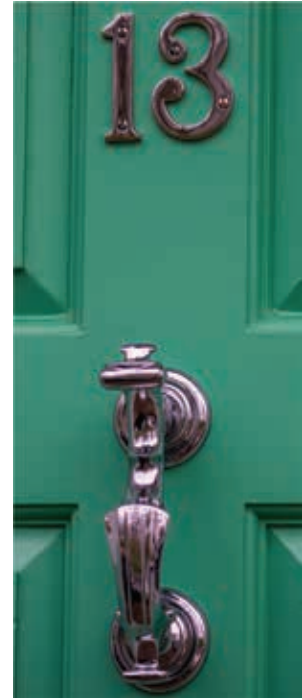


 **PROVIDENT**
More For Sure

PRM/KA/RERA/1250/303/PR/041123/006373



A
**Manchester
Inspired
Township**

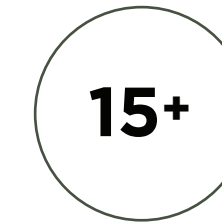




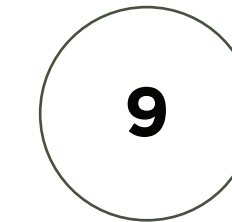
Experience Homes Designed For More

Established in 2008, Provident Housing Limited is a large scale community developer, specializing in delivering outstanding value in the residential sector. Our core mission revolves around fulfilling the diverse residential aspirations of our customers, always striving to exceed their expectations. As a 100% subsidiary of Puravankara Limited, Provident Housing inherits a rich legacy and boasts an impressive portfolio of residential developments.

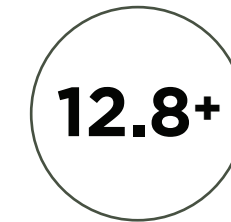
At Provident Housing, we craft each space with meticulous attention to detail, seamlessly blending unique design aesthetics and cutting-edge innovation to elevate every facet of your life and provide unparalleled value. Our philosophy is rooted in customer-centricity, with a primary focus on enhancing the lifestyles and experiences of our homebuyers through homes designed for more.



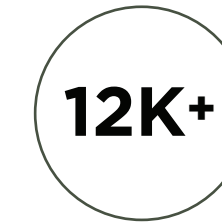
YEARS OF TRUST



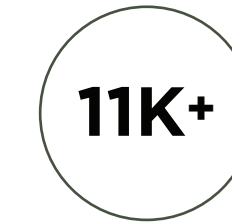
CITIES PROJECT PRESENCE



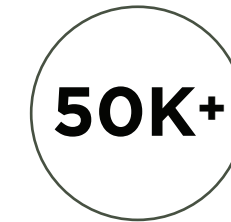
MILLION SQ. FT. DELIVERED



HOMES DELIVERED



HOMES IN MAKING



HAPPY CUSTOMERS



We Believe In The Power Of More

Our Beliefs



More Value

We strive to bring you a holistic living experience within a thriving community.



More Trust

Uncompromising integrity is the way of life at Provident.



More Quality

Our work is built on modern technique, meticulous detailing, and industry expertise.

Our Journey Ahead



More Technology

We pay close attention to making our homes future-ready.



More Sustainability

We put nature at the centre of our processes and efforts.



More Transparency

Respect for our consumers translates to adoption of honest practices.

Timeless Tranquility

The English Way Of Life

The English way of life embodies a harmonious balance between work and leisure, where quality moments are treasured above all else. Imagine embracing a lifestyle where time spent with loved ones is paramount, where the serene countryside beckons for exploration, and where a culinary journey fuses tradition with global flavours. To aspire to this idyllic existence is to embrace the pursuit of happiness as the goal, promising a life filled with cherished memories and a profound sense of contentment.



Whispers Of Affluence



A Glimpse Into A Privileged Realm

In a world of refined elegance, exclusivity has beckoned those with a discerning taste for the finer things in life. Here, one can tread the hallowed corridors of private members' clubs, meander through the lush grounds of historic estates, and revel in the aura of prestige. Aspiring to the English elite lifestyle is an invitation to partake in a tradition of sophistication, where every experience exudes luxury, and every moment is infused with an air of privilege.

The Architectural Symphony

The English landscape is a breathtaking tapestry of history and innovation, where centuries-old castles stand beside modern marvels of design. Aspiring to the English architectural experience means living amidst the timeless beauty of historic landmarks while enjoying the cutting-edge skyscrapers of modern cities. It's an opportunity to be surrounded by a blend of the past and the future, where every street corner tells a story, and every skyline is a testament to human creativity.

Where History And Tomorrow Dance



Deansgate



Story Of A Bygone Era

Step into the soul of Manchester with a stroll down Deansgate, a thoroughfare that encapsulates the city's essence. Rooted in history, this cobbled street weaves tales of resilience and growth through the ages.

Deansgate is more than a commercial hub; it's a vibrant tapestry of commerce, culture, and urban vitality. Explore a mix of shops, restaurants, and cultural landmarks like the iconic John Rylands Library—a Victorian masterpiece housing rare treasures.

As the sun sets, Deansgate transforms into a lively nocturnal haven. Neon lights illuminate the street, offering a diverse nightlife from charming bars to pulsating clubs.

At the heart of connectivity, Deansgate's railway station welcomes commuters and travelers, enhancing its significance as a transportation nexus. Experience the marriage of old and new through urban renewal, where modern architecture harmoniously coexists with historical facades.

North Bengaluru Growth Story

North Bengaluru, once a quiet and relatively underdeveloped region, has undergone a remarkable transformation over the past few decades, emerging as a dynamic hub of economic and infrastructural growth. The story of North Bengaluru's development is a testament to strategic planning, industrial investments, and a burgeoning tech-driven economy.

The growth of North Bengaluru can be traced back to the early 2000s when the Information Technology (IT) boom took the country by storm. With a vision to decentralize the burgeoning IT industry in the city, the Karnataka government strategically earmarked areas in North Bengaluru for the establishment of IT parks and tech corridors. This move not only alleviated the burden on the city's central business districts but also catalyzed the rapid urbanization of the region.

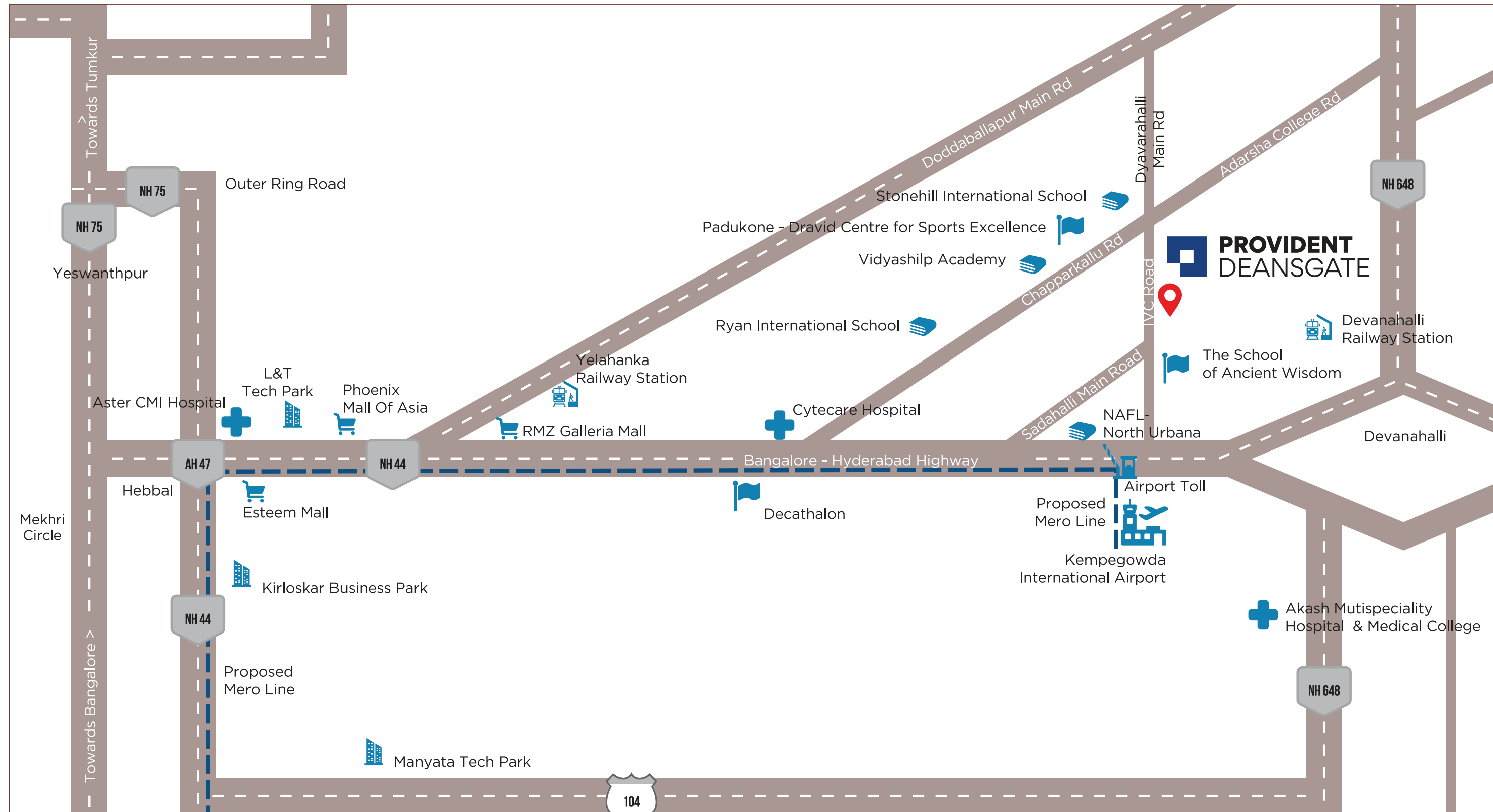
The establishment of iconic tech parks such as Manyata Tech Park and Special Economic zone of KIADB, became pivotal in attracting global IT giants to set up their offices in North Bengaluru. The influx of IT companies led to a surge in job opportunities, resulting in an increased demand for residential and commercial spaces. Consequently, the real estate sector flourished, with numerous housing projects, shopping malls, and entertainment centers dotting the landscape.

As the region evolved into a prominent IT and business district, the government prioritized infrastructure development. Connectivity saw significant improvements with the expansion of road networks and the construction of the Kempegowda International Airport. The establishment of the Namma Metro also played a crucial role in enhancing intra-city connectivity, making North Bengaluru an attractive destination for both businesses and residents.

The growth story is not just confined to the corporate sector. The region has also emerged as a cultural and educational hub, with numerous schools, colleges, and cultural centers contributing to the overall development. The presence of healthcare facilities and recreational spaces further enhanced the quality of life for its residents.

In conclusion, the North Bengaluru development is a multifaceted tale of strategic planning, industrial development, and infrastructural progress. From being a relatively quiet part of the city, it has evolved into a bustling economic and cultural center, showcasing the potential for sustainable urban development.





Map not to Scale

Surrounded by a world of connectivity

Situated centrally in the serene locality of Devanahalli in North Bengaluru, the property connects you to all the prime locations of the city in minutes.

Kempegowda International Airport
15 min

KIADB SEZ
30 min

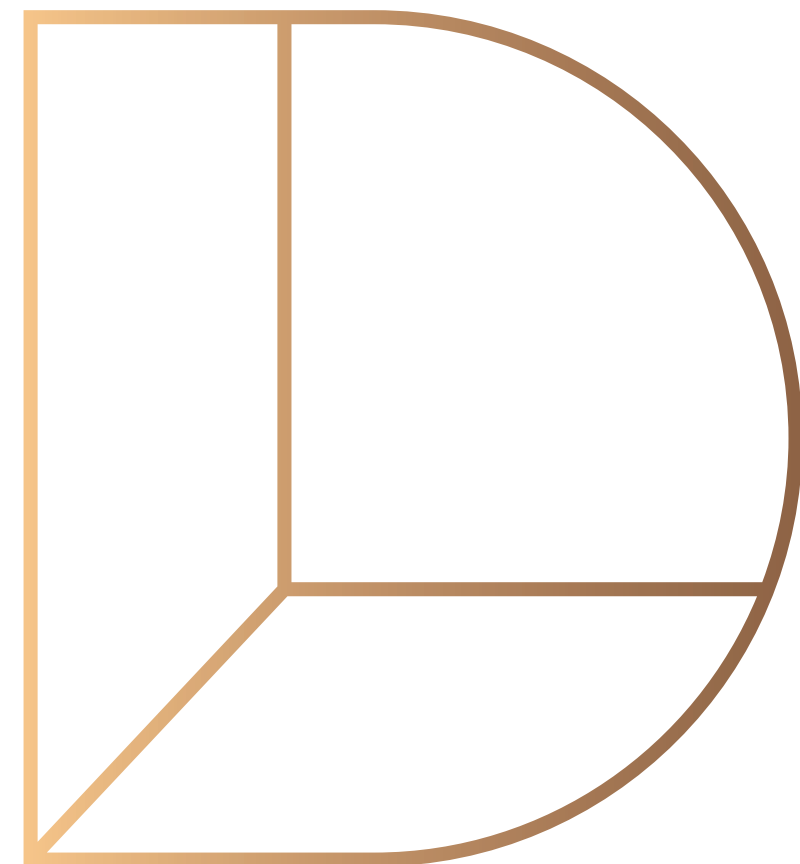
Kirloskar Business Park
34 min

Manyata Embassy Business Park
37 min

RMZ Mall
35 min

Nandi Hills
48 min

Presenting
Provident
Deansgate



3 BHK Villaments with Gardens and Terraces

Elevating opulent living to unprecedented heights, this exceptional residential haven captures the alluring essence of Manchester right in the heart of North Bengaluru at IVC Road. Beyond mere living, it's an embodiment of your aspirations and desires, transcending imagination into reality. Inspired by the captivating allure of the English city with meticulously curated amenities, it ensures that every facet of refined living is indulged.

This groundbreaking project, the first of its kind in Bengaluru, defines the pinnacle of an exclusive lifestyle. The epitome of sophistication, the 3 BHK villament-style homes are adorned with a coveted jewel of urban living – private open spaces with each residence- harmoniously merging nature with luxury. This is your time to embrace an exclusive slice of paradise.



Straight From The Heart Of Manchester

Our exquisite residences are inspired by the enchanting charm of Manchester. They feature impeccably designed red-brick homes, each a work of art. A stately clock tower graces the entrance to the clubhouse.

Immerse yourself in an era of timeless elegance, where ultra-luxury intertwines with unrivalled grandeur. Begin your day with the gentle caress of morning blooms, stand beneath a Victorian lamp post and let the whispers of the English sculptures serenade you during your strolls down the cobbled street.

In this idyllic setting, neighbours share stories, forge enduring bonds. Afternoons here are an indulgence with tea on landscaped gardens, crafting the quintessential English lifestyle.

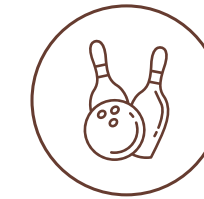




**PROVIDENT
DEANSGATE**



SPRAWLED ACROSS
~15 ACRES



DESIGNED WITH
25+ AMENITIES



~12,000 SQ. FT.
CLUBHOUSE



A TROVE OF
OVER 1550+ TREES



EXCLUSIVE COMMUNITY OF
288 FAMILIES



Presenting the First-of-its-Kind Residential Marvel

The elevation structure emanates opulence across two tiers. At the ground level, a solitary unit graces its presence, offering exclusive access to a private garden retreat. Above, the upper-level hosts two duplexes, each adorned with a private terrace, where moments of respite unfold beneath the sky's gentle embrace.

The design effortlessly blends space and convenience, delivering residents a luxurious community living experience under one roof. This harmonious architectural composition creates an exquisite masterpiece, where grandeur and convenience unite, allowing residents to relish the art of community living.



Terrace Villament

Experience elevated luxury with our Duplex Terrace Villaments. These 3 BHK residences redefine opulence, offering an expansive terrace for breathtaking vistas, enchanting gatherings, and cherished memories against the city's splendour. Imagine soirées under the stars, cultivating your rooftop retreat, or relishing quiet solitude amidst sky-high beauty.

Garden Villament

Embrace a lifestyle of unparalleled luxury and harmony with our Garden Villaments by stepping into a realm where your living space seamlessly merges with nature, offering an oasis of tranquillity. Imagine waking up to the gentle caress of sunlight filtering through lush foliage, as you enjoy your morning coffee amidst the serenity of your own private garden. These meticulously designed 3 BHK residences redefine urban living by creating a haven where the boundaries between indoor and outdoor blur.





The Atlas Convention Center

At Provident Deansgate, we hold the conviction that leisure should seamlessly weave into the fabric of your daily existence. Within our sprawling 12,000-square-foot clubhouse, a world of endless possibilities awaits, allowing you to commence your day with a revitalizing burst of energy and conclude it with a rejuvenating sanctuary. It is in these moments of fulfilment that one transcends into a life adorned with nothing but the finest.

Multi-Pool

Relieve all your tension and soak in the calmness of an infinite blue.



Recreation Amidst Nature's Embrace



Life here embodies the embrace of a holistic tapestry of recreation, where one unfurls beneath the open sky, savouring the invigorating caress of the breeze. We understand that the true essence of outdoor pursuits lies in sharing them with every cherished member of the family. Whether it be the young ones, the elders, or even your beloved four-legged companions, each finds their own equitable portion of engagement and rejuvenation amidst these lush landscapes.

Nature Trail

Traverse the tranquil greens and find comfort and solace in your residence itself.





Bowling Alley

Strike a perfect balance;
hone your skills.

Squash Court

A perfect turf for you to tap your racket
ball urges.



Badminton Court

Shuttle through each game with style at our
world-class badminton court.



Table Tennis

An infinite rally of skill and sophistication where
each stroke of confidence levels up the game.

Gymnasium

Your serene fitness haven to get you in the
groove of a healthy balanced lifestyle.

Basketball Court

Your sporty pursuit of the day as you dribble and score the max.



Mini Soccer Field

The adrenaline rush is real when you skid through our soccer field with panache and style.



Children's Play Area

A wonderland of memories and adventures that your kids would look forward to every day.

Cricket Practice Net

International standard cricket nets for you to practice what you are most passionate about, right at home.

Cycling Track

Embark on a two-wheeled journey, where the rhythm of the pedals becomes a heartbeat on the open road



Play Lawn

A world of their own – for the little big ones. Feel the frolic and you'll wish you were little again!

Amphitheatre

Where opulence takes center stage and you find grand-scale events unfolding right before your eyes.



Outdoor Gym

When you choose not to be indoors, push the bar up against the elements instead.

Elders' Plaza

Where you feel age is just a number and fitness and play, is an intrinsic part of your life too.



Pet Park

A playground for all the friendly paws of the abode to enjoy with each other.





Sustainability: The path to a Greener Future

Provident Deansgate embodies an unwavering commitment to sustainability that goes beyond ideology—it's a fundamental ethos resonating through every element. Our vision seamlessly blends opulent living with environmental responsibility, creating a haven that ensures well-being for generations. Meticulous design, eco-friendly materials, and resource-efficient architecture have been curated to align with our commitment to the environment.

Provident Deansgate stands not just as a residential project, but as a testament to our resolute dedication to a balanced and prosperous future. It's a place where luxury living and environmental stewardship find perfect alignment. With every corner, every innovation, and every experience, Provident Deansgate echoes the resounding truth that sustainability isn't just a choice; it's the cornerstone of a brighter tomorrow.



WATER

Unveiling Water Conservation Excellence

- We've achieved an impressive 18%+ reduction in freshwater demand with innovative water fittings and fixtures, saving a remarkable 134 lakh liters annually.
- Our Roof Rainwater Harvesting system conserves 375 lakh liters each year, purifying this rainwater for showers, cleansing, and lush landscapes.
- Surface Rainwater Harvesting conserves 458 lakh liters annually as rainwater gently replenishes the underground water table, blending sustainability with nature's melody.



Enhancing Air Quality and Serenity

- Nestled within ~4 acres of vibrant green landscapes, our sanctuaries provide a constant supply of oxygen, fostering a rejuvenating atmosphere.
- Our homes are a testament to eco-conscious construction, achieving reduction in greenhouse gas emissions through responsible material choices, blending sustainability and serenity.
- Adorning our spaces, Green Pro Certified low VOC paints and tiles silently combat indoor air pollution, harmonizing aesthetics with well-being.



WASTE

Transforming Waste with Grace

- Our Organic Waste Converter, transforms 510 kg/day of waste into nutrient-rich manure, rejuvenating the soil from which it originates.
- The 225 KLD Membrane Bioreactor Reactor STP, with 100% Ultra Filtration, provides high-quality tertiary treated water. This versatile resource nurtures landscapes through irrigation, and gently cleanses driveways and pavements, embodying grace and eco-consciousness.



Energy Efficiency in Every Corner

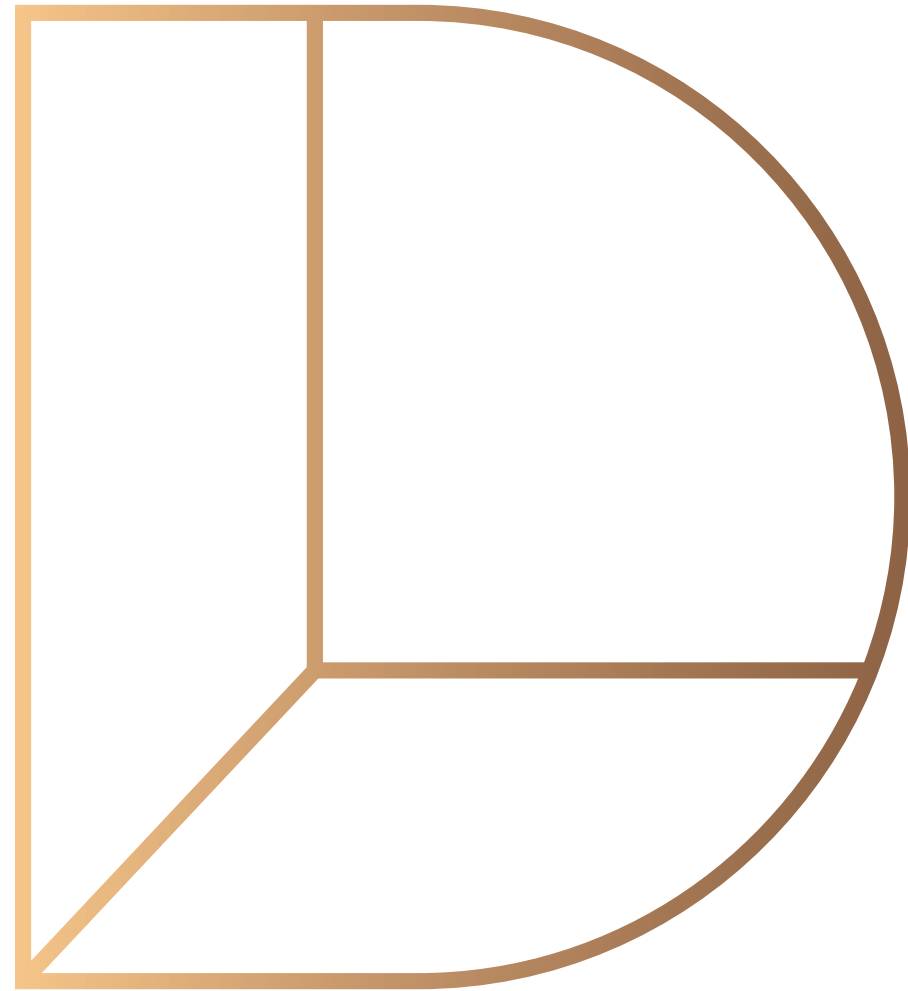
- 91% of our homes have solar-passive design which minimizes heat gain, maximizes daylight, and ensures ample ventilation.
- The choice of LED lights in landscapes and common areas saves a substantial 84,240 KWh of energy annually.
- Each home features a 100 LPD/day solar-water heater, providing warmth while saving a remarkable 12,44,160 KWh of energy annually.
- Our clubhouse is powered by 50 KW of solar energy, reducing our reliance on non-renewable sources by 50%.
- With provisions for 4 KW Solar Panels and EV charging, each residence can go off-grid, embracing a self-sustained future.



LANDSCAPE

Lush Landscapes in Harmony

- With 1550+ indigenous trees, we've crafted a lush sanctuary that enhances beauty, conserves water and resources, showcasing our unwavering commitment to sustainability.
- In our green oasis, shade trees with abundant foliage offer a cool retreat from the sun's intensity, creating a welcoming habitat for native birds and bees, enriching our environment.
- Our irrigation strategy seamlessly blends practicality and conservation. Drip irrigation targets plant roots precisely, while sprinkler systems keep lawns vibrant with minimal water use, striking a harmonious balance between nurturing and resource efficiency.



Typical Unit Plans

GARDEN VILLAMENT



Saleable Area	~1949 Sq. Ft.
Carpet Area	~1294 Sq. Ft.
Private Garden	~682 Sq. Ft.

Artistic Impression

Furniture, fixtures or fittings shown in the floor plan are not standard and will not be provided in the villament. Areas mentioned herein are approximate and shall vary based on selected villament. Common areas/lobbies and window placement may vary based on selected floor. All plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.

TERRACE VILLAMENT



DUPLEX 1ST FLOOR



DUPLEX 2ND FLOOR

Saleable Area	~2179 Sq. Ft.
Carpet Area	~1435 Sq. Ft.
Private Garden	~369 Sq. Ft.

Artistic Impression

Furniture, fixtures or fittings shown in the floor plan are not standard and will not be provided in the villament. Areas mentioned herein are approximate and shall vary based on selected villament. Common areas/lobbies and window placement may vary based on selected floor. All plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.



Start living the
English Life at
Provident
Deansgate.



**PROVIDENT
DEANSGATE**

IVC ROAD, NORTH BENGALURU

PRM/KA/RERA/1250/303/PR/041123/006373. RERA WEBSITE: <https://rera.karnataka.gov.in/>

Owned and developed by Puravankara Limited

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Changes may be made during the development and standard fittings and specifications are subject to change with notice. Standard fittings and finishes are subject to availability and vendor discretion, The interiors shown in the brochure are not standard and will not be provided as part of a villament. The information contained herein is believed to be true but not guaranteed. The colors of the building are indicative. This is a reference document intended only to provide general information and does not constitute an offer or contract. Customers are encouraged to carry out their own due diligence, including, but not limited to, a review of the agreement to sell and payment terms and conditions prior to submission of booking documents.

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The project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited.