



Your Green **Lifeline**



UBER
VERDANT



Winning the most prestigious award is no small achievement. Uber Verdant II won the "Asia Pacific Property Award for Architecture" for the year 2019 - 2020 and for 2020 and 2021 Uber Verdant II bagged it. This speaks volumes on the fine details, the green elements and the experience that you can experience here.



Your Green **Lifeline**



RERA : PRM/KA/RERA/1251/446/PR/190525/0025

Live your Dream life in the Green Lifeline





Your Green Lifeline



Humans thrive in urban landscapes yet we all yearn for a touch of nature. Given today's lifestyle, we may not be able to live amidst nature, but we can definitely let nature live amidst us.

Presenting your green lifeline in the most sought after area in Bengaluru. Surroundings green address just get greener. Giving you the much needed redemption from pollution.

Uber Verdant II, with vertical gardens at its heart, allows nature to live amidst you despite being in the pinnacle of development. So you get the best of both worlds. On the one hand, you are just a stone's throw away from the finest companies, schools, hospitals and entertainment centres. On the other, our vertical gardens will ensure you feel like you're coming home to another world. A world that gives you fresh air, serene atmosphere and a natural treat to the eyes, some of the most coveted aspects to look for in the city.



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Your friends for life, at home.

Tree friends make for a better life and these green friends do just that. Landscaped with trees, plants and shrubs, these perennial gifts from nature, breathe life into the air. Simply put, you will be breathing more oxygen in every breath. Making for a healthier, better you while you soak in the comfort of your home.



Your Green Lifestyle





Come home to

For those of you who find peace in nature. Stepping in is like a breath of fresh air, once you are in the vertical 0.65 acre perfection, gardens are the highlight. Why spend of floor around you. Do green that airfully daily your comfort.

Considered as organic architecture, it works comprising 450 units consisting of spaces. Living in India's first vertical garden.

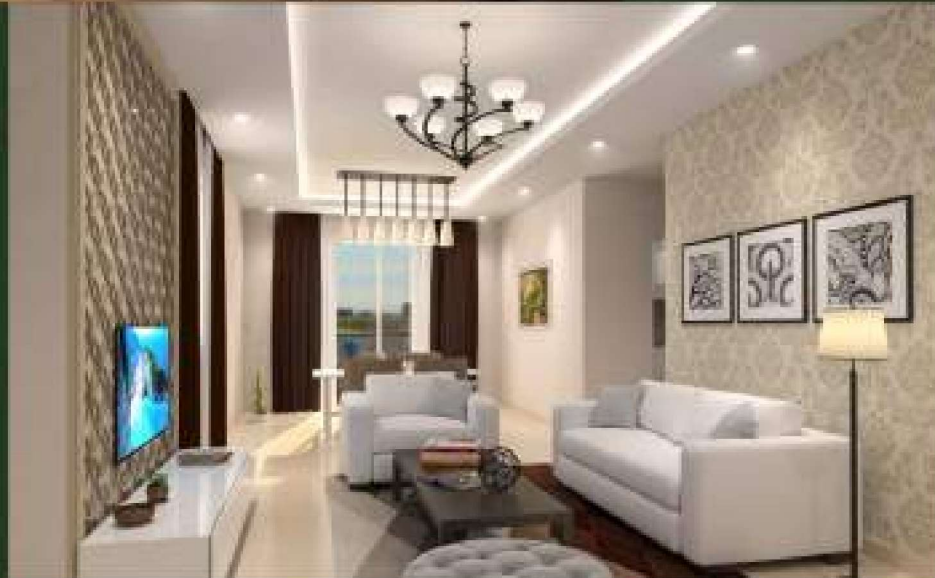
A home that is meant to relax, refresh, restore. Imagine what it would feel like.



Large balconies and windows allow light and fresh air into your new home. The plants not only give you fresh air inside your green homes, but also keep out the pollution and dust. So the integrated landscaping is not just design, but functional too when it comes to green living.



This means your new home will be bright and airy. The perfect setting for a happier and healthier you. Spacious and aesthetic, coupled with an array of sustainable support systems, makes city living a much greener adventure.





The Balcony Garden

The crowning glory of your new home at Uber-courated balcony garden. A little slice of this green oasis to gather yourself or as we like to call it, entertain your guest and friends, without the maintenance makes it stress free so that you anytime, without stepping out of home.

Bring nature in, for a fresher, healthier and happier

Unit Plans



2 BHK



3 BHK



Your Green Lifestyle



Scan this image for all floor plans



At the heart of the C
The Uber Club



In Club House:

- Swimming Pool • Toddler's Pool • Spa with Sa
- Table Tennis • Billiards and Snooker • Carob
- Massage Rooms • Multi-purpose Hall With D
- Café & Restaurant With Kitchen

Specifications



Structure

- RCC framed structure with solid blocks for walls
- Smooth plastering for interior & rough for exterior
- Landscaped balcony with automated drip irrigation
- Open type kitchen



Flooring

- Laminated wooden flooring for master bedroom
- Vitrified tiles in all rooms
- Designer ceramic tiles in balconies
- Anti-slip ceramic tiles for bathroom floors
- Designer ceramic tiles in toilets



Doors & Windows

- Teak wood frame with teak skin main door
- SS coated brass fittings for main door
- Solid wood door frame & flush door for all other doors
- SS fittings for other doors
- UPVC windows (2 track) with grills
- UPVC french door for balcony
- UPVC ventilation (provision for exhaust fan in Toilet)



Kitchen

- Wash provision in utility
- Two taps and one Aquaguard provision



Toilets

- Brass or equivalent C.H fittings
- Brass or equivalent sanitary fittings
- Concealed hot and cold CPVC plumbing pipes



Electrical

- Electrical fittings Anchor/Roma/Schneider/Cloual
- Concealed fire resistant copper wiring (Meridian/Novell)
- Provision for A/C in master bedroom
- E.V. & telephone point in living and master bed room



Internal & External Finishes

- Emulsion paint for interiors
- Polished/Enamel painted doors and grills
- Weather coat painting for exteriors





*Seven Days Of
No Swimming
Makes One Weak*



*A Hot Bath To
Make
You Happening*



*Burn Some Fat,
On The Mat*



Yoga



*Hit And
Never Quit;
The Road To
Glory Is Uphill*



Search Court

Table Tennis



*Improve Your
Mind Games*

Billiards & Snooker, Carols & Caroms



*Playing
Badminton
Helps You Take
Decisions Faster*

Badminton courts



You Are One
Massage Away
From A Good
Mood



Crèche With Kids Play Area

Let The
Celebrations
Begin



Multi-purpose Hall With Bar & Dining

A Spoon Full
Of Joy



Cafe/Restaurant With Kitchen

Master Plan



- 1. Driveway for Bicycle / Skating
 - 2. Pet's Corner
 - 3. Bicycle Stand
 - 4. Multi-purpose Lawn in Community Court
 - 5. Deck with Seating Enclosure and Pergola
 - 6. Moss Planting Bed
 - 7. Recreational Plaza
 - 8. Water feature with Sculpture
 - 9. Floral Garden
 - 10. Aroms Garden
 - 11. Tropical Garden
- In the basement
- 10. Grocery Store (Provision)
 - 11. Medical Store (Provision)





- 12. Therapeutic Pathway
- 13. Tree Court with Stone Paving
- 14. Contemplation Court
- 15. Exercise Pads
- 16. Fish Pond
- 17. Relaxation Deck
- 18. Floating Hang-out Deck
- 19. Connecting Bridge
- 20. Eco-Pond
- 21. Lawn with Golf Putting
- 22. Water Feature with Jets and Spouts
- 23. Community Plaza
- 24. Children's Play Area with Sand and Turf
- 25. Adventure and Art wall
- 26. Informal Pavilion
- 27. Extensive Lawn
- 28. Informal Seating Court



- 29. Butterfly Garden
- 30. Central Park
- 31. Grand Water Cascade
- 32. Amphitheatre with Diaz
- 33. Aquatic Pond
- 34. Children Play Area with Turf





- 35. Senior Citizen Deck with Furniture
- 36. Chat - Chat Alcove
- 37. Informal Viewing Gallery
- 38. Multipurpose Court
- 39. Cricket Net - Practice



Project Highlights

No home is complete without an array of world-class amenities. Usha Vardaan is no different. The property comes equipped with a host of facilities that make life here a breeze. After all, you do deserve to unwind in style after a hard day's work.

- Landscaped private balconies for all units
- 300+ trees @ ground level
- Automated drip irrigation system
- Rain water harvesting
- Waste water recycling
- Well-designed landscapes
- Abundance of natural lighting & ventilation
- Building designed considering Bengaluru's wind flow
- Separate club houses with extensive amenities
- 24/7 power backup
- Digital water meter for all units



GOLDEN TRIANGLE



The Green lifeline amidst the Golden Triangle.

Ideally located on Sarjapur Road, Uber Verdant II is prime property, in close proximity educational institutions, healthcare, excellent social infrastructure, play arenas, public and retail spaces, it is at the heart of Bengaluru's development. What makes it so sought after is its connectivity and accessibility to the crucial hubs of development across the entire city, Whitefield or Electronic City.



COMPANIES
HOSPITALS

SCHOOLS & COLLEGES
MALLS & ENTERTAINMENT

Our Projects

Tropicale
Karmel
Candela
Seldon
Jardin
Pristine
Mana Upcoming
Foliage



Your Green Lifeline

Welcome to the Urban Oasis



The lifeline

"Create a balanced ecosystem journey began with the underlying. When we reflected back on all that been program only evident. We occupied, the challenge was to much needed long space on the

The architecture and the landscape complement each other. The open private terraces are creatively designed green which would engulf the entire property is the seamless transition

One may need a microscope to every square feet of Urban Oasis. The green promenades, the club house, the vegetation are more fluid in its flowing pattern that one can enjoy the wellness.

Water being precious and premium light. Water conservation system ensures water not only recycled use of treated water for inter-connected with the drain responds to the topography and

Consultants

Architects



Structural

Structural



Structural

The wind beneath the wings.

Mana Group, started in the year 2000 has over the years successfully delivered several landmark projects across the city of Bangalore. With over 35 million square feet under various stages of development, it has become one of the leading GREEN developers in the city.

At Mana, we firmly believe that building quality and nature friendly residences is a huge responsibility. Our endeavour is to fulfil this duty with emphasis on efficiency and reliability in operations while the focus is on imaginative engineering.

As a result of this engineering focus, our projects have gained recognition the world over for its quality and design.



MANA CANDELA

MANA TROPICALE

LIBER VERDANT

MANA KARMA
CONCEPTS

JARDIN
LUXURY HOMES

MANA FOLIAGE



Your Green Lifestyle

Encore



An award winning brand, Mana has been in the forefront of creating premium residences that are not just aesthetically pleasing but also eco-friendly. The hallmark of every Mana project is sustainability, an eco-friendly approach with plenty of focus on healthier living. Mana takes pride in its impeccable track record of on-time completion of projects across the city. On the small and mixed-development projects such as luxury apartments, malls, SGI's and so on, we have a proven track record. Think Green. Think Mana.



M&A PROJECTS

MEMBERSHIP SINCE 1992

M&A PROJECTS Pte Ltd
No 200, Seletar Drive, Capric Centre, Singapore 810201
Unit #1 & 2nd Floor, Singapore Enterprise Centre

Call us now for more
info: 65436222
Please visit www.mpa.com.sg

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