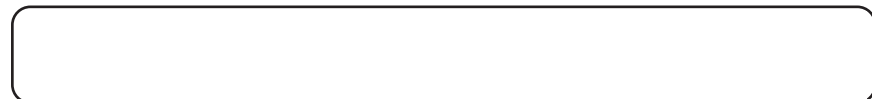




Registration Number: P52100022342

The project has been registered under MAHA RERA all information regarding project can be found on <https://maharera.mahaonline.gov.in>



E-Mail: info@mante-developers.com | www.mante-developers.com

Architect..... HIRAK SHAH
Design Architect..... KP BADGUJAR CONSULTANTS PVT. LTD.
Landscape & Interior Architect..... ROHINEE ENGINEERS
RCC CONSULTANT SATISH MARATHE

Site Address: Plot A40, Mohan Nagar Co-operative Housing Society, Baner, Pune, Maharashtra 411045.

Survey No. 94/1 to 97

Office Address: Plot B31, Mohan Nagar Co-operative Housing Society, Baner, Pune, Maharashtra 411045.

Survey No. 94/1 to 97



LUXOR

EXPERIENCE THE LUXURIOUS LIVING



PALATIAL 2 BHK APARTMENTS

~ BANER ~



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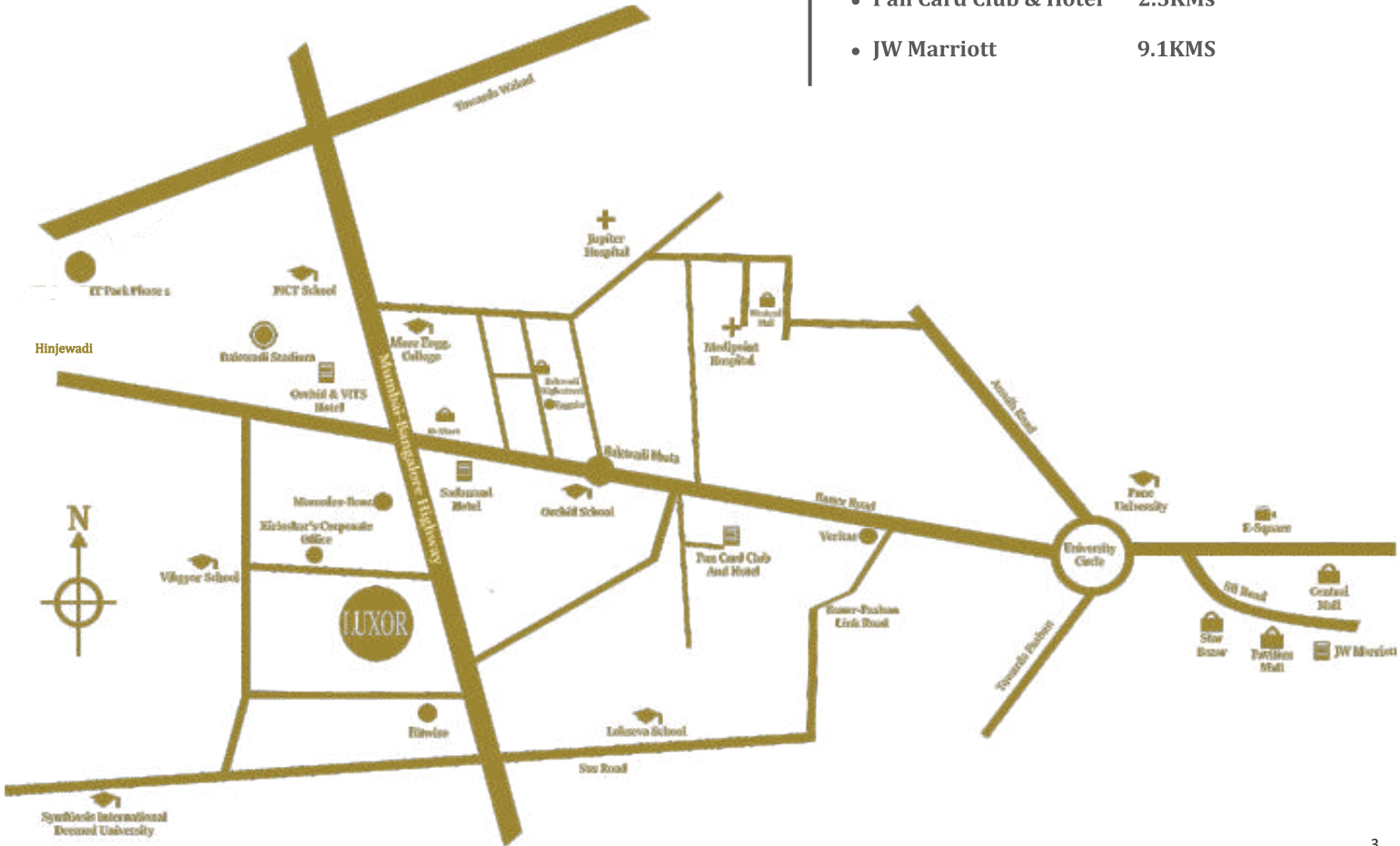
LUXOR

Situated in locality with unmatched connectivity

IT		SHOPPING MALLS & ENTERTAINMENT	
• Bitwise	0.5KMs	• D-Mart	3.0KMs
• Hinjewadi IT Park	8.0KMs	• Westend Mall	7.0KMs
• Veritas	3.9KMs	• Balewadi High street	3.9KMs
• Cummins	3.9KMs	• Pavilion Mall	9.0KMs
• Cognizant	5.2KMs	• Star Bazar	5.2KMs
		• Central Mall	9.2KMs
		• E-Square	9.0KMs

SCHOOLS & COLLEGES		HOSPITALS	
• Vibgyor School	1.0KMs	• Jupiter	3.6KMs
• PICT School	3.5KMs	• Medipoint	6.9KMs
• Moze Engineering College	3.9KMs		
• Orchid School	3.0KMs		
• Lokseva School	3.2KMs		
• Pune University	5.0KMs		

HOTELS	
• VITS & Orchid	2.3KMs
• Pan Card Club & Hotel	2.5KMs
• JW Marriott	9.1KMs





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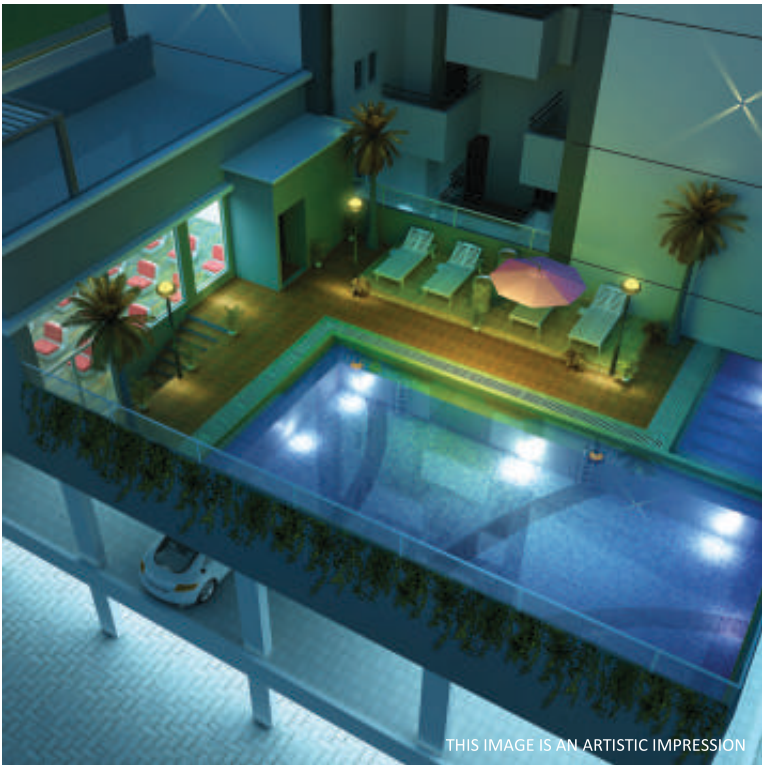
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AMENITIES

- Swimming Pool
- Yoga Pavilion
- Gazebo
- Children Play Area
- Club House
- Amphitheater

INFRASTRUCTURE

- DG Backup in Essential and Common Areas
- Rainwater Harvesting
- 2 Lift in every Tower
- 2 Level Car Parking
- CCTV Surveillance
- Video Doorphone

THE APARTMENTS

- Provision for Air-conditioner in Living room and bedrooms
- Powder coated Aluminium Windows
- Laminated flush doors for all interior doors
- Acrylic/plastic paint with gypsum finish wall
- Decorative laminate finish for main door

KITCHEN

- Provision for exhaust fan
- Provision for water purifier
- Granite platform with stainless steel sink single bowl
- Branded CP fittings
- Kitchen dado tiles up to lintel level

BATHROOM

- Provision for geyser and exhaust fan
- Bathroom dado up to lintel level
- Antiskid tiles
- Branded CP fittings and sanitary ware
- Shower panel with hot and cold mixers



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Living Room

Your personal space where your whole family and friends can come together and spend quality time.



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Bed Room

Relax in your cozy bedroom and rejuvenate yourself.



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Kitchen

Get into your wonderful kitchen and cook delicious meals which your family will enjoy.

1st FLOOR PLAN



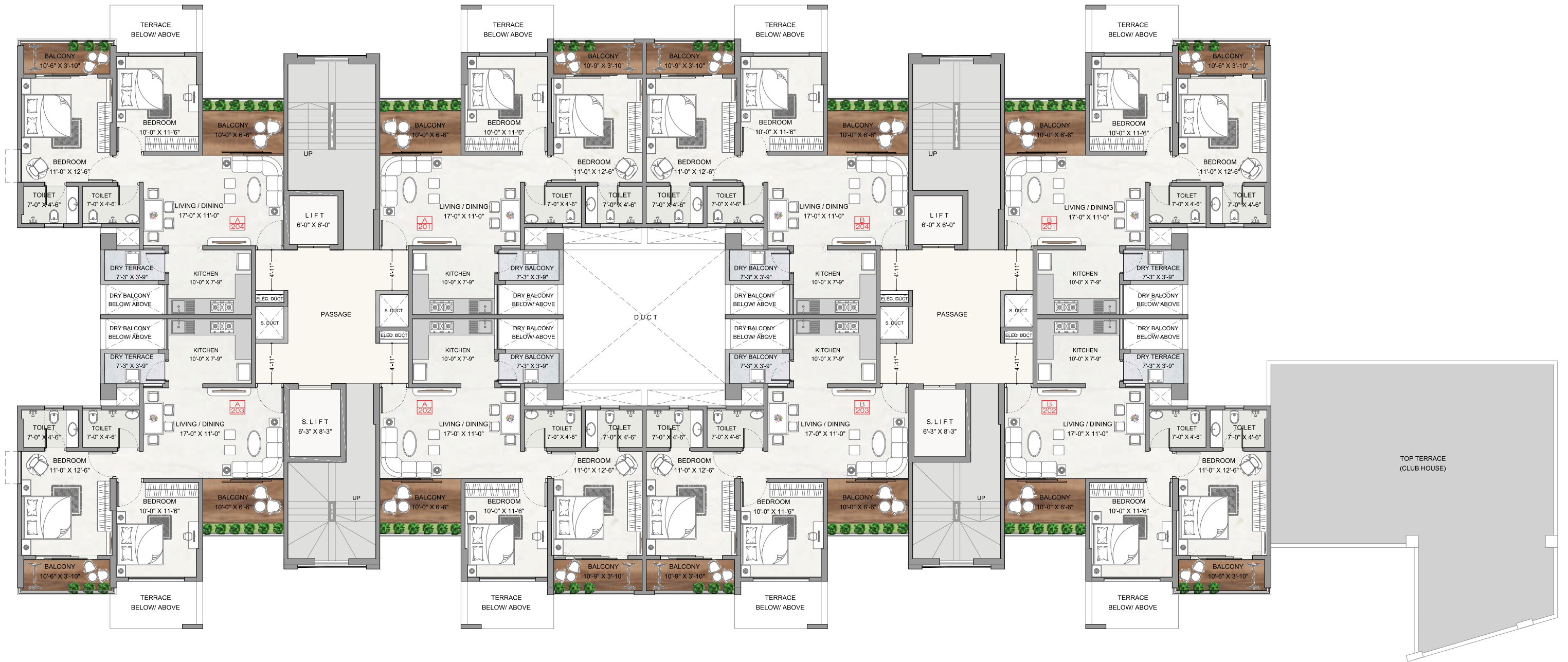
AREA CALCULATION FOR 1ST FLOOR ONLY

FLAT NO. (A BLDG.)	CARPET AREA(a)		DRY BALCONY (b)		ATT. TERRACE (c)		BALCONY-1L (d)		BALCONY-2B (e)		FORMED TERR.-1 L (f)		FORMED TERR.-2 B/K (g)		TOTAL AREA (H) = (a+b+c+d+e+f+g)	
ODD FLOOR	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
A-101	59.60	641.53	6.07	65.33	4.88	52.52	5.55	59.74	4.02	43.27	10.20	109.79	4.02	43.27	94.34	1015.48
A-102	59.60	641.53	6.07	65.33	4.88	52.52	5.55	59.74	4.02	43.27	6.45	69.42	-	-	86.57	931.84
A-103	59.60	641.53	6.07	65.33	4.88	52.52	5.55	59.74	4.02	43.27	6.45	69.42	8.96	96.44	95.53	1028.28
A-104	59.60	641.53	6.07	65.33	4.88	52.52	5.55	59.74	4.02	43.27	10.20	109.79	12.98	139.71	103.30	1111.92

AREA CALCULATION FOR 1ST FLOOR ONLY

FLAT NO. (B BLDG.)	CARPET AREA(a)		DRY BALCONY (b)		ATT. TERRACE (c)		BALCONY-1L (d)		BALCONY-2B (e)		FORMED TERR.-1 L (f)		FORMED TERR.-2 B/K (g)		TOTAL AREA (H) = (a+b+c+d+e+f+g)	
ODD FLOOR	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
B-101	59.60	641.53	6.07	65.33	4.88	52.52	5.55	59.74	4.02	43.27	10.20	109.79	12.98	139.71	103.30	1111.92
B-102	59.60	641.53	6.07	65.33	4.88	52.52	5.55	59.74	4.02	43.27	6.45	69.42	8.96	96.44	95.53	1028.28
B-103	59.60	641.53	6.07	65.33	4.88	52.52	5.55	59.74	4.02	43.27	6.45	69.42	-	-	86.57	931.84
B-104	59.60	641.53	6.07	65.33	4.88	52.52	5.55	59.74	4.02	43.27	10.20	109.79	4.02	43.27	94.34	1015.48

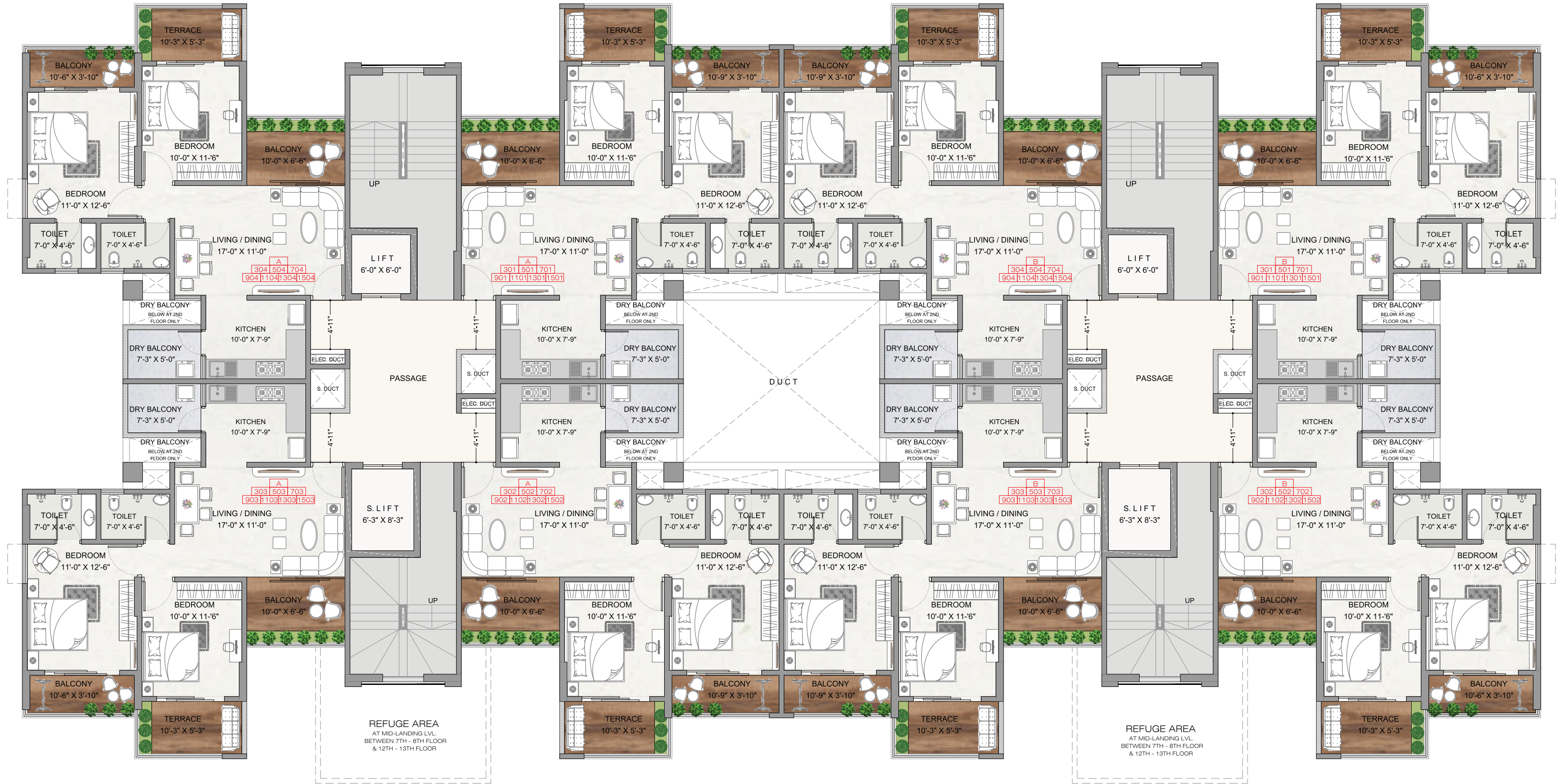
2nd FLOOR PLAN



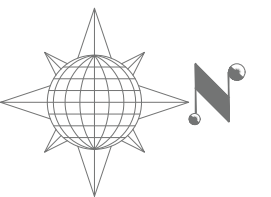
AREA CALCULATION FOR 2ND FLOOR ONLY												
FLAT NO. (A & B) EVEN FLOOR	CARPET AREA(a)		DRY TERR/ BALCONY (b)		ATT. TERRACE (c)		BALCONY-1L (d)		BALCONY-2B (e)		TOTAL AREA (F) = (a+b+c+d+e)	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 202, 203, 204	59.36	638.95	2.51	27.01	-	-	5.55	59.74	4.02	43.27	71.44	768.98



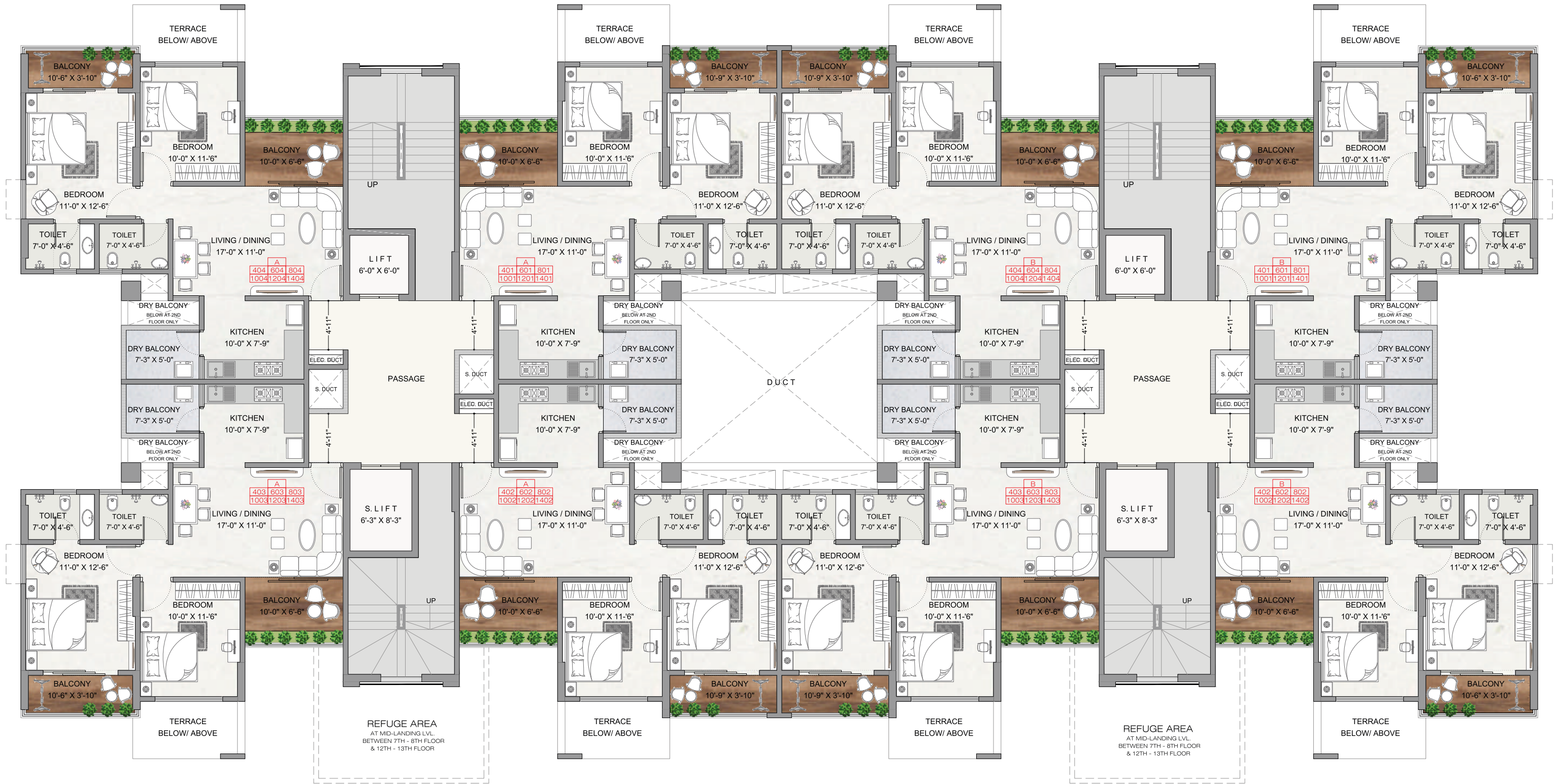
TYPICAL 3rd, 5th, 7th, 9th, 11th, 13th & 15th FLOOR PLAN



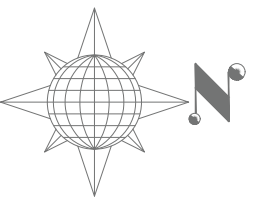
AREA CALCULATION FOR TYPICAL 3RD, 5TH, 7TH, 9TH, 11TH, 13TH & 15TH FLOOR												
FLAT NO. (A & B) ODD FLOOR	CARPET AREA(a)		DRY BALCONY (b)		ATT. TERRACE (c)		BALCONY-1L (d)		BALCONY-2B (e)		TOTAL AREA (F) = (a+b+c+d+e)	
301, 302, 303, 304 501, 502, 503, 504 701, 702, 703, 704 901, 902, 903, 904 1101, 1102, 1103, 1104 1301, 1302, 1303, 1304 1501, 1502, 1503, 1504	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
	59.58	641.32	3.340	35.95	4.88	52.52	5.55	59.74	4.02	43.27	77.37	832.81



TYPICAL 4th, 6th, 8th, 10th, 12th & 14th FLOOR PLAN



AREA CALCULATION FOR TYPICAL 4TH, 6TH, 8TH, 10TH, 12TH & 14TH FLOOR												
FLAT NO. (A & B) EVEN FLOOR	CARPET AREA(a)		DRY BALCONY (b)		ATT. TERRACE (c)		BALCONY-1L (d)		BALCONY-2B (e)		TOTAL AREA (F) = (a+b+c+d+e)	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
	401, 402, 403, 404											
	601, 602, 603, 604											
	801, 802, 803, 804											
	1001, 1002, 1003, 1004											
	1201, 1202, 1203, 1204											
1401, 1402, 1403, 1404												
	<u>59.36</u>	638.95	<u>3.34</u>	35.95	-	-	<u>5.55</u>	59.74	<u>4.02</u>	43.27	<u>72.27</u>	777.91



TYPICAL MIRROR FLAT (ODD FLOOR)

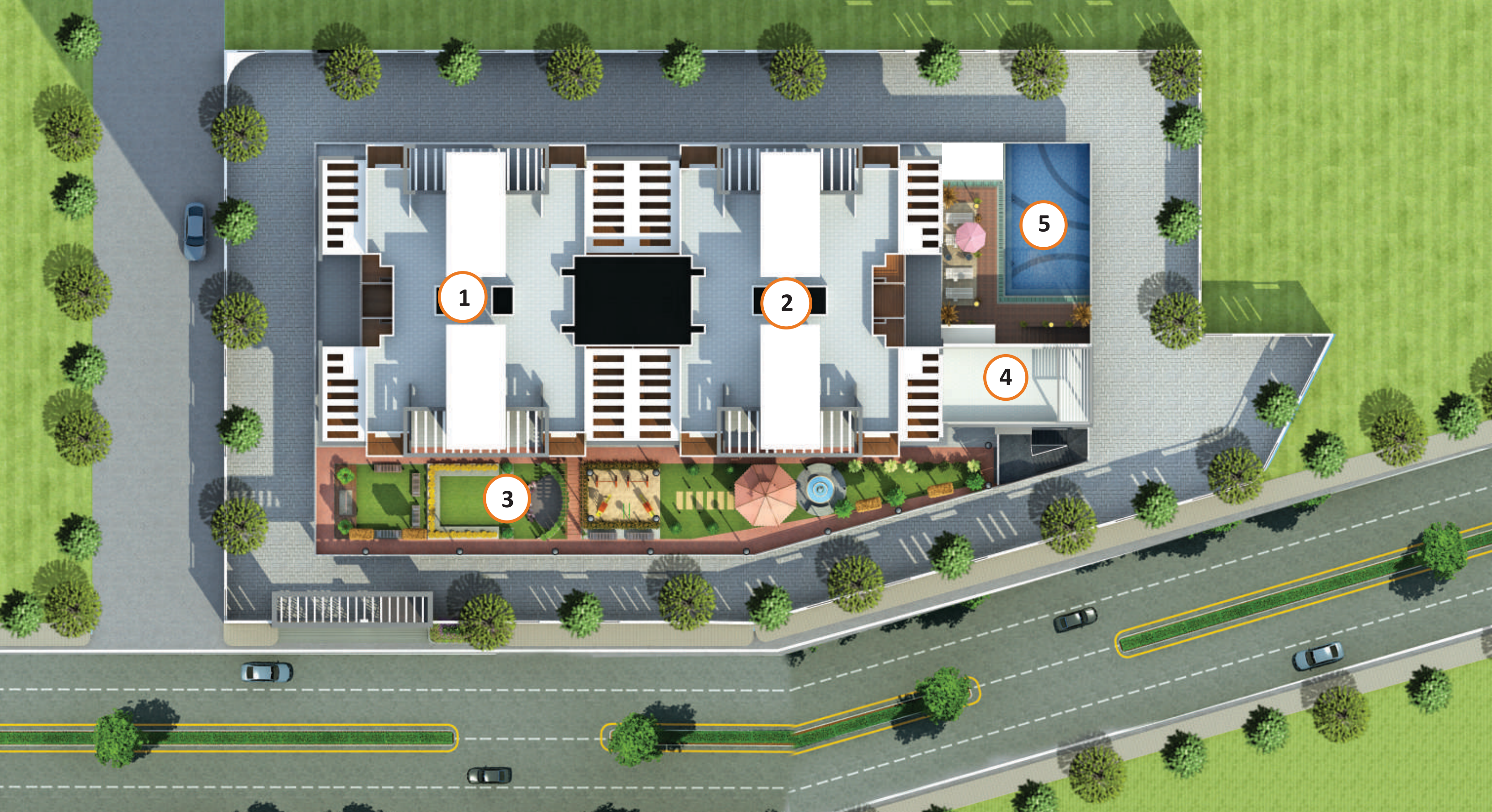


TYPICAL MIRROR FLAT (EVEN FLOOR)



AREA CALCULATION FOR TYPICAL 3RD, 5TH, 7TH, 9TH, 11TH, 13TH & 15TH FLOOR												
FLAT NO. (A & B) ODD FLOOR	CARPET AREA(a)		DRY BALCONY (b)		ATT. TERRACE (c)		BALCONY-1L (d)		BALCONY-2B (e)		TOTAL AREA (F) = (a+b+c+d+e)	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301, 302, 303, 304 501, 502, 503, 504 701, 702, 703, 704 901, 902, 903, 904 1101, 1102, 1103, 1104 1301, 1302, 1303, 1304 1501, 1502, 1503, 1504	59.58	641.32	3.340	35.95	4.88	52.52	5.55	59.74	4.02	43.27	77.37	832.81

AREA CALCULATION FOR TYPICAL 4TH, 6TH, 8TH, 10TH, 12TH & 14TH FLOOR												
FLAT NO. (A & B) EVEN FLOOR	CARPET AREA(a)		DRY BALCONY (b)		ATT. TERRACE (c)		BALCONY-1L (d)		BALCONY-2B (e)		TOTAL AREA (F) = (a+b+c+d+e)	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
401, 402, 403, 404 601, 602, 603, 604 801, 802, 803, 804 1001, 1002, 1003, 1004 1201, 1202, 1203, 1204 1401, 1402, 1403, 1404	59.36	638.95	3.34	35.95	-	-	5.55	59.74	4.02	43.27	72.27	777.91



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- 1. A — Building
- 2. B — Building
- 3. Podium Garden

- 4. Club House
- 5. Swimming Pool