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# MAGNOLIA PARK

Where architecture redefines better  
 living at WHITEFIELD.





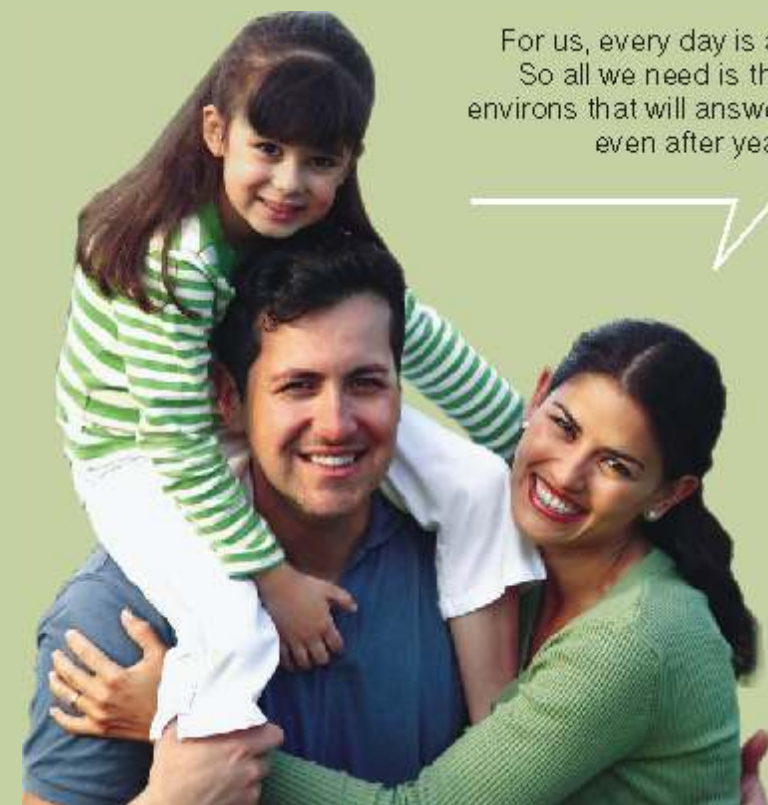
  
**BM**  
 Developer & Builder  
 Create ideas. Build trusts

It is the spirit of excellence and undying passion that fuels and defines the fountainhead of life.

Life then finds its own inspiration for creating magical moments of sheer extra-ordinaire!

  
**MAGNOLIA  
 PARK**  
Where architecture redefines better living at WHITEFIELD.





For us, every day is a new day.  
So all we need is the kind of  
environs that will answer our needs,  
even after years.

BM-Magnolia Park is the kind of residential enclave which will never get crowded or choked. There are only 2 towers - Cedar and Aspen - on 5 acres of landscaped canvas, so that your family gets lots of breathing space and complete freedom to pursue their dreams. Besides, it's incredibly secure at a coveted location. Whether at work or play, BM-Magnolia Park delivers.



Name your desire, and you will get it all on a platter right within the enclosed grounds. A fully equipped gym, two swimming pools with kids' pools, children's play areas, a badminton court and more! Unleash the fun-person in you and pamper yourself with state-of-the-art facilities. Surely a great excuse to live the good life.

### Amenities

- Children's play area
- Swimming pool with toddlers' pool
- Club house
- Library
- Gym
- Jogging track
- Senior citizens' park
- 24 hours security
- 24 hours power back up
- 7 lifts for Cedar block
- 11 lifts for Aspen block
- Intercom



2 TOWERS ON 5 ACRES



30% OPEN SPACES



## Salient Features

- Vaastu Compliant
- Multiple class amenities
- Multiple landscape
- Traffic free accessibility to IT companies
- Schools at walkable distance
- Easy accessibility to shopping malls

## Sporting amenities

- Cricket pitch
- Half & full basket ball court
- Badminton court





I hate those peak traffic hours and getting choked on narrow roads. My friends too should have a pleasure drive to my home. Well more than this, its my children. They have schools nearby.



## In the lap of the IT industry.

BM-Magnolia Park scores more for its strategic location. Located at Whitefield, the lifeline of IT, you cannot ignore the cluster of residential apartments, IT majors, reputed schools, shopping malls and restaurants in the immediate vicinity. All necessities of everyday living are a short and pleasant drive away from BM Magnolia Park. In short, BM-Magnolia Park meets all expectations of high comfort and convenience.

### Location highlights

**Malls:**  
Forum Value Mall and Inorbit Mall

**Hospitals:**  
Vydehi Hospital, RxDx and more ...

**Restaurants:**  
Bhagini, Cloves, Zinger and more...

**Hotels:**  
Marriot, Taj Vivanta, Savanna Sarovar and many more...

**IT companies:**  
ITPL, GE, SAP Labs, TCS, IBM, Accenture, TESCO and many more...

**Transportation:**  
BMTc Bus Station, Whitefield railway station



- BM Developers project names :
1. B. M Shoma Paradise
  2. B. M Home
  3. B. M Gloreita
  4. B. M Happy Valley
  5. B. M Lavender
  6. B. M Splendor Park
  7. B. M Marvel

# SPECIFICATIONS

## Structure

RCC framed structure.  
Super Structure: 6" thick solid cement concrete block masonry for external walls and 4" thick solid cement concrete block masonry for internal walls. Sobha blocks or equivalent quality.

## Plastering

All internal and external walls with smooth plaster finish.

## Living Rooms

Contemporary design with abundant use of glass affords a pleasurable living experience.  
Exquisite UPVC windows invite fresh breeze into your living area offering you a perfect balance of light and air.

## Painting

Hall, dining and living areas with putty finish and two coats of premier emulsion paint over a coat of primer. For other areas, two coats of Oil Bound Distemper over a coat of primer of Asian or equivalent make.  
External walls with two coats of exterior Apex emulsion paint of Asian or equivalent make over a coat of primer.

## Bedroom

Designed to be chic, cosy and enjoyable, the bedrooms offer generous wardrobes, windows leading to balconies and split AC. Also, independent TV and

## Kitchen

Provision for modular kitchen! A plush granite platform with designer ceramic / glazed tiles dado and a stainless steel sink that offers a perfect ambience to dish out delicacies. Reticulated ready-to-use gas system and exhaust fan point as perfect accompaniments for modern-day cooking.  
Dadoing: Glazed ceramic tiles dado upto 2'-0" height above kitchen platform.

## Doors & Windows

**Doors:** Main door in teak frame with moulded Masonite skin flush door shutters of "Standard Doors" or equivalent make and internal doors in non-teak wood frame and flush door shutters of Niki make with six panel doors.  
**Windows:** UPVC windows with MS safety grills.

## Flooring

Hall, dining and bedrooms with vitrified tiles (24" x 24") of Somany / Kajaria / Johnson or equivalent make.  
Marble/granite flooring in corridors and staircases. Anti-skid ceramic tiles (12"x 12") of Asian or equivalent make in toilets.

## Electrical

Concealed copper wire of Finecab / Finolex / Havells or equivalent make in PVC conduits of Sudhakar or equivalent make.  
Modular switches: Legrand or equivalent make.  
TV and telephone points in living and master bedroom, AC power point in master bedroom and geyser point in master bathroom.

## Toilets

12"x16" glazed ceramic tile dado of Johnson / Kajaria tiles or equivalent make upto 6'-0" height.  
Plumbing and CP fittings of ESS / Jaguar / Dorset or equivalent make in toilets and kitchen. Cera/Hindware/ Euro or equivalent make sanitaryware in all toilets.

## Lifts

6 passenger capacity lifts of Johnson / Atlanta or equivalent standard make. One lift & staircase for every 2 flats on each floor.

## Provision For Safety & Security (Optional)

A few reasons to feel totally secured and stay completely in control: Video door phone system, intercom facility in all apartments, fire detection, protection and fire fighting systems.



CEDAR BLOCK

ASPEN BLOCK

MASTER PLAN



To Nagondanahalli

ROAD

To White Field

# Legacy

- Designer landscaping
- Swimming pool
- Jogging track
- Children's play area
- Gymnasium
- Badminton court
- Basket ball court
- Cricket pitch
- Multipurpose hall



# CAR PARKING

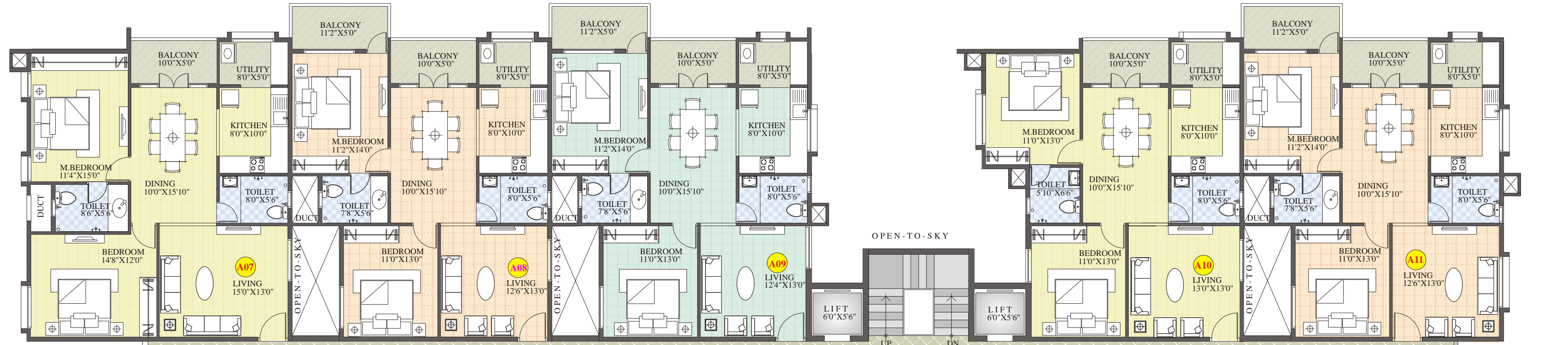
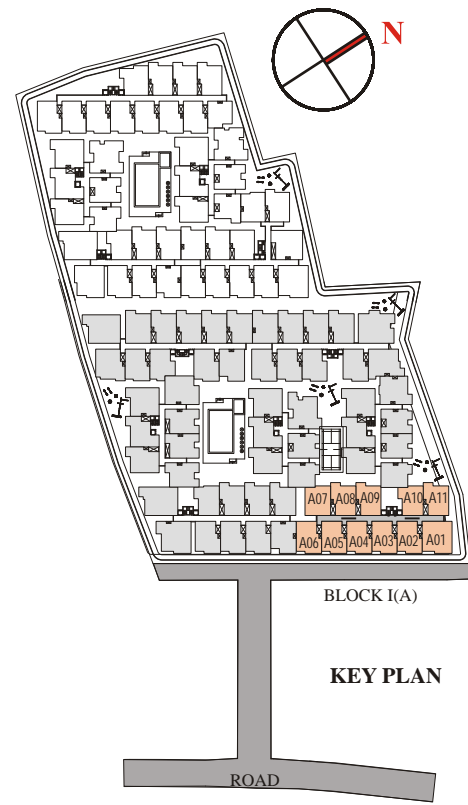


To Nagondanahalli

**ROAD**

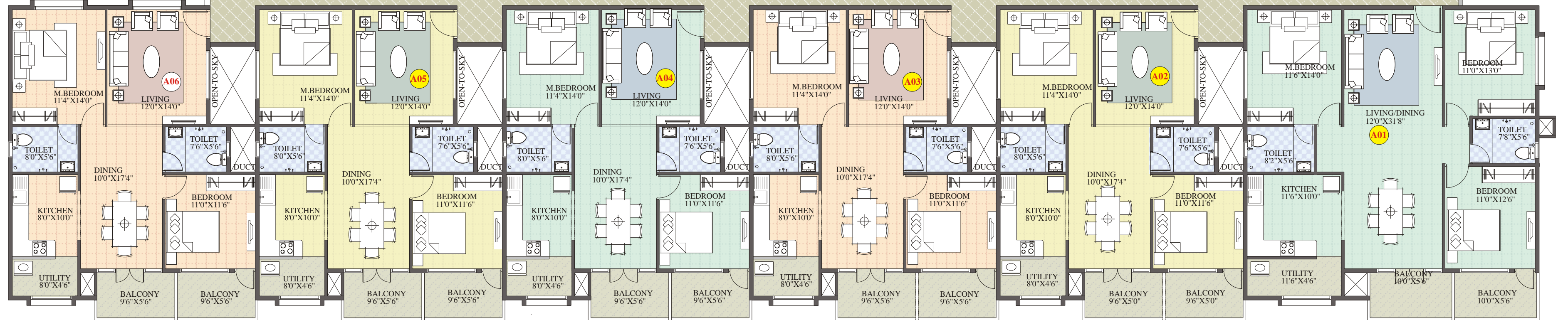
To White Field

# CEDAR - I(A)



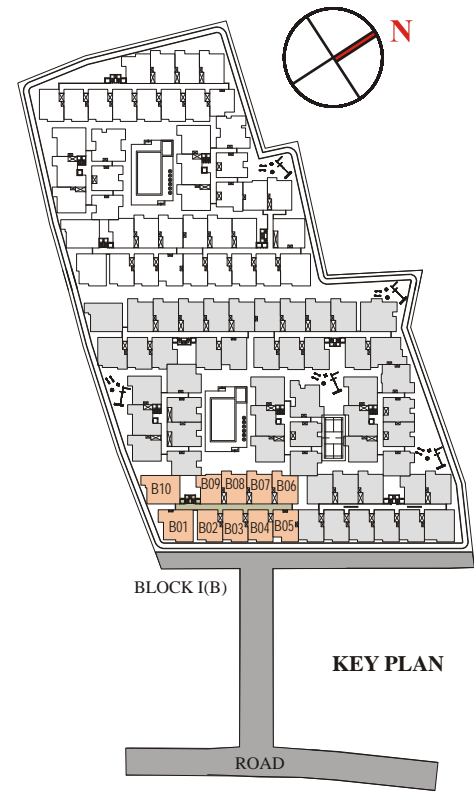
BLOCK I(A)

FLAT No.	S.Built-up Area	TYPE
A-101	1660.00	3 BHK
A-102	1280.00	2 BHK
A-103	1280.00	2 BHK
A-104	1280.00	2 BHK
A-105	1280.00	2 BHK
A-106	1280.00	2 BHK
A-107	1325.00	2 BHK
A-108	1270.00	2 BHK
A-109	1275.00	2 BHK
A-110	1185.00	2 BHK
A-111	1275.00	2 BHK





# CEDAR - I(B)



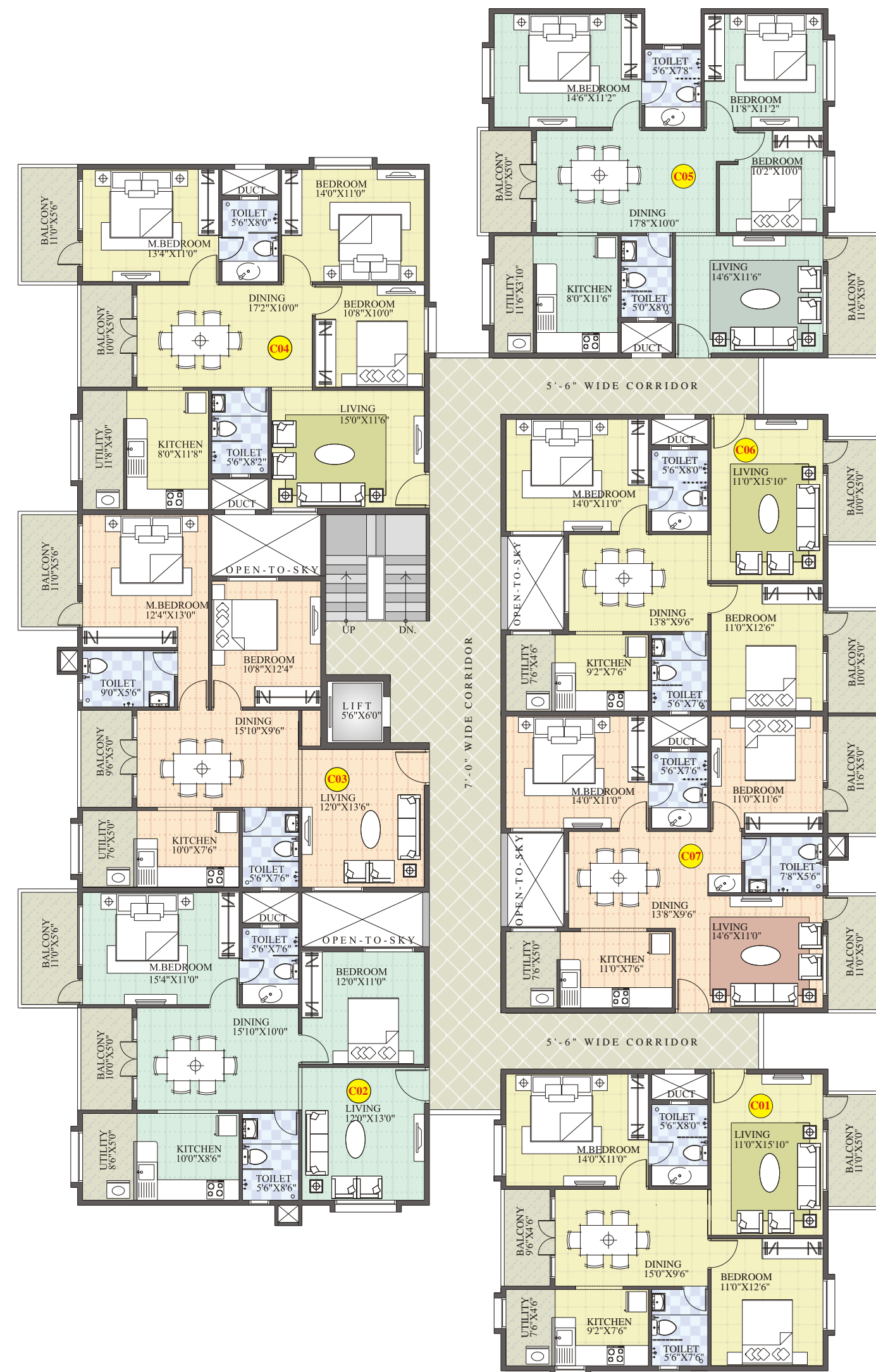
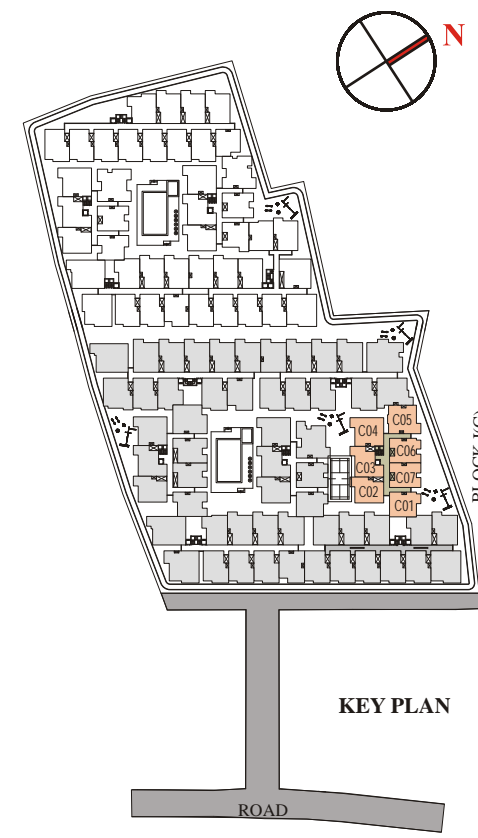
## BLOCK - I(B)

FLAT No.	S.Built-up Area	TYPE
B-101	1325.00	2 BHK
B-102	1300.00	2 BHK
B-103	1280.00	2 BHK
B-104	1280.00	2 BHK
B-105	1745.00	3 BHK
B-106	1775.00	3 BHK
B-107	1190.00	2 BHK
B-108	1270.00	2 BHK
B-109	1270.00	2 BHK
B-110	1260.00	2 BHK

# CEDAR - I (C)

## BLOCK I(C)

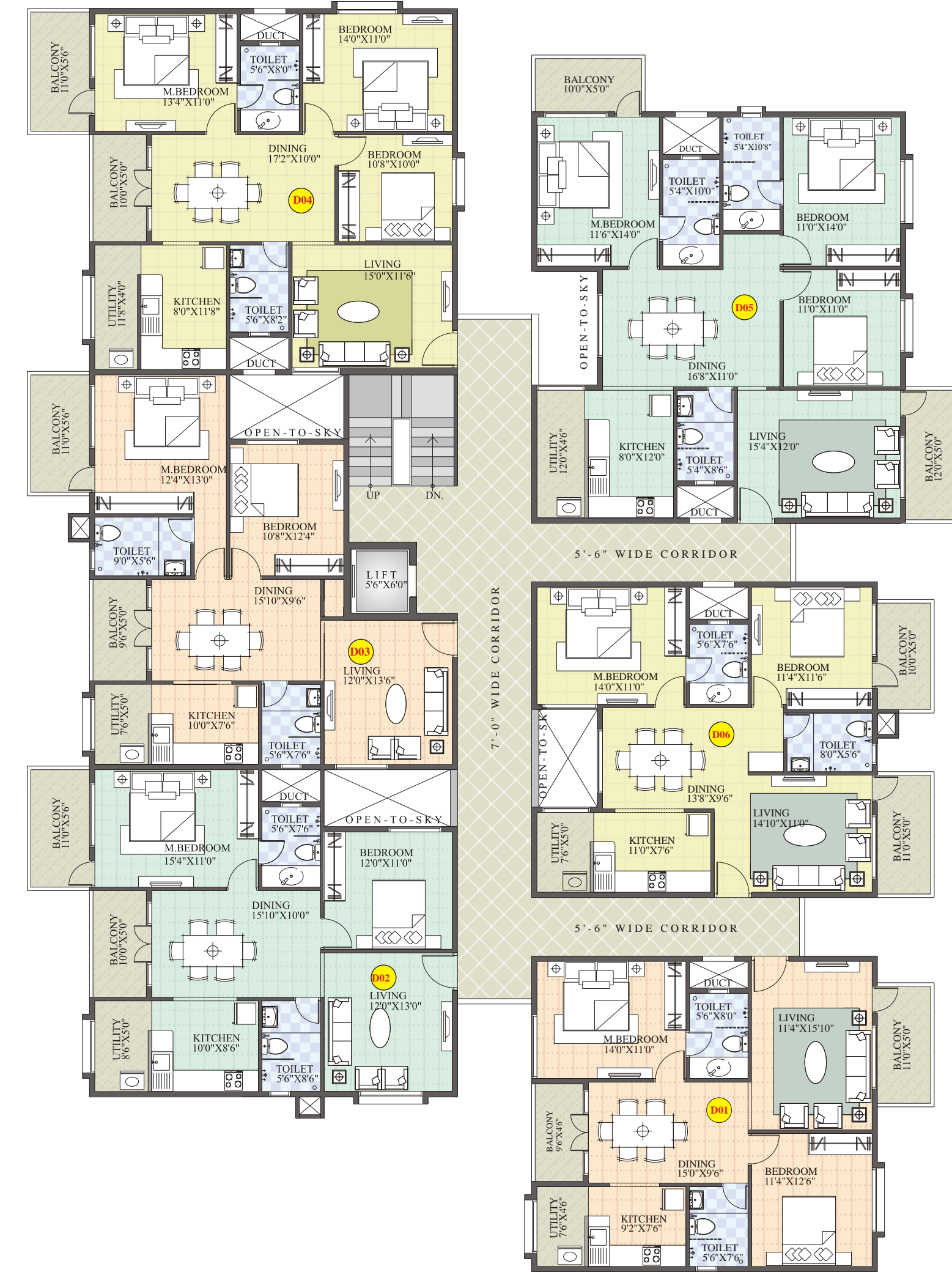
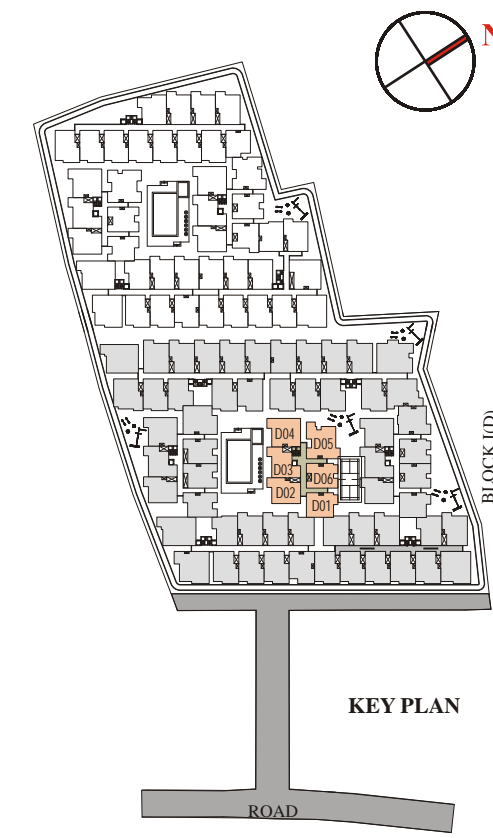
FLAT No.	S.Built-up Area	TYPE
C-101	1225.00	2 BHK
C-102	1285.00	2 BHK
C-103	1290.00	2 BHK
C-104	1515.00	3 BHK
C-105	1455.00	3 BHK
C-106	1215.00	2 BHK
C-107	1230.00	2 BHK



# BLOCK - I (D)

## BLOCK I(D)

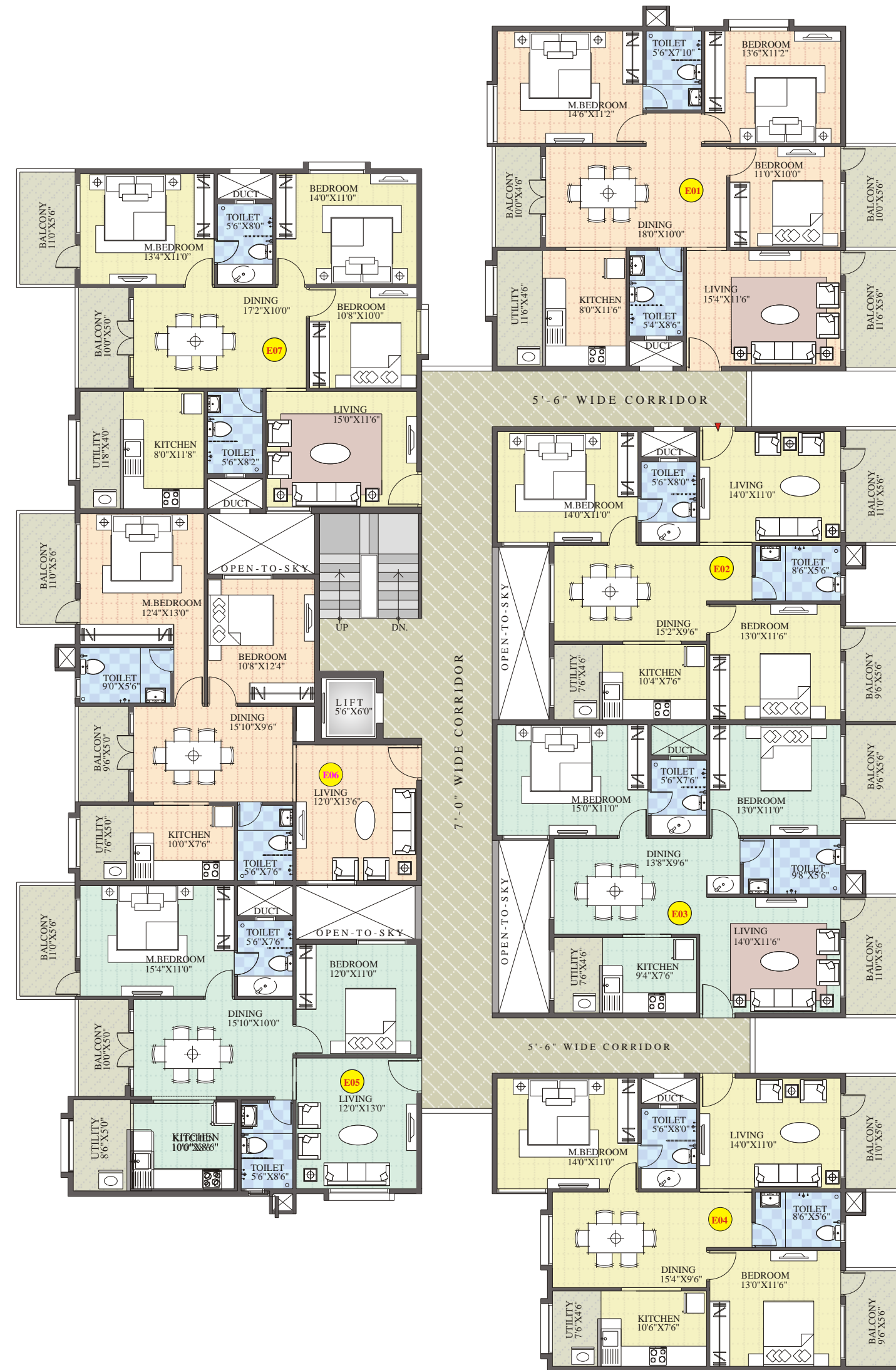
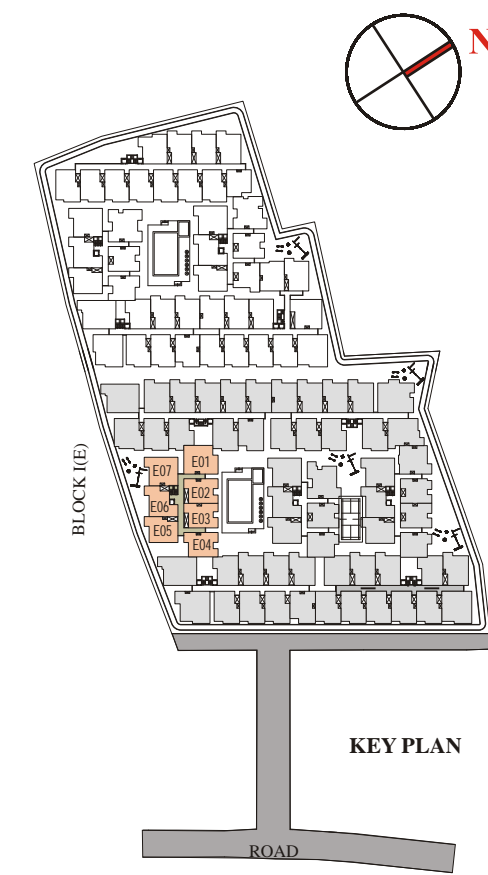
FLAT No.	S.Built-up Area	TYPE
D-101	1235.00	2 BHK
D-102	1285.00	2 BHK
D-103	1290.00	2 BHK
D-104	1515.00	3 BHK
D-105	1695.00	3 BHK
D-106	1240.00	2 BHK



# CEDAR - I(E)

## BLOCK I(E)

FLAT No.	S.Built-up Area	TYPE
E-101	1300.00	2 BHK
E-102	1285.00	2 BHK
E-103	1290.00	2 BHK
E-104	1515.00	3 BHK
E-105	1620.00	3 BHK
E-106	1290.00	2 BHK
E-107	1290.00	2 BHK



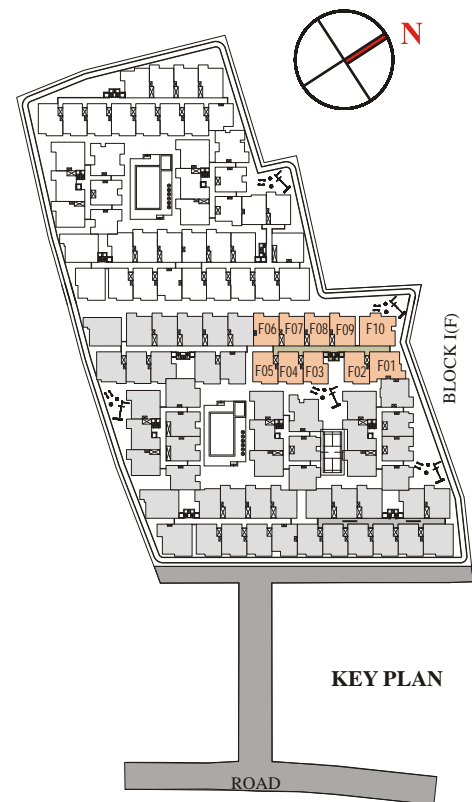
A fine blend of style, beauty and harmony.

Usher in a new era of luxurious living at Magnolia Park, where each home is a fine blend of style, beauty and harmony. While you get engulfed in the warmth of your bedroom, the living area makes your guests feel comfortable.

The kitchen is contemporary and the pure bliss of fresh air is brought to you by the wide windows and private balconies.



# CEDAR - I(F)



BLOCK I(F)

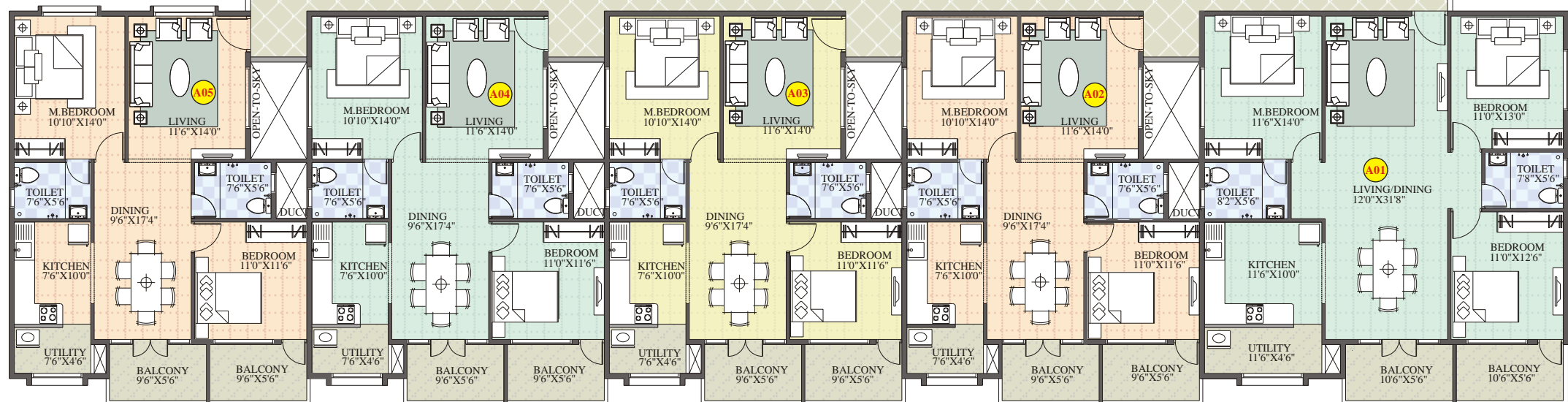
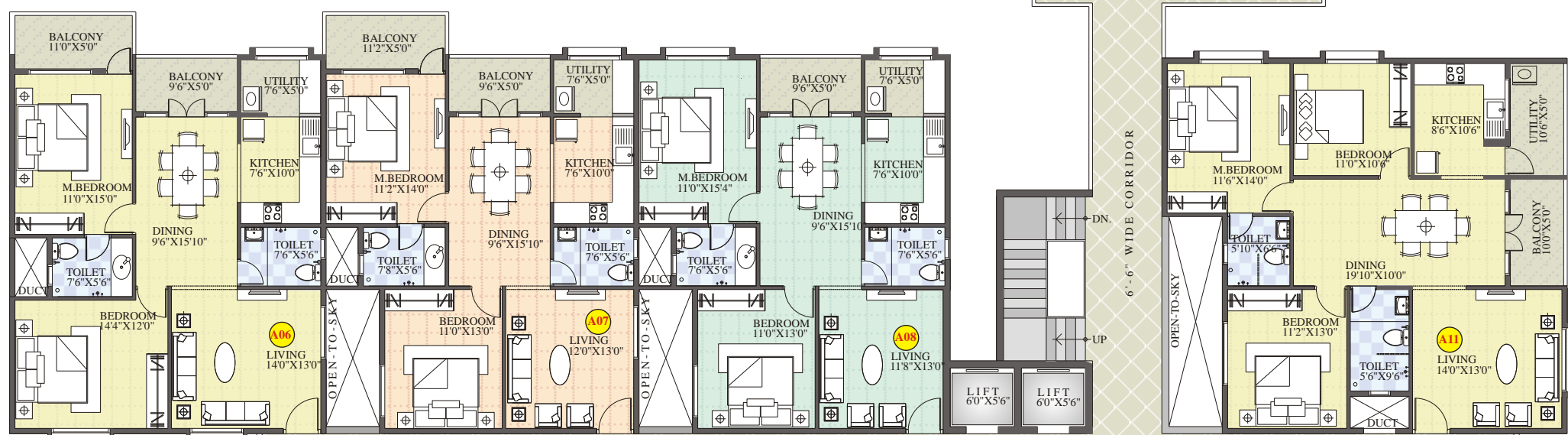
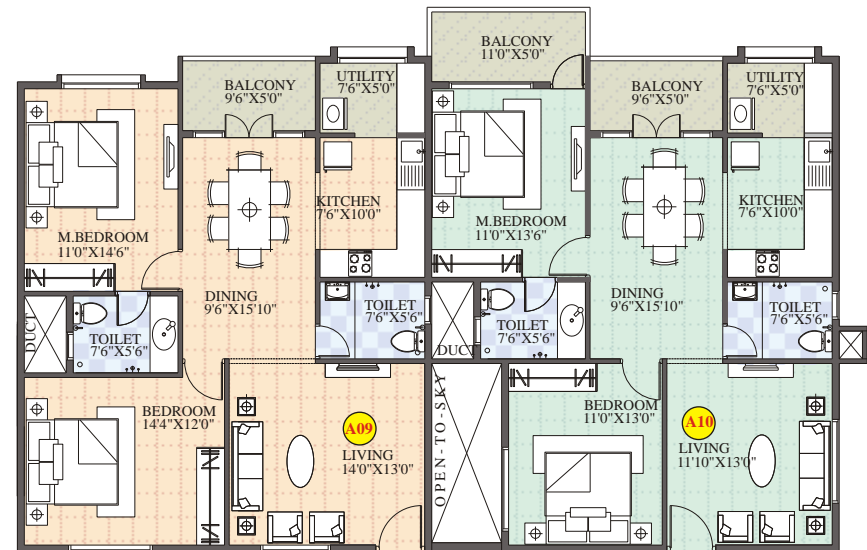
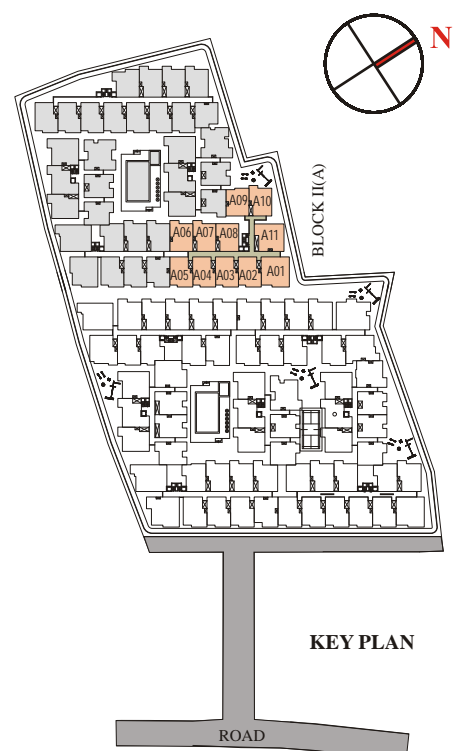
FLAT No.	S.Built-up Area	TYPE
F-101	1570.00	3 BHK
F-102	1280.00	2 BHK
F-103	1290.00	2 BHK
F-104	1280.00	2 BHK
F-105	1280.00	2 BHK
F-106	1385.00	2 BHK
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F-108	1270.00	2 BHK
F-109	1275.00	2 BHK
F-110	1920.00	3 BHK



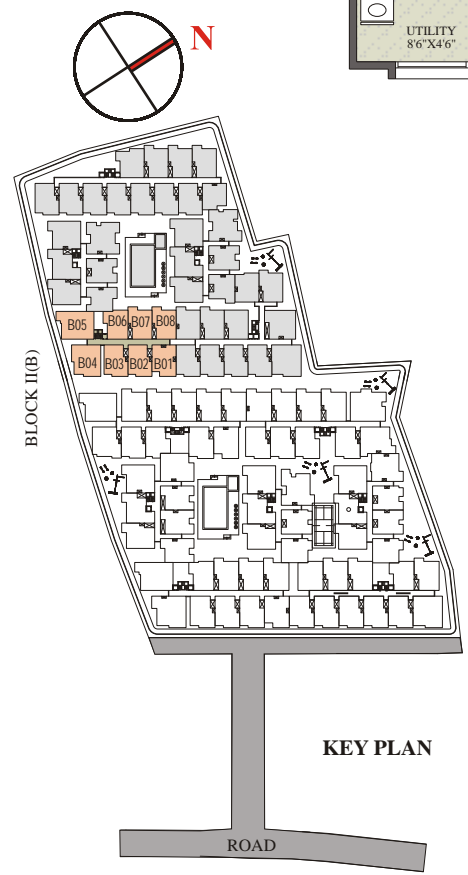
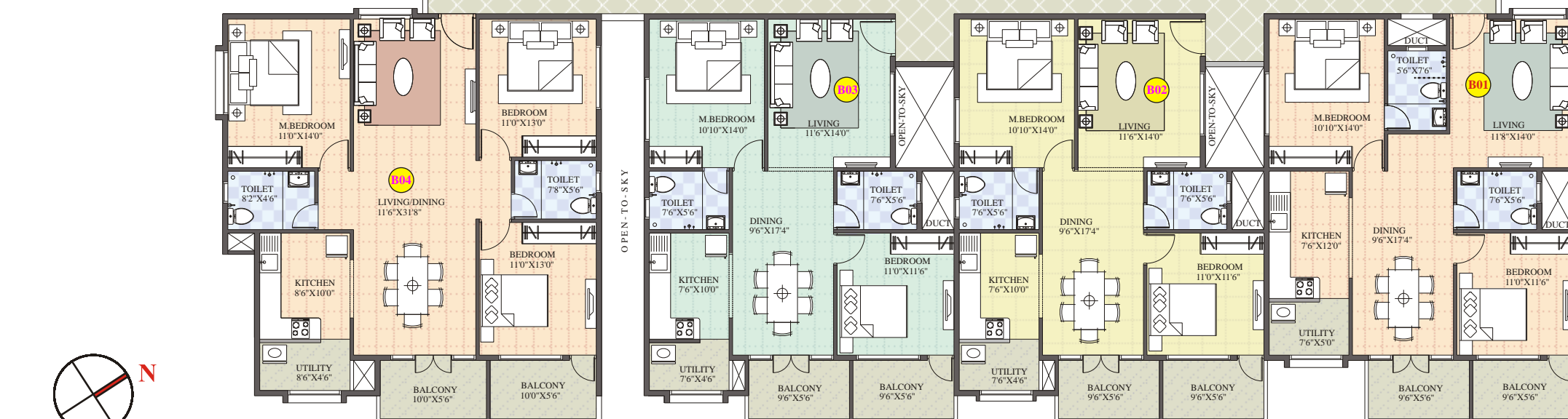
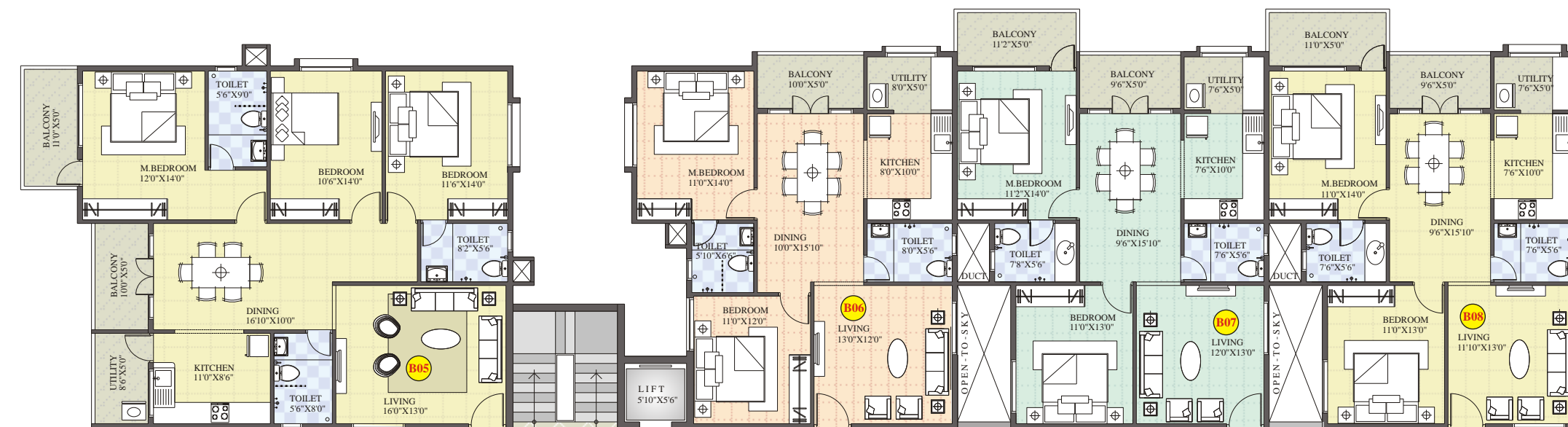
# ASPEN - II(A)

BLOCK II(A)

FLAT No.	S.Built-up Area	TYPE
A-101	1665.00	3 BHK
A-102	1235.00	2 BHK
A-103	1235.00	2 BHK
A-104	1235.00	2 BHK
A-105	1240.00	2 BHK
A-106	1325.00	2 BHK
A-107	1235.00	2 BHK
A-108	1175.00	2 BHK
A-109	1230.00	2 BHK
A-110	1225.00	2 BHK
A-111	1480.00	3 BHK



# ASPEN - II(B)



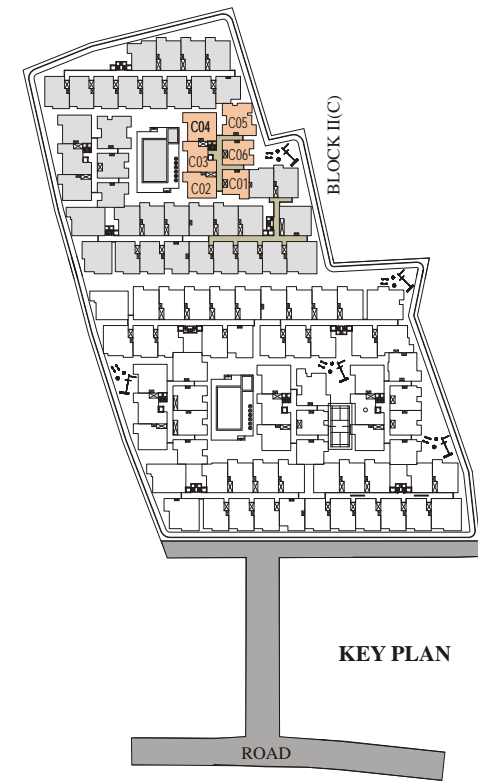
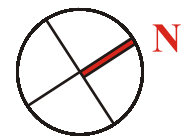
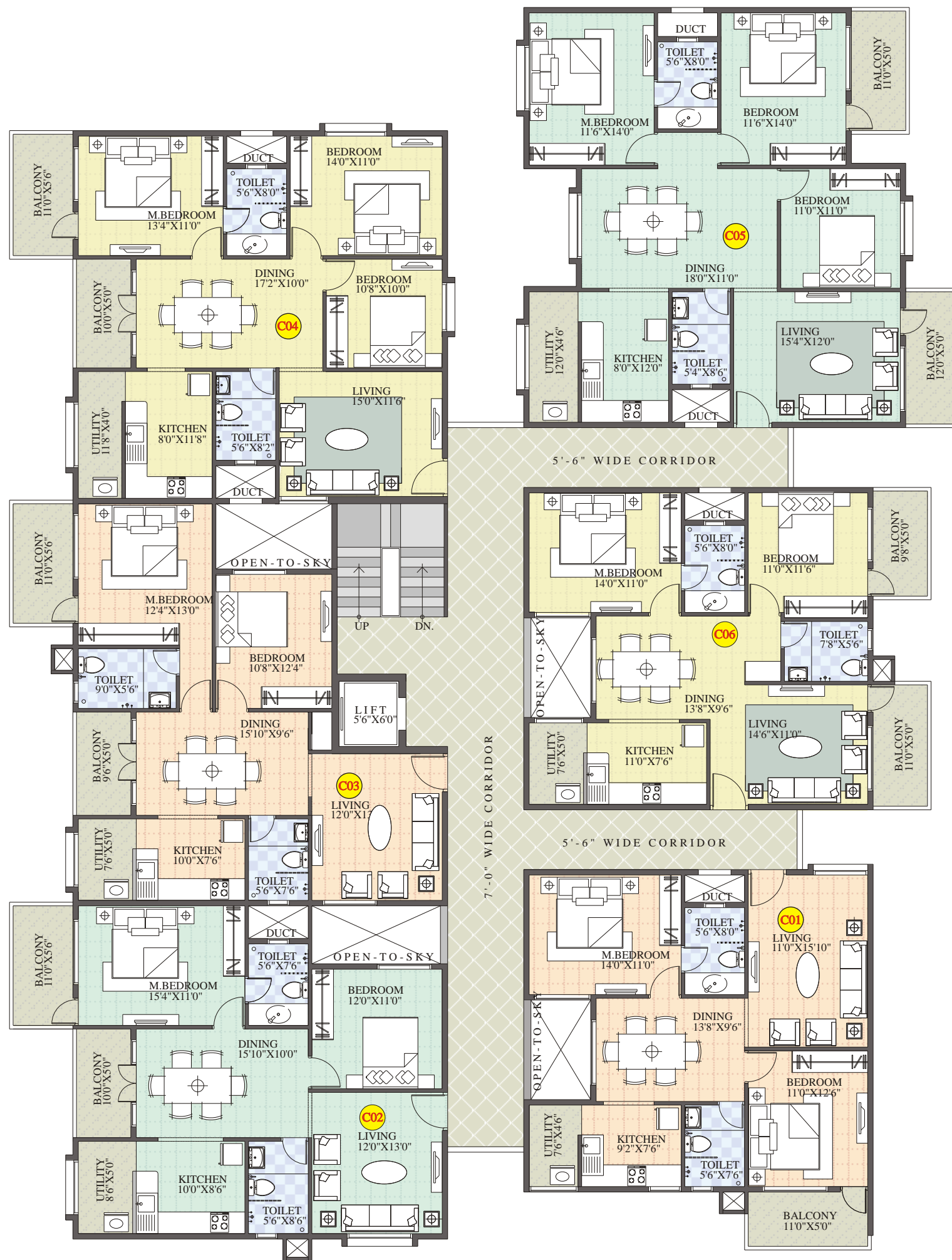
BLOCK II(B)

FLAT No.	S.Built-up Area	TYPE
B-101	1290.00	2 BHK
B-102	1235.00	2 BHK
B-103	1240.00	2 BHK
B-104	1590.00	3 BHK
B-105	1765.00	3 BHK
B-106	1190.00	2 BHK
B-107	1235.00	2 BHK
B-108	1230.00	2 BHK

# ASPEN - II(C)

BLOCK II(C)

FLAT No.	S.Built-up Area	TYPE
C-101	1155.00	2 BHK
C-102	1285.00	2 BHK
C-103	1290.00	2 BHK
C-104	1515.00	3 BHK
C-105	1635.00	3 BHK
C-106	1230.00	2 BHK

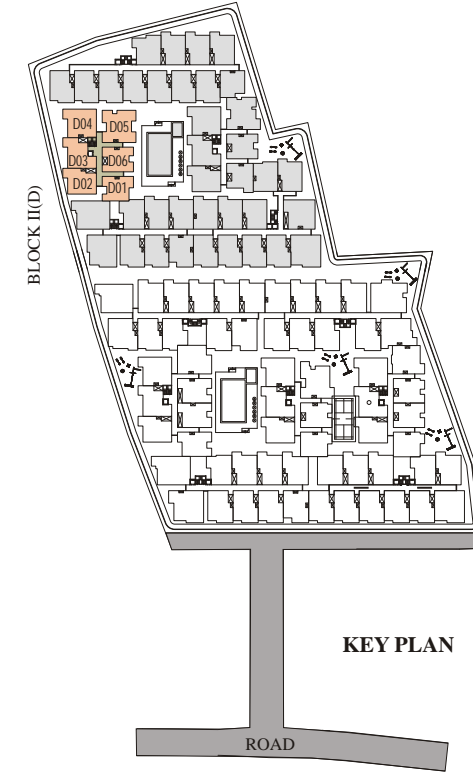
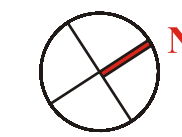
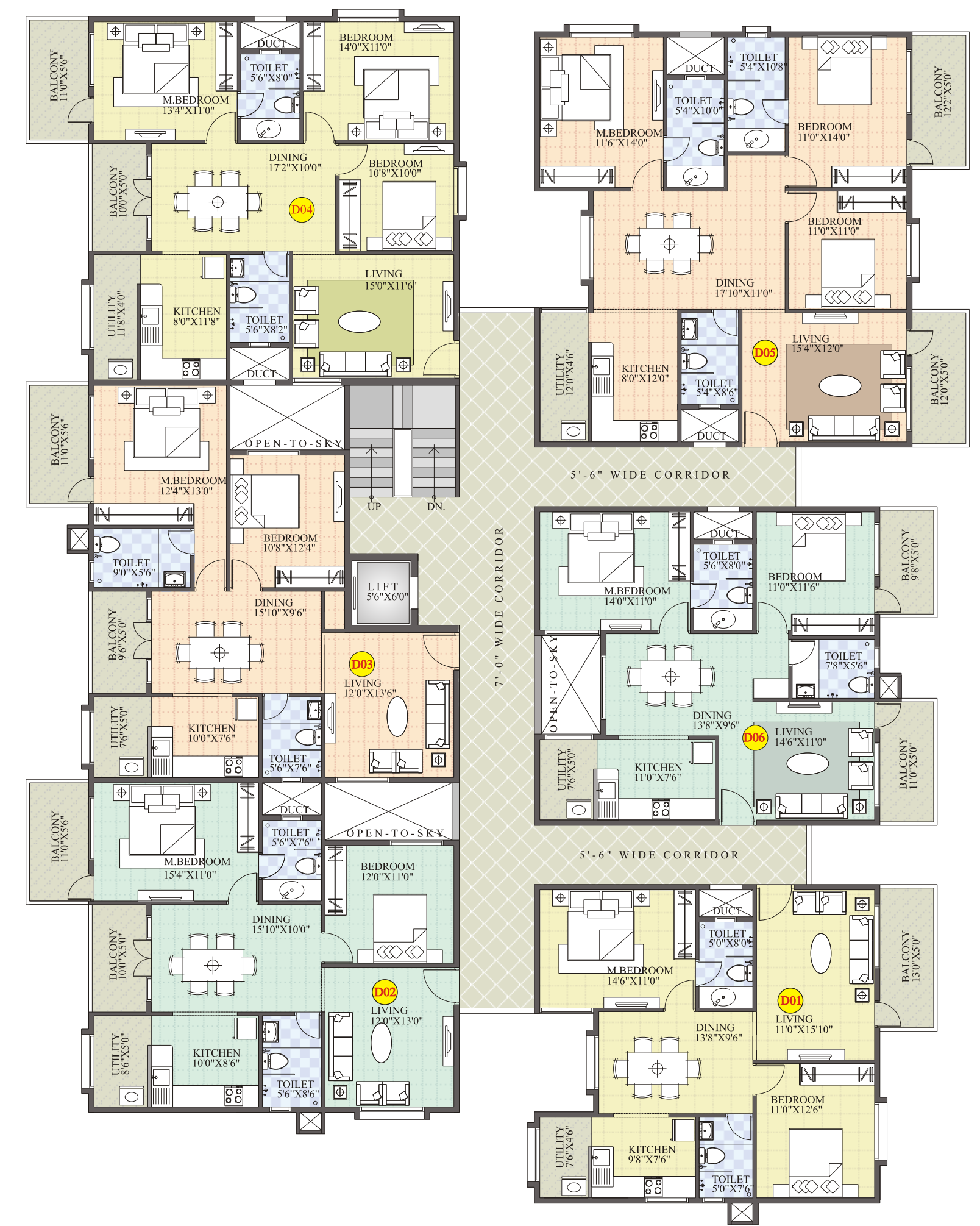


KEY PLAN

# ASPEN - II (D)

BLOCK II(D)

FLAT No.	S.Built-up Area	TYPE
D-101	1175.00	2 BHK
D-102	1285.00	2 BHK
D-103	1290.00	2 BHK
D-104	1515.00	3 BHK
D-105	1725.00	3 BHK
D-106	1230.00	2 BHK



KEY PLAN







**BM**  
Developer & Builder  
Create ideas. Build trusts

### Our Vision

Our vision is to make blueprints of buildings which should be in harmony with the needs, dreams and aspirations of those who will inhabit them. On our path to growth, we not only promise exquisite buildings to our customers but also endeavor to gain their trust through quality, commitment and dedication. Over the years, our mission has been to create concrete structures that are a medium for realization of cherished dreams of millions of lives.

Our business ethos is to meet the global challenges by providing top class construction and civil works with emphasis on quality, sound engineering practices and professionally planned execution to ensure we complete all our projects within the stipulated time frame and budget.

### Completed projects



BM Shoma Paradise (Borewell Road)



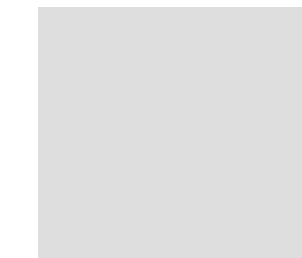
BM Serenity (HSR Layout)



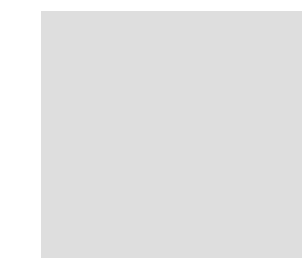
BM Silver Oaks (Sarjapur Road)



BM Lotus (Sarjapur Road)



BM Reveira (Borewell Road)



### On going projects



BM Lavender (Borewell Road, Whitefield)



BM Homes (Thubrahalli)



BM Splendor Park (Borewell Road)



BM Bhavisha Park (Sarjapur Road)



BM Happy Valley (Borewell Road Whitefield)



BM Mystic Green (HSR Layout)



BM Glorietta (Borewell Road Whitefield)



BM Harvest (Sarjapur Road)

### What we do

With a wide presence, our projects cover many facets of real estate like consulting, formation of layouts and construction of villas. We have also developed a number of commercial complexes , apartments and housing colonies.

The future plans of the company include foray into hospitality, entertainment, education, retail, core-infrastructure, health- care etc. Plans for development of affordable housing & rehabilitation/re-development of slum clusters are on priority.

The other plans under consideration include development of a new concept of Raheja Homes which will involve rendering customized home building solutions to individual plot owners.

Finally, the other business model which the company plans to undertake is to channelize foreign / domestic investments to create a land equity to enable the company to acquire strategic land banks.

### Why our company

We take pride to introduce ourselves as one of the leading Civil Engineering Contractors in the state. We boast of successfully completing several projects in the state of Karnataka.

We are a highly motivated, professionally and technically managed company with well trained and experienced engineers who ensure good, sound and quality construction. Our passion to innovate carries us forward in successfully fulfilling your dreams by systematic execution of projects. With a vision to offer the very best of everything to our esteemed clients we leave no stones unturned ,no suggestions unheard, and no dreams unfulfilled.

We believe that professionally managed technology, driven with right ideas, innovations and actions always bring in the desired growth. Accordingly, we are raring to capture diverse frontiers and imprint achievements into our success saga.

# Create ideas. Build trusts