



Site Address :
MN Builders & Developers
Sy No. 1 Thirumenahalli Main Road,
Agrahara Badavane, Opp to Wisdom Montfort
International School.
Near KNS Institute of Technology,
Yelahanka Hobli, Bangalore - 560 064.
Contact : 9035137567 / 9591909591

LEGAL ADVISOR :
SURIYA LAW ASSOCIATES
Office : Flat No. 303, Motati Meadows,
Old Madras Road, Bangalore - 560 093.

ARCHITECT :
GNG CREATORS AND DESIGNERS
Padmanabha Nagar, Bangalore

Note : This Brochure is only a
conceptual presentation of the project & not a legal offering. The promoters reserve
the right to make changes in the elevation, Plans and Specifications as deemed fit.



A Home is built with love & dreams



MN Builders & Developers Understands That Buying A New Home Is An Important Decision. From The Choice Of The Location, Quality Of Construction And The Size Of Flat, Keeping All This In Mind We Are Furnishing "MN Guru Akshitha" To Make A Reality Your Dream & Expectation.

MN Guru Akshitha Aims For Sophistication, Quality, Vaastu Principles & Trendy Architecture. This Project Is Happening In The Prime Location Of Thanisandra Which Is Rapidly Growing Residential Area Of North Bangalore. The Location Provides Convenient Access To Many Schools, Colleges, Shopping Malls & Clubs And Moreover The Project Is Just Five Minutes Drive Away From Manyata Tech Park.



Aerial View



Amenities

-  **Swimming Pool**
-  **Toddlers Pool**
-  **Multi Purpose Hall**
-  **Gym**
-  **Children Play Area**
-  **Intercom Facility**
-  **Generator Power Backup**
-  **Lift**
-  **Rain Water harvesting**
-  **Round the Clock Security**
-  **Covered Car Parking**

Specifications :



STRUCTURE:
RCC Frammed Structure, Solid brick Masonry, plastering with smooth finishing cm 1:5



WALLS:
External walls of 6" solid block,
Internal walls with 4" solid blocks



PLASTERING:
External walls - Smooth sponge finish,
Internal walls - Lime rendering



DOORS:
Main doors: Teak wood frame with OST Shutters,
Internal doors: Sal wood frame with shutter.



WINDOW:
Three track aluminum powder coated windows,
and mosquito mesh with MS safety grill.



FLOORING:
Branded vitrified flooring for living, dining, kitchen, bedrooms and
Anti-skid ceramic tiles for balconies and bathroom flooring.



KITCHEN:
Black Granite kitchen counter with Stainless Steel Sink with
2' height Ceramic tile dado on cooking platform.



TOILET:
Anti skid ceramic flooring and glazed tiled dado up to
7' height, Fittings ISI Branded or Equivalent make and
concealed plumbing with standard make.



ELECTRICAL:
Copper wiring of Anchor / Equivalent, Switches of Anchor Roma /
Havells Switches and Sockets, TV and Telephone point in Living and
Master Bedroom, AC point in Master Bedroom.



PAINTING:
Asian or equivalent, Emulsion paint for interiors,
Water-proof emulsion paint for exteriors.



WATER SUPPLY.
Water supply from Borewell.



MN GURU AKSHITHA



Typical Floor Plan



Thirumenahalli Main Road

TYPE 1 # 001,101,201,301,401
EAST FACING - 3BHK



TYPE 2 # 002,102,202,302,402
NORTH FACING - 3BHK



TYPE 3 # 003,103,203,303,403
NORTH FACING - 2BHK



TYPE 4 # 004,104,204,304,404
NORTH FACING - 2BHK



TYPE 5 # 005,105,205,305,405
EAST FACING - 3BHK



TYPE 6 # 006,106,206,306,406
NORTH FACING - 2BHK



TYPE 7 # 007,107,207,307,407
NORTH FACING - 2BHK



TYPE 8 # 008,108,208,308,408
NORTH FACING - 2BHK



TYPE 9 # 009,109,209,309,409
NORTH FACING - 2BHK



TYPE 1 # 010,110,210,310,410
EAST FACING - 2BHK



The highlights of each and every flat in this project is specially designed huge balcony for sit out with either sides ventilated.

We are also providing with world class amenities like Swimming pool, Gym, Multipurpose hall, Children Play Area, Lift, Generator and Intercom facility