





WHAT MAKES A HOME COMPLETE?





# WELL, WHAT DOES A COMPLETE HOME MEAN TO YOU?

A home, today, is not just about a roof over your head. For some it's a place close to work, to schools, to places of entertainment. For some, a place with lots of modern amenities. For many, it's a prospective investment. Well, here's a neighbourhood of 2 and 3 BHK apartments that's all of this and more. MIMS Habitat in Hennur.





# A COMPLETE HOME IS MORE THAN JUST THE SPACE IN BETWEEN 4 WALLS.

At MIMS Habitat, the smallest 2 BHK apartment is a princely 1100 sq. ft., as big as a 3 BHK elsewhere. But you'll find space even outside your apartment door. Like the grand entrance of the lobby. Or the lush and sun-kissed central garden that brings greenery right outside your window.







# A HOME ISN'T COMPLETE WITHOUT AMENITIES.

Sample this list.

A 4 level clubhouse spanning 3000 sq. ft.

A spacious party hall

A hi-tech gymnasium

Lots of indoor games

Swimming pool

Play area with swings, slides and climbers

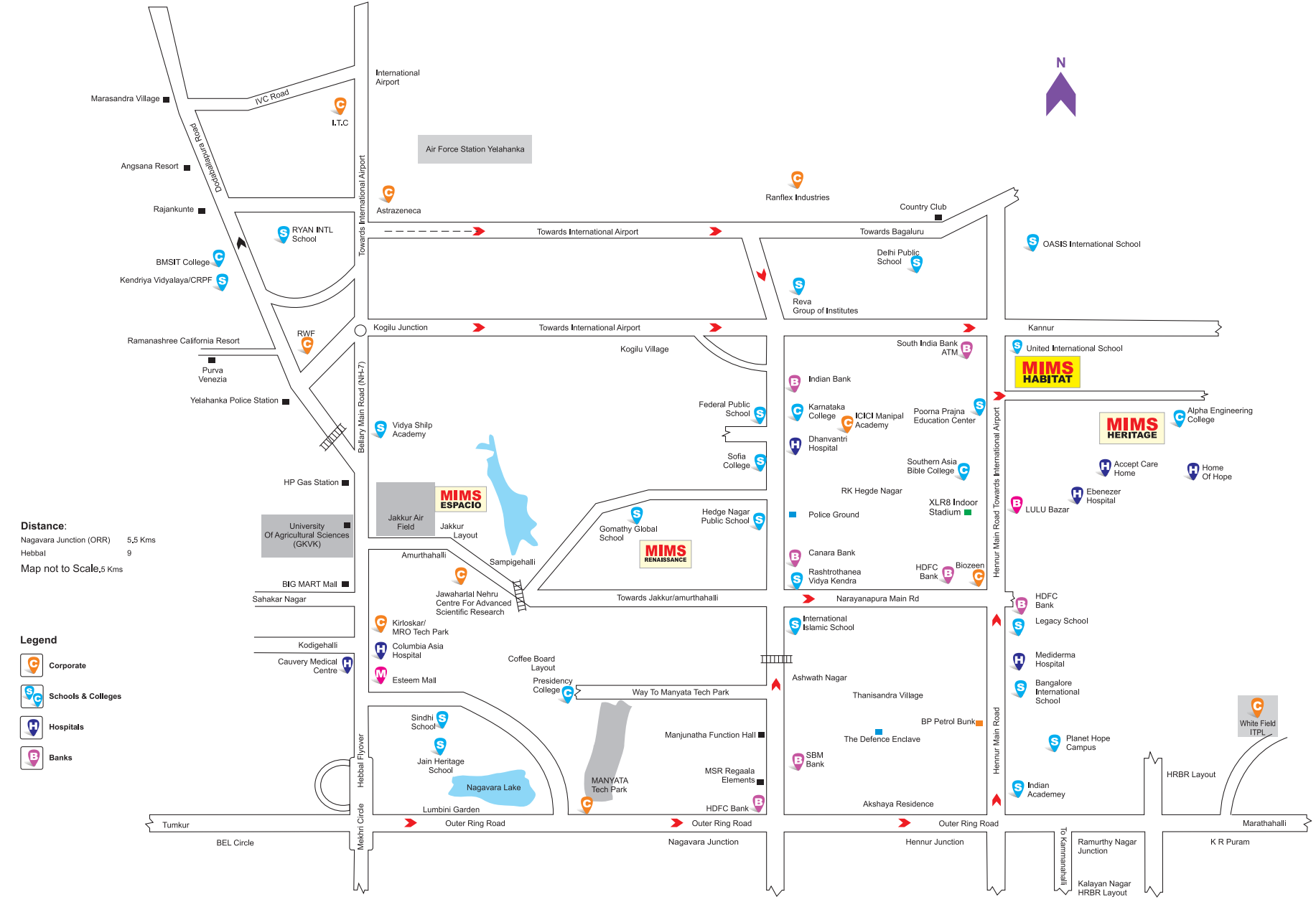
A grand atrium for the community

An in-house library

See? Complete indeed.



# Location Map





## A COMPLETE NEIGHBOURHOOD MAKES A HOME COMPLETE.

MIMS Habitat is a 10-minute drive from Manyata Techpark, down the Hennur Expressway. Just off the corridor to the airport, there are several international schools within a radius of 4 kms. With shopping malls, restaurants, cinemas, and lots of entertainment and lifestyle options coming up yours will soon be Bangalore's hottest new neighbourhood.





## A COMPLETE MASTER PLAN

MIMS Habitat is planned and laid out, so you will enjoy all the perks of staying in an apartment without sacrificing the experience of a home that's just your own. Every house is airy, bright and spacious. Something you will appreciate when you return to a conveniently private home after a cool dip in the pool or a quiet walk in the garden.

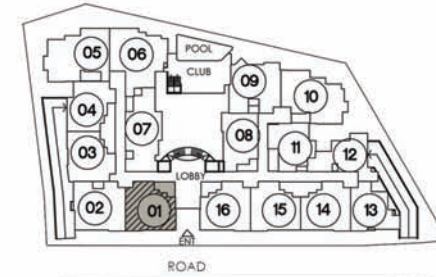
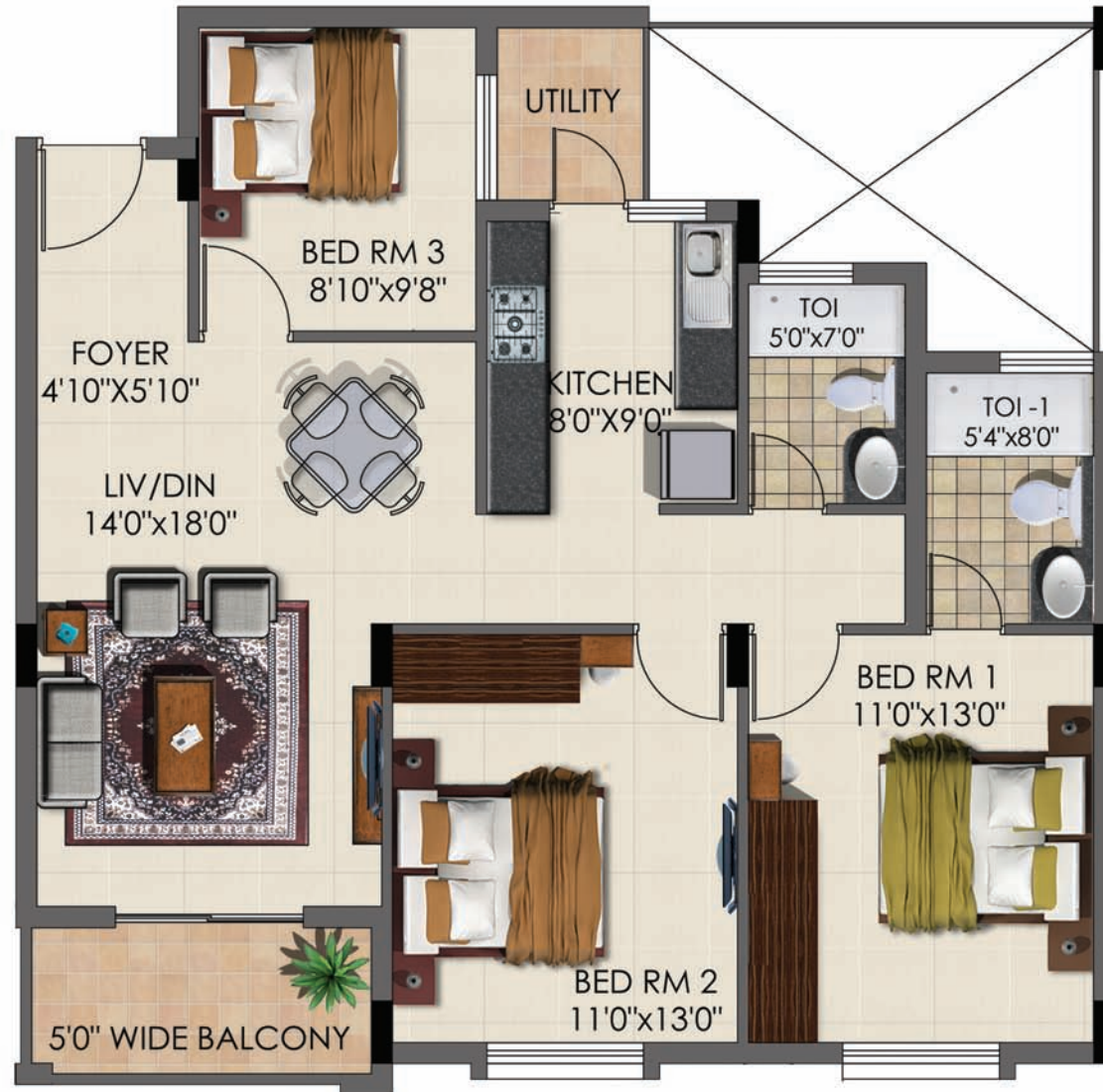
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# 3BHK - TYPE 1



Unit Number	Built Area
001	1270
101	1270
201	1270
301	1270
401	1270
016	1270
116	1270
216	1270
316	1270
416	1270
003	1255
004	1265
014	1265
015	1265
103	1255
203	1255
104	1255
204	1255
303	1330
403	1330
304	1330
404	1330
114	1260
214	1260
314	1260
414	1260
115	1260
215	1260
315	1260
415	1260

# 3BHK - TYPE 1



001

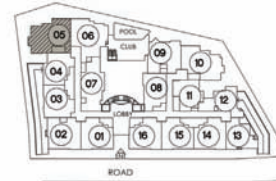


# 3BHK - TYPE 2

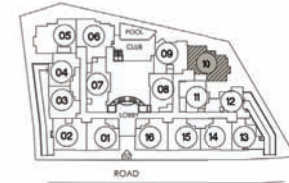


Unit Number	Built Area
002	1415
009	1440
102	1410
202	1410
302	1410
402	1410
109	1490
209	1490
309	1560
409	1560
010	1565
110	1565
210	1565
310	1690
410	1690
005	1665
105	1665
205	1665
305	1795
405	1795
006	1665
106	1665
206	1665
306	1725
406	1725
007	1455
107	1455
207	1455
307	1455
407	1455

# 3BHK - TYPE 2



005



010



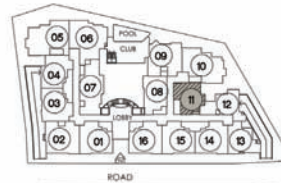
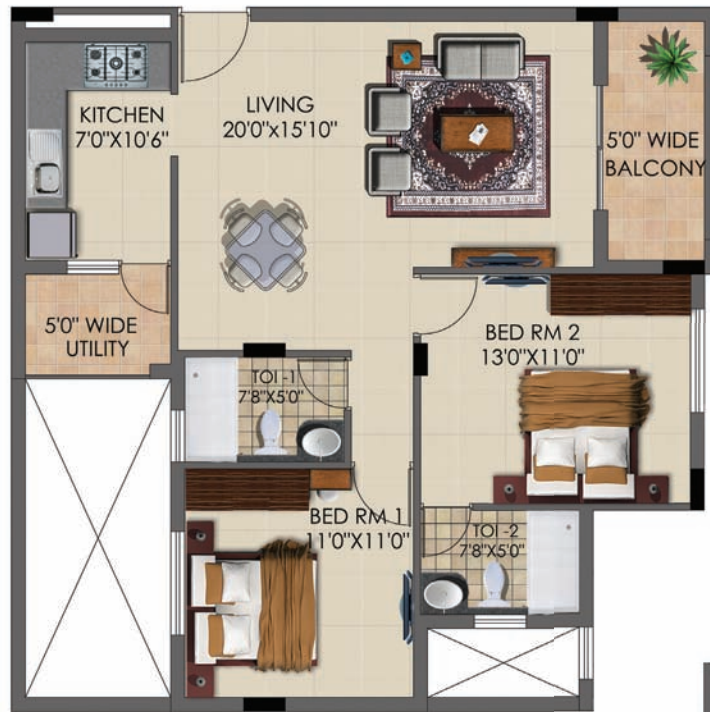


# 2 BHK

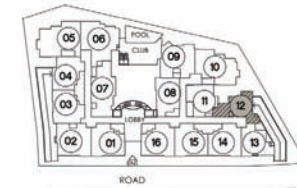
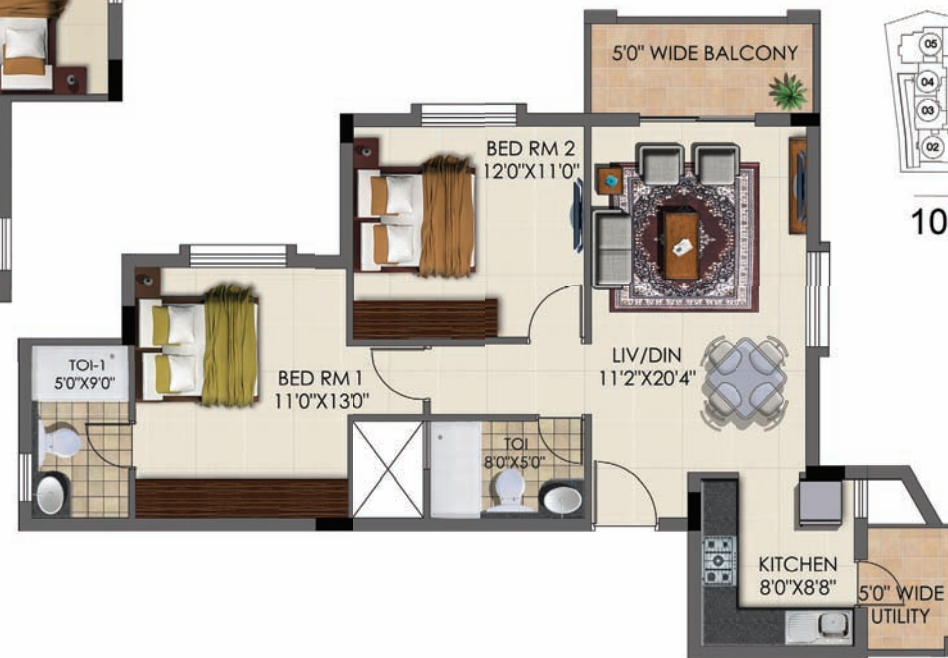


Unit Number	Built Area
008	1100
108	1100
208	1100
308	1100
408	1100
011	1130
111	1130
211	1130
311	1130
411	1130
012	1100
112	1100
212	1100
312	1100
412	1100
013	1100
113	1100
213	1100
313	1175
413	1175

# 2 BHK



011



102



## SPECIFICATIONS OF HABITAT

<b>STRUCTURE</b>	RCC Framed Structure Cement Blocks for all walls	<b>SECURITY SYSTEM</b>	Security cabins at all entrances and exits with CCTV coverage on perimeter and lobbies.
<b>LOBBY</b>	Ground floor lobby flooring and wall cladding in granite/marble, upper floors lobby flooring in vitrified tiles.  All lobby walls in texture paint and ceilings in distemper staircase and service lobby in Granite.  2 elevators of reputed make with suitable capacity.	<b>DOORS, WINDOWS &amp; VENTILATORS</b>	MAIN DOOR - Hard wood/Sal wood frame with skin moulded paneled/flush shutters. Good quality hinges, tower bolt, lock, door stopper bush and security eye provided with door. OTHER DOORS - Hard wood/Sal wood frame with enamel painted, skin moulded panelled/Flush shutters with Hinges, tower bolt and lock M S. Powder Coated/aluminium hardware for all the doors. Powder coated two tracks aluminium/UPVC, glazed hinged/sliding windows shall be provided. Toilet ventilators made of UPVC with glazed louvers/fixed glass and with a provision for exhaust fan
<b>APARTMENT FLOORING</b>	Vitrified tiles in the foyer, living room, dining area, corridors, family room and in all bedrooms.  Anti-skid ceramic tiles in balconies.	<b>ELECTRICAL</b>	One TV point in the living/dining area and master bedroom. ISI marked cables using copper wiring through PVC conduits concealed in walls and ceilings. Good quality modular electrical switches will be provided. One telephone point in living/dining area and one in master bedroom provided. Provision for split A/C units in master bedroom. Provision for geyser in all toilets. 2, 3 BHK flat will be provided with 3 KW power with energy meter. Two light points, one fan point and one 5 Amp point in living, dining, and bedrooms. Door bell point in living /dining area. One light point, one 5 Amp point in each toilet. One light point, two 6 Amp and two 16 Amp points in kitchen. One light point and one 16 Amp point in utility. One light point in Balcony. Exhaust fan point provision in Kitchen/Utility and Toilets will be provided.
<b>KITCHEN</b>	Vitrified tiled flooring, ceramic tile dado for 2 feet over a granite counter, single bowl single drain stainless steel sink with single lever tap, ceramic tiled flooring and dado for the utility.	<b>DG POWER</b>	One light and fan point in living/dining area in each flat will be provided. Standby generator for 50% of lighting in common areas, 100% for lifts and pumps.
<b>TOILETS</b>	Anti skid ceramic tiles for flooring, ceramic tiles on walls. Pedestal wash basins in all toilets. EWCs, chrome plated fittings, provision for geysers in all toilets. Suspended pipelines in toilets concealed within the grid false ceiling.		
<b>PAINTING</b>	Cement paint on external walls, internal walls and ceilings in distemper. All railings in enamel paint.		

# FAQs

## 1. Where and what is MIMS Habitat?

MIMS Habitat is located off Hennur Main Road, Bangalore. This is a residential development with G+4 Floors. There are 80 Apartments and a Clubhouse.

## 2. What are the different types and sizes of Apartments?

MIMS Habitat consists of 2, 3 Bedroom Apartments, to fit every family size and budget.

## 3. Is there differential pricing based on the floors or orientation of apartments?

No. There is no differential pricing for Apartments.

## 4. What are the Amenities?

MIMS Habitat has a Clubhouse equipped with a Gymnasium, Swimming Pool, Health Club, Party Hall, Table Tennis, Billiards, Indoor Games Area, and Children's Play Area. All owners get a complimentary membership. However, usage fees will be applicable.

## 5. How do I book my Home at MIMS Habitat?

- Identify your Apartment
- Fill the Booking Application Form
- Pay by Cheque/DD

### **The Booking Amount is:**

- 2 BHK - Rs. 3,00,000/-
- 3 BHK - Rs. 4,00,000/-

## 6. What happens thereafter?

You will be required to pay the balance towards 20% of the Sale Value and issue Post Dated Cheques (PDCs) for the remaining amount within 15 days, against which a formal letter of allotment will be issued. Agreements will follow in 30-40 days after completion of the allotment.

## 7. Can I make a 100% down payment?

Yes, please check with our Marketing Department for more details.

## 8. How are installments to be paid and is it time bound?

Installments are to be paid by way of post-dated cheques which is a pre-condition of the allotment. This schedule of payment is on a time bound basis as mentioned in the payment schedule. If the cheques are dishonoured, the booking stands cancelled.

## 9. Are modifications permitted?

MIMS Habitat has been planned with a design theme in mind. External and internal finishes have been carefully chosen. Considering the timelines of delivery and also

in keeping with the design theme, we will be unable to accept any changes/modification requests.

## 10. When does the development start and when can I expect to move into my new home?

Construction is to be commenced in January 2014; and your new home will be ready by the end of 2015.

## 11. What about Car Parking Space?

We can provide one car parking space for every apartment. Additional car parking requests will be taken up towards project completion, at an Additional Cost.

## 12. Is the title of the property clear?

All the MIMS Projects have been known for strong and clear titles. The land is freehold, marketable and free from all encumbrances.

## 13. Has the BBMP/BDA sanctioned the plans?

Yes, the development plan has been sanctioned by the BBMP and the Approval Number is BBMP/Addl. Dir/JD NORTH/0082/2013-14.

## 14. What are the Agreements that need to be signed?

The agreements that need to be signed are Agreement of Sale followed by a Sale Deed.

## 15. What is the process of registration and when does registration take place?

Registration will be done only on completion of the development and on payment of the entire sale consideration including the additional charges. Registration will be facilitated by us through an advocate appointed by MIMS Builders.

## 16. Has MIMS Builders been approved by Banks/Housing Finance Institutions (HFIs) for loans?

Yes. All Leading HFIs have approved the development and will fund the loans to customers based on their specified criteria.

## 17. What is my responsibility for disbursement of installments through HFIs?

It is the client's responsibility to ensure timely disbursement of installments from HFIs based on the construction linked payment plan.

## 18. I have a few more questions/clarifications. What do I do?

Please email us on [info@mimsbuilders.com](mailto:info@mimsbuilders.com). You can also visit the MIMS website: [www.mimsbuilders.com](http://www.mimsbuilders.com).

MIMS ARDENDALE



MIMS SPRINGDALE



MIMS CRESCENTA



MIMS ESPACIO



CLUB HOUSE OF MIMS CRESCENTA



### COMPLETED PROJECTS

- MIMS ROSEDALE
- MIMS BLOOMINGDALE
- MIMS SPRINGDALE
- MIMS GULMOHAR
- MIMS ESPACIO
- MIMS ARDENDALE
- MIMS ARDENDALE II
- MIMS SPRINGDALE II
- MIMS CRESCENTA

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## Disclaimer.

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