



Himalaya by THE MONARCH

AN OVERVIEW OF “HIMALAYA BY THE MONARCH”

MALL

LOCATED AT THE INTERSECTION OF KG ROAD & SC ROAD
Gandhi nagar—BANGALORE CENTRAL

Elevation 1



Elevation 2



INTRODUCTION TO MONARCH

The Monarch Group is a company with operations in various verticals of the Service Industry ranging from Hotels, , Real Estate, Investments & Travel.

The Monarch Group was set up in the year 1988. In the past 22 years, the group has diversified into many fields and has made successful investments in strategic ventures outside its main business.

Primarily based out of Bangalore, the company is aggressively positioned to grow in the coming years.

With an early focus on Construction & Development, The Monarch Group in its own strength has completed 8 Highly Successful Projects which contributed to One Million Square Feet of built up area in prime locations of Bangalore.

BRIEF ON “HIMALAYA BY THE MONARCH”

- LOCATION:

INTERSECTION OF KEMPE GOWDA ROAD—KG ROAD & SUBHEDHAM CHETRAM ROAD—SC ROAD

CORNER PROPERTY WITH A CURVED FRONTAGE OF APPROX. 200 FEET ON THE MAIN ROAD

THE PROPERTY IS FAMOUS AS IT WAS EARLIER KNOWN AS ‘HIMALAYA TALKIES’

VISIBILITY OF THE PROPERTY IS FROM 270° ALL AROUND, AT CROSS ROADS OF KG ROAD & SC ROAD

- WALKING DISTANCE FROM SHOPPING AREAS SUCH AS:

ALANKAR PLAZA, CITY CENTER, NATIONAL MARKET, CHICKPET & AVENUE ROAD

- NEARBY LANDMARKS:

CITY RAILWAY STATION, MAJESTIC (KEMPEGOWDA) BUS TERMINAL, RACE COURSE, VIDHAN SOUDHA, CUBBON PARK, FREEDOM PARK, BANGALORE UNIVERSITY & MYSORE BANK CIRCLE

POPULATION IN THE CATCHEMENT

- **HOTELS:**

38-40 STAR HOTELS IN AND AROUND THE AREA WHICH INCLUDES GANDHINAGAR & MAJESTIC

OVER 60-70 LODGES IN THE AREA

- **THEATRES:**

15 LARGE SCREEN THEATRES

INCLUDING TRIVENI, SANTOSH, ABHINAV, KALPANA, TRIBHUVAN & KAPALI

- **SHOPPING:**

LINES OF MULTI BRAND & LOCAL SHOPS SELLING ALL TYPES OF GOODS.

LARGE SHOPPING COMPLEXES INCLUDE CITI CENTER, ALANKAR PLAZA, NATIONAL MARKET, SUKH SARAR MALL & MAHARAJA COMPLEX

CITY RAILWAY STATION, KEMPEGOWDA BUS TERMINAL, MAJESTIC BUS STOP & TRAFFIC ENTERING THE CITY FROM THE SOUTH ADD TO THE FLOATING POPULATION

EARLIEST RESIDENTIAL AREA OF BANGALORE WITH A MAXIMUM POPULATION PER SQUARE KILOMETRE, WITH A WELL ESTABLISHED BASE OF MIDDLE INCOME GROUPS

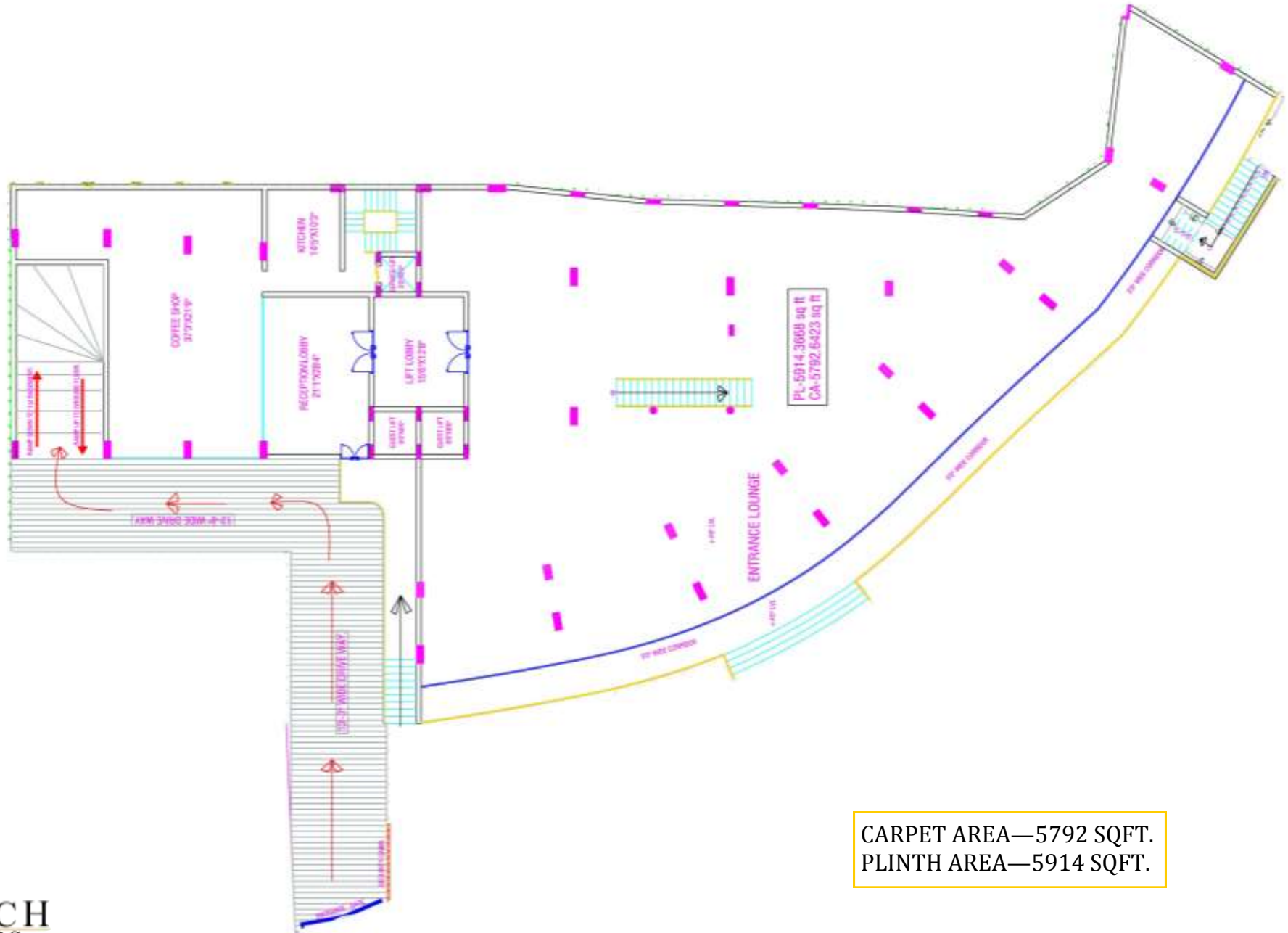
EXECUTIVE SUMMARY

- PROJECT IS BEING EXECUTED BY THE MONARCH GROUP WHICH IS A WELL ESTABLISHED BUSINESS HOUSE IN BANGALORE.
- A HUGE CUSTOMER BASE OF LOWER AND UPPER MIDDLE CLASS IN AND AROUND THE CATCHMENT AREA
- LARGE NUMBER OF TOURISTS IN THE AREA, BOTH DOMESTIC AS WELL AS INTERNATIONAL
- ALL AGREEMENTS, TITLE CERTIFICATIONS, LEGAL OPINIONS AVAILABLE
- ALL MUNICIPAL CLEARANCES HAVE BEEN DONE AND 2 BASEMENTS HAVE BEEN COMPLETED AS ON 1ST JANUARY, 2011.
- TOTAL PROJECT VALUATION IS OVER 100 Cr.

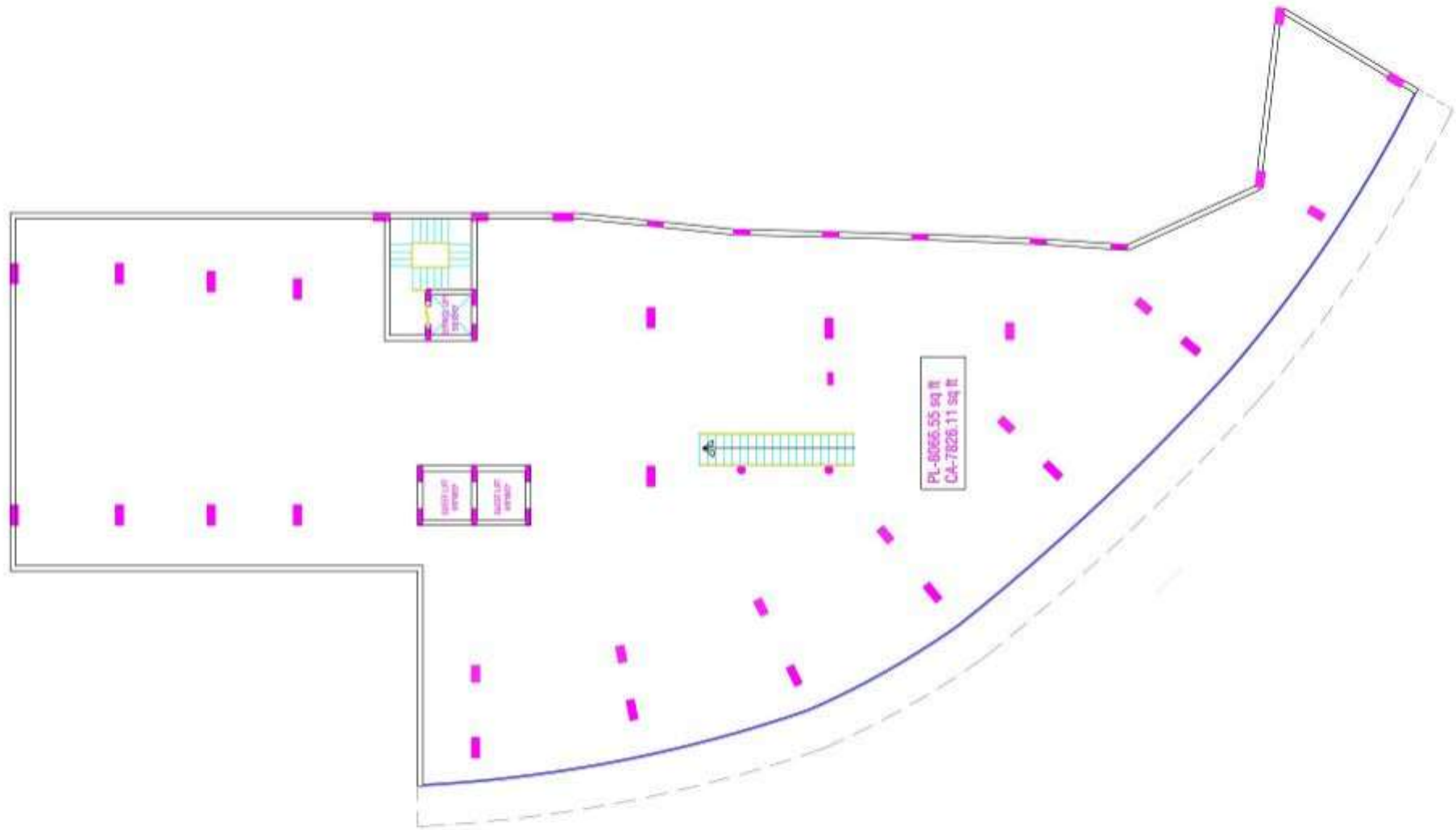
PROPOSED DEVELOPMENT

- EXCLUSIVE SHOWROOMS SPREAD ACROSS 5 FLOORS WITH 2 BASEMENTS FOR PARKING.
- TOTAL CAR PARKS : 50.
- LARGE CUT OUT AND WALKWAYS IN & AROUND THE PROPERTY
- FLOOR HEIGHT OF 10 FEET UPTO BEAM AND 12 FEET UPTO SLAB.
- FRONTAGE OF 200 FEET THAT COVERS S.C ROAD AND K.G ROAD
- DEVELOPER IS PLANNING TO LEASE/SELL MALL SPACE DEPENDING ON OPPORTUNITY
- COMPLETION OF SHOPPING MALL IS DUE FOR MAY, 2011.

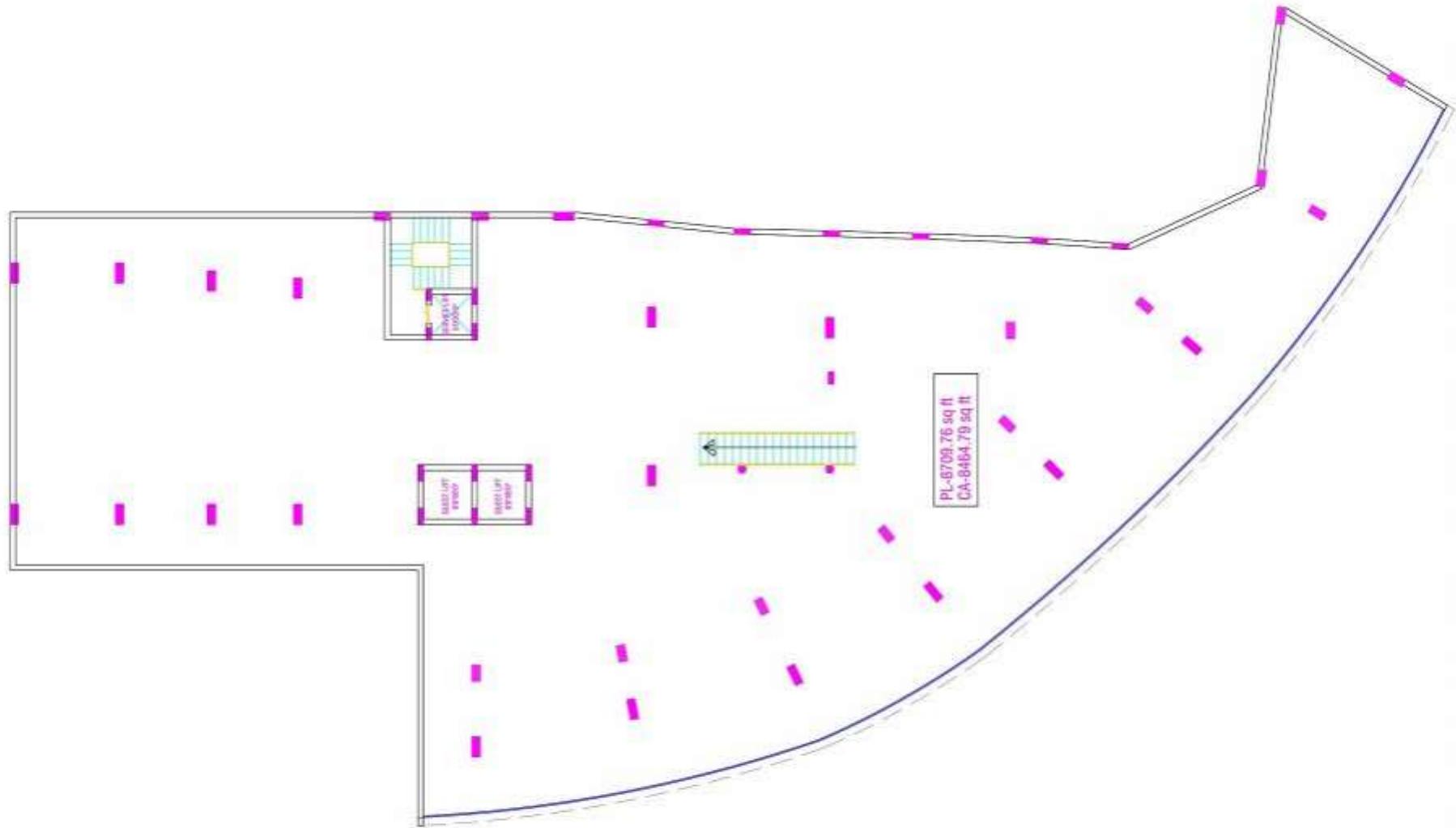
FLOOR PLANS



CARPET AREA—5792 SQFT.
PLINTH AREA—5914 SQFT.



CARPET AREA—7826 SQFT.
PLINTH AREA—8066 SQFT.



CARPET AREA—8465 SQFT.
PLINTH AREA—8710 SQFT.

TYPICAL FLOOR(2ND,3RD,4TH)

ACTUAL SHOTS AT HIMALAYA by THE MONARCH



In Order Clock Wise:

1. View Across SC Road
2. View Towards KG Road/SC Road Junction
3. View Towards Triveni Theatre
4. View Across KG Road
5. View From KG Road Walkover

