



Site Address : Mahendra Aarya, Next to Flybounce Sports, Hilalige Road, Andapura, Electronic City Phase 2, Bengaluru, Karnataka 560099
Registered Office Address : #51, 12th Main Road, Sector 6, HSR Layout, Bengaluru, Karnataka 560102

The project is registered as "Mahendra Aarya" with registration No. XXXXXXXXXXXX, available at website: <http://rera.karnataka.gov.in>

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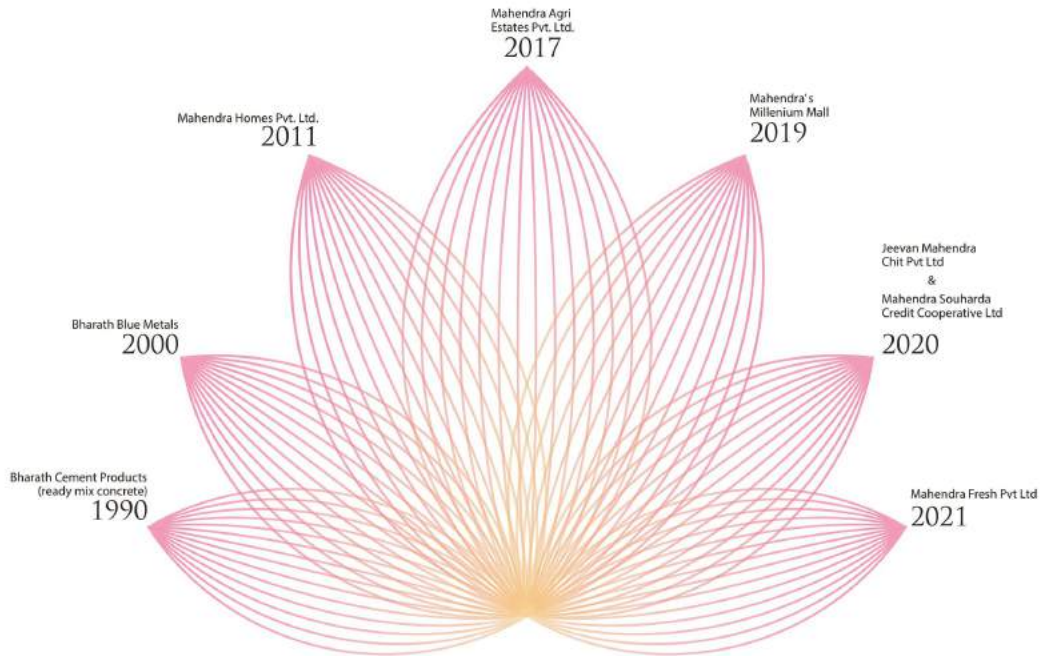


MAHENDRA
Aarya
a residential wonder

ELEVATION IMAGE



RERA NO:



We are an infrastructure development company headquartered in Bangalore and we have progressed beyond leaps and bounds under the inspiring leadership of Sri B.T Nagaraj Reddy. Our promoters come with vast exposure and experience in the field of construction products and real estate.

We are not only builders but your partners with our own vertical of infrastructure material. With most of the requirement fulfilled by our own companies, we are able to maintain the best of quality and timely delivery at astonishing prices, which again goes to say that we value your **TRUST** over and above everything else.

We stand for greater emphasis now on spiritual wellbeing. Our work describes the outlook of life aesthetically and spiritually besides being ever so well balanced for a harmonious living. Having the science of Vaastu applied to all our work, we ensure that we combine our ethos and modern requirements in one great symphony of construction.

OUR JOURNEY

30 YEARS OF BUILDING TRUST

1990



BHARATH CEMENT PRODUCTS

Bharath Cement Products is Bengaluru's largest manufacturer of high-grade concrete with 30 years of experience. Bharath Cement Products hosts the state-of-the-art infrastructure & process driven systems, 7 Batching Plants and 390 cum/hr production capacity and concrete supplied to 240 developers.

2000



BHARATH BLUE METALS

Bharath Blue Metals offers a broad selection of crushed rocks, M-sand and gravel. BBM has 3 crusher plants of 1.50 lakh cft/month production capacity. BBM offers world-class M-sand in terms of quality and fineness equivalent to natural sand.

2011



MAHENDRA HOMES PVT LTD

MHS has a team of committed professionals with vast experience in development of residential/commercial projects, with hands on experience in quality planning, design and construction.

2017



MAHENDRA AGRICULTURE ESTATES

Mahendra Agri Estate's vision is to make farming sustainable and profitable by integration of scientific agri-methods. MAE is spread across 120 acres of agricultural land to enable sustainable farming. A water reservoir with holding capacity of 10 crore litres is developed to grow crops throughout the year.

2019



M5 ECITY MALL

The first integrated mall with 5 levels of branded retail and 8 screens on the corridor of Silk Board to Electronic City. The inhabitants of Electronic City and the adjoining town of Hosur will cherish and experience a luxury lifestyle. The mall with 6,50,000 sqft will be a signature address of Electronic City.

2020



MAHENDRA SOUHARDA CREDIT COOPERATIVE LTD & JEEVAN MAHENDRA CHIT PVT LTD

Mahendra Souharda Credit Cooperative Ltd & Jeevan Mahendra Chit Pvt Ltd are the newest additions to the business portfolio of Mahendra Group of Companies. The vision of these organizations is to empower financial services at affordable cost.

ELENA



2012

Electronic City
Phase 1

- 77 Homes
- 1.2 Acres
- OC received
- Sold Out.



Electronic City
Phase 1

- 300 homes
- 3.5 Acres
- OC received
- Sold Out



ELENA 5



2014

MAHENDRA
ARNA

100 Feet Wide Road - 100 Feet Wide Road

2016

- 744 Houses
- 9.2 Acres
- OC Received
- Ready to move in &
Under construction

Electronic City
Phase 2



AN INTEGRATED MALL IN
ELECTRONIC CITY PHASE 2

40300 sqft,
G+4



NORTH STAR
2019

UPCOMING PROJECTS

M5 ECITY MALL

ELECTRONIC CITY PHASE 2



PERFECT LOCATION. HIGHEST STANDARDS.
SUSTAINABLE DESIGN.

The first integrated mall with 5 levels of branded retail and 8 screens on the corridor of Silk Board to Electronic City. The inhabitants of Electronic city and the adjoining town of Hosur will cherish and experience a luxury lifestyle. The mall with 6,50,000 sqft will be a signature address of Electronic City.



ELECTRONIC CITY

DEVELOPED COMMUNITY, COMPLETE INFRASTRUCTURE.



The IT hub of Bangalore, housing several leading IT companies like Infosys, Wipro, HCL, Tech Mahindra & many more, Electronic city is developing by leaps and bounds. With increased efforts each day to constantly improve its infrastructure. The area though developing still retains the charm of classic Bengaluru which is what makes it a dream for many residents and investors.

Several developmental projects have been undertaken to increase the connectivity along with the Namma Metro line. The upcoming Hosur Airport is just 27km away from Electronic City via NH-48, Coupled with this, the area is well-connected to regions like Bannerghatta Road, Mysore Road and Kanakapura Road via the Nice Ring Road. The opening of the elevated highway to the Silk Board has made traveling to East Bangalore all the more easier. In terms of connectivity, proximity to IT hubs, schools or healthcare Electronic City is unparalleled compared to any area in bangalore.

Thousands of individuals from different parts of the country come here every day. It is not just Kannada but you hear every major Indian language being spoken here. You may hail from any state and you can yet manage to find a member from your own home turf.



CONNECTIVITY & INFRASTRUCTURE

DEVELOPED COMMUNITY. COMPLETE INFRASTRUCTURE

SCHOOLS & COLLEGES

SFS School
Kidzee
Ebenezer International School
St. Joseph Chaminade Academy
Brookfield High School
NSB Academy - World Business School
NPS School

5 MIN

MALLS

DMart
Decathlon
M5 Ecity Mall

SCHOOLS & COLLEGES

Xavier Institute of Management
Symbiosis
BTL
PES College

HOSPITALS

Narayana Hrudayalaya
Sparsh Hospitals

SCHOOLS & COLLEGES

Delhi Public School
Symbiosis
Treamis International School

TECH PARKS

Cyber Park
HCL Jigani
Siemens

15 MIN

SCHOOLS & COLLEGES

Mount Litera Zee School
VIBGYOR
Christ Academy

MALLS

Forum Mall
Total Mall

TECH PARKS

Wipro Sarjapur
Eco Space
Embassy Tech Village
Intel
JP Morgan

MALLS

Soul Space Arena
Bellandur Central

30 MIN

HOSPITALS

Apollo Diagnostics
Vimalalaya Hospitals

MALLS

Vishal Megamart
More Store

SOCIAL CONNECTIVITY

Metro Station
Gold Coins Club & Resort

10 MIN

TECH PARKS

Infosys
TCS
Tech Mahindra
Continental
Bosch
Biocon
Wipro
HCL

HOSPITALS

Oxford Hospitals

SOCIAL CONNECTIVITY

Neeladri Road
Nice Road
Hosur Road

MALLS

Metro Cash & Carry
More Megastore

20 MIN

SOCIAL CONNECTIVITY

Central Silk Board
HSR Layout
Koramangala

AIRPORT

Proposed Hosur Airport

HOSPITALS

Columbia Asia Hospitals

SOCIAL CONNECTIVITY

Marathalli
Kadubeesanahalli
Sarjapur
TIN Factory

ELAVATION IMAGE

PERFECT LOCATION. HIGHEST STANDARDS.
SUSTAINABLE DESIGN.

MAHENDRA
Aarya
a residential wonder

Nestled amid the serenity of one of the most desirable locations in Bengaluru at Electronic City Phase 2 in Andapura, Aarya is a residential wonder that defines luxury and offers a perfect balance of the ideal family retreat and the sports enthusiast in you. Our focus is to develop a community living where recreation and connection to nature are of great importance.

The landscaped promenade greets you into the premises as you move along the driveway creating visual interest. The grand double-height lounge provides access to the building core for you to reach your home.


Healthy social interaction is key to lead a good, stress-free life. This project has a lot of visual interest, an array of outdoor facilities that gives physical & psychological comfort to the residents, resulting in an overall rich, green, interesting experience that gives a sense of completeness and elated mental well-being. A large part of society is dedicated to the sports arena.



ELEVATION IMAGE

PROJECT OVERVIEW

- ✓ 9.17 Acres
- ✓ 82% Open Space
- ✓ 80% No Common Wall between flats
- ✓ Emphasis on Sports Arena & greenery
- ✓ 1 acre of multipurpose playground
- ✓ Full sized Volleyball, Basketball & Badminton courts
- ✓ Exclusive Sports Amenities & Club House
- ✓ 40+ amenities including Organic Farm & BBQ Area



Mahendra Aarya, located in the heart of Electronic City, is a residential project consisting of **3 independent towers** with **662 apartments (2 & 3 BHK)** spread over **9.17 acre** and **G+14 floors**.

Every unit is carefully designed to provide adequate light, ventilation and barrier-free movement throughout. Proper recycling of natural resources is planned in the campus, along with water recharging to have environmental friendly project.

Mahendra Aarya has a dedicated sports and recreational zone in the society, with large playgrounds for sports like football, cricket, basketball, tennis, badminton & volleyball. The large open spaces, seamless cycling, and jogging tracks help to keep up good health at all times.

Another interesting and very unique facility is the garden library and the garden office that could be used as knowledge hubs for the residents and work from home professionals & entrepreneurs respectively.

ELEVATION IMAGE

AN EXTENSION OF HOME

ENGAGING THE RESIDENTS VISUALLY & PHYSICALLY.

The project is designed in the view of building a **sports-centric community** where various play courts & fields are designed to keep not only the children occupied in active play, even young adults, seniors and ladies also can find their choice of play here. Interesting addition to the play areas are the traditional ones like Kabbadi, Kite Flying, Hop Scotch, Marbles and Gilli Danda can be played outdoors here.

An exclusive large **multi sports field** for cricket, football kind of team games with a view gallery that could accommodate about 150 people is a key highlight. An athlete tracks around is a real boon to the active joggers and runners in the community. A multipurpose court that could be used especially for ladies (net) games like throw ball or Tennicoit is an unique addition that would be appreciated by the womenfolks in the society.

Wellness areas are designed with care to provide the right ambience for yoga and meditation with amenities like aroma garden, sun & shade decks are a perfect setting for a quiet morning or evening to reflect internally.

The green lovers are not left out in the project. An **organic garden** for the community to participate in growing the vegetables, is an educational and environmental activity that one could cherish.



Master Plan

A. ENTRANCE AREA

- A1. MAIN ENTRY/EXIT
- A2. ENTRY PORTAL WITH SECURITY CABIN
- A3. SIGNAGE
- A4. PEDESTRIAN WALK
- A5. ENTRY PLAZA WITH ACENT PAVING
- A6. GATE
- A7. BOOM BARRIER
- A8. COVERED WAITING PLAZA
- A9. FOCAL SCULPTURE
- A10. FLORAL GARDEN
- A11. DRIVEWAY - 6.0 M WIDE
- A12. TOPIARY SCULPTURE
- A13. DROP OFF AREA
- A14. RAMP
- A15. CAR PARKING.

B. PASSIVE ZONE

- B1. SEATING AREA
- B2. STEPPED PLANTER
- B3. PAVILLION WITH SEATING
- B4. PET PARK
- B5. REFLEXOLOGY PATHWAY
- B6. MEDITATION LAWN
- B7. MEDITATION DECK
- BB. COVERED YOGA/ MEDITATION DECK
- B9. BUTTERFLY GARDEN
- B10. AROMA WALK
- B11. SHADE DECK/READING NOOK
- B12. SUN DECK



C. ACTIVE ZONE

- C1. KIDS PLAY AREA
- C2. INTERACTIVE MUSICAL GARDEN
- C3. PLAY LAWN
- C4. KABADDI COURT
- C5. TRADITIONAL GAMES ZONE
- C6. SKATING RINK
- C7. THROW BALL COURT
- C8. JOGGING TRACK
- C9. MULTI PLAYGROUND
- C10. OUTDOOR GYM
- C11. ADVENTURE PLAY AREA
- C12. TREE HOUSE/SWING

D. CONGREGATION ZONE

- D1. KITTY PARTY AREA
- D2. ALFRESCO/PARTY LAWN
- D3. BBQ AREA
- D4. AMPHITHEATER
- D5. ORCHARD
- D6. COMMUNITY ORGANIC GARDENING

E. STILT AREA FACILITIES

- E1. MARKET PLACE
- E2. WAITING LOUNGE
- E3. OFFICE
- E4. GARDEN LIBRARY
- E5. KIDS CLUB
- E6. LADIES CLUB
- E7. TOT LOT
- E8. SENIORS CLUB
- E9. INDOOR GAMES ZONE

TECHNICAL SPECIFICATIONS

STRUCTURE

- Seismic Zone II compliant RCC framed structure
- All walls shall be RCC (Aluminium Formwork).

TILE FINISHES

- Vitrified tile flooring of 600*600mm for Living, Bedroom, Kitchen and Dining
- Ceramic tiles in common passage, balcony & utility.
- Anti-skid ceramic tiles in the toilets floor.
- Toilets - glazed tiles for wall upto 7' height.

DOOR FRAMES

- Main door shall be teak and other door frames shall be hard wood.

SHUTTERS

- Main door shall be solid core flush shutter provided with natural wood veneer, Melamine polished.
- Bedroom door shutters shall be skin door with enamel paint.
- Toilet door shutters shall be flush shutter with water resistant coating on one side.

WINDOWS

- Good quality aluminium sliding doors and windows with provision for mosquito mesh.
- Balcony doors shall be aluminium frame with fixed glass.

PAINT

- External Paint: Texture finish with emulsion paint.
- Internal Paint: Smooth finish with oil bound distemper.

SANITARY, PLUMBING AND FIXTURES

- All sanitary fittings shall be CERA or equivalent.
- All chrome fittings shall be of CERA or equivalent.
- All water supply pipes shall be CPVC
- All drainage and sanitary line shall be PVC

KITCHEN

- Adequate electrical points for all appliances.
- Stainless steel sink shall be Franke/Futura or equivalent.

ELEVATOR

- Schindler/OTIS or equivalent brand.

ELECTRICAL

- Wire: PVC insulated fire retarded wire of Anchor/Havells/Finolex.
- Switches: Premium electrical switches of Anchor Roma or equivalent.
- Connected Power: 3 KVA for 2 BHK & 5 KVA for 3 BHK
- MCB of reputed brand shall be provided for each circuit at the main D.B.

GENERATOR

- 100% DG backup in common areas.
- Backup Power: 1 KVA for all configuration of flats.

All the specifications/amenities mentioned above are subject to change and shall be accordance with architectural and structural changes.

ELEVATION IMAGE

LOCATION OVERVIEW



SCHOOL & COLLEGES

Xavier Institute of Management
Symbiosis
BTL
PES College
Delhi Public School
SFS School
Kidzee
Ebenezer International School
St. Joseph Chaminade Academy
Brookfield High School
NSB Academy
Mount Litera Zee School
VIBGYOR
Christ Academy
NPS School
Treamis International School

HOSPITALS

Narayana Hrudayalaya
Sparsh Hospitals
Apollo Diagnostics
Vimalalaya Hospitals
Oxford Hospitals



SOCIAL CONNECTIVITY

Neeladri Road
Nice Road
Hosur Road
Metro Station
Gold Coins Club & Resort
Central Silk Board
Marthahalli
Kadubeesanahalli
Sarjapur
TIN Factory



MALLS

Vishal Megamart
More Store
DMart
Decathlon
M5 Ecity Mall
Metro Cash & Carry
More Megastore
Forum Mal
Total Mall
Soul Space Arena
Bellandur Central



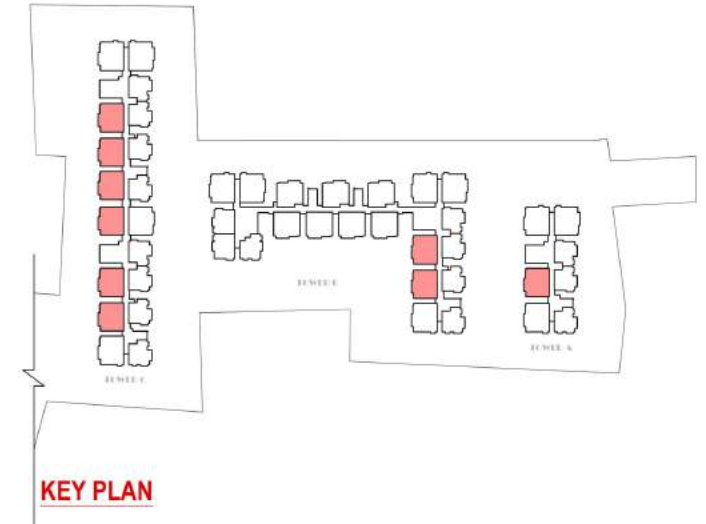
TECH PARKS

Infosys
TCS
Tech Mahindra
Continental
Bosch
Biocon
Wipro
HCL
Eco Space ORR
Embassy Tech Village
ORR
Wipro Sarjapur
Cyber Park



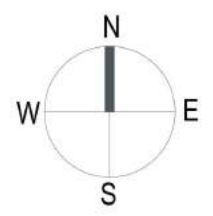
AIRPORT

Proposed Hosur Airpo



3 BHK T1 (EAST ENTRY)

Carpet	: 1025.00 sqft
BUA	: 1223.00 sqft
SBUA	: 1517.00 sqft
Balcony	: 96.00 sqft

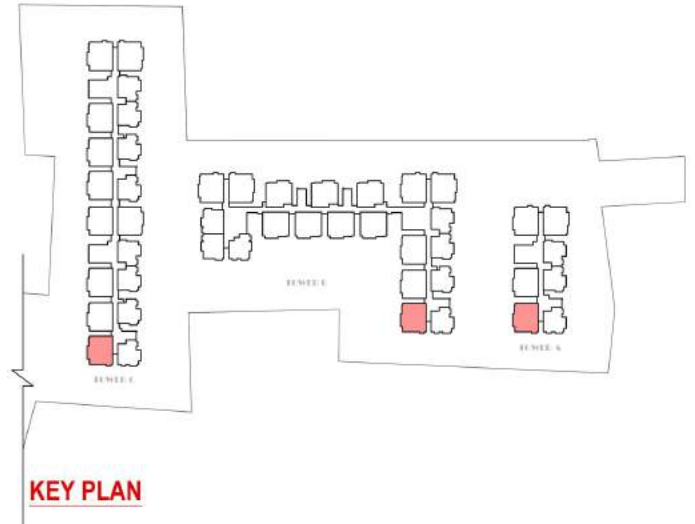


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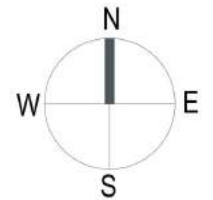


3 BHK T1a (EAST ENTRY_BAY WINDOW)

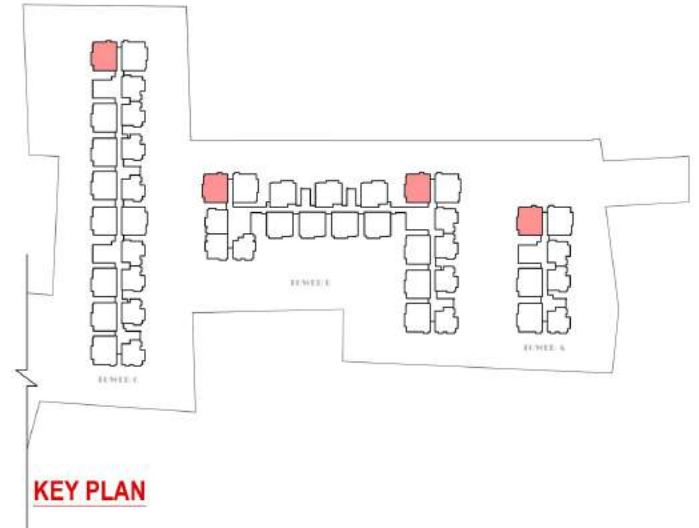
Carpet	:	1025.00 sqft
BUA	:	1223.00 sqft
SBUA	:	1517.00 sqft
Balcony	:	96.00 sqft



KEY PLAN

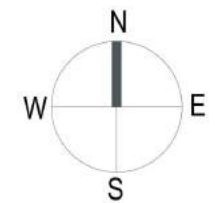


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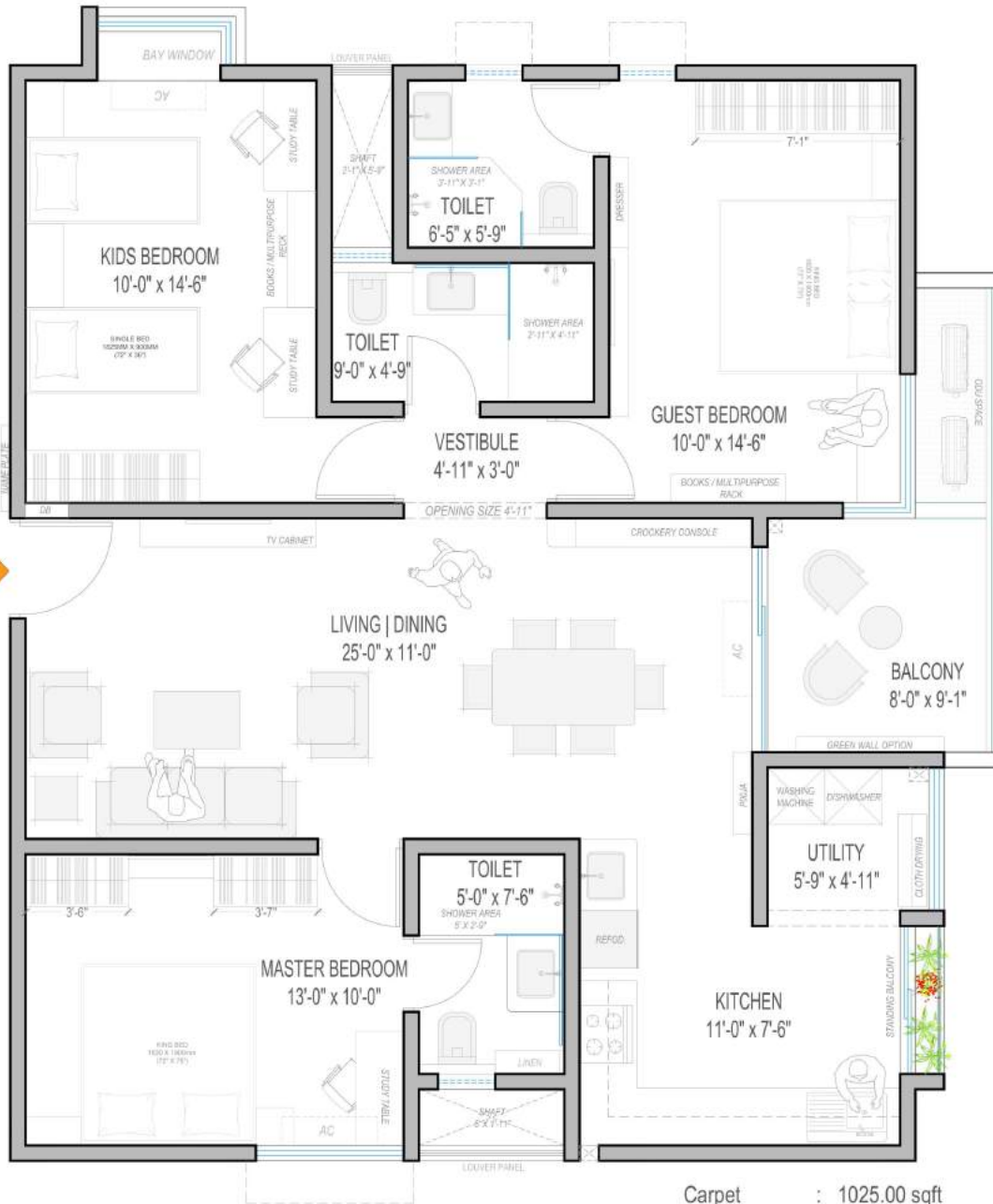


3 BHK T1b (EAST ENTRY_BAY WINDOW)

Carpet	: 1025.00 sqft
BUA	: 1234.00 sqft
SBUA	: 1530.00 sqft
Balcony	: 96.00 sqft

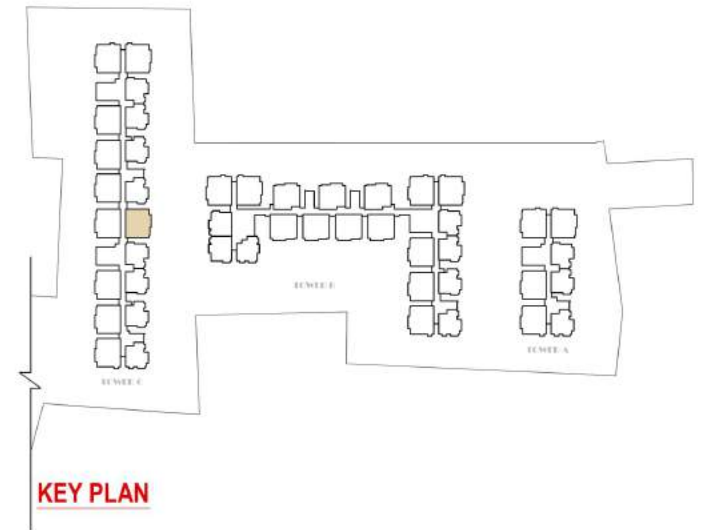


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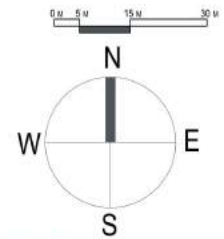


3 BHK T2 (WEST ENTRY)

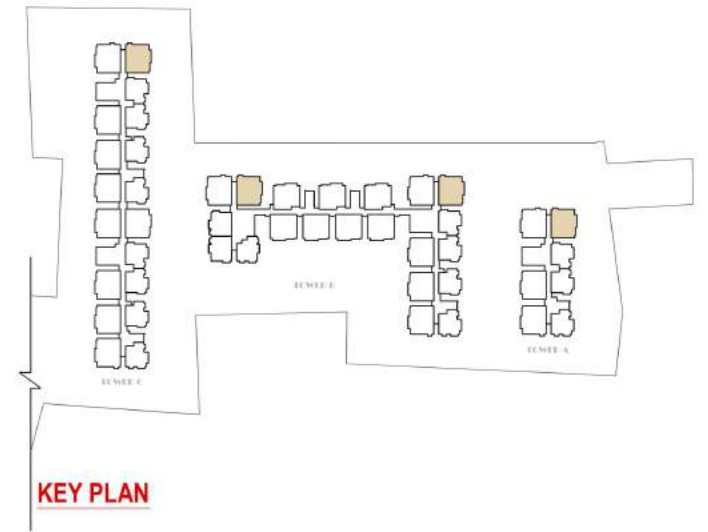
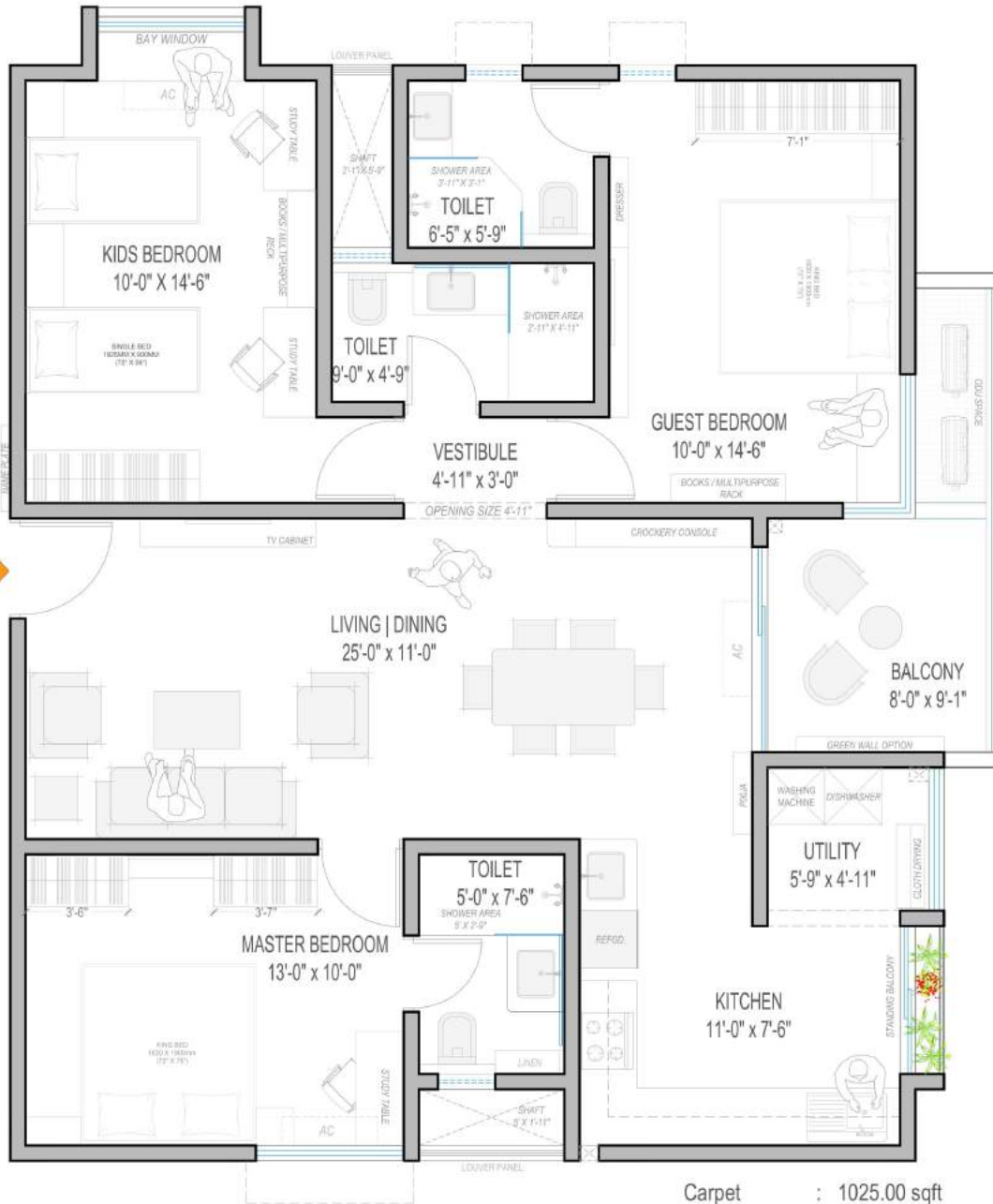
Carpet	:	1025.00 sqft
BUA	:	1223.00 sqft
SBUA	:	1517.00 sqft
Balcony	:	96.00 sqft



KEY PLAN



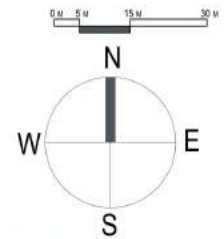
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KEY PLAN

3 BHK T2a (WEST ENTRY_BAY WINDOW)

Carpet	:	1025.00 sqft
BUA	:	1223.00 sqft
SBUA	:	1517.00 sqft
Balcony	:	96.00 sqft

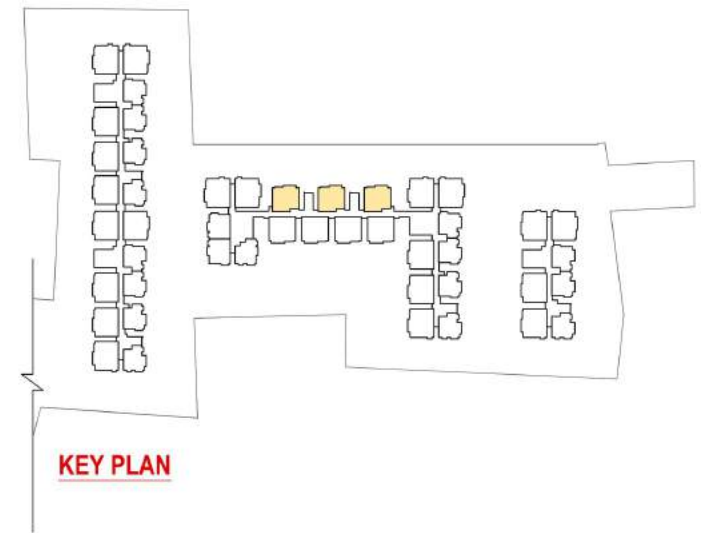


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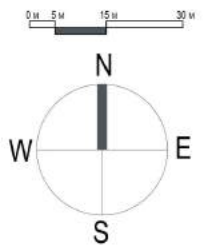


Carpet	:	922.00 sqft
BUA	:	1126.00 sqft
SBUA	:	1396.00 sqft
Balcony	:	94.00 sqft

2.5 BHK T3 - EAST ENTRY



KEY PLAN

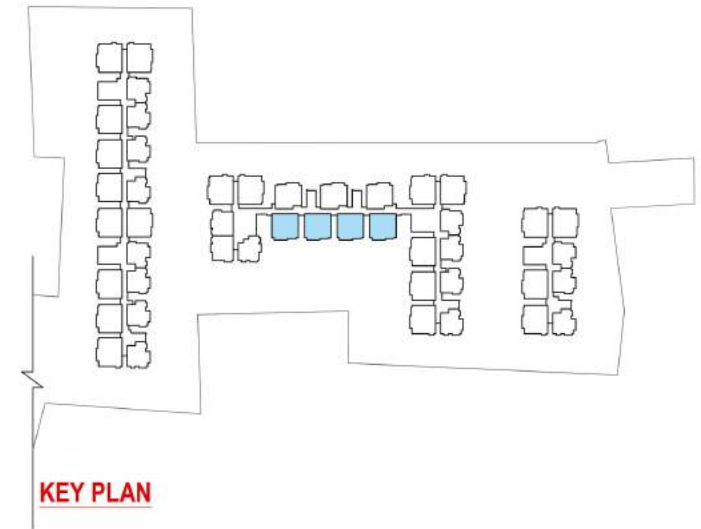


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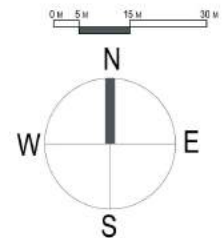


2.5 BHK T4 - NORTH ENTRY

Carpet	:	982.00 sqft
BUA	:	1173.00 sqft
SBUA	:	1455.00 sqft
Balcony	:	95.00 sqft



KEY PLAN



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