

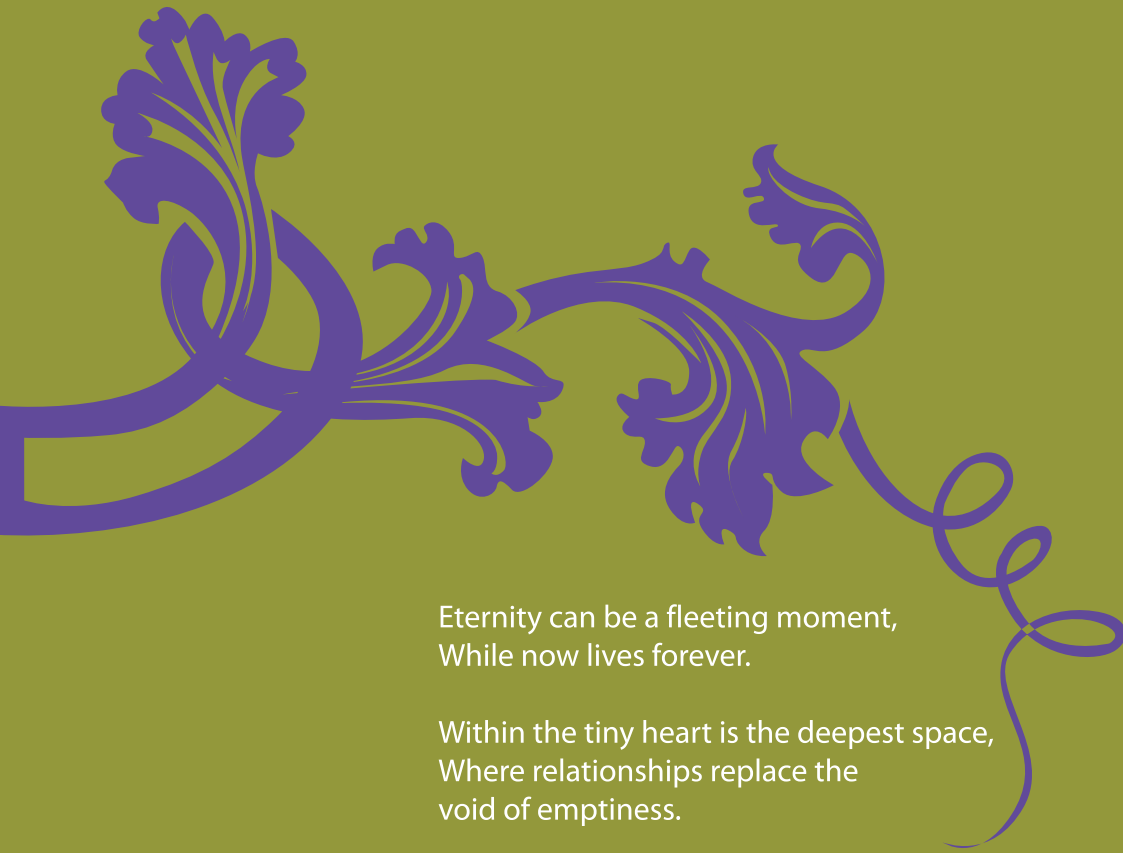


TIME & SPACE

HILL VIEW SERIES

EXPERIENCE DIVINE REALTY





Eternity can be a fleeting moment,
While now lives forever.

Within the tiny heart is the deepest space,
Where relationships replace the
void of emptiness.

Let each action be worthy,
each word be a bond.

We are travelers till we meet again
tomorrow, for Time is to eternity,
as Space is to divine.

*We invite
you to
Experience
divine realty.*

TIME & SPACE
GROUP

EXPERIENCE DIVINE REALTY

Chairman's Message

"Time & Space is not just a real estate company... It is a philosophy in action. We firmly believe that living spaces are a natural extension of our personalities. Identifying the right space can lead you to an elevated and divine level of existence.

Each of Time & Space's venture is a labor of love - the product of a mature mind and an understanding heart. Every member of my team is dedicated to the task of managing realty in line with our values of integrity, utmost professionalism and passion for surpassing each of our customer's expectations.

Nothing is more important to Time & Space than serving customers and nurturing a trusting relationship. This conviction fuels our commitment to listening constantly and responding thoughtfully."

Ravi S Shetty

Chairman

The Time & Space Group



About the **TIME & SPACE**

The Time and Space Group provides end-to-end realty solutions with a vision to sustainably deliver the divine realty experience. The group acquires strategic land parcels to develop ecologically rich and technologically advanced living spaces. With over three decades of experience in real estate, the group endeavors to create contemporary solutions built with unmatched expertise and state-of-art building technologies. From strategic land acquisition to customized development, the group offers quality sustainable solutions to its diverse clientele. For more information visit <http://www.timeandspacegroup.com>

The Time and Space Group of Companies includes:

- **Time and Space Holdings Pvt Ltd**
- **Time and Space Infrastructure Pvt Ltd**
- **Time and Space Engineering Construction Pvt Ltd**
- **Madhavi Assets Pvt Ltd**



Our Vision: To sustainably deliver the divine realty experience.

Our Values:

Integrity

Nurturing a trusted relationship

Surpassing Customer Expectations

Professionalism

Sustainability

About the TIME&SPACE logo:

In the logo, connecting “Time” & “Space” is a lotus flower. Just like the flower respects the divinity of the five elements of nature; the five petals of the flower depict the values of the company i.e Integrity, Nurturing a trusted relationship, Surpassing Customer Expectations, Professionalism, and Sustainability. The logo also acknowledges the eternal transition from the past, to the present and the future.

A lush green park with a central stone fountain and a path leading to it, surrounded by large trees. The fountain is a circular structure with a central column and a tiered top. A gravel path leads from the foreground towards the fountain. The trees are large and leafy, creating a dense canopy. The overall scene is peaceful and inviting.

*Welcome to the lush green
embrace of Nandi Hills*



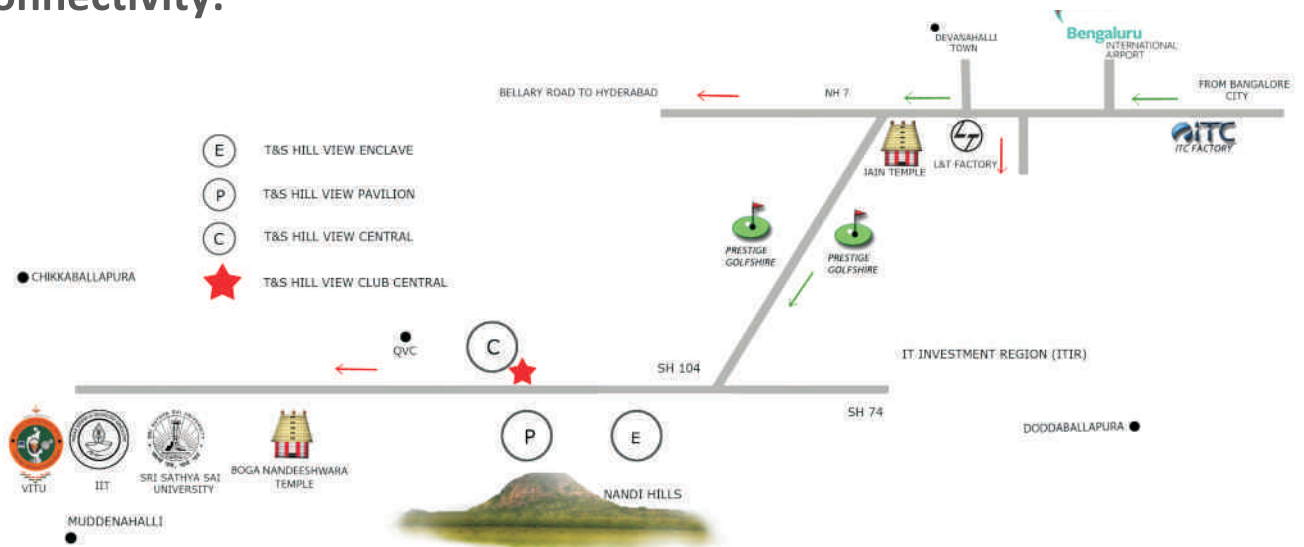
Hill View Pavilion

TIME & SPACE





Connectivity:



- Eight lanes Super Express Highway NH-7
- Elevated Highway is proposed from Hebbal to Yelahanka.
- The Bangalore High-Speed Rail Link (HSRL) is a proposed railway line to connect the city center with Bangalore International Airport (BIA).
- Proposed Metro Link from BIAL to IT Investment Region.

THE NANDI HILLS REGION: THE EMERGING HOTSPOT

The Nandi Hills region is in the heart of Bengaluru's emerging real estate hotspots like Devanahalli, Muddenahalli, Chikkaballapura and Doddaballapura.



The Location Advantage

Real estate hot-spot: The Nandi Hills region is in the heart of Bengaluru's emerging real estate hotspots like Devanahalli, Muddenahalli, Chikkaballapura and Doddaballapura.

Greenery all year round: The Emerging Aerotropolis (Airport City) in Devanahalli due to the new Bengaluru International Airport propels the Nandi region, located just 15 kms away from Devanahalli, into a most sought after destination for its cool climate and abundant greenery all year round.

First IIT in Karnataka: The hub of masterminds of India is proposed on a 200 Acre Campus, near Muddenahalli, the birthplace of Sir M. Visvesvaraya.

VIAT: Adjacent to the proposed IIT is the 600 Cr Visvesvaraya Institute of Advanced Technology, (VIAT) set in a 200 Acre campus.

University/Institutions: The region is also home to the famous Sri Satya Sai University and many esteemed Institutions.

Upcoming IT Park: The 50 Sq km, 12000 acres, \$22 Billion Bangalore-BIAL ITIR, is an IT investment region situated at the Nandi foothills between Chikkaballapura and Doddaballapura in the Muddenahalli/ Kanivenarayanapura area.

Neighbours: There are many high end property developments in the region by leading developers.

Natural water bodies: Five rivers originate from Nandi Hills ensuring a perennial source of water.

Luscious surroundings: Charmed by its picturesque beauty and cool climate, the likes of Chola Kings, the Sultans, Sir Mark Cubbon, Mahatma Gandhi, the Nehru Family, etc. have stayed in this sylvan surroundings.



TIME & SPACE

HILL VIEW CLUB CENTRAL



EXPERIENCE DIVINE REALTY





Welcome to the foothills of Nandi

Hill View Club Central

Set in the lush green ambience of the foothills of Nandi, the exclusive rustic clubhouse is centrally located to the Time and Space Hill View Series.

The Hill View Villa residents have complimentary membership to the Hill View Club Central. It is designed with an array of amenities and facilities to ensure a memorable experience.







CLUB HOUSE FACILITIES



CONFERENCE ROOM



LOUNGE



GUEST ROOM



CYCLE PATH



MULTIPURPOSE HALL



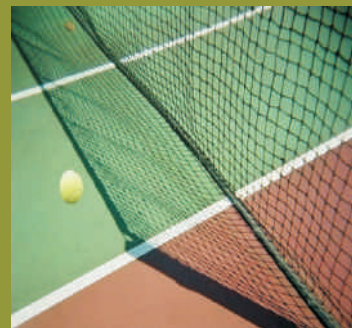
LIBRARY



VOLLEY BALL



CARDS ROOM



TENNIS



BILLIARDS



BAR



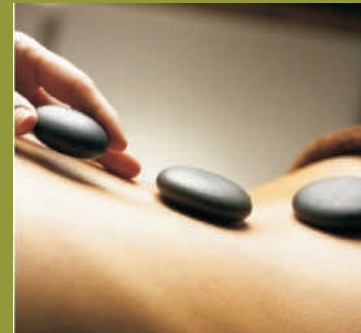
GYMNASIUM



SWIMMING POOL



BADMINTON



SPA



FINE DINING RESTAURANT



CHILDREN'S PLAY AREA



PUTTING GREEN





TIME & SPACE

HILL VIEW PAVILION



EXPERIENCE DIVINE REALTY

TIME & SPACE
HILL VIEW PAVILION

The **Hill View Pavilion** is a very exclusive gated community abutting the picturesque foothills of Nandi Hills. It is a perfect getaway that is just 15 kms from Devanahalli. With the magnificent Nandi Hills as its immediate neighbour, the Hill View Pavilion offers a variety of plot sizes and an enviable ambience for built-to-suit hill view villas.

The development includes a cluster of rustic pavilions and water features set amidst coconut grooves and landscaped gardens adjoining the Nandi Hills. The Hill View Pavilion comes with a complimentary membership to the Time & Space Club Central that offers an array of amenities and facilities.



TIME & SPACE
HILL VIEW PAVILION



Foot of Nandi Hills

To Muddenahalli

To Nandi Hills

Entry



TIME & SPACE
HILL VIEW PAVILION



The **Hill View Pavilion** is so exclusive that you can actually touch the Hill. Yes! You can walk up the Nandi hills through a walking trail from within the site. What's more, there are thoughtfully designed Hill View Pavilions for a relaxing evening with family and friends. The main Pavilion on stilts rests upon a winding rain water harvesting water canal that runs along the common area. It's a perfect rustic setting to unwind in the backdrop of Nandi Hills. So whether it is a Barbeque Party or a Karaoke night, the Hill View Pavilions provide the rare privilege of the amazing Nandi Hills for company.







TIME & SPACE

HILL VIEW ENCLAVE



EXPERIENCE DIVINE REALTY

TIME & SPACE
HILL VIEW ENCLAVE



The **Hill View Enclave** is a very exclusive gated community at the picturesque foothills of Nandi Hills. It is a perfect getaway that is just 15 kms from Devanahalli. With the magnificent Nandi Hills as the backdrop, each of the plot's offer an enviable ambience for built-to-suit hill view villas.

The Hill View Enclave comes with a complimentary membership to the Time & Space Club Central that offers an array of amenities and facilities.

TIME & SPACE
HILL VIEW ENCLAVE



View of Nandi Hills



To Muddenahalli



To Nandi Hills



This brochure is purely conceptual and not a legal offering.

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SPECIFICATIONS :

Roads & Walkways with combination of Asphalt/
Pavers/ Cobblestones

Underground Electric Cables System

Covered Storm Water Drainage System

Sewage Treatment Plant (STP)

Rain Water Harvesting / Recharge

24 Hour Water Supply

Landscaped Hedges around each plot

Street Lighting and exquisite Landscape Lighting

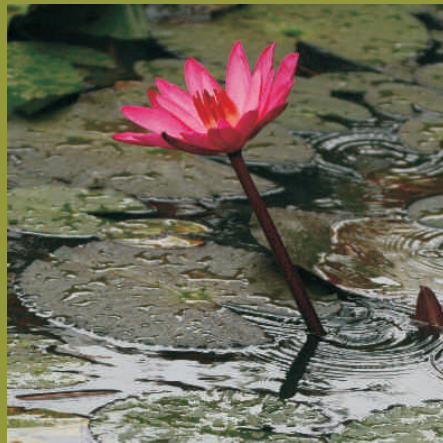
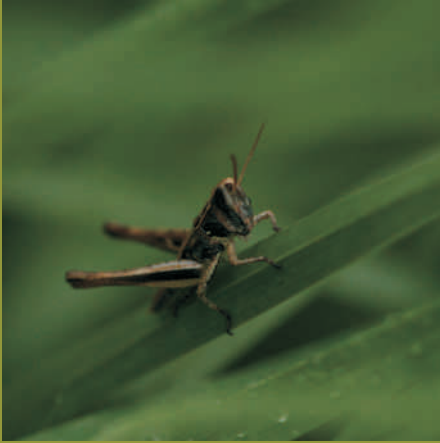
Landscaped common areas, including Water
Features, Gazebos, Viewing Decks, Walking Trails etc

Development with round the clock security

State of the Art Clubhouse











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PROMOTERS & DEVELOPERS

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