

LIVE

— THE LIFE OF A —

WHITEFIELDER.



MIMS

CRESCENTA

WE AT MIMS BUILDERS HAVE BEEN CREATING ARCHITECTURAL BEAUTIES IN BANGALORE FOR OVER A DECADE NOW. WE BUILD VILLAS, ROW-HOUSES AND COTTAGE HOMES THAT EXUDE AN AIR OF SOPHISTICATION AND GOOD TASTE. OUR HOMES COMBINE TRADITIONAL AND CONTEMPORARY AESTHETICS MAKING THEM TIMELESS CLASSICS.

OVER THE YEARS WE HAVE EARNED RESPECT AND TRUST FROM OUR HOME-BUYERS BY MAKING THEIR DREAM HOUSES A REALITY. AFTER ALL, YOUR DREAM IS OURS AS WELL.



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SET AMIDST NATURE FOR A LIFESTYLE THAT USHERS IN PEACE AND TRANQUILITY

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ENTER A SECURE GARDEN THAT LIGHTS UP YOUR LIFE IN VIVID COLOURS

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RELAX AND REJUVENATE YOUR INNER CALM. SWIM THE SILENT WATERS
AND SOAK INTO HEALTH



FUN, FROLIC AND A GOOD NATURED SPORT ENSURES SWEET SCREAMS OF GLEE



WALK THE PATHS OF NATURE THAT ENVELOPES YOUR SPACE INSIDE OUT



SPELLBOUND BY THE SCENTS OF YOUR GARDEN, LIFE REBOUNDS WITH VIGOUR AND JOY

ORTHONORMAL VIEW
NORTH FACING



GROUND FLOOR

CRESCENTA 21

PLOT AREA	3459 Sq. Ft.
BUILTUP AREA	3318 Sq. Ft.
GARDEN AREA	1020 Sq. Ft.

KEY PLAN



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

Structure

- RCC framed structure.
- Cement blocks for all walls.

Villa Flooring

- Ground Floor -Vitrified Flooring in the Foyer,Living,Dining,Bedroom and Family
- First Floor- Wooden Laminated Flooring for Bedrooms and Family
- Second Floor- Vitrified Flooring in the Bedroom
- Balconies and Terraces in Anti skid ceramic tiles

Kitchen & Utility

- Granite Flooring
- Ceramic tile dado of 2 feet above the granite top
- Double bowl single drain steel sink with single lever tap
- Ceramic tile flooring and ceramic dadoing in the utility
- Ceramic tiled flooring and dado for the servant room and toilet

Master Toilet

- European water closets and CP fittings and accessories and mirror above wash basins
- Solar water heater to supply hot water to all the toilets
- Bath tub, complete with mixer and hand shower
- Mirror above wash basin with all CP toilet accessories

Other Toilets

- Anti skid ceramic tiles for flooring & ceramic tiles till ceiling/lintel
- Wash basin Granite counters
- European water closets and CP fittings and accessories and mirror above wash basins
- Solar water heater to supply hot water to all the toilets

Doors and Windows

Internal Doors

- Entrance Door – Teak wood Door with architrave and polished on both sides
- Internal Doors – Hardwood wooden frames and flush shutters

External Door

- UPVC frames and partially glazed Shutters for all external doors

Windows

- 3 track UPVC foiled frames and shutters for windows with clear glass, mosquito mesh shutters and grills

Painting

- Cement paint for all external walls, emulsion for internal walls and ceilings

Electrical

- Concealed wiring with PVC insulated copper wires with modular switches
- Sufficient power outlets and light points
- 7 KW power will be provided.
- TV and Telephone points provided in the Living, Family and all Bedrooms

- ELCB and individual meters will be provided for all the Villas.
- 100% Power backup for all the Villa's

Water Supply

- Common sump tanks and bore wells
- Hydro pneumatic system water supply system for all the Villas

Landscaping

- Aesthetically designed entry space with extensively landscaped
- Avenues and Backyard at each villa

Amenities

- Large Swimming Pool
- Toddlers' pool
- Children's Play Area
- Steam Room
- Sauna Room
- Aerobics Room
- Yoga Room
- Channelled music in the club-house
- Pool Table
- Table-Tennis
- Health Club
- Gymnasium
- Landscaped Walkways
- Party Hall
- Video Surveillance Security
- Rain Water Harvesting
- STP - Sewage Treatment Plant



WHY MIMS?

Quality

One of the biggest reasons why you should choose us is because we at MIMS builders never compromise on quality. It is our top priority. Due to our focus on quality, all our projects are way above expected standards. And how do we achieve this? Each one of our projects is handled by a management team led by a project executive. From pre-construction stage to the final stage, they oversee the project responsibly and with complete devotion. An awareness of on-site progress, administration, cost-control and communication between the client and architect are considered critical to a successful project. And these important aspects of business are never overlooked by us.

We ensure that even the tiniest details are attended to and our customers get home that offers them nothing but the best. Knowledge, focus and quality help us to run a well-rounded and managed business.

Value

Our home buyers always get value from us. Be it on the quality of homes provided or in terms of assistance provided by our sales representatives who are extremely knowledgeable and well-informed. Affordable standard features are a part of our homes. We provide better designs, well-thought of amenities and meticulously planned luxuries and comforts. A high quality neighbourhood is also a part of the whole package.

Years of expertise goes into making homes of highest standards that is a dream come true for our homebuyers. Our reputation guarantees that your home will be delivered as promised. And from the building stage to completion stage to sales and then to after sales, we promise to deliver excellent value.

Eco-friendly

We are also aware that most of our home-buyers are nature conscious and want to reduce their carbon footprint. Like minded, we also believe in preserving the eco-system. So, what MIMS builders does is take few easy-to-implement steps towards a greener future. Each project of ours has water recycling plants and rainwater harvesting facilities. Not only do we try our best to retain the original landscape in every area, but also plant more trees. A green surrounding helps preserve the nature adds a scenic beauty to our homes. And most importantly conserving energy and water will only help increase the durability of these homes.

The Mysore Horticultural Society Lalbagh, Bangalore has awarded us a special prize and we have also received outstanding prize for the “Best ornamental design during horticultural show 2006-07”. This just inspires us to be more eco-friendly.

Integrity

What other builders claim, we actually deliver. Superior reputation, premier locations, commitment to quality, go green attitude and dedication to homeowners makes us the first choice of home buyers. Our ten years of experience and the trust our customers have in us shows the integrity we possess. We build a home that our homebuyers have envisioned. And they truly appreciate the quality, value and sophistication of the homes we provide. This is proven by the fact that more than half our sales happen through word-of-mouth and not by media advertising. It’s a community built on friendship. We deliver what we promise, and that is why our customers place faith in us and value our integrity.

FAQ'S

1. What is MIMS Crescenta?

MIMS Crescenta is a luxury gated villa development spread over 3.5 acres of land with just 40 villas.

2. Where is MIMS Crescenta located?

MIMS Crescenta is located on Kannamangala Main Road, adjacent to MIMS Ardendale a 90 Villa project developed by MIMS Builders.

3. What is the distance from ITPL?

7 Kms and 10mins what it takes to reach to the location.

4. Is the land converted for Residential purpose & is the property clear of all encumbrances?

Yes. The land has been converted for Residential purpose & is free hold, marketable & free from all encumbrances.

5. Have all approvals been obtained?

MIMS Crescenta is Approved by BDA (Bangalore Development Authority). BDA Lic No. L P No. NM / AS / AA3 / PU / 43 / 2011-12

6. When will construction commence and what will be the completion date for the development?

Commencement of construction by FEB 2012 & completion of the development within 24 months from commencement of construction

7. How do I get an allotment?

Fill the booking application form indicating your choice of villa along with the booking amount.

8. When do I get an allotment?

Based on priority allotments would be made. It is on a first come first basis.

9. What is initial booking amount to be paid?

The initial booking amount will be Rs.10,00,000/-(Ten Lakhs Only) to be given along with the booking form and the balance of 15 % within 15 days from date of booking. The allotment letter will be followed after the initial payment of 15 % payment, thereafter the Sale Agreement Follows.

10.What are the facilities provided in the club house?

Large Swimming Pool,Children’s Play Area,Steam and Sauna,Channelled music in the club-house,Pool table & Table-tennis,Health club & gymnasium,Aerobics room,Yoga room,Landscaped walkways,Party area,Video Surveillance Security Membership to the club house will be free of cost, however there will be usage charges for the facilities which will be applicable

11.Are internal changes possible?

The entire development has been master planned with a theme in design and external finish, in addition the internal finishes have been carefully chosen. Considering the time line for delivery, we are unable to accept change/modifications.

12.How will each plot be demarked?

Each plot will be demarked by picket fence / hedges. There will be no compound wall between two villas.

13.Can I avail a housing loan?

Certainly.

14.Has the project been approved by Housing Financial Institutions?

Yes. The project has been approved by select Housing Finance Institutions.

15.Can I pay 100% down payment? How do I benefit?

Yes, you can avail of making a 100 %

payment & avail a discount. However this scheme/offer will be valid for a limited period of 30 days from date of launch.

16. What is the type of agreement to be signed by the Purchaser?

Composite Agreement for both land & construction will be executed

17.When will registration take place?

On completion of the Superstructure of the unit and on payment of entire sale price including the additional amounts, on handing over possession/registration will be carried out by lawyers appointed by us.

18.Who will take care of the maintenance?

First year of the project will be maintained by the MIMS Builders and subsequent year the maintenance along with the Corpus fund will be transferred to the Owners Association. The scope of maintenance will cover maintenance of the common infrastructure for the Villas, Road, Land Scape of common areas, upkeep of the individual landscape of the Villas. The Villa owners in discussion with the Property Management Company can further define the scope as may be required.

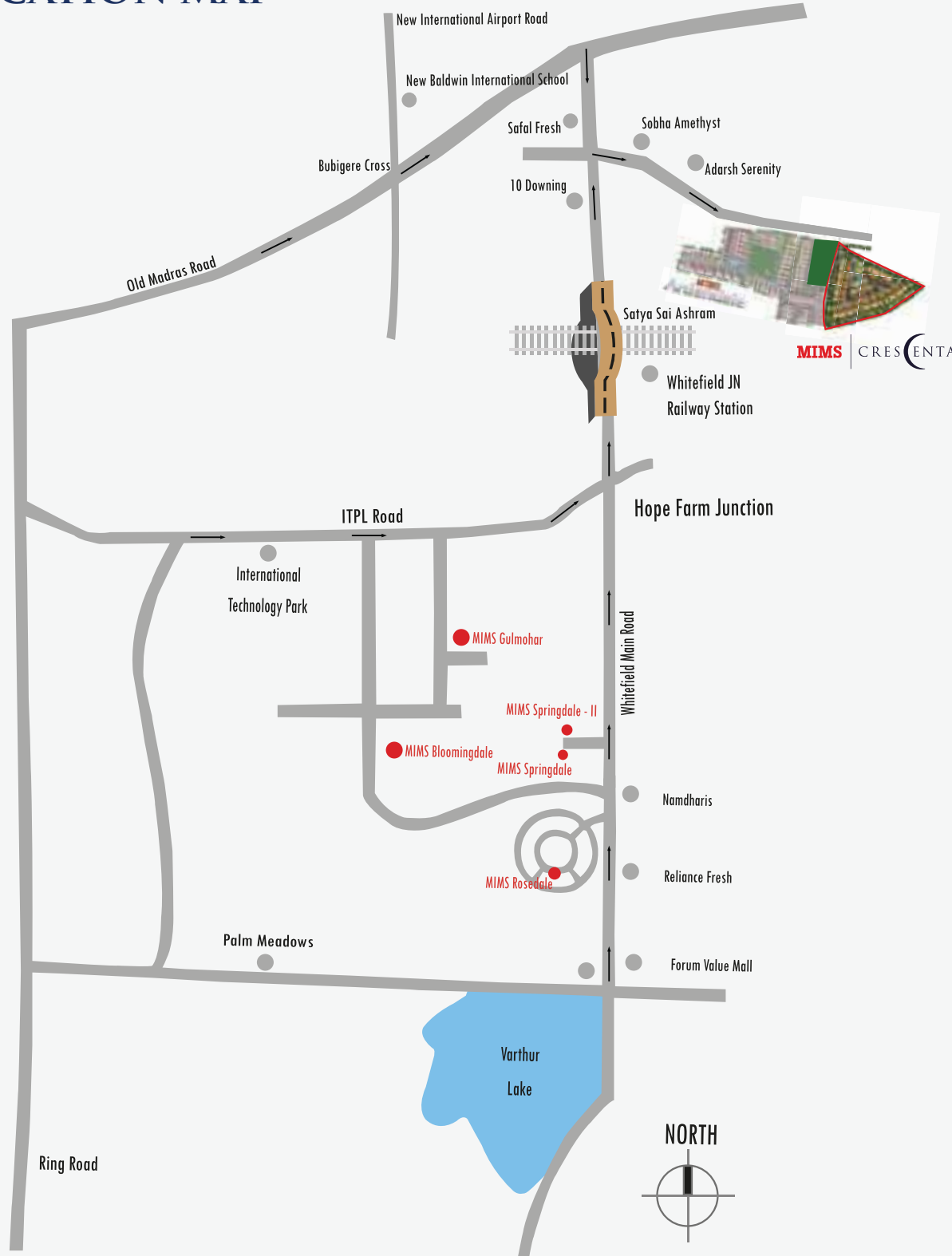
19.What happens if I cancel my booking?

Cancellation of Booking will attract a cancellation charge of 1% of the total sale value of the Villas upto the stage of Agreements. Thereafter, the cancellation charges will be 10% of the unit value. Refunds will be effected only on resale of the unit.

MIMS

CRESCENTA

LOCATION MAP



Site Address: No 915, Kannamangala Main Road, Whitefield, Bangalore

MIMS

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ARE YOU NOW READY

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