

DEVELOPING PARTNER



The Great Builds  
Builders and Developers

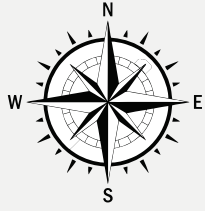
Welcome to

# Shankar Enclave

"The future starts Today, not Tomorrow."

**Premium Residential Plots Near Yelahanka**

Suradenapura Gate, Rajanukunte, Doddaballapur Main road, Bangalore-562157



|   | Dimensions (m) <sup>2</sup> | Dimensions (Sq.ft) |
|---|-----------------------------|--------------------|
|  | 9.14m X 12.90m              | 30ft X 40ft        |
|  | Varied Sizes *              |                    |

|       |           |
|-------|-----------|
| SIZE  | 7 Acres   |
| PLOTS | 145 Units |



PRESENTING

# Shankar Enclave

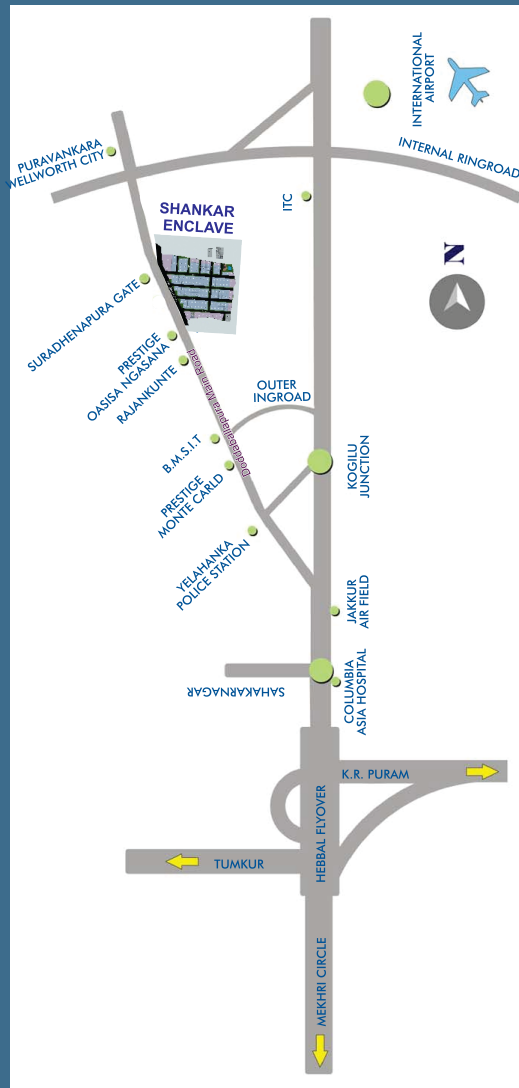
"The future starts Today, not Tomorrow."

“  
imagine a green plot  
of land to call your  
own, in Bengaluru's  
fastest appreciating  
region - North  
Bengaluru.  
”

The project has been approved by  
**ALL LEADING BANKS FOR LOANS**



# LOCATION MAP

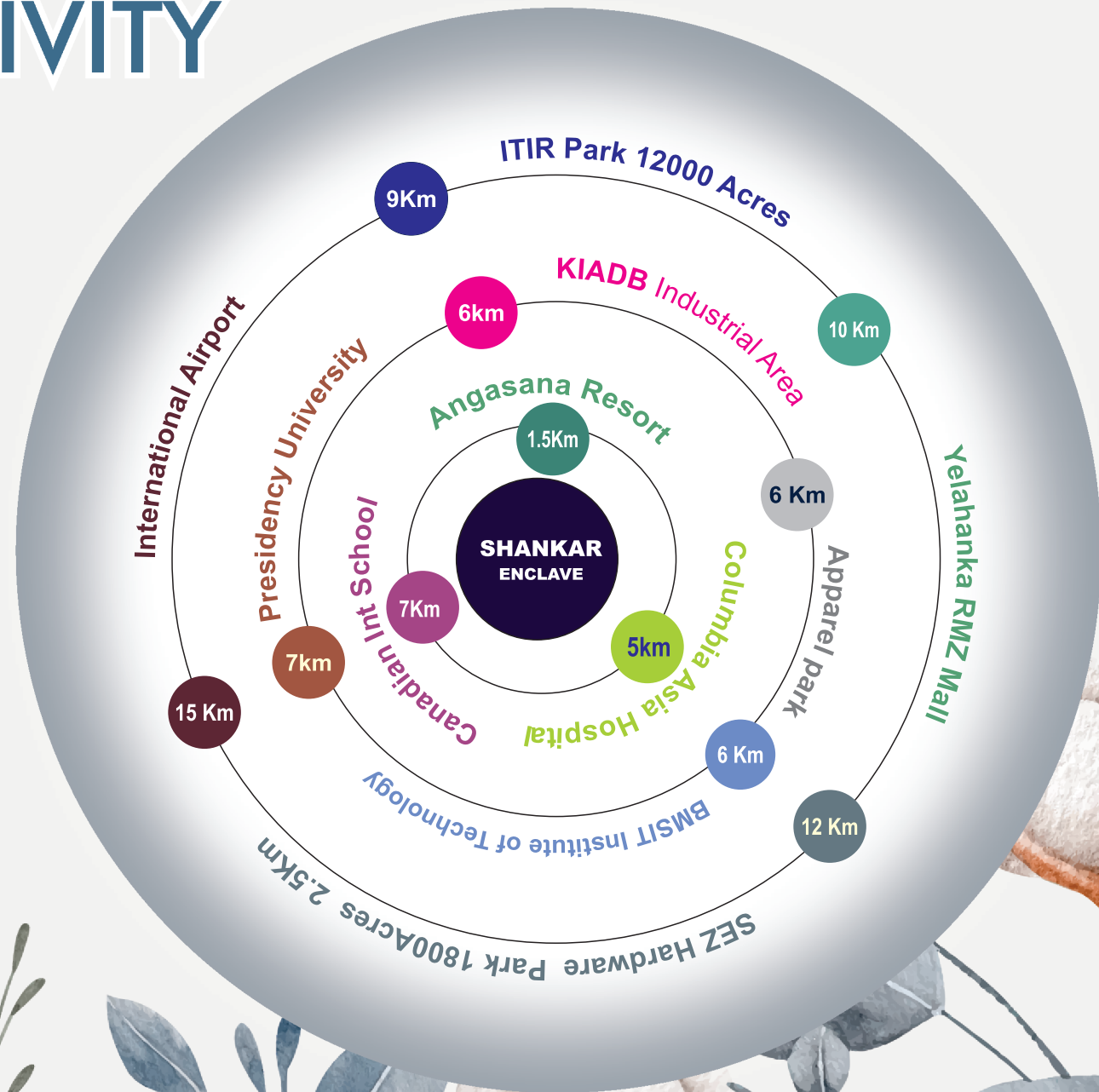


## Walk in the Direction where your future is found

North Bengaluru is fast growing as one of the IT Hubs of Bengaluru leading IT Parks like the Hardware Tech Park, Aero SEZ and International Tech Park have begun, Attracting a large portion of India's working population to this region, proposed information technology investment region (ITIR) has also created big buzz, with such a wide variety 'of commercial hubs and software parks located in and around Yelahanka, your daily commute to work will be a breeze.



# CONNECTIVITY





# CREATING THE PERFECT LIFE STYLE

## APPROVALS

Sri Shankar Enclave residential township is DC conversion E swathu 9 and 11/A as per master plan. The Land has been converted for residential use with approval from the competent authorities. Exhaustive legal and process has been followed to ensure legal title of the entire project. The project has been approved by leading financial institutions for Bank Loans .

## STRATEGIC LOCATION

Sri Shankar Enclave at North Bangalore, with infrastructure impetus given by state and central governments, is poised to change dramatically with a slew of big infrastructure projects improve connectivity from all parts of Bangalore. The proposed IT/ ITES, hardware park, apparel park, aerospace and multi-product SEZs coming up around North Bangalore are likely to accelerate growth of area. North Bangalore will soon become preferred self-contained destination to work and live. Shankar Enclave is located on the Yelahanka - Doddaballapura Main Road, 26 km from Vidhana Soudha and 11 km from Yelahanka hub. While existing connectivity is good, this will improve considerably with the new six-lane Doddaballapura highway and proposed internal ring road to the international airport.



## INVEST LESS EXPECT MORE

The small investments of yesterdays have been a blessing in times of need today. This is no secret, yet we tend to conveniently ignore this fact, leading to a missing on great opportunities. Of all the investment propositions, the land is considered the best investments. Many of time people think of investment in property as a risky business and the cost involved as huge. This has led many to think away from investing in land. Here is an opportunity to buy land at the prices our pockets can afford.



# PROJECT HIGHLIGHTS



GRAND ENTRANCE  
WITH ARCH



SWIMMING POOL



TODDLERS POOL



DURABLE  
BLACK TOP ROADS



AVENUE PLANTATION



UNDERGROUND DRINAGE  
AND WATER



STP



PEDESTRAIN PATH



STREETLIGHTS



INDOOR GYM



CLUB HOUSE



GAZEBOS AND PERGOLAS



KIDSPRAY AREA



24X7 SECURITY



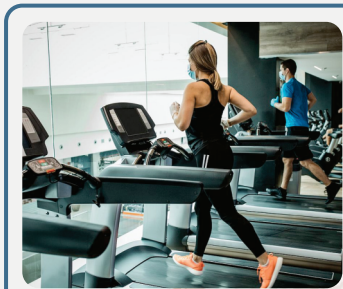
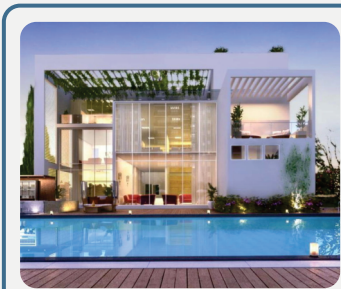
GATED COMMUNITY



# STRESS LESS RELAX MORE

Often better amenities related to higher operation costs, thereby a higher maintenance fee. Having to go without amenities is not a wise decision either. These amenities could be a lifesaver later in your possession experience. For instance, having a clubhouse where you have the option to host events may not appeal first, but having to host a birthday party or such events this could be lifesaver.

Understanding and foreseeing these practical constraints, all the amenities provided are on par with any standard plot development project. Considering the specific nature of the location and availability of workforce, you tend to save big on the maintenance letting you relax more in the longer period.



## CLUBHOUSE AMENITIES



SNOOKER



TABLETENNIS



GYM



PARTY HALL



YOGA AND  
MEDITATION  
CENTRE



MULTI PURPOSE  
LOUNGE



CHESS &  
CARROMS