



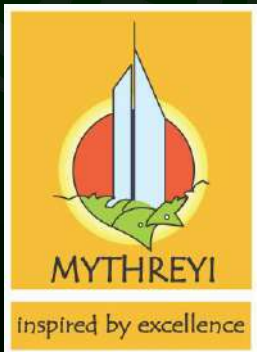
**ADDRESS
MAKER**

EXCLUSIVE
PROJECT PREVIEW



Address Maker is a professionally managed Real Estate Development firm based out of Bangalore. Address Maker has successfully delivered over 5 million Sq.ft across Residential Apartments, Villas and Plotted developments across Bangalore city.

Address Maker has carved out a vision that it foresees to achieve in residential & commercial offerings. The expertise and practical understanding of the real estate industry offer an inherent assurance of successful implementation & timely delivery of real estate projects.



ARTEMIS ADDRESS

A Project by
Address Maker
in association with
Mythreyi Infra Spaces

RERA NO - PRM/KA/RERA/1251/308/PR/271023/006363

22
ACRES

VILLA
PLOTS

401
UNITS

BMRDA
APPROVED

Artemis Address is a premium plotted development in a thriving location towards the west of Bengaluru. Whether you're looking for long-term appreciation or thinking of building your dream home, this is your opportunity to secure your stake in a meticulously designed and thoughtfully crafted community.



SONDEKOPPA,
OFF NELAMANGALA ROAD

THE PROJECT



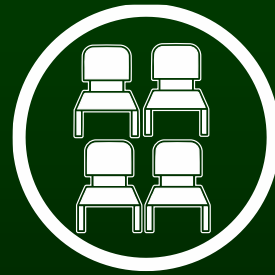
GRAND ENTRANCE



Open Air Theatre



Tennis Court



Multipurpose Hall



Badminton



Swimming Pool



Gymnasium



Senior Citizen's Park



Basketball Court



Kid's Play Area



Multi Court

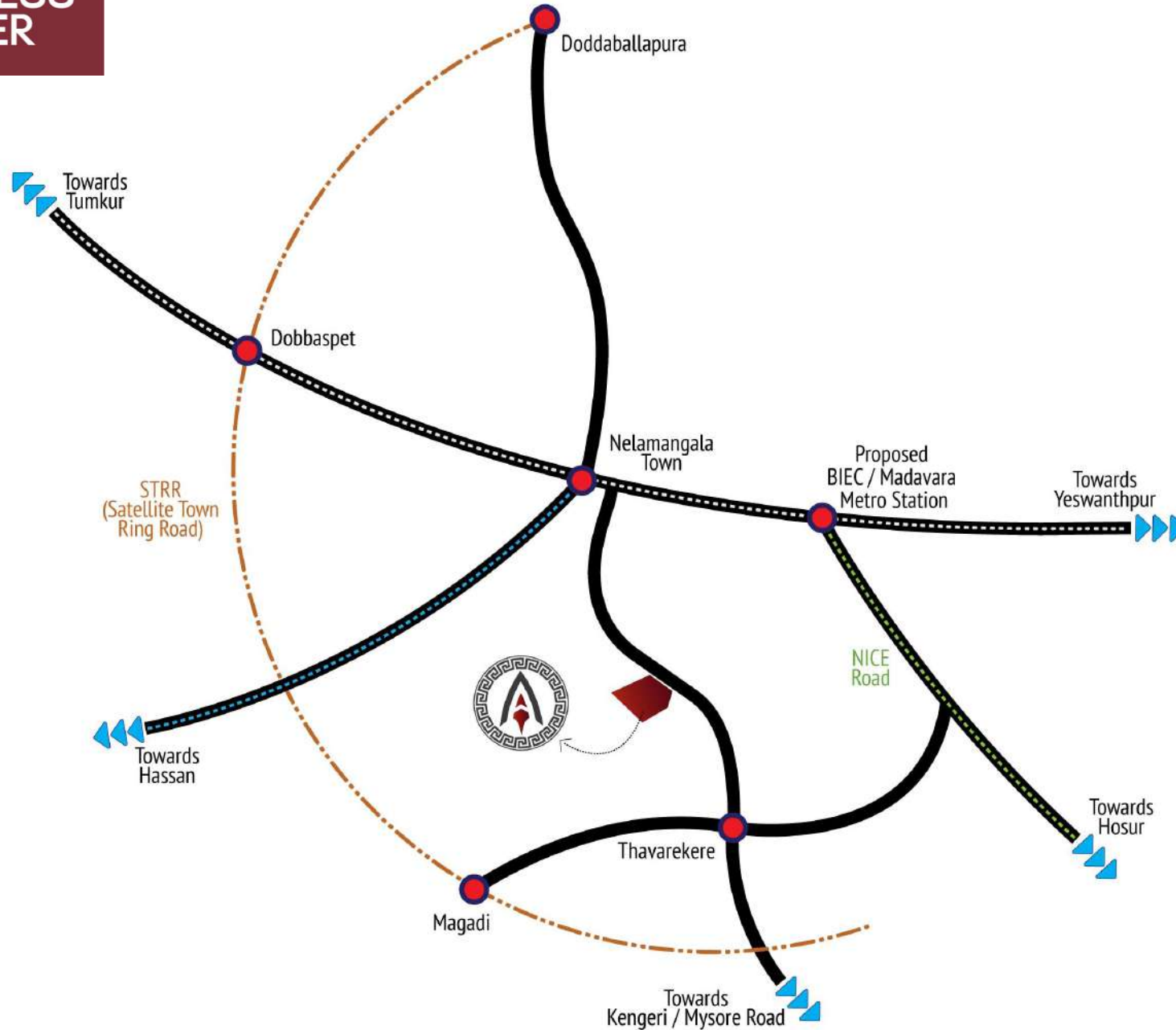


LEGEND

9.14m x 12.19m Plots	246
9.14m x 15.24m Plots	50
Odd Plots	105
Civic Amenities	02
Parks	10

MASTER PLAN

* Map not to Scale



NEAREST LANDMARKS

Nelamangala Toll	11.1 Km
Nelamangala Town	9 Km
D Mart	11.5 Km
Sondekoppa Lake	2.5 Km
Emerald International School	5 Km
Harhsa Hospital	10 Km

LOCATION

- Top quality concrete roads
- Underground Electrical Cabling with provision for communication cables
- Water Supply through gravity
- Paved pathway and landscaping on either side of the roads
- LED Street lights
- Sewage Treatment Plant
- Underground Irrigation Water Supply
- Organic Waste Converter

PLOT	30X40	30X50
Area in SFT	1200	1500
Basic Rate/SFT	3,510	3,510
Land Cost	42,12,000	52,65,000
Club Membership Fees	2,00,000	2,00,000
Infrastructure Charges @Rs.550/-SFT	6,60,000	8,25,000
GST @18% on Club Membership Fees & Infrastructure Charges	1,54,800	1,84,500
Basic Plot Cost	52,26,800	64,74,500
Legal Charges	35,000	35,000
GST @18% on Legal Charges	6,300	6,300
TOTAL COST (Including Other Charges)	52,68,100	65,15,800

PAYMENT SCHEDULE

Token Advance	1,00,000
Within 15 days from date of booking / allotment letter (Less token advance)	10%
Within 30 days from the date of booking / allotment letter	15%
On Completion of Levelling and formation works	10%
On Completion of Underground services	15%
On Completion of Roads	20%
On Completion of STP / OHT Civil Structure	20%
On Handover of Plot / Registration	10%

PREMIUM CHARGES

East/North & Corner Facing	Rs.500/sft
Park Facing	Rs.500/sft
Unit with 2 Premiums (East / North + Corner)	Rs.750/sft
Unit with 2 Premiums (East / North + Park)	Rs.750/sft
Unit with 3 Premiums	Rs.900/sft

THANK YOU

