

Shankara Nagar

The upcoming project is situated between Kundana circle and Vishwanathapura. It is close to IVC road (Devanahalli), the key arterial road near BIAL. The project is located at a prime location in close proximity to Telecom layout formed by Telecom society. The property is east facing and Vaastu compliant.

Planned around the natural topography of the land, the project encompasses of plots of the dimensions starting from 1,200 sq ft to 2,400 sq ft. All the facilities have been strategically located to benefit the community. We have also conformed to aesthetic guidelines to ensure the plots are Vaastu compliant.

Our housing society aims at providing sites at affordable prices. We follow standard polices laid down and appropriate rules and regulations of the government to develop land into layouts

Highlights of the Project

- Entire work will be executed as per BIAAPA/BMRDA/BDA norms and specifications.
- Electrification as per BESCO specifications
- Park and civic amenities as per BIAAPA norms
- Underground water supplying lines and sewerage lines
- Overhead and underground electrical lines
- Pedestrian walkways and streetlights
- Trees would be planted on both side of the roads.
- Security service will be provided at the main entrance.

Proximity

- Many of the upscale real estate developments such as Shobha Lifestyle, Shobha Canvas, and Orchid Nirvana are located within a radius of 5 kms from the proposed property.
- Telecom layout formed by Telecom society is located in the same Chapparkallu Road which is 5 kms from the proposed layout
- Purvankara and Brigade groups are also slated to begin their projects within a radius of 2.5 kms from the proposed property.
- IVC Road is proposed to be widened to 300 ft, creating an arterial link between the new airport and three of the main highways that connect to Bangalore, Bellary Road (towards Hyderabad), NH 207 (towards Hoskote) and Tumkur Road (towards Mumbai)

Cost of the Plots and Mode of Payment

Dimensions	30x40	30x50	40x60
I Instalment (Rs. 200 per sqft)	Rs. 2,40,000	Rs. 3,00,000	Rs. 4,80,000
II Instalment (Rs. 200 per sqft)	Rs.2,40,000	Rs.3,00,000	Rs.4,80,000
III Instalment (Rs. 200 per sqft)	Rs. 2,40,000	Rs.3,00,000	Rs.4,80,000
IV Instalment (Rs. 150 per sqft)	Rs. 1,80,000	Rs. 2,25,000	Rs. 3,60,000

The cost of the site will be at Rs. 750 per sqft, approximately with the following instalments:

Note: The mode of payment would be through Cheques and DD's only (Cheques subject to realisation). The price of last instalment may vary at the time of registration.

It is proposed to collect the deposit in four equal instalments, progressively in proportion with the development of the project.

Features of Bangalore

Hotspot for Investment

Properties in northern Bangalore are the most sought after due the presence of the International Airport, signal free corridor which includes fly-over and the six lane high- way. Ripe with potential and exponentially growing in terms of financial evaluation, North Bangalore is the next hot spot for investment in real estate sector.

International Schools

Commercial belts are fuelling for residential property in Northern Bangalore. There are lot of schools in the vicinity which include Nitte International School, Ryan International School, Kendriya Vidyalaya and Adarsha Engineering College, VIT, Venkateswara Institute of Technology, Reva University, Gitam University.

Special Economic Zone (SEZ)

The Karnataka Cabinet has cleared the ITIR project, where IT bigwigs such as Infosys, Wipro will start their offices, thereby improving infrastructure in the region. The proposed project is 3 kilometres from the ITIR.