



New Whitefield

- FIRST FIVE STAR TOWNSHIP in EAST BANGALORE
- Take Advantage of Pre-Launch Offer
- Best Connected Eco-Living



About Balaji Associates

Balaji Associates is a company formed by a group of professionals whose values and ethics in business are deep rooted and stands for their principles in various businesses. The group directors are IT Engineers having more than 15 years of experience in the Information Technology and Real Estate.

North East Bangalore – Hoskote – Rising Real Estate

The Indian Property sector especially Bangalore is amongst the fastest growing sectors in the world. We would want to set a benchmark in this sector to provide the best in the industry taking into account both environment and ergonomics for the joy of living. Hoskote has emerged as the fastest expanding residential area in Bangalore with the best imaginable connectivity via :

- Improved Old Madras Road, (National Highway 4).
 - Outer Ring Road.
 - New Chennai- Bangalore Express Highway.
 - Improving National Highway 207 (to Airport and to ITPL).
 - Proposed Peripheral Ring Road.
- Narasapur Industrial Area, Vemugal Industrial Area are two major hubs already operational. With Japanese investment, the express way between Chennai and Bangalore starts at Hoskote. Our township falls right on service road of the expressway. Many industrial and IT parks are being setup with Japanese funding. Honda, Scania and many huge parks are already operational. Orion Mall and couple of new tech parks are almost complete at the entrance of Hoskote.
- World renowned 5 star hotel is under construction just after Hoskote.
- Delhi Public School and St. Andrews are close by on 207. Many other schools, hospitals and world class amenities are near completion.
- Proximity to Whitefield Road, Proximity to fast developing commercial and IT parks of OMR, with the above new industrial parks, North East Bangalore is fastest growing segment in Asia.



About the Project: New White Field

BLISS has a new meaning - New White Field Township, at Hoskote. Enjoy your eco-friendly living in Tranquility and Peace. A township of high standards, residences comprising of villas and row houses, limited plots, commercial space and nature friendly amenities are at your doorstep. An Ashram, animal adaptation center, lake side club house and a designated sports center makes up your complete dream family lifestyle. So, let us build your community in BLISS.

Situated right on the upcoming Bangalore-Chennai Express way, makes it a strategic location with good accessibility i.e. 15-minute drive from Whitefield and ITPL, International airport and its surrounding industrial areas within 30 minutes.



Type of developments

Commercial

Balaji Associates marked lands for commercial usage and is not up for sale.surrounding industrial areas within 30 minutes.

Residential Villa Plots

The first phase of New White Field is limited to about 90 sites.

Each row house \Villa is designed to your fine tastes approved by our Architect with; grand spaces, expansive sundecks, world-class fittings and exceptional luxuries.

Eco Vilas -240 Eco themed Villas will be coming in second phase of New White Field.



ECO VILAS

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Row Houses

Presenting exclusive living at New white field Eco farm with plush row houses.

Apartments

1200 Apartments are planned in III Phase of New White Field.

The present option is ONLY for Residential Plots.



Location Details

New White Field is strategically located within a 5-minute drive from Hoskote Town junction, on Devanagundi IOC road.

Accessibility

Brigade IT Park	- 4 km
Entry/exit point of Bangalore Chennai	- 3 km (Property is right on Express Way)
207 Highway	- 3 km
Volvo factory and industrial hub	- 10 km
Hope Farm	- 12 km

Route Map



Residential Villa Plots



New Investor Option

Plot size: 1200 Sq Feet / 1500 Sq Feet / 2500 Sq Feet / 3200 Sq Feet / 4800 Sq Feet.

Pay only 50% of the total amount and register after 18 months by paying the remaining 50%. Take advantage of appreciation for 18 months with no extra payments.

Layout Specifications

The layout is built with premium finish and second to none quality.

Specifications

Roads: 60, 40, 30 Feet Black top Roads laid with high quality wet mix macadam which is mostly used for expressways. Perfectly planned storm water drains.

Pathways: Cobble stone pathways for pedestrians along roads and in walking trails in parks and around the lake for pedestrians.

Tree Lined Avenues: Estimating the energy utilization in the township, more than one lakh trees / sapling will be planted along roads / parks / boundaries of the villa plots / boundaries of the township to balance the carbon utilization.

Underground Drainage: Integrated underground drainage network with stoneware / UPVC lines, sewage treatment plants which are hydraulic tested according to the building regulations.

Underground Cabling: High Density Polyethylene (HDPE) lining for underground cabling to ensure longevity and safety.

Street Lighting: LED lights with power backup.

Water Connection, Gas Connections, Animal Adaption Center, Multiple Gardens,
Water Treatment Plant, Walk way around Lake Jogging Track, Cycling Track, Reflexology Path.

Club House Specifications



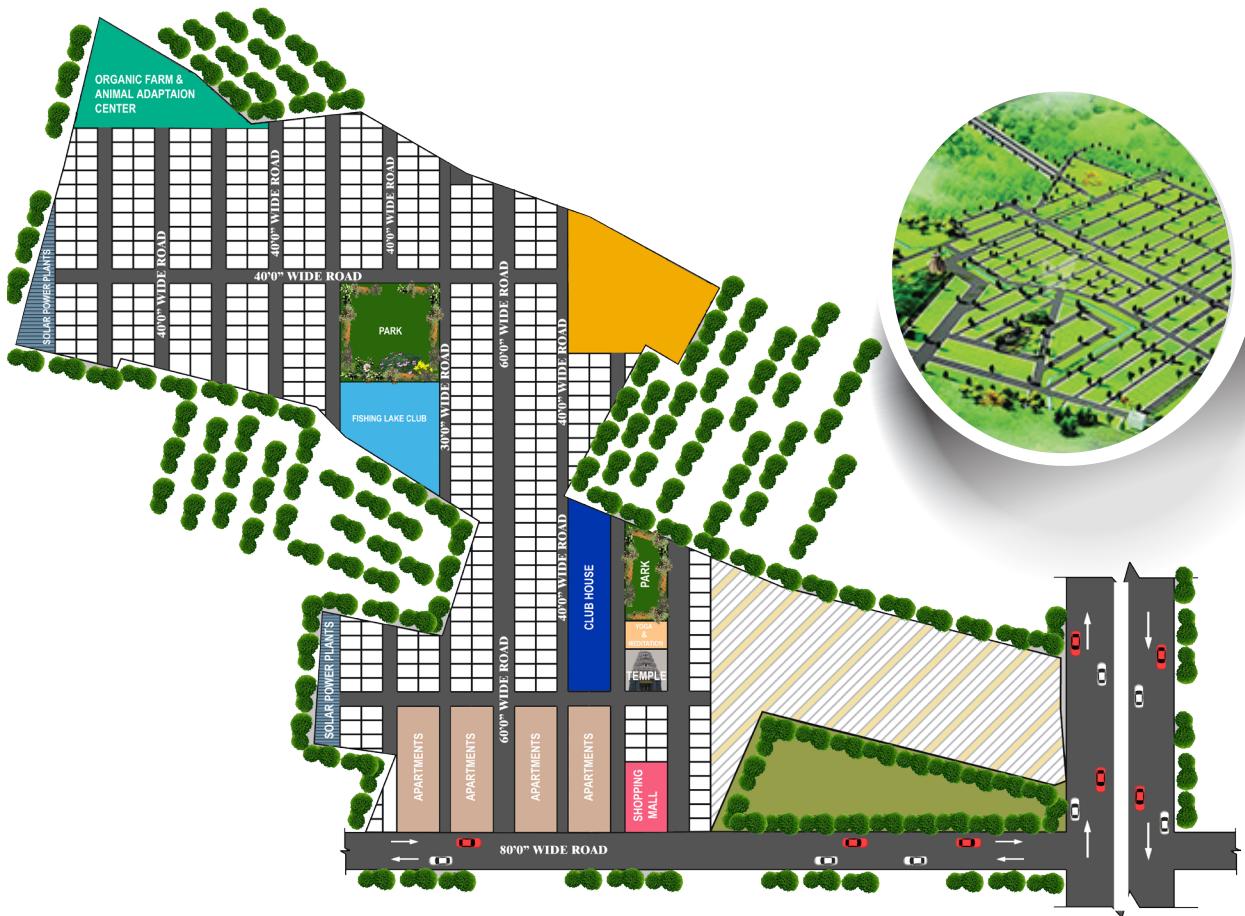
Fully Equipped Clubhouse with 10000 Sq ft Built up area.



State of the art Fitness Centre
Sauna and Steam Room
Multipurpose Halls
Mini Movie Theatre
Library
Kids Play Area
Guest Rooms

Restaurants
Indoor Games Arena
Badminton
Table Tennis
Snooker
Cricket
Bowling Machine
Temperature controlled
(Indoor and Outdoor Swimming
Pools)

Proposed Layout Plan



Advantages for Investors

- Registration Period: Min 18 months.
- Possession in 24 months.
- Registration with BMRDA Approvals and Nationalized Bank Loan Approvals.
- Agreement breaking clause: Return with 18% of investment.
- Registration: Up on payment of remaining 50% at the value set today.
- Resale or Investment: 15% margin will be taken by Developer.
- Resale by the purchaser himself: 5% documentation charges.
- Agreement is backed by Land registered.

Investor Protection

Agreement with Extent of Land in the Sy No mentioned which is registered under Balaji Associates will form a legal agreement.

Investor Exit Options

Investor can exit any time with penalty clauses if the developer deviates from the promises.

If the Investor is not able to register after the developer completes, the developer will sell at prevailing market rate and take 15% as marketing charges and return investment with profit.

Factors for Cost Appreciation / ROI

Accessibility: New-Whitefield is strategically located between Hoskote and Whitefield. Higher property cost in Whitefield creates demand and the appreciation in NWF.

Location Factor: With the completion of planned roads, the property cost appreciation is expected to grow 50- 75% in next two years.

Growth rate in Hoskote: With the current industrial growth, residential property has seen appreciation of 80% in last 3 years.

Buying Cost: Through the proposed earlier investment option, investor is already gaining 30% price advantage over the current market value.

NWF Facilities: World class premium amenities are provided in NWF, this will be a huge attraction for resale. Cost for accessing the amenities and club house fee are waived off (worth of Rs 5,00,000) for EIO.



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