

AXIS CONCEPT  
CONSTRUCTIONS PVT.LTD

# NIRAN



## About Niran

Niran is more than just a residential project it's a sanctuary where urban luxury meets tranquility. Nestled in the thriving locale of Sarjapur, Bangalore, Niran offers meticulously designed 2 & 3 BHK apartments that redefine contemporary living. Inspired by the essence of a new dawn, Niran symbolizes fresh beginnings and a refined way of life.

# WHY CHOOSE NIRAN?

## PRIME LOCATION

Located in Sarjapur, one of Bengaluru's most sought after neighborhoods, Niran offers excellent connectivity to Electronic City, Whitefield, and Koramangala ideal for working professionals and families.

## MODERN AMENITIES

Enjoy a host of curated amenities: a fully equipped clubhouse, gym, swimming pool, landscaped gardens, children's play areas, and jogging tracks.

## THOUGHTFUL LY DESIGNED HOMES

Each apartment is crafted to maximize space, natural light, and ventilation creating a calm, spacious, and serene living environment.

## SECURITY & CONVENIENCE

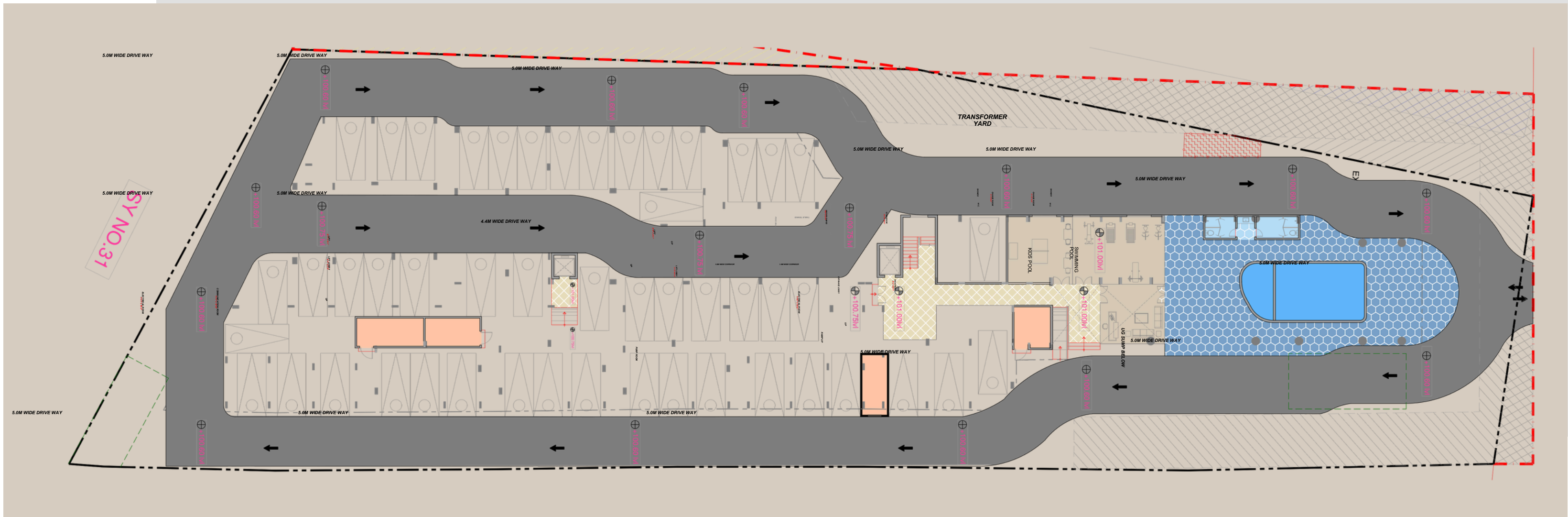
Live worry-free with 24/7 security, full power backup, and well-planned parking facilities for you and your guests.

## SUSTAINABLE LIVING

Built using eco-friendly practices, Niran features rainwater harvesting and energy efficient systems for a greener, more responsible lifestyle.



# SCHEMATIC GROUND FLOOR PLAN



# SCHEMATIC FIRST FLOOR PLAN



# SCHEMATIC TYPICAL FLOOR PLAN (3rd FLOOR)



# SCHEMATIC TYPICAL FLOOR PLAN (2ND & 4TH FLOORS)



# SPECIFICATIONS

## STRUCTURE

RCC Frame Structure designed IS code using M25 grade concrete.

## WALLS

- External walls – 6”/150 mm thick solid concrete blocks.
- Internal walls – 4”/100 mm thick solid concrete blocks.
- Independent walls for all units/flats

## PLASTERING

- External walls – Two coats sponge finish
- Internal walls – Smooth plastered with wall care putty rendering.

## DOORS

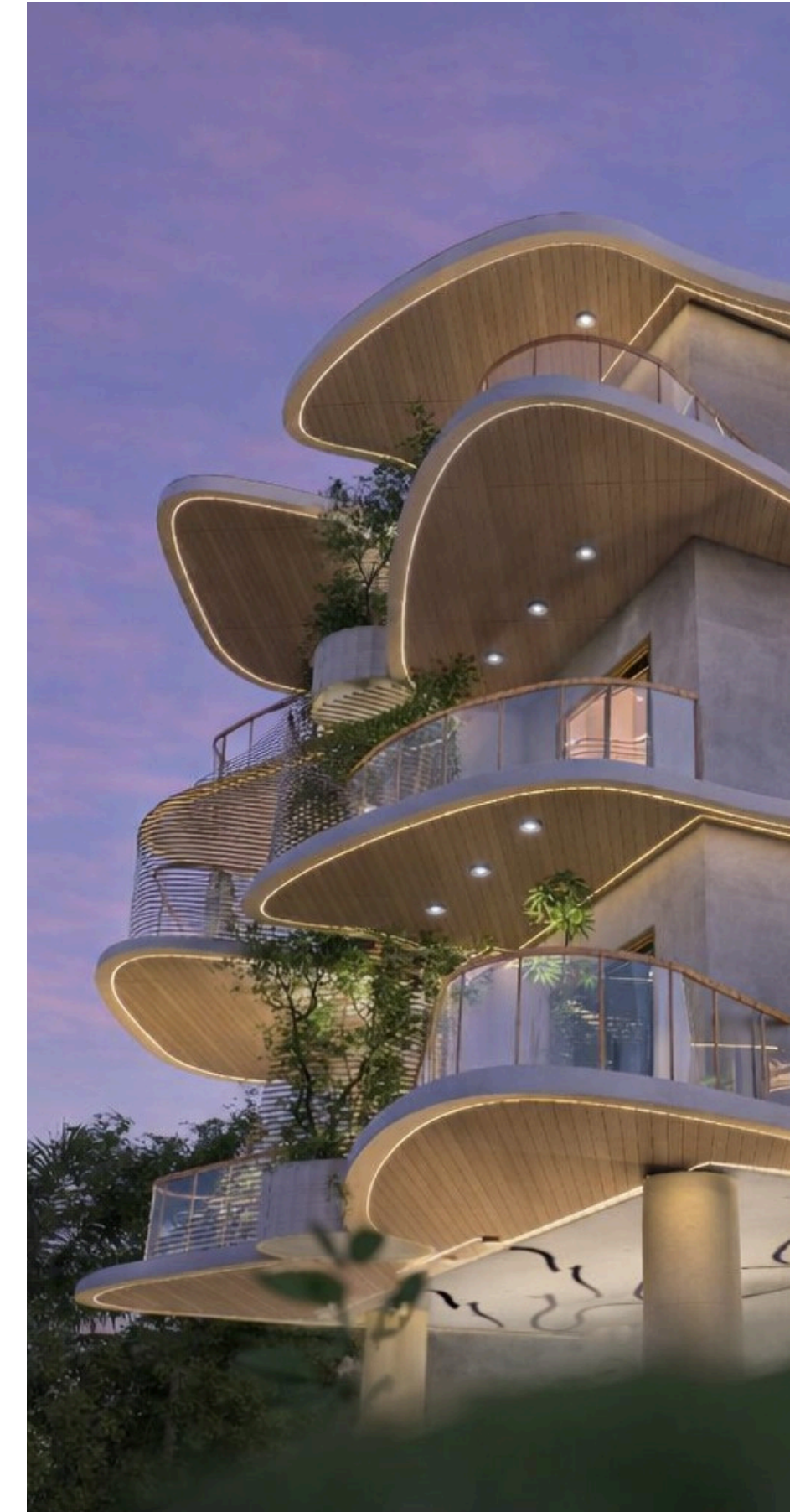
- Main Door– Teak wood door frame of 8.0” height with Teak Veneer shutter with polish
- Bedroom Doors – Salwood/Equivalent frame with flush door shutters.
- Utility/Toilet Doors – Salwood/Equivalent frame with waterproof moulded skin shutters
- Masonite/ Equivalent with necessary hardware fitting.

## WINDOWS

- uPVC windows with mosquito mesh provision & safety MS grills for all the windows.

## KITCHEN

- 20 mm thick black granite platform with Stainless steel sink of Futura /equivalent and ceramic tile dado up to 2’ height.
- Electrical socket provision for Chimney/ Hob, Refrigerator,
- Wet-Grinder, washing point at utility area.





# SPECIFICATIONS

## FLOORING

Vitrified tiles of 600x600 mm size premium quality of Kajaria/equivalent for living area, bedroom & Kitchen. Anti-skid tiles for toilets, balconies & utilities.

## SECURITY

Round the clock security with CCTV camera Intercom connection from security to each units.

## TOILET FITTINGS & ACCESSORIES

- Premium ceramic glazed wall tiles of 300x450mm sized up to 7' height.
- Wall mounted EWC of Hindware/ Jaguar/ equivalent make.
- Concealed tank for EWC of Geberit / Viega/ equivalent make.
- Single lever diverter with head shower of Jaguar/ equivalent make.
- Health faucet in all bathrooms.

## ELECTRICAL

- FRLS Concealed copper wiring of ISI standard make,
- Provision for adequate light points,
- Modular switches Anchor/Honeywell/ equivalent make.
- TV & Telephone points in living and master bedroom.
- AC point in Master bedroom & provision in Living.

## EXTERNAL & INTERNAL PAINT

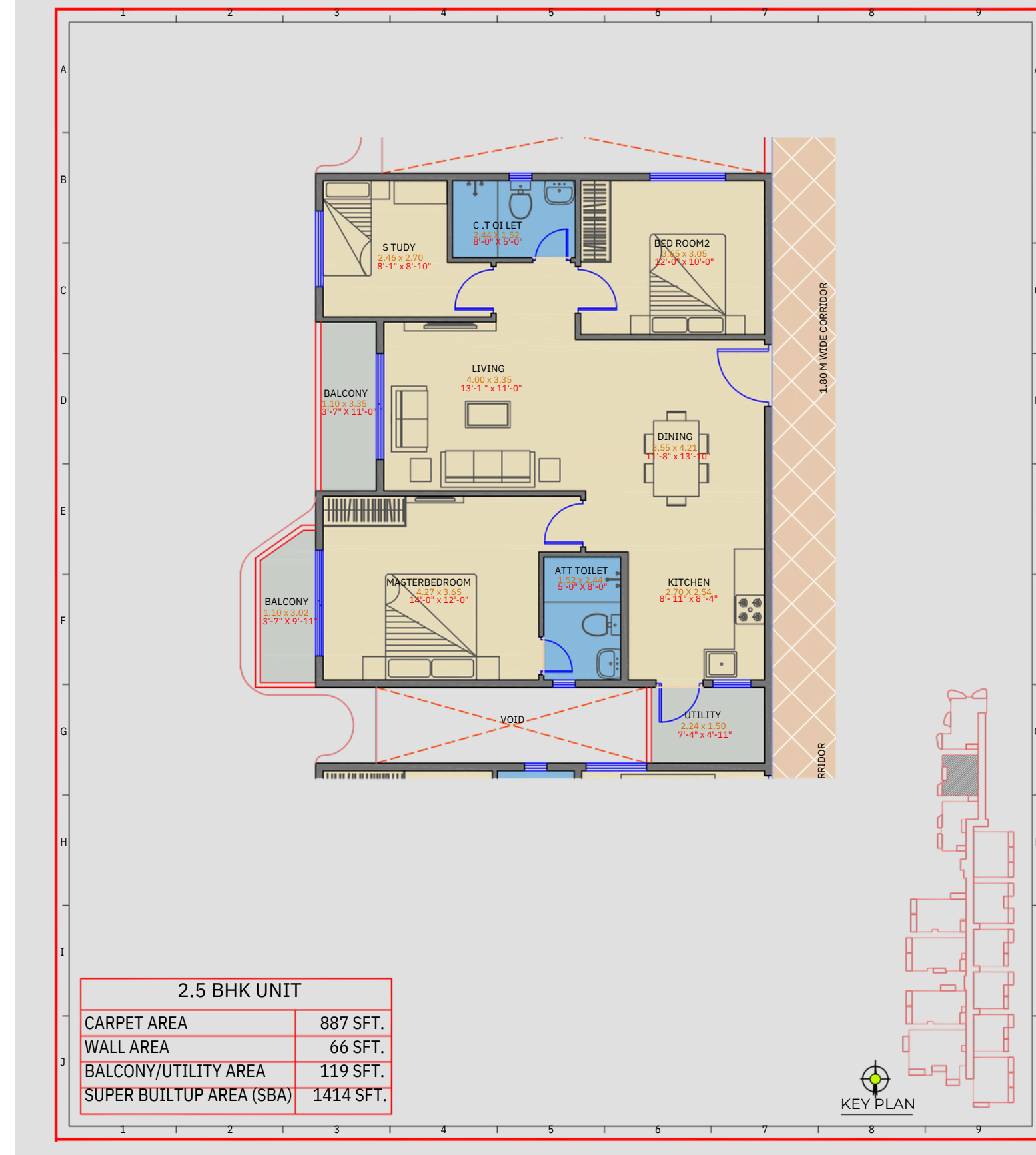
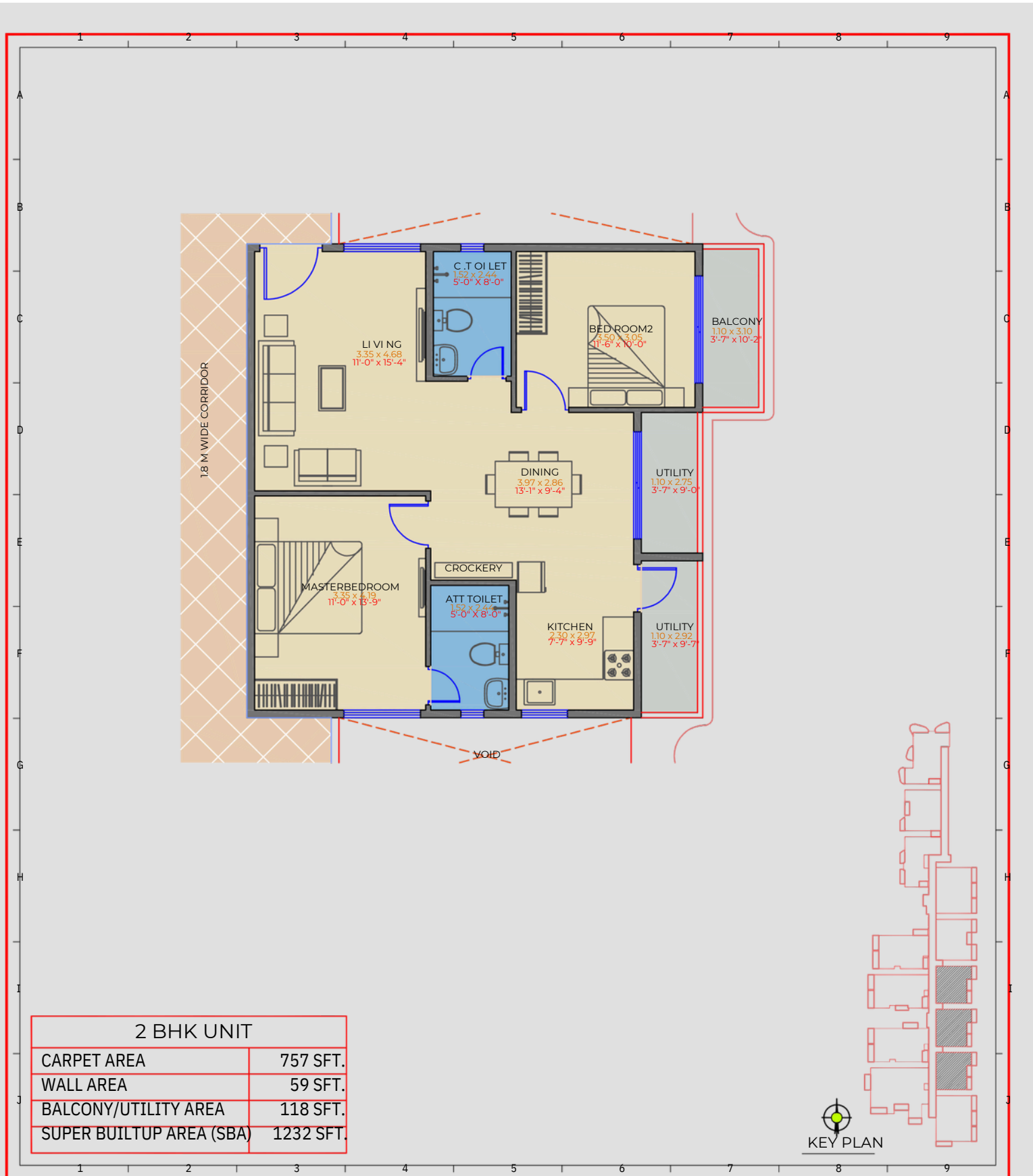
One coat of primer, 2 coats of putty & 2 coats of premium emulsion paint with smooth finish. Asian/ Nippon/ equivalent make.

## LIFTS & LOBBY

- Entrance lobby finished with natural stone & staircase with MS railing.
- Two Nos of 8 passenger capacity lifts of Otis/ Schindler/ Johnson equivalent make with SS finish.

2 BHK  
 SUPERBUILTUP AREA  
 1,232 SQFT

# Individual Floor Plans

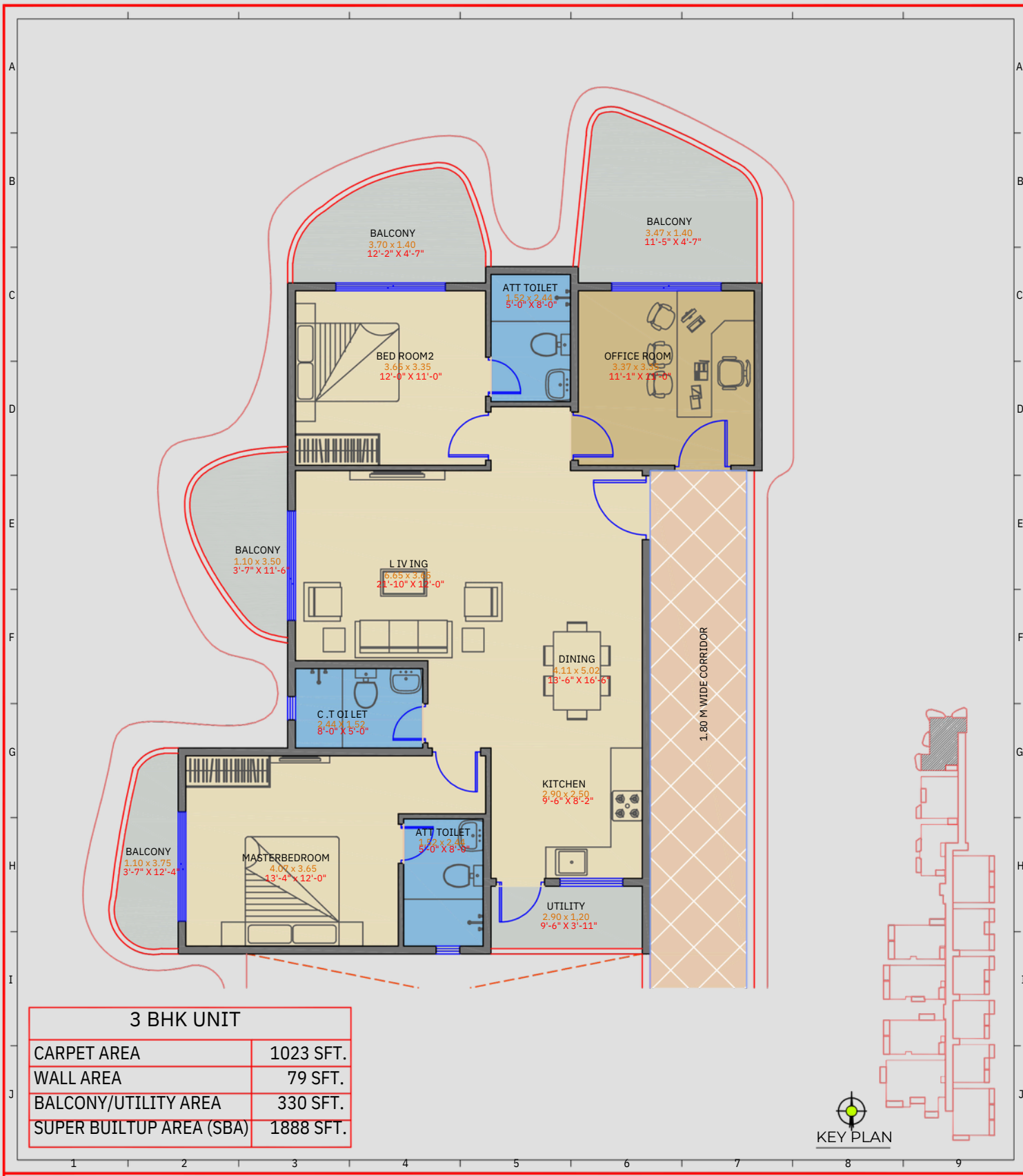


2.5 BHK  
 SUPERBUILTUP AREA  
 1414 SQFT

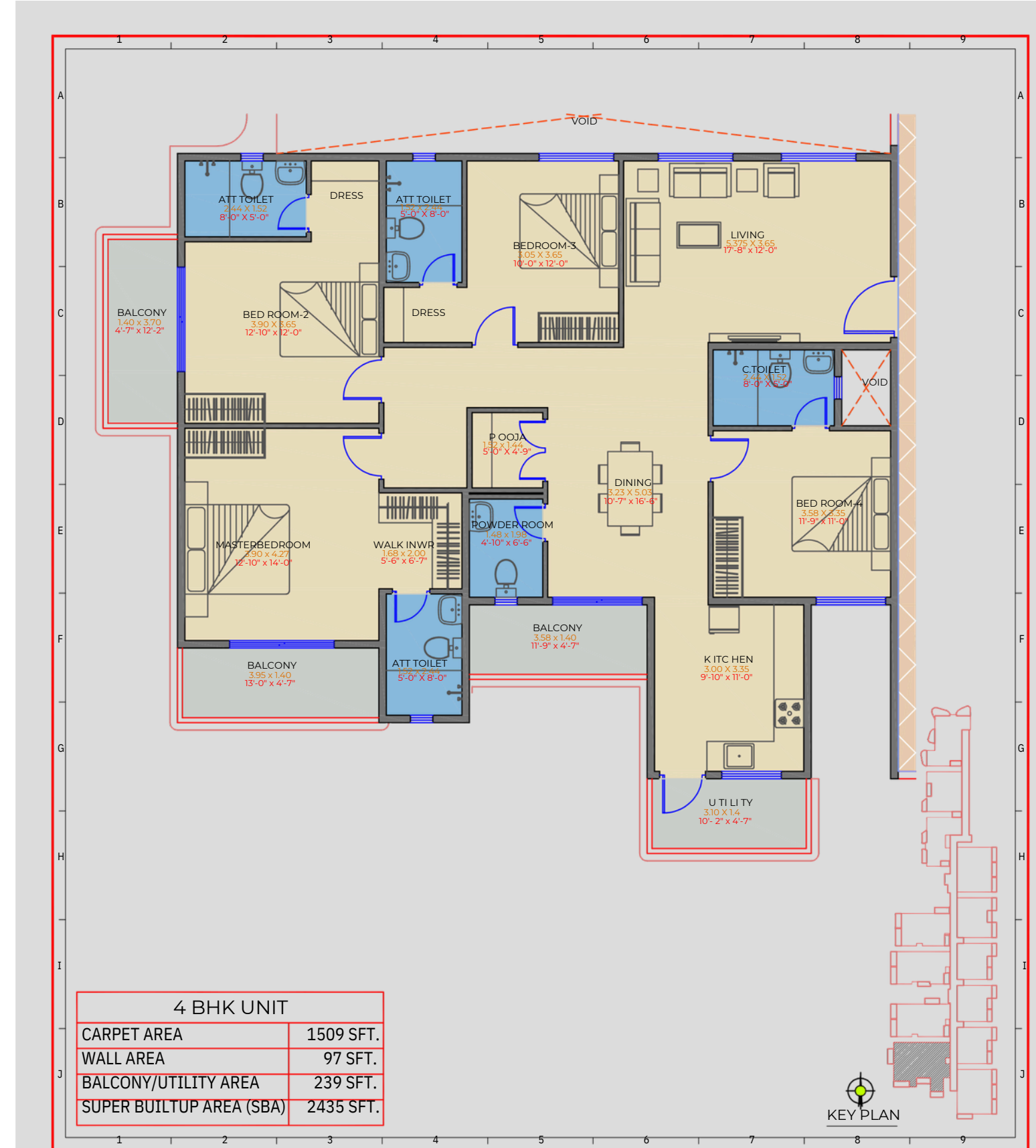
4 BHK

SUPERBUILTUP AREA

2,435 SQFT



3 BHK  
 SUPERBUILTUP AREA  
 1,888 SQFT



KEY PLAN

4 BHK  
 SUPERBUILTUP AREA  
 2,435 SQFT

# AMENITIES



SWIMMING POOL



INDOOR GAME



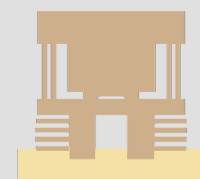
RECEPTION



GYM



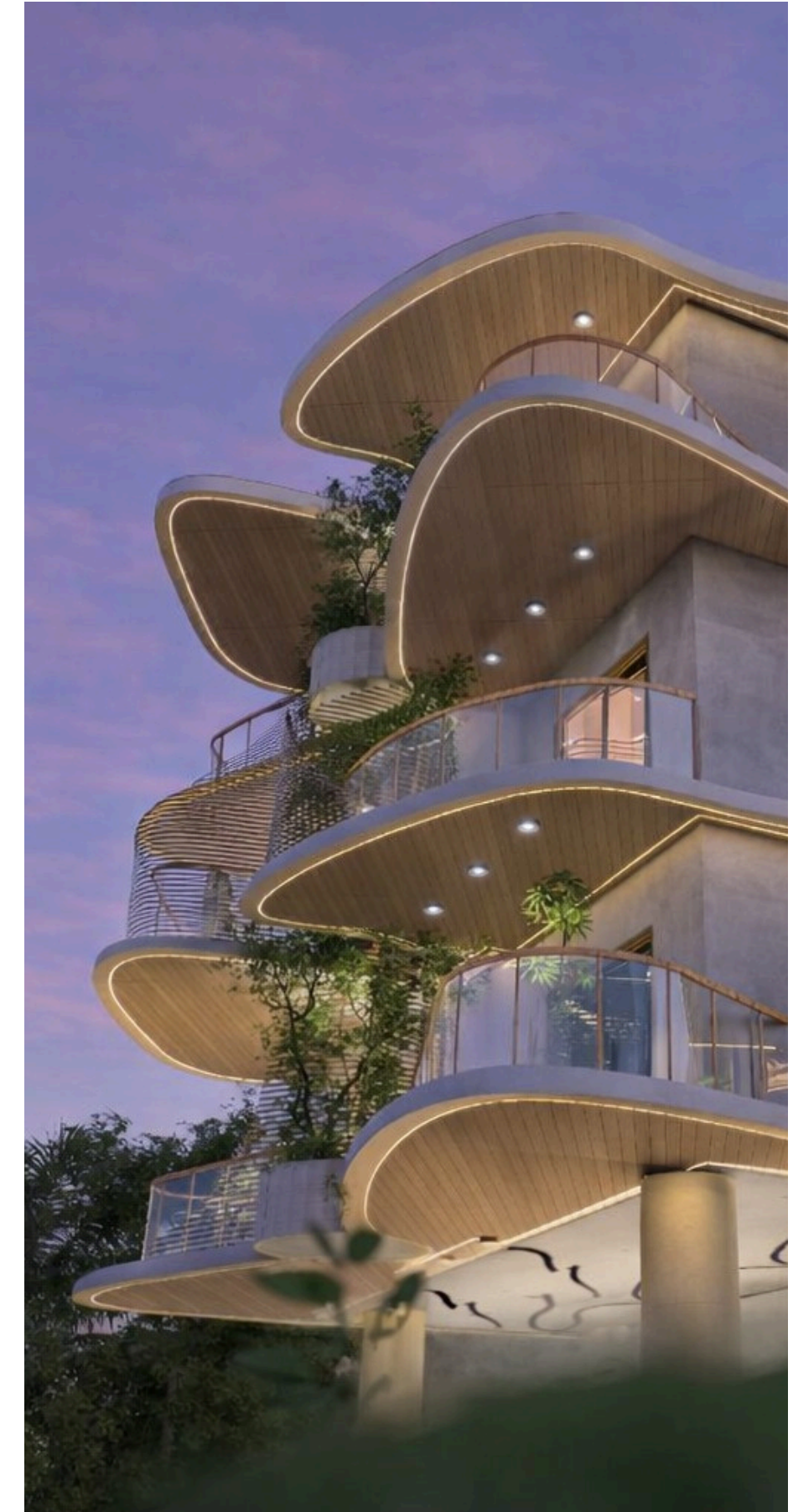
ENTRANCE LOBBY



MULTI PURPOSE HALL



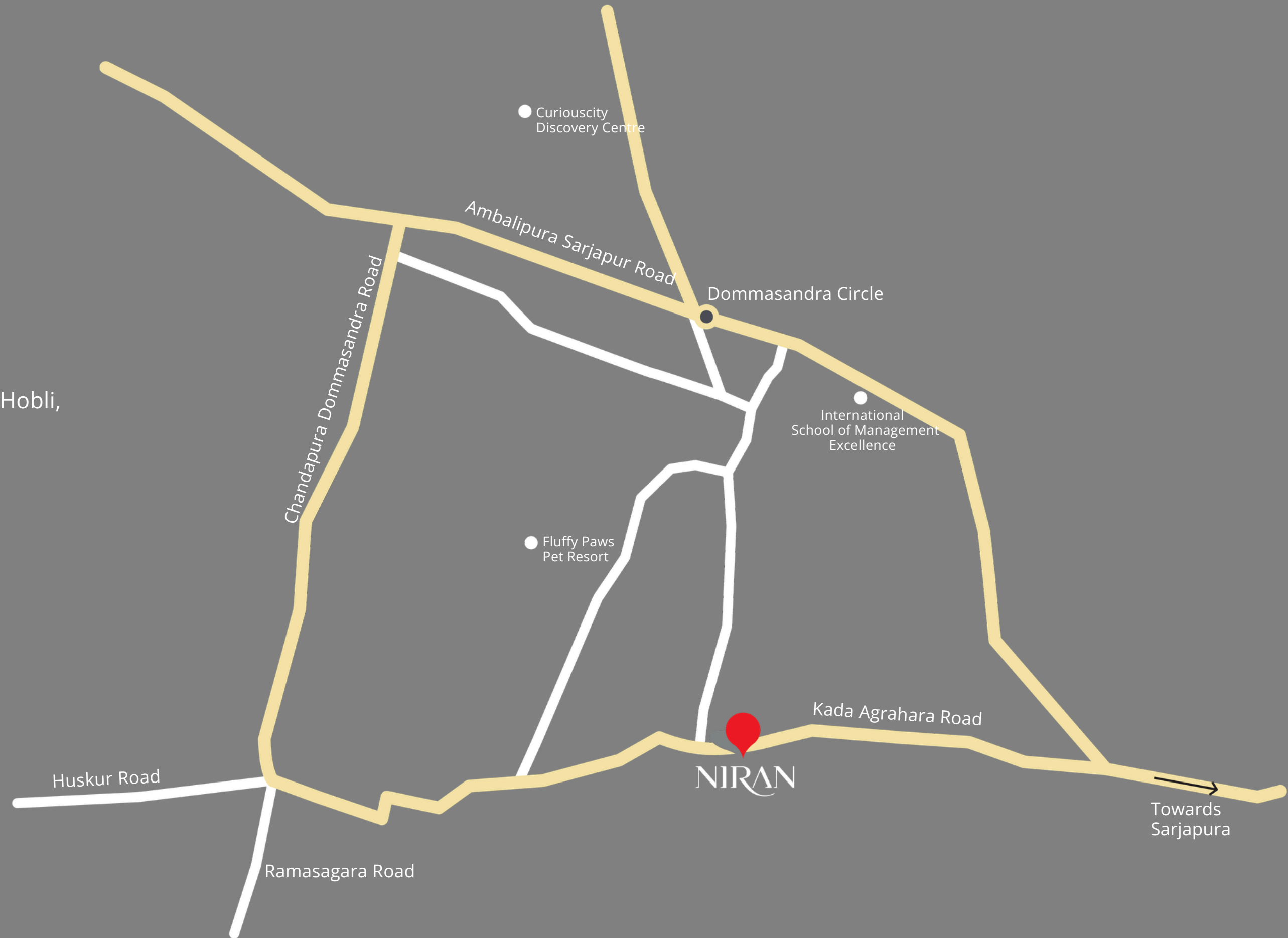
CO-WORK/ LIBRARY



# LOCATION



Niran \_\_\_\_\_  
Kada Agrahara Village, Sarjapura Hobli,  
Anekal Taluk, Bengaluru.



# Cost Sheet

NIRAN

AXIS NIRAN

COST SHEET

RERA NO:PRM/KA/RERA/1251/308/PR/161225/008341



Super Built Up Area	1232	1323	1414	1415	1646	1714	1718	1788	1841	1857	1888	1907	1927	2435
UDS	585.53	628.8	672.41	672.89	782.66	814.66	816.62	850.17	875.29	883.05	897.7	906.66	916.22	1157.61
Carpet Area	757	811	887	887	1035	1035	993	1056	1077	1021	1023	1056	1077	1509
Types of BHK	2BHK	2BHK	2.5BHK	2.5BHK	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK	4BHK
Facing	North	East	East	West	West	West	East	East	East	East	East	East	East	East
Rate/Sqft on SBA	7,999	7,999	7,999	7,999	7,999	7,999	7,999	7,999	7,999	7,999	7,999	7,999	7,999	7,999
<b>Agreement Value Basic Price With Car Parking</b>	<b>1,01,54,768</b>	<b>1,08,82,677</b>	<b>1,16,10,586</b>	<b>1,16,18,585</b>	<b>1,34,66,354</b>	<b>1,40,10,286</b>	<b>1,40,42,282</b>	<b>1,46,02,212</b>	<b>1,50,26,159</b>	<b>1,51,54,143</b>	<b>1,54,02,112</b>	<b>1,55,54,093</b>	<b>1,57,14,073</b>	<b>1,97,77,565</b>
CGST @ 2.5% on Basic	2,53,869	2,72,067	2,90,265	2,90,465	3,36,659	3,50,257	3,51,057	3,65,055	3,75,654	3,78,854	3,85,053	3,88,852	3,92,852	4,94,439
SGST @ 2.5% on Basic	2,53,869	2,72,067	2,90,265	2,90,465	3,36,659	3,50,257	3,51,057	3,65,055	3,75,654	3,78,854	3,85,053	3,88,852	3,92,852	4,94,439
Club House Charges	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000
BESCOM Charges	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000
Amenities & Infrastructure Charges	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000
Service Charges (Generator)	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Legal Fees	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
CGST @ 9% on Others	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250
SGST @ 9% on Others	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250	74,250
<b>Total (Rs.)</b>	<b>1,16,36,006</b>	<b>1,24,00,311</b>	<b>1,31,64,615</b>	<b>1,31,73,014</b>	<b>1,51,13,172</b>	<b>1,56,84,300</b>	<b>1,57,17,896</b>	<b>1,63,05,823</b>	<b>1,67,50,967</b>	<b>1,68,85,350</b>	<b>1,71,45,718</b>	<b>1,73,05,298</b>	<b>1,74,73,277</b>	<b>2,17,39,943</b>

**Terms & Conditions:**

- Price List
- This Price is Valid for 15 days. This price list supersedes all other previous price list available in market or shared with the purchaser.
  - On Application for allotment amount is Rs.5,00,000/-
  - On Agreement to Sale/Unit Allotment amount 20% is payable within 15 days of application of allotment.
  - Solar Power Charges are applicable (2 BHK - Rs. 50,000, 3 BHK - 75,000 & 4BHK - Rs. 1,00,000) for the top floors only.
  - Stamp Duty, Registration Fee, Statutory Levies (Property Assessment Tax) to be paid at actuals.
  - First Year Maintenance Charges @ Rs.4 per sqft payable before Registration.
  - Corpus/Sinking Fund of Rs.1,00,000/- payable before Registration.
  - E-Franching Charges are applicable as per bank norms.
  - Prices are subject to change without Prior notice.
  - Payments to be made by way of Online Transfer /DD/Cheques in favour of: "M/s Axis Concept Constructions Pvt Ltd."
  - All payments towards municipal taxes is payable on demand post intimation of possession.
  - All payments to be made as per attached payment schedule.
  - Delay in payment would attract interest and interest payable will be paid with applicable GST.
  - Above Cost does not include BWSSB Deposits & BWSSB Cost, which should be borne by the customer as and when applicable.
  - Any introduction of new taxes,levies,Cess and increase or decrease in the taxes would be to the customer's account.
  - All refunds will be processed within 90 days from the date of cancellation without any interest.
  - 1% TDS to be paid.
  - Addition car park(s) will be allotted based on the availability after the project's completion @ Rs.2,50,000/- plus GST.
  - Khatha Transfer Charges & E-Khatha Bifurcations will be charged as @ actuals before registraion.



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Indian Green Building Council