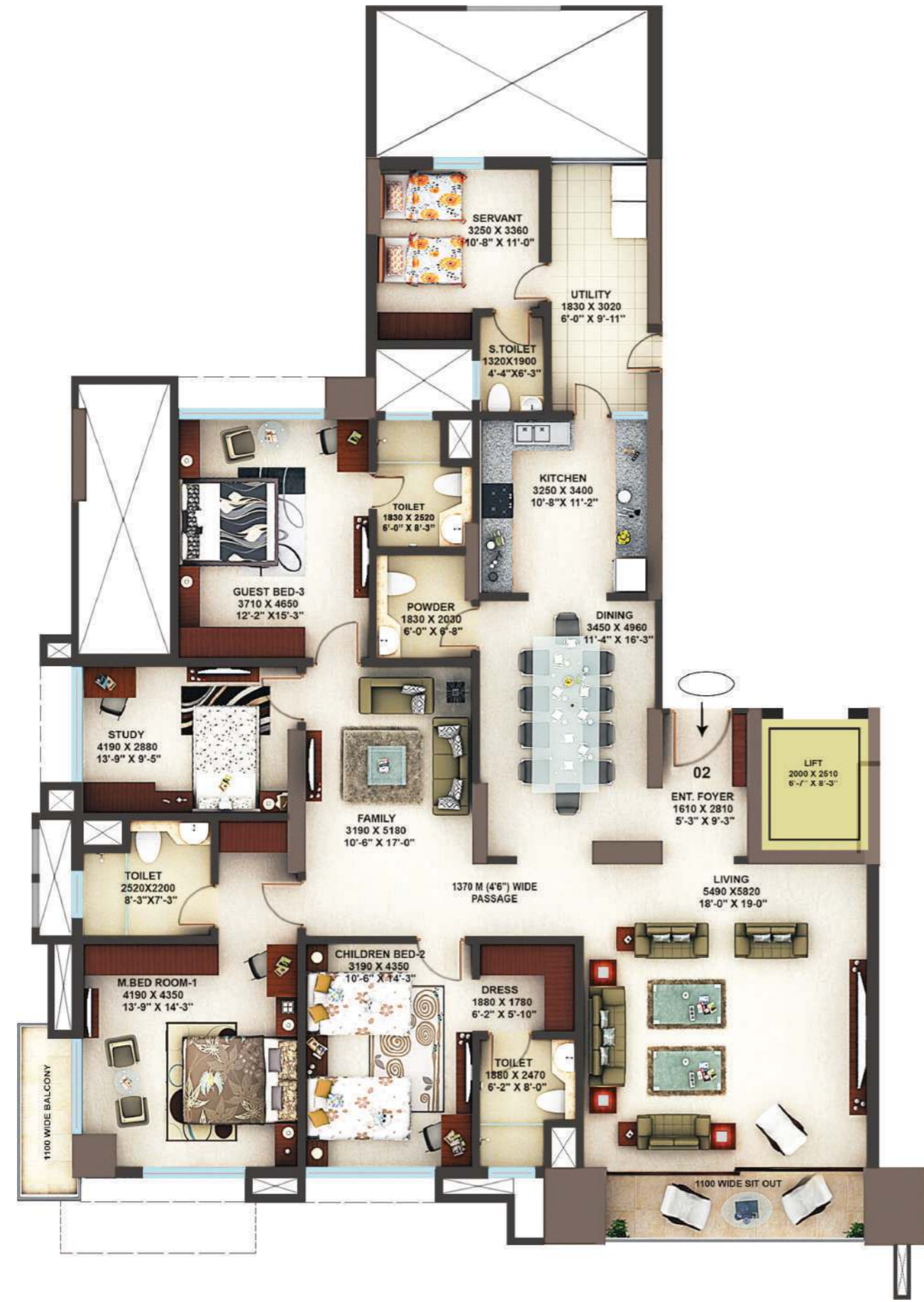
3 BHK INDIVIDUAL FLOOR PLAN

TOWER-D, 2,495 Sq.Ft. (231.79 Sq.Mt.)



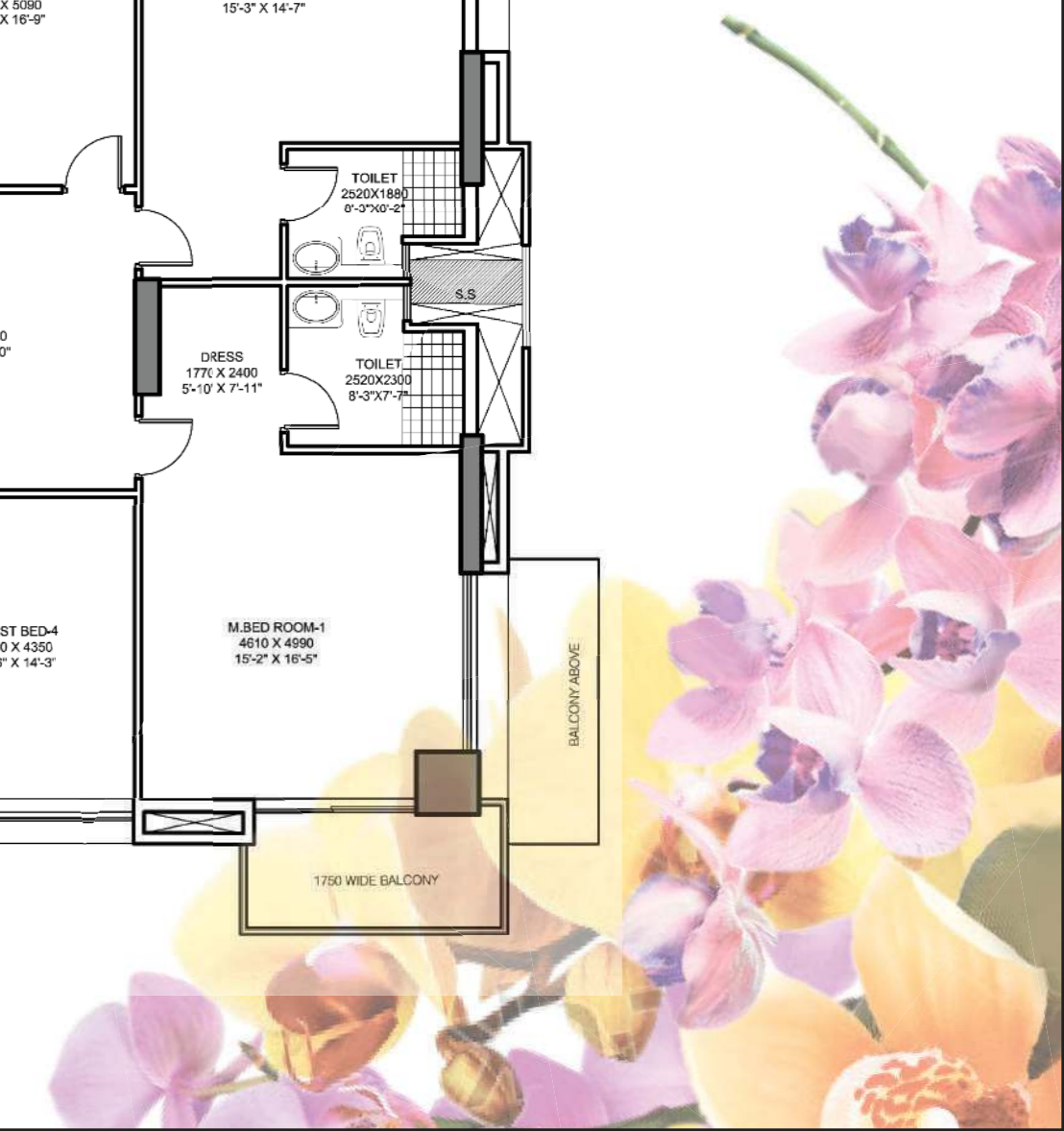
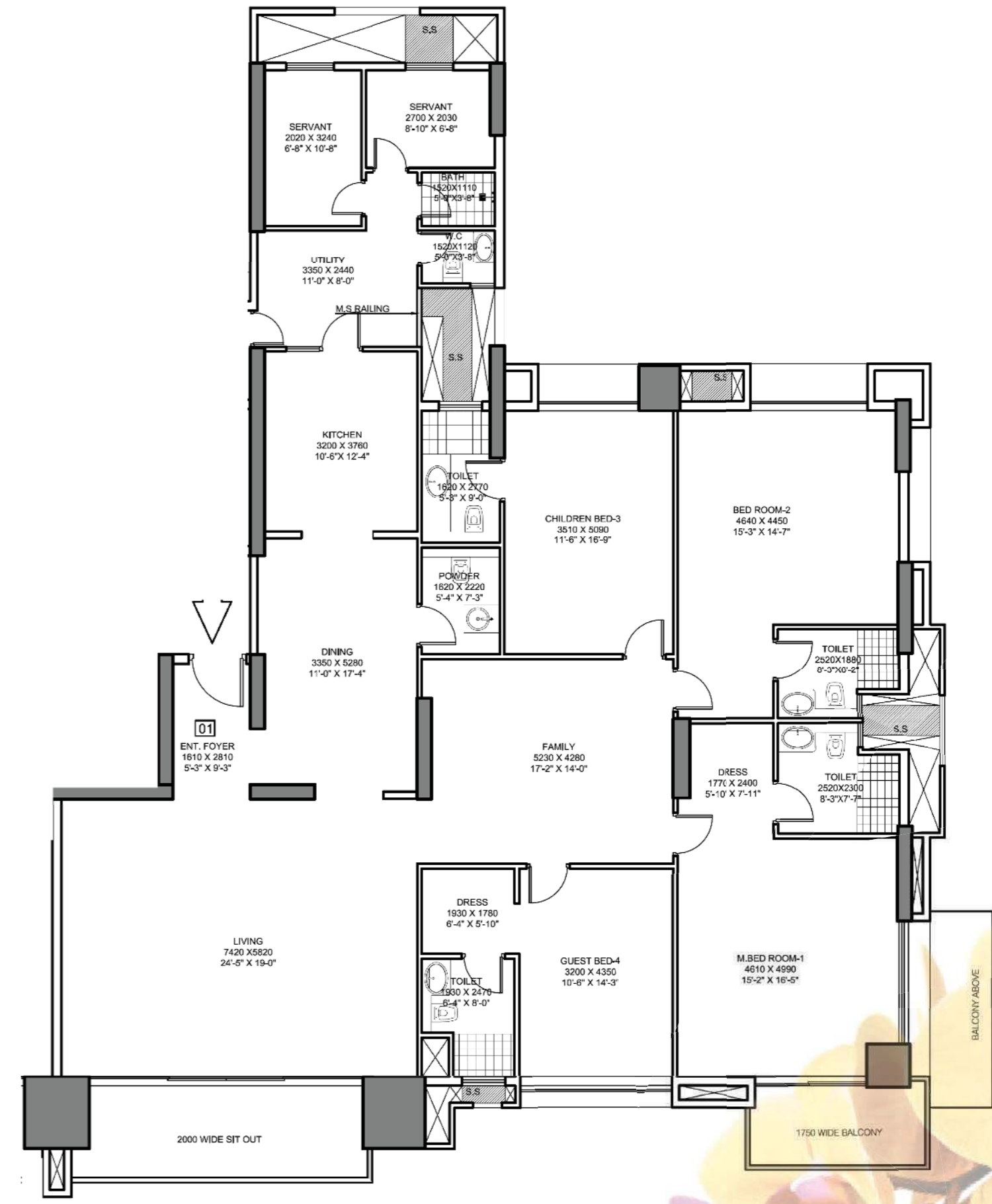
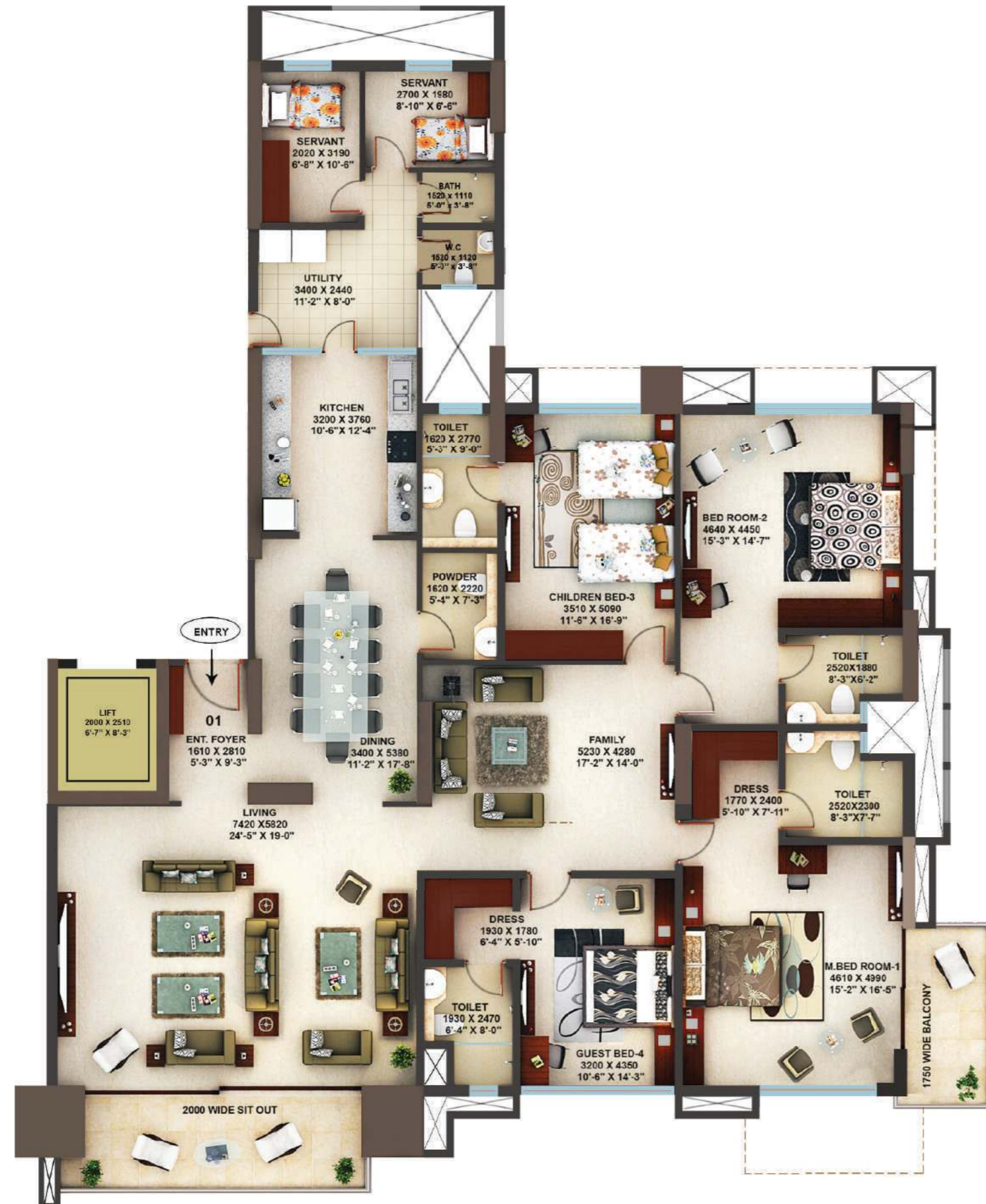
3.5 BHK INDIVIDUAL FLOOR PLAN

TOWER-B, 3,060 Sq.Ft. (248.28 Sq.Mt.)



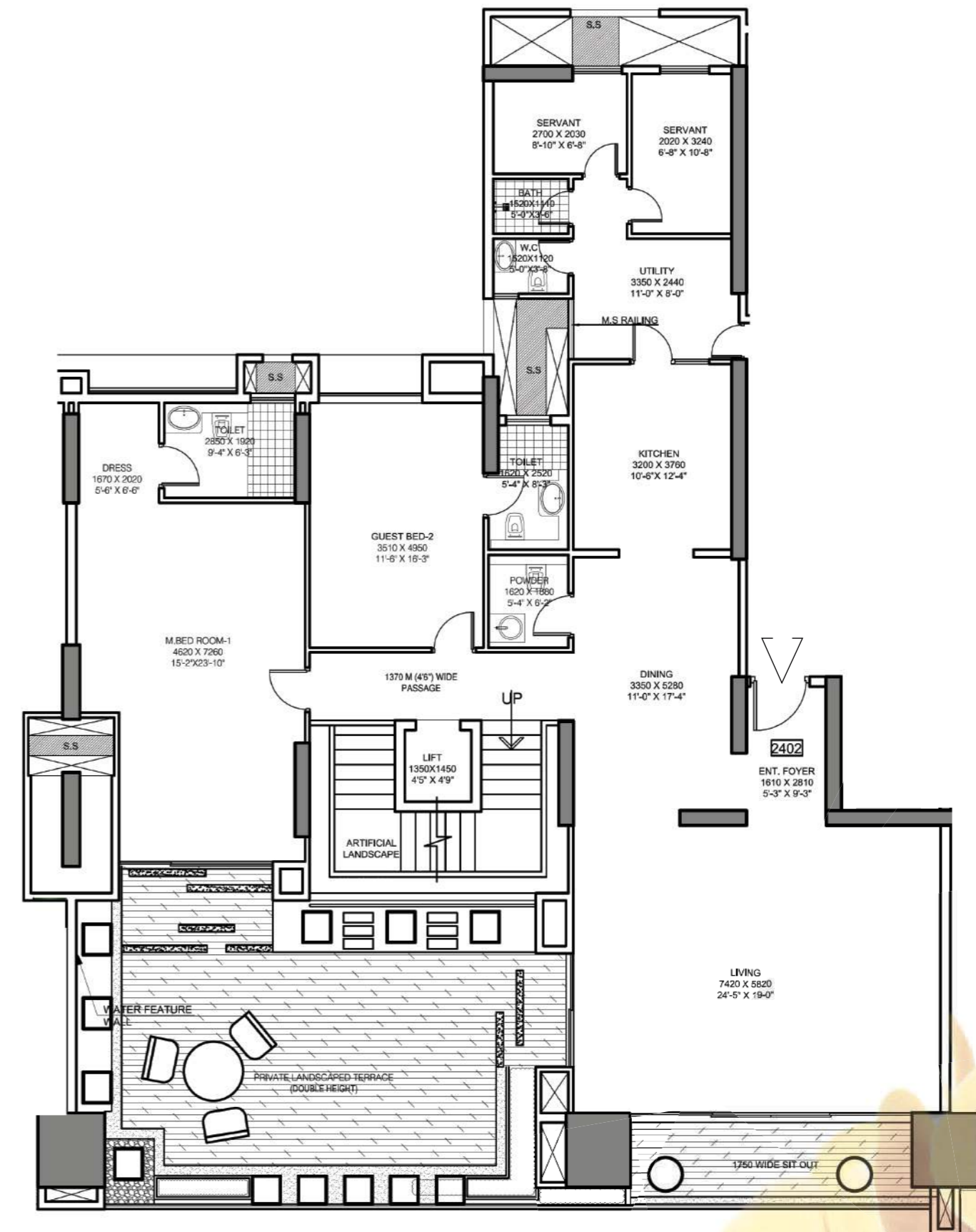
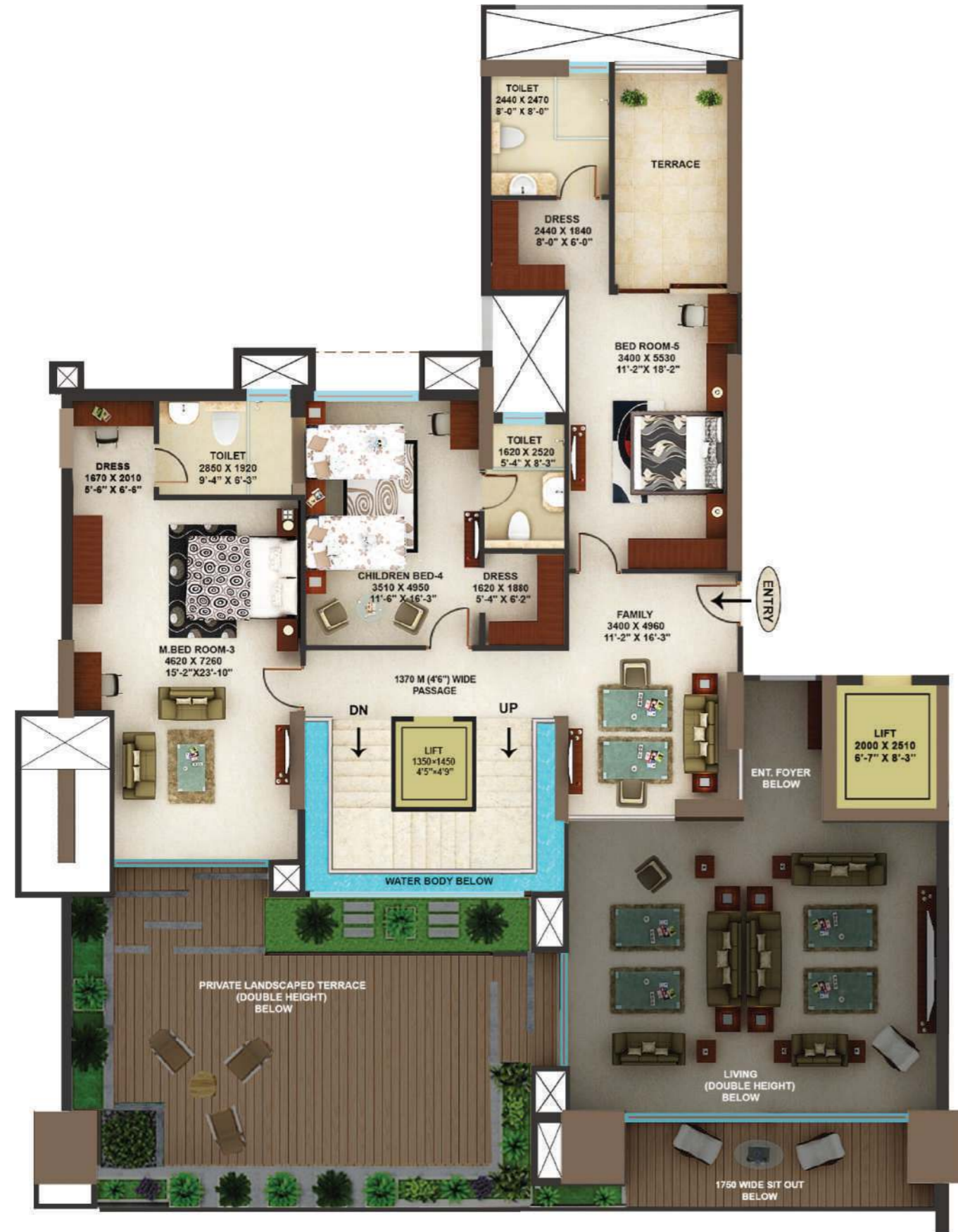
4 BHK INDIVIDUAL FLOOR PLAN

TOWER-A, 3,860 Sq.Ft. (358.60 Sq.Mt.)

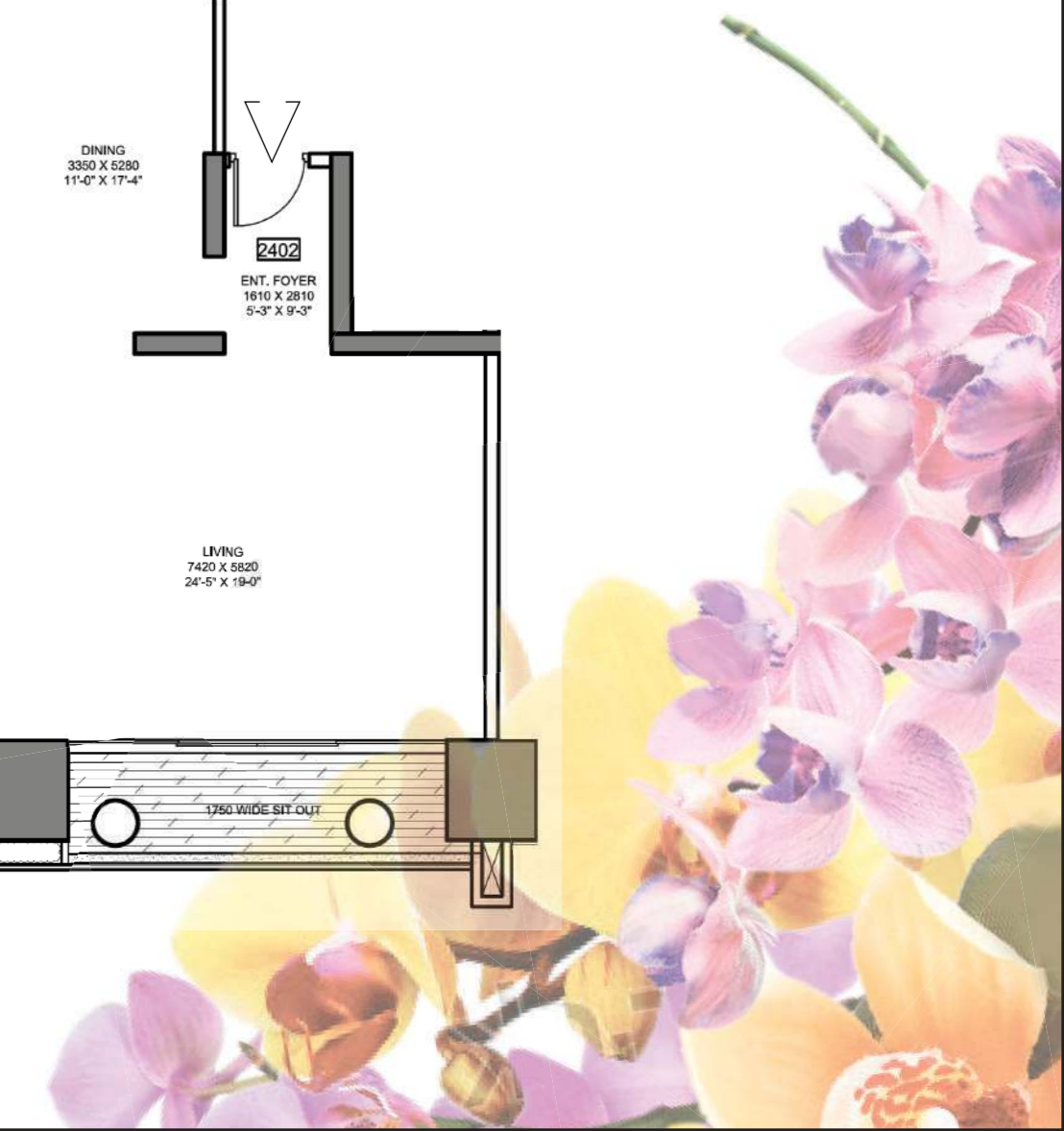


5 BHK PENTHOUSE FLOOR PLAN

TOWER-A, 5,045 Sq.Ft., 468.69 Sq.Mt.)

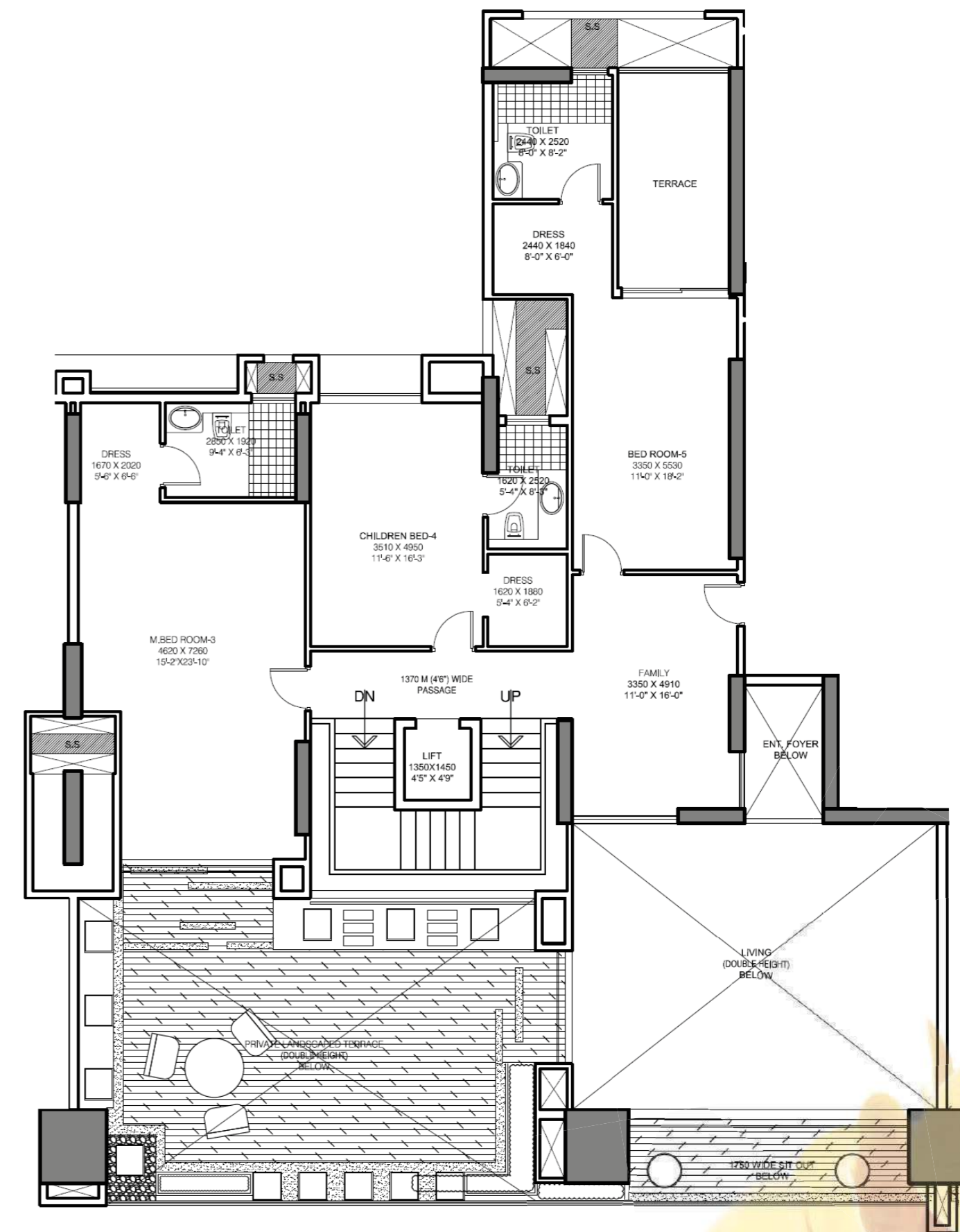


LOWER PENTHOUSE

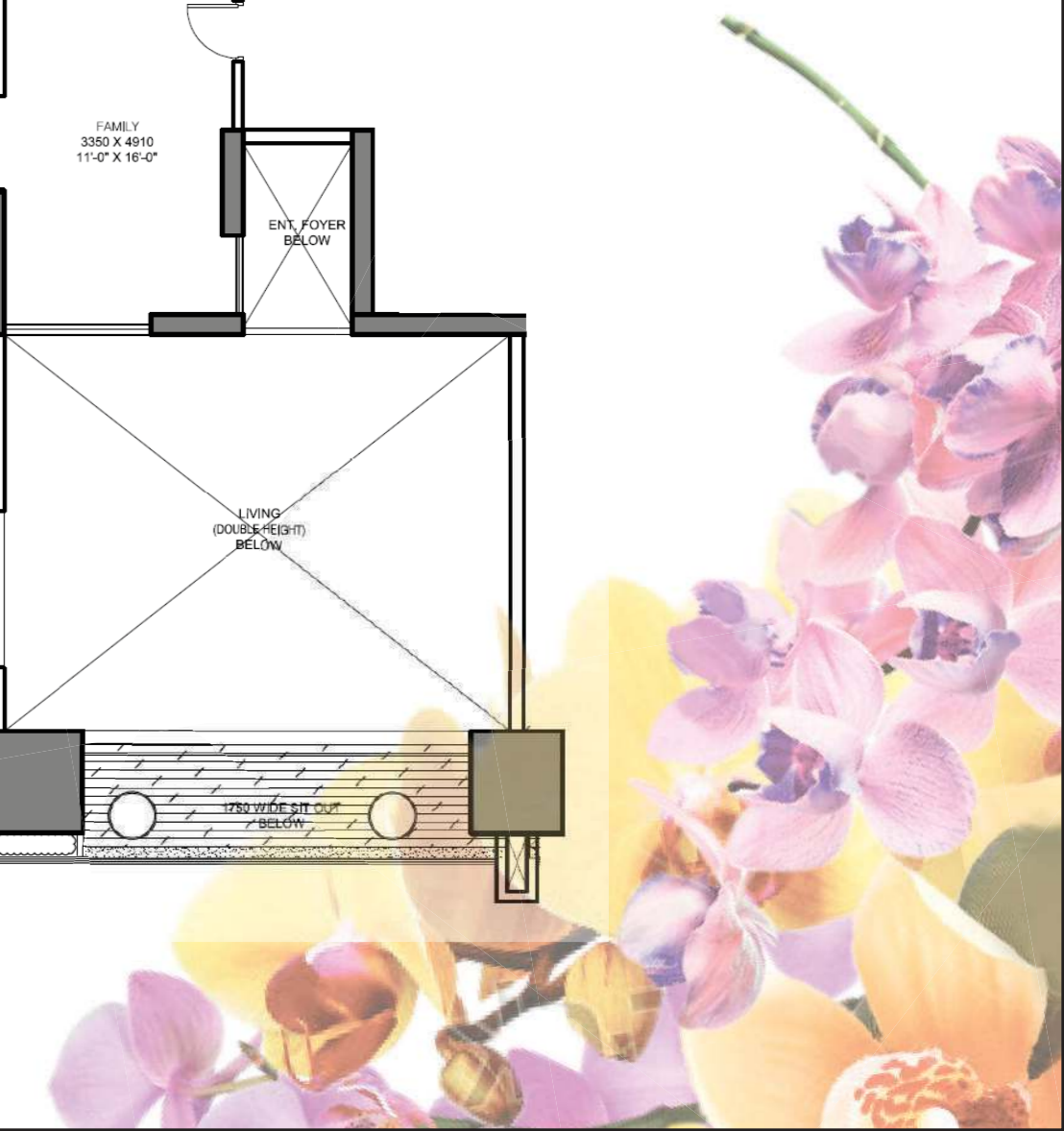


5 BHK PENTHOUSE FLOOR PLAN (CONTINUED)

TOWER-A, 5,970 Sq.Ft., (554.63 Sq.Mt.)

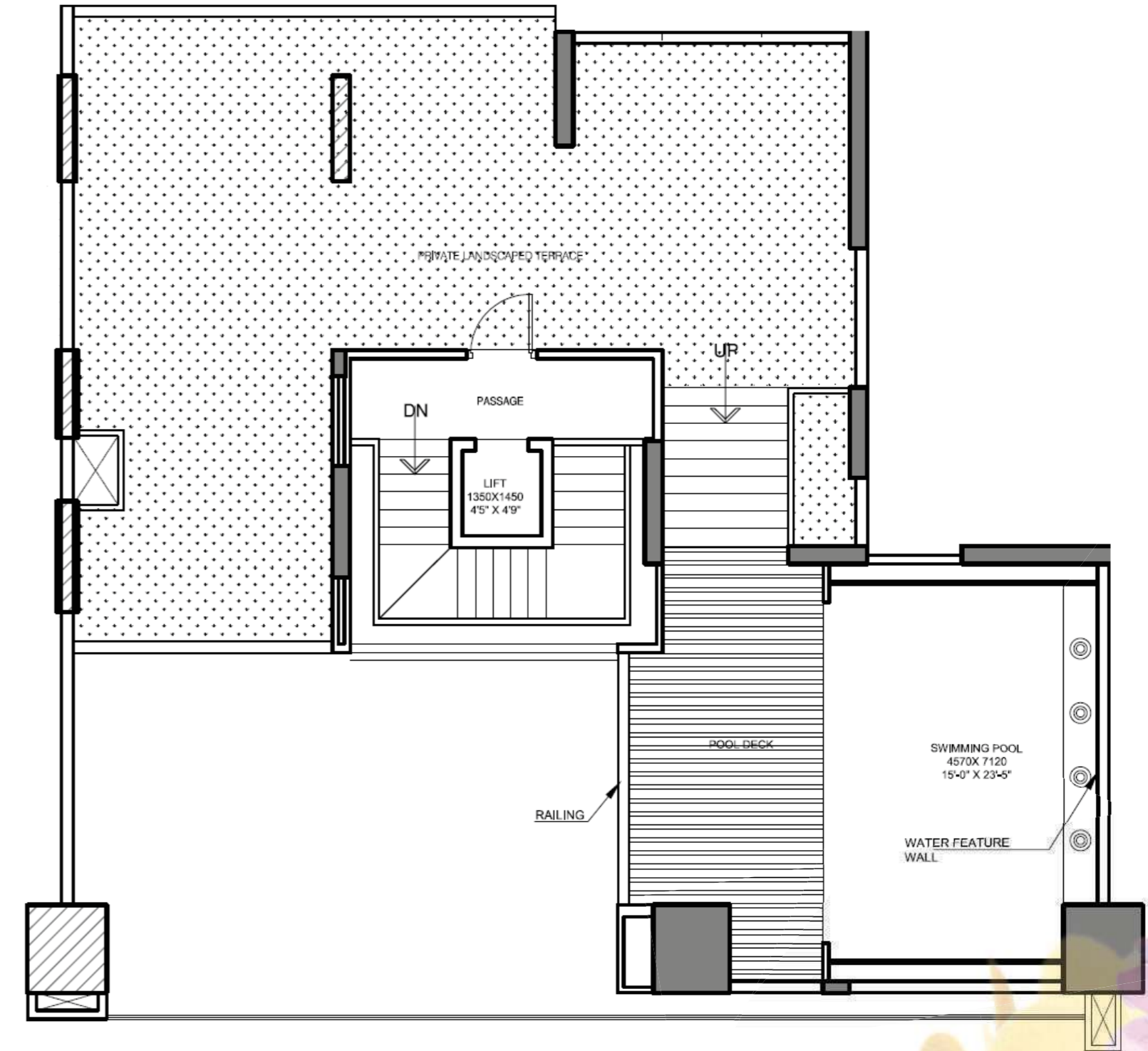


UPPER PENTHOUSE

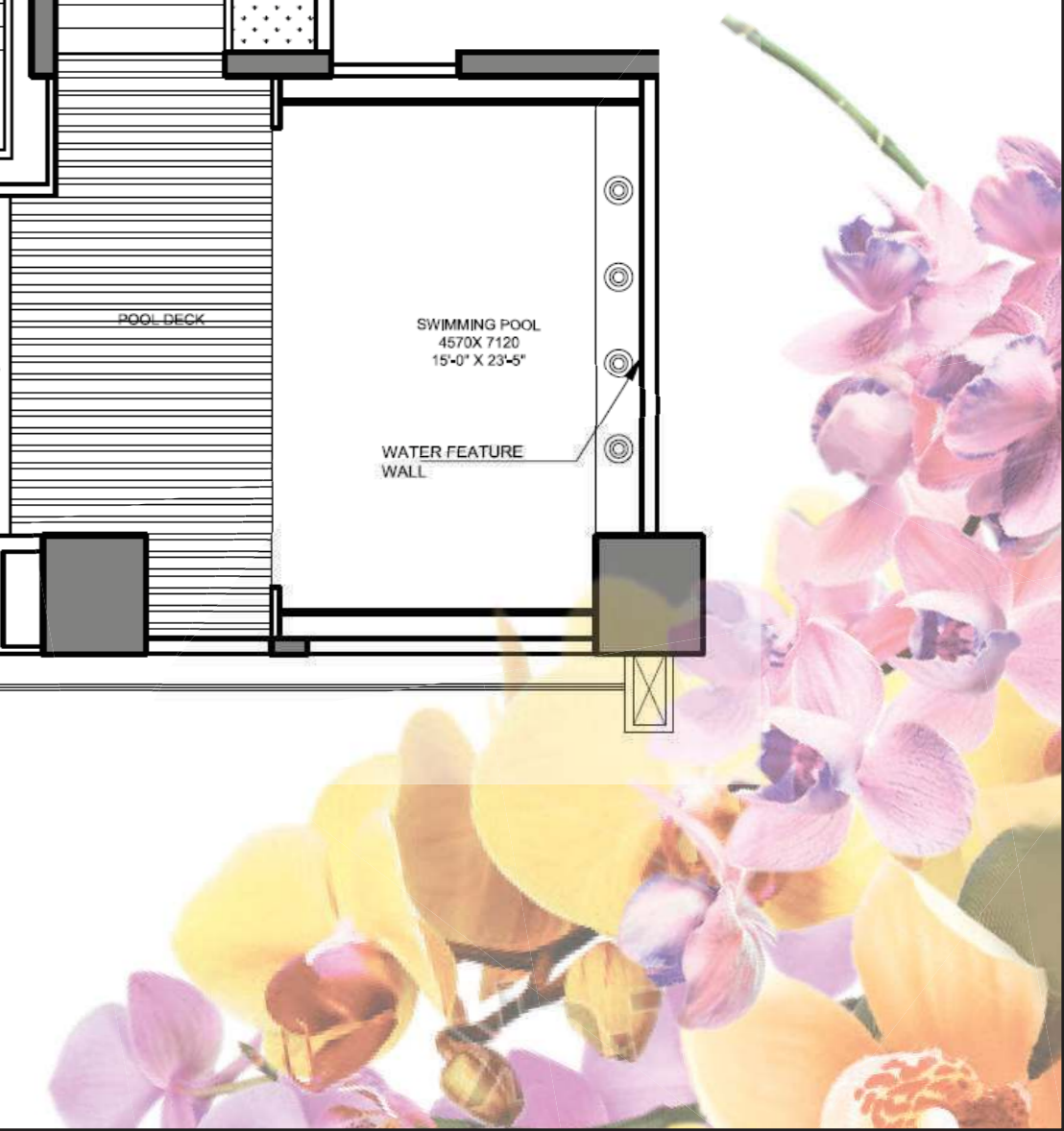


5 BHK PENTHOUSE FLOOR PLAN (CONTINUED)

TOWER-A, 5,135 Sq.Ft., 477.05 Sq.Mt.)



PENTHOUSE TERRACE



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

MANTRI ADVANTAGES

MANTRI VALUES

- Punctuality
- Quality
- Reliability
- Speed
- Transparency



- Project maintenance
- Rentals and resales








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



THE ADDRESS



LEGENDS

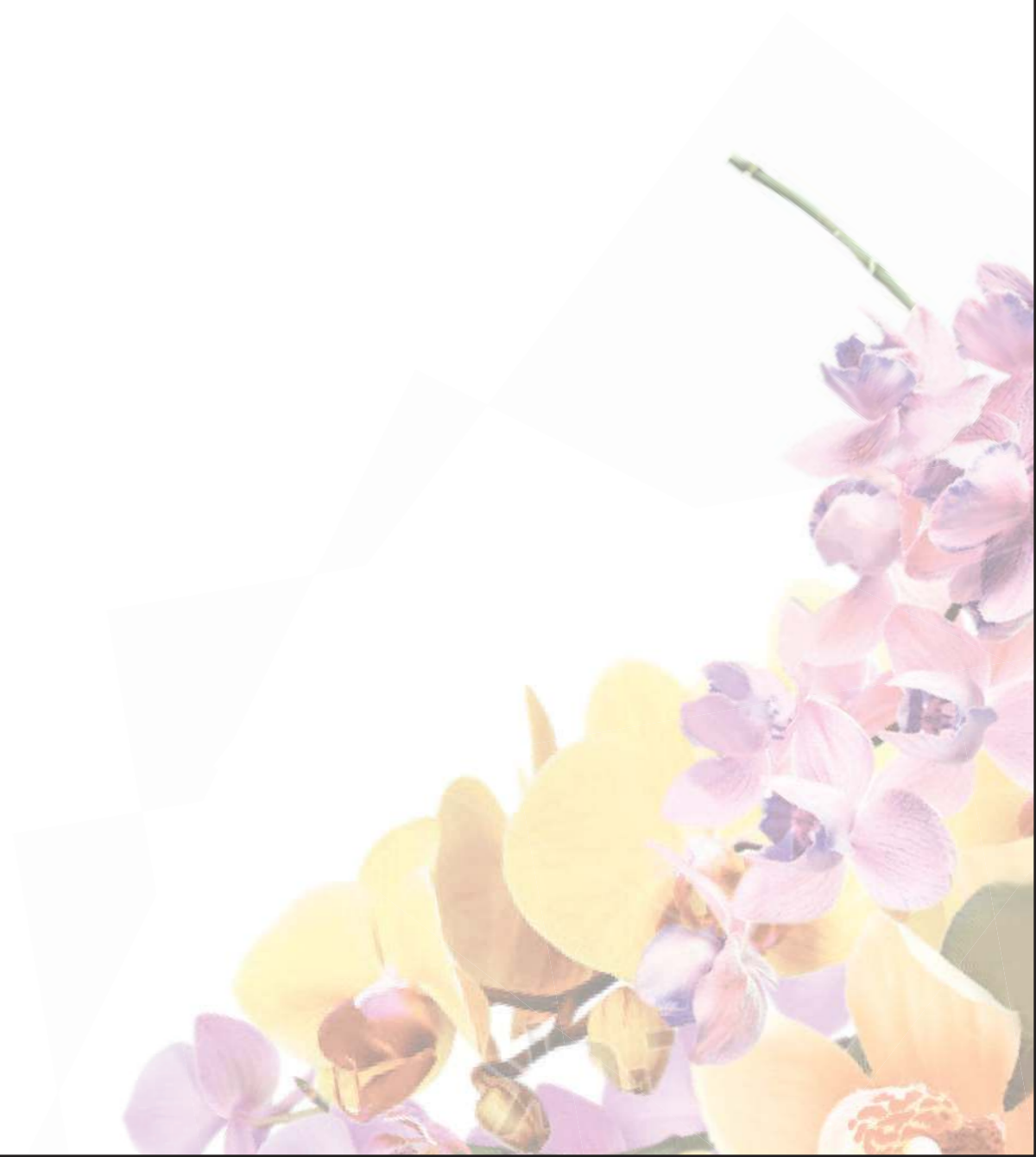
-  Hospital
-  Educational Institutions
-  Shopping Centre
-  Cinemas
-  Hotel

LANDMARKS

- St. Joseph's College: 2 Kms
- Sri Bhagavan Mahaveer Jain College: 2.1 Kms
- Bishop Cotton School: 4 Kms
- Railway Station: 3.2 Kms
- Airport: 37 Kms

LOCATION USPs

- Located on Lalbagh Fort Road
- The sprawling 240 Acres of Lalbagh
- Botanical Garden is Just 16 Meters away





mantri

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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"