



A Part of \$2 billion Lalbhai Group

LALBHAI GROUP

The largest denim manufacturer in the world



LALBHAI GROUP

Enriching Lifestyles through globally acclaimed brands

ARROW
USA • 1851



GAP

GANT®
U.S.A. 1949

IZOD










NAUTICA

megamart



LALBHAI GROUP

Enriching Lifestyles through globally acclaimed brands

ARVIND INFRASTRUCTURE LIMITED



- A Part of \$2 billion Lalbhai Group
- Inherit values of transparency and excellence of parent company
- Set up in 2009
- Listed in 2015
- 13 Projects across Ahmedabad and Bangalore
- Approx. 9 million sq. ft. of real estate under development

COMPLETED PROJECTS

Arvind | Citadel
An opportunity for more **me-time**


Parishkaar
2 & 3 BHK 700+ Lifestyle Apartments
A JV with bSafal

**Trade
Square**
@ Khokhra
A JV with bSafal Homes

**Arvind
MEGATRADE**

**Arvind
ALCOVE**
your plan for second life

**Arvind
expansia**
Promises Kept

ONGOING PROJECTS

UPLANDS
GOLF • LIVING • LEISURE

beyondfive
Where weekends come alive

Arvind
MEGAPARK

Arvind
MEGAESTATE

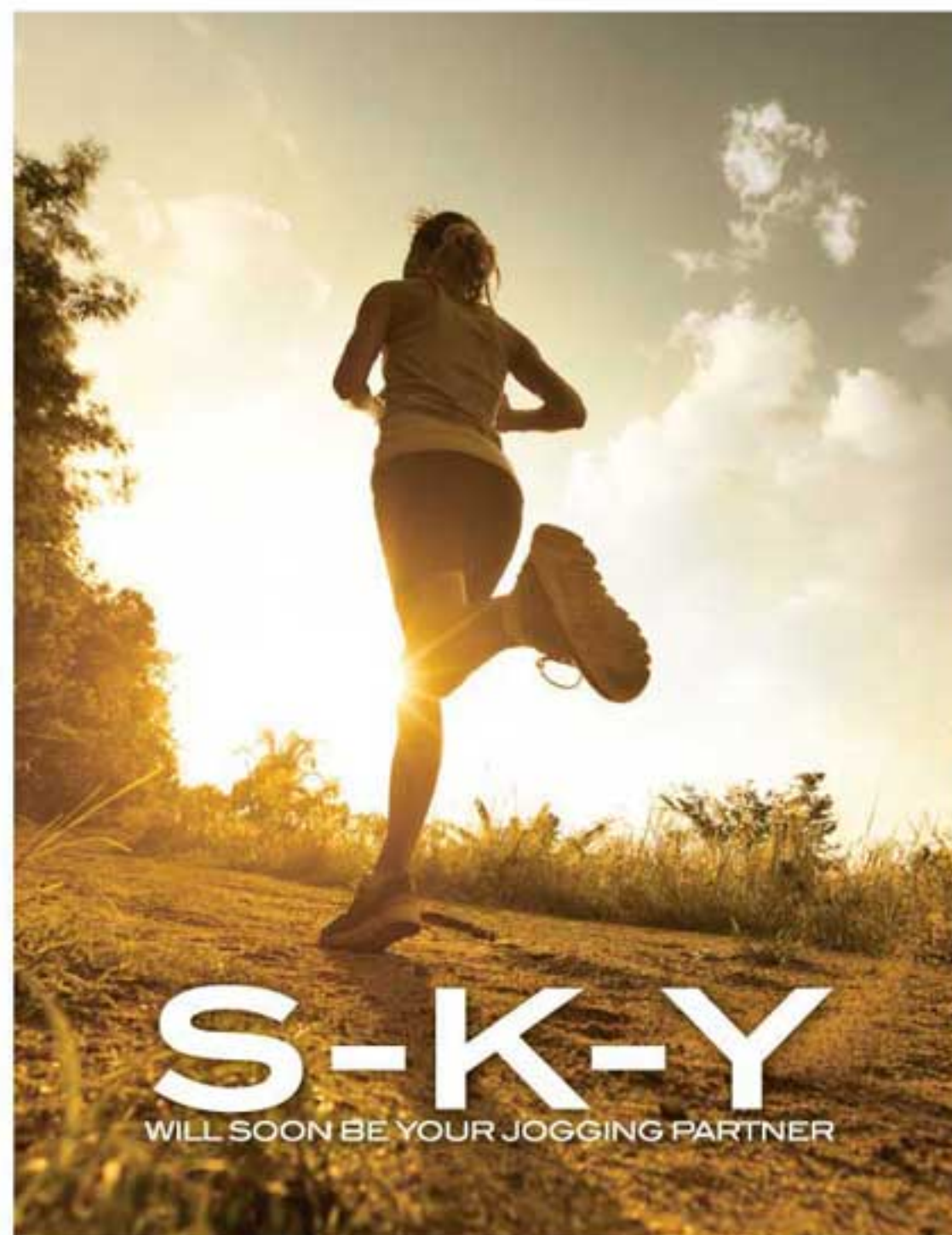
Arvind
SPORCIA
STAY WHERE YOU PLAY

COMING SOON

ARVIND

S-K-Y—
L-A-N-D-S

L I F E I N C E N T R E



WHY SKYLANDS



- Strategically situated at Jakkur, North Bangalore near Manyata Tech Park and Airport
- 4.5 acres of development with 50,000 sq. ft. of open green spaces
- 2, 2.5 & 3 BHK spacious apartments ranging from 1100 Sq.ft. to 1600 Sq.Ft.
- Adorned with unique lifestyle features on rooftop and ground levels
- Extravagant club-life, green landscaping & interconnected rooftop jogging track
- Advanced security system and ample car parking spaces

LOCATION BENEFIT

Jakkur Lake - 700 mtrs



LOCATION BENEFIT

Yelahanka Lake - 2.5 Kms

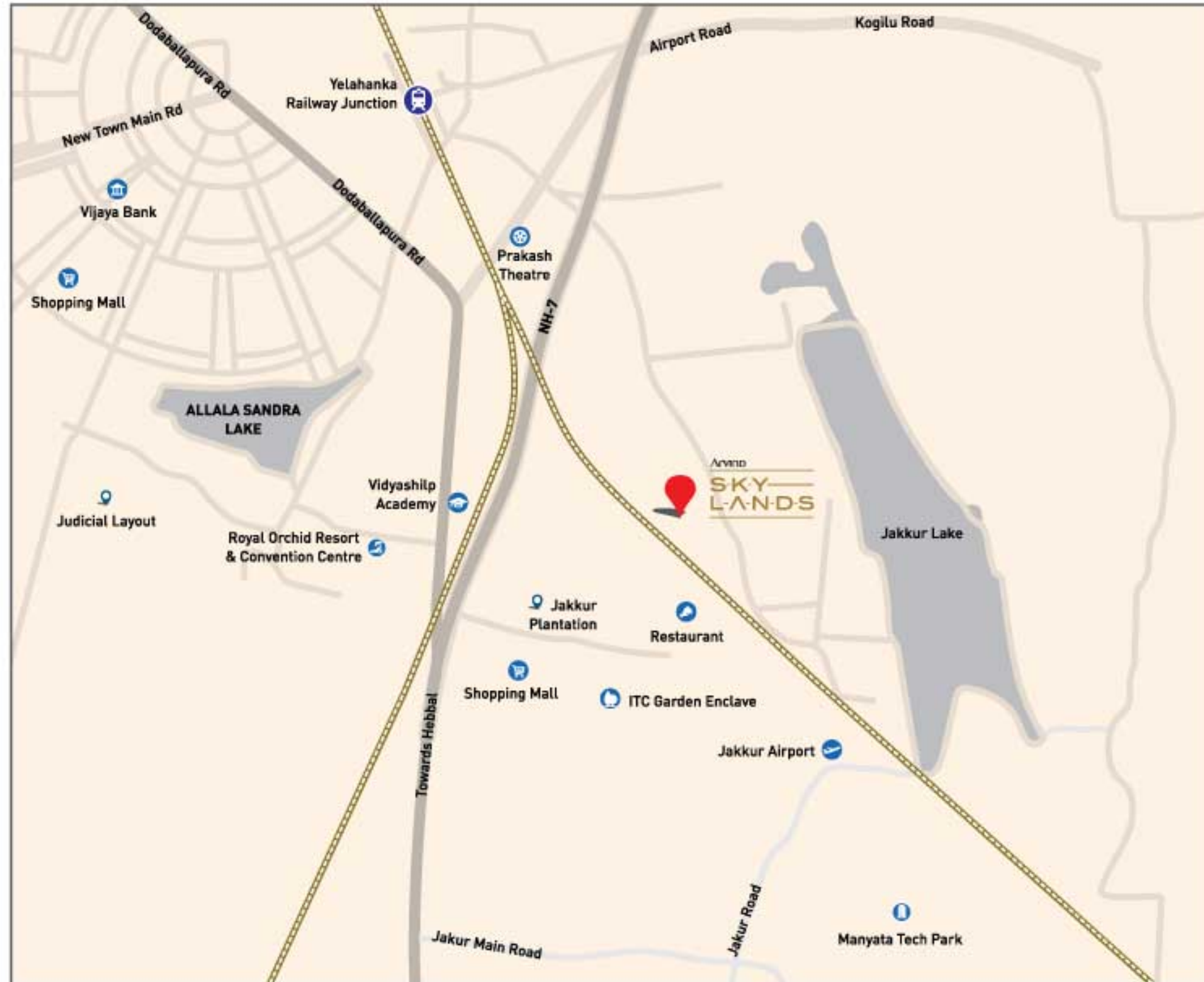


LOCATION BENEFIT

Airport Road - 1.2 Kms



LOCATION



- Jakkur Lake - 700 Mtrs
- Hebbal Junction - 5 Kms
- Yelahanka - 2.5 Kms
- Columbia Asia Hospital - 4 Kms
- Manyata Tech Park - 6 Kms
- Bangalore City Center - 20 Kms
- Airport Road - 1.2 Kms

Site Address:
Shivanahalli village, Yelahanka Hobli,
Bengaluru- 560064

WORLD CLASS FEATURE
Sky Lounge on terrace





WORLD CLASS FEATURE

Jogging track on terrace



WORLD CLASS FEATURE
Open cafe on terrace





WORLD CLASS FEATURE

Star Gazing deck on terrace



WORLD CLASS FEATURE

Acupressure / Reflexology area on terrace



STATE OF THE ART CLUB



- Exquisite Clubhouse with Grand Banquet Hall
- Indoor games room with table tennis, snooker, chess, cards etc.
- Hi-tech gymnasium with latest equipment
- Multipurpose court for basketball, volleyball, tennis & badminton
- Open-air amphitheatre
- Kids play area

LANDSCAPED CENTRAL GARDEN WITH WALKWAYS & WATER BODIES



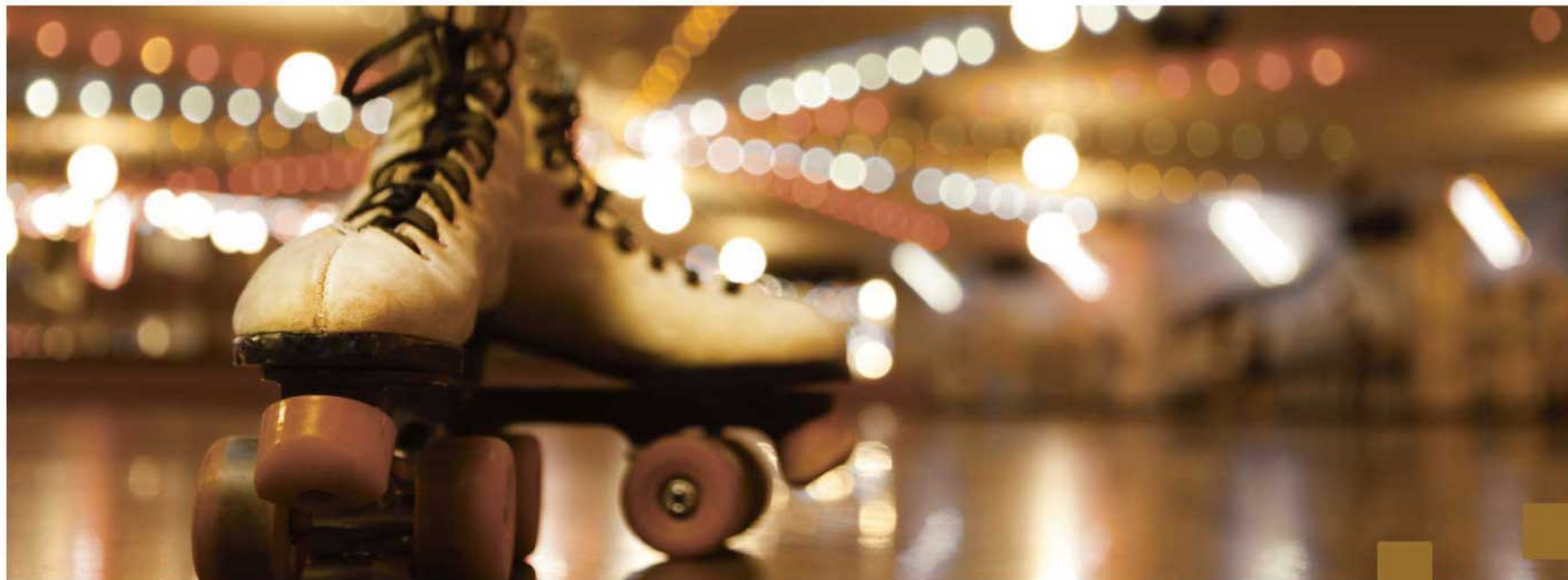


BASKETBALL





SKATING RINK



SWIMMING POOL





TENNIS



VOLLEYBALL



GYMNASIUM





SPA / STEAM





TABLE TENNIS



CARROM & CHESS





POOL





KIDS PLAY AREA

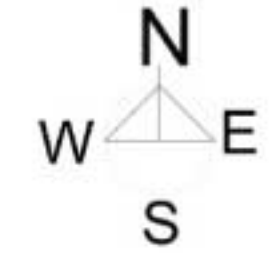




YOGA / MULTI ACTIVITY ROOM

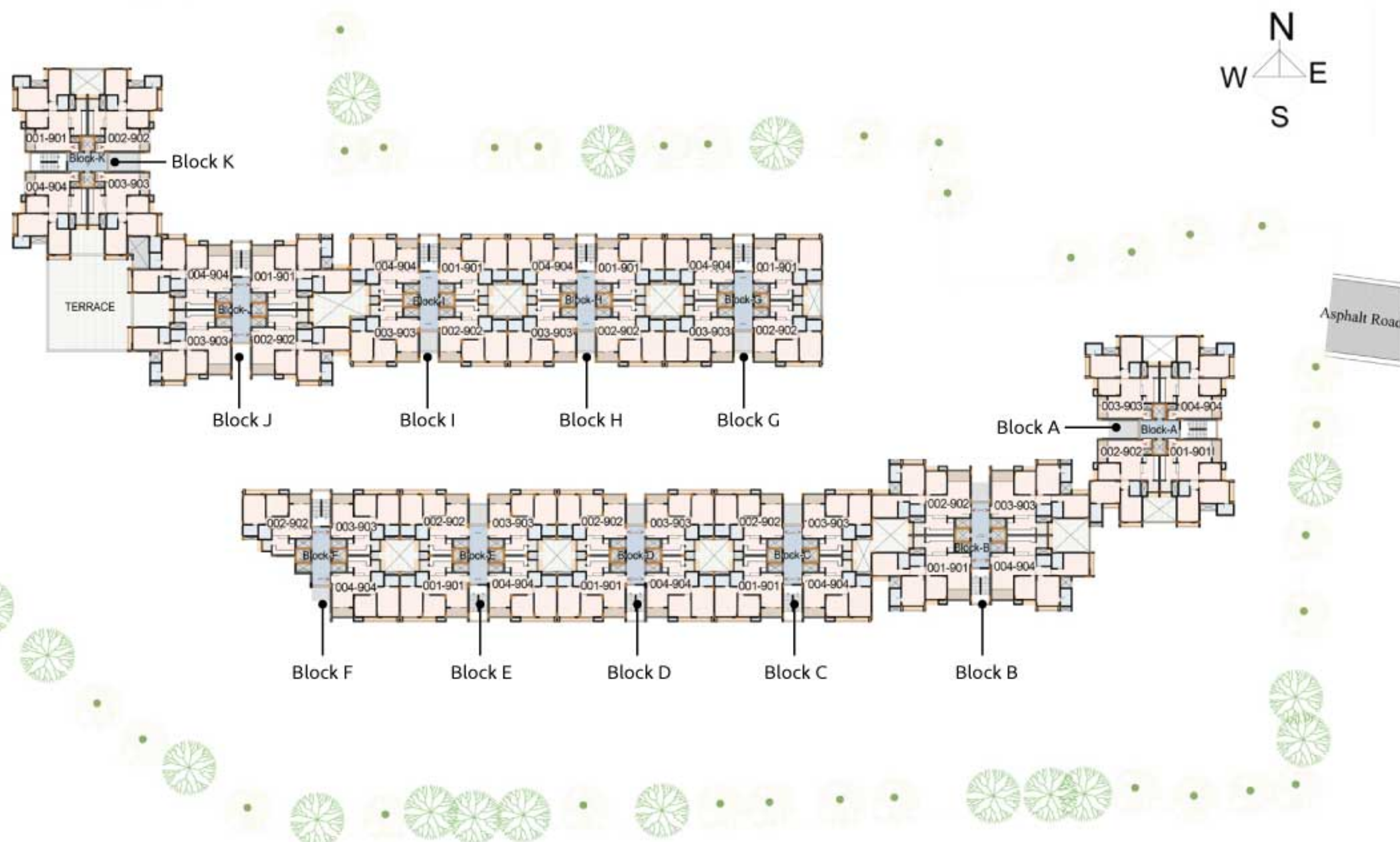


MASTER PLAN



Note: Plans are subject to change without notice.

TYPICAL FLOOR PLAN



Note: Plans are subject to change without notice.



FLOOR PLAN - 2 BHK

Block C
Block D
Block E
Block F
Block G
Block H
Block I





2 BHK - DIMENSIONS



LEGEND

- Drawing room 10'0" x 16'0"
- Balcony 10'0" x 4'0"
- Dining room 8'0" x 8'11"
- Kitchen 7'9" x 9'0"
- Utility 3'0" x 7'5"
- Kitchen yard 4'0" x 5'2"
- C. toilet 6'0" x 6'6"
- Bedroom 1 10'6" x 10'1"
- Bedroom 2 10'6" x 14'0"
- Toilet 7'0" x 5'0"



FLOOR PLAN - 2.5 BHK

Block A
Block K



2.5 BHK - DIMENSIONS

LEGEND

- Drawing room 10'6" x 16'0"
- Balcony 10'6" x 4'0"
- Dining room 8'4" x 9'6"
- Kitchen 8'9" x 8'6"
- Utility 3'6" x 7'7"
- Kitchen yard 5'0" x 5'2"
- C. toilet 7'0" x 5'0"
- Bedroom 1 8'6" x 10'2"
- Bedroom 2 10'6" x 14'0"
- Toilet 5'0" x 7'6"
- Bedroom 3 12'0" x 10'0"



FLOOR PLAN - 3 BHK

Block B
Block J



3 BHK - DIMENSIONS

LEGEND - TYPE A

- Drawing room 10'6" x 17'0"
- Balcony 10'6" x 4'6"
- Dining room 10'4" x 9'6"
- Kitchen 10'0" x 8'11"
- Utility 3'6" x 7'7"
- Kitchen yard 5'0" x 5'6"
- C. toilet 7'0" x 5'2"
- Bedroom 1 10'0" x 11'0"
- Bedroom 2 11'0" x 14'0"
- Toilet 5'0" x 8'0"
- Bedroom 3 12'0" x 10'6"
- Toilet 5'2" x 7'3"

LEGEND - TYPE B

- Drawing room 10'6" x 17'0"
- Balcony 10'6" x 4'6"
- Dining room 10'4" x 9'6"
- Kitchen 10'0" x 8'11"
- Utility 3'6" x 7'7"
- Kitchen yard 5'0" x 6'6"
- C. toilet 7'0" x 5'2"
- Bedroom 1 10'0" x 11'0"
- Bedroom 2 11'0" x 14'0"
- Toilet 5'6" x 10'6"
- Bedroom 3 12'0" x 10'6"
- Toilet 5'2" x 7'3"

ARVIND SKYLANDS PRICING (TENTATIVE)

► BASIC (BSP)

• Basic Selling Price - BSP (Rs. Per Sq. Ft.)	3799
• Basic Land Cost (Rs. per sq. ft.)	1266
• Basic Construction Cost (Rs. per sq. ft.)	2533

► PLC

• Floor Rise (Rs. per sq. ft.)	20
• Garden Facing (Rs. per sq. ft.)	50
• East facing PLC (Rs. per sq. ft.)	Upto Rs. 50 psf
• Corner PLC (Rs. per sq. ft.)	50

► OTHER CHARGES 1(OC 1)

• Water & Power Infrastructure (Rs. per sq. ft.)	200
• Clubhouse	150000
• Infrastructure charges	250000
• Legal	35000
• Generator & Partial power Back up	50000

► OTHER CHARGES 2(OC 2)

• Maint. advance (Rs. psf per month)	3
• Maintenance Deposit (Rs. per sq. ft.)	50

► VAT (Payable along with installments) As applicable

► Service Tax (Payable along with installments) As applicable

► Stamp Duty & Registration Charges As applicable

Terms & Conditions:

- Khata transfer charges to be borne by the customer.
- All other charges (except maint. advance & deposit) to be paid proportionately along with instalments.
- The above prices / payment plans are subject to revision at any time without notice at the sole discretion of the Developer.
- Taxes and registration charges will be charged as applicable at time of billing / realisation of payment
- Registration & stamp duty on sale / construction agreement & sale deed is payable extra at prevailing rates at time of registration.
- Advance maintenance mentioned is a present estimate of the said maintenance charges and the same would be adjusted on the basis of the actual maintenance occurred.
- The Cheque should be favouring "Arvind Infrastructure Ltd."

PAYMENT PLAN

• Booking amount	10% of [BSP + PLC + OC1]
• Start of excavation	10% of [BSP + PLC + OC1]
• Start of Foundation	10% of [BSP + PLC + OC1]
• Completion of 1st Basement floor slab	10% of [BSP + PLC + OC1]
• Completion of 2nd basement slab	10% of [BSP + PLC + OC1]
• Completion of 2nd floor slab	5% of [BSP + PLC + OC1]
• Completion of 4th floor slab	5% of [BSP + PLC + OC1]
• Completion of 6th floor slab	5% of [BSP + PLC + OC1]
• Completion of 8th floor slab	5% of [BSP + PLC + OC1]
• Completion of 10th floor slab	5% of [BSP + PLC + OC1]
• Completion of masonry and int. plaster	5% of [BSP + PLC + OC1]
• Completion of flooring	5% of [BSP + PLC + OC1]
• Completion of electric wiring	5% of [BSP + PLC + OC1]
• Completion of windows	5% of [BSP + PLC + OC1]
• Ready for possession	5% of [BSP + PLC + OC1] + 100% OC2



THANK YOU

For Inquiries:

Hemlal Baskota: +91-9739 050079 | Hemlal.baskota@arvind.in
 Rakesh Machatty: +91-9740 634222 | rakesh.machatty@arvind.in
 Abhishek Anand: +91-9538234888 | abhishek.anand@arvind.in
 Sales Office: 079-30137100 | sales@arvind.in
 Website: www.arvindskylands.com

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