



We invite you to be part of the Value Lifestyle at Amoda Valmark. Sign up today.

Site Address: Amoda Valmark, S. No. 132/3, Kammanahalli, Off Bannerghatta Main Road, Begur Hobli, Bangalore South Taluk, Bangalore - 560 076
Corporate Office: Valmark - No. 12/5, 2nd Floor, Dickenson Road, Bangalore - 560 042. T: + 91 80 4147 7330 / 31 / 32. E: info@valmark.in

This brochure is purely conceptual and does not constitute a legal offering.





A M O D A V A L M A R K

THE MARK OF VALUE

Life, as we know it, is all about expecting more. You strive to outdo yourself, you play to win and you know the value of hard work. We understand that, for you, value and lifestyle are ideals you hold close to your heart.

For over two decades now, Valmark has sought to rewrite what it means to live. To expect more value is, but natural. We at Valmark, short for Valuable Landmark, have made value our raison d'être. From our modest beginnings to mega projects like the prestigious Manyata Tech Park, we have delivered value throughout. Numerous joint ventures and solely developed properties

stand in proud testimony to this value. When you invest in a Valmark property, rest assured that you can expect vastly superior quality construction, amenities and designs.

"What is life sans value?", is something we at Valmark ask ourselves every day. We truly believe in adding value, not only to our stakeholders and customers, but also for society at large. The Valmark Foundation, much like Valmark itself is built to deliver value to the needy sections of society. We usher in inclusive development through various projects around the state and country through the auspices of the Foundation.



EXTRAORDINARY LIVING. AND ABOVE ALL, VALUE.



Derived from the Sanskrit word for serenity and fragrance, Valmark Amoda is your answer to the 'Value' Lifestyle. Amoda has incorporated efficiency of carpet area by maximizing every square foot of space to benefit you. Located on the proposed 80 Ft Road leading from Bannerghatta Road, two and three bedroom apartments at Amoda promote easy living with a difference for

you and your family. Ultimately, you are treated to living spaces that are open, airy and located in perhaps the fastest appreciating area in India. It's value like you've never seen before!

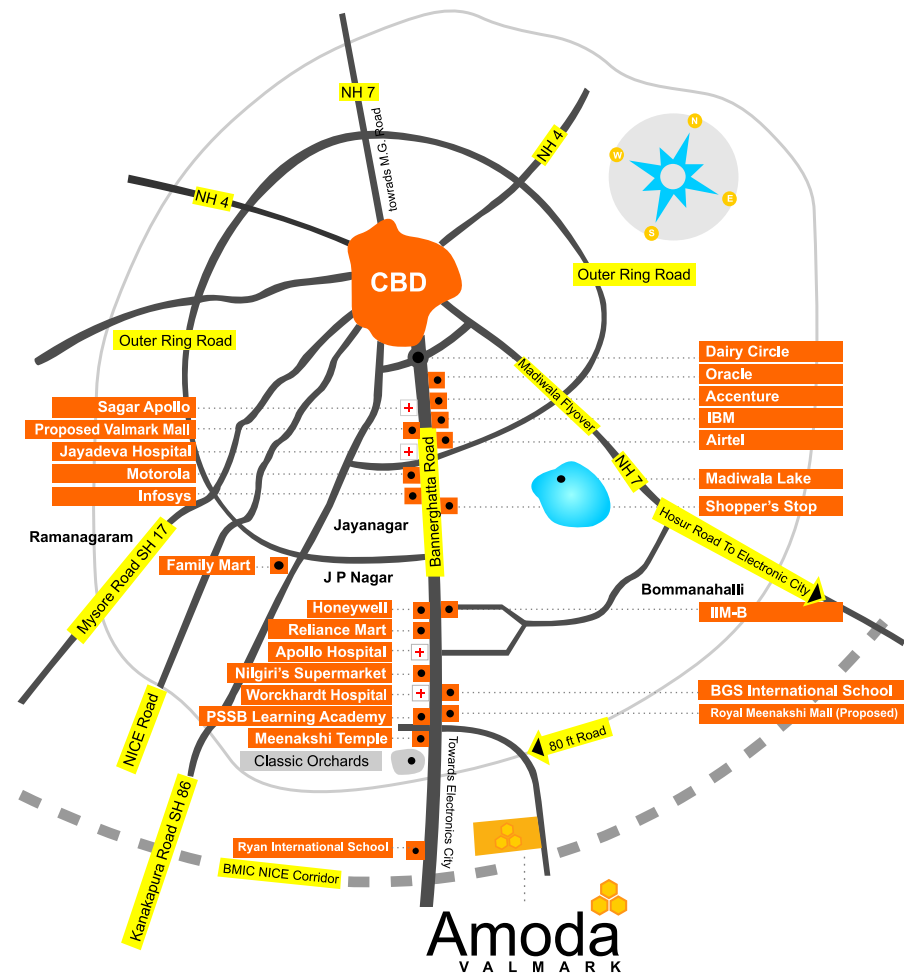
Enjoy a whole range of conveniences including:

- Garbage chute on all floors

- 24X7 Security/CCTV surveillance
- Telephone with intercom facility
- 100% power back up for common areas & apartments

In our quest to provide you with value, we at Valmark Builders have taken the innovative step of assisting you with packing & moving services too.

LOCATION MAP



NEIGHBOURHOOD INFORMATION

Amoda Valmark is truly a landmark set amidst other landmarks in Bangalore including-

Top-notch IT Companies - Oracle, Honeywell, Accenture, IBM, etc.

Premier Educational Institutions: IIMB, Ryan International School, BGS International School, PSBB Learning Academy, and numerous play homes.

Super Specialty Hospitals: Wockhardt, Apollo Hospitals, etc.

Shopping Centres: Reliance Mart, Nilgiri's Supermarket, Food World and the upcoming Royal Meenakshi Mall (opp Meenakshi Temple).

Easy Connectivity: Close to Outer Ring Road Expressway to Bangalore International Airport, BMIC NICE Corridor, proposed Peripheral Ring Road

Site Address:

Amoda Valmark, S. No. 132/3, Kammanahalli,
Off Bannerghatta Main Road, Begur Hobli, Bangalore South Taluk, Bangalore - 560 076
Take the first left after Meenakshi Temple on Bannerghatta Road while approaching from CBD.



THE VALUE OF LEISURE. CLUB HOUSE FLOOR PLAN



The Club House is at the heart of the action at Valmark Amoda. Here, you can sit back and enjoy world-class amenities such as:

- Elevated swimming pool deck
- Club House
 - Gym
 - Badminton court
 - Steam / Massage room
 - Table Tennis
 - Billiards
 - Cards room
- Multi-purpose hall
- Library
- Children's play area

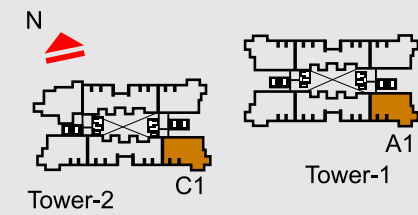
MASTER PLAN
SITE MAP





FLOORS 2 - 13 TYPE 3

Block No: **A1,C1**
3 bedrooms with 3 toilets

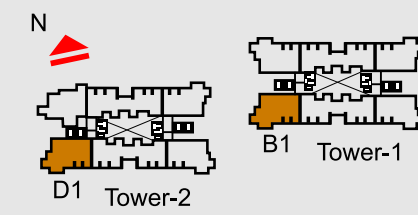


Floor - 2 to 13
Saleable Area - 1815.00 sft.



FLOORS 2 - 13 TYPE 3

Block No: **B1,D1**
3 bedrooms with 3 toilets

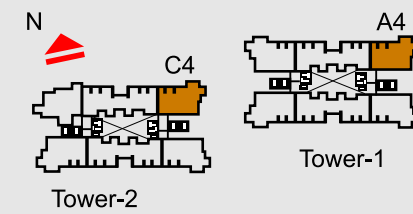


Floor - 2 to 13
Saleable area - 1815.00 sft.



FLOORS 2 - 13 TYPE 3

Block No: **A4,C4**
3 bedrooms with 3 toilets

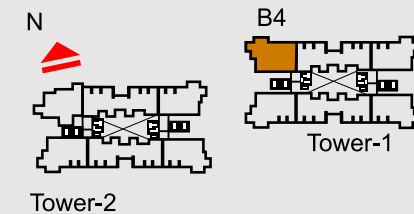


Floor - 2 to 13
Saleable area - 1815.00 sft.



FLOORS 2 - 13 TYPE 3

Block No: **B4**
3 bedrooms with 3 toilets

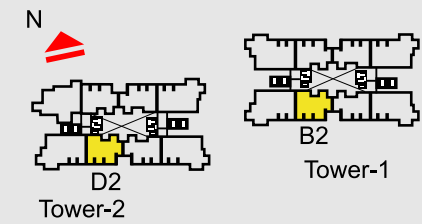


Floor - 2 to 13
Saleable area - 1815.00 sft.



FLOORS 2 - 13 TYPE 2

Block No: B2, D2
2 bedrooms with 2 toilets

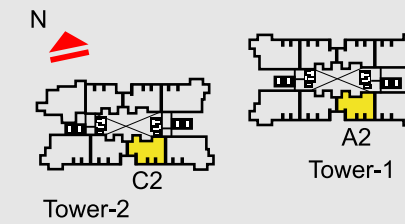


Floor - 2 to 13
Saleable area - 1410.00 sft.



FLOORS 2 - 13 TYPE 2

Block No: A2, C2
2 bedrooms with 2 toilets

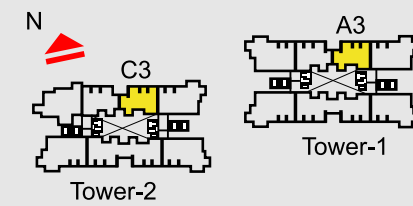


Floor - 2 to 13
Saleable area - 1410.00 sft.



FLOORS 2 - 13 TYPE 2

Block No: A3, C3
2 bedrooms with 2 toilets

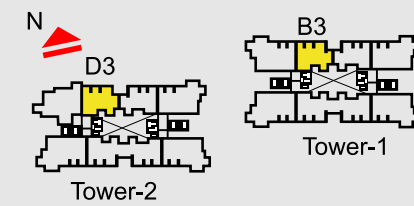


Floor - 2 to 13
Saleable area - 1410.00 sft.



FLOORS 2 - 13 TYPE 2

Block No: B3, D3
2 bedrooms with 2 toilets

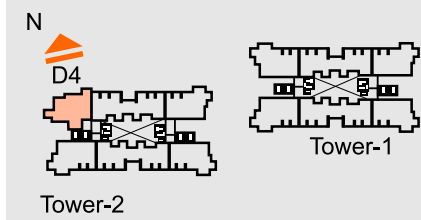


Floor - 2 to 13
Saleable area - 1410.00 sft.



FLOORS 2 - 13 TYPE 1

Block No: D4
2 bedrooms with 2 toilets



Floor - 2 to 13
Saleable area - 1509.00 sft.





DISCOVER VALUE IN EVERY BRICK. SPECIFICATIONS

Structure	Earthquake-resistant RCC Frame Structure Concrete Block Masonry All internal walls are smoothly plastered with lime rendering	
Flooring	Unit	Vitrified Tiles for Living, Kitchen, Dining & Bedrooms Ceramic Tiles for Kitchen utility, balconies and toilets
	Common Area	Ground Floor Lobby Area - Combination of Marble (Indian/Imported) and Granite Higher floors Staircase - Natural Stone like Kota for treads & risers (G+1+2) Higher floors Black Cuddappa/ equivalent
Lifts	Two High Speed and elegantly designed automatic lifts per block of 10 & 16 passengers capacity.	
Doors	Main Door - Teak Wood Frame & Deep Molded Wood Panel Doors with Melamine Polish on both side Bedroom doors are flush doors painted both sides Balcony doors shall be glazed with UPVC frames	
Windows	All windows shall be glazed with UPVC frames	
Kitchen	Black Granite platform 20mm thick Glazed tile dado up to 2' above platform Single bowl stainless steel sink with drain board Provision for water filter and washing machine	
Toilets	Ceramic/Glazed Tiles and dado up to 7 feet Wall mounted EWC and counter-top wash basin with granite counter for Master Bedroom CP Fittings of Jaguar Florentine range or equivalent Health Faucet in all toilets	
Painting	Acrylic Emulsion for walls & ceiling for interiors, Waterproof Cement/ Textured painting for exterior & common areas	
Electrical	Elegant modular electrical switches Anchor Roma or equivalent One Earth Leakage Circuit Breaker (ELCB) for every flat One Miniature Circuit Breaker (MCB) for every room provided at the main Distribution Box in each apartment Concealed copper wiring 6KW power for each flat for 3 Bedroom and 4KW power for 2 Bedroom Provision for A/C in all bedrooms	
Water Supply	Adequate capacity underground sump & Overhead Tanks to ensure continuous supply Recycled water for landscaping and toilet flushing	
Telephone/ Intercom	Telephone facility/cabling for each flat Telephone points in Living area & Master Bedroom and provision for other Bedrooms & Kitchen.	
Cable TV	Cable TV Network/ Broadband connectivity only in Master Bedroom & Living room	
Generator/ Back-up Power	100% back-up through generators for common area lighting, lifts and pumps 3 KW power for 2 Bed Room Apartment and 4 KW power for 3 Bed Room Apartment	
Fire Fighting System	Fire Alarm & Handling System	

Note: The specifications, if changed, would be with Equivalent Quality.



GETTING STARTED WITH VALUE

FAQs

Where is the proposed project?

The Amoda Valmark Project is located on an elevated site, on the proposed 80 Ft Road leading from Bannerghatta Road.

Is this plan approved by the relevant authorities? What about requisite NOCs?

Yes, the plan has been approved by all the authorities vide the following approvals & NOCs -

Bangalore Development Authority -

NM/AS/AA3/Per/80/2008/2009 on 23/09/08

Director General of Police & Director, Karnataka Fire & Emergency Services - GBC(1)288/2006 on 19/08/2008

Airports Authority of India - AA/WO-23/NCC on 08/05/2006

Ministry of Environment & Forests, Government of India, New Delhi - 21-323/06-07 on 23/01/2007

Karnataka State Pollution Control Board - CFE/EIA-577/2006-2007/217 on 03/11/2006

Bharat Sanchar Nigam Limited - DE(S)/S-6/IV/2005-06/83 on 20/01/2006

Bangalore Electricity Supply Company Limited - GM/C(O&M)DGM9O/JEE/05-06/1344-45 on 24/04/2006

Bangalore Water Supply & Sewerage Board - CE(M)/ACE(M)-I/TA-9/10587/2005-06 on 28/03/2006

Is there a differential pricing based on the floors?

Yes, there is differential pricing for apartments based on the floor levels. (Please refer price list for details)

When is the project scheduled to be completed?

The project is due for completion and will be ready for possession by June 2009.

How do I book my home at Amoda Valmark?

Step 1: Fill in the booking Application form correctly with the choice of apartment size and floor level.

Step 2: Enclose the booking amount of Rs. 1 lakh in the form DD or Cheque in favour of "AMODA VALMARK" with the form and hand it over to our representative.

Is the payment schedule linked with construction Progress?

Yes, Payment schedule is linked with construction progress. (Please refer the payment schedule for more information)

Will there be any time validity for the price list?

Yes, the prices are subject to revision from time to time.

What about car parking?

One compulsory car park slot is allotted with every apartment purchase. An additional parking space is also available with an extra payment of Rs. 2 lakh for a covered parking space and Rs. 1 lakh for an open parking space (Subject to availability)

Can I combine two flats that I buy?

No.

What are the types of agreements to be signed by the purchaser?

Standardised agreements to sell and construction agreement or a composite agreement for sale of the apartment will be issued to the purchaser. The sale deed will be registered on completion of the development and on payment of all amounts at purchaser's cost.

Is the project approved for loans and what banks are facilitating loans?

Yes. The project is approved for loans from the following banks are Axis Bank Ltd., Corporation Bank, HDFC Bank Ltd., ICICI Bank Ltd., IDBI Home Finance Ltd., Indian Bank, State Bank of India, Kotak Mahindra Bank and State Bank of Hyderabad.

Project Team

Legal Advisors: Jayanth M. Pattanshetti & B.S. Radhanandan

Chief Architects: Zachariah Consultants

Landscape Consultants: OIKOS

Services Consultants: Potential

Contractors: Galaxy Construction & Contractors Pvt. Ltd.

If you have any more questions or clarifications,

please email us at sales@valmark.in

or call Mr. Vikram Gulecha on +91 99860 41810.

WE ARE WAITING TO HEAR FROM YOU.
CALL VALUE LIFESTYLE HOTLINES AT
4147 7330 / 31 / 32

