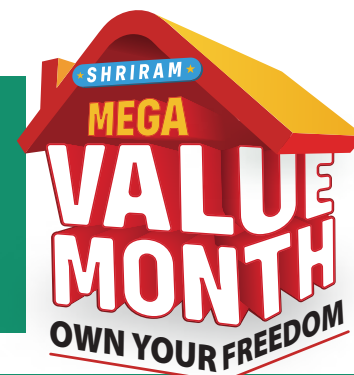


July 16- Aug 15 2021

SHRIRAM  
PROPERTIES

# Mega Value Journal



INVEST NOW | MEGA VALUE MONTH 2021 | REALTY CHECK | PROJECTS ACROSS 4 CITIES



## BOOK YOUR FREEDOM WITH US. RIGHT NOW!

### VALUE PRODUCTS

Choose from our finest projects & live rent-free.

### VALUE OFFERS

Back with exciting offers to support financial freedom.

### VALUE LOCATIONS

Choice of ownerships spread across major cities like Bengaluru, Chennai, Kolkata & Coimbatore.



*Reintroducing an array of new possibilities to inspire free living and independent ownership*



# Why invest now?

Real estate investment has been the most popular choice among potential investors seeking high returns until the pandemic broke out. Now, with the second wave of Covid-19 almost ending, adaptations like #WFH is the new normal. Potential buyers are on the lookout for personal spaces that will attribute them with health and hygiene, both physically and mentally since the onset of Covid-19. With big open areas, walking distance from malls and offices, medical and security stations, and a closed community living experience, the necessity for a well-planned home has increased immensely.

Research has revealed that many tenants are considering the standpoint of security associated with a physical asset during uncalled for times like this. Moreover, the government's new rules make it easier to get a new home or make a smart investment, thereby encouraging potential homebuyers and investors to take the plunge.

Mega Value Month by Shriram Properties serves the intentional purpose at a juncture like this for the citizens of IT hubs like Bengaluru, Chennai, Coimbatore and Kolkata who are looking out for an affordably comfortable stay.

**Real estate set to bounce back with the resumption of normalcy after the pandemic**

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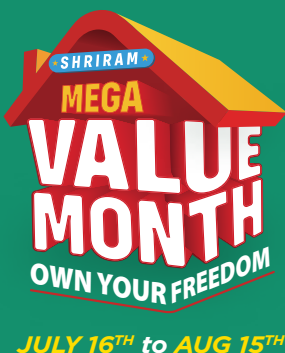
**Limited number of completed projects or projects near completion**

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**Greater need for safety, gated community, in-house amenities & convenience options right around**

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**The work-from-home trend which demands a shift in lifestyle requirements like cafès, co-working spaces, with tech-support**



**An array of value projects spread across the prime of Bengaluru, Chennai, Kolkata & Coimbatore**

---

**Exciting value offers to choose from.**

# Realty -

## The talk & reality in almost Post Covid 2.0

### Financial Express

#### Good news for homebuyers! You can now invest in a house and claim tax exemption till September 30

By: Rajeev Kumar | Updated: June 26, 2021 11:14 AM

Income Tax exemption under Section 54 to Section 54GB: The time to invest in a residential house for tax deduction has been further extended for more than three months.



PASSION TO PAYCHECKE  
CONTENT CREATION MADE EASY

Advertisements  
Ads by Google

Stop seeing this ad

Why this ad? (0)

### Housing.com

### Financial Express

#### Demand for residential realty bounces back in June 2021: Report

By: Rajeev Kumar | Updated: July 01, 2021 11:14 AM

Despite the slump during April and May, the demand for housing in June 2021 rebounded to the March 2021 levels.



The report noted that due to the demand for housing in June 2021 rebounded to the March 2021 levels. Despite the slump during April and May, the demand for housing in June 2021 rebounded to the March 2021 levels.

Stock Market

### CNBCtv

#### View: Housing affordability is at its peak; Indian realty now want buyer sentiment to stay positive



By Mani Rangarajan | Jul 12, 2021, 12:54 PM IST (Updated)

#### Mini

At a time when housing affordability is probably at a record low level, any disturbance with the existing positive buyer sentiment may upset all plans of recovery for a sector that is arguably the biggest employment generating sector in India after agriculture.



#### Real estate activity seen picking up in June 2021, post COVID-19 second wave: PropTiger report

Sanita Mishra



Table of Contents

### Mint

#### Developers eye big launches to push sales post covid 2.0



Some builders such as DLF Home Developers said they are planning to raise prices despite the weak market

3 min read . Updated: 16 Jun 2021, 12:05 AM IST

Madhurima Nandy

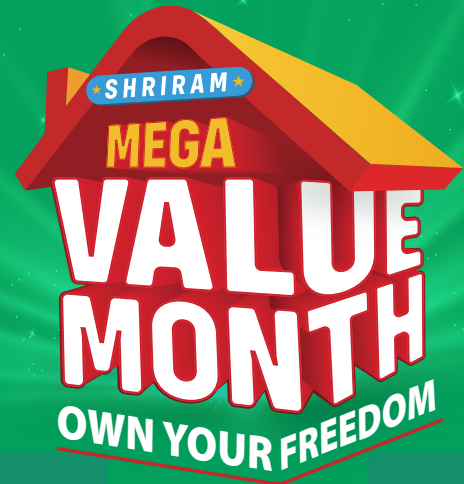
# BACK AGAIN IN 2021 WITH THE MEGA VALUE MONTH

## 6 MEGA BENEFITS

New Inventories, Rental Paybacks, EMI Holidays, Flexible Payment Options, Discounts, Waivers

From July to August, Shriram celebrates Mega Value Month with Benefits across 15 projects in four cities.

Choose from a variety of projects, starting at ₹15.84 lakh\*. There are various options to select from & savings up to ₹8.1 lakh\*, all in one location, for a limited time of 30 days, making it easier to make the correct decision projects accessible for end-use and investment.



**JULY 16<sup>TH</sup> to AUG 15<sup>TH</sup>**

## BENGALURU



### NEW LAUNCHES



## CHENNAI



## KOLKATA



## COIMBATORE



# Bengaluru

Real Estate in Bangalore is one of the highlights, that makes the city as desirable as it is. This owes to the fact that Bangalore sees the in-flow of crowd from around the globe, and not to forget from all over the country. IT parks, corporates, manufacturing industries have established their roots in the city & hence residential complexes have mushroomed around these hubs.

Traffic has weighed down Bangaloreans always but with, walk -to -work options becoming more and more prominent, people have found their choice quite seamlessly. The Bengaluru clientele has been one, who would find it hard to compromise on the location for starters also closely added to it are in-house amenities, convenience options right around, world class entertainment, education & healthcare.

Hence the developers have since adapted to facilitate every need of the buyer and come up with varied range of options, be it in the affordable sector or the lifestyle oriented ones or even the luxury housing. Shriram Properties is one of the leading brands in Bengaluru, who have worked with the buyers to come up with exactly what a Bangalorean needs & desires. With projects spread across Bengaluru, Shriram finds presence in all the major hotspots. Also demands for every kind of buyer finds prominence here, be it end use or investment or plotted developments.



# The answer to every young Bengalurean home dreams

RERA No: PRM/KA/RERA/1251/308/PR/190330/002519 | Rera Registered  
For more information visit [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



Shriram Properties brings to you the solution to all your home buying problems and compromises. Shriram Liberty Square located right at the heart of E - City, the silicon valley of India, offers an enviable lifestyle with a massive clubhouse and smartly designed 2 & 3 bed homes with complete space utilization.

## LOCATION

- Next to companies Like Tech Mahindra, TCS, Siemens etc., & just 10 Mins from E-City Phase I.
- Just 30 mins from the buzzing hotspots of Koramangala & HSR.
- 5 mins from Bommasandra and Hebbagodi Metro Station
- 20 mins from Silk board Junction

## PRODUCT

- An enviable lifestyle spread over 6 acres with ample open spaces.
- Sprawling clubhouse with amenities like swimming pool, tennis court, reading lounge, banquet hall etc.
- Well planned Vaastu compliant homes with efficient planning & space utilization.



5 MINS FROM  
INFOSYS CAMPUS, E-CITY

MEGA VALUE PRICE

2&3 BHK  
starting  
**₹55.7L\***

(All inclusive)

0 FRC  
PLC  
CLUBHOUSE CHARGES

SAVE UPTO  
**₹5.4L\***

SHRIRAM  
MEGA  
**VALUE  
MONTH**  
OWN YOUR FREEDOM

JULY 16<sup>th</sup> - AUG 15<sup>th</sup>

# Revolution in home-buying. Smart 2 BHK & 3 BHK Homes with 30+ lifestyle amenities

RERA No: PRM/KA/RERA/1251/ 308/PR/181122/002156 | Rera Registered  
PRM/KA/RERA/1251/ 308/PR/190715/002689

For more information visit [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



Codename Dil Chahta Hai offers smart 2 & 3 BHK homes which open to spectacular views and superlative lifestyle amenities, and at an unbeatable price tag.

## LOCATION

- Just 15 mins from E-City.
- Strategically located at the cusp of the most dense IT - manufacturing Hubs- Sarjapur, Chandapura, Jigani, Bommasandra & Hosur.
- Infrastructure and connectivity is set to skyrocket with the completion of the nearby Namma Metro Phase-II at a driving distance of just 15 mins from the location.

## PRODUCT

- A lifestyle embellished with modern day amenities and smart designs also encouraging a community way of living.
- 30+ lifestyle amenities including a lavish clubhouse, lakeside promenade, themed gardens, volleyball & cricket pitches and much more.
- Offers an array of social indulgences with lush green gardens, amphitheatres, party areas, barbeque area and kids' play zones.



15 MINS FROM  
ELECTRONIC CITY

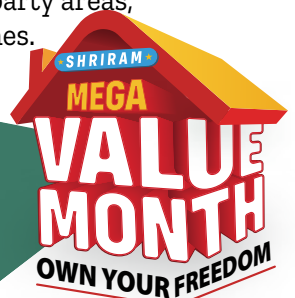
MEGA VALUE PRICE

2 BHK  
@ ₹34.07L\*

3 BHK  
@ ₹43.13L\*  
(All Inclusive)

0 FRC  
PLC  
CLUBHOUSE CHARGES

SAVE UPTO  
₹5.91L\*



JULY 16<sup>th</sup> - AUG 15<sup>th</sup>

\*T&C Apply PROJECT IS FUNDED BY LIC HOUSING FINANCE LTD

\*T&C Apply. Dil Chahta Hai project is registered in the name Shriram 107 southeast under RERA.

# NeoVative opportunity to own a Yuva way of life!

RERA No: PRM/KA/RERA/1251/446/PR/200323/003368 | Rera Registered

For more information visit [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



Budigere cross, 15 mins from Whitefield is the new destination for a rebranded lifestyle. Spread across 11.3 acres of land with 78% greenary. Embrace the Yuva life with the vibrant futuristic amenities to add to the flavour.

## LOCATION

- Easy connectivity to MG Road, ORR, Whitefield, Marathahalli & ITPL main road.
- KIAL is just at 30mins and also well connected to everything you need.

## PRODUCT

- 40+ Future ready amenities to choose from.
- 2 state-of-the-art clubhouses spread across 22,000 sqft with exquisite amenities like wifi enabled tech zone, indoor gym, foosball, billiards, Zumba center, paw park & much more.
- L shaped kitchen with more cabin space!



BUDIGERE CROSS,  
15 MINS FROM WHITEFIELD

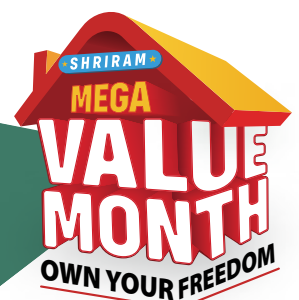
MEGA VALUE PRICE

2 & 3 BHK  
starting  
**₹48L\***

(All inclusive)

**0** FRC  
PLC  
CLUBHOUSE CHARGES

SAVE UPTO  
**₹8.1L\***



JULY 16<sup>th</sup> - AUG 15<sup>th</sup>

\*T&C Apply PROJECT IS FUNDED BY AND MORTGAGED WITH TATA CAPITAL HOUSING FINANCE LIMITED

THIS PROJECT CODENAME YUVA IS REGISTERED AS SHRIRAM WYT FIELD UNDER RERA

# A 15-acre green paradise, where half of Bengaluru works. Just 1.6 kms from Sarjapur-ORR Jn.

RERA No: PRM/KA/RERA/1251/446/PR/191130/003052 | Rera Registered

For more information visit [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



Shriram Chirping Woods is a sprawling residential enclave located just 1.6 Kms from Sarjapur-ORR Jn, right in the middle of Bengaluru's IT and Start-up Hub. With top-of-the-line amenities and acres of greenery, it's an investment that just can't go wrong.

## LOCATION

- Inside the calm & green Shubh Enclave.
- 4 kms from Wipro and close to RMZ Ecospace, Embassy Tech Village & more.
- Close proximity to hospitals, schools & recreation destinations.
- Great future connectivity through Metro Ph 3, STRR & PRR.

## PRODUCT

- 4 towers already delivered. launched the final & one of the most premium tower.
- 8.8 acres of open space in a project of 15 acres.
- One of the Best in the market with 74% efficiency ensuring maximum carpet area and well planned layout that allows great views.
- 27,000 sqft ready Clubhouse with lifestyle amenities like Amphitheatre, Tennis Court, Gymnasium, Basketball post and many more.



SHUBH ENCLAVE,  
SARJAPUR - HARALUR ROAD

MEGA VALUE PRICE

2.5 BHK  
@ ₹1.16CR\*  
3 BHK  
@ ₹1.30CR\*  
(Including GST)

**EMI HOLIDAY  
TILL POSSESSION\***

SHRIRAM  
**MEGA  
VALUE  
MONTH**  
OWN YOUR FREEDOM

JULY 16<sup>th</sup> - AUG 15<sup>th</sup>

\*T&C Apply



# Lavish homes in prime JP Nagar that don't cost a fortune

RERA No: PRM/KA/RERA/1251/310/PR/200310/003331 | Rera Registered

RERA No: PRM/KA/RERA/1251/310/PR/171014/000364

For more information visit [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



SHRIRAM  
**SOUTHERN  
CREST**  
AT SARAKKI SIGNAL,  
J.P. NAGAR 6<sup>TH</sup> PHASE

Shriram Southern Crest is located in one of the most iconic location of South Bengaluru-JP Nagar. This luxurious project is just 100 meters from the JP Nagar Metro Station. You can now own this prime address at an unbelievable price.

## LOCATION

- Located at Sarakki signal, in JP Nagar 6th Phase, 100 mts from JP Nagar Metro Station.
- One of the last new projects in prime JP Nagar.
- Proximity to malls, Rangashankara, Gandhi Bazaar & Lalbagh Botanical Gardens.
- One of the most centrally located areas in Bengaluru- an area known for its tree lined boulevards and wide streets.

## PRODUCT

- 2.6 acres of open spaces in the 3.6-acre residential project.
- 14,000 sqft clubhouse and lifestyle amenities like squash court, badminton court, multi-purpose hall, yoga room, gym & library.
- Vaastu Compliant homes with modern designs and corner bay windows.
- Zero space wastage with 74% efficiency.



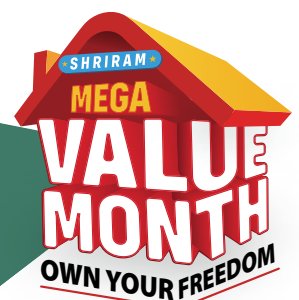
**SARAKKI SIGNAL**  
JP NAGAR 6<sup>TH</sup> PHASE

MEGA VALUE PRICE

**2.5 BHK**  
starting  
**₹1.25CR\***

(Including GST)

**EMI HOLIDAY**  
**FOR 24 MONTHS\***



**JULY 16<sup>th</sup> - AUG 15<sup>th</sup>**

\*T&C Apply



# New Launches



SARJAPUR ROAD



JALAHALLI



# BLISS IN. BUSTLE OUT.

Embrace a refined, private living experience optimized for your happiness.



SPACIOUS,  
DOUBLE FLOORED  
VILLAS



PRIVATE OPEN  
TERRACES TO ENJOY  
GREAT VIEW.



EXCLUSIVE  
COMMUNITY LIVING  
EXPERIENCE.

3 BHK BOUTIQUE  
ROW VILLAS

STARTING AT ₹ 97 L\*

*Sarjapur Road*



## BRAND NEW LAUNCH AT JALAHALLI

— WITH AN UNOBSTRUCTED LAKE VIEW —



ARTISTIC IMPRESSION

2 BHK  
₹49L\*

2.5 BHK  
₹53L\*

3 BHK  
₹64L\*

**PAY ONLY 5% NOW\***

5:90:5 PAYMENT FLEXIBILITY OFFER AVAILABLE

30+ amenities | 70% open space | good connectivity | C shaped tower alignment

YOUR SAFETY . OUR PRIORITY



MASK ON



SANITIZING



TEMPERATURE CHECK



SOCIAL DISTANCING

**CALL / VISIT US - TO BOOK YOUR LAKE VIEW HOME**



# Chennai

Realty in Chennai has primarily been end-user focussed and especially in the affordable housing sector. There was a steady rise in real estate business and the rental yield, in the Chennai market which did slow down during the pandemic. The appreciation though has never stopped.

The steady rate of industrial development and corporates establishing roots here, Chennai has always found the need for residential projects.

The quick growth of infrastructure and connectivity in the past few years is also expected to boost real estate demand. Ready-to-move-in homes has also attracted great numbers of takers due to the slashed GST.

Shriram Properties is one of the major players in Chennai sector with affordable living projects across Chennai with in-house amenities.

# Come park your life at one of Chennai's finest integrated township

TN/01/Building/0072/2018 | TN/01/Building/0138/2018 | TN/01/Building/0112/2019 | TN/01/Building/0279/2020 | Rera Registered

For more information visit [www.rera.tn.gov.in/](http://www.rera.tn.gov.in/)



Chennai's finest integrated township with commercial spaces, residences and upcoming mall. Invest in Chennai's most strategic location, Bang on GST Road, opp to Perungalathur railway station, with over 1500 acre permanent green backyard. Next to the Gateway IT campus, currently employing 25,000 people your investment is set to give great rental yield & high appreciation potential.

## LOCATION

- On GST Road, just off Tambaram opp. to Perungalathur railway station.
- 10 mins ahead of Kilambakkam bus terminus
- 20 mins drive to the airport.
- Just 1Km from Chennai Bypass and Outer Ring Road.
- Close proximity to MEPZ, ZOHO Mahindra World City and Oragadam.

## PRODUCT

- Next to the Gateway IT campus, currently employing 25,000 people.
- A 0.5 million sq. ft. upcoming mall, with multiplex right next door.
- 2 Public park spread across 5.16 acres with recreation area, sports zones, performance spaces amidst lush green lawns.
- Next to 1500 acre Vandalur natural reserve.
- Enjoy multiple lifestyle amenities like Gym, Clubhouse, Kids play area, Multipurpose court & many more.



**GST ROAD**

**MEGA VALUE PRICE**

**2.5 & 3 BHK**  
starting  
**₹81.8 L\***

(Including GST)

**0 FRC CLUBHOUSE CHARGES**

**SAVE UPTO**  
**₹4.76 L\***

**SHRIRAM MEGA VALUE MONTH**

**OWN YOUR FREEDOM**

**JULY 16<sup>th</sup> - AUG 15<sup>th</sup>**

# Joy is now in your hands. Grab the opportunity now!

TN/01/Building/0123/2018 | TN/01/Building/0024/2018 | TN/01/Building/0186/2018 | Rera Registered

For more information visit [www.rera.tn.gov.in/](http://www.rera.tn.gov.in/)



A sprawling 36 acre life, right off GST road amidst major employment hubs such as Shriram The Gateway, MEPZ and ZOHO among others. An already developed community in an established residential area with over 1000 families living here. Live a serene life in the lap of nature with a lake next door and divine temple within the campus.

## LOCATION

- 15 mins off GST road with easy access to major IT hubs like Shriram The Gateway, MEPZ and ZOHO among others
- Just 15 mins. from Guduvanchery railway station and 40 mins. from Chennai International Airport
- Easy access to OMR via Vandalur- Kelambakkam road

## PRODUCT

- A beautiful 36 acre township with 50+ amenities & 2 clubhouses spread over 21,000 sq.ft
- 1000+ happy families have already moved in the campus.
- Operational amenities like grand 2 clubhouses with indoor badminton court, skating rink, café, ATM, provisional store, gymnasium.
- Phase - 3 (Shriram Joy) is planned with upgraded specifications & modern amenities like pool, outdoor sports facilities & more.



**GUDUVANCHERY**

**MEGA VALUE PRICE**

**1, 2 & 3 BHK  
starting  
₹23.01 L\***

(Including GST)

**0 FRC  
PLC  
CLUBHOUSE CHARGES**

**SAVE UPTO  
₹4.76L\***

**SHRIRAM  
MEGA  
VALUE  
MONTH  
OWN YOUR FREEDOM**

**JULY 16<sup>th</sup> - AUG 15<sup>th</sup>**

# Villas with the perfect blend of life, nature & opportunity!

TN/01/Building/0191/2018 | TN/01/Building/0408/2020 | Rera Registered

For more information visit [www.rera.tn.gov.in/](http://www.rera.tn.gov.in/)



An exclusive villa community in the heart of a 40 acre integrated township. Own your villa in the hottest destination which is a perfect blend of old simplistic charm & modern fast paced living.

## LOCATION

- Located in a multi-billion dollar industrial hub with excellent infrastructure & connectivity to rest of Chennai.
- This location is the hottest destination for investors considering the 20,000 Cr investment & 40,000 employees from 9 major brands operating out of Sriperumbudur – Oragadam Belt
- 10 mins from Saveetha Medical College hospital
- 20 mins from Ryan International school, 25 mins from Chennai Public School

## PRODUCT

- Total 87 specially handcrafted units consisting of Grand Villas and Row villas
- Clubhouse with the wide range of amenities for all age groups.
- Every villa is completely detached & has the best in terms of Light & ventilation.
- 2 Terraces at Upper level for your own private gardens and evening coffees.



**CHENNAI**

**VALARPURAM**

**MEGA VALUE PRICE**

**3 BHK villas starting**

**₹54.27 L\***

**0 MAINTENANCE**

**RENTAL OFFER FOR 12 MONTHS**

**SAVE UPTO**

**₹2.53 L\***

**SHRIRAM**

**MEGA**

**VALUE MONTH**

**OWN YOUR FREEDOM**

**JULY 16<sup>th</sup> - AUG 15<sup>th</sup>**

# Kolkata

Kolkata real estate too is driven by end-users, much more than people looking for investment. Affordable housing finds great prominence in the region with people especially families looking for homes with accessibility to schools, hospitals, and daily convenience options.

Home buyers look for homes which are a complete package for the entire family in short - a city in itself. Shriram Grand City is one such project where the requirement of the buyer has been kept in mind.

Located in Uttarpara the project is a city in itself. Live in a 314-acre mega city with residences, commercial district, world-class school, 24\*7 healthcare & some of Kolkata's largest malls & hotels. Presenting Shriram Grand One, first residential district of Shriram Grand City spread over 15 acres with large open spaces, sports & recreational amenities, neighbourhood shopping bazaar, ATM & more.



# Own a home & a city, in the fastest developing part of Kolkata

HIRA/P/HOO/2018/000005 | HIRA Registered

For more information visit [www.hira.wb.gov.in/](http://www.hira.wb.gov.in/)

Grand one is spread over 15 acre with 8 acre of open space. The highly efficient design of this project gives you more value for your money.

## LOCATION

- Uttarpada is a fast-growing and developing locality of Kolkata. Uttarpada is very good in terms of connectivity, accessibility, and convenience.
- Connectivity with the airport, Railway station and to all far-flung areas in Kolkata.

## PRODUCT

- The 314 acre Shriram Grand City, a model city built to cater to all your needs right from employment opportunities to healthcare facilities to fine education for your children.
- 20+ lifestyle amenities.
- 29,000 sq. ft. of clubhouse.
- 1, 2 & 3 BHK residences.

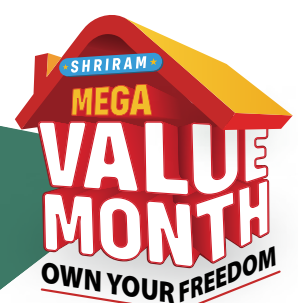


UTTARPARA

MEGA VALUE PRICE

2 & 3 BHK  
starting  
**₹33.3 L\***  
(Including GST)

**PAY 30% NOW &  
NOTHING TILL POSSESSION\***

JULY 16<sup>th</sup> - AUG 15<sup>th</sup>

\*T&amp;C Apply Project Funded by LIC HFL

# Welcome to Kolkata's sister city, a 314 acre mega city in Uttarpara

HIRA/P/HOO/2019/000654 | HIRA Registered

For more information visit [www.hira.wb.gov.in/](http://www.hira.wb.gov.in/)



Live in a 314-acre mega city with residences, commercial district, world-class school, 24\*7 healthcare & some of Kolkata's largest malls & hotels. Presenting Shriram Sunshine one, first residential district of Shriram Grand City spread over 15 acres with large open spaces, sports & recreational amenities, neighbourhood shopping bazaar, ATM & more.



## LOCATION

- Located close to Konnagar, Uttarpara and Hind Motors railway stations.
- The Belghoria expressway, AH1, connects Shriram the Grand City to the international airport (40 minutes) and New Town/ Salt Lake City (50 minutes).
- 7 educational campuses spread over 7 acres & 2 world class schools for 4000+ students



## PRODUCT

- Most developers provide 2 BHK homes in the size range of 800-1000 sq ft., but we took up the challenge of fitting a comfortable 2 BHK in just 630 sqft.
- L or U shaped kitchens that give enough storage space while eliminating extra circulation space.
- Packed with 100+ amenities\*, you have a new surprise/ experience awaiting you every day.
- Sunshine One is the 2nd residential district of Shriram Grand City, spread over 19.5 acres with 15.2 acres of open space.



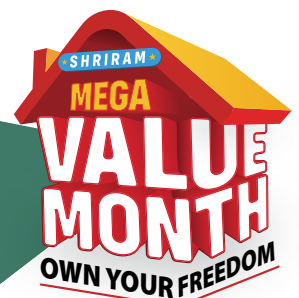
UTTARPARA

MEGA VALUE PRICE

1, 2 & 3 BHK  
starting  
**₹15.84 L\***

(Including GST)

**PAY ₹ 4.75L\* NOW &  
NOTHING TILL POSSESSION\***



**JULY 16<sup>th</sup> - AUG 15<sup>th</sup>**

\*T&C Apply

# Coimbatore

Coimbatore is one of the best Tier II cities to invest in real estate, particularly in the city's outskirts. This city has come a long way in terms of inexpensive housing in the previous few years, yet it can still offer low-cost housing with adequate infrastructure.

The expansion of a number of industries in the city, efficient public transportation system and outstanding civic and social amenities has resulted in a real estate bubble that isn't going away anytime soon. From ample water supplies to reliable electricity supply, more than two multiplexes and the breath-taking hill station of Ooty approximately 80 kilometres away, Coimbatore can provide all of the contemporary amenities needed for a comfortable life.

From international schools to medical universities, Coimbatore is ideal for professionals and business people alike, thanks to its outstanding career prospects and nice climate. The ever-vigilant cops, reliable public transit, and, most importantly, the humble and big-hearted people of Coimbatore, who are really concerned about your wellbeing, are the main reasons for this city's reputation as India's safest city. These have proven to be a blessing for this diverse city in terms of real estate expansion. Shriram Properties is one of such leading real estate brands in Coimbatore serving families with exceptionally luxurious but affordable plots with community living.



# Villas in a resort-like green community

RERA No: TN/11/Building/0234/2017 | Rera Registered

For more information visit [www.rera.tn.gov.in](http://www.rera.tn.gov.in)



A sprawling 20 acre community amidst lush greenery & modern lifestyle amenities, Shriram Shreshta Coimbatore, provides 400 spacious villas designed for your safety, security, comfort and convenience. Designed to provide you privacy and exclusivity, celebrate special moments with like-minded companions within your community.



## LOCATION

- Located on Atlantic Nagar, off NH47, you can live near the famous Eachanari temple.
- Easy access to schools, hospitals, transportation hubs and entertainment avenues.
- 40 mins drive to Palakkad.
- Brookfield mall & Republic mall at close proximity.



## PRODUCT

- 22,000 sq.ft Clubhouse with lifestyle amenities.
- State-of-art amenities which includes gymnasium, yoga & meditation area, indoor game area, badminton community hall, etc.
- Villas at the price of an apartment



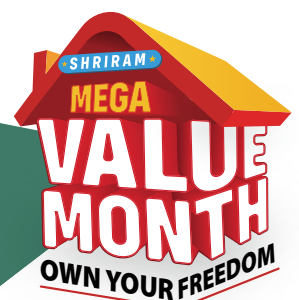
PALLAKAD ROAD

MEGA VALUE PRICE

2, 3 & 4 BHK  
starting  
**₹53.22 L\***

**0 MAINTENANCE**  
**RENTAL OFFER**  
**FOR 12 MONTHS**

**SAVE UPTO**  
**₹2.74 L\***



**JULY 16<sup>th</sup> - AUG 15<sup>th</sup>**

\*T&C Apply

# — BOOK NOW —

## TO AVAIL MEGA SAVINGS FROM NEVER-BEFORE PRICES!

Sl. No.	Project Name	Location	Configuration	Mega Value Price starting @	Benefits*
<b>BENGALURU</b>					
1	Liberty Square	5 mins from Infosys Campus, E-City	2 & 3 BHK	₹55.7L* (All inclusive)	Upto ₹5.4L*
2	Dil Chahta Hai	15 mins from E-City	2 & 3 BHK	₹34.07L*   ₹43.13L* (All inclusive)	Upto ₹5.91L*
3	YUVA	Budigere Cross, 15 mins from Whitefield Extension	2 & 3 BHK	₹48L* (All inclusive)	Upto ₹8.1L*
4	Chirping Woods	Shubh Enclave, Sarjapur- Haralur Road	2.5 & 3 BHK	₹1.16 CR*   ₹1.30 CR* (Including GST)	EMI Holiday Till Possession*
5	Southern Crest	Sarakki Signal, JP Nagar 6th Phase	2.5 BHK	₹1.25CR* (Including GST)	EMI Holiday For 24 Months*
<b>CHENNAI</b>					
6	Park63	GST Road	2.5 & 3 BHK	₹81.8L*	Upto ₹4.76L*
7	JOY at Shriram Shankari	Guduvanchery	1, 2 & 3 BHK	₹23.01L*	Upto ₹4.76L*
8	Shriram One City - Santrupthi	Valarpuram	3 BHK villas	₹54.27L* (Including GST)	Upto ₹2.53L*
<b>KOLKATA</b>					
9	Grand One	Uttarpara	2 & 3 BHK	₹33.3L*	PAY 30% NOW & NOTHING TILL POSSESSION*
10	Sunshine One	Uttarpara	1, 2 & 3 BHK	₹15.84L*	PAY ₹4.75 L* NOW & NOTHING TILL POSSESSION*
<b>COIMBATORE</b>					
11	Shreshta	Pallakad Road	2, 3 & 4 BHK	₹53.22L*	Upto ₹2.74L*

# YOUR GO-TO **CHECKLIST** WHILE YOU INVEST!

- |  |   |
|--|---|
| ✓ <b>Property documents</b>                  | ✓ <b>Status of tax payment</b>  |
| ✓ <b>Seller authentication</b>               | ✓ <b>Encumbrance</b>  |
| ✓ <b>Conversion and land-use permissions</b> | ✓ <b>Physical survey and access to the property</b>                                     |
| ✓ <b>Construction approvals</b>              | ✓ <b>Compliance under the Real Estate (Regulation and Development) Act, 2016 (RERA)</b> |
| ✓ <b>Occupancy certificate</b>               |   |

## SHRIRAM PROPERTIES- A SEAL OF TRUST!

PART OF THE  
FINANCIAL CONGLOMERATE  
SHRIRAM GROUP

**22000+**  
HAPPY FAMILIES

**ECONOMIC TIMES  
BUSINESS EXCELLENCE  
AWARD 2020 WINNER:  
DEVELOPER OF THE  
YEAR (RESIDENTIAL)**

PRIVATE EQUITY INVESTMENT BY  
GLOBAL PLAYERS MITSUBISHI, TPG  
KOTAK, WALTON STREET CAPITAL  
STARWOOD CAPITAL AND TATA CAPITAL

Across **4** locations

**BENGALURU | CHENNAI | KOLKATA | COIMBATORE**

**WE FOLLOW STRICT COVID PROTOCOLS TO  
GUARANTEE YOUR COMPLETE PROTECTION**



### SHRIRAM PROPERTIES:

Shriram Properties Limited, No. 31 (Old No. 192) 2nd Main Road, T Chawdaiah Road (Near Bashyam Circle), Sadashiva Nagar., Bengaluru Urban, Karnataka - 560080