




mantri

Where the  
wild meets  
the wonderful

mantri

BLOSSOM



An aerial photograph of Lalbagh Fort Road in Bangalore, India. The road is a wide, multi-lane highway with several vehicles, including cars and a bus, traveling along it. To the left of the road, there are several large, white, multi-story buildings, some with domes and minarets, suggesting a historical or religious site. To the right of the road, there is a large, dense forest of green trees. In the background, a city skyline is visible under a cloudy sky. Two white speech bubble-like labels are overlaid on the image: one on the left pointing to the road and one on the right pointing to a building in the distance.

LALBAGH  
FORT ROAD

GLASS  
HOUSE

**A NEIGHBOUR  
THAT MAKES  
MORNINGS  
COME ALIVE**





LALBAGH  
BOTANICAL  
GARDEN

LALBAGH  
LAKE

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 at dawn every day.

**Good Morning!**







## **Witness your senses come into bloom**

Right across the street from the historic, 240-acre tour de force - Lalbagh Botanical Gardens - is a masterpiece in a league of its own. 4 riveting high-rise residential towers of magnanimous proportions, housing 229 regal, elaborate units for luxury living.





# The Address

## Legends

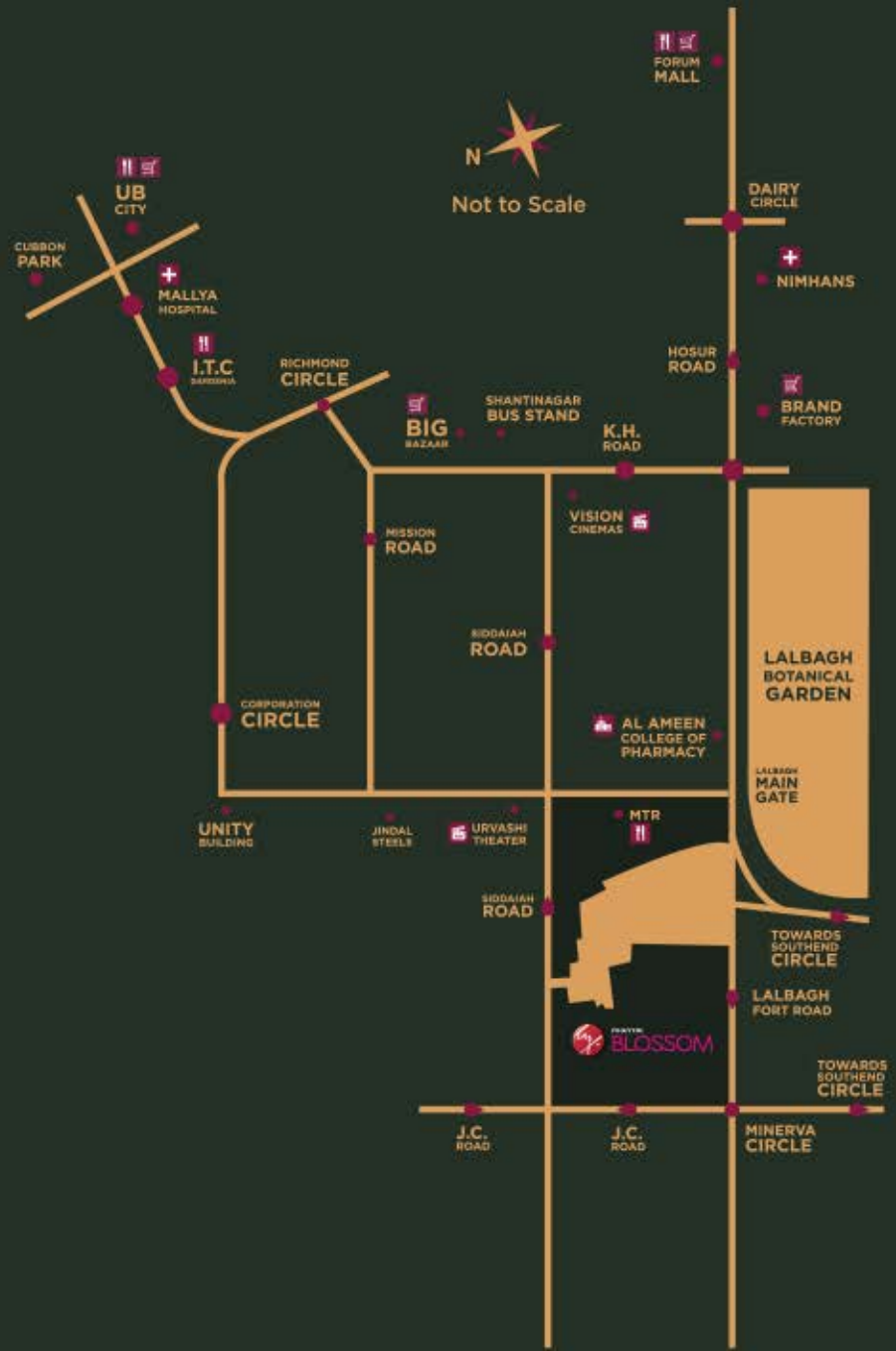
-  Hospital
-  Educational Institutions
-  Shopping Centre
-  Cinemas
-  Hotel

## Landmarks

- St. Joseph's College: 2 Kms
- Sri Bhagavan Mahaveer Jain College: 21. 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 in just 16 Mts away







**SAY  
CHEESE  
TO A  
PICTURESQUE  
LIFESTYLE**

Community living takes a giant leap, and a familiar face is just around the corner. Boasting 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 sq. ft. clubhouse, awaits your indulgence. Prepare to lead a lifestyle straight out of a King's diary. May the bond of love between spouses strengthen.



# Landscape Plan



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. Pavillion
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 & Massage Room
- Table Tennis
- Pool Table
- Karaoke Room, Dance/Aerobics floor
- Laundromat
- Telemedicine center - Telemedicine health room
- Multipurpose hall/ Party Hall
- Chess/Carom and other indoor games
- Library/Reading room
- Concierge- manned by help desk

## Indoor Amenities

















# Outdoor Amenities





# Amenities

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## Outdoor Amenities

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- Large size swimming pool with a separate toddlers pool
- 4-8 seater Jacuzzi Pool to be provided, adjacent to the main pool
- Theme 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/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











# Amenities

## Other Amenities

- Home Automation - Gold package HA system
- EPABX Centrex System - A Group Centrex facility will be provided with cabling for 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 the security room, clubhouse, and other apartments will be provided
- Cellular phone boosters will be provided in life well and inside the towers for better mobile phone connectivity
- Back-up generator - Power backup for lighting in the common areas, lift and pumps will be provided through DG Sets
- Common toilets for servants/ drivers will be provided in the basement





the living room

## Amenities

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### Security Systems

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- Trained security personnel will be 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
- The periphery of the compound will be protected by the electrical perimeter fence
- Treated water through an exclusive water purification/softening plant within the project will be provided







## Amenities

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### Green Building Amenities

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- A water harvesting scheme would be provided by storing terrace water used for domestic purposes and recharging the groundwater
- Sewage effluent should be treated, and the treated effluent shall be used for flushing, landscaping, and HVAC
- An organic waste converter shall be provided
- A portion of the common lights shall be powered by solar energy
- The building is designed as per IGBC Gold-rated Green Buildings

### Other Unique Amenities

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



# Finishes

## Flooring

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- 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 the room flooring of the apartment
- Private Terrace - Combination of anti-skid vitrified tiles, landscape, and swimming pool as per architect's 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

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- Internal Walls - All internal walls will be smoothly plastered with gypsum/POP punning to give an even finish
- Cornices - A false ceiling will be provided as required to conceal the AC FCUs. Other areas cornices are provided to hide sprinkler pipes

## Painting

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







# Specifications

## Doors & 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 the main door
- Hardware - Premium quality German/imported chrome-finished hardware

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### 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 shutter with PU coat
- Railings glass - Railing with SS handrail
- Hardware - Good quality German/imported chrome finish hardware
- Balcony door - The living room and bedrooms will be provided with UPVC/aluminum powder coated sliding doors to the balcony
- Windows - UPVC/powder-coated aluminium sliding windows with tinted glass and provision for mosquito mesh

## 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 the countertop - Natural engineered Italian marble flooring countertop 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 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

## the kitchen



## Specifications

### Structure

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

### Lifts & 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

### Kitchens

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



# Specifications

## Electrical

- One TV point is to be provided in each bedroom and living room (containment/conduit for all bedrooms and living up to the TV shaft)
- Fire-resistant electrical wires of RR 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 installing your own mini EPABX (Containment/conduit for telephone point for all bedrooms and living up to telephone shaft)
- Central air-conditioning in all rooms of the apartment including kitchen. The entrance lobby on the ground floor- will be air-conditioned and above level lift lobbies will not be air-conditioned. The clubhouse will be centrally air-conditioned
- Power - 5kW (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











# **Floor Plans**

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### 3 BHK INDIVIDUAL FLOOR PLAN 3-BEDROOM, 3-TOILET



**SBUA : 2,495 sq.ft (231.79 sq.mt.)**

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc. are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and plans are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 Square Metre = 10.764 Square Feet). E & OE. Carpet area is denoted as the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment.

### 3.5 BHK INDIVIDUAL FLOOR PLAN 3.5-BEDROOM, 3-TOILET



**SBUA : 3,060 sq.ft (248.28 sq.mt.)**

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## 4 BHK INDIVIDUAL FLOOR PLAN 4-BEDROOM, 4-TOILET

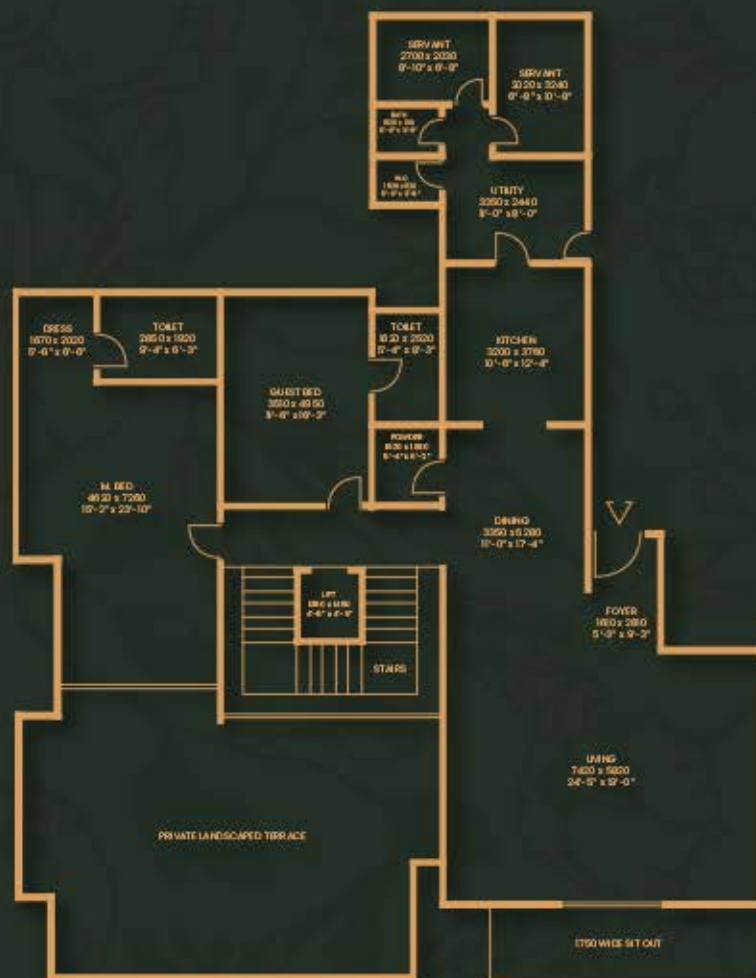


**SBUA : 3,860 sq.ft (358.60 sq.mt.)**

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**5 BHK INDIVIDUAL FLOOR PLAN**  
5-BEDROOM, 5-TOILET

**LOWER PENTHOUSE**



**SBUA : 5,045 sq.ft (468.69 sq.mt.)**

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### UPPER PENTHOUSE (CONTINUED)



**SBUA : 5,045 sq.ft (468.69 sq.mt.)**

**5 BHK INDIVIDUAL FLOOR PLAN**  
5-BEDROOM, 5-TOILET

**PENTHOUSE TERRACE  
(CONTINUED)**



**SBUA : 5,135 sq.ft (477.05 sq.mt.)**

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc. are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and plans are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 Square Metre = 10.764 Square Feet). E & OE. Carpet area is denoted as the net usable floor area of an apartment, excluding the area covered by the external walls, area under service shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment.



# 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; PQRS - 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 25 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 DEVELOPERS**

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## **Mantri Developers**

First Developer in India to be certified on  
World Class Management Systems : ISO 9001:2008  
SO 14001:2004, OHSAS 18001:2007 & SA 8000:2008

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