

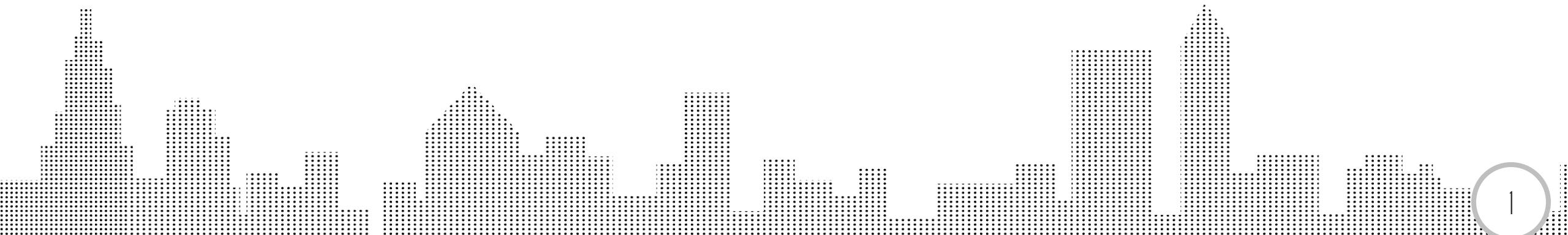
Smart owner

Profit from Indian Real Estate. **Safely.**

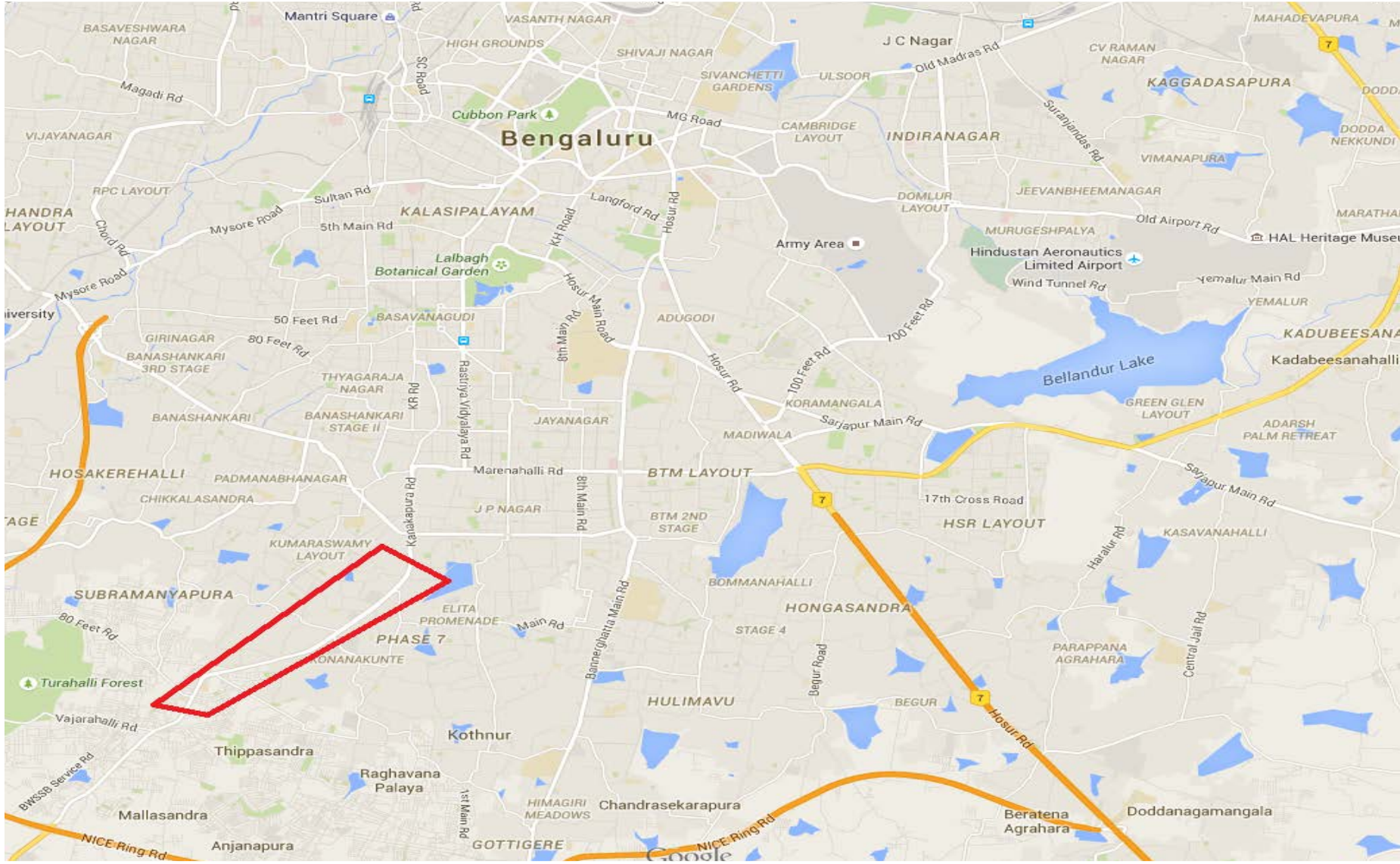


BLR-NSC-AVS

Pre-launch Opportunity



Satellite Map



Essential Details



- In an established residential area of Bangalore
- From a Grade A builder who has completed projects of over 1 million sft
- Under 5 acres – limited inventory
- Outstanding amenities and premium specs

Why we selected this area

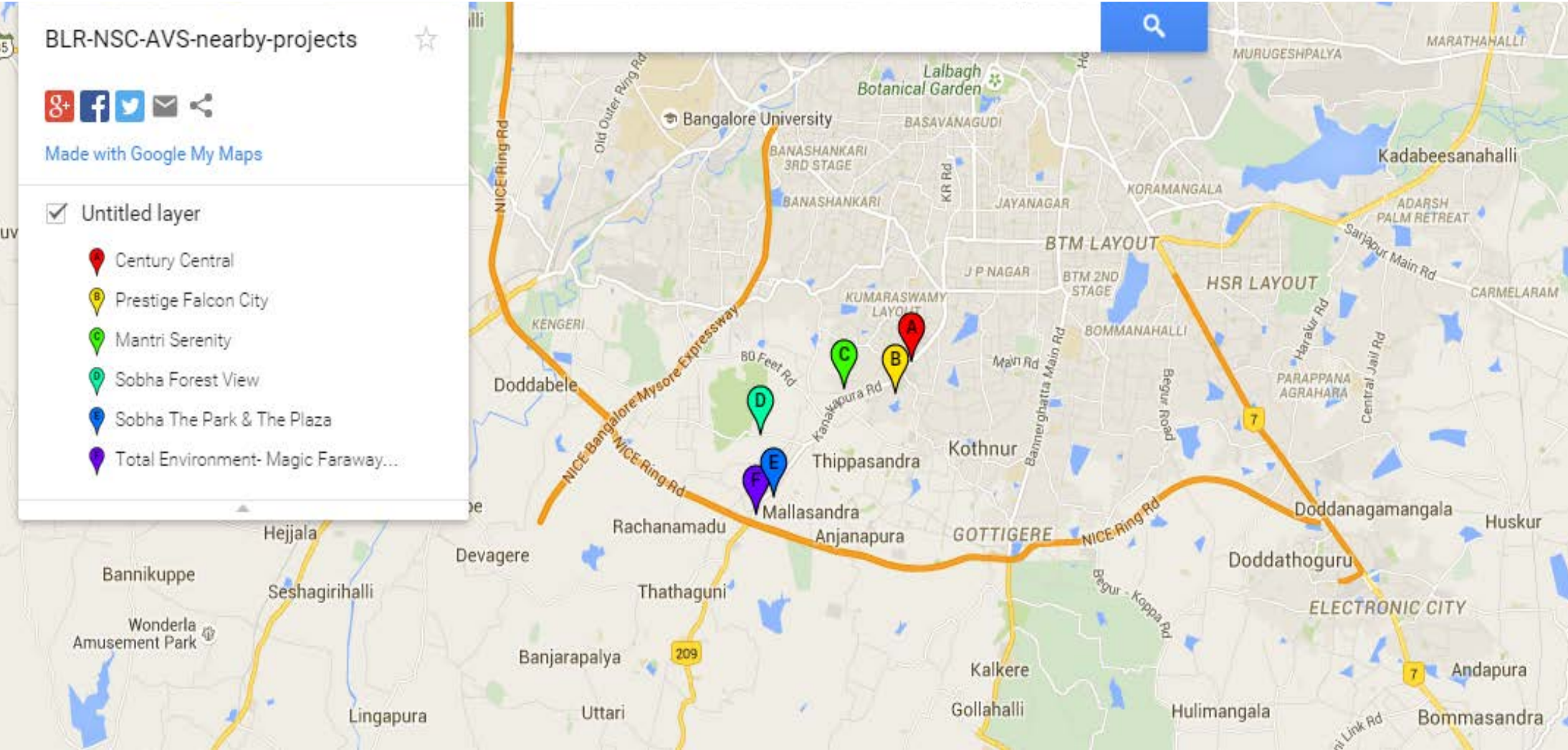


- 5 to 10 minutes from ORR and Jayanagar
- 100 meters from upcoming metro station
- In a premium residential area of Bangalore
- 10 minutes from top schools like DPS, Valley School and Kendriya Vidyalaya
- There are many restaurants, multiplexes, malls and entertainment facilities in the vicinity (e.g. the new Forum Mall, Meenakshi Mall, Bangalore Central, etc.)
- Rapidly appreciating price

Comparable Projects

Project	Project Type	Project Stage	Price	Specifications	Location	Road
Prestige Falcon City	Apartments	Launched	5,900	Comparable	Comparable	Ganapathipura Road
Mantri Serenity	Apartments	Under Construction	6,000	Comparable	Inferior	Kuvempu Nagar Road
Sobha Forest View	Apartments	Under Construction	6,200	Comparable	Inferior	Vajarahalli Road
Century Central	Apartments	Under Construction	5,600	Inferior	Comparable	Kanakpura Road
Total Environment - Magic Faraway Tree	Apartments	Launched	9,000	Slightly Better	Inferior	Kanakpura Road
Sobha The Park & The Plaza	Apartments	Under Construction	7,300	Slightly Better	Comparable	Kanakpura Road

Nearby Project Locations

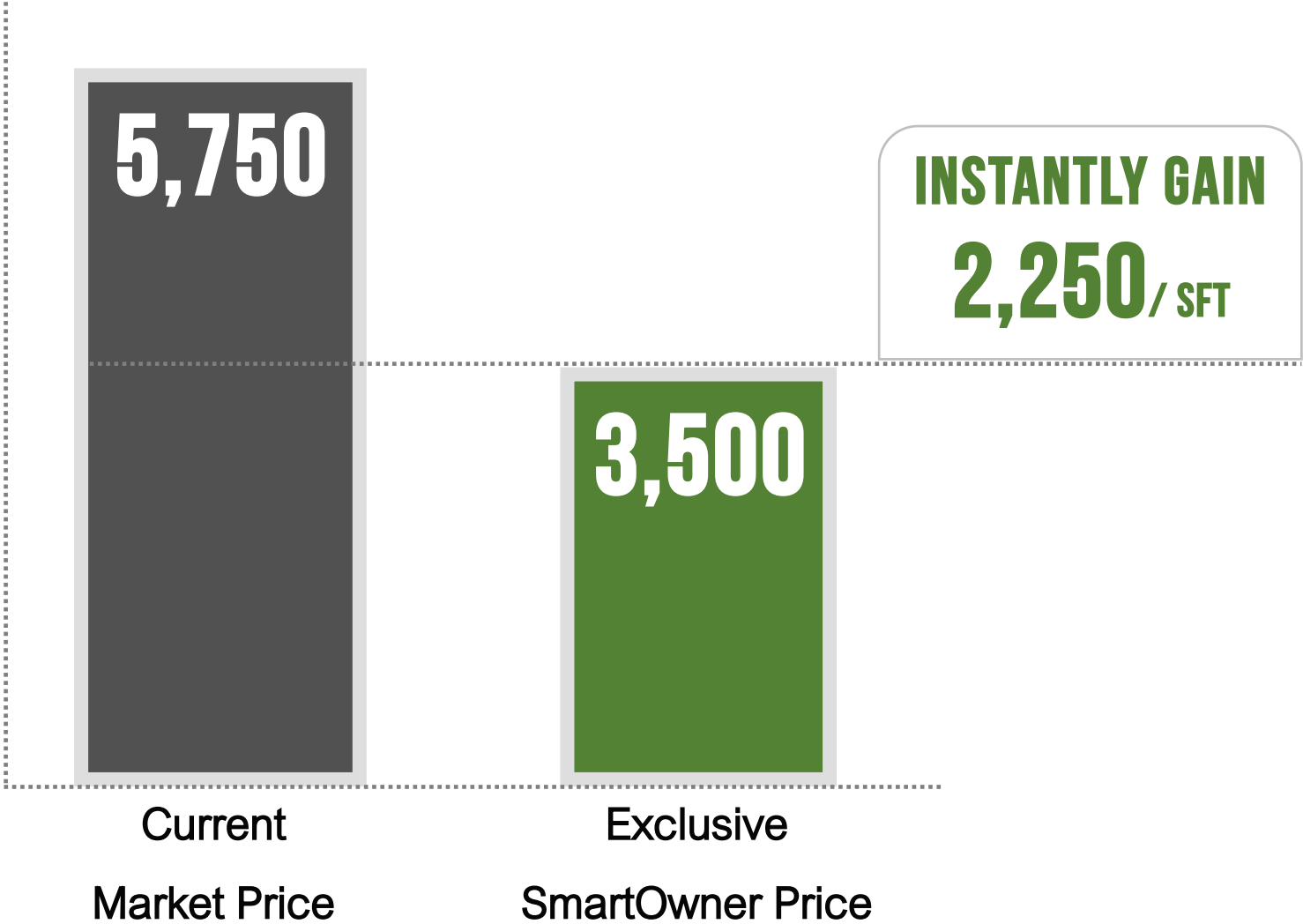


Pricing |

Current Market Price - 5,750

Prices shown are in Rupees per square foot. Other projects in the vicinity such as Sobha Forest View and Mantri Serenity are charging prices up to **7300** per sft for comparable projects.

Pricing |



Additional Payment Options

Current Market Price

5,750

Exclusive SmartOwner Price

Down payment %	50% Option	75% Option	100% Option
Price per square foot	4,700	4,100	3,500
Amount Payable Now	2,350	3,075	3,500

Prices shown do not include ST & VAT except for the 100% option, where the price includes ST and VAT, and for the 75% option, where a portion of ST and VAT is included. ST and VAT will be paid by the final buyer or at the time of registration, as the case may be, where the entire ST and VAT is not included in the price.

Purchase Options

Apartment Size (sft)	% Down Payment Option	Current Market Price (Rs / sft)	SmartOwner Rate (Rs / sft)	Rate you pay (Rs / sft)	SmartOwner Price (Rs / sft)	Upfront payment (You Pay)	Balance Due	Instant Gain
1100	100	5750	3,500	3,500	38,50,000	38,50,000	0	64%
	75	5750	4,100	3,075	45,10,000	33,82,500	11,27,500	40%
	50	5750	4,700	2,350	51,70,000	25,85,000	25,85,000	22%
1300	100	5750	3,500	3,500	45,50,000	45,50,000	0	64%
	75	5750	4,100	3,075	53,30,000	39,97,500	13,32,500	40%
	50	5750	4,700	2,350	61,10,000	30,55,000	30,55,000	22%
1500	100	5750	3,500	3,500	52,50,000	52,50,000	0	64%
	75	5750	4,100	3,075	61,50,000	46,12,500	15,37,500	40%
	50	5750	4,700	2,350	70,50,000	35,25,000	35,25,000	22%

As with all SmartOwner projects, you will be the owner of the property that you purchase and therefore you will be able to benefit from 100% of the upside from any price increase in the project.

Purchase Options

Apartment Size (sft)	% Down Payment Option	Current Market Price (Rs / sft)	SmartOwner Rate (Rs / sft)	Rate you pay (Rs / sft)	SmartOwner Price (Rs / sft)	Upfront payment (You Pay)	Balance Due	Instant Gain
2200	100	5750	3,500	3,500	77,00,000	77,00,000	0	64%
	75	5750	4,100	3,075	90,20,000	67,65,000	22,55,000	40%
	50	5750	4,700	2,350	103,40,000	51,70,000	51,70,000	22%
3000	100	5750	3,500	3,500	105,00,000	105,00,000	0	64%
	75	5750	4,100	3,075	123,00,000	92,25,000	30,75,000	40%
	50	5750	4,700	2,350	141,00,000	70,50,000	70,50,000	22%

As with all SmartOwner projects, you will be the owner of the property that you purchase and therefore you will be able to benefit from 100% of the upside from any price increase in the project.




Ticket Sizes

Apartment size	50% Option	75% Option	100% Option
1100 sft	25,85,000	33,82,500	38,50,000
1300 sft	30,55,000	39,97,500	45,50,000
1500 sft	35,25,000	46,12,500	52,50,000
2200 sft	51,70,000	67,65,000	77,00,000
3000 sft	70,50,000	92,25,000	1,05,00,000

As with all SmartOwner projects, you will be the owner of the property that you purchase and therefore you will be able to benefit from 100% of the upside from any price increase in the project.

Apartment Details

Apartment Sizes

- 600 sft (1 BHK) 
- 1,100 sft (2 BHK) 
- 1,300 sft (2.5 BHK)
- 1,500 sft (3 BHK)
- 2,200 sft (large 3 BHK) 
- 3,000 sft (large 4 BHK)

Additional Charges for Possession

<i>Car Park</i>	Rs. 2,50,000
<i>Clubhouse Fee</i>	Rs. 1,00,000
<i>Legal and Documentation Fee</i>	Rs. 25,000
<i>Generator charges</i>	Rs. 75,000
<i>Electricity, Water and Sewerage Fee</i>	Rs. 150 per sft
<i>Maintenance Fee</i>	Rs. 50 per sft

Safety |

- In a premium residential area of Bangalore
- ● High sales velocity in the area
- Rapidly appreciating prices in the area
- From a Grade A developer
- ● SmartOwner's price is substantially below market rates
- Premium project with great amenities



In a Nutshell




1. Pre-launch project in a premium residential area
2. Grade A brand
3. Pricing offers attractive potential returns
4. 100 meters from an upcoming metro station
5. Apartment sizes range from 1100 sft to 3000 sft




Thank You

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