



Site Address: Arvind Orchards, Sy no 73/6, NH 648, Devanahalli-Doddaballapura Road, Vishwanathapura Village, Kundana Hobli,
Devanahalli Taluka, Bengaluru Rural District- 562110. | Phone: 079 6826 4015 | Web: www.arvindsmartspaces.com
Rera Number: PRM/KA/RERA/1250/303/PR/300124/006600 | Rera Website: www.rera.karnataka.gov.in





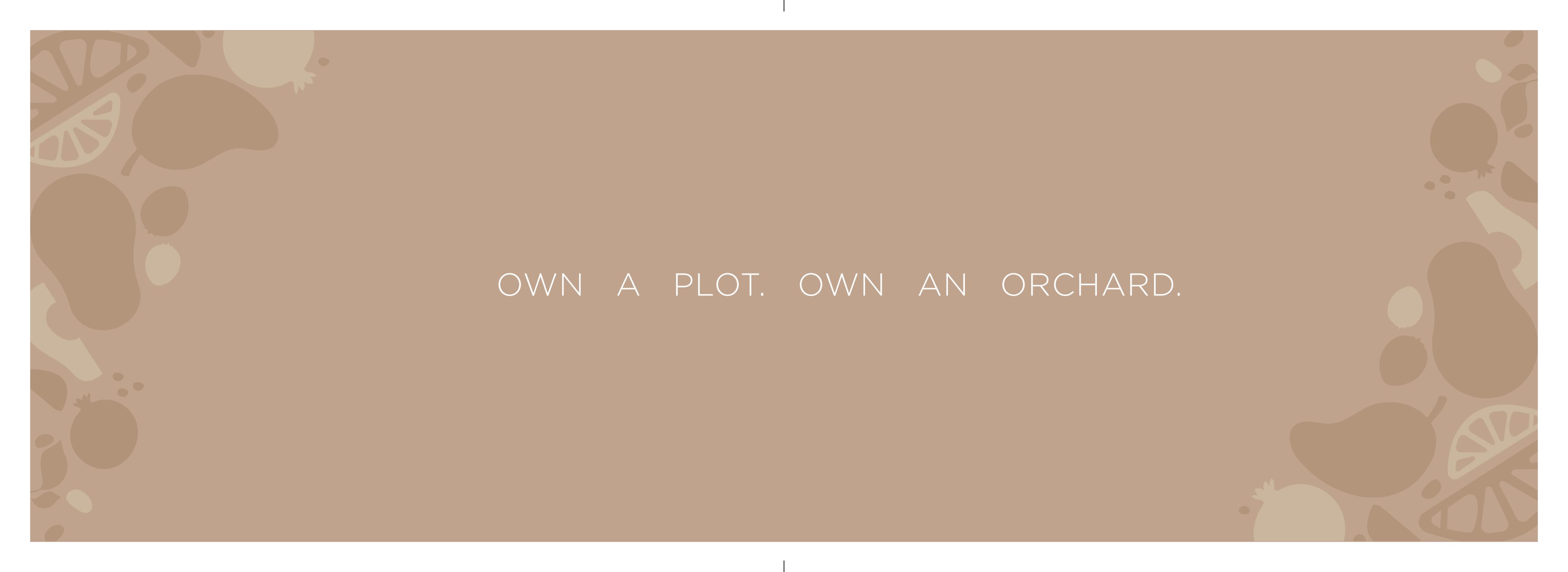
Dream of orchards, a vision to hold,
In a community where fruit trees unfold.
Wake to misty morns, a serenade discreet,
Stroll through orchard avenues, a poetic retreat.
Harvesting joys, where fresh fruits meet,
In this serene haven, nature's heart-beats.
A tale of connection, of vibrant shades,
Where fruit trees beautifully cascade.
Welcome to Arvind Orchards, where life aligns,
In every leaf, in every vine.



Artist's Impression

HARVEST THE GOOD LIFE

Discover the essence of harmonious living at Arvind Orchards, a one-of-its-kind orchard-themed plotting development nestled in Devanahalli, Bengaluru. Spanning across the pristine land, this unique community is designed to offer a serene and sustainable lifestyle, blending the joys of nature with modern comforts.

The image is a horizontal banner with a solid brown background. In the top-left and bottom-right corners, there are clusters of stylized fruit illustrations in various shades of brown and tan. These include slices of citrus fruit, whole round fruits, and pear-shaped fruits. The text is centered in the middle of the banner.

OWN A PLOT. OWN AN ORCHARD.



Artist's Impression

WELCOME TO A FRUITFUL ABODE

Few joys match the satisfaction of crafting your own villa, exactly as you envision it. Be it a Tudor mansion or a modern cubist masterpiece, we've curated the ideal canvas for you to shape your dreams upon. Each plot comes adorned with a fruit tree, thus creating a personal oasis amidst the communal greens.



Artist's Impression



Artist's Impression



FRUITS AT THE ORCHARDS



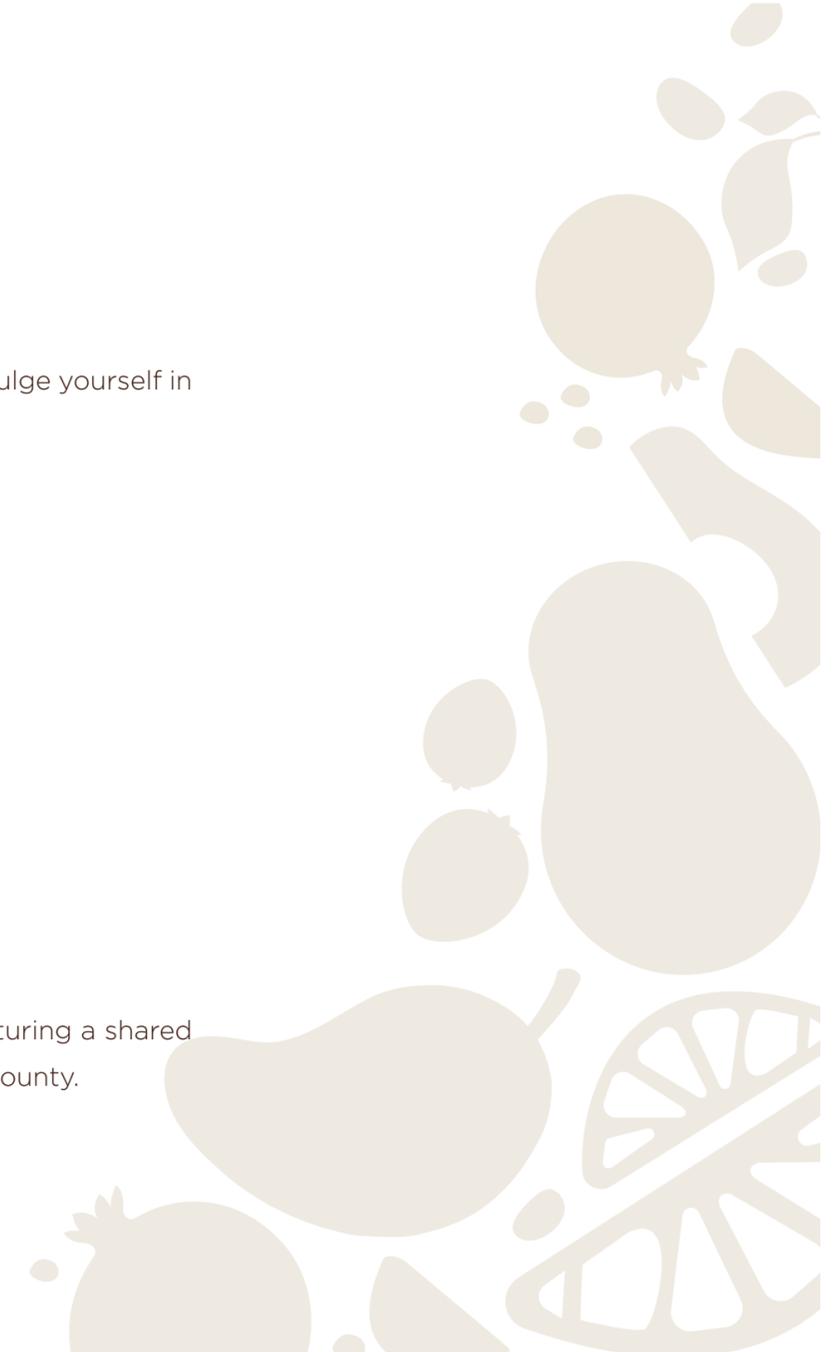
Representational Image

BASK IN NATURE'S BOUNTY

At the centre of the estate sprawl abundant common orchards. Indulge yourself in cultivating a variety of fruits such as:

- Pomelo
- Avocado
- Mango
- Pomegranate
- Jamun
- Chikoo

As these fruits ripen, they transform into a communal harvest, nurturing a shared sense of community as residents come together to celebrate the bounty.





Representational Image

POMELO

Pomelo, scientifically known as *Citrus Maxima*, is rich in vitamins and minerals, particularly vitamin C. It is low in calories and fat, high in dietary fiber for digestion, and contains antioxidants that support overall health. Additionally, it aids in hydration, promotes healthy skin, and contributes to heart health and weight control. Pomelo flowers are used in the perfume industry, while the peel can be utilised for making marmalades or consumed in combination with chocolate.



Representational Image

AVOCADO

Avocado has a scientific name as *Persea Americana*. Despite its creamy texture and savory taste, avocados are classified as berries. Avocados have a long history and can be traced back to Central and South America as early as 500 BCE. The fruit is considered to be an anti-ageing powerhouse. Avocados are a nutrient-dense fruit, containing a variety of vitamins and minerals. They are a good source of healthy monounsaturated fats, potassium, vitamin K, vitamin E, vitamin C, and B-vitamins



Representational Image

MANGO

Mango has a scientific name as *Mangifera Indica*. It was first grown in India over 5000 years ago, and the tree itself can live up to 300 years. It has more than 400 varieties, and India is considered the mango capital of the world. It is rich in antioxidants. In the Jain religion, Goddess Ambika is represented sitting under a mango tree. Also, you won't believe the roots of a mango tree can grow 20 ft deep and tree can grow up to 130ft.

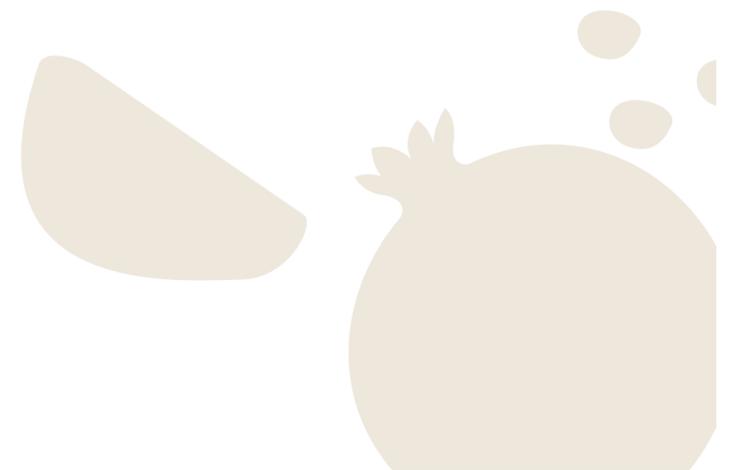


Representational Image



POMEGRANATE

The pomegranate, scientifically known as *Punica Granatum*, has a history dating back to 1000 BC, and a single tree can live up to 200 years. There are more than 760 varieties of pomegranates across the world. They do not contain saturated fats or cholesterol. In Hinduism, the pomegranate symbolizes prosperity and fertility. A single pomegranate can hold more than 1000 seeds, and it belongs to the berry family, native to the Middle East.





Representational Image

JAMUN

Jamun, scientifically known as *Syzygium Cumini*, holds a special place in Hindu mythology as the 'Fruits of Gods.' This leathery fruit is not only low in calories but also rich in manganese, potassium, and more, boasting antifungal and antiviral properties. Beyond its nutritional value, this humble fruit finds extensive use in Ayurveda, Siddha, Unani, and Chinese medicines. An interesting fact is that its powder serves as the main ingredient in the majority of toothpaste, contributing to the strengthening of teeth and gums.



Representational Image

CHIKOO

Chikoo, scientifically known as *Manilkara zapota*, is native to southern Mexico, with India being one of the largest producers of this fruit. In Ayurveda, it is utilized for its anti-inflammatory benefits and is considered a good source of dietary fiber. Culturally, the city of Dahanu hosts an annual chikoo festival, attracting tourists and tropical fruit enthusiasts from around the region. An interesting fact is that the natural tannins in chikoo flesh act as antioxidants, offering antiviral, antibacterial, and anti-parasitic properties.



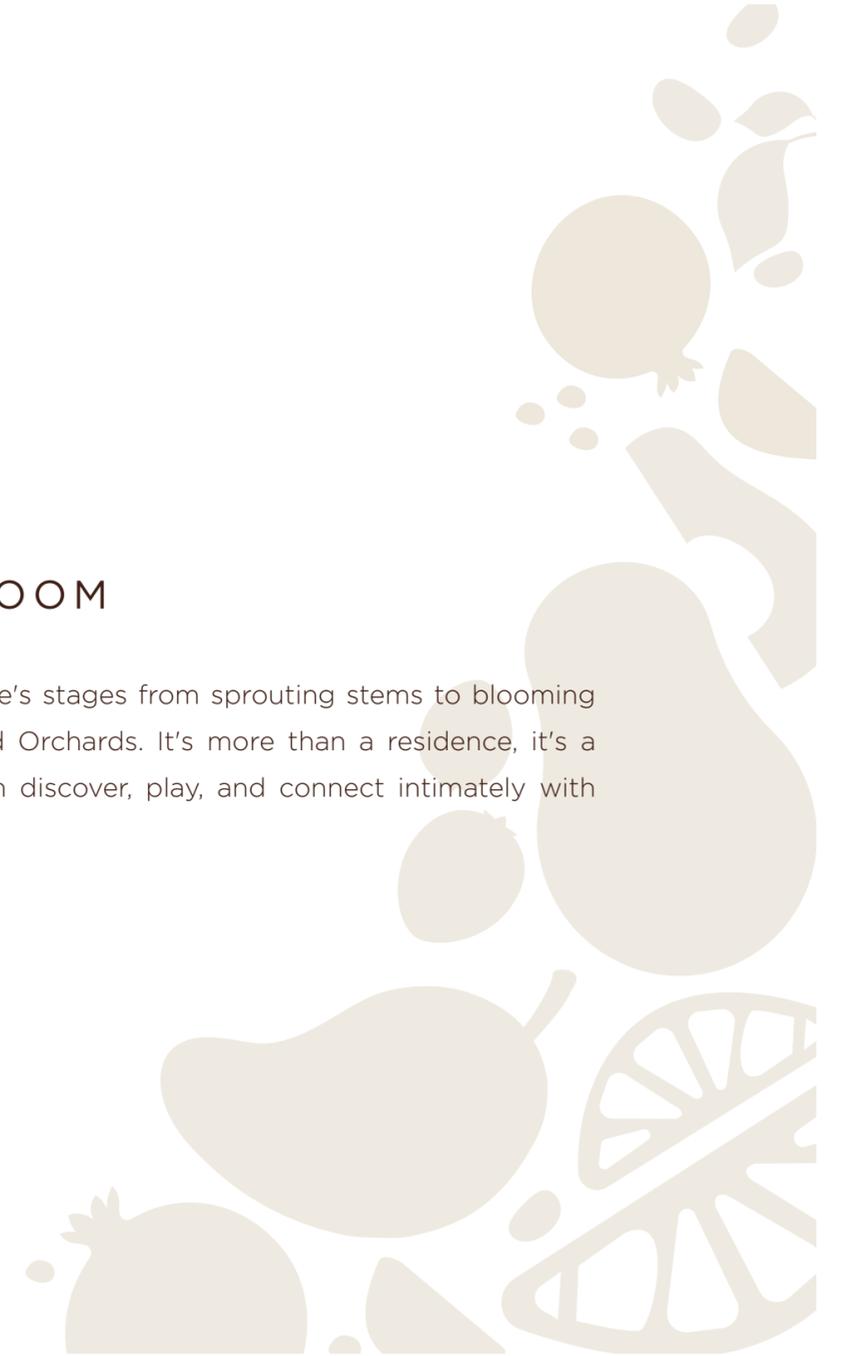
THE REJUVENATION



Representational Image

LEARNING FROM NATURE'S CLASSROOM

Nature's unique lessons, mirroring life's stages from sprouting stems to blooming fruits, redefine your home at Arvind Orchards. It's more than a residence, it's a nurturing space where your children discover, play, and connect intimately with nature.





Representational Image

REVITALISE YOUR SOUL BY NATURE'S SPLENDOR

Nestled amid picturesque landscapes, Club Orchard is enveloped by lush greenery and a serene promenade of mature fruit trees. The meticulously designed clubhouse offers an array of luxurious amenities, encompassing exceptional indoor, outdoor, and retail facilities.





Café



Discotheque

CLUBHOUSE AMENITIES*

1	Restaurant / Café	8	Billiards	15	Monogram Lounge
2	Spa & Salon	9	Yoga / Multi-purpose Room	16	Convenience Store
3	Crèche	10	Guest Rooms	17	Gym
4	Games Room	11	Steam & Sauna	18	Retail
5	Library	12	Discotheque	19	Kids Splash Pool
6	Table Tennis	13	Conference Room	20	Swimming Pool
7	Card Room	14	Business Centre	21	Mini Theatre

OUTDOOR AMENITIES#

22	Kids' Play Area	30	Star Gazing Deck	38	Rock Garden
23	Senior Citizens Park	31	Grand Entry Gate	39	Basketball Pole
24	Pet Park	32	Gazebo Seating	40	Butterfly Park
25	Water Feature	33	Floor Games	41	Lily Pond
26	Futsal Court	34	Net Cricket		
27	Outdoor Gym	35	Meditation Deck		
28	Barbeque	36	Jogging Track		
29	Fruit Tree Boulevard	37	Landscape Garden		



Business Centre



Kids' Play Area

* Clubhouse amenities are part of the Commercial Building/Clubhouse. The Commercial Building / Club in the Commercial Building is not part of the common amenities of the Project and is not intended to be handed over to any society or common ownership of the residents of the Project and shall always remain an independent commercial entity owned / operated by Promoter/Operator as may be appointed by the Promoter.

Outdoor amenities are part of the parks & open spaces of the project and are subject to the relinquishment rules of the competent authorities



REALM OF EXCLUSIVE BENEFITS

The perks of living at Arvind Orchards is not limited to the boundaries of the estate.

Residents of Arvind Orchards will be given an option to become a member of Monogram by Arvind Lounges & Resorts located at Arvind Greatlands, Devanahalli. A fully integrated resort that has all the promises of becoming a magnet for activity & society. The above membership of Monogram by Arvind Lounges & Resorts at Arvind Greatlands shall be subject to such terms and conditions imposed by the owner / promoter/operator of Monogram by Arvind Lounges & Resorts.

One gains access not just to a physical space but to a world of privileges.

Artist's Impression

Disclaimer - Monogram lounges & resorts are a Pan-India chain of independently owned/managed lounges & resorts by Arvind Smartspaces by itself or through its associate or affiliate entities (Promoter). The lounges & resorts are independent entities fully owned and operated by the promoter as an independent commercial venture and the promoter has the sole and absolute right to admit or sell membership, grant usage rights or commercialise the said lounges and resorts in any form or fashion subject only to the terms and conditions formulated by the promoter and amended from time to time at the sole discretion of the promoter. Ownership of a plot/villa/apartment/unit in any of the project promoted by the promoter do not give the owners of such plot/villa/apartment/unit any right in the lounges & resorts except the right to enjoy the facilities of lounges & resorts on the payment of the required membership & maintenance fees and strictly as per the T&C attached to such memberships as formulated by the promoter and amended from time to time at the sole discretion of the promoter. The promoter has the right to change, amend, enhance, delete the overall size of Monogram Lounges & Resorts or any or all of the amenities therein at discretion. Artistic impression/Representative images. Subject to approval.



THE LANDMARK

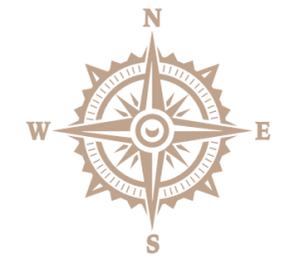
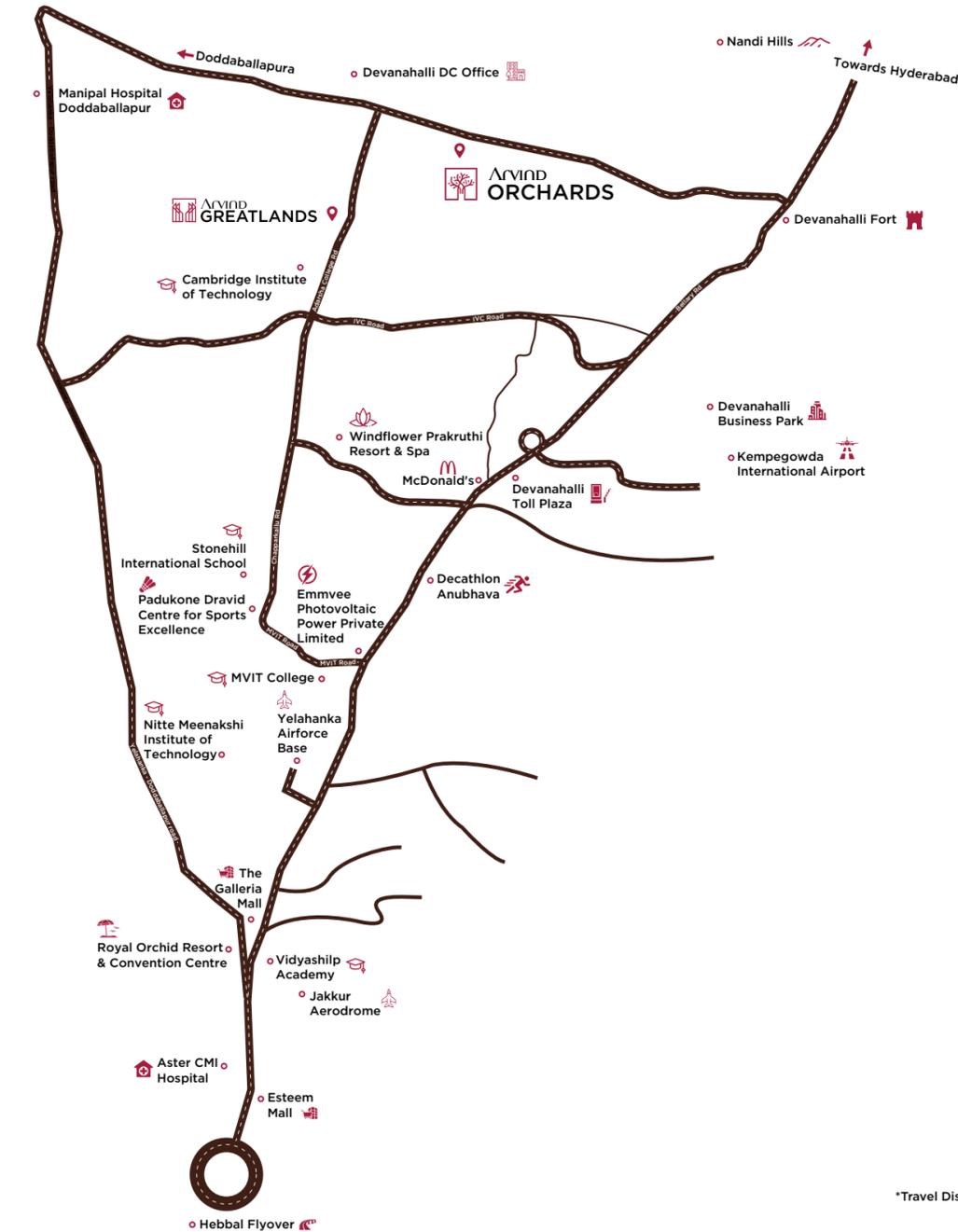


IN THE LAP OF NATURE. IN THE HUB OF LIFE.

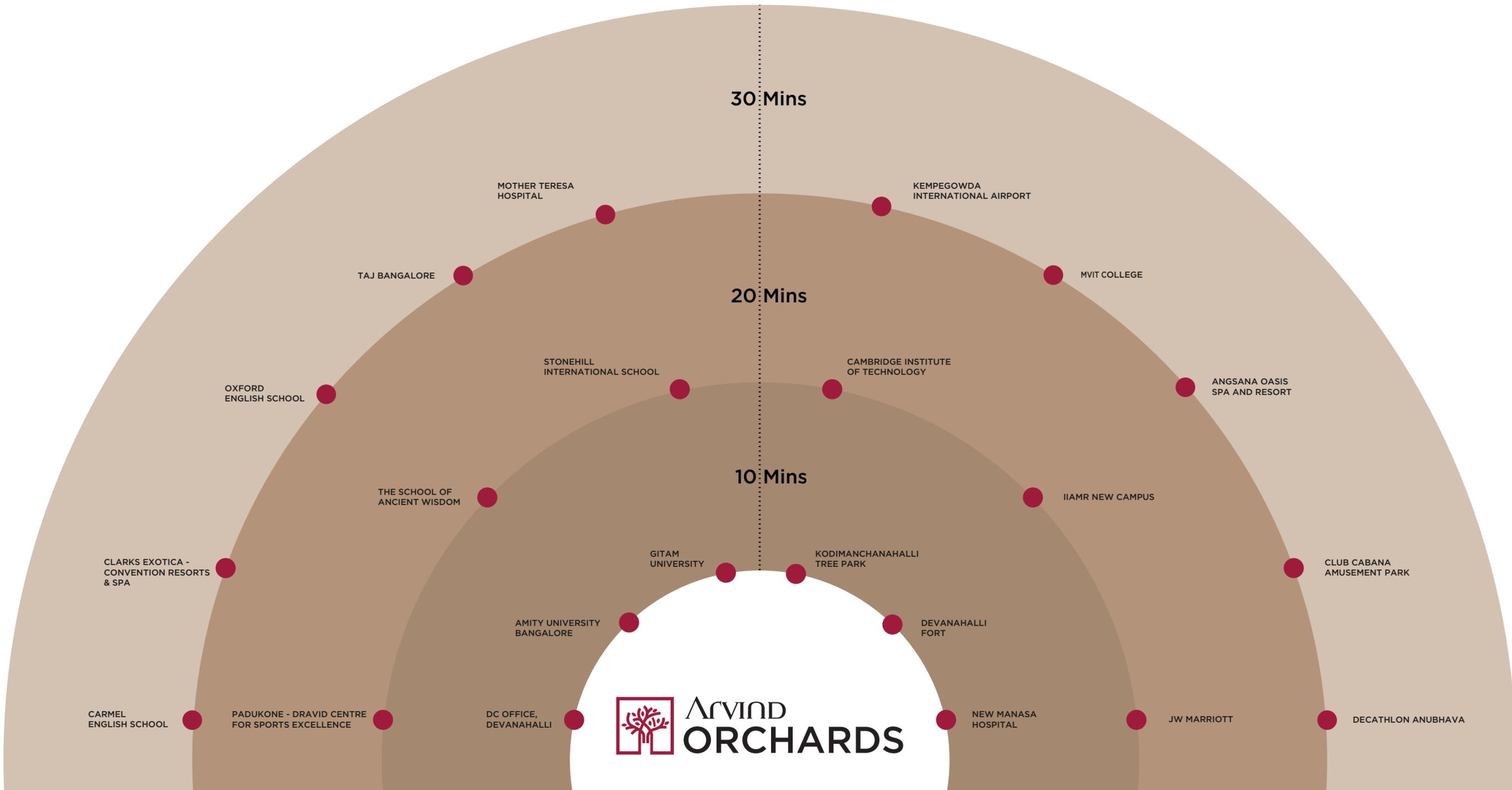
Located just 30 minutes from Bengaluru Airport, Arvind Orchards offers the perfect balance between accessibility and tranquility. Enjoy the convenience of being well-connected to major hubs while residing in the lap of nature.

HARVESTING OPPORTUNITIES AT DEVANAHALLI

Arvind Orchards in Devanahalli blends connectivity, education, and economic access, offering a holistic lifestyle. Residents here experience the best of both worlds, embracing nature's tranquility while staying seamlessly connected to the pulse of Bengaluru's thriving developments.



*Travel Distances as per Google Maps | All points of interest are indicative.



Recent four-lane expansion and integrated flyovers have reduced travel time, ensuring seamless commuting.



Only 30 minutes from Bengaluru Airport and well connected to the city, enhancing accessibility to key locations.



Access to prestigious professional colleges and international schools fosters an excellent learning environment.



Proximity to the upcoming BIAL IT investment region in Devanahalli (25km) enhances IT sector opportunities.



Seamless access to IT corridors, such as Outer Ring Road (43km) and National Highway-44, opens doors to diverse career prospects.



THE COMPANY

#DESIGNEDTOINSPIRE

Arvind Smartspaces builds homes that elevate your living experience. By leveraging our deep understanding of customers and focusing on thoughtful and innovative design, we create spaces that enable a better quality of life, encourage new experiences and create delight. We use digital technology to enhance the end-to-end customer journey.

We create superlative living experiences that inspire and enhance life.



Actual Image

WE ARE ARVIND SMARTSPACES.

AND WE'RE HERE TO RAISE THE STANDARD OF DESIGN IN REAL ESTATE.

At Arvind SmartSpaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards, and deliver them consistently, with scale and on schedule.

Since our entry into the real estate industry in 2009, we have developed projects that not only meet our customers' needs, but raise their expectations for how much a home can enhance their lives. We believe in customer centric design – which raises both the level of aesthetics and living standards. Our aim is to create a positive impact on lives of customers & their family by bringing this standard of design thinking to all customers, not just a select few.

Ahmedabad

Arvind Uplands | Arvind Aavishkaar | Arvind Forreste | Arvind Highgrove | Arvind Fruits of Life | Arvind Uplands 2.0 Adroda
Arvind Alcove | Arvind Citadel | Arvind Parishkaar | Arvind Megaestate | Arvind Megatrade | Arvind Megapark

Bengaluru

Arvind Forest Trails | Arvind Greatlands | Arvind BelAir | Arvind Oasis | Arvind The Edge | Arvind Sporcja
Arvind Expansia | Arvind Skylands

Pune

Arvind Elan

ARVIND
SMARTSPACES
#DESIGNEDTOINSPIRE



#DESIGNEDTOINSPIRE
OUR SIGNATURE PROPERTIES.

AHMEDABAD



ARVIND UPLANDS
Ultra-luxury golf villas



ARVIND AAVISHKAAR
Premium homes with all modern amenities

BENGALURU



ARVIND BEL AIR
Luxurious residences with unlimited lifestyle



ARVIND SKYLANDS
Luxurious and spacious lifestyle apartments



ARVIND OASIS
Premium residences surrounded by soothing waterbodies



ARVIND FORRESTE
Luxury villas nestled in a forest



ARVIND UPLANDS 2.0
Golf villas & plots



ARVIND FOREST TRAILS
Luxury villas



ARVIND THE EDGE
Modern retail, commercial and office spaces



ARVIND GREATLANDS
Luxury villa plots



ARVIND HIGHGROVE
Premium golf villas and plots



ARVIND FRUITS OF LIFE
Premium weekend villa plots

PUNE
ARVIND ELAN
Stylish and spacious residences



OUR HERITAGE

THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES AND OVER 125 YEARS

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals across the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work: a deep understanding of aesthetics and the discerning customer.

THE LALBHAI GROUP

ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



Textiles | Brands | Retail | Real Estate | Telecom | Engineering | E-commerce

GENERAL DISCLAIMER:

The images including artistic impressions and images are only indicative. The Designs, dimensions, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the Unit/Plots. The Promoter reserves the right to change any or all of these in the interest of the development, as per provision of law. Artist's impressions are used to illustrate amenities, specifications, images and other details. The Allottee/s / Purchaser/s are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Unit/Plot shall be as per the final agreement between the Parties.

COMMERCIAL BUILDING DISCLAIMER:

1. Arvind Orchards is a project being developed by Arvind Smarthomes Private Limited ("Promoter"). The Promoter reserves the right to plan, get approved and / or launch Arvind Orchards in one or more phases of varied sizes either in one phase or in multiple phases over a period of time. The Promoter shall develop a multistoreyed commercial building on the commercial plot/site bearing No. 01 or any other plot number as may be earmarked at the sole discretion of the Promoter as per the plan modified from time to time in the Project which shall comprise of shops, offices, retail, club house etc., and which does not form part of the amenities and facilities of the Project. The ground and first floor of the Commercial Building shall comprise of club house. The Commercial Building is an independent development, owned and operated by the Promoter and /or its nominees/agents/assigns etc., The Commercial Building will be operated / managed and controlled by the Promoter / any other entity under any appropriate arrangement / agreement at the discretion of the Promoter. The Promoter has the right to change, modify, reduce and increase the size of the Commercial Building or any of its amenities from time to time. The Promoter shall have sole ownership on the Commercial Building including the plot on which such Commercial Building proposed to be constructed and also have the exclusive right to operate the Commercial Building either by itself or through its associate companies or through any third party of its choice. The Promoter is free to sell or transfer its rights in the Commercial Building to any third party at its own discretion. The Commercial Building does not form part of the common amenities / common areas at Arvind Orchards. The owners of individual plots / the First Allottee in case of more than one allottee in Arvind Orchards will be offered membership at the club constructed on one of the floors of the Commercial Building at the terms and conditions which may be specified by the Promoter from time to time. Such membership can be used by the Allottee/First Allottee's immediate family members (family members include father, mother, husband, wife, 2 unmarried children [upto the age of 21 years]). Further, such membership will be co-terminus with the ownership of a residential plot at Arvind Orchards and will be available for a period of 25 years from the date of commencement of operations of club as communicated by the Promoter/Owner. Thereafter the membership is extendable on the basis of mutual understanding and agreement. Such Membership will be subject to the usage charges and annual maintenance fees as may be decided from time to time by the Promoter/ operator of the Commercial Building. The Promoter/Operator shall have the rights at all times to grant memberships and/or usage rights to any of the club in the Commercial Building to any person or group of persons at its sole discretion as per terms as may be deemed fit by the Promoter / Operator. The Commercial Building / club in the Commercial Building is not part of the facilities, amenities of the Project and is not intended to be handed over to any society or common ownership of the residents of the Project and shall always remain an independent commercial entity owned / operated by Promoter/Operator as may be appointed by the Promoter. All renders / images / marketing Material featuring Commercial Building including club house at Arvind Orchards are purely artistic impression/Representative images and do not constitute an offer for sale or create any rights in any third party including but not limited to the applicant of Plot at Arvind Orchards. The Applicants are made aware that the members of the club are guided by the club - Bye Laws framed by the Promoter and amended from time to time at the sole discretion of the Promoter. The membership in club, is non-tradeable/non-transferable and cannot be sold to any other person/entity by the unit holder at any point of time

OTHER DISCLAIMER:

1.The images and renders shown in the brochure and other marketing material are purely for representational purposes and the Promoter shall not be liable for any specification or amenity except as specifically mentioned in the agreement for sale entered into between the customers of Arvind Orchards with the Promoter.

2.Outdoor amenities and facilities shall be handed over in terms of Agreement for Sale and / or as per applicable laws and are part of present, future development and adjacent lands.

3.The Promoter proposes to modify the Layout/sanctioned Plan of the Project to include the land bank reserved for the Satellite Town Ring Road Planning Authority, an area in all admeasuring 4,477.12 square meter earmarked as "STRR Land Bank" comprised in survey numbers/part of survey numbers 162, 202 and others, in the Layout Plan as part of composite development/Project in the manner as deemed fit by the Promoter. Upon such release of relinquished / earmarked area, the Promoter reserves the right to add additional units and may do necessary changes in the plan. Further, the Promoter proposes to incorporate the additional lands through the addition of several survey numbers adjoining the first phase of the Project as part of composite development/Project in the manner as deemed fit by the Promoter, by virtue of which the master layout plan / plan approval.

4.The Promoter proposes to modify the Sanctioned Plan of the Project for amalgamation of the adjacent lands as and when acquired.

MASTER LAYOUT PLAN