

The way forward to  
a prosperous living...



JP Nagar 9th Phase, Off Kanakapura Road, Close to Tamarind Tree



w w w . m a a n g a l y a . c o . i n

## MY JOURNEY

**Sanjay Suryanarayana's** is a story built around ground work, hard work, passion, knowledge and ambition. Who was just a realtor around two decades ago, is today an entrepreneur in the field of real estate, due to his sheer perseverance and the rich experience he gained along.

It all began in 1994 when **Sanjay Suryanarayana** entered the field as a realtor and he swears by the lessons he learned from the scratch as his biggest asset, the ones universities hardly teach. By 1999 he was competent enough to acquire and market small projects under the banner Sai Associates. A decade down the line, gaining experience, expertise and confidence he was well on his way to be a professional realtor. And his break came in 2004 as he went on acquiring land, planning and promoting projects; all that catapulted him to the rank of developers. Here was a man forayed into the A to Z of realty from the scratch. More so, due to his innovative outlook and the connect he developed with his customers. Once he tasted the success that he deserved, he never looked back.

In the year 2010 **Sanjay Suryanarayana** founded Redtree Estates, a construction company. After completing few High End projects under the banner Redtree, it was 2017 that ushered in a turnaround for him when he took over Maangalya Constructions, and began construction of Maangalya Prosper, Signature block, a unique high rise apartment project. Vouching for his innovative approaches and style, it made him to join the big league of builders.

### FUTURE...

The road ahead promises to be an exciting one. While much has been achieved, there are many more milestones waiting to be reached... around 15 lakhs square feet of inspiring and sustainable spaces are on the anvil like Residential, Commercial Complexes, and several affordable housing Projects.

## OUR 5 SCRIPTURES

### TRUST



Trust is the asset we value most.

### TRANSPARENCY



Utmost transparency is our hallmark.

### QUALITY



Quality is the mantra we follow.

### HONESTY



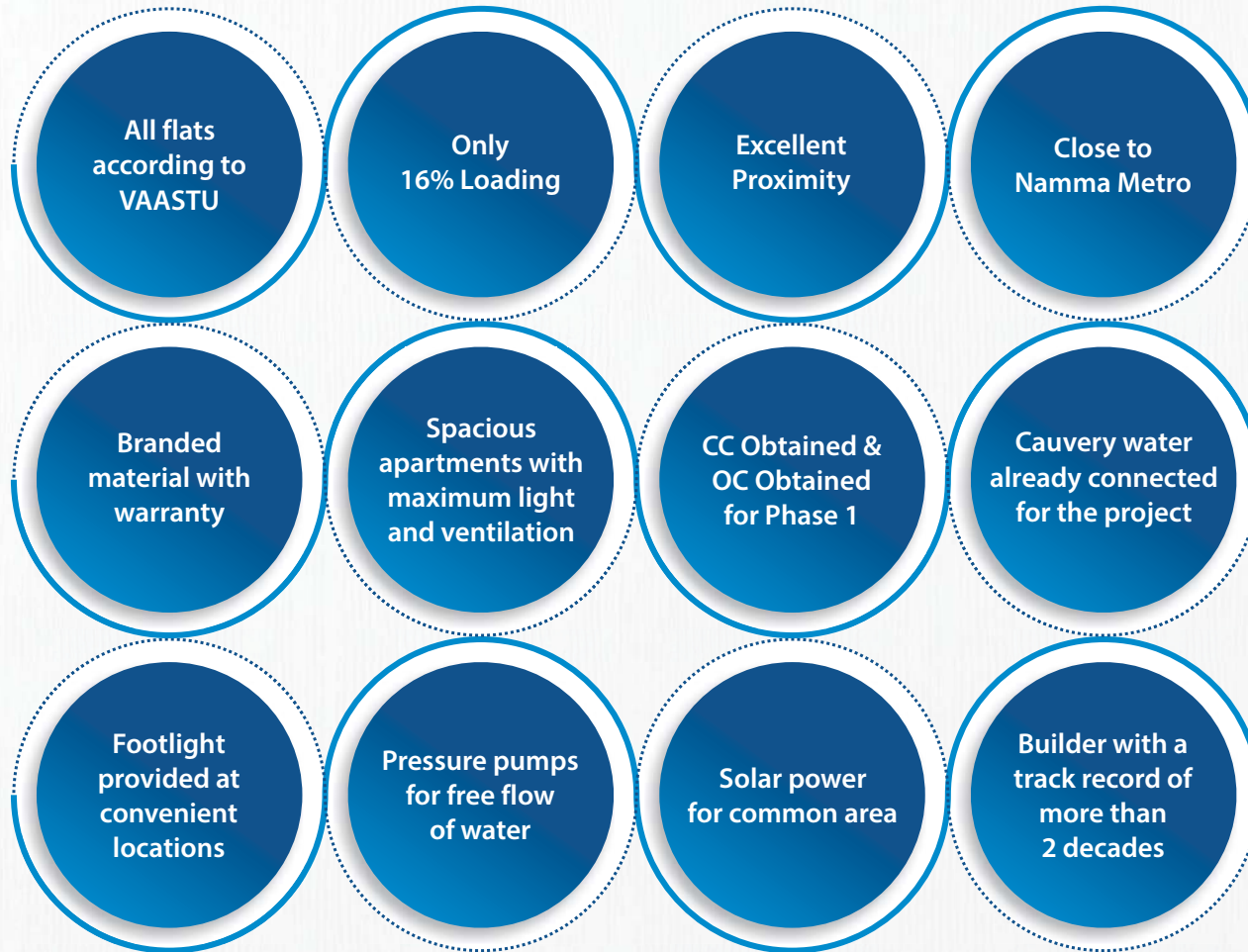
Honesty is the policy we stand by.

### TIME



We make no compromise with time.

# USP of Maangalya Signature







*Signature*  
Your Identity!







## Address that's distinct and unique like your Signature

While Maangalya Prosper Signature Block, nestled in Anjanapura, JP Nagar 9th Phase, South Bangalore on the eastern part of Kanakapura Road close to Konanakunte cross and up coming FORUM Mall. It is significant to note that soon Metro would link it to entire Bangalore like never before. The Green Line of Namma Metro will soon have a terminal station at Anjanapura, making Maangalya Prosper Signature Block, the most desired destination of home-seekers, it has excellent connectivity to NICE Road which connects all corners of Bangalore.

Maangalya boasts of a spectacularly and amazingly designed lightings that grace the beauty of the entire apartment. All the units are well-ventilated to let in more breeze, light and hence sooth your frayed nerves. As the entire structure is vastu compliant, you are assured of blessings all the way.

With Maangalya you can be rest assured of high quality living since all the materials that form your dream home are all branded ones and sourced from top retailers. Since we have obtained CC & OC for Phase 1, issues of ownership titles etc would never crop up. Unlike any other apartments, we are supplying Cauvery water as well as borewell water.

Above all, Maangalya is a milestone in the successful journey of a realtor who has been blazing a track of over two decades with hundreds of happy families vouching for his credentials.

## FUNCTIONAL AMENITIES

Swimming pool, Children play area  
Basketball court, Badminton court, Club house, etc.

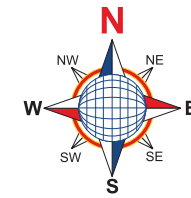
## ADD-ON

**All 3 Bedrooms with 2 car parking space**  
Work stations with Wi-fi, Short cricket pitch with nets,  
Senior citizen kiosk, Herbal garden, ATM,  
Convenience store, Medical store, Rest rooms for  
maids and drivers

## PROJECT DETAILS

• Location	: JP Nagar 9 <sup>th</sup> Phase
• Land Area	: 3 Acre 36 Guntas
• No. of Blocks	: 2
• No. of Towers	: 6 (3 in Phase 2 + 3 in Phase 1)
• No. of Floors	: 1 B + Stilt + 12 Floors
• No. of Units	: 138 in Phase 2, 136 in Phase 1
• Total	: 274 units
• 2 BHK	: 1368 Sq.ft - 1433 Sq.ft.
• 3 BHK	: 1831 Sq.ft - 1992 Sq.ft.

# MASTER PLAN



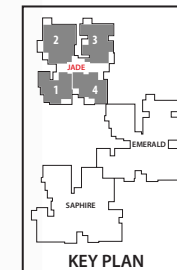
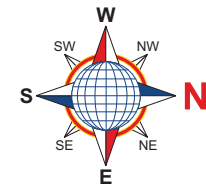
- 01 Entrance / Exit gate
- 02 Security
- 03 Senior citizen kiosk
- 04 Herbal gardens
- 05 ATM
- 06 Pharmacy
- 07 Convenience store
- 08 Short pitch cricket

- 09 Swimming pool
- 10 Toddlers pool
- 11 Water cascade
- 12 Amphitheatre
- 13 Basket ball court
- 14 Badminton court
- 15 Back gate
- 16 STP

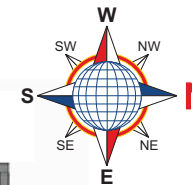
- 17 Children's play area
- 18 Club house
- 19 Landscape garden
- 20 Transformer
- 21 Visitors car parking
- 22 Laundry
- 23 Work station with Wi-fi
- 24 Common rest rooms



TYPICAL FLOOR PLAN  
**JADE Tower**

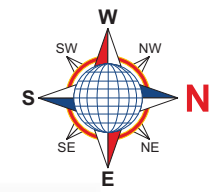


TYPICAL FLOOR PLAN  
**EMERALD Tower**





TYPICAL FLOOR PLAN  
**SAPPHIRE Tower**



A M E N I T I E S   A N D   F A C I L I T I E S

SWIMMING POOL

GUEST ROOMS

MULTIPURPOSE HALL WITH PANTRY

BASKETBALL COURT

YOGA/MEDITATION HALL

ATM

HEALTH CLUB

JOGGING TRACK

CHILDREN'S PLAY AREA

LANDSCAPED GARDENS

INDOOR GAMES

SENIOR CITIZENS KIOSK

RAINWATER HARVESTING

HERBAL GARDEN

SEWAGE TREATMENT PLANT

POWER BACKUP

24/7 SECURITY WITH CCTV







## FOR JOYFUL AMENITIES

For a fitness freak who feels guilty of polluting the city, wasting time and fuel, driving all the way to a gym in the wee hours, we have built an exclusive health club where you can shed a few calories and feel fit in the early morning. Or just go for a swim at our well maintained swimming pool and discover why they say swimming is very good exercise. What's more, Mangalya also houses an exotic party that makes you feel at home whenever you need to throw a small party or a get-together for your friends, kith and kin.

Play for a while to wind up. Play carom, table tennis, snooker... and bring out the winner in you. Or just keep playing, not bothering about wins and losses, since stress is the last thing you are looking for once you log out. And if not fond of indoor games, go to the basketball court and try shooting a ball for your team. Whatever, never forget to take your children along with you, since there's an exclusive play area at Maangalya, meant for the kids.





ATM



LAUNDRY



PHARMACY

### ACCESS TO ALL LIFE LINES

A medicine in time saves us from a lot of trouble. So is the ready cash in case of emergencies. So you have a Pharmacy and an ATM within your reach at Maangalya Signature including of course a laundry!

### WORK FROM HOME. JUST LIKE IN OFFICE!

Working from home is a nice idea to save time and get rid of the traffic woes, stress and pollution as well. However the atmosphere at home is not always conducive to the work culture you expect. At Maangalya Signature we have designed separate work stations at the ground floor, equipped with wi-fi and a cafeteria to boot so that you can log in to your office and keep working, day in and day out, sipping coffee in between. And that's every techie's dream of work life balance, isn't it?





# UNBELIEVABLE!

You pay for what you get

## WHERE SUPER BUILT-UP AREA IS NOT SUPERFLUOUS!

Not all builders design your dream home from buyers point of view.

Thankfully there are exceptions like the brains behind Maangalya Signature. We are unique in that we have put all extra efforts to make sure buyers of Maangalya Signature do not end up paying for extra area which they hardly own. **That is why we have kept the Common Area to the barest minimum without compromising on all the amenities.** like clubhouse, swimming pool, gym, amphitheatre, tennis court, convention hall. **To sum up, we make sure amenities we provide do not turn out to be a financial burden for you.**

You own Maangalya Signature, paying entirely for the area you dwell in that leads to a huge savings, assuring good value for money. **It's a gesture of good will from the builders for whom the customer comes first. Yours truly, in every sense of the word!**

Only  
**16%**  
Common  
Areas



## SENIOR CITIZENS' SPACE

If you are a Senior Citizen looking for a space you can call your own whereupon you can recline, relax and while away, our exclusive kiosk is the right place for you. Share your thoughts, exchange your views and socialize the way you want it, all at your exclusive zone.



## YOUR NEEDS AT YOUR CONVENIENCE

For a packet of milk or a bunch of coriander leaves you can't go all the way to a mall or expect the push cart vendor to come to your door steps, right? No problem. Maangalya Signature houses a mini Shopping Store that meets all your day-to-day needs like groceries, vegetables, fruits, dairy products, chocolates etc.







## SPECIFICATIONS

### STRUCTURE

- RCC frame structure with masonry partitions.
- **MASONRY:** High strength concrete blocks for external walls 8" and internal walls 6" masonry with plaster shall be provided.
- **PLASTERING:** Internal walls with cement mortar, external walls with cement mortar and sponge finish.

### FLOORING & DADO

- White Horse make vitrified tiles 2x2 ft for Living, Dining, Bedrooms and Rustic finish vitrified tiles for Kitchen, Utility & balcony along with 3 mm spacers with **MYK LATICRETE EPOXY GROUT**.
- **Lobby** will have polished granite flooring, same for staircase with brushed stainless steel railing.
- **Kitchen & Utility:** Granite counter with FRANKE make stainless steel sink along with drain board & DADO tiles up to 2ft height.

### DOORS & ACCESSORIES

- All doors frames & shutters will be of DURIAN with locks, hinges & tower bolts.

### UPVC WINDOWS

- All the UPVC Windows will be of DECEUNINCK make with safety grills shall be of Bright Rods.

### WATER SUPPLY

- 24 Hours water supply from BOREWELL along with CAUVERY water connection.

### SANITARY FIXTURES

- **Water Closets:** EWC of American Standards sanitary ware, shall be provided.
- **Wash Basins:** Porcelain wash basins of American Standards make sanitary ware, shall be provided.
- **Taps, Showers & Faucets:** From GROHE make shall be provided.
- **Washing Machine Point:** One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.
- **Plumbing:** All water supply lines, sewage lines and drainage lines shall be in CPVC & PVC of SUPREME make.

### ELECTRICAL

- **Wiring & Cables** shall be of HAVELLS.
- **Switches:** All switches & sockets shall be of CRABTREE.
- One telephone and television point each shall be provided in living and all the bedrooms.
- A power connection of 5 KVA shall be provided to each flat.

### PAINT

- **Internal walls:** 2 coats of putty and Plastic emulsion washable paint.
- **Exterior walls:** BERGER texture along with 2 coats of weather coat paint according to elevation requirements.

### LIFT

- 10 passenger lift and 13 passenger service lift in all the blocks from THYSSENKRUPP.

## Reason behind all our projects on Kanakapura Road (NH 209)

**Kanakapura Road** is one such locality in the south of city, and is been targeted by the investors from various business sectors for growing their hands since it is in proximity of all prominent localities of the Garden city. In this column, we will look how real estate is booming in Kanakapura Road. Also, how your valuable investments into the properties in Kanakapura Road get you double benefits.

### Kanakapura Road - Before and After

Kanakapura Road located on the down south end of the Bangalore was a serene locality with greenery and water resources before the upsurge of Developments (Metro, Reputed Schools, Colleges, Hospitals, Biggest Shopping Malls etc). After the inception, it was buzzing as the most preferred residential hub for the IT and ITES employees. The foremost reason to choose Kanakapura Road is its connectivity. Whether it may Bannerghatta road, Jayanagar, Nice roads, Electronics city, all major IT hubs is reachable from Kanakapura road in less durations.

### Convenience and Facilities

What facility or amenities you need in Kanakapura Road? You can effortlessly find all of them in Kanakapura Road and surrounding belts. Hospitals, Educational institutions from kinder garden to higher secondary and colleges all are available here. Prestigious Hospitals, Business Parks, Food giants and major restaurants have been set along the stretches of Kanakapura road.

Kanakapura Road is one of the preferred localities of many of the reputed builders & Developers in the city like Prestige, Sobha, Salarpuria, Brigade, Mantri, Concorde etc., Easy availability of Cauvery water, proposed infrastructural developments and affordable land prices are reasons behind the same. People employed in Bannerghatta Road and electronic city prefer to settle in Kanakapura road as the area offers a cheaper accommodation with excellent connectivity to their work place.

In addition to the residential developments, the area is also witnessing a sharp growth in the retail and commercial sector in addition to educational establishments all of which complement the growth of residential sector.

The art of living campus which is a tourist sought after place lies on Kanakapura road. ISKCON Temple is built on the 28 acre hillock that lies off Kanakapura road which would provide a 360 degree birds eye view of the surrounding city.

### TEMPLES

- ISKCON
- Vasantha Vallabha Temple
- Shirdi Sai Sansthan
- Art of living
- Omkar Hills
- Banashankari Temple

### EDUCATIONAL INSTITUTIONS

- RV Institute of IT
- RV Institute of Architecture
- Dayanand Sagar Institutions
- National Public School
- The Valley International
- Kumarans-CBSE
- Delhi Public School-CBSE
- Alpine Public School-CBSE
- Ryan International School-CBSE
- Yellamma Dasappa Technical Institute
- KSIT Engg. College
- Deeksha College
- JSS Institute

### HOSPITALS

- BGS Hospital
- Sagar Multi Speciality Hospital
- Apollo Hospital
- Fortis



### SHOPPING MALLS

- Forum Mall
- Mantri Mall
- Bangalore Central Mall
- Royal Meenakshi Mall
- Gopalan Arcade

### SHOPPING CENTERS

- Metro Cash & Carry
- Big Bazaar, Spencers
- Shoppers Stop
- Reliance Mall
- Smart Super Mart

### RESORTS & EATERIES

- Adyar Anand Bhavan
- Holiday Village
- Adigas
- Angana - The Country Inn
- Vishranthi Dhama Resorts
- Pizza Hut
- Tamarind Tree
- Guhantara
- The Club
- KFC
- Shakti Resorts
- Beijing Bites
- Kabab Mahal





Banashankari Temple



Upcoming FORUM Mall



Metro Cash 'N' Carry



Reputed Schools & Colleges



Namma Metro



ISKCON

PROJECT FUNDED BY:  
**HDFC**  
HOME LOANS  
*apni jagah banao*



**MAANGALYA** Signature  
Your Identity!



Location Map  
(Not to scale)



Project Address:

**MAANGALYA PROSPER - SIGNATURE BLOCK**

Sy. No. 57/4, Anjanapura 3rd 'A' Block

Uttarahalli Hobli, JP Nagar 9th Phase, Bangalore 560 108

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The developer reserves the right to change specifications without prior notice, in the interest of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.