



Clay Grove Precious sites for priceless homes

@Devanahalli, Bengaluru





angalore, the garden city is the center of India's IT industry, also known as the Silicon Valley of India homing headquarters for some of the top tech companies in the world. It is preferred by most of the MNCs for its pleasant climatic conditions and its geographical advantages along with a well-connected transport network across the globe. The city is also known for many prestigious central government institutions like HAL (Hindustan Aeronautics Limited) and ISRO (Indian Space Research Organization). Being demographically diverse Bangalore is the second fastest-growing major cities in India. The city also has a lot of major educational institutions like IIT, IIM, IISC, NIFT etc.

Why north Bengaluru

North Bangalore offers residents the ideal combination of real estate investment value and excellent quality of life. With a feel of luxury, spacious homes, unique sports facilities and expansive green areas all available at an unbeatable price, this is sure to be one of the best places in Bangalore to invest. With wide roads connecting to the International airport, good connectivity from the ring road, the presence of several IT parks such as Manyata, Ecopolis, and ITSEZ, North Bangalore is indeed one of the best places to live and invest in. This region is going to be the heart of the city in near future.



Continuing our success journey from Hyderabad, Patna, Darbhanga, Visakhapatnam and Mumbai Tricolour Properties Pvt. Ltd. proudly announces our new project Clay Groove (precious sites for priceless homes) at Devanahalli Bangalore. Most of dream to have a piece of land for our family in Bangalore and Tricolour's Clay Groove would be a very good opportunity for you to invest. Being located on the highway and having proximity to upcoming heart of the city are some added advantages of this project. We at Tricolour strive hard to provide qualitative services at affordable prices to our customers. Grab this opportunity to make 'ಬೆಂಗಳೂರು' as 'ನಮ್ಮ ಬೆಂಗಳೂರು'.



800 (One Unit) Sq Feet x ₹2,700 per Sq Feet= ₹21,60,000/- (Per Unit)

44 Months EMI		44 Months with Special EMI	
Admission Fee	₹ 500	Admission Fee	₹ 500
		Enrollment	₹ 5,000
Enrollment	₹ 5,000	Allotment	₹ 2,95,000
Allotment	₹ 2,95,000	44 Months x EMI Rs. 15,000	₹ 6,60,000
44 Months x EMI Rs.42,273	₹ 18,60,000	Spl. EMI Rs.1,50,000 x 8 Months (Every 5th Month	₹12,00,000
Total	₹ 21,60,000	Total	₹21,60,000
6 Months EMI		Outright 30 Days Payment	
Admission Fee	₹ 500	Admission Fee	₹ 500
Enrollment	₹ 5,000	Enrollment	₹ 5,000
Allotment	₹ 2,95,000	Allotment	₹ 2,95,000
6 Months x EMI Rs.2,85,200	₹ 17,11,200	Outright with in 30 days from D.O.J (10%) Dis	₹ 16,44,000
Total	₹ 20,11,200	Total	₹ 19,44,000
Instant Out Right (Same Day Payment)		Premium Charges (Extra Per Sq.Ft.)	
Admission Fee	₹ 500	ZP/Commercial Per Sq.Ft	₹ 400
Enrollment	₹ 5,000	40' Feet Road Per Sq.Ft	₹ 150
Allotment	₹ 2,95,000	North/East Per Sq.Ft	₹ 100
Instant Payment on D.O.J (11%) Discount	₹ 16,22,400	Corner Per Sq.Ft	₹ 50
Total	₹ 19,22,400	East Facing	₹ 25
		*50% of the Plot cost to be paid for	or Sale Agreement

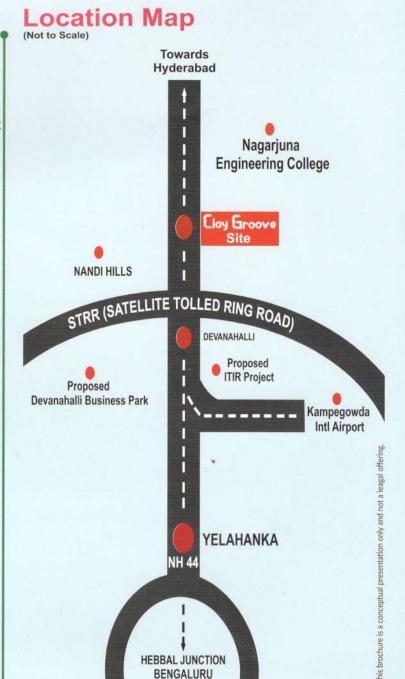
Location (BLR-HYD NH-44)

Highlights

- ✓ Very near from Bangalore International Airport.
- ✓ Prominent connecting route for Bangalore STRR (Satelite Tolled Ring Road).
- ✓ Upcoming heart of the city.
- ✓ Dedicated airport expressway.
- ✓ Abundant water resource.
- ✓ Famous Hill station of Bangalore Nandi Hills.
- ✓ Disney land coming an nearby.

Project Highlights

- ✓ Designed as per vastu.
- √ 40ft 30ft black top roads.
- ✓ Pavement with tiles curving stones
- ✓ Underground Drainage.
- ✓ Avenue Plantation.
- ✓ Electrical Poles.
- √ 24/7 Security.
- ✓ Children's Play Area
- √ 4 lakh liter over head tank
- ✓ Grand entry arch with boundry wall
- ✓ Gated community.







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