



MANI
IMPERIAL



MANI IMPERIAL

Architect's impression of entrance

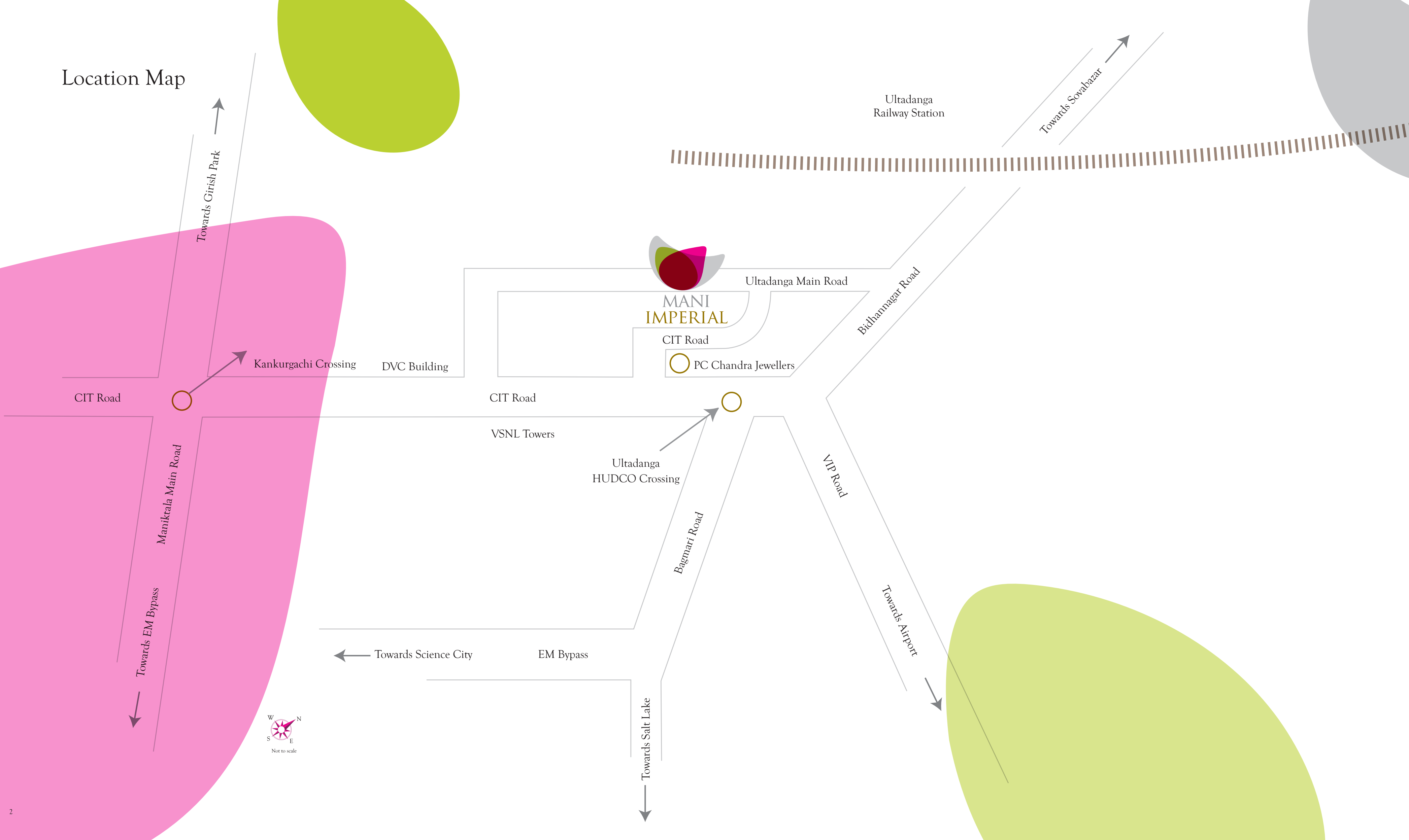


An abode fit for kings and homes & gardens meant to please your senses, Mani Imperial brings to you a noble destination for today's majestic lifestyle.

In the middle of the bustling city, it's time to discover the emperor in you.

Welcome to Mani Imperial.

Location Map



Just 15 minutes from the Airport, at Ultadanga crossing, Mani Imperial overlooks the EM Bypass, making it one of the most convenient locations of the city.

Ultadanga, located at the north-eastern fringe of Kolkata, is well connected to the rest of the city. With the convenience of banks like HSBC, AXIS Bank and United Bank of India, and nearby shopping malls like Mani Square, City Centre amongst others, Ultadanga is fast becoming an upcoming residential hub.



Architect's impression

Mani Imperial ... a flamboyant citadel of skyscrapers, spread over 3.92 acres at Ultadanga, will take you back to the charm of royal living. With the latest facilities and lush greens welcoming you at every step, it is your very own kingdom.



Open space and greens

Amidst the madness of daily life, Mani Imperial offers you simple pleasures of life like walking barefoot on verdant green and breathing in the abundant nature all around. With 80% open to the sky and a variety of flora thoughtfully intertwining; lose yourself in this green paradise.



A typical bedroom


SPLENDIDA


MAJESTIC


GRANDE

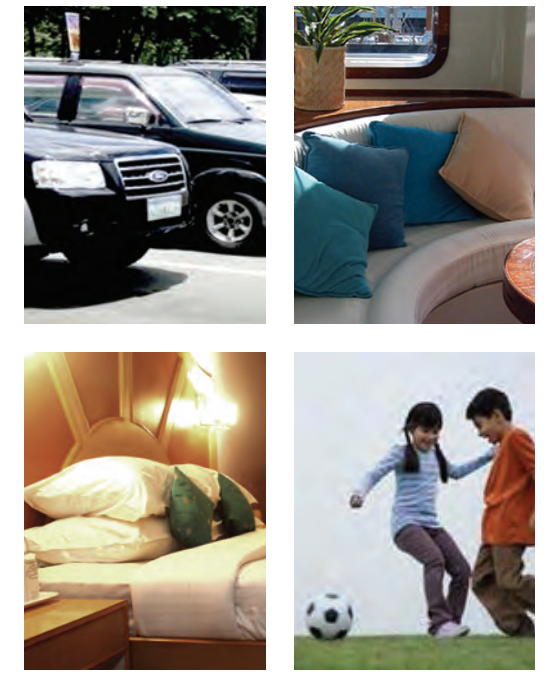
Mani Imperial's serene kingdom comprises 3 towers ... Splendida, Majestic and Grande, each 27-floor high.

Mani Imperial houses a total of 229 apartments with 220 spacious 4-bedroom apartments and 9 luxurious 5-bedroom penthouses on top two floors.

In compliance with the ancient science of Vaastu, the flawless positioning of the 'five elements' like air, water, earth, fire and space ... has been carefully planned to invite good vibes and prosperity.



Swimming pool



The world of Mani Imperial encompasses all that luxury living is about. An oasis in the middle of Kolkata, this slice of royal living awaits your presence.

- 3 towers
- Splendida B+G+27
- Majestic B+G+27
- Grande B+G+27
- Total land area 3.92 acres
- Ample car parking facilities at basement and ground floor
- Two exquisite entries
- Centrally air-conditioned
- 100% power back-up
- Outdoor games
- Double height lobbies on ground floors
- Deck with seating arrangement
- Well decorated tower roofs
- Exclusive drop off facility at each tower



Gymnasium



After a stressful day, come home to your very own club and relax or entertain your guests. Club Revito takes care of all your needs with its wide array of facilities.

- Exclusive Lounge
- Gymnasium
- Swimming Pool
- Spa with Changing rooms
- Games Room
- Children's games room
- Totters-Children's outdoor play area
- Basketball Court
- Badminton Court
- Cricket Net



Amelio - The Banquet

Amelio, the banquet hall, spread across the podium level, stands testament to the elaborate and luxurious dinners of yesteryears. A grand lobby and a ceremonial hall that can host 400 people, with a spillover lawn and a private elevator, give your guests the ultimate royal dining and banqueting experience.



Jovio ~ The Amphitheatre

Entertain your guests with live theatre and music at Imperial's own amphitheatre, Jovio. Relax in the open air space and enjoy the live entertainment experience all at your convenience.

24 x 7 Security



Every royal needs the most efficient security infrastructure. Mani Imperial provides the latest facilities to ensure the security of you and your loved ones.

CCTV and Video Door Phone

Interactive burglar/security alarm

Security at front gate

Electronic surveillance

Separate servants' accommodation



Parking

Mani Imperial makes parking easy and convenient. It provides multi-level, covered and open car parking facilities for you and your guests.

Podium Level Plan

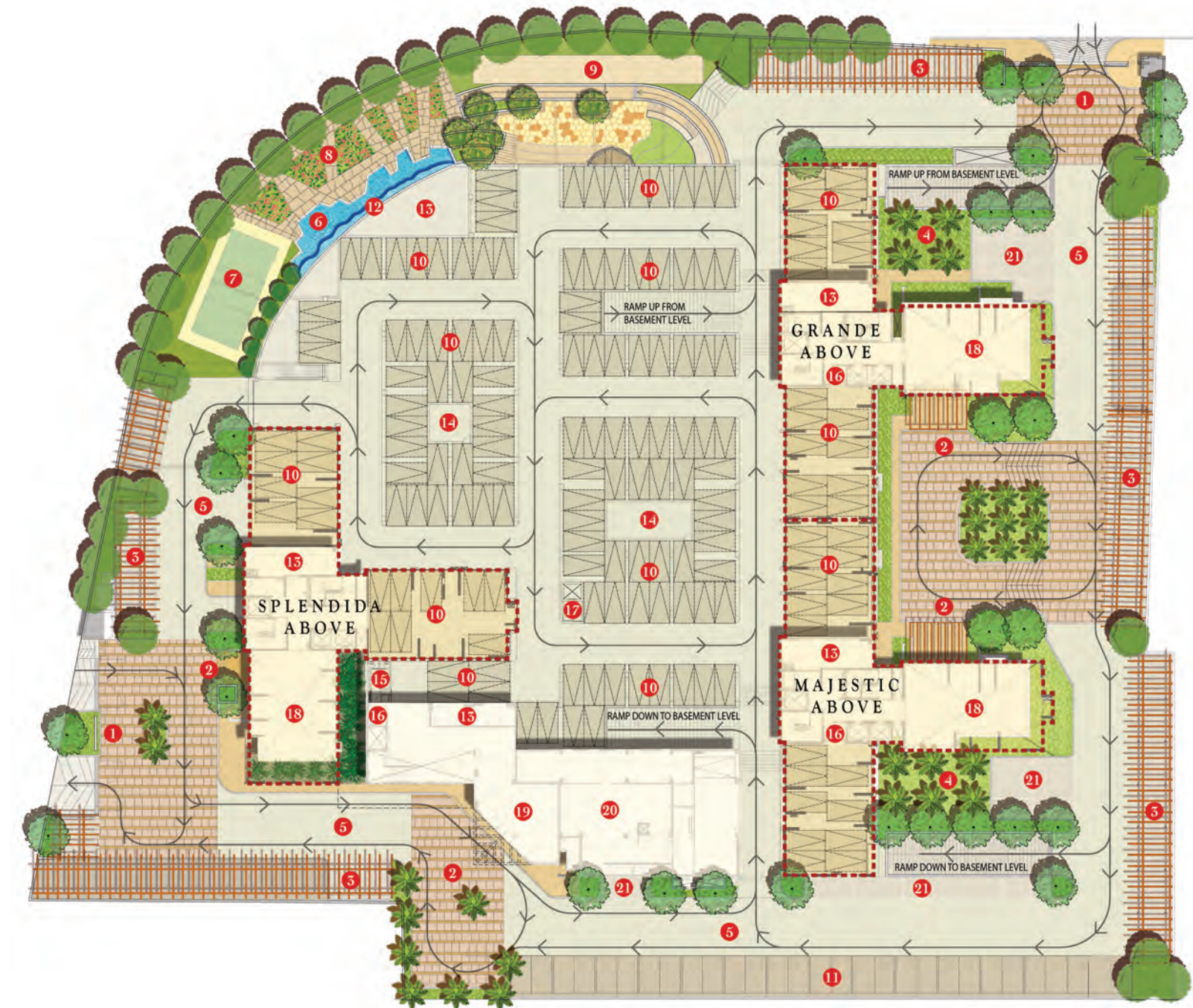


Legend:

- | | | | |
|--|---------------------------|-----------------------|--|
| 1. Entrance Court | 7. Podium Garden | 15. Outdoor Jacuzzi | 23. Cricket Net |
| 2. Drop off | 8. Banquet Plaza | 16. Kids' Pool | 24. Double Height Entrance at Ground Floor |
| 3. Parking under Trellis | 9. Fountain Pool | 17. Barbeque | 25. Banquet Hall |
| 4. Foyer Garden | 10. Half Basketball Court | 18. Pool Deck | 26. Club Area |
| 5. Driveway | 11. Pedestrian Ramp | 19. Pathway | 27. Apartment Area |
| 6. Private Garden for 1st Floor Apartments | 12. Kids' Play Area | 20. Badminton Court | 28. Mechanical Parking |
| | 13. Amphitheatre | 21. Deck with Seating | 29. Open Parking |
| | 14. Swimming Pool | 22. Water Wall | |

Disclaimer: Plans presented are updated as on April, 2014 and are subject to change as may be required by the developer/relevant authorities. Area measurements are approximate and subject to final survey. Plans are not to scale.

Ground Level Plan

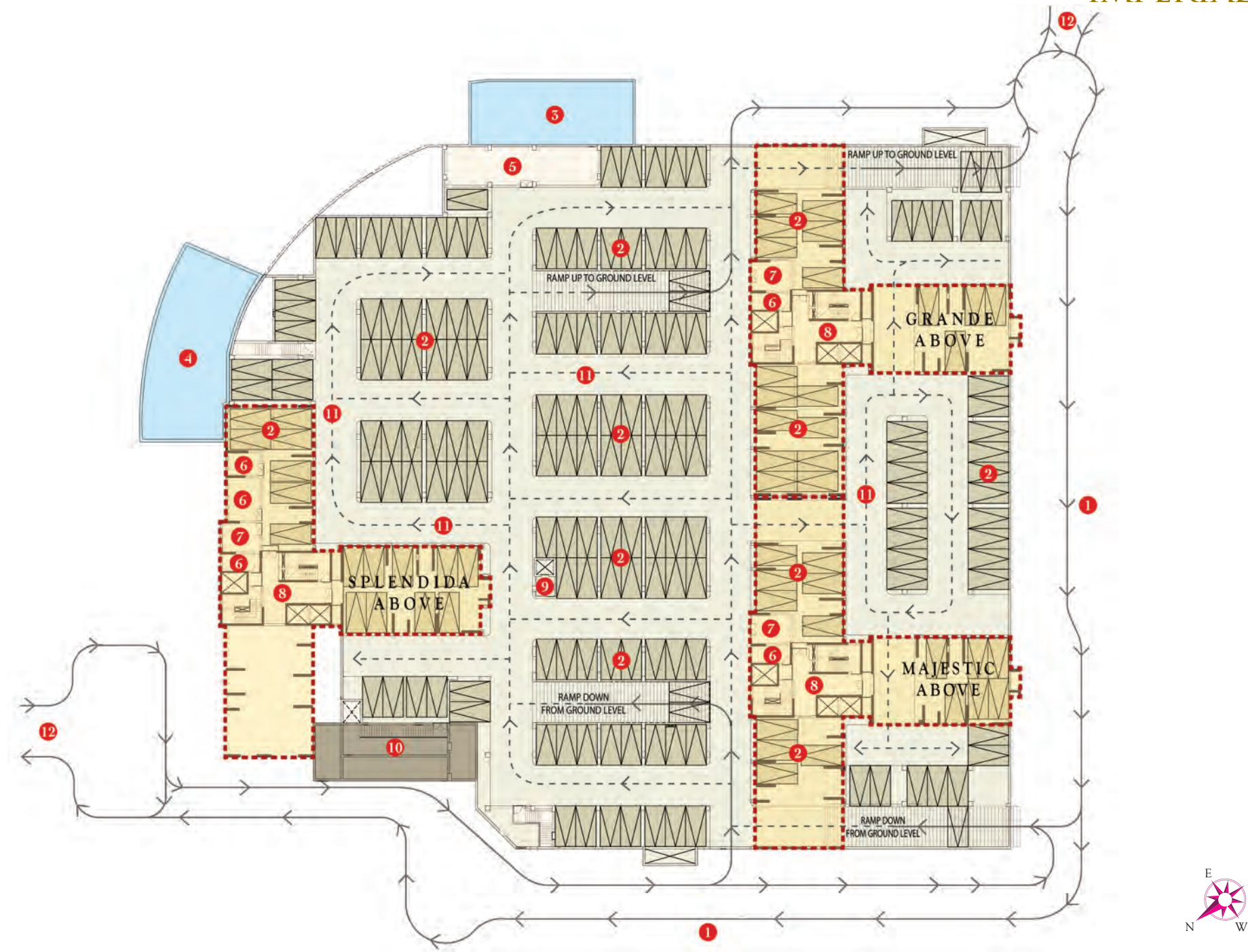


Legend:

- | | | | |
|--------------------------|--------------------------------|--|---------------------------------|
| 1. Entrance Court | 6. Water Body | 12. Water Wall | 18. Double Height Entrance Area |
| 2. Drop off | 7. Badminton Court | 13. Services | 19. Banquet Entrance Lobby |
| 3. Parking under Trellis | 8. Deck with Seating | 14. Drivers' Rest Area | 20. Banquet Services |
| 4. Foyer Garden | 9. Cricket Net | 15. Drivers' Toilet | 21. Open Car Parking |
| 5. Driveway | 10. Ground Covered Car Parking | 16. Toilet for Differently Aabled People | |
| | 11. Mechanical Car Parking | 17. Lift from Ground to Basement Area | |

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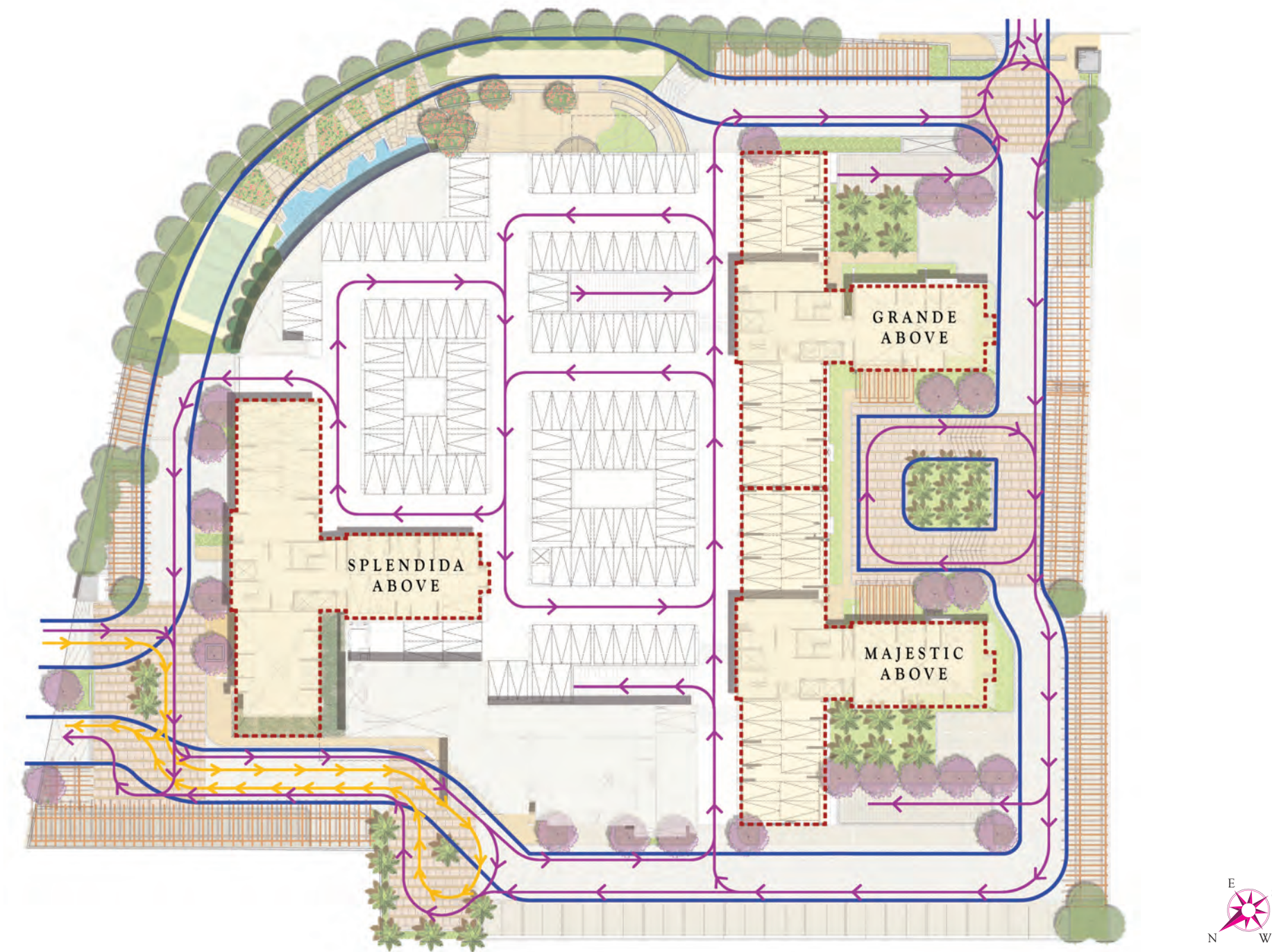
Basement Level Plan



- Legend:
- | | | |
|--|---------------------------------------|---|
| 1. Vehicular Circulation at Ground Level | 5. Pump Room | 10. Sewage Treatment Plant |
| 2. Basement Car Parking | 6. Services | 11. Vehicular Circulation at Basement Level |
| 3. Underground Water Tank | 7. Garbage Room | 12. Entrance at Ground Level |
| 4. Rain Water Harvesting Tank | 8. Lift Lobby | |
| | 9. Lift from Basement to Ground Level | |

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Ground Level Circulation Plan



- Legend:
- Fire Tender Circulation
 - Vehicular Circulation
 - Banquet Circulation

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1st Floor Plan



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2nd Floor Plan




SPLENDIDA


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3rd, 6th, 9th, 12th, 15th,
18th, 21st & 24th Floor Plan
Sky balconies are of triple height


SPLENDIDA


MAJESTIC


GRANDE

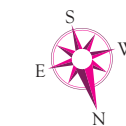

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Flat SA
Flat MA
Flat GA



Flat SB
Flat MB
Flat GB



Flat SC
Flat MC
Flat GC

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4th, 7th, 10th, 13th, 16th,
19th, 22nd & 25th Floor Plan
Sky balconies are of triple height


SPLENDIDA


MAJESTIC


GRANDE


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5th, 8th, 11th, 14th, 17th,
20th, 23rd Floor Plan
Sky balconies are of triple height


SPLENDIDA


MAJESTIC

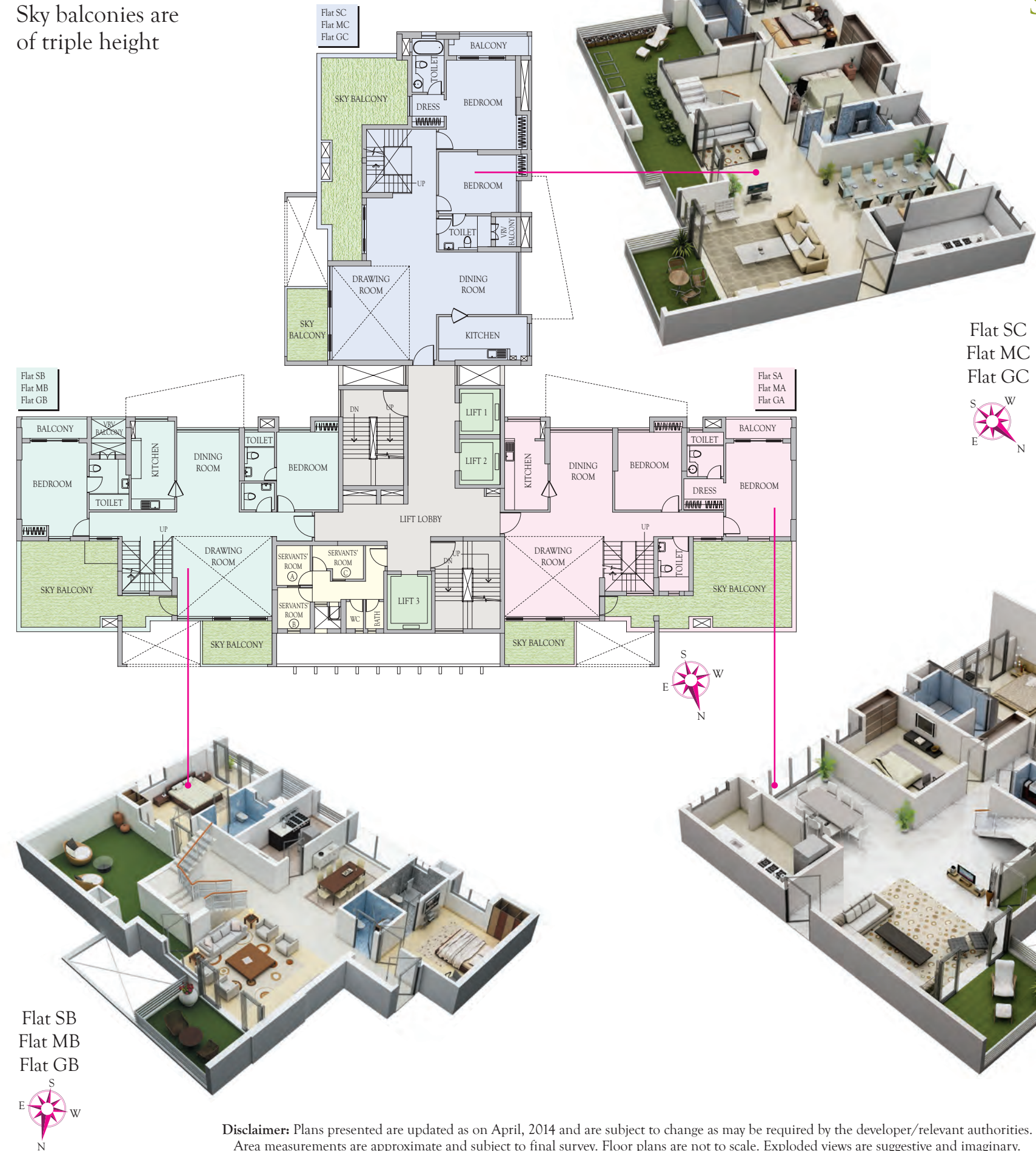

GRANDE


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Lower Level Pent House
26th Floor Plan
Sky balconies are of triple height

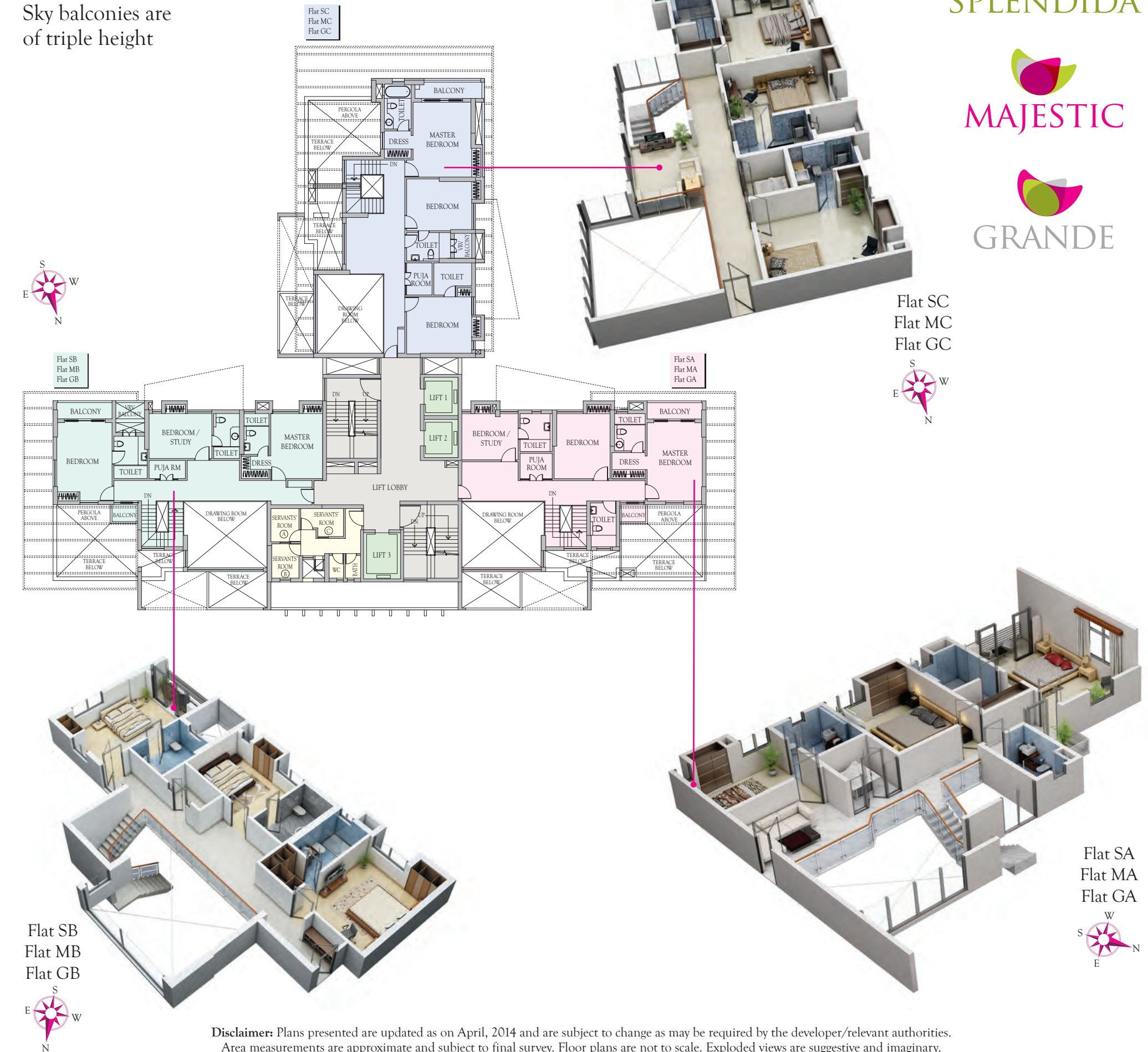


Flat SC
Flat MC
Flat GC

Flat SA
Flat MA
Flat GA

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Upper Level Pent House
27th Floor Plan
Sky balconies are of triple height



Flat SC
Flat MC
Flat GC

Flat SA
Flat MA
Flat GA

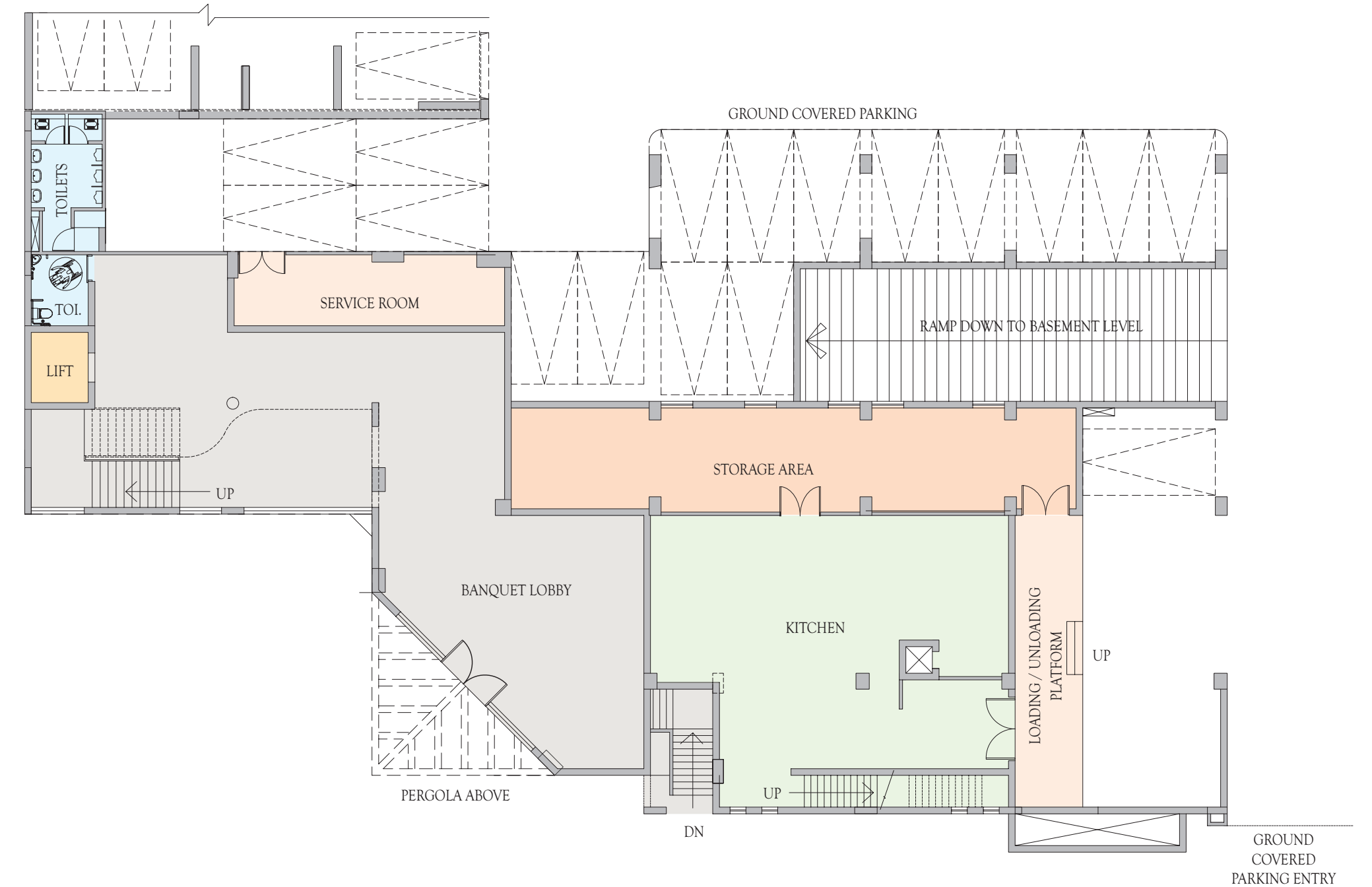
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Club First Floor Plan



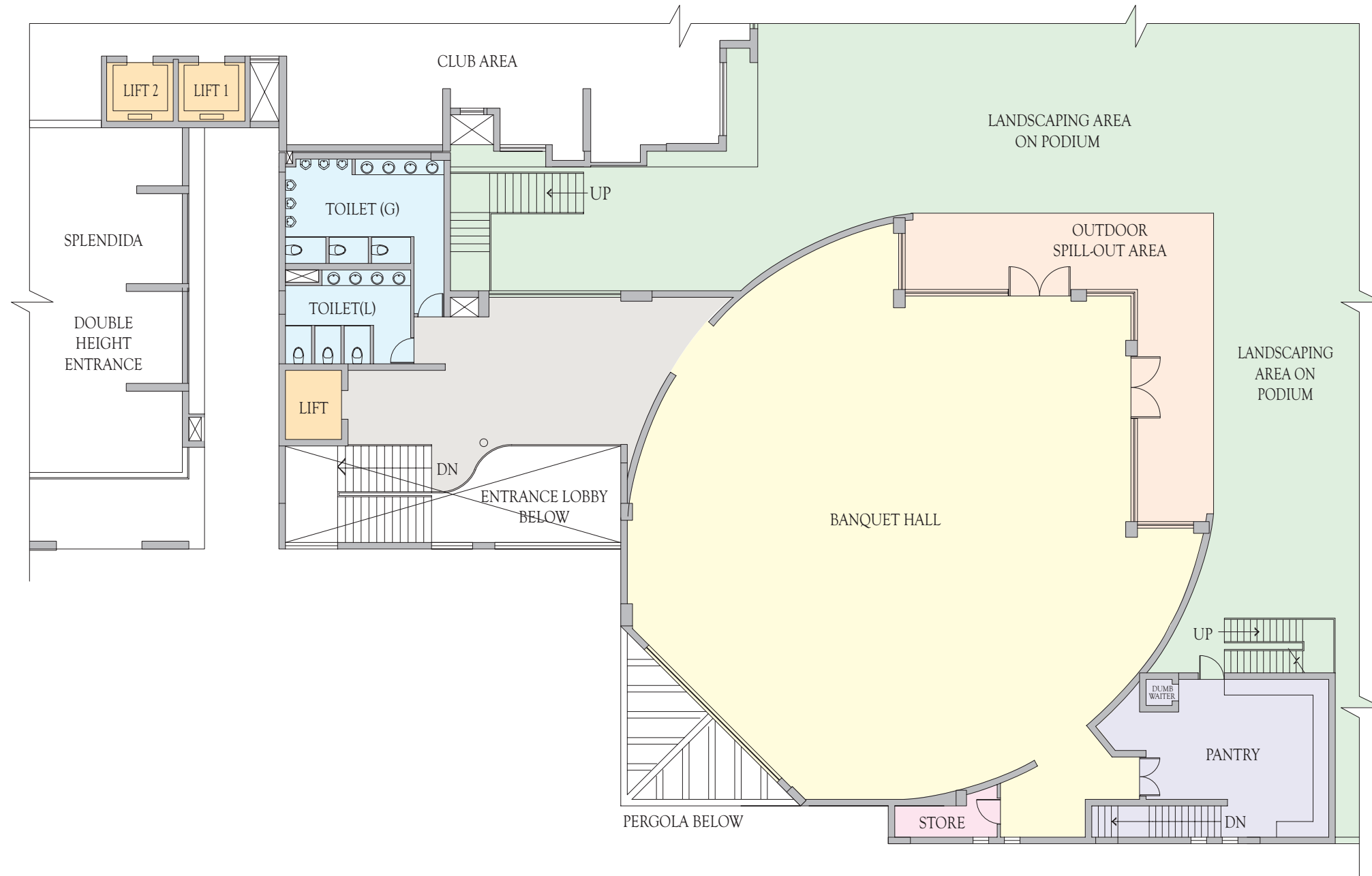
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Banquet Ground Floor Plan



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Banquet First Floor Plan



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Specifications

Sl. No.	Heading	Specifications for the Units in Splendida/Grande/Majestic
1	FOUNDATION	RC foundation resting on cast-in-situ reinforced concrete bored piles complying with IS 2911.
2	SUPERSTRUCTURE	Reinforced concrete framed structure using minimum M 30 grade concrete complying with IS 456/IS 1893/IS 13920 and Fe 500 steel reinforcement complying with IS 1786. RCC structure designed for the highest seismic consideration against zone III or as stipulated by code, ensuring better safety.
3	WALLS (a) External Walls (b) Internal Walls	Common clay bricks/fly ash bricks/reinforced concrete walls. Common clay bricks/fly ash bricks and/or reinforced concrete walls.
4	ULTIMATE ROOF	Reinforced concrete roof with appropriate waterproofing and an under deck insulation system to the top floor flat.
5	CEILING (a) Living, Dining, Entrance Foyer, Bedrooms, Study, Servants' Quarter, Store and other areas (b) Kitchen, Bathrooms, WC (c) Lift Lobby (d) Car Park Areas (e) Staircases, M & E Service Rooms/ Shaft and Utilities	Cement & sand plaster with neat POP punning/ cement putty punning. Cement & sand plaster with neat POP punning and gypsum/calcium silicate/cement fibre board ceiling in places to cover traps and pipes. Standard POP/gypsum board with or without drops and finished in enamel/acrylic paint. Cement & sand plaster finished in cement paint. Cement & sand plaster with neat POP punning. Staircases will be finished with two coats of enamel/ acrylic paint.
6	FINISHES - WALL APARTMENT UNITS (a) Living, Dining, Bedrooms, Study, Entrance Foyer, Store and other areas (b) Kitchen, Bathrooms, WC (c) Servants' Quarter	Cement & sand plaster with neat POP punning. Kitchen - Designer ceramic tiles up to height of two feet above kitchen counter. Bathrooms - Designer ceramic tiles on the walls up to door height. Cement & sand plaster with neat POP punning.

Sl. No.	Heading	Specifications for the Units in Splendida/Grande/Majestic
7	WALL - EXTERNAL	Cement & sand plaster with cement paint and/or texture finish/weathershield paint finish with glazing and/or dry cladding as per architectural drawings at designated areas.
8	WALL - INTERNAL (a) Corridors, Staircases, Landing and other areas (b) Car Park Areas (c) Ground Floor Entrance Lobby	Cement & sand plaster with neat POP punning finished in two coats of enamel and/or acrylic paint. Cement & sand plaster finished in cement paint. Cement & sand plaster finished in combination of neat POP punning, texture paint and marble or granite cladding at designated areas.
9	FLOOR- FOR APARTMENT UNITS (a) Entrance Foyer, Living and Dining (b) Bedrooms, Study and Internal Staircase (c) Master Bedroom (d) Bathrooms, WC (e) Kitchen (f) Store and Servants' Quarter	(a) Imported marble/quality imported vitrified tile. (b) Quality Indian marble of size not less than 5 sqft/ vitrified tile. (c) Wooden/laminated floor with matching skirting. (d) Anti-skid ceramic tile. (e) Quality Indian marble of size not less than 5 sqft/ vitrified tile as approved by the architect. (f) Quality Indian marble flooring and/or ceramic tile flooring.
10	FLOOR- COMMON AREAS (a) Staircases including Landings and Corridors at Car Park level, and Typical Floors (b) Lift Lobby/Vestibule (c) Other common areas	(a) Finished in polished green marble or kota stone or pre-moulded tile. (b) Quality marble with matching skirting with or without inlay works at designated areas. (c) Screed concrete.
11	WINDOWS	Standard section of anodised/powder coated aluminium and/or UPVC casement with clear toughened glass inserts, matching fittings and guard bars.

Sl. No.	Heading	Specifications for the Units in Splendida/Grande/Majestic
12	FITTED DOORS	Sal wood door frame with flush shutters having spirit polish teak veneer finished over the surface facing the drawing room. All surfaces facing the bedroom will be commercial. All surfaces facing the inside of the toilets and kitchen will be of laminate finish. All surfaces facing the inside of the store will be commercial. The shutters will be hung with brass/SS barrel hinges and bolts. Entrance door shall have night latch. Bedroom and kitchen doors shall have mortise lock and doorstopper, and the toilet doors will have bathroom latch.
13	SANITARY WARES	(a) White porcelain sanitary wares of Kohler/Toto/ Parry/Cera or equivalent brand. (b) Water closets - Porcelain concealed cistern. (c) Standard hand basin with ceramic pedestal.
14	CP FITTINGS	(a) Concealed piping system for hot and cold water line. (b) Hot water in all toilets. (c) Shower cubicle in master toilet or any one toilet. (d) Sleek CP fittings of Jaguar/Grohe or equivalent make. (e) Matching glass mirror, shelf, soap tray and towel rail.
15	PIPING SYSTEM	Dual piping system.
16	KITCHEN	(a) Granite top cooking platform with one stainless steel sink and drain board. (b) Cooking gas bank/piped gas. (c) Aquaguard water filter. (d) Dual source of water supply.
17	TV/TELEPHONE POINTS	Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms. Telephone points in all living room and bedrooms.
18	LIGHTNING PROTECTION	Lightning protection is in compliance with IS 2309.

Sl. No.	Heading	Specifications for the Units in Splendida/Grande/Majestic
19	WATERPROOFING	Waterproofing to floors of kitchen, bathrooms, WC, balcony, planter, boxes, terraces, landscape deck, ultimate roof, pool and open terraces.
20	DRIVEWAY	(a) Reinforced concrete slab with hardener to car park/ driveway with patches of stone and/or paver block and/or bituminous compound work. (b) Duly finished greenery at designated places around driveway.
21	AIR-CONDITIONING	The drawing, dining and bedrooms will be equipped with centralised VRF air-conditioning system.
22	FIRE SUPPRESSION & DETECTION	(a) Provision of adequate fire fighting system with wet risers and fire sprinklers connected to fire reservoir and fire pumps. (b) Evacuation points and refuge platforms for human safety as per regulation. (c) Smoke detectors and fire sprinklers in common areas and flats. (d) Both way public address system at all floors.
23	ELECTRICAL WIRING & FITTINGS	(a) All toilets will be fitted with exhaust fans. (b) Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors. (c) Geysers point in toilets and kitchen. (d) Stipulated light and plug (5/15 amps) point in dining/drawing and bedrooms, as per architectural drawings. (e) Electrical call bell at main entrance door. (f) Telephone point in living room and all bedrooms. (g) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms. (h) Connection of intercom/EPAX with the Reception & Security and with all other apartments of the complex.

Sl. No.	Heading	Specifications for the Units in Splendida/Grande/Majestic
24	POWER & BACK-UP	(a) 24x7 power. (b) Thorough generator power will be provided in the said Unit during power failure for lighting and other domestic purposes to the extent of 1 (one) watt per square foot of the built-up area of the said Unit controlled by electric circuit breaker. (c) Instant change over between mains and auto synchronised DG set.
25	SECURITY	(a) CCTV monitoring for common areas. (b) All flats will be equipped with interactive burglar/ security alarm system with switch installed in all bedrooms and near the entrance door in the living/ dining rooms. (c) Video door phone at the entrance of the flat.



OUR PARTNER

Abasan Realty has been promoted by Fort Projects Private Limited, Mr Pavan Poddar and Mr Hari Prasad Sharma. The promoters have had numerous real estate and industrial experiences. Synonymous with trust, traditional values and professional excellence, they have delivered a number of landmark projects in Kolkata that include Poddar Court, Horizon, Fort Knox, Fort Lee I & II, Fort Terrazzo and others.

Besides real estate, they are involved in sectors including both manufacturing (tea, chemicals, processed foods & mineral water) and service (software & healthcare ... 180-bed Iris Hospital, Ganguly Bagan, Kolkata).

Now, Abasan Realty has joined hands with KMDA and Mani Group to deliver 'Mani Imperial', a world-class residential project in the heart of Kolkata.

Memories, past and present

Mani Group takes care of today's needs while keeping an eye on tomorrow's aspirations. And it is with this vision that the projects readily transcend from the state of being mere residential or commercial addresses to becoming landmarks. Mani Group is recognised among the leading real estate developers in Kolkata and is gaining its foothold rapidly in other states as well.

Successful landmarks created by Mani Group

Residential Projects

Brajdham | Mani Karn | Rukmani and Parasmani
Shivamani | Mani Towers | Mani Ratnam | Neermani
Tirumani | Shiromani | Swarnamani | Manikala
Manisri | Mani Imperial | Vivara | IQ City, Durgapur
Mani Tirumala, Bhubaneswar

Commercial Projects

Mani's Boutique | Uniworth Centre | The Millenium
Mani Tech | Mani Casadona | Rudramani

Retail Projects

Mani Square, Kolkata | Pink Square, Jaipur

Hospitality

JW Marriott | Courtyard by Marriott, Siliguri
Mio Amore | Penetti Banquet | Square 4o5

Education

Greenwood High International School,
Bengaluru, Nagpur & Kolkata
IQ City Medical College, Durgapur

Power

Green Power, Maharashtra



Tirumani

Winner of
'Best Residential Project
in the
Ultra-Luxury Segment
(70% Completed Category)
in Eastern India'
in the CNBC Awaaz
Real Estate Awards 2012.

Winner of
'IID-Anchor Awards 2013'
for Best Design for
Wellness Space in
North, East
and Central Zone.

“We offer value for life”

“Trupti ra Thikana Saanti ra
Agana Sukha ra Paribesa,
Aye Ghara Aau Eha hin
Swarga mora.”

How we change for good

Guided by our vision, fuelled by enthusiasm, strengthened by a strong workforce and equipped with updated construction technologies, Mani Group is committed to giving shape to the future of many Indian cities.

This city is enriched with royals ... thinkers and doers in every possible sphere and generation. As a salute to Kolkata's rich culture and tradition, we are proud to present 'Mani Imperial'.

With this unique destination, we wish to begin a new relationship with the people of this city ... one that rests on trust and belief. We, at Mani Group will continue to offer you *value for life* in whatever we deliver. Let us begin a long and meaningful association, together.

With warm regards,



Sanjay Jhunjunwala
CEO
Mani Group



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CORPORATE

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Disclaimer: This is not a legal tender. It is an information kit. It contains concept drawings which may undergo sanctionable changes at the discretion of the developer.