



Site Address: Survey No. 95/2, Bagalur-Sarjapura Road, Sarjapura Hobli, Anekal Taluk, Bengaluru 562125
Phone: 079 6826 4015 | Website: www.arvindsmartspaces.com
RERA No.:

Website of Karnataka RERA: <https://rera.karnataka.gov.in>



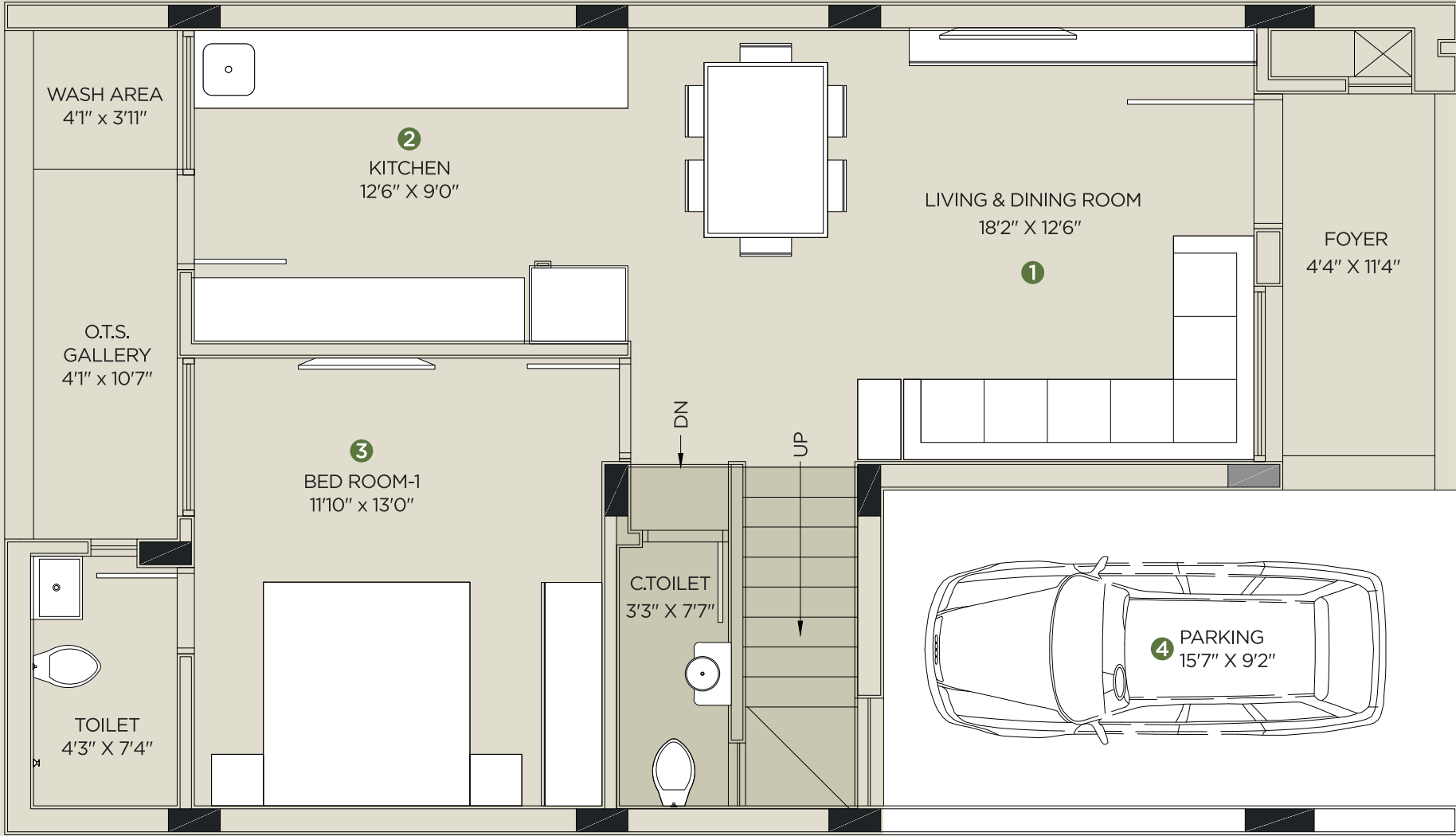


Artist's Impression

5 BHK PREMIUM VILLA

RERA CARPET AREA: 1776 SQ.FT. | ADDITIONAL AREA: 286 SQ.FT.

GROUND FLOOR

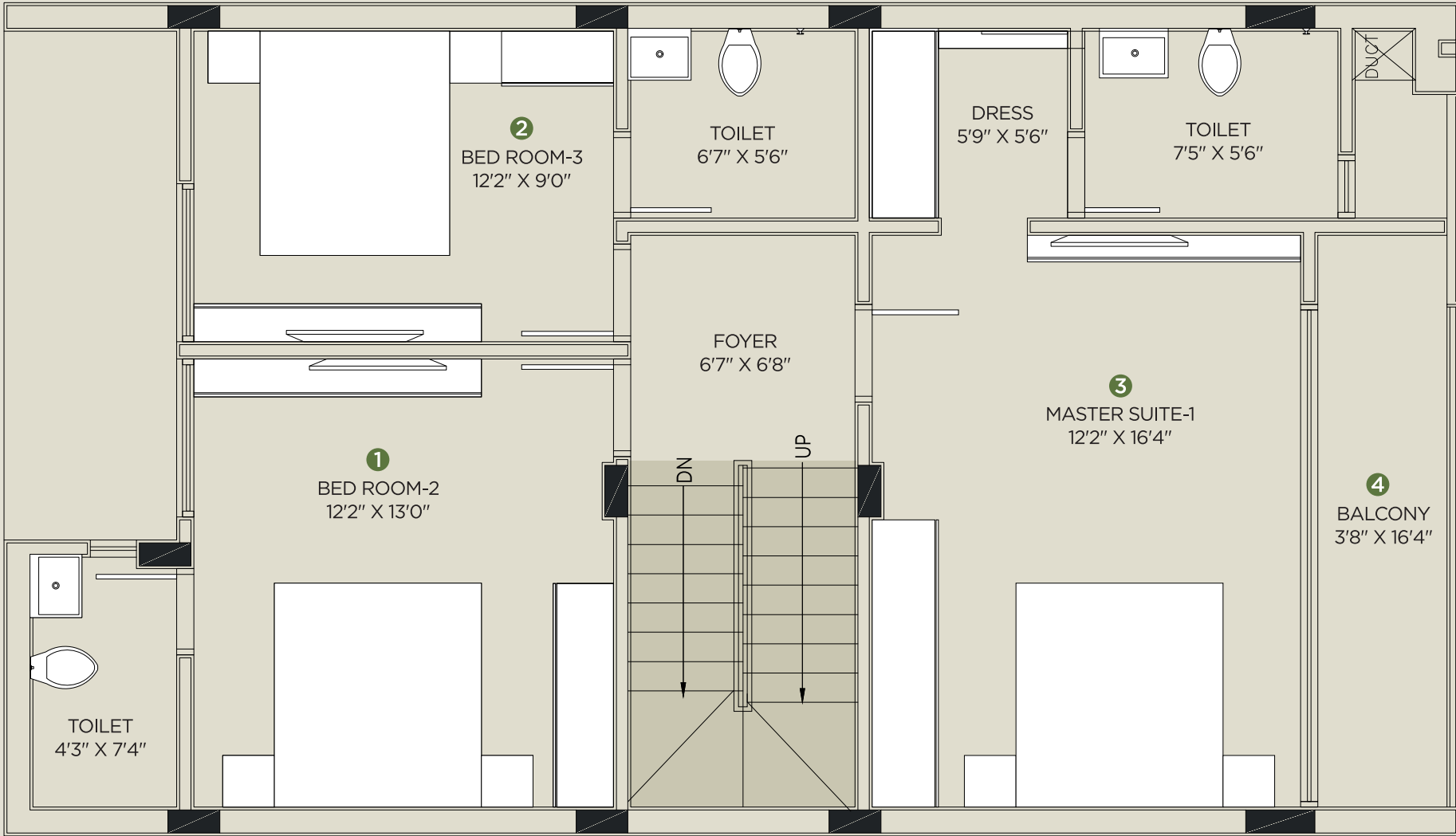


1 LIVING & DINING ROOM - 223 SQ.FT. 2 KITCHEN- 112 SQ.FT. 3 BED ROOM 1 - 153 SQ.FT. 4 COVERED CAR PARKING & FOYER - 193 SQ.FT.

DISCLAIMER :
(1) Room dimensions mentioned in floor plan excludes plaster, tile cladding and skirting thickness, (2) Column location, offsets and sizes will be as per working detail drawings and may change as per site condition, (3) Internal block work and column offsets are included in the RERA carpet area, (4) Furniture is for indicative purpose, Electrical fixture / equipment location may vary as per site condition.



FIRST FLOOR



- 1 BED ROOM 2 - 158 SQ.FT. 2 BED ROOM 3 - 109 SQ.FT. 3 MASTER SUITE 1 - 236 SQ.FT. 4 BALCONY - 67 SQ.FT.

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SECOND FLOOR



- 1 MASTER SUITE 2 - 272 SQ.FT. 2 STUDY - 34 SQ.FT. 3 OPEN TERRACE - 262 SQ.FT.

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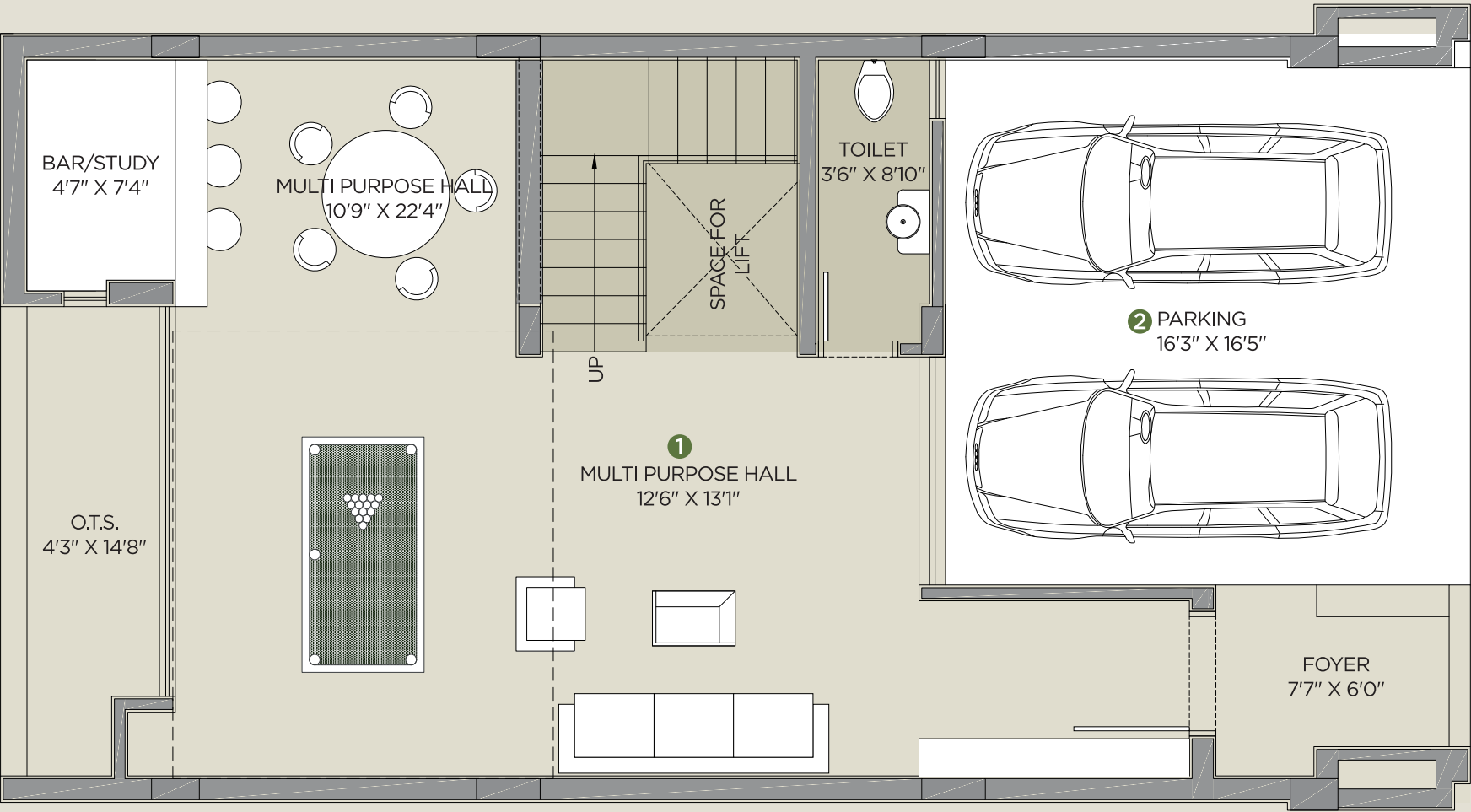


Artist's Impression

5 BHK LUXÉ VILLA

RERA CARPET AREA: 2465 SQ.FT. | ADDITIONAL AREA: 453 SQ.FT.

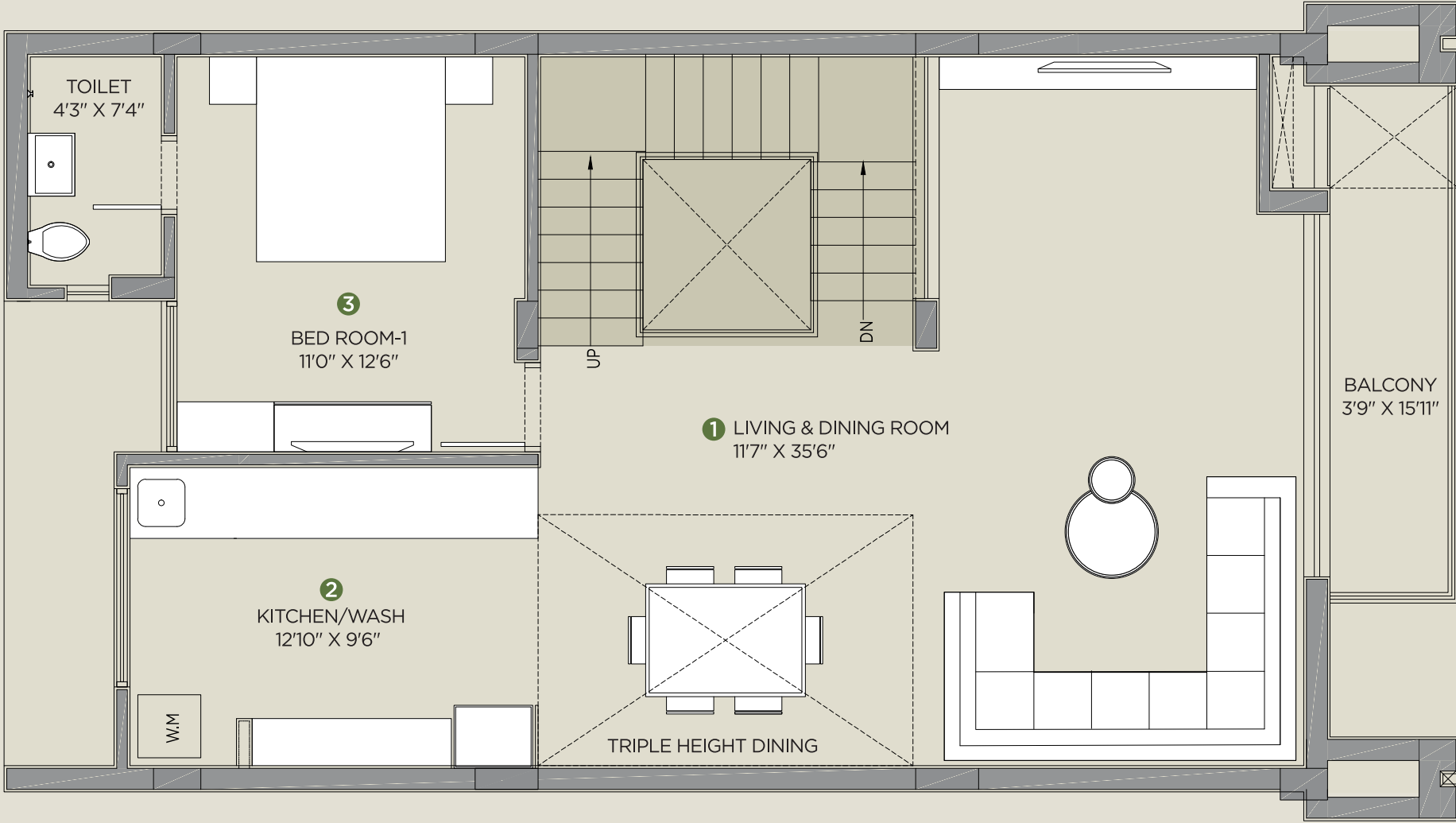
GROUND FLOOR



1 MULTIPURPOSE HALL - 412 SQ.FT. 2 COVERED CAR PARKING & FOYER - 312 SQ.FT.

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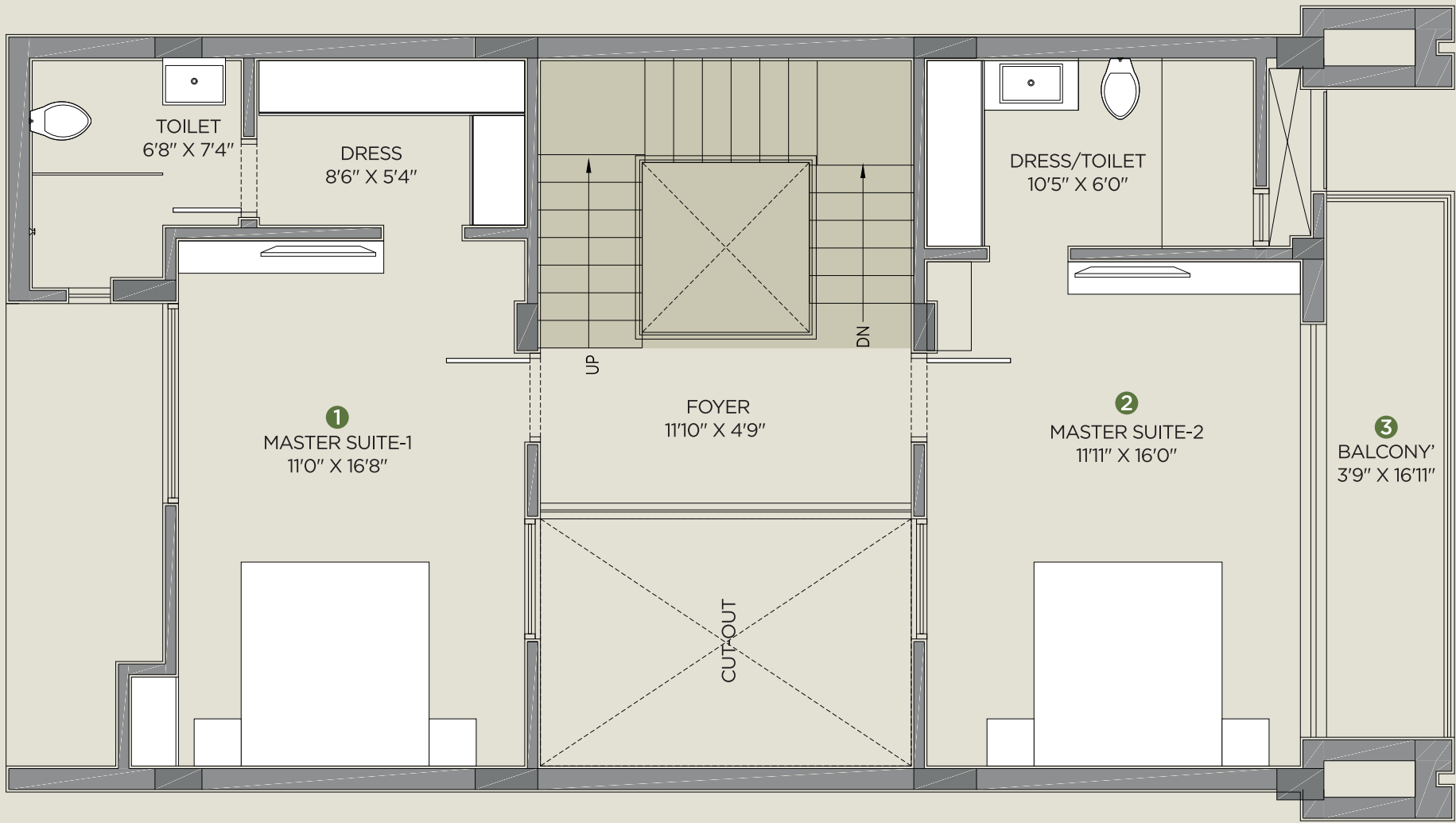
FIRST FLOOR



1 LIVING & DINING ROOM - 413 SQ.FT. 2 KITCHEN/WASH - 118 SQ.FT. 3 BED ROOM 1 - 137 SQ.FT.

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SECOND FLOOR

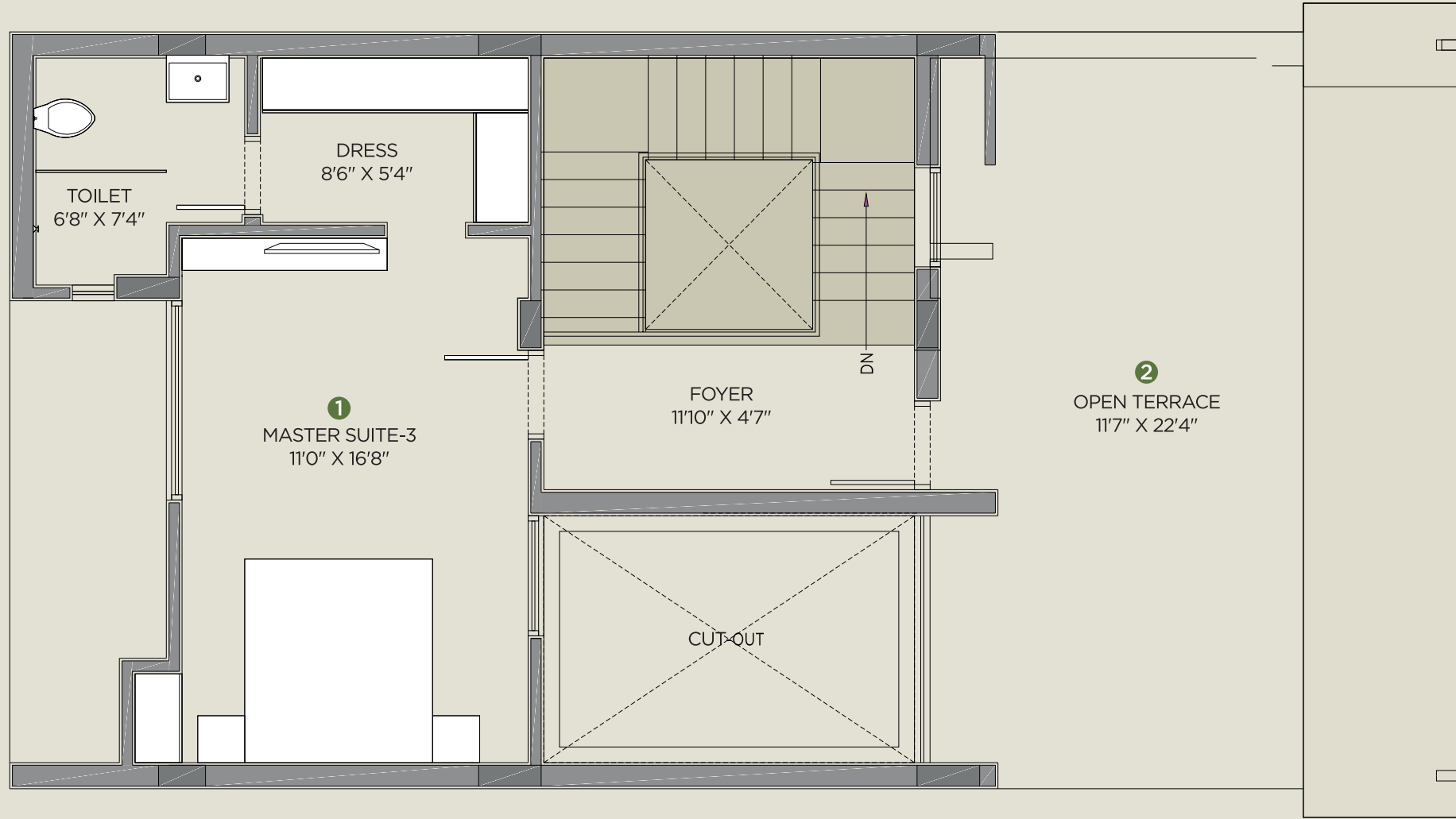


1 MASTER SUITE ROOM 1 - 190 SQ.FT. 2 MASTER SUITE ROOM 2 - 242 SQ.FT. 3 BALCONY - 70 SQ.FT.

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THIRD FLOOR



1 MASTER SUITE ROOM 3 - 242 SQ.FT. 2 OPEN TERRACE- 259 SQ.FT.

IMPORTANT

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/Town Homes. The Developer 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/Town homes shall be as per the final agreement between the Parties.

*CLUB DISCLAIMER:

- Arvind Forest Trails is a project being developed by Arvind Smartspaces Limited("Developer"). The Developer reserves the right to plan, get approved and / or launch Arvind Forest Trails in one or more phases of varied sizes either in one phase or in multiple phases over a period of time. The Developer shall construct the Club House in the civic amenities land in accordance with the Applicable Laws as amended from time to time ('Club House'), for the use and benefit of all the residents of the Project, future development and other adjacent lands that may be integrated with the Project. The Allottees/s shall be bound by the rules, regulations and bye-laws framed for the purpose of the Association of Allottees, for using the Club House and other amenities and facilities forming part of the Club House. The Developer shall complete the facilities in the Club House within such time as may be stipulated the Agreement for Sal
- The images and renders shown in the brochure and other marketing material are purely for representational purposes and the Developer 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 Forest Trails with the Developer.
- The purchasers of units / Town Homes at Arvind Forest Trails will be entitled to membership to the club house and shall be subject to the payment of the necessary charges and fees and be governed by the T & C for such membership as decided by Developer / Associates. The said membership shall run coterminous with the ownership of an unit/Town Homes at Arvind Forest Trails.
- All amenities and facilities shall be handed over in terms of Agreement for Sale and are part of present, future development and adjacent land.

OTHER DISCLAIMER:

- The Developer proposes to modify the Development Plan and the Sanctioned Plan for (a)amalgamation of the lands earmarked as future development in the said Development Plan i.e., Survey Nos. 77/2, 80/2, 70/4 and 68/3 and other adjacent lands for the purpose of integration with the Project; (b) The Developer has earmarked / relinquished civic amenities site and the Land Bank reserved for Satellite Town Ring Road Planning Authority("STRR Land Bank") as shown in the approved plans under protest and the Developer shall take necessary action to get such STRR Land Bank area released by the STRR authority. Upon such release of relinquished / earmarked area, the Developer reserves the right to add additional units and may do necessary changes in the plan; (c) to realign the roads shown in the approved plans.
- All amenities and facilities shall be handed over in terms of Agreement for Sale and are part of present, future development and adjacent lands if any.
- No interiors, wood work, false ceiling, lighting, furniture, upholstery etc. are part of standard product. Kitchen platform, cabinet and furniture are not part of standard offering.

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