

**Recommendations:**

- Project Magnolia Brooksville is located in Electronic City.
- It very close to international schools, reputed colleges, shopping malls and hospitals.
- Quality of construction in this project is appreciated by many customers who visited the property.
- This project has a quality and location advantage compared to other projects in that location.
- This project is good source of investment, as there will be a spurt in demand for housing from the existing 2.5 lakh workforce employed by the MNC's & other companies located in Electronic city & would be an opportunity of rental income resulting in premium appreciation on investment.

**COMPARISON CHART FOR MAGNOLIA BROOKSVILLE WITH OTHER PROJECTS OF SAME KIND**

Developer	Daady Builders	Nu-Tech Prasiddhi	Arattukulam	Celebrity Housing	Arbors	Magnolia
<b>PROJECT NAME</b>	Daady Gaarden	Cloud 9	Lakebay	Golden Treasure	By The Lake	Brooksville
<b>Location</b>	Near electronic City	Nr Narayana Hrudayalaya	Singasandra	Nr Electronic City Phase 2	Off Bommasandra	Electronic city
<b>Total Area</b>	50 Acres	17 Acres	1.5 Acres	40 Acres For Villas, Apartments & Sites	19 Acres	15.8 Acres
<b>Total Units</b>	280	130	35	54	72	59
<b>Available Units</b>	40	60	35	Available	40	26
<b>Type of units</b>	Villas	Villa	Row Houses	Villas	Villa	Villas
<b>Land area in Sft</b>	1400-2400	2400-4000	Na	1500-2400	2800-5230	starts from 3000
<b>Built up area in Sft</b>	1100-1450	2400-3300	3000	2000-3200	3100-4812	starts from 3848
<b>Cost Of Land Per Sft</b>	It's a package	It's a package	It's a package	It's a package	It's a package	It's a package
<b>Construction Cost Per Sft</b>	It's a package	It's a package	It's a package	It's a package	It's a package	It's a package
<b>Price per Sft in Rupees</b>	It's a package	It's a package	2000	It's a package	It's a package	It's a package
<b>Total cost excluding tax and registration</b>	49.90 Lakhs	95 Lakhs-1.70 Cr	65 Lakhs	56 Lakhs - 80 Lakhs	1.55 Cr - 2.70 Cr	1.98 Cr - 3.50 Cr
<b>Project Commencement Date</b>	Mid 2006	2007	Mar-09	2007	Mid 2007	
<b>Project Completion Date</b>	Almost completed	April 2009	May- 2010	Almost Completed	End of 2010	
<b>Approved by</b>	BMRDA	BMRDA	BDA	BMRDA	BMRDA	BDA
<b>Distance from Electronic City</b>	2.5 Km	3 Km	3.5 Km (Before electronic city)	2.5 Km	6 Km	0.5 Km
<b>Distance from Madivala</b>	12.5 Km	13 Km	6.5 Km	12.5 Km	16 Km	11.5 Km
<b>Distance from M.G.Road</b>	17.5 Km	18 Km	11.5 Km	17.5 Km	20 Km	16.5 Km
<b>Any Polluting industry slums nearby</b>	No	No	No	No	No	No
<b>Nearest School /Collage</b>	SFS School- 0.5 Km oxford institute-8 Km Treamis international school & Ebenezer international school are located very close. BTL Institute- 2 Km	SFS School- 2 Km oxford institute-10 Km Treamis international school, Ebenezer international school are located very close. BTL Institute- 1.5 Km	SFS School- 4.5 Km oxford institute-3 Km Treamis international school & Ebenezer international school are located very close. BTL Institute- 6 Km	SFS School- 3.5 Km oxford institute-8 Km Treamis international school & Ebenezer international school are located very close.BTL Institute- 5 Km	SFS School- 4.5 Km oxford institute-12 Km Treamis international school, Ebenezer international school are located very close. BTL Institute- 4 Km	SFS School- 2.5 Km oxford institute-7.5 Km Treamis international school & Ebenezer international school are located very close. BTL Institute- 4 Km
<b>Nearest Hospital</b>	Narayana Hrudayalaya & Sparsh Hospital are very located close to the project	Narayana Hrudayalaya & Sparsh Hospital are very located close to the project	Narayana Hrudayalaya & Sparsh Hospital are very located close to the project	Narayana Hrudayalaya & Sparsh Hospital are very located close to the project	Narayana Hrudayalaya & Sparsh Hospital are very located close to the project	Narayana Hrudayalaya & Sparsh Hospital are very located close to the project
<b>Nearest Shopping Center</b>	Forum mall-13.5 Km	Forum mall-14 Km	Forum mall-7.5 Km	Forum mall-13.5	Forum mall-17 Km	Forum mall-12.5 Km
<b>Amenities :-</b>						
1) Gardens & Parks	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
2) Clubhouse	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
3)Cafeteria	Yes	Yes	Under Planning Stage	Ultra Modern Lounge	No	Provision
4)Car wash	No	Not Mentioned	Under Planning Stage	Not Mentioned	Not Mentioned	No
5)Clinic with Pharmacy	No	Not Mentioned	Under Planning Stage	Not Mentioned	No	No
6)Indoor & Outdoor Games	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
7)Gymnasium & Sauna	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
8)Jogging Track	Not mentioned	Yes	Under Planning Stage	Not Mentioned	Yes	Yes

9) Kids Play Area	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
10) Amphitheatre	Not Mentioned	Yes	Under Planning Stage	Not Mentioned	Planning	Yes
11) Wide main road	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
12) Water Supply	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
13) Underground Cabling for Power Supply	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
14) 24 Hour Security	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
15) Underground Drainage with Sanitary Connections	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
16) Shopping area	No	Not Mentioned	Under Planning Stage	Not Mentioned	Not Mentioned	Yes
17) Street lights Network	Yes	Yes	Under Planning Stage	Yes	Yes	No
18) Compound wall	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
19) Land scaping	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
20) Meditation Centre	Yes	Not Mentioned	Under Planning Stage	No	Not Mentioned	Not mentioned
20) Temple	No	No	Under Planning Stage	No	No	No
21) Cash&Carry Store	Yes	Yes	Under Planning Stage	No	Provision	Provision
22) ATM Facility	Yes	Yes	Under Planning Stage	No	Not Mentioned	No
23) Power backup for Villa	Not mentioned	Not Mentioned	Under Planning Stage	Not Mentioned	Not Mentioned	Not mentioned
24) Multi purpose hall	Yes	Yes	Under Planning Stage	Yes	Yes	No
26) Coffee Bar & Internet café	No	Yes (Only Coffee Bar)	Under Planning Stage	No	Yes	No
27) Business centre with Internet, Fax, Photocopy, Travel Service	No	No	Under Planning Stage	No	No	No
28) Swimming pool	Yes	Yes	Under Planning Stage	Yes	Yes	Yes
29) Staircase	Na	Na	Under Planning Stage	Na	Na	Na
<b>Smart Living Features :-</b>						
1) Broadband internet connection to all rooms	Provision	Provision	Under Planning Stage	Provision	Provision	Provision
2) Cable TV System	Provision	Provision	Under Planning Stage	Provision	Provision	Provision
3) Video Door Phone	No	Not Mentioned	Under Planning Stage	Yes	Not Mentioned	Not mentioned
4) Intercom	Yes	Yes	Under Planning Stage	Not Mentioned	Yes	Yes
5) CCTV	Not mentioned	Not Mentioned	Under Planning Stage	Not Mentioned	Not Mentioned	Not mentioned
6) Digital ID cards	No	No	Under Planning Stage	No	No	No
<b>Building Specifications :-</b>						
1) Structure	RCC	RCC	RCC	RCC	RCC	RCC
2) External walls	Concrete Blocks	Concrete Blocks	Concrete Blocks	Concrete Blocks	Concrete Blocks	Not mentioned
3) Internal walls	Concrete Blocks	Concrete Blocks	Concrete Blocks	Concrete Blocks	Concrete Blocks	Not mentioned
4) External Wall Plastering	Not mentioned	Not mentioned	Under Planning Stage	Not Mentioned	Texture/Anti Fungal Cement Pa	Not mentioned
5) Internal Wall Plastering	Not mentioned	Not mentioned	Under Planning Stage	All internal walls are smoothly plastered with lime rendering and putty finish	Oil Bound Distemper	Not mentioned
6) Flooring	Not mentioned	Not mentioned	Under Planning Stage	Ceramic Tiles & Anti skid tules	Bamboo Plank, Vitrified, Granite	Marble
7) Main door	Teak wood Frame	Teak wood Frame	Under Planning Stage	Teak woof Frame	Teak Wood Frame	Teak wood
8) Other doors	Good Quality wood	Good Quality wood	Under Planning Stage	Good Quality Wood	Teak Wood Frame	Good Quality Wood
9) Windows	Not mentioned	Not mentioned	Under Planning Stage	Aluminum with safety grill	Teak wood veneered paneled shutter	Teak wood Frame
10) Toilets	Good Quality Fittings and Fixtures	Good Quality Fittings and Fixtures	Under Planning Stage	Good Quality Fittings and Fixtures	Water proof door with Good Quality Fittings and Fixtures	water proof paint, Bath tub, high quality fittings and fixtures
11) Kitchen Fittings	Granite platform, Stainless steel sink	Granite platform, Stainless steel sink	Under Planning Stage	Granite platform, Stainless steel sink	Granite platform, Stainless steel sink	Granite platform, Stainless steel sink