



Typical floor plan 1st, 2nd and 3rd floor



LOCATION MAP (Not to scale)



Site address:
Sy No.42/3, Sri Krishna Garden Layout,
Near Meenakshi Mall, Kammanahalli,
Bannerghatta Road,
Bangalore - 560 084.



PROMOTED BY:
SV Properties
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svproperties04@gmail.com

Note: This brochure is purely conceptual. The developers reserve the right to change plans, specifications and features without prior notice or obligation, at their sole discretion. Specifications, write ups, layouts, plans and pictures shown in this brochure are only indicative. All rendering, pictures, and maps are the artist's conceptions and not actual depictions of the building, its walls, roadways or landscaping.



INDUS KAVERI

2 BHK apartments @ Kammanahalli, off Bannerghatta Main Road

Affordable homes luxuriously close to everything!

Welcome to Indus Kaveri, brought to you by Indus Developers, who are pioneers in contemporary construction. Indus Developers, has been established by experts in the construction business, with a vision to develop niche living environments and enhance the quality of life of the people who inhabit them. At Indus Developers, we are committed to creating futuristic homes and fulfill the aspirations of new age buyers.

Indus Kaveri is aimed at the mid segment buyers, looking for affordable homes which comfortably fit their budgets. Located just off the most happening Bannerghatta Road, Indus Kaveri lets you experience a complete life. The enviable location ensures you are close to all daily destinations. Your home is in the middle of all the action, yet cocooned in a space that you can solely call your own. Work and life are never far here.





The joy of having a cozy home at a cozy location.



Work close to home
Major IT companies and corporates on Bannerghatta Road and Electronic City Phase I & II. To name a few there is Oracle, HSBC, Accenture, IBM, Dell, Honeywell Technologies, Cognovis, Infosys, MySastris & Adobe Systems.



Study close to home
Some of the best educational institutions, like Sanku Bala Academy, BGS MPS, Sri Chaitanya Techno School, Ryan International School, Brigada Millennium School, Paddar International School, FSIIB and IIM Bangalore.



Health Close to home
Health care options like Fortis, Apollo, Jayawada, Vasana Eye Care and Sagar Apollo Hospital.



Shopping & Dining Close to home
Shopping destinations like Meenakshi Mall, Food World, Reliance Mart, Vega City Mall, Shoppers Stop and Soukya Mall. Top rated restaurants like WFC, Chung Wah, Pizza Hut, McDonald's, Adiga's Baskin Robbins, Masti, Kafevade, MTR and Atria.

A home buyer's delight, Indus Kaveri perfectly captures the essence of urban existence. With just one home per floor on 4 floors, and with optimal utilization of space, Indus Kaveri offers a lifestyle experience that exudes comfort in the true sense of the word.

There is a perfect amalgamation of style and function at Indus Kaveri. Built with the finest materials, Indus Kaveri has been crafted especially for those seeking quality and affordable homes.

Every little detail has been meticulously planned and designed to perfection, to offer you the comforts that good living is all about.



Amenities

- + Gym
- + Children's play area.
- + Round the clock security
- + CCTV surveillance with recording
- + Intercom facility
- + 24 hours water supply
- + Generator back up

Specifications

STRUCTURE:

- + RCC framed structure with walls designed for seismic forces.

FLOORING:

- + Living, bedrooms, dining area & kitchen: Vitrified tiles.
- + Toilets: Anti-skid tiles flooring with ceramic tiles dado up to door height in all toilets.
- + Balconies: Anti-skid ceramic tiles.

WINDOWS:

- + 2 tracks aluminum sliding windows with safety grill.

ELECTRICAL:

- + Wiring concealed with fire resistant wires.
- + Provision for AC in master bedroom.
- + Adequate points for lights, fans & other plugs in bedrooms, toilets and kitchen with modular switches of reputed brand.
- + Exhaust fans & geyser points in toilets and kitchen.
- + Plug points for chimney, water purifier, refrigerator & other kitchen appliances in kitchen.
- + TV points in living & master bedrooms.
- + Telephone points in living & master bedrooms.

DOORS:

- + Main door: Teak wood door frame with elegantly finished flush shutters.
- + Bedrooms and toilets doors: Hard wood door frames with flush shutters.

TOILETS:

- + CP fittings of Ess Ess or equivalent make.
- + Concealed piping system for cold & hot water with provision for geysers.
- + Porcelain sanitary wares of reputed brand.
- + White WC of reputed brand.

WATER:

- + 24 hours water supply from borewell.

EXTERNAL & INTERNAL PAINT:

- + External wall: 1 coat of primer & 2 coats of paint.
- + All internal walls with 2 coats of wall putty and 2 coats of emulsion paint.

KITCHEN:

- + Granite cooking platform with stainless steel sink.
- + CP fittings of Ess Ess or equivalent make.

LOBBY & LIFTS:

- + Entrance lobby finished with granite flooring.
- + 1 automatic lift of reputed make and 6 passenger capacity.

SECURITY FEATURES:

- + Round the clock security.
- + CCTV with recording system.



KEY PLAN

Ground Floor Plan





INDUS KAVERI



KEY PLAN



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close to home

Work

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close to home

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Close to home

Health

Health care options like Fortis, Apollo, Jayadeva, Vasan Eye Care and Sagar Apollo Hospital.



Close to home

Shopping & Dining

Shopping destinations like Meenakshi Mall, Food World, Reliance Mart, Vega City Mall, Shoopers Stop and Gopalan Mall. Top rated restaurants like KFC, Chung Wah, Pizza Hut, McDonald's Adiga's Baskin Robbins Mast Kalander, MTR and Athithi.



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Real Estate Regulatory Authority Karnataka ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ ಕರ್ನಾಟಕ

FORM-C [See sub-rule (1) of rule 6] REGISTRATION CERTIFICATE OF PROJECT (COMPANY)

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number PRM/KA/RERA/1251/310/PR/190706/002656

Project Details: INDUS KAVERI, SURVEY NO.42/5 (OLD NO.42/3), KAMMANAHALLI VILLAGE
BEGUR HOBLI, BANGALORE SOUTH, BENGALURU SOUTH, BENGALURU URBAN

1. (Name of the Firm or society or company or competent authority)

INDUS DEVELOPERS

having its registered office or principal place of business at

ADITYA RESIDENCY

13TH CROSS, KUMARASWAMY LAYOUT, BANGALORE, BENGALURU URBAN, KARNATAKA - 560078

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as provided in Real Estate (Regulation & Development) Act, 2016 and Karnataka Real Estate (Regulation & Development) Rules, 2017;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of Real Estate (Regulation & Development) Act, 2016;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 of the the Real Estate (Regulation & Development) Act, 2016;
- (iv) The registration shall be valid from 06-07-2019 and ending with 01-08-2022 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Real Estate (Regulation & Development) Act, 2016 read with Rule 7 of Karnataka Real Estate (Regulation & Development) Rules, 2017. This certificate is valid till the ending date mentioned above;
- (v) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Karnataka Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Real Estate (Regulation & Development) Act, 2016 and the Karnataka Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder.

Signature Not
Verified
Digitally signed by
MAHADEV
RUDRAPPA KAMBLE
Date: 2019.07.06
12:59:05 IST
Location: Bengaluru



*Please scan the QR code to validate
the authenticity of the certificate.

Digitally Signed By
Kamble M R, IAS(Retd.)
Chairman, Karnataka Real Estate Regulatory Authority

Project Approval Date: 06-07-2019

INDUS DEVELOPERS.

COST BREAKUP

Indus Kaveri,

Dodda Kammanahalli, Off BG Road Bangalore

Ground Floor

Unit & Facing	SBA	Rate / Sft.	Flat Cost (A)	Car parking (B)	KEB (C)	BWSSB 200/sft (D)	Amneties (E)	GST 5% (F)	Grand Total (A+B+C+D+E+F)
1 North	825	3200/-	26,40,000	1,50,000	1,50,000	1,65,000	50,000	1,57,750	33,12,750
2 North	820	3200/-	26,24,000	1,50,000	1,50,000	1,64,000	50,000	1,56,900	32,94,900
3 North	820	3200/-	26,24,000	1,50,000	1,50,000	1,64,000	50,000	1,56,900	32,94,900
4 East	890	3200/-	28,48,000	1,50,000	1,50,000	1,78,000	50,000	1,68,800	35,44,800
5 East	640	3200/-	20,48,000	1,50,000	1,50,000	1,28,000	50,000	1,26,300	26,52,300
6 East	640	3200/-	20,48,000	1,50,000	1,50,000	1,28,000	50,000	1,26,300	26,52,300
7 East	640	3200/-	20,48,000	1,50,000	1,50,000	1,28,000	50,000	1,26,300	26,52,300
8 East	640	3200/-	20,48,000	1,50,000	1,50,000	1,28,000	50,000	1,26,300	26,52,300
9 East	650	3200/-	20,80,000	1,50,000	1,50,000	1,30,000	50,000	1,28,000	26,88,000

First, Second, Third Floor

Unit & Facing	SBA	Rate / Sft.	Flat Cost (A)	Car parking (B)	KEB (C)	BWSSB 200/sft (D)	Amneties (E)	GST 5% (F)	Grand Total (A+B+C+D+E)
1 North	930	3200/-	29,76,000	1,50,000	1,50,000	1,86,000	50,000	1,75,600	36,87,600
2 North	900	3200/-	28,80,000	1,50,000	1,50,000	1,80,000	50,000	1,70,500	35,80,500
3 North	930	3200/-	29,76,000	1,50,000	1,50,000	1,86,000	50,000	1,75,600	36,87,600
4 East	950	3200/-	30,40,000	1,50,000	1,50,000	1,90,000	50,000	1,79,000	37,59,000
5 East	720	3200/-	23,04,000	1,50,000	1,50,000	1,44,000	50,000	1,39,900	29,37,900
6 East	680	3200/-	21,76,000	1,50,000	1,50,000	1,36,000	50,000	1,33,100	27,95,100
7 East	700	3200/-	22,40,000	1,50,000	1,50,000	1,40,000	50,000	1,36,500	28,66,500
8 East	700	3200/-	22,40,000	1,50,000	1,50,000	1,40,000	50,000	1,36,500	28,66,500
9 East	710	3200/-	22,72,000	1,50,000	1,50,000	1,42,000	50,000	1,38,200	29,02,200

Payment Schedule:

1. 1,00,000/- Booking advance
 2. 20% at the time of agreement.
 3. 10% after the completion of foundation.
 4. 10% after the completion of car parking roof.
 5. 10% after the completion of ground floor roof.
 6. 10% after the completion of first floor roof.
 7. 10% after the completion of second floor roof.
 8. 10% after the completion of third floor roof.
 9. 10% after the completion of brick work.
 10. 5% after the completion of plumbing & internal electrical pipeline work.
 11. 5% after the completion of flooring and painting.
- Rs. 15,000/- Legal,franking,Technical fees should be pay the customer at the time of Sale and construction agreement.

For further details please feel free to contact.

Mr. Praveen
9108555594/8050532294.
Sales and Marketing