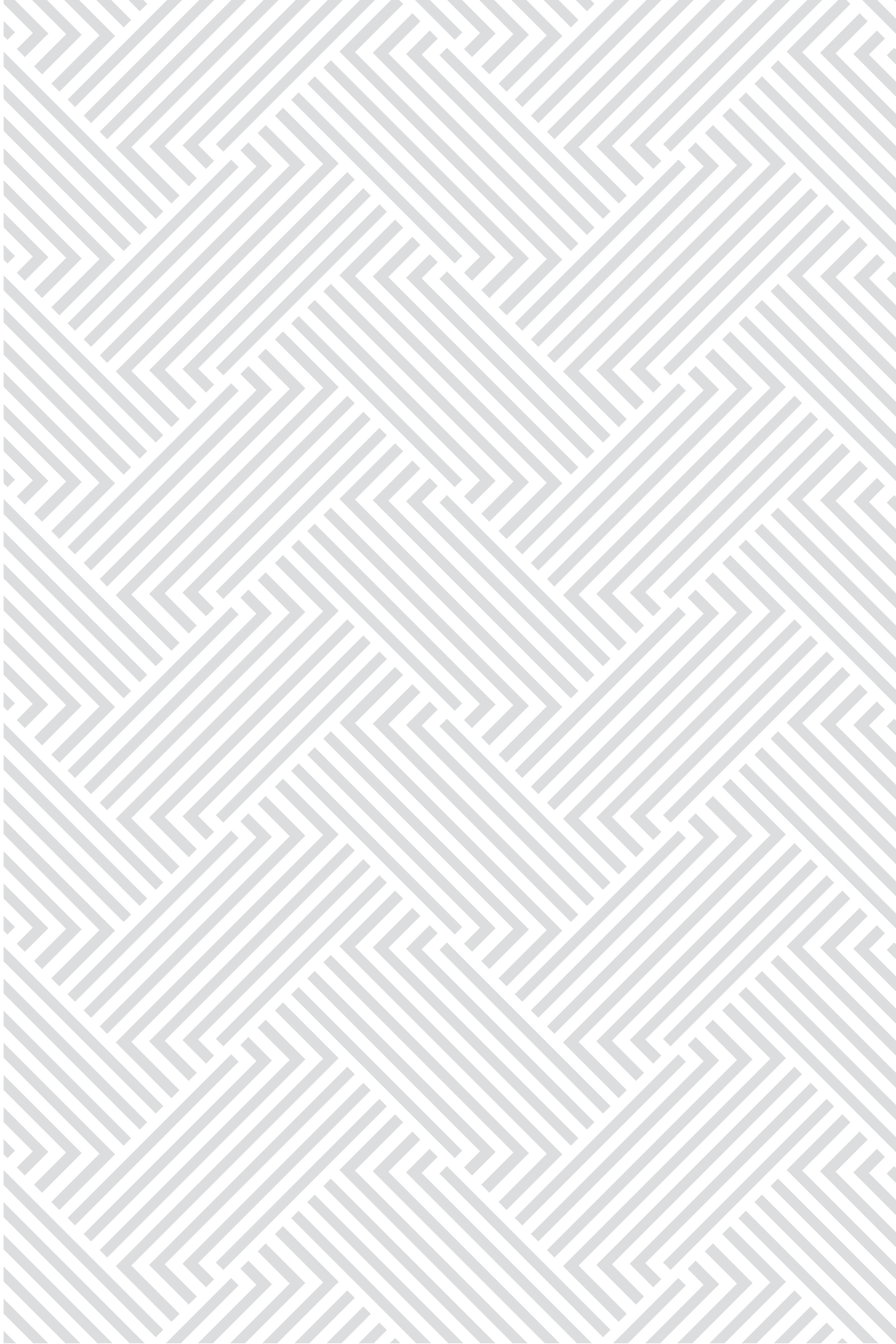


MITTAL ELANZA

Off Hebbal, Kogilu. North Bengaluru



There's *more* to
life





What is the purpose of life?

Is it all about that never-ending chase?
About getting that corner office, that fast car or that villa by the pool?
Or is there something more? Something more holistic, more meaningful?
At Mittal Elanza, we believe there's more.



*Which is why, at Mital Elanza we strive to create spaces that elevate your sense of living.
A place where you can sit back and cherish moments & experiences.
Where life is a celebration of where you've come & what you've achieved.
Because we believe that life is not just about the chase.
Because we believe there's more to life.*



Aerial View

There's *more to*
life

Designed by the world renowned Architect Hafeez Contractor, Elanza enthrals you with its imposing structure, surreal façade, inviting homes, unmatched location and world-class amenities.

The smart planning ensures optimum use of space, steady flow of natural light and breath-taking views of the locale.

So, step into your home at Mittal Elanza and live more.





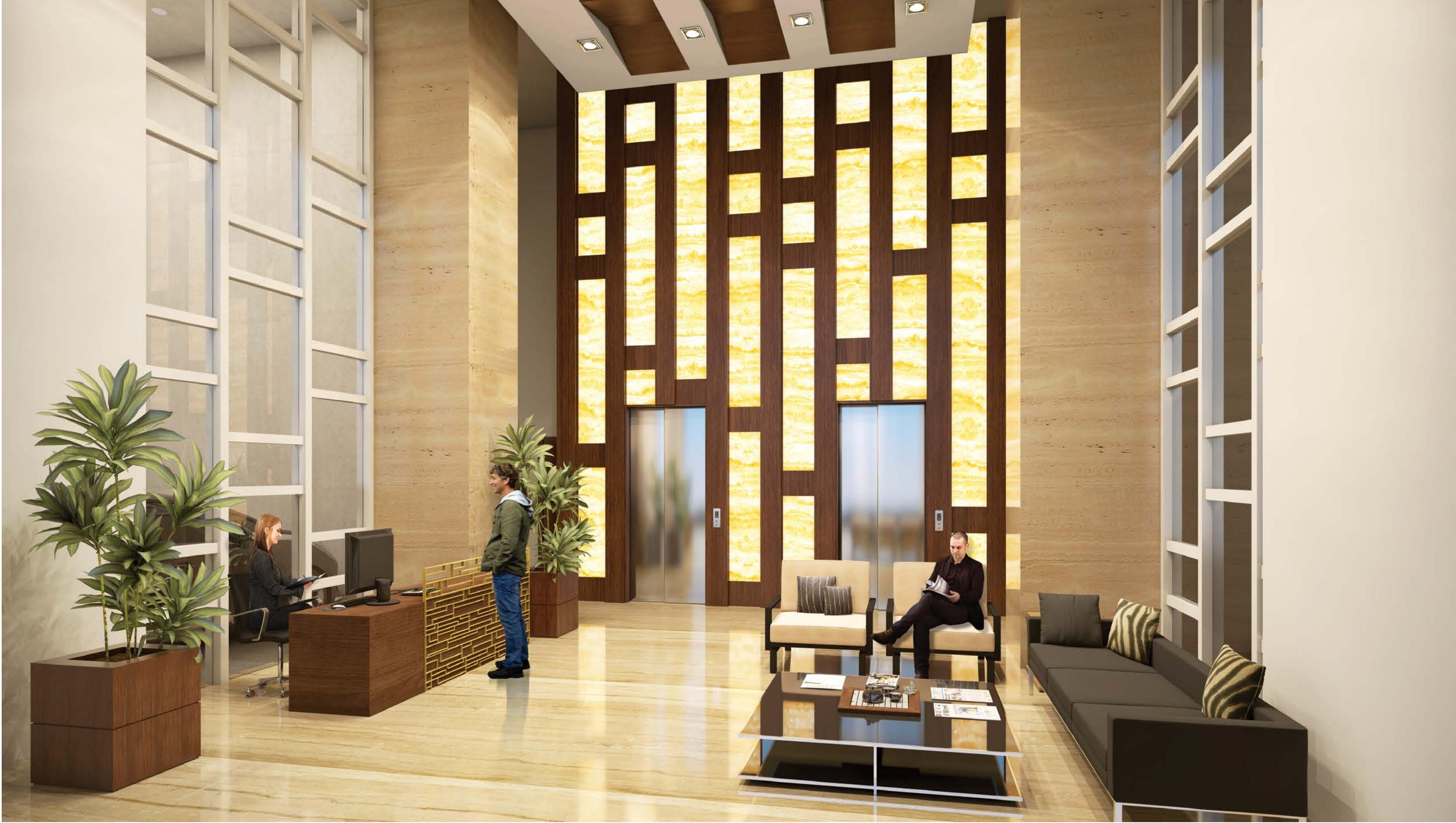
Find it all at your home at Mittal Elanza.

Take a dip in your very own infinity pool or rejuvenate your senses at the beautifully laid out landscaped sky garden.



Amenities

- Chess Garden
- Sky Infinity Pool
- Fully equipped Gymnasium
- Multipurpose Court
- Children's Play Area
- Sky Games Room
- Cricket Nets
- Golf Putting
- Sky Lounge
- Pets Corner
- Senior Citizen's Area



ANNEXURE I - Specifications

Structure:
RCC structure with Concrete / Block Masonry Walls

Finishes:
Living / Dining / Bedroom
800mm x 800 mm Vitrified Flooring

Bathrooms:
Anti-Skid Vitrified Tiles continued on the wall upto 7 Feet

Balcony:
Matt finished Vitrified Tiles Anti-Skid
Handrail with MS Rail or SS Rail with Glass or Rails

Kitchen:
800mm x 800mm Vitrified Flooring
Ceramic Wall tiling 2 feet above Counter Level
Granite counter with SS Sink with Drain Board
Provision for Water Purifier
Hot and Cold Water Mixer

Paint:
Plastic Emulsion Paint for Ceilings and Walls

Ground Floor Entrance Lobby:
Marble / Granite Flooring

Common Staircase:
Granite for landing, treads & risers from Ground to First Floor
OBD Paint for Walls and Ceiling
MS Handrail

Lift Lobby and Corridors:
Vitrified Tiles

Windows:
Anodized Aluminium / UPVC Glazed Windows

Main Door / Internal Door / Toilet Door:
Hard Wood Frame and with Masonite Skin Shutters / Flush Shutters / Engg Door &
Laminate on the internal side of Toilet Door

Electrical:
All Products such as Switch & accessories, PVC Conduit, Switchgear, Wiring cable etc., are
of reputed make & confirming to ISI standards
4 KW EB Power Supply for 2 Bedroom unit
5 KW EB Power Supply for 2.5 Bedroom unit
6 KW EB Power Supply for 3 Bedroom unit

Telephone and Data Points:
Living

Television Points:
Living and Master Bedroom

D.G.:
24-hour, 100% Backup for all Apartments
for the Light points

Elevators:
Each Tower: 1 Passenger Lift + 1 Stretcher Lift of Schindler / Kone / ThyssenKrupp Elevator
Equivalent

Sanitary & Plumbing:
CP Fittings: Kohler / Grohe or Equivalent make
Ceramic Fittings: Kohler / Toto or Equivalent make
Exhaust Fans - Provision



Actual Show Flat Image
Living / Dining



Actual Show Flat Image
Master Bedroom

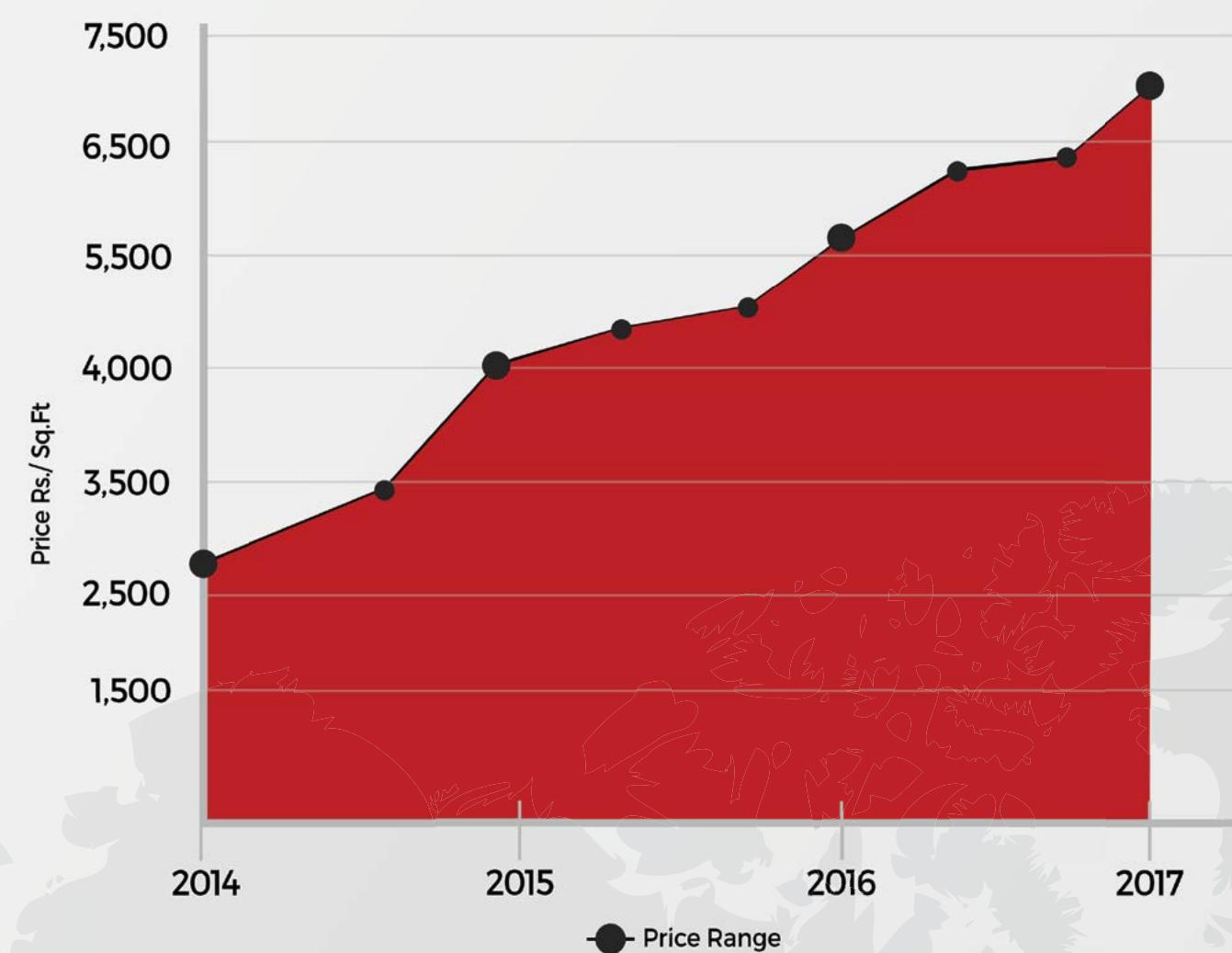


Actual Show Flat Image
Bedroom



Actual Show Flat Image
Kitchen

Real Estate Price Trends in North Bangalore



North Bangalore

Bangalore

Location

Kempegowda International Airport has made North Bangalore a major hot spot of the city. Major infrastructure developments like flyovers and road widening projects, malls and IT hubs like Manyata Tech Park and the proposed SEZ parks in Devenahalli are other key factors for the growth of North Bangalore.

Connectivity

North Bangalore has great connectivity as it is well connected by both rail and road. The Express way joining Hebbal and Yelahanka has significantly decreased travel time to the airport. Moreover, other facilities like the proposed metro and the peripheral Ring Road all combine to create excellent connectivity between North Bangalore and the rest of the city.

Social Infrastructure

The area in the recent past has witnessed a massive surge in social infrastructure in the form of quality schools and hospitals. The arrival of the airport has resulted in the surge of various high scale malls, entertainment avenues, hotels and restaurants in the region which add to the lifestyle quotient of the area.

Available Land Bank

North Bangalore offers huge land banks due to the major developments in these areas as compared to any other locations. According to the latest research from various sources, the North Bangalore market is going to turn into 'Greater Bangalore' when compared to the other locations of Bangalore.

Infrastructure growth in North Bangalore has been given a major impetus thanks to the Kempegowda International Airport, which became South India's busiest airport and Manyata Embassy Business Park in Hebbal, which is home to some of the biggest MNCs like IBM, Cognizant, Target, etc.

Physical Infrastructure

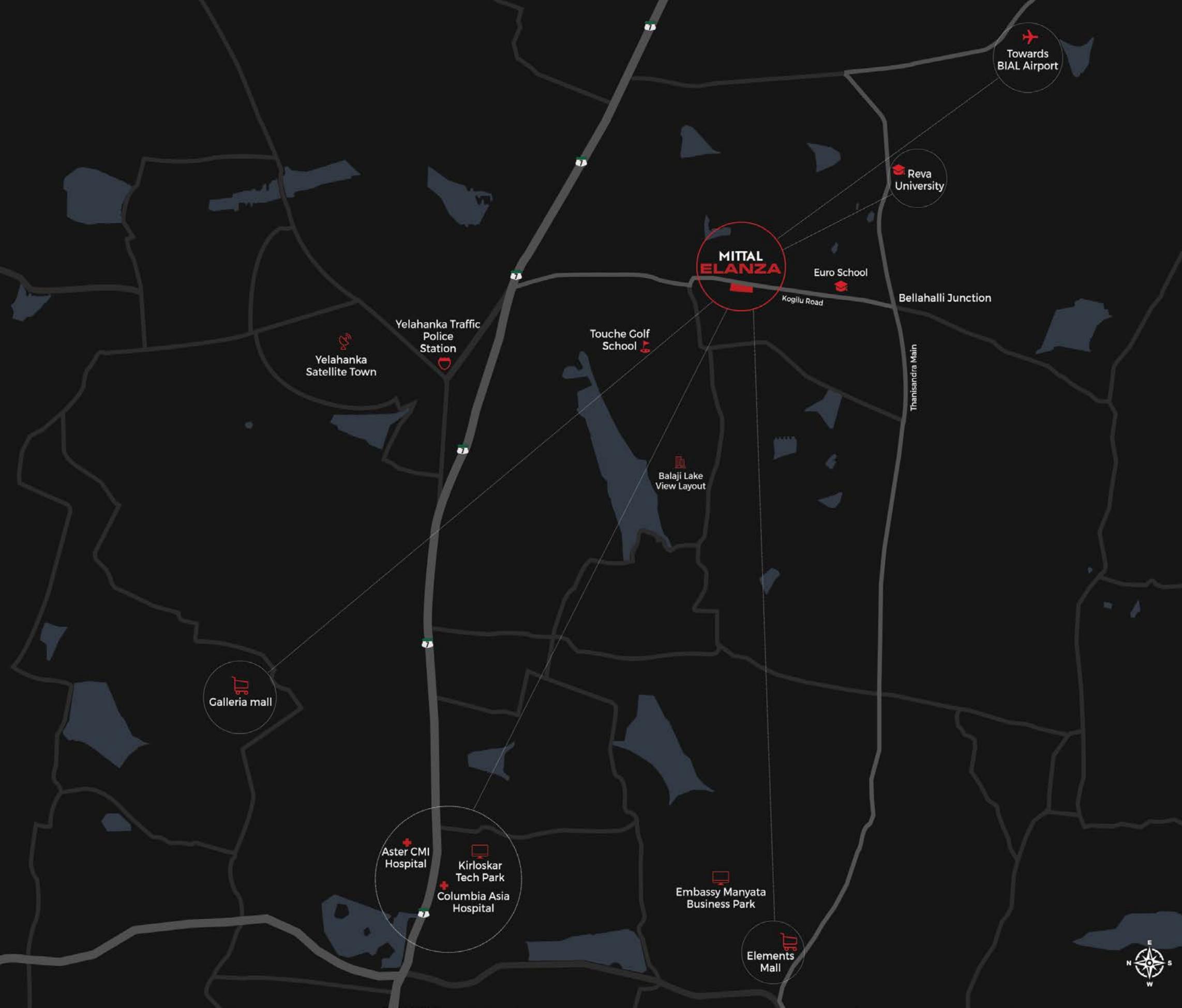
Located in Kogilu, Yelahanka, off Hebbal, the rapidly developing belt of North Bangalore, Mittal Elanza offers you a calm & serene environment. Nestled amidst an extensive lush green cover and dotted by a number of lakes, the locale offers complete peace of mind. Add to that the close proximity it has to numerous residential, commercial, educational & recreational hubs and you have a winner on your hands.

So live free, do more, don't let anything hold you back.....

There's more to life.

Source : Various Sources

MITTAL
ELANZA



Floor Plans

At The Heart Of Everything

NH7 ELEVATED HIGHWAY:

Signal-free 6 lane elevated expressway corridor connecting Hebbal flyover to the Kempegowda International Airport is 2 kms away.

IT PARKS:

Multiple IT Parks such as Kirloskar Business Park, Manyata Tech Park, Hindujja SEZ, etc. are all within a 6 kms radius.

ENTERTAINMENT:

Shopping destinations such as Galleria Mall, August Mall and MSR Elements Mall are all in the vicinity. These comprise multiplexes, supermarkets, lifestyle stores, fast food and fine dining options.

HOSPITALS:

Cauvery Hospital and Columbia Asia Hospital are within a 6 kms radius.

EDUCATIONAL INSTITUTIONS:

Several prominent National and International educational institutions like Vidyashilp, Vidya Nikaten, Delhi Public School, Mallya Aditi International, Ryan International School and Canadian International School are in the neighbourhood.



PUBLIC TRANSPORT :

- **Bengaluru Metro:** 2 kms to proposed Metro Station, which will provide great connectivity to any part of the city.
- **Monorail:** 7 kms to proposed Mono Terminal Station at Hebbal outer ring road.
- **Airport Shuttle:** 2 kms to Airport Shuttle Stop situated at Kogilu Cross.



2 BHK - TYPE 1

Saleable Area - 1195 Sq.Ft.



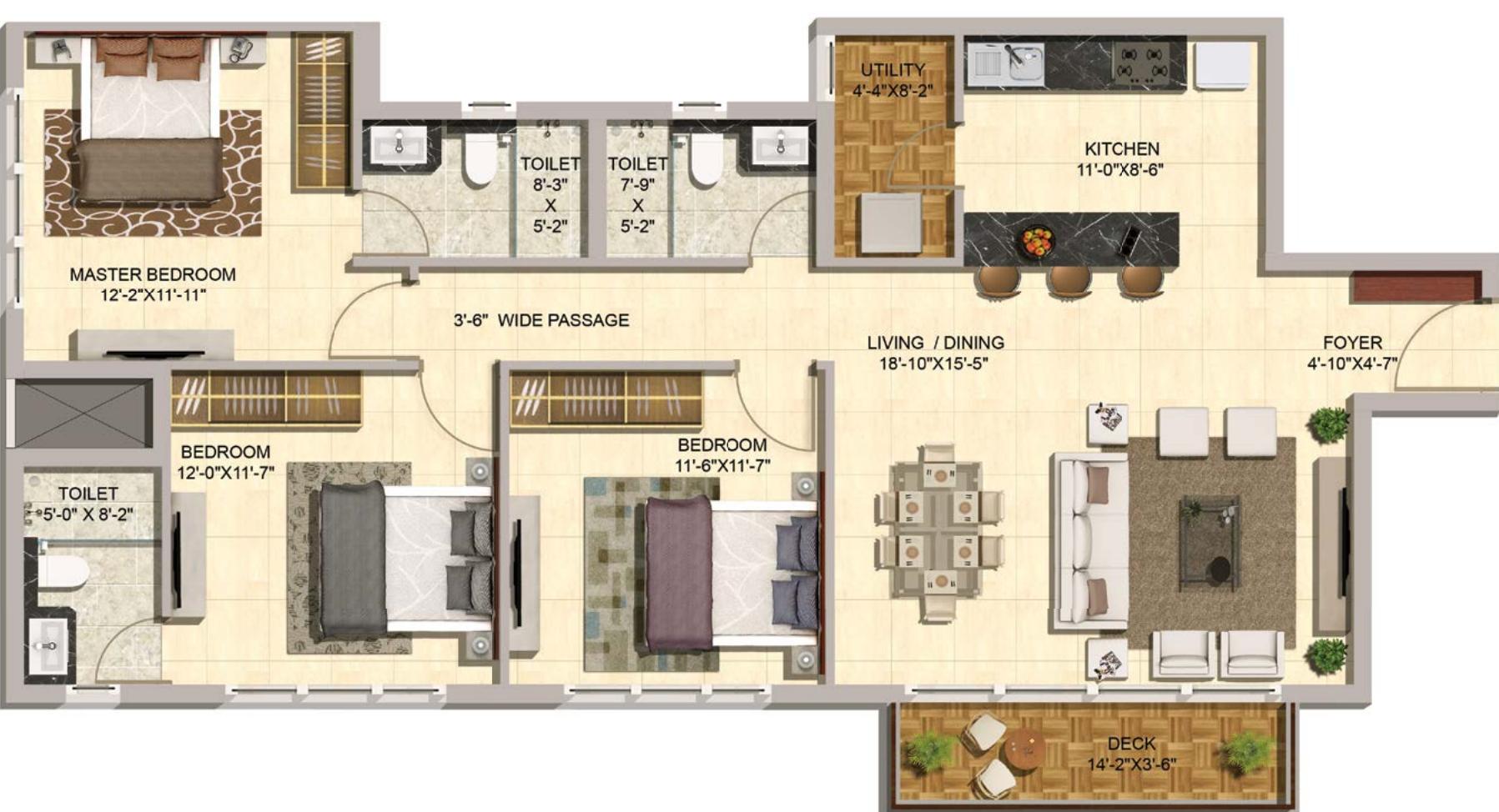
2.5 BHK

Saleable Area - 1405 Sq.Ft.



2 BHK - TYPE 2

Saleable Area - 1210 Sq.Ft.



3 BHK - TYPE 1

Saleable Area - 1620 Sq.Ft.



3 BHK-TYPE 2

Saleable Area - 1625 Sq.Ft.

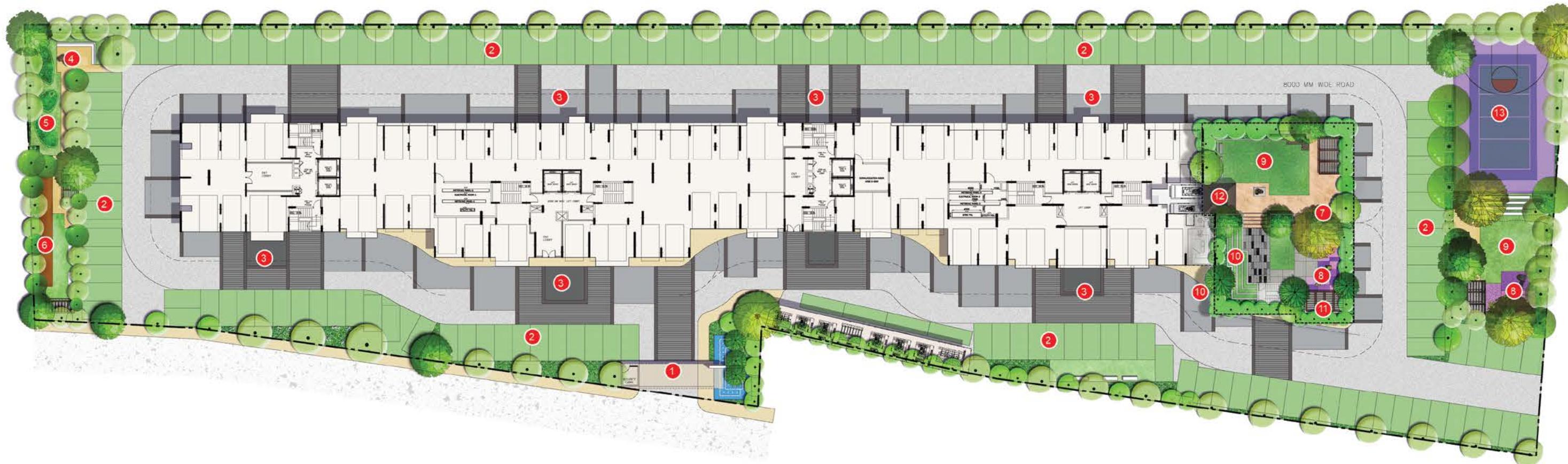
Master Plan



3 BHK-TYPE 3

Saleable Area - 1915 Sq.Ft.

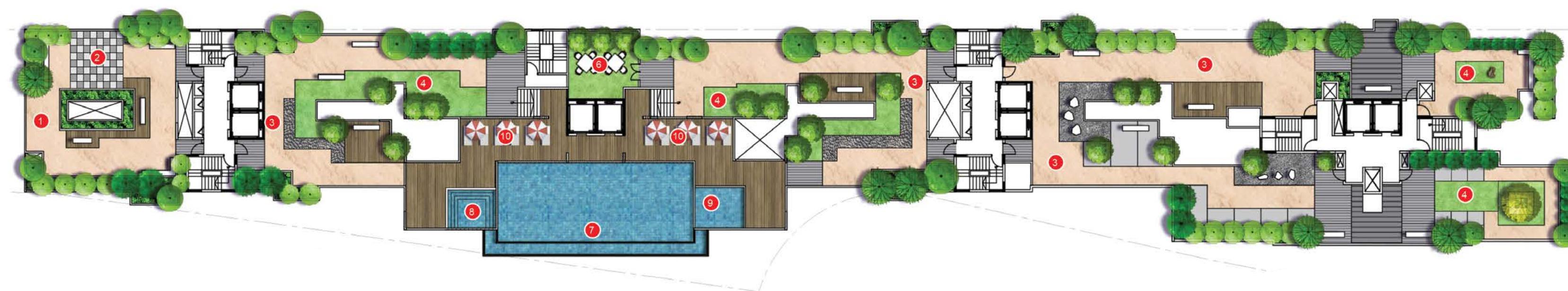
Ground Floor



LEGEND :

- | | | | | |
|----------------------------|--------------------------------------|-------------------|--------------------|-----------------------|
| ① ENTRY PLAZA | ④ SEATING ALCOVE W/ ACCENT SCULPTURE | ⑦ BBQ AREA | ⑩ AMPHITHEATER | ⑬ MULTI-PURPOSE COURT |
| ② PARKING AREA (GRASSCELL) | ⑤ PUTTING GREEN | ⑧ KID'S PLAY AREA | ⑪ PARENTS PAVILION | |
| ③ ACCENT DROP-OFF | ⑥ CRICKET PITCH | ⑨ PARTY LAWN | ⑫ VIEWING PAVILION | |

Terrace



LEGEND :

- | | | | |
|--------------------------|----------------------|-----------------|-------------|
| ① SKY VIEW DECK | ④ ARTIFICIAL L AWN | ⑦ INFINITY POOL | ⑩ POOL DECK |
| ② CHESS BOARD PLAZA | ⑤ TERRACE LOUNGE | ⑧ JACUZZI | |
| ③ JOGGING TR ACK/WALKWAY | ⑥ STAR GAZING PL AZA | ⑨ KID'S POOL | |

Our Landmark Projects



RESIDENTIAL PROJECTS

MUMBAI
 Kailash Niketan - Altamount Road
 Ameeta Apartments - Cuffe Parade
 Waves - Gamadia Road
 Ruia Park - Juhu
 Mittal Park - Juhu
 Mittal Paradise - Juhu
 Oyster Cell - Juhu
 Dhanvatri - Kemp's Corner
 Sheela Apartments - Mahalaxmi
 Jidhika - Mahim
 Deep - Malad
 Dhiraaj Apartments - Malad
 Ashwin - Malad
 Shanti Niketan - Marine Drive
 Kamala Sadan - Matunga
 Dariya Mahal - Nepean Sea Road
 Nepean house - Nepean Sea Road
 Shanti Kunji - Sion
 Bela - Sion
 Phoenix Towers - Lower Parel
 Everest - Peddar Road
 Mittal Bhavan - Peddar Road
 Himgiri - Peddar Road
 Shanti - Peddar Road
 Kapadia Building - Peddar Road
 Pereira Nagar - Thane
 Prakriti Apartments - Thane
 Paridhi Apartments - Thane
 Pratap - Thane
 Minil Chhaya - Thane
 Mittal Park - Thane
 Dhani Sadan - Walkeshwar Road
 Prabhat - Warden Road

PUNE
 Mittal Crest - Kalyani Nagar
 Mittal Garden - Karve Road
 Vishnu Vihar - Bibwewadi
 Sujata - Bundh Garden
 Ajay Apartments - Senapati Bapat Marg
 Laxmi Apartments - Shaniwar Peth
 Ameeta Apartments - Shaniwar Peth

HYDERABAD
 Taksheela Apartments - V.P. Road
 Silver Rock - Secunderabad

NAGPUR
 Vrindavan - Civil Lines
 Akshay Apartments - Ramdas Peth

COMMERCIAL PROJECTS

MUMBAI
 Mittal Commercia - Andheri
 Mittal Industrial Estate - Andheri
 Bajaj Bhavan - Nariman Point
 Mittal Chambers - Nariman Point
 Mittal Court - Nariman Point
 Mittal Tower - Nariman Point

PUNE
 Mittal Chambers - Junglee Maharaj Road
 Mittal Court - Off Moledina Road

BANGALORE
 Mittal Tower - Bangalore

HYDERABAD
 Mittal Chambers - M.G. Road

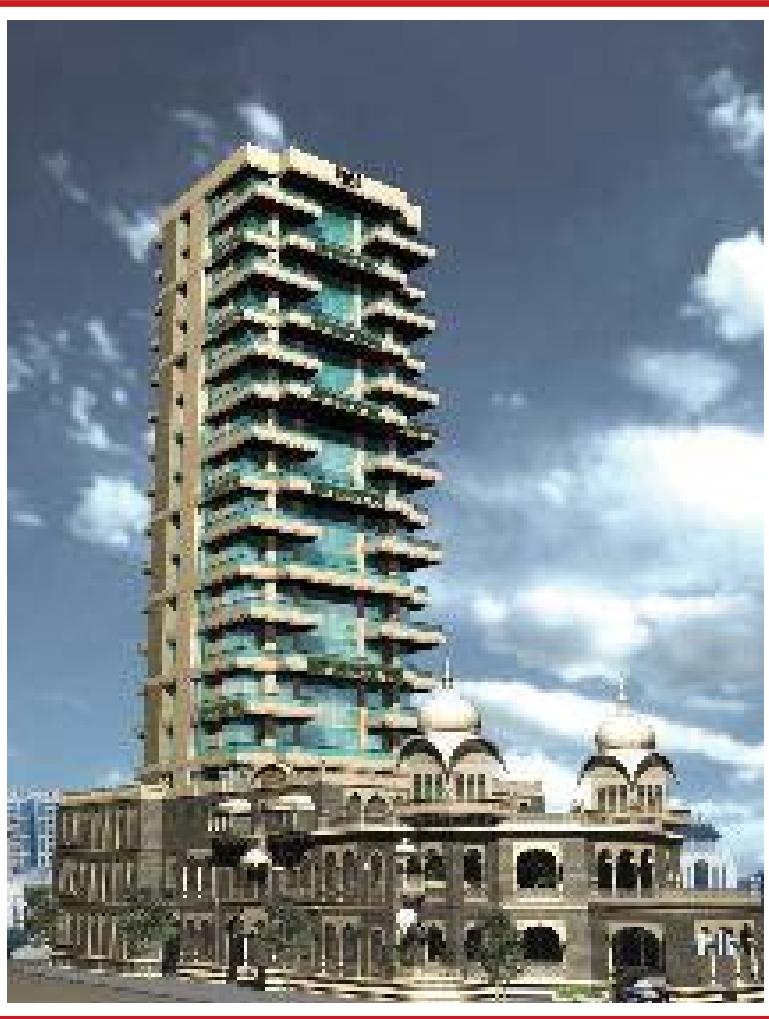
NAGPUR
 Lokmat Bhavan - Pandit Jawaharlal Marg

TOWNSHIP PROJECTS

MAHARASHTRA
 Mittal Enclave - Naigaon, Mumbai
 Mittal Emerald - Karjat
 Brindavan - Thane, Mumbai

NEW DELHI
 Surya Vihar - Gurgaon, New Delhi

PUNE
 Prateek Nagar - Yerwada, Pune



MITTAL GRANDEUR
 Cuffe Parade, Mumbai



MITTAL ARISTO
 Parel, Mumbai



MITTAL COMMERCIA
 Andheri (E) Mumbai



MITTAL GARDENIA
 Matunga, Mumbai



MITTAL ENCLAVE (Township)
 Naigaon (E), Vasai, Maharashtra



MITTAL EMERALD (Township)
 Karjat, Maharashtra



MITTAL LUXURIA
 Jayamahal, Bengaluru



Mittal Universal has been a pioneer in the real estate industry for over 60 years and has constructed over 50 million sq. ft. of space. Since 1952, the Group's quest has been to bring about innovation, strong project execution and quality construction with redefined living - delivering cutting-edge practices at par with the best in the world. This spirit of true entrepreneurship has evolved Mittal Universal into a leading conglomerate which has constructed over 2,000 buildings across India.

As part of this legacy, Mittal Universal has comprised a unique mix of forward thinkers and functional creators who strike a balance between local needs and global influences in the development of every property. Aware that knowledge is constantly evolving and critical to innovative growth, Mittal Universal believes in bringing together visionaries in order to implement an effective and time-tested combination of creativity and quality which culminates into landmark properties. This sharp understanding of market dynamics and latest construction trends has enabled Mittal Universal to redesign and redefine the skyline of one of the fastest growing economies of the world.

Our Team

Design Architect
Architect Hafeez Contractor (Mumbai)

Interior Design Consultant
Simone Dubash (Mumbai)

Solicitors
Anup S Shah Law Firm (Bengaluru)

Structural Consultant
Mahimtura Consultants (Mumbai)

MEP Consultant
MAPLE Engg-Design
Services Pvt. Ltd (Bengaluru)

Landscape Consultant
Site Concepts International (Singapore)

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Bengaluru North Taluk.

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