



**MANA PROJECTS**  
IMAGINEERING DREAM SPACES

MANA PROJECTS Pvt. Ltd  
No.20/7, 3rd Floor, Swamy Legato, Kadubisanahalli,  
Outer Ring Road, Bengaluru, Karnataka 560103

Call +91 7676 333 000  
Email [sales@uber.in](mailto:sales@uber.in)  
Please visit [www.uber.in](http://www.uber.in)

This brochure is conceptual in nature and is by no means a legal offering. The promoters reserve the right to change, remove, add or modify any specifications or plans mentioned herein.



Your Green **Lifeline**



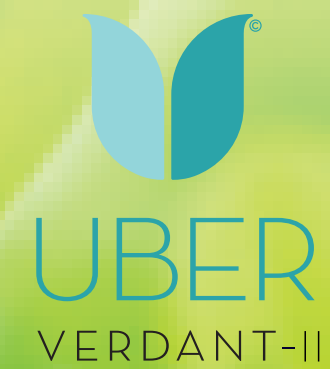
**UBER**  
VERDANT-II



Winning the most prestigious award is no mean achievement. Uber Verdant I won the “The Asia Pacific Property Award for Architecture” for the year 2015 - 2016 and for 2018 and 2019 Uber Verdant II bagged it. This speaks volumes on the finer details, the green elements and the opulence that one can experience here.



Your Green **Lifeline**





Your Green Lifeline

Live your dream life in the green lifeline.



UBER  
VERDANT-II



Your Green Lifeline





## Your Green Lifeline

WIPRO  
CORPORATE OFFICE

RGA  
TECH PARK

Humanity thrives in urban landscapes yet we all yearn for a touch of nature. Given today's lifestyle, we may not be able to live amidst nature, but we can definitely let nature live amidst us.

Presenting your green lifeline in the most sought after area in Bengaluru. Sarjapur Roads' green address just got greener. Giving you the much needed redemption from pollution

Uber Verdant II, with vertical gardens at its heart, allows nature to live amidst you despite being in the pinnacle of development. So you get the best of both worlds. On the one hand, you are just a stone's throw away from the finest companies, schools, hospitals and entertainment centres. On the other, our vertical gardens will ensure you feel like you're coming home to another world. A world that gives you fresh air, a serene atmosphere and a natural treat to the eyes, some of the most coveted aspects to look for in the city.





Accacia auriculiformis  
 Agathisrobusta Albizzialebbek  
 Alstoniascholaris Anthocephaluschinensis  
 Annonasquamosa Artocarpusaltitilis Artocarpusintegrifolia  
 Azadirachtaindica Bauhinia Blakeana Bauhinia Purpurea  
 Bauhinia Variegata Brassiaactinophylla Bigoniamegapotamica  
 Buteamonosperma Callistemon Citrinus Calophyluminophyllum Caryotaurens  
 Cassia Javanica Cassia Marginata Clusiarosea Cocosnucifera Colvillearacemosa  
 Cordiasebestena Dalbergiasissoo Delonixregia Erythrinavariegata Ficusbenjamina  
 Ficusreligiosa Ficuscarica - Fig Tree Filiciumdeciapiens Golden Melaleuca  
 Grevillearobusta Guaiacum Ocinale Holopteliaintegrifolia Jacaranda Mimosifolia  
 Lagerstroemia Speciosa Lagerstroemia Thorelli Mangiferaindica Michelliachampaca  
 Milletiaovalifolia Millingtoniahortensis Mimusopselengi Muntingiacalabura -singapore Cherry Tree  
 Parkiabiglandulosa Peltophorumpterocarpum Pisoniaalba Plumeria 'Alba' American Dwarf  
 Plumeriaobtusa "Alba" Plumeriaacutifolia 'Carnea Red' Podocarpusnerifolius Pongamiapinnata  
 Phoenix Sylvestris Ravenalamadagascarensis Royastoniaregia Samaneasaman Spathodeacompanulata  
 Swieteniamahogani Tabebuiaargentina Tabebuiaavellaneda Tabebuiaroseaalba Tabebuiaimpetiginosa  
 Terminaliaarjuna Terminaliacadappa Terminaliamantaly Wodyetiabifurcata Bambusaventricosa  
 Chamaedoreacostaricana Chamaedoreaelegans Chrysalidocarpusluetescens Dypsisleutescens  
 Ficusbenjamina Ficusbenjamina Prestige Gold Licualagrandis Licualaspinosa Livinstoniachinensis  
 Phyllostachysaurea Phoenix Roebellinii Ptychospermamacarthurii Raphisexcelsa Sterliziareginae Vetchiamyereli  
 Bauhinia Tomentosa Caesalpeniapulcherima Cassia Alata Cassia Biora Calliandrahaematocephala  
 Euphorbia Leucocephala Hibiscus IndicaHibiscus Hawaii Ixorasingaporensis Jatrohaphandulifolia Lagerstroemeaindica  
 Leeacoccinae "Green" Leeacoccinae "Rubra" Manihotultissima Var. Poinsettia Flaming Sphere  
 Plumeriapudica Tecomagauduchaudi Tecomastans Acalypha Green Dwarf Var. Acalyphahispida Agave Angustifolia  
 Aglonema Silver Queen Alocaciamacrhriza Alpiniaapurpurea Alpiniazerumbet Allamandanerifolia Amaryllis Lily  
 Beloperoneguttata Calathealutea Calatheazebrina Canna IndicaCanna Var. Cortaderiaselloana Clerodendroninerm  
 Cyperusaltemifolia Cyperuspapirus Dracaena Marginata Var. Dracaena Marginataticolour Durantagoldeana  
 Durantagoldeana Durantaplumerie Var. Equisetum Hymele Ficus Panda Furcrarea Gardenia Jasminoides  
 Geranium Hamelia Patens Hedychiumcoronarum Heliconiacaribbean Hybrid Heliconiapsittacorum Heliconiahumilis  
 Heliconiarostrata Hymenocallisamericana Hymenocallisspeciosa Hypericumperforatum Cymbopogon fleosus  
 Loropetalumchinensevar.rubrum Justicagendarusa Malviscusarboricola Miscanthus Murraya Exotica Nerium Oleander Dwarf  
 Nymphaea "Alba" Nymphaea "Rubra" Pachystachyslutea Pentaslanceolata Red & White Phillodendronselloum Phillodendronxanadu  
 Phyllanthus Snow Bush Pleomelereflexa Plumbagoauriculata Plumbagoindica Polysciasbalfouriana Psuederanthemumreticulatum  
 Pennisetumroepellini Pennisetumsetaceum Sansevieriatrifasciata Spathyphyllum Tabernemontanacoronaria  
 Tabernemontanacoronaria Var. Tecomariacapensis Typhaorientalispresl. Thunbergiaerecta Alternantheraversicolour  
 Alternantherabeltzikiana Var. Artemesia Dusty Miller Asparagus Myeri Asparagus SprengeriAspidistra Asystaciagangetica Var.  
 Bamboo Grass Cupheahyssopifolia Pink + White Dianella Var. Gazenia Geranium Homalomenaocculata Hemigraphiscolorata  
 Ipomeabotatas Black Ipomeabotatas Margarita Jacquemontiaviolacea Lantana Sellowiana Pink Lantana Sellowiana White  
 Lavender Angustifolia Nephrolepisbostonensis Nephrolepiscompacta Ophiopogon Green Ophiopogon Var.  
 Pilearotundifolia Portulaca  
 Rhoesopathacea  
 Russeliajuncea  
 Syngonium Butterly Var.  
 Setcreseapurpurea  
 Wadeliatrilobata  
 Verbeenas Yellow Daisies  
 Zephyranthes Candida  
 Zephyranthes grandiflora Lindl.  
 Allamandacathartica  
 Bignonia Venusta  
 Clerodendronsplendens  
 Jacquemontiaviolacea Senecioconfusus  
 Thunbergiagrandidora 'Alba' Thunbergiamysorensis Vernonia

## Your friends for life, at home.

True friends make for a better life and these green friends do just that. Landscaped with trees, plants and shrubs, these perennial gifts from nature, breathe life into the air. Simply put, you will be breathing more oxygen in every breath. Making for a healthier, better you, while you soak in the comfort of your home.





## Come home to a green lifeline.

For those of you who find peace in nature, Uber Verdant II is a sight for your eyes. Stepping in is like a breath of fresh air amidst the urban chaos. Literally too, the air once you are in the verdant 6.65 acres is actually fresher. Landscaped to natural perfection, gardens are the highlight of the space with over three hundred and fifty species of flora around you. Doted all the way across and vertically are greens that artfully clad your comfortable and modern 2 or 3 bedroom home.

Considered as organic architecture, the Annex houses 6.65 acres, 3 towers with 5 blocks comprising 493 units consisting of 2 basement and 13 floors of green living space. Living in India's finest vertical garden will be a pure joy.

A home that is meant to relax, refresh and rejuvenate you. Just like being amidst nature. Imagine what it would feel like to come home to this green lifeline.

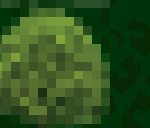






## Your home in the Green Lifeline

Uber Verdant II is designed to give residents an uninterrupted and unrivalled outdoor experience. An elegant driveway, off Sarjapur Road, whisks you away from the hustle and bustle of the city, bringing you to a central courtyard interconnected with an extensive open space. The orientation of the property is such that most of the apartments have north and east facing units, providing plenty of light and choice. Designed according to Vastu, nature and aesthetic principles, the form and functionality of your space is tuned to perfection.







Large balconies and windows allow light and life into your new home. The plants not only give you fresh air inside your green homes, but also keep out the pollution and dust. So the integrated landscaping is not just design but functional too when it comes to greener living.



This means your new home will be bright and airy. The perfect setting for a happier and livelier you. Spacious and aesthetic, coupled with an array of sustainable support systems makes city living a much greener adventure.





## The Balcony Garden

The crowning glory of your new home at Uber Verdant II is your very own, private and tastefully curated balcony garden. A little slice of this green paradise to call your own. A place to unwind, to relax, to gather yourself or as we like to call it, your breathing space. A garden of Eden for you to entertain your guest and friends, without the worry of not having a green thumb. Automated maintenance makes it stress free so that you and your family can step into the lap of nature anytime, without stepping out of home.

Bring nature in. For a fresher, healthier and happier future.



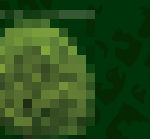
# Floor Plans



2 BHK



3 BHK





# Specifications



### Structure

- RCC framed structure with solid blocks for walls
- Smooth plastering for interior & rough for exterior
- Landscaped balcony with automated drip irrigation
- Open type kitchen



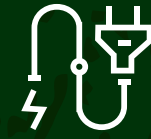
### Toilets

- Roca or equivalent C.P. fittings
- Roca or equivalent sanitary fittings
- Concealed hot and cold CPVC plumbing pipes



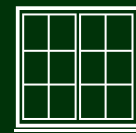
### Flooring

- Laminated wooden flooring for master bedroom
- Vitrified tiles in all rooms
- Designer ceramic tiles in balconies
- Anti-skid ceramic tiles for bathroom floors
- Designer ceramic tiles in toilets



### Electrical

- Electrical fittings Anchor -Roma/Schneider-Clipsal
- Concealed fire resistant copper wiring (Anchor/Havells)
- Provision for A/C in master bedroom
- T. V. & telephone point in living and master bed room



### Doors & Windows

- Teak wood frame with teak skin main door
- SS coated brass fittings for main door
- Sal wood door frame & flush door for all other doors
- SS fittings for other doors
- UPVC windows (3 track) with grills
- UPVC french door for balcony
- UPVC ventilators (provision for exhaust fan in Toilets)



### Internal & External Finishes

- Emulsion paint for interiors
- Polished/Enamel painted doors and grills
- Weather coat painting for exteriors



### Kitchen

- Wash provision in utility
- Two taps and one Aquaguard provision





## At the heart of the Green Lifeline The Uber Club



### In Club House:

- Swimming Pool • Toddlers Pool • Spa with Steam, Sauna & Jacuzzi • Gym • Yoga
- Table Tennis • Billiards and Snooker • Cards • Carrom • Squash Court • Badminton courts
- Massage Rooms • Multi-purpose Hall With Diaz & Dining • Crèche With Kids Play Area
- Café & Restaurant With Kitchen



Swimming Pool & Toddler's Pool

*Seven Days Of  
No Swimming  
Makes One Weak*



Gym

*Grind Your Body;  
Wriggle Your Belly*

*A Hot Bath To  
Make  
You Happening*



Spa - Steam, Sauna & Jacuzzi

*Burn Some Fat,  
On The Mat*



Yoga  
Images are conceptual and not a legal offering





Table Tennis

*Hit And  
Never Quit;  
The Road To  
Glory Is Uphill*



Squash Court

*If Squash  
Was Easy,  
It Would Be  
Called Tennis.*

*You Will Be Good  
At Mind Games*



Billiards & Snooker, Cards & Caroms

*Playing  
Badminton  
Helps You Take  
Decisions Faster*



Badminton courts



*You Are One  
Massage Away  
From A Good  
Mood*



*Workshop For  
The Young Minds*



*Let The  
Celebrations  
Begin*



Multipurpose Hall With Dias & Dining



*A Spoon Full  
Of Joy*



Café/Restaurant With kitchen



Picture to be provided  
as per architect feedback

- 1. Promenade for Bicycle / Skating
- 2. Pet's Corner
- 3. Bicycle Stand
- 4. Multi-purpose Lawn in Community Court
- 5. Deck with Seating Enclosure Pergola
- 6. Mass Planting Bed
- 7. Recreational Plaza
- 8. Water feature with Sculpture
- 9. Floral Garden
- 10. Aroma Garden
- 11. Tropical Garden

**In the basement**

- 40. Grocery Store
- 41. Medical Store







- 12. Therapeutic Pathway
- 13. Tree Court with Stone Paving
- 14. Contemplation Court
- 15. Exercise Pads
- 16. Fish Pond
- 17. Relaxation Deck
- 18. Floating Hang-out Deck
- 19. Connecting Bridge
- 20. Eco-Pond
- 21. Lawn with Golf Putting
- 22. Water Feature with Jets and Spouts
- 23. Community Plaza
- 24. Children's Play Area with Sand and Turf
- 25. Adventure and Art wall
- 26. Informal Pavilion
- 27. Extensive Lawn
- 28. Informal Seating Court



- 29. Butterfly Garden
- 30. Central Park
- 31. Grand Water Cascade
- 32. Amphitheatre with Diaz
- 33. Aquatic Pond
- 34. Children Play Area with L





- 35. Senior Citizen Deck with Furniture
- 36. Chit – Chat Alcove
- 37. Informal Viewing Gallery
- 38. Multipurpose Court
- 39. Cricket Net – Practice



## Project Highlights

No home is complete without an array of world class amenities. Uber Verdant II is no different. The property comes equipped with a host of facilities that make life here a breeze. After all, you do deserve to unwind in style after a hard day's work.

- Landscaped private balconies for all units
- 450 – 500 trees @ ground level
- Automated drip irrigation system
- Rain water harvesting & recycling
- Waste water recycling
- Well-designed landscapes
- Abundance of natural lighting & ventilation
- Building designed considering Bengaluru's wind flow
- Separate club house with immense amenities
- No pipelines visible outside - separate entry & exit for plumbing & maintenance.
- 24/7 power backup
- Digital water meter for all units





# GOLDEN TRIANGLE



## The Green lifeline amidst the Golden Triangle.

Ideally located on Sarjapur Road, Uber Verdant II is prime property. In close proximity to all IT hubs, educational institutions, healthcare, excellent social infrastructure, play arenas, public infrastructure and retail spaces, it is at the heart of Bengaluru's development. What makes it so sought after is its connectivity and accessibility to the crucial hubs of development across the entire city, whether it is Whitefield or Electronic City.

-  **COMPANIES**
-  **SCHOOLS & COLLEGES**
-  **Our Projects**
-  **HOSPITALS**
-  **MALLS & ENTERTAINMENT**
- Tropicale
  - Karmel
  - Candela
- Seldon
  - Jardin
  - Pristine
- Mana Upcoming Project



# Welcome to the Urban Oasis



## The lifeline in the making







“Create a balanced ecosystem between urban living and nature”. The design journey began with this underlying vision of the developer – Mana Projects. When we reflected back on all their earlier projects, the green emphasis has been progressively evident. With the phase 1 of Uber Verdant completed and occupied, the challenge was to create a green edifice that would serve as the much needed lung space on the bustling Sarjapur Road.

The architecture and the landscape have been visualized and designed to complement each other. The open spaces in the building, apartment units and private terraces are creatively designed to ensure there is no escape from the green which would engulf the entire 6.6 acres of development. What would be proprietary is the seamless transition between indoor and outdoor spaces.

One may need a microscope to understand the details that have gone in to every square feet of Uber Verdant II. The living spaces, the courtyards, the promenades, the club house, the external and internal amenities and the vegetation are more fluidic in shape and spatial organization to give a free flowing pattern that one can experience in any of the trails of a forest or river side walkways.

Water being precious and premium is crucial to sustain any life apart from light. Water conservation system, rain water harvesting system and drainage system ensures water not only percolates and rejuvenates the soil; also by recycled use of treated water for landscape irrigation system. The bio-ponds interconnected with the drain networks are strategically located that responds to the topography and capture surface and sub-surface water.

## Consultants of the project:

Architects  BLEND'S ARCHITECTS	Structural  Next Consultants (Pvt) Private Limited	Landscape  AV Associates	MEP  ESVE Design Solutions Pvt. Ltd. <i>Thinking Beyond Tomorrow</i>
PMC  GHAA Associates Project Management Consultants		External lighting  veda	

## The wind beneath the wings.

Mana Group, started in the year 2000 has over the years successfully delivered several landmark projects across the city of Bengaluru. With over 3.5 million square feet under various stages of development, it has become one of the leading GREEN developers in the city.

At Mana, we firmly believe that building quality and nature friendly residences is a huge responsibility. Our endeavour is to fulfil this duty with emphasis on efficiency and reliability in operations while the focus is on imaginative engineering.

As a result of this unwavering focus, our projects have gained recognition the world over for its quality and design.



MANA  
CANDELA

MANA  
TROPICALE

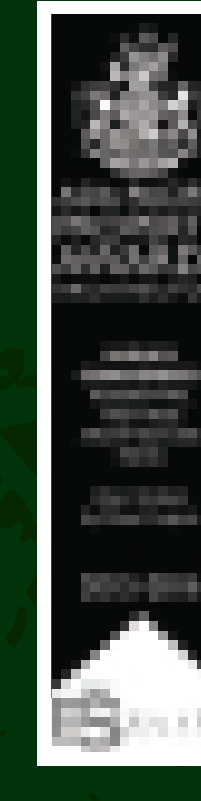
MANA  
FOLIAGE

MANA  
KARMEL  
COMFORT LIVING

JARDIN  
BY MANA PROJECTS

UBER  
VERDANT

## Encore



An award winning brand, Mana has been in the forefront of creating premium residences that are truly integrated with nature.

The hallmark of every Mana project is sustainability, an eco-friendly approach with plenty of flora that promotes and allows fresher and healthier living. Mana takes pride in its impeccable track record of on-time completion of projects and aesthetically designed spaces.

On the anvil are mixed development projects such as luxury apartments, malls, SEZ's and software parks.

Think Green. Think Mana.