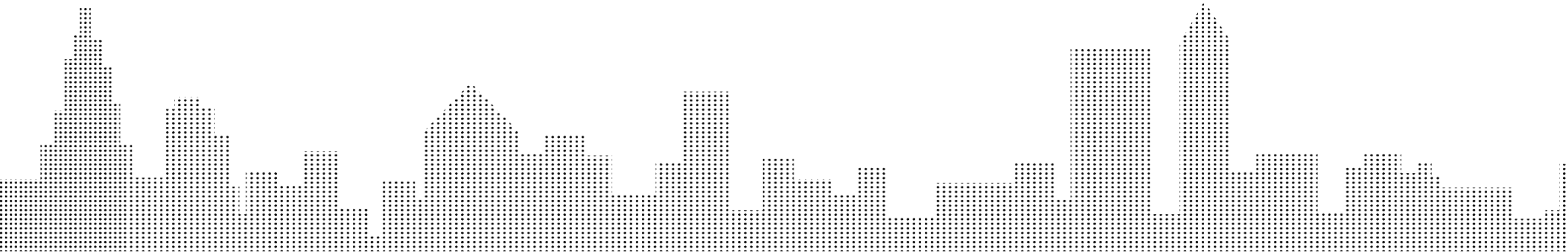


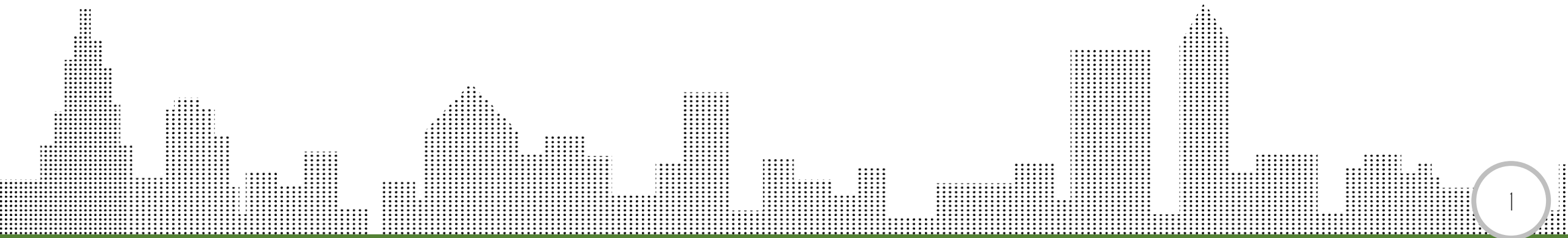
Smart & owner

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



BLR-NOA-HIL

Pre-launch **Opportunity**



Satellite map



Essential details



- One of the major developers of Bangalore
- Over 50 acres with outstanding amenities
- Pre-launch offer
- In a popular upcoming IT residential suburb
- 10 minutes from Devanahalli
- 20 minutes from the international airport
- 35 minutes from Hebbal flyover

Why we selected this area



- On National Highway 7 (NH 7)
- 20 minutes from the international airport
- Panoramic view of the picturesque Nandi Hills
- Extensive commercial development taking place in north Bangalore including the proposed Information Technology Investment Region (ITIR), a 2 million sft business park by Ascendas, the Aerospace SEZ, Devanahalli Business Park and the Airport City
- A number of top international schools and colleges are within 25 minutes from the project. Manipal University is also setting up a 200 acre campus in the vicinity
- Rapidly appreciating prices in the area

Pricing |

Current market price **₹1,450**

The price indicated above is the rate per square foot for a plot. Other projects in the vicinity such as Nitesh Long Island and Divyashree Belle Vue are charging prices up to ₹ 2500 per sft for comparable projects.

Key details

Current market price

₹1,450

SmartOwner price

₹1,020

Project duration (in months)

24

The price indicated above is the rate per square foot for a plot. Other developer charges will be collected at the time of registration and need not be paid by SmartOwner clients. The project duration indicated above is the time it takes to resell the property for you should you wish to have us do so.

Purchase options

Plot size (sft)	% Down payment option	SmartOwner rate (₹ / sft)	Rate you pay (₹ / sft)	SmartOwner price	Upfront payment (You pay)	Balance due	Instant gain
1500	100	1,020	1,020	15,30,000	15,30,000	0	42%
	75	1,168	876	17,52,000	13,14,000	4,38,000	24%
	50	1,350	675	20,25,000	10,12,500	10,12,500	7%
	25	1,416	354	21,24,000	5,31,000	15,93,000	2%
2400	100	1,020	1,020	24,48,000	24,48,000	0	42%
	75	1,168	876	28,03,200	21,02,400	7,00,800	24%
	50	1,350	675	32,40,000	16,20,000	16,20,000	7%
	25	1,416	354	33,98,400	8,49,600	25,48,800	2%
4000	100	1,020	1,020	40,80,000	40,80,000	0	42%
	75	1,168	876	46,72,000	35,04,000	11,68,000	24%
	50	1,350	675	54,00,000	27,00,000	27,00,000	7%
	25	1,416	354	56,64,000	14,16,000	42,48,000	2%

The above rates are inclusive of all charges including SmartOwner's fees. If you would like SmartOwner to resell the property for you in the future, our marketing subsidiary charges a fee of 5% on the sale value.

If you do not wish to resell

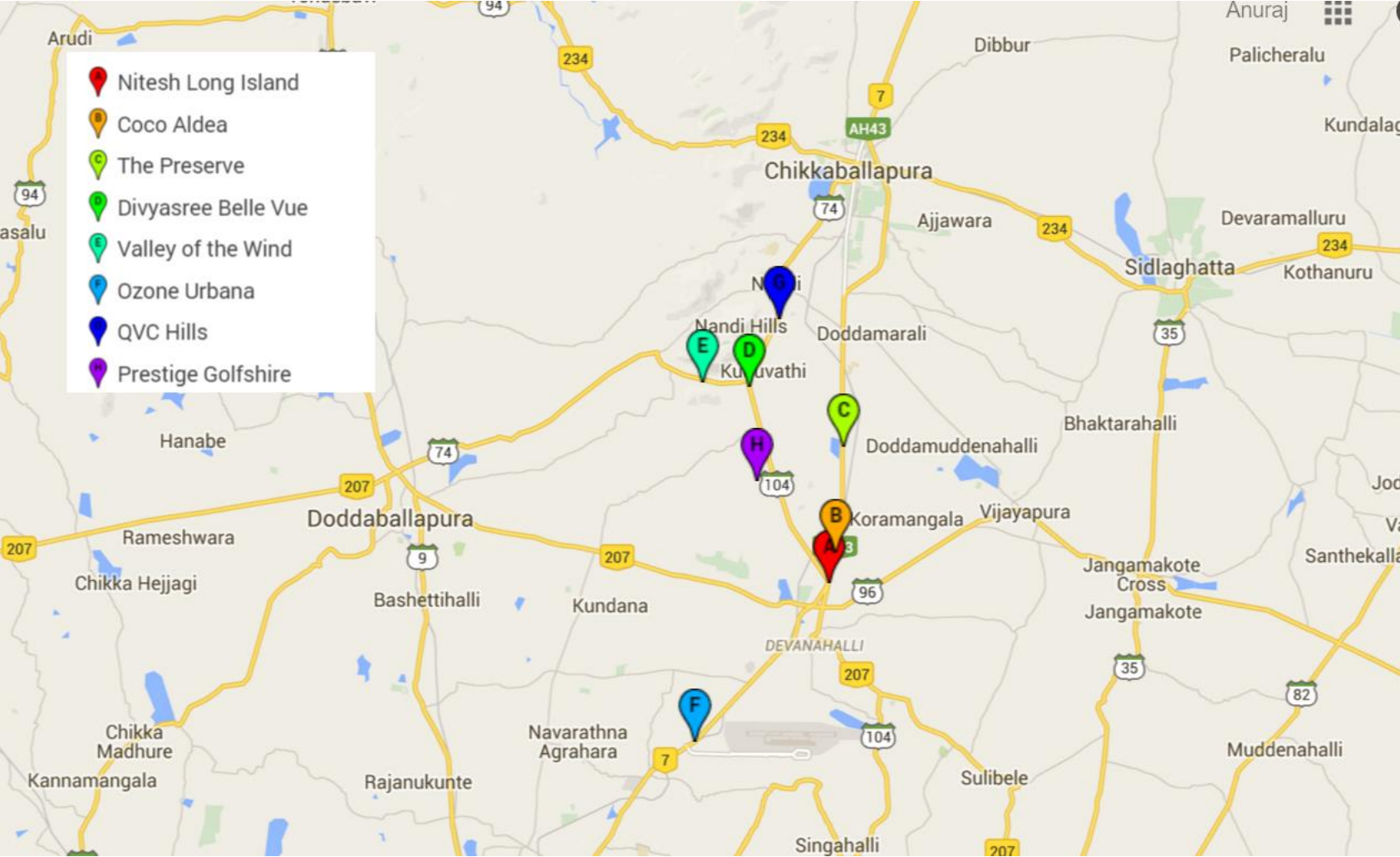
Additional charges	
<i>Clubhouse fee</i>	₹ 1,00,000 per plot
<i>Legal and documentation fee</i>	₹ 50,000 per plot
<i>Electricity, water and sewerage fee</i>	₹ 100 per sft
<i>Maintenance fee</i>	₹ 48 per sft (24 Months)
<i>Corner plot premium</i>	₹ 100 per sft
<i>East-facing plot premium</i>	₹ 80 per sft

If you do not wish to resell the plot within 2 years, you can pay any balance due, if any, and the additional charges to acquire the property and proceed with the registration.

Comparable projects

Project	Project type	Project stage	Price (₹ / sft)	Specifications	Location	Road
Nitesh Long Island	Plots	Ongoing	2,500	Comparable	Superior	NH-7
Coco Aldea	Plots	Sold out	2,200	Inferior	Superior	NH-7
The Preserve	Plots	Ongoing	1,650	Inferior	Comparable	NH-7
Divyashree Belle Vue	Plots	Sold out	2,300	Inferior	Inferior	Nandi Hills road
Valley of the Wind	Plots	Ongoing	2,300	Comparable	Inferior	Nandi Hills road
Ozone Urbana	Plots	Ongoing	4,500	Comparable	Superior	NH-7
QVC Villas	Plots & Villas	Ongoing	2,000 & 5,700	Comparable	Inferior	Nandi Hills road
Prestige Golfshire	Villas	Ongoing	10,000	Superior	Inferior	Nandi Hills road

Nearby project locations



Safety |

- In an upcoming location of north Bangalore
- ● High sales velocity in the area
- Directly on the Airport Road (NH 7)
- One of the major developers of Bangalore
- ● SmartOwner's price is substantially below market rates in the area
- Highly desirable project with great amenities



In a nutshell




1. Pre-launch project in an upcoming area
2. One of the major builders of Bangalore
3. Pricing offers attractive potential returns
4. Entry from Airport Road (NH 7)
5. Plot sizes range from 1,500 sft to 4,000 sft



Thank You

SmartOwner Services India Pvt. Ltd.

 +91 80 4667 9500

 globalsales@smartowner.com

 www.smartowner.com

Bangalore

Delta Block, 8th Floor,
Sigma Tech Park,
Whitefield Road,
Bangalore 560 066

Chennai

Alpha Block, Ground Floor,
Raheja Towers,
177 Mount Road,
Chennai 600 002

Cochin

5th Floor, Chicago Plaza,
Rajaji Road, Shenoy's,
Cochin 682035

US

PO Box 7257, Chandler,
AZ 85246, US

US: 1-800-313-9390

UK: 808-178-2585

Australia: 61-390-343-762

Bahrain: 97-316-199-203

Singapore: 800-101-3307

Canada: 1-604-909-2074