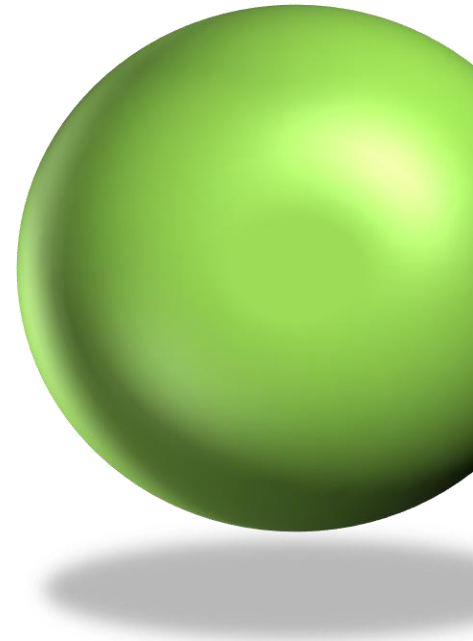
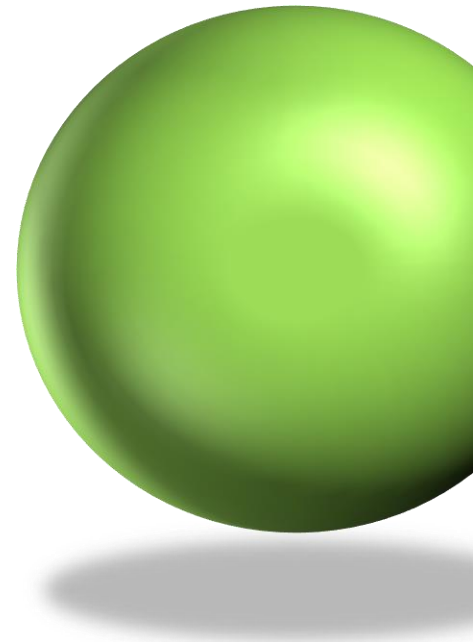


Smart &
owner

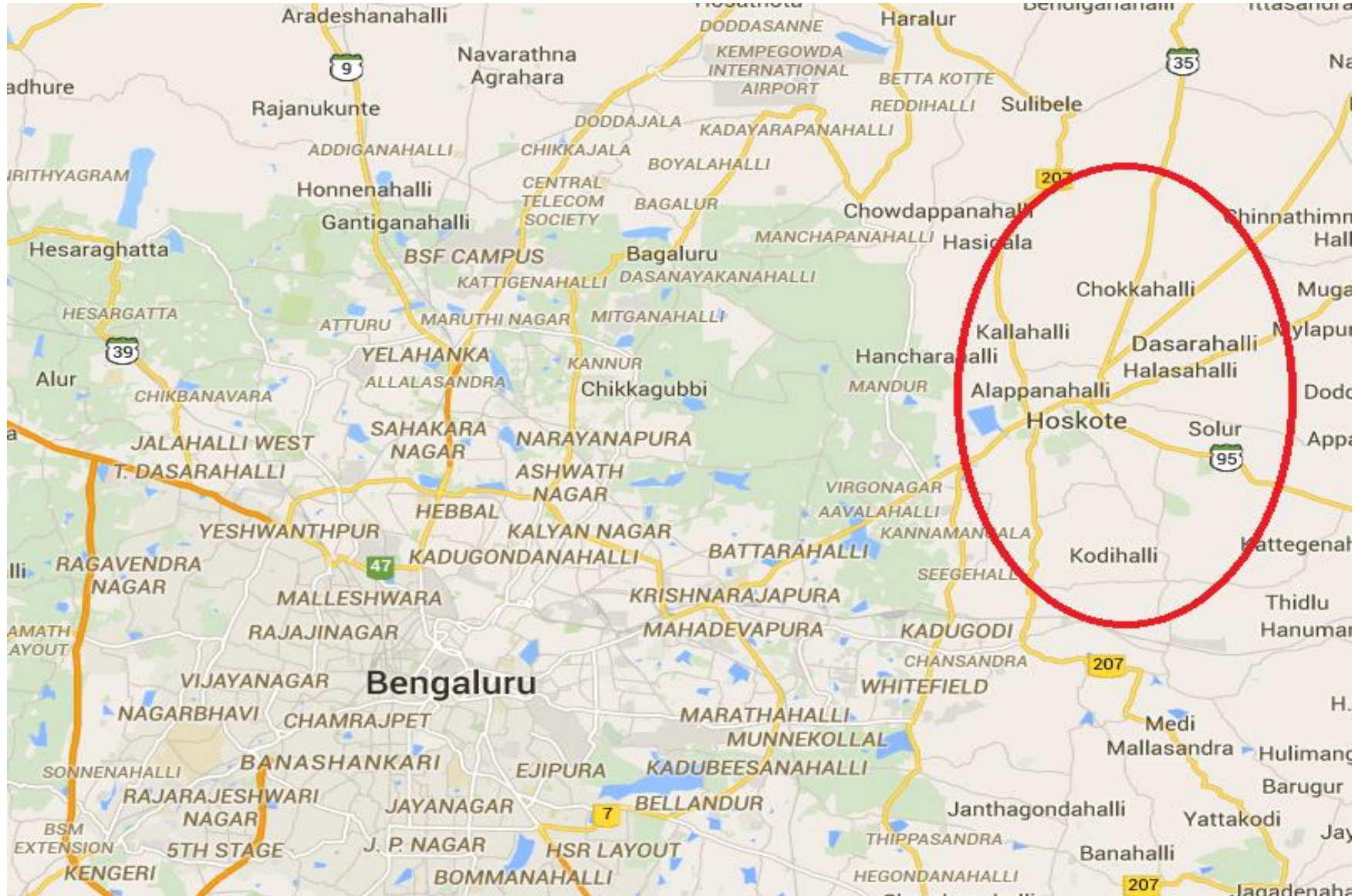


BLR-NEA-WHS

Pre Launch Opportunity



Satellite Map



Essential Details

- From a luxury resort & hotel brand
- Over 50 acres with outstanding amenities
- Pre-launch offer
- In a upcoming IT residential suburb
- 30 minutes to Whitefield
- 40 minutes to CBD
- 40 minutes to International Airport



Why we selected this area

- 25 to 40 minutes from Whitefield, ITPL, CBD and International Airport and still affordable
- On a major state highway that is being widened
- National Highway is just a few minutes away
- 10 minutes from the proposed 6 lane Satellite Town Ring Road
- Many multinational companies have operations in the area
- Near the proposed Mumbai-Bangalore-Chennai express corridor which is a PRIDE Corridor (Peninsular Region Industrial Development corridor)
- Rapidly appreciating prices in the area



Key Details

Current Market Price

1,500

SmartOwner Price

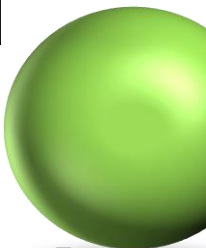
996

Other projects in the vicinity such as Amby City, Royal City and Confident Canopus are charging prices ranging from 1600 to 1800 per sft for projects that are less premium.

Purchase Options

Plot Size (sft)	% Down Payment	Rate (Rs/sft)	Exclusive SmartOwner Price	Upfront Payment (You Pay)	Balance Due	Instant Gain
1500	100	996	14,94,000	14,94,000	0	51%
	75	1105	16,57,500	12,43,125	4,14,375	36%
	50	1225	18,37,500	9,18,750	9,18,750	22%
	25	1360	20,40,000	5,10,000	15,30,000	10%
2400	100	996	23,90,400	23,90,400	0	51%
	75	1105	26,52,000	19,89,000	6,63,000	36%
	50	1225	29,40,000	14,70,000	14,70,000	22%
	25	1360	32,64,000	8,16,000	24,48,000	10%
4000	100	996	39,84,000	39,84,000	0	51%
	75	1105	44,20,000	33,15,000	11,05,000	36%
	50	1225	49,00,000	24,50,000	24,50,000	22%
	25	1360	54,40,000	13,60,000	40,80,000	10%

The above rates are inclusive of all charges including SmartOwner's fees. Only if you would like us to sell the property for you in the future, the marketing company charges a fee of 5%



If you do not wish to resell

Additional Charges

Clubhouse Fee	1,00,000 per plot
Legal and Documentation Fee	50,000 per plot
Electricity, Water and Sewerage Fee	100 per sft
Maintenance Fee	48 per sft (24 Months)
Corner Plot Premium	100 per sft
East-facing Plot Premium	80 per sft

The additional charges and any balances due are payable by the final buyer prior to registration. Registration charges and stamp duties are payable at actuals. If you do not wish to resell the plot, you can pay any balance due and the additional charges to acquire the property and proceed with the registration.

Plot Details

Plot Sizes

- 1,500 sft (30 X 50)
- 2,400 sft (40 X 60)
- 4,000 sft (50 X 80)
- A premium enclave within the development has larger plots than the ones indicated above.



Comparable Projects

Plotted Developments

Project	Project Type	Project stage	Price	Specifications	Location	Road
Amby City	Plots	Launched	1,699	Inferior	Comparable	Hoskote- Sidlaghatta road
Platinum City	Plots	Launched	1,400	Inferior	Comparable	Hoskote- Sidlaghatta road
Sidda Gardenia	Plots	Launched	1,800	Inferior	Comparable	Hoskote- Chinthamani road
Artha Aspire	Plots	Pre-launch	1,499	Inferior	Inferior	Off Hoskote- Chinthamani road
Confident Canopus	Plots	Sold out	1,600	Inferior	Comparable	Hoskote- Chinthamani road
Royal City	Plots	Sold out	1,800	Inferior	Marginally Better	Hoskote- Sidlaghatta road
Adithya Grand	Plots	Phase -I sold out	2,500	Inferior	Better	NH-4



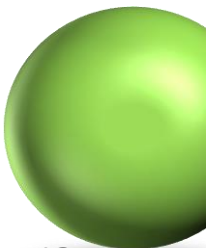
Safety

- In an upcoming location of East Bangalore
- High sales velocity in the area
- Rapidly appreciating prices in this area
- From a well-known hospitality brand
- SmartOwner's price is substantially below market rates
- Premium project with great amenities




In a Nutshell


1. Pre-launch project in an upcoming area
2. Premium resort brand
3. Pricing offers attractive potential returns
4. Easy commuting distance to Whitefield
5. Plot sizes range from 1,500 sft to 4,000 sft




Thank You

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