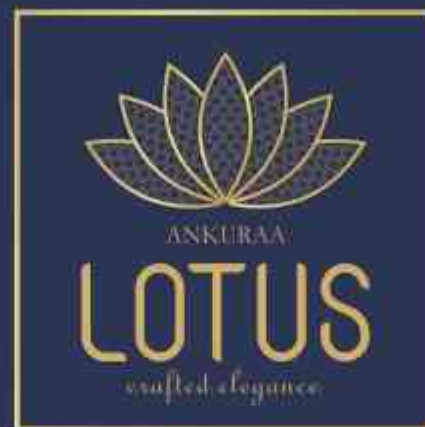


VEERABHARATI



"A Place to Pause"

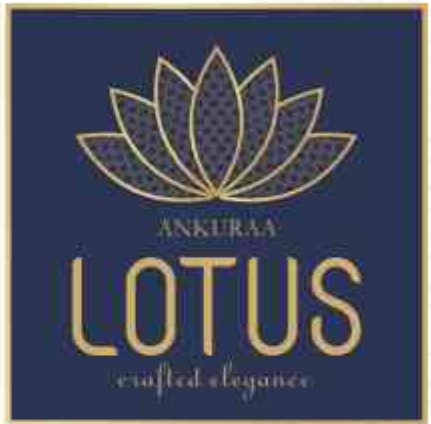
Over the last one decade, from inception in the 2000's, Ankuraa has grown to become home to modern architecture and a place of joy.

It has been evolving and diversifying and designing a space that's not only built to last, but to transform to the next level of living. Now to this endurance, we are proud to introduce our latest development, Ankuraa Lotus at Whitefield, part of Bangalore.

The Ankuraa Lotus Community spread across one acre offers a unique opportunity to live in one of the most desirable, secure and well-connected community in Whitefield, surrounded by high-quality lifestyle and neighbourhood.

We are looking forward to welcoming our residents to Ankuraa Lotus.





Here's A Grand
Gesture of
A Warm Welcome.

THE MAJESTIC ENTRANCE BRINGS YOU INTO A
WORLD FILLED WITH A CLASS APART LUXE

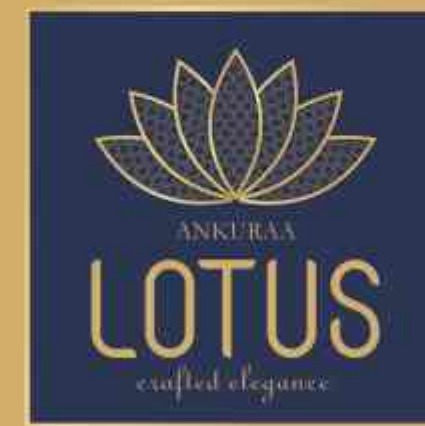
an artistic rendering of lotus grand entrance view



"Your Home is Your Sanctuary at Ankuraa Lotus Residences"

LOTUS APARTMENT'S RESIDENTS WILL BE IMMERSSED IN THE BEST OF BOTH WORLDS-A PREMIUM BLEND OF COMFORTABLE INDOOR LIVING WITH AN ATTRACTIVE SUB-TROPICAL OUTDOOR LIFESTYLE.

ALL APARTMENTS BOAST STYLISH URBAN CHARACTER, LARGE DESIGNER LIVING AREAS AND ACCESS TO LOTUS INDULGENT AND ENTICING FACILITIES



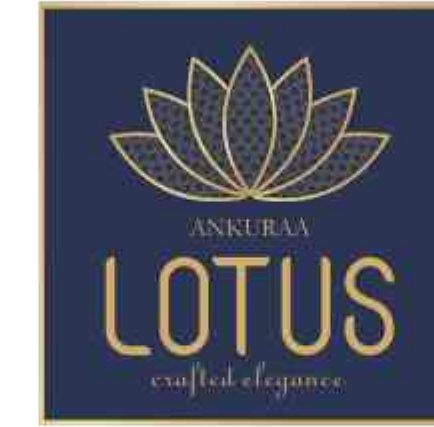
an artistic rendering of lotus bird's eye view

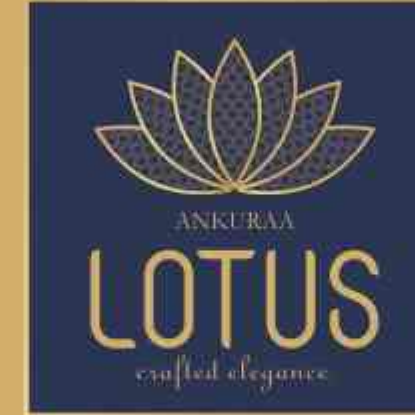
TRULY POETIC SPACES FOR - RELAXATION AND RESPITE



FAMILY
IS AT
THE HEART
OF LOTUS

TRULY POETIC SPACES FOR - RELAXATION AND RESPITE

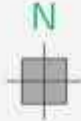




“A Place to Experience”

ANKURAA LOTUS RESIDENCES BECKON YOU TO A BETTER WAY OF LIFE. DISCOVER A CLOSER RELATIONSHIP WITH NATURE, WITH ROAD SIDE WALKS UNDER SPREADING TREES AND OPEN SKIES. EXPAND YOUR THOUGHTS IN A SPACIOUS CONTEMPORARY HOME. AND SHARE IN OUR VISION, FOR A WHOLE NEW COMMUNITY AT WHITEFIELD – A PLACE WHERE THE FUTURE IS UNFOLDING WITH LIMITLESS POTENTIAL.

MASTER PLAN

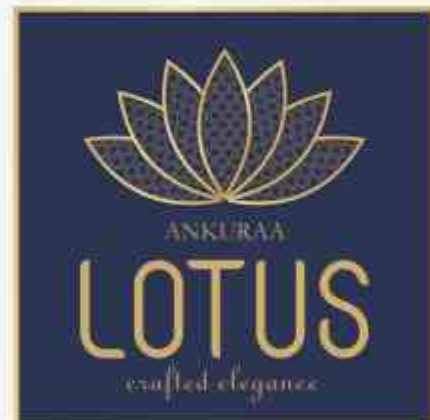


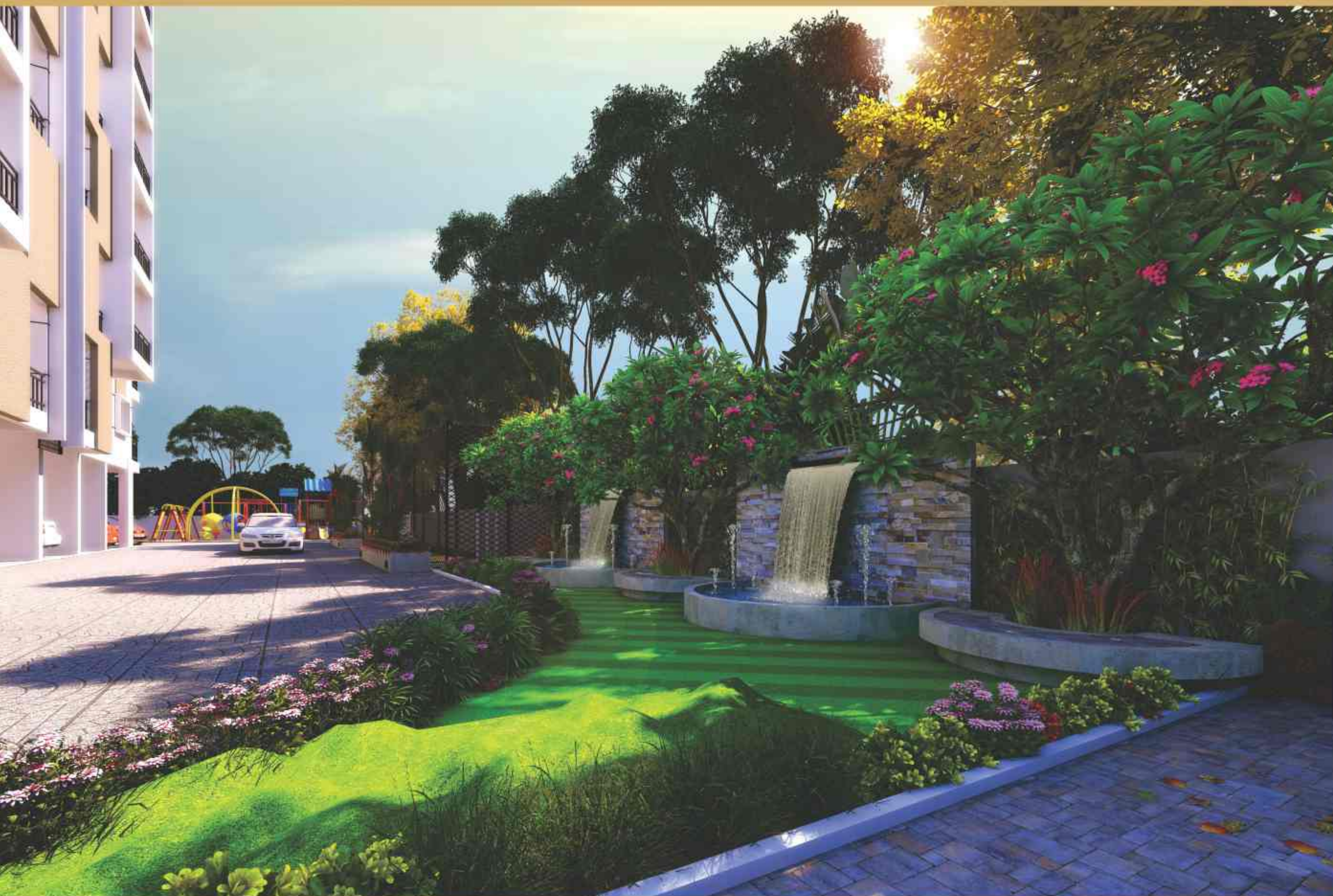
“Perfectly planned urban lifestyle...”

THE MODERN SENSE OF AESTHETICS EXUDES FROM EACH AND EVERY OBJECT YOU FIND HERE.

LEGEND

- | | |
|----------------------|------------------------|
| ① Entrance & Exit | ⑥ Cricket Net |
| ② Elder's Seating | ⑦ Children's Play Area |
| ③ Swimming Pool | ⑧ Barbeque |
| ④ Badminton Court | ⑨ Open Gym |
| ⑤ Designer Landscape | ⑩ Walking Track |



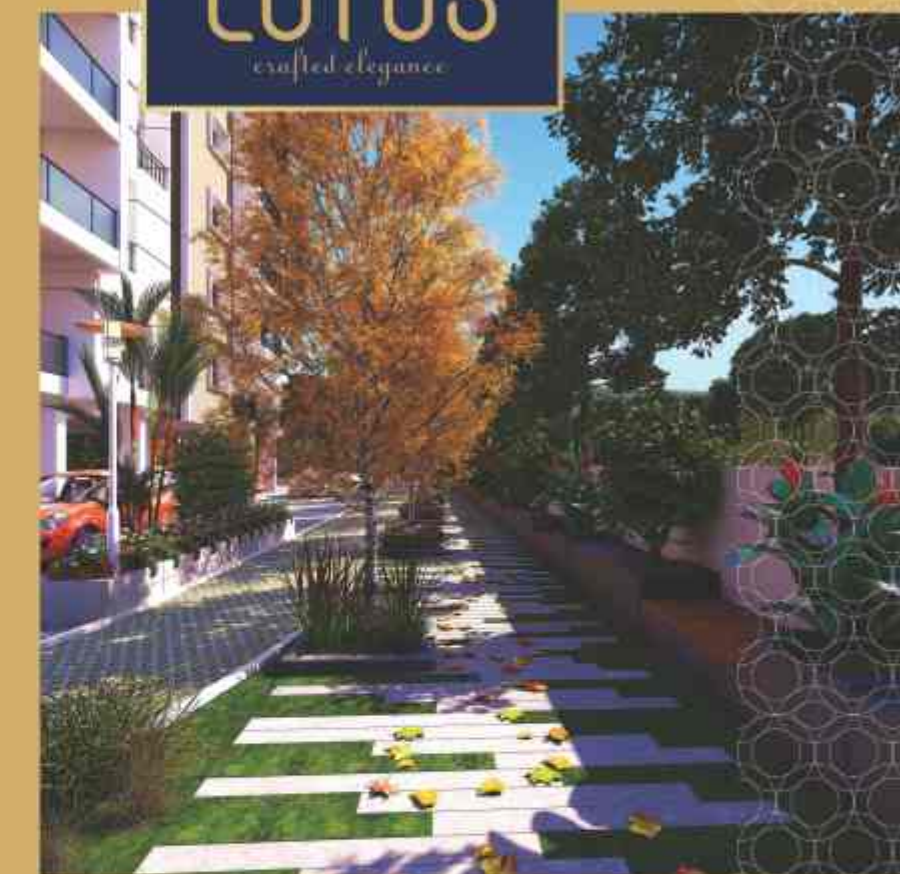
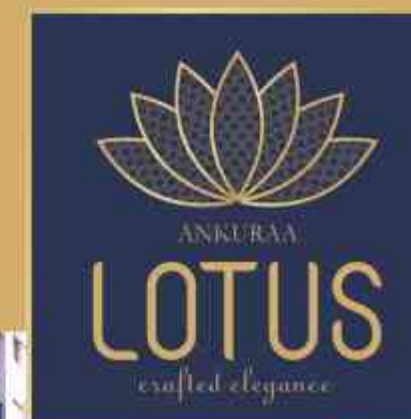


an artistic rendering of lotus fountain view

Lotus is quiet sanctuary on the fringe of the city. Directly opposite is a series beautiful gardens to explore at your leisure. Enjoy an early morning walk along the pathway, a picnic on the lawn or an evening stroll, leaving the bustle of city behind.

PROJECT HIGHLIGHTS

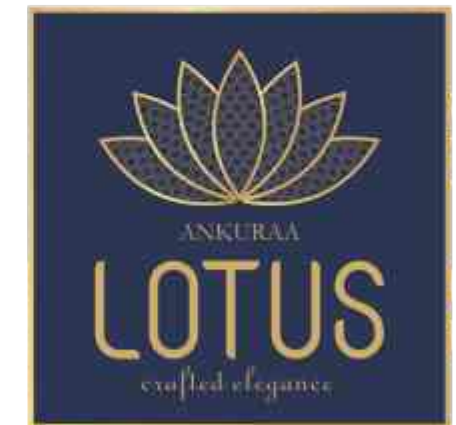
- 10 Floors
- 80 Apartments
- 100% Vaastu Compliant
- Walking Track
- Designer Landscaping with seating areas, water features and Kids play area
- 24X7 Integrated Security
- Water Treatment Plant
- Generator power backup
- Fire Fighting Systems
- Earth Quake Resistant Structure
- Sewage Treatment Plant
- Centralized dish and broad band from reputed agency
- Rain Water Harvesting Facility



an artistic rendering of lotus pathway

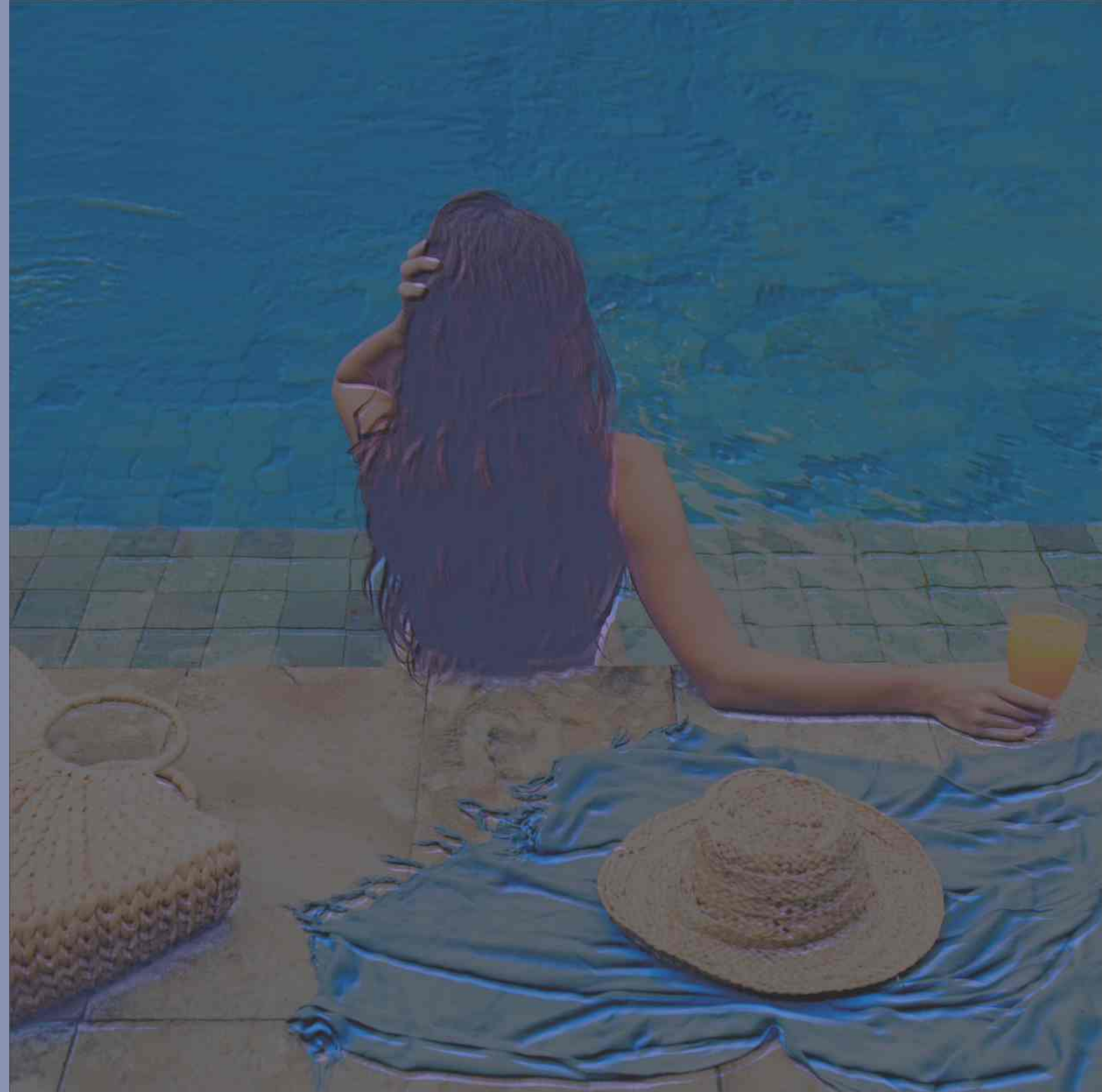


The sense of limitless living reaches its ultimate expression in the private residents club which overlooks the community. With amenities for the deserving in you the fully equipped gym is where we would want to see you everyday to sweat out and explore your skills and be a kid at heart again with our spacious play zones.



an artistic rendering of lotus landscape views

TURNING DREAMS INTO REALITY - UNDYING HARD WORK



TURNING DREAMS INTO REALITY - UNDYING HARD WORK



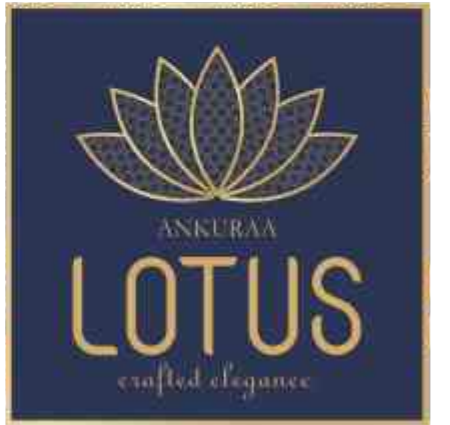


LOTUS OFFERS LUXURIOUS SETTINGS FOR YOU TO REWIND. TAKE IN THE SCENIC VIEW OF THIS WATER BODY AND ENJOY THE BREEZE HITTING AS YOU TAKE A SWIM ALONG SIDE THE BEAUTIFUL LANDSCAPES AND SPEND THE AFTERNOON IN SERENITY.

an artistic rendering of lotus swimming pool view



an artistic rendering of lotus clubhouse entrance





LUXURY FEATURES

- Well equipped ymnasium
- Multipurpose Hall

INDOOR GAMES

- Billiard and pool tables
- Table games like Table Tennis, Carrom, Chess
- Crèche with play area

OUTDOOR

- Kid's play area
- Swings for kids
- Walking tracks
- Swimming Pool with Toddlers pool

60%
open green
spaces

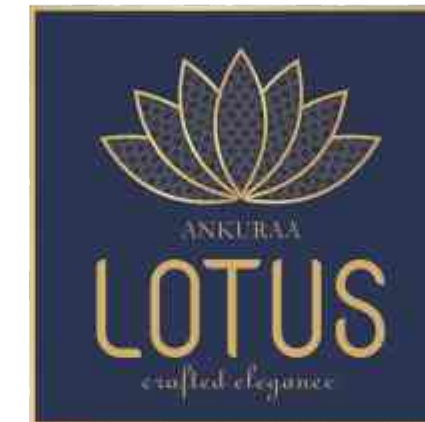


an artistic rendering of lotus clubhouse features

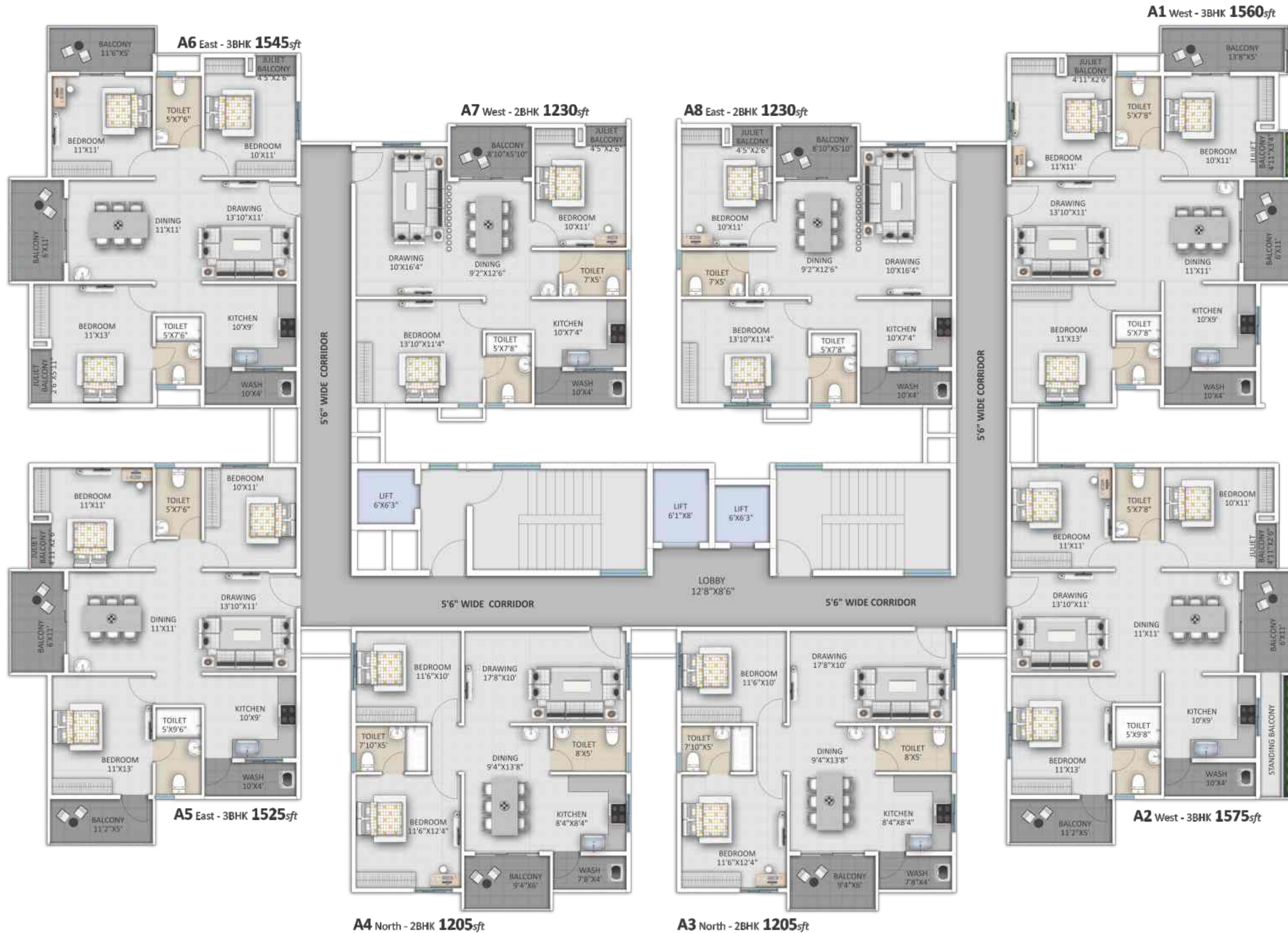


AREA STATEMENT

Flat No.	Carpet Area	TYPE	Super BUA
A1	985	3BHK	1470
A2	978	3BHK	1460
A3	787	2BHK	1175
A4	787	2BHK	1175
A5	978	3BHK	1460
A6	992	3BHK	1480
A7	824	2BHK	1230
A8	824	2BHK	1230

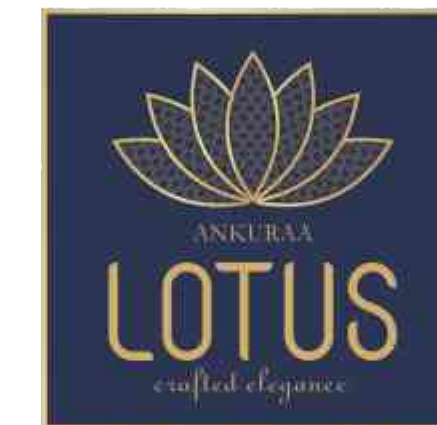


FIRST FLOOR PLAN



AREA STATEMENT

Flat No.	Carpet Area	TYPE	Super BUA
A1	1045	3BHK	1560
A2	1055	3BHK	1575
A3	807	2BHK	1205
A4	807	2BHK	1205
A5	1022	3BHK	1525
A6	1035	3BHK	1545
A7	824	2BHK	1230
A8	824	2BHK	1230



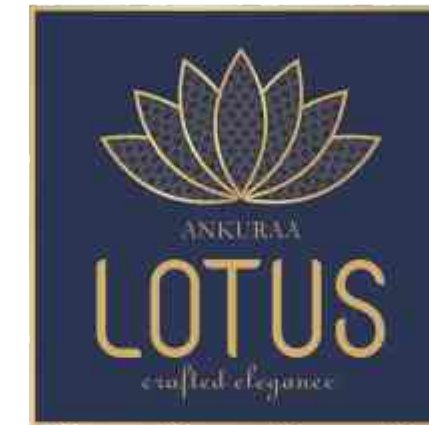
TYPICAL FLOOR PLAN
(2, 4, 6, 8, 10)





AREA STATEMENT

Flat No.	Carpet Area	TYPE	Super BUA
A1	1028	3BHK	1535
A2	1022	3BHK	1525
A3	807	2BHK	1205
A4	807	2BHK	1205
A5	1022	3BHK	1525
A6	1035	3BHK	1545
A7	824	2BHK	1230
A8	824	2BHK	1230



TYPICAL FLOOR PLAN (3.5.7.9)



SPECIFICATIONS

STRUCTURE

- + RCC Framed structure as per IS 456 and IS 875 code of practice for structural safety of buildings
- + Earthquake resistant structural design as per IS 1893 (Seismic Zone-II).

MASONRY

External: 6" Solid Block Masonry.
Internal: 6" & 4" Solid Block Masonry

PLASTERING

Internal & External: Plastering using M-Sand.

DOORS

Main Door: Teakwood frame for main door with Designer door shutters & polish finish
Hardware: Safety Lock, SS Handle, Ball Bearing Hinges, Door eye, Tower Bolt and Magnetic Catcher.
Internal Doors: Sal wood frame and designer/flush shutters for internal doors with paint finish
Hardware: Cylindrical lock with key, Hinges, Door Stopper and Door Bush

WINDOWS/SLIDING DOORS

2.5 Track UPVC sliding windows for internal room windows with glass shutters & mesh shutters
Living room: UPVC sliding doors with glass shutters
Bathroom ventilators: UPVC windows exhaust opening
Grilles: M.S. grilles for safety for windows as applicable

BALCONY & STAIRCASE RAILING

MS Railing as per design

FLOORING

Living, Dining, Bed Rooms, Kitchen: 800 x 800 mm size Double Charged premium Vitrified Tiles
Balconys, Utility, Toilets Flooring: Premium Antiskid Ceramic Tiles
Toilet: Glazed Finished wall Tiles up to 7" height.
Basement flooring: IPS Flooring
Terrace: Brick bat coba Finish over Waterproofed Base
Staircase: Combination of Granite and Vitrified Tiles.
Lift Lobby & Common area: Combination of Granite and Vitrified Tiles.

PAINTING

Internal walls: Premium Emulsion Paint
External Walls: Weather Proof exterior emulsion paint with texture finish.
+ Enamel Painting for Grills & Railings.

KITCHEN & UTILITY

- + 20 mm Thick Polished granite counter top with Single bowl single drain board stainless steel sink
- + Dado above counter - 2' high with premium ceramic glazed tiles
- + Provision for water Purifier
- + Provision for Geyser
- + Provision for exhaust / Chimney outlet
- + 4' Height Tile cladding at Utility area
- + Provision for Washing machine and One Tap will be provided at Utility

TOILETS

- + Sanitary ware of reputed make.
- + Wall Mounted EWC with Ledge wall.
- + Chromium Plated Fittings of reputed make.
- + Provision for Geyser.
- + Hot water provision for Wash basin
- + Glass Shower Partition for Master Bedroom
- + Grab Bar providing at toilets

ELECTRICAL & COMMUNICATIONS

- + Fire Resistant Copper wires and Modular Switches

BESCOM Power: 5 KW Power for 2 BHK and 7 KW Power for 3 BHK.

DG Back Up: 1 KW for 2 BHK & 1.2 KW for 3 BHK.

- + Telephone & Data Point in Living area.
- + TV Point in Living and Master Bed Room.
- + AC Provision for all bed rooms

PLUMBING

- + CPVC Pipes for Water Lines and PVC Pipes for Sewage lines.
- + Providing Solar Hot Water Top Floor

WATER SUPPLY

- + Sewage treatment plant with water recycling facility
- + Water softener plant provided
- + Ground water recharging & rain water harvesting systems provided

SECURITY

- + Intercom connecting apartments to security
- + 24 X 7 Round the clock security with CCTV surveillance
- + CCTV at Strategic Locations with 16 cameras

AMENITIES

- + Swimming Pool: Main and Kids Pool Designed with LED Lightings with Wooden/Granite Deck
- + Party Hall
- + Fitness Centre
- + Indoor Games - Chess, Pool Table, Table Tennis
- + Business Centre
- + Creche

LIFTS

- + 2 Nos 8 -Passenger High Speed Automatic Elevator of Reputed Make.
- + 1 No 13 -Passenger High Speed Automatic Elevator for Service.

EXTERNAL DEVELOPMENTS

Driveway: Well Designed Paver Blocks/Roads.

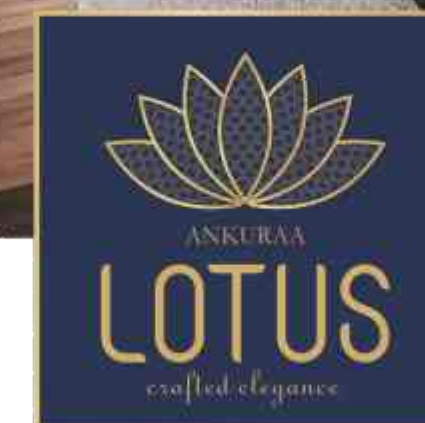
Landscaping: Lavish Landscaping with Grass Pavers

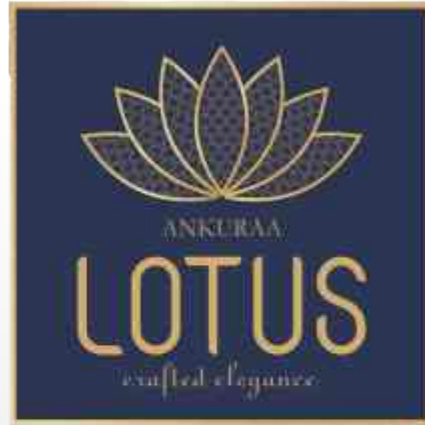
- + Children's play area, Jogging Track, Senior Citizen Sitting Area, Badminton Court, Cricket Practice Pitch, Outdoor Gym, Barbecue Centre

OTHERS

- + Gas piping for all apartments from Gail.
- + Digital Water Meter
- + Car Charging Points at Basement.
- + Organic waste Converter
- + Centralized dish and Broad band from reputed agency

BE ENVELOPED BY EXQUISITE
MATERIALS LIKE STONE AND BRASS
ALONG WITH BEAUTIFULLY
CRAFTED FINISHES





The centre of it all

GOOD TIMES AWAIT YOU IN ALL DIRECTIONS. LOCATED WITHIN MINUTES OF EVERYTHING SURROUNDING CENTRAL POCKETS HAVE TO OFFER, WHEREVER YOU GO, THERE'S BUSTLING HUB OF ACTIVITY WAITING TO GREET YOU.

LOCATION HIGHLIGHTS

- Hope farm - 1.5kms
- Hoodi circle - 7kms
- ITPL - 3kms
- Whitefeild railway station- 4Kms
- Marathahalli bridge - 8kms
- Phoenix Mall - 8kms
- Forum Neighbourhood mall - 3kms
- KIAL Airport - 36 kms
- Hotels & Restaurants - 2kms
- Columbia Asia Hospital - 3Kms
- Sathya sai hospital - 5 kms
- Vydehi hospital - 5kms
- Metro station - 2kms
- Whitefeild Global School - 500 meters
- Delhi Public school Whitefeild - 3.5Kms
- National Public school - 5kms
- Mount Litera Zee school - 5kms
- St Joseph convent school - 1km
- MVJ college of engineering - 1Km



The Deen's Academy

ITPL

Inorbit Mall

Forum Neighbourhood Mall



DISCERNMENT BUILT ON EXPERIENCE

ANKURAA DEVELOPERS IS A REAL ESTATE COMPANY WITH OVER 10 YEARS OF EXPERIENCE. ANKURAA DEVELOPERS IS KNOWN FOR HIGH QUALITY AND CUSTOMER SATISFACTION. PAYING "ATTENTION TO DETAILS" HAS HELPED US TREMENDOUSLY SO FAR IN OUR JOURNEY. WE HAVE BUILT A REPUTATION FOR DELIVERING PROJECTS OF THE HIGHEST QUALITY, CONSULTING WITH THE BEST DESIGNERS, ENGINEERS AND TRADE CONTRACTORS.

Corporate Office

Survey No 3, Site No. 4/1, 3rd Floor,
Above HDFC Home Loan Whitefield,
Bengaluru - 560066.

Call : 9606400334 / 9606200334
Email : sales@ankuraadevelopers.com

Site Address

Sy.no 167, Pattandur Agrahara,
Whitefield, Bengaluru - 560066.

This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising therefrom. Images shown are artist impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the facade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.

Team

Architect



Mobile: +91 970 350 4400
E-mail: info@fwdarchitects.com
Web: www.fwdarchitects.com

Structural Consultants



Mobile : +91 81057 12345
E-mail : support@cratisdesigners.com
Web: www.cratisdesigners.com

Branding

Webwiz
Mobile : +91 9663504444



www.ankuraadevelopers.com