

Project Type: Premium Apartments

Development Size: Small (under 10 acres)

Project Status: Ongoing

Number of Units: Under 500

Amenities:

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

Accessibility: On paved 40-foot road, 5 mins from NH 7 (Airport road)
 5 minutes from elevated road (under construction)
 In an up-and-coming location of North Bangalore
 Close to Airport, Manyata Tech Park, etc.

• LOCATION CHARACTERISTICS OF BANGALORE NORTH

Job Trends: Today, Manyata Tech Park is one of the largest tech parks in India (8 million sq ft of office space completed, another 8 million under construction)
 Bangalore ITIR zone coming up in the North

Schools: Mallya Aditi
 Vidya Shilp
 Stonehill International
 Canadian School
 (Many renowned schools)

Other: The two fastest growing areas of Bangalore are in the North
 Travel to the city or the new International Airport is a mere 20 mins
 Almost complete multi-lane super highway
 Major infrastructure is already in place making this location highly accessible and premium
 Proposed Metro and High-Speed Rail Junctions at Yelahanka
 Columbia Asia Hospital
 A large number of villa projects coming up in the North
 Upcoming Entertainment Hubs adorn the near vicinity

• BUILDER TRACK RECORD

Builder Category:

A4

Types of projects completed:

Commercial, Residential

• PRICING

This project is structured as follows:

1. The builder will resell the property in up to 18 months at a minimum price that varies from month to month.
2. During the 18-month period, any sale above the minimum price will result in the builder receiving up to Rs. 255 per sq ft and then a 50-50 upside sharing.

Current market price per sq ft (including service tax and VAT)	3,575.00
Exclusive SmartOwner price per sq ft:	2,670.00
Less: Rs. 350 payable at the time of resale:	350.00
Total amount payable now per sq ft:	2,320.00

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 by the builder from the final buyer at the time of resale. This is a special structured purchase that is subject to the builder's resale right and is not intended for property buyers who wish to occupy the property. Please contact your advisor for more details.

This project is subject to the developer's exclusive resale rights during the first 18 months. Under the terms of that agreement, the following are the minimum resale prices. Above the minimum price, the developer recovers the first Rs. 255 per sq ft, after which profits are shared 50-50 with the developer.

FROM DAY	TO DAY	TRIGGER PRICE	FROM DAY	TO DAY	TRIGGER PRICE
0	30	2,900	271	300	3,190
31	60	2,930	301	330	3,230
61	90	2,960	331	360	3,270
91	120	2,990	361	390	3,310
121	150	3,020	391	420	3,350
151	180	3,050	421	450	3,390
181	210	3,080	451	480	3,430
211	240	3,110	481	510	3,470
241	270	3,150	511	540	3,510

• PROJECT DURATION

12 months (minimum exit is month 1 and maximum exit is month 18)