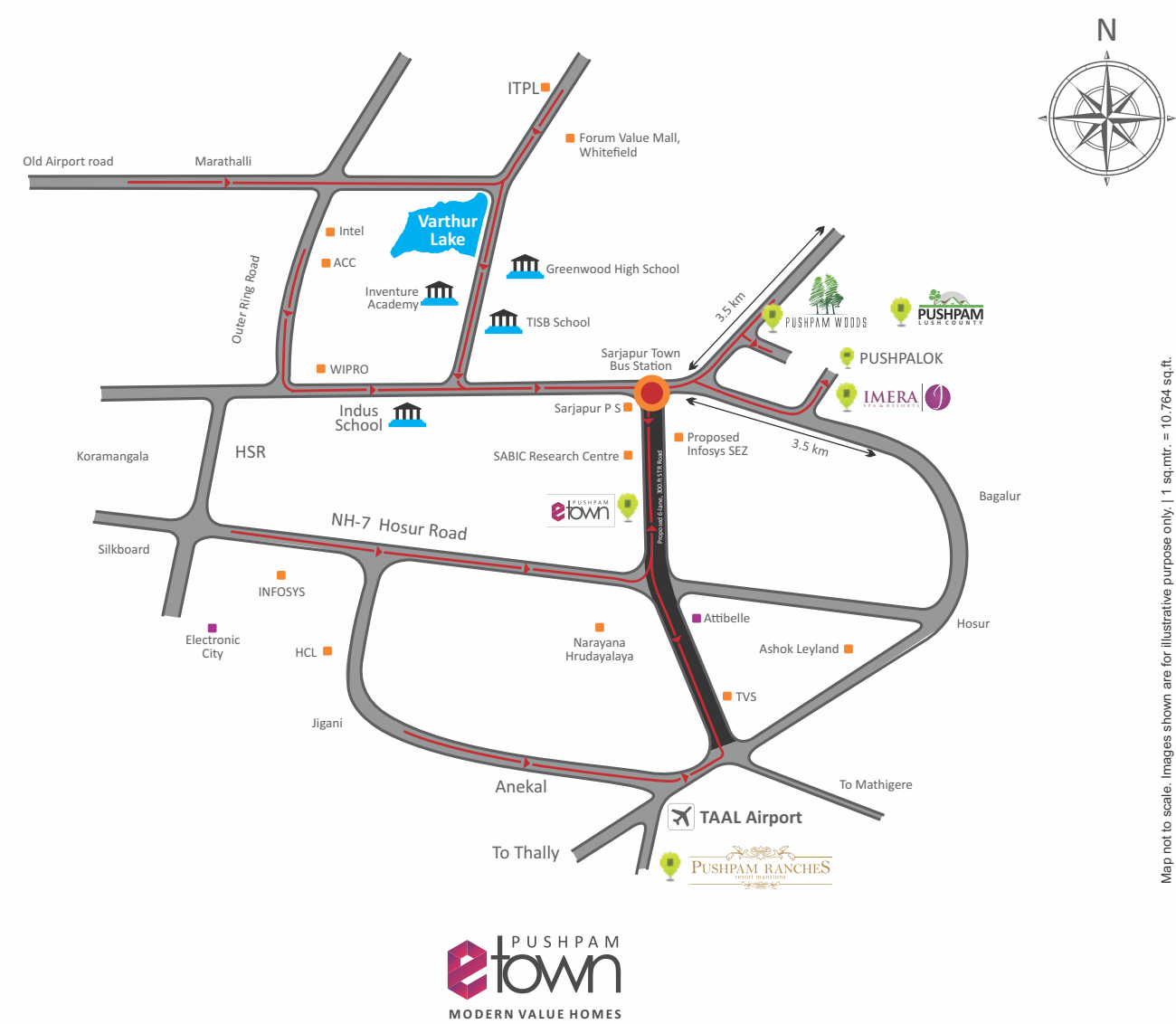


LOCATION MAP



Map not to scale. Images shown are for illustrative purpose only. | 1 sq.mtr. = 10.764 sq.ft.



Upgrade Your Lifestyle



Corp office : 191, 1st cross, 1st Block Jayanagar East, Byrasandra, Bangalore - 560011 | **Marketing:** Pushpam Group #2, 1st Floor, 27th Main, HSR Layout, Sector - 1 Bangalore - 560102 | **Call:** 8884 607 607, 7760 988 235 | **sales@pushpamgroup.in** | **www.pushpamgroup.in**
Bangalore: +91 08026 632 020 | **Dubai:** +97 1506 265 004 | **London:** +44 7961 136 364 | **USA:** +14043 981 093, +1 9169 908 675



Bigger home. Bigger rooms.
Bigger lifestyle.





*Welcome some extra space in your life
and discover a whole new way of living.*

It's all about adding value to your life.

Nestled on the scenic Sarjapur-Attibele Road just 300m off the main upcoming Satellite Town Ring Road - NH 35, Pushpam e-Town offers you a new lifestyle where natural beauty goes hand in hand with modern amenities. The serene, blissful setting of Sarjapur, coupled with the fact that the project is located on a three-side open plot, makes the township a perfect place to live, relax and enjoy life. Being in the fastest growing residential suburb of Bangalore, the project will have some of the largest residential townships coming up in its vicinity.

Pushpam e-Town is promoted by Pushpam Group, which has already established its reputation in quality with premium villa projects like Pushpam Woods and Pushpalok. Everything about the township from master layout to designing of each residential unit reflects the dedication and meticulousness that has now become a trademark for the Group.



AMENITIES



It's all about enjoying a bigger lifestyle.

Nothing has been overlooked while master-planning Puspam e-Town. The thoughtfully chosen amenities are laid out in such a manner that will give you maximum comfort while enjoying a bigger lifestyle that you have always dreamt of.

24 Hour Security | Landscaped Garden | Rooftop Club House
Round-the-Clock Power Back-up | Multipurpose Hall
Kids Play Area | Indoor Games | Gymnasium
Swimming Pool | Wooden Flooring in Master Bedroom



CLUB HOUSE



It is all about fun, leisure and play.

Some amount of fun and pampering to lift your mood never hurts. At Pushpam e-Town, your clean green surroundings will not be the only thing to soothe you. The Rooftop Clubhouse, which is one of the highlighting features of the project, will make sure you enjoy a healthy and enjoyable lifestyle. The swimming pool will always be ready whenever you are, for a relaxing dip.



LOCATION

It is all about being in the best place.

One of the main advantages of Pushpam e-Town is the strategic location it is situated in. The project site being a corner plot, you will find your apartment building open from three sides. You get to enjoy optimum ventilation from the ground floor onwards. You will not have to worry about enjoying a great view as there are no high-rise buildings around and are not likely to be there in a long long time.

The project site Sarjapur is becoming the fastest growing suburb of Bangalore with cool and quite ambience, lush greenery, congestion free roads, easy connectivity and proximity to important social infrastructures.



PROXIMITY

- Strategically located on Sarjapur-Attibele Road on NH 35
- Off proposed Satellite Town Ring Road
- 30 minutes drive from all IT Hubs - Outer Ring Road, Whitefield and Electronic City
- 5 - 15 minutes drive to the country's top most schools such as Indus, Greenwood, Oakridge, TISB, Inventure and DPS



MASTER LAYOUT PLAN





3 BHK

FLAT NO	SBA(sft)	FACING
101	1674	EAST
103	1630	EAST
117	1676	EAST
119	1676	EAST
121	1676	EAST
201	1674	EAST
203	1630	EAST
217	1676	EAST
219	1676	EAST
221	1676	EAST
301	1674	EAST
303	1630	EAST
317	1676	EAST
319	1676	EAST
321	1676	EAST
401	1674	EAST
403	1630	EAST
417	1676	EAST
419	1676	EAST
421	1676	EAST

* Super Built-up Area



2 BHK

FLAT NO	SBA(sft)	FACING
106	1208	WEST
108	1244	WEST
110	1198	WEST
112	1198	WEST
124	1208	WEST
206	1208	WEST
208	1244	WEST
210	1198	WEST
212	1198	WEST
224	1208	WEST
306	1208	WEST
308	1244	WEST
310	1198	WEST
312	1198	WEST
324	1208	WEST
406	1208	WEST
408	1244	WEST
410	1198	WEST
412	1198	WEST
424	1208	WEST

* Super Built-up Area



2 BHK

FLAT NO	SBA(sft)	FACING
105	1244	EAST
107	1208	EAST
109	1198	EAST
111	1198	EAST
205	1244	EAST
207	1208	EAST
209	1198	EAST
211	1198	EAST
305	1244	EAST
307	1208	EAST
309	1198	EAST
311	1198	EAST
405	1244	EAST
407	1208	EAST
409	1198	EAST
411	1198	EAST

* Super Built-up Area



2 BHK

FLAT NO	SBA(sft)	FACING
125	1162	NORTH
225	1162	NORTH
325	1162	NORTH
425	1162	NORTH
129	1162	SOUTH
229	1162	SOUTH
329	1162	SOUTH
429	1162	SOUTH

* Super Built-up Area



1 BHK

FLAT NO	SBA(sft)	FACING
127	920	WEST
227	920	WEST
327	920	WEST
427	920	WEST



1 BHK

FLAT NO	SBA(sft)	FACING
126	920	NORTH
226	920	NORTH
326	920	NORTH
426	920	NORTH
128	920	SOUTH
228	920	SOUTH
328	920	SOUTH
428	920	SOUTH

* Super Built-up Area

1 BHK

FLAT NO	SBA(sft)	FACING
113	942	EAST
115	942	EAST
213	942	EAST
215	942	EAST
313	942	EAST
315	942	EAST
413	942	EAST
415	942	EAST

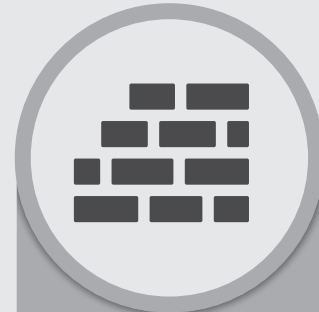


1 BHK

FLAT NO	SBA(sft)	FACING
114	942	WEST
116	942	WEST
123	942	WEST
214	942	WEST
216	942	WEST
223	942	WEST
314	942	WEST
316	942	WEST
323	942	WEST
414	942	WEST
416	942	WEST
423	942	WEST

* Super Built-up Area

PROPOSED SPECIFICATIONS



Structure

- RCC Frame Structure with 6" Solid Block masonry



Flooring

- Vitrified Tiles for living, common Bedroom, Dining and Kitchen
- Wooden flooring for Master Bedroom
- Common Area-Polished Kota/Tandoor, Granite/Tiles



Doors & Windows

- Main: Teak Wood Frame with veneer flush door.
- Internal: putty finished Flush Door painted with enamel paint
- Windows: Aluminum 3-Track windows with mosquito mess with safety grill
- Cylindrical locks for internal doors and toilet doors



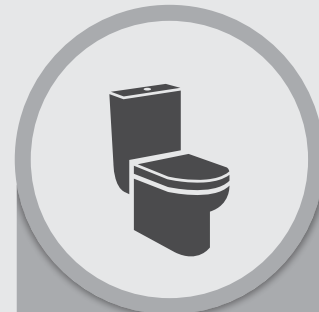
Kitchen

- Granite kitchen counter
- Stainless sink and drain board
- Ceramic tile dado – 2' above the counter



Water

- Sufficient Bore Wells with over head water tank
- Recycled water for flushing (eco-feature)



Toilet and Bath

- Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- Sanitary Fitting: White Parryware/Hindware or equivalent
- CP Fitting: Jaquar or equivalent
- Provision for geyser and exhaust fan
- Dado – Ceramic tile dado up to 7'



Painting

- Asian Paint distemper for all internal walls and ceilings
- Asian Paints ACE for exterior walls



Power Backup or Generator

- Power back-up - 0.5 kW for 1 BHK, 1 kW for 2 and 3 BHK. 24 hrs for lift and common areas.



Electrical Wiring & Switches

- Havells/equivalent modular switches & wires
- TV/Telephone point in living room
- TV point in Master Bedroom
- Earthing with copper wire using loop system
- One Earth Leakage Circuit Breaker (ELCB) for each flat



Security

- 6' + 2' boundary wall with barbed wire fence
- Round-the-clock CCTV surveillance with 24-hour manned security
- Grill for all windows and utility area

