RERA No: PRM/KA/RERA/1251/309/PR/040426/008572
www.rera.karnataka.gov.in

TVS Emerald

ALTURA



1911

SHRI T V SUNDARAM IYENGAR

Launches South India's first Rural Bus Service

A LEGACY OF TRUST

A 115 Year Young Brand



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.

A TRUSTED LEGACY OF EXCELLENCE ACROSS CHENNAI

With 12 landmark projects successfully delivered, 4 vibrant projects currently underway, and 2 exciting developments in the pipeline, our presence in Chennai continues to expand at a remarkable pace.

Completed Projects: 12

Green Hills | Flourish | GreenAcres | Lighthouse | Green Enclave | Peninsula | Hamlet | Aaranya | Heartland | Lakeshore | Elements | Udyana Ph I & II

On-Going Projects: 4

Luxor | Udyana Ph III | Serene Springs | Verde Vista

Upcoming Projects: 2

Pallavaram Thoraipakkam Road | Kattur



GROWING STRONG IN BENGALURU

With 3 landmark projects successfully delivered, 2 vibrant projects currently underway, and 2 exciting developments in the pipeline, our presence in Bengaluru continues to gain strong momentum.





A LAUNCH SUCCESS STORY

A POWERFUL LAUNCH RESPONSE

TVS Emerald AURALIS

An impressive ***80% of homes*** were sold at launch.

A true testament to brand pull.

AT THE SAME ICONIC LOCATION, WE PRESENT OUR NEXT

LANDMARK PROJECT !





Kempegowda International Airport

Bellary Road

Doddaballapura Road

Satellite Town Ring Road

Ryan International School

Bettahalasuru Metro Station

TVS EMERALD

Bagalur Road

Bagalur Cross Metro Station

AURALIS

DPS Bangalore North

Yelahanka Railway Station

Apex Multi Speciality Hospital

REVA University

Manipal Hospital

Phoenix Mall of Asia

L&T Tech Park

Cloudnine Hospital

Bhartiya City IT Park

ISLE OF TREES

Hebbal Lake

Manyata Tech Park

Nagvara Metro Station

Hebbal Flyover

Outer Ring Road

Tumkur Road

Nice Ring Road

Malur- Byranahalli Road

Varthur Main Road

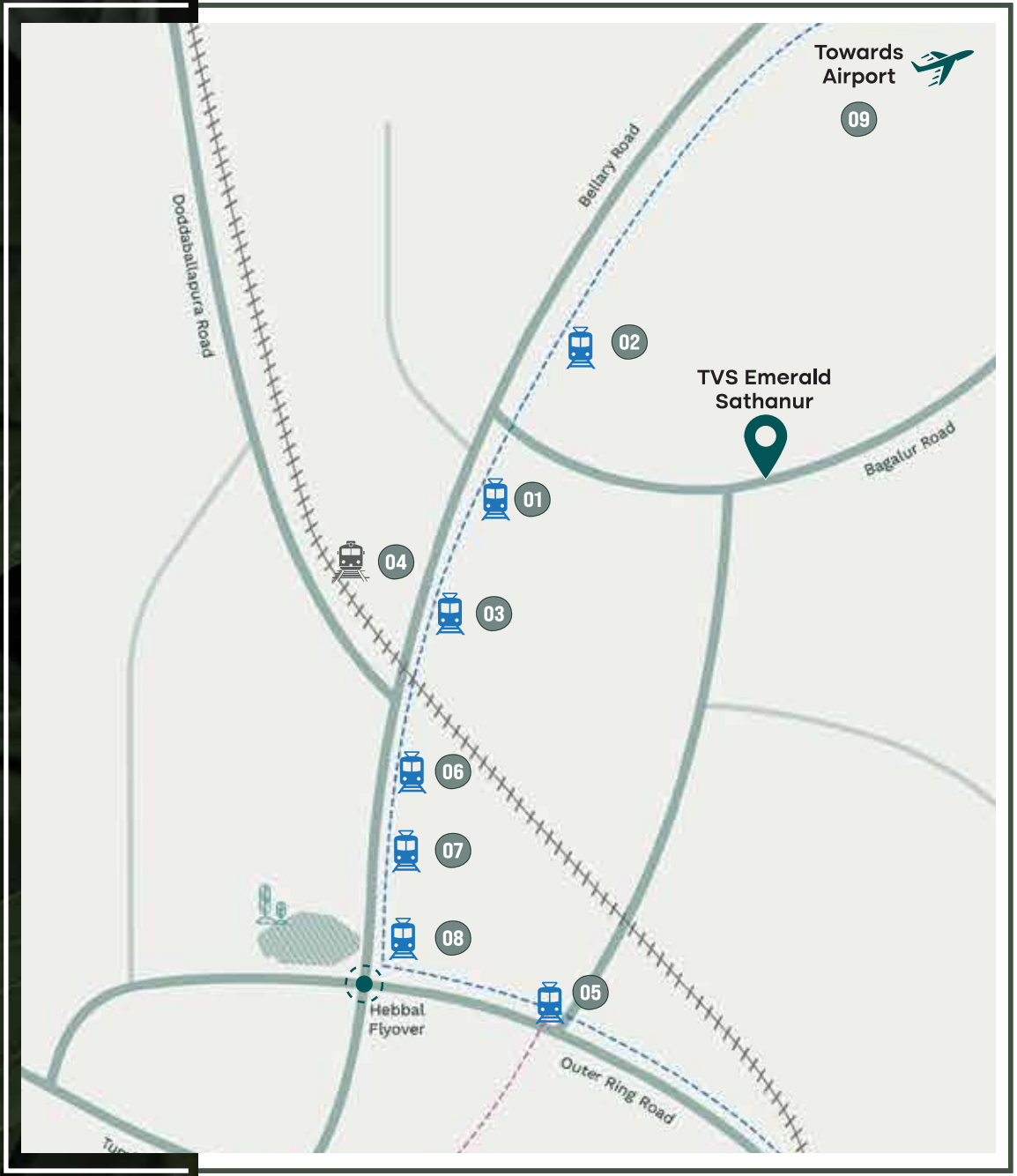
Leela Palace

Yet to be updated.

LOCATION HIGHLIGHTS

Everything in your orbit!



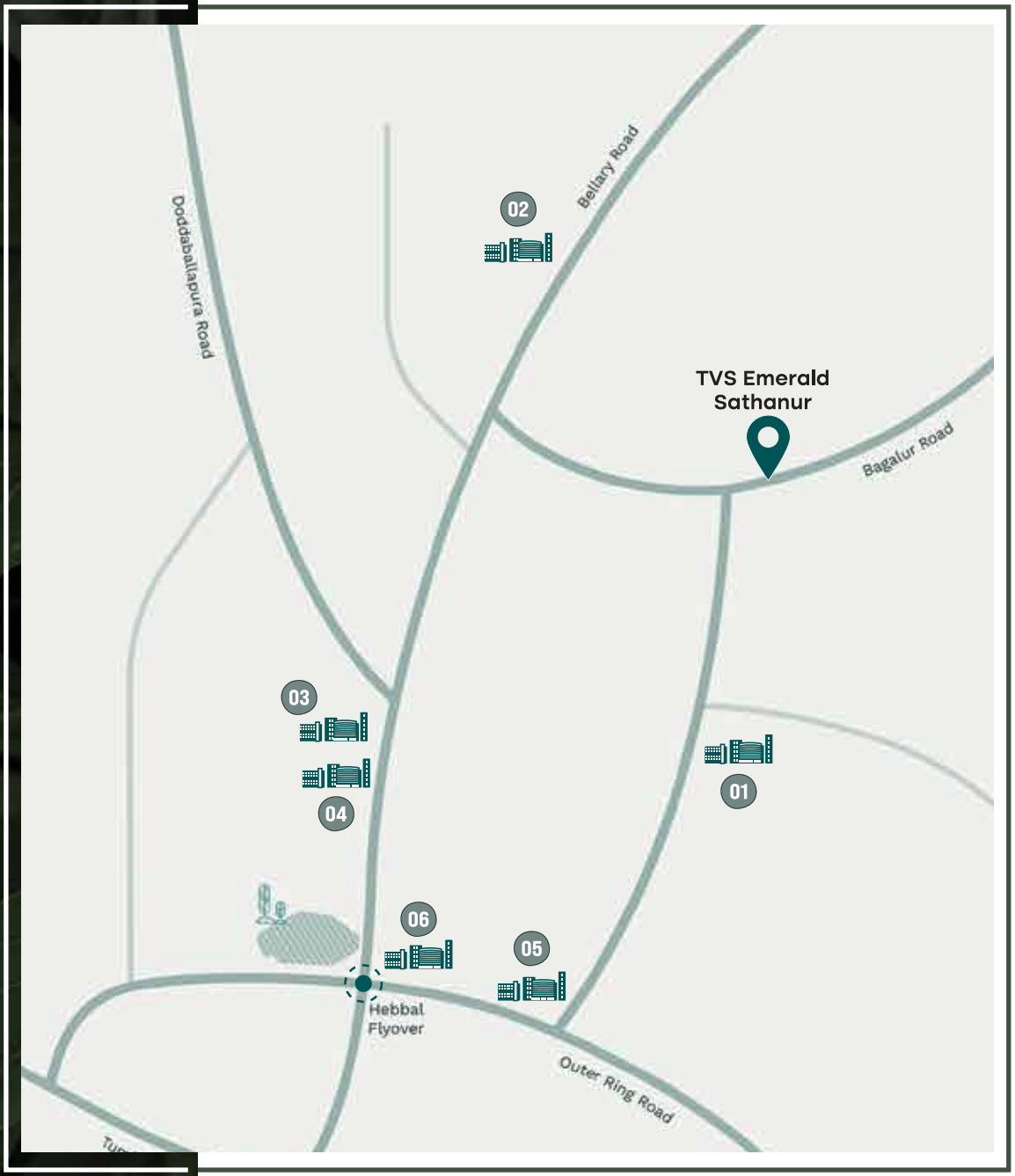


*Upcoming Metro Stations

TRANSPORTATION

01.	Bagalur Cross metro station*	-	2.5 Km
02.	Bettahalasuru Metro Station*	-	3 Km
03.	Yelahanka Metro Station*	-	5.1 Km
04.	Yelahanka Railway Station	-	6 Km
05.	Nagawara Metro Station*	-	9.9 Km
06.	Jakkur Metro Station*	-	10.4 Km
07.	Kodigehalli Metro Station*	-	11.8 Km
08.	Hebbal Metro Station*	-	16.4 Km
09.	Kempegowda International Airport	-	16.1 Km

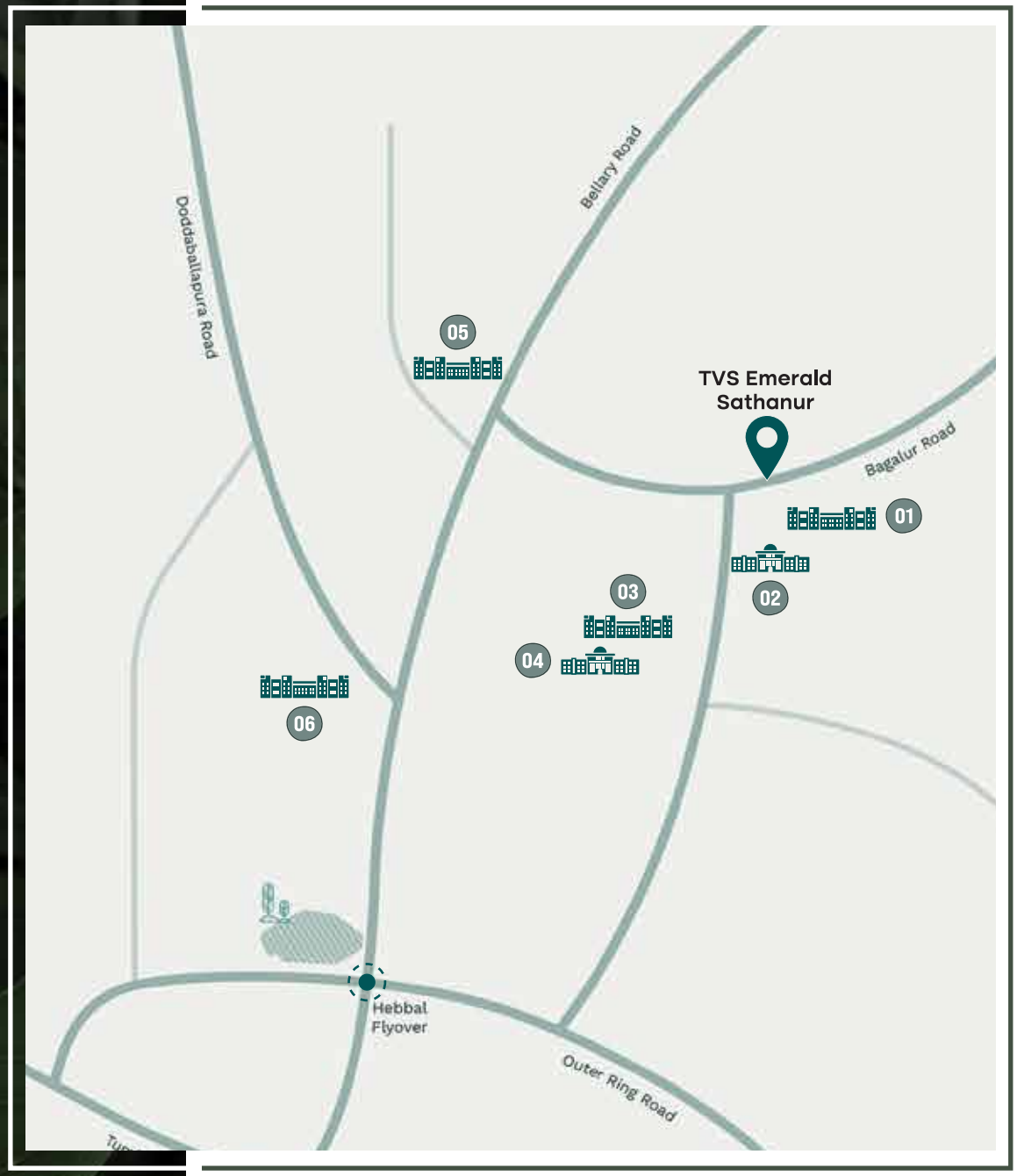
Map not to scale | Approx. distance as per Google Maps.



IT HUBS

01.	Bhartiya City IT Park	-	5.3 Km
02.	Purvankara Business Park	-	8.4 Km
03.	L&T tech Park	-	11 Km
04.	Century Downtown	-	10.5 Km
05.	Manyata Tech Park	-	10.2 Km
06.	Prestige Century Landmark	-	12.9 Km

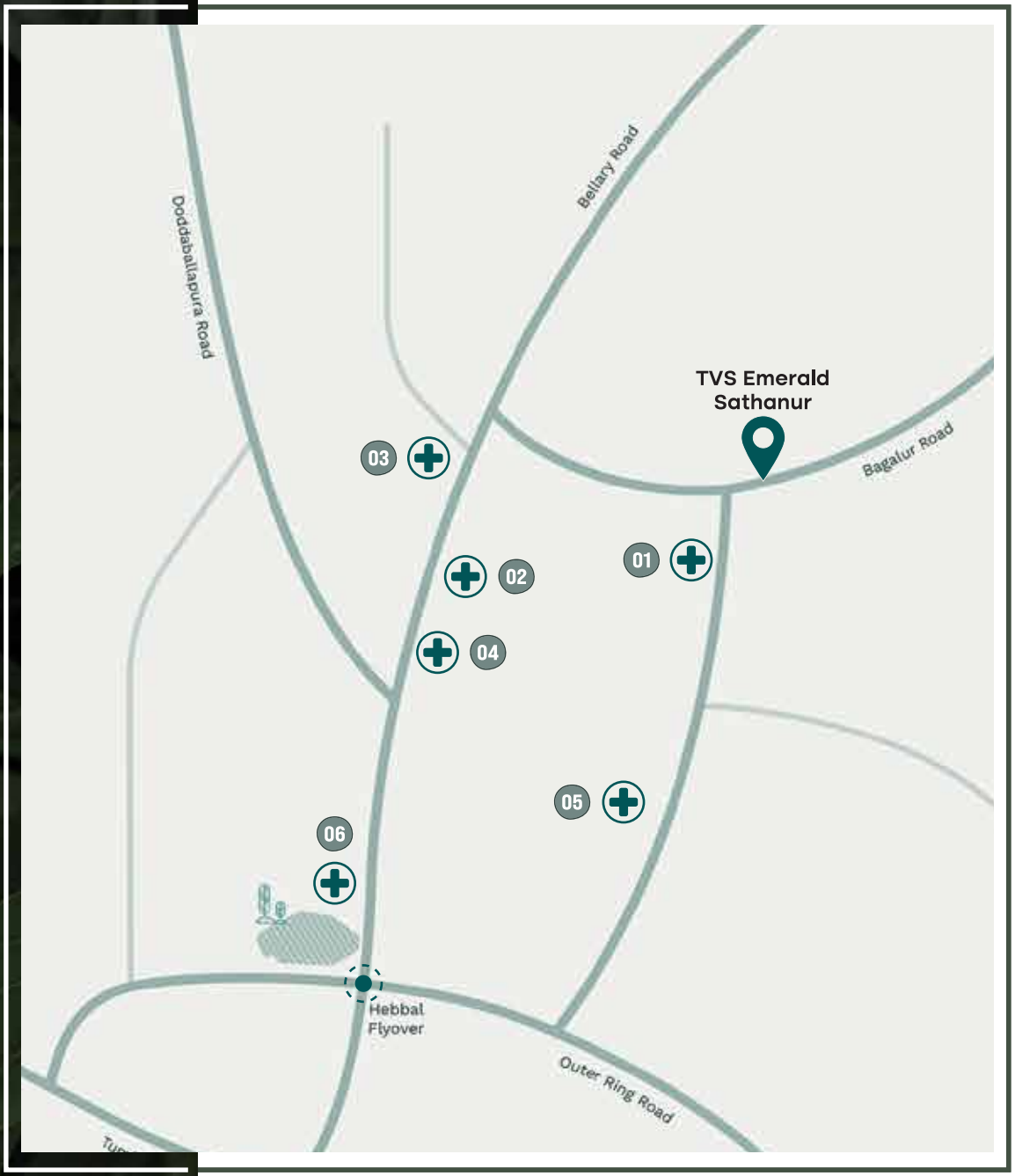
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EDUCATIONAL INSTITUTIONS

01.	Delhi Public School	-	1.6 Km
02.	Reva University	-	1.3 Km
03.	EuroSchool North Campus	-	4 Km
04.	Presidency Pu College	-	4 Km
05.	Ryan International	-	5.9 Km
06.	Chrysalis High School	-	11.2 Km

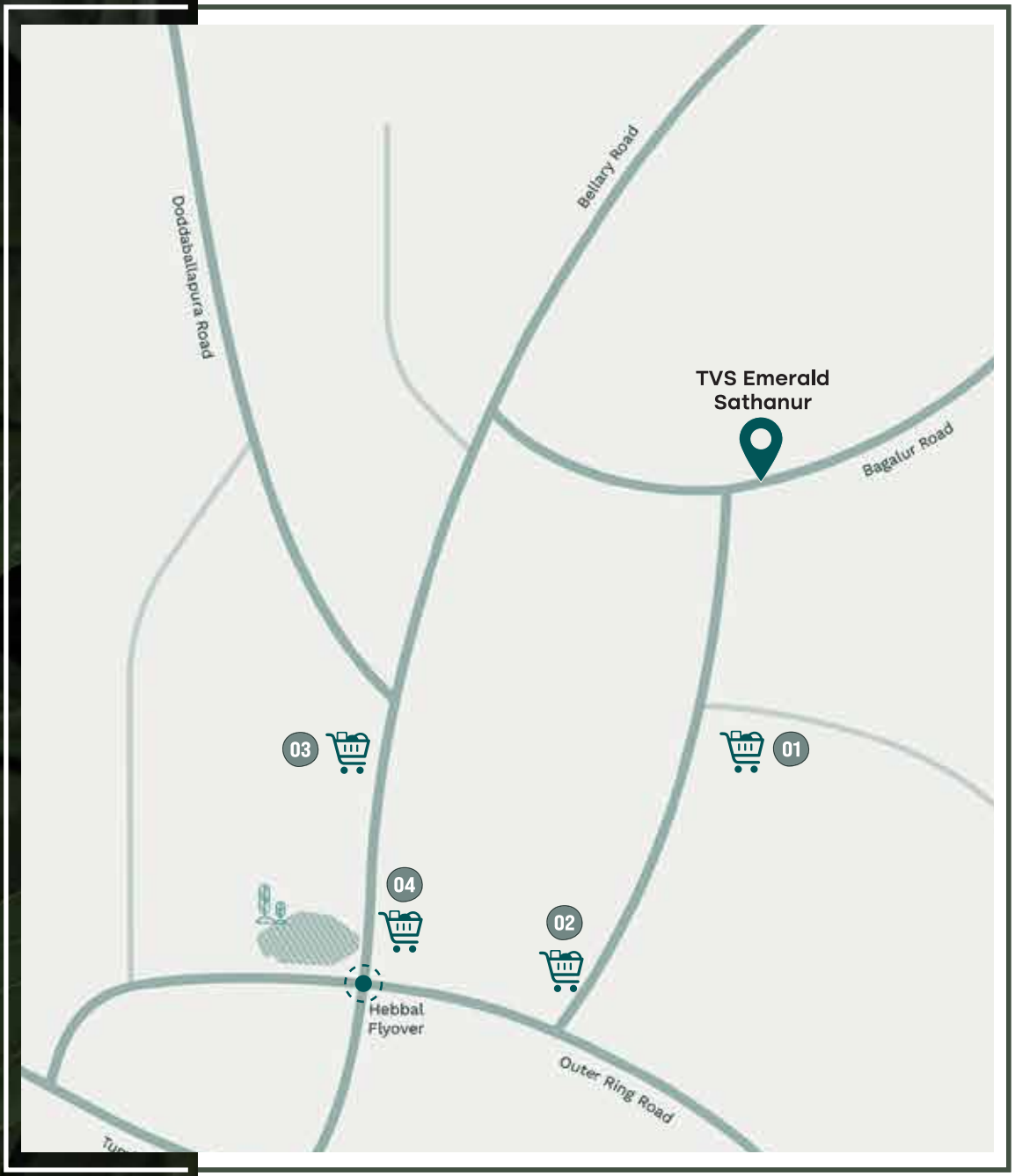
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HOSPITALS

01.	Apex Multi Speciality	-	1.6 Km
02.	Manipal Hospital	-	4.3 Km
03.	Cytecare Hospital	-	4.8 Km
04.	Sparsh Hospital	-	5.8 Km
05.	Cloudnine	-	12.3 Km
06.	Aster CMI	-	14.8 Km

Map not to scale | Approx. distance as per Google Maps.



RETAIL HUBS

01.	Bharitya City Mall	-	5.9 Km
02.	Elements Mall	-	9.3 Km
03.	Phoenix Mall of Asia	-	12.1 Km
04.	Esteem Mall	-	12.7 Km

Map not to scale | Approx. distance as per Google Maps.

MASTER LAYOUT PLAN

A layout crafted for comfort and convenience!



MASTER LAYOUT PLAN



LEGEND

1. Entrance
2. Sculpture
3. Jogging Track
4. Man-made Waterbody
5. Kids' Play Area
6. Senior Alcove
7. Pickleball Court
8. Party Lawn
9. BBQ Space
10. Floor Games
11. Skating Rink
12. Transformer
13. Temple
14. Civic Amenity
15. Park and Open Spaces

1A 1B Phase II

CH1 Phase 1 Clubhouse

CH2 Phase 2 Clubhouse

CLUBHOUSE - 1

Ground Floor
- Entrance Lobby
- Pre-function Area
- Multi-purpose Hall
- Indoor Games
- Indoor Kids' Play Area
- Swimming Pool
- Kids' Pool
- Association Room
- Meeting Room

First Floor
- Badminton Court
- Mini Theatre
- Table Tennis Room
- Billiards Room
- Gym
- Yoga / Meditation Room

Second Floor
- Space for Spa & Salon
- Space for Library / Reading
- Co-working Space
- Sky Cinema
- Tea Area
- BBQ & Cafe

CLUBHOUSE - 2

Ground Floor
- Reception
- Multi-purpose Hall
- Lounge

First Floor
- Badminton Court
- Zumba / Aerobics
- Gymnasium

Second Floor
- Golf Simulator
- Indoor Games
- Pilates Studio

Terrace Floor
- Swimming Pool
- Kids' Pool
- Pool Deck with BBQ Area
- Sky Cinema

PROJECT HIGHLIGHTS

Everything you need for a complete lifestyle!





Land Extent:
10.06 Acres



Total Units:
975



Structure:
2B + G + 12 Floors



Total Towers:
12



State of the art
Clubhouse:
29000+ Sq.ft.



Typologies:
2 & 3 BHK Homes



Amenities:
35+ Lifestyle Amenities

Certification:
Edge L2 Pre-Certified



Premium
Specification



Right on
Bagalur Main Road

WHERE NATURE IS PRESERVED AND LIVING IS ELEVATED



Stock image for representation purposes only

200+
Trees Retained and Transplanted

71%
Open Spaces Including Man-made Waterbody

10+
Species of Indigenous Trees Within the Community

SIGNATURE SERENE FEATURES

Designed for those who seek greater serenity!





Man-made Waterbody

A Man-made Waterbody adds timeless beauty to your home. Its gentle water promotes peace, reduces stress, and creates a luxurious sanctuary.



Water Features

Water features add a sense of timeless elegance and tranquility, creating a peaceful atmosphere in outdoor spaces.



Grand Sculpture

A grand sculpture creates a striking landmark, adding character, cultural depth, and prestige to the space with a timeless artistic presence.

AMENITIES

An enchanting lifestyle with state-of-the-art facilities!



Kids' Play Area



Stock image for representation purposes only.

1.4 km Jogging Track



Stock image for representation purposes only.

Pickleball Court



Stock image for representation purposes only.

Skating Rink



Stock image for representation purposes only.

Senior Alcove



Stock image for representation purposes only.

Party Lawn



Stock image for representation purposes only.

Temple

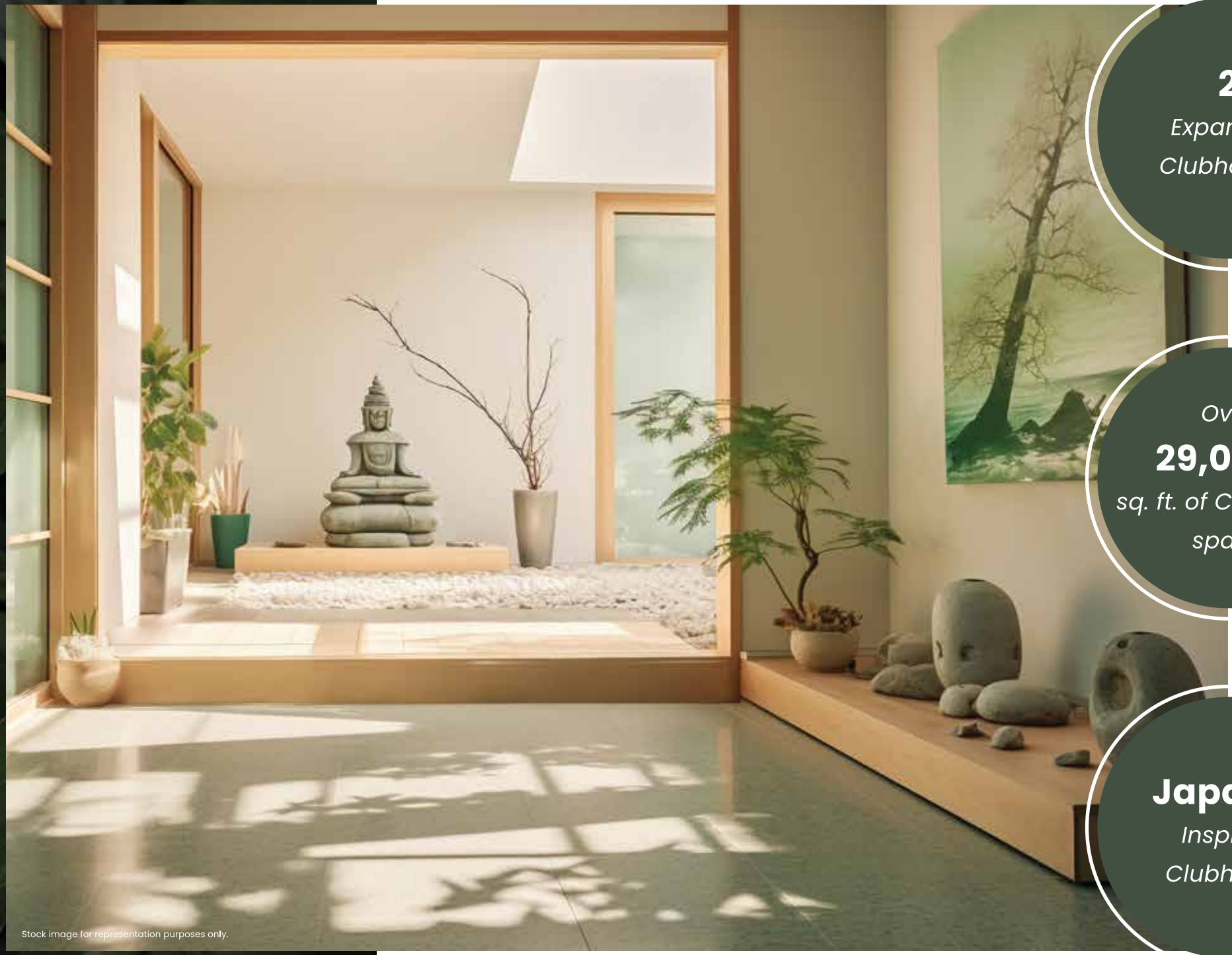


Stock image for representation purposes only.

THE GRAND CLUBHOUSE

Your cozy daily escape!





2
Expansive Clubhouses

Over
29,000+
sq. ft. of Clubhouse space

Japandi
Inspired Clubhouse

Stock image for representation purposes only.

CLUBHOUSE AMENITIES

Where comfort meets community!



2 Gymnasiums



Stock image for representation purposes only.

(Disclaimer: As part of Phase 1, one gymnasium will be available in Clubhouse 1. The second gymnasium will be located in Clubhouse 2, which will be completed along with Phase 2)

2 Swimming Pools



Stock image for representation purposes only.

(Disclaimer: As part of Phase 1, one swimming pool will be available in Clubhouse 1. The second swimming pool will be located in Clubhouse 2, which will be completed along with Phase 2)

3 Multi-Purpose Halls



Stock image for representation purposes only.

(Disclaimer: As part of Phase 1, one gymnasium will be available in Clubhouse 1. The second gymnasium will be located in Clubhouse 2, which will be completed along with Phase 2)

2 Double Height Badminton Court



Stock image for representation purposes only.

(Disclaimer: As part of Phase 1, one badminton court will be available in Clubhouse 1. The second badminton court will be located in Clubhouse 2, which will be completed along with Phase 2)

Indoor Kids' Play Area



Stock image for representation purposes only.

2 Indoor Games Room



Stock image for representation purposes only.

(Disclaimer: As part of Phase 1, one indoor games room will be available in Clubhouse 1. The second indoor games room will be located in Clubhouse 2, which will be completed along with Phase 2)

Billiards Room



Stock image for representation purposes only.

Table Tennis Room



Stock image for representation purposes only.

Golf Simulator



Stock image for representation purposes only.

(Disclaimer: The golf simulator is part of Clubhouse 2 and will be delivered as part of Phase 2)

Pilates Studio



Stock image for representation purposes only.

(Disclaimer: The pilates studio is part of Clubhouse 2 and will be delivered as part of Phase 2)

Zumba & Aerobics Room



Stock image for representation purposes only.

(Disclaimer: The Zumba & Aerobics Room is part of Clubhouse 2 and will be delivered as part of Phase 2)

Yoga / Meditation Room



Stock image for representation purposes only.

Mini-Theatre



Stock image for representation purposes only.

BBQ & Cafe



Stock image for representation purposes only.

2 Sky Cinema



Stock image for representation purposes only.

(Disclaimer: As part of Phase 1, one Sky Cinema will be available in Clubhouse 1. The second Sky Cinema will be located in Clubhouse 2, which will be completed along with Phase 2)

Co-Working Space



Stock image for representation purposes only.

Meeting Room



Stock image for representation purposes only.

Space for Spa and Salon



Stock image for representation purposes only.

(Disclaimer: The Spa & Salon is part of Clubhouse 2 and will be delivered as part of Phase 2)

Library / Reading Space



Stock image for representation purposes only.

UNIT PLANS

Space optimized for modern living!





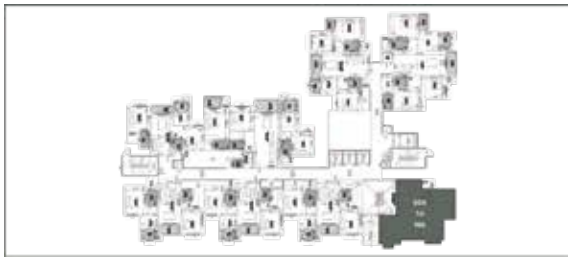
2 BHK CLASSIC

TOWER 5 (006 - 106)

MASTER LAYOUT PLAN

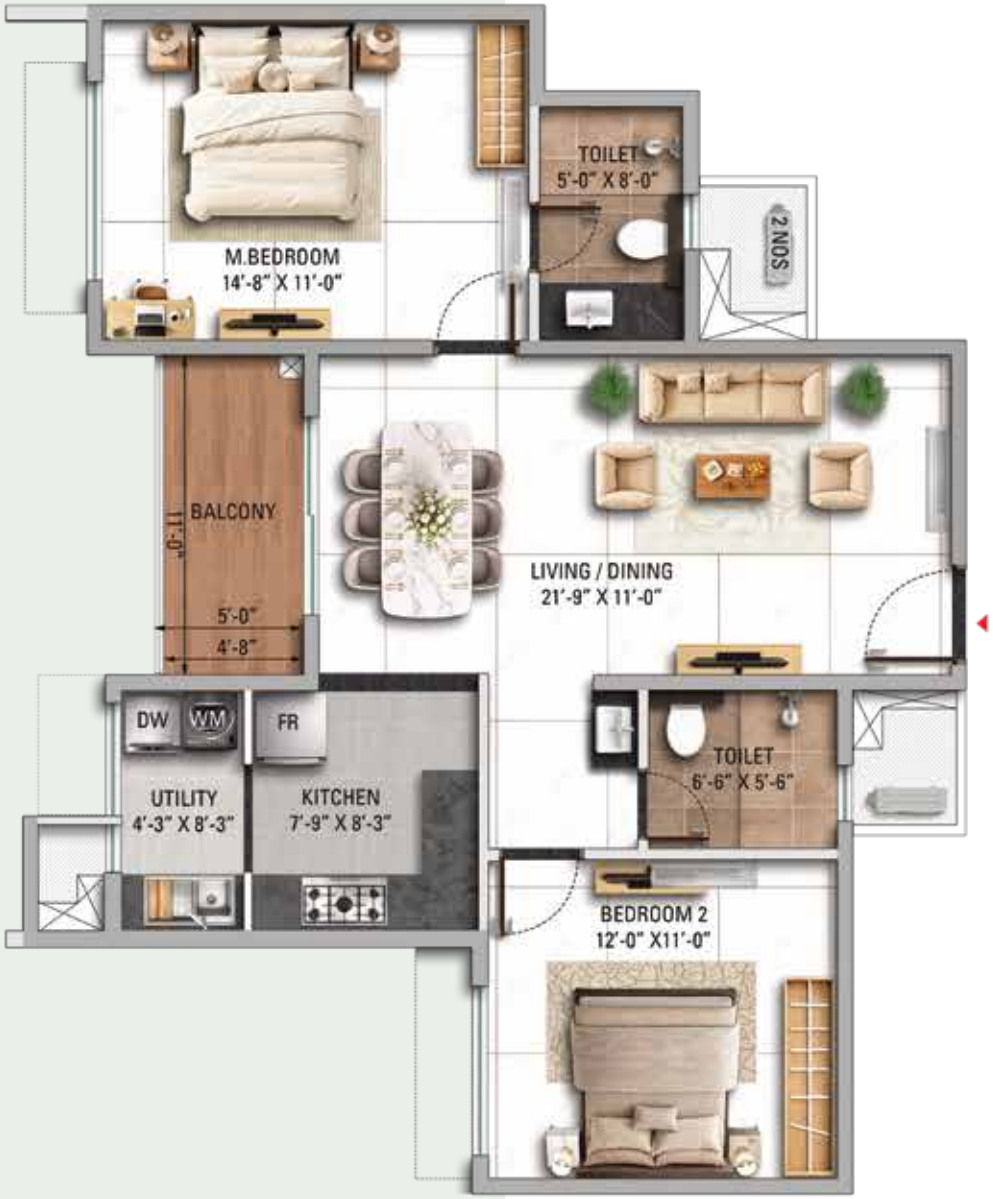


KEY PLAN



SALEABLE AREA	RERA CARPET AREA	RERA BALCONY AREA
1174 SQ. FT.	732 SQ. FT.	56 SQ. FT.
109 SQ. M.	68 SQ. M.	5 SQ. M.

Note:
Room dimensions are from unplastered surfaces and would vary after plastering/tiling | Indicated balcony dimensions are inclusive of parapet / skirting / railing width | Tile image is for representation purpose | Furniture and interior are for representation and not part of standard package | The saleable area, RERA carpet area, RERA balcony area in square feet has been rounded off to nearest decimal | RERA Carpet area includes all internal walls | DW : Dishwasher , WM : Washing machine, FR: Fridge | No ODU has been planned in the balcony.



2 BHK PREMIUM

TOWER 2 (003 - 1203)

MASTER LAYOUT PLAN



KEY PLAN



SALEABLE AREA	RERA CARPET AREA	RERA BALCONY AREA
1227 SQ. FT.	771 SQ. FT.	54 SQ. FT.
114 SQ. M.	72 SQ. M.	5 SQ. M.

Note:
Room dimensions are from unplastered surfaces and would vary after plastering/tiling | Indicated balcony dimensions are inclusive of parapet / skirting / railing width | Tile image is for representation purpose | Furniture and interior are for representation and not part of standard package | The saleable area, RERA carpet area, RERA balcony area in square feet has been rounded off to nearest decimal | RERA Carpet area includes all internal walls | DW : Dishwasher , WM : Washing machine, FR: Fridge | No ODU has been planned in the balcony.

3 BHK CLASSIC

TOWER 3 (002 - 1202)



MASTER LAYOUT PLAN



KEY PLAN



SALEABLE AREA	RERA CARPET AREA	RERA BALCONY AREA
1558 SQ. FT.	968 SQ. FT.	83 SQ. FT.
145 SQ. M.	90 SQ. M.	8 SQ. M.

Note:
Room dimensions are from unplastered surfaces and would vary after plastering/tiling | Indicated balcony dimensions are inclusive of parapet / skirting / railing width | Tile image is for representation purpose | Furniture and interior are for representation and not part of standard package | The saleable area, RERA carpet area, RERA balcony area in square feet has been rounded off to nearest decimal | RERA Carpet area includes all internal walls | DW : Dishwasher , WM : Washing machine, FR: Fridge | No ODU has been planned in the balcony.



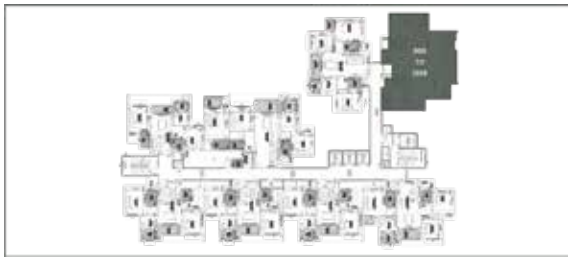
3 BHK PREMIUM

TOWER 5 (005 - 1205)

MASTER LAYOUT PLAN



KEY PLAN



SALEABLE AREA	RERA CARPET AREA	RERA BALCONY AREA
1901 SQ. FT.	1193 SQ. FT.	98 SQ. FT.
177 SQ. M.	111 SQ. M.	9 SQ. M.

Note:
Room dimensions are from unplastered surfaces and would vary after plastering/tiling | Indicated balcony dimensions are inclusive of parapet / skirting / railing width | Tile image is for representation purpose | Furniture and interior are for representation and not part of standard package | The saleable area, RERA carpet area, RERA balcony area in square feet has been rounded off to nearest decimal | RERA Carpet area includes all internal walls | DW : Dishwasher , WM : Washing machine, FR: Fridge | No ODU has been planned in the balcony.



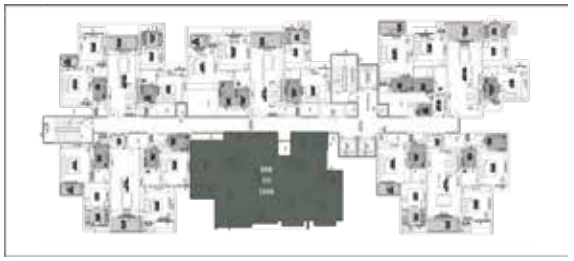
3 BHK LUXE (STAFF)

TOWER 3 (206 - 1206)

MASTER LAYOUT PLAN



KEY PLAN



SALEABLE AREA	RERA CARPET AREA	RERA BALCONY AREA
2133 SQ. FT.	1336 SQ. FT.	112 SQ. FT.
198 SQ. M.	124 SQ. M.	10 SQ. M.

Note:
Room dimensions are from unplastered surfaces and would vary after plastering/tiling | Indicated balcony dimensions are inclusive of parapet / skirting / railing width | Tile image is for representation purpose | Furniture and interior are for representation and not part of standard package | The saleable area, RERA carpet area, RERA balcony area in square feet has been rounded off to nearest decimal | RERA Carpet area includes all internal walls | DW : Dishwasher , WM : Washing machine, FR: Fridge | No ODU has been planned in the balcony.

TYPOLOGY & INDICATIVE SIZE

TYPOLOGY	SIZE (SQ.FT.)
2 BHK 2T	1,110 - 1,227
3 BHK 2T	1,510 - 1,588
3 BHK 3T	1,892 - 2,133



EOI PROCESS

WHY AN EOI?

LOWEST PRICE GUARANTEE

Guaranteed lowest price benefit. Also stay protected from price increase at launch.

CHOICE OF APARTMENT

Once your Expression of Interest (EOI) is submitted, you will be assigned a priority number. When we are ready to allot units, you will be invited as per your priority number to book your dream home with us.

TIME ADVANTAGE

EOI allows you adequate time to plan your finances, before undertaking the purchase of your apartment.

HERE IS HOW IT WORKS

STANDARD EOI PROCESS

1. Submit EOI along with a payment of Rs.1,00,000. Select preferred unit type.
2. Based on the priority number, we will invite the customer to select unit at the time of allotment commencement.
3. On Allotment Day, Customer can choose the unit and pay 10% of the value of their home as booking amount.

ELITE EOI PROCESS

1. Submit EOI along with a payment of Rs.5,00,000. Select preferred unit type.
2. Elite EOI Customers can block their preferred unit.
3. On Allotment Day, Elite EOI customers will be given first preference.



BANK DETAILS

DESCRIPTION	ACCOUNT DETAILS
Bank	HDFC Bank Limited
Bank Account Name	EHPRPL
Bank Account Number	57500001946073
IFS Code	HDFC0000523
Swift Code	HDFCINBB
Branch	Richmond Road, Bangalore



TVS Emerald

ALTURA

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