



AQUA  
LAKEFRONT RESIDENCES

Welcome to Monarch Aqua:

As The Managing Director of the Monarch Group, I am delighted to introduce our latest world-class project to you. It is our most exclusive development to date, and I have spared no effort to bring the best talents to work on this project. Our endeavour is to set new standards with every new project and I think you will be able to see that come to fruition at Monarch Aqua.

A word on 'Sustainability'. I am completely aware of the resources that we consume in developing projects of this nature. So I have tried to minimize wastage where possible, and evolve good practices to regenerate the land within the scope of this project. The green cover in the project is not just about aesthetic landscaping but about nurturing the natural elements within the project. Every time we take something from this planet, it is our responsibility to give back something, and I strive to find new ways of giving back every day. But this should not be my quest alone. Please suggest what else I can do to make the project wholesome even while you continue to live on the property.

Let's build a community that shares, cares, and gives back to the planet and society at large.

Welcome to your abode.

Dawood Mohammed (Salim)

Managing Director | The Monarch Group

Recipient of 'The Honest Tax Payer Award, Government of Karnataka' & 'The Indira Gandhi Priyadarshini Award'

RERA APPLICATION NO. Block A- PRM\KA\RERA\1215\446\PR\171016\000466

RERA APPLICATION NO. Block C- PRM\KA\RERA\1215\446\PR\171028\000901



# P R E C I O U S

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## *Time*

If you always wanted to live in a neighbourhood that is only minutes away from everything, then Monarch Aqua is the residence you should choose. It will not only save on your commute time to work but it will also shorten your kids' bus ride to and from school. The location is also in close proximity to world class hospitals, restaurants, malls and other urban attractions. This will free up more time for you and your family because you can eat out at a restaurant and be back home in a matter of minutes, perhaps to watch the cricket match. Or, do something else that all of you like doing together.

Wait, there's more. You can go for a quick jog or visit the gym. You can buy groceries or visit the spa. You can throw a party at the club house or play basketball with your buddies. The property is full of many such amenities and facilities so that all your essential needs are never more than a few steps away. This saves you even more time.

And as we all know, time is not only precious, it is the single most important commodity of our urban lives.



# E S S E N T I A L

## *Tranquillity*

Monarch Aqua is located right across the road from K R Puram Lake. All apartments have a view of the lake. This lake is as beautiful as it is serene. You can watch the blue waters and birdlife right through the large French windows of your living room. Close proximity to the lake not only gives you access to the fresh breeze; it also means that no other high-rises can come up in the vicinity to restrict your view.

The entire property is open on three sides - this gives you access to daylight. In fact, you will not need to turn on the lights during sunny days. This not only saves you power; it is a boon for your health.

The large campus (4.5 acres) ensures that though you are near to everything you can enjoy the peace and quiet as well. In fact, noise pollution has become a bane of city living and we must appreciate the luxury that tranquil spaces provide.

At Monarch, get ready to get back some of that tranquillity that you may have been missing for years.



# INDISPENSABLE

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## *Elegance*


At Monarch Aqua we want you to have the very best of everything. So, we have gone the extra yard to design the best possible home for you. The elegance is understated: functionality wins over flash and comfort scores over extravagance.

All spaces in the home are carefully designed to give you more room to live in a relaxed manner. The bedrooms are spacious with built in closets and private balconies. The fittings and accessories in the kitchen and bathrooms are top of the line – they are both aesthetically pleasing and durable. There is custom flooring for different spaces: the master bedrooms have wood flooring, high quality vitrified flooring is used in the living, dining and kitchen areas, and the balconies, bathrooms and utility areas have anti-skid ceramic tiles.

There are large French windows to offer you great views of the lake and the city.

The joinery and finishes are the best in class and accentuate the details of the design.

All in all, everything is steeped in style and elegance that makes for living a beautiful life.

- 
- Abundant daylight in the living and dining areas, and the bedrooms.
  - Open on all sides with a gorgeous view of the K R Puram Lake.
  - Natural ventilation - access to fresh breeze from the lakeside.
  - Designed and built to receive ample moonlight.
  - Roof gardens - elevated garden with jogging track.
  - Non toxic UPVC windows and low VOC paints.
  - Rainwater harvesting, ground water recharge, and STP.
  - Organic waste converter.
  - Water-saving toilet fixtures.
  - Energy-efficient common area lighting.

## V I T A L

### *Sustainability*



While enjoying the privileges that life has to offer, let us renew our pledge to the environment. With this commitment in mind we have made every effort to bring in elements of green living in almost every aspect of the project. We have already been pre-certified (Gold Level) by the Indian Green Business Council (IGBC) which means that the entire project is being constructed with the least possible ecological footprint.

We have tried to use natural features as much as possible. We have already talked about natural light (daylight) and natural ventilation (breeze from the lake). These are important elements for leading a healthy, wholesome life. Besides these, we are installing water saving fixtures in the toilets and the kitchen, energy-efficient lighting for the common areas, UPVC (unplasticized polyvinyl chloride) pipes as water outlets and low VOC (volatile organic compounds) paints on the walls. The entire project is committed to rainwater harvesting and ground water recharge, and a high-tech STP (sewage treatment plant) will ensure proper disposal of waste and recycling of grey water for landscaping purposes. There will also be an organic waste converter to generate natural fertilizer for greening the entire campus.

Sustainability is a core issue for every organisation today. It has to become central to every individual's life. The planet is not ours. It belongs to our children. Let's give them a chance to live well.



## F A B U L O U S

### *Neighbourhood*

We have carefully selected the location of Monarch Aqua to provide you all the facilities that should be available in a good neighbourhood.

This not only saves you time; it gives you access to essential services, entertainment and shopping facilities that are required by a family.

There are seven top-tier schools and six renowned hospitals within a thirty-minute drive. You could even be working at one of the four major tech-parks situated relatively close-by. You could go shopping or catch a movie at one of the five major malls nearby. For dining out, there are a variety of restaurants to choose from a variety of cuisines. In fact, there is a private service road access from the highway for your convenience.

### SCHOOLS

• Cambridge • Lake Montfort • Vibgyor, Horamavu • Gopalan National School • The Brigade School • Vibgyor High, Kadugodi • Legacy • Bangalore International School

### IT PARKS

• Bagmane Tech Park, CV Raman Nagar • Manyata Tech Park, Hebbal • ITPL, Whitefield

### OFFICES

• Grindwell Norton • Cipla 3. HAL • ISRO • Capgemini • Hewlett Packard

### INDUSTRIES

• Narsapura Industrial Area • Hoskote Industrial Area • Whitefield Industrial Area

### HOSPITALS

• Deepa Hospital • Sathya Sai Lakeside • K.R Puram Super Speciality • Sri Ramkrishna • ESI Hospital • Manipal Clinic

### MALLS AND CINEMAS

• Gopalan Mall/Gopalan Cinemas • Ascendas Park • Phoenix Market City/PVR • VR Mall • Soul Space/Cinemax • 1 MG Mall, MG Road • Inorbit Mall

### TRANSPORTATION

• Kempegowda International Airport : 26 km via IVC road (this is subject to the south or east entrance being opened) • Proposed KR Puram Metro Station : 3 km  
• Proposed Peripheral Ring Road : 5 km • Proposed Intermediate Ring Road : 6.2 km • Proposed Satellite Town Ring Road : 10 km



## W H O L E S O M E

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### *Lifestyle*

At Monarch Aqua, we want every family to enjoy a wholesome lifestyle. Be it entertainment or sport, health or relaxation, business conveniences or socialising, security or privacy, elder care or children's activities, everything is available on the property.

### ENTERTAINMENT AND SPORTS

Most apartment blocks in the city lack the space for installing sports facilities. We have gone ahead and planned a multi-sports arena where you can play football or cricket, or even basketball and volleyball. We are also constructing a beautiful amphitheatre with lawn and terrace seating that could be used for a number of different purposes like staging plays, musical performances, or simply sitting-back and watching the lake from a distance. Besides these, there will be a squash court, a putting green, a mini-skating zone, a mini theatre, an indoor smart pool, and a zone for indoor games like chess, cards, carrom, pool, and table-tennis.

- Multi-sports arena • Amphitheatre court with lawn terrace seating • A squash court, a putting green, a mini-skating zone, a mini theatre, an indoor smart pool, and a zone for indoor games like chess, cards, carrom, pool, and table-tennis • Cycle stand facility • Multi-purpose court • Pathways with water body, planting and lawns



## SECURITY AND PRIVACY

The safety of your loved ones is paramount to you. As is your own sense of privacy and security. We have ensured that the entire campus is protected round the clock with security surveillance cameras in all entrances and lobbies. A CCTV monitoring room with experienced personnel will be scanning all entrances and exits. There will be separate entrances for residents and visitors to the commercial complex. This will minimize the possibility of outsiders gaining access to the inner areas and residential blocks.

- Security surveillance cameras in all entrances and lobbies
- Separate entrances for residents and visitors
- Staff restrooms in basement

## ELDER CARE AND CHILDREN'S ACTIVITIES

It is our duty to take care of our elders in the best manner possible. At Monarch Aqua all areas will have wheelchair and pram accessibility. We have even provisioned for a senior citizens' relaxation corner. In case of emergencies the medical nursing station can be accessed.

Children are the joy of our lives. We have installed many features that will make their leisure time both fun and memorable. There will be a dedicated children's play area with toddler lots and the kid's pool and deck beside the infinity pool. There will also be an indoor play zone and day care centre. They can also use the mini-skating area and the putting green. Whats more, they will have access to indoor games, video gaming, and the amphitheatre for children's plays and performances.

- Wheelchair and pram accessibility
- Senior citizens' relaxation corner
- Medical nursing station
- Children's play area and toddler lots
- Infinity pool and children's pool with deck
- Indoor play zone and day care centre
- Mini-skating area and the putting green
- Indoor games, video gaming and the amphitheatre for children's plays and performances



# S P E C I A L

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## *Features*

- Video Door Phones
- CCTV surveillance cameras
- Passenger and service lifts
- Complete system of internal and external fire hydrants
- Smoke detectors and alarms
- Internal gas line for cylinders
- Backed-up by DG Power
- Modular switches, cables and MCBs of international quality
- Broadband and landlines
- IGBC (pre-certified) Gold



# WORLD CLASS

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## *Partners*

A project of this size and magnitude requires the best partners in the industry to conceive, plan and execute. We have teamed up with internationally and nationally renowned consultants to create this landmark project for you.

**Architects & Design Consultant** - Space Matrix, Singapore

**Structural Consultant** - Shradha Designtech

**Soil & Foundation Consultant** - Nagadi

**Mall Consultant** - Pioneer Property Zone (PPZ)

**Horizontal Movement Consultant** - Consortia of Infrastructure Engineers (CIE)

**Project Management Consultant** - SYNERGY

**Green Consultant** - Green by Dhruv Futnani

**Vertical Consultant** - L'avenir Vertical Consultants for Lifts and People movement

**Electrical Consultant** - Procon Tech Consultants

**Landscape Consultant** - AV Associates


**HVAC Consultant** - UVA Consultants

**PHE Consultant** - HM Nagesh

**Legal Consultant** - Pattanshetti & Associates



# APPROVALS



**ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್**  
**State Bank of India**

ಪ್ರಾದೇಶಿಕ ವ್ಯವಹಾರ ಕಾರ್ಯಾಲಯ, ಕ್ರೋಡ್ - III, ನೆಟ್‌ವರ್ಕ್-1, 3ನೇ ಮಹಡಿ, ಕರ್ನಾಟಕ ಪ್ರೀಡ್, ಸಿ.ಆರ್.ಎಸ್. ಪ್ರೀಡ್, ಬೆಂಗಳೂರು - 560 004.

ಪ್ರಾದೇಶಿಕ ವ್ಯವಹಾರ ಕಾರ್ಯಾಲಯ, ಕ್ರೋಡ್ - III, ನೆಟ್‌ವರ್ಕ್-1, 3ನೇ ಮಹಡಿ, ಕರ್ನಾಟಕ ಪ್ರೀಡ್, ಸಿ.ಆರ್.ಎಸ್. ಪ್ರೀಡ್, ಬೆಂಗಳೂರು - 560 004.

REGIONAL BUSINESS OFFICE, Region - III, Network-1, 3rd Floor, Kanaka's Pride, Opp. Sri Ramakrishna Ashram, Basavanagudi, Bangalore - 560 004.

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Ph: 080-2594 3330      Fax: 080-2594 3634      e-mail: agmr3.zoban1@sbi.co.in

**M/s. Monarch**  
3<sup>rd</sup> Floor, Monarch Plaza, No. 54, Brigade Road, Bangalore - 560001

RM-III/16/ **5621163**      Date: 29.01.2016

Dear Sir,

**PROJECT APPROVAL**


"Monarch Aqua" located at Old Madras Road, Bangalore – facing KR Puram Lake, Karnataka.

We are pleased to inform you that your project "Monarch Aqua" has been approved by State Bank of India vide letter no. RM3/PA/15-16/11 dated 28.01.02016 for individual funding to the prospective buyers of your apartments.

The project UID (Unique Identification Code) will be allotted soon, which may be quoted in all future correspondence.

In this connection, we request you to give wide publicity of our approval amongst the prospective buyers and also advise them to approach our appointed officials for availing loans.


We solicit your co-operation in the matter

Yours faithfully,  


**REGIONAL MANAGER**

Contact Person: Ms. Nitya Kalyani  
Mob: +91 9449866221

Mr. Mallikarjun Sivami  
Mob: +91 9448994567  
Email: svamims55@gmail.com



27<sup>th</sup> July 2015.

To,

MONARCH PROPERTIES,  
MONARCH # 54 BRIGADE ROAD,  
BANGALORE 560001.

Dear Sir,

Sub: Your application to ICICI Bank, for the approval of project "MONARCH AQUA" Situated at Sy nos.11/1, 14, 15 and 13/1, situated at Krishnarajapuram Village, KR Puram Hobli, Bangalore.


- With respect to the above subject, we are pleased to inform you that we have accepted your application and approved the aforesaid project subject to the terms mentioned herein under.
- The approval in effect enables the members who have booked in the project to apply for a Home Loan to ICICI Bank. ICICI Bank would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms.
- It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed and the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.
- ICICI Bank requests your co-operation in providing any further information or document that we may require regarding to the project.

In case of all future correspondence regarding this project and individual cases in this project, please quote the no. as BNG/15/3304. of any queries, please feel free to contact our SHAILENDRA SHARMA RHB (mob 9686500447) / BSM SRIMOYEE (mob 9731576004).

This letter is issued subject to the provision of,

1. TAX PAID RECEIPT FOR THE PERIOD 2014-2015.
2. KATHA CERTIFICATE ISSUED BY THE BBMP IN FAVOUR OF THE PRESENT OWNERS IN RESPECT OF SUBJECT PROPERTY.
3. NIL ENCUMBRANCE CERTIFICATE FROM 21.03.2013 TILL DATE.

Yours faithfully,  
For ICICI Bank Ltd.

  
**SHRIDHAR IYER**  
Regional Head,  
Mortgage Finance.

ICICI Bank Limited  
P.O. Bank Tower

*Jayanth M. Pattanshetti*  
ADVOCATE

102, Ground Floor,  
"Rams Infantry Monor" No. 70, Infantry Road, Bangalore - 560 001  
Phone : 25593195 /41238516  
9980330355  
Fax : 25550291  
e-mail : pattan@airtelmail.in

Date: 30/08/2013

Monarch,  
No. 54, Brigade Road,  
Bangalore - 560 001.

Sir,


Sub: Scrutiny and title report with respect to the converted lands bearing Survey No. 11/1, measuring 33 guntas, Survey No. 13/1, measuring 01 acre, Survey No. 14, measuring 02 acres 03 guntas and Survey No. 15, now bearing BBMP Katha No. 421/415 (bearing Old Katha No. 421/415, 417/417 and 1690/1385) measuring 21 guntas, all situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk.

**DESCRIPTION OF PROPERTY**

All that piece and parcel of the converted lands bearing Survey No. 11/1, measuring 33 guntas, Survey No. 13/1, measuring 01 acre, Survey No. 14, measuring 02 acres 03 guntas and Survey No. 15, measuring 21 guntas, now bearing BBMP Katha No. 421/415 (bearing Old Katha No. 421/415, 417/417 and 1690/1385) all situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk and is bounded on the

East by : Land bearing Survey No. 10 and remaining portion of Survey No. 13/1,  
West by : Remaining portion of Land bearing Survey Nos. 14 and 15,  
North by : Old Madras Road (N14-4),  
South by : Lands bearing Survey. Nos. 17, 18 and portion of Survey No. 11.

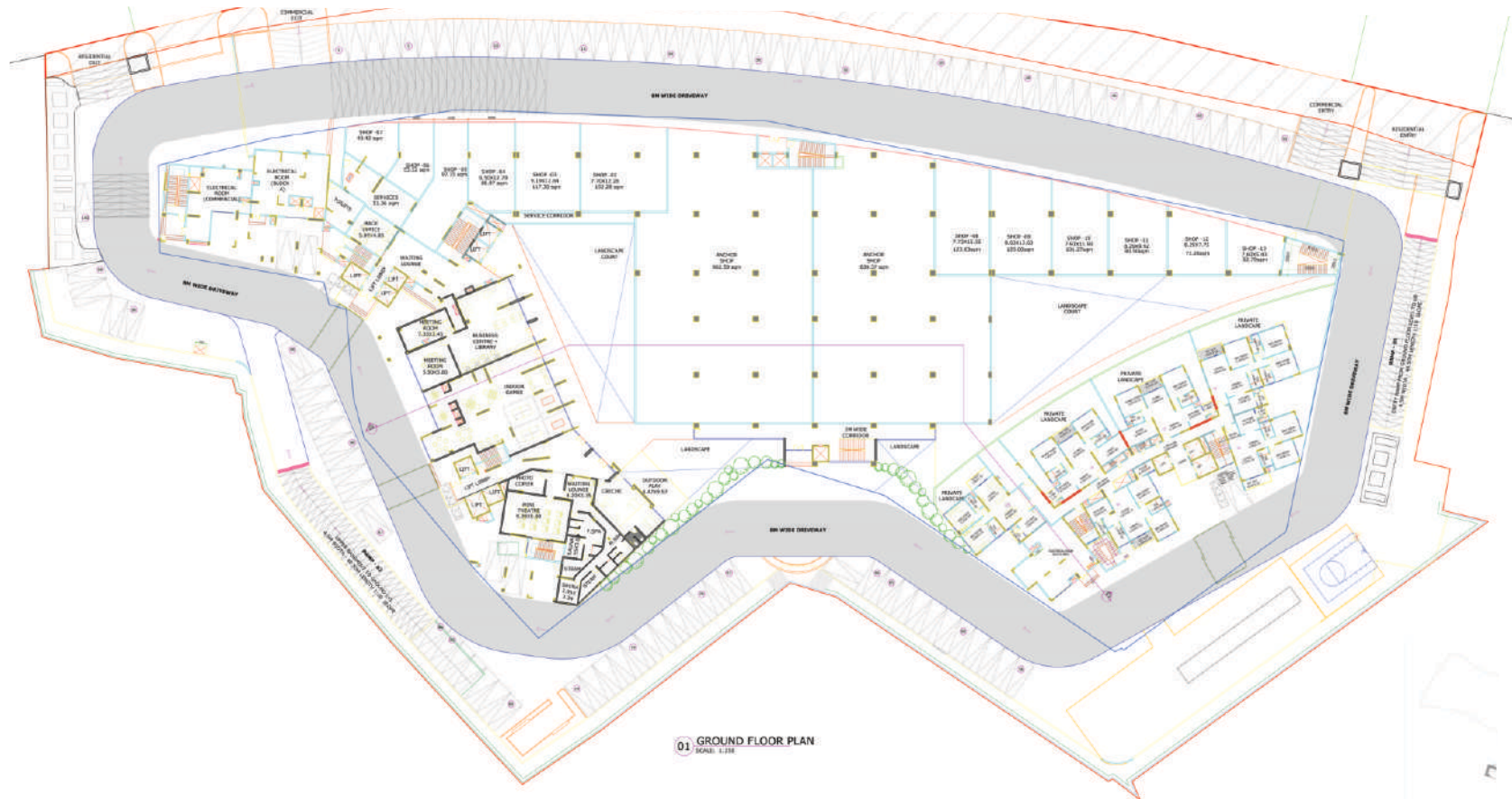
The below mentioned photocopies of the documents are produced for verification of the marketable, right, title and interest of the owners to the subject property



Page 1 of 34

# MASTER PLAN

## *A-Khata and BBMP Plan Sanctioned*



At Monarch Aqua we are building two exclusive towers – Crest, Coronet - that stand out against the skyline. The project is open on three sides. This provides unrestricted panoramas of the cityscape and the K R Puram Lake.





01 TYPICAL FLOOR PLAN  
SCALE: 1:150  
(3,4,5,7,8,10,11,12,14,15,16,18,19,20)



## C R E S T

2BHK - 1110 to 1291 sq. ft

3BHK - 1583 to 1716 sq. ft

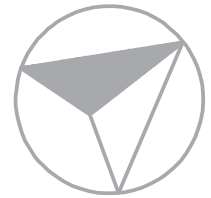


C R E S T A 1

1 7 1 6 S Q . F T

3 B + 3 T

1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances.
2. All material dimensions are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion, 4 . Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used for illustrative purposes only and do not represent the actual size, features , specifications fittings and furnishings.
- 7 .The developer reserves the right to make revisions / alterations at its absolute discretion without any liability whatsoever,



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C R E S T A 1

1716 S Q . F T

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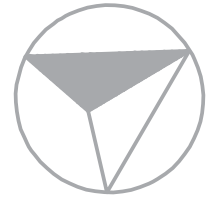


CREST A 2

1215 SQ. FT

2 B + 2 T

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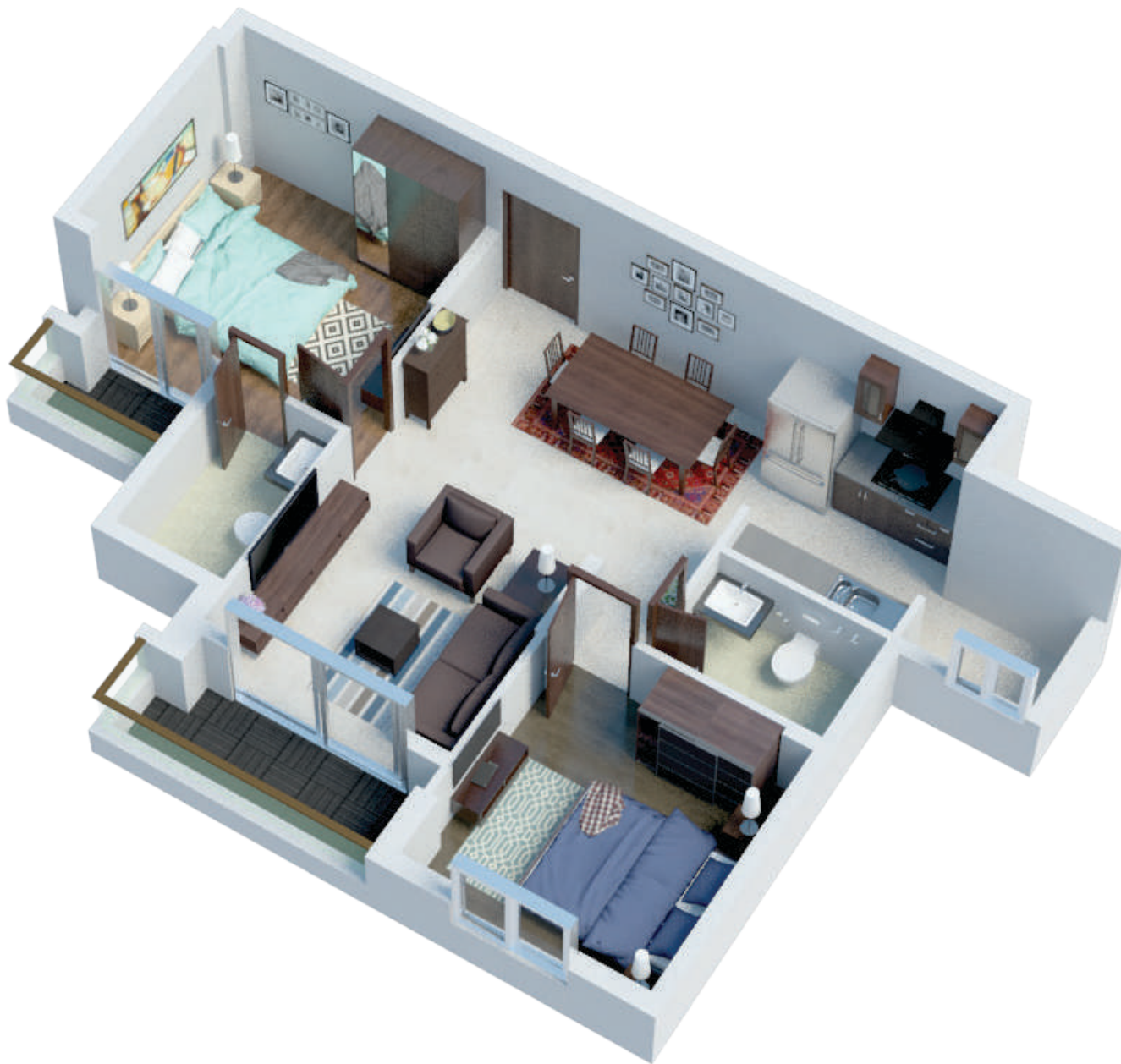
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C R E S T   A 3

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C R E S T A 3

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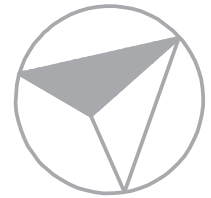


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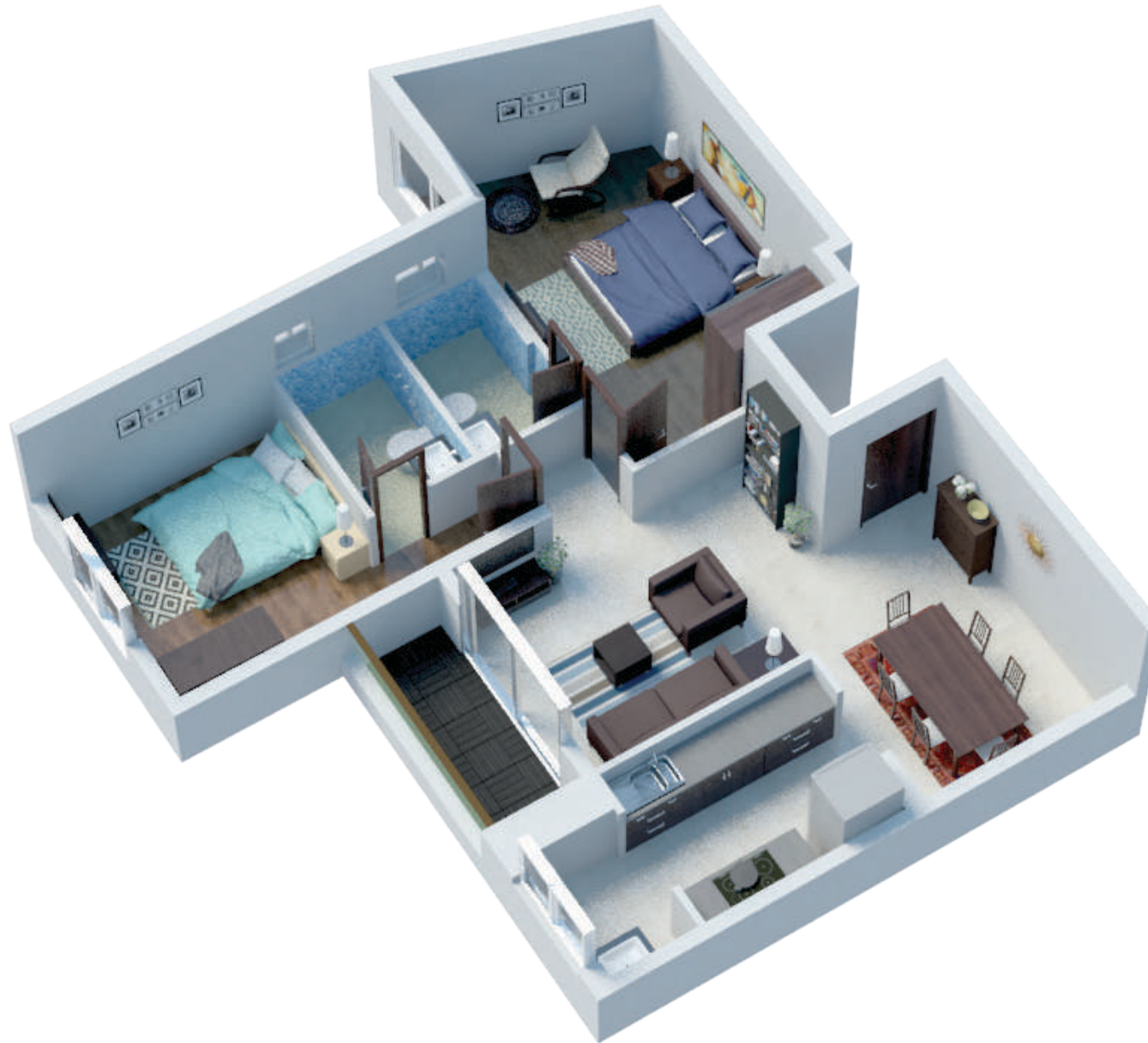


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C R E S T A 5

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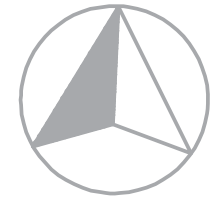


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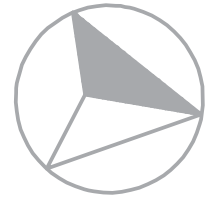


C R E S T   A 7

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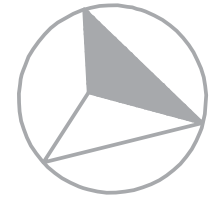


C R E S T A 8

1 2 8 0 S Q . F T

2 B + 2 T

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C R E S T A 8

1 2 8 0 S Q . F T

2 B + 2 T



C R E S T A 9

1 6 0 6 S Q . F T

t - 8 8 S Q . F T

3 B + 3 T + T e r

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C R E S T A 9  
 1 6 0 6 S Q . F T  
 t - 8 8 S Q . F T  
 3 B + 3 T + T e r

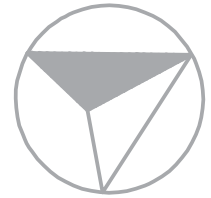


C R E S T   A 1 0

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1 2 9 1 S Q . F T

2 B + 2 T

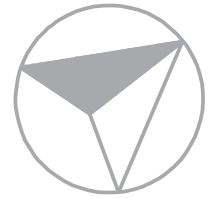


C R E S T A 1 1

1 5 8 3 S Q . F T

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C R E S T A 1 1

1 5 8 3 S Q . F T

3 B + 3 T



## CORONET

2 BHK - 1209 sq. ft to 1211 sq. ft.

2.5 BHK - 1259 sq. ft to 1364 sq. ft.

3 BHK - 1588 sq. ft.

EFFICIENT

*Floor-plans*

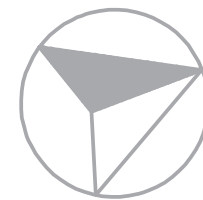


CORONET C1

1590 SQ. FT

3 B + 3 T + Ter

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CORONET C I  
1590 SQ. FT  
3 B + 3 T + T e r

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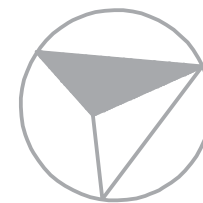


CORONET C2

1363 SQ. FT

3 B + 2 T

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CORONET C2

1363 SQ. FT

3 B + 2 T

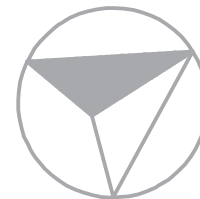


CORONET C3

1365 SQ. FT

3 B + 2 T

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CORONET C3

1365 SQ. FT

3 B + 2 T

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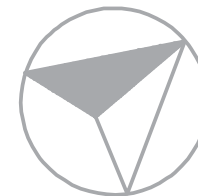


CORONET C4

1590 SQ. FT

3 B + 3 T

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CORONET C4

1590 SQ. FT

3 B + 3 T

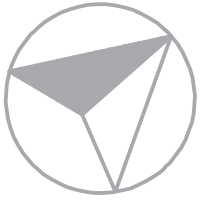


CORONET C 5

1 2 0 6 S Q . F T

2 B + 2 T

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CORONET C5

1 2 0 6 S Q . F T

2 B + 2 T

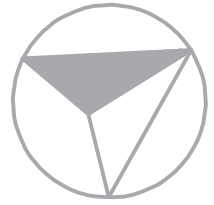


CORONET C 6

1 2 6 2 S Q . F T

3 B + 2 T

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CORONET C6

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3 B + 2 T

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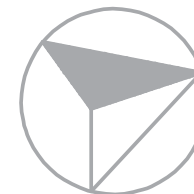


CORONET C7

1206 SQ. FT

2 B + 2 T

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CORONET C7

1206 SQ. FT

2 B + 2 T



OVERALL PLAN



**M**  
MIRACOR  
0500 070 110





## F O O T P R I N T

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### *The Monarch group*

The Monarch Group has interests in hospitality, real estate and property management, investments, jewellery, and travel & tourism, since 1988. We have built over half a million square feet of retail, office, hotel and residential spaces that are innovative in design and of international quality standards.

### Completed projects

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Monarch Chambers, Infantry Road

Monarch Ramanee, Koramangala

Monarch Maved, Koramangala

Monarch Nest, Rahat Bagh, Old Madras Road

Monarch Plaza, Brigade Road

Monarch Citadel, Infantry Road

Monarch Pearl, MG Road

Monarch Residence, St. John's Church Road

Monarch Himalaya, KG Road

Monarch Serenity, Thanisandra Main Road



Corporate office: No. 54, 4<sup>th</sup> Floor, Brigade Road, Bengaluru 560 001 | Site: Monarch Aqua, No. 15, KR Puram Main Road, Bengaluru 560 049

 [monarchproperties.in](https://monarchproperties.in)  [enquiry@monarchproperties.in](mailto:enquiry@monarchproperties.in)  +91 9590 113 113