



MIMS
Residency

*Immerse in
the Charm of
Bangalore*





TABEBUIA ARGENTEA
Common name- THE TREE OF GOLD
Flowering season- March- september

MIMS *Residency*

IMMERSE IN THE CHARM OF BANGALORE

Bringing the serenity of the Pensioners Paradise, MIMS Residency recreates the magical aura of the Bangalore lifestyle, which caters to the needs of the young and old alike.

Lush gardens, that happen to be the pride of our Garden City, ornate blooms and plush interiors, unabashed in its lavishness, keeping in mind the charm of Bangalore as well. Our flats are a modern day marvel of eco-living perfectly blended into the urban landscape.

Spacious accommodations, state-of-the-art amenities give you a perpetual promise of luxury. To relive the charm of the yesteryear Bangalore, make your home at MIMS Residency.

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AMENITIES

QUALITY LIFESTYLE GUARANTEED

In a world where healthy and robust living is paramount, we, at MIMS Residency understand this need and have provided world-class amenities to give you that quality lifestyle integral to a balanced lifestyle.

When we speak about luxury, we mean an avant-garde style of living. Our ultra-modern amenities redefine the word 'World-class'. It boasts of a variety of sports facilities that include a Basketball and a Tennis court with the Squash court as an icing to the cake.

A children's play area with a fun filled stimulating environment for kids to play complimented by our steam and sauna facility which is an oasis of tranquillity and refinement for adults. Personal pampering comes naturally. A well-equipped gym and a jogging track that would accommodate all manner of fitness regimes, be it light cardio or core fitness. Now up your fitness quotient at MIMS Residency. Add to this a swimming pool, to rejuvenate yourself after a hard day's work. It's all about convenience and we provide it in the midst of luxury.




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AMENITIES

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LOCATION

ADDRESS TO YOUR DREAM HOME

With North Bangalore steadily en route to becoming the 'Greater Bangalore', MIMS Residency is located off Thanisandra Road in North Bangalore, which is fast growing to be the hub of commercial and residential development. Being close to the airport has given a new impetus to the growth of this area.

With easy access to almost everything in North Bangalore, your MIMS Residency home is as conveniently located as any other part of town, minus the traffic!

Not only is it close to IT Parks such as Manyata TechPark, Kirloskar Techpark but a host of educational institutions such as Vidyashilp Academy, University of Agricultural Sciences, Mallya Aditi School, Shristi School of Design and Delhi Public School all within the driving time of 15-20 minutes.

The railway stations are also about a 20 minute drive be it Yeshwantpur Railway station or Cantonment Railway Station. Eminent hospitals like the Baptist Hospital, Columbia Asia Hospital and the Cauvery Medical Centre are also located close by. All this comes with the peace and quiet of a your new neighbourhood.

TABEBUIA ARGENTEA
Common name- THE TREE OF GOLD
Flowering season- March- september

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- ▲ MIMS Residency
 - ROUTE 1
 - ROUTE 2
 - ROUTE 3
- Note : Map not to scale



LOCATION

MIMS Residency

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BOUGAINVILLEA SPECIABILIS
Common name- BOUGAINVILLEA
Flowering season- All over the year

MASTER PLAN

MIMS Residency, spread across an area of 2.5 acres creates a living space reminiscent of the Garden City of Bangalore. With the building covering just 41% of the area, giving you the remaining area of 59% as open space.



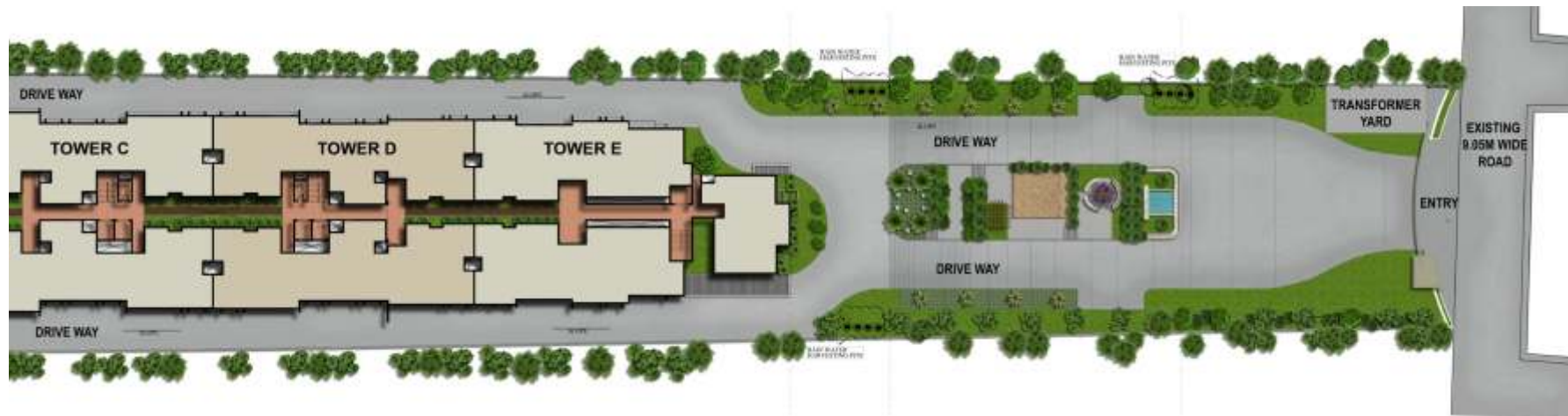
The Apartment

The apartment stands five stories high, and is immersed in a sea of green, blossoming with trees typical of Bangalore. Right from the entrance, an avenue of trees marks the driveway and lines the periphery of the entire property to provide a holistic living experience. The environment exudes a feeling of serenity similar to that of the iconic Lal Bagh that Bangalore is so well known for.

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The Plaza on the ground floor

As you enter the ground floor, an open space has been created between the apartment blocks as well, -like a plaza. This central plaza runs along the length of the apartment. The outside garden extends into the plaza with benches & openings allowing more light into the building to maintain the feel of the nature. The lobby is naturally lit and ventilated for most part of the day.



MASTER
PLAN

Vastu - the basis of design

The basis of this design is to give you more space and make it Vastu compliant. The total master plan is as per Vastu including the water body, the garden area, and the walkway. For instance, all entries to the tower are from the East. Care also has been taken to extend the Vastu to each individual flat.



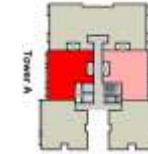
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FLOOR PLANS



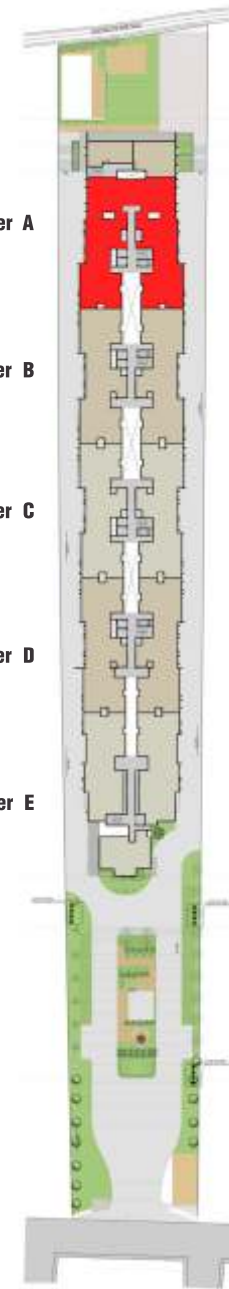
Tower A

Tower B

Tower C

Tower D

Tower E



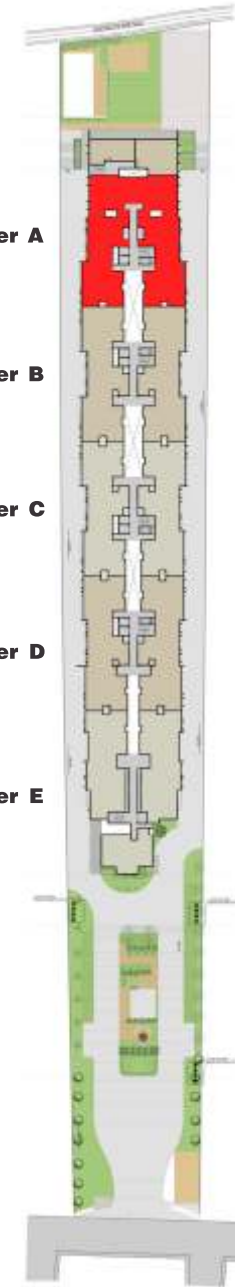
UNIT DETAILS	
TYPE	Type 1 / 2 BED
AREA	1215 sq.ft
UNIT No.	A003, A103, A203, A303, A403

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Tower A
Tower B
Tower C
Tower D
Tower E




FLOOR PLAN
2 BHK



UNIT DETAILS	
TYPE	Type 1 / 2 BED
AREA	1215 sq.ft
UNIT No.	A004, A104, A204, A304, A404

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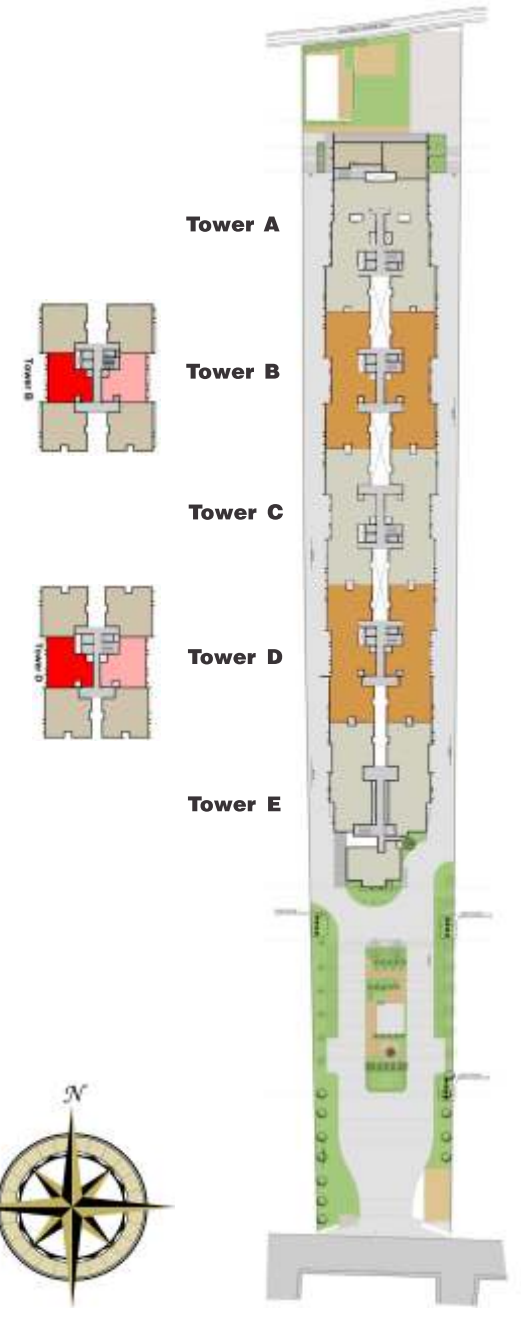
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FLOOR PLANS

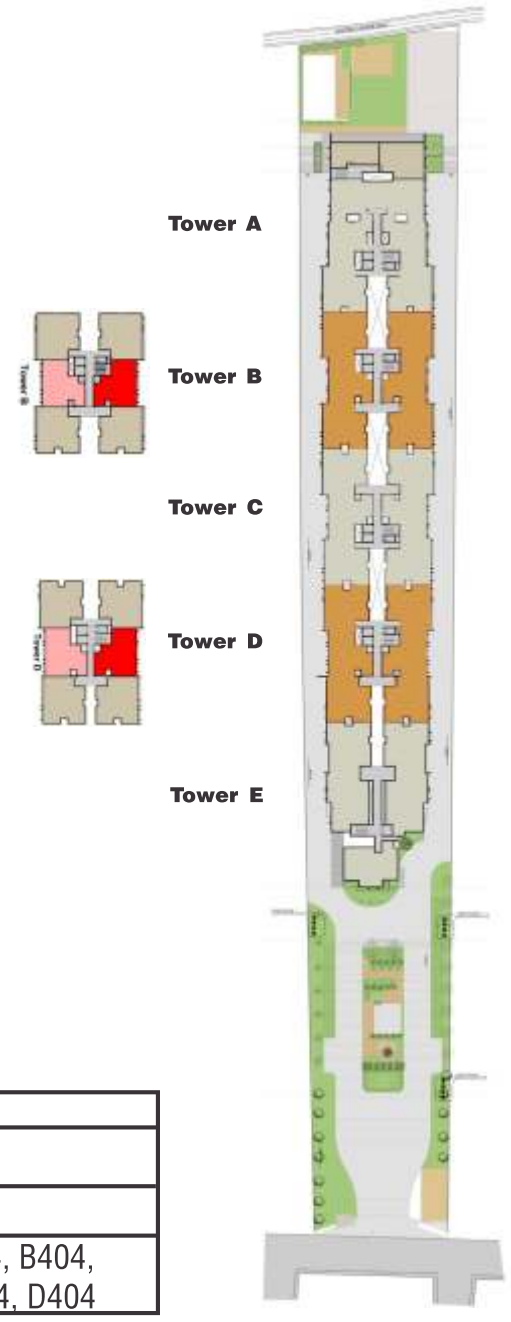


UNIT DETAILS	
TYPE	Type 2 / 2 BED
AREA	1215 sq.ft
UNIT No.	B003 ,B103, B203, B303, B403, D003 ,D103, D203, D303, D403



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FLOOR PLAN
2 BHK



UNIT DETAILS	
TYPE	Type 2 / 2 BED
AREA	1215 sq.ft
UNIT No.	B004 ,B104, B204, B304, B404, D004 ,D104, D204, D304, D404

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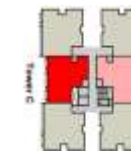
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FLOOR PLANS



UNIT DETAILS	
TYPE	Type 2 / 2 BED
AREA	1215 sq.ft
UNIT No.	C003 ,C103, C203, C303, C403



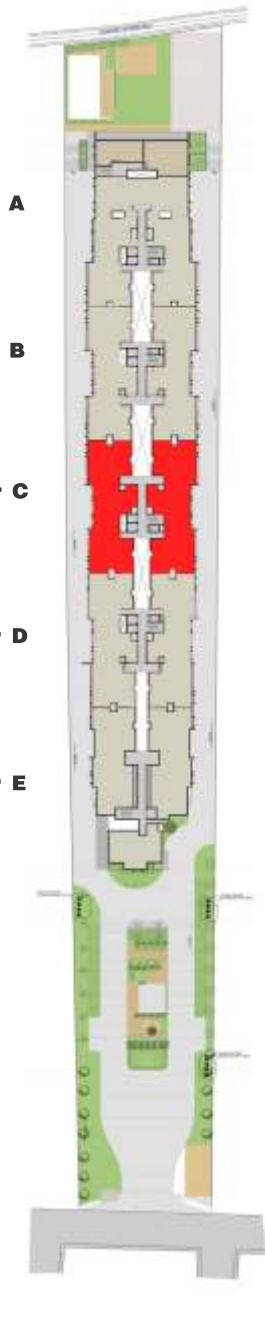
Tower A

Tower B

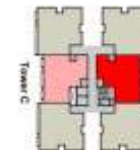
Tower C

Tower D

Tower E



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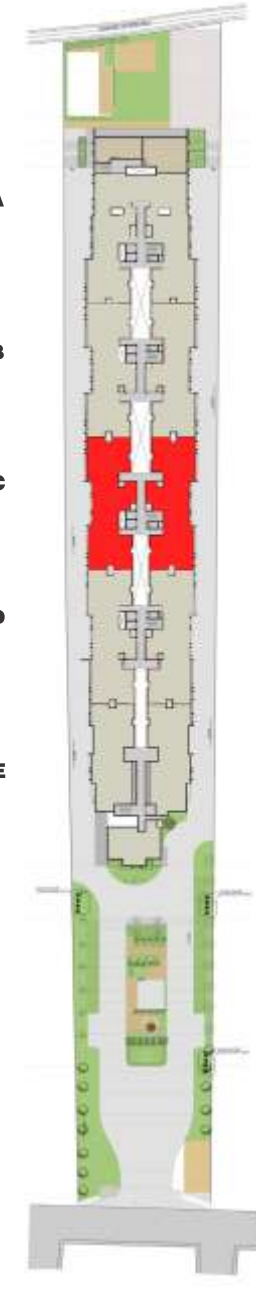
Tower A

Tower B

Tower C

Tower D


Tower E





FLOOR PLAN
 2 BHK



UNIT DETAILS	
TYPE	Type 2 / 2 BED
AREA	1215 sq.ft
UNIT No.	C004 ,C104, C204, C304, C404

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FLOOR PLANS



UNIT DETAILS	
TYPE	Type 1 / 3 BED
AREA	1280 sq.ft
UNIT No.	A001 , A101, A201, A301, A401



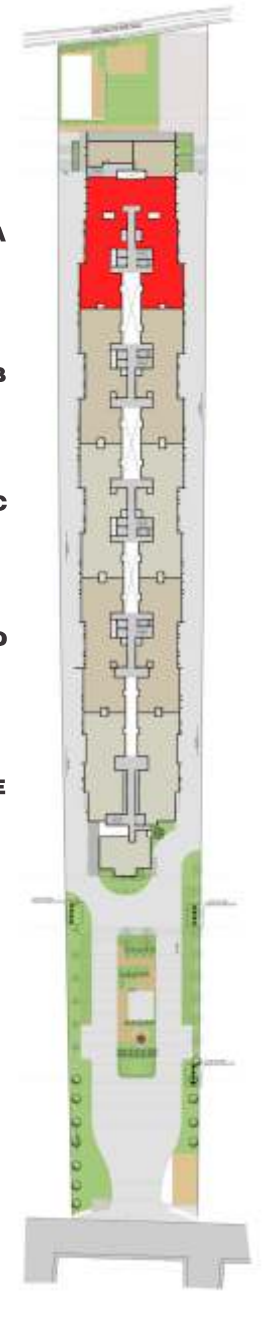
Tower A

Tower B

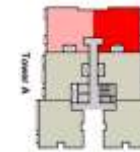
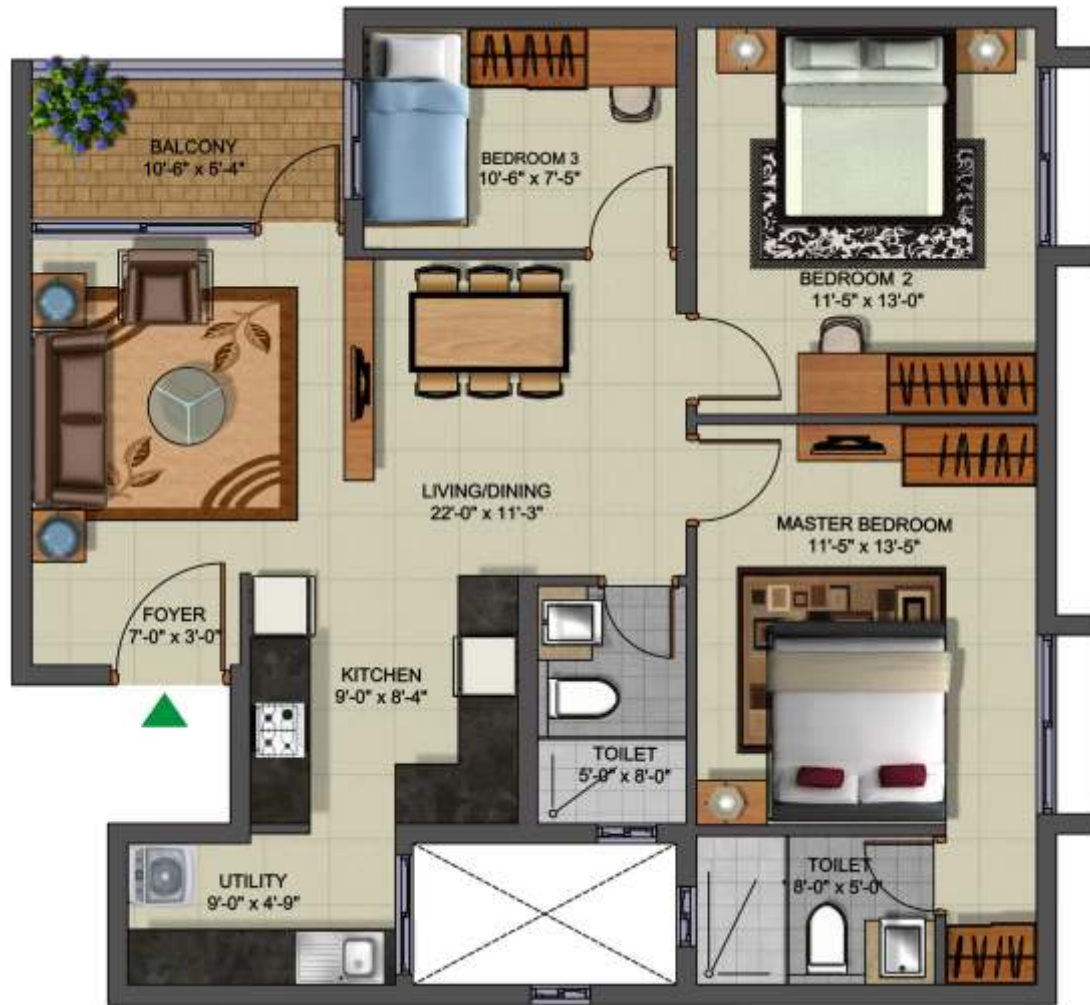
Tower C

Tower D

Tower E



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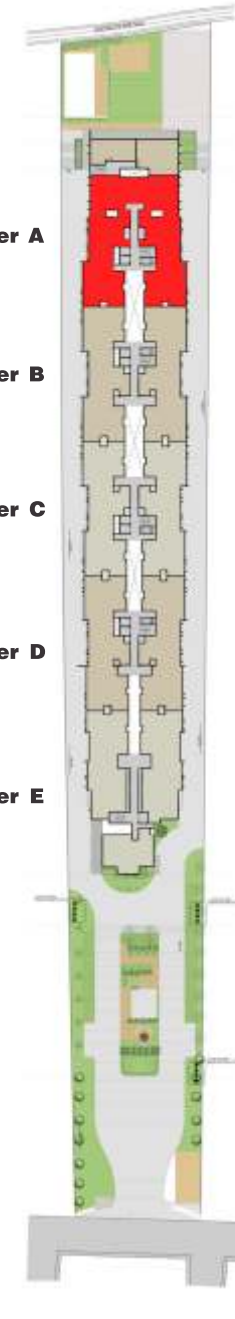
Tower A

Tower B

Tower C

Tower D

Tower E



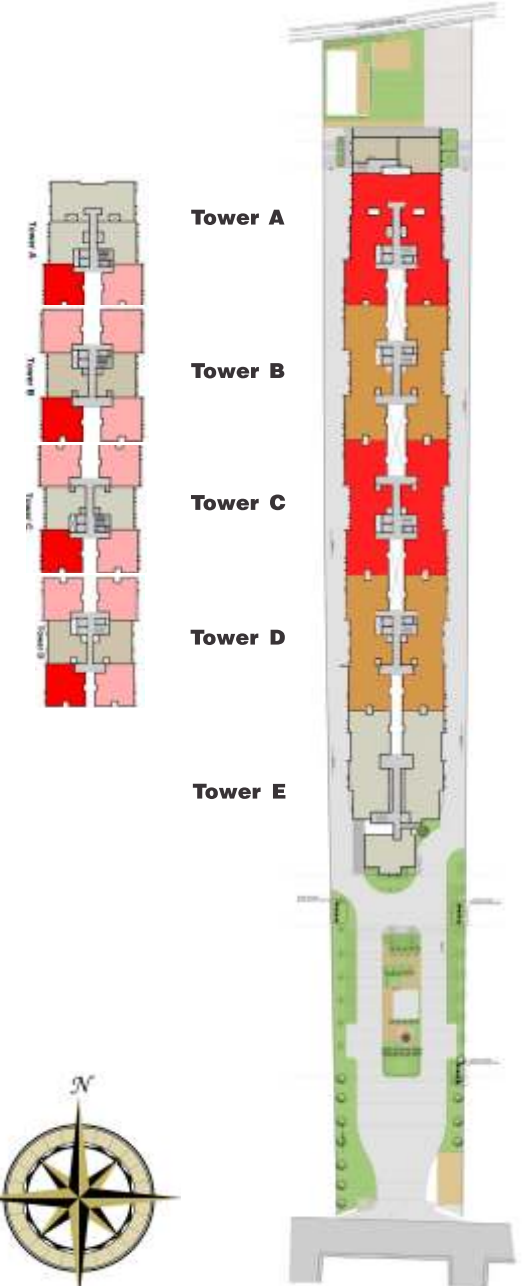
UNIT DETAILS	
TYPE	Type 1 / 3 BED
AREA	1280 sq.ft
UNIT No.	A002 ,A102, A202, A302, A402


FLOOR PLAN
3 BHK

FLOOR PLANS

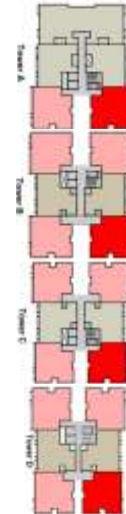


UNIT DETAILS	
TYPE	Type 2 / 3 BED
AREA	1350 sq.ft
UNIT No.	A005 ,A105, A205, A305, A405, B005 ,B105, B205 , B305, B405, C005 ,C105, C205, C305, C405, D005 ,D105, D205, D305, D405

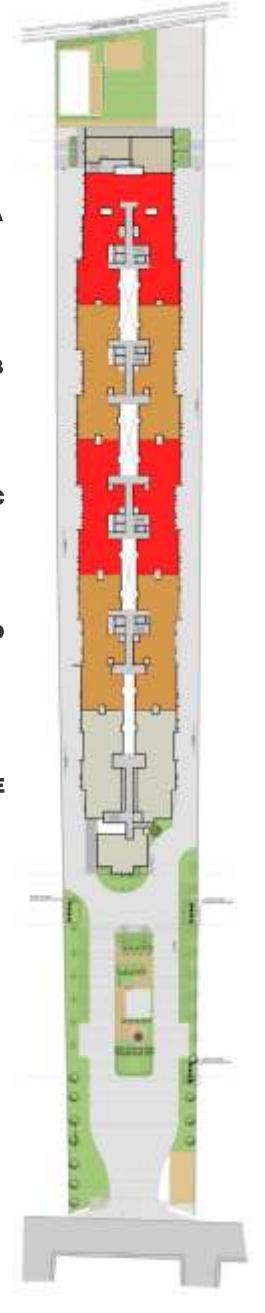


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Tower A
Tower B
Tower C
Tower D
Tower E



UNIT DETAILS	
TYPE	Type 2 / 3 BED
AREA	1350 sq.ft
UNIT No.	A006, A106, A206, A306, A406, B006, B106, B206, B306, B406, C006, C106, C206, C306, C406, D006, D106, D206, D306, D406


FLOOR PLAN
3 BHK

FLOOR PLANS



UNIT DETAILS	
TYPE	Type 2 / 3 BED
AREA	1350 sq.ft
UNIT No.	B001 ,B101,B201,B301,B401, C001 ,C101,C201,C301,C401, D001 ,D101,D201,D301,D401



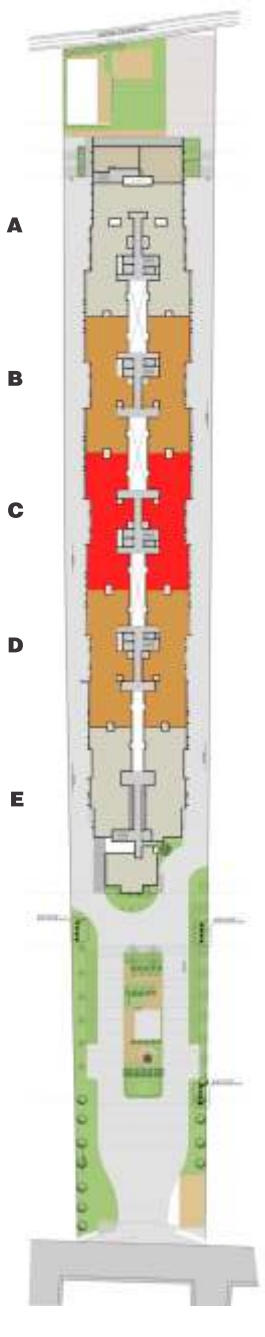
Tower A

Tower B

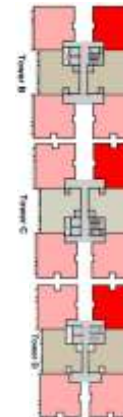
Tower C

Tower D

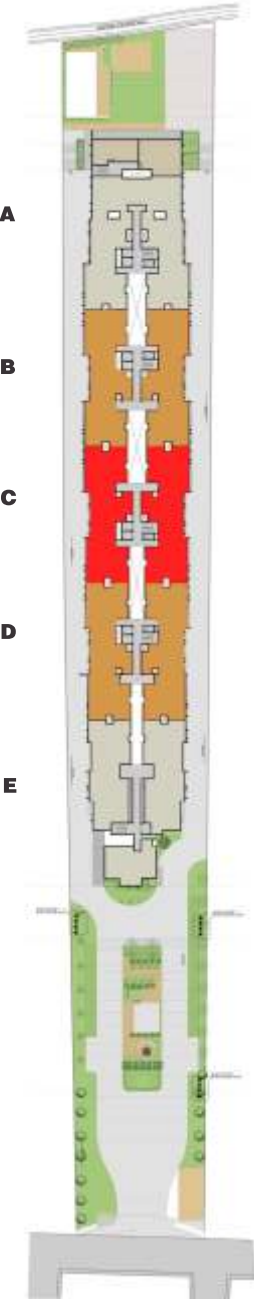
Tower E



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Tower A
Tower B
Tower C
Tower D
Tower E



UNIT DETAILS	
TYPE	Type 2 / 3 BED
AREA	1350 sq.ft
UNIT No.	B002 ,B102,B202,B302,B402, C002 ,C102,C202,C302,C402, D002 ,D102,D202,D302,D402


FLOOR PLAN
3 BHK

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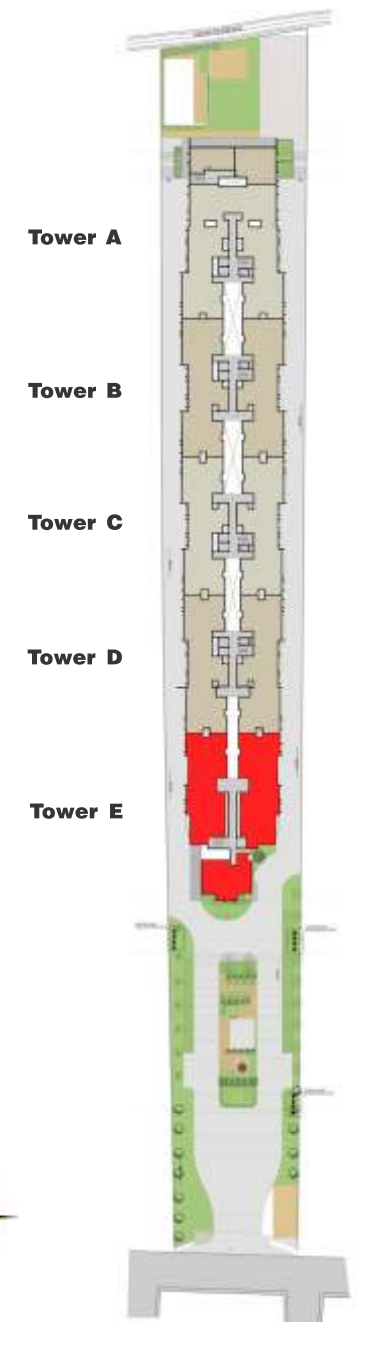
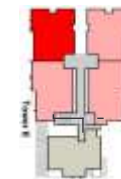
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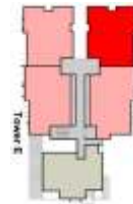
FLOOR PLANS



UNIT DETAILS	
TYPE	Type 3 / 3 BED
AREA	1505 sq.ft
UNIT No.	E001 ,E101,E201,E301, E401



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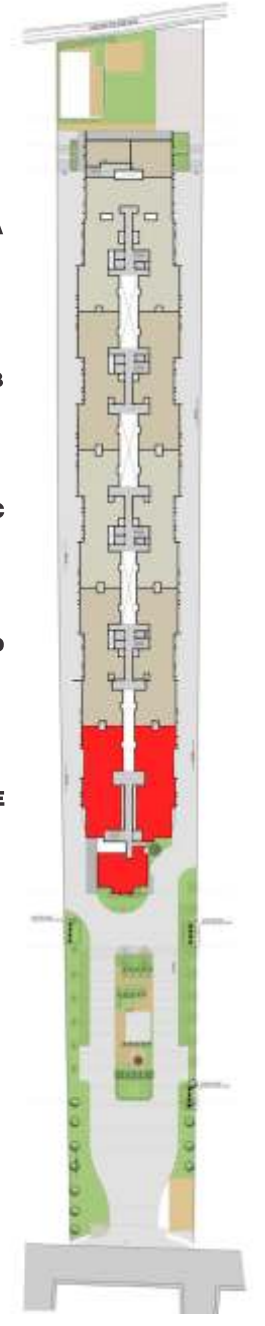
Tower A

Tower B

Tower C

Tower D

Tower E




UNIT DETAILS	
TYPE	Type 3 / 3 BED
AREA	1505 sq.ft
UNIT No.	E002 ,E102,E202,E302, E402


FLOOR PLAN
3 BHK

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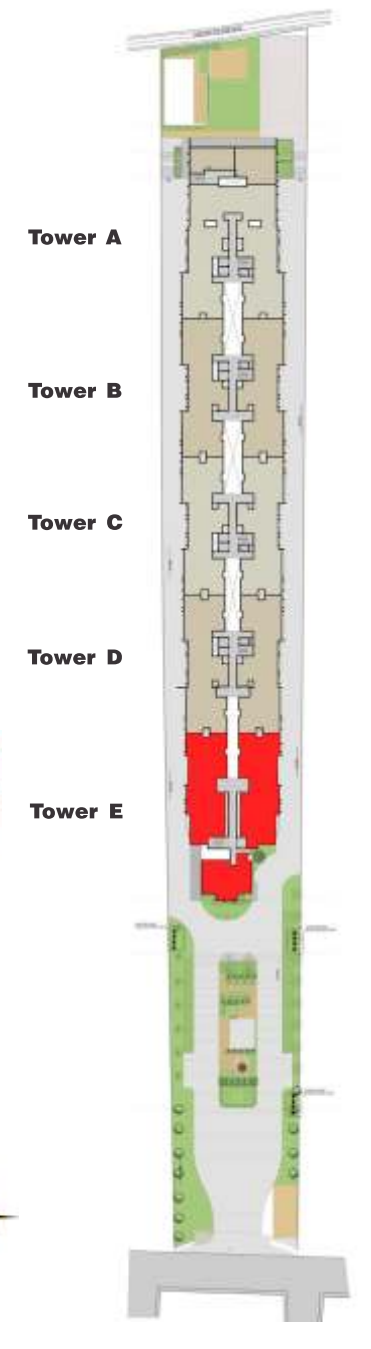
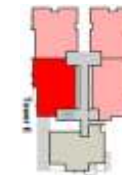
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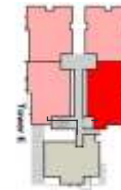
FLOOR PLANS



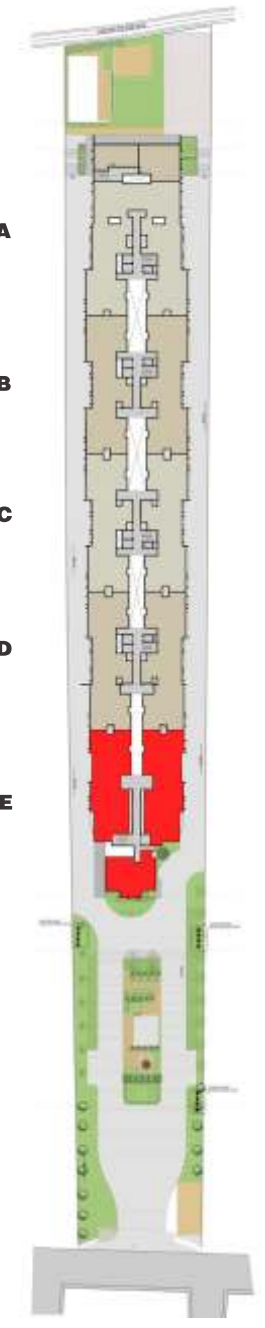
UNIT DETAILS	
TYPE	Type 3 / 3 BED
AREA	1550 sq.ft
UNIT No.	E003 ,E103,E203,E303, E403



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Tower A
Tower B
Tower C
Tower D
Tower E



UNIT DETAILS	
TYPE	Type 3 / 3 BED
AREA	1550 sq.ft
UNIT No.	E004 ,E104,E204,E304, E404


FLOOR PLAN
3 BHK

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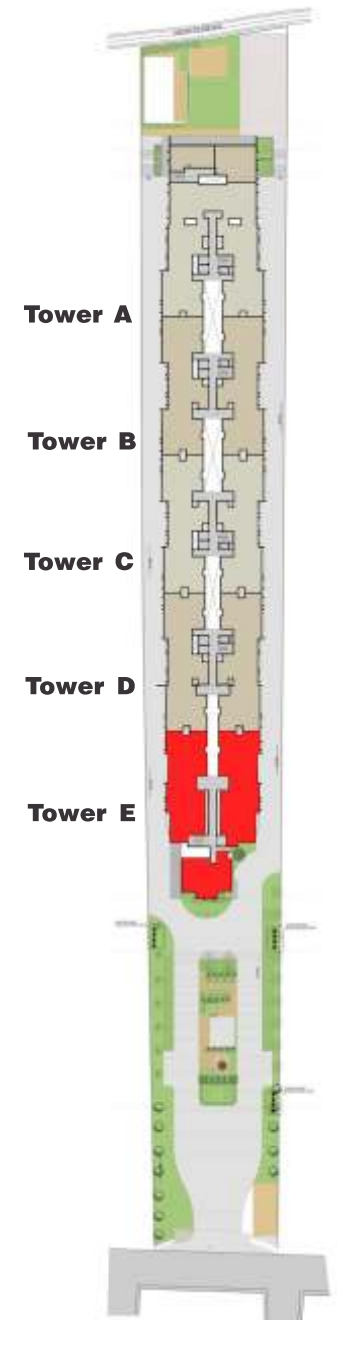
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FLOOR PLANS



UNIT DETAILS	
TYPE	Type 4 / 3 BED
AREA	1505 sq.ft
UNIT No.	E005 ,E105,E205,E305, E405



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WHY MIMS

NOT JUST HOMES, BUT COMMUNITIES

We build more than just villas and flats; we build communities! For 14 years, we have been building premium luxury villa and flat communities where neighbors become friends. Communities that reach out to you – making the home your true sanctuary... Our communities have turned out to be hotbeds of Innovation, where many a startup business has taken shape. In the past decade, we have delivered to you 13 projects spread out across Bangalore.

OUTSTANDING DESIGN & TIMELY EXECUTION

Design is central to making the homes comfortable, naturally lit and resource efficient. Our designs are a combination of modern techniques and a mix of traditional & contemporary aesthetics. We bring together premium quality & superlative design with every detail being meticulously crafted & executed with precision. And all this, well within the promised time frame... All our projects have been completed within the committed time frame and delivered to clients on or before the promised date.

TRUST AND TRANSPARENCY

This is what we have come to be known for – Transparent and clear dealings. No hidden costs or surprises! Delivery on committed dates, or else we pay the penalty. Doing business this way has been an uncompromising philosophy core to our personal beliefs.

INTEGRATED GREEN HOMES

Central to our belief is – to conserve and regenerate the environment. We make that extra effort to ensure that our communities are eco-friendly. And the happy off-shoot of that is to bring to your communities what Bangalore has always been known for – The Garden City of India. The abundance of greenery and landscape has made our projects a haven for the birds and the bees.

The fact that all our projects contain waste water treatment plants ensures near zero water wastage. And we encourage and support our homeowners to collectively make their homes energy efficient



FLOOR PLAN
3 BHK

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SPECIFICATIONS

STRUCTURE

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

FLAT FLOORING

- Vitrified Flooring in the Foyer, Living, Dining, Bedroom and Family room, Anti-skid ceramic tiles in Balconies.

LOBBY

- Lobby flooring and wall cladding in combination of granite and ceramic tiles.
- All lobby walls in texture paint and ceilings in distemper staircase and service lobby in granite.
- 9 elevators of reputed make with suitable capacity.

KITCHEN

- Vitrified 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 utility.

TOILET

- Anti skid ceramic tiles for flooring, ceramic tiles on walls
- Half Pedestal wash basins in all toilets
- EWCs, chrome plated fittings, provision for geysers in all toilets
- Suspended pipelines in toilets concealed with the grid false ceiling

PAINTING

- ACE paint on external walls, internal walls and ceilings in distemper. All railings and inside doors in enamel paint, main door in melamine polish.

DOORS AND WINDOWS

Main Door

- Hard wood frame with skin moulded panelled/flush shutters. Good quality hinges, tower bolt, lock, door stopper bush and security eye provided with door.

Other Doors

- Hard wood frame with enamel painted, skin moulded panelled/flush shutters with hinges, tower bolt and lock.
- MS Powder coated/aluminium hardware for all the doors.
- UPVC sliding windows with mosquito nets.
- Toilet ventilators made up of UPVC with glazed louvers/fixed glass and with a provision for exhaust fan.

ELECTRICAL

- 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 geysers in all toilets.
- 2, 3 BHK flat will be provided with 3 KW power with energy meter.
- Two lights points, one fan point and 5Amp 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/utility
- Provision for water purifier, Instant geyser, chimney and hob in kitchen.
- One light point in balcony.
- Exhaust fan point provision in kitchen/utility and toilets.

DG POWER

- 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.

SECURITY SYSTEM

- Security cabins at all entrances and exits with CCTV coverage on perimeter and lobbies.

INTERCOM

- An intercom from security room to each flat and intercom facility between the flats.

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FAQs

Q-Where and what is MIMS RESIDENCY?

A-MIMS RESIDENCY is located off Thanisandra Main Road (Refer the Location Plan) Bangalore. This is a Residential Development with G+4 Floors. There are 145 flats and a Clubhouse.

Q-What are the different types and sizes of Flats?

A-MIMS RESIDENCY consists of 2 and 3 Bedroom flats, to fit every family size and budget.

Q-Is there differential pricing based on the floors or orientation of flats?

A-No! There is no differential pricing for flats at different floors.

Q-What are the Amenities?

A-MIMS RESIDENCY has a Clubhouse equipped with a Gymnasium, Swimming pool, Health club, Community hall, Table Tennis, Billiards, Amphi theatre, Squash court, Joggers track, Tennis court, Landscaped garden, indoor games area, and children's play area. All owners get complimentary membership, however usage fees will be applicable.

Q-How do I book my Home at MIMS RESIDENCY?

A-Identify your flats

- Fill the Booking Application Form
- Pay by Cheque/DD

The Booking Amount is:

- 2 Bed - Rs. 2,00,000/ -
- 3 Bed - Rs. 3,00,000/ -

Q-What happens thereafter?

A-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 days after completion of the allotment.

Q-Can I make a 100% down payment?

A-Yes, please check with the Marketing Department for more details.

Q-How are installments to be paid and is it time bound?

A-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.

Q-Are modifications permitted?

A-MIMS RESIDENCY has been master planned with a design theme. 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.

Q-When does the development start and when can I expect to move into my new home?

A-Construction is set to commence on June 2014 and you can expect to move into your new home by March 2017.

Q-What about Car Parking Space?

A-We provide one car park space for every flat. Additional car parking requests will be taken up towards project completion, at an Additional Cost.

Q-Is the title of the property clear?

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

Q-Has the BBMP/BDA sanctioned the plans?

A-Yes, the development plan has been sanctioned by the BBMP and the Approval number is BBMP/Addl.Dir/JD NORTH/LP/0427/13-14.

Q-What are the Agreements that need to be signed?

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

Q-What is the process of registration and when does registration take place?

A-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.

Q-Has MIMS Builders been approved by Banks/Housing Finance Institutions (HFIs) for loans?

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

Q-What is my responsibility for disbursement of instalments through HFIs?

A-It is Clients responsibility to ensure timely disbursement of instalments from HFIs based on the construction linked payment plan.

Q-What happens if I have any more questions/clarifications?

A-Please Email us to info@mimsbuilders.com

COMPLETED PROJECTS

14 YEARS

MIMS

BUILDERS

13 PROJECTS



Springdale II
Whitefield



Ardendale II
Whitefield



Ardendale
Whitefield



Espacio
Jakkur



Gulmohar
Whitefield



Bloomingdale
Whitefield



Springdale
Whitefield



Rosedale
Whitefield



Crescenta
Whitefield



Habitat
Hennur Road

har dil me ghar basaye

ASSOCIATES

Architect:



Construction:



Landscape:



Electrical:



PHE Services:



Legal:



DISCLAIMER

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