



# A LEGACY OF TRUST

*A 113 YEAR YOUNG BRAND*



**1911** SHRI T V SUNDARAM IYENGAR - LAUNCHES SOUTH INDIA'S FIRST RURAL BUS SERVICE

**1929**

TVS bring General Motors to South India.

**1946**

Southern Roadways starts serving the transport needs of India.

**1954**

IMPAL begins trading auto spares.

**1962**

Lucas TVS formed to make Auto Electricals.

**1964**

Brakes India begins operations. Sundaram Clayton starts producing Brake Actuation equipment.

**1978**

Sundaram Clayton Limited opens two-wheeler plant in Hosur.

**1984**

TVS Srichakra starts operations.

**1986**

TVS Electronics launches printers and keyboards.

**2001**

TVS Motor Company formed.

**2012**

TVS forays into real estate as TVS Emerald.

# RANKED #2

*Developer in Chennai*

Among top developers in Chennai residential market as of Q3 FY24 with Sales BV of ₹ 812 Crore.

# OUR PRESENCE IN BENGALURU

## Bengaluru

**On-Going Projects: 2**  
Jardin | The Estate

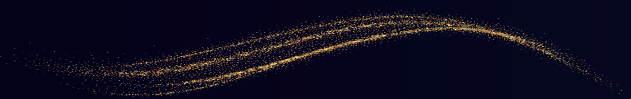
**Upcoming Projects: 2**  
Isle of Trees | Mission Road

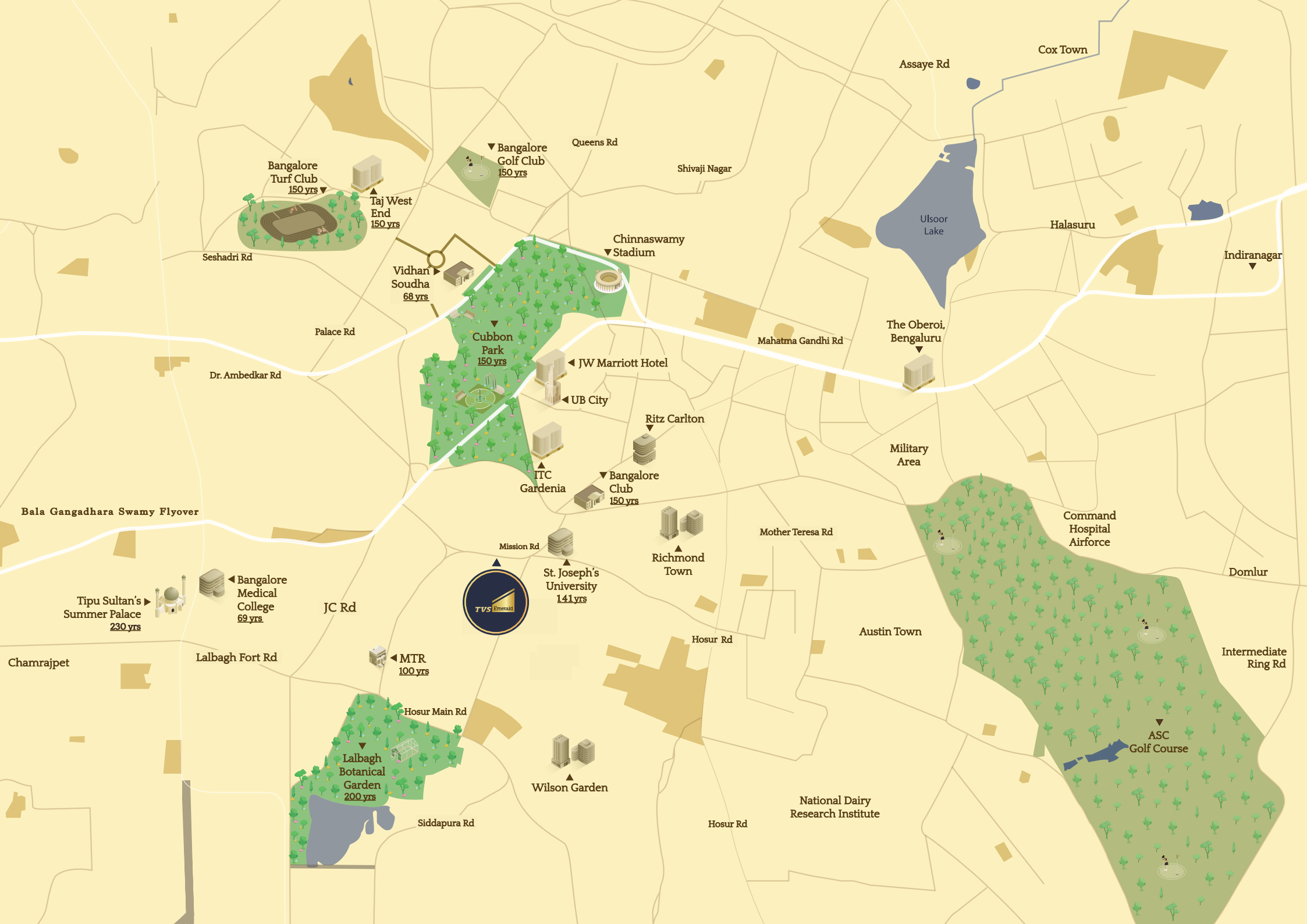


MAP NOT TO SCALE



## LOCATION MAP





**Landmarks and Parks:**

- Bangalore Golf Club 150 yrs
- Bangalore Turf Club 150 yrs
- Taj West End 150 yrs
- Chinnaswamy Stadium
- Cubbon Park 150 yrs
- Lalbagh Botanical Garden 200 yrs
- Tipu Sultan's Summer Palace 230 yrs
- Command Hospital Airforce
- ASC Golf Course

**Hotels and Commercial Buildings:**

- JW Marriott Hotel
- UB City
- Ritz Carlton
- Bangalore Club 150 yrs
- St. Joseph's University 141 yrs
- The Oberoi, Bengaluru

**Other Landmarks:**

- Bangalore Medical College 69 yrs
- MTR 100 yrs
- Wilson Garden
- National Dairy Research Institute

**Streets and Roads:**

- Queens Rd
- Shivaji Nagar
- Assaye Rd
- Cox Town
- Halasuru
- Indiranagar
- Mahatma Gandhi Rd
- Military Area
- Mother Teresa Rd
- Richmond Town
- Hosur Rd
- Austin Town
- Domlur
- Intermediate Ring Rd
- Siddapura Rd
- Hosur Main Rd
- JC Rd
- Lalbagh Fort Rd
- Chamrajpet
- Bala Gangadhara Swamy Flyover
- Dr. Ambedkar Rd
- Palace Rd
- Seshadri Rd
- Vidhan Soudha 68 yrs

**Water Bodies:**

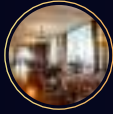
- Ulsoor Lake

**Other Labels:**

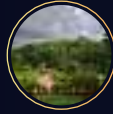
- TVS Emeraki



## LOCATION HIGHLIGHTS



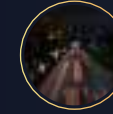
*Bangalore Club*  
(4 minutes)



*Cubbon Park*  
(5 minutes)



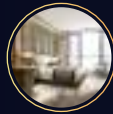
*Lal Bagh*  
(5 minutes)



*Lavelle Road*  
(5 minutes)



*ITC Gardenia*  
(5 minutes)



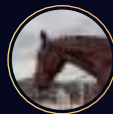
*Ritz Carlton*  
(10 minutes)



*UB City*  
(10 minutes)



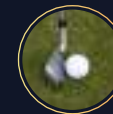
*Vidhan Soudha*  
(10 minutes)



*Bangalore Race Course*  
(10 minutes)



*Taj Westend*  
(15 minutes)



*Bangalore Golf Club*  
(15 minutes)



# MASTER LAYOUT PLAN



## Ground Level Amenities

- 01. Entry and Exit to site
- 02. Cascade Water Feature
- 03. Spice Garden
- 04. Childrens' Play Area
- 05. Butterfly Garden
- 06. Pets' Park
- 07. Drop Off Area
- 08. Jogging / Walking Track

## Level-14 Amenities

- 09. Infinity Edge Pool
- 10. Aqua Gym

## Level-15 Amenities

- 11. Yoga Terrace

## Level-16 Amenities

- 12. Squash Court
- 13. Informal Seating

## Level-20 Amenities

- 14. Pantry, Barbeque & Bar Counter
- 15. Pavilion
- 16. Zen Garden
- 17. Dining Area
- 18. Central Lawn
- 19. Tent Seating



## PROJECT HIGHLIGHTS



Artist's impression. Not an actual site image.



*Land Size*

**1.1 Acre**



*No. of Apartments*

**63**



*No. of Towers*

**1 (Cascading)**



*Typologies*

**3BHK Regal, 4BHK Imperial &  
4BHK Majestic**





A LEGACY DESIGNED BY ANOTHER LEGACY

**PERKINS—  
EASTMAN**

## **99 Hudson - NJ, USA**

*The tallest building in New Jersey sets a new standard for condominium design.*





Artist's impression. Not an actual site image.



Artist's impression. Not an actual site image.



## GRAND RECEPTION LOBBY

*Experience the pinnacle of urban elegance at the Grand Reception Lobby, where opulence and sophistication reach new heights. In this sanctuary of refinement, residents enjoy unmatched comfort and an array of lavish amenities, creating an environment where luxury knows no bounds.*



## OPULENT AMENITIES

*Indulge in unmatched luxury with our thoughtfully curated amenities, crafted to enhance every moment. Unwind in our tranquil spa, take a refreshing swim in the sparkling infinity pool, or stay on top of your fitness goals in our cutting-edge gym. Host elegant events in our versatile multi-purpose hall, enjoy private film viewings in our mini theatre, or engage in spirited matches on our professional squash court. Welcome to a lifestyle of elegance and refinement.*

## INFINITY POOL

*Immerse yourself in the luxury of our infinity pool, where relaxation seamlessly merges with the horizon. Enjoy breathtaking views and a tranquil atmosphere, all from the comfort of your own backyard. This exceptional feature enhances your lifestyle, perfect for peaceful mornings or moments of serenity.*







**BILLIARDS**

Stock images for representation purpose only.









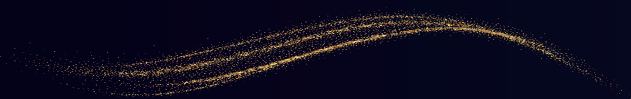




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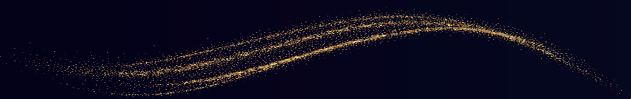


Q U I N T E S S E N T I A L L Y





UNIT PLANS



# 3BHK REGAL

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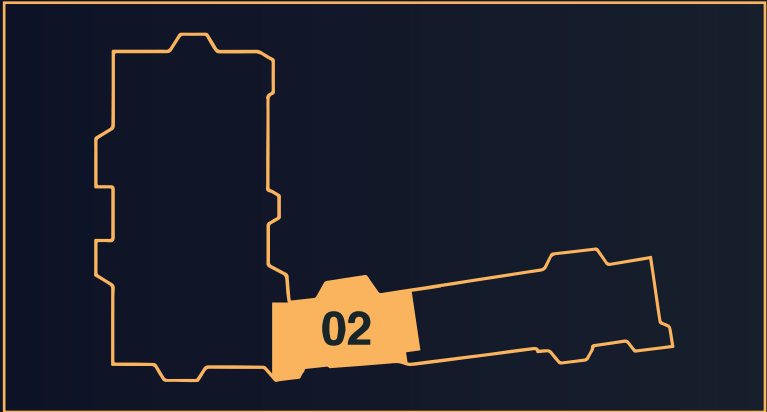


NOTE :

- 1. ROOM DIMENSIONS INDICATED ARE FROM UNPLASTERED SURFACES AND WOULD VARY AFTER PLASTERING/TILING.
- 2. INDICATED BALCONY DIMENSIONS ARE INCLUSIVE OF PARAPET/SKIRTING/RAILING WIDTH.
- 3. INTERIORS SHOWN ARE FOR REPRESENTATION PURPOSES ONLY.
- 4. THE SALEABLE AREA IN SQUARE FEET HAS BEEN ROUNDED OFF TO THE NEAREST DECIMAL.

RERA CARPET AREA	RERA BALCONY AREA	SALEABLE AREA
1473 SFT	210 SFT	2441 SFT

S.NO.	DESCRIPTION	AREA
01	FOYER	4'9" X 12'7"
02	LIVING/DINING	28'1" X 13'1"
03	BALCONY	6'6" wide
04	KITCHEN	14'3" X 7'9"
05	BEDROOM - 02	13'11" X 10'6"
06	TOILET	6'5" X 8'2"
07	MASTER BEDROOM	16'9" X 12'10"
08	WALK-IN WARDROBE	7'5" X 4'7"
09	TOILET	7'5" X 8'6"
10	BALCONY	5'6" wide
11	BEDROOM - 03	13'0" X 10'6"
12	TOILET	7'10" X 7'10"
13	MAID'S ROOM	6'3" X 6'1"
14	MAID'S TOILET	3'7" X 3'7"



# 4BHK IMPERIAL

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RERA CARPET AREA	RERA BALCONY AREA	SALEABLE AREA
1817 SFT	311 SFT	3079 SFT

S.NO.	DESCRIPTION	AREA
01	FOYER	6'6" X 5'8"
02	LIVING/DINING	14'10" X 27'3"
03	BALCONY	5'2" wide
04	KITCHEN	8'6" X 9'2"
05	PANTRY	6'4" X 4'11"
06	BALCONY	6'7" wide
07	BEDROOM - 02	12'7" X 11'2"
08	TOILET	8'1" X 6'6"
09	MASTER BEDROOM	16'10" X 12'10"
10	WALK-IN WARDROBE	5'3" X 6'11"
11	TOILET	8'1" X 6'11"
12	BALCONY	4'3" wide
13	BEDROOM - 03	11'8" X 10'9"
14	TOILET	4'5" X 10'0"
15	BEDROOM - 04	13'9" X 12'10"
16	TOILET	8'1" X 6'11"
17	MAID'S ROOM	6'6" X 5'8"
18	MAID'S TOILET	4'5" X 5'3"



# 4BHK MAJESTIC



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AREA CARPET AREA	AREA BALCONY AREA	PATIO	SALEABLE AREA
2318 SFT	608 SFT	334 SFT	4826 SFT

S.NO.	DESCRIPTION	AREA
01	FOYER	7'7" X 9'7"
02	LIVING/DINING	26'9" X 17'6"
03	BALCONY	12'4" wide
04	POWDER ROOM	5'11" X 4'11"
05	POOJA ROOM	5'5" X 3'11"
06	KITCHEN	17'1" X 9'10"
07	MASTER BEDROOM	14'1" X 16'7"
08	WALK-IN WARDROBE	7'10" X 7'9"
09	TOILET	9'1" X 7'9"
10	BALCONY	5'9" wide
11	STUDY	9'0" X 7'5"
12	BEDROOM - 02	13'0" X 13'10"
13	TOILET	5'7" X 9'2"
14	BEDROOM - 03	12'4" X 15'7"
15	TOILET	5'11" X 9'1"
16	BALCONY	6'11" wide
17	BEDROOM - 04	12'2" X 15'0"
18	TOILET	7'3" X 9'5"
19	MAID'S ROOM	7'7" X 4'11"
20	MAID'S TOILET	3'9" X 5'0"
21	BALCONY	10'3" wide
22	PATIO	12'2" X 27'5'



# 4BHK MAJESTIC



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REAR CARPET AREA	REAR BALCONY AREA	PATIO	SALEABLE AREA
2245 SFT	541 SFT	334 SFT	4595 SFT

S.NO.	DESCRIPTION	AREA
01	FOYER	4'11" X 13'7"
02	LIVING/DINING	25'5" X 18'0"
03	BALCONY	12'2" wide
04	POWDER ROOM	5'11" X 3'11"
05	POOJA ROOM	6'11" X 6'5"
06	KITCHEN	14'1" X 10'10"
07	MASTER BEDROOM	14'3" X 15'7"
08	WALK-IN WARDROBE	8'8" X 8'1"
09	TOILET	7'9" X 8'3"
10	BALCONY	12'2" wide
11	STUDY	16'1" X 5'11"
12	BEDROOM - 02	18'6" X 12'6"
13	TOILET	6'5" X 8'3"
14	BEDROOM - 03	12'0" X 14'3"
15	TOILET	7'10" X 5'11"
16	BALCONY	11'2" wide
17	BEDROOM - 04	12'4" X 13'11"
18	TOILET	9'6" X 5'11"
19	MAID'S ROOM	5'11" X 7'3"
20	TOILET	5'11" X 5'1"
21	PATIO	12'2" X 27'5"





RERA No: PRM/KA/RERA/1251/310/PR/180924/007033 | [rera.karnataka.gov.in](http://rera.karnataka.gov.in)