

TVS EMERALD ISLE OF TREES



1911

SHRI T V SUNDARAM IYENGAR

Launches South India's first Rural Bus Service

A LEGACY OF TRUST

A 113 YEAR YOUNG BRAND



1929

TVS bring General Motors to South India.

1946

Southern Roadways starts serving the transport needs of India.

1954

IMPAL begins trading auto spares.

1962

Lucas TVS formed to make Auto Electricals.

1964

Brakes India begins operations. Sundaram Clayton starts producing Brake Actuation equipment.

1978

Sundaram Clayton Limited opens two-wheeler plant in Hosur.

1984

TVS Srichakra starts operations.

1986

TVS Electronics launches printers and keyboards.

2001

TVS Motor Company formed.

2012

TVS forays into real estate as TVS Emerald.

OUR PRESENCE IN CHENNAI

On-Going Projects: 10

Aaranya | GreenAcres | Green Enclave
Elements | Peninsula | Hamlet | Luxor |
Lakeshore | Udyana | Heartland

Completed Projects: 3

Flourish | Green Hills | Lighthouse

Upcoming Projects: 1

Senior Citizen Living, Thaiyur



Airport



Flyover/
Bridge



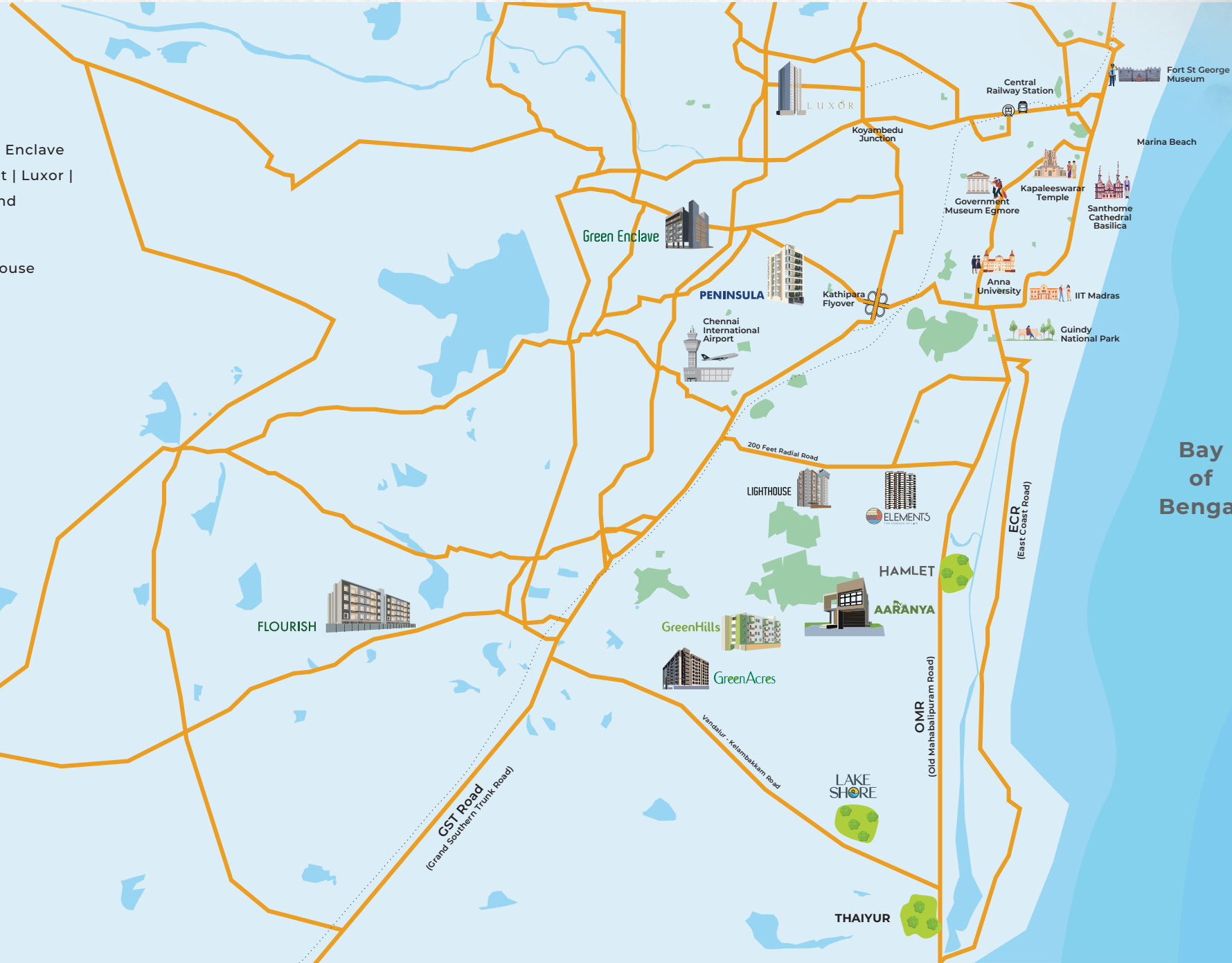
Metro
Stations



Railway
Stations



MAP NOT TO SCALE



Bay of Bengal

OUR PRESENCE IN BENGALURU

Bengaluru



Kempegowda International Airport



Rachenahalli



ISKCON Temple



National Gallery of Modern Art



Bangalore Palace



St. Mary's Basilica



KSR Railway Station



Cubbon Park

Ulsoor Lake



Vidhan Soudha



Government Museum



Mission Road



Lalbagh botanical garden



Christ University

Koramangala



IIM Bangalore



Jardin

Electronic City

Hosur Road - Electronic City Towards Hosur

Whitefield

Iron Hill Marathalli

Sarjapura



ESTATE

Bagalur

Hosur

On-Going Projects: 2

Jardin | The Estate

Upcoming Projects: 2

Rachenahalli | Mission Road



Airport



Railway Stations

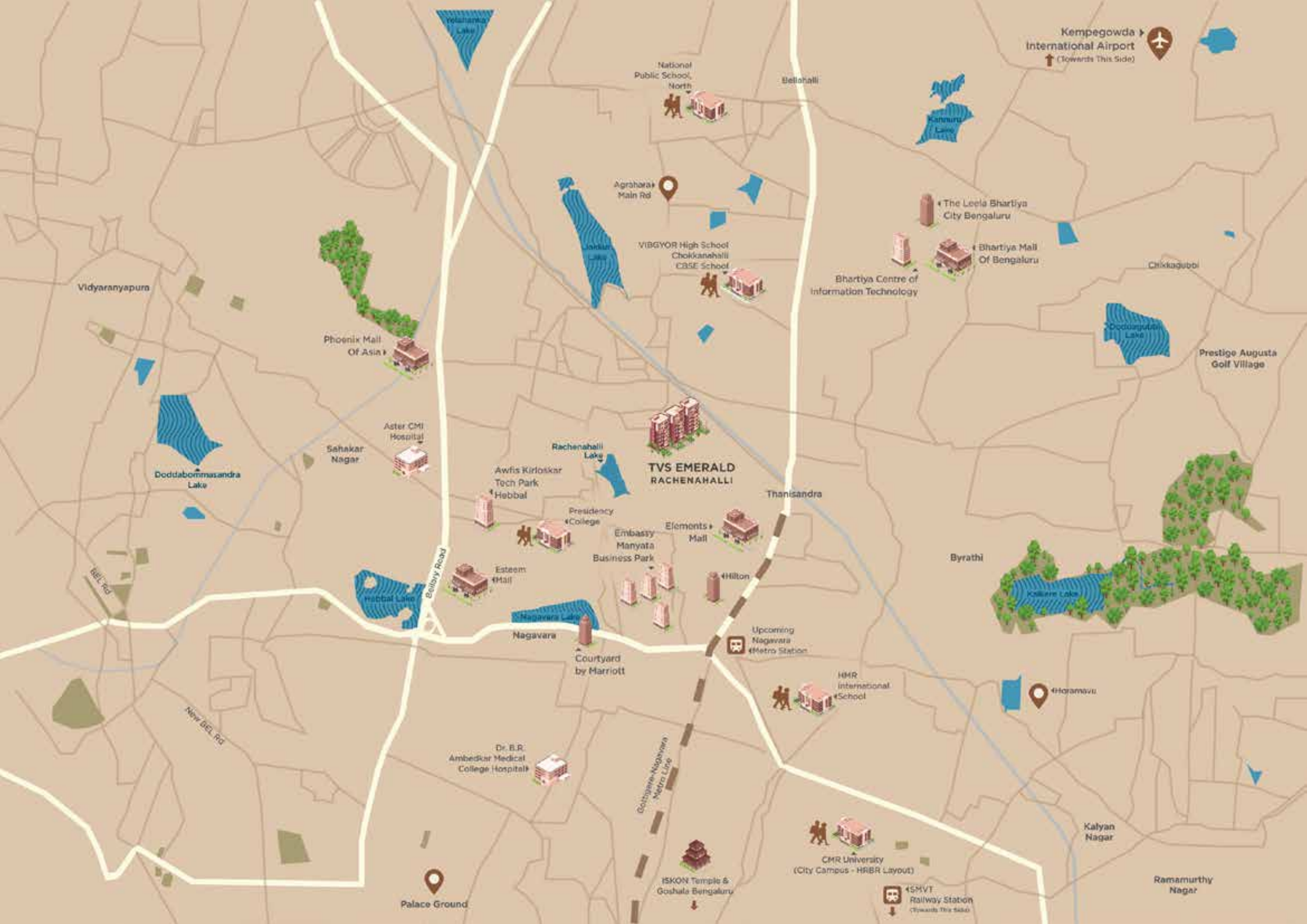


MAP NOT TO SCALE

LOCATION HIGHLIGHTS

EVERY TURN REVEALS A NEW DELIGHT





Kempegowda International Airport
↑ (Towards This Side)

National Public School, North
Bellahalli

Agrahara Main Rd

VIBGYOR High School
Chikkanehalli
CBSE School

The Leela Bhartiya City Bengaluru
Bhartiya Centre of Information Technology
Bhartiya Mall Of Bengaluru

Chikkagubi

Vidyaranyapura

Phoenix Mall Of Asia

Prestige Augusta Golf Village

Doddabommasandra Lake

Aster CMI Hospital
Sehakar Nagar

Rachenahalli Lake

TVS EMERALD RACHENAHALLI

Thanisandra

Awfis Kirlotkar Tech Park
Hebbal

Presidency College
Embassy Manyata Business Park
Elements Mall

Byrathi

Kalkere Lake

BEL Rd

Hebbal Lake

Esteeem Mall
Nagavara

Nagavara Lake

Hilton

Upcoming Nagavara Metro Station

New BEL Rd

Courtyard by Marriott

HR International School

Horamavu

Dr. B.R. Ambedkar Medical College Hospital

Bothigera-Nagavara Metro Line

ISKON Temple & Goshala Bengaluru

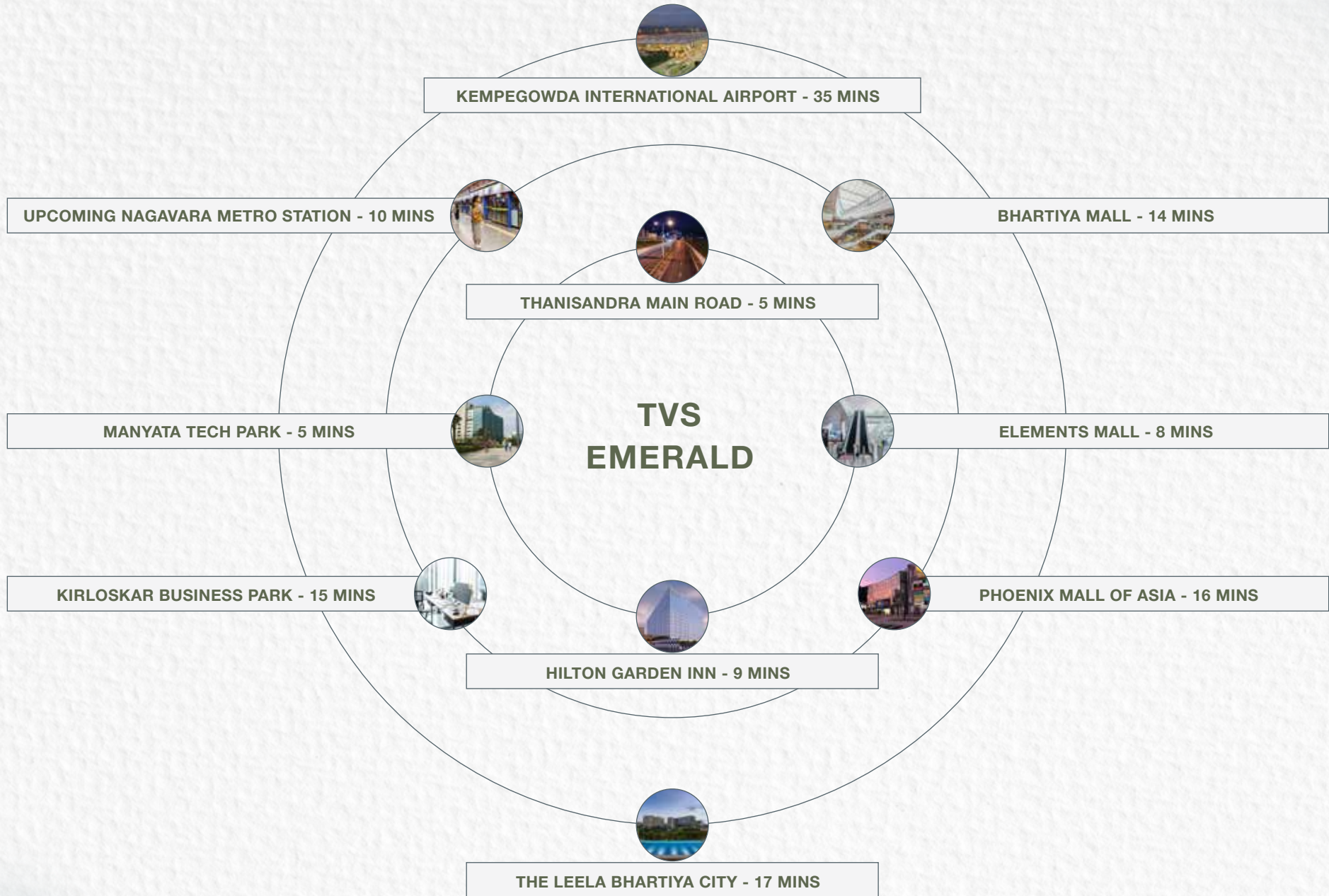
CHR University (City Campus - HRBR Layout)

Kalyan Nagar

Ramamurthy Nagar

Palace Ground

45MVT Railway Station (Towards This Side)



SCHOOLS

- Government Primary School, Rachenahalli - 750 M
- Sri Vivekandanda Public School - 1 KM
- North Hills International School - 3.2 KM
- St. Joseph's English High school - 4.3 KM
- St. Michael's High School - 4.4 KM
- VIBGYOR High - 4.5 KM

COLLEGES

- Kristu Jayanti College - 3.7 KM
- Presidency College - 4.5 KM
- Dr B R Amedkar Medical College - 6.1 KM
- CMR University - 6.8 KM
- Atria University - 7.8 KM
- REVA Independent College - 8 KM

IT HUBS

- Embassy Manyata Tech Park - 2.6 KM
- Esko Graphics India Private Limited - 2.8 KM
- Bharatiya Centre of Information Technology - 4.5 KM
- Tech Vulcan Solutions - 4.6 KM
- Awfis Kirloskar Tech Park - 5.1 KM
- Gravitye Steel Structures LLP - 8.7 KM

HOSPITALS

- Aster CMI Hospital - 5.1 KM
- Manipal Hospital Hebbal - 5.3 KM
- Mediscope Hospital - 6.8 KM
- Medstar Specilaity Hospital - 6.9 KM
- Bangalore Baptist Hospital - 7.3 KM
- KK Hospital - 7.7 KM

ENTERTAINMENT HUBS

- Elements Mall - 2.8 KM
- Phoenix Mall - 4.7 KM
- Bharatiya Mall of Bengaluru - 5.6 KM
- The Galleria Mall - 6.7 KM

TRANSPORT

- Upcoming Nagavara Metro - 3.4 KM
- SMVT Railway Station - 9.9 KM

MASTER LAYOUT PLAN

WHERE VISION MEETS STRUCTURE





MASTER LAYOUT PLAN



1. URBAN FOREST

- Overlooking Deck
- Onion Shaped Dome
- Board Walk
- Swing Seat

2. MULTI-PURPOSE HALL

- Water Feature
- Pebble Seating
- Tennis Court

3. TOWER - A

- Tower-A Lobby Entry
- Seating Plaza
- Fern Garden
- Work Pod
- Kids' Play Area

4. TOWER - B

- Tower-B Lobby Entry
- Outdoor Library
- Outdoor Gym
- Yoga Deck
- Bamboo Garden
- Butterfly Garden

5. TOWER - C

- Tower-C Lobby Entry

6. PET PARK

- Pickleball Court

8. JOGGING TRACK

9. 12TH FLOOR TERRACE TOWER-A

- Party Lawn
- Pebble Seating
- Onion Shaped Dome

10. 14TH FLOOR TERRACE TOWER-A

- Deck Space
- Party Lawn

11. 13TH FLOOR TERRACE TOWER-B

- Co-working Space

12. 14TH FLOOR TERRACE TOWER-B

- Yoga Deck
- Sky Lounge
- Terrace Party Area
- Onion Shaped Dome

13. 12TH FLOOR TERRACE TOWER-C

- Outdoor Work Station
- Library
- Onion Shaped Dome

14. 14TH FLOOR TERRACE SPORTS TERRACE

- Putting Golf
- Foosball
- Stage
- Stepped Seating

15. CLUBHOUSE

- Swimming Pool
- Kids' Pool
- Squash Court

- Meeting Room
- Table Tennis & Billiards
- Foosball & Board Games

- Kids' Play Area
- Massage
- Unisex Salon

- Gymnasium
- Conference Room
- Workstations

URBAN FOREST

AT THE HEART OF YOUR HOME



PRODUCT HIGHLIGHTS

INNOVATIVE DESIGN, EXCEPTIONAL LIVING





Artist's impression. Not an actual site image.



LAND AREA

2.71 ACRES



NO. OF TOWERS

3



NO. OF APARTMENTS

154



BUILDING HEIGHT

2B + STILT + 14 FLOORS



TYOLOGIES

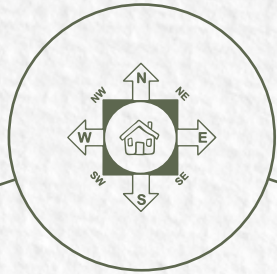
3 BHK PREMIUM - ~1500 SQ. FT.

3 BHK GRANDE - ~1825 SQ. FT.

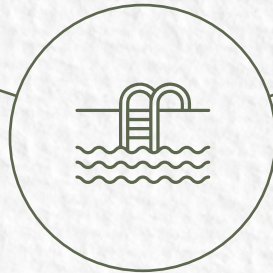
4 BHK - ~2375 SQ. FT.



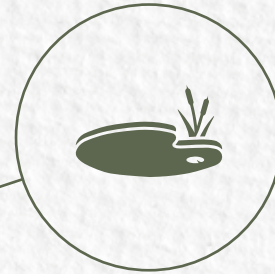
100%
CORNER HOMES



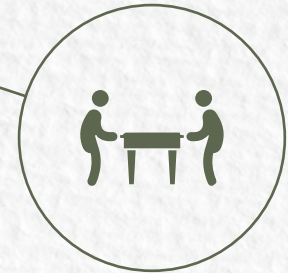
VAASTU
COMPLIANT HOMES



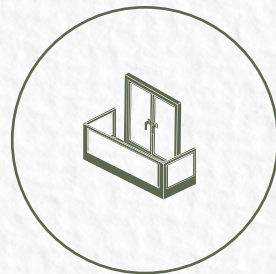
40+
AMENITIES



LAKE VIEW FROM
TERRACES



GRAND
CLUBHOUSE



PREMIUM
SPECIFICATIONS



IGBC GOLD
PRE-CERTIFIED

AMENITIES

DESIGNED TO ENHANCE YOUR LIFESTYLE





KIDS' PLAY AREA



PICKLEBALL COURT



JOGGING TRACK



OUTDOOR GYM



PET PARK

AMENITIES

CLUBHOUSE LEVEL





SWIMMING POOL & KIDS' POOL



SQUASH COURT



TABLE TENNIS & POOL



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FOOSBALL & BOARD GAMES

AMENITIES

TERRACE LEVEL





Stock images for representation purpose only

ROOFTOP PARTY DECK



PUTTING GOLF



YOGA SPACE



PROVISION FOR LIBRARY



STEPPED SEATING STAGE

UNIT PLANS

FROM CONCEPT TO CONCRETE





3 BHK PREMIUM

B02

SALEABLE AREA: ~1500 SQ. FT.

NOTE:

Room dimensions indicated area from unplastered surfaces and would vary after plastering / tiling. | Indicated balcony dimensions are inclusive of parapet / skirting / railing width.
Interiors shown are for representation purpose only. | The saleable area in square feet has been rounded off the nearest decimal.



3 BHK PREMIUM

C02

SALEABLE AREA: ~1500 SQ. FT.

NOTE:

Room dimensions indicated area from unplastered surfaces and would vary after plastering / tiling. | Indicated balcony dimensions are inclusive of parapet / skirting / railing width.
Interiors shown are for representation purpose only. | The saleable area in square feet has been rounded off the nearest decimal.



3 BHK GRANDE

B01

SALEABLE AREA: ~1825 SQ. FT.

NOTE:

Room dimensions indicated area from unplastered surfaces and would vary after plastering / tiling. | Indicated balcony dimensions are inclusive of parapet / skirting / railing width.

Interiors shown are for representation purpose only. | The saleable area in square feet has been rounded off the nearest decimal.



3 BHK GRANDE

B03

SALEABLE AREA: ~1825 SQ. FT.

NOTE:

Room dimensions indicated area from unplastered surfaces and would vary after plastering / tiling. | Indicated balcony dimensions are inclusive of parapet / skirting / railing width.

Interiors shown are for representation purpose only. | The saleable area in square feet has been rounded off the nearest decimal.



3 BHK GRANDE

B04

SALEABLE AREA: ~1825 SQ. FT.

NOTE:

Room dimensions indicated area from unplastered surfaces and would vary after plastering / tiling. | Indicated balcony dimensions are inclusive of parapet / skirting / railing width.

Interiors shown are for representation purpose only. | The saleable area in square feet has been rounded off the nearest decimal.



3 BHK GRANDE

C03

SALEABLE AREA: ~1825 SQ. FT.

NOTE:

Room dimensions indicated area from unplastered surfaces and would vary after plastering / tiling. | Indicated balcony dimensions are inclusive of parapet / skirting / railing width.

Interiors shown are for representation purpose only. | The saleable area in square feet has been rounded off the nearest decimal.



4BHK LUXE

C01

SALEABLE AREA: ~2375 SQ. FT.

NOTE:

Room dimensions indicated area from unplastered surfaces and would vary after plastering / tiling. | Indicated balcony dimensions are inclusive of parapet / skirting / railing width.

Interiors shown are for representation purpose only. | The saleable area in square feet has been rounded off the nearest decimal.



4BHK LUXE

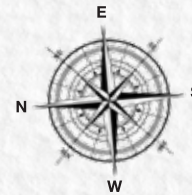
C04

SALEABLE AREA: ~2375 SQ. FT.

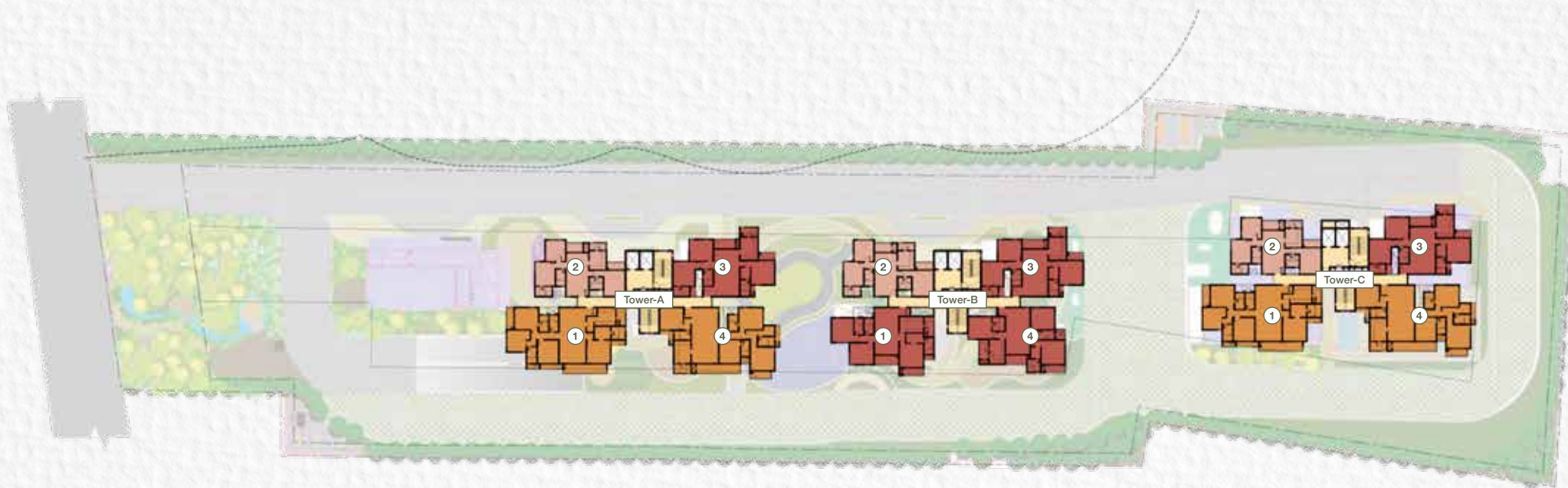
NOTE:

Room dimensions indicated area from unplastered surfaces and would vary after plastering / tiling. | Indicated balcony dimensions are inclusive of parapet / skirting / railing width.

Interiors shown are for representation purpose only. | The saleable area in square feet has been rounded off the nearest decimal.



TYPICAL FLOOR PLAN



-  3BHK Premium
-  3BHK Grande
-  4BHK Luxe

EOI PROCESS

WHY AN EOI?



LOWEST PRICE GUARANTEE

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



CHOICE OF APARTMENT

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

STANDARD EOI PROCESS

1

Submit EOI along with a payment of Rs.1,00,000.
Select preferred unit type.

2

Based on the priority number, we will invite the customer to select unit at the time of allotment commencement.

3

On Allotment Day, Customer can choose the unit and pay 10% of the value of their home as booking amount.

ELITE EOI PROCESS

1

Submit EOI along with a payment of Rs.10,00,000.
Select preferred unit type.

2

Elite EOI Customers can block their preferred unit.

3

On Allotment Day, Elite EOI customers will be given first preference.

PRICING

TYOLOGY	SALEABLE AREA (IN SQ. FT.)	MAX. PRICE (INR.CRORE)
3BHK Premium	1500	₹ 1.79
3BHK Grande	1801 - 1830	₹ 2.30
4BHK Luxe	2323 - 2379	₹ 2.94

Additionally advance maintenance charges (Rs.60 per sq. ft.), corpus fund (Rs.40 per sq. ft.), legal fees, EB Service connection (BESCOM), Water & Sewage connection charges (BWSSB) (Rs.5,50,000), 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.

PAYMENT PLAN

INSTALMENT MILESTONE	SCHEDULE OF PAYMENT	% PAYMENT
1	On booking (Agreement signing)	10.00%
2	Within 15 days from the date of booking	10.00%
3	Completion of Excavation of tower in which purchaser's unit is located	7.50%
4	Completion of Foundation of tower in which purchaser's unit is located	7.50%
4	Completion of Ground floor slab of tower in Which purchaser's unit is located	5.00%
5	Completion of 2 nd floor slab of tower in which purchaser's unit is located	7.50%
6	Completion of 4 th floor slab of tower in which purchaser's unit is located	7.50%
7	Completion of 6 th floor slab of tower in which purchaser's unit is located	7.50%
8	Completion of 8 th floor slab of tower in which purchaser's unit is located	7.50%
9	Completion of 10 th floor slab of tower in which purchaser's unit is located	7.50%
10	Completion of 12 th floor slab of tower in which purchaser's unit is located	7.50%
11	Completion of 14 th floor slab of tower in which purchaser's unit is located	5.00%
14	Completion of Flooring of purchaser's unit	5.00%
15	Intimation of possession	5.00%