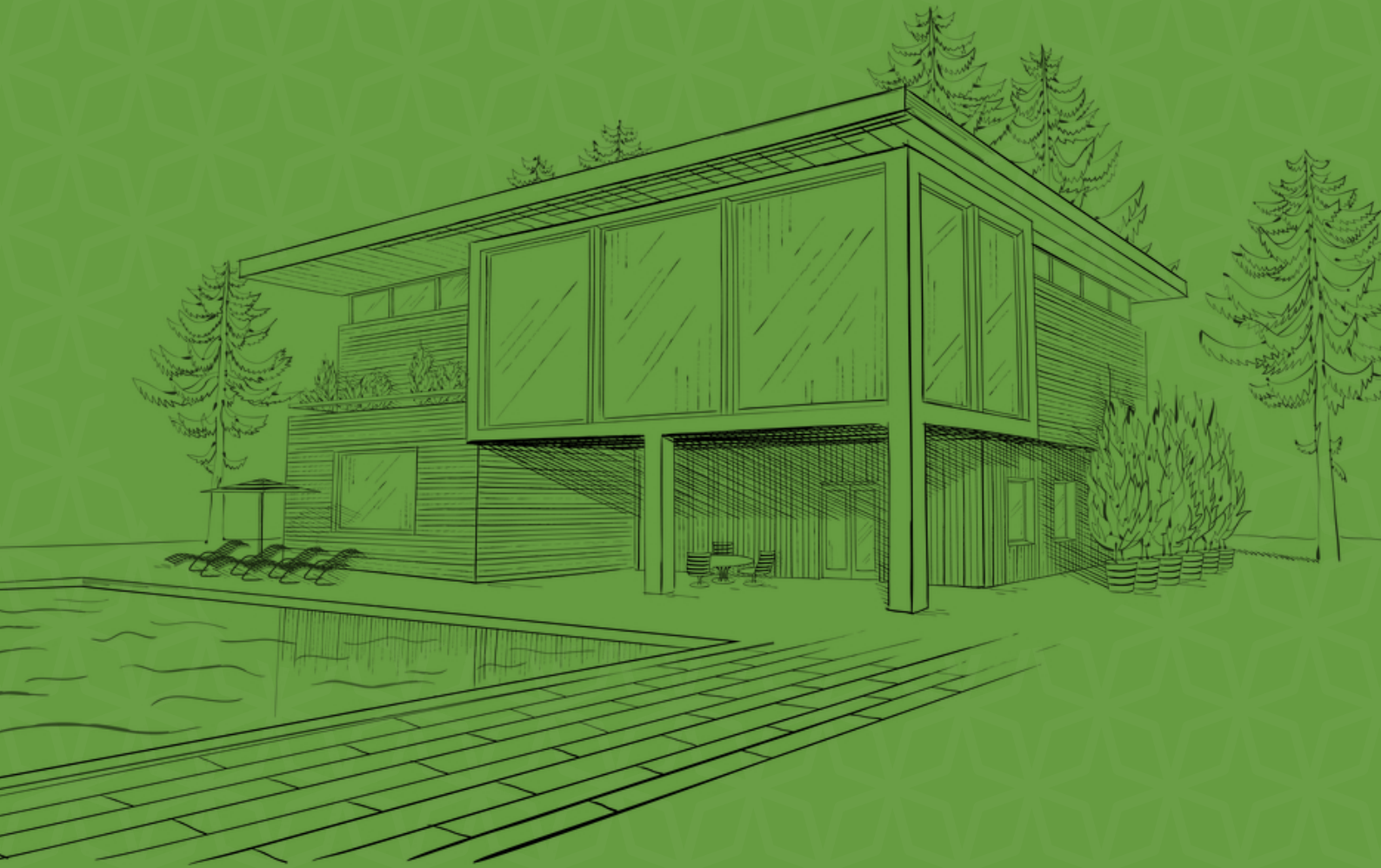




FUTURE ASPERA

**Boutique Villas
off Chandapura - Anekal Road**



STEP INTO TRANQUILITY, ELEGANCE AND GLAMOR

Designed to let you live life where perfect balance strikes between you and nature. An oasis that nurtures your soul. A place which values the warmth and bonding of a close-knit family. Spacious with the right blend of innovation, creativity, luxury and optimal use of natural lighting and ventilation. Equally impressive outdoors with magnificent space planning and flawless execution of well-designed pathways, extensive landscaping and fine amenities. Experience an exotic life at Future Aspera with the luxuries of a plush resort, the security of a gated community, and the intimacy of a small community, surely one of the finest places to call home.



A CHOICE OF BUILT TO SUIT BOUTIQUE VILLAS

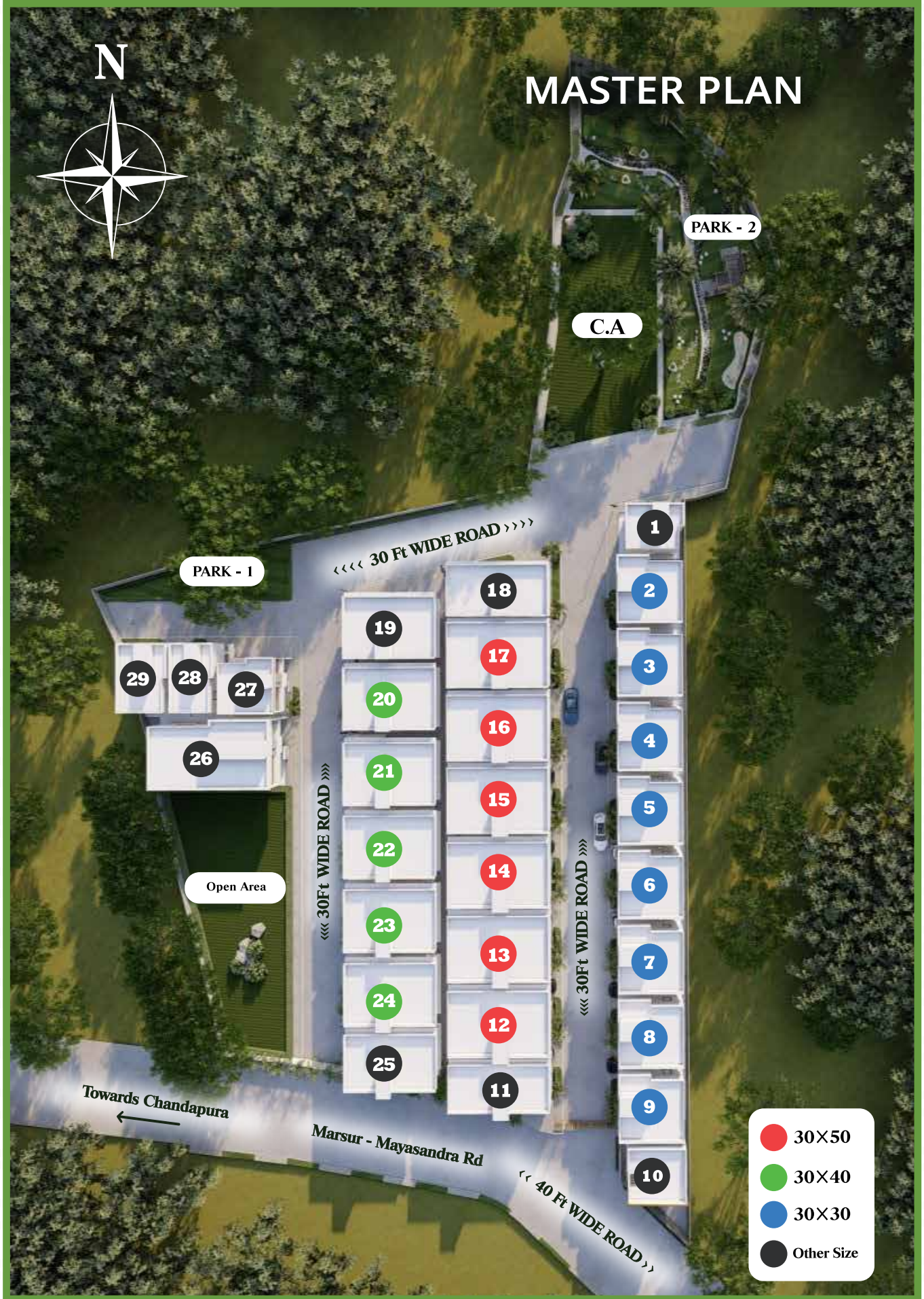


- Meant for those who truly appreciate luxurious living, amidst a host of natural, beautiful and pollution free surroundings.
- Designed to offer privacy and peace in an increasingly stressful world, Future Aspera is brilliantly placed amidst lush greenery with mesmerizing gardens bursting with soothing greens and tree lined walkways, providing an absolute tranquil lifestyle filled with positivity and happiness. The villas exemplify great airflow with strategically placed windows and spacious balcony spaces overlooking the beautiful view of outdoor greens. The soft landscaping gives a natural look and feel, such that you can take a leisurely stroll any time you want.
- Amenities like stone walk areas to walk bare feet and connect with the healing energy of the earth allows you to feel fully alive. Future Aspera also offers Multipurpose lawn space, Yoga Meditation deck, Pergola, Kids Play Area and many more. Hence every corner of your future home will reflect a high-class lifestyle.
- With signature-styled grand homes and a distinctive landscaped premise, it's easy to fall in love with life here.

Why Future Aspera is a Great place to live:



- Perfectly priced, not more than the price of an apartment
- Luxurious independent villa living on your own land
- Spacious plans with large living and family rooms, large decks and patios, roomy bathrooms, etc.
- Conveniently located in easy commuting distance to E-city
- Excellent investment decision that will yield good returns
- Outstanding connectivity to IT hub, shopping malls, leading healthcare and educational institutions
- Fabulous indoor and outdoor spaces will make you want to never step out of your home



2 Acre 14 Guntas



29 Villas



900 - 1879 sq. ft.



VILLA FLOOR PLAN - 30x30

SBA - 1540 sq. ft.



First Floor Plan

Dimensions

- A - Balcony : 13'0" x 7'8"
- B - Bedroom : 11'6" x 10'4"
- C - Toilet : 4'0" X 10'4"
- D - Toilet : 7'9" X 8'3"
- E - Walk in Wadrobe : 7'9" X 5'0"
- F - Bedroom : 12'3" X 9'9"
- G - Balcony : 12'5" X 3'0"

Plot Size : 30' X 30'

Facing: West Facing



Ground Floor Plan

Dimensions

- A - Parking : 11'0 x 13'0"
- B - Living : 11'6 x 13'8"
- C - Kitchen : 11'0" X 9'1"
- D - Utility : 12'3" X 4'0"
- E - Toilet : 6'9" X 4'3"
- F - Bedroom : 12'2" X 10'1"

Plot Size : 30' X 30'

Facing : West Facing

VILLA FLOOR PLAN - 30x40

SBA - 2100 sq. ft.



First Floor Plan

Dimensions

- A - Balcony : 9'9" x 15'1"
- B - Family : 13'6" x 12'1"
- C - Bedroom : 10'6" X 13'7"
- D - Balcony : 15'11" X 4'2"
- E - Toilet : 5'0" X 7'9"
- F - Toilet : 5'0" X 4'11"
- G - Bedroom : 10'6" X 10'8"
- H - Balcony : 15'10" X 3'11"
- Plot Size : 30' X 40"

Plot Size : 30' X 40'

Facing : West Facing



Ground Floor Plan

Dimensions

- A - Parking : 13'0 x 15'0"
- B - Living : 13'0 x 12'6"
- C - Pooja : 4'6" X 4'8"
- D - Sitout : 13'6" X 4'0"
- E - Utility : 14'0" X 4'0"
- F - Kitchen : 19'0" X 8'6"
- G - Toilet : 6'0" X 5'0"
- H - Bedroom : 13'6 X 12'0"

Plot Size : 30' X 40'

Facing : West Facing

VILLA FLOOR PLAN - 30x50

SBA - 2715 sq. ft.



First Floor Plan

Dimensions

- A - Balcony : 9'11" x 11'2"
- B - Study Space : 10'0 x 9'3"
- C - Bedroom : 12'4" X 12'7"
- D - Toilet : 6'11" X 5'6"
- E - Balcony : 12'6" X 4'0"
- F - Balcony : 12'2" X 4'0"
- G - Bedroom : 11'9" X 18'7"
- H - Toilet : 7'2" X 4'6"
- I - Family : 10'5" X 11'3"
- J - Bedroom : 10'9" X 11'8"
- K - Toilet : 5'1" X 6'10"
- L - Balcony : 16'2" X 3'6"

Plot Size : 30' X 50'

Facing : East Facing



Ground Floor Plan

Dimensions

- A - Parking: 12'0 x 15'0"
- B - Foyer: 11'0 x 5'5"
- C - Pooja : 5'6" X 4'5"
- D - Dining: 10'7" X 7'3"
- E - Kitchen : 11'3" X 11'3"
- F - Utility : 13'8" X 4'0"
- G - Sitout : 13'10" X 4'0"
- H - Bedroom : 13'4 X 13'9"
- I - Toilet : 8'10" X 4'3"
- J - Living : 14'6" X 16'9"
- K - Sitout : 13'10 X 4'0"

Plot Size : 30' X 50'

Facing : East Facing

LOCATION MAP



MAP NOT TO SCALE

A PRISTINE SURROUNDING THAT IS PEACEFUL TO LIVE IN

- Situated in the most sought-after residential locales of South Bangalore, Future Aspera is a neighborhood that is well-planned, fast-growing, and a prime investment area.
- Lush green landscape in a prime residential suburb, on Chandapura - Anekal road.
- A breezy 30 mts drive from the Hosur airport.
- The location offers a captivating paradox: The serenity is a throwback to old Bengaluru and yet it is the address of the future.
- Strategically positioned with an outstanding accessibility to all the required civic amenities.
- Step out of the city's bustle and relax in the utmost comfort of your exquisite villa.



SPECIFICATIONS

1. Structure

RCC Frame Structure

Footing earth work is 6' depth

Steel : Indus (Fe 550 & Fe 500) or Meenakshi TMT steel

Blocks : Standard Solid Block 6 inch Wall & 4 inch Wall

Cement : Ramco / ACC / Priya / Ultra -Tech 53 grade cement shall be used at all structural levels and 43 grade cement shall be used for Plastering and Brickworks

M Sand : Blockwork & P Sand : Plastering

Waterproofing : Dr. Fixit

Ceiling Height : 10 Feet

Terrace : Waterproofing will be laid to slope using water proof chemicals and finished with 1:4 cement mortar. Parapet wall height will be 3 ft.

Plain cement concrete: PCC 1:4:8 Concrete 6" thick

Footing concrete in cement concrete 1:1.5:3 thickness

Columns as per structural drawings

Beam Plinth as per structural drawings

RCC Beams as per structural drawings

Roof slab RCC ready mix concrete. Steel reinforcement for the slab

Lintel 6"thick RCC Continuous lintel on opening of walls, doors and windows top with 10mm rods 4 numbers in RCC 1:2:4

Concrete grades : Ceiling plastering : 1:3, Wall plastering: 1:4, Brick work 1:5

2. Kitchen

Ceramic Wall Tiles 2 Feet Above Kitchen Slab

Main Sink Faucet Upto 3000 & Basic Jaguar or ESS

Kitchen Sink: Stainless Steel

Kitchen Granite Slab: 30 mm Thick

3. Plumbings

Wash basin

EWC Commode

Diverter / Wall Mixer

Wash basin in dining area

Internal plumbing - concealed plumbing will be CPVC pipes of Supreme / Aashirvad / Astral / Equivalent make

External plumbing-waste water pipes will be PVC pipes

Kitchen shall be provided with carysil sink size 24"x 18" and Jaguar faucet and One Jaguar make wash basin of size 18"x18" shall be provided in the dining room

4. Doors & Windows

Main Door: Teak Doors With Teak Frame with SS Rods in window

Bedroom windows - 3 track UPVC frame with 5mm clear

Glass and mosquito mesh in all the bedrooms

French windows - 3 track UPVC frame with 6mm clear glass

5. Electricals

Wiring - Finolex / Anchor / Havells or equivalent make copper wiring in concealed PVC conduit pipes

Power - 5KVA power with separate meter to each house

Switches - Anchor / Goldmedal or equivalent make

Electric points - one TV and AC point in living room

Provision for one TV and AC point in both the bedrooms

Provision for chimneys and refrigerator in kitchen

Provision for geysers in both the bathrooms of the first floor

UPS - provision for UPS in each house

6. Flooring

Vitrified tile flooring of 4'*2' for living, dining and bedrooms with 4" skirting of the same vitrified tiles

Anti skid tiles of 1'*1' for bath rooms and powder rooms

Anti skid tiles of 1'*1' for utility with 4" skirting of the same tile

Granite flooring for staircase

7. Painting

Interior : Birla or JK Putty with Asian Premium Emulsion or Equivalent Brand

3 Coats Patti (Birla white Patti or JK Patti) / 1 coat Premier /

2 coats premium Emulsion Paints

Exterior : Asian Primer With Weather Proof Paint or Equivalent Brand

External walls will be finished with 1 coat Primer / 2 coats of Apex Ultima

8. Bathroom

Wall Tiles For 8 feet standard Kajaria wall tiles

CPVC/PVP: Aashirvad/Supreme

Bathroom Accessories: 2 in 1 Wall Mixer/ Diverter, Jaguar

Water proof in all bathroom flush door

Water proof Flush Doors

9. Other Inclusive's

Overhead Tank: Sintex double layered 1500

Underground RCC Sump: 6000 Ltrs

Staircase with SS Railing

Parapet Wall 4 Feet High

Tile Cladding for Elevation

Elevation design as per drawing (only cement work will be included)

Any others work not included above



FUTURE ASPERA

+91 879 249 0066

www.futureaspera.com

**Sy No 386/1 & 386/2, Madivala Village, Kasaba Hobli,
Off Chandapura Road, Anekal Taluk, Bangalore - 562107**

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PRM/KA/RERA/1251/308/PR/101122/005451**

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