



THE TIME IS
SWEET TO INVEST
IN A THRIVING FUTURE.

ENVISIONING A LIFE, INSEPARABLE FROM NATURE.

Nature nourishes our existence. It inspires us to live a wholesome life. We at Elements of Nature (EON) are restoring mankind's harmony with nature by reimagining the way we live.

EON was founded by Sidharth Reddy, who is also the CEO of Indukuri Lifespaces, a dynamic company focused on creating ultra-luxury projects. Additionally, Sidharth leads The World, a premium apartment project in Hyderabad spanning 14 acres with 9 towers and valued at over 6000 crores. Our mission is to design plots and projects not just for habitation, but to build communities. We are imagining a world of sustainable luxury where you interact with nature and enrich your life with positivity. We are building it together with Cornerstone, a prominent developer with interests in land banking, residential, commercial and retail projects, warehousing and logistics.



**INDUKURI**
LIFESPACES





THE
WORLD
AT JUBILEE HILLS





PROJECTS DONE BY INDU GROUP IN BENGALURU

- ❖ EMBASSY GOLF LINKS
 - ❖ EMBASSY HERITAGE
 - ❖ EMBASSY CREST
 - ❖ MANTRI TRANQUIL - PHASE 1 & 2
 - ❖ MANTRI JAYADEV
 - ❖ SRI RAM SPANDANA
 - ❖ ADARSH RHYTHM
 - ❖ SYMPHONY
- 

HAPPY HIVE IS PROMOTED BY





ARCHITECTS BEHIND
THE MASTERPIECE

RSP

CHIEF ARCHITECT

**FoxMandal**
Solicitors & Advocates

LEGAL PARTNERS


be psitive 24

STRATEGY & BRAND
COMMUNICATION PARTNER



NESTLED IN HOSKOTE, WHERE PROGRESS BLOOMS

Happy Hive is set in tranquil Hoskote, which is transforming into Bengaluru's biggest growth corridor. The locality is poised to become a self-sustaining ecosystem within the next 5 years. Happy Hive is your perfect address, located adjacent to the proposed **Satellite Town Ring Road (STRR)** which will boost connectivity and development. A buzzing future beckons you.



LOCATION MAP



ITPL CURRENT PRICE ₹15,000/sq. ft. PRICE IN 2015 ₹3,000-4,000/sq. ft.	Devanahalli CURRENT PRICE ₹5,500/sq. ft. PRICE IN 2015 ₹900/sq. ft.
Whitefield Road CURRENT PRICE ₹8,000-12,000/sq. ft. PRICE IN 2015 ₹2,000-4,000/sq. ft.	Near Airport CURRENT PRICE ₹5,500/sq. ft. PRICE IN 2015 ₹1,000/sq. ft.
Aerospace CURRENT PRICE ₹6,000/sq. ft. PRICE IN 2015 ₹800/sq. ft.	Project Site CURRENT PRICE ₹3,500/sq. ft. PRICE IN 2015 ₹500/sq. ft.
Budigur Road CURRENT PRICE ₹7,000/sq. ft. PRICE IN 2015 ₹1,500/sq. ft.	Hoskote CURRENT PRICE ₹5,000/sq. ft. PRICE IN 2015 ₹1,200/sq. ft.
IVCE Road CURRENT PRICE ₹6,200/sq. ft. PRICE IN 2015 ₹1,800/sq. ft.	STRR CURRENT PRICE ₹5,000/sq. ft. PRICE IN 2015 ₹1,000/sq. ft.

Source: www.magicbricks.com



BUILD YOUR HIVE IN THRIVING HOSKOTE.

Hoskote is at the heart of burgeoning development, with proximity to upcoming SEZs, tech parks, and important localities.

- ❖ Both the Kempegowda International Airport and Whitefield are just 40 minutes away.
- ❖ The location is close to the proposed SEZ (Special Economic Zone) for electronics, hardware, and IT in Bagalur.
- ❖ KIADB Aerospace Park, India's first dedicated aerospace and aviation technology park is just 9 kms. away in Bagalur.
- ❖ Excellent proximity to the upcoming 3000-acre industrial township and 6000-acre infrastructure corridor.
- ❖ Superb connectivity to East Bengaluru through the proposed Satellite Town Ring Road and proximity to the Bengaluru-Chennai Expressway.
- ❖ The Hoskote-Malur Road is set to become a thriving IT hub in future.
- ❖ The proposed Metro line will also boost connectivity to Hoskote.

In the pipeline: A 287-km rail network encircling Bengaluru

Suchith Kishore
@timesgroup.com

Bengaluru: If everything goes as planned by South Western Railway (SWR), a 287-km-long circular rail network will come upon the outskirts of the Karnataka capital. The project is expected to ensure robust local train services, reduce pressure on existing rail networks and complement Bengaluru Suburban Rail Project (BSRP) and Namma Metro.

SWR general manager Suresh Kishore told TOI that based on SWR's proposal, the ministry of railways has given consent for conducting the Final Location Survey (FLS) for the double-line circular rail network.

The proposed network around Bengaluru city connects Nivandana, Doddaballapur, Devanahalli, Malur, Heelalige, Sobar and Nivandana with an aim to augment Bengaluru's rail capacity and decongest bottlenecks in its existing railway network, keeping in mind future requirements, Kishore said.

The Rs 7.2 crore FLS will be done to survey the alignment, mapping of stations including yard plans, terminal facilities, land requirements and civil structures

such as bridges and others. The SWR maintains that the proposed network will provide cost-effective and economy train services that will complement the suburban rail network, as well as Metro rail systems of the city.

"The network links important town points such as Heelalige located close to Bengaluru International Airport, Heelalige, which is near various industrial areas and satellite towns such as Doddaballapur, Hoskote and others. The network will also saturate the existing network.

By operating Metro/Demu trains on this network, the load on the existing rail networks which handle long distance trains can be reduced. People living in satellite towns and commuting daily to Bengaluru will benefit from the circular network," said an SWR official.

EXPANDING NETWORK, TOWN BY TOWN

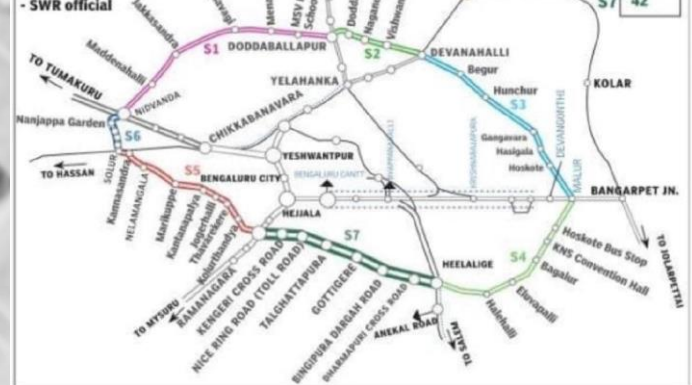
By operating Memu/Demu trains on this network, the load on existing rail networks can be reduced. Those living in satellite towns and commuting daily to Bengaluru will benefit - SWR official



vere congestion experienced in both directions on the entire 287-km line. In the existing arrangement, goods trains can be moved only during late night hours, when the passenger services are lean. This creates a situation, where goods trains are forced to be regulated outside the city area, wasting the long hours and utilization of excess crew. To overcome this, it is proposed to connect Heelalige with Heelalige through a peripheral line. In the city limits, the line capacity utilization goes up to 100% during peak hours. The

EXPANDING NETWORK, TOWN BY TOWN

By operating Memu/Demu trains on this network, the load on existing rail networks can be reduced. Those living in satellite towns and commuting daily to Bengaluru will benefit - SWR official



Budigere

The destination of choice for investors!



Budigere has been riding high on the investment front with well-developed social infrastructure, employment hubs, connectivity and convenience options. This region will experience even more booming expansion in the next few years.

With major investment hubs like Whitefield on the verge of saturation, Budigere has now taken the frontline.

Major convenience options like Orion Uptown Mall, Signature Towers, Shell petrol bunk, Hypermarket and grocery stores are right in the vicinity & near our project.

Great connectivity from Budigere to KIAL, the travel time to KIAL is now only 30 mins.

With Peripheral Ring Road & ORR connecting Whitefield, Sarjapur and E-City, the potential for real estate demand in Budigere has increased.



Future Infrastructure

- A 20-kilometer 2 to 4 lane expansion project from Budigere to KIAL.
- Outside of ORR, PRR is a 116-kilometer road connecting Whitefield, Sarjapur and E-City.
- Namma Metro Phase 2 expansion also includes a route from Byrappanahalli-Kadugodi - Ujwala Vidyalaya - Whitefield.
- Development of KSR Bengaluru-Devanahalli suburban railway network is underway.

Thriving Job Hub

- 40+ operational firms at KIADB & SEZ, with over 1 lakh employees have attracted 36+

- major and mid-sized businesses, namely Boeing and Eaton Industrial Products Pvt. Ltd.
- Whitefield and ITPL has many employees in IT and ITES, telecommunication, software development etc. firms - IBM, GE, Oracle, AirtelTCS etc. to name a few.
- Bengaluru International Convention Centre to be developed beside KIAL using PPP approach.

Abundant Social Hubs

- Orion Uptown Mall, Signature Towers, Shell petrol bunk, hypermarkets, and grocery stores are among the basic convenience & social options in the area.

- Columbia Asia Hospital, Phoenix Market City, Decathlon, Taj Bangalore, Delhi Public School and Reva Institute of Technology are just a few of the world-class healthcare, entertainment, dining and educational options available in this region.

Seamless Connectivity

- Ujwala Vidyalaya and Whitefield metro stations are within walking distance.
- Budigere is 30 minutes from Bangalore International Airport.
- The NICE (Nandi Infrastructure Corridor Enterprise) Road connecting Whitefield and Budigere via integrated PRR.



Karnataka Development Index @In... 3d

Boeing opens its largest innovation center outside the US in #NammaBengaluru

Area: 43Acres ,Devanahalli

Built up area in sqft 7, 75,000

Airport Office Building: 1Base+Ground+5

Lab Building Ground+1

#Bengaluru #Aerospace





PRIME LOCATION FOR YOUR PRIME NEEDS

INDUSTRIES AND TECH PARKS

ITPL, Bearys Tech Park, Brigade Signature Towers, Bagalur Aero Space Tech Park, Shell SEZ, Volvo, Tata Wistron
IPhone Plant, Honda, Mahindra AeroSpace, Indian Institute of Astro Physics, Tata Power and Electronics.

HOSPITALS

MVJ Medical College & Research Centre, Satya Sai Hospital, Siliconcity Hospital, Sri Srinivasa Hospital,
Jalappa Medical Research Center, Sri Narayana Super Speciality Hospital.





PRIME LOCATION FOR YOUR PRIME NEEDS

SCHOOLS/COLLEGES

Capstown, Vibgyor, DPS, Orchids International School, New Horizon School, Caldwell Academy School, MVJ Medical College, MVJ Engineering College, Advaitya PU & Degree, Samruddhi PU and Degree College.

LIFESTYLE

Malls: Orion Uptown Mall Ascendas, Forum Neighbourhood Mall, Galaxy Mall, Virginia Mall, Multiplex, Safal Super Market, South India Shopping Mall, More Supermarket, Reliance Super Mart.

Hospitality: Holiday Inn, Four Points by Sheraton, Leela Palace.



PROJECT OVERVIEW

10.37-acre premium plotted
development in Phase 1

East, West & North Facing plots sized
30x40 and 30x50

Integral portion of 130+ acres premium
development



THANK YOU

