

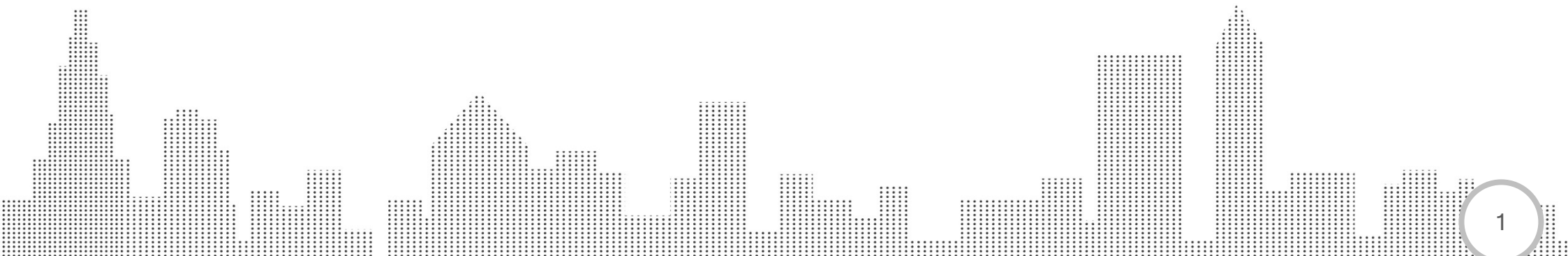
Smart owner

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

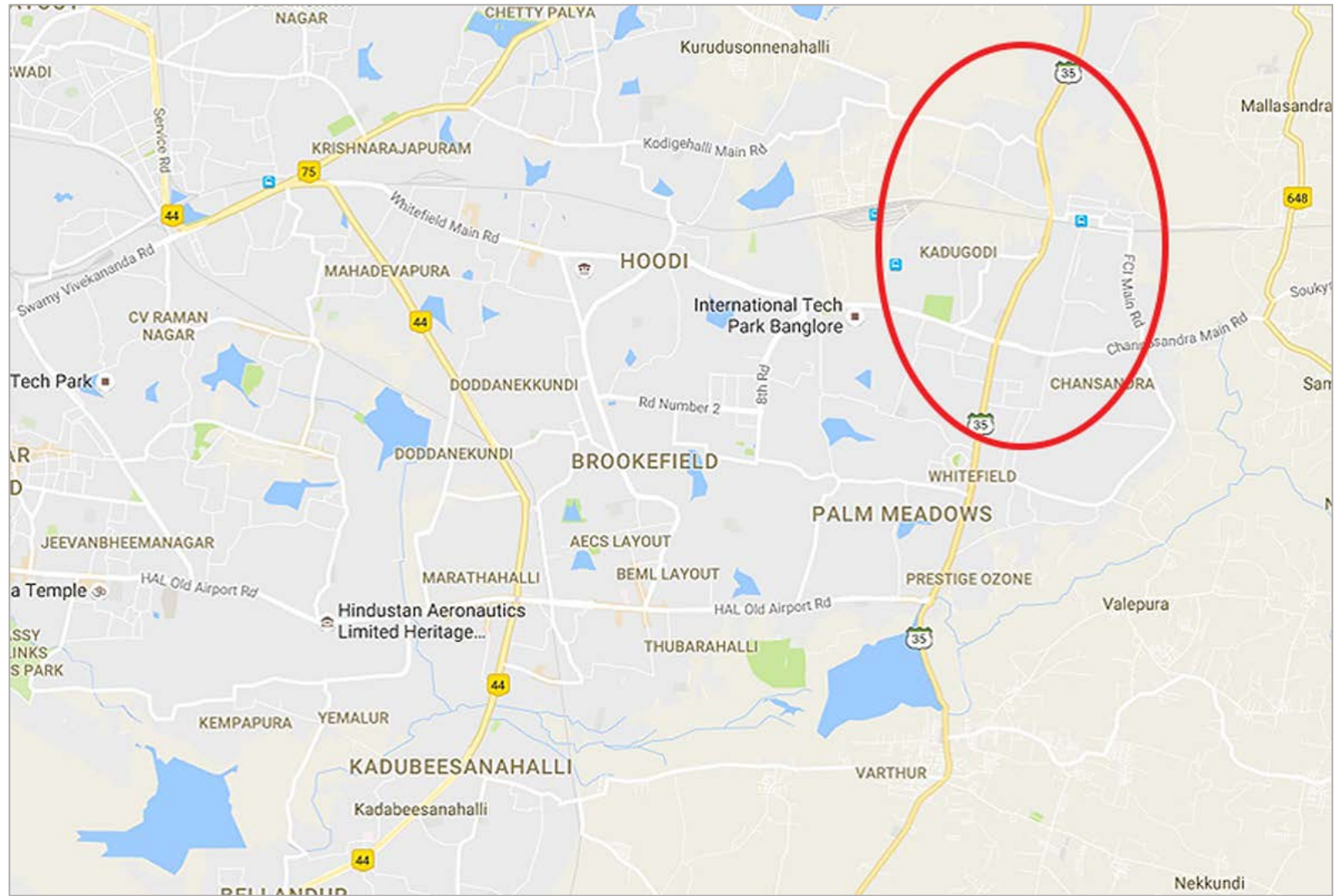


BLR-WHT-PRK

Premium Apartment Opportunity



Satellite Map



Essential Details



- Premium apartments in an established residential area (Whitefield)
- Over 10 acres with more than 75% open space
- Just off Whitefield-Kadugodi Road
- Major developer with an excellent track record of residential and commercial projects
- Outstanding amenities with premium specifications and landscaping
- Wide range of unit sizes

Why we selected this area

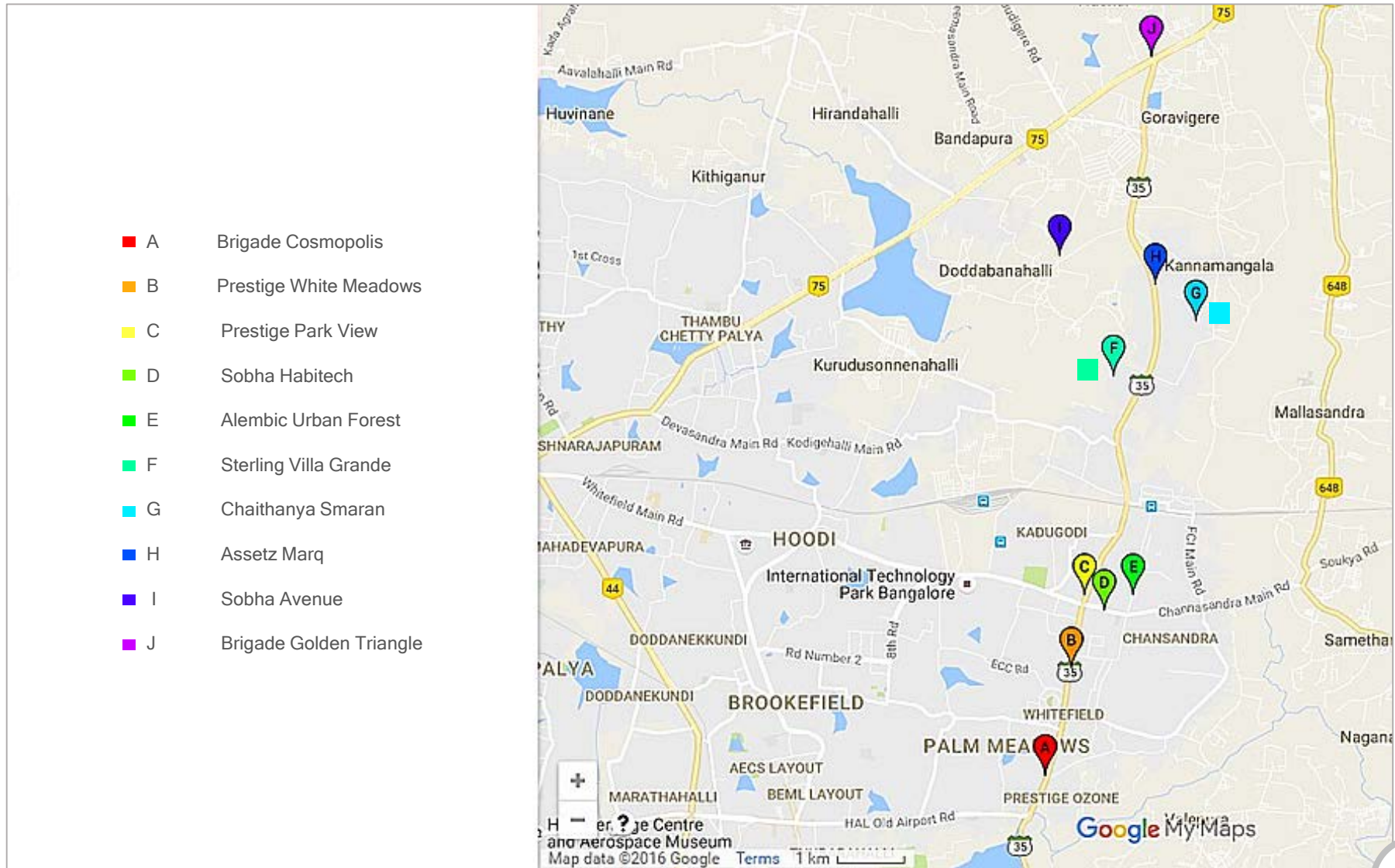


- 5 minutes from Hope Farm Junction, an upcoming Metro station and Old Madras Road
- 10 minutes from ITPL and Whitefield EPIP Zone
- In a premium residential area of Bangalore
- Near top schools including TISB, Greenwood High, Delhi Public School, Brigade International, Whitefield Global, Chrysalis High and Inventure Academy
- Many restaurants, multiplexes, malls and entertainment facilities in the vicinity (e.g., Phoenix Market City, VR Bengaluru, Forum Value Mall, Inorbit Mall, Park Square and Virginia Mall)
- Rapidly appreciating prices in the area

Comparable Projects

Project	Project Type	Project Stage	Price	Specifications	Location
Brigade Cosmopolis	Apartment	Under Construction	7,000	Comparable	More ideal
Prestige White Meadows	Apartment	Under Construction	10,000	More luxurious	More ideal
Prestige Park View	Apartment	Completed	6,700	Comparable	More ideal
Sobha Habitech	Apartment	Completed	6,800	Comparable	More ideal
Alembic Urban Forest	Apartment	Launched	5,000	Less luxurious	Comparable
Sterling Villa Grande	Rowhouse	Under Construction	9,500	Comparable	Comparable
Chaithanya Smaran	Villa	Completed	12,000	More luxurious	Comparable
Assetz Marq	Apartment	Under Construction	5,100	Comparable	Comparable
Sobha Avenue	Apartment	Under Construction	5,950	Comparable	Less ideal
Brigade Golden Triangle	Apartment	Under Construction	5,450	Comparable	Less ideal

Nearby Project Locations



Pricing |

Current Market Price

₹ 5,400 /sft

Price includes service tax and VAT. Price does not include car parking or other additional charges.

Pricing and Timing

Current Market Price

₹ 5,400 /sft

SmartOwner Price

₹ 3,500 /sft

Project Duration

36 + 6 months

Price includes service tax and VAT. Price does not include car parking or other additional charges.

Purchase Options (1 and 2 Bedroom)

Unit Size	Down Payment	Current Market Price	SmartOwner Rate	Rate Paid by Client	SmartOwner Price	Upfront Payment by Client	Balance Due	Instant Gain
650 sft (1 Bedroom)	100%	₹ 5,400 / sft	₹ 3,500 / sft	₹ 3,500 / sft	₹ 22,75,000	₹ 22,75,000	₹ 0	54%
	75%	₹ 5,400 / sft	₹ 3,900 / sft	₹ 2,925 / sft	₹ 25,35,000	₹ 19,01,250	₹ 6,33,750	38%
	50%	₹ 5,400 / sft	₹ 4,400 / sft	₹ 2,200 / sft	₹ 28,60,000	₹ 14,30,000	₹ 14,30,000	23%
	25%	₹ 5,400 / sft	₹ 4,760 / sft	₹ 1,190 / sft	₹ 30,94,000	₹ 7,73,500	₹ 23,20,500	13%
1,250 sft (2 Bedroom)	100%	₹ 5,400 / sft	₹ 3,500 / sft	₹ 3,500 / sft	₹ 43,75,000	₹ 43,75,000	₹ 0	54%
	75%	₹ 5,400 / sft	₹ 3,900 / sft	₹ 2,925 / sft	₹ 48,75,000	₹ 36,56,250	₹ 12,18,750	38%
	50%	₹ 5,400 / sft	₹ 4,400 / sft	₹ 2,200 / sft	₹ 55,00,000	₹ 27,50,000	₹ 27,50,000	23%
	25%	₹ 5,400 / sft	₹ 4,760 / sft	₹ 1,190 / sft	₹ 59,50,000	₹ 14,87,500	₹ 44,62,500	13%

- The above rates include SmartOwner's fees, service tax and VAT, but do not include additional items such as clubhouse fees, maintenance fees, car parking costs and electricity, water and sewerage fees.
- If the client wishes for SmartOwner's marketing subsidiary to resell the property, a marketing fee of 4% of the sale value plus service tax will be applicable.
- For the 25% down-payment option, an additional marketing fee of ₹300 per square foot plus service tax is applicable.

Purchase Options (3 Bedroom)

Unit Size	Down Payment	Current Market Price	SmartOwner Rate	Rate Paid by Client	SmartOwner Price	Upfront Payment by Client	Balance Due	Instant Gain
1,450 sft (3 Bedroom)	100%	₹ 5,400 / sft	₹ 3,500 / sft	₹ 3,500 / sft	₹ 50,75,000	₹ 50,75,000	₹ 0	54%
	75%	₹ 5,400 / sft	₹ 3,900 / sft	₹ 2,925 / sft	₹ 56,55,000	₹ 42,41,250	₹ 14,13,750	38%
	50%	₹ 5,400 / sft	₹ 4,400 / sft	₹ 2,200 / sft	₹ 63,80,000	₹ 31,90,000	₹ 31,90,000	23%
	25%	₹ 5,400 / sft	₹ 4,760 / sft	₹ 1,190 / sft	₹ 69,02,000	₹ 17,25,500	₹ 51,76,500	13%
1,700 sft (3 Bedroom)	100%	₹ 5,400 / sft	₹ 3,500 / sft	₹ 3,500 / sft	₹ 59,50,000	₹ 59,50,000	₹ 0	54%
	75%	₹ 5,400 / sft	₹ 3,900 / sft	₹ 2,925 / sft	₹ 66,30,000	₹ 49,72,500	₹ 16,57,500	38%
	50%	₹ 5,400 / sft	₹ 4,400 / sft	₹ 2,200 / sft	₹ 74,80,000	₹ 37,40,000	₹ 37,40,000	23%
	25%	₹ 5,400 / sft	₹ 4,760 / sft	₹ 1,190 / sft	₹ 80,92,000	₹ 20,23,000	₹ 60,69,000	13%
1,895 sft (3 Bedroom)	100%	₹ 5,400 / sft	₹ 3,500 / sft	₹ 3,500 / sft	₹ 66,32,500	₹ 66,32,500	₹ 0	54%
	75%	₹ 5,400 / sft	₹ 3,900 / sft	₹ 2,925 / sft	₹ 73,90,500	₹ 55,42,875	₹ 18,47,625	38%
	50%	₹ 5,400 / sft	₹ 4,400 / sft	₹ 2,200 / sft	₹ 83,38,000	₹ 41,69,000	₹ 41,69,000	23%
	25%	₹ 5,400 / sft	₹ 4,760 / sft	₹ 1,190 / sft	₹ 90,20,200	₹ 22,55,050	₹ 67,65,150	13%

- The above rates include SmartOwner's fees, service tax and VAT, but do not include additional items such as clubhouse fees, maintenance fees, car parking costs and electricity, water and sewerage fees.
- If the client wishes for SmartOwner's marketing subsidiary to resell the property, a marketing fee of 4% of the sale value plus service tax will be applicable.
- For the 25% down-payment option, an additional marketing fee of ₹300 per square foot plus service tax is applicable.

Purchase Options (4 Bedroom)*

Unit Size	Down Payment	Current Market Price	SmartOwner Rate	Rate Paid by Client	SmartOwner Price	Upfront Payment by Client	Balance Due	Instant Gain
2,900 sft (4 Bedroom Duplex)	100%	₹ 5,400 / sft	₹ 3,500 / sft	₹ 3,500 / sft	₹ 1,01,50,000	₹ 1,01,50,000	₹ 0	54%
	75%	₹ 5,400 / sft	₹ 3,900 / sft	₹ 2,925 / sft	₹ 1,13,10,000	₹ 84,82,500	₹ 28,27,500	38%
	50%	₹ 5,400 / sft	₹ 4,400 / sft	₹ 2,200 / sft	₹ 1,27,60,000	₹ 63,80,000	₹ 63,80,000	23%
	25%	₹ 5,400 / sft	₹ 4,760 / sft	₹ 1,190 / sft	₹ 1,38,04,000	₹ 34,51,000	₹ 1,03,53,000	13%
3,400 sft (4 Bedroom Duplex)	100%	₹ 5,400 / sft	₹ 3,500 / sft	₹ 3,500 / sft	₹ 1,19,00,000	₹ 1,19,00,000	₹ 0	54%
	75%	₹ 5,400 / sft	₹ 3,900 / sft	₹ 2,925 / sft	₹ 1,32,60,000	₹ 99,45,000	₹ 33,15,000	38%
	50%	₹ 5,400 / sft	₹ 4,400 / sft	₹ 2,200 / sft	₹ 1,49,60,000	₹ 74,80,000	₹ 74,80,000	23%
	25%	₹ 5,400 / sft	₹ 4,760 / sft	₹ 1,190 / sft	₹ 1,61,84,000	₹ 40,46,000	₹ 1,21,38,000	13%

* Four bedroom duplex units are ineligible for resale by SmartOwner's marketing subsidiary.

- The above rates include SmartOwner's fees, service tax and VAT, but do not include additional items such as clubhouse fees, maintenance fees, car parking costs and electricity, water and sewerage fees.
- For the 25% down-payment option, an additional marketing fee of ₹300 per square foot plus service tax is applicable.

Ticket Sizes (1, 2, 3 Bedroom)

Apartment Size	100% Option	75% Option	50% Option	25% Option
650 sft (1 Bedroom)	₹ 22,75,000	₹ 19,01,250	₹ 14,30,000	₹ 7,73,500
1,250 sft (2 Bedroom)	₹ 43,75,000	₹ 36,56,250	₹ 27,50,000	₹ 14,87,500
1,450 sft (3 Bedroom)	₹ 50,75,000	₹ 42,41,250	₹ 31,90,000	₹ 17,25,500
1,700 sft (3 Bedroom)	₹ 59,50,000	₹ 49,72,500	₹ 37,40,000	₹ 20,23,000
1,895 sft (3 Bedroom)	₹ 66,32,500	₹ 55,42,875	₹ 41,69,000	₹ 22,55,050

The above rates include SmartOwner's fees, service tax and VAT, but do not include additional items such as clubhouse fees, maintenance fees, car parking costs and electricity, water and sewerage fees.

As with all SmartOwner projects, the client becomes the exclusive owner of the property and will benefit from 100% of the upside from any price increase in the project.

Ticket Sizes (4 Bedroom)

Apartment Size	100% Option	75% Option	50% Option	25% Option
2,900 sft (4 Bedroom Duplex)	₹ 1,01,50,000	₹ 84,82,500	₹ 63,80,000	₹ 34,51,000
3,400 sft (4 Bedroom Duplex)	₹ 1,19,00,000	₹ 99,45,000	₹ 74,80,000	₹ 40,46,000

The above rates include SmartOwner's fees, service tax and VAT, but do not include additional items such as clubhouse fees, maintenance fees, car parking costs and electricity, water and sewerage fees.

If you do not wish to resell

Additional Charges	
Clubhouse fee	₹ 1,00,000
Legal and documentation fee	₹ 30,000
Electricity, water and sewerage fee	₹ 150 per sft
Generator fee	₹ 75,000
Car parking	₹ 2,50,000
Advance maintenance fees for 2 years	₹ 4 per sft per month
Maintenance deposit	₹ 50 per sft
Preferred location charge	₹ 150 per sft

If the client does not wish to resell the unit within 36+6 months, the client must pay the balance due and the additional charges shown above to acquire the property and proceed with registration.

Safety |

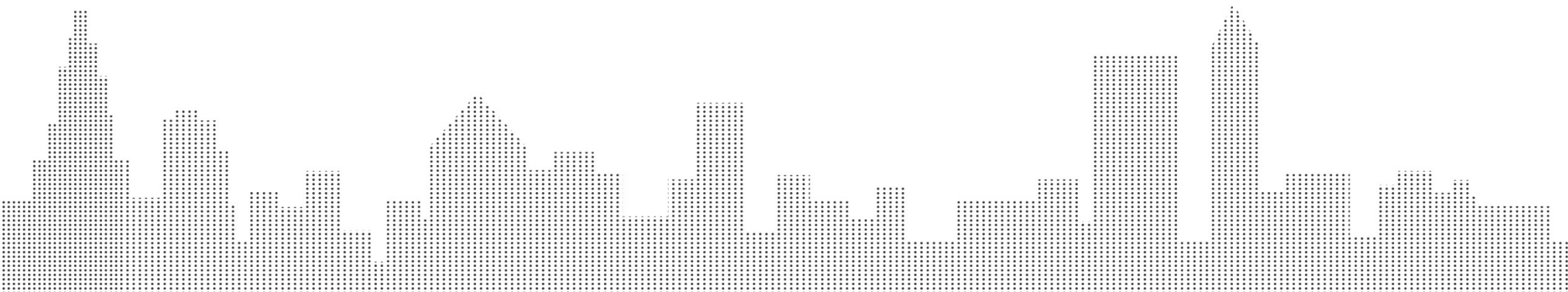
- In an established premium residential area (Whitefield)
- High sales velocity in the area
- Rapidly appreciating prices in the area
- From a Grade A developer
- Premium project with great amenities
- Exclusive SmartOwner price substantially below market rate



In a Nutshell




- Premium residential area (Whitefield)
- ➤ Over 10 acres with more than 75% open space
- Grade A developer
- 5 minutes from Hope Farm Junction, an upcoming Metro station and Old Madras Road
- ➤ Wide range of unit sizes
- Low price, attractive potential returns




Thank You

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