



An ISO 9001:2008
Certified Company

Clay Groove

Precious sites for priceless homes

@Devanahalli, Bengaluru

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ಬೆಂಗಳೂರಿಗೆ
ಸುಸ್ವಾಗತ



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Bangalore, the garden city is the center of India's IT industry, also known as the Silicon Valley of India homing headquarters for some of the top tech companies in the world. It is preferred by most of the MNCs for its pleasant climatic conditions and its geographical advantages along with a well-connected transport network across the globe. The city is also known for many prestigious central government institutions like HAL (Hindustan Aeronautics Limited) and ISRO (Indian Space Research Organization). Being demographically diverse Bangalore is the second fastest-growing major cities in India. The city also has a lot of major educational institutions like IIT, IIM, IISC, NIFT etc.

Why north Bengaluru

North Bangalore offers residents the ideal combination of real estate investment value and excellent quality of life. With a feel of luxury, spacious homes, unique sports facilities and expansive green areas all available at an unbeatable price, this is sure to be one of the best places in Bangalore to invest. With wide roads connecting to the International airport, good connectivity from the ring road, the presence of several IT parks such as Manyata, Ecopolis, and ITSEZ, North Bangalore is indeed one of the best places to live and invest in. This region is going to be the heart of the city in near future.

Kempegowda International Airport, BLR



Continuing our success journey from Hyderabad, Patna, Darbhanga, Visakhapatnam and Mumbai Tricolour Properties Pvt. Ltd. proudly announces our new project Clay Groove (precious sites for priceless homes) at Devanahalli Bangalore. Most of dream to have a piece of land for our family in Bangalore and Tricolour's Clay Groove would be a very good opportunity for you to invest. Being located on the highway and having proximity to upcoming heart of the city are some added advantages of this project. We at Tricolour strive hard to provide qualitative services at affordable prices to our customers. Grab this opportunity to make 'ಬೆಂಗಳೂರು' as 'ನಮ್ಮ ಬೆಂಗಳೂರು'.



800 (One Unit) Sq Feet x ₹2,700 per Sq Feet = ₹21,60,000/- (Per Unit)

44 Months EMI

Admission Fee	₹ 500
Enrollment	₹ 5,000
Allotment	₹ 2,95,000
44 Months x EMI Rs.42,273	₹ 18,60,000
Total	₹ 21,60,000

44 Months with Special EMI

Admission Fee	₹ 500
Enrollment	₹ 5,000
Allotment	₹ 2,95,000
44 Months x EMI Rs.15,000	₹ 6,60,000
Spl. EMI Rs.1,50,000 x 8 Months (Every 5th Month)	₹ 12,00,000
Total	₹ 21,60,000

6 Months EMI

Admission Fee	₹ 500
Enrollment	₹ 5,000
Allotment	₹ 2,95,000
6 Months x EMI Rs.2,85,200	₹ 17,11,200
Total	₹ 20,11,200

Outright 30 Days Payment

Admission Fee	₹ 500
Enrollment	₹ 5,000
Allotment	₹ 2,95,000
Outright with in 30 days from D.O.J (10%) Dis	₹ 16,44,000
Total	₹ 19,44,000

Instant Out Right (Same Day Payment)

Admission Fee	₹ 500
Enrollment	₹ 5,000
Allotment	₹ 2,95,000
Instant Payment on D.O.J (11%) Discount	₹ 16,22,400
Total	₹ 19,22,400

Premium Charges (Extra Per Sq.Ft.)

ZP/Commercial Per Sq.Ft	₹ 400
40' Feet Road Per Sq.Ft	₹ 150
North/East Per Sq.Ft	₹ 100
Corner Per Sq.Ft	₹ 50
East Facing	₹ 25

*50% of the Plot cost to be paid for Sale Agreement

Location (BLR-HYD NH-44)

Highlights

- ✓ Very near from Bangalore International Airport.
- ✓ Prominent connecting route for Bangalore STRR (Satellite Tolled Ring Road).
- ✓ Upcoming heart of the city.
- ✓ Dedicated airport expressway.
- ✓ Abundant water resource.
- ✓ Famous Hill station of Bangalore Nandi Hills.
- ✓ Disney land coming up nearby.

Project

Highlights

- ✓ Designed as per vastu.
- ✓ 40ft 30ft black top roads.
- ✓ Pavement with tiles curving stones
- ✓ Underground Drainage.
- ✓ Avenue Plantation.
- ✓ Electrical Poles.
- ✓ 24/7 Security.
- ✓ Children's Play Area
- ✓ 4 lakh liter over head tank
- ✓ Grand entry arch with boundry wall
- ✓ Gated community.

Location Map

(Not to Scale)



Note: This brochure is a conceptual presentation only and not a legal offering.



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