

Connectivity  
is a way of life

  
Mohān  
BUILDERS  
*Creating new way of living*





“ My parents know what's best for our future...  
...So they chose Mohan Altura. ”



## Focused on making life easier

Mohan Builders is based in the growing metropolitan of Bengaluru and focused on making life easier for its customers. With community spirit at the heart of its every project, the company enhances living standards while making every family feel at home. A visionary team that's driven by core values, it's ensured that each customer gets to live in a neighbourhood that's close to everything they love and desire.



## Lifestyle you deserve meets the scenery and greenery you desire

### Making home-owning a lifetime celebration

Known for caring for greenery, Mohan Builders blends the outdoors and indoors with eco-friendly elements. Immaculate quality is reflected in every nook and corner of its projects and the design team sets a new benchmark for aesthetics and architectural standards through its every creation. What's more, by enabling homes that feature style, spaciousness and sophistication, the company makes home-owning a lifetime celebration.



“

I love what I see.  
The view opens  
the world to me.

”





“ We are a loving community that shares everything lovingly ”



The urban luxury apartments landscape is all set to change now in the best part of Bengaluru - Gunjur, a resourceful region replete with the vibe of constant growth. Amid the leafy green environs of this soothing setting, you can now savour all the perks of contemporary living in a gated community brimming with myriad lifestyle choices.

Apart from offering you a retreat to relax, you can look forward to being minutes away from all the best that Bengaluru is known to offer: work-life balance, shopping and leisure experiences, fine dining options and plenty of attractions to embrace a better lifestyle.

## Welcome home to the majestic Mohan Altura.





Mohan Altura is set in a world where every comfort is within arm's reach





**Mohan**  
*Altura*  
A celebration of lush lavishness @ Gunjur Village • Bengaluru

“ I feel lucky to be  
surrounded by beauty.”

The landscape of Mohan Altura has been reimagined by skilled architectural team to exemplify a sense of refinement as well as perfection. While enhancing the aspects of community and safety, the master plan includes a feeling of exclusivity as well. The privileges range from private apartments marked by spaciousness to modern amenities that are second to none.



## Specifications



### STRUCTURE

R.C.C. Framed structure with M-25 Grade concrete and Fe 500 grade TMT Steel, designed as per relevant BIS Codes for Earth Quake Resistance (Seismic Zone-II).



### WALL

External walls with 6" Solid concrete blocks and internal walls with 4" Solid concrete blocks.



### PLASTERING

Double coat sponge finish for external walls and single coat finish for internal walls.



### DOOR

Teak wood for the Main door frame and Sal wood for other Door frames with skin shutters for Doors.



### WINDOWS

UPVC windows with mosquito mesh and safety grills.



### FLOORING

600 X 600 Double Charged Vitrified Tiles flooring with 3" skirting all around. 12" X 12" Anti skid ceramic tiles flooring in Balconies and Toilet.



### KITCHEN

30 mm thick Granite top Kitchen platform with FUTURA stainless steel sink, Glazed tiles dado up to 2'-0" height above platform.



### BATHROOM

2"X 12" anti-skid ceramic tiles for flooring and Glazed ceramic tiles dado up to 7'-0". JAGUAR / ESSCO / Equivalent C.P. fittings and sanitary fixtures.



### PLUMBING

Astral/Equivalent Flow Guard CPVC/UPVC Plumbing system.



### ELECTRIFICATION

ANCHOR or equivalent concealed copper wiring and modular switches with adequate light, fan, geyser and power points. Provision for AC in all bed rooms. 3 kw For 2 BHK and 4 kw For 3 BHK power supply to each flat.



### PAINTING

Premium Plastic emulsion over Birla Care wall putty for internal walls, Exterior emulsion paint for external walls, Polish for Main Door and Enamel paint for other doors.



### WATER SUPPLY

Adequate usage water supply through bore well only.



### COMMUNICATION

Telephone and DTH Points in Master Bedroom and living room, Intercom and Ethernet cabling in the living room.



### LIFT

8 Passenger Capacity Kone/OTIS Automatic Lift.



### SECURITY

CCTV Surveillance in Parking Areas.



### GENERATOR

1 KVA Generator power backup for each flat.



### FAÇADE

Elevation as per the architect's specification



### RECHARGE PIT

Ground Water Recharge Pits all along the boundary of the site.

## Amenities



Multipurpose Hall



Skating Rink



Well Equipped Gym



Amphitheatre



Working Station



Jogging Track



Children's Crèche



Rainwater Harvesting



Swimming pool



Sewage Treatment Plant



Children's Play area



5 No of Charging point for Electric cars in Visitor's parking,



Open Badminton Court



Ample Covered Car Parking with Visitors parking



Water Treatment Plant

3 BHK WING 1 - Flat: No 1 - 1755 Sft



2 BHK WING IV - Flat: No: 1 - 1445 Sft

A harmoniously master planned community

*"I am proud of my parents choice"*

A landscape reimagined to exemplify a sense of refinement and perfection



### BLOCK - A WING - I

UNIT NO	UNIT TYPE	CARPET AREA	BALCONY/ UTILITY AREA	SUPER BUILTUP AREA
01	3 BHK	1098 Sq.ft.	201 Sq.ft.	1755 Sq.ft.
02	2 BHK	861 Sq.ft.	89 Sq.ft.	1295 Sq.ft.
03	2 BHK	829 Sq.ft.	78 Sq.ft.	1255 Sq.ft.
04	2 BHK	829 Sq.ft.	78 Sq.ft.	1255 Sq.ft.
05	2 BHK	782 Sq.ft.	80 Sq.ft.	1195 Sq.ft.
06	2 BHK	781 Sq.ft.	142 Sq.ft.	1260 Sq.ft.
07	3 BHK	968 Sq.ft.	166 Sq.ft.	1555 Sq.ft.

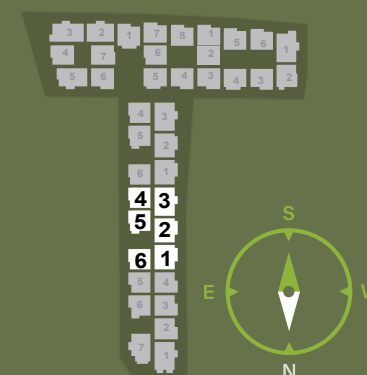
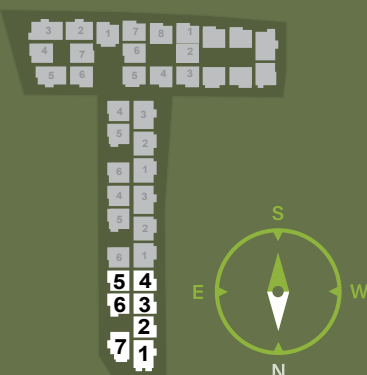


### BLOCK - A WING - II

UNIT NO.	UNIT TYPE	CARPET AREA	BALCONY/ UTILITY AREA	SUPER BUILTUP AREA
01	3 BHK	951 Sq.ft.	144 Sq.ft.	1495 Sq.ft.
02	3 BHK	932 Sq.ft.	147 Sq.ft.	1470 Sq.ft.
03	3 BHK	1111 Sq.ft.	111 Sq.ft.	1665 Sq.ft.
04	2 BHK	803 Sq.ft.	93 Sq.ft.	1230 Sq.ft.
05	2 BHK	802 Sq.ft.	144 Sq.ft.	1295 Sq.ft.
06	2 BHK	803 Sq.ft.	93 Sq.ft.	1230 Sq.ft.



“The lavish living room makes watching TV much more enjoyable.”







**BLOCK - A  
WING - III**

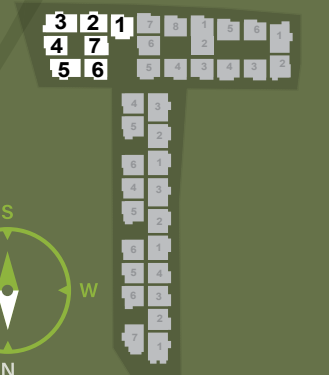
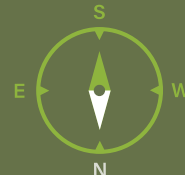
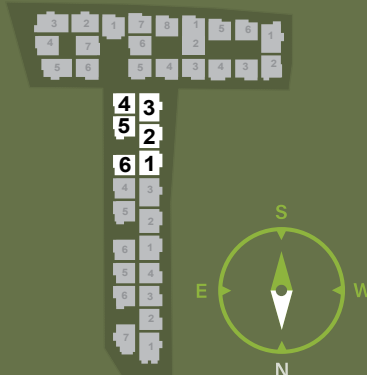
UNIT NO	UNIT TYPE	CARPET AREA	BALCONY/ UTILITY AREA	SUPER BUILTUP AREA
01	3 BHK	956 Sq.ft.	148 Sq.ft.	1505 Sq.ft.
02	3 BHK	930 Sq.ft.	148 Sq.ft.	1470 Sq.ft.
03	3 BHK	1111 Sq.ft.	111 Sq.ft.	1660 Sq.ft.
04	2 BHK	803 Sq.ft.	93 Sq.ft.	1230 Sq.ft.
05	2 BHK	802 Sq.ft.	145 Sq.ft.	1295 Sq.ft.
06	2 BHK	803 Sq.ft.	93 Sq.ft.	1230 Sq.ft.



**BLOCK - B  
WING - IV**

UNIT NO.	UNIT TYPE	CARPET AREA	BALCONY/ UTILITY AREA	SUPER BUILTUP AREA
01	2 BHK	880 Sq.ft.	186 Sq.ft.	1445 Sq.ft.
02	3 BHK	955 Sq.ft.	108 Sq.ft.	1455 Sq.ft.
03	3 BHK	1111 Sq.ft.	156 Sq.ft.	1725 Sq.ft.
04	2 BHK	828 Sq.ft.	82 Sq.ft.	1250 Sq.ft.
05	3 BHK	1049 Sq.ft.	110 Sq.ft.	1580 Sq.ft.
06	2 BHK	840 Sq.ft.	91 Sq.ft.	1270 Sq.ft.
07	2 BHK	830 Sq.ft.	82 Sq.ft.	1255 Sq.ft.

“ My parents work smarter.  
They always have time for each other.”





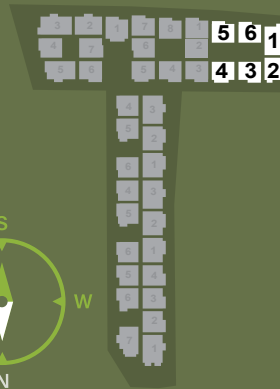
**BLOCK - B  
WING - V**

UNIT NO.	UNIT TYPE	CARPET AREA	BALCONY/ UTILITY AREA	SUPER BUILTUP AREA
01	2 BHK	843 Sq.ft.	91 Sq.ft.	1270 Sq.ft.
02	2 BHK	785 Sq.ft.	83 Sq.ft.	1190 Sq.ft.
03	2 BHK	837 Sq.ft.	94 Sq.ft.	1275 Sq.ft.
04	2 BHK	804 Sq.ft.	90 Sq.ft.	1230 Sq.ft.
05	2 BHK	805 Sq.ft.	128 Sq.ft.	1275 Sq.ft.
06	2 BHK	797 Sq.ft.	89 Sq.ft.	1220 Sq.ft.
07	2 BHK	816 Sq.ft.	94 Sq.ft.	1245 Sq.ft.
08	2 BHK	826 Sq.ft.	89 Sq.ft.	1260 Sq.ft.



**BLOCK - B  
WING - VI**

UNIT NO.	UNIT TYPE	CARPET AREA	BALCONY/ UTILITY AREA	SUPER BUILTUP AREA
01	3 BHK	1106 Sq.ft.	157 Sq.ft.	1720 Sq.ft.
02	2 BHK	833 Sq.ft.	132 Sq.ft.	1320 Sq.ft.
03	2 BHK	806 Sq.ft.	90 Sq.ft.	1230 Sq.ft.
04	2 BHK	779 Sq.ft.	143 Sq.ft.	1260 Sq.ft.
05	2 BHK	855 Sq.ft.	89 Sq.ft.	1305 Sq.ft.
06	2 BHK	814 Sq.ft.	89 Sq.ft.	1255 Sq.ft.



**Irresistible luxuries to  
reinvent the notion of  
leisurely pleasures**

The classy recreational options at Mohan Altura are open-ended but the access is open and reserved exclusively for privileged residents. Not only do the leisurely pursuits and wellness facilities within reinforce healthy living habits, they also evoke the love for outdoors in people of all ages and preferences.

So whatever sport, game or activity you like to engage in, the significant array of options are all yours to take advantage of with family and like-minded neighbours during all seasons.

“ My parents love spending quality time with me. ”



“ The marvellous master bedroom is where we spend quality time. ”

## An inspiring office setting for working from home

At Mohan Altura, you are blessed with a haven where you can comfortably live, play, socialize, and work close to your home too. The dedicated and furnished space, with segmented workstations, ensure that you can work with ease, as and when you please!

### Continuous care for your child through crèche/day care

Need someone to watch after your child while you are at work / away? worry not. The crèche / daycare facility at Mohan Altura comes as a great relief.



“ My parents can work from home/office while I get cared for in the Creche. ”



## A Triangle of benefits: IT/ITES hubs, quality Schools and Citywide Connectivity

The best reason for you to be at Gunjur: it's anchored between the IT/ITES hubs of Bengaluru's east zone and mere minutes from Whitefield. But as with all good things, there are more benefits: you are within walking distance/short drive from a well-rounded lifestyle.

From work zones, eminent educational institutions and mega malls to elite entertainment, ritzy restaurants, green zones and integrated healthcare, Mohan Altura offers you a locale steeped in richness, character and ideal for any lifestyle. What's more, a pristine, pollution-free and pleasant environment greets you all around.



Scan for Location



## Amenities



### WORK / IT HUBS

Sigma Technology Park	5.3 Km
Wipro SEZ	5.6 Km
Prestige Tech park	5.6 Km
Embassy Tech Village	6.0 Km
Eco Space/Eco World	6.8 Km
Wipro Technologies	7.0 Km
ITPL	10.5 Km



### EDUCATION

The Cambridge International School	1.7 Km
Global International School	2.1 Km
Greenwood High ICSC	3.7 Km
The International School Bangalore	4.6 Km
Oakridge international School	5.0 Km
New Horizon Engineering College	5.4 Km
DPS	6.9 km



### HEALTHCARE

Manipal Hospital	5.5 Km
Sakra World class Hospital	6.7 Km
Sankara Eye Hospital	9.2 Km
Cloudnine Hospital	9.8 Km



### FOOD & BEVERAGE

KFC	1.0 Km
Domino's	1.8 Km
Third wave coffee	5.8 Km
Paradise Biryani	5.7 Km
Barbeque Nation	6.2 Km



### MALLS & MOVIE HALLS

Star Market	1.8 Km
Decathlon Sarjapura	5.1 Km
The Forum Mall	6.0 Km
D mart	7.2 Km
Inorbit mall	10.5 Km

# Mohan

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Creating new way of living



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“My parents creating  
a new way of living.”



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ARCHITECTS



This brochure is only a conceptual  
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