

TVS

TVS Emerald



THE
ESTATE
2011

RERA No: TN/30/Layout/2533/2023 | www.rera.tn.gov.in

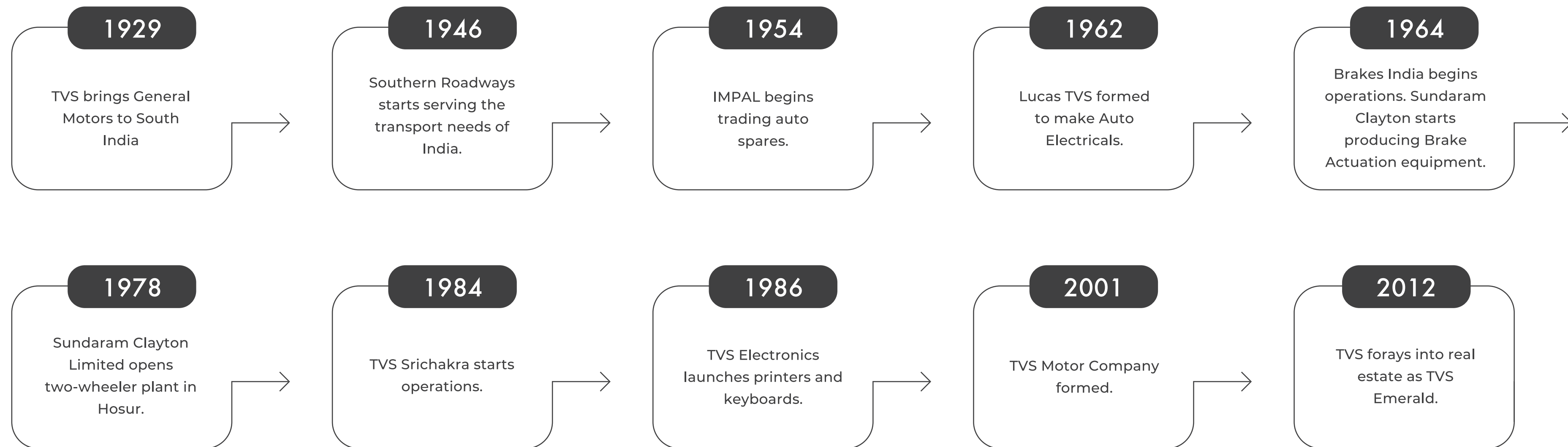
TVS

A LEGACY OF TRUST



1911

Shri T V Sundaram Iyengar
Launches South India's first Rural Bus Service.

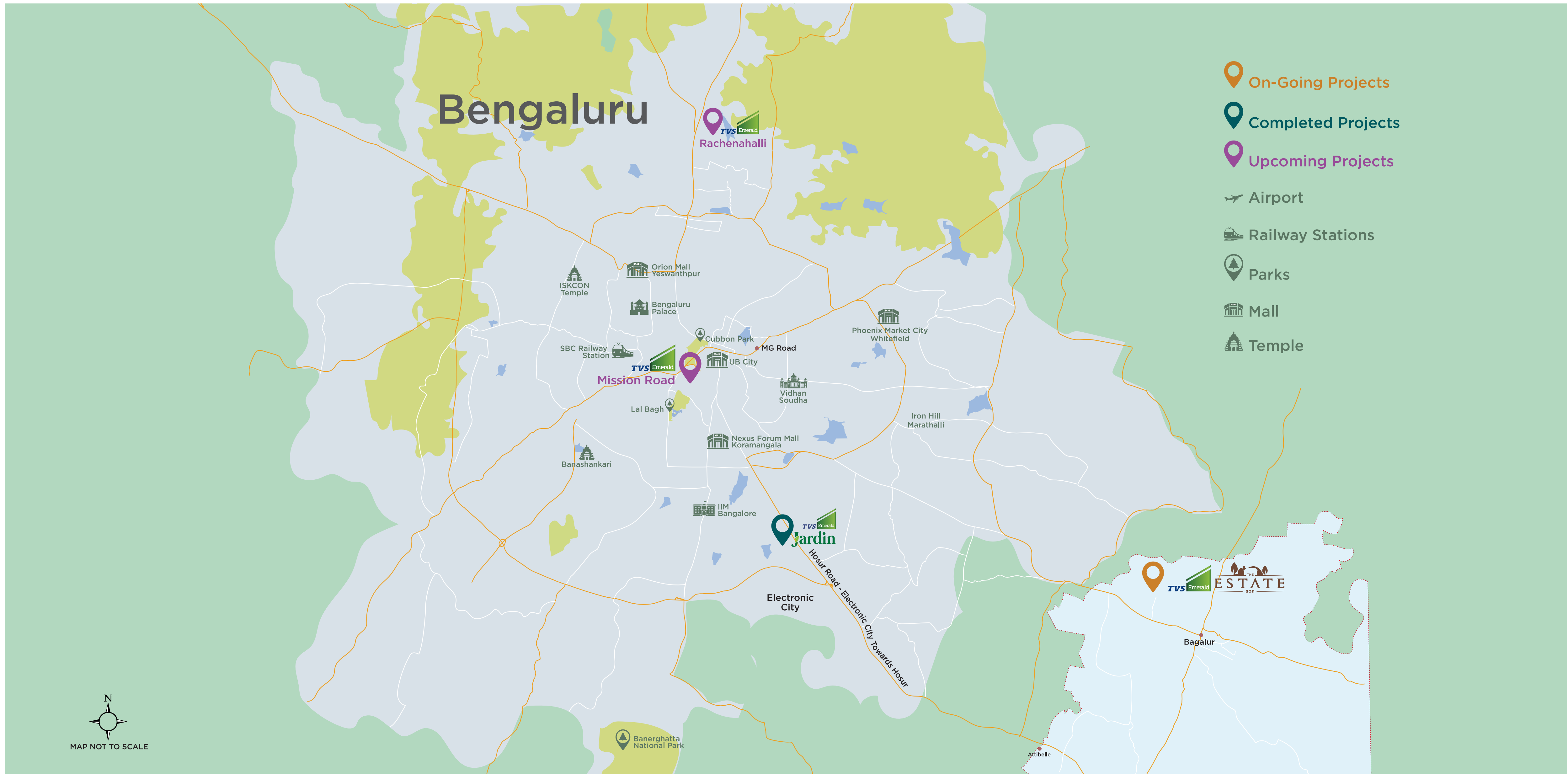


A 112 YEAR YOUNG BRAND

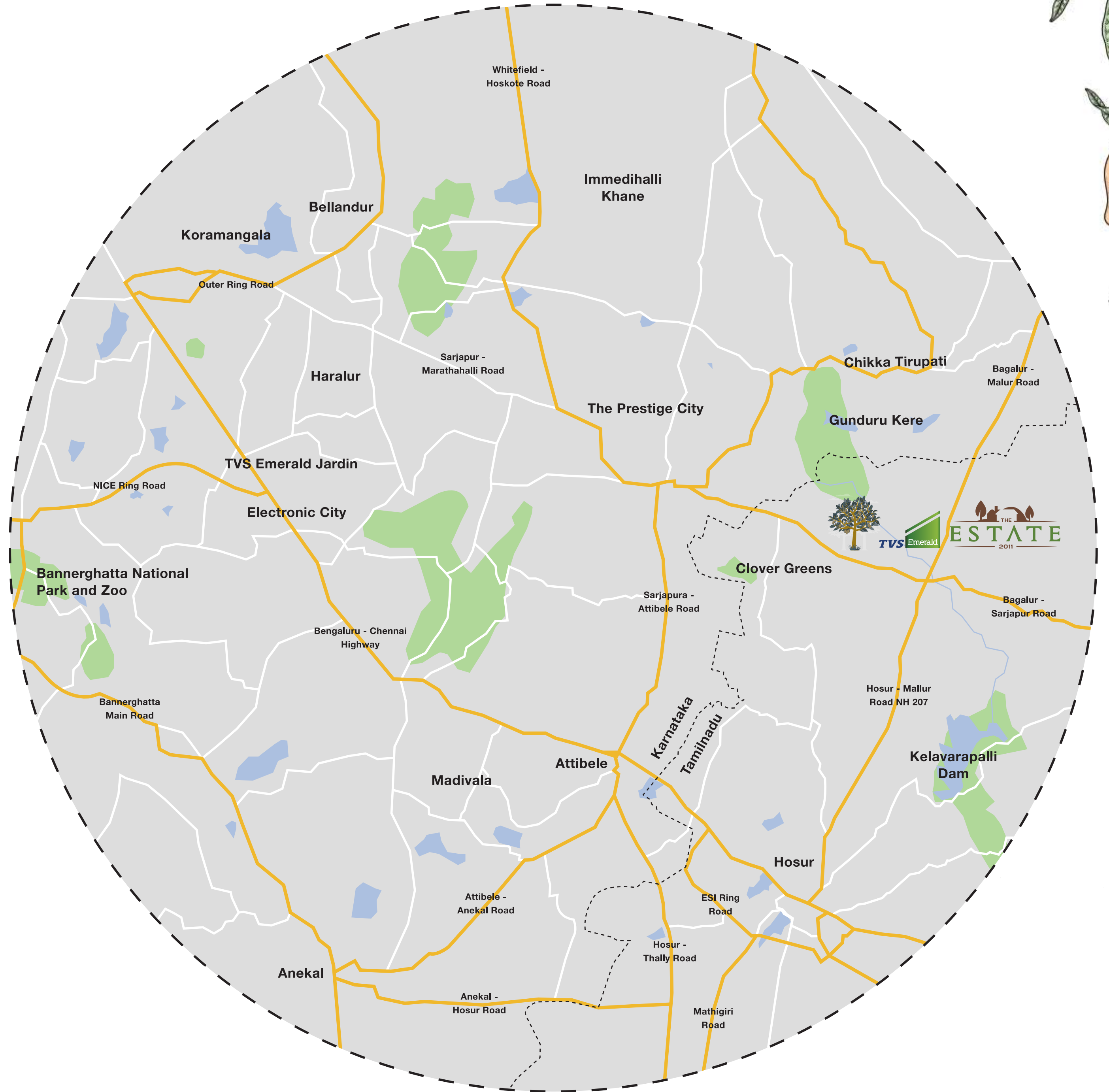
TVS EMERALD PORTFOLIO IN CHENNAI - COMPLETED: 3 | ON-GOING: 6 | UPCOMING: 4



TVS EMERALD PORTFOLIO IN BENGALURU - ON-GOING: 1 | UPCOMING: 3



LOCATION UNVEIL





Marathahalli Whitefield

Koramangala

Madiwala

Outer Ring Road

Haralur

RGA Tech Park

Wipro SEZ IT

Upcoming Forum Mall

Upcoming Sarjapur Metro Station

Town Hospital

Chikka Tirupati

Gunduru Kere

Bagalur - Malur Road

NICE Ring Road

TVS Emerald Jardin

Sarjapur

THE ESTATE 2011

Bannerghatta National Park and Zoo

Electronic City

Bengaluru - Chennai Highway

Clover Greens

Navodhaya B.Ed College

Bagalur

Bagalur - Sarjapur Road

Bannerghatta Main Road

Electronic City IT Parks

Sarjapur - Attibele Road

Attibele

Hosur

Hosur - Malur Road NH 207

Agape Hospital

Kelavarapalli Dam

A lush jungle scene with a large tree archway framing a view of ancient stone ruins in the distance. The scene is filled with green foliage, moss-covered tree trunks, and several green fruits hanging from the branches. The lighting is soft and natural, highlighting the textures of the bark and the vibrant colors of the plants.

LOCATION

— HIGHLIGHTS —



Stock images for representation purpose only.

Approx time & distance as per google maps | <https://themetrorailguy.com/2022/03/06/hebbal-sarjapur-line-readded-to-bangalore-metro-phase-3-plans/>

PROPOSED SARJAPUR METRO STATION - 10 MINUTES





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Approx time & distance as per google maps.

D-MART - 15 MINUTES





Stock images for representation purpose only.
Approx time & distance as per google maps | <https://forumalls.in/about/>

UPCOMING FORUM MALL, SARJAPUR - 20 MINUTES





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Approx time & distance as per google maps.

WIPRO SEZ IT - 25 MINUTES





EDUCATIONAL INSTITUTIONS

Navodhaya B.Ed College - 2 minutes

National School - 5 minutes

Vijay vidhyashram School - 12 minutes

Azim Premji University - 18 minutes

Indus International School - 20 minutes

ISME - 21 minutes

Oakridge International School - 22 minutes

Silveroak International School - 24 minutes

Christ International School - 26 minutes

TISB - 30 minutes

Greenwood International School - 30 minutes

Approx time & distance as per google maps

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HOSPITALS

Agape multi-speciality Hospital - 12 minutes

Town Hospital - 12 minutes

Spandana Heart and Super Speciality
Hospital - 18 minutes

Bellanus Champion Hospital - 35 minutes

Manipal Hospital - 43 minutes

Motherhood Hospital - 51 minutes

Approx time & distance as per google maps

Stock images for representation purpose only





COMMERCIAL HUBS

New Infosys Campus (Sarjapur) - 16 minutes

Hosur IT Park - 20 minutes

Hosur Industrial Town - 27 minutes

New Wipro Sez - 30 minutes

RGA Tech Park - 35 minutes

Malur Industrial Area - 36 minutes

Wipro HQ - 41 minutes

Bommasandra Industrial Area - 44 minutes

RMZ Ecoworld - 45 minutes

Embassy Tech Village - 47 minutes

Electronic City IT Parks - 50 minutes

ITPL Tech Park - 55 minutes

Approx time & distance as per google maps

Stock images for representation purpose only



ENTERTAINMENT HUBS

Epic Golf - 12 minutes

Dmart - 15 minutes

Decathlon - 31 minutes

Central Mall - 37 minutes

Total Mall - 39 minutes

Forum Value Mall - 42 minutes

Brookefield Mall - 47 minutes

Inorbit Mall - 52 minutes

Phoenix Market City - 56 minutes

Approx time & distance as per google maps

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— PRESENTING —



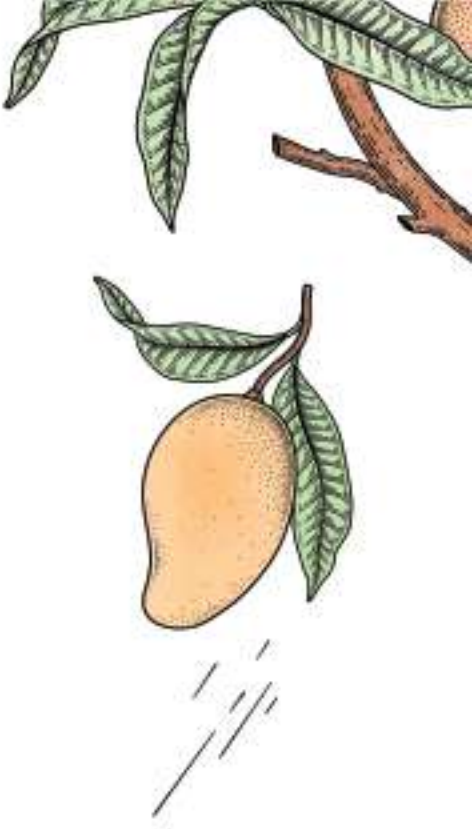
THE
ESTATE
2011



— YOUR PRIVATE RESORT —
IN THE MIDST OF MANGO ORCHARDS

A plotted development, located in the midst of a lush green mango orchard, offering residents a peaceful and tranquil environment to live in, that attracts anyone who want to escape the hustle and bustle of the city and enjoy a more relaxed lifestyle.

MASTER LAYOUT PLAN



A. ENTRY/EXIT

B. ARANYAM

- 1 PET PARK
- 2 SENIOR CITIZEN PLAZA
- 3 MEDITATION AND RELAXATION CENTRE
- 4 ADVENTURE PLAY
- 5 TREE DECK
- 6 HUT AREA
- 7 CAMPING TENTS

C. MANDALAM

- 1 SENIOR ACTIVITY AREA
- 2 CHILDREN ACTIVITY ZONE
- 3 ADVENTURE PLAY
- 4 AMPHITHEATRE
- 5 WALKING / JOGGING TRACK
- 6 CYCLING / SKATING TRACK
- 7 RESPITE AREA (SEATING)
- 8 HERB GARDEN
- 9 SCENTED GARDEN

D. SWARGAM

- 1 OUTDOOR GYM
- 2 SEATING AREA AND PARK
- 3 MULTI-PURPOSE COURT

E. PRIVATE LAND

F. CLUBHOUSE



PLOT CATEGORY

- PREMIUM (571-746 SQ.FT.)
- GRANDE (1422- 1982 SQ.FT.)
- IMPERIAL (2022 - 2885 SQ.FT.)
- PALATIAL (3016 - 5743 SQ.FT.)

Disclaimer: Clubhouse is proposed to be constructed, subject to approvals by the competent authorities.

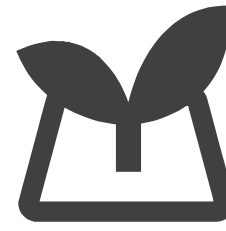
The plots in the Project consist of plots for sale, plots reserved for future use of Promoter and plots not open for sale. The "plots for sale" and "plots reserved for future use of Promoter" consist of plots bearing numbers 1 to 232, 238 to 365, 372 to 377, 383, 384, 387 and 396 to 506 in the Project. The "plots not open for sale" consist of plots bearing nos. 233 to 237, 366 to 371, 378 to 382, 385, 386 and 388 to 395 in the Project, that are currently not offered for sale to the customers due to the alleged claim of few third-party individuals against such plots, which claim the Promoter has not accepted. The "plots for sale" and "plots reserved for future use of Promoter" does not have any claim of any third party.

For more details: Application form and agreements shall be referred.

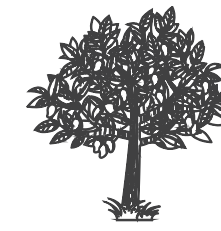
PROJECT HIGHLIGHTS



32.3 Acres



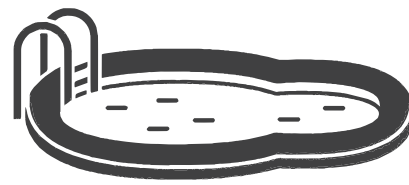
461 Plots



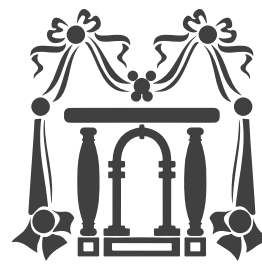
Mango Orchards &
Silver Oak Trees



3 Types of Mangoes - Kesar,
Imam Pasand & Alphonso



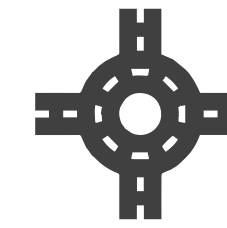
50+ Amenities Spread Across
3 Zones - Aranyam, Mandalam
& Swargam



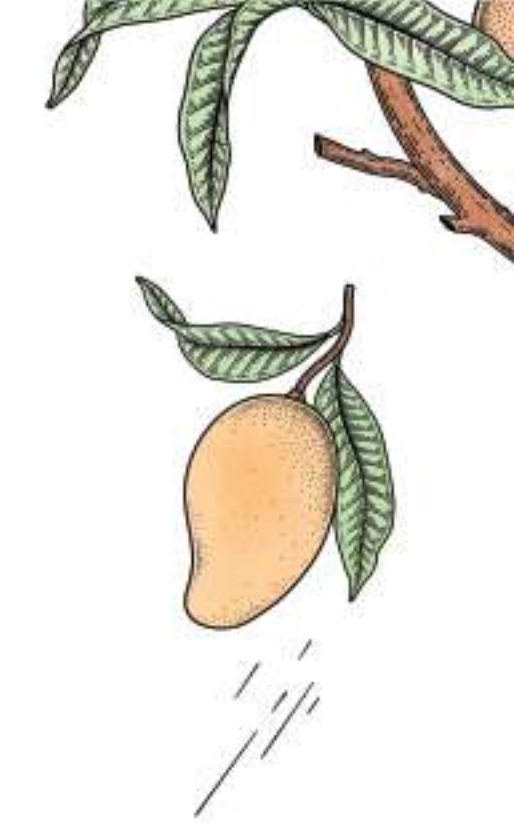
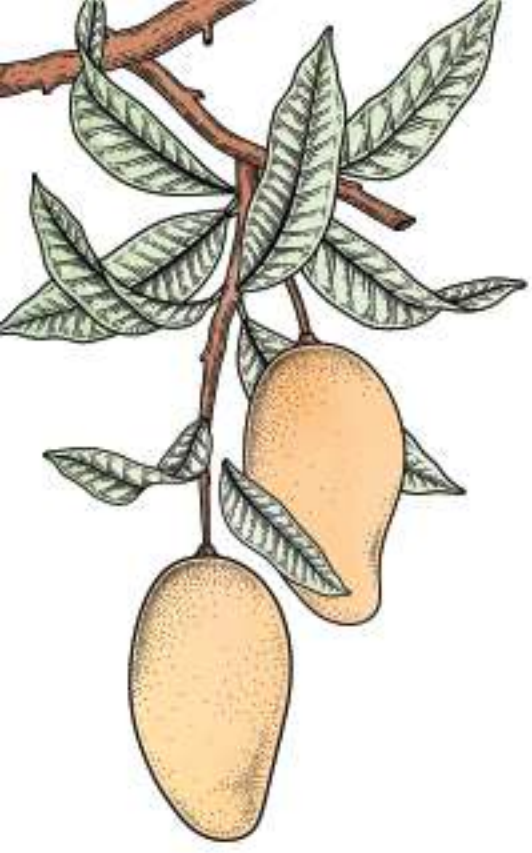
Grand Clubhouse



Adventure Zones

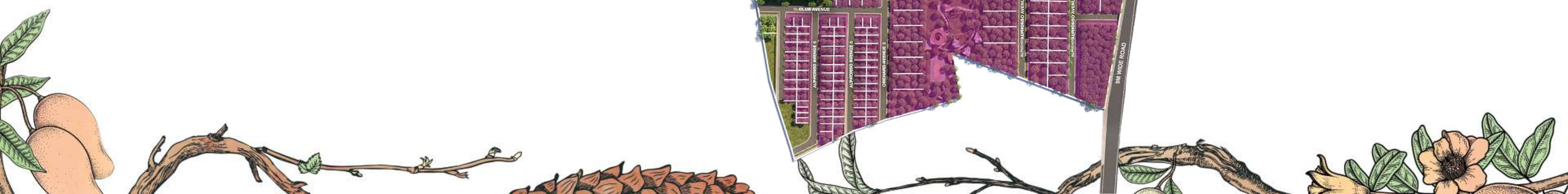


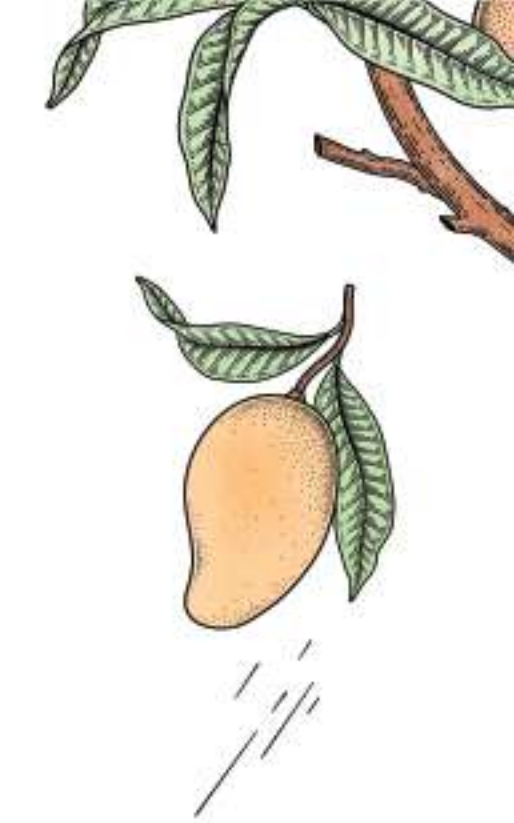
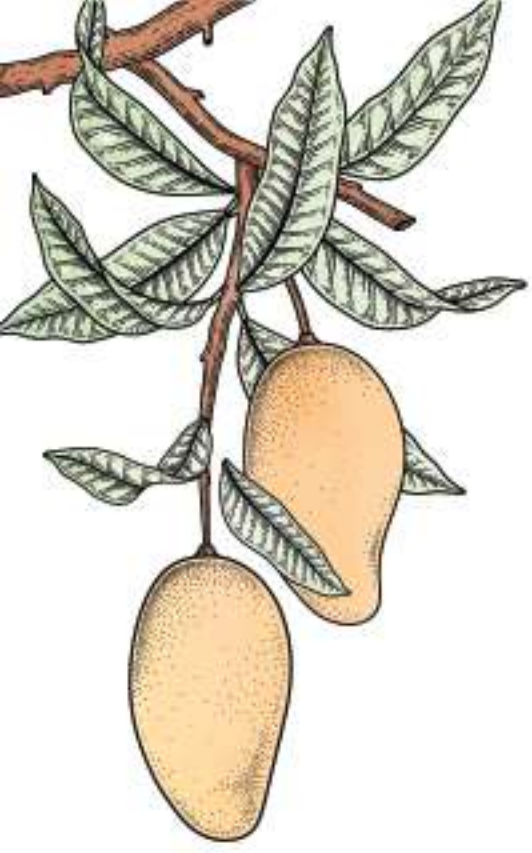
Strategically Connected
to Bengaluru



TYPES OF MANGOES

- ALPHONSO**
- IMAM PASAND**
- KESAR**





3 TYPES OF MANGOES



Kesar mangoes owe their name to their saffron appearance and heavenly taste.

This variety, highly renowned for their distinct sweet flavour, is considered to be the 'Queen of Mangoes'.

The mango is said to have been known as "Kesar" since 1934 when the Nawab of Junagadh Muhammad Mahabat Khan III said "This is Kesar" looking at the orange pulp of the fruit—kesar being Gujrati/Hindi for saffron.



Imam Pasand is a lesser known and exclusive mango cultivar, grown in Srirangam, Tamil Nadu in India.

The name suggests regal origins and it is said to have been the fruit of choice for India's royalty.

It is prized by connoisseurs for its unique taste and it has been considered as the 'King of Mangoes'.



Alphonso is named after Afonso de Albuquerque, a distinguished military and viceroy of Portuguese India from 1509 to 1515.

Mango sorbet, ice cream, lassi, soufflé, mousse, and puree are some culinary preparations using Alphonso mangoes.

The Alphonso is prized in domestic and international markets for its taste, fragrance and vibrant color.

It is exported to various countries, including Japan, Korea and Europe.





Artist's impression. Not an actual site image.

THE GRAND ENTRANCE EXPERIENCE

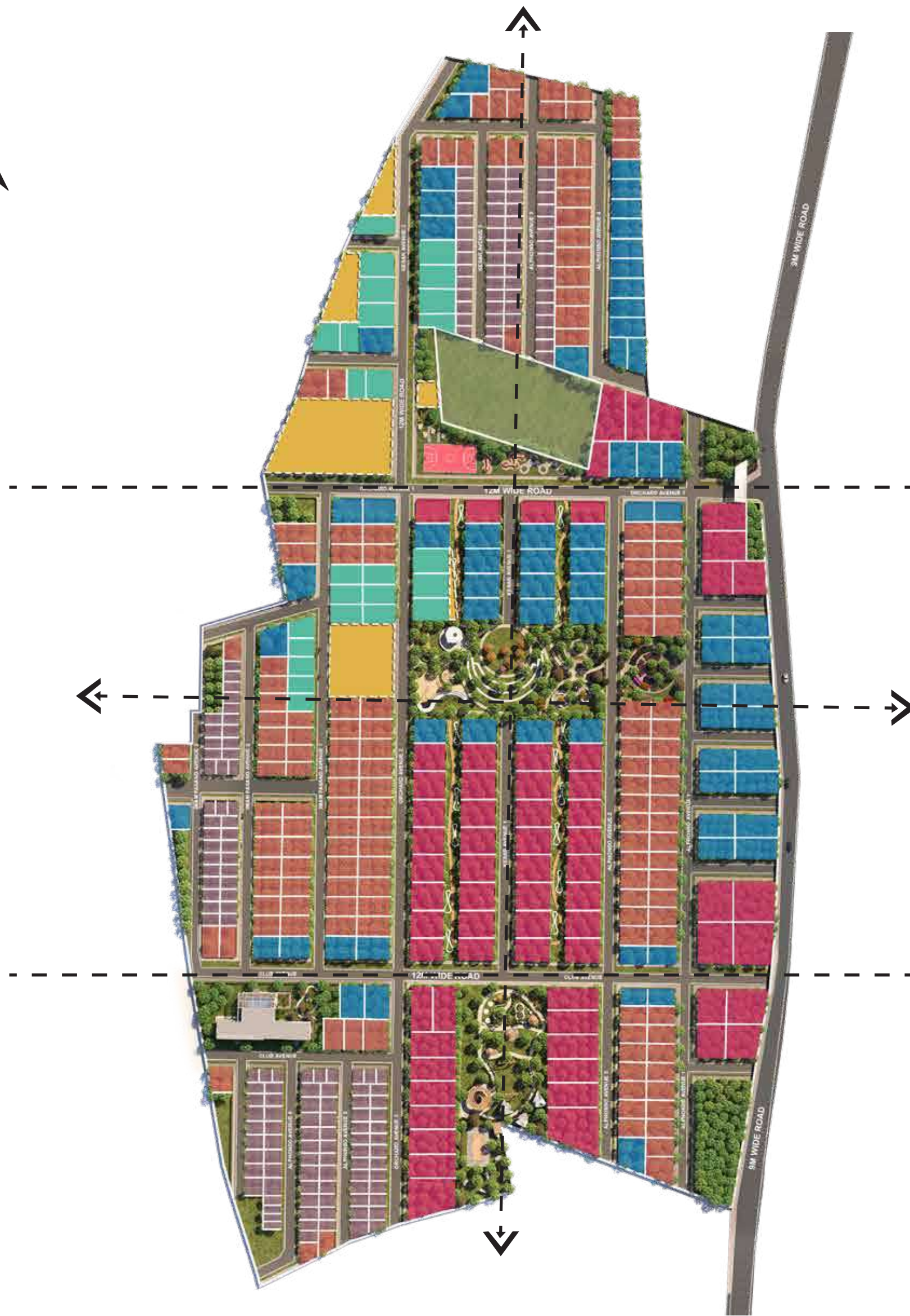
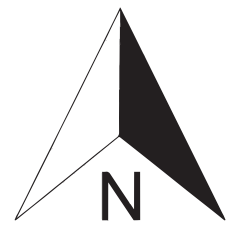
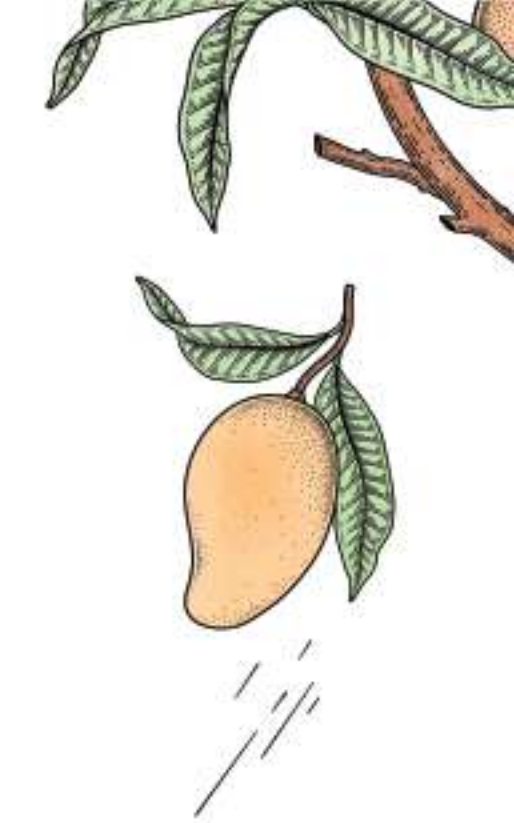
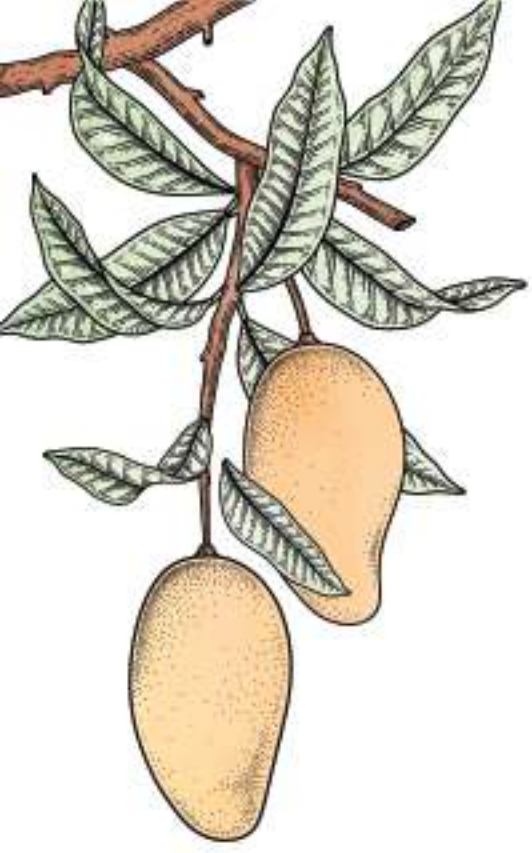




— TRI-LOKAM —

3 WORLDS

— *1 Universe, 3 Experiences* —



SWARGAM

MANDALAM

ARANYAM



SWARGAM

- 01. SEATING AREA & PARK
- 02. OUTDOOR GYM
- 03. MULTIPURPOSE COURT





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SEATING AREA & PARK





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OUTDOOR GYM





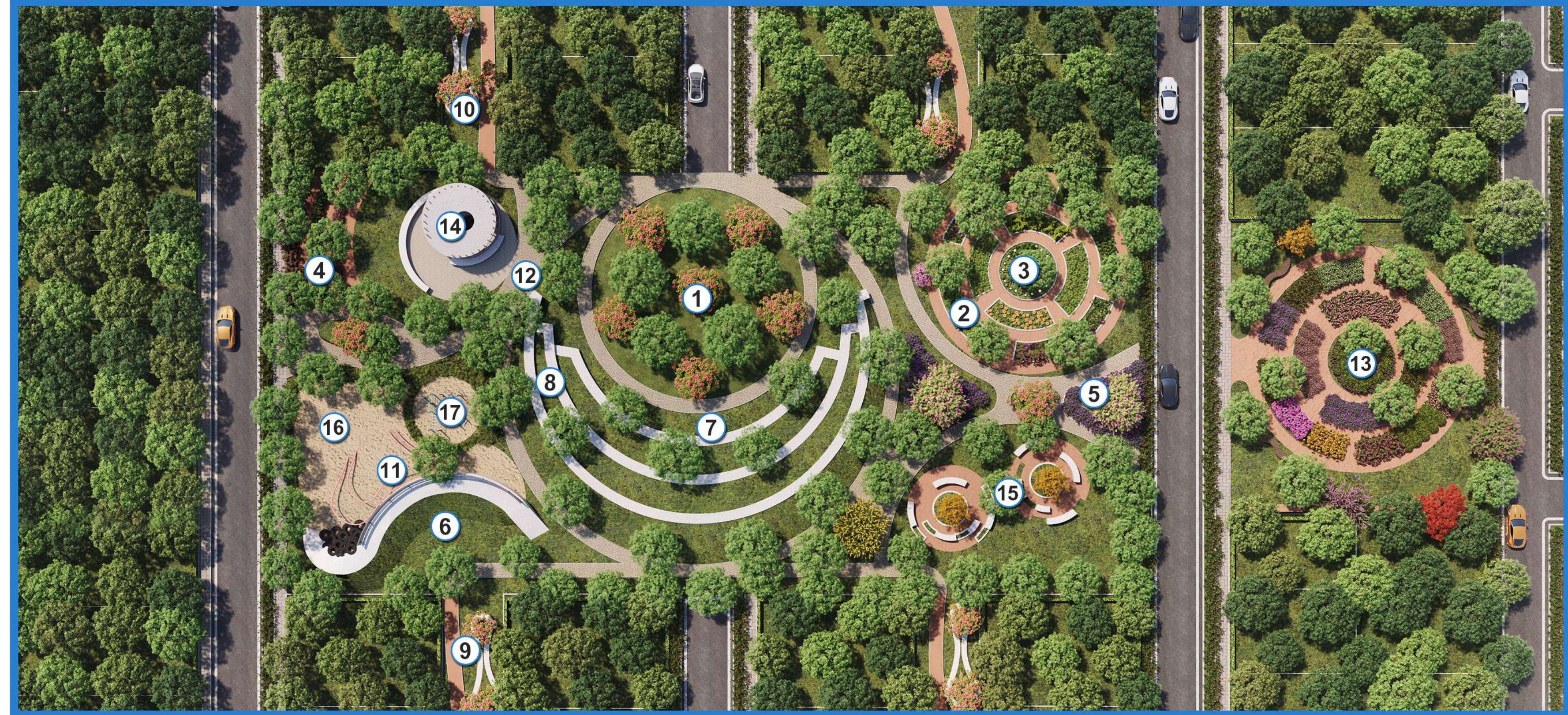
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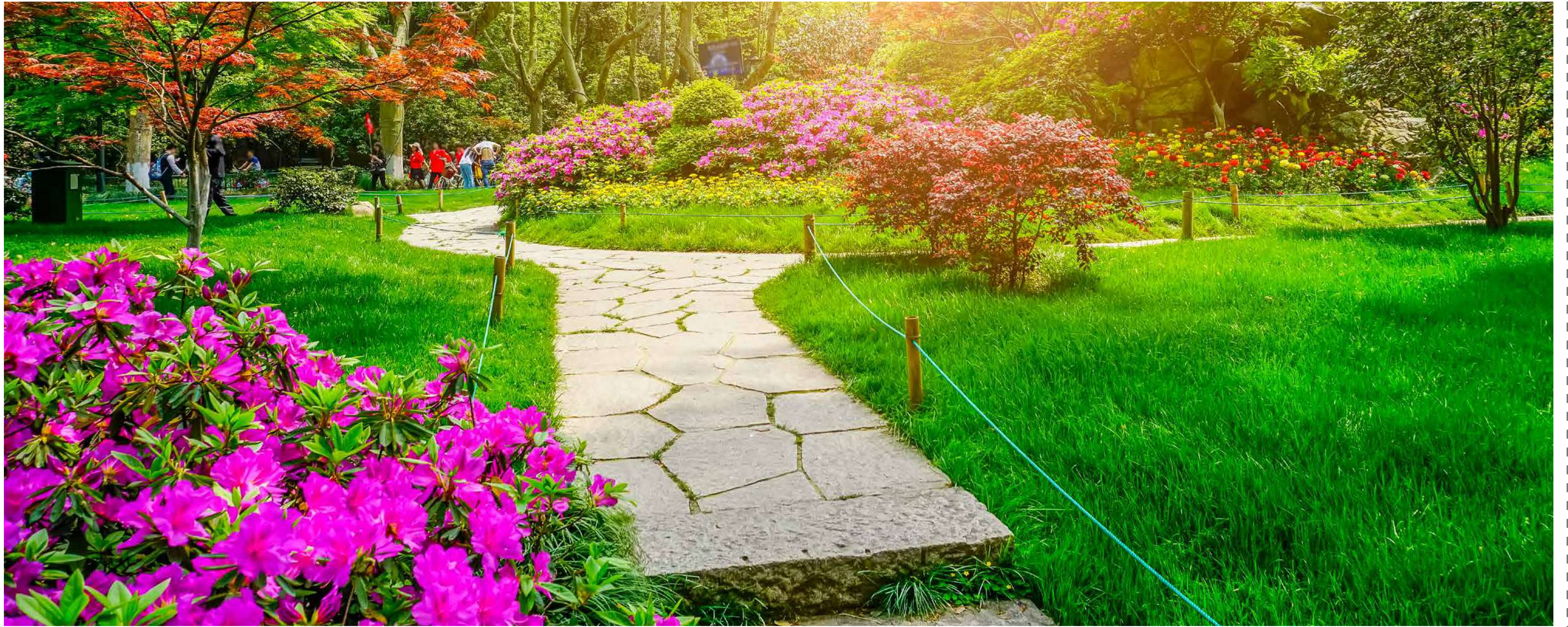
MULTI-PURPOSE COURT



MANDALAM

01. MANDALA GARDEN
02. VEGETABLE GARDEN
03. HERB GARDEN
04. FLOWER GARDEN
05. LEVEL GARDENS
06. CHECK DAMS
07. AMPHITHEATRE
08. GATHERING SPACES
09. CYCLING/SKATING TRACK
10. WALKING/JOGGING TRACK
11. CHILDREN ACTIVITY ZONE
12. REFLEXIVE PATHWAYS
13. SCENTED GARDENS
14. SENIOR ACTIVITY AREA
15. RESPITE AREA (SEATING)
16. SAND BED
17. ADVENTURE PLAY





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MANDALA GARDEN





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VEGETABLE GARDEN





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HERB GARDEN





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LEVEL GARDENS





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CHECK DAMS





Artist's impression. Not an actual site image.

AMPHITHEATRE





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GATHERING SPACES





Artist's impression. Not an actual site image.

CYCLING / SKATING TRACK





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WALKING / JOGGING TRACK





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CHILDREN ACTIVITY ZONE

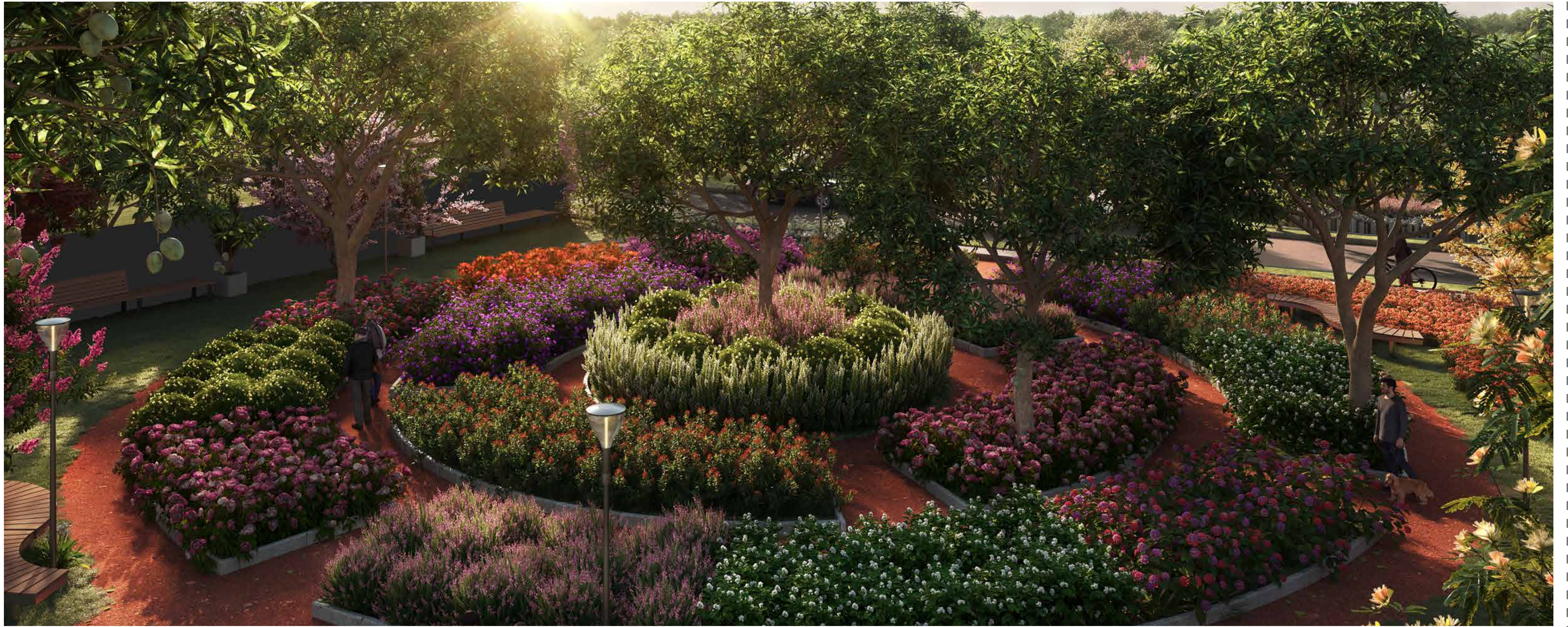




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REFLEXIVE PATHWAYS





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SCENT GARDEN





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SENIOR ACTIVITY AREA





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RESPITE AREA (SEATING)





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SAND BED





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ADVENTURE PLAY



ARANYAM

01. ADVENTURE PLAY
02. TREE HOUSE
03. LOFT NETS
04. CAMPING TENTS
05. OPEN FIREPLACE
06. PET FRIENDLY AREA
07. STAR GAZING POINTS
08. YOGA DECKS
09. REFLEXOLOGY PATHWAYS
10. RELAXATION POINTS
11. FOREST WALK
12. TREE DECK
13. MEDITATION AND RELAXATION CENTRE
14. PET PARK
15. HUTS AREA
16. SENIOR CITIZEN PLAZA
17. BIRD GARDEN





Artist's impression. Not an actual site image.

ADVENTURE PLAY





Artist's impression. Not an actual site image.

TREE HOUSE





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LOFT NETS





Artist's impression. Not an actual site image.

CAMPING TENTS





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OPEN FIREPLACE

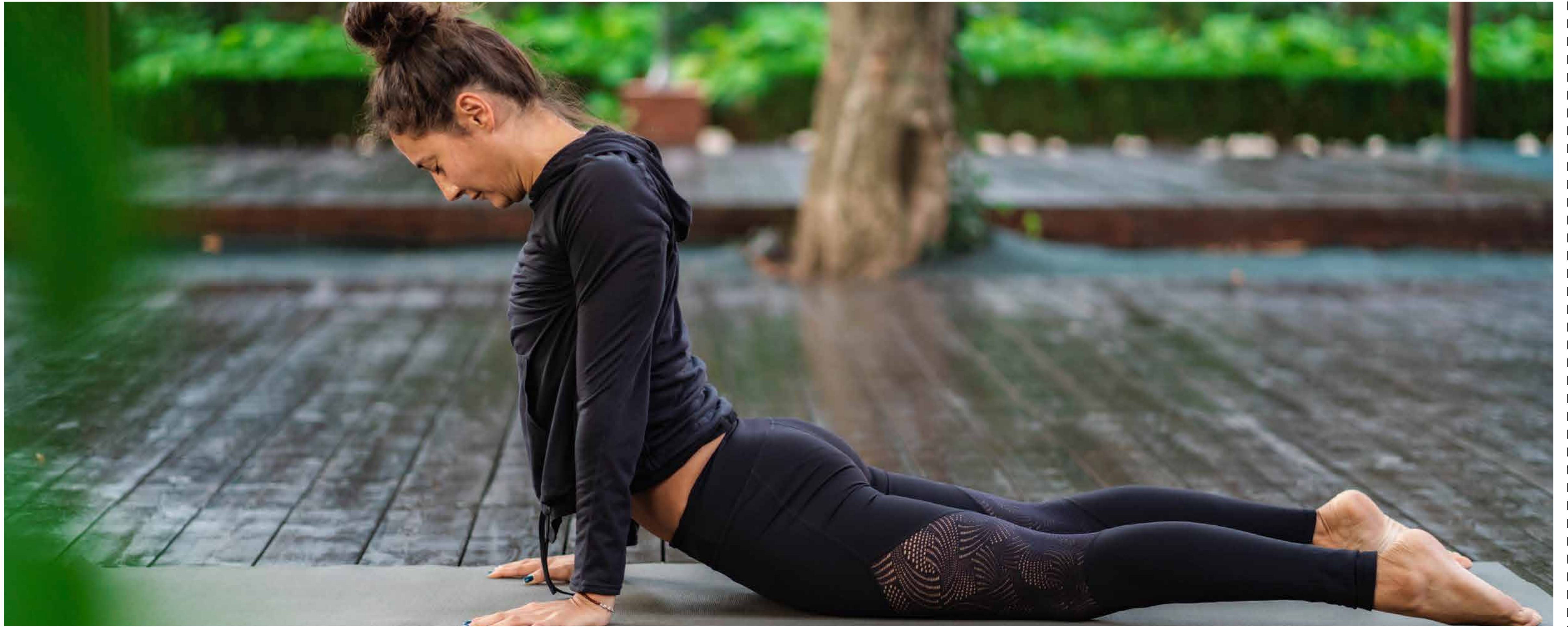




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STAR GAZING POINTS





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YOGA DECKS





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REFLEXOLOGY PATHWAYS

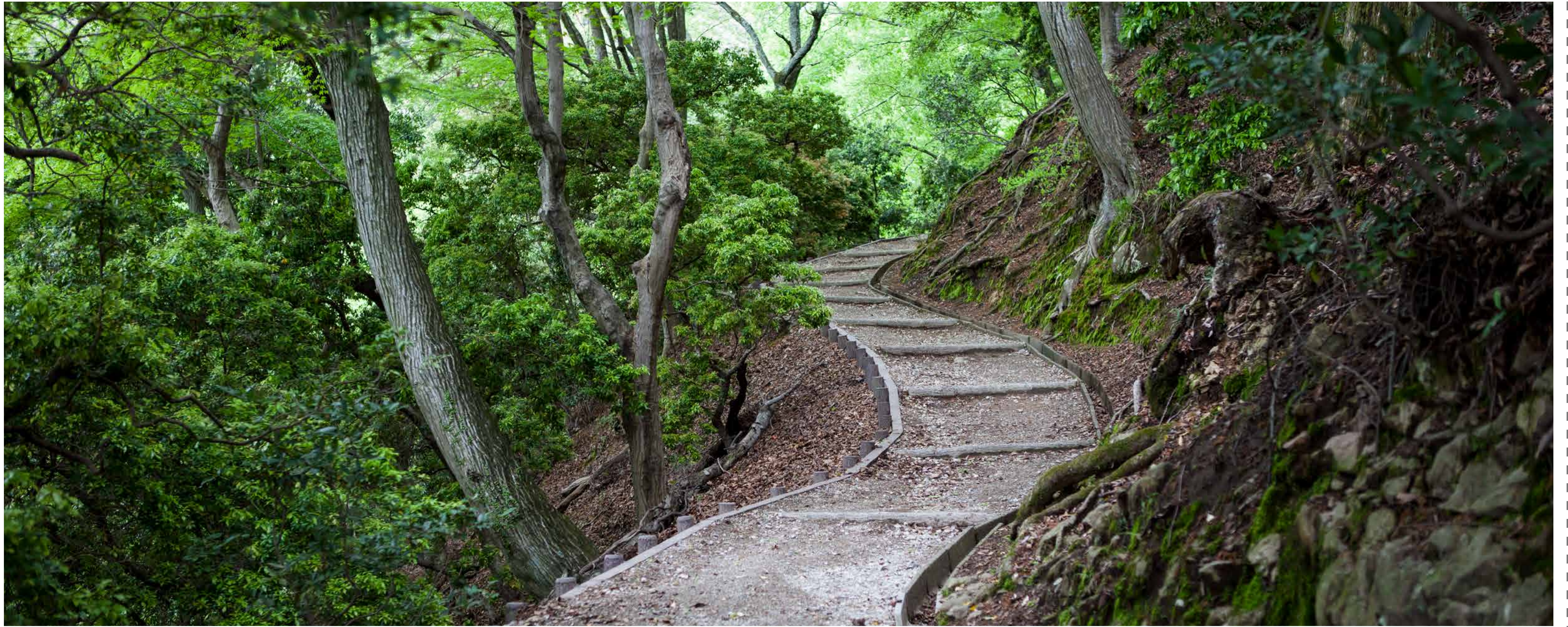




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RELAXATION POINTS

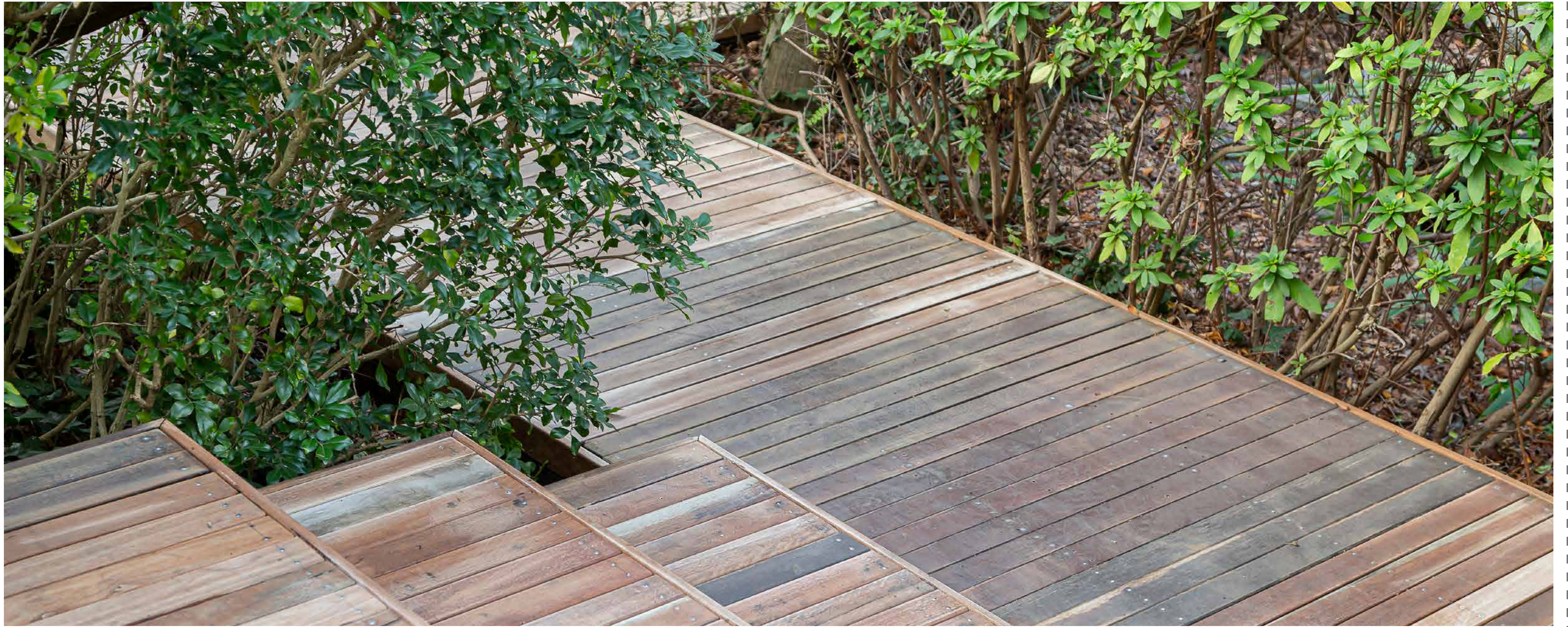




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FOREST WALK





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TREE DECK





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MEDITATION & RELAXATION CENTRE





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PETS' PARK





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HUT AREA





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SENIOR CITIZEN PLAZA





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BIRD GARDEN



A lush jungle scene with a large tree archway framing a view of a stone archway in the distance. The scene is filled with green foliage, moss, and several large green fruits hanging from the tree branches. The lighting is soft and natural, creating a serene and mysterious atmosphere.

— THE GRAND —
CLUBHOUSE

CLUBHOUSE

01. SWIMMING POOL

02. OUTDOOR LOUNGE AREA

03. INTERIOR

- RECEPTION AND WAITING AREA.
- ENTRY LOBBY AND HANG-OUT AREA
- LIBRARY
- MULTI-PURPOSE HALL
- INDOOR CO-WORKING SPACE
- MEETING ROOM
- OUTDOOR CO-WORKING SPACE
- INDOOR GAMES
- PARTY DECK
- GYM
- HOME THEATRE
- SAUNA
- GUEST ROOMS





Artist's impression. Not an actual site image.

THE GRAND CLUBHOUSE





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UNIQUE LOBBY EXPERIENCE





Artist's impression. Not an actual site image.

SWIMMING POOL





Artist's impression. Not an actual site image.

BANQUET HALL





Artist's impression. Not an actual site image.

GUEST ROOMS





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STATE OF THE ART GYMNASIUM





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BANQUET LAWN





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INDOOR GAMES ROOM



PRICING

TYPOLOGY	SALEABLE AREA (IN SQ.FT.)	STANDARD EOI PRICE * (IN RS. LAKH)	ELITE EOI PRICE * (IN RS. LAKH)	
			MINIMUM	MAXIMUM
Premium	571 - 746	₹ 21.99	₹ 13.27	₹ 17.99
Grande	1422 - 1982	₹ 57.99	₹ 31.72	₹ 45.99
Imperial	2022 - 2885	₹ 95.99	₹ 42.45	₹ 74.99
Palatial	3016 - 5743	₹ 161.99	₹ 65.04	₹ 131.99

Additionally advance maintenance charges (Rs.18 per sq.ft.), Clubhouse membership charges (Rs.25,000 to Rs.75,000 as applicable), legal fees including respective deposits (if any applicable) and all other statutory charges including but not limited to GST, stamp duty & registration charges, municipal taxes, pass-through charges if any etc., are not included in the price and are payable as may be mentioned in the definitive agreements.

EOI PROCESS

WHY AN EOI?



LOWEST PRICE GUARANTEE

Guaranteed lowest price benefit. Also stay protected from price increase at launch.



CHOICE OF PLOT

Once your Expression of Interest (EOI) is submitted, you will be assigned a priority number. When we are ready to allot plot, you will be invited as per your priority number to book your plot with us.



TIME ADVANTAGE

EOI allows you adequate time to plan your finances, before undertaking the purchase of your apartment.

HERE IS HOW IT WORKS

TYPE OF EOI	AMOUNT TO BE PAID (RS.)			
	PREMIUM	GRANDE	IMPERIAL	PALATIAL
Standard (Refundable)	50,000	1,00,000	1,00,000	1,00,000
Elite (Non-Refundable)	1,00,000	3,00,000	4,00,000	6,00,000

TVS



TVS Emerald



THE
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