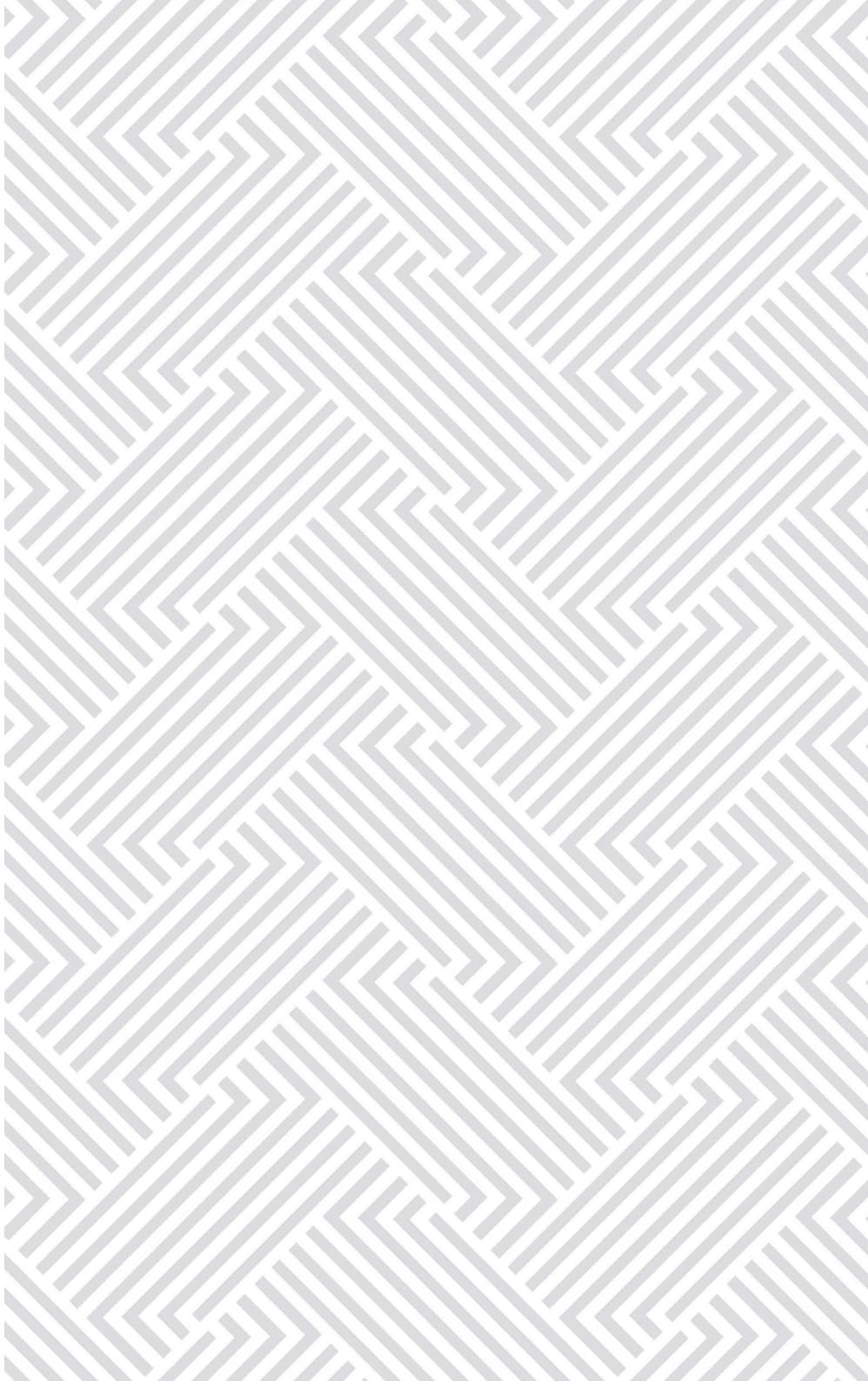


**MITTAL
ELANZA**

Off Hebbal, Kogilu. North Bengaluru



There's *more* to

life



A woman with blonde hair tied back in a ponytail and a plaid shirt is lying on a light-colored carpet, reading an open book to a young girl. The girl, wearing a striped shirt, is looking at the book with a smile. They are surrounded by soft lighting and some toys.

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 Mittal 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 facade, 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.

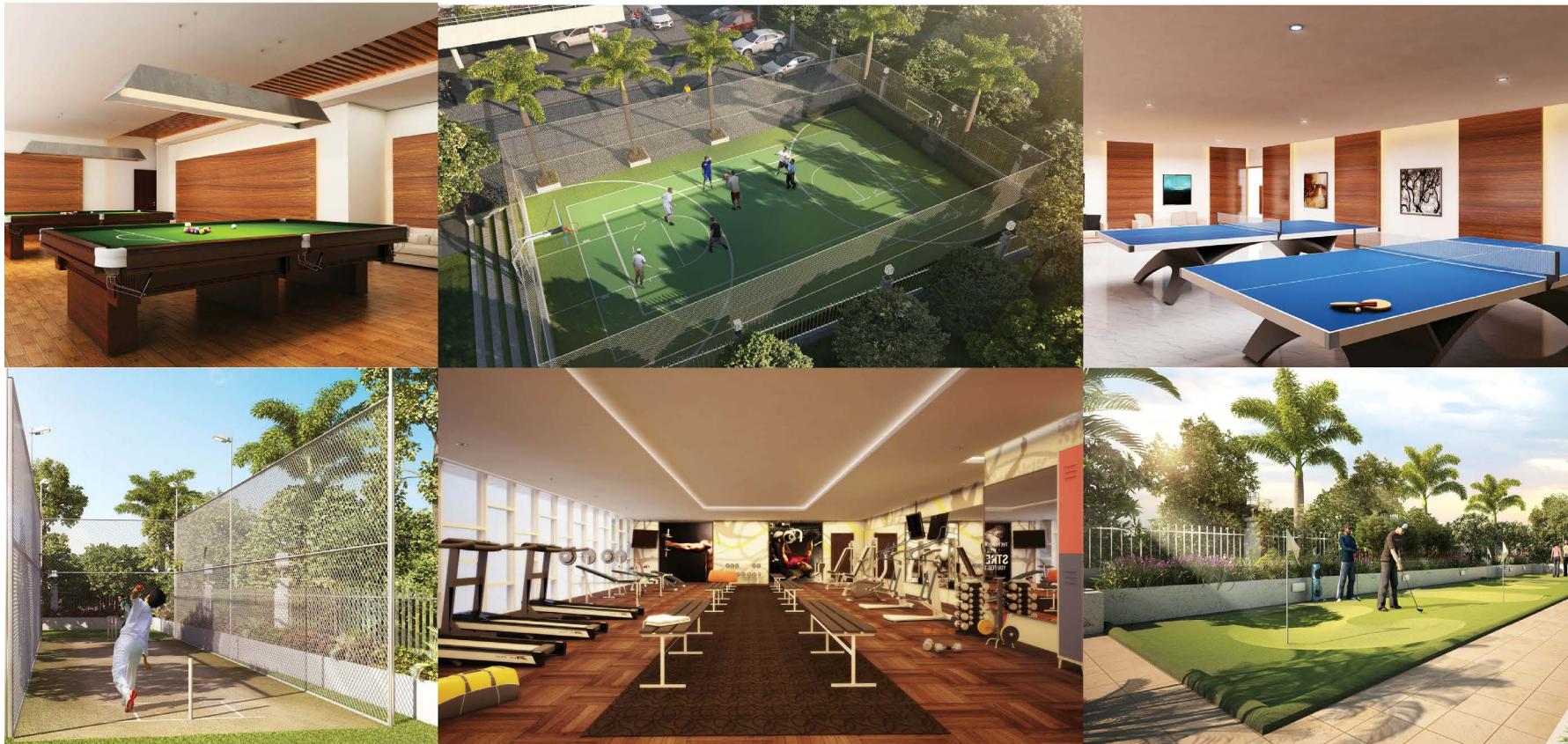
So, step into your home at Mittal Elanza and live more.



A wide-angle photograph of a rooftop swimming pool at sunset. The pool is an infinity edge design, reflecting the warm orange and pink hues of the sky. In the foreground, two people are in the water. On the wooden deck next to the pool, a man and a woman are walking. To the right, there's a modern building with a wooden facade and illuminated vertical panels. A large hanging chair is suspended from a stand. Several wooden lounge chairs are arranged on the deck. The background shows a dense city skyline under a dramatic sunset.

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



Specifications

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

Lift Lobby and Corridors:

Vitrified Tiles

Structure:

RCC structure with Concrete / Block Masonry Walls

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

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

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

Actual Show Flat Images



Living / Dining



Master Bedroom

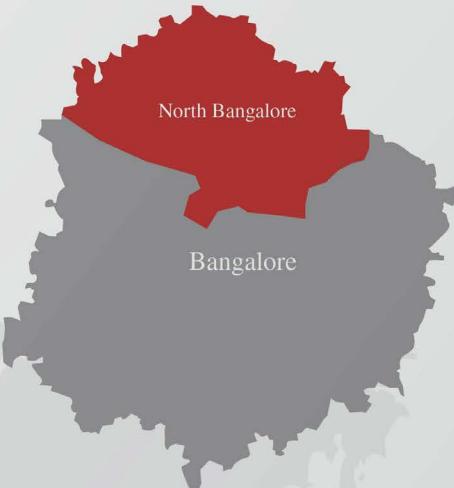
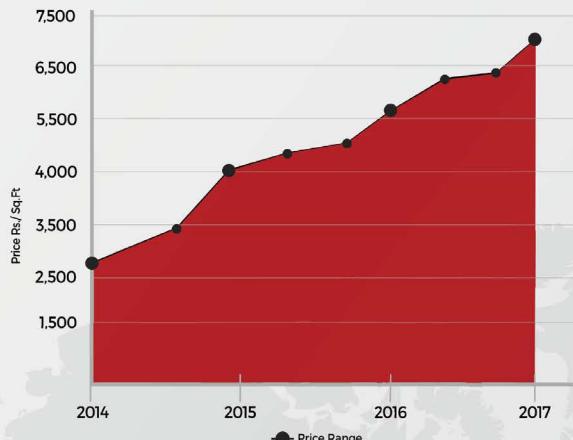


Bedroom



Kitchen

Real Estate Price Trends in North 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.

Physical Infrastructure 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 Tech Park in Hebbal, which is home to some of the biggest MNCs like IBM, Cognizant, Target, etc.

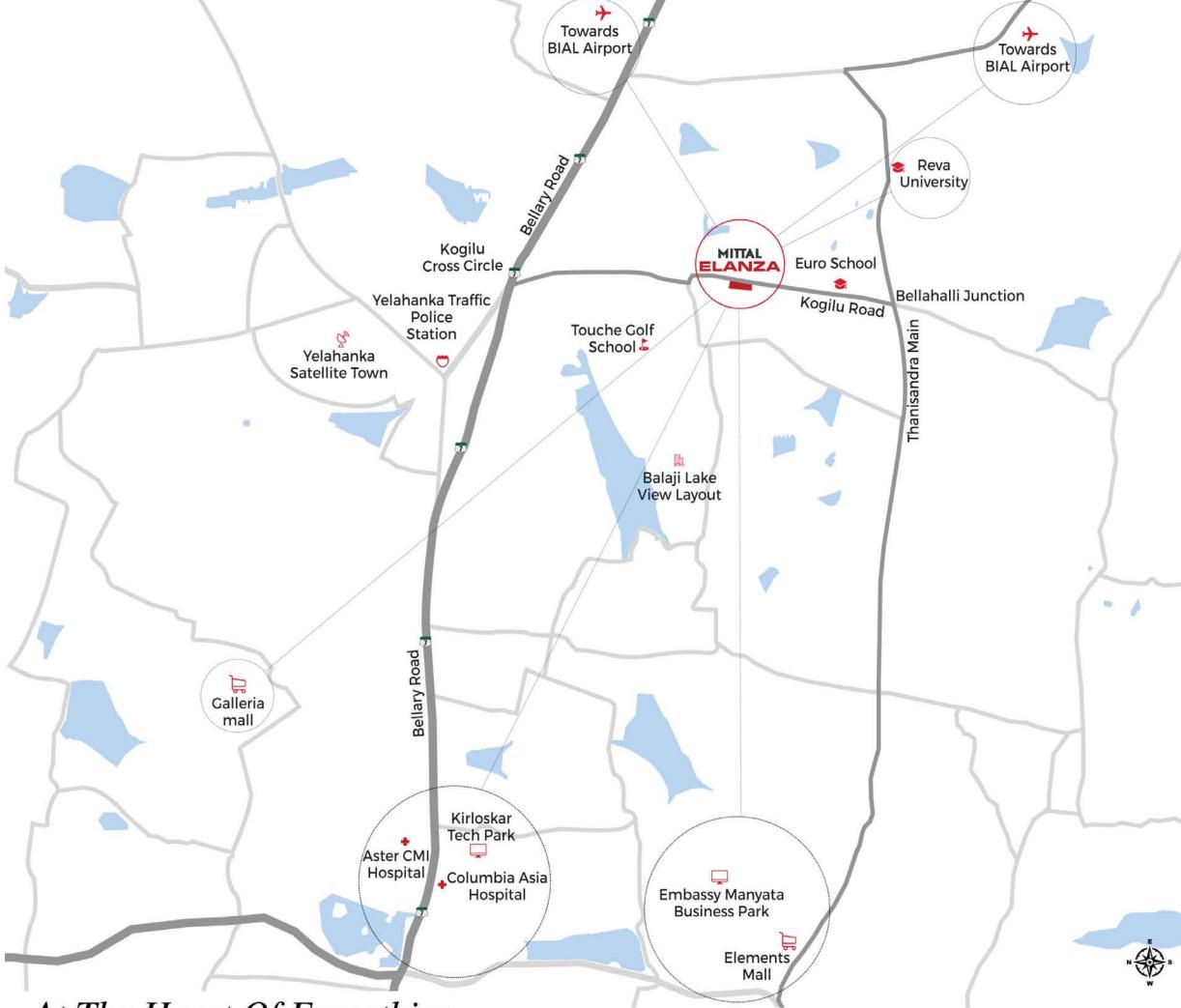
Source : Various Sources

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.

**MITTAL
ELANZA**



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, Hinduja 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.

Floor Plans





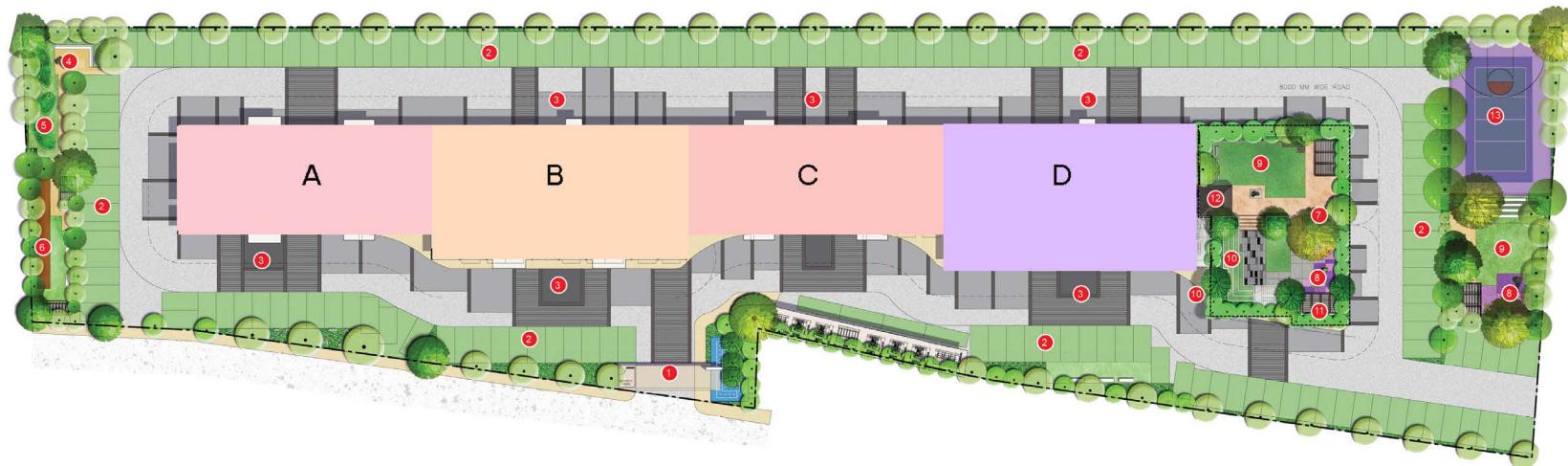
3 BHK-TYPE 2

Master Plan



3 BHK-TYPE 3

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 LAWN | ⑦ INFINITY POOL | ⑩ POOL DECK |
| ② CHESS BOARD PLAZA | ⑤ TERRACE LOUNGE | ⑧ JACUZZI | |
| ③ JOGGING TRACK/WALKWAY | ⑥ STAR GAZING PLAZA | ⑨ KID'S POOL | |

Our Landmark Projects



RESIDENTIAL PROJECTS

MUMBAI

Kailash Niketan - Altamount Road
Ameeta Apartments - Cuffe Parade

Waves - Gomadia Road

Ruia Park - Juhu

Mittal Park - Juhu

Mittal Paradise - Juhu

Oyster Cell - Juhu

Dhanvator - Kemp's Corner

Sheela Apartments - Mahalaxmi

Jdhska - Mahim

Deep - Malad

Dhiraj Apartments - Malad

Ashwin - Malad

Shanti Niketan - Marine Drive

Kamala Sadan - Matunga

Dariya Mahal - Nepean Sea Road

Nepean house - Nepean Sea Road

Shanti Kunj - 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

Pakkrit Apartments - Thane

Paridhi Apartments - Thane

Pratop - Thane

Minal 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 Commercio - Andheri
Mittal Industrial Estate - Andheri

Baqiq Bhavan - Nariman Point

Mittal Chambers - Nariman Point

Mittal Court - Nariman Point

Mittal Tower - Nariman Point

BANGALORE

Mittal Tower - Bangalore

HYDERABAD

Mittal Chambers - M.G. Road

NAGPUR

Lokmat Bhavan - Pandit Jawaharlal Marg

TOWNSHIP PROJECTS

MAHARASHTRA

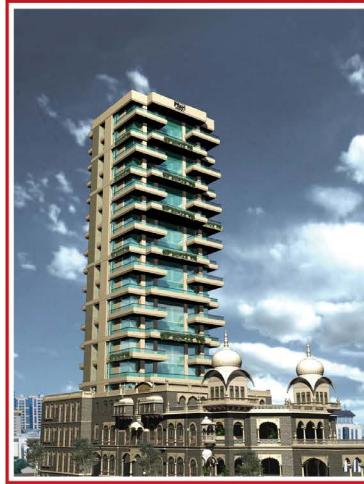
Mittal Enclave - Naigaoon, Mumbai
Mittal Emerald - Karjat

NEW DELHI

Surya Vihar - Gurgaon, New Delhi

PUNE

Prateek Nagar - Yerwada, Pune



MITTAL GRANDEUR

Cuffe Parade, Mumbai



MITTAL ARISTO

Parel, Mumbai



MITTAL COMMERIA

Andheri (E) Mumbai



MITTAL GARDENIA

Matunga, Mumbai



MITTAL ENCLAVE (Township)

Naigaoon (E), Vasai, Maharashtra



MITTAL EMERALD (Township)

Karjat, Maharashtra



MITTAL LUXURIA

Jayanahal, 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)



Disclaimer: All plans, drawings, amenities, features, specifications, other information, etc., mentioned are indicative of the kind of development that is proposed. All renderings, floor plans, pictures, perspective views of building and model furnished apartments and maps are the artist's conception and not actual buildings, wall, roadways, or landscaping. Information given in this brochure is not final or legally binding and is liable to change. Final discretion remains with the developers.

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(91-80) 4219 0094

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Mumbai - 400 021.
TEL: (91-22) 4347 3090/91/92
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