



Sarjapur, Bengaluru

Site Address: Survey No. 95/2, Bagalur-Sarjapura Road, Sarjapura Hobli, Anekal Taluk, Bengaluru 562125

Phone: 079 6826 4015 | Website: www.arvindsmartspaces.com

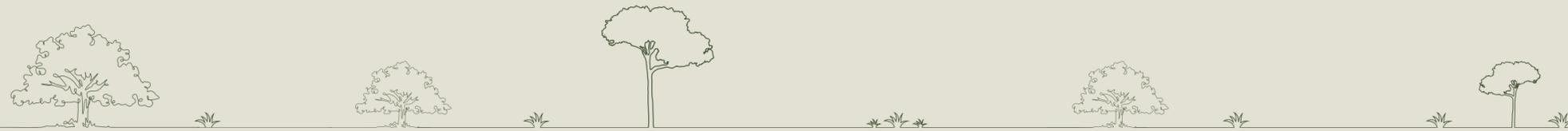
Rera No.: PRM/KA/RERA/1251/308/PR/271023/006354

Website of Karnataka RERA: <https://rera.karnataka.gov.in>





“Find yourself as you meander through a 1.2-kilometre-long forest trail.”



It was never static.
Even the smallest figment of creation
has been about movement.
Whether it's water, energy or time.

But we live to settle down.
We build houses, neighbourhoods and cities,
all to settle down.

And then comes the search.
A search to find oneself,
and so we explore.

This time, not on the paths already taken,
but on those untrodden.
We take...

the trails

We realise that
it was never about the destination,
but about the journey.

Walk the path.
Follow the trails.

SOOTHING TRAILS. SUBLIME LIFE.

 Arvind
FOREST TRAILS



A LIFE OF ABUNDANCE.

Drawing on the philosophy of #DesignedToInspire, Arvind Forest Trails is styled to inspire every walk of life by providing you with one of the largest expanses to meander and make living experiences incredible.





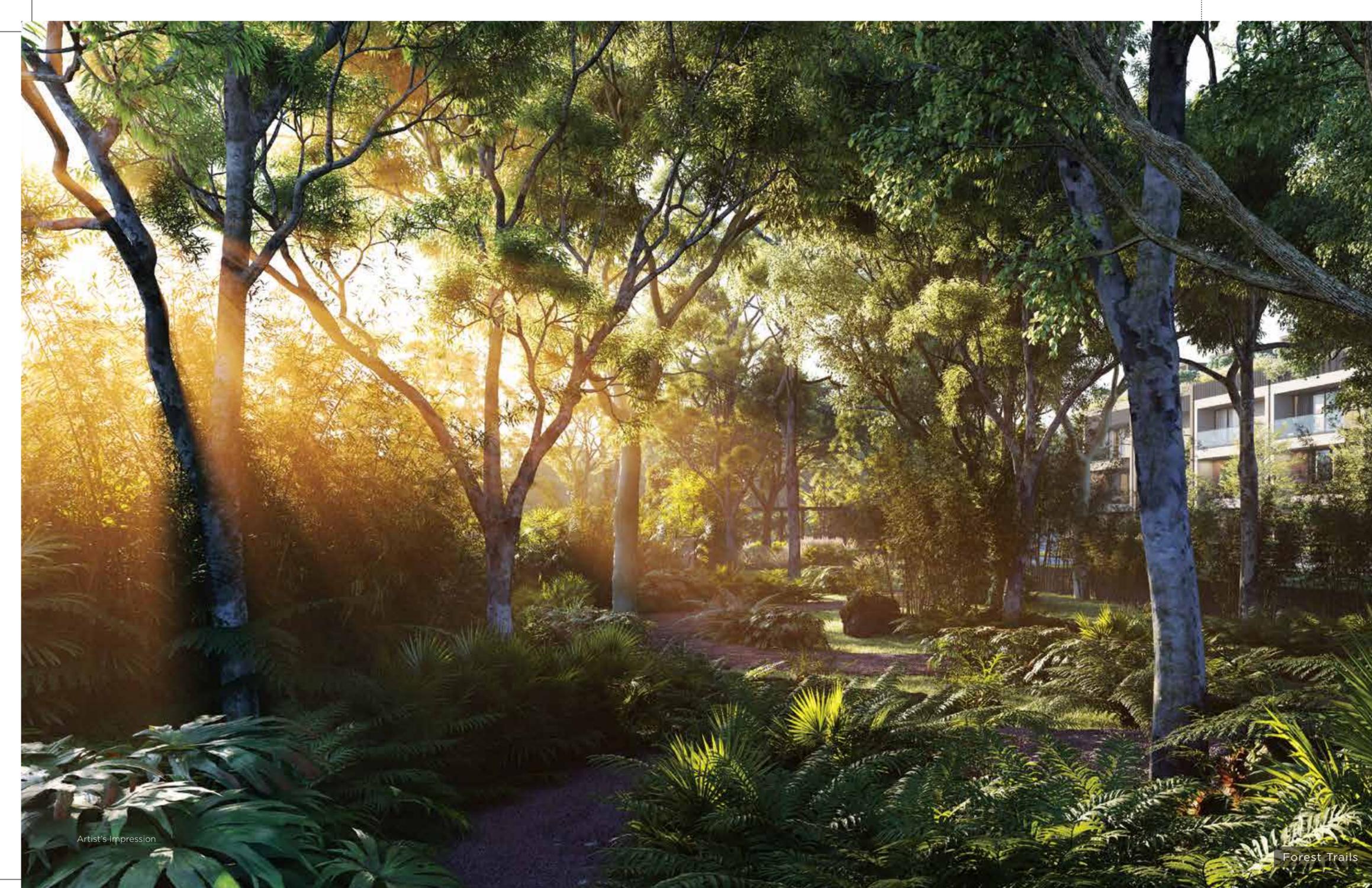
Artist's Impression

AN ADDRESS OF PEACE.
AN ABODE OF ABUNDANCE.

An address where a blissful lifestyle coexists with lush, peaceful surroundings. Experience the magnificence of elegant living in the lap of nature with a villa that exudes all-round luxury. Get closer to yourself through uninterrupted sessions of self-reflection in the soothing outdoors.



THE MEANDERING



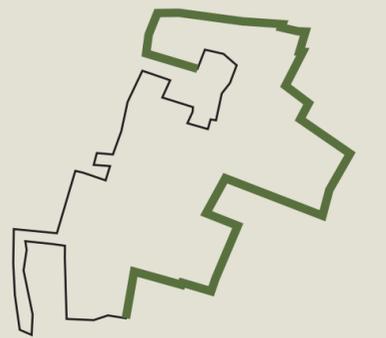
Artist's Impression

Forest Trails



A SYMPHONY OF SILENCE. A RENDEZVOUS WITH SELF.

Embrace solitude and connect with self. Absorb the magnificent mélange of flora amid surreal surroundings. Discover yourself as you walk through the 1.2-kilometre-long Forest Trail.



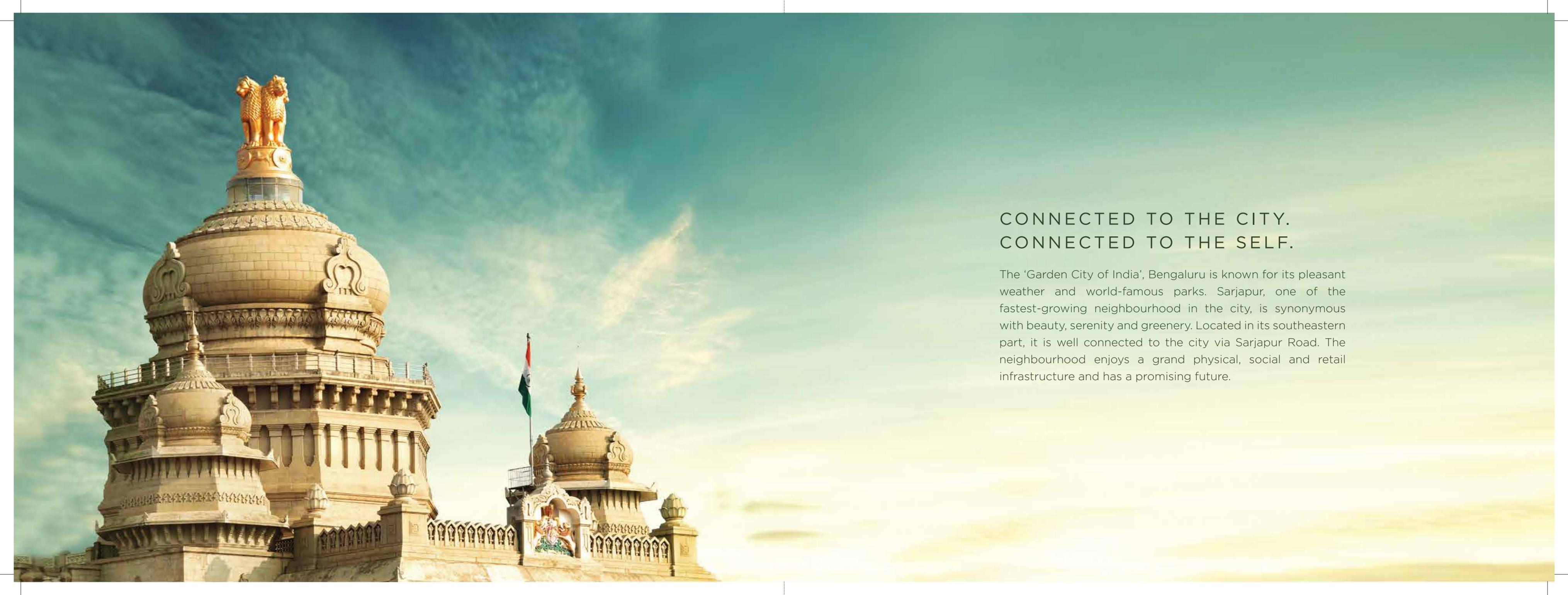
■ Forest Trail

THE GLORIOUS OUTDOORS
TO REMIND YOU
'IT'S TIME TO MAKE TIME'
FOR YOURSELF AND
YOUR LOVED ONES.



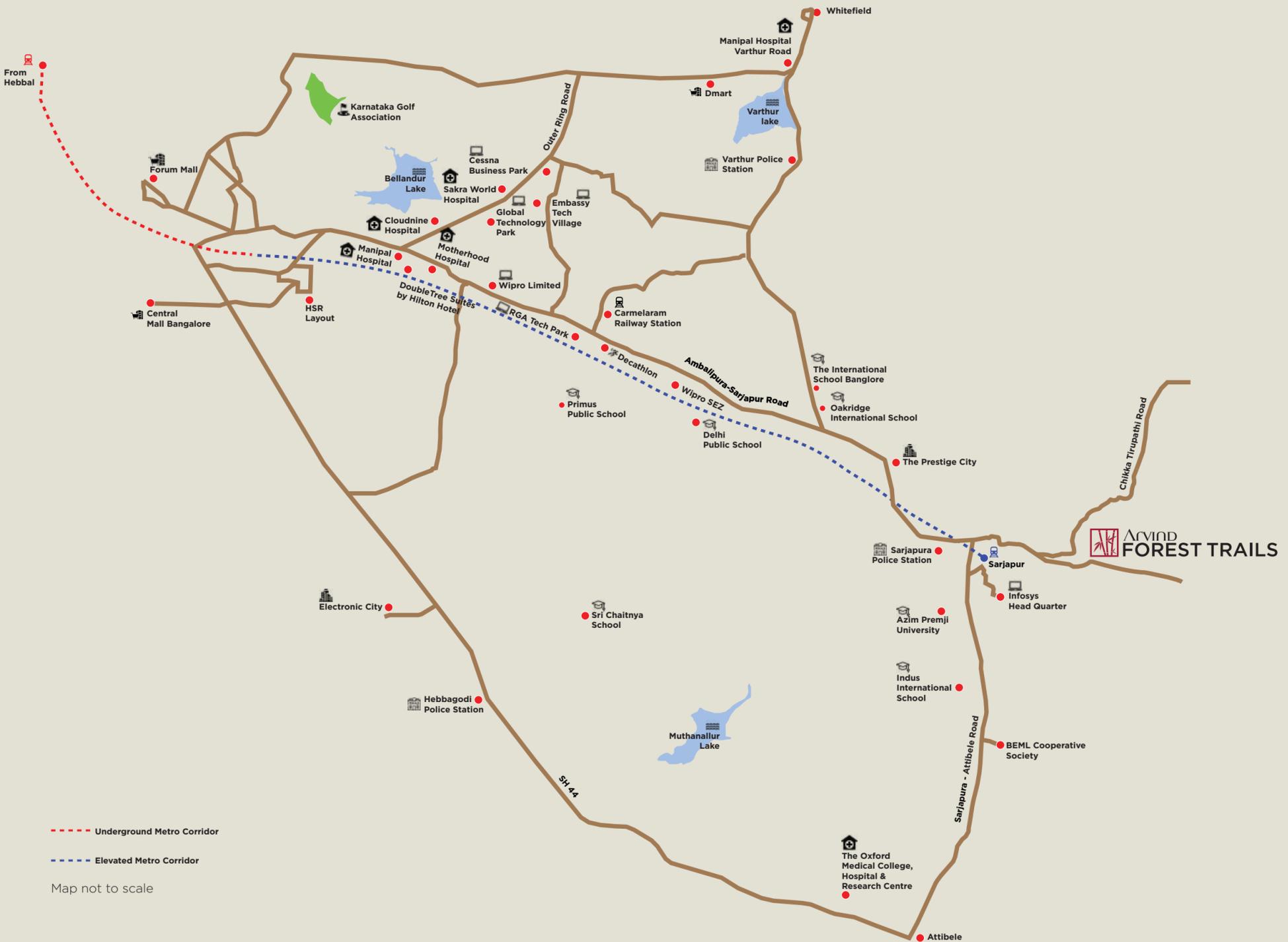


THE LOCALE



CONNECTED TO THE CITY. CONNECTED TO THE SELF.

The 'Garden City of India', Bengaluru is known for its pleasant weather and world-famous parks. Sarjapur, one of the fastest-growing neighbourhood in the city, is synonymous with beauty, serenity and greenery. Located in its southeastern part, it is well connected to the city via Sarjapur Road. The neighbourhood enjoys a grand physical, social and retail infrastructure and has a promising future.



ABOUND WITH CONVENIENCES



Excellent connectivity to major IT hubs

RGA Tech Park, Global Technology Park, Cessna Business Park, WIPRO and Embassy Tech Village



Great commute options

Proposed Peripheral Ring Road, Nice Road (NH 48) and Outer Ring Road. Nearest upcoming metro from the site: IBLUR Metro Station, Proposed metro through Outer Ring Road and Carmelaram Railway Station



Closer to the best of healthcare

Motherhood Hospital, Manipal Hospital, Sakra World Hospital and Cloud Nine Hospital



Educational hubs

DPS East, Oakridge International School, Primus Public School and The International School, Azim Premji University and Indus International School



Home to recreational avenues

Fairfield by Marriott, Central Mall Bellandur, Sarjapura Social, BYG Brewski, Decathlon and DoubleTree Suites by Hilton Hotel

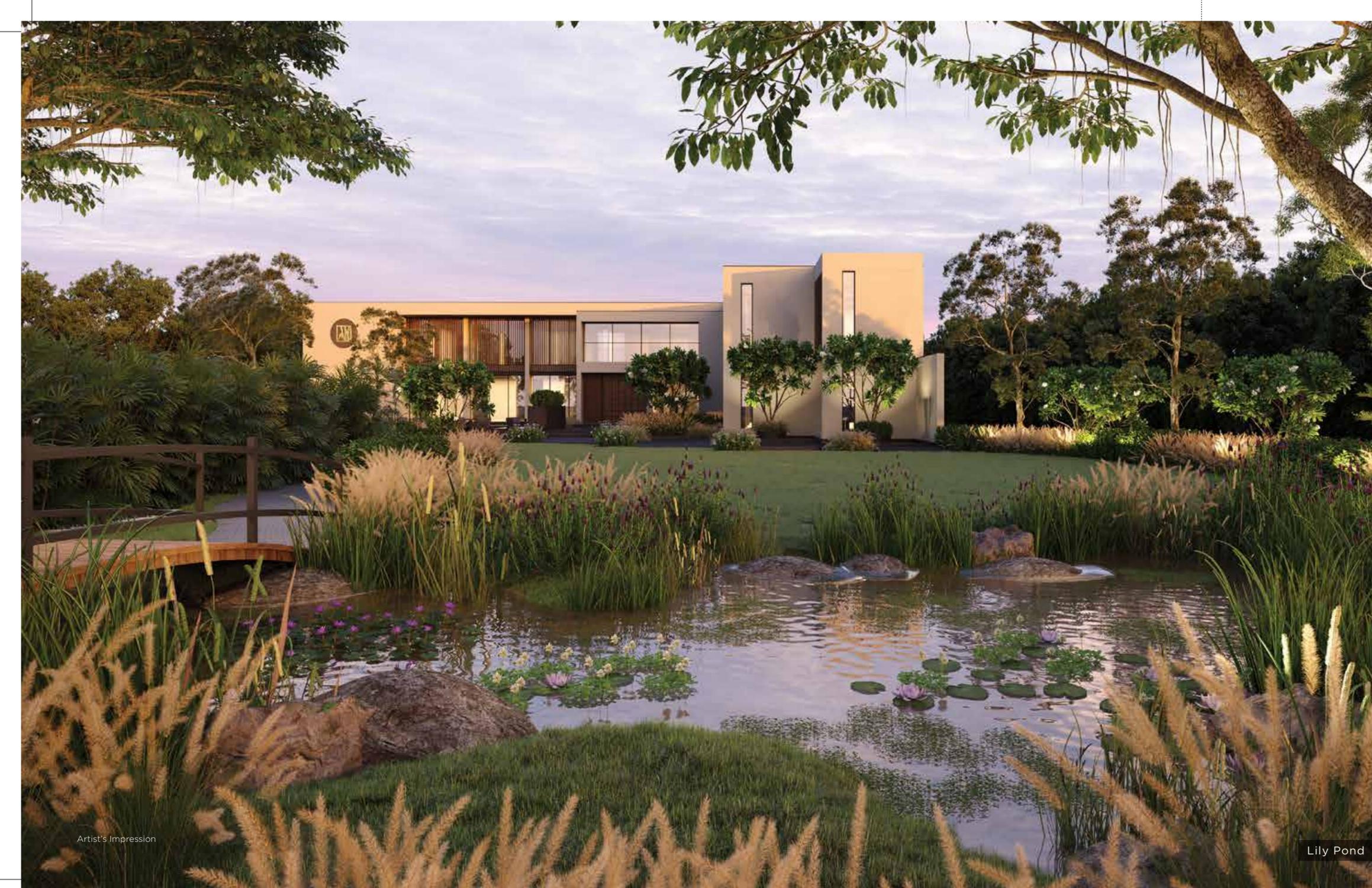
--- Underground Metro Corridor

--- Elevated Metro Corridor

Map not to scale



THE RELAXATION



Artist's Impression

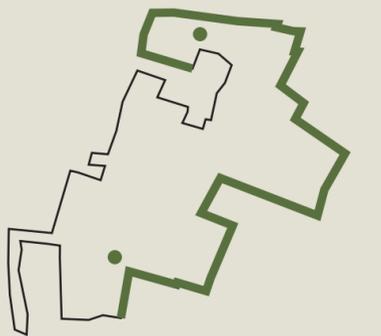
Lily Pond



FLOW LIKE WATER. GROW LIKE A TREE.

Enjoy your moments of peace or embark on a journey to self-discovery as you observe nature. Get inspired by the sound of flowing water or the quietude of ponds.

- Lily Pond
- Rock Garden



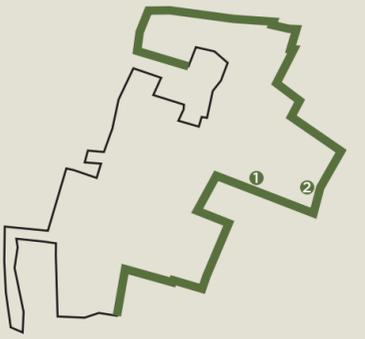
● Lily Pond



COUNTLESS LEISURE AVENUES TO INSPIRE REFLECTION.

Fill your free time by relaxing outdoors or meditating inside a gazebo. Wander the open lawn or muse over the beauty of nature.

- Sit-Out Deck
- Gazebos
- Multipurpose Lawn
- Kids' Play Area



1 Sit-Out Deck 2 Kids' Play Area



Artist's Impression

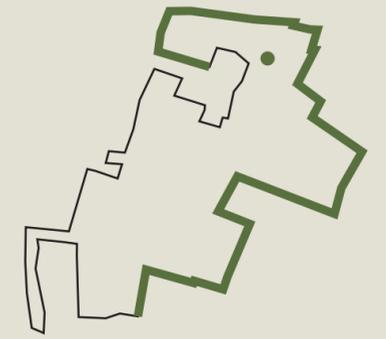
Sit-out Deck



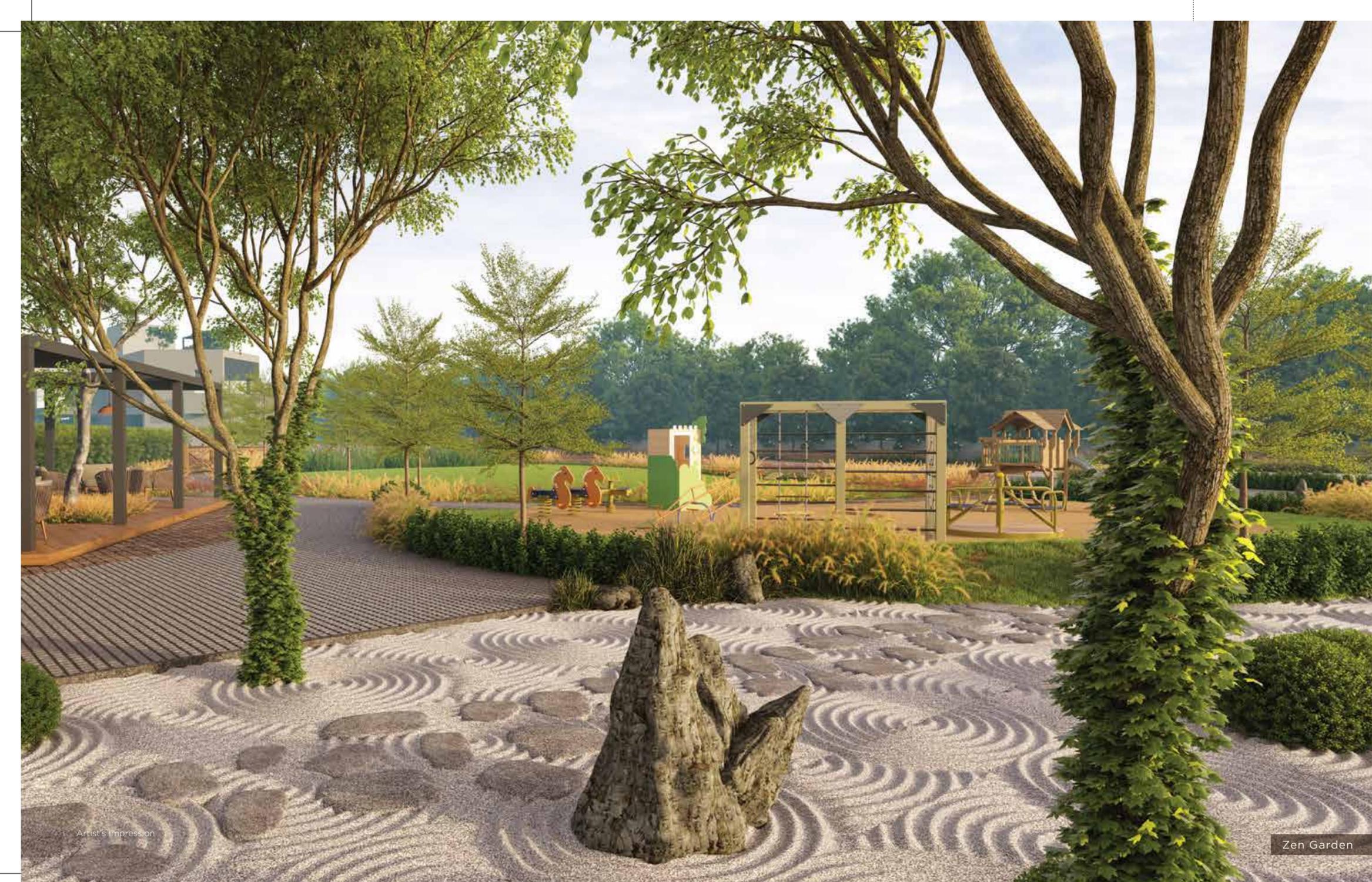
PURSUE THE PEBBLES. ABSORB THE ENERGY.

Evoke your senses with a pebble walk and feel the smooth energy flow through your body. Or find your zen under the sun.

- Zen Garden
- Miyawaki Garden



● Zen Garden



Artist's Impression

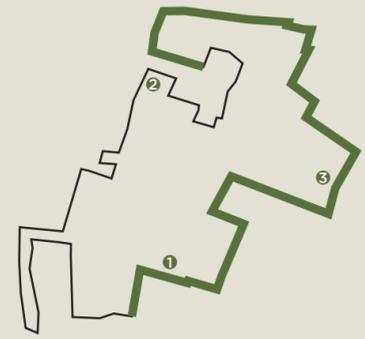
Zen Garden



FROM COUNTLESS QUIET CORNERS TO GROUND FOR A HUNDRED GAMES.

Find your pleasure from the umpteen themed areas designed to entice every age group. Let the kids spend more time outdoors with play areas like skating rink, floor games, rock garden and a playground. Muse on life at the sit-out deck or come to the pets' garden to give your furry friends their 'me' time.

- Kids' Play Area
- Outdoor Gym
- Rock Garden
- Graffiti Wall
- Skating Rink
- Gazebo
- Floor Games
- Pets' Garden



1 Outdoor Gym 2 Skating Rink 3 Kids' Play Area



Outdoor Gym



Skating Rink



Kids' Play Area



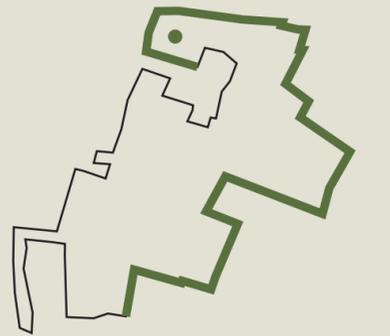
THE INDULGENCE



A PREMISE OF POISE. A WORLD OF EXTRAVAGANCE.

Indulge in the oasis of club activities, curated for you. Find the finest in leisure with a 15,000 sq. ft. clubhouse. Pamper your soul at the spa, calm your nerves with yoga or have long, enriching conversations at the outdoor cafe.

- Multipurpose Hall
- Swimming Pool with Natural Rock Waterfall
- Steam and Sauna
- Kids' Splash Pool
- Hall with Karaoke and Dance Floor
- Banquet Hall
- Multimedia Theatre
- Outdoor Cafe
- Party Lawn
- Gym
- Library
- Business Centre with Workstations
- Convenience Store

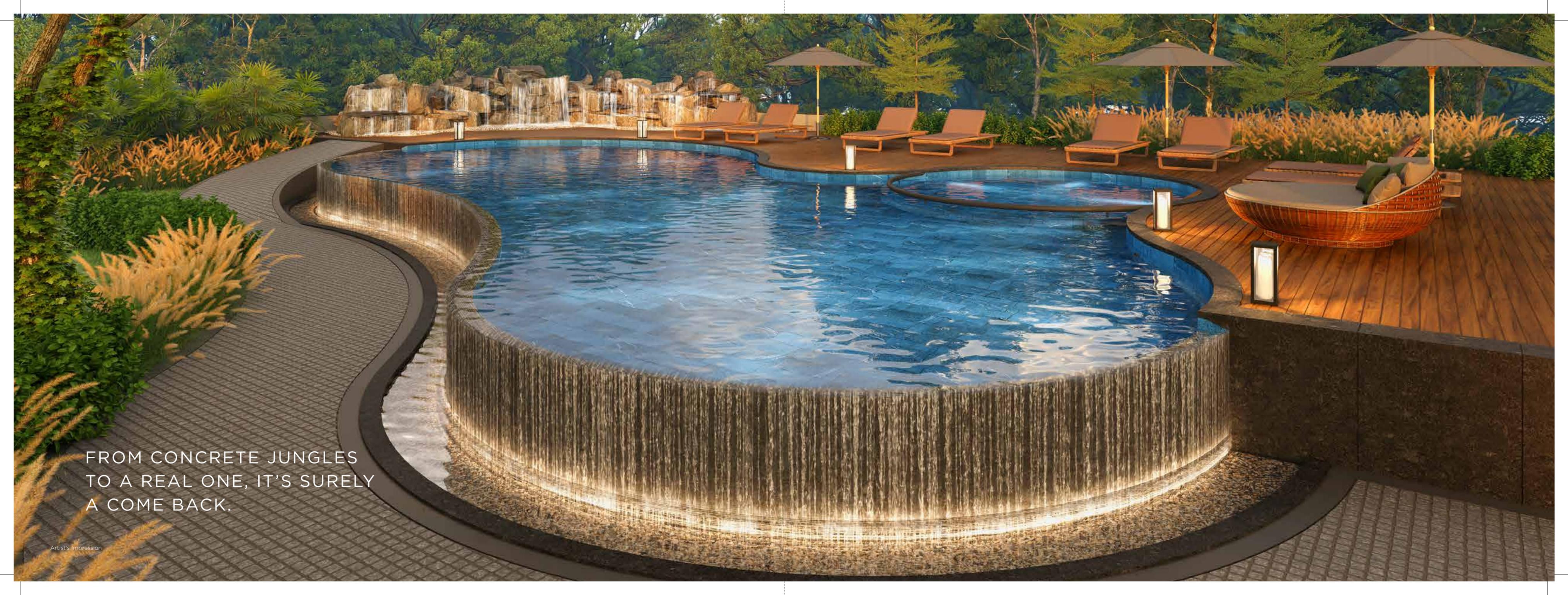


● Clubhouse



Artist's Impression

Clubhouse



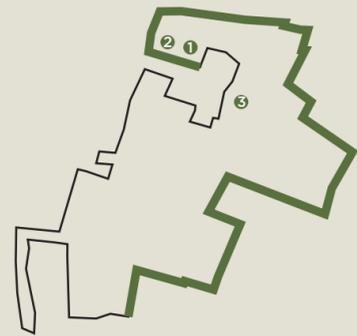
FROM CONCRETE JUNGLES
TO A REAL ONE, IT'S SURELY
A COME BACK.



KEEP FIT OR SMASH IT. GET INTO THE SWING OF BEING YOUR BEST.

Embrace an active lifestyle and become your healthiest self. Hit adrenaline avenues to keep fit or discover your sporting self with the multipurpose sports court.

- Gym
- Net Cricket
- Multipurpose Sports Court



1 Gym 2 Net Cricket 3 Multipurpose Sports Court





THE EXPERIENCE



Artist's Impression



ENVELOPED IN GREEN. BLISSFUL BOUNTIFUL LIVING.

With a prolific forest trail just outside your villa, step into nature whenever. Let the tranquility of the serene habitat turn you gentler. Open the doors to a life of abundance.



Elegant Living Spaces

Artist's Impression



5 BHK MODERN VILLAS. SMART AND SPACIOUS LIVING.

A living room planned to balance your style with your stature. A bedroom grand enough to house all your dreams. A deserving space for all your culinary inventions and the choicest setting for your bathing rituals. Smart systems to make your home ready for tomorrow.

- Spacious Rooms
- Elegant Living Spaces
- Vastu-Compliant Villas
- Alexa-enabled, app-based smart switches with bluetooth & remote operations
- App-enabled smart biometric door lock
- Capability to control equipments through apps



Spacious Bedrooms



Kitchen With Double-Height Dining Area



Master Suite with Balcony



Master Suite with Balcony

ROOM FOR PASSION. ROOM FOR CREATION.

Transform the Flexi Space within the 5-bedroom luxé villas into your personal space. Reimagine it as a home office, a private gym, a studio for art and dance, a space for hosting parties, a haven for games, or even as an inviting guest bedroom. Make space for your future self.



ROOM FOR PLAY.
ROOM FOR SOIRÉES.



ROOM FOR LUXURY.
ROOM FOR INDULGENCE.



Artist's Impression





THE CARE



RESPONSIBLE FOR TODAY.
CONSIDERATE FOR TOMORROW.

The best in technology and sustainable practices come together to make your life more accountable for today and better for tomorrow. With app based smart appliances control and an environment-friendly infrastructure, leave a green legacy for generations to come.

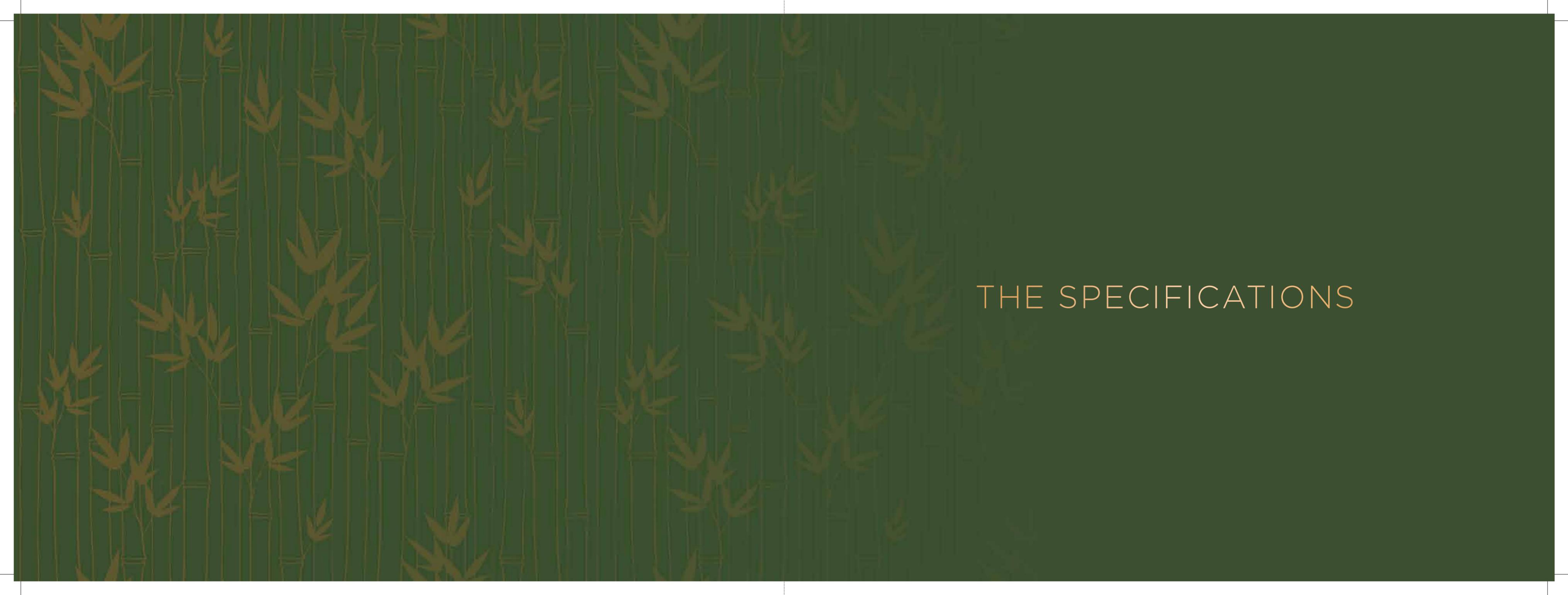
- EV Charging Point in Common Area
- Water Meter for Fresh Water
- Rain Water Harvesting and STP
- IGBC Green Homes Registered



Rain Water Harvesting



EV Charging Point



THE SPECIFICATIONS



Artist's Impression



Infrastructure

- Concrete / paver blocks in roads and parking areas
- Centralised water supply network with storage facilities
- Sewage / drain network with sewage treatment plant
- 3-phase power supply in all units
- Partial power backup for all units
- Energy-efficient street lights
- Water meter for fresh water in villas
- CCTV surveillance at society main gate

Unit Level Specifications



Structures

- Earthquake-resistant RCC frame structure
- External and internal partition walls with cement blocks / bricks or equivalent



Wall Finishes

- Internal walls to have emulsion paint of Berger / Asian / ICI Dulux / Nerolac / Surfa Coats / Jotun or equivalent brand
- External walls to have Berger / Asian / ICI Dulux / Nerolac / Surfa Coats or Equivalent Acrylic waterproof or weathercoat paint / texture



Doors & Windows

- Main door to have wooden frame & flush door shutter with polish finish / engineered door & frames or equivalent
- Main door to have smart lock and video door phone
- Internal doors to have wooden frame & flush doors with both side laminate / engineered door and frames or equivalent
- Toilet doors to have flush doors with laminate and wooden / granite frames / engineered door and frames or equivalent
- Windows with aluminum powder coated / UPVC heavy duty windows or equivalent sections with mosquito mesh provision
- Balcony with glass railing / MS railing / SS railing or equivalent



Flooring

- Living and dining areas to have premium vitrified flooring / PGVT or equivalent flooring
- Master bedroom to have wooden laminated flooring or equivalent flooring
- Other rooms and bathrooms to have vitrified / porcelain / ceramic / rustic / equivalent tiles



Toilets

- CP fittings and accessories from Kohler / Jaquar / Cera / Somany or equivalent make
- Wall / floor mounted sanitary ware of Kohler / Jaquar / Cera / Hindware / Parryware or equivalent make



Electrical

- TV points in living & bedrooms
- Data point provision in living room
- AC point provision in living and bedrooms
- APP based smart switches with bluetooth and remote connectivity
- 5 AMP power points for fridge, microwave, washing machine, RO and geyser
- 15 AMP socket for charging of electric vehicles
- Switch gears from L&T / Schneider / Legrand / Havells / ABB / Anchor or equivalent make
- Internal wiring from Finolex / Havells / Anchor / Polycab / Avocab or equivalent make





MASTER LAYOUT

25 LIFESTYLE OUTDOOR AMENITIES

- | | | |
|-----------------------------|---------------------|-------------------------------|
| 1. Skating Rink | 10. Kids' Play Area | 19. Barbeque Station |
| 2. Senior Citizens' Sit-Out | 11. Water Features | 20. Rock Garden |
| 3. Lily Pond | 12. Gazebo | 21. Party Lawn |
| 4. Covered Gazebo | 13. Net Cricket | 22. Graffiti Wall |
| 5. Outdoor Gym | 14. Poolside Cafe | 23. Zen Garden |
| 6. Walkway with Trails | 15. Poolside Bar | 24. Multipurpose Sports Court |
| 7. Pets' Garden | 16. Pool Deck | 25. Miyawaki Garden |
| 8. Sit-Out Deck | 17. Kids' Pool | |
| 9. Floor Games | 18. Swimming Pool | |



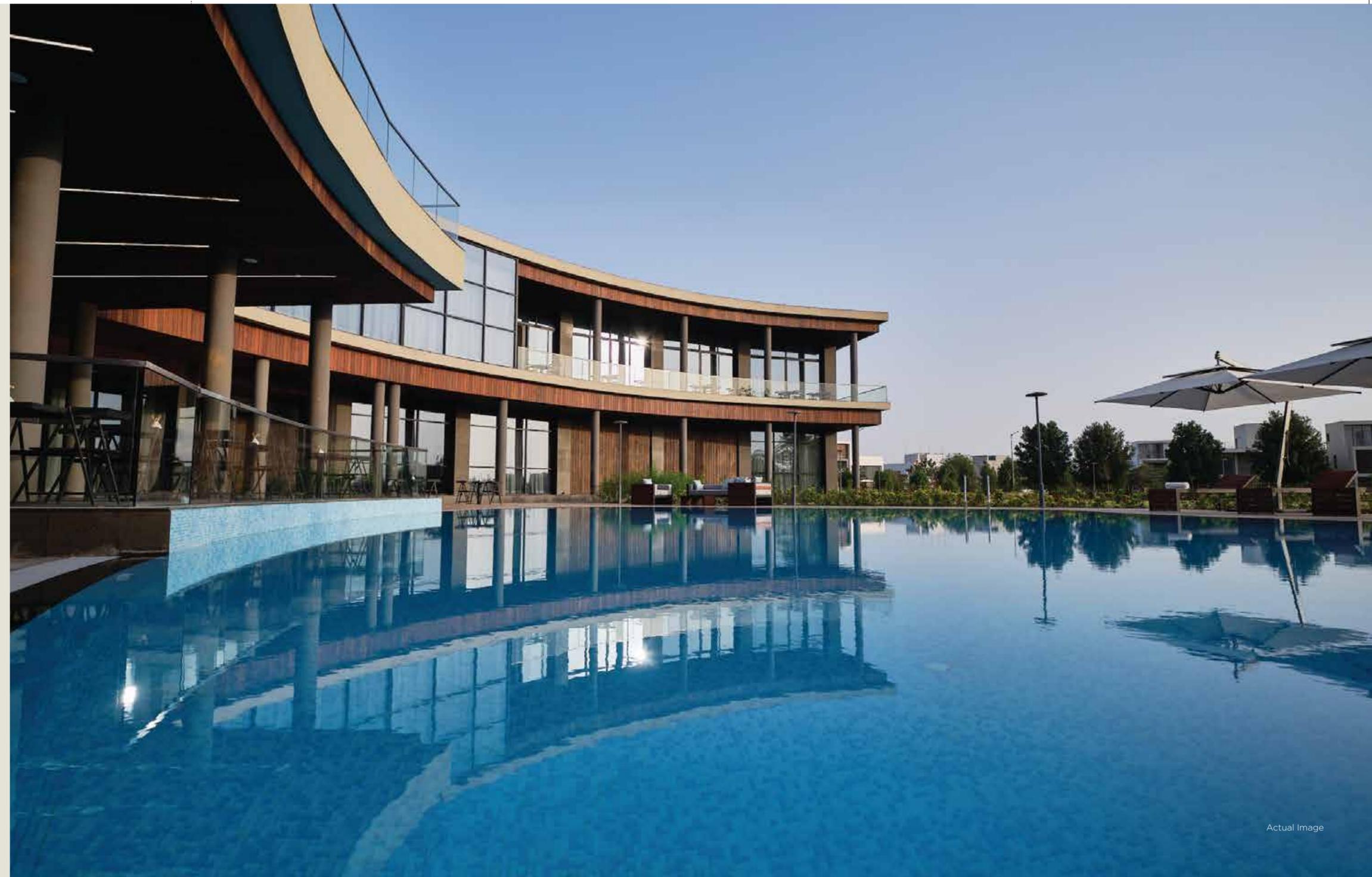
THE COMPANY



#DesignedToInspire

Arvind Smartspaces builds homes that elevate your living experience. By leveraging our deep understanding of customers and focusing on thoughtful and innovative design, we create spaces that enable a better quality of life, encourage new experiences and create delight. We use digital technology to enhance the end-to-end customer journey.

We create superlative living experiences that inspire and enhance life.



**WE ARE ARVIND SMARTSPACES.
AND WE'RE HERE TO RAISE THE STANDARD
OF DESIGN IN REAL ESTATE.**

At Arvind Smartspaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards, and deliver them consistently, with scale and on schedule.

Since our entry into the real estate industry in 2009, we have 32 projects and over 60 million square feet of real estate under various stages of development. Our projects have not only met our customers' needs but also raised their expectations for how much a home can enhance their lives. We believe that a good design, which raises both the level of aesthetics and living, should be accessible to all.

Our aim is to create a positive impact by bringing this standard of design thinking to all customers, not just a select few.

AHMEDABAD

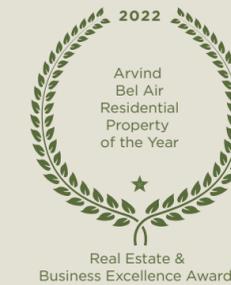
Arvind Uplands | Arvind Uplands 2.0 | Arvind Forreste | Arvind Highgrove | Arvind Fruits of Life
Arvind Aavishkaar | Arvind Citadel | Arvind Alcove | Arvind Megapark | Arvind Megaestate
Arvind Megatrade | Arvind Parishakaar

BENGALURU

Arvind Bel Air | Arvind Oasis | Arvind Skylands | Arvind The Edge
Arvind Sporcia | Arvind Expansia | Arvind Greatlands

PUNE

Arvind Elan



#DesignedToInspire
OUR SIGNATURE PROPERTIES.



ARVIND UPLANDS
Ultra-luxury golf villas



ARVIND FORRESTE
Luxury villas nestled in a forest



ARVIND HIGHGROVE
Premium golf villas and plots

AHMEDABAD



ARVIND AAVISHKAAR
Premium homes with all modern amenities



ARVIND ALCOVE
Premium weekend residential plots



ARVIND CITADEL
Luxury apartments in the heart of the city

BENGALURU



ARVIND BEL AIR
Luxurious residences with unlimited lifestyle



ARVIND SPORCIA
Premium apartments with integrated sports facilities

PUNE
ARVIND ELAN
Stylish and spacious residences



ARVIND SKYLANDS
Luxurious and spacious lifestyle apartments



ARVIND THE EDGE
Modern retail, commercial and office spaces



ARVIND OASIS
Premium residences surrounded by soothing waterbodies



ARVIND GREATLANDS
Bespoke villas in a private estate





OUR HERITAGE

THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES AND OVER 125 YEARS

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals across the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work: a deep understanding of aesthetics and the discerning customer.

THE LALBHAI GROUP

ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



Textiles | Brands | Retail | Real Estate | Telecom | Engineering | E-commerce

OUR LAND PARTNER : WHITE PROJECTS

TURNING LAND INTO LEGACY

White Projects stands as a leading land partner in Bangalore's dynamic real estate arena, renowned for its unwavering commitment to excellence, innovation and trust. We specialize in identifying, acquiring, and developing strategically located land parcels for residential and mixed-use purposes.

Today we can proudly boast of an impressive portfolio of over 3 million square feet currently under active development. These projects cater to diverse segments of the real estate market. This expansive portfolio highlights the company's dedication to transforming Bangalore's urban landscape.

With a vision focused on crafting integrated living and sustainable development, White Projects consistently redefines the real estate paradigm in Bangalore





OUR DESIGN PARTNER

Apurva Amin Architects is a renowned architecture firm from Ahmedabad with over 21 years of expertise in master planning, architecture, interior design and landscape design. Their oeuvre of work includes projects of varying functions and scales, ranging from residential, commercial, corporate, healthcare, institutional, educational and hospitality buildings to private villas.

The firm's architecture is centred on the philosophy of clarity, functionality and simplicity in design and carries a modernist approach. Under the aegis of architect Apurva Amin, the firm has quickly carved a niche for itself with the reputation of delivering bespoke architectural benchmarks.

IMPORTANT

The images including artistic impressions and images are only indicative. The Designs, dimensions, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the Unit/Town Homes. The Developer reserves the right to change any or all of these in the interest of the development, as per provision of law. Artist's impressions are used to illustrate amenities, specifications, images and other details. The Allottee/s / Purchaser/s are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Unit/Town homes shall be as per the final agreement between the Parties.

*CLUB DISCLAIMER:

1. Arvind Forest Trails is a project being developed by Arvind Smartspace Limited ("Developer"). The Developer reserves the right to plan, get approved and / or launch Arvind Forest Trails in one or more phases of varied sizes either in one phase or in multiple phases over a period of time. The Developer shall construct the Club House in the civic amenities land in accordance with the Applicable Laws as amended from time to time ("Club House"), for the use and benefit of all the residents of the Project, future development and other adjacent lands that may be integrated with the Project. The Allottees/s shall be bound by the rules, regulations and bye-laws framed for the purpose of the Association of Allottees, for using the Club House and other amenities and facilities forming part of the Club House. The Developer shall complete the facilities in the Club House within such time as may be stipulated the Agreement for Sale.
2. The images and renders shown in the brochure and other marketing material are purely for representational purposes and the Developer shall not be liable for any specification or amenity except as specifically mentioned in the agreement for sale entered into between the customers of Arvind Forest Trails with the Developer.
3. The purchasers of units / Town Homes at Arvind Forest Trails will be entitled to membership to the club house and shall be subject to the payment of the necessary charges and fees and be governed by the T & C for such membership as decided by Developer / Associates. The said membership shall run coterminous with the ownership of an unit/Town Homes at Arvind Forest Trails.
4. All amenities and facilities shall be handed over in terms of Agreement for Sale and are part of present, future development and adjacent land.

OTHER DISCLAIMER:

1. The Developer proposes to modify the Development Plan and the Sanctioned Plan for (a) amalgamation of the lands earmarked as future development in the said Development Plan i.e., Survey Nos. 77/2, 80/2, 70/4 and 68/3 and other adjacent lands for the purpose of integration with the Project; (b) The Developer has earmarked / relinquished civic amenities site and the Land Bank reserved for Satellite Town Ring Road Planning Authority ("STRR Land Bank") as shown in the approved plans under protest and the Developer shall take necessary action to get such STRR Land Bank area released by the STRR authority. Upon such release of relinquished / earmarked area, the Developer reserves the right to add additional units and may do necessary changes in the plan; (c) to realign the roads shown in the approved plans.
2. All amenities and facilities shall be handed over in terms of Agreement for Sale and are part of present, future development and adjacent lands if any.
3. No interiors, wood work, false ceiling, lighting, furniture, upholstery etc. are part of standard product. Kitchen platform, cabinet and furniture are not part of standard offering.



MASTER LAYOUT PLAN