

ARVIND CODENAME
LOCATION - BANNERGHATTA

This is for internal purpose, not to be circulated.



LOCATION ADVANTAGE

CONNECTIVITY

- Nice Road - 900mts
- Proposed Metro - 500mts
- Vajarahalli Metro Station - 6.5kms

PROPOSED METRO STATIONS

- Jayadeva Hospital Station
- JP Nagar 4th Phase Station
- IIMB Station
- Hulimavu Station
- Kalena Agrahara Station

HOSPITALS

- Vijayshree Hospital - 950mts
- TR Hospital - 2.7km
- Fortis Hospital - 5km
- Apollo Hospital - 5km
- Jayadeva Hospital - 8km

SHOPPING MALLS

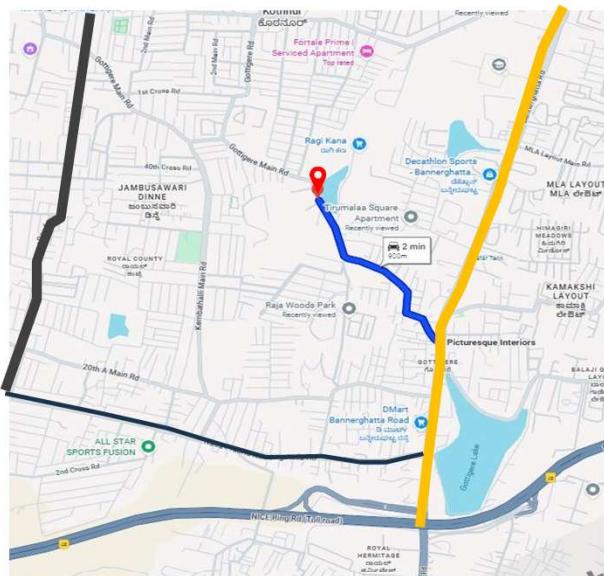
- D-MART- 600m
- Decathlon- 1.3km
- Meenakshi Mall/Temple - 3km
- Vega City Mall - 7km
- Gopalan Mall - 7.5km
- Central Mall - 4.5km

EDUCATION INSTITUTIONS

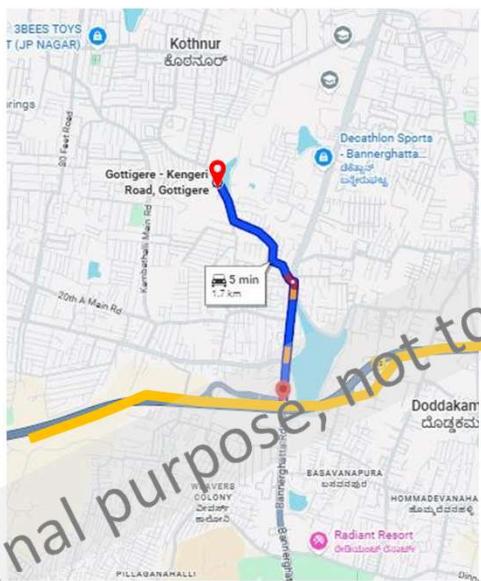
- Sherwood High School - 1.5km
- Loyola School - 1.5km
- Silicon Valley School - 100mts
- Carmel Academy ICSE School - 1.5kms
- Greenwood High Pre-School - 1.6kms
- T John Collage - 2kms
- Mount St. Joseph - 2km
- Sri Chaitanya School - 3km
- BGS National Public School - 3.2km
- VIBGYOR High School - 3.5km
- Kammavari Institute of Technology - 6.5kms
- IIM - 7.7kms
- Christ University - 3kms
- Royal Public School - 11kms

LOCATION BENEFITS

Distance : `1 Kms



Distance : ~2 Kms

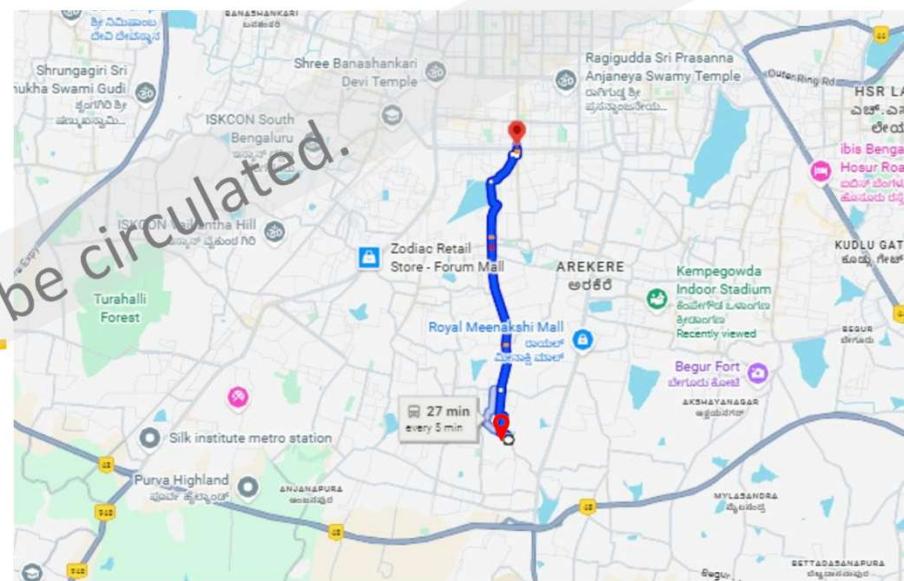


Bannerghatta Road – 0.9 Km

Travel Time : 3 Min

CONNECTIVITY

Distance : 5 Kms



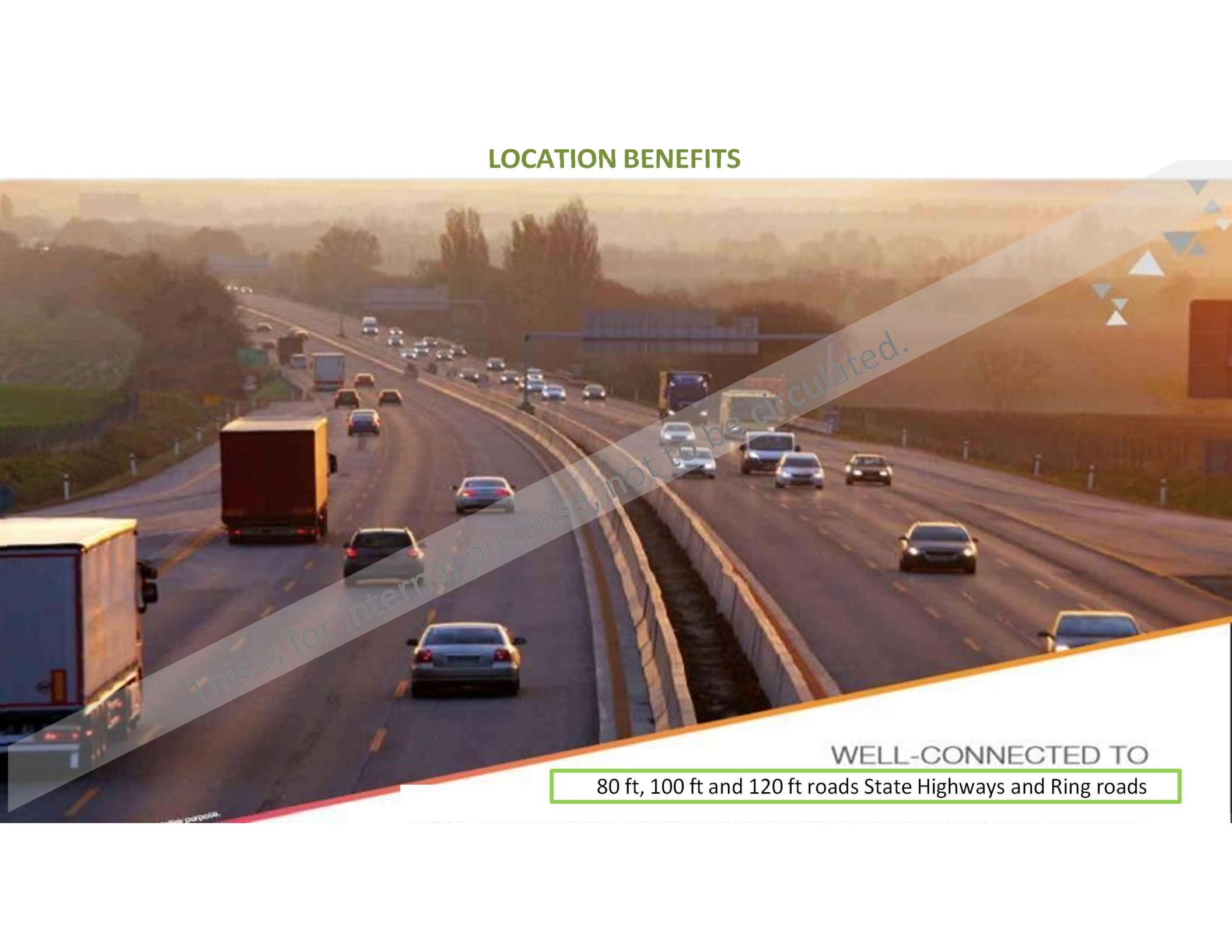
JP Nagar / Outer ring road Junction – 5 Km

Travel Time : 9 Min

Travel Time : 12 Min

This is for internal purpose, not to be circulated.

LOCATION BENEFITS

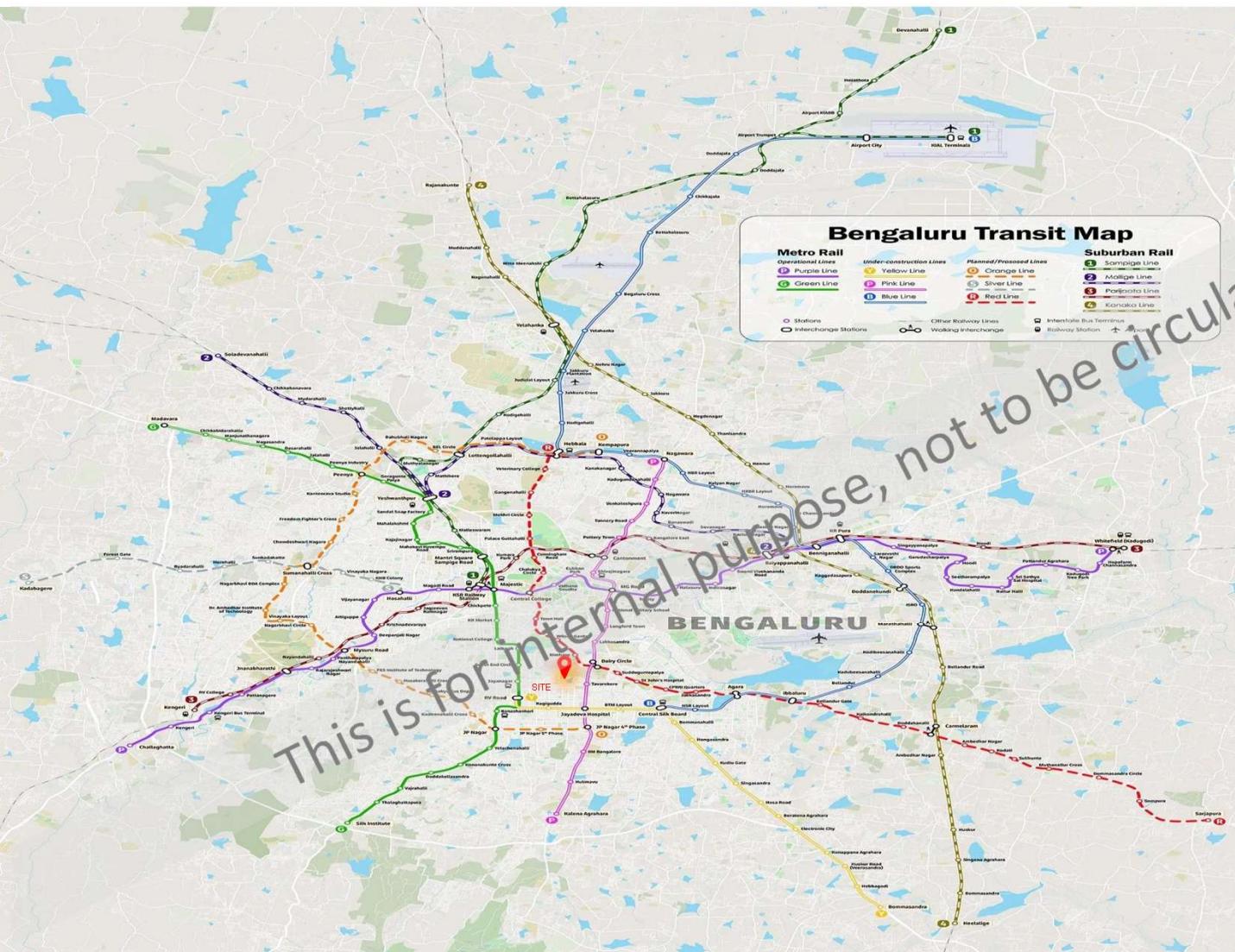
A photograph of a multi-lane highway interchange during sunset or sunrise. The sky is filled with warm orange and yellow hues. Several vehicles, including cars and trucks, are visible on the roads. A large concrete barrier wall runs along the side of the highway. In the background, there are trees and hills under the golden light.

This is for internal purpose, not to be circulated.

WELL-CONNECTED TO

80 ft, 100 ft and 120 ft roads State Highways and Ring roads

LOCATION BENEFITS



METRO CONNECTIVITY

Metro Access (Pink Line – Phase 2):

Kalena Agrahara (Gottigere) Metro Station – 7 mins (3 Kms)

Hulimavu Metro Station – 10 mins (5 Kms)

JP Nagar – 12 min (8 Kms)

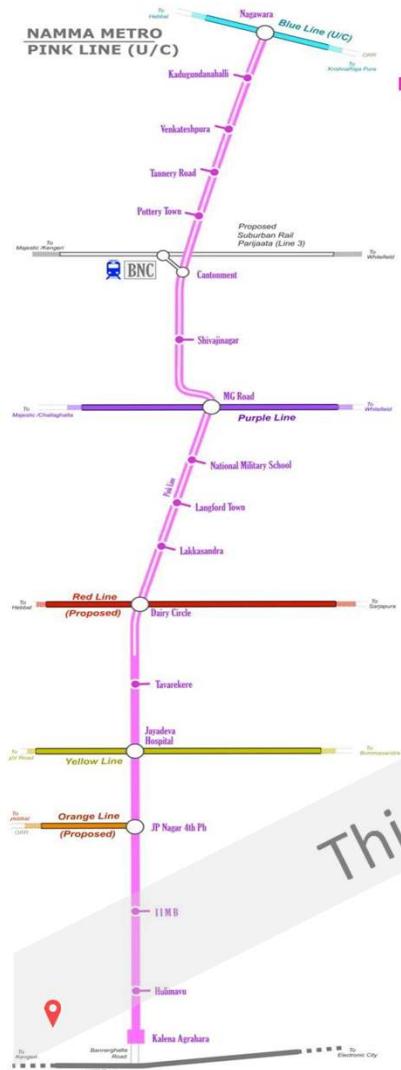
NICE Road Junction – 09 min (2 kms)

Electronic City – 20 min (9 Kms)

Nearest Metro Station : 1.2 Km

Travel Time : 05 Mins

LOCATION BENEFITS



GREEN LINE

This is for internal purpose, not to be circulated.



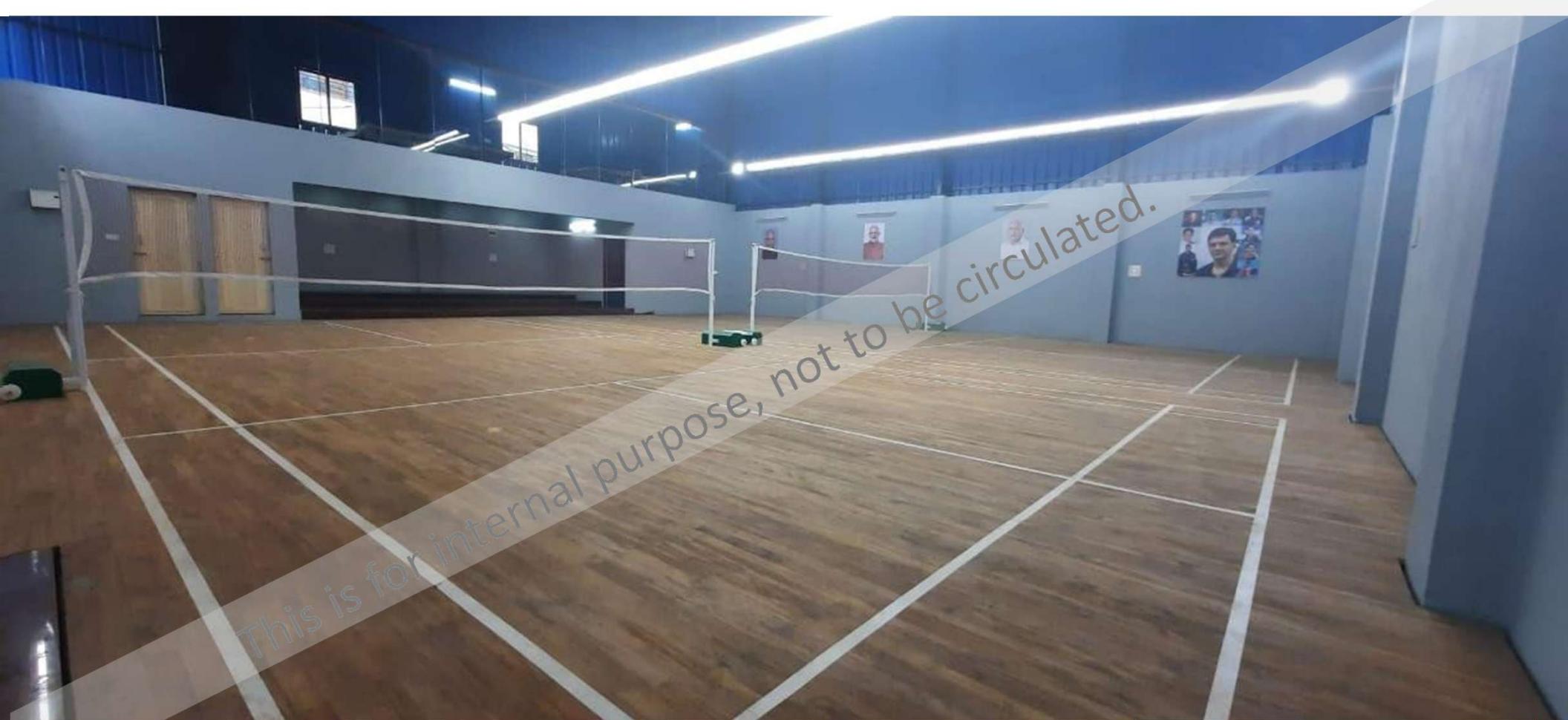
Distance : 1.2 Km

Travel Time : 05 Mins

METRO STATION

KALENA AGRAHARA METRO STATION

LOCATION BENEFITS



SPORTS STADIUM : Kempegowda Indoor Stadium

Distance : 5 Km

Travel Time : 12 Mins

LOCATION BENEFITS



Bannerghatta Biological Park in Bengaluru to host India's first fully solar-powered zoo

Public can adopt animals at Bannerghatta Biological Park for five years under new adoption policy



Distance : 8 Km

Travel Time : 20 Mins

LOCATION BENEFITS



Rapid Sell-Out of Gated Communities
High demand for secure, amenity-rich communities
Faster sell-out cycles in Bannerghatta / South Bangalore.



High Absorption in 2.5, 3 & 4 BHK.
Strong family-driven demand.
Growing upgrade market segment.

Fastest-Growing South Bengaluru Micro-Market

SOCIAL INFRASTRUCTURE

A PLACE THAT HAS EVERYTHING



HOSPITALS

Fortis Hospital	4.5 Km
Apollo Hospital	4.8 Km
Rainbow Children's Hospital	5.5 Km
Jayadeva Hospital	7.5 Km

SCHOOL & COLLEGES

Carmel Academy	0.8 Km
National Public School	1.5 Km
Christ University	2.4 Km
IIM Bangalore	6 Km

SHOPPING

Decathlon	0.8 Km
D Mart	1.5 Km
Royal Meenakshi Mall	2.4 Km
Vega City Mall	6.5 Km

EMPLOYMENT HUBS/IT PARKS

Kalyani Magnum	2.5 Km
Divyasree Towers	4.5 Km
Electronic City Ph 1	5.2 Km
IBC Knowledge Park	1.6 Km

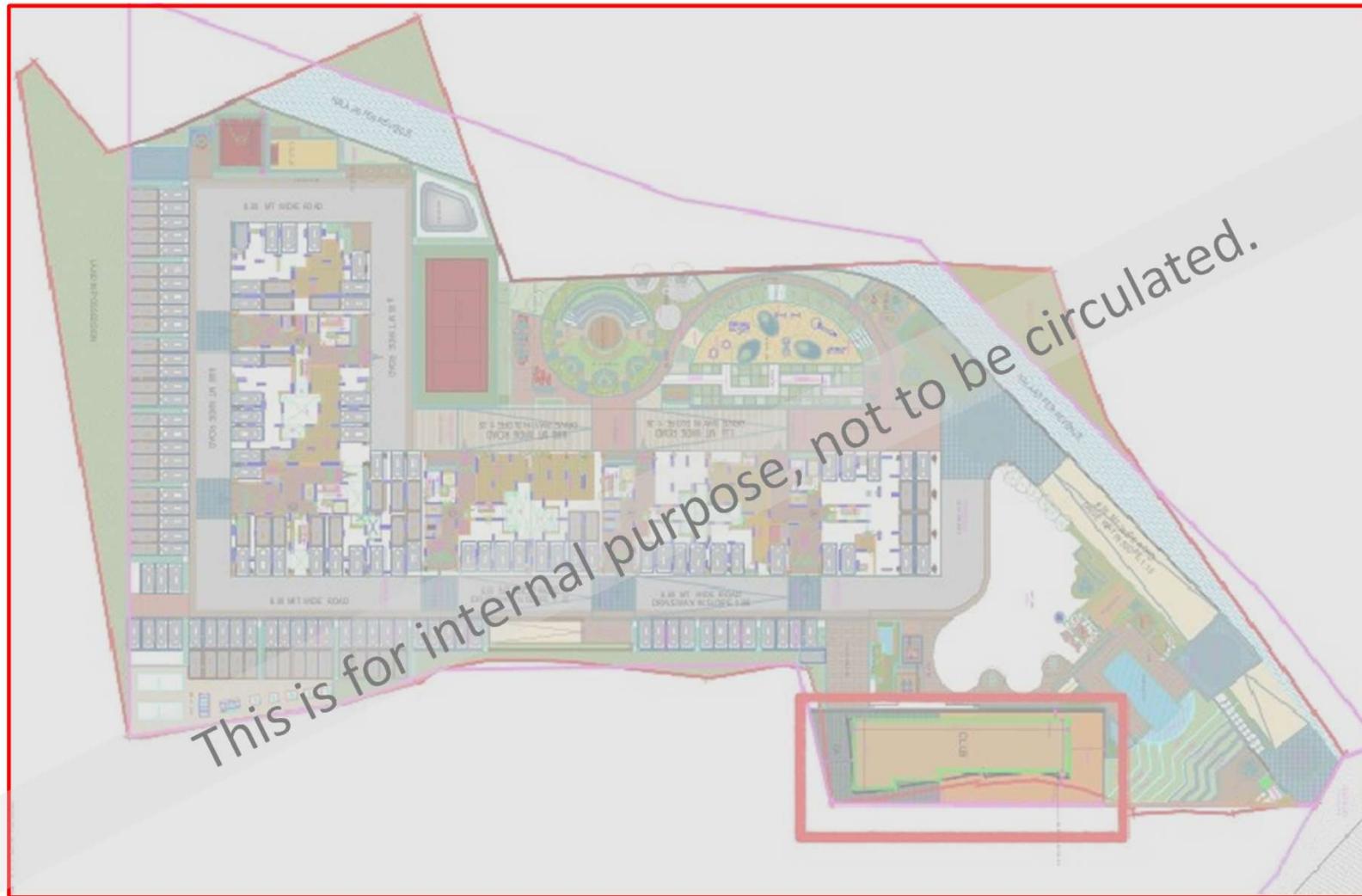
ARVIND CODENAME

PRODUCT OVERVIEW

This is for internal purpose, not to be circulated.

MASTER LAYOUT PLAN

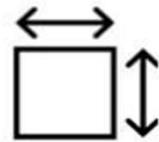
SITE PLAN – 4.325 ACRES



1. TENNIS COURT
2. CRICKET PITCH
3. FUTSAL COURT - MINI
4. HALF BASKETBALL COURT
5. SKATING RINK
6. JOGGING TRACK
7. GAZEBO SEATING
8. SWIMMING POOL WITH DECK
9. KID'S POOL
10. BARBECUE STATION
11. AMPHITHEATER
12. OUTDOOR THEATRE SCREEN
13. KID'S PLAY AREA
14. FLOOR GAMES
15. PARTY LAWN
16. EV CHARGING STATION
17. WATER FEATURE
18. LILY POND
19. SENIOR CITIZEN SITOUT
20. YOGA DECK
21. ZEN GARDEN
22. BUTTERFLY GARDEN
23. ROCK CLIMBING WALL
24. MEDITATION PODS
25. DOUBLE HEIGHT BLOCK ENTRANCE
26. TEMPLE
27. FLOWER GARDEN
28. STAR GAZING DECK
29. INFORMAL SIT OUT
30. DENSE TREE PLANTATION
31. GRAFFITI WALL
32. PICKLE BALL COURT
33. OUTDOOR GYM
34. FLAG HOSTING STATION



PROJECT FACTFILE | Key Statistics



Total Plot Area

4+ Acres



No. of Towers

5



75% of the area is dedicated to lush green and open landscapes.

Dedicated Vehicle-Free Zone.



No. of Floors

G + 17
Storey



4 to a core



340 RESIDENCES



- 2 BHK
- 2.5 BHK
- 3 BHK
- 4 BHK

Configuration



Ceiling height

Double heighted Lobby at towers.



Parking Area

1 Level basement parking

ARVIND CODENAME

LANDSCAPE FEATURES

This is for internal purpose, not to be circulated.

MASTER LAYOUT PLAN | Amenities



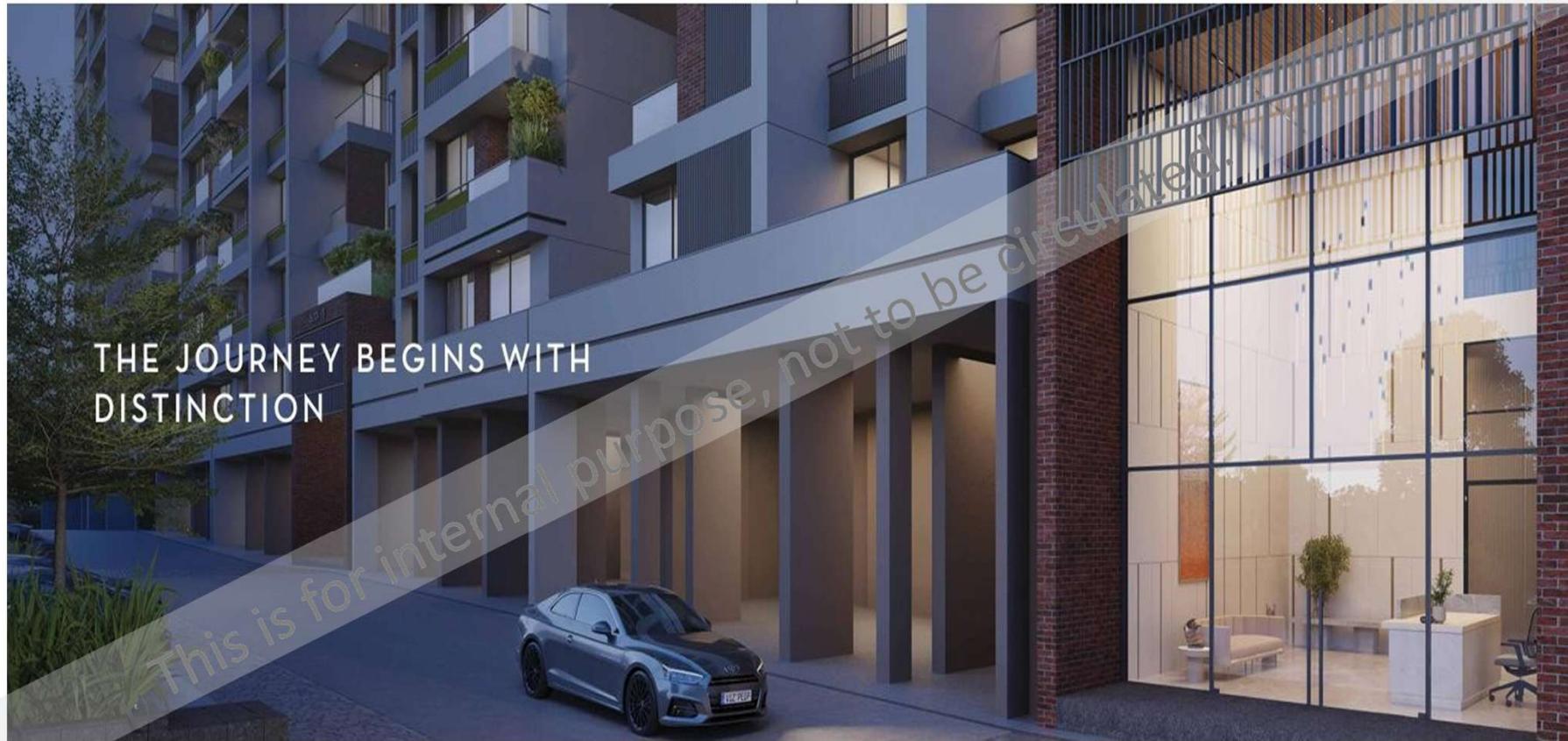
Representative Images

40+

WORLD CLASS AMENITIES

- This is for internal purpose, not to be circulated.
- Library & Lounge
 - Conference
 - WFH Space
 - Café
 - Indoor Games Room
 - Pool Table
 - CCTV Camera
 - Table Tennis
 - Indoor Gym
 - Steam & Sauna
 - Multipurpose Room
 - Party Hall + Karaoke
 - Smart Door Lock Main Door Of Unit
 - Tennis Court
 - Cricket Pitch
 - Futsal Court - Mini
 - Pickle Ball Court
 - Half Basketball Court
 - Gazebo Seating
 - Swimming Pool with Deck
 - Kid's Pool
 - Floor Games
 - Amphitheater
 - Party Lawn
 - Skating Rink
 - Water Feature
 - Jogging Track
 - Kid's Play Area
 - Butterfly Garden
 - Flower Garden
 - Barbeque Station
 - Senior Citizen Sit-Out
 - EV Charging Station
 - Yoga Deck
 - Zen Garden
 - Lily Pond
 - Rock Climbing Wall
 - Temple
 - Informal Sit-Out
 - Meditation Pods
 - Dense Tree Plantation
 - Double Height Block Entrance
 - Star Gazing Deck
 - Outdoor Theatre Screen
 - Graffiti Wall
 - Outdoor Gym
 - Flag Hosting Station

LANDSCAPE | WATER DOUBLE HEIGHT ENTRANCE



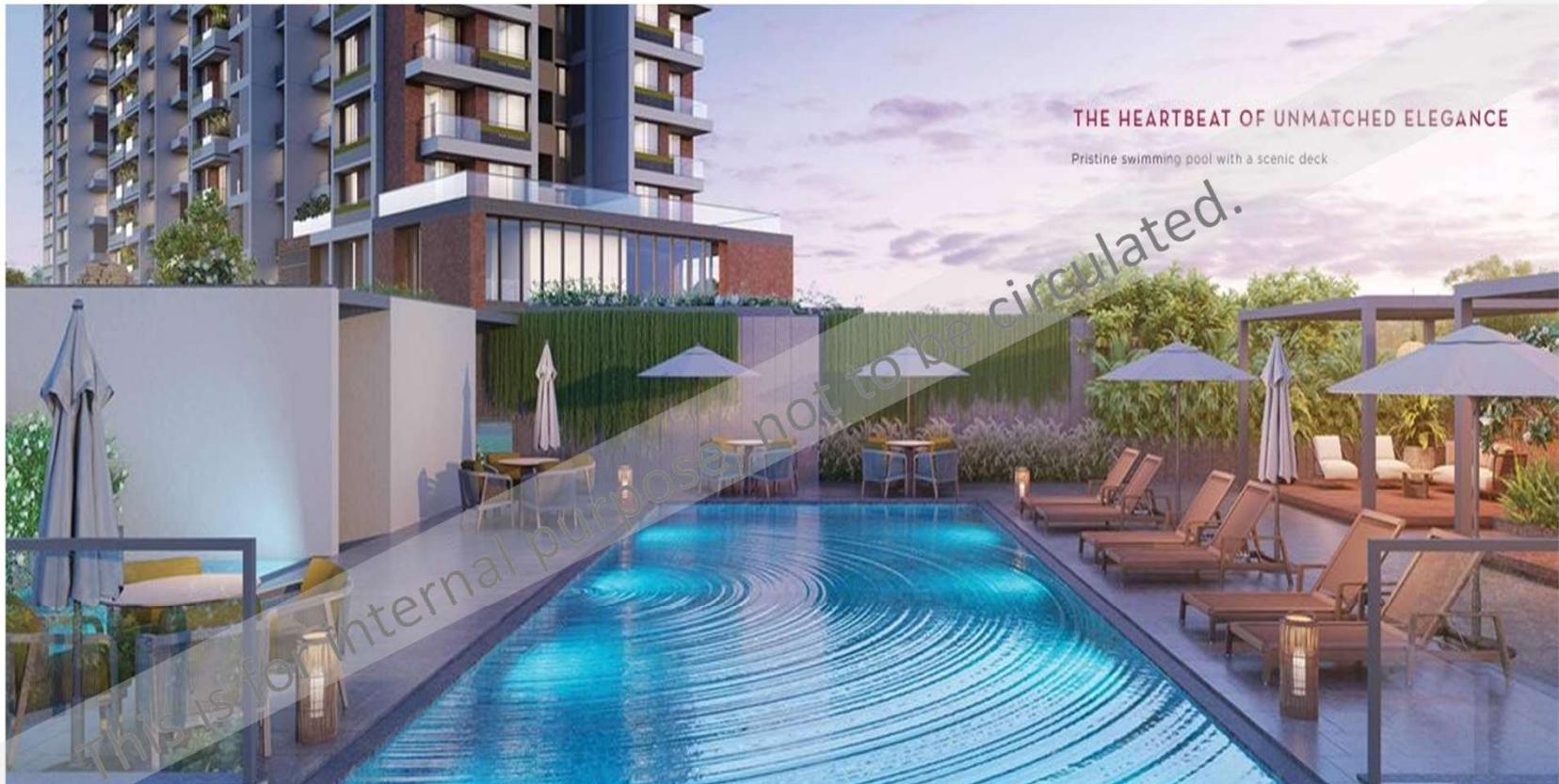
THE JOURNEY BEGINS WITH
DISTINCTION

This is for internal purpose, not to be circulated.

LANDSCAPE | AMPHITHEATRE SEATING



LANDSCAPE | POOL AREA



THE HEARTBEAT OF UNMATCHED ELEGANCE

Pristine swimming pool with a scenic deck

LANDSCAPE | SKY WALKWAY



LANDSCAPE | KIDS PLAY AREA



This is for internal purpose not to be circulated.

LANDSCAPE | MANDIR



ARVIND CODENAME

AREA & PRICING

This is for internal purpose, not to be circulated.

UNIT SIZES & PRICING

Codename Banerghatta

Configurations & Pricing Snapshot

Typology	2 BHK	3 BHK	4 BHK
Size	1131 - 1220 Sq.ft	1410 - 1475 Sq.ft	1544 - 1671 Sq.ft
Avg Price in Cr	1.22 - 1.32	1.52 - 1.60	1.67 - 1.80

Terms & Conditions of the Survey -

Prices mentioned above are excluding PLC, FRC, GST & Maintenance Charges.

EOI BENEFIT

Typology	2 BHK	2.5 BHK	3 BHK	4 BHK
Size	1131- 1220 Sq.ft	1410 - 1475 Sq.ft	1544 - 1671 Sq.ft	1888 - 1944 Sq.ft
EOI Benefit	6 Lakhs		8 Lakhs	
Avg Price in Cr	1.16 - 1.26	1.46 – 1.54	1.59 - 1.72	2.02 - 2.08
EOI Amount	3 Lakhs		4 Lakhs	

Terms & Conditions of the Survey -

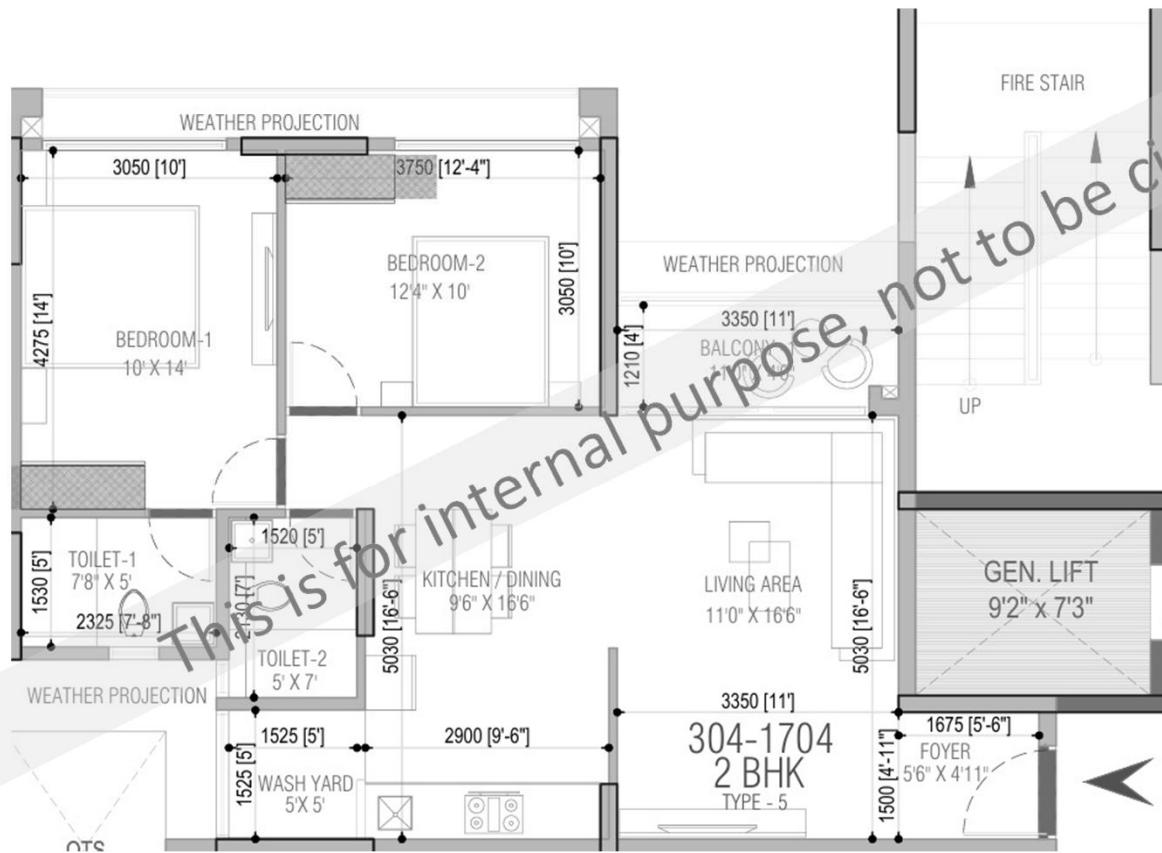
Prices mentioned above are excluding PLC, FRC, GST & Maintenance Charges.

ARVIND CODENAME

UNIT PLANS

This is for internal purpose, not to be circulated.

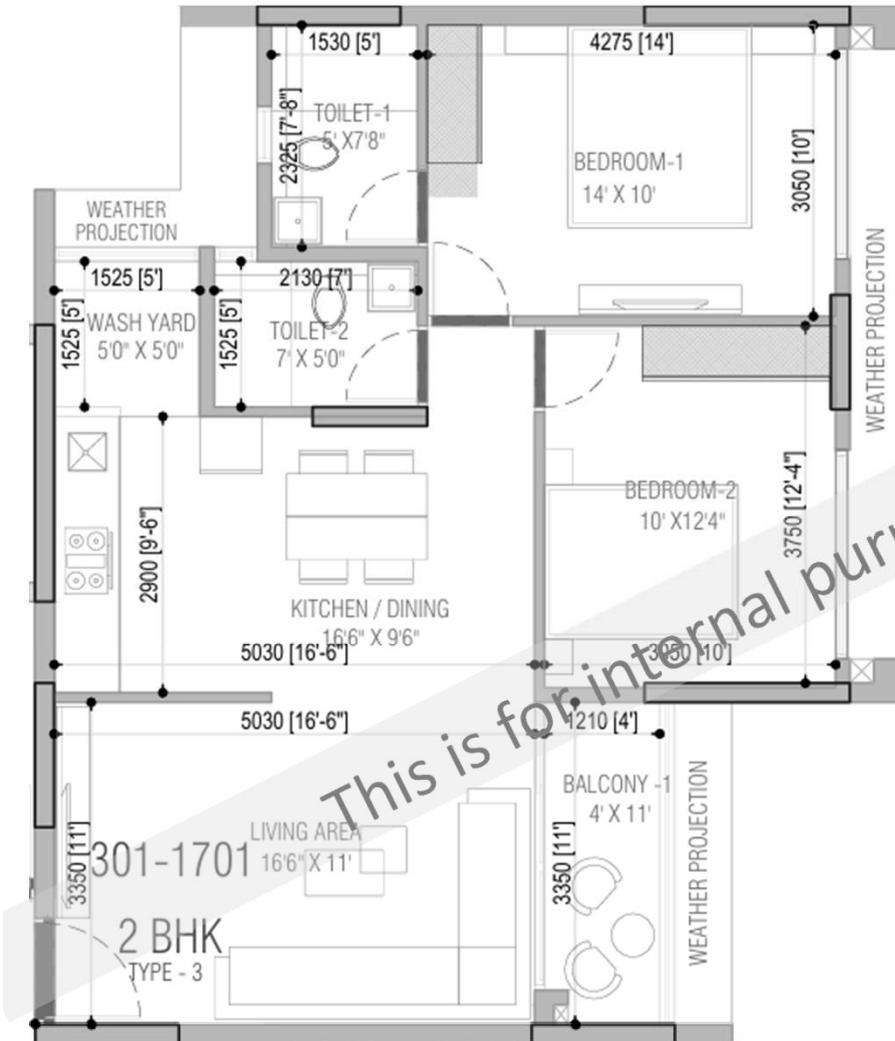
2 BHK



- Entrance foyer for privacy
- L-shaped living dining area
- Balcony in living room

7 feet wide lobby leading to entrance

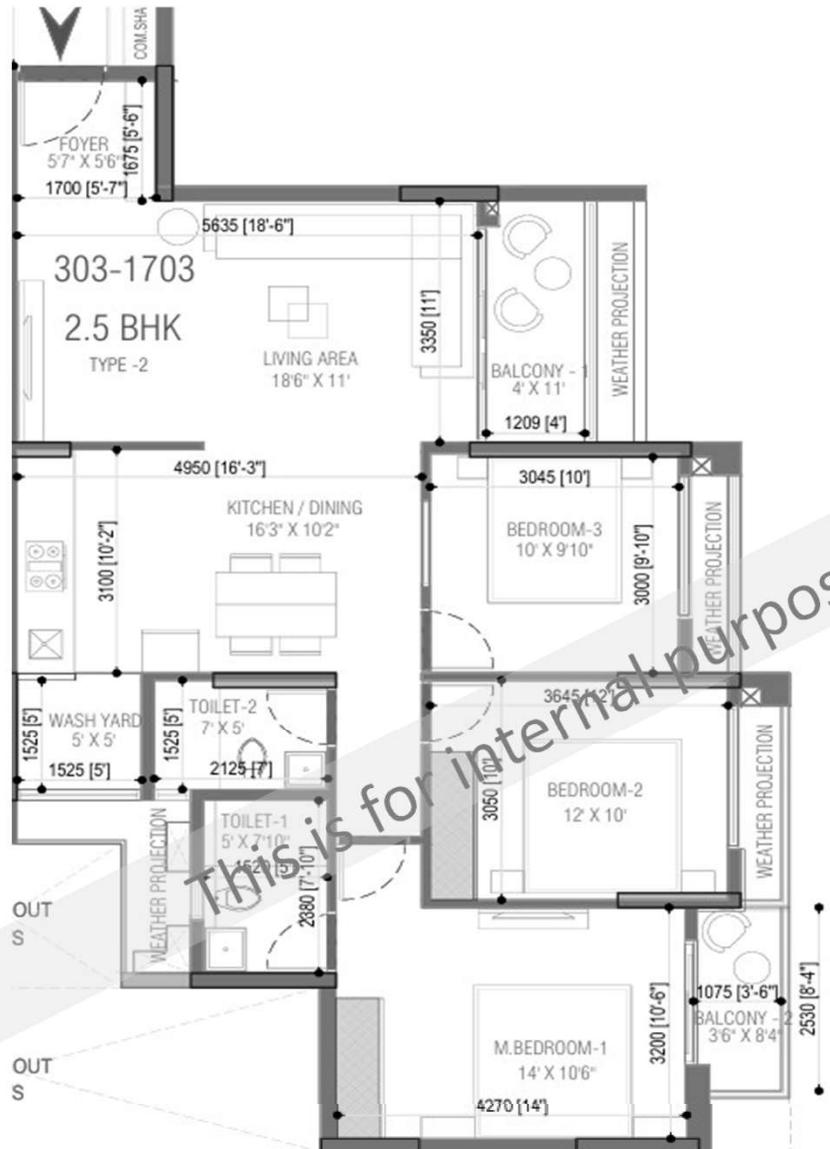
2 BHK



- L shaped living dining area
- Living room with balcony

7 feet wide lobby leading to entrance

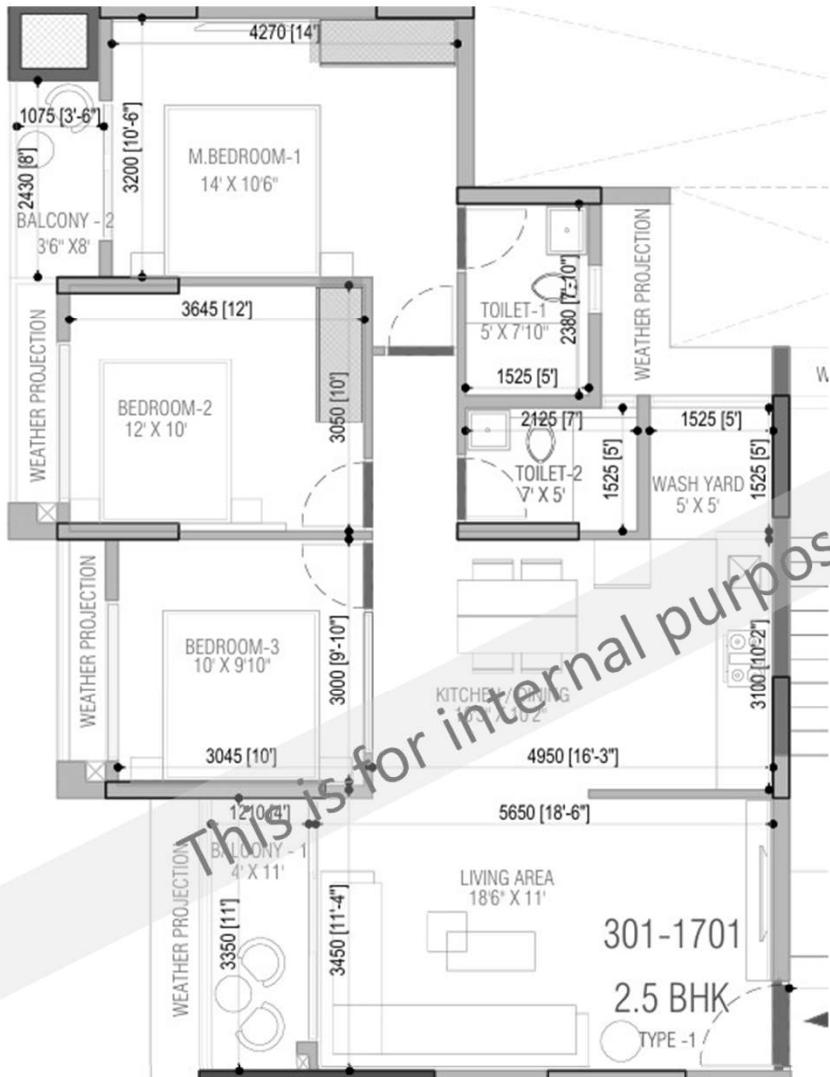
2.5 BHK



- Entrance foyer for privacy
- L-shaped living dining area
- Balcony attached to Living room & master Bedroom

7 feet wide lobby leading to entrance

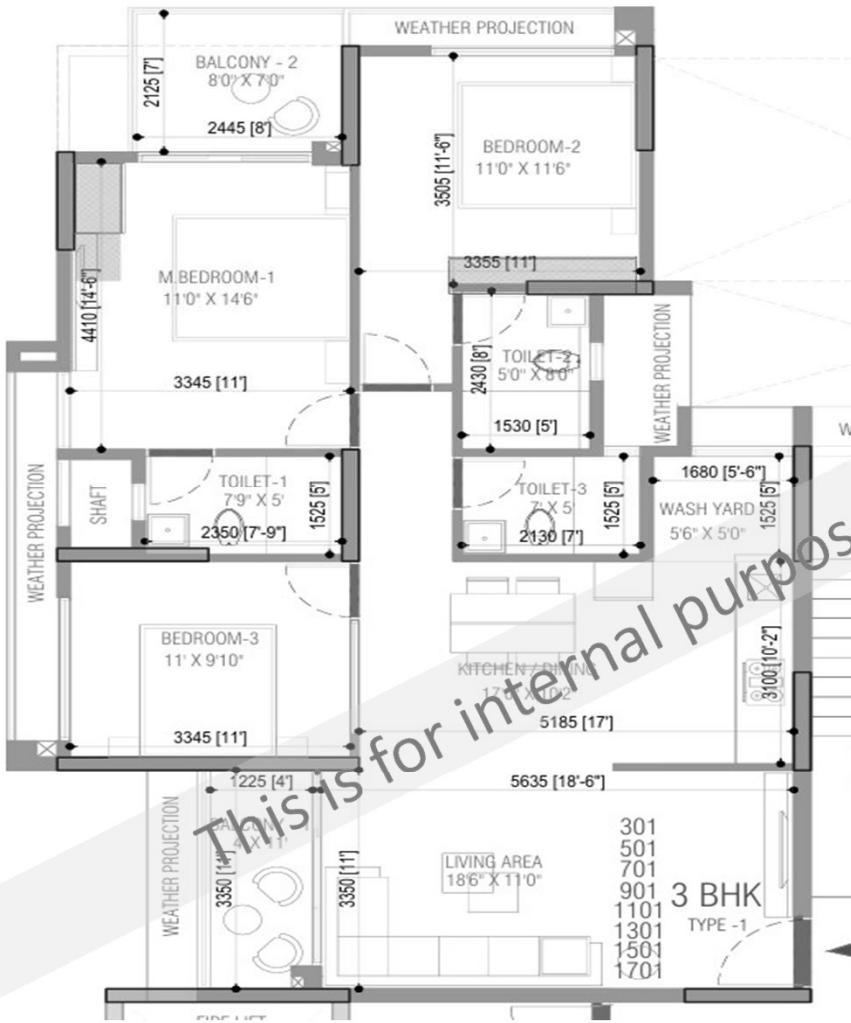
2.5 BHK



- Entrance foyer for privacy
- L-shaped living dining area
- Balcony attached to Living room and Master bedroom

7 feet wide lobby leading to entrance

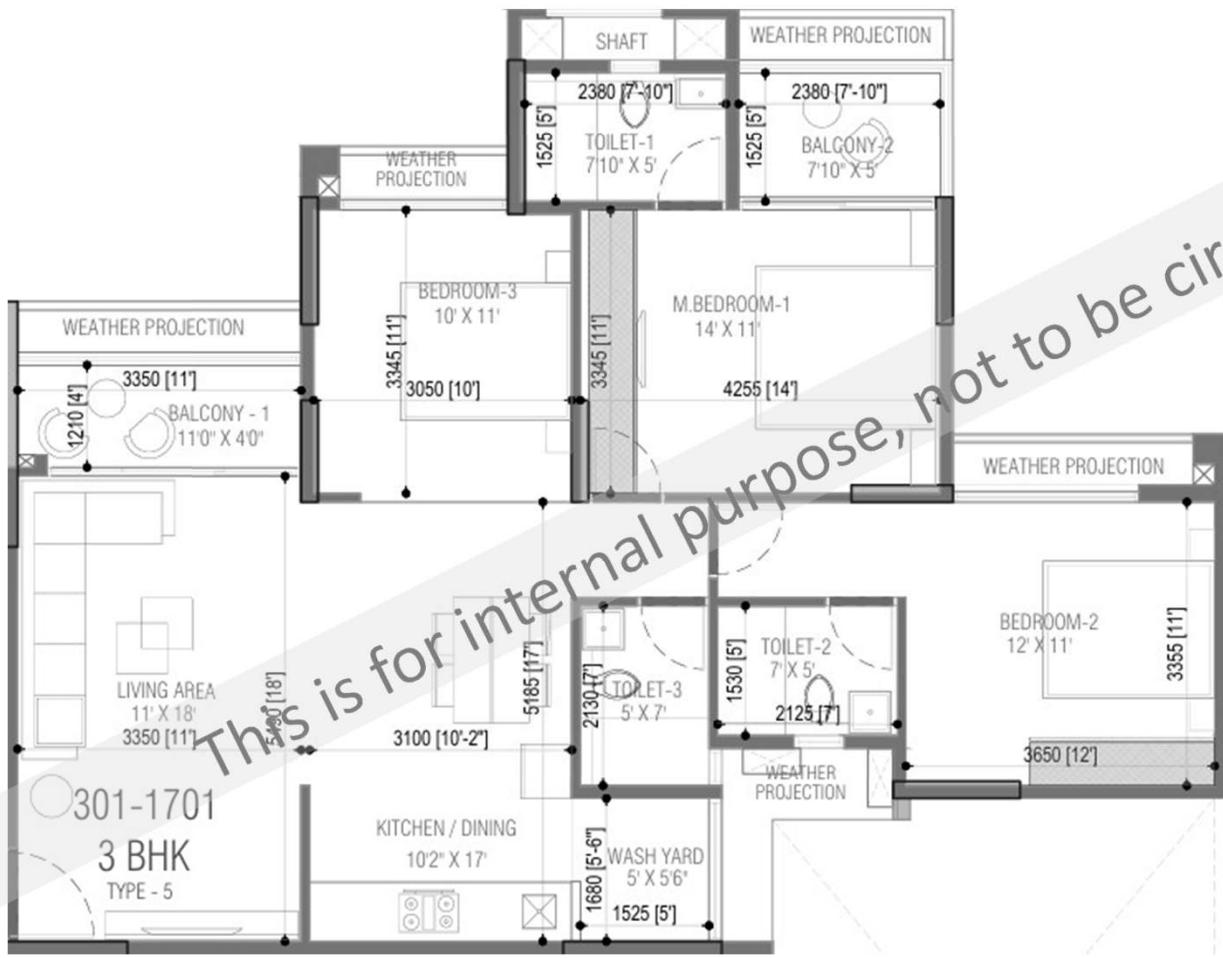
3 BHK



- Spacious Living and Dining - 300 sq.ft
 - 5 ft Living balcony.
 - Master bedroom with Balcony.

7 feet wide lobby leading to entrance

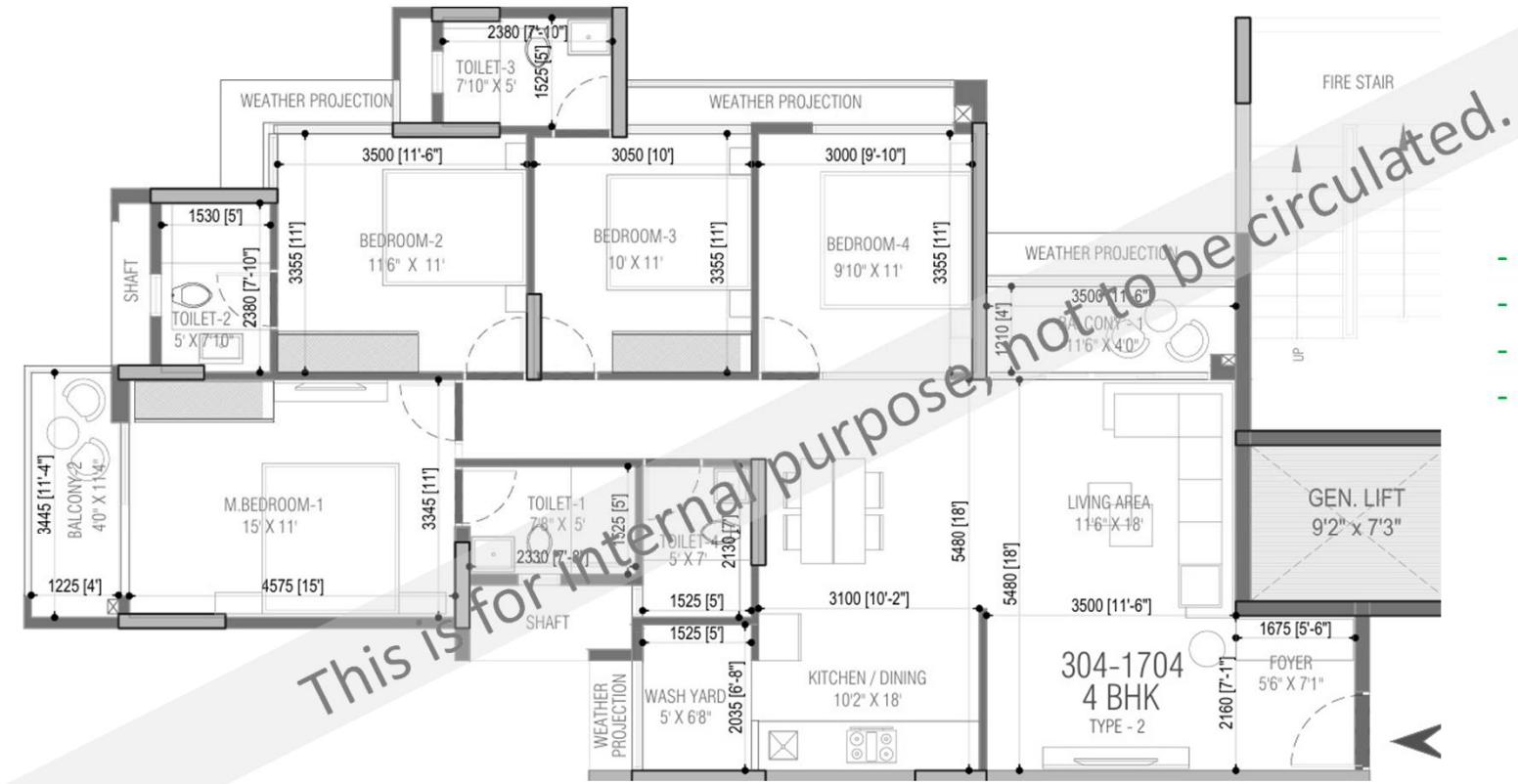
3 BHK



- L-shaped living dining area
- Living room and master bedroom with balcony
- Good sized kitchen

7 feet wide lobby leading to entrance

4 BHK



- Entrance foyer for privacy
 - L-shaped living dining area
 - Dresser in master bedroom
 - Balcony attached to Living room and master bedroom.

7 feet wide lobby leading to entrance

EOI BENEFIT

Typology	2 BHK	2.5 BHK	3 BHK	4 BHK
Size	1131- 1220 Sq.ft	1410 - 1475 Sq.ft	1544 - 1671 Sq.ft	1888 - 1944 Sq.ft
EOI Benefit	6 Lakhs		8 Lakhs	
Avg Price in Cr	1.16 - 1.26	1.46 – 1.54	1.59 - 1.72	2.02 - 2.08
EOI Amount	3 Lakhs		4 Lakhs	

Terms & Conditions of the Survey -

Prices mentioned above are excluding PLC, FRC, GST & Maintenance Charges.