

The background of the entire image is a dense, overlapping pattern of long, narrow, pointed leaves in various shades of teal and dark green. The leaves are oriented in different directions, creating a complex, organic texture.

ADDRESS MAKER

EXCLUSIVE

PROJECT PREVIEW

ADDRESS MAKER

Address Maker is a professionally managed Real Estate Development firm based out of Bangalore. Address Maker has successfully delivered over 5 million sq.ft across Residential Apartments, Villas and Plotted developments across Bangalore city.

Address Maker has carved out a vision that it foresees to achieve in residential & commercial offerings. The expertise and practical understanding of the real estate industry offer an inherent assurance of successful implementation & timely delivery of real estate projects.

THE
DEVELOPER

THE
AKSHARA
VALLEY ADDRESS

“ RESIDE WHERE EVERYTHING’S IN
HARMONY WITH NATURE ”

30
ACRES

378
UNITS

PREMIUM
VILLA PLOTS


OFF MYSORE ROAD

The Akshara Valley Address offers premium villa plots close to NICE road intersection off Mysore road. Spread across 30 acres of lush green landscape, these plots offer everything we would ever need with good connectivity and efficient planning.

Experience living amidst greenery and serenity.



RERA Registration :
PRM/KA/RERA/1251/310/PR/250822/005190

THE
PROJECT



THE
ENTRANCE



LEGEND

- 12.19m x 27.44m (40'x90')
- 12.19m x 18.29m (40'x60')
- 12.19m x 17.79m (40'x58'4")
- 9.14m x 18.29m (30'x60')
- 9.14m x 15.24m (30'x50')
- EWS Sites 6.09m x 9.14m (20'x30')
- EWS Odd Sites
- Odd Sites

Outdoor Amenities

- Walking/Jogging Track/Bicycle Track
- Beach volleyball court
- Multicourt (Natural Turf)
- Children's play area
- Parent's bay
- Swing court
- Yoga Corner
- Sand bed walkway
- Reflexology

Theme Gardens

- Aroma Garden
- Herbal Garden (Ethno medicinal plants)
- Chroma therapy flower Garden
- Butterfly Garden
- Panchavati Vana
- Navagraha Vana
- Rashi Vana
- Nakshatra Vana

Other Amenities

- Badminton Court
- Indoor Games
- Gymnasium
- Multipurpose Room
- Swimming Pool



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**MASTER
PLAN**

- 40 feet & 30 feet wide concrete roads
- UG Sump
- Underground Electrical cabling
- Water supply through Gravity System
- Pathways on either side of the roads
- Streetlight poles
- Sewage Treatment Plant
- Organic Waste Converter

- DWC (Double wall corrugated) pipes & RCC catch basins for storm water drainage system
- PVC foam core pipes & PE / RCC chambers for Sewerage drainage system
- UPVC (SH 80) pipes & fittings for water supply system
- GI pipes and fittings for water supply PRM pipes
- Aluminium Round Wire Armoured XLPE Insulated FRLS HT cables
- Aluminium/ Copper, Flat Armoured/ Unarmoured, XLPE Insulated FRLS LT cables
- FRLS Copper Wires
- 400 x 450 mm flexi pavers for pathways

- Aroma Garden
- Herbal Garden (Ethno medicinal plants)
- Chromo therapy flower Garden
- Butterfly Garden
- Panchavati Vana
- Navagraha Vana
- Rashi Vana
- Nakshatra Vana

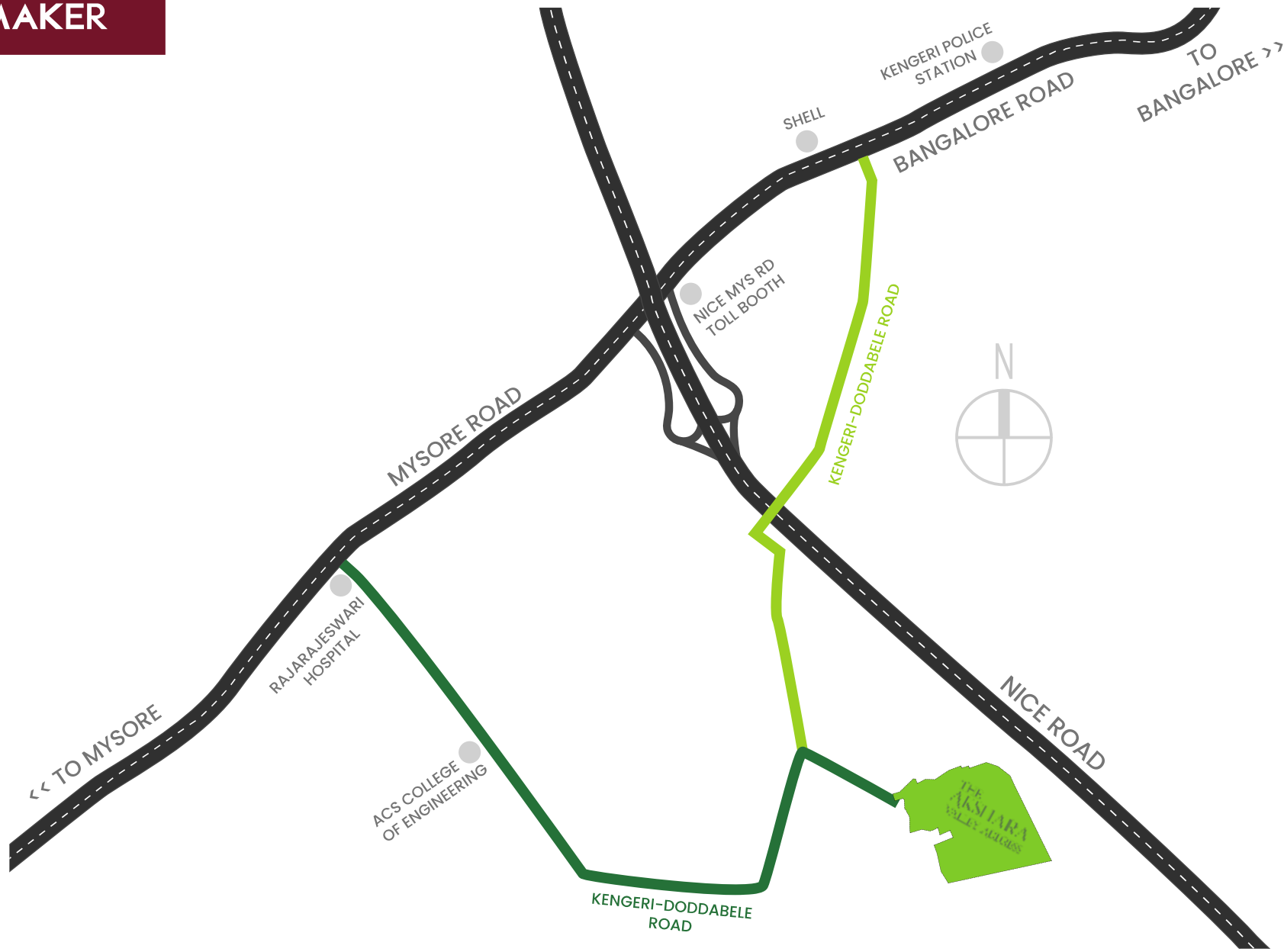


20000+

TREES

LUSH GREEN COVER

LANDSCAPE



Click [here](#) for Location

LOCATION

- Nice Road Junction
Distance 1.6 km
- Kengeri Satellite Bus Stop
Distance 3.8 km
- National Public School
Distance 4.5 km
- Global Village Tech Park
Distance 6.8 km
- Kengeri Metro Station
Distance 2.0 km
- Rajarajeshwari Hospital
Distance 2.0 km
- RV Engineering College
Distance 5.0 km
- BGS Hospital
Distance 6.6 km

PLOT	30x50	30x60	40x60
Area in SFT	1500	1800	2400
Basic Rate/SFT	4295	4295	4295
PLC (as applicable)			
Basic Plot Cost	64,38,205	77,26,705	112,68,000
Infrastructure Charges @ Rs.500/sft	7,50,000	9,00,000	12,00,000
GST @18% on Infrastructure charges	1,35,000	1,62,000	2,16,000
Total Basic Cost	73,22,615	87,88,115	1,26,44,000
Other Charges (payable before the handover of plot)			
Legal Charges	45,000	45,000	45,000
Interest Free Maintenance charges @ Rs.120/sft for 5 years	1,80,000	2,16,000	2,88,000
GST @18% on Other charges	40,500	46,980	59,940
Total Cost (Including Other Charges)	75,87,973	90,95,953	1,30,76,940

PAYMENT SCHEDULE

On Application (Token Advance)	1,00,000
PDC no later than 15 days along with application form	10%
Within 30 days from date of Application form	20%
On completion of leveling and formation works	20%
On completion of underground services	25%
On completion of road works	20%
On handover of plot	5%

PREMIUM CHARGES

East/North Facing	Rs.400/sft
Park Facing	Rs.400/sft
Corner Facing	Rs.400/sft
Unit with 2 Premiums	Rs.700/sft
Unit with 3 Premiums	Rs.1000/sft

Note :

- Other charges need to be paid before handover of plots
- Taxes if any shall be payable as actuals
- Stamp duty & Registration charges shall be payable as actuals
- Metro cess (if applicable) in future shall be paid as actuals



30x50



40x60

- **Villa Design and Approvals***
- **Assistance for Katha transfer***

**ADD-ON
SERVICES**

*Add-on services shall be offered at additional charges. Reference Custom Villa Designs as shown above

THANK
YOU

www.addressmaker.in

For more details
Contact : 8884744244