



A PROUD OFFERING FROM BLOCK BUILDTECH

BLOCK BUILDTECH
**MOUNT
MANOR**
D O D A M A R G



Welcome to Mount Manor

*Mount Manor stands in place where nature, beautiful surroundings and future intersect.
Experienc good living in spacious, 1 BHK & Studio Apartments as the welcome distraction
from the hustle and bustle of the city.*



Block Builtech:

We are a group of technical and thorough professionals capable enough of building quality infrastructure that will move the world ahead. From financial consulting to development services, proptly, asset and construction management, "Block Builtech" is dedicated to provide the highest quaity of services to its clients and is known forits best efforts in building low cost affordable homes.



Vision & Mission:

To provide best quality, design and trust, while offering the best design principles to meet realestate demands. To build aesthetic projects for all consumer groups that offer the best modern amenities at the most economical prices. All our clients are important, and we promise the highest standards of lifestyle at unbeatable prices.

Homes Blooming With Stunning Sophistication



Studio, 1 BHK
Apartments With
Common Terrace



Park Facing
& Garden- Vies
Homes



Each Tower
With High Speed
Elevators



60% Open Space
For Extra Air &
Sunlight



Attached
Balcony With
Every Bedroom



Branded Fixtures
& Plush Decor

Your dream home at Mount Manor radiates an exquisite magnificence of beautiful refinement that is totally class apart, with delicately adorned and highly elaborate interiors!



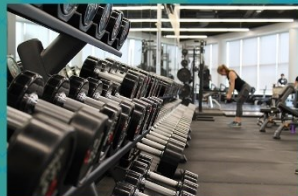
A Landmark Blooming With Exemplary Craftsmanship



- ◆ *Total 200 Apartments Oozing Elegance & Finesse out of that*
- ◆ *120 Furnished Studio Apartments*
- ◆ *90 Smart One-BHK with 2 Toilets*
- ◆ *Stilt/Reserved Parking for each Apartment*
- ◆ *Childrens Play area & Land Scape*
- ◆ *Indoor & Outdoor Gaming*
- ◆ *High Speed Elevators*
- ◆ *Ground + 4 Floors*
- ◆ *Sewage Treatment Plant (STP)*
- ◆ *Complex Secured with Gated & CCTV*
- ◆ *Power backup for all Apartments*
- ◆ *24x7 Water*
- ◆ *Open Terrace*

An Address Blooming With Extrem Comfort

Mount Manor is dedicated to providing you with the high-test quality services. The Finest amenities, delivered by top-notch brands that are ahead of the game and impeccable facilities that are unrivalled in class and quality!



Jogging Track



Ultra- Spacious & Dynamic Clubhouse



Fully equipped elite Gym



Lush Green Landscaped Garden



Badminton & Basketball Court



Indoor & Outdoor Games



Swimming Pool

A Project Blooming With Detailed Perfection

Living / Dining Room

FLOOR	Good quality vitrified tiles flooring with inside the walls skirting
WALLS	Emulsion paints
DOORS	Internal: Flush doors with veneers of good brands & hardwood frames with Melamine matt finish External: Teak Wood Doors
CEILING	Emulsion paints/ oil bound distemper

Bedrooms

FLOOR	Good quality vitrified tiles flooring with inside the walls skirting
WALLS	Emulsion paints
DOORS	Internal: Flush doors with veneers of good brands & hardwood frames with Melamine matt finish
CEILING	Emulsion paints/ oil bound distemper

Bathrooms

FLOOR	Good quality ceramics antiskid tiles
WALLS	Good quality of ceramic tiles on complete walls
DOORS	Internal: Flush doors with veneers of good brands & hardwood frames with Melamine matt finish
CEILING	Emulsion paints/ oil bound distemper

Kitchen

FLOOR	Antiskid ceramic tiles
WALLS	Good quality ceramic tiles upto 2' height above counter and emulsion paints in balance areas
DOORS	Internal: Flush doors with veneers of good brands & hardwood frames with Melamine matt finish
CEILING	Emulsion paints/ oil bound distemper

Balconies / Exterior

FLOOR	Good quality ceramics antiskid tiles
WALLS	Water- proof paint of good brand
DOORS	Flush doors with veneers of good brands
RAILINGS	MS Railings
CEILING	Ceiling light fixtures in balconies

Elevators, Lobby & Corridors

FLOOR	Granite
WALLS	Granite/stones/tiles/emulsion paints or in combination, other products for decor as per architect view
DOORS	Flush door shutter finished with wood veneer
CEILING	Emulsion paints/ oil bound distemper

Staircase

FLOOR	Granite/ marbal and natural stone
WALLS	Emulsion paints
CEILING	Emulsion paints/ oil bound distemper
RAILINGS	MS Railing

Electrical

All electrical wires in concealed conduit, provision for adequate light and power point. Telephone, T.V. outlets and AC point in drawing all bedrooms. Provision for geyser in all bathrooms and kitchens. Each apartment shall have 3 phase connection.

Plumbing

As per standard practice all internal plumbing in GI/ CPVC



Life Style of Studio & 1 BHK Apartment

Mount Manor is a residential project of One Bedroom & Studio apartment units in foothill of Kasainat Mountain where everything is provided for. A gated community of 6 towers is rising to be a benchmark offering lifestyle to 200 families. An elaborate range of amenities, recreation facilities and green spaces and total security offers an enviable living in joy and contentment



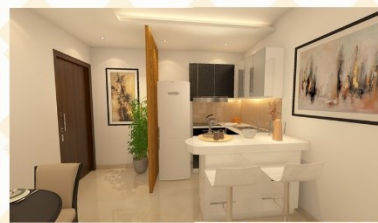
*“The purpose
of our lives is to be happy.”*

A Residence
Blooming With
Radiant Refinement

The luxurious and breathtaking view of your apartment holds a majestic trance over every guest and onlooker, mesmerizing them with its eloquence, opulence, and vintage beauty that manifests itself in a contemporary form!



The vibrant colours of your master bedroom delight you, the charms of Gothic architecture elate your heart, and the specifically designed European elements & motifs soothe your soul! Live a grand lifestyle in the stunningly sophisticated ambience that has been thoughtfully designed and created for a regal feeling of flamboyance and so much more!



Imagine you wake up to the smell of fresh-air and placed in your Modular Kitchen and you take your steaming hot cuppa out to your balcony where the sun caresses your skin, a cool breeze sways your hair, and the birds sing to welcome you to a new day! You look around and find yourself engulfed in the aroma of nature, the fragrance of your favourite flowers, and the clouds sneak a peek at you from the canopy of mighty trees!



You walk back to your living room, spacious, airy, so bright that every corner seems to be sun-kissed! Elegantly decorated, ornate embellishments, plush interiors and you enjoy the comfortable and luxurious aesthetics of your dream home's!

Mount Manor Site Layout



SITE PLAN



1. Main Site Entrance
2. Block - A (Ground + 4 Floors)
3. Block - B (Ground + 4 Floors)
4. Block - C (Ground + 4 Floors)
5. Block - D (Ground + 4 Floors)
6. Block - E (Ground + 4 Floors)
7. Block - F (Ground + 4 Floors)
8. Block - A (Ground + 4 Floors)
9. Swimming Pool
10. Club House
11. Childrens Play Area
12. Market Area

Floor Layout Plan BUILDING - A

Block A Typical Floor Plan 1 BHK

First, 2nd, 3rd, & 4th Floor

FLAT NO	RERA AREA	CARPET AREA	SALABLE AREA
101/201/301/401	38.88	40.87	55.17
102/202/302/402	38.88	40.87	55.17
103/203/303/403	38.76	40.21	54.28
104/204/304/404	38.74	40.26	54.35
105/205/305/405	38.88	40.87	55.17
106/206/306/406	38.88	40.87	55.17



TYPICAL FLOOR PLAN
BUILDING - A 



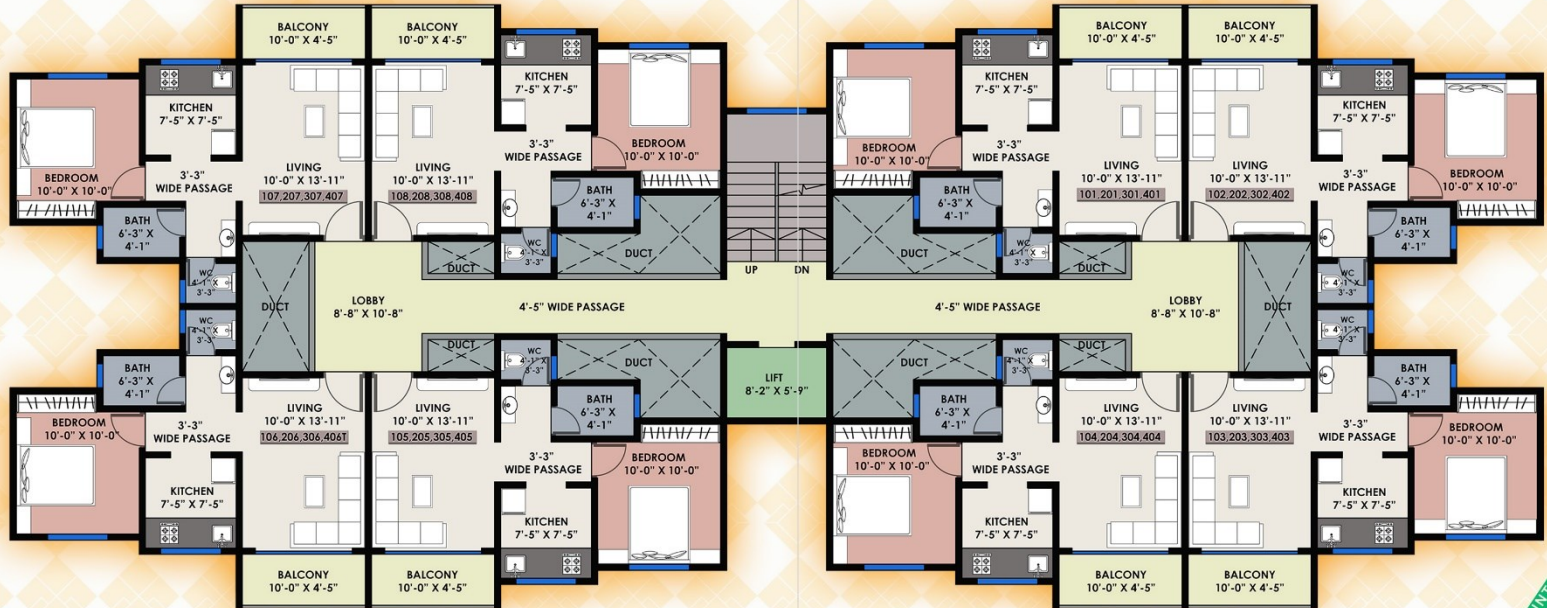
Floor Layout Plan BUILDING - B



TYPICAL FLOOR PLAN
BUILDING - B



Block B Typical Floor Plan 1 BHK			
First, 2nd, 3rd, & 4th Floor			
FLAT NO	RERA AREA	CARPET AREA	SALABLE AREA
101/201/301/401	38.76	40.92	55.24
102/202/302/402	38.65	40.92	55.24
103/203/303/403	38.65	40.92	55.24
104/204/304/404	38.76	40.92	55.24
105/205/305/405	38.76	40.92	55.24
106/206/306/406	38.65	40.92	55.24
107/207/307/407	38.65	40.92	55.24
108/208/308/408	38.76	40.92	55.24



Floor Layout Plan BUILDING - C

Block C Typical Floor Plan 1 BHK

First, 2nd, 3rd, & 4th Floor

FLAT NO	RERA AREA	CARPET AREA	SALABLE AREA
101/201/301/401	38.88	40.87	55.17
102/202/302/402	38.88	40.87	55.17
103/203/303/403	38.74	40.26	54.35
104/204/304/404	38.76	40.21	54.28
105/205/305/405	38.88	40.87	55.17
106/206/306/406	38.88	40.87	55.17



TYPICAL FLOOR PLAN
BUILDING - C 

Floor Layout Plan BUILDING - D



TYPICAL FLOOR PLAN
BUILDING - D



Block D Typical Floor Plan 1 BHK

First, 2nd, 3rd, & 4th Floor

FLAT NO	RERA AREA	CARPET AREA	SALABLE AREA
101/201/301/401	101	29.73	29.10
102/202/302/402	102	29.73	29.10
103/203/303/403	103	29.73	29.10
104/204/304/404	104	29.73	29.10
105/205/305/405	105	29.73	29.10
106/206/306/406	106	29.73	29.10
107/207/307/407	107	29.73	29.10
108/208/308/408	108	29.73	29.10
109/209/309/409	109	29.73	29.10
110/210/310/410	110	29.73	29.10



Floor Layout Plan BUILDING - E



Block E Typical Floor Plan 1 BHK

First, 2nd, 3rd, & 4th Floor

FLAT NO	RERA AREA	CARPET AREA	SALABLE AREA
101/201/301/401	29.73	29.10	39.29
102/202/302/402	29.73	29.10	39.29
103/203/303/403	29.73	29.10	39.29
104/204/304/404	29.73	29.10	39.29
105/205/305/405	29.73	29.10	39.29
106/206/306/406	29.73	29.10	39.29



TYPICAL FLOOR PLAN
BUILDING - E



Block F Typical Floor Plan 1 BHK

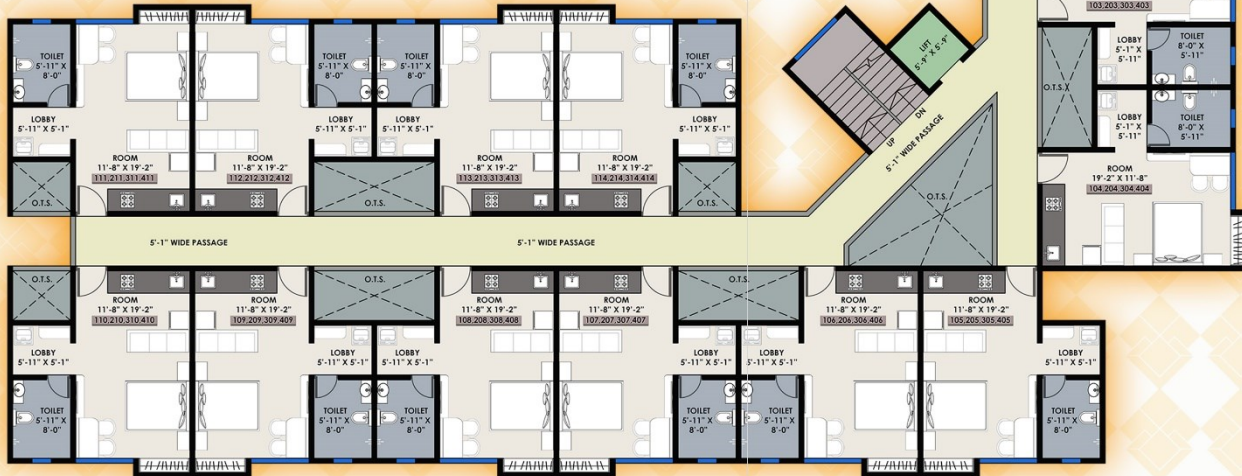
First, 2nd, 3rd, & 4th Floor

FLAT NO.	RERA AREA	CARPET AREA	SALABLE AREA
101/201/301/401	29.73	29.10	39.29
102/202/302/402	29.73	29.10	39.29
103/203/303/403	29.73	29.10	39.29
104/204/304/404	29.73	29.10	39.29
105/205/305/405	29.73	29.10	39.29
106/206/306/406	29.73	29.10	39.29
107/207/307/407	29.73	29.10	39.29
108/208/308/408	29.73	29.10	39.29
109/209/309/409	29.73	29.10	39.29
110/210/310/410	29.73	29.10	39.29
111/211/311/411	29.73	29.10	39.29
112/212/312/412	29.73	29.10	39.29
113/213/313/413	29.73	29.10	39.29
114/214/314/414	29.73	29.10	39.29

Floor Layout Plan BUILDING - F



TYPICAL FLOOR PLAN
BUILDING - F



*Distinctive style in
Resplendent settings*

Filling every day with moments of joy, Block Buildtech lays great emphasis on creating a vibrant and joyous lifestyle. Ensuring refreshing greenery and aesthetic surroundings to lift your spirit,



Floor Plan 1 BHK

Mount Manor one brings to you the finest things in life. Your constant quest to live in a perfect home, in a lifestyle that makes each day a memorable one, comes to you in Mount Manor one residencies.



Floor Plan Studio

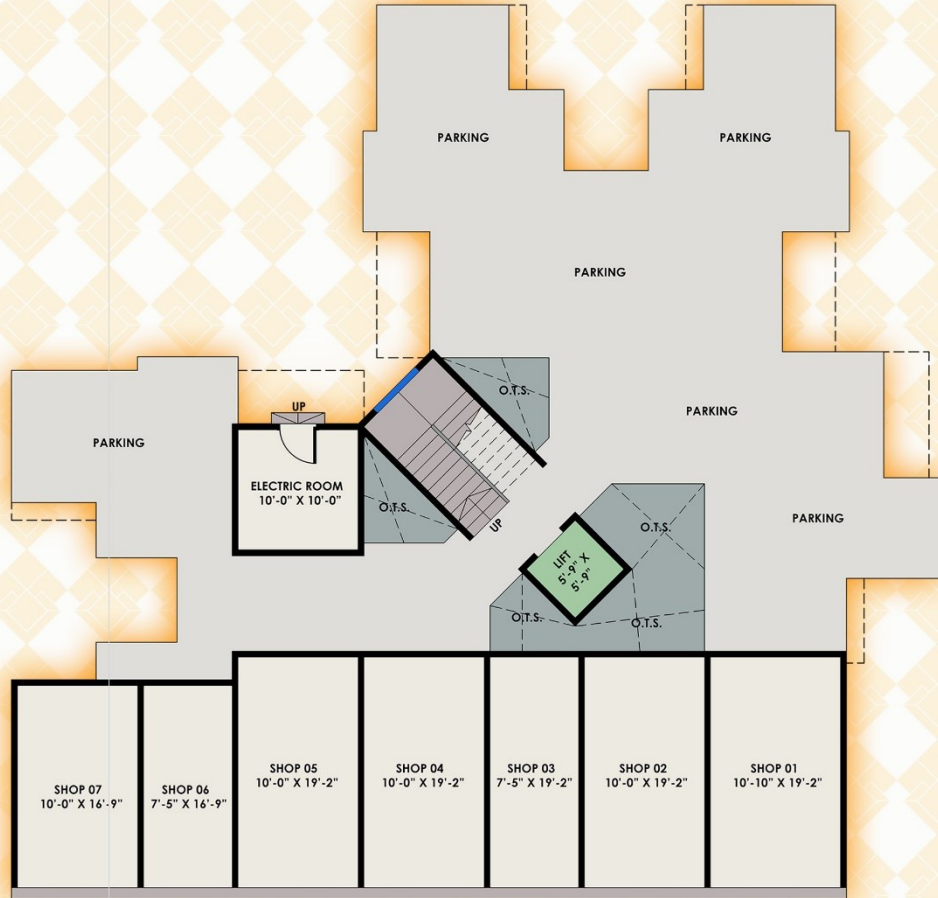
Floor Layout Plan Shop BUILDING - A

Block A Typical Floor Plan SHOP

Ground Floor			
SHOP NO.	RERA AREA	CARPET AREA	SALABLE AREA
SHOP 01	19.31	19.31	28.00
SHOP 02	17.84	17.84	25.87
SHOP 03	13.16	13.16	19.08
SHOP 04	17.84	17.84	25.87
SHOP 05	17.84	17.84	25.87
SHOP 06	11.53	11.53	16.72
SHOP 07	15.63	15.63	22.66



TYPICAL FLOOR PLAN
BUILDING - A



Floor Layout Plan Shop BUILDING - B

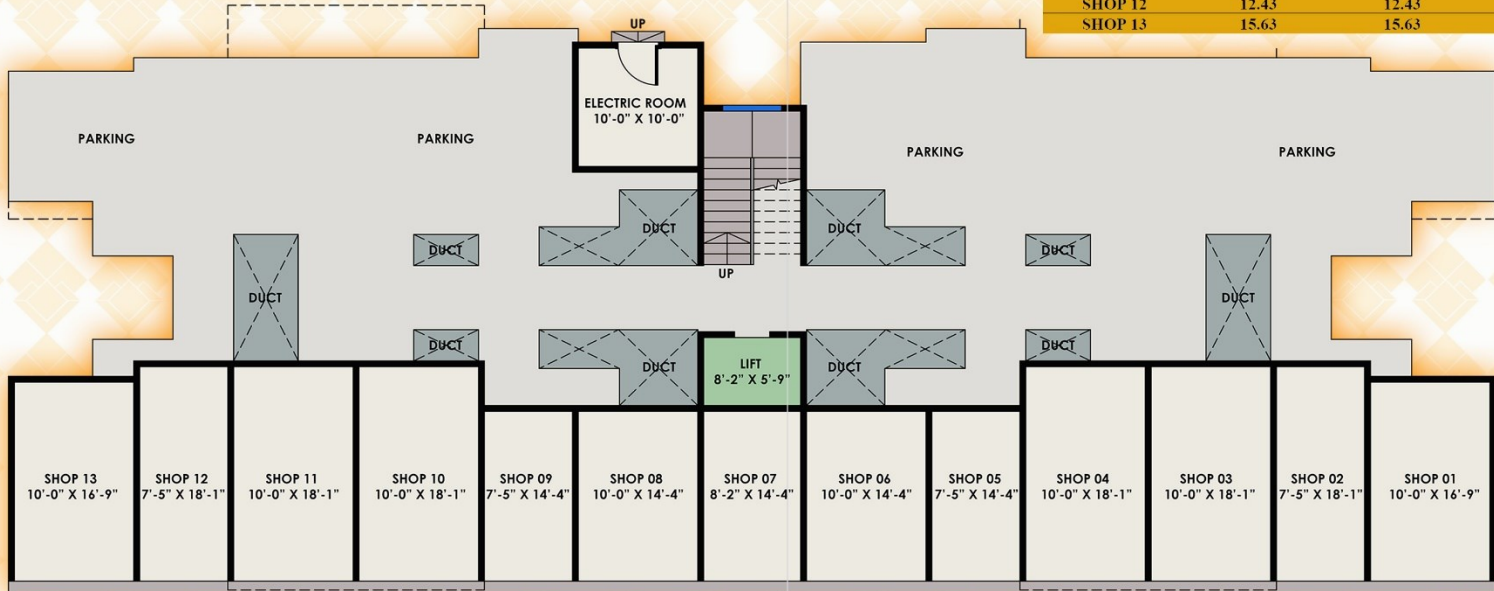


TYPICAL FLOOR PLAN
BUILDING - B



Block B Typical Floor Plan SHOP

Ground Floor			
SHOP NO.	RERA AREA	CARPET AREA	SALABLE AREA
SHOP 01	15.63	15.63	22.66
SHOP 02	12.43	12.43	18.02
SHOP 03	16.85	16.85	24.43
SHOP 04	16.85	16.85	24.43
SHOP 05	9.84	9.84	14.27
SHOP 06	13.34	13.34	19.34
SHOP 07	10.82	10.82	15.69
SHOP 08	13.34	13.34	19.34
SHOP 09	9.84	9.84	14.27
SHOP 10	16.85	16.85	24.43
SHOP 11	16.85	16.85	24.43
SHOP 12	12.43	12.43	18.02
SHOP 13	15.63	15.63	22.66



Floor Layout Plan Shop BUILDING - C



Block C Typical Floor Plan SHOP

Ground Floor

SHOP NO.	RERA AREA	CARPET AREA	SALABLE AREA
SHOP 01	15.63	15.63	22.66
SHOP 02	11.53	11.53	16.72
SHOP 03	17.84	17.84	25.87
SHOP 04	17.84	17.84	25.87
SHOP 05	13.16	13.16	19.08
SHOP 06	17.84	17.84	25.87



TYPICAL FLOOR PLAN
BUILDING - C 

An Address
Blooming With
Beautiful Degrade



*A Classic architectural
marvel. Beautiful,
Breathtaking, Bountiful,
An exclusive floor for
amenities. It's a new level
of luxury.*

*The views from these
condos are brilliant to
behold. Take a look at the
surrounding like never*

Stylish and Surprisingly
Affordable !

The quality is supreme, the designing is integrated, and the builders' reputation is formidable. The 1 BHK & Studio Apartment residential units are still surprisingly affordable. Compared to prices in surroundings other, your hard earned money enjoys more value at Mount Manor !



Location Map

Our Projects At Dodamarg

-  Kidzee School 0.5 Km
-  Hospital 1 Km
-  ST - Bus Stand 1 Km
-  Best Price 1 Km
-  Mopa International Airport 18 Km
-  Railway Station 14 Km
-  Temple 0.5 Km



-  MOUNT MANOR
-  ALTURA
-  DODAMARG HEIGHTS
-  KONKAN GREENS
-  GOA GREENS





M/s Block Buildteck LLP

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Er. KRISHNRAJ CHAVAN.
(M.E. Structural Engineer)

Chartered Accountant:
KPT & ASSOCIATES LLP.
(CA. Sameer Kulkarni)

Civil Contractor:
RAVIDAS V CHAVAN
(Civil Engineer)



The project Mount Manor has been registered under MahaRERA
and is available on the website <https://maharera.mahaonline.gov.in> under registered project.



BLOCK BUILDTECH
**MOUNT
MANOR**
D O D A M A R G


BLESSED WITH NATURE DEVELOPED BY US