

Praja Properties India Pvt Ltd
Presenting



PRAJA INFINITY ENCLAVE

Premium Residential Plots, Malur

Infinite Potential. Infinite Living.

www.prajaproperties.com



RERA Certified



MTPA Approved



A-Khata

WELCOME TO A LEGACY OF TRUST AND EXCELLENCE

At Praja Properties India Pvt Ltd, we understand that buying land is one of the most significant decisions of your life. It is not just an investment; it is the foundation of your future home and a legacy for the next generation. With a commitment to transparency, legal integrity, and quality development, we have established ourselves as a name you can trust in the real estate sector.

Praja Infinity Enclave

Praja Infinity Enclave is our flagship offering designed for the modern visionaries of Malur. Situated in a "Goldilocks Zone"—perfectly balanced between the bustling industrial hub and the serenity of residential living—Praja Infinity Enclave offers a lifestyle of convenience and class. Whether you are looking to construct a contemporary villa immediately or seeking an asset that appreciates over time, Praja Infinity Enclave is the answer.

- ✓ Premium Gated Community
- ✓ Ready for Construction
- ✓ Located in the Industrial Hub of Malur

"Our vision is to provide hassle-free, legally secure, and infrastructure-ready plots where your only job is to dream big."



STRATEGICALLY LOCATED. INFINITELY CONNECTED.

Location is the first rule of real estate. Praja Infinity Enclave sits at the epicenter of Malur's rapid growth story. Living here means you are never more than a few minutes away from work, travel, and education.

The "Walk-to-Work" Advantage: Located just **200 meters from the Adani Logistics Park**, KIADB Industrial Area Maluru (1.5km), KIADB Industrial Area Narsapura (10km), KIADB Industrial Area Vemagal (20km), ITPL, Whitefield (25km) this project is situated in a high-demand employment zone. This proximity ensures not only a short commute but also high rental demand and rapid land value appreciation.

Unmatched Connectivity: Forget the traffic woes. With the **Malur Railway Station just 100 meters** away (walkable distance), you have a direct lifeline to Bengaluru City, Whitefield, and Kolar.

KEY LANDMARKS AT A GLANCE:



Transit:

Malur Railway Station (100m) | Malur Bus Stand (3km) | Kempegowda Intl. Airport - 50km



Education:

Govt. First Grade College (150m) | Sree Guru Public School (300m)



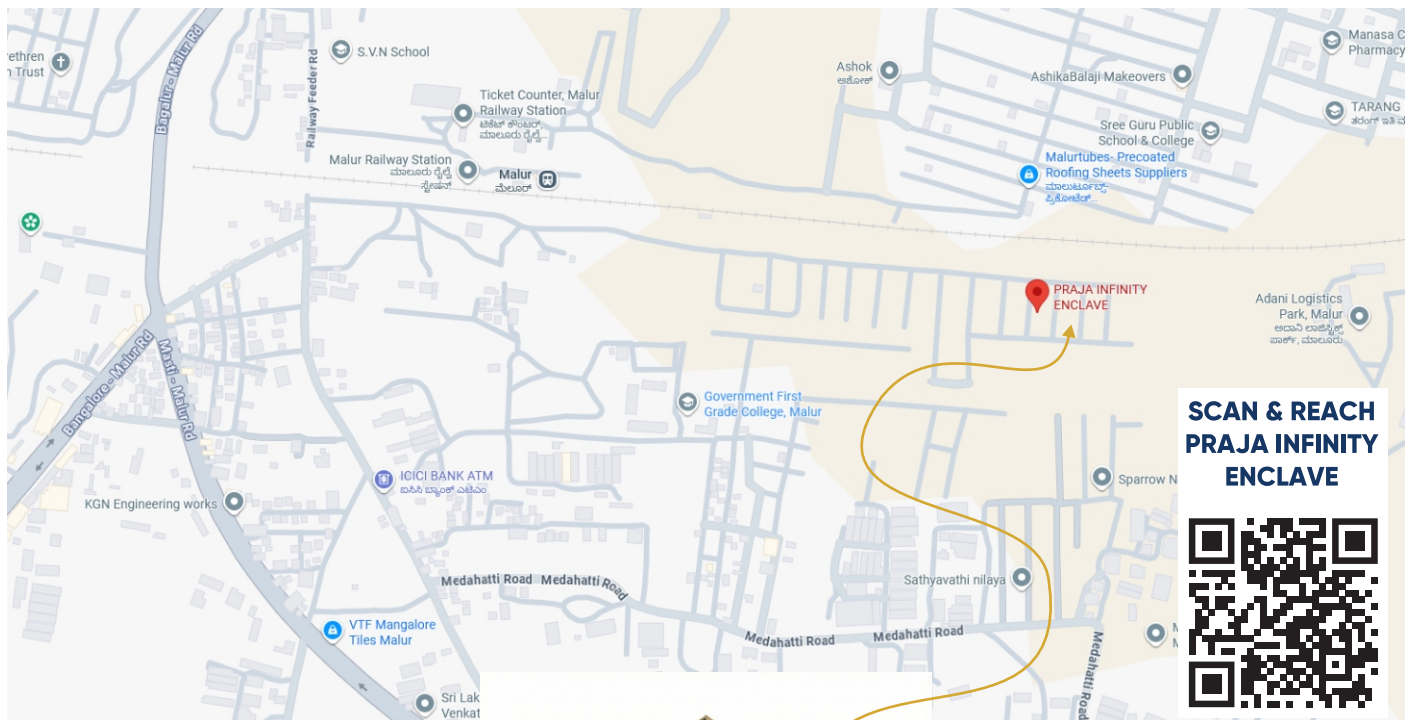
Healthcare:

Ramesh Children's Hospital (600m) | Sri Narayanna Super Speciality Eye Hospital (1km)



Essentials:

Honda Stadium (700m) | Gayathri Kangan Shopping Mall (1km) | Phoenix Marketcity Mall - 30km



PRAJA INFINITY ENCLAVE
PREMIUM RESIDENTIAL PLOTS, MALUR, KOLAR

YOUR SAFETY IS OUR PRIORITY

100% Compliant. 100% Peace of Mind.

In a market filled with uncertainty, Praja Infinity Enclave stands as a beacon of safety. Every square foot of this layout has been vetted, approved, and certified by the highest authorities. When you buy with us, you buy with absolute confidence.

THE 4 PILLARS OF TRUST



MTPA Approved:

Fully sanctioned by the Malur Town Planning Authority, ensuring the layout meets all city planning standards.



Individual A-Khata:

The highest standard of property title. Your plot is ready for registration and eligible for building plan approvals immediately.



RERA Certified:

We adhere to the strict transparency norms of the Real Estate Regulatory Authority. What you see is exactly what you get.



DC Converted:

The land has been officially converted from agricultural to residential use, removing all future legal hurdles.

BANK LOAN FACILITY:

- ✓ Approved by all leading Nationalized and Private Banks.
- ✓ Up to **80% Loan Availability.**
- ✓ Dedicated team to assist with your documentation.



INFRASTRUCTURE DESIGNED FOR GENERATIONS

We haven't just cut plots; we have built a fully functional community. The infrastructure at Praja Infinity Enclave is executed with corporate-grade precision to ensure durability and aesthetics.

AMENITIES & INFRASTRUCTURE

Grand Entrance & Security: A majestic entrance arch that welcomes you home, guarded 24/7 by professional security personnel and monitored by CCTV surveillance.

30ft & 50ft CC Roads: Wide, high-quality Cement Concrete roads that are built to last, ensuring a dust-free and smooth driving experience.

Underground Utilities: No unsightly overhead cables or open drains. We provide an underground sewage system and underground electricity cabling with dedicated transformers.

Water Security: A robust water supply network with connections provided to every individual plot, backed by borewells and Underground water storage tank.

Eco-Conscious Living: A dedicated Sewage Treatment Plant (STP) and beautifully landscaped parks and common areas to ensure a green, healthy environment for your family.

AMENITIES & FACILITIES



Garden



24hrs Security



Kids play area



Tree avenue



STP and activated sludge process.



Rain water harvesting



30ft & 50ft RCC Wide road



Underground cabling



A SMART INVESTMENT FOR A SECURE FUTURE

Why Malur? Why Now? Malur is rapidly transforming into the next industrial extension of Bengaluru. With land prices in Whitefield and Hoskote reaching saturation, Malur offers the perfect entry point for investors looking for **high appreciation**.

THE GROWTH DRIVERS:

Industrial Boom: The presence of the Adani Logistics Park and nearby industrial areas drives a constant demand for housing, ensuring your plot is a liquid asset.

Rental Yield: If you choose to build and rent, the workforce in the adjacent industrial hubs provides a steady stream of tenants.

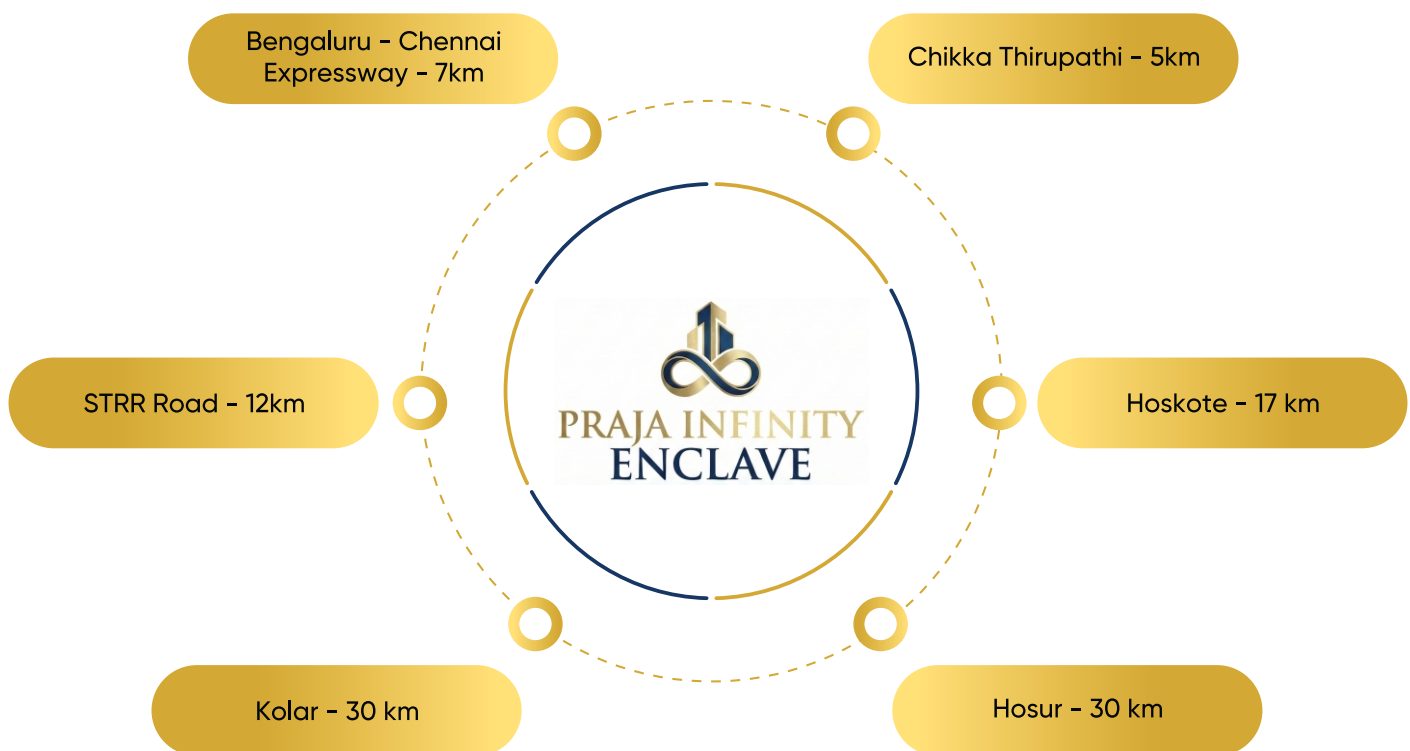
Limited Inventory: Premium, gated communities with A-Khata titles are rare in this specific vicinity. Scarcity drives value.



THE FUTURE IS HERE. WHERE ARE YOU?

Limited plots available in Phase 1. Don't miss this opportunity.

KEY DISTANCE AT A GLANCE



STEPS TO OWN YOUR PLOT:

- **Schedule a Visit:** Call us for a free site visit and pick-up.
- **Select Your Plot:** Choose the dimension that fits your budget and dream.
- **Legal Review:** Review our clear titles with your legal advisor.
- **Book & Register:** Hassle-free booking and immediate registration assistance.



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