



Actual Shot

**We found a**  
*Handpicked*  
**opportunity for you!**

Shriram Properties  
presents



Developed by SLV Infra Projects

**Ready to construct plots  
@ unbelievable price**



*Handpicked*  
**ASSET CLASS**

Why land is always the  
best investment?

Land has many different attractive benefits, such as being the only asset that is permanent, secure, always in heavy demand, and constantly appreciating in value. Here are a few reasons why plotted developments are infallible investments.

Transform today's investment into tomorrow's family heirloom.

**OR** Build your own dream home.

**OR** Own your own piece of Earth.

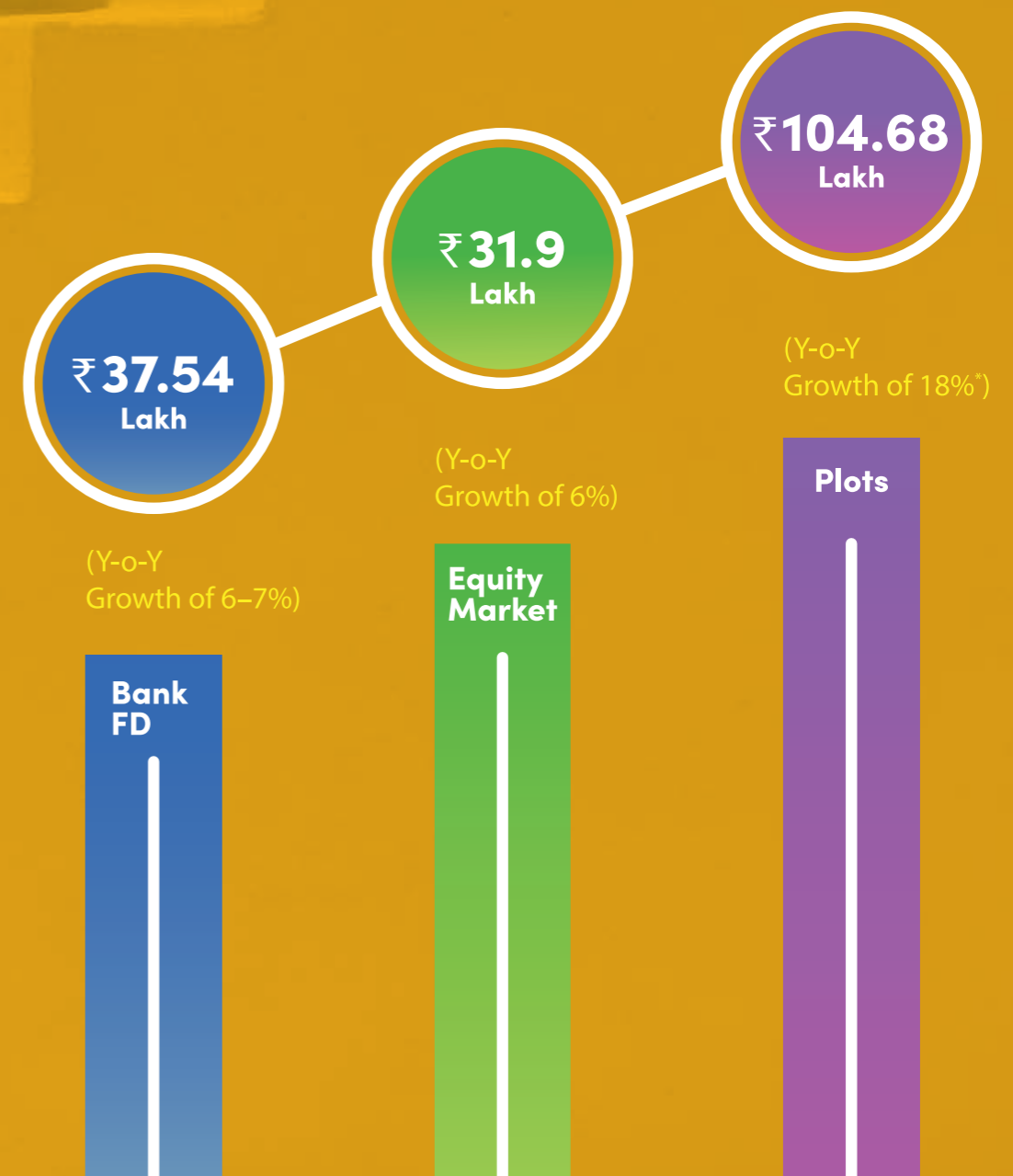
**BECAUSE** It feels good to stand on your own ground!

# A Handpicked PLOTTED DEVELOPMENT

VS

# CONVENTIONAL INVESTMENTS

An investment of ₹20 Lakh in 2010 would be worth the following today, in 2020 (see adjacent graph). Clearly, investment in plots fetched at least ₹67 Lakh more than next best option in last 10 years.



\*Considering the appreciation of plots in Nagarbhavi region between 2010 and 2020.

Source: IREF

# Shriram Properties

The brand known for investments *has joined hands with*

## SLV Infra Projects

One of West Bengaluru's biggest plotted land player

"Land is considered to have a healthy appreciation value more than any other asset classes because of its averseness to market sentiments."

**Mr.Murali Malayappan**  
Chairman &  
Managing Director,  
Shriram Properties

"Our first project through this partnership, Raynal Gardens is a perfect bet for anyone who would want to build their independent home, away from the bustle of Bengaluru yet very well connected to the city."

**Mr.Kishore Kumar**  
Managing Director,  
SLV Infra Projects

**IIFL** Search Close

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## Shriram Properties expands its plotted development portfolio; partners with SLV Infra Projects

SPL is planning to launch 4-5 plotted development projects this year, through a strategic partnership with SLV Infra Projects.

June 01, 2020 12:47:02 PM

Shriram Properties Limited (SPL), one of South India's leading residential real estate development company, announced further expansion of its plotted land development portfolio through a strategic partnership with SLV Infra Projects, which is engaged in plotted land development in Bengaluru.

This partnership will start with the launch of a ready-to-construct plotted development project off Magadi Road Bengaluru, under the brand name of "Raynal Gardens". Starting at just INR 40 Lakhs, this 97-acre prime development is one of the few plotted development projects in west Bengaluru that has a 75,000 sqft clubhouse, a temple, a clock tower, tricolored avenues on both sides of the road, open spaces like parks and gardens along with other outdoor and indoor amenities such as a gym, swimming pool, cafe, guest rooms, yoga hall, sports areas and more. This plotted development project has been designed in cognizance with the community and with an aim to give back to the community as well.

Commenting on the business expansion, **Murali Malayappan – Chairman and Managing Director – Shriram Properties** stated that, "Through this collaboration with SLV, the Company plans to launch 4-5 plotted land development projects in next few months. I believe that this collaboration will be a good opportunity for property buyers, who would like to invest in an aspiring premium class plotted land development."

He added, "Land is considered to have a healthy appreciation value more than any other asset classes because of its averseness to market sentiments." Shriram Properties has entered the plotted development segment last year with the launch of investment-friendly plots- "Shriram Earth- Off Mysore Road" and premium plots- "Shriram Rainforest, off Yelahanka in Bengaluru and have sold 70% of their inventory during the launch phase. SPL also launched its first plotted development in Chennai within its township project called "Shriram One City".

Shriram Properties Ltd. (SPL) has been focusing on growth through successful partnerships and adopting development management (DM) model as a growth strategy. Leveraging on its brand name and execution experience, SPL's business model largely centres around the 'asset-light business strategy'. In addition to owned projects, SPL has sought to develop projects either through JDA or joint venture with landowners (and in certain cases with financial investors) to reduce upfront costs. The company has developed many properties through this model and it is planning to further adopt this model in markets like Chennai, Bengaluru, Kolkata, Vizag and Coimbatore.

Commenting on the association, **Kishore Kumar – Managing Director, SLV Infra Projects** said, "We are delighted to have a long term association with one of the reputed and trusted developers, Shriram Properties. Our first project through this partnership, Raynal Gardens is a perfect bet for anyone who would want to build their independent home, away from the bustle of Bengaluru yet very well connected to the city. We are sure that our upcoming plotted land projects will also be a perfect choice for aspirational property buyers and investors."

**BusinessLine** E-Paper WebCheck

Real Estate

## Shriram Properties expands its plotted development portfolio in Bengaluru

Our Bureau | Bengaluru | Updated on June 01, 2020 | Published on June 01, 2020

Shriram Properties Limited (SPL), a real estate developer, has expanded its plotted land development portfolio through a strategic partnership with SLV Infra Projects, which is engaged in plotted land development in Bengaluru.

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The partnership would start with the launch of a ready-to-construct plotted development project off Magadi Road in Bengaluru, under the brand name Raynal Gardens. Starting at just ₹40 lakh, the project is spread over 97 acres in west Bengaluru. The project also houses a 75,000-sq-ft club house, temple, clock tower, open spaces and park.

Murali Malayappan, Chairman and Managing Director, Shriram Properties, said, "Through this collaboration with SLV, the company plans to launch four to five plotted land development projects in the next few months. I believe that this collaboration will be a good opportunity for property buyers, who would like to invest in an aspiring premium class plotted land development."

He added, "Shriram Properties has entered the plotted development segment last year with the launch of investment-friendly plots 'Shriram Earth' off Mysore Road, and premium plots 'Shriram Rainforest' off Yelahanka in Bengaluru, and have sold 70 per cent of the inventory during the launch phase. SPL also launched its first plotted development in Chennai within its township project called 'Shriram One City'.

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Published on June 01, 2020

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## Shriram Properties expands its plotted development portfolio; Partners with SLV Infra Projects

Bengaluru, 1 June 2020: Shriram Properties Limited (SPL), one of South India's leading residential real estate development company, announced further expansion of its plotted land development portfolio through a strategic partnership with SLV Infra Projects, which is engaged in plotted land development in Bengaluru.

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**About Shriram Properties Limited**

Shriram Properties Limited (SPL) is one of the leading residential real estate development companies in South India, primarily focused on the mid-market and affordable housing categories in its core markets of Bengaluru, Chennai, Coimbatore, Vishakhapatnam and additionally in Kolkata. Shriram Properties has completed approximately 12.88 million square feet of saleable area across 25 projects, as of March 31, 2020. Shriram Properties is among the five largest residential real estate companies in South India, in terms of number of aggregate units launched in the calendar years 2012 to 2017 and the six months ended June 30, 2018.

Source: Shriram Properties Limited

**REALTYMYVS** Home Explore

Shriram Properties partners SLV Infra to expand plotted development portfolio

By IIFL | Updated on June 1, 2020



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# YOUR *Handpicked* PARTNER



## EASY BUY

Hand-picked land parcels at strategic locations - we have a knack for investing in futuristic locations that have high growth potential, thus ensuring your investment gets superlative returns.



## EASY MAINTENANCE

We extend 3-year professional maintenance guarantee across all the high-quality infrastructure of Raynal Gardens.



## EASY OWNERSHIP

Leave it to us to take care of the hassles of owning a plot with clear titles and documents.

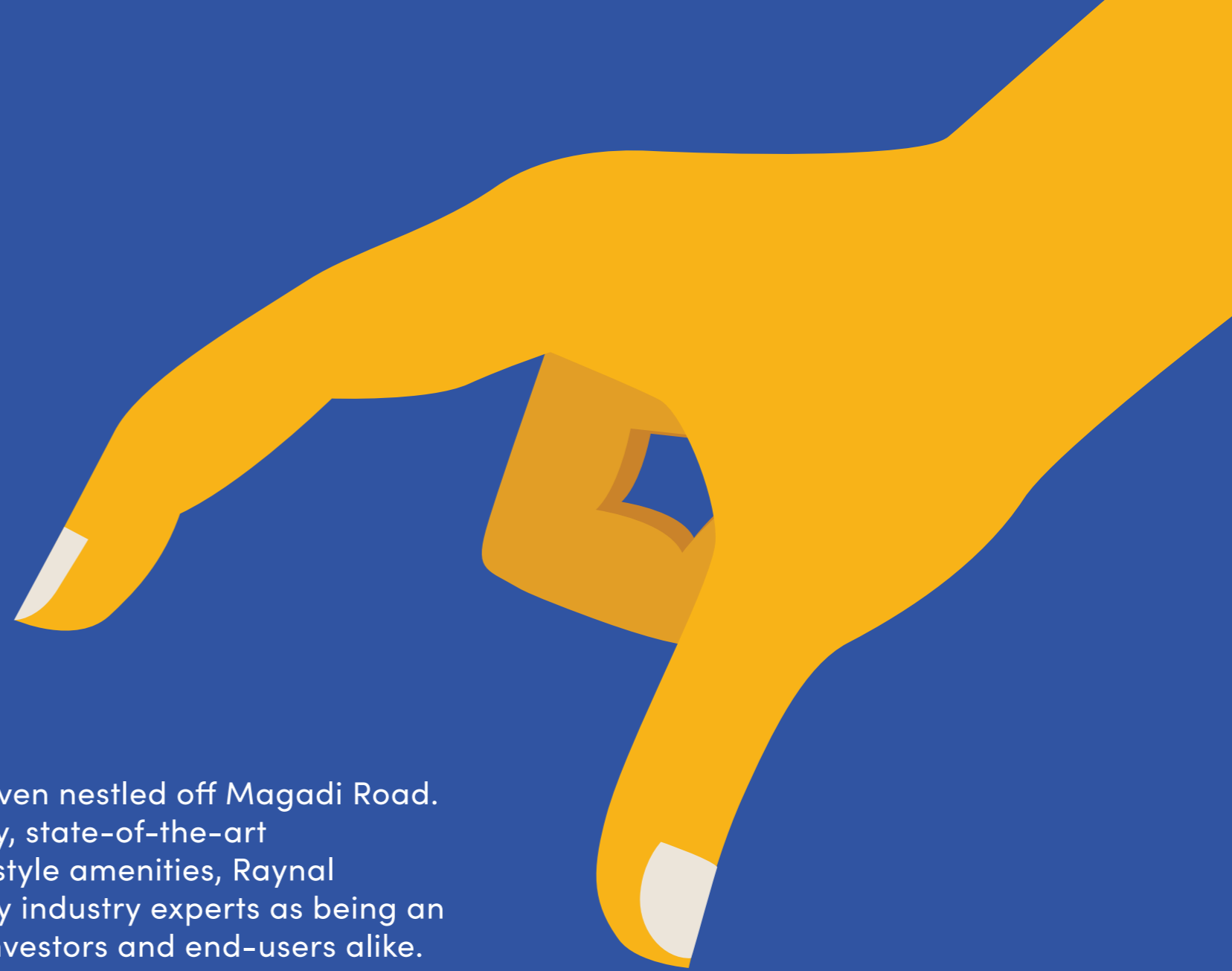


## EASY EXIT

Easy Exit With Resale Assistance\*. We are also here to support you when you want to exit your investment. Use our resale assistance facility for a hassle-free exit.

**Shriram Properties, the real estate arm of the financial conglomerate Shriram Group, is a leading brand in South India that's synonymous with quality & trust. It is the developer of choice for over 22000+ savvy investors & home buyers because of the consistent value it offers across factors like location, build quality, infrastructure and amenities. With our 40+ years of blemish-free record as an investment leader, we understand investments better than anyone else.**

# *Handpicked* **PLOTTED DEVELOPMENT**



Raynal Gardens is a 97-acre haven nestled off Magadi Road. Surrounded by pristine greenery, state-of-the-art infrastructure and exclusive lifestyle amenities, Raynal Garden has been handpicked by industry experts as being an ideal plotted development for investors and end-users alike.

A plot here at Raynal Gardens will greatly appreciate over time both as investment asset and a home – as it ticks all the prerequisites of desirable real estate – location, infrastructure & amenities.



Located in the next big residential hub of Magadi Road at Tavarekere



One of the most lifestyle loaded plotted development in West Bengaluru



Already 1000+ existing happy customers

# *Handpicked* **NEXT BIG LOCATION**

## **Why Invest in Magadi Road?**

Magadi Road is one of the most sought after areas with huge demand and growth among residential plotted developments in Bengaluru. Its strategic location has a mixed development of industrial and residential zones which is already well connected to the key growth corridors such as ORR, Nice Road and Mysore Road. The upcoming metro connectivity up to Kengeri will further optimise the connectivity of the west to the rest of Bengaluru. With advanced infrastructure, great connectivity, high employment and low density, Magadi Road is now one of Bengaluru's most under-priced but high growth potential areas today.



Artistic impression



# EVERYTHING YOU NEED IS A SHORT DRIVE AWAY!

## Key locations right around you



Kengeri metro	NICE Ring Road	Majestic	MG Road
15.7 kms	11 kms	24.8 kms	28.3 kms

## Industries, IT & corporate parks near you



Kengeri Satellite Town	Kumbalgodu Industrial Area	Global Village Tech Park	Bidadi Industrial Area
25 Mins	30 Mins	35 Mins	40 Mins
15 KM	13.6 KM	17.4 KM	20.8 KM

## State of art hospitals at your service near you



Rajarajeshwari Hospital	BGS Global Hospitals	Fortis Hospital (Nagarabhavi)	DG Hospital
28 Mins	35 Mins	35 Mins	50 Mins
14.8 KM	17.8 KM	18 KM	25.7 KM

## World class schools right in vicinity



Janaseva Vidya Kendra	Sri Vani Vidya Kendra Pu College	East West Institute of Technology	Padmashree Group Of Institutions
12 Mins	19 Mins	19 Mins	25 Mins
6.5 KM	10 KM	10.7 KM	13.7 KM

## World class colleges right in vicinity



Bangalore University Campus	National Law School	RV College	Ramaiah Institute of Technology
35 Mins	35 Mins	35 Mins	45 Mins
17.8 KM	19.2 KM	19.5 KM	27.7 KM

## Leisure & shopping options around you



Decathlon	GT Mall	Gopalan Arcade	ETA Mall
25 Mins	40 Mins	40 Mins	45 Mins
13.3 KM	20 KM	20 KM	23 KM

# THE FUTURE IS EXCITING

With easy access to different parts of Bengaluru and grand connectivity projects in the works, Magadi Road is set for an accelerated growth path in the next decade, going by the spectacular growth of Nagarbhavi in its vicinity. The city has expanded till NICE Road and is further expanding westwards.

## Upcoming Infrastructure



### Kengeri Metro & Satellite Town

- The purple line Metro from Kengeri to Whitefield and its connectivity to other lines ensures easy connectivity throughout the city.
- Kengeri Satellite Town developed by BDA has a good connectivity to the Ring Road, metro and all parts of the city.



### Bidadi Smart City

- Bidadi Smart City & Knowledge Park to be developed over 10000 acres with an investment of close to ₹20000 Cr.
- Major investors bringing in huge investments & employment opportunities have been a major game changer for the west.



### Investments & employment

- Toyota Kirloskar/Suzuki – Combined investment of ₹25000 Cr | 6400 employees
- Bosch – investment of ₹600 crores | 2600 employees
- Britannia Innovation Centre – investment of ₹200 Cr | 1350 employees
- Coca-Cola Bottling Plant – 700 employees



### 6 Lane express way

- The Bangalore Mysore highway developed into an access controlled 6 lane express way which connects-Bangalore to Mysore in just 90 minutes.

# LOCATION MAP



Magadi











Map not to scale



Ramanagara



## LEGEND

-  HOSPITAL
-  SCHOOL/COLLEGE
-  INDUSTRY & TECHNOLOGY
-  SHOPPING & LEISURE
-  METRO
-  LOCATIONS
-  HOTEL/ RESORTS
-  APARTMENTS

# 97 ACRES OF PRISTINE PARADISE OFF MAGADI ROAD

**Close to nature, close to your world.**



Actual Shot of the Central Lanscaping & the 40ft. Anjaneya statue.



**Investment District Plots**  
 Get a no-regret deal on select plots.  
 Opening select 12 plots

*Launching*  
**Boulevard District**  
 Be at the center of all the action.  
 Wide shaded boulevard bus stop,  
 fountain and more.  
 Opening select 30 plots

**PHASE I SOLD OUT**

*Launching*  
**Park District**  
 Live in the middle of lush greens  
 & next to the temple zone.  
 Opening select 30 plots

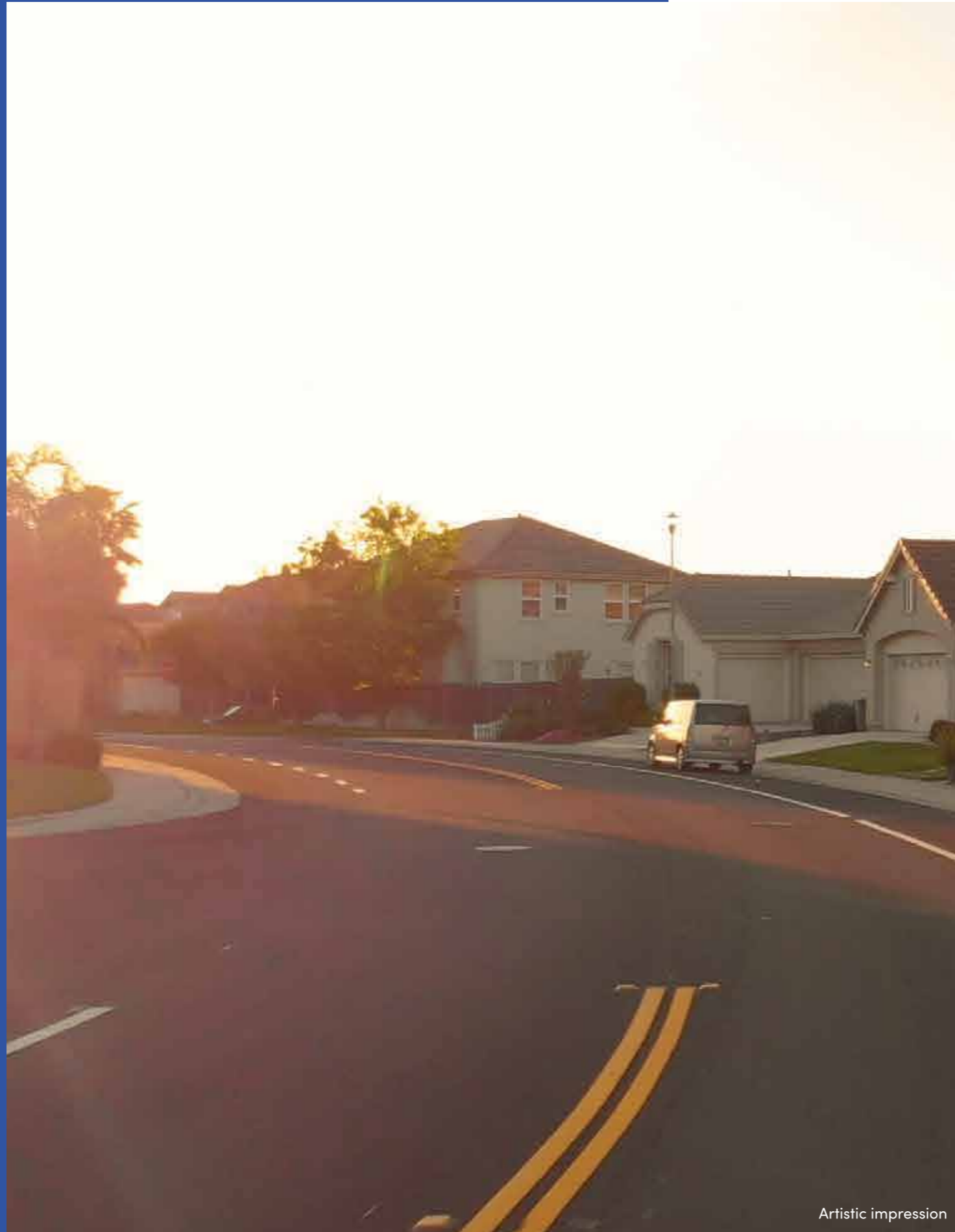
# LAUNCHING 2 NEW CLUSTERS

**PLOT DETAILS**

- 2325 SQ.FT.
- GREATER THAN 2325 SQ.FT.
- LESSER THAN 2325 SQ.FT.
- \* FACING/CORNER PLOTS
- o AMENITIES/PARK FACING

**LEGEND**

- |                  |                          |                           |
|------------------|--------------------------|---------------------------|
| 1 CLUBHOUSE      | 6 CHILDREN'S PARK        | 11 CA-2                   |
| 2 TEMPLE COMPLEX | 7 PARKS                  | 12 SEWAGE TREATMENT PLANT |
| 3 FOUNTAIN       | 8 AMPHITHEATER           | 13 OVERHEAD TANK          |
| 4 CLOCK TOWER    | 9 OUTDOOR SPORTS COMPLEX |                           |
| 5 BUS SHELTER    | 10 CA-1                  |                           |



Artistic impression

**Like to be at the  
center of all the action?  
BOULEVARD DISTRICT IS THE  
RIGHT CHOICE FOR YOU!**

Wide shaded boulevards, fountains &  
bus stops make this the most  
happening district.



Artistic impression

Love to live in the middle of lush greenery and close to temple vibes?

**PARK DISTRICT IS THE RIGHT CHOICE FOR YOU!**

Get the view of green parks in this district along with the chirping of the birds and wake up daily to the positive aura of the temple.



Artistic impression

Looking for an  
incredible deal to invest  
your hard earned money?

**INVESTMENT DISTRICT IS  
THE RIGHT CHOICE FOR YOU!**

A great investment choice  
at no-regret prices.





Actual Shot

## *Handpicked* **LIFESTYLE**

A plotted development that comes with 46% open spaces

- **Eco-friendly** living
- Lush green **avenue trees**
- **46%** open green areas



Actual Shot

## A PLOTTED DEVELOPMENT THAT COMES WITH A 3-FLOORED CLUBHOUSE

- 50000+ sqft clubhouse spread over 3 floors
- 4 Guest rooms & a suite
- Discussion rooms
- Party hall, Coffee shop
- Swimming pool, Poolside restaurant
- Gym, Yoga room
- Library, Cards room
- Billiards, TT room
- Badminton court
- Terrace garden with dining hall



Actual Shot

## A PLOTTED DEVELOPMENT THAT COMES WITH A MAGNIFICENT TEMPLE ZONE

- Temple complex constructed with Raja Gopuram
- Temple architecture by Raja Satpathi - President Awardee
- Temple houses 7 idols & a huge 40ft Anjaneya statue
- Thoughtful landscaping with benches & pathway around the temple to enjoy the sun set



Actual Shot

## A PLOTTED DEVELOPMENT THAT COMES WITH 15+ PARKS & A GRAND SPORT COMPLEX

- **15+ parks** for the green-eyed view
- **20,000+ sqft** outdoor sports complex
- Grand **amphitheatre**



**BUILD YOUR  
OWN HOME IN A  
SECURE & GATED  
COMMUNITY**



# WILL SAFETY & MAINTENANCE BE A CONCERN?

- Common entry through a grand welcome arch
- 24x7 security with security personnel deployed
- Compound wall provided for the entire layout ensure your safety
- 3-years professional maintenance at a negligible fee



# WHAT ABOUT ROADS & INFRASTRUCTURE?

- Wide BT roads ranging from 30 ft. to 80 ft.
- Streetlight across the layout
- Trees planted on both sides of roads
- Underground electric and sewage connections for every plot
- Bus shelter within the community

# WILL WATER BE A CONCERN?

- Provision for 20,00,000 litre capacity water tank
- Availability of good groundwater
- 24 hrs water supply Individual water & sanitary connection for every plot
- Stormwater stream system throughout the layout



# HOW ARE WE TAKING CARE OF THE ENVIRONMENT?

- Endowed with water conservation features such as sewage water treatment and rainwater harvesting systems
- Recycled water used for park and utility purpose

# SHRIRAM PROPERTIES

## THE BRAND THAT'S RIGHT FOR YOU

**BENGALURU'S TOP SELLING DEVELOPER**

**CHENNAI'S BIGGEST LAUNCH**

PART OF THE FINANCIAL  
CONGLOMERATE SHRIRAM GROUP

22000+  
HAPPY FAMILIES

40% SALES FROM  
CUSTOMER REFERRALS

PRE-INVESTMENT BY TATA CAPITAL, TPG,  
WALTON STREET, MITSUBISHI AND OTHERS

AWARDED THE DEVELOPER OF THE YEAR  
AWARD BY ET NOW

COMPLETED 25 PROJECTS, REPRESENTING 12.86 MILLION SQUARE FEET OF SALEABLE AREA

### OUR CORE PHILOSOPHY



FUNCTIONAL LUXURY



CUSTOMER-CENTRIC DESIGN



OPTIMISATION AT EVERY STEP



MAXIMUM VALUE FOR YOUR MONEY



Shriram Properties  
presents



Developed by **SLV Infra Projects**

LOCATED AT TAVARAKERE  
2KM OFF MAGADI ROAD

 **080 4083 1336**

[www.shriramproperties.com/raynalgarden](http://www.shriramproperties.com/raynalgarden)