



PREOPENING PRIVILEGES





SKYi Manas Lake is a conversation in design.

Some of it is drawn up as an architect's blueprint. Some of it, dreamt about. Some are even borrowed from what God himself put on earth, like the trees lakes and the morning view for a beautiful backdrop.

Thanks to the construction's higher LUX rating that lets in more sunlight, and superior wind channeling which enables over 22 air re-circulations per hour, the residents will never have to flick on the lights in their apartments until after sundown and an open window here will almost always make way for a gentle breeze.

These thoughtful design principles don't just hold true for the residences.

Every square inch of this 50 acre property has been designed with the understanding that it's always better to build around nature rather than over it. Which is why a detailed environmental audit has meticulously accounted for all the native wildlife, species of trees, natural topographical features and just about everything else inherited from Mother Nature before the project even took seed.

After all, it's only when good design collaborates with nature that the place makes you feel cared for thought about, and at home.



The Residences

IRIS: 2 &3 BHK Premium Apartments

• • • • Phase 1

Main Access Road

Multi Purpose Ground

Bird Watching Pod

Main Entrance Gate

4 Lane Internal Road

Central Park

Wetland Park

Sports Facilities · Tennis Court · Futsal Court · Basketball Court

Proposed 4 Lane Road

Picnic Lawn

Walking / Jogging Track

Future Development

Family Pavillion

Family Seating Area

P Toddler Play Area

SKYi **MANAS LAKE**

* Terms & Conditions apply



Amenities

Enriching Lifestyle

- Multipurpose Central Park
- · Yoga and Meditation Zones
- Jogging & Cycling Track
- · Toddler Play Area

Thoughtful Planning

- Multi Layered Security
- · High Lux Homes
- · High Air Changes
- Dedicated Spaces for Senior Citizens Art Exhibition Centre
- Children's Day Care Centre

Art and Culture

- Amphitheatre
- Music Room
- Fine Art and Sculpture Studio

Club *

- Swimming Pool
- Indoor and Outdoor Sport Facilities
- Gym and Fitness Centre
- Community Centre
- · Canteen/Café
- Spa

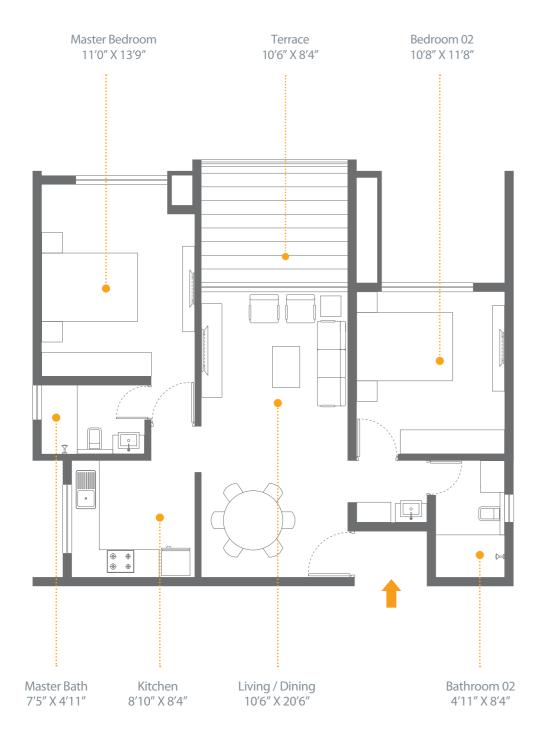
Convenience

- Retail Store
- Medical Facilities
- Cafes
- Salons

^{*} Terms & Conditions apply

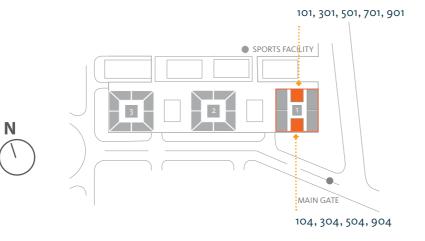
TERRACE AREA CHARGEABLE AREA

689 sq. ft. 87 sq. ft. 1009 sq. ft.





APARTMENT NO.



2 BHK | ODD FLOORS 1009 sq. ft.



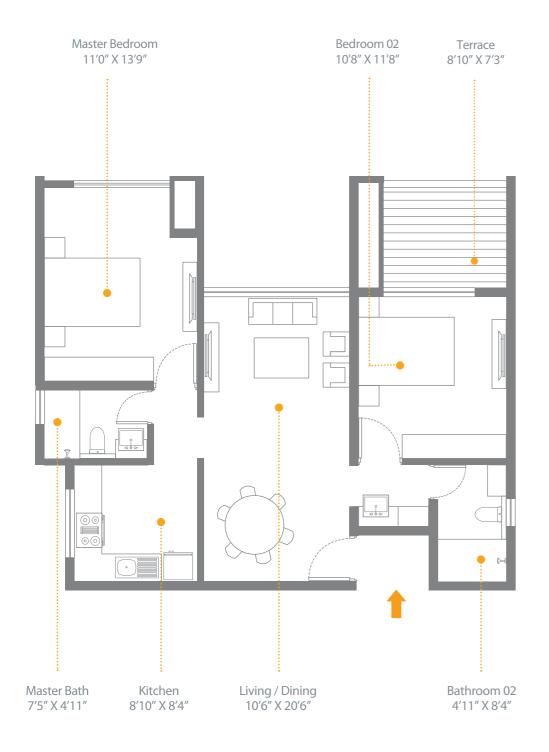
TERRACE AREA

CHARGEABLE AREA

686 sq. ft.

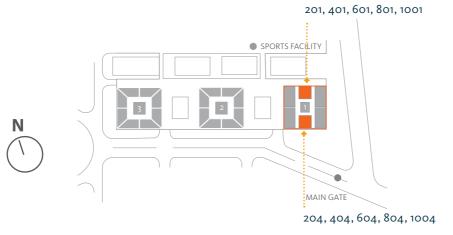
64 sq. ft.

975 sq. ft.



TOWER NO. 1

APARTMENT NO.

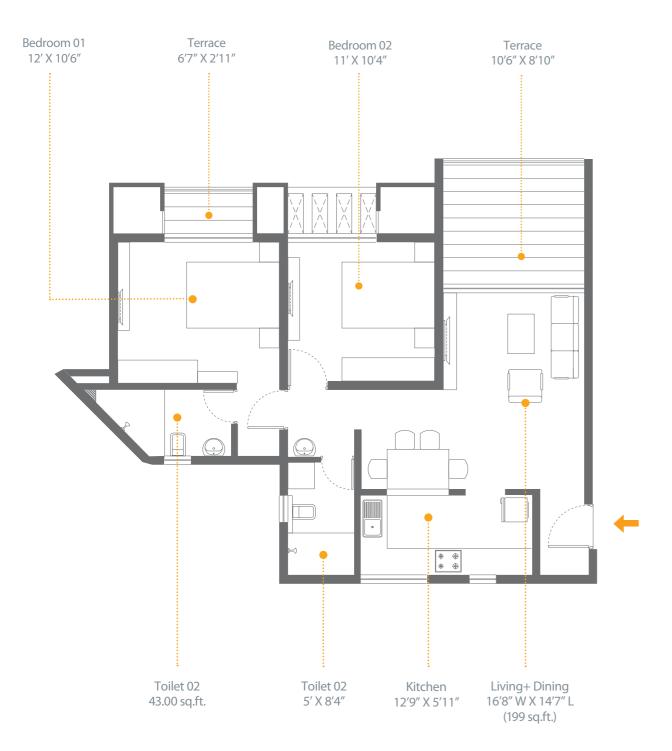


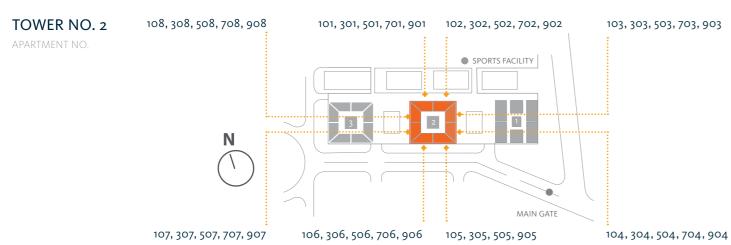
2 BHK | EVEN FLOORS 975 sq. ft.



TERRACE AREA CHARGEABLE AREA

112 sq. ft. 684 sq. ft. 1035 sq. ft.





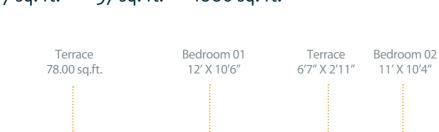
2 BHK | ODD FLOORS 1035 sq. ft.



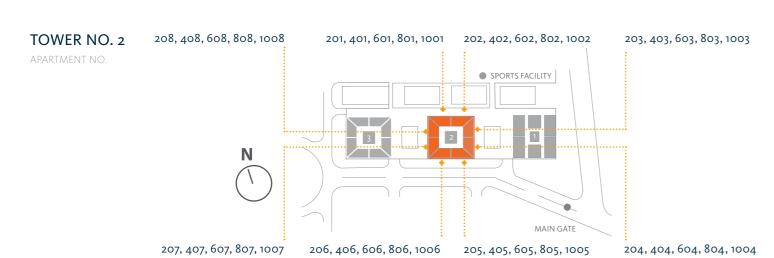
TERRACE AREA

AREA CHARGEABLE AREA

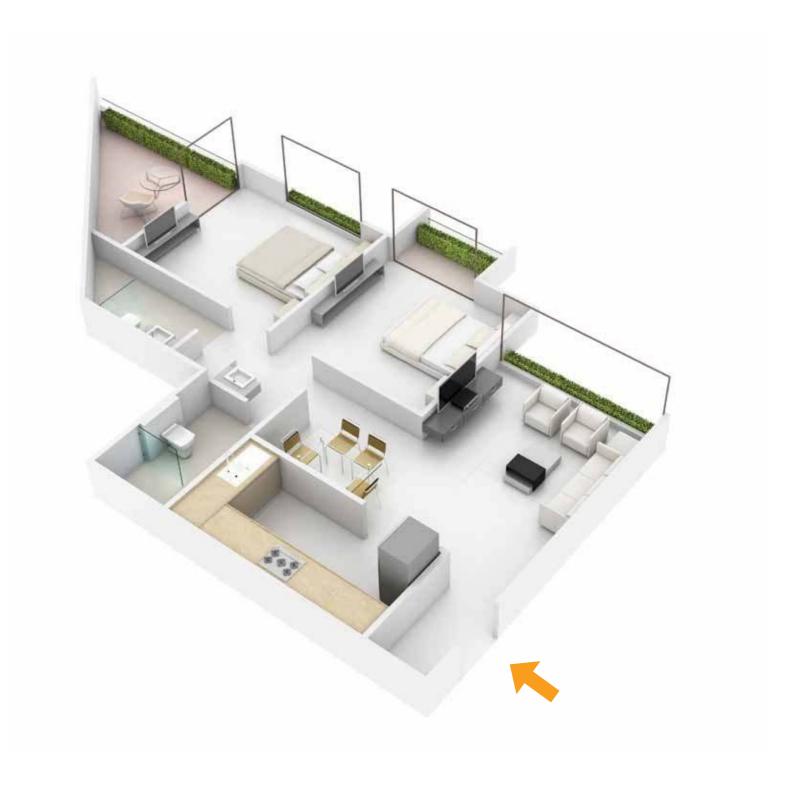
677 sq. ft. 97 sq. ft. 1006 sq. ft.





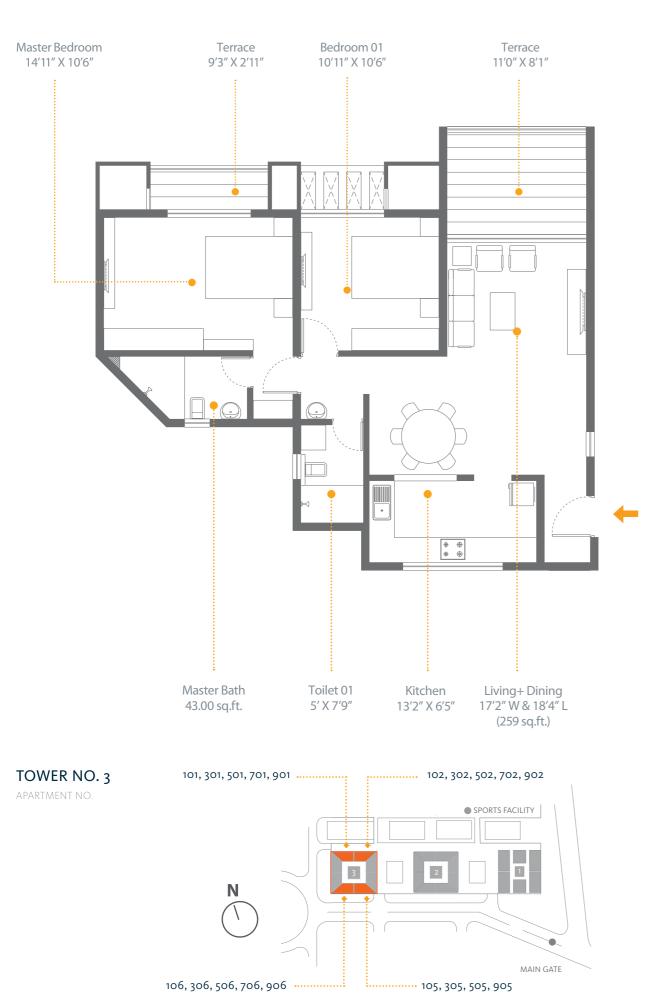


2 BHK | EVEN FLOORS 1006 sq. ft.



TERRACE AREA CHARGEABLE AREA

115 sq. ft. 781 sq. ft. 1165 sq. ft.

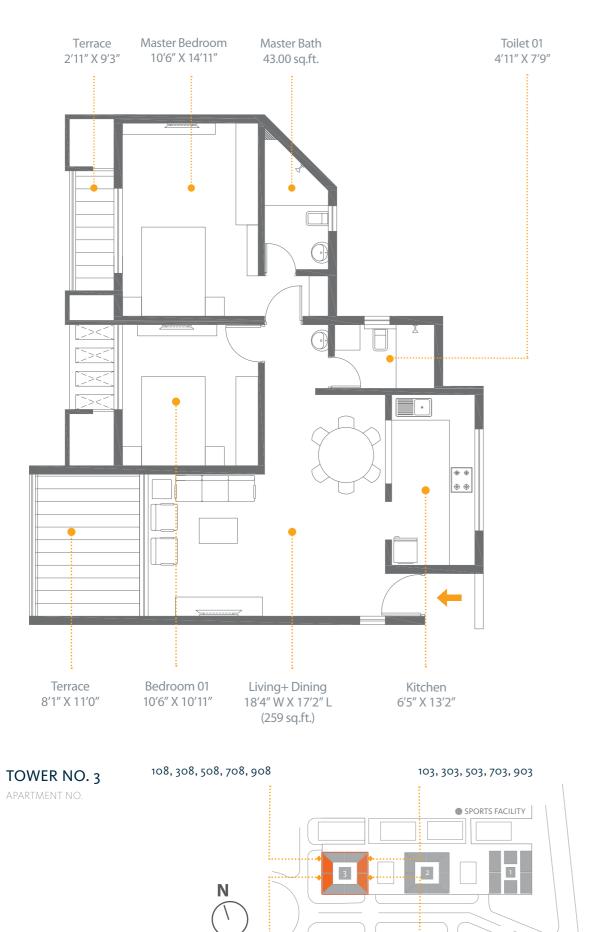


2 BHK | ODD FLOORS 1165 sq. ft.



TERRACE AREA CHARGEABLE AREA

115 sq. ft. 766 sq. ft. 1145 sq. ft.



107, 307, 507, 707, 907

MAIN GATE

104, 304, 504, 704, 904

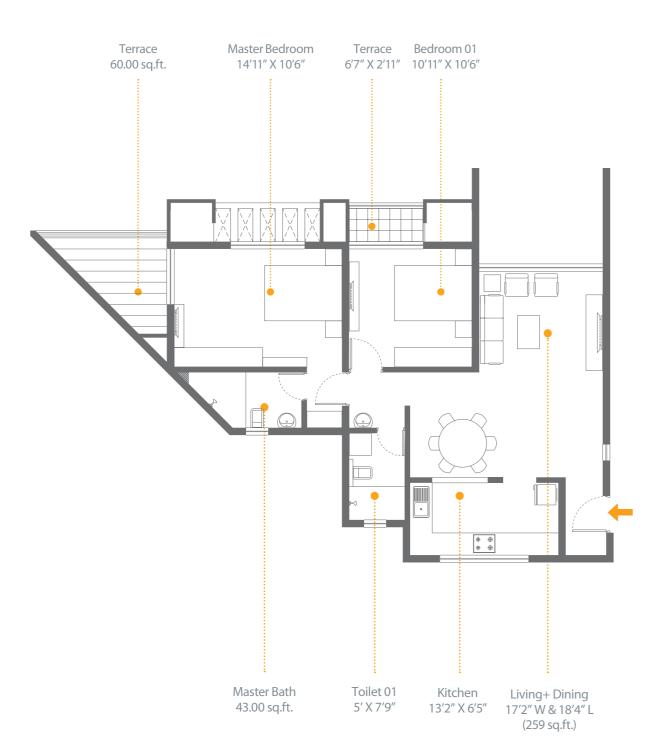
2 BHK | ODD FLOORS 1145 sq. ft.



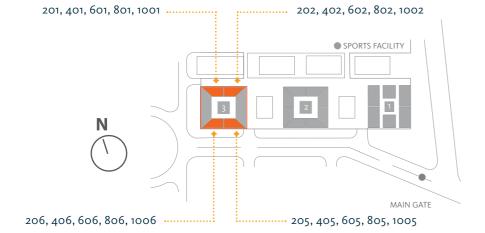
TERRACE AREA

CHARGEABLE AREA

777 sq. ft. 79 sq. ft. 1113 sq. ft.



TOWER NO. 3 APARTMENT NO.

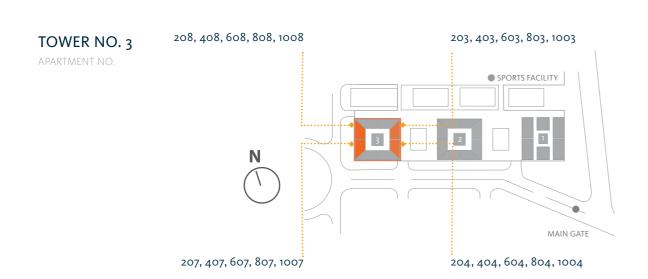


2 BHK | EVEN FLOORS 1113 sq. ft.



762 sq. ft. 79 sq. ft. 1093 sq. ft.

Terrace 60.00 sq.ft. Master Bedroom 10'6" X 14'11" Master Bath 43.00 sq.ft. Toilet 01 7′9″ X 4′11″ Bedroom 01 Living+ Dining 10'6" X 10'11" 18'4" W X 17'2" L Terrace Kitchen 2'11" X 6'7" 6′5″ X 13′2″ (259 sq.ft.)

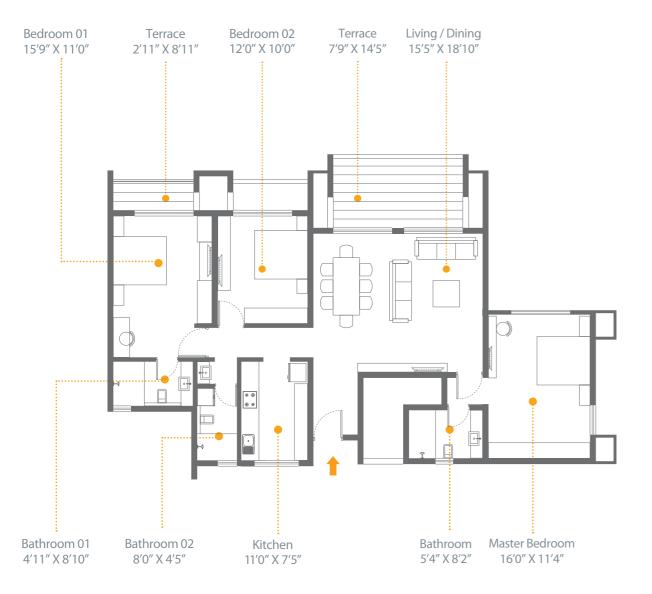


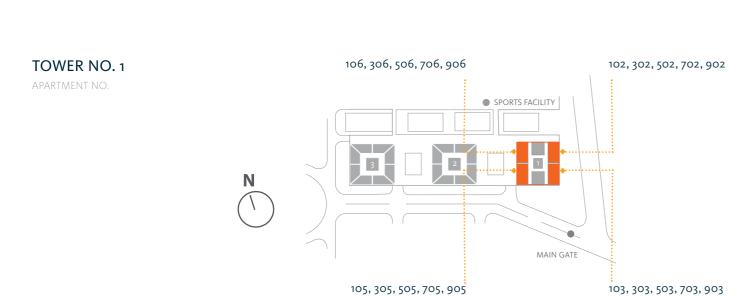
2 BHK EVEN FLOORS 1093 sq. ft.



TERRACE AREA CHARGEABLE AREA

1084 sq. ft. 138 sq. ft. 1589 sq. ft.



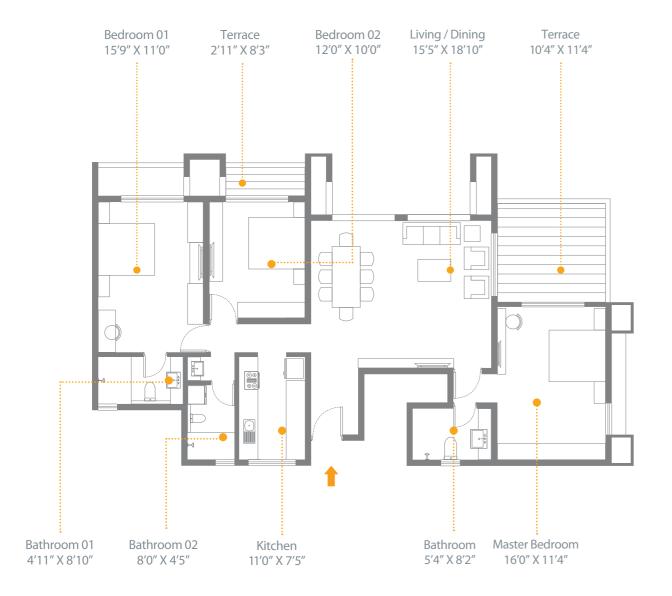


BHK | ODD FLOORS 1589 sq. ft.



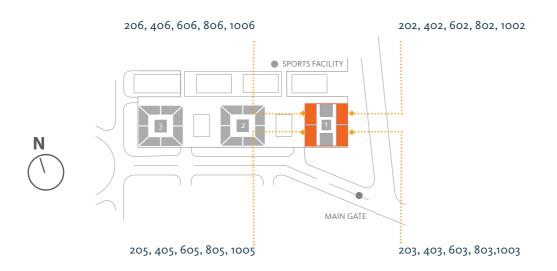
TERRACE AREA CHARGEABLE AREA

1084 sq. ft. 141 sq. ft. 1593 sq. ft.











Fact File

LIVINO

- · Elegant main door
- Flooring of 2' x 2' vitrified tiles with skirting
- Internal walls with smooth POP finish and high quality plastic paint
- TV and telephone points
- Sufficient light points
- Powder coated sliding doors and windows with safety grills and mosquito nets
- Ceramic tiles for terraces
- Glass railings
- · Light and plug points in terrace

BATHROOM

- Glazed ceramic tiles up to 7 fee
- Marble stone fascia for door openings
- Premium fittings and sanitary wares
- Single lever hot and cold mixer with
- Hot and cold water mixer for master bedroom wash basin
- Pest prevention trap
- Provision for exhaust fan and geyser

FEATURES/UTILITIES

- Power backup of 1 KVA for each unit
- Power backup for all essential common facilities
- Garbage chutes on every floor
- · Anti-termite treatmen
- Impressive main entrance & lobbies
- Ample parking space for residents 8 visitors
- Sanitation facility for drivers 8 servants
- Automatic speed elevators with power backup
- Concealed copper wiring with branded modular electrical fitting
- Sufficient electrical point
- Powder coated aluminum sliding
 windows
- Mosquito mesh for windows and sliding doors

BEDROOM

- 2 x 2 vitrified tiles with skirtin
- TV point in master bedroom
- Sliding windows with safety grills and mosquito nets
- Internal walls with smooth POP finish and high quality plastic paint
- MS grill railings

KITCHEN

- Granite kitchen platform with stainless steel sink
- 2' x 2' vitrified tiles with skirting
- Glazed ceramic tiles up to 2 feet above the platform
- Additional electrical points for appliances

DESIGNI

- Water treatment plant
- Sewage treatment plant
- Organic waste converte
- Dain water beginning
- Water recycling
- Energy saving fittings for common areas
- . Wall lit and vantilated apartment
- Use of solar energy for common area
- Ontimum flow water fittings

SAFFTY & SECURITY

- · Gated Community
- Video door phone
- Safety grills for windows
- · Firefighting equipment
- · CCTV survoillance
- Intercom facility to access security
- Security personnel at key entry and exit points
- Stretcher Lift
- Fire staircase and refuge area for emergency
- Seismic resistant design

Terms and Conditions

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The present brochure pertains to the entire project ("Manas Lake Project") development envisaged by Enerrgia Skyi Ventures LLP for the project development spread over 70 Acres (approximately) which shall be planned and developed in various phases, subject to the requisite permissions/approvals from appropriate competent authorities However, the Purchaser is requested to note that, as on date, the layout only for Phase I, has been sanctioned/approved and the construction/ development plan for the remaining land parcels is pending approval. Enerrgia Skyi Venture LLP is in process of preparing the development plan for the remaining phases and reserves its right to prepare, add, delete, alter, modify or in any manner change the plans, specifications images, architectural drawings, prices, data & other information in its endeavor to make improvements as and when

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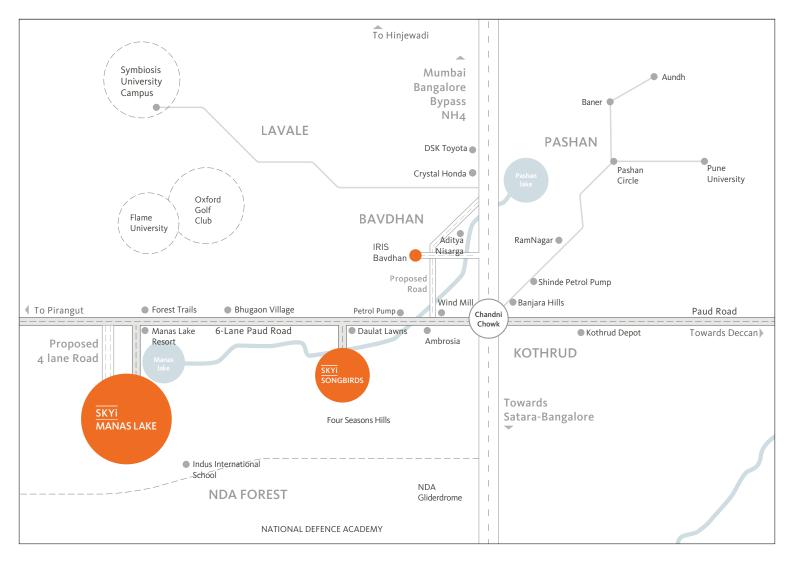
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epresentatives. The aforesaid amenities and facilities will be managed and maintained exclusively by Enerrgia Skyi fentures LLP and/or its representatives. It is further clarified that the bovementioned amenities and facilities in the Manas Lake Project shall be affered to the residents of Manas Lake project and also to the outsiders, subject to the terms and conditions to be laid own by Enerrgia Skyi Ventures LLP and lso subject to the payment of the fees/harges etc., as may be prescribed.

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