

## KEY FEATURES

- Land Area: Spread in 7 Acres
- Total Construction area 1.2 -1.5 Million sft
- Innovative commercial Investment –first time in Bengaluru
- First and Largest Mall from Bengaluru International Airport
- Biggest Stopover & Accommodation for Air Lines & nearby by IT Staff
- Membership to all Air Lines Personnel
- Free Shuttle service from Airport & Metro(upcoming)
- International Restaurants,Pubs,Premium Lounges ,Sky Bars and Night Life
- Medical Hub –in a dedicated space with over 100+ consultant Doctors from all disciplines
- India's first platform for Internet Gaming, AI, Robotics and Space Research Centre for kids and Teenagers
- Planetarium and Observatory (Subject to Approvals by Government)
- Cosmoplex with 12 screens-All major languages of India including Nepali, Hollywood
- Hitting the skies with 30 floor towers

**THE NEW CULT IS  
HERE TO CONQUER  
YOUR HEARTS**

## GET IN TOUCH

#HEAD OFFICE: CNN VENTURES LEVEL 4, PLOT NO 18, ROAD NO 11,  
BANJARA HILLS HYDERABAD-500034

#SALES OFFICE: CNN VENTURES LEVEL 1, DOOR NO 8-2-596, ROAD  
NO 10, OPP RAINBOW HOSPITAL, BANJARA HILLS HYDERABAD-500034

#SITE OFFICE: CNN VENTURES, PLOT NO 81, BESIDE DECATHLON  
ANUBAVA, CHIKKAJALA BENGALURU-562157

 Scan QR code for project location



*Cnn Dhana Mall*  
@ AIRPORT, BENGALURU



Disclaimer: This brochure is purely conceptual presentation and not a legal offering. The promoters reserves the right to make changes in elevation, plans and specifications as deemed fit

*We do the  
Exceptional*

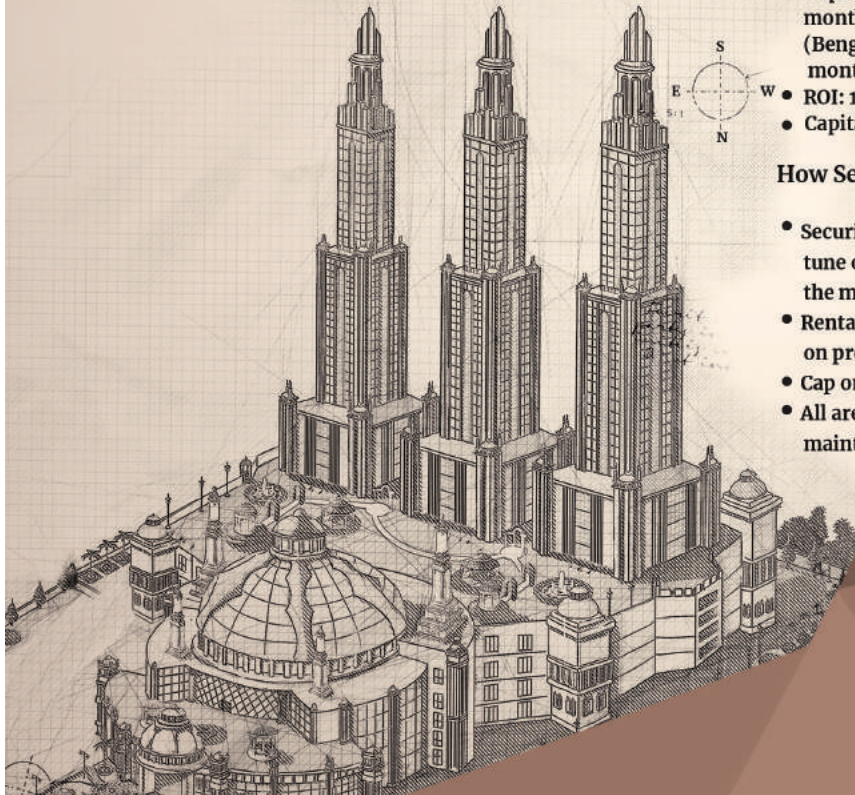
[www.cnnventures.com](http://www.cnnventures.com)



## CONNECTIVITY

- 10 minutes drive to Kempegowda International Airport
- 15 minutes drive to Yelahanka
- 30 minutes drive to Nandi Hills
- 25 minutes drive to Hebbal
- 30 minutes drive to Majestic

## WORLD CLASS INFRASTRUCTURE SKILL CENTRE



## INVESTMENT OPPORTUNITY

### Unit Details:

- One Unit -120 square feet of constructed area  
- 27 square feet of UDS
- Price per Unit :Rs.14.95 Lakhs

### Payment Terms:

- 1st Payment : Rs.9 Lakhs  
(Payable in one month with a min of Rs.3 Lakhs Booking amount)
- 2nd Payment:Rs.5.95 Lakhs  
(Payable in 3 Installments in a period of 1 year from obtaining the approvals)
- Other Charges:Registration Charges,GST or any other Taxes as applicable  
(As per the norms of Karnataka Govt,prevailing from time to time)

### What you get:

- Expected monthly rentals per Unit:Rs.18,000 to 24,000\*per month  
(Bengaluru Current Rental Trends:Rs.200 to 4,00 per sft per month)
- ROI: 12% > 24% >.....unlimited
- Capital Appreciation: 300% by the time of Handover

### How Secured is your Investment:

- Security on the rentals for the first 3 years post -handover to the tune of 50% of your sft from the company assets to compensate the minimum rent of Rs.12,000 per month
- Rentals are shared equally among all Unit Holders including CNN on pro rata basis.
- Cap on number of Units per individual/firm is 20
- All are Equal & all books are open,Utmost transparency is maintained

## ADVANTAGES

- ✓ OPPURTUNITY to roll on to future projects without any investment
- ✓ Once in a lifetime opportunity to all
- ✓ Situated in prime location Abetting National Highway 44
- ✓ Hassle free rental management
- ✓ Leasing is managed by 3rd Party under CNN ventures
- ✓ Royalties will be charged by CNN to the tune of 5% on rentals
- ✓ Transfer fee of 5% is charged on resale
- ✓ Leasing and Maintenance is from Industry leaders
- ✓ Handing over in 3 years from construction commencement
- ✓ No Hidden Charges

EXQUISITELY ROYAL  
LUXURY RETAIL DESTINATION