



7 HILLS COURTYARD

Premium Villa Plots

IN NORTH BENGALURU,
Before Intl. Airport & Close to Aerospace SEZ

**A' KHATA, BIAAPA, & RERA
APPROVED.**

RERA NO: PRM/KA/RERA/1250/303/PR/050723/006043

**READY FOR REGISTRATION
&
CONSTRUCTION**

+91 8296000777 | 9900074452 | info@7hillsproperties.com | www.7hillsproperties.in

7Hills Courtyard Plot no. 91, Jonnahalli, Devanahalli, Bengaluru Rural District - 562110

7HILLS PROPERTIES

MEET THE BETTER FUTURE



7Hills Properties specializes in residential and contractual projects, with a core focus on client satisfaction that drives both our vision and mission. The company is dedicated to developing only properties with clear, litigation-free titles, ensuring that each project is thoroughly vetted by our experienced legal team. Additionally, this team ensures that every project complies with all necessary approvals from urban development authorities before construction begins.

Our dedicated team of professionals—including architects, civil and structural engineers, and landscape specialists—takes responsibility for creating eco-friendly spaces, optimizing resources, and ensuring that each project is delivered on time, every time. As a result of these efforts, 7Hills Properties has built a reputation for excellence, one that continues to grow through word of mouth and the enthusiastic recommendations of satisfied clients.

7Hills Properties, a trusted and well-established name in Bengaluru's real estate industry, was founded with a singular vision – "Meet the Better Future." Under the leadership of Mr. Jagadish Pawar L, the company embarked on a journey to shape the city's real estate landscape with a focus on quality and innovation. Since its inception, 7Hills Properties has strived to meet the evolving needs of residential and commercial real estate buyers. With a commitment to delivering "QUALITY" in every development, 7Hills Properties has made significant strides in the residential, commercial, and retail sectors. The company has consistently provided exceptional spaces that cater to diverse client needs, establishing itself as a premier real estate developer in Bengaluru. Since 2007, 7Hills Properties has not only been changing the city's skyline but has also earned a stellar reputation for reliability and excellence. This focus on quality and customer satisfaction is evident in every project the company undertakes, reinforcing its vision of creating a better future for all its clients.

7Hills Properties – Strategic Locations in North Bengaluru

7Hills Properties primarily focuses on projects located in the rapidly developing areas of North Bengaluru, offering prime real estate opportunities. These developments are strategically situated close to key landmarks such as Bengaluru International Airport (BIAL), Special Economic Zones (SEZ), and the Karnataka Industrial Areas Development Board (KIADB) Phase-I & II. These locations are ideal for both residential and commercial ventures, with excellent connectivity and proximity to major hubs driving economic growth in the region.

Welcome to Our Community – Where Ideas Meet the Future!

We are a diverse group of individuals united by a shared passion for investments and the endless opportunities they present. Our motto, "Meet the Better Future," reflects our collective vision to create and shape a brighter tomorrow. Here, we don't just dream about the future – we actively build it. We love sharing ideas, discussing the latest developments, and supporting each other on our unique journeys. Whether you're looking to gain new insights, explore fresh perspectives, or connect with like-minded individuals, you'll find our community to be a warm and supportive space. Join us and take part in a place where your dreams and ambitions are encouraged, nurtured, and realized. Together, we're crafting the future we all deserve.

WHY 7HILLS COURTYARD ?

For The Future You Deserve!



7Hills Courtyard is strategically located in North Bengaluru, a rapidly growing hub for business, IT, and biotechnology. The area is witnessing significant development with several major infrastructure projects underway, such as the Devanahalli Business Park, the Information Technology Investment Region (ITIR), the Aerospace Park, Financial City, and Special Economic Zones (SEZs). These projects position the location as a future-forward destination, making it an ideal place for both residential and commercial growth. In addition to its proximity to key business developments, **7Hills Courtyard offers easy access to the Bengaluru International Airport, further enhancing its connectivity. The project is also located next to the Aerospace Park (KIADB Phase-I), a key area for aviation and aerospace industries, ensuring a high potential for future growth and opportunities.**



Living in 7Hills Courtyard means being part of an area at the heart of a thriving future economy. The 7Hills Courtyard is situated in a prime location near a vast area of over 5,000 acres designated for business development within the KIADB's Special Economic Zone (SEZ). This expansive area is home to critical infrastructure projects, including the Aerospace Park, Hardware Park, IT/BT Park, and Financial City. These developments make it one of the most sought-after locations for business and commercial activity in North Bengaluru. What sets this area apart is its unique blend of modern business development alongside the old-world leafy charm of Bengaluru. While North Bengaluru is becoming a major IT and aerospace hub, 7Hills Courtyard enjoys the serenity of the natural surroundings, with ample greenery providing a balance between urban growth and nature.



STEP INTO YOUR DREAM COMMUNITY

- Elegant Entrance Arch
- Gated Community
- 3 Sided Park Area
- 24/7 Security
- CCTV Surveillance
- Proposed Club House
- Children's Play Area
- Elders Nook
- Walking Path
- Landscaped Garden for Each Plot
- Modern Infra Highly Deserved Location



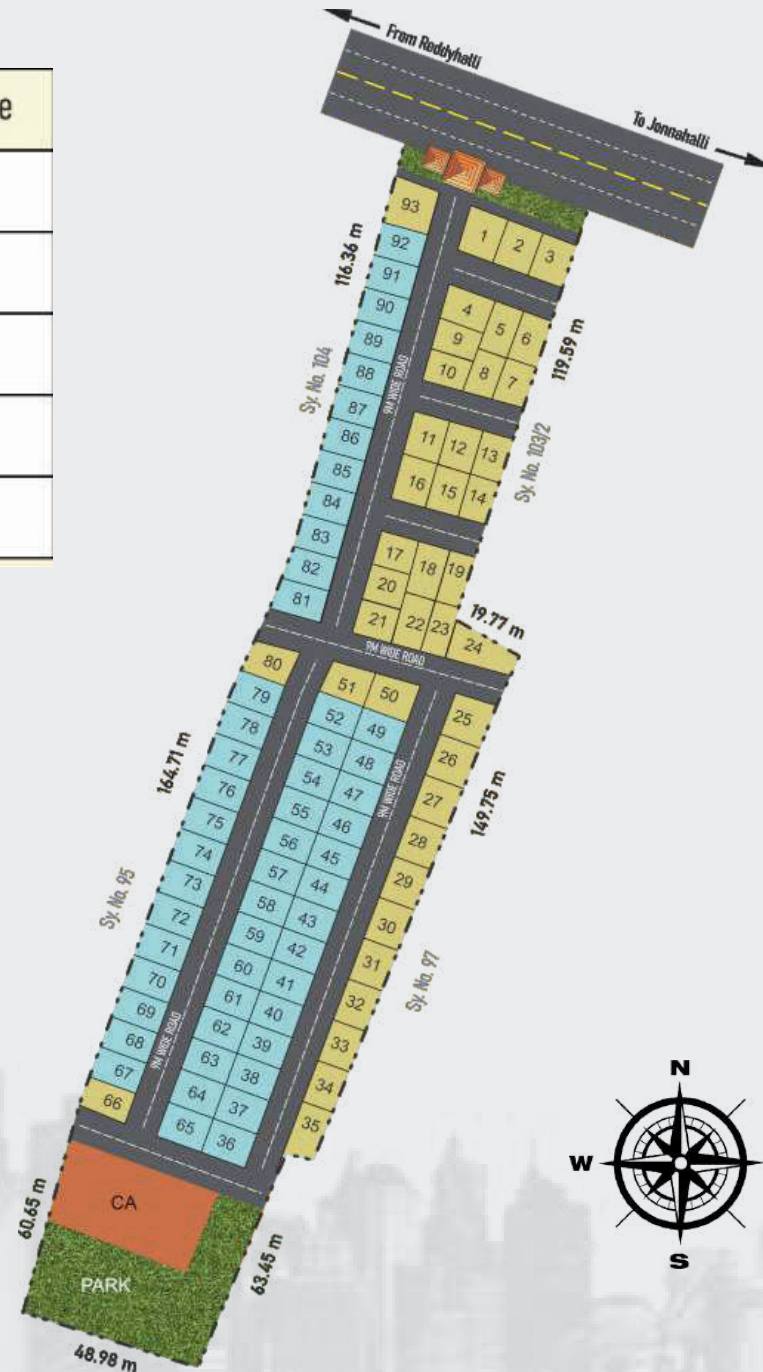
LAYOUT USE ANALYSIS



Sl. No.	Land Use	Area Sq m	Percentage
1.	Residential	10,489.34	54.93%
2.	Parks & OS	1,910.86	10.01%
3.	CA	957.40	5.01%
4.	Roads	5,738.24	30.05%
TOTAL		19,095.84	100%

Dimensions	No. of Sites
30' X 40'	53
Odd	40
TOTAL	93

Approval Seal



PROJECT SPECIFICATIONS

APPROVAL LEGAL DOCUMENTATION

- Documentation Submission for BIAAPA Meeting Approval
- BMRD Approval
- UD Approval (Urban Development)
- Change of Land Zone
- DC Conversion
- BIAAPA Plan Approved
- RERA Approved

DRAINAGE

- Closed Box Type Drainage System with 6mm Thickness
- Concrete Drainage and rain water harvesting system

SEWAGE

- Sewage pipes “Aster Pipes” ISI Standard 300mm of 1 inch
- Individual Manhole for each site

LAYOUT FORMATION

- Project entrancing for 60 feet main road
- 10 Feet height compound wall around the layout
- Flower plantation around the compound walls
- Picket fencing for each plot.
- Entrance arch and gated community with 24/7 security
- 3 Sided park area, children's play area, seating area, CA (Common Area)
- Proposed club house and swimming pool
- Walking / jogging path tree lined
- Picket fencing surrounding the garden area of each site
- CCTV monitoring surrounding the entire layout
- A private garden area of 3 feet in front of each site
- Drip irrigation system for the garden area of each site
- 10 distinct varieties of fruit cultivation zone.

ROADS

- 30 feet wide Concrete Roads

UNDERGROUND PIPE LINES SPECIFICATION

- Rain Water Drain RCC
- Sanitary Pipe
- Water Line
- Electricity Line
- Communication Line (WIFI & Amp, CCTV line)
- Irrigation Line Street Light Cabeling

ELECTRICITY

- Total of 501 Kilo Vat (KV) for the entire layout and the line has been installed straight from main road
- 2 No's of Transformers has been installed which can be used for club house and common area's

WATER

- Potability testing certified by authorized laboratory
- Layout has its own borewell with the volume of 2.5 inches of water
- Panchayat water facility

SEWAGE TREATMENT PLANT (STP)

- Architect designed Proper STP with the capacity of 1 Lakh KLD

UNDERGROUND WATER SUMP

- Water storage with a capacity of 1,20,000 Liters

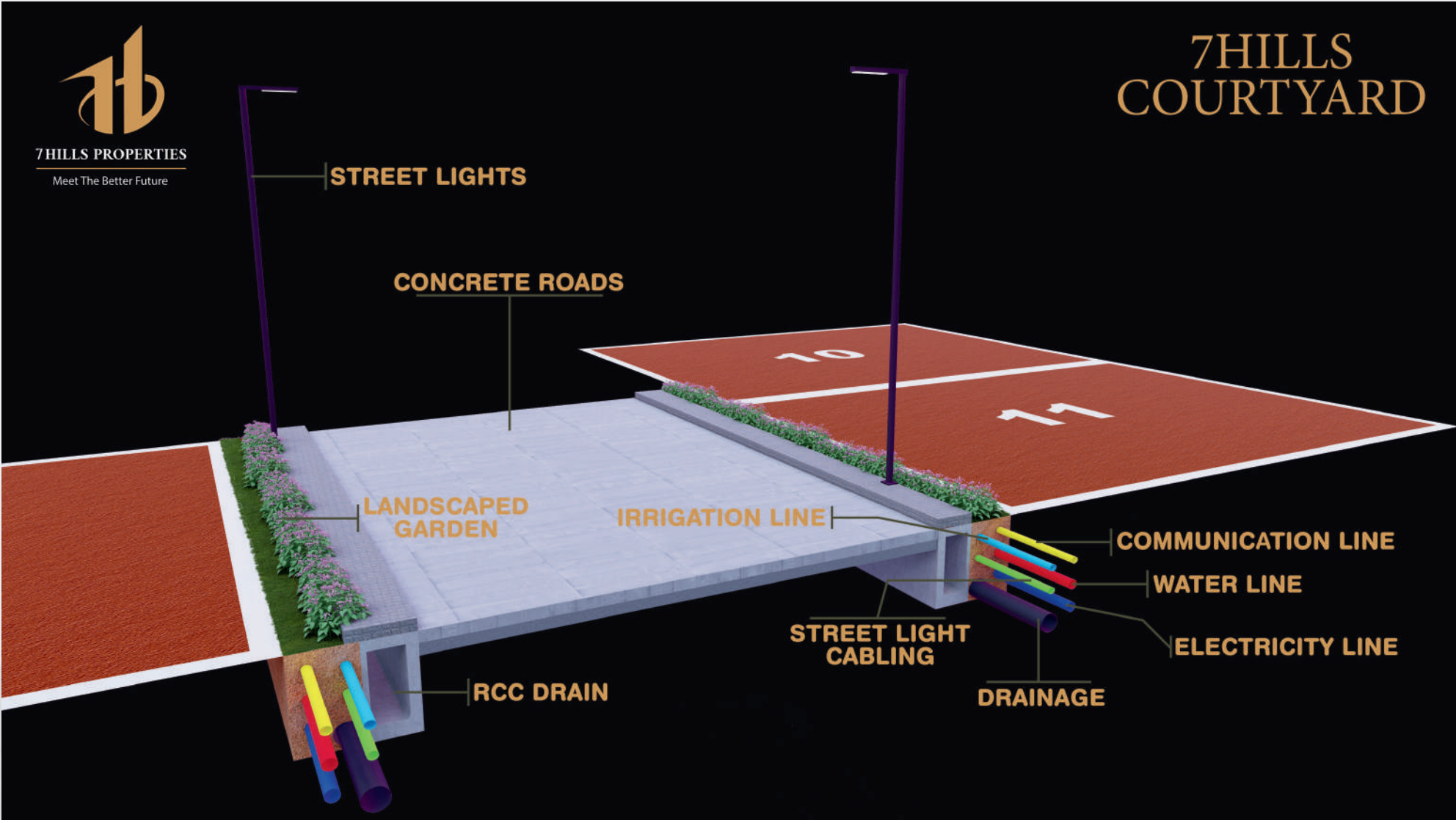
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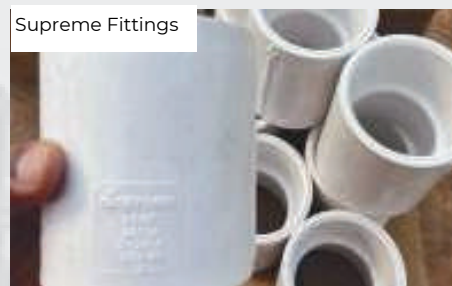
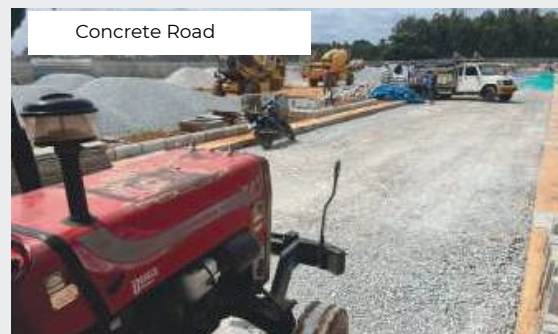
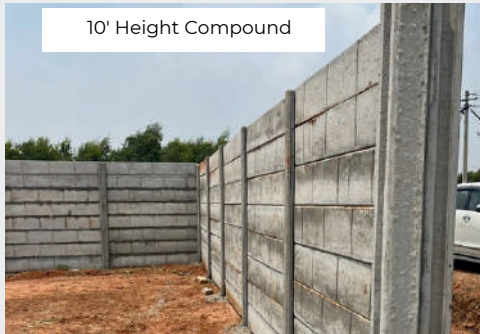
UNDERGROUND WATER SUMP

- Water storage with a capacity of 1,20,000 Liters

UNDERGROUND PIPELINES



DURING THE PROCESS OF LAYOUT DEVELOPMENT



AMAZINGLY CONVINIENT



**KIADB SEZ
(Phase II)**

IT, Hardware &
Aerospace Park

NANDI
HILLS

BENGALURU SATELLITE RING ROAD (STRR)

KEMPEGOWDA INTERNATIONAL
AIRPORT BENGALURU

DEVANAHALLI



AERO CITY

AIRPORT
JUNCTION



SADAHALLI
GATE

CHIKKAJALA

VIDYANAGAR
CROSS

BAGLUR
CROSS

YELHANKA

ASTER HOSPITAL

HEBBAL LAKE

HEBBAL
FLYOVER

HEBBAL

NH7- BELLARY MAIN ROAD

HENNUR MAIN ROAD

CARGO ROAD TOWARDS INTERNATIONAL AIRPORT

AIR VISTHAR



TELECOM
LAYOUT

FRIENDS
STREET



FRIENDS
STREET

LAKE
STREET



LAKE
STREET

FERNS
LAYOUT

BELM LAYOUT

Aerospace Park
KIADB SEZ

IT / BT
Park

Hardware
Park

Financial City

MAHA NAKSHATRA

ASHRAYA ENCLAVE

7 HILLS

JUST 900 MTS

**7 HILLS
COURTYARD**

BAGLUR MAIN ROAD

BAGLUR

BUDIGERE

OUTER RING ROAD

K R PURAM MAIN ROAD





7Hills Courtyard's Proposed Clubhouse.

As a central feature of an approximate 5-acre residential community, the proposed clubhouse at 7Hills Courtyard is designed to be a hub of leisure, fitness, and social activity, elevating the overall living experience for all residents. The clubhouse will serve as a versatile space, offering a wide range of amenities that cater to diverse interests and enhance the lifestyle of families, young professionals, and retirees alike.

- State-of-the-Art Fitness Center
- Swimming Pool & Relaxation Area
- Multipurpose Hall
- Indoor Games Zone
- Coffee Lounge & Cafe

- Children's Play Area
- Landscaped Gardens & Walking Tracks
- Half Basketball court
- Retail Outlet with Pharmacy
- Half Cricket Pitch & Digital Library



ACTUAL PICTURES OF PLOTTED DEVELOPMENT







THE INDIVIDUAL GARDEN AREA
ALLOCATED TO EACH PLOT



PRESENTING A PLOT WITH AN INTEGRATED HOUSE DESIGN



"Our plots provide the perfect foundation for customized construction, allowing each project to be designed and built according to the unique needs and preferences of the individual, ensuring a personalized and tailored living or working space."

Providing you Vaastu homes that are designed to International standards, minimising the usage of brick walls & maximising the exposure to nature and natural light by using large windows and more patio doors, each plot having 1200 sqft area, 600sqft is given for construction, leaving half of the area for the greenery.

MASTER PLAN FOR A 600 SQ. FT. HOUSE WITH EAST FRONTAGE

- ✓ 1 Living Room 10'X12'
- ✓ 1 Kitchen 10'X12'
- ✓ 2 Bedroom 10'X11'
- ✓ 2 Attached Bathroom 4'X7'
- ✓ Garden & Seating Area 450sqft
- ✓ Parking Area 12'X12'



LIST OF COMPANIES IN SEZ, KIADB PHASE-I



- SHELL TECHNOLOGIES
 - AMAZON
 - SAP LABS
 - E-MUDRA
 - HAL
 - BEL
 - BEA SYSTEMS
 - AEQUS. ECOSYSTEMS OF EFFICIENCY
 - HONEYWELLS
 - ROLLSROYCE
 - AIRBUS
 - MAHINDRA AEROSPACE
 - UTC AEROSPACE SYSTEMS
 - D. DYNAMTIC TECHNOLOGIES
 - BOEING INDIA ENGINEERING & TECHNOLOGY CENTRE
 - ISRO
 - ANANTH TECHNOLOGIES
 - MOLEX INDIA
 - GLEASON
 - KIADB SUBSTATION
 - ELMEASURE INDIA PRIVATE LIMITED
 - STARRAG
 - AMADA INDIA PVT. LTD.
 - BCCI ACADEMY (NCA)
- ICFI FINANCIAL CITY,
DEVANAHALLI**
- 18 BANKS TO SETUP FACILITIES AT IFCI FINANCIAL CITY

SEVERAL FORTHCOMING DEVELOPMENTS WITHIN SEZ KIADB PHASE-I

- ALPHA DESIGN TECHNOLOGIES PVT LTD
- AVIOHELITRONICS INFOSYSTEMS PVT LTD
- BEML LIMITED
- BLISS AEROSPACE COMPONENTS PVT LTD
- CIM TOOLS PVT LTD
- DCX CABLE ASSEMBLIES PVT LTD
- KINETIX SOLUTIONS PVT LTD
- PRANAVAM AEROSPACE PVT LTD
- SAFRAN HAL AIRCRAFT ENGINES PVT LTD
- SASMOS HET TECH LTD
- TATA POWER COMPANY LTD
- THYSSENKRUPP AEROSPACE INDIA PVT LTD



LAYOUT PLANS AND OFFICIAL APPROVALS

COMPREHENSIVE LAYOUT MEASUREMENTS AND DEVELOPMENT CONTROL (DC) CONVERSION DETAILS.

7HILLS COURTYARD” formed in the Sy No 103/1, measuring 0.28.08 Guntas, Sy No 103/4, measuring 0.28 ¼ Guntas, and Sy No 96, measuring 3 Acres and 12 Guntas **Totally Measuring 4 Acres 28.12Guntas** , situated at JONNAHALLI VILLAGE, ChannarayaptanaHobli, DevanahalliTaluk, Bengaluru Rural District, All the Survey numbers are converted from agriculture to non-agriculture purpose vide **conversion order bearing No. “427996”, “435140” and “429900” all dated 19-01-2023.**

Details of BIAAPA (Bangalore International Airport Area Planning Authority) approval.

- BIAAPA Vide Approval Order No: BIAAPA/TP- LAO/108/2022-23 Dated 10.03.2023.
- “Bangalore International Airport Area Planning Authority (BIAAPA)” has granted 40% Release Order No.894 dated 25-07-2023 BIAAPA Vide Approval Order No: BIAAPA/TP- LAO/108/2022-23/2023-24 Dated 13.03.2023.
- “Bangalore International Airport Area Planning Authority (BIAAPA)” has granted 60% (The Final Release Order) Release Order No. BIAAPA/TP/LAO/108/2022-23/2520 Dated 01-03-2024

RERA (REAL ESTATE REGULATORY AUTHORITY) APPROVAL NUMBER

RERA Registration No PRM/KA/RERA/1250/303/PR/050723/006043. Dated on: 16-07-2023





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Karnataka Real Estate Regulatory Authority



FORM-C
[See sub-rule(1) of rule 6]

REGISTRATION CERTIFICATE OF PROJECT (COMPANY)

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project vide project acknowledgement number ACK/KRERA/1250/303/PR/160523/007113 dated 16-05-2023 under project registration number PRM/KRERA/1260/303/PR/050723/006043

Project details : 7HILLS COURTYARD, SY. NO. 103/1, 103/4 & 96 OF JONNAHALLI VILLAGE
CHANNARAYAPATNA HOBLI, DEVENAHALLI TALUK, BANGALORE RURAL, DEVANAHALLI, BENGALURU RURAL, KARNATAKA - 562135

(Name of the Firm or society or company or competent authority)
7HILLS PROPERTIES

having its registered office or principal place of business at
NO. 65/2, 1ST FLOOR, RAILWAY PARALLEL ROAD
NEAR REDDY PETROL BUNK, KUMARA PARK WEST, BENGALURU URBAN, KARNATAKA - 560020

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as provided in rule 8A of the Karnataka Real Estate (Regulation & Development) Rules, 2017 and comply with the section 13 of the Act;
Any clauses in the AOS/Possession letter/Allotment letter that is not in accordance with the Act/Rules/Regulations are void ab initio;
- The promoter shall execute and register a conveyance deed in favour of the allottee and the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate escrow account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) and sub-section (2) of section 4 of the Act;
- The promoter shall comply with all the functions and duties as per section 11 of the Act and shall upload Quarterly status updates of the project within 30 days from the end of each quarter;
- The project registration shall be valid for a period ending with 30-12-2024 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 of these rules;
- The promoter shall comply with all the provisions of the Act and the rules and regulations made thereunder;
- The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

3. If the above mentioned conditions are not complied with the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed By
Kishore Chandra H.C., IPS(Retd.)
Chairman, Karnataka Real Estate Regulatory Authority



*Please scan the QR code to validate the authenticity of the certificate.

Project Approval Date: 05-07-2023

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Signature Not Verified

Digitally signed by
HANUMANALLI
CHAMIAH
KISHORE CHANDRA
Date: 2023.07.05
11:28:28 +5'30'
Location: Bengaluru

ICICI Bank Home Loan

30th SEPTEMBER, 2023.

To,

7HILLS PROPERTIES
#65/2, 1st Floor, Railway Parallel Road,
Kumara Park West,
Bangalore.

Dear Sir,

Sub: Your application to ICICI BANK, for the project approval of project "7HILLS COURTYARD" Situated at Sy. No. 103/1, Sy. No. 103/4 & Sy. No. 96, all situated at Jennahalli village, Channarayapattina Hobli, Devanahalli Taluk, Bangalore Rural District.

- With respect to the above subject, we are pleased to inform you that we have accepted your application and approved the aforesaid project subject to the terms mentioned herein under.
- The approval in effect enables the members who have booked in the project to apply for a Home Loan to ICICI Bank. ICICI Bank would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms.
- It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed and the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.
- ICICI Bank requests your co-operation in providing any further information or document that we may require regarding to the project.
- Disbursements will be done to your account number **777705500163 ICICI BANK**, in case of change of account number or availing project loan the same has to be intimated to ICICI Bank.
- The additional documents to be collected for individual file is detailed in the Annexure 1.

In case of all future correspondence regarding this project and individual cases in this project please quote the no. as KA/BAN/23/43304 For any queries, please feel free to contact our Regional Head Sales ANUJ CHOUBEY (mob 8904415470) / Branch Sales Manager IRAGOUDA KARABASANAVAR (mob 8088137511).

This letter is subject to the provision of:

- Nil Encumbrance certificate for the periods from 5-9-2023 till date issued by the office of the Sub Registrar, Devanahalli.

Yours faithfully,
For ICICI Bank Ltd.

Anuj Choubey

Regional Head Sales
Mortgage Finance.
Encl: Annexure 1



ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakkii Circle,
Old Padra Road,
Vadodara 390 007, India.
CIN: L65190GJ1994PLC021012
Website: www.icicibank.com

Customer Care Centres Phone Nos.
Retail Customer Care 1800 120 7777
Wealth Management 1800 103 8181
Business Banking 1800 120 6699
i-Direct 1800 123 1122



7HILLS PROPERTIES

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www.7hillsproperties.in



7Hills Courtyard Plot no. 91, Jonnahalli, Devanahalli, Bengaluru Rural District - 562110



This brochure is only a conceptual presentation of the project and not a legal offering.

The developers / promoters reserve the right to modify / change elevations, plans and specifications as deemed fit.