



*A royal address beckons
a select few...*

DÉFINER
KINGDOM

Budigere Cross, off Old Madras Road



Reasons to buy **DeFINER Kingdom**

- **Aesthetically well designed** with large sized vitrified flooring, grand 8 feet high entrance doors, 5 star bathrooms etc.
- **Situated on the IT Corridor**- close proximity to ITPL, Whitefield, K. R. Puram, RMZ Infinity, Bagmane Tech park, Manyata Tech park etc.
- **Luxurious project** promising absolute privacy with ample light and air, it not only promotes healthy living but complements the lifestyle of the new age techie.
- **Assured ROI** with 5 proposed projects coming up in the vicinity (viz., IT City, BT City, Semiconductor Park, Aerospace and Finance City between Definer Kingdom and Bangalore International Airport).
- **Strategically located** in the north east quadrant of Bangalore, an emerging destination of the future.
- With the opening of the second terminal the distance to **International Airport will be just 10 to 15 minutes.**
- As it is **nearing completion**, one can not only see what they are buying but can also plan to move in at the earliest.
- Adjudged the **Benchmark Builder of the year 2014** by Silicon India- a testimony for quality and design.
- **5 Star Amenities** with Club, Swimming Pool, Recreation etc to complement your lifestyle



To International Airport
New Baldwin International School

Grindwell Norton
Siemens

Budigere Cross

Muneshwara Layout

Safal Market
Ravindu Toyota

Padmeshwari Nagar

Horamavo

HRBR layout

KR Puram Lake

Banaswadi

OMBR Layout

Bharathi Nagar

ITI Colony

Sai Gardens

Sai Colony

Sri Sathya Sai Institute of Higher Learnings

Kadugodi Colony

Whitefield Rly Stn

RMZ Infinity

Byappanahalli Metro Terminal

Big Bazaar

CV Raman Nagar

Mahadevpura

Whitefield Main Road

ITPL

To M.G. Road

Old Madras Road

Old Madras Road

Do Not Scale Map

The World surrounding your **DeFINER** KINGDOM

- Located at Budigere Cross, off Old Madras Road, is in close proximity to the Commercial centre, IT Corridor, entertainment and other important amenities.
- DeFINER Kingdom offers a perfect balance between convenience of modern living and tranquility that one enjoyed in Bangalore of the forgone era.
- Strategically located for IT professionals and people working in and around ITPL, Whitefield, Manyata Tech Park, RMZ Infinity, Bagmane Tech Park and M.G. Road
- ITPB, Whitefield or KR Puram is only a 10 minute drive; the Bangalore International Airport is a 15 minute drive.
- MG Road is just about 30 minutes away.
- Highway running parallel to the property at barely 2 km away offers easy and quick access to the International Airport.

Open Spaces for **Better Living**



Be it inside or outside we have ample space to be at ease.

Located at North East Bangalore, cut off from the hustle and bustle of the Main Road are homes with plenty of open space both within and outside. With three side open promising ample light and air, together with best of amenities makes a living here a dream come true.

Open Space for Better Living.

DeFINER
KINGDOM

- BMRDA approved residential apartment is spread over a 3-acre of land with more than 2 acres of open space and greenery.
- The three-side-open apartments feature thoughtful floor plans and attention to detail, ensuring comfortable and luxurious living.
- DeFINER Kingdom offers a perfect balance between convenience of modern living and tranquility that one enjoyed in Bangalore of the forgone era.
- Undoubtedly, DeFINER Kingdom offers more privacy, more greenery, more amenities and more scope for appreciation, at a lower cost than any comparable property.
- The houses are also Vaastu compliant.

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KINGDOM







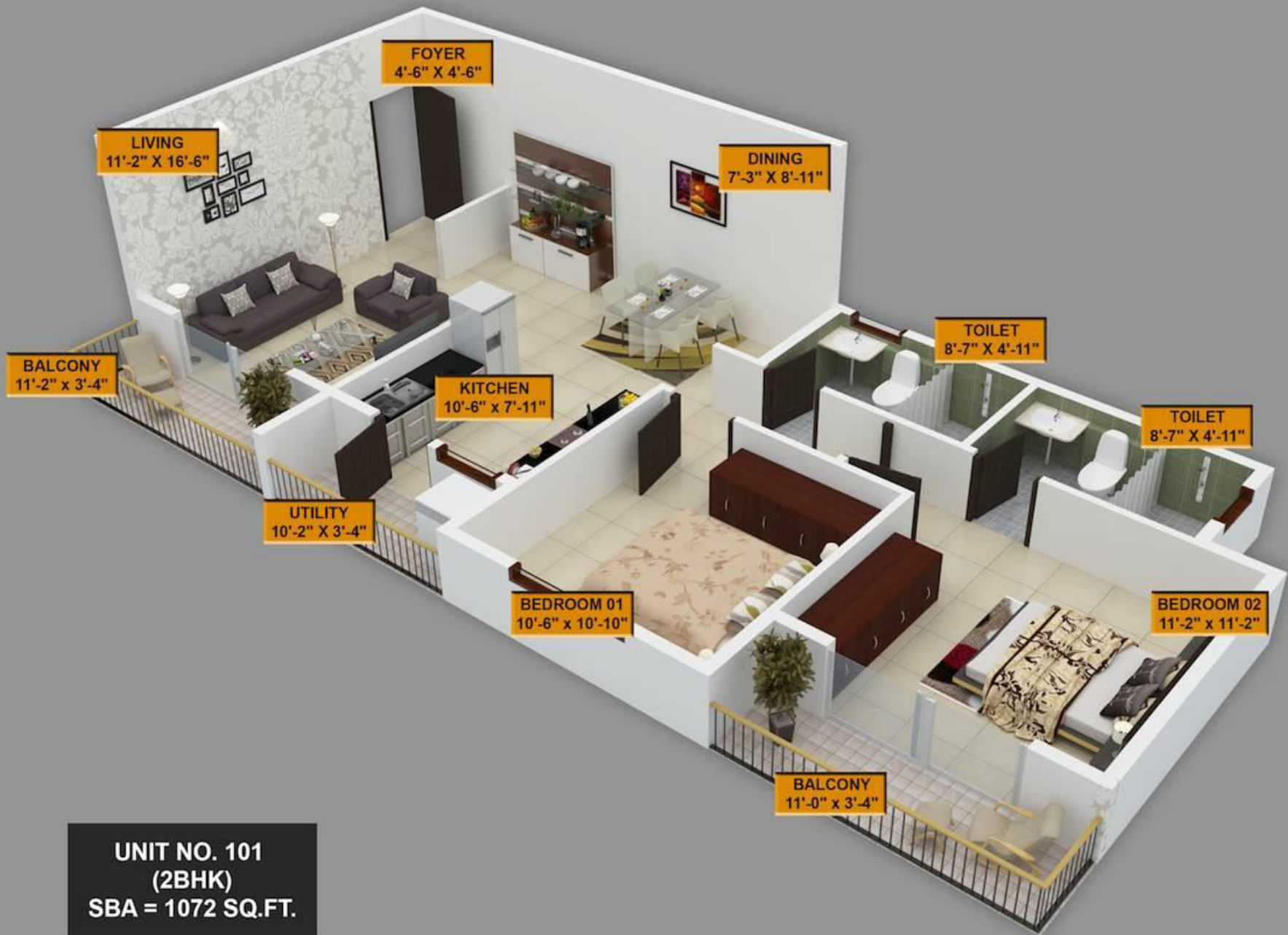
AMENITIES AND FACILITIES :

- **Games: TT / Pool Table etc.,**
- **Gymnasium**
- **Steam & Sauna**
- **Party Hall**
- **Swimming Pool**
- **Children Play area**
- **Guest Rooms**
- **Cricket Pitch**
- **Badminton court**
- **Landscaped garden**
- **Amphitheatre**
- **Jogging track**
- **Skating Rink**
- **Provision for Departmental Store**
- **Piped Gas Connection**
- **Provision for Clinic**
- **Visitor Car parking way**
- **24 hour security**
- **Power Backup for apartment.**
- **Intercom**
- **Video Surveillance**
- **Rain Water Harvesting**
- **Water Softening Unit**
- **Sewage Treatment Plant**
- **Water recycle**

DÉFINER KINGDOM

Budigere Cross, off Old Madras Road





FOYER
4'-6" X 4'-6"

LIVING
11'-2" X 16'-6"

DINING
7'-3" X 8'-11"

BALCONY
11'-2" X 3'-4"

KITCHEN
10'-6" X 7'-11"

TOILET
8'-7" X 4'-11"

TOILET
8'-7" X 4'-11"

UTILITY
10'-2" X 3'-4"

BEDROOM 01
10'-6" X 10'-10"

BEDROOM 02
11'-2" X 11'-2"

BALCONY
11'-0" X 3'-4"

UNIT NO. 101
(2BHK)
SBA = 1072 SQ.FT.



KITCHEN
10'-6" X 11'-6"

UTILITY
3'-4" X 7'-11"

BEDROOM 02
10'-6" X 11'-6"

LIVING / DINING
11'-2" X 16'-6"

TOILET
4'-11" X 7'-11"

BALCONY
11'-0" X 3'-4"

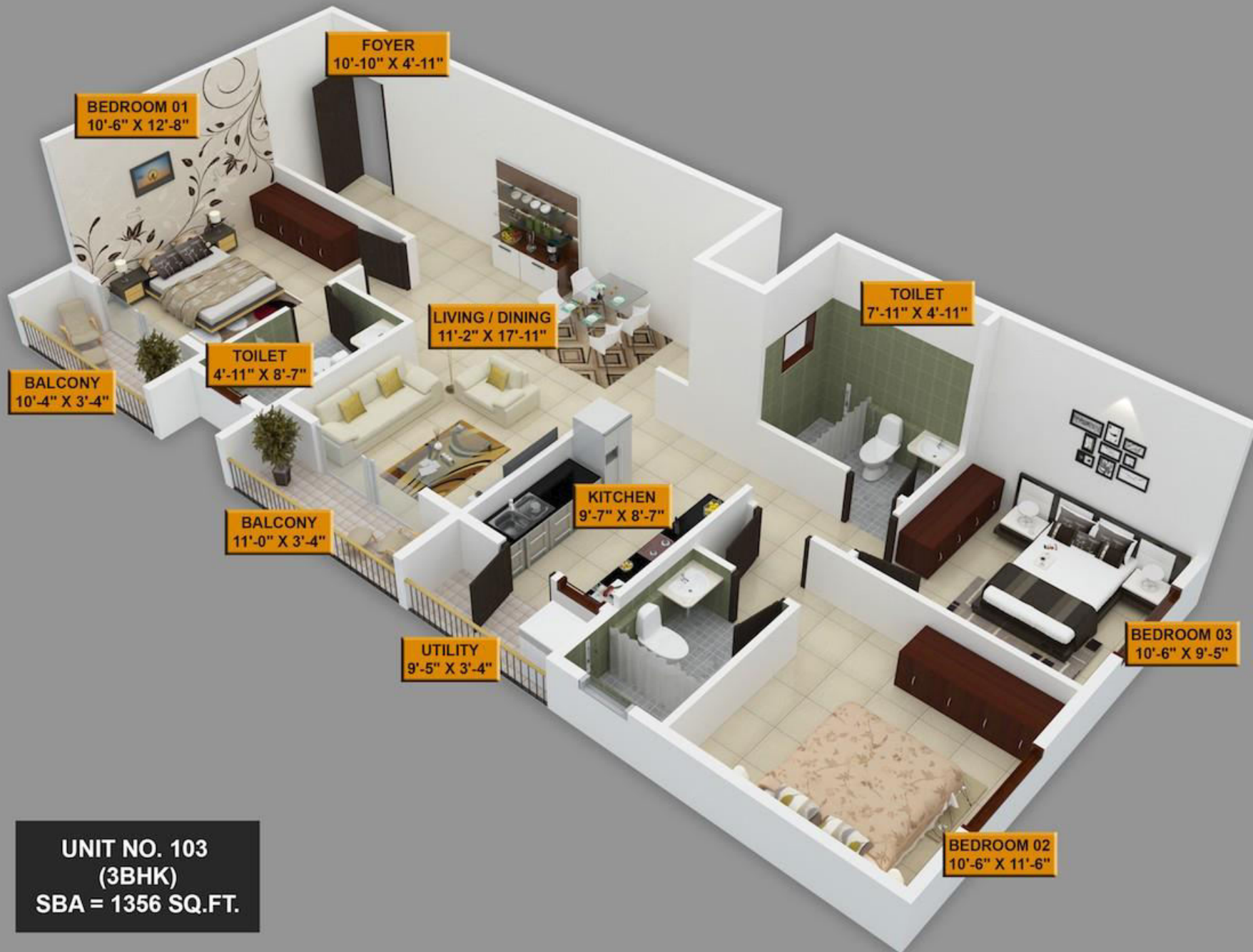
FOYER
4'-11" X 4'-6"

TOILET
4'-11" X 8'-7"

BEDROOM 01
10'-6" X 12'-8"

BALCONY
10'-4" X 3'-4"

UNIT NO. 102
(2BHK)
SBA = 1039 SQ.FT.



FOYER
10'-10" X 4'-11"

BEDROOM 01
10'-6" X 12'-8"

BALCONY
10'-4" X 3'-4"

TOILET
4'-11" X 8'-7"

LIVING / DINING
11'-2" X 17'-11"

TOILET
7'-11" X 4'-11"

BALCONY
11'-0" X 3'-4"

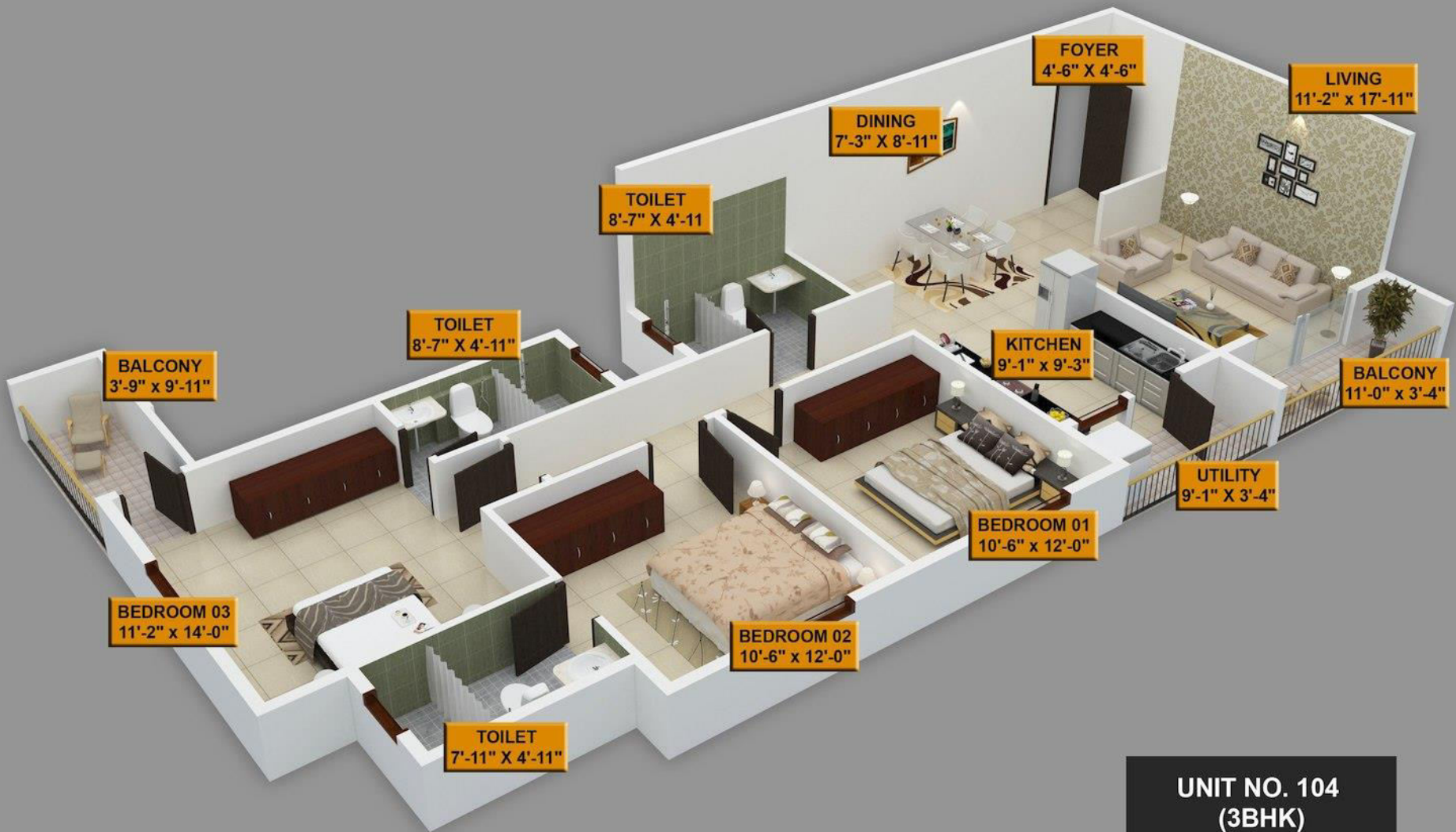
KITCHEN
9'-7" X 8'-7"

UTILITY
9'-5" X 3'-4"

BEDROOM 03
10'-6" X 9'-5"

BEDROOM 02
10'-6" X 11'-6"

UNIT NO. 103
(3BHK)
SBA = 1356 SQ.FT.



UNIT NO. 104
(3BHK)
SBA = 1427 SQ.FT.

SPECIFICATIONS :

- Structure
- Seismic zone compliant structure
- Concrete solid masonry structure

- Flooring
- Large sized (800 x 800 mm) vitrified flooring for living/dining
- Vitrified flooring (600 x 600 mm) for bedrooms/kitchen/utility

- Painting
- OBD for internal
- Exterior emulsion paint

- Main door
- Teak Wood door frame with BST shutter

- Other doors
- Sal/Hardwood door frames with OST shutters

- Windows
- Aluminium / UPVC sliding windows with plain glass

- Kitchen
- Granite kitchen platform with stainless steel sink with drain board
- 2' Cladding with glazed tiles above platform level

DeFINER KINGDOM PHASE 2 - PRICE LIST -- PRE LAUNCH OFFER

Flat Number	101	102	103	104
TYPE	2BHK	2BHK	3BHK	3BHK
Super Built Area (Tentative)	1,072	1,039	1,356	1,427
Rate / Sft on SBA	2,990	2,990	2,940	2,940
Car park	Open	Open	250,000	250,000
Basic Value	3,205,280	3,106,610	4,236,640	4,445,380
Payment Schedule:-				
On Booking	300,000	300,000	500,000	500,000
Within 20 days of Booking- 20%	341,056	321,322	347,328	389,076
On start of Earth work excavation 05%+10%OC	212,278	206,249	275,709	288,475
On start of Foundation work 10% + 10% OC	372,542	361,580	487,541	510,744
On Start of Still roof slab 5% + 10% OC	212,278	206,249	275,709	288,475
On Start of G Floor roof Slab 5% + 10% OC	212,278	206,249	275,709	288,475
On Start of 1st floor roof Slab 5% + 10% OC	212,278	206,249	275,709	288,475
On Start of 2nd floor roof Slab 5% + 10% OC	212,278	206,249	275,709	288,475
On Start of 3rd Floor roof Slab 5% + 10% OC	212,278	206,249	275,709	288,475
On Start of 4th Floor roof Slab 5% + 10% OC	212,278	206,249	275,709	288,475
On Start of 5th Floor roof Slab 5% + 10% OC	212,278	206,249	275,709	288,475
On Start of 6th Floor roof Slab 5% + 10% OC	212,278	206,249	275,709	288,475
On Start of 7th Floor roof Slab 5%	160,264	155,331	211,832	222,269
On Start of 8th Floor roof Slab 5%	160,264	155,331	211,832	222,269
On start of 9th floor roof slab 5%	160,264	155,331	211,832	222,269
On Start of Block work 5%	160,264	155,331	211,832	222,269
Within 15days of offer of Registration 5%	160,264	155,331	211,832	222,269
Total (Rs)	3,725,416	3,615,798	4,875,408	5,107,436
Other Charges - OC				
BESCOM, Water, Sanitary, etc.,	107,200	103,900	135,600	142,700
Generator Charges	50,000	50,000	60,000	60,000
Piped Gas infrastructure	25,000	25,000	25,000	25,000
Legal Fees	25,000	25,000	25,000	25,000
Club Membership	50,000	50,000	50,000	50,000
1 yr Maintenance charges @ Rs 24/- per sft to be paid at the time of regn				
Sinking fund @ Rs 24/- per sft to be paid at the time of regn.				
	257,200	253,900	295,600	302,700
Vat	136,499	132,420	179,290	187,923
Service tax	126,437	122,868	163,878	171,433
	262,936	255,288	343,168	359,356
Sub total of Other Charges	520,136	509,188	638,768	662,056
Grand Total	3,725,416	3,615,798	4,875,408	5,107,436

*Any other/additional Government levies shall be borne by the purchaser

*Registration Charges as applicable at the time of registration

*Cheques/DDs shall be drawn in favour of M/S DeFINER VENTURES

*This Limited period offer is valid on limited Stock

*Rs 25/- per sft extra on floor rise beyond 2nd floor

* Rs 50/ per sft extra towards Preferential location charges (PLC) applicable on pool & garden facing flats.

About Company

DéFINER
Life Redefined

Established in 2004 by Mr. Ravi Varma, DeFINER VENTURES is head-quartered at Bangalore. And true to its name, DeFINER is defining industry standards for quality and perfection.

Mr. Ravi Varma began his career as a Civil Engineer and has keenly observed and studied every aspect of the Construction industry. It is a well acclaimed fact that he is proficient in adding new dimensions to the art of construction, be it apartments, Villas, or individual homes. It is this experience, improvised by further understanding the customer's needs over time, that has led to many value-enhanced features in our buildings. These precious additions along with sound infrastructure has helped us ensure customer satisfaction..

Today, DeFINER has redefined the benchmark in luxury residencies at affordable pricing(price between 30 to 70 lakhs) by providing top of the line specifications and amenities that are usually found only in High-end apartment projects costing twice as much.

Our major projects were 'Definer Residency', near Bommanahalli and 'Definer Serene Drive – I & II. Along with Hi LIFE our other ongoing project is 'DeFINER Kingdom' located off OMR(Old Madras Road) near Budigere cross which is proving to be the best location for better ROI. DeFINER is one of the first companies to consciously incorporate eco-friendly measures like rainwater harvesting and waste recycling systems in its projects.



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