

## Stay Smart.

Automated homes you can control  
with a touch.



**manTRI**  
**vantage**

Behind Zensar IT Park, Kharadi, Pune





## mantri vantage

After creating landmarks in Bengaluru, Chennai and Hyderabad since 1999, we are proud to present our first residential project in Pune.

Come home to Mantri Vantage, behind Zensar IT Park, Kharadi - automated apartments that make living easy, secure and efficient.

Stay safe with a gas leak detection system that alerts you via mobile notification.

Stay cozy with the power to set the right ambience and wake up to a view of the river from your home.

Stay in control, always.









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## HIGH POINTS

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- Smart Homes for Smart People™
- Located behind Zensar IT Park, close to other major IT hubs
- Close proximity to central business district, schools and shopping malls
- Landscaped gardens
- 100% power back up

### SMART HOMES. SMART FEATURES.

			
REMOTE ACCESS	VIDEO SURVEILLANCE	AUTOMATIC LIGHTING	ENERGY EFFICIENCY



# LANDSCAPE PLAN

## LEGEND

- |                          |                               |
|--------------------------|-------------------------------|
| 1. Entrance plaza        | 12. Informal seating area     |
| 2. Accent planting       | 13. Sculpture & feature walls |
| 3. Play lawn             | 14. Swimming pool             |
| 4. Sandpit               | 15. Swimming pool plaza       |
| 5. Play equipment area   | 16. Amphitheater              |
| 6. Senior citizen area   | 17. Function lawns            |
| 7. Outdoor seating area  | 18. Jogging track             |
| 8. Screen planting       | 19. Multi-purpose court       |
| 9. Outdoor exercise area | 20. Half basketball court     |
| 10. Meditation area      | 21. Transformer yard          |
| 11. Outdoor reading area | 22. Deck                      |





OUTDOOR



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## AMENITIES

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- Outdoor exercise area
- Children's play area
- Multi-purpose play court
- Outdoor party area
- Open amphitheater/function lawns
- Half basketball court
- Landscaped gardens
- Paved garden walkway



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## INDOOR AMENITIES

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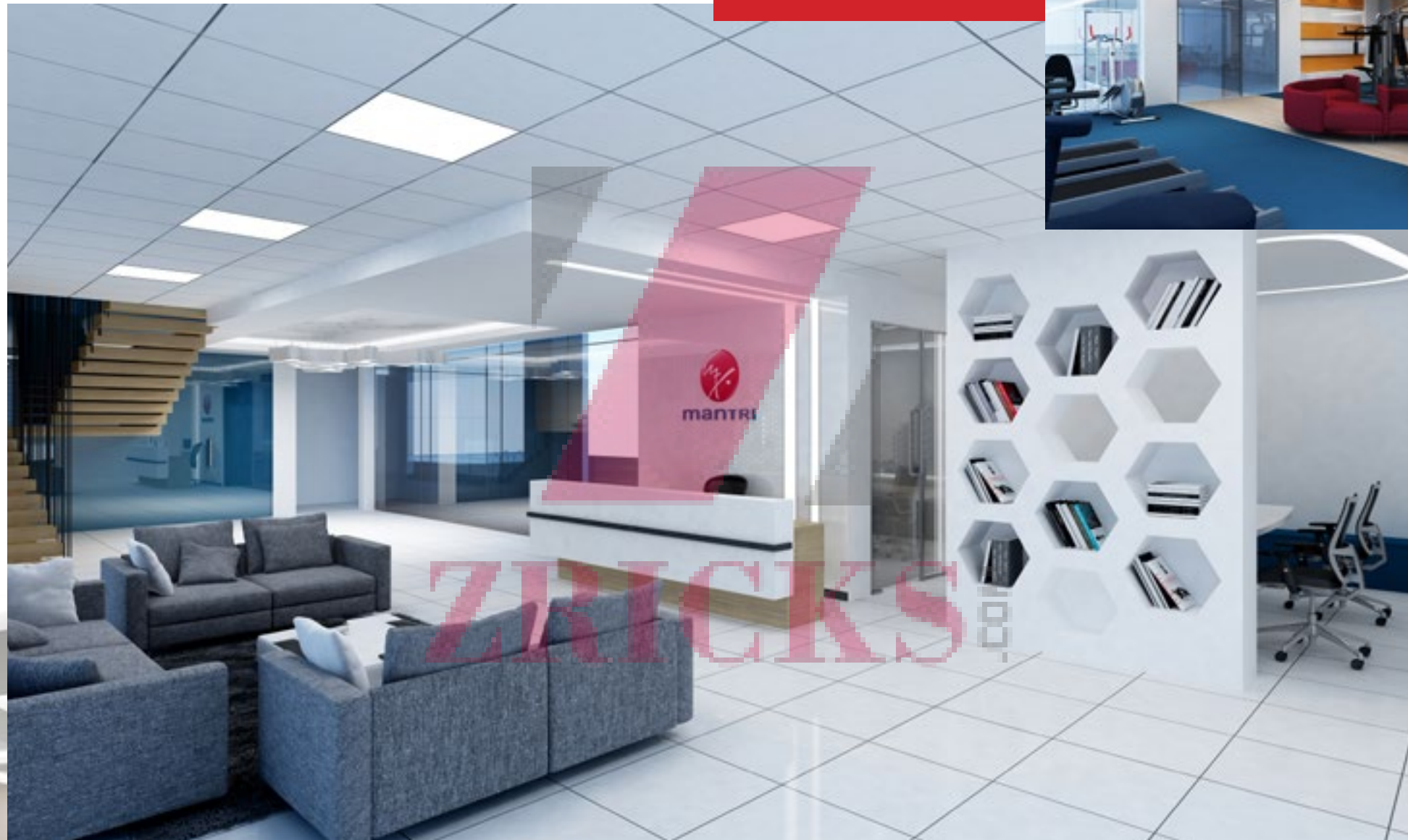
- Gymnasium/karaoke/aerobics room with music system
- Pool table
- Multi-purpose hall/banquet hall
- TV/AV room
- Chess/carrom and other indoor games



## INDOOR AMENITIES



GYM



CLUB HOUSE LOUNGE



BANQUET HALL



## INDOOR AMENITIES



POOL TABLE



MINI THEATER

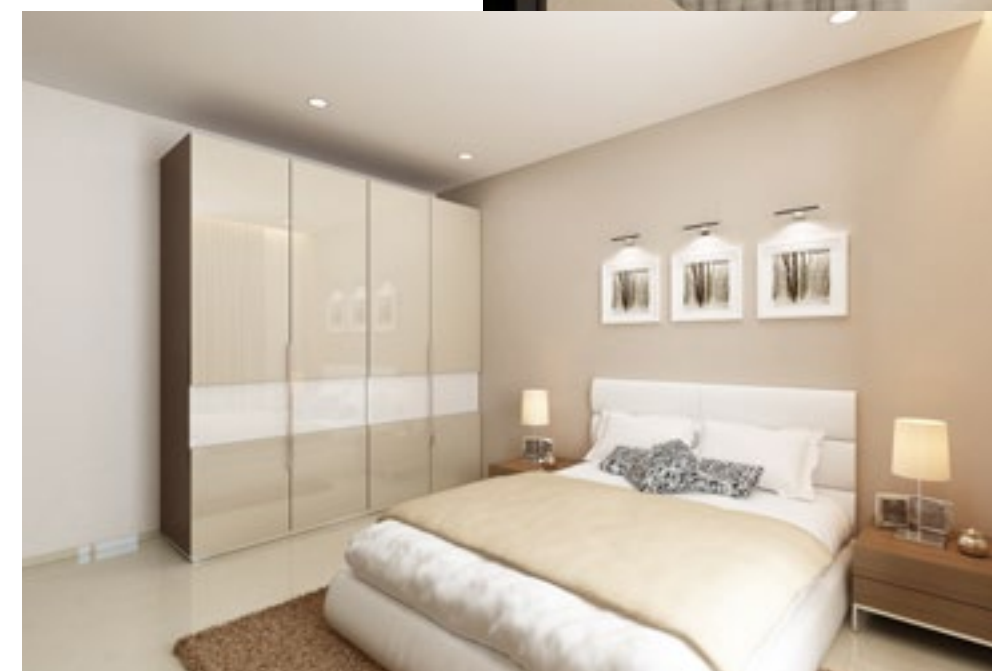


# INTERIORS



DINING ROOM

LIVING ROOM



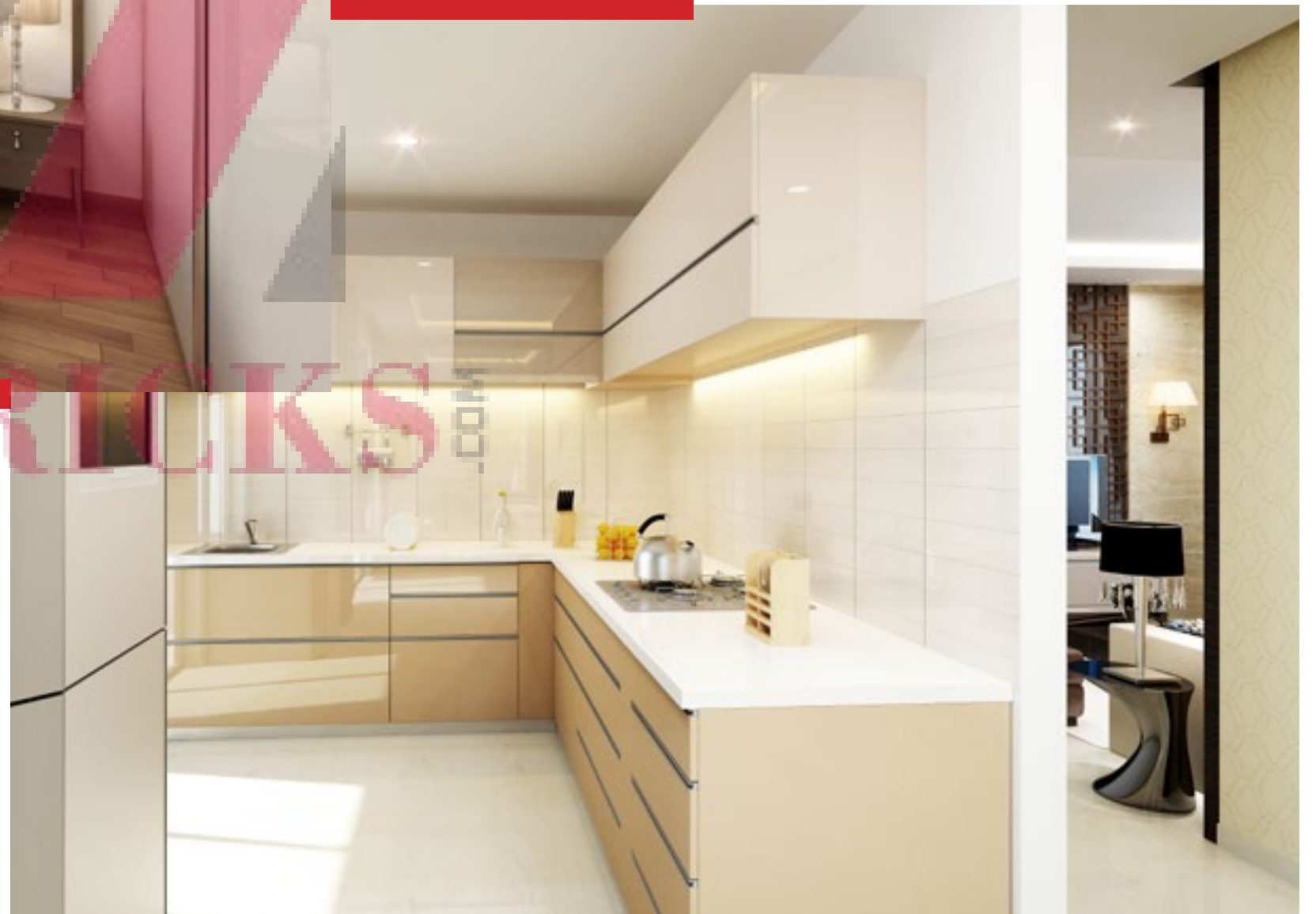
BEDROOM



# INTERIORS



MASTER BEDROOM



KITCHEN



# SPECIFICATIONS

## STRUCTURE

- Earthquake Resistance**  
Seismic zone III compliant RCC framed structure.
- Construction Details**  
Solid & hollow concrete block masonry.
- Clear Height**  
Floor to ceiling - 9'2" feet clear height.

## PAINTING

- Interiors**  
Acrylic emulsions with roller finish on wall.
- Ceilings**  
Oil bound distemper.
- Exterior**  
External emulsion paint.
- MS Railing**  
Enamel paint.

## 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.

## DOORS & WINDOWS

- Main Door Frame**  
8 feet high engineered wood door frame equivalent to wall thickness.
- Shutter**  
35 mm thick veneered designer door shutter.
- Main Door**  
PU polish on both sides.

## PLASTERING

- Internal Walls**  
Smoothly plastered to give an even finish.
- Ceiling Cornices**  
Provision to cover fire sprinkler pipes.

## FLOORING

- Internal**  
Vitrified tile flooring.
- Utility, Balcony & Private Terrace**  
Anti-skid ceramic tile flooring.
- Ground & Typical Floor Lobby**  
Good quality vitrified tiles.

- Washing Machine & Ironing Board**  
Provision in the utility area.
- Piped Gas**  
Through gas bank provided.

- Hardware - Main Door**  
Good quality German or imported chrome finish hardware.
- Other Room Doors**  
7 feet high engineered wood door frame equivalent to wall thickness.  
  
32 mm thick skin door with Duco paint.  
  
Good quality chrome finish hardware.

- Toilet Doors**  
30 mm thick skin door with Duco paint on bedroom side and laminate on toilet side.  
  
Good quality chrome finish hardware.
- Balcony Doors**  
UPVC sliding doors for balcony/terrace.

## ELECTRICAL

- TV Points**  
One TV point to be provided in each bedroom and living room.
- Electrical Wires**  
Fire resistant electrical wires of reputed brand.
- Switches**  
Reputed brand modular switches.
- MCB**  
One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.
- ELCB**  
For safety, one Earth Leakage Circuit Breaker (ELCB) will be provided for each flat.
- Telephone Points**  
Provided in all bedrooms and the living room.
- Cable TV**  
An exclusive network of cable TV will be provided with a centralized control room (users to pay monthly charges).
- EPABX Centrex System**  
A group centrex 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).

## LIFTS & ENTRANCE LOBBY

- Passenger Lifts**  
Two automatic lifts in each block of Fujitech/Kone/OTIS or equivalent make.

- Windows & Ventilators**  
UPVC sliding windows with plain sheet glass and provision for mosquito mesh.  
  
Toilet ventilators made of UPVC with translucent glass, and provision for exhaust fan.

- Intercom Facility**  
Intercom facility (within centrex) from each apartment to security room, club house and other apartments will be provided.
- Cellular Phone Signal Boosters**  
Provided in lift well and inside the towers for better mobile phone connectivity.
- 100% Power Backup**  
Users to pay DG power usage charges at actual rates, as per metered consumption.
- Split A/C Power Point**  
Provision in Master Bedroom. Box with conduit provision will be made in other Bedrooms.
- Power**  
100% power backup for lighting in common areas, lifts and pumps will be provided through DG sets.  
  
Apartment units will be provided with LT power load of:  
7 KW for 2 & 3 BHK (1380 sq.ft - 128.2 sq.mt) & 10KW for 3 BHK (1520 sq.ft - 141.21 sq.mt).  
  
A portion of the common lights will be powered by solar energy.



# SPECIFICATIONS

## TOILETS

- Master Bedroom Toilet**  
Designer ceramic tile flooring and cladding.
- Other Bedroom Toilets**  
Designer ceramic tile flooring and cladding.
- White EWC**  
Kohler or equivalent make in all the toilets.
- White WHB**  
Kohler or equivalent make in all the toilets.
- Hot & Cold Water Mixer (Shower)**  
Grohe or equivalent make.
- Hot & Cold Water Mixer (Washbasin)**  
Of Grohe or equivalent make in Master Bedroom toilet and pillar cock in other toilets.

- Health Faucet**  
All toilets.
- Master Control Valve**  
All toilets.
- Geyser**  
Provision in all toilets.
- Toilet Ventilator**  
Large sized toilet ventilators made of UPVC with translucent glass fitted with provision for an exhaust fan.

## SECURITY SYSTEMS

- Guards**  
Round-the-clock patrolling by trained security personnel.
- CCTV Surveillance**  
Cameras to be installed at security gates to verify visitors.

- Visitor Entry**  
Restricted through access control doors.
- Vehicles Entry & Exit**  
Will be controlled with boom barriers at entry gate.

## OTHER AMENITIES

- Common Toilets**  
For domestic help/drivers in basement.

## HOME AUTOMATION

- Video Door Station**  
Provides an easy-to-use, secure communication between a visitor at the door and the resident inside a dwelling. When a guest pushes the built-in doorbell, the resident hears an alert and is shown video of the guest on a wall mounted screen. The resident can communicate with the guest before opening the door.
- Touch Switch**  
Only 2/3 lighting circuits in the apartment are connected and controlled using tablets or the touch panel. Enabled lights can be switched on/off through the touch panel and can be controlled from Wi-Fi enabled devices like iPhone/iPad, Android phone/Android tablet. Set desired lighting at the touch of a button.
- Push Notifications**  
Push notifications can be sent to all the family members on their mobile phones when a gas leak occurs. Phones must have either a mobile data plan or be connected to a Wi-Fi network to receive notifications.
- Wi-Fi Zones**  
Wireless LAN provided inside the house will allow users to utilize home automation service via mobile devices/tablets, etc.
- Software for Home Automation System**  
Connect upto 4 smart phone devices free for life. Any additional device connectivity will be charged as per service provider tariff.
- Occupancy Sensor**  
Automatic light is provided in the Master Bedroom.

## GREEN BUILDING AMENITIES

- Rain Water Harvesting**  
Provided for recharging the ground water level.
- Water Treatment**  
An exclusive water purification plant within the project will provide treated water to residents.
- Organic Waste**  
A waste convertor shall be provided.
- Sewage Treatment**  
Treatment plant of adequate capacity will be provided inside the project. Sewage effluent shall be used for flushing and landscaping.
- Common Lights**  
A portion of the common lights shall be powered by solar energy.



# 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 & resales



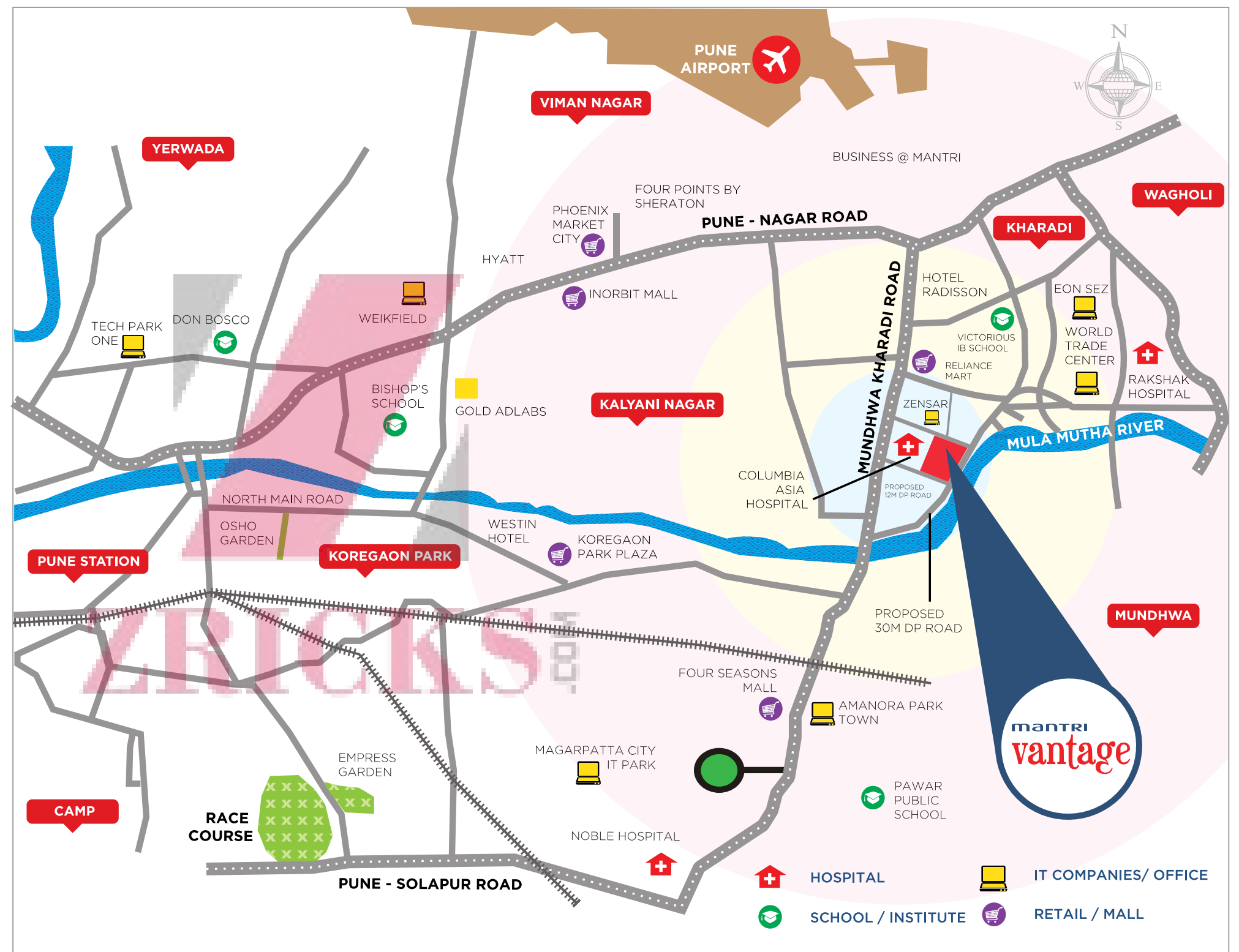
- One-stop shop for home interiors
- Premium, top-of-the-line accessories



## THE ADDRESS

### LOCATION USP

- Railway Station - 10 km
- Airport - 7 km
- Noble Hospital - 6.5 km
- Columbia Asia Hospital - 2.5 km
- Phoenix / Inorbit Mall - 4.5 km
- Victorious IB School - 1.5 km
- Magarpatta IT Park - 4.5 km
- Zensar IT Park - 0.5 km







**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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