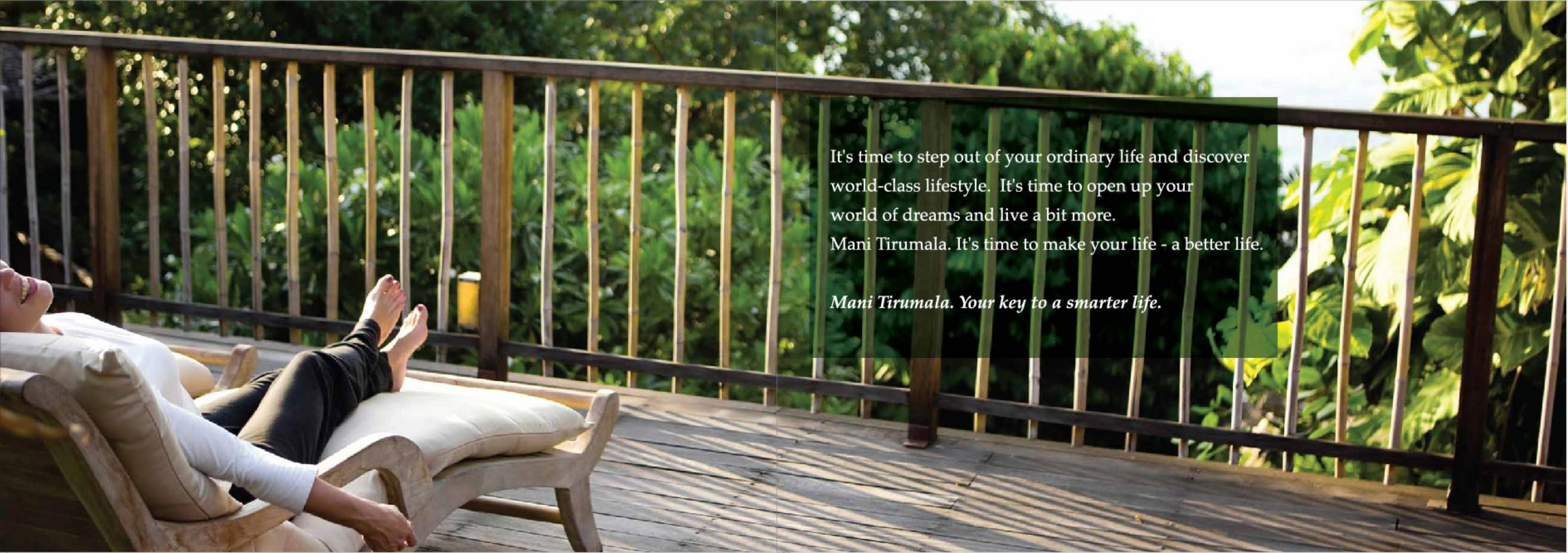


mani
Tirumala

Smart home.
Smart life.



A woman is seen from the side, lying on a light-colored wooden lounge chair on a wooden deck. She is wearing a white long-sleeved top and dark pants, and her feet are propped up. The deck has a railing made of vertical bamboo poles. The background is filled with dense, vibrant green tropical foliage, including palm trees and other large-leafed plants. The lighting is bright and natural, suggesting a sunny day. The overall atmosphere is one of relaxation and a connection with nature.

It's time to step out of your ordinary life and discover world-class lifestyle. It's time to open up your world of dreams and live a bit more.

Mani Tirumala. It's time to make your life - a better life.

Mani Tirumala. Your key to a smarter life.



Rourkela •

Sambalpur •

Balasore •

Bolangir •

Cuttack •

Bhubaneswar •

Puri •

Rayagada •

Berhampur •

Temples, kings, forests.

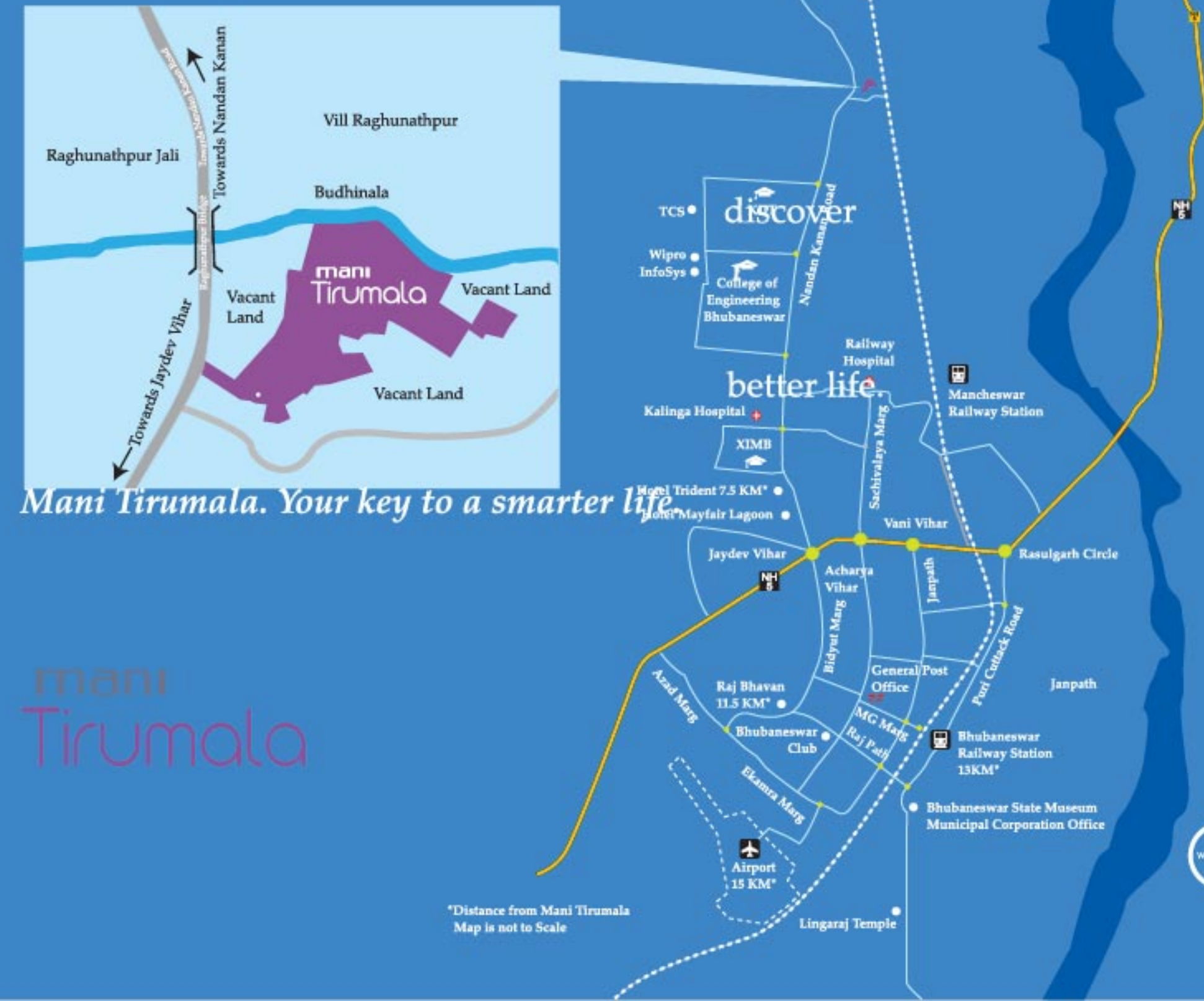
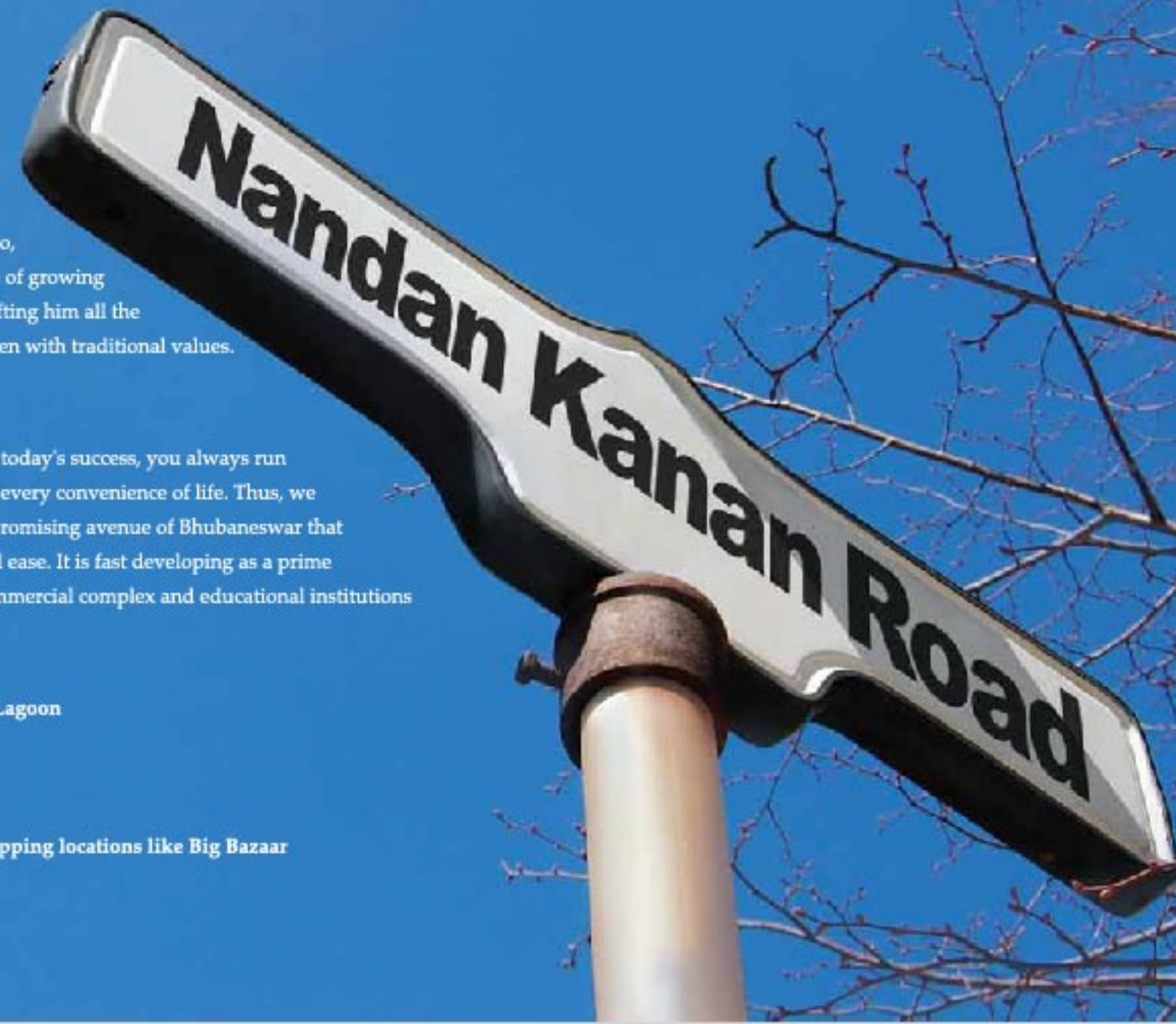
Bhubaneswar - the city which has lot to offer.

Bhubaneswar is a rare mixture of rich heritage and modern development. While its 2000 years old history will speak of several kingdoms won and lost, its well-planned roads and infrastructure will remind you of the urbanization of India. The city is always vibrant - throbbing with fairs, festivals, food, culture and its charming people. The Nandan Kanan National Park adds to the city's natural heritage as well. So, owning Mani Tirumala means giving your child the pride of growing up in a city of great kings and brave warriors. It means gifting him all the conditions that he requires to make himself an urban citizen with traditional values.

Fast life. Faster connectivity.

It's true that 'Success steals away time'. Being a symbol of today's success, you always run short of time. Yet you would want to stay connected with every convenience of life. Thus, we have chosen Nandan Kanan Road for you. It is the most promising avenue of Bhubaneswar that connects with the rest of the city with utmost rapidity and ease. It is fast developing as a prime residential belt with conveniences like shopping mall, commercial complex and educational institutions at a hand's reach.

- Right on Nandan Kanan Road
- 7.5 kms away from Hotel Trident and Hotel Mayfair Lagoon
- 11.5 kms from Raj Bhavan
- 13 kms from Bhubaneswar Railway Station
- 15 kms from Airport
- Close to IT offices of Infosys, Satyam & TCS and shopping locations like Big Bazaar
- Close to KIIT University





Welcome to smart living at Bhubaneswar.
Welcome to Mani Tirumala.

The sprawling greenery to see, amazing freshness to feel and unpolluted air to breathe - might induce you to forget that you are inside the city anymore. When you choose to stay in the city yet stay away from the chaos and pollution of it, it really means that you are taking a step ahead towards smart living.



Entrance Gate



Amphitheatre

Smart creation. Intelligent creator.

Every angle, every corner of the project is intelligently and aesthetically designed so that there is optimum utilization of space. The entire property is being carefully planned so that when you look out from your balcony, you only get to see the panoramic view of the greenery within your complex.

- 80% apartments are open on three sides
- Abundant flow of air and light
- 100% vastu compliant



LEGEND

- | | |
|-------------------------------|----------------------|
| 1 Entrance Gate & Guard House | 16 Club Lawns |
| 2 Welcome Drive | 17 Swimming Pool |
| 3 Welcome Square | 18 Pool Deck |
| 4 Project Signage | 19 Kids Play Area |
| 5 Complex Plan | 20 Outdoor Showers |
| 6 Enclave Entry | 21 Pergola |
| 7 Enclave Entry Signage | 22 Club Entry |
| 8 Porte Cochere / Drop Off | 23 Podium Drive |
| 9 Water Wall | 24 Central Green |
| 10 Mound | 25 Basket Ball Court |
| 11 Rear Garden | 26 Cricket Nets |
| 12 Amphitheatre | 27 Fountain |
| 13 Kids' Zone | 28 Casual Sitting |
| 14 Pavilion | 29 Chess set |
| 15 Jogging Track | |



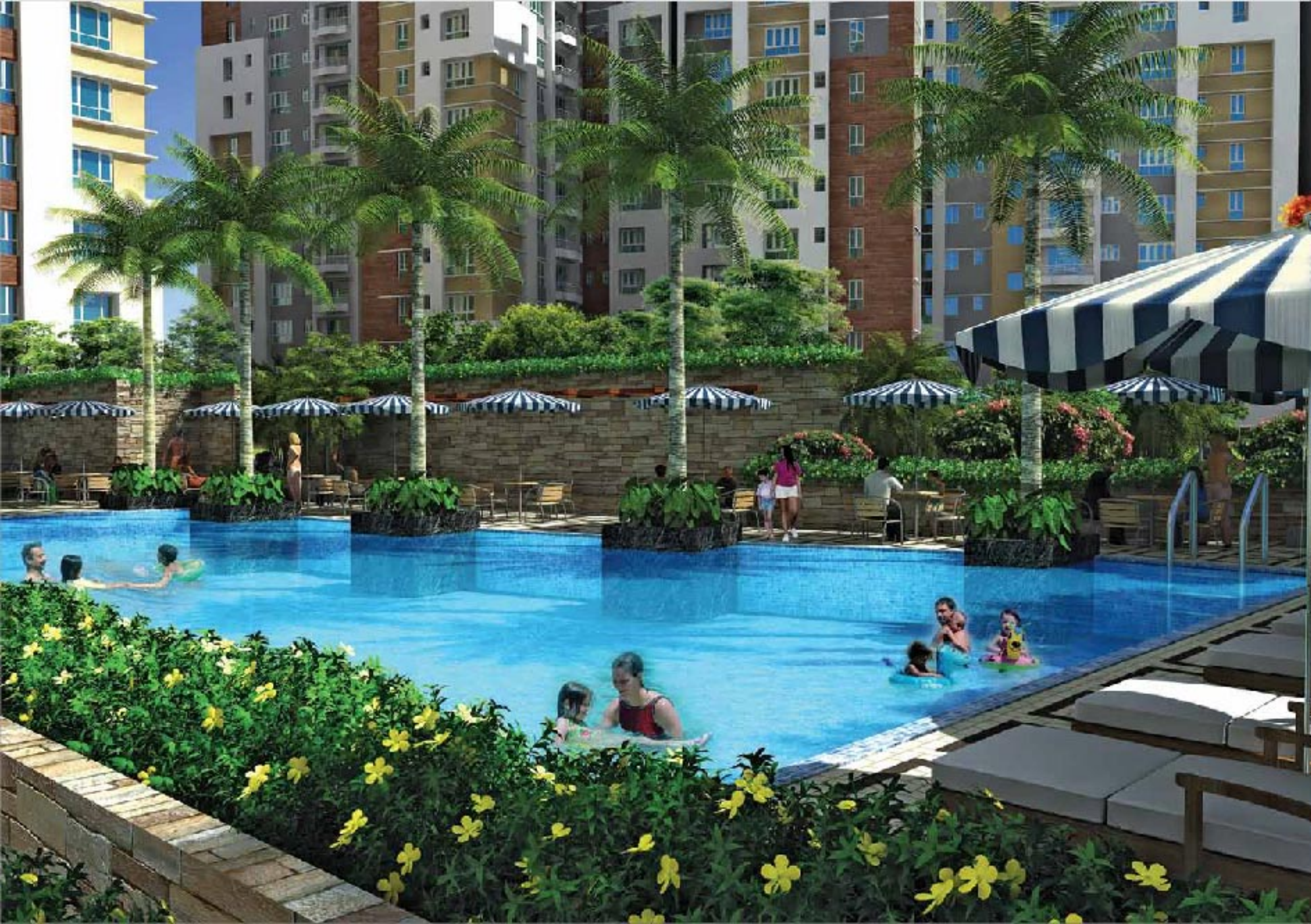
Entrance Signage



Swimming Pool



Mounds



Basketball Court



Club Entry



Gymnasium

Unwind. Utilize.

Mani Tirumala understands that 'leisure' is really a rare word in your busy schedule. So, it brings all the new-age amenities within your complex so that you can utilize every minute of your free time and make everyday an occasion to celebrate.

An array of specially planned amenities and facilities awaits you.

Resident's club -

- Swimming Pool with changing rooms equipped with lockers - to refresh you from your daily worries
- Lounge with Coffee Shop - to share the hot gossips
- Store - to take care of your daily nitty gritty
- Gym - to stay healthy and fit
- Banquet and AV Room - to host your surprise parties, forgotten anniversaries and urgent meetings

Games -

- Table Tennis room
- Cards room
- Carrom room
- Pool room
- Badminton Court
- Squash Court
- Basketball Court
- Cricket Nets

Additional Facilities -

- Steam
- Sauna
- Jacuzzi
- Massage/Spa
- Meditation Room



Pool Room



Table Tennis Room



Jogging Track



Big plans. For small members.

Mani Tirumala doesn't just give you happy homes, it gives you sensible homes too. We know that your busy schedule might not always enable you to take your children out for games and entertainment. But it is also essential to give them quality playtime within a secured premises for holistic development. Hence, we have introduced special kids' amenities within your complex to give them a fun-filled atmosphere to grow, while you get complete peace of mind.

- Kids Activity Area
- Kids Swimming Pool
- Crèche



Crèche



Kids Activity Area

Eye for details. Mind for excellence.

Planning for every detail takes a mastermind. Mani Group, with its thirty years of experience, understands the basic needs of your life and thus gives you the best of infrastructural support so that you live a worryless life at Mani Tirumala.

- Water treatment plant - ensures you completely germ-free and clean water for your family 24X7
- Ample car parks - we always give you that extra bit keeping in mind your future
- Servant's quarter dedicated to each flat - small facilities like these can really save you from lot of worries
- High-end security system - keeping close monitor on movements of cars, vendors and visitors ensuring you the perfect peace of mind
- Green area - Mani Tirumala offers 75% open greenery to give you fresh air to breathe in
- Fire & earthquake resistance - ensuring you safety even at the time of natural calamities



--- Firetender Movement



High-end security system



Testimonials

“The Mani Group has a long-standing credibility in the real estate market and is reputed for their quality projects and on-time delivery.”

Mr. Somnath Chatterjee, *Ex-Chairman, WBIDC & Ex-Speaker, Lok Sabha.*

“EM Bypass is the new hub of modern amenities with good hospitals, excellent entertainment spot-cum-malls and the best of schools etc., which are needed for a modern city. Starting from Mani Square to Rabindranath Tagore Hospital, all can claim to have international standards. Heritage School, Calcutta International School, the high rise residential projects, upcoming IT hubs, the Science City are all standing tall on the EM Bypass claiming to be today's Chowringee.”

Mr. Bikash Ranjan Bhattacharya, *Ex-Mayor of Kolkata*

“There are many high profile real estate companies in Kolkata, but what makes Mani stand out is the execution of each project. Its maintenance and security are beyond comparison”

Mr. Ritesh Aggarwala, *Mani Karn*

“I can trust Mani Group with my eyes closed on account of the use of superior quality construction materials and fittings.”

Mr. Anindiya Chatterjee

“In Maniam at Garcha, the greenery and calm represent a big getaway from the maddening city life.”

Mr. Rahul Chakraborty, *Mani Residency*

“The Mani brand has changed the skyline of the city.”

Mr. Shiv Daswani, *Partner Little Shop*

“The Group's success lies in its honesty. Sanjay Jhunjunwala walks the talk...what he promises, he delivers.”

Dr. Pranab Dasgupta, *Brajdham*

“Mani Square being situated on the longest stretch of the EM Bypass caters to a lot of transit visitors.”

Mr. Prateek Sharma, *Imax*



“This is my first Mani property. The best way to describe the transition from my previous property where I lived to Mani can be best explained by just saying 'Hell to Heaven.'”

Mr. Gurinder Singh, *Shiva Mani*

“Mani has the most hassle-free registration procedure that is as simple as signing a document.”

Mr. Parwinder Singh, *Maniam*

“Mani Square is doing better by the years. It is a 'one of a kind' mall in this part of the city. Moreover this mall shall invite more visitors with improvements in connectivity and with the coming in of the metro railways.”

Mr. Gautam Jatia, *Starmark, Mani Square*

“Fifteen years ago I booked an apartment at Mani Towers and following that wise decision, have got two more Mani properties. One can recommend the Group's properties to friends without a worry as it practices high values.”

Dr. Narendra Singh Dua, *Rang Tarang*

“The thought and time that Sanjay Jhunjunwala puts into a project's 'extras' is phenomenal...the luminaries on the compound walls, or the beautifully paved terrace with plants. As a result, living in a property developed by him is a pleasure.”

Ms. Jyotishka Dasgupta, *Mani Vatika*

“Most builders lose interest in a property after all the apartments have been sold. What makes the Mani Group different is that it does not leave any detail incomplete whether it's the caretaker's quarter or a planter in the compound.”

Mr. J.P. Agrawal, *Mani Uday*

“It is nearly three years since we moved in. A damp patch appeared on the wall the other day. We rang Sanjay Jhunjunwala, expecting no response, but the following day, repairs had begun in earnest - at the Mani Group's cost.”

Ms. Ritu Saraogi, *Madhubani*

“Thanks to Mani Group's attention to 'extras', the terrace is so beautifully finished that it is like being in a living room under the open sky. So now, we hold our parties on the terrace and our guests look forward to them even more.”

Ms. Rita Bhimani, *Brajdham*





Unity in Diversity

The real strength of the group lies in its success in the diversified industries.

Be it power, hospitality or education, Mani Group always aims to make the society a better place to live in.

Power - Mission to enlighten the nation

The group has acquired windmills in Dhule, Maharashtra with a capacity to produce 2500 KW of power contributing 4 million units of clean energy to the nation annually.



Hospitality - Serving you, with passion

Since the past few years, Mani Group has established itself as a prominent hospitality group in Kolkata with its most popular Mediterranean food joint Mio Amore at Mani Square. It has brought to the city of Kolkata the authentic tastes and flavours from the Mediterranean which include Turkish, Moroccan, Italian, Lebanese and Greek cuisines. Mio Amore was recently awarded the 'best Mediterranean restaurant' in the Times Food Guide 2010, Kolkata edition. Penetti Banquet at Mani Square is a successful address for hosting grand weddings, anniversaries, conferences, product launches and other special events catering to 100 to 1500 guests.



Housing - We give you happy homes

For a group that has its foundation laid on loyalty and transparency, its credibility speaks for itself. Since 1980, Mani Group has built homes for more than 1500 families on more than 5 million sq.ft. It has created landmarks on more than 50 locations in West Bengal and Rajasthan and is now coming to Orissa with its new project Mani Tirumala at Bhubaneswar. The Group believes in the smooth transition of the apartments from the developer to the buyer within a realistic time frame. It has constantly strived to add value to its customers lives by protecting their assets and even exceeding their expectations.



Retail & IT - Taking India to global heights

Mani Square in Kolkata, West Bengal is one of the most exciting shopping destination. It is a mixed-use real estate development with a Shopping Mall at its hub, combined with the best of leisure and entertainment options as well as a state-of-the-art IT Park with all facilities and a service infrastructure that measures up to international standards. Similarly, Pink Square in Jaipur is another landmark retail project which provides international feel of shopping to the people of Rajasthan.



Education - Nurturing tomorrow's genius

Greenwood High International School in Bangalore, Karnataka aims to provide the right kind of environment, amenities, curriculum, and co-curriculum disciplines that are required for a holistic growth of today's children. Affiliated to University of Cambridge Examination & Council for the Indian School Certificate Examinations, Greenwood High International School sprawls across 23 acres of thematically designed property.



Completed projects - Successful landmarks created by Mani Group.



Brajdham
Ballygunge Park, Kolkata



Mani Karn
Opp. Salt Lake Stadium, on EM Bypass, Kolkata



Rukmani Parasmani
Moulana Abul Kalam Azad Sarani, Kolkata



Pink Square
Govind Marg, Raja Park, Jaipur



Mani Square
on EM Bypass, Kolkata

The Masterpieces

Mani Group takes care of today's need while keeping an eye on tomorrow's aspiration. And it is with this vision that their projects readily transcend from the state of being mere residential or commercial addresses - they become landmarks. Mani Group is already recognized among the real estate leaders of Kolkata and is gaining its foothold rapidly in the other states of India as well.

Ongoing projects - The group's new masterpiece projects for tomorrow.



Shiromani
Ballygunge Circular Road, Kolkata



Manisri
Patuli Township, Kolkata



IQ City
Sovapur, Durgapur



Tirumani
Queen's Park, Kolkata



Swarnamani
Canal Circular Road, EM Bypass, Kolkata



Manikala
Maniktala Main Road, EM Bypass, Kolkata



From the CEO's Desk

Guided by our vision, fuelled by enthusiasm, strengthened by a strong workforce and advantaged with advanced building technologies, the Mani Group is committed to give shape to the future of many cities in India. Till date, we have built more than five million square feet of quality realty. We always deliver much more than what is promised in terms of value to inspire our flat holders to be our repeat customers.

Orissa has a long and glorious history right from the time it was the proud kingdom of Kalinga. A strong part of its cultural heritage is the highly evolved Oriya style of architecture, with its stress on soundness and functionality - two qualities we value above all at the Mani Group. As a salute to the rich tradition of the state, we are proud to present "Mani Tirumala" in Bhubaneswar. Through the construction of Mani Tirumala, I wish to establish a new relationship with the people of Bhubaneswar based on trust, integrity and credibility. I promise that we will create new standards of living in the Temple City. We will give you value for life.

I look forward to a long and meaningful association with you.

With all best wishes,

Sanjay Jhunjhunwala
Group CEO
Mani Group

"We offer value for life"

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



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Mani Tirumala Projects Pvt. Ltd.

Kalarahanga, Nandan Kanan Road, Patia, Bhubaneswar - 751024

F +91 674 272 6185

Regd. Office: 9-IT Chambers, "Mani Square" 164/1, Maniktala Main Road, Kolkata -700 054

Website - www.mani-group.com

Disclaimer: The brochure is not a legal tender or an offer document. It contains concept drawings which may undergo sanctionable changes at the discretion of the developer.