

## Mani Ratnam



City Centre II, Kolkata  
TREASURE HUNT

### Introduction

Mani Ratnam: Its not just an apartment, but a complete home with everything within your easy reach. It's a new definition of living for those who are budget conscious, yet don't want to miss out on the conveniences of contemporary living.

It will command 5 blocks of comfort housing along with sprawling open spaces. Easy connectivity, stylish living facilities and up-to-the-minute services together makes Mani Ratnam the new definition of living for the budget conscious who will not compromise on quality. All this, coupled with the fact that the best of schools and medical facilities are coming up within 1 km reach, make Mani Ratnam a true value for money buy.



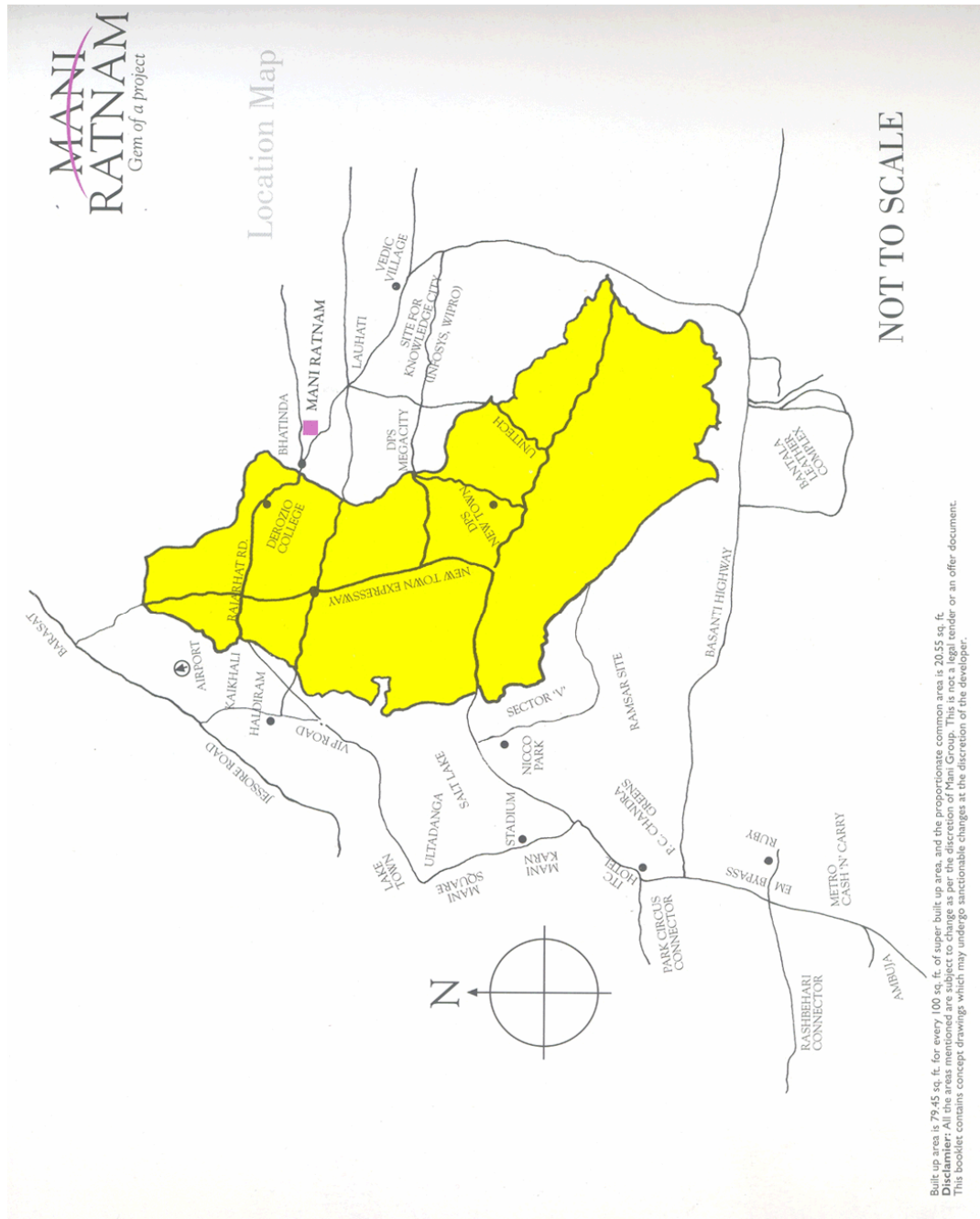
## Amenities

- ▶ Gym, indoor games and children`s zone
- ▶ Landscaped pathways and driveways
- ▶ Plush, beautiful surroundings, Grand entrance
- ▶ Community hall with services infrastructure
- ▶ Modern security systems
- ▶ Ample car parking space
- ▶ Shops for the convenience of residents within the complex
- ▶ Kone elevators
- ▶ Back up power for common areas



## Location

Located 5 kms from the Airport and just 4 kms from Rajarhat New Town, Mani Ratnam is well connected with all the nooks and corners of the city. It is also very close to the 800 acre Knowledge City. Close proximity to market, public transport and utilities. The plot connects wide roads on both sides of the complex.



## Specification

- ▶ **Doors:** Salwood door frame with 35mm thick flush shutters which will have commercial faced, inner sides painted with marching enamel paint. Entrance door shall have night latch and a magic eye. Bedroom and kitchen doors shall have mortice lock and doorstopper and the toilet doors will have bathroom latch
- ▶ **Windows:** All windows will be standard Aluminium window with glass insert in each shutter fitted with standard stay and handles
- ▶ **Flooring:** The flooring of the entire flats will be finished in vitrified tiles of approved make
- ▶ **Toilets:** Walls to have ceramic tiles upto door heights, Water closets European type commode with low-level porcelain cistern, Standard wash hand basin, Sunk Bathing tray. All the piping shall be in the concealed system. Hot and cold water line with provision for installation of geysers, Sleek C.P. fittings, Glass mirror and shelf, nickel soap try and towel rail.
- ▶ **Decoration Work:** Inside wall will be finished with plaster of paris punning and exterior surface of wall will be finished with combination of textured paint/stones/glazing as per architectural drawings
- ▶ **Electrical Wirings & Fittings and Generator Power:** Total concealed wiring for all rooms provided with electrolytic copper conductors. Air-conditioning plug point in all bedrooms and drawing room. Geyser points in all toilets and kitchen. Light and plug point in dining/drawing and bedrooms as per architectural drawings. Electric call bell at main entrance door. Telephone points in living room and all bed rooms. Flats will be equipped with Security Alarm System with switches installed in all bedrooms and near the entrance door in the living/dining room. Compatible wiring which can be hooked up to cable television network with connection thereof in living room and all bedrooms.

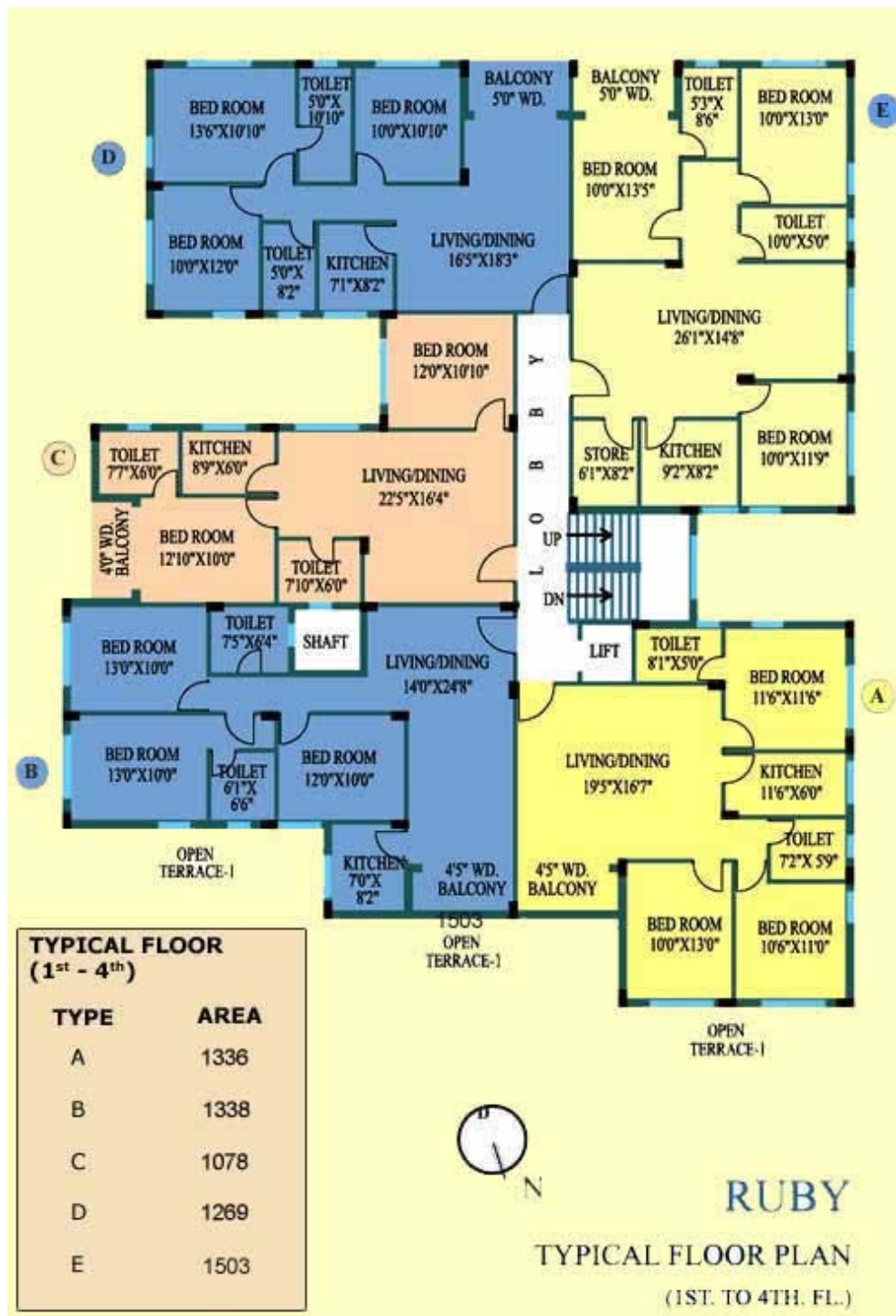


Connection of intercom/EPABX in the building to each individual flat. Through generator power will be provided in the said unit during power failure for lighting and other domestic purposes to the extent of 1(one) watt per square foot of the buildup area of the said unit controlled by electric circuit breaker

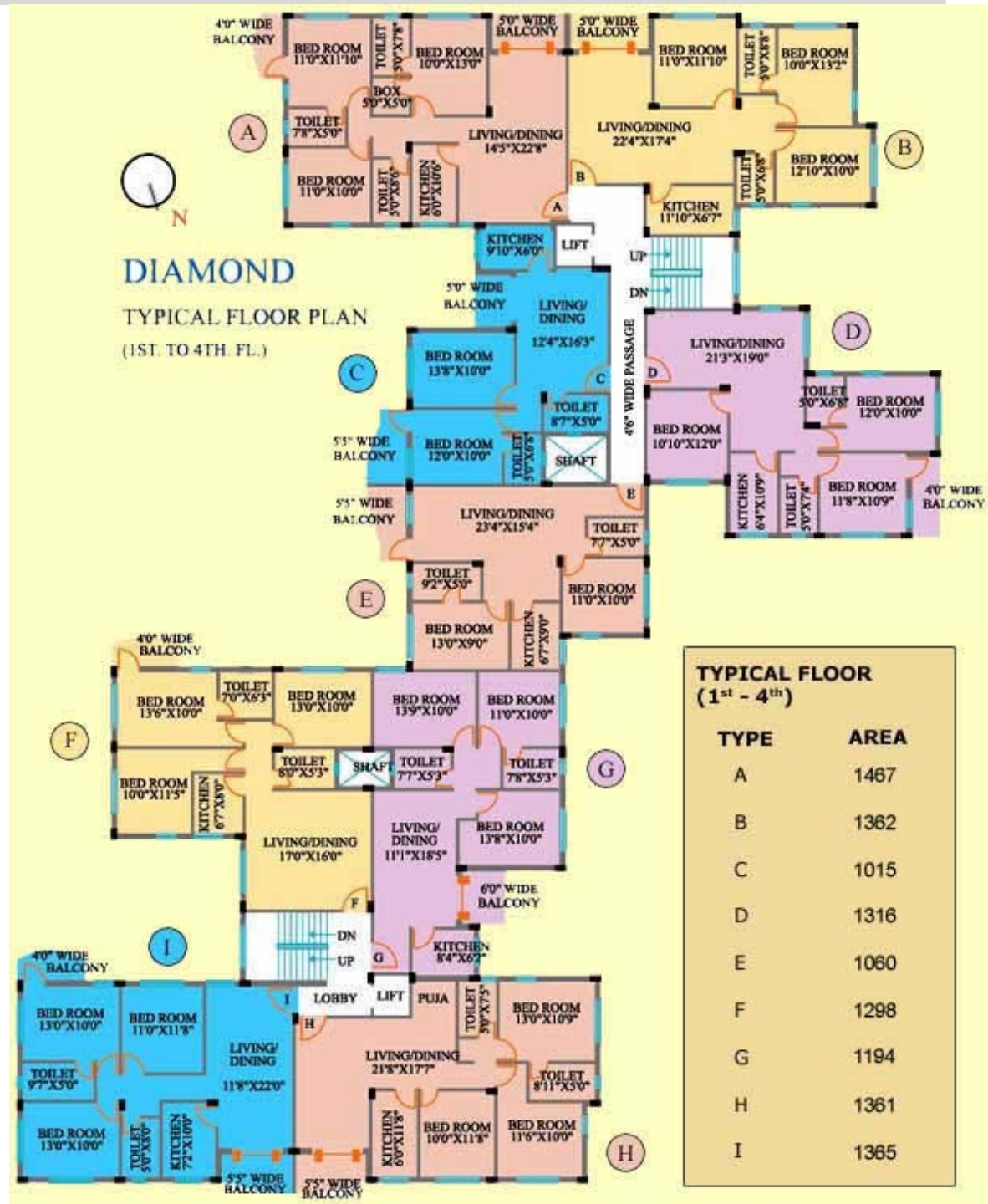
- ▶ **Security system:** CCTV due care has been taken to equip the building with modern day security equipment by installing CCTV

### Type, Area & Price

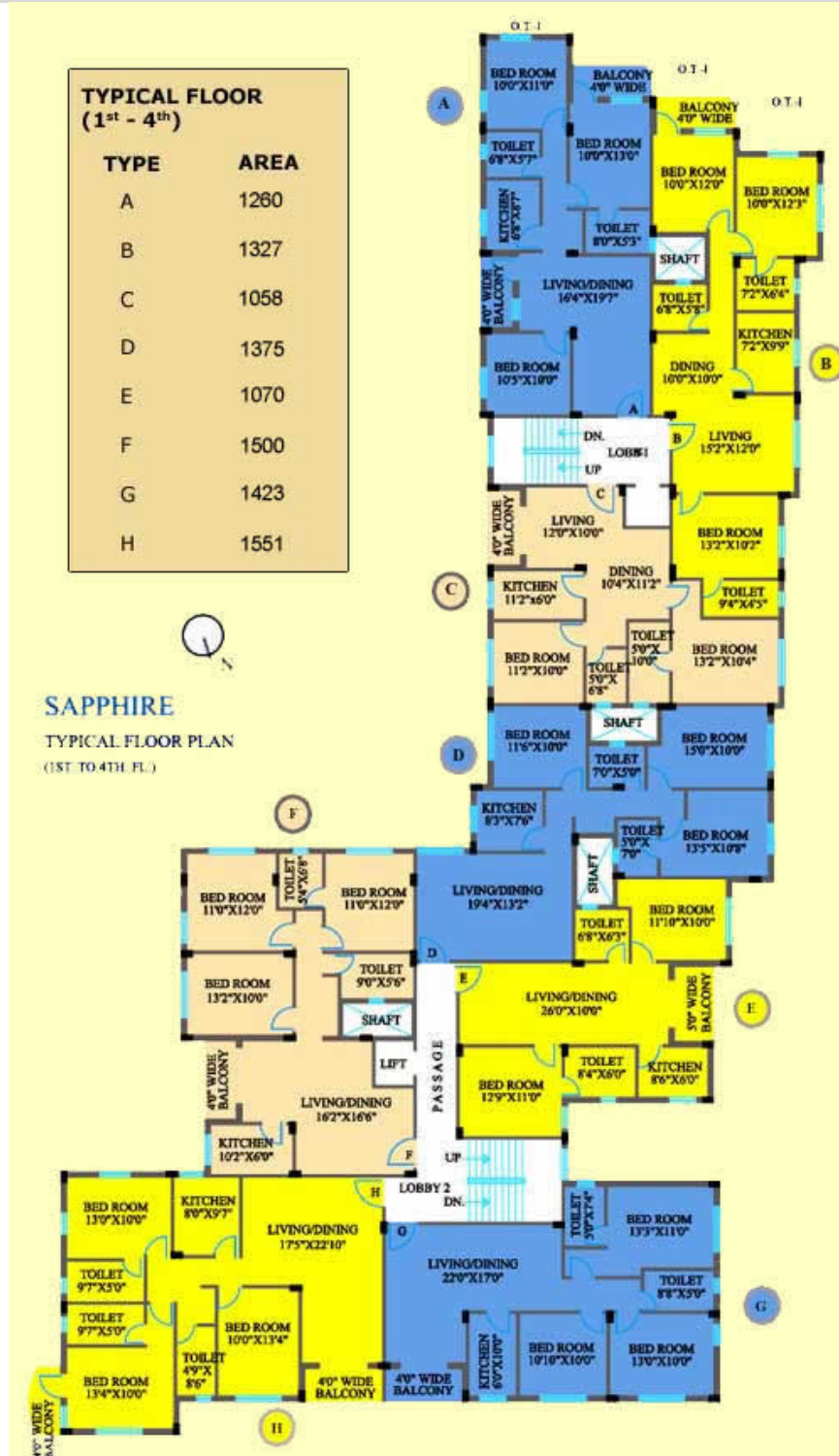
Type	Size (sq.ft)	Floor Plans
Ruby (5 Flats, 2/3 BHK)	1078 - 1503	<a href="#">View</a>



Type	Size (sq.ft)	Floor Plans
Diamond (9 Flats, 2/3 BHK)	1015 - 1467	<a href="#">View</a>

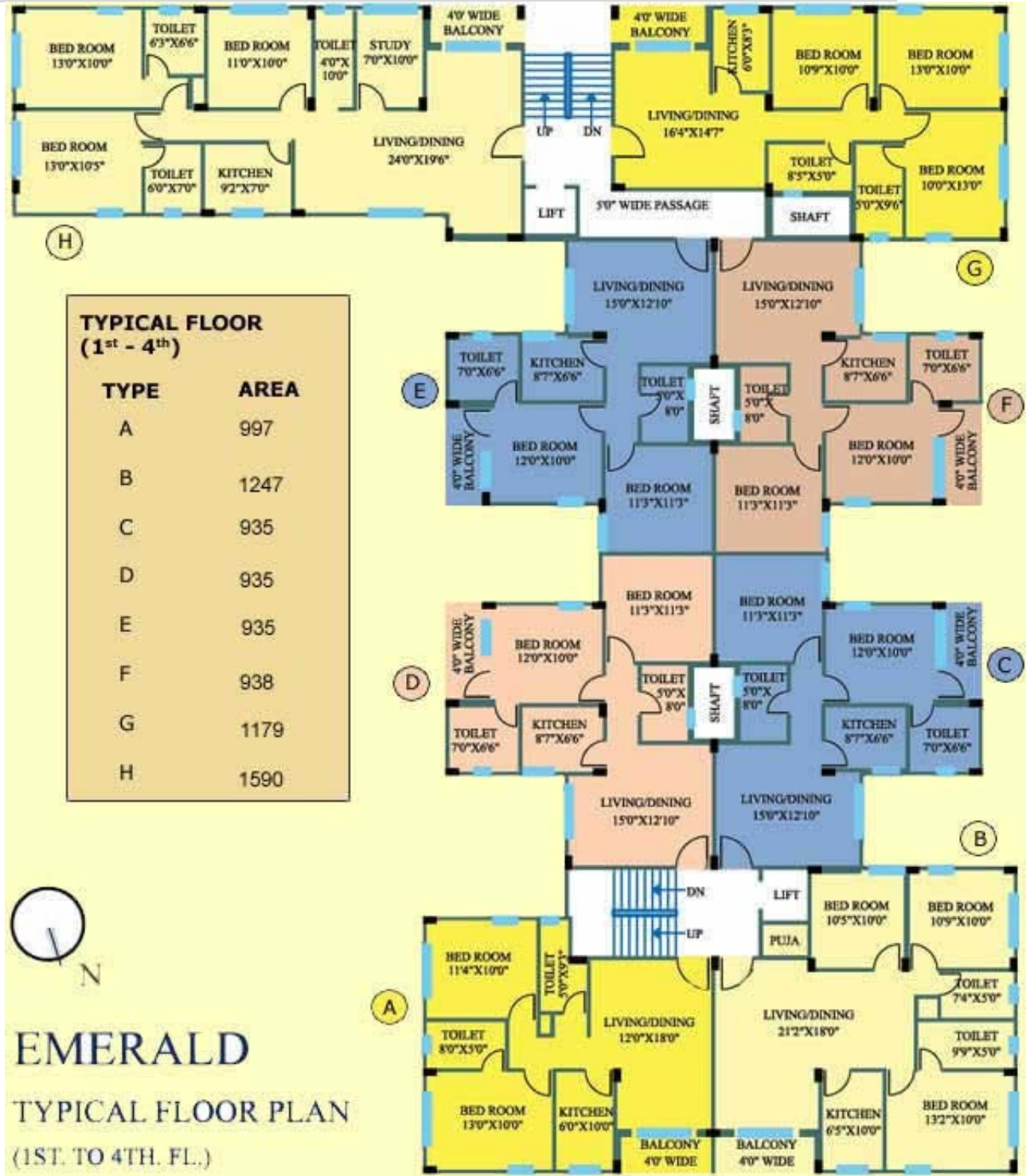


Type	Size (sq.ft)	Floor Plans
Sapphire (8 Flats, 2/3 BHK)	1058 - 1551	<a href="#">View</a>

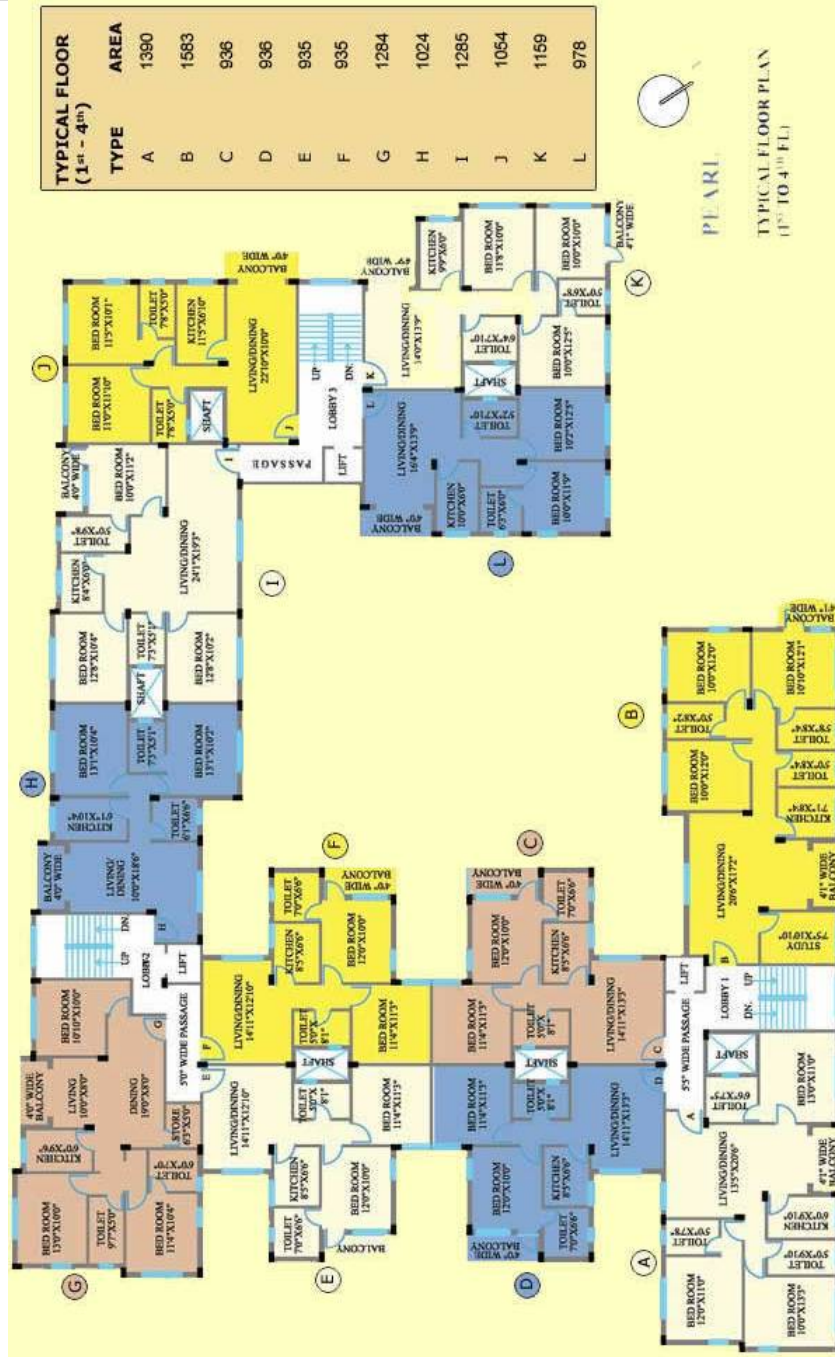




Type	Size (sq.ft)	Floor Plans
Emerald (8 Flats, 2/3 BHK)	935 - 1590	<a href="#">View</a>



Type	Size (sq.ft)	Floor Plans
Pearl (12 Flats, 2/3 BHK)	935 - 1583	<a href="#">View</a>



\* Prices mentioned are indicative and are subject to change

## Developer

Benchmarking the business of real estate since 1980, **Mani Group** has built homes for more than 1000 families on 3 million sq ft across 50 locations in Kolkata. The Group believes in the smooth transition of the apartments from the developer to the buyer within a realistic time frame.

Value addition to the Customers' lives is the motto of the Group and it does so by protecting their assets for life and by exceeding their expectations. The Group has contributed significantly to the changing Kolkata skyline with landmark projects. It is a major player in Kolkata's real estate scenario with a portfolio spanning Residential, Commercial, Retail, Entertainment & IT developments.

## Architect

### Agrawal and Agrawal

Agrawal and Agrawal was established in 1986 in Vadodara by Architect J.P. Agrawal and Mr. Vijay Agrawal. Mr. J.P. Agrawal is a graduate with two Gold Medals from M.S. University of Baroda. Subsequently, another office was established at Kolkata in 1988. Architect Monal Agrawal, joined the team as an associate in 1990. The firm expanded from modest beginning with four employees in 1986 to the present total strength of 90 personnel. Altogether, the firm has six associates and a team of talented young architects to meet the responsibilities of challenging projects.

#### Experience

In a reasonably short span of 20 years the firm has, by now, completed more than 300 Projects in 10 States of India including various huge groups such as I.T. Parks, Retail Commercials, Housing etc. Large scale projects such as a Housing of 20 Lacs Sq. Ft. built up area, a Software Park of 22.0 Lacs Sq. Ft., a Mall of 11.0 Lacs Sq. Ft. built up area many other of similar scale have been successfully completed by us. Our Projects - Infinity, Forum, Millenium City, Technopolis, Space Circle, Space Town - are considered as landmarks of Kolkata. Some of our projects have received wide media coverage in prestigious newspapers and magazines including The Times of India and Indian Architects Builders. In a survey conducted by The Telegraph our projects were named among the top four landmarks of Kolkata.

#### Present

About 40 Projects are under construction with approximate volume of 150 Lacs Sq. Ft. Another 30 projects are on various stages of development. With our track record as client friendly Consultant, we have grown with our large Clientele which includes leading builders of Kolkata, Corporates and Institutions. With an experience of 20 years we have been able to gather considerable expertise in I.T., Mall Multiplex, Leisure and Housing Projects.

Our team is fully committed to provide innovative solutions to every challenging assignments undertaken by us.



## Booking & Payment

Booking Payment- Rs 2 Lacs rest within 1 month