

Project Type: Luxury Apartments

Development Size: 7.5 acres

PHASE 1: 98 Apartments (sold out, completed and occupied)

PHASE 2: 10 Town Houses (sold out, structure complete)
 24 Row Houses (sold out, structure complete)
 190 Apartments (including SmartOwner share, under construction)

Amenities: Swimming Pool Health club,
 Steam and Sauna room Squash Court
 Billiards Table Tennis
 Jogging Track Event Arena
 Indoor and outdoor kids play area

Accessibility: On paved 30-foot road, 250 meters from 80-foot road
 5 Minutes from Outer Ring Road
 In a premium location of Whitefield
 20 minutes to Manipal Hospital

• LOCATION CHARACTERISTICS OF WHITEFIELD

Job Trends: Today, 16 million sq ft of office space employing 3,70,000 people
 By 2016, 27 million sq ft employing 6,20,000 people

Schools: TISB
 Indus (Part of 30+ schools & pre-schools)
 Inventure Academy
 Greenwood High

Shopping: Phoenix Mall
 Inorbit Mall
 Park AscendasMall (Highest concentration of malls in the city)
 Forum Mall
 Hypercity

Entertainment: Six 5 STAR hotels
 Seven Multiplexes (Developing into an area with
 Thirty Theatres upscale entertainment options)
 Hundred+ Restaurants

Other: RxDx – Many U.S. returned doctors
 Mostly multinational employers
 Fastest growing job market

• BUILDER CREDENTIALS

No. of Real Estate Development Projects completed:	09
No. of Real Estate Development Projects under-way:	02
Types of projects completed:	Apartments, Tech Park, Hotels, Mall
Total Built Up Area developed (sq ft):	25,97,966
Total Commercial and Retail Area developed (sq ft):	7,04,272
Total Residential Area developed (sq ft):	17,39,194
Total Hotel Area developed (sq ft):	1,54,500

• PRICING

Current market price per sq ft:	4,200.00
Exclusive SmartOwner price:	3,429.00
Less: Rs. 160 payable at the time of resale:	-160.00
Total amount payable now per sq foot:	3,269.00

Please add Rs. 600 to each application (for stamp duty)

Note: Builder standard charges such as BWSSB, Svc Tax, VAT, Sinking Fund, etc. will be collected by builder from the final buyer at the time of resale.

This project is subject to the developer's exclusive resale rights during the first 18 months. Under the terms of that agreement, the builder will take all profits above the following trigger prices during the relevant date ranges given below.

FROM DAY	TO DAY	TRIGGER PRICE	FROM DAY	TO DAY	TRIGGER PRICE
0	30	3730	271	300	4100
31	60	3770	301	330	4150
61	90	3810	331	360	4200
91	120	3850	361	390	4250
121	150	3890	391	420	4300
151	180	3930	421	450	4350
181	210	3970	451	480	4400
211	240	4010	481	510	4450
241	270	4050	511	540	4500

• PROJECT DURATION

12 months (minimum and maximum exits at 1 and 18 months)