

manoharam



The perfect Location
The Perfect Price.....
The Perfect Apartments

Project by



About The Project

mandharam

We have the most modern technology of the new age and it also gives the substantial value to the emotional and personal relationship for the customers requirement.

We have showcase its over 10 years of experience in its entire range of constructions from villas, commercial complexes and residential apartments.

We have thoughtfully planned consisting 2&3 bedroom spacious apartments, designed for the best comfort and utility, with all luxury and style a home

must have and is situated at a calm, posh, peaceful and pollution free surroundings of Marathahalli, Bangalore

Every apartment is designed on the principles of vastu with free flow of natural light and air

Project is very close to schools, colleges, temples, hospitals, Theaters&PetrolBunks, Shopping Malls.



EDUCATIONAL INSTITUTIONS & COLLEGES

- New Horizon Gurukul
- Insight Educational Academy
- New Horizon College
- Geethanjali

SHOPPING CENTERS

- Central Balendhur
- More Megstores
- Brand Factory
- Kalamandir

HOSPITALS

- Sakra World Hospital
- Vims
- Jeevika

WORK SPACES

- Prestige tech park
- JP Morgarm
- Cessna Business Park
- VrIndavan Tech Park

Jogging Track

Toddler Pool in Terrus

CCTV for Security Monitoring

Bio Metric Entrance at Lift & Staircase

Round The Clock Security

Solar Fencing System

Senior Citizen Sitting Point

Power Backup Generator

Excellent Ventilation

Individual Walls

Top Class Landscaped Gardens

100% Vastu

Gym

Party Hall/ Multi Purpose Hall

Sewage Treatment Plant

Shuttle Badminton Indoor Court

Children Play Area

Mail Boxes for Individual Owners

Pergola seating

Rain Water Harvesting Pits





Flot No. 1
3 Bhk Room



Flot No. 2
2 BHK Room



Flot No. 3 & 4
2 Bhk Room



Flot No. 5
3 BHK Room

manoharam



Flot No.6
3 BHK Room



Flot No.7 & 8
2 BHK Room



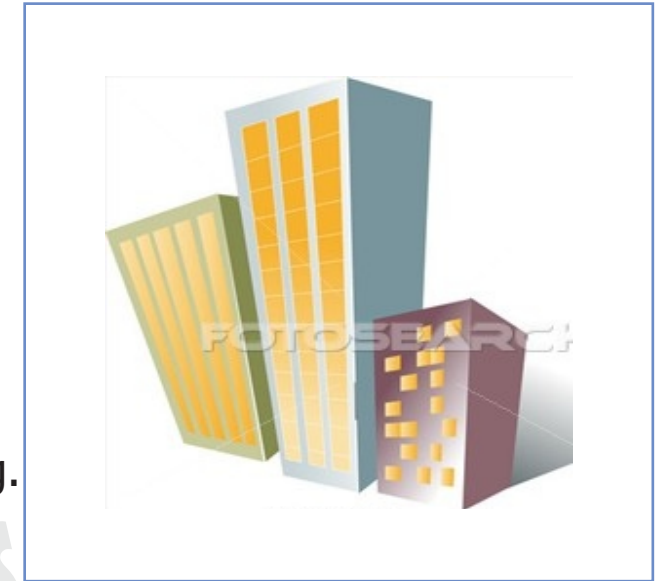
Flot No.9
2 BHK Room



Flot No.10
3 BHK Room

STRUCTURE

- Stilt & ground plus 3 storied RCC structure with concrete block masonry walls.
- Outer walls are 6" & Inner walls 4" with no common walls.
- Covered car parking in basement & open surface parking for visitors.
- LIVING / DINING / POOJA / BEDROOMS
- Living /Dining/ Bedrooms / Pooja - Superior quality 24"X24" vitrified flooring and 4" skirting
- Smooth luppam finish with acrylic emulsion paint for walls and ceiling.
- Ceiling cornices in living and dining rooms
- Washbasin in the living/dining area



SPECIFICATIONS

TOILETS



- Antiskid 12" X 12" ceramic tile flooring
- Glazed ceramic wall tiling up to 7 ft height
- EWC, flush tank, washbasin with mirror(only in master bedroom), wall mixture, shower with arm, 2-In-1 tap, health facet, filler cock, C.P. Jally's. In all toilets.
- All sanitary ware from Parryware / Hindware / Johnson / or equivalent
- All plumbing ware from Ess Ess / Jaguar / or equivalent
- Provision for geyser, exhaust fan in all toilets

KITCHEN

- 24" X 24" ceramic tile flooring 'L' shaped / Parallel black granite kitchen platform of 20 mm with ISI marked stainless steel Sink.
- 2 feet dado above granite kitchen platform area in 8" x 12" ceramic glazed tiles
- Smooth luppam finish with acrylic emulsion paint for walls and ceiling.
- All plumbing ware from Ess Ess / Jaguar / or equivalent
- Loft for storage on one sidewall
- Provision for Aqua-Guard point
- Provision for washing machine in utility area
- Provision for keeping gas cylinders in utility area with necessary piping



STAIRCASE

- Indian marble/ granite treads & risers and skirting.
- MS handrail as per design.



COMMON AREAS

- Indian marble/ granite flooring and skirting.
- MS handrail as per design.
- External wall painting : Combination of textured / cladding / cement painting as per architect design

BALCONIES / UTILITIES

- Superior quality 12" X 12" Antiskid ceramic tile flooring and 4" skirting
- SS handrail as per design

DOORS & WINDOWS

- Main door of polished natural solid teak wood frame and architraves. Polished Teakwood paneled shutter.
- Internal doors of enamel painted natural solid wood frame and architraves. Shutter with both side Masonite skin.
- Toilet door of enamel painted natural solid wood frame and architraves. Shutter with Masonite skin on the external side and laminate on the internal side.
- 3-track UPVC/ Heavy-duty aluminum glazed frames and sliding shutters for all windows with clear glass and provision for mosquito mesh shutters.
- Brass hardware for main door and brush-steel tubular locks for every other door
- Reputed make hardware fittings



LIFTS

- Two lifts with a capacity of 6 passengers each of any reputed brand like OTIS / Kone / Johnson or equivalent



ELECTRICALS

- 5 KW for 3 BHK and 4 KW for 2 BHK power will be provided
- One TV point in the living room and in master bedroom
- Elegant modular electrical switches of Anchor Roma make or similar
- For safety one Earth Leakage Circuit Breaker (ELCB) in every apartment
- One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box in every apartment
- Telephone points in all bedrooms and living area.
- Electrical wires of Finecab / Anchor make or equivalent
- Split A/C power point provision in master bedroom.

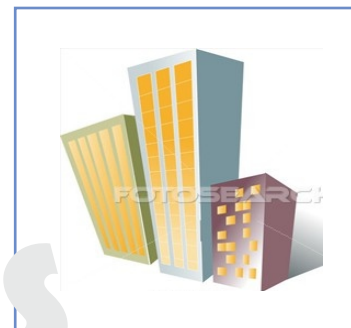


COMMON FACILITIES

- In-house gym and other indoor games on terrace (soft roof) or basement.
- Indoor shuttle badminton court/ multi-purpose hall
- Children's Play Area.
- Roof top toddler pool with landscaping

MULTI LEVEL SECURITY SYSTEM

- Video Intercom facility from each department to security room and other apartments
- Burglar alarm, a push-button device in the kitchen sets on an alarm in the corridor of the floor your flat is in simultaneously rings in the security cabin
- Solar fencing around the building
- Biometric entrance at lift and stair case
- CCTV survey lines at corridors around the building



GROUP EPABX SYSTEM

- An exclusive group EPABX will be installed with cabling done up to each apartment.
- Intercom facility from each department to security room and other apartments

LANDSCAPE

- Designer landscaping.
- Kitty party area in landscaping
- Senior citizen sit outs

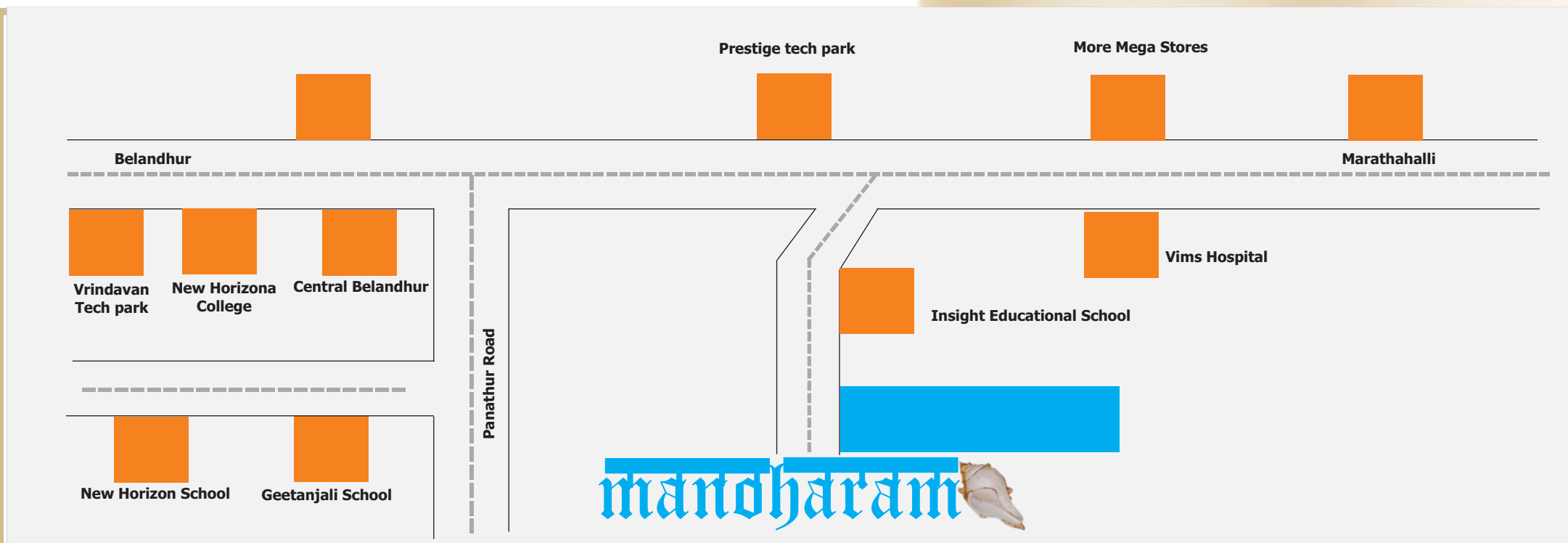
BACK UP GENERATOR

- 100% stand-by generator for lights in common areas, lifts and the pump plus 200 watts (2 lights and 2 fans) power back-up for each apartment.

COMMON INFRASTRUCTURE

- Water : 24 hrs water deep tube well and BWSSB water as & when available
- Underground Sump
- Common Over Head Tank





Site Address

#205, Panathur,
Railway Station Road,
Behind Croma Electricals,
Panathur, Bangalore-103



Office Address

3rd Floor, Ashirwada,
1st Main, JCR Layout,
Bhoganahalli Road,
Panathur, Bangalore-103