

**Project Type:** Premium Apartments

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**Development Size:** Small (under 10 acres)

**Project Status:** Pre-JD

**Number of Units:** Under 500

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**Amenities:**

Swimming Pool	Health Club
Basketball Court	Jogging Track
Event Area	Kids Play Area

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**Accessibility:** On paved 45-foot road, 5 mins from Outer Ring Road  
5 minutes from Outer Ring Road and Kanakapura Road  
In an established location of South Bangalore  
5 minutes from Metro Station (RV Road Interchange)

## • LOCATION CHARACTERISTICS OF BANGALORE NEAR-SOUTH

**Job Trends:** South Bangalore has traditionally been a residential area. But after the opening of the NICE Road, many tech parks have come up in the vicinity, including Global Village Tech Park (at 9 million square feet after completion, it will be twice as big as ITPL). Bannerghatta Rd also has several tech parks and large office buildings. Commuting to Electronic City has become easy due to the NICE Rd.

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**Schools:** This well-established area has many good schools that have been operating for a long time, including Carmel, Little Flower, DPS, Oxford, Valley School, Brigade School, Aurobindo, Sri Kumaran, etc.

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**Shopping:** South Bangalore has several traditional shopping areas in Jayanagar, Basavangudi, Banashankari, etc. Recently, large malls have opened or are soon to open such as Gopalan Mall, Gopalan Innovation Mall, Vega City Mall, Bangalore Central, Royal Meenakshi Mall, etc.

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**Entertainment:** South Bangalore has long had a high concentration of local restaurants. Now the area has multiplexes, cosmopolitan cuisine, high street stores, etc.

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**Other:** The highest concentration of large hospitals in the city. (Sagar, Fortis, Apollo, etc.)

## • BUILDER TRACK RECORD

Builder Category:

A1, A2 or A3 only

Project Types Completed:

Commercial, Residential

## • PRICING

This project is structured as follows:

1. A marketing company contracted to SmartOwner will resell the property in up to 30 months at a minimum price that varies from month to month.
2. During the 30-month period, any sale above the minimum price will result in the marketing company receiving up to Rs.200 per square foot and then 100% of the remaining upside goes to the Client.

Current market price per sq ft (including 1 parking, service tax & VAT)

6,141.00

Exclusive SmartOwner price per sq ft (including 1 parking, service tax & VAT)

3,405.00

*Please add Rs. 600 to each application for stamp duty*

\* SmartOwner's offer is structured such that other charges (Bescom, STP, WTP, Parking, Legal, Clubhouse, sinking fund, maintenance, etc.) will be collected from the final buyer at the time of resale. Please contact your advisor for more details.

Under the terms of the marketing agreement, the following are the minimum resale prices. Above the minimum price, the marketing company recovers the first Rs. 200 per sq ft, after which 100% of the upside goes to the Client.

FROM DAY	TO DAY	SBA RATE	EXTRAS	FROM DAY	TO DAY	SBA RATE	EXTRAS
0	180	3,510	441	541	570	4,540	441
181	210	3,580	441	571	600	4,630	441
211	240	3,650	441	601	630	4,720	441
241	270	3,720	441	631	660	4,810	441
271	300	3,800	441	661	690	4,910	441
301	330	3,870	441	691	720	5,010	441
331	360	3,940	441	721	750	5,110	441
361	390	4,020	441	751	780	5,210	441
391	420	4,100	441	781	810	5,310	441
421	450	4,180	441	811	840	5,420	441
451	480	4,270	441	841	870	5,530	441
481	510	4,360	441	871	900	5,640	441
511	540	4,450	441	901	930	5,750	441

## • PROJECT DURATION

24 months (with a 6-month grace period)