



VAJRAM



VAJRAM TIARA

3 & 4 BHK ULTRA LUXURY CONDOMINIUMS



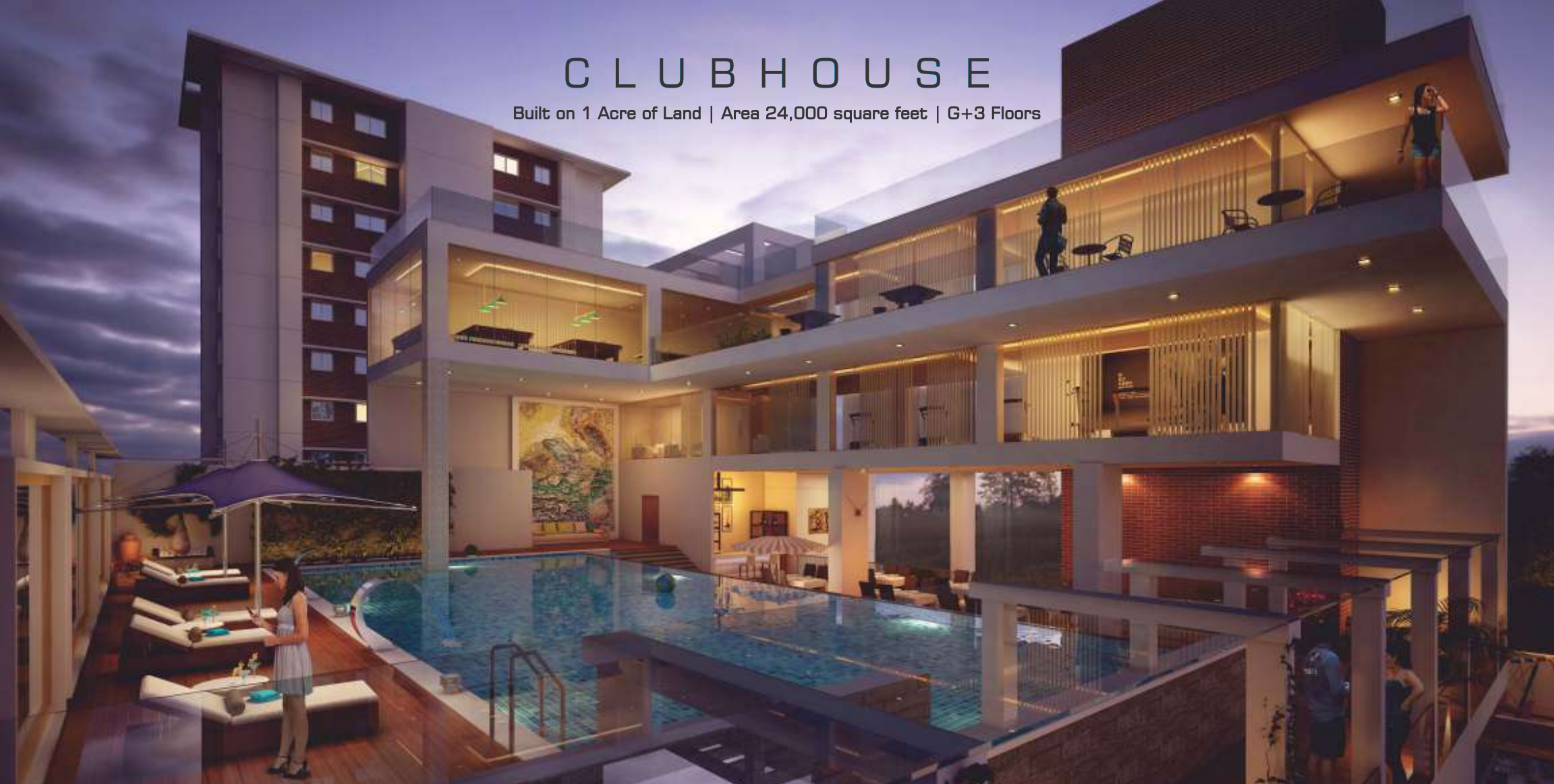
Vajram Tiara is an ultra-luxury residential condominium project spread across 4.5 acres with more than 1 acre dedicated to clubhouse and amenities. With only 237 spacious 3 & 4 bedroom condominiums, Tiara emphasizes tranquil and luxurious living amidst the bustling neighbourhood of Yelahanka, North Bangalore.

Tiara design intent incorporates contemporary modern architecture creating a luxurious sense of arrival as well as a barrier free environment for the occupants. Careful zoning leading to the separation of the private and public areas within the apartment creates a sense of closure, security and comfort, a unique feature of the dwellings. Large balconies and spatial terraces used liberally in the design enhance the inside-out experience it provides to the occupants. Tiaras design brings all these separate aspects together into a single harmonious entity.

Tiara residential towers incorporate a G+ 14 floor structure with 2 levels of parking below. The luxurious clubhouse and amenities spanning more than 1 acre house several indoor and outdoor amenities to cater to the luxurious life style of its occupants.

CLUBHOUSE

Built on 1 Acre of Land | Area 24,000 square feet | G+3 Floors



BEST OF AMENITIES

LEISURE

- Library
- Yoga Garden
- Coffee Lounge
- Party Lawn
- Old Folks Area
- Walk-Way
- Tree Plaza
- Aromatic & Butterfly Garden
- Hobby Area
- Open Air Barbecue Deck

LIFESTYLE

- Sauna
- Snooker Room
- Business Center
- AV Room
- Children's Play Area
- Indoor Games
- Creche
- CCTV Security
- WI- FI Coverage
- Video Door Phone

SPORTS

- Badminton Court
- Lawn Tennis
- Squash Court
- Cricket Nets
- Half Basketball Court
- Skating
- Beach Volley Ball
- Table Tennis

HEALTH

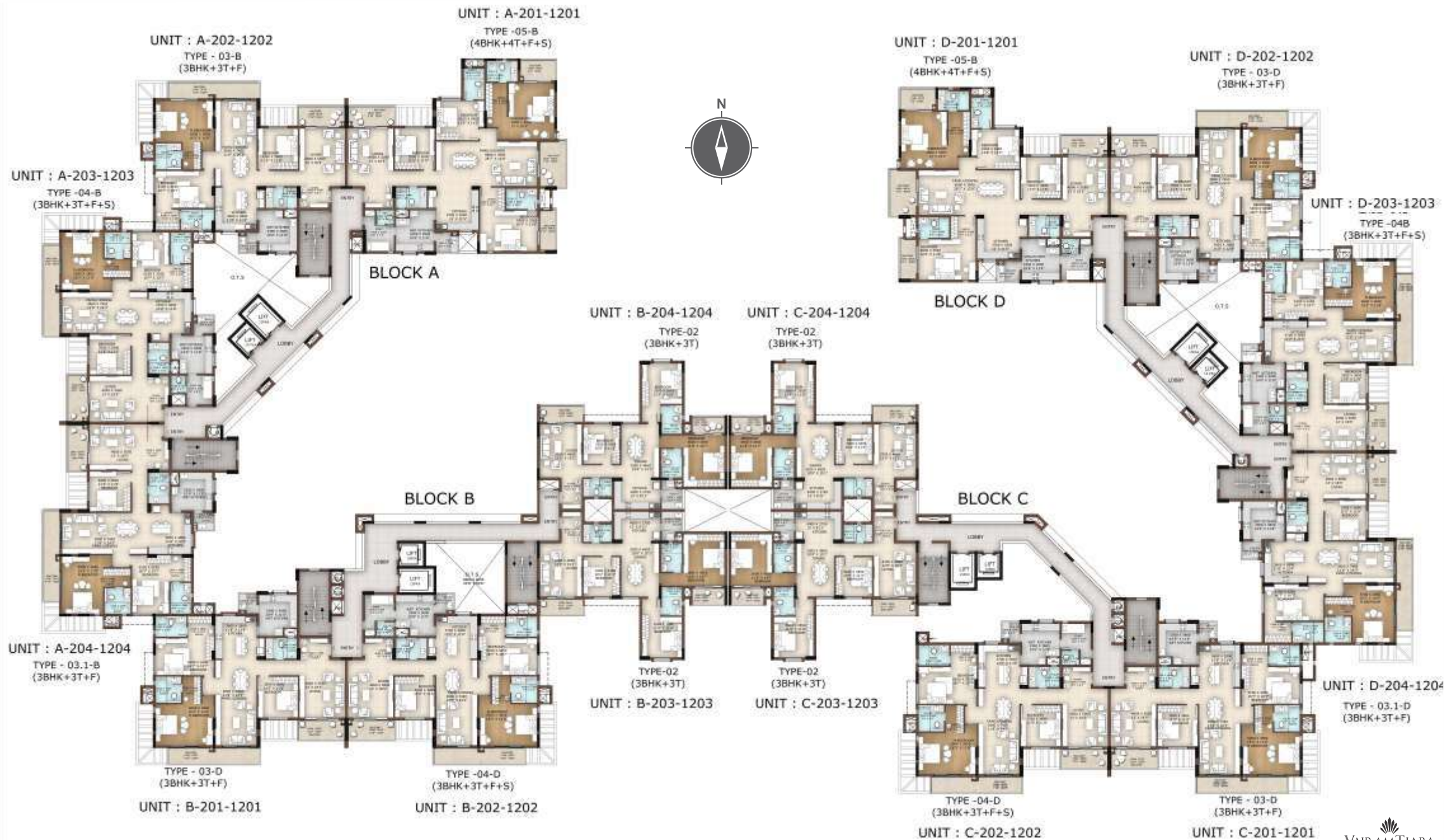
- Swimming Pool
- Aerobics
- Indoor & Outdoor Gymnasium
- Acupressure Walk-Way
- Jogging Track

MASTER PLAN



TYPICAL PLAN

UNIT TYPE	BHK	SUPER BUILT-UP AREA	RERA CARPET AREA
SAPPHIRE	3BHK + 3T	1892 sft	1270 sft
EMERALD	3BHK + 3T + Family	2532 - 2693 sft	1741 - 1741 sft
RUBY	3BHK + 3T + Family + Staff	2676 - 2798 sft	1848 - 1880 sft
DIAMOND	4BHK + 3T + Family + Staff	3450 - 3472 sft	2254 - 2214 sft



3 BHK - SAPPHIRE

3 BHK | 1892 SFT(SBA),1270 SFT(RERA)

A cosy, minimalistic abode for your family, equipped with all the essentials required for a spacious and comfortable lifestyle. Indulge in the luxury of premium living without the excess in our Sapphire category apartments.

3 BHK - EMERALD

3 BHK + FAMILY | 2532 - 2693 SFT(SBA),1741-1741 SFT(RERA)

Family living acquires a new dimension in the Tiara Emerald apartment. Based on a concept that encourages family bonding, the apartment features a family room for personal time together and a separate living room where visitors and guests can be entertained.

3 BHK - RUBY

3 BHK + FAMILY + STAFF | 2676 - 2798 SFT(SBA),1848-1880 SFT(RERA)

As exquisite and delightful as its namesake, the Tiara Ruby apartment is a 3-bedroom plus family room haven that comes with an added convenience of a staff room. Enjoy great features like a wet and dry kitchen as well as top notch specifications that make an impression.

4 BHK - DIAMOND

4 BHK + FAMILY + STAFF | 3450 - 3472 SFT(SBA),2254-2214 SFT(RERA)

As the name suggests, the Tiara Diamond apartments are all about grandeur and luxury with numerous facets and features to appreciate. With 4 bedrooms, a family area and staff space, this apartment provides ample space for a big family.

3 BHK - SAPPHIRE

3 BHK | 1892 SFT(SBA),1270 SFT(RERA)



3 BHK - EMERALD

3 BHK + FAMILY | 2532 - 2693 SFT(SBA),1741-1741 SFT(RERA)



3 BHK - RUBY

3 BHK + FAMILY + STAFF | 2676 - 2798 SFT(SBA),1848-1880 SFT(RERA)



4 BHK - DIAMOND

4 BHK + FAMILY + STAFF | 3450 - 3472 SFT(SBA),2254-2214 SFT(RERA)



SPECIFICATIONS

ARCHITECTURAL / CIVIL SPECIFICATIONS

STRUCTURE

- Two Basements + Ground Floor + 14 Upper Floor, RCC Frame structure compliance to Seismic Zone II
- Walls - Eco friendly light weight bricks with smooth finish plastering.
- Superior Quality Steel reinforcement with high quality in-house RMC
- Structural design validation vetted by Bureau Veritas Civil-Aid

FOYER / FORMAL LIVING / FAMILY ROOM / DINING

- Superior quality 800 x 1200 double charge vitrified tiles by leading brands/ Imported.
- Premium Emulsion paint for walls

BEDROOMS

- Superior Quality Laminated Wooden Flooring for Master Bedroom.
- Superior quality 800 x 1200 double charge vitrified tiles by leading brands Imported
- Premium Emulsion paint for walls

KITCHEN

- Superior quality 800 x 1200 double charge vitrified tiles by leading brands Imported
- Superior quality ceramic tile dadoing up to 2'-0" above counter level.
- Premium emulsion paint for Walls
- Polished granite slabs (20 mm thick) shall be provided for the counter tops

WET KITCHEN & STAFF ROOM

- Superior Quality 600 x 600 anti skid Ceramic/Verified floor tiles for the wet kitchen & staff room.
- Premium emulsion paints for walls
- Ceramic tile dadoing up to 2'-0" above counter level for wet kitchen
- Polished granite slabs (20 mm thick) shall be provided for the counter tops

TOILETS

- Superior quality double charge 600x1200 vitrified tile wall dadoing up to false ceiling in Master Bed room toilet & common toilet
- Superior quality ceramic tile wall dadoing up to false ceiling for kids toilet

- Superior quality anti skid ceramic flooring
- False ceiling with grid panels.
- Granite vanity counter in Master bed room and common toilet
- Shower partition in master bed room

SIT OUTS & TERRACE AREA

- Superior quality anti skid ceramic tile flooring
- MS handrail with enamel panel paint as per design.

DOORS & WINDOWS

- Main Door- Hard wood door frame with BST Shutter & Architrave finished with PU polish
- Internal Door- Hard wood frame with BST finish Shutter & Architrave furnished with PU polish
- Toilet Door- Hard Wood frame with One side teak shutter finished with Polish & other side laminate
- Superior quality ironmongery and fittings for all doors.
- Balcony sliding door- 3 track UPVC sliding for living & others with 2.5 track UPVC sliding.
- Windows - 2.5 track UPVC sliding with mosquito mesh

ELECTRICAL

- BESCOM power supply: 5 kW for Flats.
- Generator power back up for all lighting Points, TV Units, Refrigerator and 100% power back up for common facilities.
- Superior quality modular switches from reputed brands
- Television points in living and all bedrooms
- Telephone points in living and Master Bed room
- Intercom facility from security cabin to each Flat.
- Split AC provision in living room and all bedrooms.
- Provision for Exhaust fans in kitchen and toilets.

PLUMBING & SANITARY

- CP Fittings & sanitary wares from reputed brands in all toilets.
- Stainless steel single bowl sink with drain board in Kitchen
- Water supply & drainage pipes from reputed brands

COMMON AREAS

- Granite / vitrified flooring.
- Premium Emulsion paint for walls
- MS handrail as per design

LIFTS

- Total No. of 2 lifts of reputed brand for each block.
- Capacity — 1 No. of 10- passengers and 1 No. of 15-passengers.

LANDSCAPE

- Designer landscaping with water bodies, paved drive ways & lightings etc as per the approved design

COMMON FACILITIES (ON MEMBERSHIP BASIS)

- Well-equipped clubhouse
- Swimming pool with change rooms
- Gymnasium
- Kid's play area
- Tennis court
- Shuttle court
- Half basket ball court
- Amphitheatre
- Squash court
- Aerobics / yoga room
- Indoor games-cards / board games, billiards, table tennis
- Library
- Crèche
- Shops-2nos
- Spa, hair saloon
- A V room of 18 pax
- Banquet of 100 pax
- Business centre
- Guest rooms- 2 nos
- Cafeteria
- Barbeque deck



The Vajram Group is a new generation, Bangalore-based, real-estate development company transcending conventions in design, quality, construction and customer relationships based on its founding principles of Integrity, Quality, Commitment and Professionalism.

Vajram's experience in delivering residential, hospitality and commercial projects is built on these four core values that are embedded in us from blueprint to brick. We believe that the key element of all our projects is always the CUSTOMER - a view shared by one of the most dedicated teams in the industry. We're about building more than just concrete structures and buildings – we want to build homes and great working environments that will inspire and last the test of time. The best interests of our clients always come first and we place your concerns ahead of our own in each and every transaction, as we are dedicated to the development of long-term client relationships. Our unified customer-centric philosophy ensures that our clients' investment and time are of paramount important to each and every member of our organization.

We combine regional culture with international experience and our clients value this mix. Vajram's clients benefit from the strength of our in-house team of qualified and highly-skilled people. This is a factor that sets us apart in the construction industry today. We work to the highest standards and take personal pride in delivering a job well done based on our committed timelines. India's growing economy presents exciting prospects and growth opportunities.

Over the last decade, the Vajram Group has used these opportunities to construct its organizational base with diversified interests in the technology, hospitality, aromatics and pharmaceutical sectors.

LOCATION MAP



LOCATION ADVANTAGES

LOCATION ADVANTAGE		DISTANCE IN KMS.
SCHOOLS	Vidyashilp Academy	07
	Vidyapeeth School	01
	Presidency School	02
	Mallya Aditi International School	03
	Ryan International School	07
	Canadian International School	09
	NITTE International School	05
	Poorna Prajna High School	05
COLLEGES	Kendriya Vidyalaya RWF	02
	Seshadripuram First Grade College	04
	BMS Institute of Technology	0.5
	M.E.C. Junior College	06
	Bishop Cotton Academy of Professional Mang.	04
HOSPITALS	NITTE Meenakshi Institute Of Technology	05
	Columbia Asia Hospital	10
	Baptist Hospital	12
	K.K Hospital	05
	Narayana Hrudyalaya Dental Hospital	14
	M.S Ramaiah Memorial Hospital	15
	Cauvery Medical Centre	10
ATTRACTIONS	Lumbini Park	12
	Esteem Mall	10
	Royal Orchid Resort	06
	RMZ Galleria Mall	05
	Ramanashree California	03
	Angsana Spa & Resort	05
	The Sai Leela	02
TECH PARKS	Manyata Embassy park	14
	Devanahalli Business Park (DBP)	21
	Embassy Knowledge Park	14
	Hinduja IT Park	19
	Kirloskar Tech park	10
RAILWAY STATIONS	Yelahanka Railway Station	05
	K R Pura Railway Station	23
	Cantonment Railway Station	17
	Yeshwanthpur Railway Station	19
MG Road 20 Kms Bangalore International Airport 20 Kms		

VAJRAM ESTATES PVT. LTD.

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