kayarr MAVERICK







KAYATT & CO

TO BE WORLD'S MOST VALUABLE & INDIA'S LEADING REAL ESTATE COMPANY WITH A PAN-INDIA FOOTPRINT AND BE THE COMPANY OF FIRST CHOICE AMONGST OUR CUSTOMERS TO ADDRESS THEIR NEEDS ACROSS ALL REALTY VERTICALS.

Kay Arr & Co is the fastest growing and one of the competitive player in the real estate industry headquartered at Bangalore. Our primary business is development of residential, commercial and retail properties. We possess over a decade of experience in this industry having completed more than 60 luxurious projects at prime locations (CBD areas)comprising over 1 million sq ft of development. The company started its mile stone in the year 1997 under the leadership of Mr. K. Ramesh and team, which has built its reputation by providing world-class lifestyle projects across Bangalore. The Organization stands for its Quality, Dedication and Trustworthiness. We possess the experience and financial strength to grow in all aspects of the Construction and Property development field. We are known ourselves diligently to each project, right from conception to completion. More than 300 customers bear testimony to our success in this eventful journey. Our commitment to customer satisfaction is reflected in the uncompromising quality and punctuality ensured through the application of advanced techniques of construction and management, which are the result of our approach. Recognition: We possess CREDAI membership. We also possess ISO 9001: 2015 certification.

We will execute project asper RERA norms. We will follow GST strictly. All satutory works will be follow strictly. No compromise in legal.





TUNE INTO YOUR STYLIST HOME.

A home should speak the story of the person residing in it. That's why at Kay Arr, we create remarkable homes that evoke intimate connections between the world inside and the world outside.







A GREAT HOME DESERVES A GREAT LOCATION

A home is just as good as its location. We can't agree more. Kay Arr Maverick, located at Judicial Layout in North Bangalore, stands in testimony to our commitment to offer you elegant homes at unmatched locations. The prime location offers you a lavish lifestyle, serene surroundings and a healthy environment. What's more? Great connectivity to reputed schools (Canadian International School & Stonehill International School), shopping centres (RMZ Galleria), hospitals (Columbia Asia), recreational hubs, public gardens and more.

JUDICIAL LAYOUT PLAN

3BHK Luxury Apartments





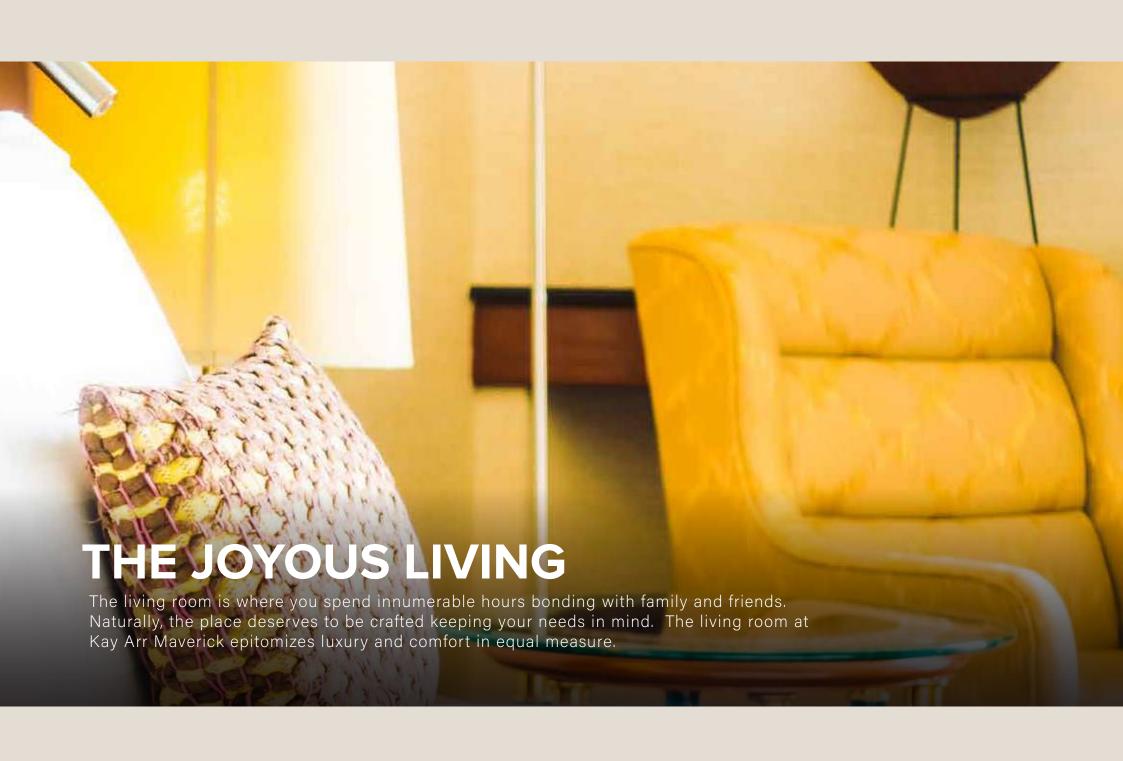
Stilt Floor First Floor

MAVERICK



302 301

Second Floor Third Floor



SPECIFICATIONS

Stilt car parking : 70% Area will be of Ironite Concrete Flooring, & Drive way 30% Area will be of Tile Flooring.

Each apartment shall have a minimum of two designate car parking slots

Compound wall : Front 5 ft & all other sides 6 ft

Structure : R.C.C Frame Structure.

Roof : 9'6" Roof to Roof.

Walls : Solid Block masonry

Ceiling Interior : Lime plastering with Royal Emulsion

External : Smooth plastering with Texture, Cement paint as per Elevation.

Doors : Teak wood Frames with BST Main door with S.S. Fittings, Bed Room Doors with Teak wood frames with

BST door with S.S. Fittings, For other doors with Teak wood frames with O.S.T Flush door with S.S fittings.

Windows : U.P.V.C Windows White Color with M.S Grill

Flooring : A) Living and dining in Italian Marbles

B) Other Bed Room Vitrified Tiles 2' x 2' or 3' x 3'

Elevation : Contemporary Modern Style as per Image

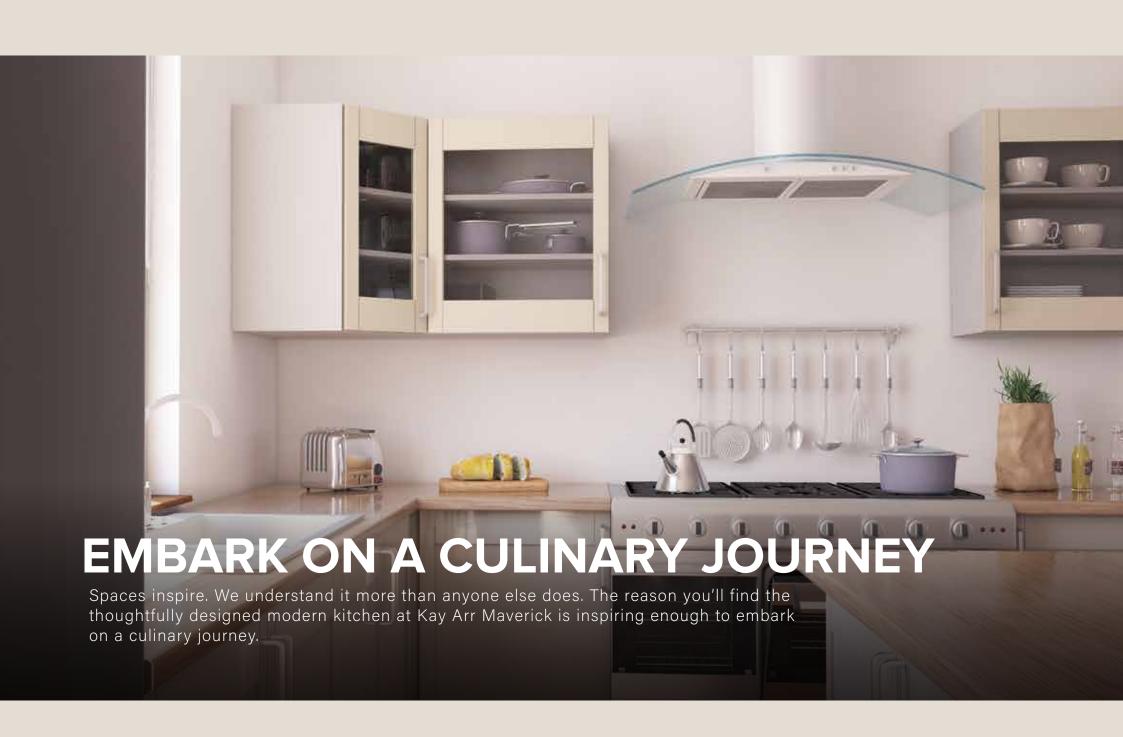
Stair case & Common area: Granite flooring with teak wood railing or S.S railing.

Bathrooms/Toilets : Ceiling heights designer tiles Non-slippery tiles Ceramic Flooring Showers, mixer& Health shower

Jaquar (flourentine) Commodes and basins, Hindware fittings,

Common Area walls : Texture finishing as per architect design.

Lift Area : Granite Cladding as per design.



Kitchen : 20mm Jet black granite Counter with sink Dado Up to 4FT height, Non slippery tiles flooring.

Electrical : Concealed PVC pipes with Fire proof wires & switches MCB & ELCB From LEGRAND.

Sanitary : P.V.C pipes and Required Fittings from Prince systems With necessary Chambers and covering.

Power : 65 KVA power to full Building

Water : Bore well and corporation water with separate Over Head Sintex Tanks, Underground Sump tank for

corporation water, Rain Water Harvesting in the stilt floor.

Lift : 8 passenger lift automatic up to terrace, (Kone Elevators)

Generators : 62 KVA Generator for full building

Security : Security cabin with intercom facility to each flat, Surveillance C.C.T.V cameras with Monitor for Common Areas.

Servants/Drivers : Basic Toilet with ceramic tiles up to 7 ft with commode with flush, and basin.

Gate : M.S Gate with Funder max sheet as per design.

Gym : With Basic 3 equipment's (optional) will be provided in the terrace floor front portion

Electrical light Fittings : For Staircase, compound wall, gate and car parking Areas.

KAY ARR & CO'S - BANGALORE

FEW COMPLETED / RESIDENTIAL PROJECTS









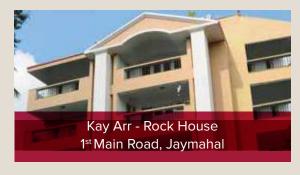








































KAY ARR & CO's - CHENNAI

FEW COMPLETED RESIDENTIAL PROJECTS



Kay Arr - Mahendra Serinity Gill Nagar, Choolaimedu



COMPLETED COMMERCIAL IT PROJECT



ONGOING COMMERCIAL
IT TURNKEY PROJECT



COMPLETED RESIDENTIAL ULTRA LUXURY VILLA PROJECT



ONGOING RESIDENTIAL PROJECT



UPCOMING RESIDENTIAL PROJECT



AREA STATEM	ENT							
Site extent (sq ft)	5430.00							
						+		
Flat no.	unit area (sq ft)	fsi common area	Overall FSI area	unit percentage	Non-FSI common area	total saleable area (sq ft)	Owner / Builder	UDS TOTAL LAND 7893 SQFT
	Α	В	C=A+B	F	G			
FIRST FLOOR								
101	1762.62	142.98	1905.60	16.43	159.47	2065.07		892.36
102 SECOND FLOOR	1809.26	146.76	1956.02	16.87	163.69	2119.71		915.98
201	1762.62	142.98	1905.60	16.43	159.47	2065.07		892.36
202	1809.26	146.76	1956.02	16.87	163.69	2119.71		915.98
THIRD FLOOR					•			<u> </u>
301	1762.62	142.98	1905.60	16.43	159.47	2065.07		892.36
302	1819.11	147.56	1966.67	16.96	164.58	2131.25		920.96
	10725.49	870.00	11595.49	100.00	970.38	12565.87		5430.00
COMMON APEA (sq	ft\ fei							
COMMON AREA (sq ft) -fsi Lobby/foyer area in								
1,2,3	870.00							
COMMON AREA (sq	ft) non fsi							
Stilt floor and terrace	834.39							
driver's toilet	57.16							
Electrical	31.00							
security cabin	47.83							
Total	970.38							
Total	370.50							





Real Estate Regulatory Authority Karnataka ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಚಾಧಿಕಾರ ಕರ್ನಾಟಕ

FORM-C [See sub-rule (1) of rule 6] REGISTRATION CERTIFICATE OF PROJECT (COMPANY)

This region is to a greatest contract to the feet follow (begulation & timestament) Act, 1004 to the behaving project PRMKARERA/1251/309/PR/190913/002858

KAY ARR MALERICK, BBMP KHATHA NO 1470 1450 /1556, SITE NO. 1559, YELAHANKA NEW TOWN JUDICALLAROUT, JUDICAL DEPARTMENT EMPLOYEES HOUSE, BUILDING CO-OPERATINE SOCIETY, DA ALUGNINA CHOMOMORIANI, AND PARTITION YALLON YALLONG HEADING HOST TAX BRACATO HOST TO A REPORT HOST BRACATO HAND

1. Shares of the Time of manages or company or comments automated

ANYARIA CO.

Terring to be designed a finite data of the comments of the comments of the comment of the comm

EAGLE STREET LANGFORD TOWN, BANGALORE, BENGALURU URBAN, KARNATAKA - 560025

- The improvement population for following condition, regions:
 The province shall every notion or approved for past with the printing as provided in their Execution is: Companies Adv. 2014 and hampless had block Conglished & Companies Avenue 2017.
- (1) The promotion shall provide and regarde a terrorised shall in factor of the adverse or the association of the annual as the case than by, of the appropriate or the partners are no per partner 1,7 of four future (Angulation & DOMESTIC ALL STORY
- (III. The provider shall become provide particular of the amounts regularly by the provider in a section account to be made served to a software because the cost of personalities and the land cost to be used only for their purpose as per 19-09-2019 30-04-2021
- State Reportery Authority in accommon with distance 6 of the field Sales (Reputation & Secretarises) Apl. 2018 med with Role T of Garmanda Role Epides (Pergramon & Secretary) Roles, 2017. This contribute is used 10 Med probable resemble place.
- (iv) The present staff turney with the processes of the total break (Regulated & Development) Art. 2016 and the Namenta had Street (Regulator Climatoprovit) fund, 2017 and requirement made the
- [16]. The provider year not consistence the providing of any other hands for the time being in bins in the area above the project is being processed.
- 1. If the above recisional contribute are not fulfilled by the promoter, the requiring authority than take not the previous extuding recovery the registration priented better, as not the final better. However, it is not the final better. However, it is not the final better.



Kamble M R, IAS(Retd.) ska Real Estate Regulatory Authority

*Please scan the QR code to validate the authenticity of the certificate.

Project Approval Date: 13-09-2019

Member of:









Head Office

#B-001, 002, 302, Kay Arr Trumph Tower 5/2, Eagle Street, Lang Ford Town Bangalore-560 025

Regional Office

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