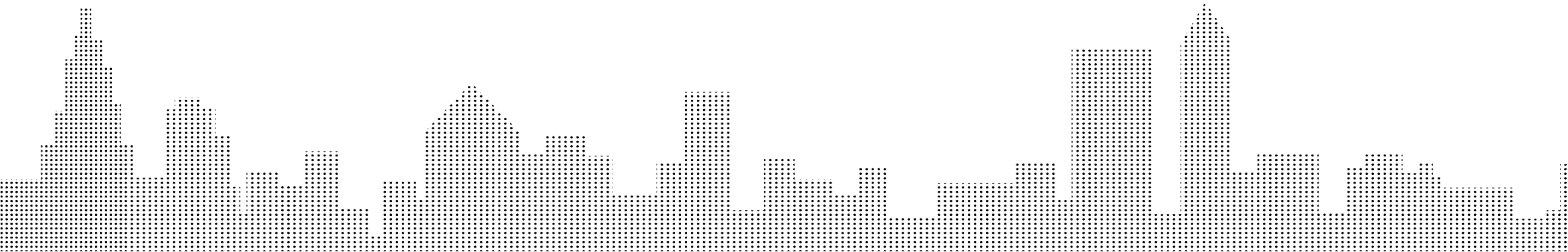


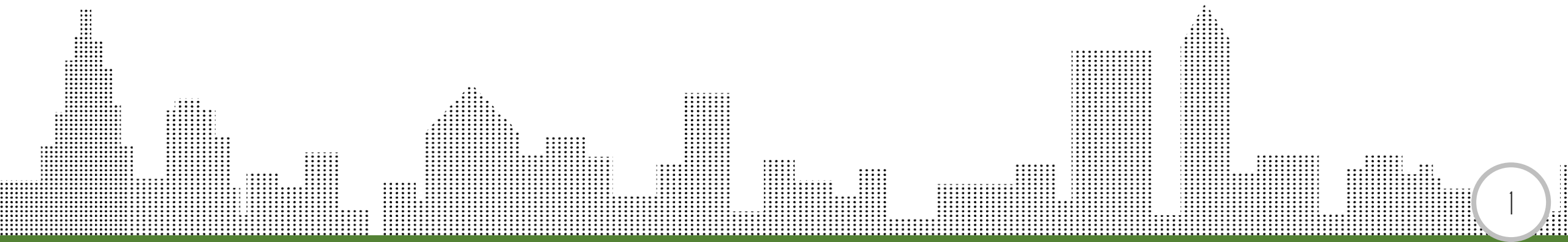
Smart & owner

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

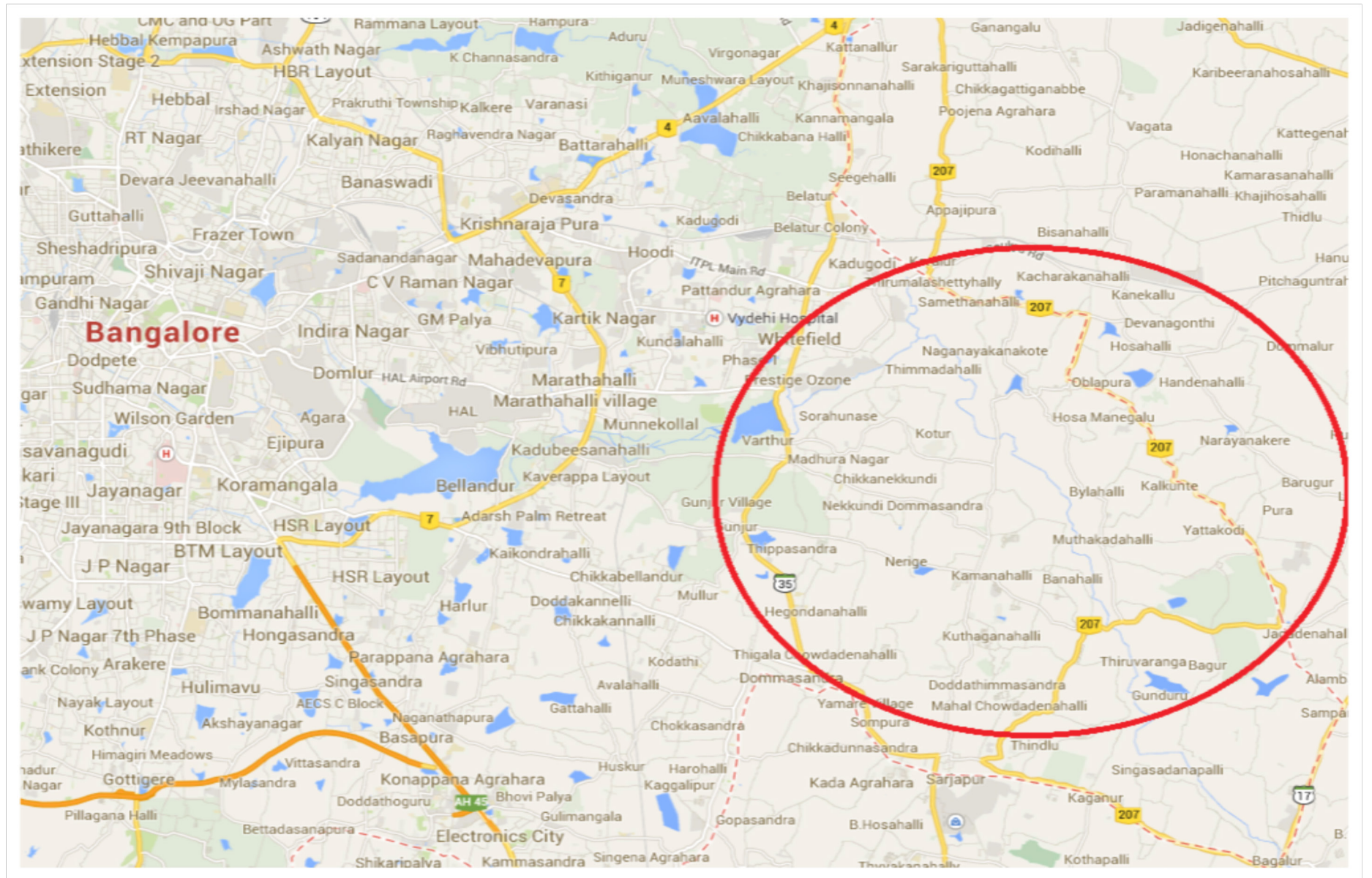


BLR-SRJ-MVC

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 IT residential suburb
- 15 minutes from Sarjapur road
- 30 minutes from Whitefield and ORR
- 40 minutes from Electronic city

Why we selected this area



- 30 to 40 minutes from Whitefield, ORR and Electronic City and still affordable
- On a national highway
- Upcoming Peripheral Ring Road is just a few minutes away
- Proposed 6 lane Satellite Town Ring Road is within walking distance
- Proposed Wipro university 15 minutes away
- Most of the top international schools are 15 minutes from the project
- As part of the NHDP, NH 207 is to be widened into a divided multilane highway

Key Details

Current Market Price

1,590

SmartOwner Price

1,050

Project Duration(in months)

24

The price indicated above is the rate per square foot for a plot. Other developer charges will be collected from the final buyer at the time of resale 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 (Rs / sft)	Rate you pay (Rs / sft)	SmartOwner Price	Upfront payment (You Pay)	Balance Due	Instant Gain
1500	100	1,050	1,050	15,75,000	15,75,000	0	51%
	75	1,167	875	17,50,500	13,12,500	4,38,000	36%
	50	1,293	647	19,39,500	9,70,500	9,69,000	23%
	25	1,434	359	21,51,000	5,38,500	16,12,500	11%
2400	100	1,050	1,050	25,20,000	25,20,000	0	51%
	75	1,167	875	28,00,800	21,00,000	7,00,800	36%
	50	1,293	647	31,03,200	15,52,800	15,50,400	23%
	25	1,434	359	34,41,600	8,61,600	25,80,000	11%
4000	100	1,050	1,050	42,00,000	42,00,000	0	51%
	75	1,167	875	46,68,000	35,00,000	11,68,000	36%
	50	1,293	647	51,72,000	25,88,000	25,84,000	23%
	25	1,434	359	57,36,000	14,36,000	43,00,000	11%

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	
Clubhouse Fee	1,00,000 per plot
Legal and Documentation Fee	50,000 per plot
Electricity, Water and Sewerage Fee	100 per sft
Maintenance Fee	48 per sft (24 Months)
Corner Plot Premium	100 per sft
East-facing Plot Premium	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

Plotted Developments

Project	Project Type	Project Stage	Price	Specifications	Location	Road
Shriram Malhar	Plots	Phase-I sold out	2,000	Inferior	Marginally Better	Ittangur - Kuthaganahalli road
Aditya Homes	Plots	Sold out	1,650	Inferior	Comparable	Ittangur - Kuthaganahalli road
Oxygen	Plots	Pre-launch	1,650	Inferior	Inferior	Sarjapura - Bagalur road
Urban Habitat	Plots	Sold out	1,500	Inferior	Comparable	Ittangur-Kuthaganahalli road
PSR coral	Plots	Launched	1,499	Inferior	Comparable	Sarjapura - Bagalur road
Pebble creek	Plots	Launched	1,450	Inferior	Comparable	NH-207

Villa Projects

Project	Project Type	Project Stage	Price	Specifications	Location	Road
Manar Pureearth	Villas	Launched	5,500	Inferior	Comparable	Ittangur - Kuthaganahalli road
Kristal Chrysolite	Villas	Phase – I Sold out	5,500	Inferior	Comparable	NH-207
The Empyrean	Villas	Phase – I Sold out	5,000	Comparable	Comparable	NH-207
Inner Urban	Villas	Launched	4,200	Inferior	Comparable	Sarjapura - Bagalur road
Passion Flora Palmville	Villas	Launched	4,000	Inferior	Comparable	NH-207
Artha Gempark	Villas	Launched	4,000	Inferior	Comparable	NH-207

Safety |



- In an upcoming location of East Bangalore
- High sales velocity in the area
- Home to many of the gated communities of Bangalore
- 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. Ability to buy whole plot
5. Plot sizes range from 1,500 sft to 4,000 sft




Thank You

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