



Live the Vibe

A vibrant lifestyle for the young and restless

Strategic Partner

ANAROCK
RESIDENTIAL

PRM/KA/RERA/1251/446/PR/150524/006874



**LIVE THE VIBE.
LIVE YOUNG.**

We know how it feels to want to own the world and not compromise on your privacy at the same time. The dilemma of choosing between the comfort of your couch and the adrenaline rush of adventure. In a way, we do understand the young at heart. Dynamic, unhindered and restless. At the same time, serene, inward, and playful. Welcome to a world that embodies your unique personality. A space that lends credence to your intimate desires. And most importantly, a vibe that matches yours.

Introducing



GUNJUR - VARTHUR ROAD

WHERE THE VIBE MEETS HOME



Some spaces transcend the ordinary. Welcome home to a realm where every element is delicately crafted to give expression to your wildest desires. Welcome to Myhna Orchid, a space that echoes your vibe, and stands testament to your limitless potential. An exclusive haven curated for the young and the bold.

LIVE ELEVATED · 5 acres gated community · 2 and 3 BHK apartments · Innovative designs	LIVE BLISSFUL · Unmatched amenities · Eco friendly spaces · Vastu compliant homes
LIVE COMFORTABLE · Enhanced privacy & security · Superior connectivity · Convenient lifestyle	





LIVE CENTRAL

Nestled in the emerging residential locale of **Gunjur Varthur Road**, this neighbourhood is enveloped by leading MNCs and tech hubs. Located in close proximity to Whitefield, **Marathahalli** and **Bellandur**, its advantageous location is further underscored by easy access to State Highway 35 and an upcoming metro station, ensuring seamless connectivity.

MARATHAHALLI
7.7 KM

WHITEFIELD
6.8 KM

MYHNA
ORCHID

0 KM

PANATHUR
4.1 KM

BELLANDUR
8 KM

SARIAPUR
11 KM



MAP NOT SCALE | DISTANCE APPROXIMATE



LIVE CONNECTED



Indulge in a convenient lifestyle surrounded by excellent **social infrastructure**. Education is at your doorstep with top tier institutions nurturing your child's future. Access to high-end hospitals and clinics ensures well-catered healthcare in the vicinity. The entire neighbourhood is surrounded by tech hubs, with retail and shopping malls adding to its upbeat vibe.



NEARBY SCHOOLS

- Oakridge School
- Greenwood High School
- Deens Academy
- Inventure Academy
- Delhi Public School East
- Orchids
- VIBGYOR High School



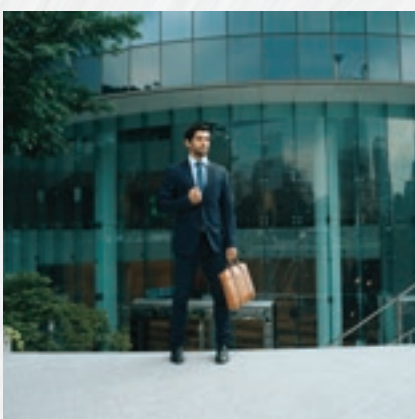
HOSPITALS

- Swastik Hospital
- Narayana
- Manipal Hospital
- Sakra World Hospital
- Kavery Hospital



RETAIL AND SHOPPING HUBS

- Forum Mall
- Virginia Mall
- Brookfield Mall
- Total Mall
- Bangalore CENTRAL
- Park Square Mall
- VR Bengaluru



TECH HUBS

- Wipro SEZ
- Infosys
- ITPL
- RGA Techpark
- Sigma Tech Park
- Prestige Ferns Galaxy
- Embassy Tech Village
- RMZ Eco Space
- RMZ Eco World
- Prestige Tech Park



REDISCOVER YOUR RHYTHM





EXPANSIVE LANDSCAPES

Nestled across **5 acres**, Myhna Orchid offers a tranquil retreat from the hustle and bustle of city life. With approximately **82%** of the area dedicated to open spaces, residents can immerse themselves in the beauty of nature right at their doorstep.



BREATHTAKING VIEWS

Covered balconies extend the living space outdoors, providing breathtaking views of the landscaped areas and amenities. Whether you prefer lush greenery or vibrant sports facilities, there's a view for everyone to enjoy.



METICULOUS CONFIGURATION

Discover modern living at its finest with **2 blocks** comprising **405** premium residences. Each unit is meticulously crafted across a Basement+Ground+14 floors configuration, for optimal comfort and privacy.

THOUGHTFUL DESIGNS FOR EVERY VIBE



MAXIMISED NATURAL LIGHT AND VENTILATION

Each apartment is meticulously crafted to optimise natural light and ventilation, fostering a bright and airy living environment.



ENHANCED PRIVACY AND TRANQUILITY

With no common walls between units, residents at Myhna Orchid enjoy unparalleled privacy and tranquility, creating a serene sanctuary to call home.



VASTU COMPLIANT PLANNING

Every home aligns with Vastu principles, ensuring a positive energy flow throughout. With master bedrooms, kitchens and entry points aligned with cardinal directions, experience a harmonious lifestyle.

ECO-FRIENDLY VIBES



CAR CHARGING POINTS

Residents can take advantage of car charging points in the basement, contributing to a greener lifestyle and promoting sustainable living practices within the community.



WATER CONSERVATION AND SUSTAINABILITY

Every drop of water is utilised efficiently, with waste water treated in the Sewage Treatment Plant(STP) for reuse. Rainwater recharge pits further enhance water sustainability, ensuring a greener and more eco-friendly environment.



STREAMLINED MOBILITY

The community prioritises efficiency and convenience, with no vehicles running on the podium except emergency vehicles. With dedicated ramps for entry and exit leading to the basement parking, residents enjoy unobstructed pathways and serene surroundings.



THE GRAND CLUBHOUSE

ELEVATING COMMUNITY VIBES

Welcome to the heartbeat of your community - the vibrant and luxurious **G+3 clubhouse**, where every corner pulsates with energy, offering a dynamic space to unwind, socialise and pursue your passions. Plus, its spacious **basement parking** ensures every visit is as effortless as it is enjoyable.

CLUBHOUSE AMENITIES

Indulge in **20+** exclusive clubhouse amenities designed to elevate your vibe to the next level.



- Badminton courts
- Mini theatre
- Guest rooms
- Clinic
- Proposed supermarket/grocery store
- Gym
- Proposed steam sauna
- Library
- Cards room
- Play room
- Board room

- Table tennis
- Snooker
- Proposed restaurant
- Bar
- Cafeteria
- Yoga studio
- Zumba studio
- Terrace party lawn
- Entrance lobby and reception
- Multipurpose hall
- Co-working space

LIVE THE RHYTHM OF YOUR DESIRES



UNMATCHED OUTDOOR AMENITIES

Welcome to a realm of **vibrant living**, where every outdoor amenity resonates with the dynamic vibe of youth. Embrace a lifestyle where **luxury** and **convenience** converge effortlessly, crafting an unparalleled experience that redefines the idea of home.



RECREATIONAL RETREAT

- Jogging track
- Outdoor party lawn
- Amphitheatre
- Swimming pool
- Yoga park
- Meditation retreat
- Toddler pool
- Deck seating



ACTIVE ZONE

- Tennis court
- Skating
- Amphitheatre
- Basketball court
- Multipurpose play field
- Net cricket pitch



LANDSCAPE SERENITY

- Water body
- Rock and sculpture garden
- Flower garden
- Arboretum
- Pathway



DIVERSE ENCLAVE

- Children's play area
- Clock tower
- Fire driveway
- Planter box
- Decking
- Central court

MASTERPLAN

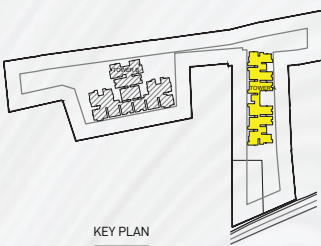


AMENITIES LIST

- | | |
|-------------------------------|-----------------------------|
| 01. ENTRY AND EXIT ARCH | 21. TENNIS COURT |
| 02. SECURITY CABIN | 22. SWIMMING POOL |
| 03. CLOCK TOWER | 23. TODDLER POOL |
| 04. WATER FOUNTAIN | 24. WOODEN DECKING |
| 05. RAMP TO AND FROM BASEMENT | 25. ARBORETUM |
| 06. FIRE DRIVEWAY | 26. SHRUBS |
| 07. JOGGING TRACK | 27. SKATING RINK |
| 08. TOWER ENTRIES | 28. BASKET BALL COURT |
| 09. THICK PLANTATION | 29. CHILDREN PLAY AREA |
| 10. WATER BODY WITH SCULPTURE | 30. TODDLER PLAY AREA |
| 11. PODIUM PARKING | 31. SENIOR CITIZEN |
| 12. ROCK AND SCULPTURE GARDEN | 32. BUTTERFLY GARDEN |
| 13. FLOWER GARDEN | 33. YOGA/MEDITATION |
| 14. PLANTER BOX | 34. NET CRICKET PITCH |
| 15. OUTDOOR PARTY LAWN | 35. CENTRAL COURT |
| 16. WATER BODY | 36. PATHWAY |
| 17. PLANTATION | 37. PET OFF-LEASH PARK |
| 18. MURAL | 38. BADMINTON COURT |
| 19. AMPHITHEATER | 39. SEATING AREA |
| 20. DECK SEATING | 40. OUTDOOR EXERCISE |
| 21. OUTDOOR CHESS | 41. VIEWING GALLERY |
| 22. STEPPED SEATING | 42. MULTIPURPOSE PLAY FIELD |
| | 43. CONNECTING BRIDGE |
| | 44. CLUB HOUSE |

TYPICAL FLOOR PLAN

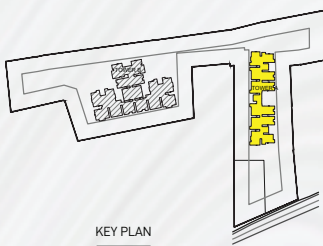
TOWER A - 3RD FLOOR



FLAT NO	TYPE	FACING	CARPET AREA		BALCONY		OPEN TERRACE		SALEABLE AREA
			SQMT	SQFT	SQMT	SQFT	SQMT	SQFT	
A-301	3BHK SMART	EAST	87.60	942.96	7.46	80.30	4.10	44.08	1480
A-302	2BHK	EAST	73.51	791.25	7.06	75.94	0.00	0.00	1210
A-303	2BHK	EAST	73.59	792.06	7.06	75.94	0.00	0.00	1210
A-304	2BHK	EAST	73.51	791.25	7.06	75.94	0.00	0.00	1210
A-305	2BHK	EAST	73.51	791.25	7.06	75.94	0.00	0.00	1210
A-306	3BHK SMART	EAST	87.62	943.10	7.46	80.30	4.10	44.08	1480
A-307	2BHK	WEST	74.35	800.25	4.42	47.58	5.40	58.07	1260
A-308	2BHK	WEST	74.35	800.31	3.64	39.18	0.00	0.00	1170
A-309	2BHK	WEST	74.37	800.47	3.64	39.18	0.00	0.00	1170
A-310	2BHK	WEST	73.45	790.61	8.03	86.43	3.90	41.98	1275
A-311	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-312	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-313	2BHK	WEST	74.36	800.44	4.42	47.58	4.29	46.18	1245

TYPICAL FLOOR PLAN

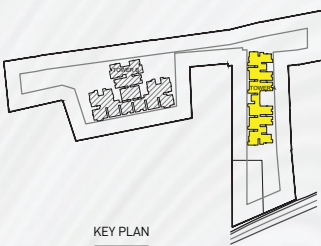
TOWER A - 4TH FLOOR



FLAT NO	TYPE	FACING	CARPET AREA		BALCONY		OPEN TERRACE		SALEABLE AREA
			SQMT	SQFT	SQMT	SQFT	SQMT	SQFT	
A-401	3BHK SMART	EAST	87.61	942.97	7.46	80.30	4.10	44.08	1480
A-402	2BHK	EAST	73.50	791.15	7.06	75.94	3.58	38.48	1260
A-403	2BHK	EAST	73.47	790.85	7.06	75.94	3.58	38.48	1260
A-404	2BHK	EAST	73.51	791.25	7.06	75.94	3.58	38.48	1260
A-405	2BHK	EAST	73.50	791.15	7.06	75.94	3.58	38.48	1260
A-406	3BHK SMART	EAST	87.62	943.11	7.46	80.30	4.75	51.07	1490
A-407	2BHK	WEST	74.33	800.11	4.42	47.58	6.11	65.77	1270
A-408	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-409	2BHK	WEST	74.37	800.47	3.64	39.18	2.47	26.59	1205
A-410	2BHK	WEST	73.45	790.61	8.03	86.43	0.00	0.00	1225
A-411	2BHK	WEST	74.36	800.44	3.64	39.18	2.47	26.59	1205
A-412	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-413	2BHK	WEST	74.39	800.68	4.42	47.58	6.11	65.77	1265

TYPICAL FLOOR PLAN

TOWER A - 5TH FLOOR

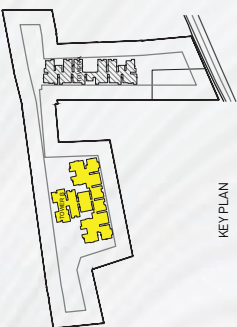
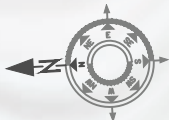


KEY PLAN

FLAT NO	TYPE	FACING	CARPET AREA		BALCONY		OPEN TERRACE		SALEABLE AREA
			SQMT	SQFT	SQMT	SQFT	SQMT	SQFT	
A-501	3BHK SMART	EAST	87.60	942.95	7.46	80.30	4.18	44.99	1480
A-502	2BHK	EAST	73.51	791.25	7.06	75.94	4.88	52.47	1275
A-503	2BHK	EAST	73.47	790.80	7.06	75.94	5.79	62.27	1290
A-504	2BHK	EAST	73.50	791.15	7.06	75.94	4.88	52.47	1275
A-505	2BHK	EAST	73.51	791.25	7.06	75.94	5.79	62.27	1290
A-506	3BHK SMART	EAST	87.62	943.10	7.46	80.30	4.12	44.29	1480
A-507	2BHK	WEST	74.36	800.45	4.42	47.58	4.29	46.18	1245
A-508	2BHK	WEST	74.37	800.47	3.64	39.18	2.47	26.59	1205
A-509	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-510	2BHK	WEST	73.46	790.68	8.03	86.43	0.00	0.00	1225
A-511	2BHK	WEST	74.36	800.40	3.64	39.18	0.00	0.00	1170
A-512	2BHK	WEST	74.36	800.44	3.64	39.18	2.47	26.59	1205
A-513	2BHK	WEST	74.36	800.43	4.42	47.58	4.42	47.52	1245

TYPICAL FLOOR PLAN

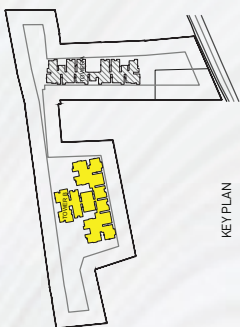
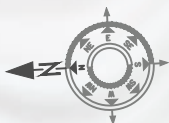
TOWER B - 3RD FLOOR



FLAT NO	TYPE	FACING	CARPET AREA		BALCONY		OPEN TERRACE		SALEABLE AREA
			SQMT	SQFT	SQMT	SQFT	SQMT	SQFT	
A-101	3BHK SMART	EAST	87.61	942.97	7.46	80.30	4.10	44.08	1480
A-102	2BHK	EAST	73.50	791.15	7.06	75.94	3.58	38.48	1260
A-103	2BHK	EAST	73.47	790.86	7.06	75.94	3.58	38.48	1260
A-104	2BHK	EAST	73.51	791.25	7.06	75.94	3.58	38.48	1260
A-105	2BHK	EAST	73.50	791.15	7.06	75.94	3.58	38.48	1260
A-106	3BHK SMART	EAST	87.62	943.11	7.46	80.30	4.82	51.88	1490
A-107	2BHK	WEST	74.33	800.11	4.42	47.58	6.11	65.77	1265
A-108	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-109	2BHK	WEST	74.37	800.47	3.64	39.18	2.47	26.59	1205
A-110	2BHK	WEST	74.36	800.44	3.64	39.18	2.47	26.59	1205
A-111	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-112	2BHK	WEST	74.39	800.68	4.42	47.58	6.11	65.77	1265

TYPICAL FLOOR PLAN

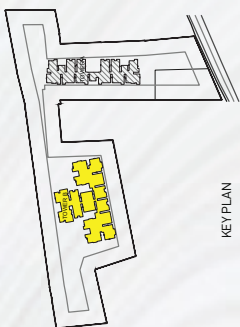
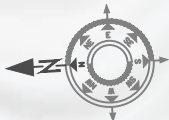
TOWER B - 4TH FLOOR



FLAT NO	TYPE	FACING	CARPET AREA		BALCONY		OPEN TERRACE		SALEABLE AREA
			SQMT	SQFT	SQMT	SQFT	SQMT	SQFT	
A-101	3BHK SMART	EAST	87.61	942.97	7.46	80.30	4.10	44.08	1480
A-102	2BHK	EAST	73.50	791.15	7.06	75.94	3.58	38.48	1260
A-103	2BHK	EAST	73.47	790.86	7.06	75.94	3.58	38.48	1260
A-104	2BHK	EAST	73.51	791.25	7.06	75.94	3.58	38.48	1260
A-105	2BHK	EAST	73.50	791.15	7.06	75.94	3.58	38.48	1260
A-106	3BHK SMART	EAST	87.62	943.11	7.46	80.30	4.82	51.88	1490
A-107	2BHK	WEST	74.33	800.11	4.42	47.58	6.11	65.77	1265
A-108	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-109	2BHK	WEST	74.37	800.47	3.64	39.18	2.47	26.59	1205
A-110	2BHK	WEST	74.36	800.44	3.64	39.18	2.47	26.59	1205
A-111	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-112	2BHK	WEST	74.39	800.68	4.42	47.58	6.11	65.77	1265

TYPICAL FLOOR PLAN

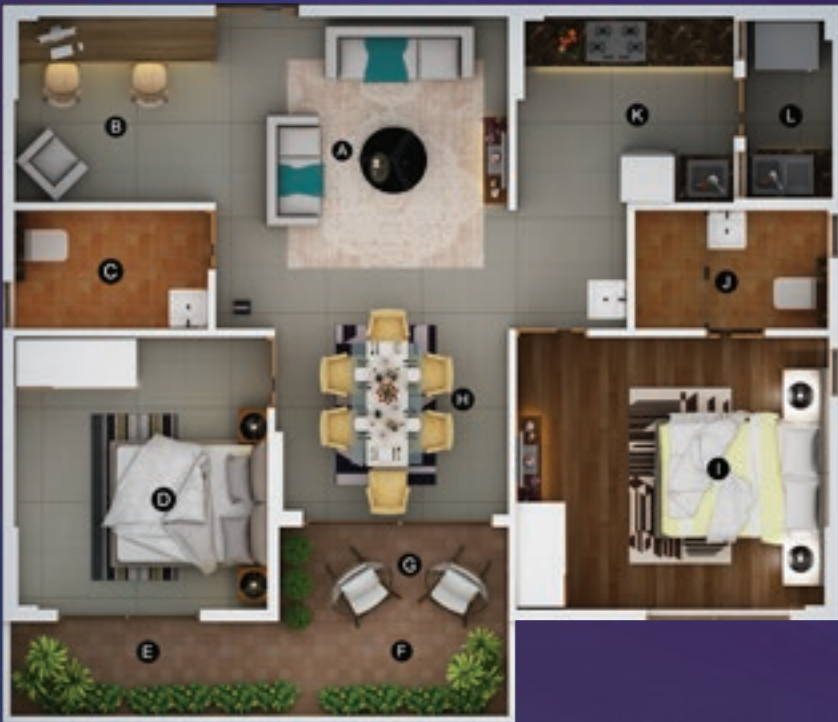
TOWER B - 5TH FLOOR



FLAT NO	TYPE	FACING	CARPET AREA		BALCONY		OPEN TERRACE		SALEABLE AREA
			SQMT	SQFT	SQMT	SQFT	SQMT	SQFT	
A-101	3BHK SMART	EAST	87.61	942.97	7.46	80.30	4.10	44.08	1480
A-102	2BHK	EAST	73.50	791.15	7.06	75.94	3.58	38.48	1260
A-103	2BHK	EAST	73.47	790.86	7.06	75.94	3.58	38.48	1260
A-104	2BHK	EAST	73.51	791.25	7.06	75.94	3.58	38.48	1260
A-105	2BHK	EAST	73.50	791.15	7.06	75.94	3.58	38.48	1260
A-106	3BHK SMART	EAST	87.62	943.11	7.46	80.30	4.82	51.88	1490
A-107	2BHK	WEST	74.33	800.11	4.42	47.58	6.11	65.77	1265
A-108	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-109	2BHK	WEST	74.37	800.47	3.64	39.18	2.47	26.59	1205
A-110	2BHK	WEST	74.36	800.44	3.64	39.18	2.47	26.59	1205
A-111	2BHK	WEST	74.36	800.44	3.64	39.18	0.00	0.00	1170
A-112	2BHK	WEST	74.39	800.68	4.42	47.58	6.11	65.77	1265

TYPICAL UNIT SIZES

2 BHK + STUDY



- A Living : 13'0" x 12'2"
- B Study : 7'9" x 8'4"
- C Toilet : 5'0" x 8'0"
- D Bed room : 11'4" x 10'6"
- E Balcony: 3'11" x 8'8"
- F Open terrace : 3'11" x 12'0"
- G Balcony : 3'7" x 9'6"
- H Dining: 7'9" x 9'8"
- I Master bed room : 11'4" x 13'0"
- J Toilet: 5'0" x 8'0"
- K Kitchen : 7'9" x 9'0"
- L Utility: 7'7" x 3'7"

SBA- 1290 SQ.FT
CARPET AREA- 791 SQ.FT

TYPICAL UNIT SIZES

3 BHK SMART



- A Living: 12'40" x 15'7"
- B Kitchen : 8'0" x 9'0"
- C Utility : 7'10" x 3'7"
- D Open terrace : 12'11" x 3'11"
- E Toilet: 4'5" x 8'6"
- F Master bed room : 11'6" x 13'0"
- G Balcony : 3'11" x 9'0"
- H Balcony: 3'11" x 9'0"
- I Dining : 9'2" x 9'4"
- J Toilet: 8'0" x 5'0"
- K Bed room : 11'6" x 11'2"
- L Toilet: 4'5" x 7'7"
- M Bed room: 8'0" x 11'2"

SBA- 1530 SQ.FT
CARPET AREA- 943 SQ.FT

TYPICAL UNIT SIZES

3 BHK GRAND



- A Living: 16'3" x14'3"
- B Bed room : 11'0" x 11'6"
- C Open terrace: 11'2" x 3'11"
- D Toilet : 5'0" x 8'0"
- E Bed room : 12'4" x 11'6"
- F Toilet : 9'0" x 4'5"
- G Dining : 12'8" x 9'6"
- H Balcony: 4'0" x 22'2"
- I Master bed room : 14'4" x 12'0"
- J Toilet: 5'0" x 8'6"
- K Utility : 9'0" x 3'9"
- L Kitchen: 9'2" x 8'4"

SBA- 1700 SQ.FT
CARPET AREA- 1081 SQ.FT

SPECIFICATIONS

STRUCTURE

- R.C.C framed structure.

MASONRY

- External: 6" solid block ; Internal : 4" solid block

FLOORING

- Vitrified tiles flooring for living, dining and bedrooms.
Antiskid tiles for balconies, utility and toilet.

DOORS AND WINDOWS

- Main door : Teak wood frame with laminated shutter
- Bedroom doors : Sal wood frames with laminated shutter
- Toilet doors: Sal wood frames with laminated shutters
- Windows: UPVC windows shutters with toughened glass

KITCHEN

- Black granite platform with stainless steel sink and 2 feet height glazed tiles dado above the platform
- Provision of aqua-guard point and washing machine in utility area

TOILETS

- Coloured glazed tiles up to 7 ft. height
- Fittings and accessories: EWC commode and wash basins (white colour) of Cera/Jaguar/Essess or equivalent make
- Hot and cold wall mixer, pillar cock, health faucet in each toilet of standard make like Jaguar/Essess or equivalent brand

PAINTING

- Inside- one coat of primer with two coats emulsion paint with smooth finish
- Exterior walls- one coat of primer and two coats of exterior emulsion

ELECTRIFICATION

- Power supply for 2 BHK, 2.5 BHK and 3 BHK apartments
- Concealed KEI/Salzer/Anchor/equivalent copper wiring with Anchor/Honeywell or equivalent plate, switches and necessary points in each room
- One Earth Leakage Circuit Breaker (ELCB) for each apartment
- One Miniature Circuit Breaker (MCB) for each room

BACK UP GENERATOR FACILITY

- Standby generator for light in common area, lifts and pumps with 100% backup and 1KVA power backup to each apartment.

LIFTS

- Lifts for each block of Johnson/Kone or equivalent

SECURITY

Round the clock security intercom facility from each apartment to security room, club house and other apartments.

FACILITIES

- Sewage treatment plant as per NOC norms, rainwater harvesting pits as per plumbing consultant.
- Compound wall all around the layout.

ABOUT



LIVING THE LEGACY

MYHNA Properties, established in 2011, is a distinguished construction company in Bengaluru, recognised for their customer-friendly designs, unwavering commitment to quality and a reputation for delivering distinctive homes. With a keen focus on aesthetics, each project reflects a blend of warmth and friendliness. Their undying commitment to quality and timely delivery sets MYHNA Properties apart, evident in the growing number of satisfied customers who attest to the excellence of every MYHNA Properties. Proudly standing behind prestigious ventures in prime locations across Bengaluru and Mysuru, MYHNA Properties continues to be a trusted name in the world of construction and real estate.

Address: #83, 1st Floor G.P. Plaza, Outer Ring Road, Anand Nagar, Near Kalamandir,
Above Karnataka Bank, Marathahalli, Bengaluru-37.

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