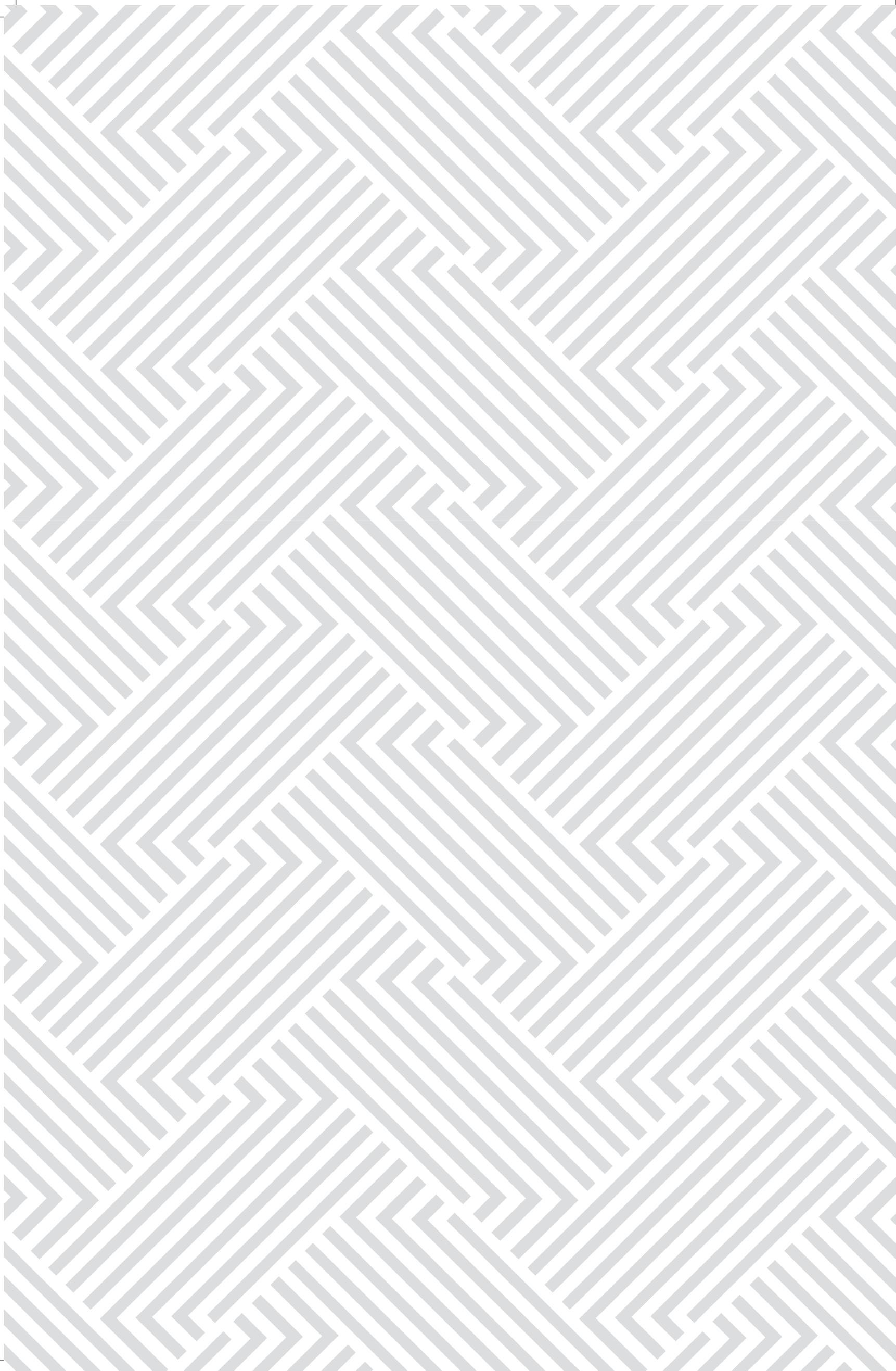


MITTAL
ELANZA

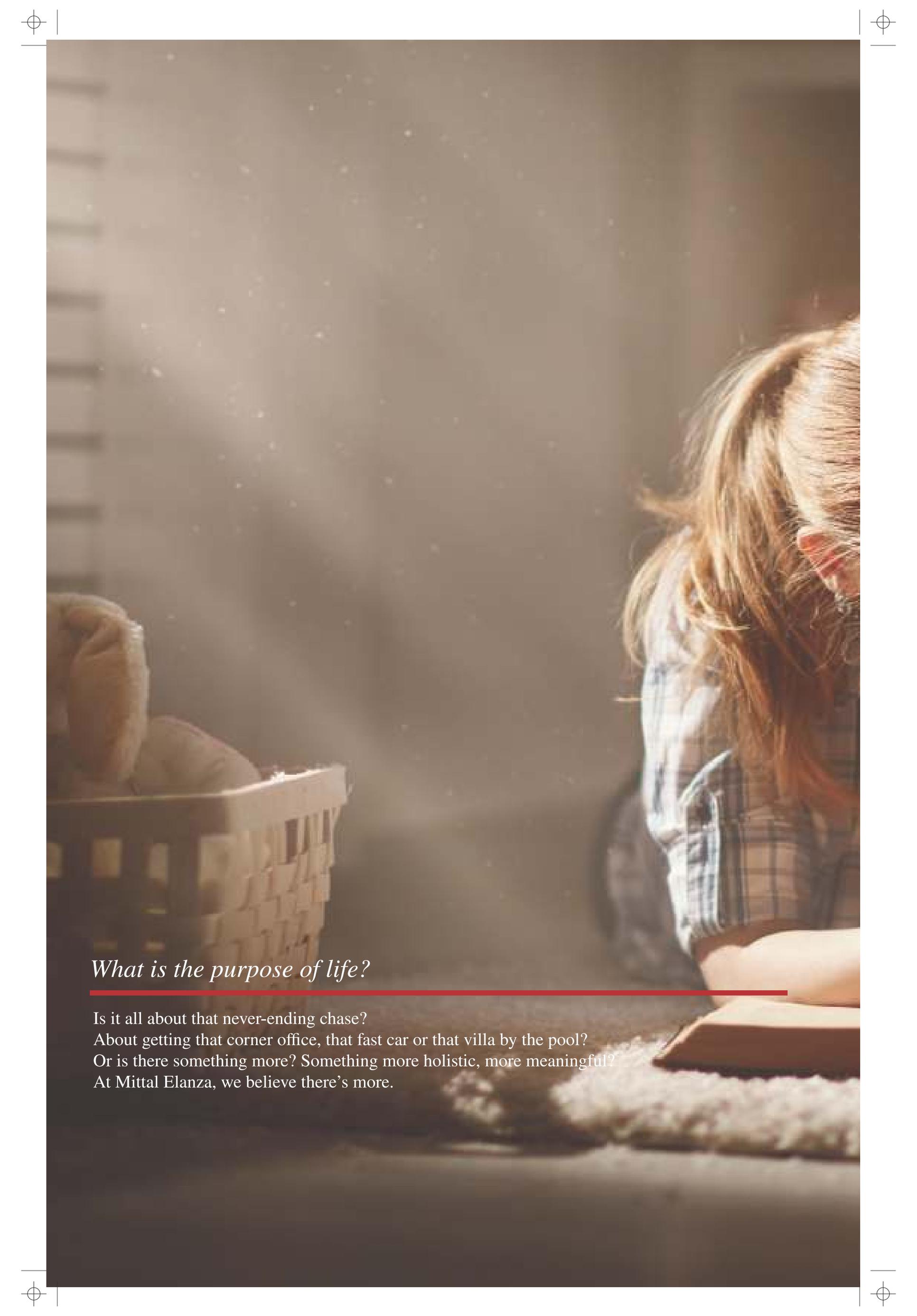
Off Hebbal, Kogilu. North Bengaluru





There's *more* to
life



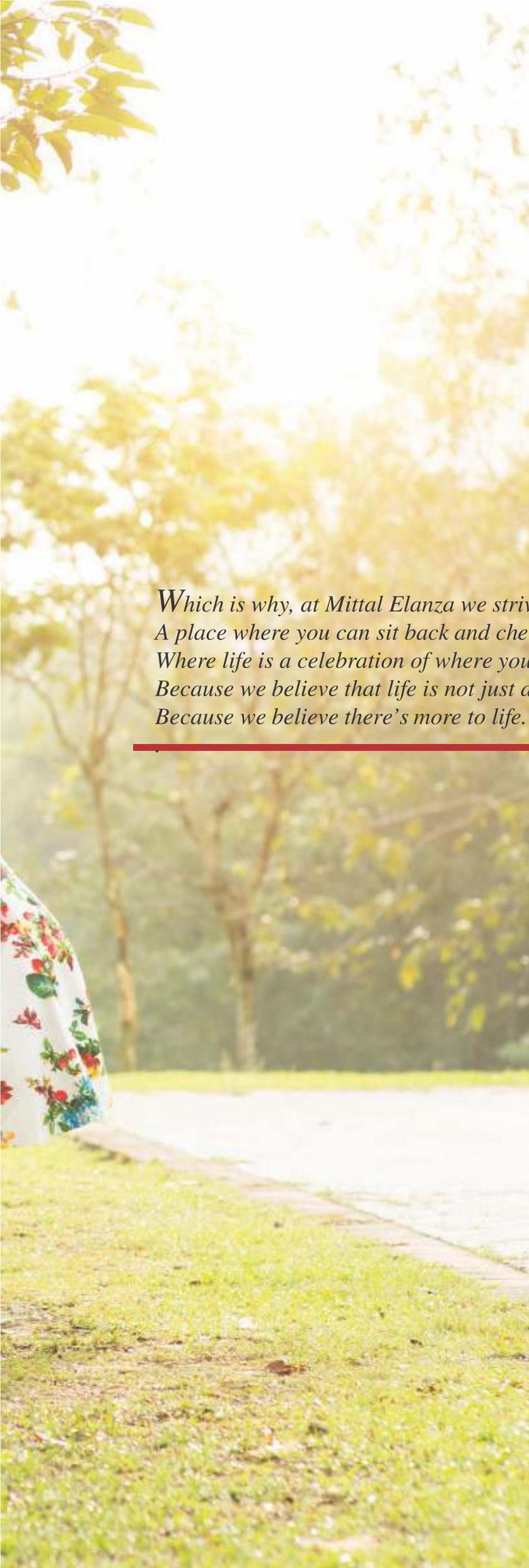


What is the purpose of life?

Is it all about that never-ending chase?
About getting that corner office, that fast car or that villa by the pool?
Or is there something more? Something more holistic, more meaningful?
At Mittal Elanza, we believe there's more.







*Which is why, at Mittal Elanza we strive to create spaces that elevate your sense of living.
A place where you can sit back and cherish moments & experiences.
Where life is a celebration of where you've come & what you've achieved.
Because we believe that life is not just about the chase.
Because we believe there's more to life.*



Aerial View

There's *more* to
life



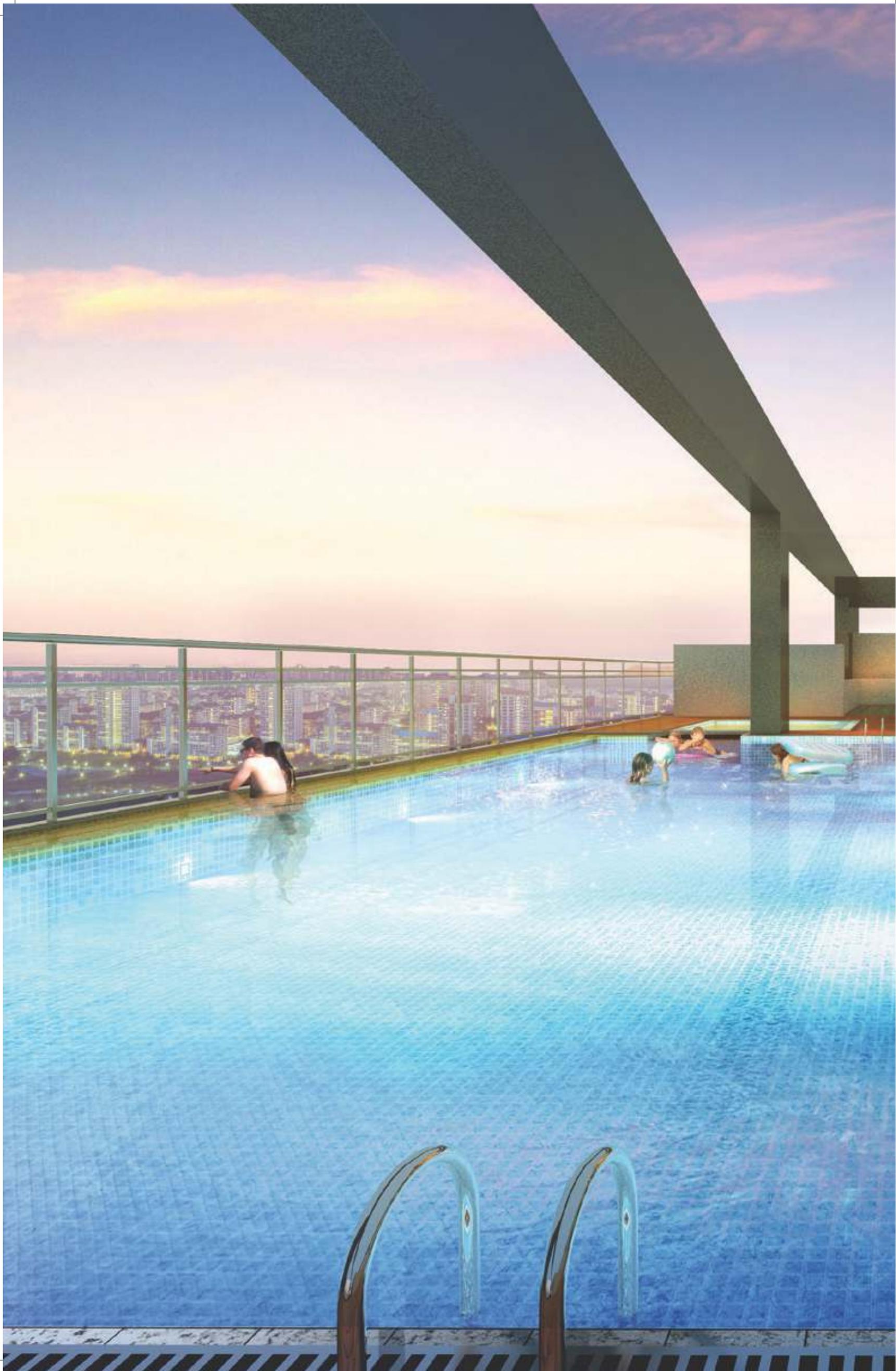
Designed by the world renowned Architect Hafeez Contractor, Elanza enthrals you with its imposing structure, surreal façade, inviting homes, unmatched location and world-class amenities.

The smart planning ensures optimum use of space, steady flow of natural light and breath-taking views of the locale.

So, step into your home at Mittal Elanza and live more.

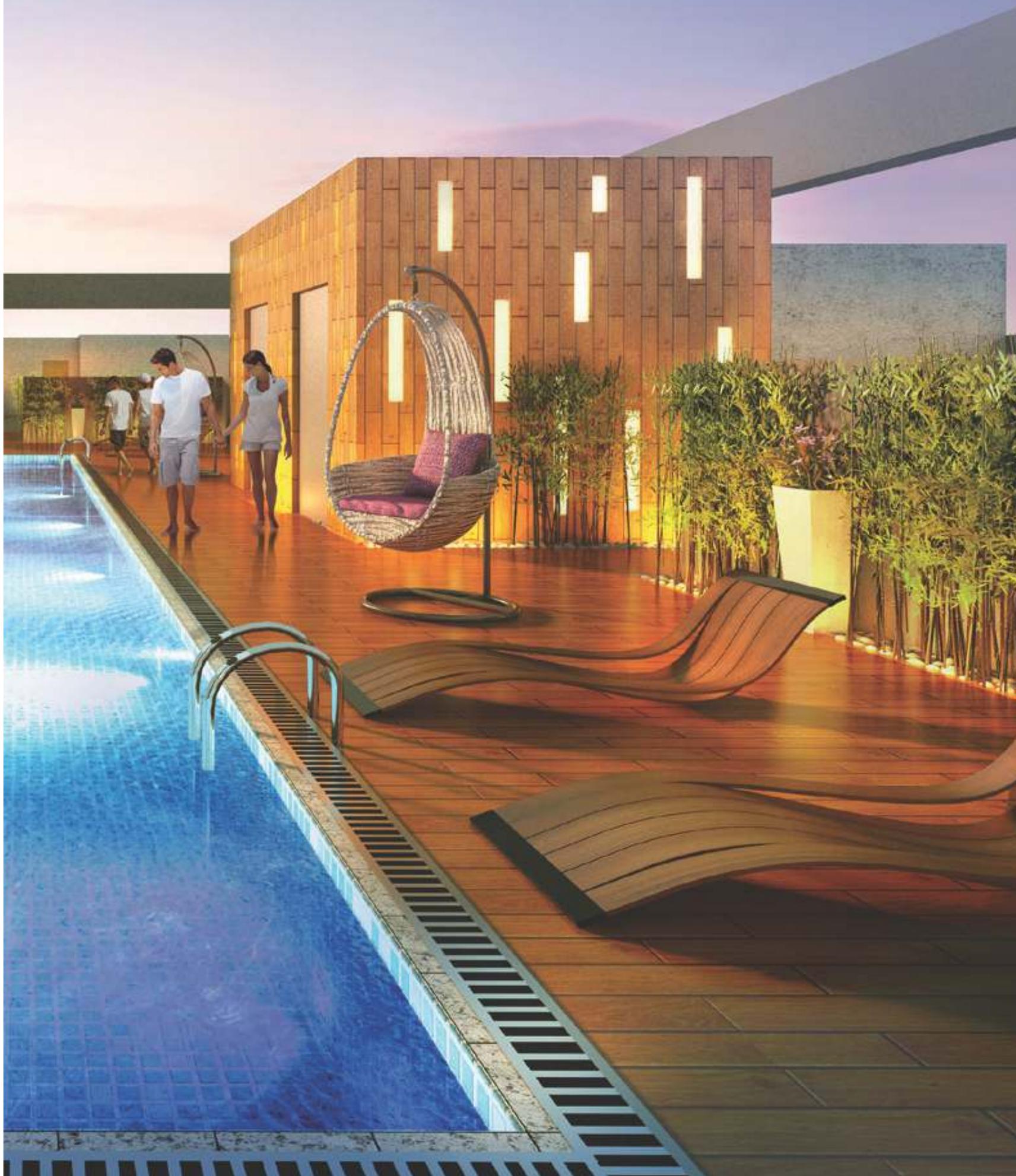


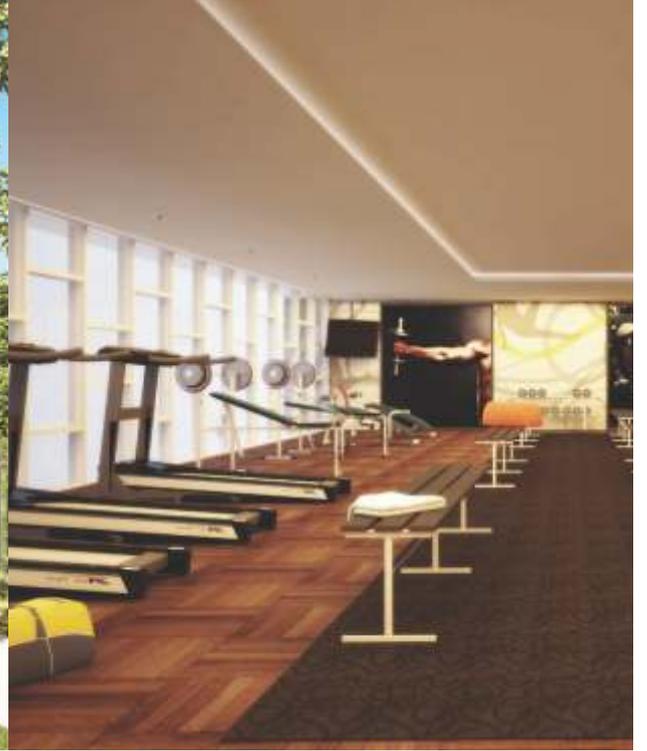
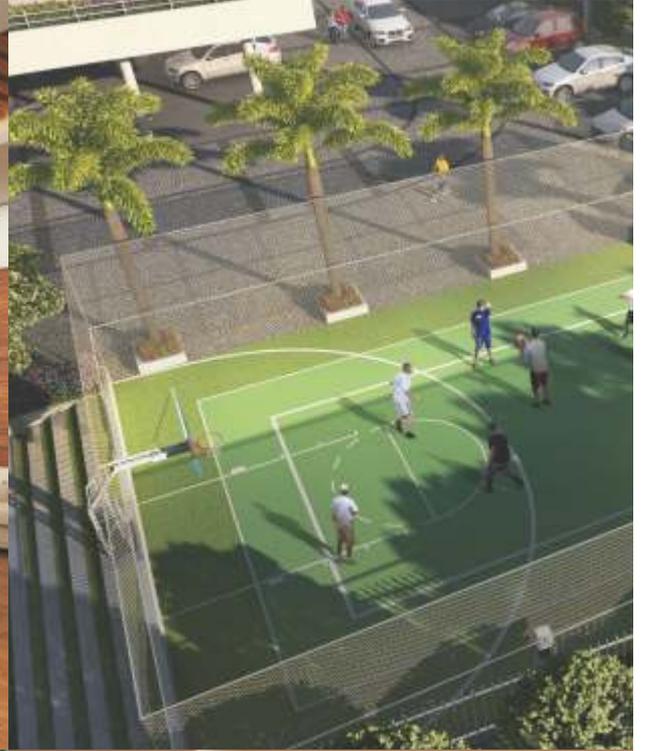




Find it all at your home at Mittal Elanza.

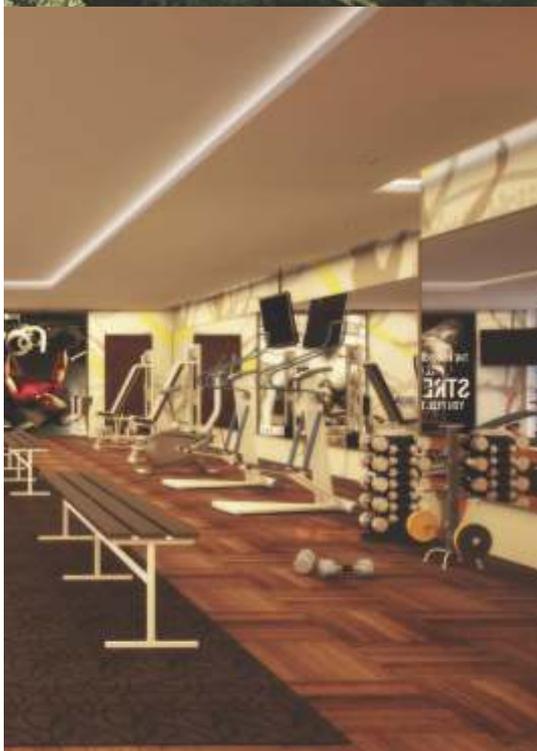
Take a dip in your very own infinity pool or rejuvenate your senses at the beautifully laid out landscaped sky garden.





Amenities

- Chess Garden
- Sky Infinity Pool
- Fully equipped Gymnasium
- Multipurpose Court
- Children's Play Area
- Sky Games Room
- Cricket Nets
- Golf Putting
- Sky Lounge
- Pets Corner
- Senior Citizen's Area





Specifi

Structure:

RCC structure with Concrete / Block Masonry Walls

Finishes:

Living / Dining / Bedroom
800mm x 800 mm Vitrified Flooring

Bathrooms:

Anti-Skid Vitrified Tiles continued on the wall upto 7 Feet

Balcony:

Matt finished Vitrified Tiles Anti-Skid
Handrail with MS Rail or SS Rail with Glass or Rails

Kitchen:

800mm x 800mm Vitrified Flooring
Ceramic Wall tiling 2 feet above Counter Level
Granite counter with SS Sink with Drain Board
Provision for Water Purifier
Hot and Cold Water Mixer

Paint:

Plastic Emulsion Paint for Ceilings and Walls

Ground Floor Entrance Lobby:

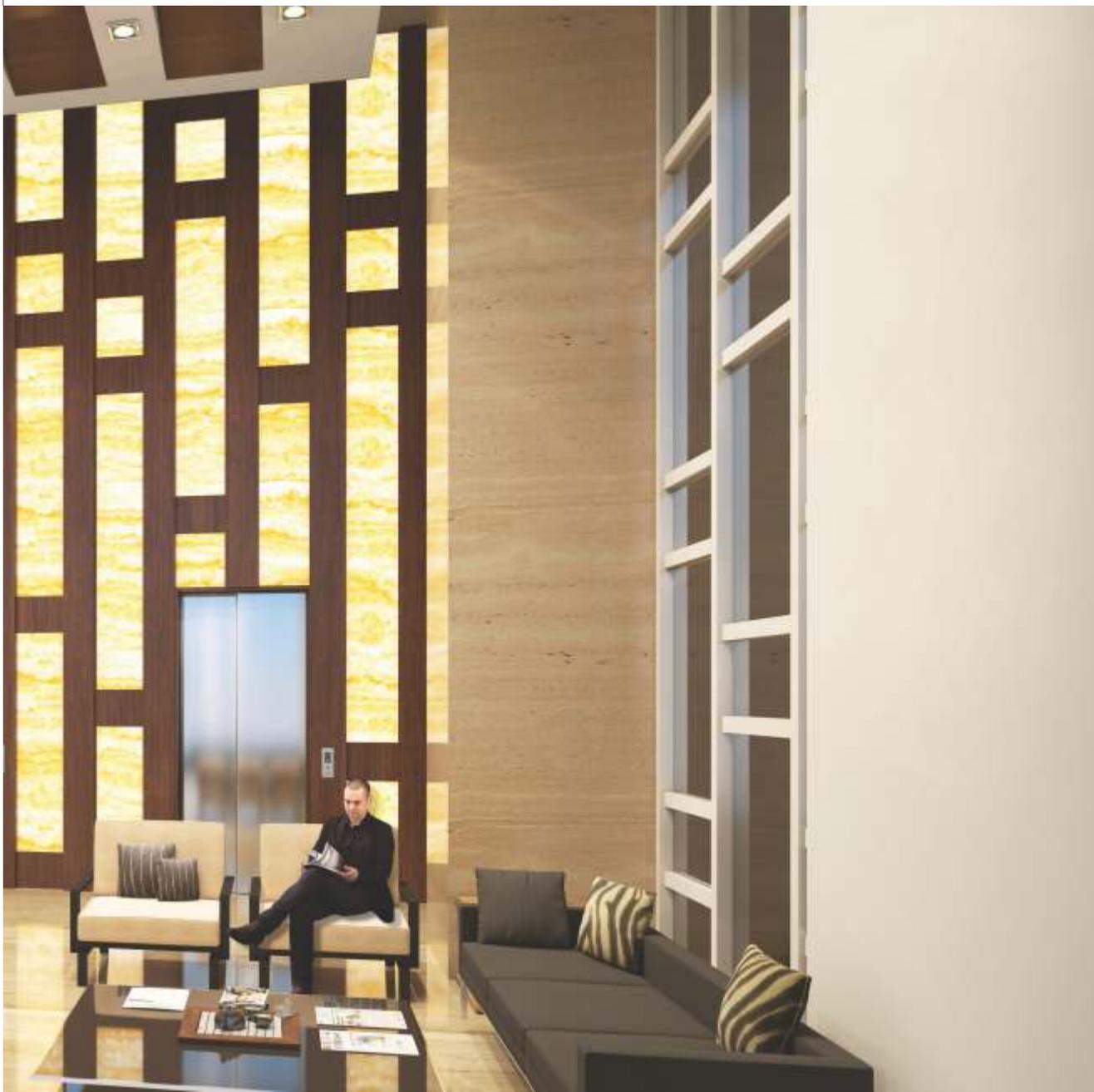
Marble / Granite Flooring

Common Staircase:

Granite for landing, treads & risers from Ground to First Floor
OBD Paint for Walls and Ceiling
MS Handrail

Lift Lobby and Corridors:

Vitrified Tiles



cations

Windows:

Anodized Aluminium / UPVC Glazed Windows

Main Door / Internal Door / Toilet Door:

Hard Wood Frame and with Masonite Skin Shutters / Flush Shutters / Engg Door & Laminate on the internal side of Toilet Door

Electrical:

All Products such as Switch & accessories, PVC Conduit, Switchgear, Wiring cable etc., are of reputed make & confirming to ISI standards

4 KW EB Power Supply for 2 Bedroom unit

5 KW EB Power Supply for 2.5 Bedroom unit

6 KW EB Power Supply for 3 Bedroom unit

Telephone and Data Points:

Living

Television Points:

Living and Master Bedroom

D.G.:

24-hour, 100% Backup for all Apartments for the Light points

Elevators:

Each Tower: 1 Passenger Lift + 1 Stretcher Lift of Schindler / Kone / ThyssenKrupp Elevator Equivalent

Sanitary & Plumbing:

CP Fittings: Kohler / Grohe or Equivalent make

Ceramic Fittings: Kohler / Toto or Equivalent make

Exhaust Fans - Provision



Actual Show Flat Image
Living / Dining



Actual Show Flat Image
Bedroom



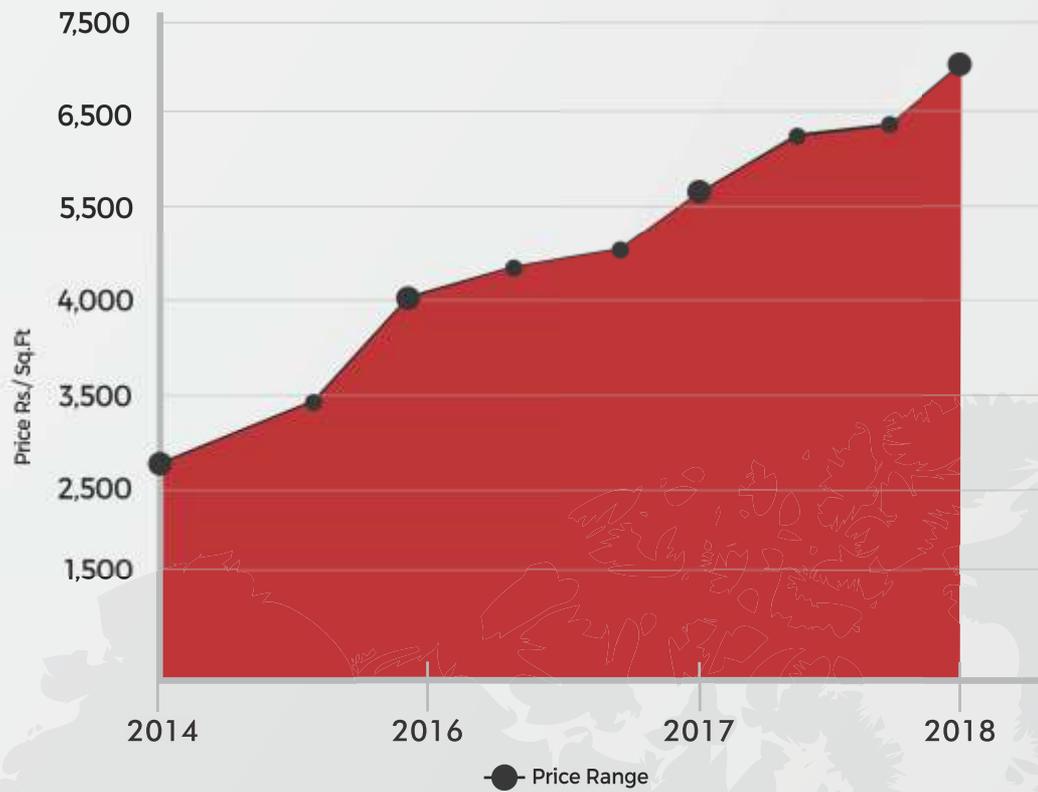
Actual Show Flat Image
Master Bedroom



Actual Show Flat Image
Kitchen



Real Estate Price Trends in North Bangalore



Location

Kempegowda International Airport has made North Bangalore a major hot spot of the city. Major infrastructure developments like flyovers and road widening projects, malls and IT hubs like Manyata Tech Park and the proposed SEZ parks in Devenahalli are other key factors for the growth of North Bangalore.

Connectivity

North Bangalore has great connectivity as it is well connected by both rail and road. The Express way joining Hebbal and Yelahanka has significantly decreased travel time to the airport. Moreover, other facilities like the proposed metro and the peripheral Ring Road all combine to create excellent connectivity between North Bangalore and the rest of the city.

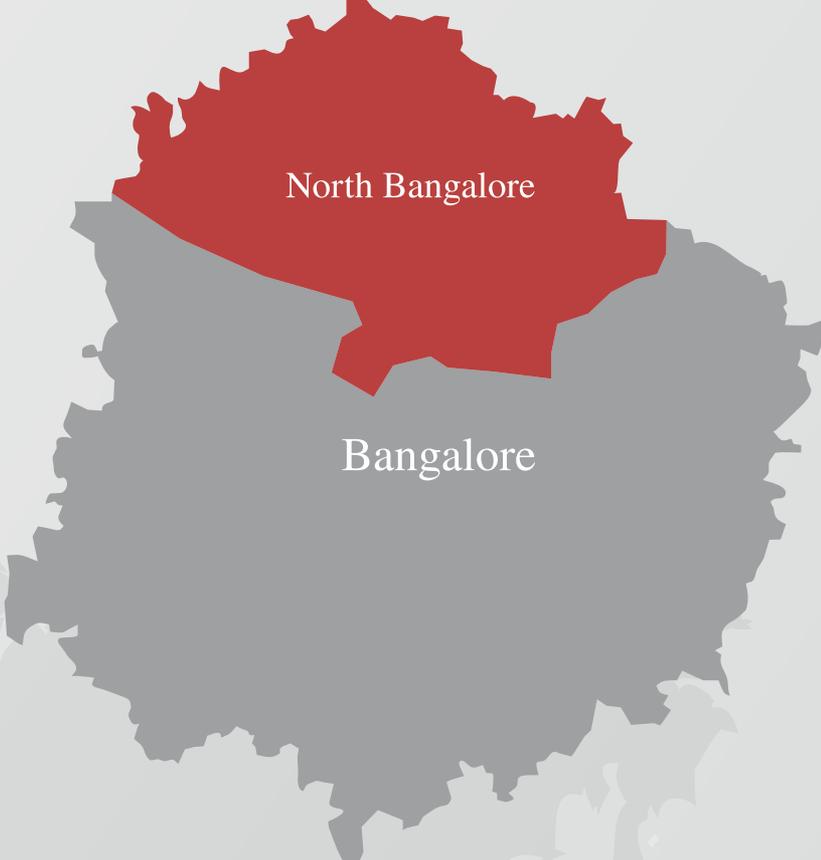
North Bangalore offers huge land banks due to the major developments in these areas as compared to any other locations. According to the latest research from various sources, the North Bangalore market is going to turn into 'Greater Bangalore' when compared to the other locations of Bangalore.

Available Land Bank

Located in Kogilu, Yelahanka, off Hebbal, the rapidly developing belt of North Bangalore, Mittal Elanza offers you a calm & serene environment. Nestled amidst an extensive lush green cover and dotted by a number of lakes, the locale offers complete peace of mind. Add to that the close proximity it has to numerous residential, commercial, educational & recreational hubs and you have a winner on your hands.

So live free, do more, don't let anything hold you back.....

There's more to life.



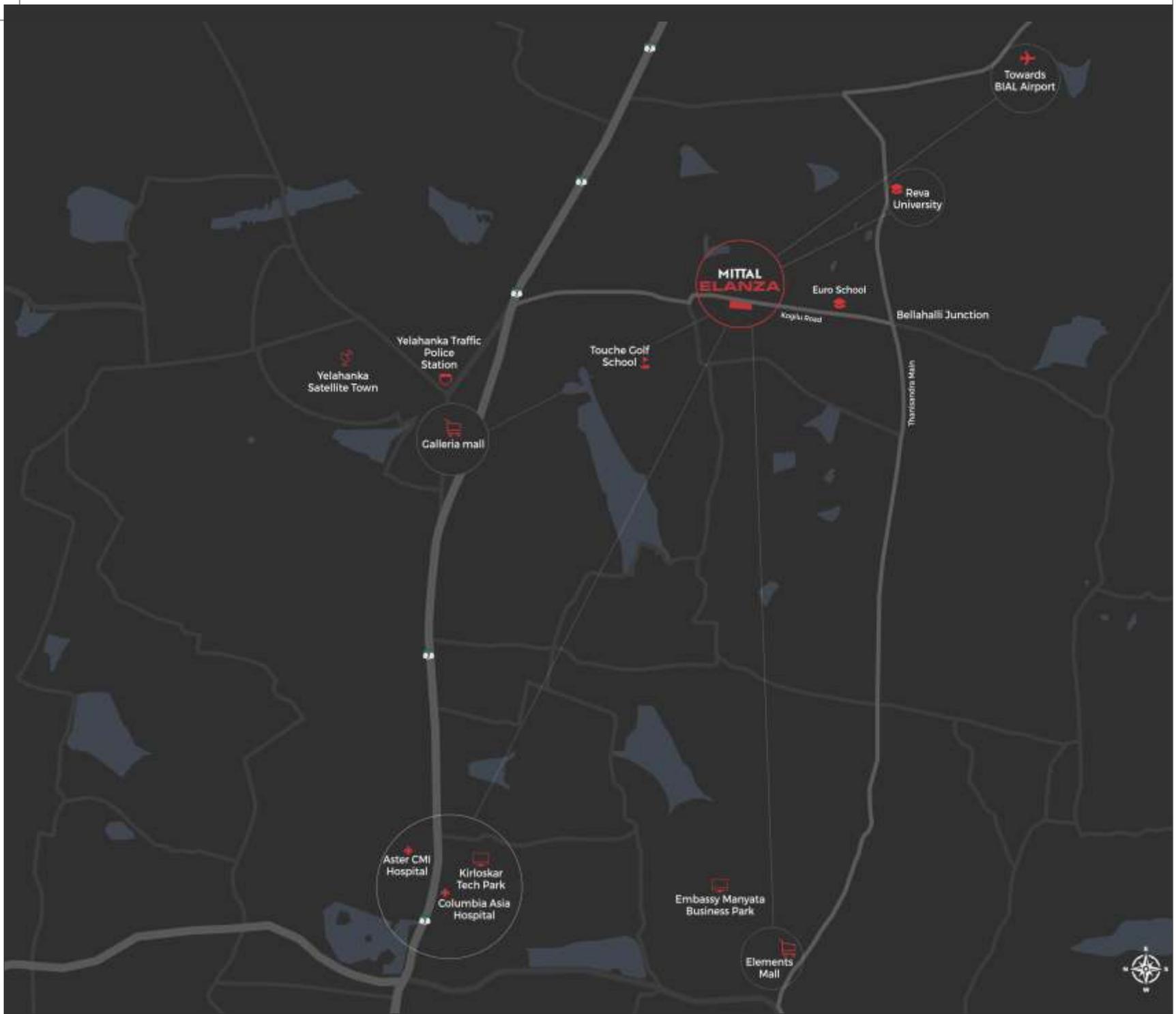
Social Infrastructure

The area in the recent past has witnessed a massive surge in social infrastructure in the form of quality schools and hospitals. The arrival of the airport has resulted in the surge of various high scale malls, entertainment avenues, hotels and restaurants in the region which add to the lifestyle quotient of the area.

Source : Various Sources

Infrastructure growth in North Bangalore has been given a major impetus thanks to the Kempegowda International Airport, which became South India's busiest airport and Manyata Embassy Business Park in Hebbal, which is home to some of the biggest MNCs like IBM, Cognizant, Target, etc.

Physical Infrastructure



At The Heart Of Everything

NH7 ELEVATED HIGHWAY:

Signal-free 6 lane elevated expressway corridor connecting Hebbal flyover to the Kempegowda International Airport is 2 kms away.

IT PARKS:

Multiple Offices like PWC, Weworks, Coworks and Coca Cola Office - 5 Kms. while Kirloskar Business Park, Manyata Tech Park, Hinduja SEZ, etc. are all within a 6 kms radius.

ENTERTAINMENT:

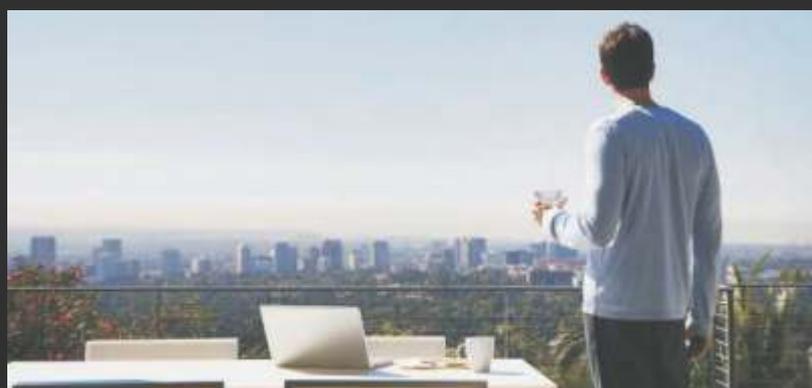
Shopping destinations such as Galleria Mall and MSR Elements Mall are all in the vicinity. These comprise multiplexes, supermarkets, lifestyle stores, fast food and fine dining options.

HOSPITALS:

Aster CMI Hospital and Columbia Asia Hospital are within a 6 kms radius.

EDUCATIONAL INSTITUTIONS:

Several prominent National and International educational institutions like Proposed Campus of Presidency School and Presidency College - 250 mtr. while others like Vidya Nikaten, Delhi Public School, Mallya Aditi International, Ryan International School and Canadian International School are in the neighbourhood.



PUBLIC TRANSPORT :

- **Bengaluru Metro:** 2 kms to proposed Metro Station, which will provide great connectivity to any part of the city.
- **Toll Free Road:** to international airport located at Belahalli Junction.
- **Airport Shuttle:** 2 kms to Airport Shuttle Stop situated at Kogilu Cross.



Floor Plans





2 BHK - TYPE 1

RERA Carpet Area - 789 Sq.Ft. • Utility / Deck Carpet Area - 49.5 Sq.Ft. • Total Saleable Area - 1195 Sq.Ft.



2 BHK - TYPE 2

RERA Carpet Area - 803 Sq.Ft. • Utility / Deck Carpet Area - 49 Sq.Ft. • Total Saleable Area - 1210 Sq.Ft.



2.5 BHK

RERA Carpet Area - 915 Sq.Ft. • Utility / Deck Carpet Area - 97 Sq.Ft. • Total Saleable Area - 1405 Sq.Ft.



3 BHK - TYPE 1

RERA Carpet Area - 1043 Sq.Ft. • Utility / Deck Carpet Area - 104 Sq.Ft. • Total Saleable Area - 1620 Sq.Ft.



3 BHK - TYPE 2

RERA Carpet Area - 1059 Sq.Ft. • Utility / Deck Carpet Area - 105.5 Sq.Ft. • Total Saleable Area - 1625 Sq.Ft.



3 BHK - TYPE 3

RERA Carpet Area - 1264 Sq.Ft. • Utility / Deck Carpet Area - 103 Sq.Ft. • Total Saleable Area - 1915 Sq.Ft.

Master Plan

Ground Floor



LEGEND :

- | | | |
|------------------------------|--------------------------------------|-------------------|
| 1 ENTRY PLAZA | 4 SEATING ALCOVE W/ ACCENT SCULPTURE | 7 BBQ AREA |
| 2 PARKING AREA (GRASSCELL) | 5 PUTTING GREEN | 8 KID'S PLAY AREA |
| 3 ACCENT DROP-OFF | 6 CRICKET PITCH | 9 PARTY LAWN |

Terrace



LEGEND :

- | | | |
|--------------------------|----------------------|-----------------|
| 1 SKY VIEW DECK | 4 ARTIFICIAL L AWN | 7 INFINITY POOL |
| 2 CHESS BOARD PL AZA | 5 TERRACE LOUNGE | 8 JACUZZI |
| 3 JOGGING TR ACK/WALKWAY | 6 STAR GAZING PL AZA | 9 KID'S POOL |



- 10 AMPHITHEATER
- 11 PARENTS PAVILION
- 12 VIEWING PAVILION
- 13 MULTI-PURPOSE COURT



- 10 POOL DECK



RESIDENTIAL PROJECTS

MUMBAI

Kailash Niketan - Altamont Road
 Ameeta Apartments - Cuffe Parade
 Waves - Gamadia Road
 Ruia Park - Juhu
 Mittal Park - Juhu
 Mittal Paradise - Juhu
 Oyster Cell - Juhu
 Dhanvatari - Kemp's Corner
 Sheela Apartments - Mahalaxmi
 Jidhika - Mahim
 Deep - Malad
 Dhiraj Apartments - Malad
 Ashwin - Malad
 Shanti Niketan - Marine Drive
 Kamala Sadan - Matunga
 Dariya Mahal - Nepean Sea Road
 Nepean house - Nepean Sea Road
 Shanti Kunj - Sion
 Bela - Sion
 Phoenix Towers - Lower Parel
 Everest - Peddar Road
 Mittal Bhavan - Peddar Road
 Himgiri - Peddar Road
 Shanti - Peddar Road
 Kapadia Building - Peddar Road
 Pereira Nagar - Thane
 Prakriti Apartments - Thane
 Paridhi Apartments - Thane
 Pratap - Thane
 Minal Chhaya - Thane
 Mittal Park - Thane
 Dhani Sadan - Walkeshwar Road
 Prabhat - Warden Road

PUNE

Mittal Crest - Kalyani Nagar
 Mittal Garden - Karve Road
 Vishnu Vihar - Bibwewadi
 Sujata - Bundh Garden
 Ajay Apartments - Senapati Bapat Marg
 Laxmi Apartments - Shaniwar Peth
 Ameeta Apartments - Shaniwar Peth

HYDERABAD

Taksheela Apartments - V.P. Road
 Silver Rock - Secunderabad

NAGPUR

Vrindavan - Civil Lines
 Akshay Apartments - Ramdas Peth

COMMERCIAL PROJECTS

MUMBAI

Mittal Commercial - Andheri
 Mittal Industrial Estate - Andheri
 Bajaj Bhavan - Nariman Point
 Mittal Chambers - Nariman Point
 Mittal Court - Nariman Point
 Mittal Tower - Nariman Point

PUNE

Mittal Chambers - Junglee Maharaj Road
 Mittal Court - Off Moledina Road

BANGALORE

Mittal Tower - Bangalore

HYDERABAD

Mittal Chambers - M.G. Road

NAGPUR

Lokmat Bhavan - Pandit Jawaharlal Marg

TOWNSHIP PROJECTS

MAHARASHTRA

Mittal Enclave - Naigaon, Mumbai
 Mittal Emerald - Karjat
 Brindavan - Thane, Mumbai

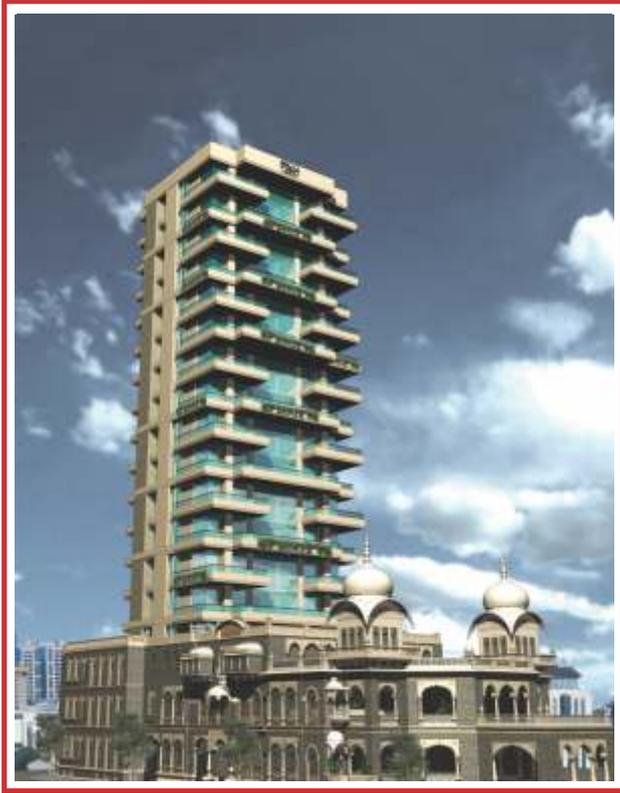
NEW DELHI

Surya Vihar - Gurgaon, New Delhi

PUNE

Prateek Nagar - Yerwada, Pune

Our Landmark Projects



MITTAL GRANDEUR
Cuffe Parade, Mumbai



MITTAL ARISTO
Parel, Mumbai



MITTAL COMMERCIA
Andheri (E) Mumbai



MITTAL GARDENIA
Matunga, Mumbai



MITTAL ENCLAVE (Township)
Naigaon (E), Vasai, Maharashtra



MITTAL EMERALD (Township)
Karjat, Maharashtra



MITTAL LUXURIA
Jaymahal, Bengaluru



Mittal Universal has been a pioneer in the real estate industry for over 60 years and has constructed over 50 million sq. ft. of space. Since 1952, the Group's quest has been to bring about innovation, strong project execution and quality construction with redefined living - delivering cutting-edge practices at par with the best in the world. This spirit of true entrepreneurship has evolved Mittal Universal into a leading conglomerate which has constructed over 2,000 buildings across India.

As part of this legacy, Mittal Universal has comprised a unique mix of forward thinkers and functional creators who strike a balance between local needs and global influences in the development of every property. Aware that knowledge is constantly evolving and critical to innovative growth, Mittal Universal believes in bringing together visionaries in order to implement an effective and time-tested combination of creativity and quality which culminates into landmark properties. This sharp understanding of market dynamics and latest construction trends has enabled Mittal Universal to redesign and redefine the skyline of one of the fastest growing economies of the world.

Our Team

Design Architect
Architect Hafeez Contractor (Mumbai)

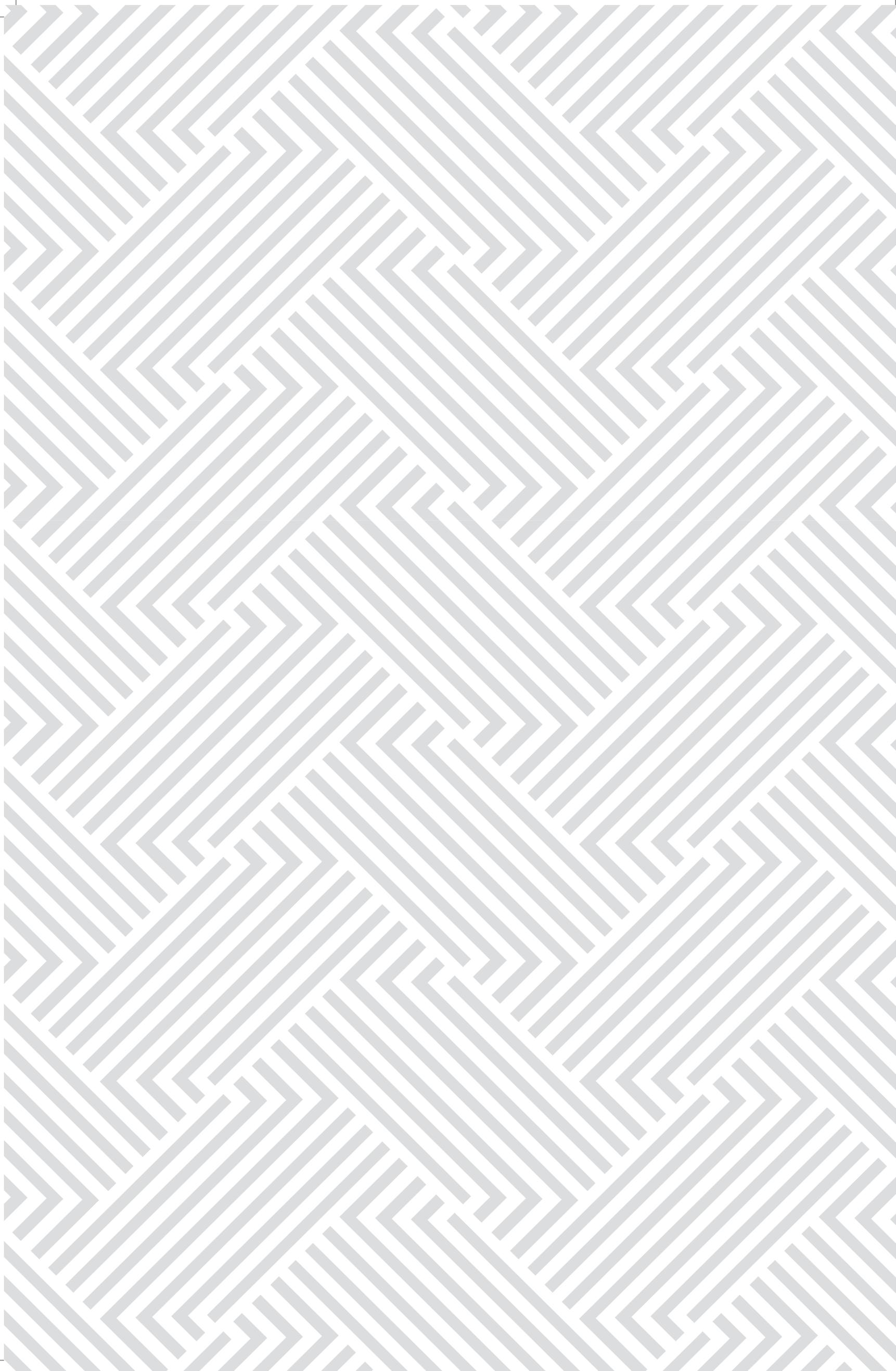
Interior Design Consultant
Simone Dubash (Mumbai)

Solicitors
Anup S Shah Law Firm (Bengaluru)

Structural Consultant
Mahimtura Consultants (Mumbai)

MEP Consultant
MAPLE Engg-Design
Services Pvt. Ltd (Bengaluru)

Landscape Consultant
Site Concepts International





Site Address:
Survey No: 92/5A, 92/5B Kogilu
Village, Yelahanka Hobli,
Bengaluru North Taluk.

Bengaluru Office:
#16, Pranava Park. Infantry Road,
Bengaluru, 560 001.
TEL (91-80) 4219 0090
(91-80) 4219 0094

Mumbai Office:
Mittal Court, 144, C Wing,
14th Floor, 224 Nariman Point,
Mumbai - 400 021.
TEL: (91-22) 4347 3090/91/92
(91-22) 4347 3093

Contact : +91 7259666888
+91 7259666333

Email: elanza@mittaluniversal.com
sales@mittaluniversal.com

Web: www.mittalelanza.com
Corp. Web: www.mittaluniversal.com

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