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an investee company of  
Kotak India Real Estate Fund - I

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# THE BEAUTIFUL LIFE



**CLOVER  
GREENS**  
LUXURY GOLF VILLAS



## Discover the beautiful side of life

Imagine living in a luxury villa, set in a calm serene space, amidst lush green foliage. Imagine living a world away from the maddening chaos of the city, yet close to its best comforts. Imagine sharing the neighborhood with iconic names.

And catching up with them on the golf course. Imagine gifting your family ample space for recreation. Imagine owning an address that brags unusual taste and elegance. Imagine living the beautiful life.



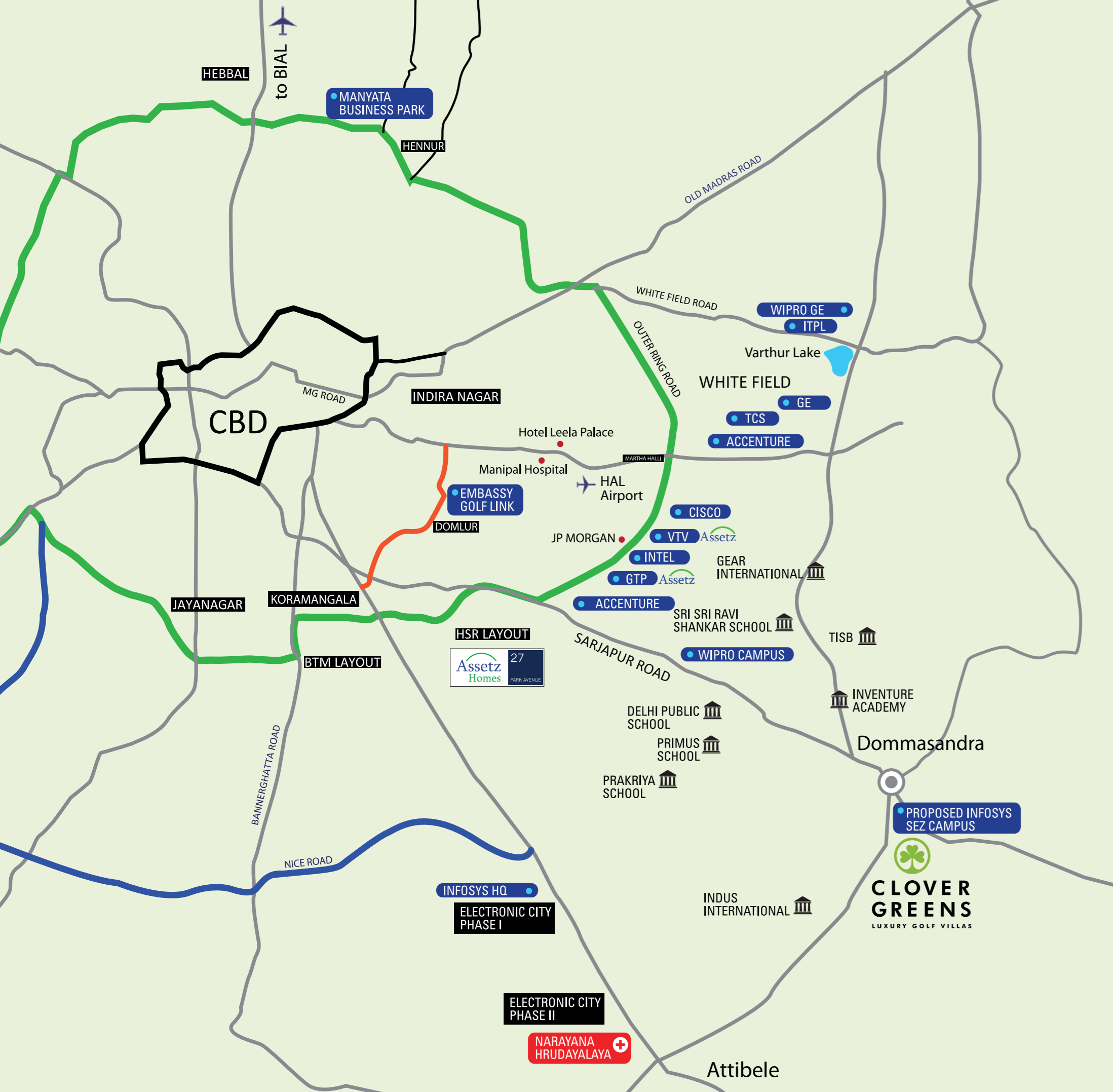


## Live in harmony with nature

At Clover Greens, a touch of brilliance translates mundane living into beautiful living. Clover Greens offers a majestic lifestyle set in an idyllic 177-acre lush green stretch, devoting ample open areas for residents to indulge. It has been planned with a cluster of 167 spacious, uber stylish villas

in 6 designs of 4,900 sq. ft. to 5,600 sq. ft. on plots ranging from 8,000 sq. ft. to 16,000 sq.ft., overlooking a grand golf course. In the design and layout of every villa, careful attention has been given to create a mood that goes well with the natural settings of the project.





# BANGALORE



- Wipro Campus --- 25 Min
- Electronic City --- 25 Min
- ITPL --- 30 Min
- Proposed Infosys SEZ Campus --- 5 Min
- Indus International School --- 5 Min
- Inventure Academy --- 15 Min



## The best of both worlds

Peace and harmony is the essence of beautiful life. Hence, we've chosen a perfect location, a world away from the chaos of the bustling city, yet close to its comforts, to build your discerning lifestyle. Located on Bangalore-Sarjapur-Attibele Road, in close proximity to the city's major IT hubs, reputed

schools and hospitals, and other commercial landmarks, Clover Greens is undoubtedly a coveted lifestyle for those who demand the best. Its strategic location, next door to the upcoming campus of an Indian IT major, ensures smooth access to Hosur, Electronic City, Whitefield and Ring Road.





## Take recreation to the next level

Relax and rejuvenate yourself at Clover Greens' proposed 90,000 sq.ft. club house. Keep up with your daily fitness regime at the well-equipped gymnasium. Throw a tough challenge to your friends at the badminton court. Perfect your

forehand drive at the tennis court or hone your game of squash. Take a cool dip in the swimming pool. Unwind during the after hours at the bar or at the fine dining restaurant. Free your mind and live life beautiful.





Actual photograph of the Clover Greens Golf Course



## Bring along your golf-club

Keeping stress at bay is the first step to beautiful living. Calm your mind and cool your senses as you tee off with your friends and peers at the 18-hole fully operational golf course. Designed on par with the world's best golf courses by Pacific

Coast Design - an internationally renowned golf course design company, Clover Greens' Golf Course is already operational and extends unlimited fun for those who are looking for refreshing breaks from the pressures of daily life.





## Come home to a community of winners

Clover Greens brings together the most beautiful aspects of living in a community of achievers. Clover Greens' international standard golf course and ultra modern residential villas interpret luxury like never before, combining the finest elements

of lifestyle and nature. The leisurely layout and top-of-the-line standards at Clover Greens create myriad opportunities for discerning individuals to indulge and interact.





## The signature of good life

At Clover Greens, natural architecture conveniently blends with modern aesthetics. Every villa has been designed as per the principles of Vaastu. The thoughtful design allows the outside to permeate through the structure blurring the lines between in and out. Pleasant multifunctional zones grant inviting change of focus whenever it is required. A contemporary design approach delivers simple, straightforward structures, maximizing views of the golf course. Clover Greens homes are crafted to perfection with superior specifications and a smart design to ensure that each square inch delivers its distinct purpose.

Welcome to the Beautiful Life.  
Welcome to Clover Greens.

The villas at Clover Greens have been designed on the following tenets:

- Great views of the golf course
- Free flowing natural light and fresh air
- Rooms positioned to face the viewing deck

Sharukh Mistry

Sharukh Mistry, one of India's foremost architects, is the brain behind the design of the villas in Clover Greens. Mistry Architects specialise in 'Sensitive Design', a concept that marries the design and construction of architecture with ecological balance.

"It becomes clear that an inherent ecology exists in all architecture, whether or not ecological sensitivity has been respected. There is no doubt that the future of all architecture must integrate an attitude of stewardship. The quality of our lives depends on it and conversely creates the quality of our environment."

The Service consultants for the project are Potential + Semac and Landscape consultants are Oikos.



# CYAN

These are a cluster of meticulously fashioned villas facing the golf greens with delightfully landscaped double height atrium at the entrance. The entry at the centre of the house divides private spaces and guest spaces. There's a landscaped courtyard with skylights

to welcome you. Thoughtfully positioned decks offer a stunning view of lush green around. The roof slab projection with interesting cutouts gives a fascinating twist to the whole ambience.



Ground Floor



First Floor



4 Bedrooms

Ground & First Floor with Terrace

Plot Area - 11,178 - 16,325 sq.ft.

Villa Area - 5,608 sq.ft.

Terrace Area - 1,522 sq.ft.

Deck Area - 2,459 sq.ft.



# JADE

These are a set of brilliantly placed villas that show off remarkable design aesthetics. Large open spaces outside the villas merge into each other creating inviting functional spaces as well as cozy corners with incredible views. There's a stone wall running

through the home merging the inside-out, accentuating the vertical circulation spine. The light filtering in through the light-well and skylights create interesting play of light and shade.



Ground Floor



First Floor



4 Bedrooms

Ground & First Floor with Terrace

Plot Area - 8,054 - 15,012 sq.ft.

Villa Area - 5,238 sq.ft.

Terrace Area - 1,549 sq.ft.

Deck Area - 1,398 sq.ft.



# OLIVE

A bunch of aesthetically designed villas, envisioned with 3 linear grids to tighten the lateral footprint and flood the interior with natural light. The central grid opens out the house to the two peripherals of the site and allows the spaces to connect visually to the landscape. Light pergola extensions

from the interiors provide a seamless transition between inside and outside. Visually bright roof profiles provide a frame-work for greenery to embrace the building.



Ground Floor



First Floor



4 Bedrooms

Ground & First Floor with Terrace

Plot Area - 10,021 - 15,798 sq.ft.

Villa Area - 4,665 sq.ft.

Terrace Area - 1,637 sq.ft.

Deck Area - 1,770 sq.ft.



# PINE

These are a set of tastefully designed villas with a linear plan where excellent confluence of the indoors and the outdoors allow free flowing natural light inside. The design explodes in the middle allowing the garden to go through the circulation space forming

the visual focus within the house. Large open spaces offer a clear view from one end of the site to the other, and the large decks provide a fascinating view of the landscape and golf course.



Ground Floor



4 Bedrooms

Ground & First Floor with Terrace

Plot Area - 10,538 - 15,262 sq.ft.

Villa Area - 5,614 sq.ft.

Terrace Area - 1,794 sq.ft.

Deck Area - 1,544 sq.ft.

First Floor



# TURQUOISE

These are elegant super luxury designer villas situated alongside the picturesquely beautiful golf greens. The structure is a simple and straight forward response to the sprawling golf course. The use of generous roaming verandahs provide a strong feeling

of openness. There is an open well-groomed garden in the rear which flows into the golf course. The walkway court with a glass façade enhances connection between the open garden and built spaces.



Ground Floor



First Floor



4 Bedrooms

Ground & First Floor with Terrace

Plot Area - 10,638 - 14,701 sq.ft.

Villa Area - 5,365 sq.ft.

Terrace Area - 1,951 sq.ft.

Deck Area - 1,106 sq.ft.



# EMERALD

Planned in single level, these uber stylish villas overlook the grand golf course. There's a beautifully landscaped terrace for an uninterrupted view of the course and the night sky. A central spine lit from the roof as well as the garden spaces it connects to, while along the spine to reach the various living

spaces; one is constantly engaging with the landscape at intervals. There are beautiful pergolas and decks that form transition spaces between the indoor and the outdoors.



Ground Floor



4 Bedrooms

Ground with Terrace

Plot Area - 11,137 - 14,610 sq.ft.

Villa Area - 4,901 sq.ft.

Terrace Area - 3,513 sq.ft.

Deck Area - 757 sq.ft.



## Clover Greens Club House

Clover Greens is proposed to have a 90,000 sq.ft. club house with a large verandah overlooking the 9th and 18th fairways.

Facilities at the Club House:

- Bar and Food Service
- Fine Dining Restaurant
- 30 Guest Rooms
- Conference Room
- Beauty Salon & Convenience Store
- Driving Range, Golf Academy & Proshop
- Gym
- Indoor Badminton & Card Room
- Squash Court & Tennis Court
- Swimming Pool



## The Golf Course

The lifestyle at Clover Greens is designed around its 18-hole fully functional golf course spread across 100 acres of lush green space. Conceived by Pacific Coast Design, an internationally renowned golf course design company, it is arguably one of the best courses in the country. The 70 par course with fairway lengths totaling around 6,000 yards has been designed to provide players with distinct challenges at various holes - be it the shortest tee-off on the 5th hole or the longest on the 7th hole of the course. The natural rocky topography of the course adds to the excitement by giving the feeling of playing on a hillside course.

- Fully functional and ready to tee
- 250-yard driving range
- Tree-lines to ensure privacy
- Indigenous grass to conserve water
- Fully automated irrigation system

Pacific Coast Design, Australia, is established by Phil Ryan, one of the leading golf course architects in the industry. Examples of their innovative golf designs are Black Mountain Golf Course in Thailand, Eagle Ridge Golf Course in Australia, Tianma Golf Course in China amongst others.





Actual photograph of the Clover Greens Golf Course

## Development Team

### Developer

### Kotak Realty Funds Group

Kotak Realty Funds Group (KRFG) is a division of Kotak Investment Advisors Limited (KIAL) that focuses on Indian real estate investment opportunities. Established in May 2005, KRFG manages and advises 4 funds with corpus of more than USD 700 mn and has made more than 25 investments across several cities. KIAL is a wholly owned subsidiary of

Kotak Mahindra Bank Limited.

Kotak India Real Estate Fund-I (KIREF-I) is the first fund of KRFG and was raised in early 2006. India Golf Assets Private Limited (IGA) is a wholly owned subsidiary of KIREF-I and is developing the Clover Greens Villa Project in partnership with Assetz Homes.

### Development Partner



Clover Greens is a premium project of Assetz Homes, an Assetz Property Group company in association with Kotak Realty Funds Group. Headquartered in Singapore, Assetz Property Group is a leading property development company

with some of the most renowned, high quality commercial estates across South Asia to its credit. Assetz has won several awards for the design and construction of its estates.



## Key Projects

27

PARK AVENUE

Super Luxury Condominiums

27 Park Avenue is located in the heart of HSR Layout, one of Bangalore's premier suburban areas. Situated next to a 5-acre park, 27 Park Avenue is planned with top-of-the-line

specifications and best-of-the-world amenities including a spa, a sky level pool and soiree space.



Vrindavan TechVillage (VTV) is spread across 106 acres of premium land located in the heart of Bangalore's IT corridor. Its highly sustainable, award-winning design has won

accolades at international forums, including an award as the winner of the Green Building Category in Asia Pacific at the MIPIM Asia Awards.



Thimphu TechPark (TTP) is Bhutan's first IT park and is being promoted by the Department of Information Technology & Telecom, Royal Government of Bhutan, as the anchor IT

project for the country. Designed to be an environmentally sustainable building, Thimphu TechPark is being built under green building protocols.

### 27 Park Avenue



### 27 Park Avenue



### Vrindavan TechVillage



### Thimphu TechPark



## The minds behind the golf course and the club house

The idea of Clover Greens Golf Course first germinated in the minds of a few good men whose first love was golf. They are all successful professionals from diverse backgrounds but share an incessant passion for golf. And all of them are coming to make their homes at Clover Greens.

PC Makan has held board positions in Halgona Radiators, GEC, India and senior executive positions in Esso.

GR Srinivasan is the managing director of Digital Prints and Impressions and has held various management positions with the Comcraft Group in Europe.

Rajan Srinivasan is executive director of Indus Biotech, a life sciences company that develops drugs for diabetes and arthritis.

Sharad Hegde was the first non-founder employee and tech-guru with Infosys, from where he retired in 2003. Today he is an angel investor and software consultant when inclined.

D.Padmanaban was a vice president at Infosys before taking an early break from corporate life. Like Sharad, he too is an angel investor and part-time software consultant.

Shrikant Patil is first a golfer, and then a private equity investor. Till July 2005, he was with Intel, his first and last job after graduating from University of Colorado in 1991.

Clover Greens Private Limited and Hill Ridge Estates, which are owned by the above individuals, are responsible for long term ownership and maintenance of the golf course and the club house.



Actual photographs of the Clover Greens Golf Course

