

In the Name of Almighty...

Northern Serenity by Halal Housing

Interest Free. Tension Free. Just Rs.3250/-



Project Highlights

- ❑ **Sixth** Halal Housing Project. **First** in North Bangalore
 - ❑ Limited Edition Premium Apartments in the heart of N. Bangalore
 - ❑ 2BHK Spacious units based on anthropometric design
 - ❑ Elevation based on Spanish Theme and Best in class Construction
 - ❑ Total 15 Units. 3 Units per floor. Total 5 floors
 - ❑ Interest Free affordable Halal Housing Scheme
 - ❑ Project underway full swing. Possession Dec-2019
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Location

Northern Serenity is aptly located between Old & New Bangalore. Just 2 kms from Frazer town and less than 1.5 KM from Ring road, puts it in an enviable position. Manyata Tech Park, Prominent Schools like Clarence, Florence, Charles and Orion East Mall, Esteem Mall, hospitals are in the range of 2KM. Access to large playground and multiple BBMP parks within 1KM. The place is ideal for living as it is a decent and diverse locality.

Distance from Key Locations

❖ Manyata Tech Park, 3 km	❖ Ambedkar Medical/Dental, 2 km
❖ Frazer Town/Cox Town, 2 km	❖ Dmart / Esteem Mall, 3 km
❖ Charles / Clarence, 2 km	❖ Upcoming Metro Station, 2 km
❖ HBR Layout BDA Complex, 1 km	❖ Banaswadi Railway Station , 2 km
❖ Arabic College, 2 km	❖ Cant. Railway Station, 4 km

Google Map

The Google Map URL is <https://goo.gl/maps/Nsa94VN3wMt>. The address is: **127/1, 3rd Cross Rd, Stage 1, Kadugondanahalli, Bangalore - 560084**



Pricing & Payment

Base Price Just **Rs.3250/-** per sq. ft. *(The normal price in this area is above Rs.5000/-)*. This pricing is possible ONLY thru Halal Housing. Our mission is to provide quality housing at affordable cost. You can check the prices yourself for similar apartments in the same area. Here is the pricing table.

Flat	SBA	Base Price	Utilities	Taxes	Grand Total	Initial (30%)	EMI X 36
1	846	2,749,500	160,740	329,940	3,240,180	972,054	63,004
2	997	3,240,250	189,430	388,830	3,818,510	1,145,553	74,249
3	997	3,240,250	189,430	388,830	3,818,510	1,145,553	74,249

- Parking **1.75** Lakhs separate, adjusted against booking charges
- Registration charges and Katha Transfer charges separate
- Legal Fee 25K separate and Incidental Expenses
- Wood work and Interiors not in Builder's scope
- BESCOM & BWSSB (Utilities) @ **Rs.190/-** per sq. ft (included)

The Process

Here is how you own a flat through a simple **6 step** process.

1. Come and see the place and locality
2. Get all documents online for legal verification
3. Pay a booking amount of 1.75 lakhs
4. Arrange 30% payment in a month's time
5. Start paying EMI for 36 months (3 years)
6. Take possession end of 2019

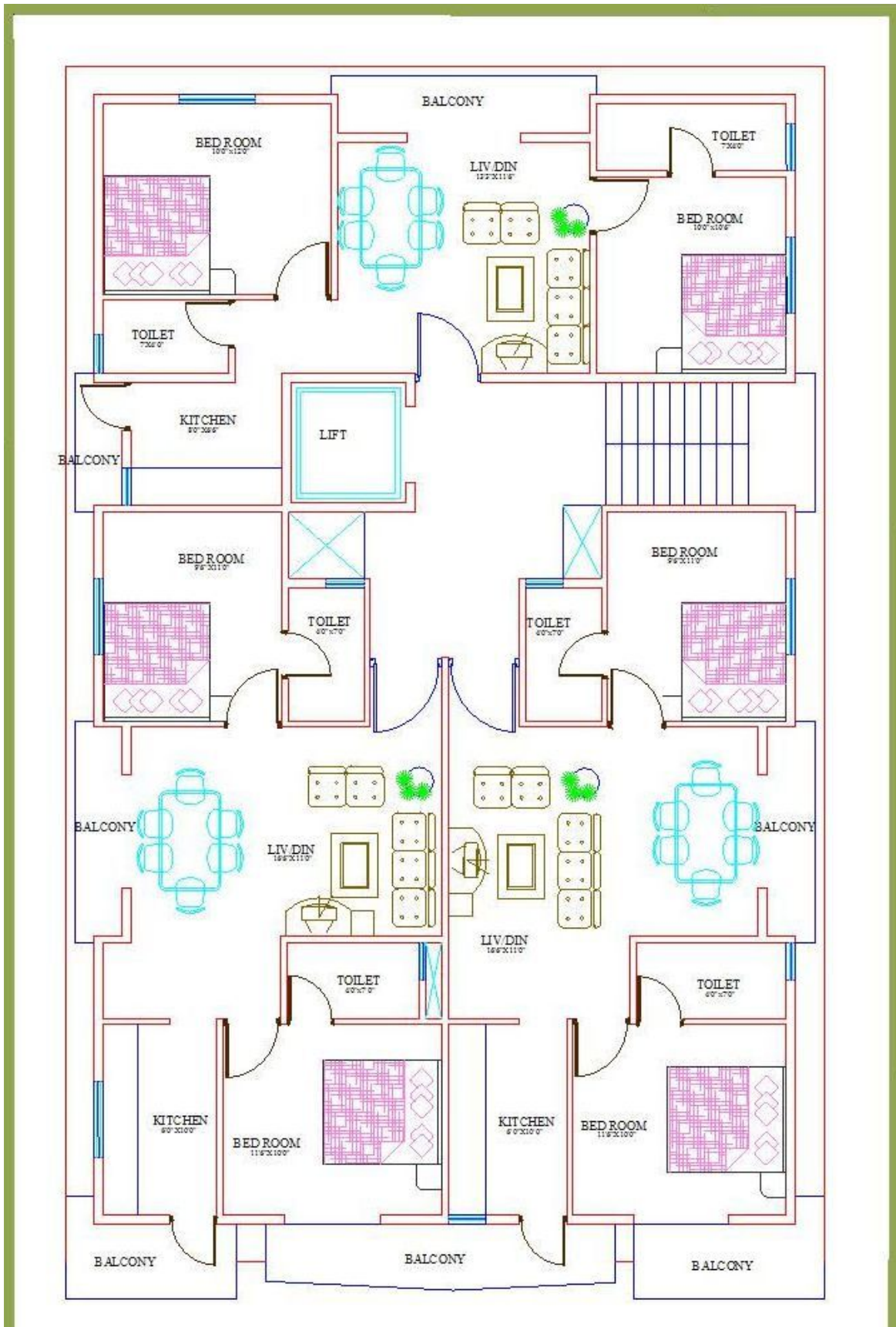
Floor Plans

Northern Serenity will have Car Parking on Stilt and Five Floors. Each floor will have spacious three units of 2BHK flats. Flat-1 is **846 sq. ft.** with 2 balconies. Flat-2 & Flat-3 are **997 sq. ft.** with 3 balconies each. Following things are considered while making the architectural plan.

- ★ Front Elevation to be best in class
- ★ 24 hours Water supply ensured, with water from 3 sources.
- ★ 2 Borewells primary and backup, Cauvery water supply
- ★ 6 Passenger Elevator with power backup
- ★ Ample Lighting and ventilation for all flats and lobby
- ★ Spacious Toilets and Kitchen with utility
- ★ Common Security space with intercom access for each flat
- ★ Space Planning with the Openness design concept
- ★ Furniture Layout Planning & Anthropometric guidelines
- ★ All flats are as per general Vastu guidelines




For Technical Specifications, please refer to <http://halalhouse.in/tech-spec/>.

(See next page for Floor plan). There are 5 floor. Each floor has got 3 flats. All are spacious 2 BHK units.



The Team

Northern Serenity is developed by these 3 brothers, under the guidance and mentorship of **Br.Ahamed Hasan**, Convener, Halal Housing. To know more details about the project and for a site visit followed by booking you can contact one of these brothers (preferably whatsapp).

	<p><u>Ibrahim Bared (+91 98450 33113)</u></p> <p>15+ years of experience in diverse industry including Paper, textile and construction. He has set up new business units from scratch and turnaround the ailing businesses in Middle East. He is a passionate businessman with zeal to achieve new standards in construction industry. Real Estate projects delivered by him till date has impeccable record. He lives in Bangalore with his wife and 1 daughter.</p>
	<p><u>Yaqoob M (+91 99001 36511)</u></p> <p>15+ years of experience in software industry with expertise in Technical Project Manager, Agile implementations and testing. Worked with fortune 100 company. A disciplined person with meticulous planning and organizing. He Lives in Bangalore with wife and 2 Sons</p>
	<p><u>Majid Khan (+91 97401 66244)</u></p> <p>15+ years of Experience in IT Service industry exercising in Operations Excellence, Planning, Business Process Improvement. He is known for his analytics skills, accurate forecasts and risk analysis. He has been part of fortune 100 leadership teams in defining roadmaps and setting processes to handle complex scenario. A vivid reader and passionate traveler. He lives in Bangalore with his wife and 1 son</p>