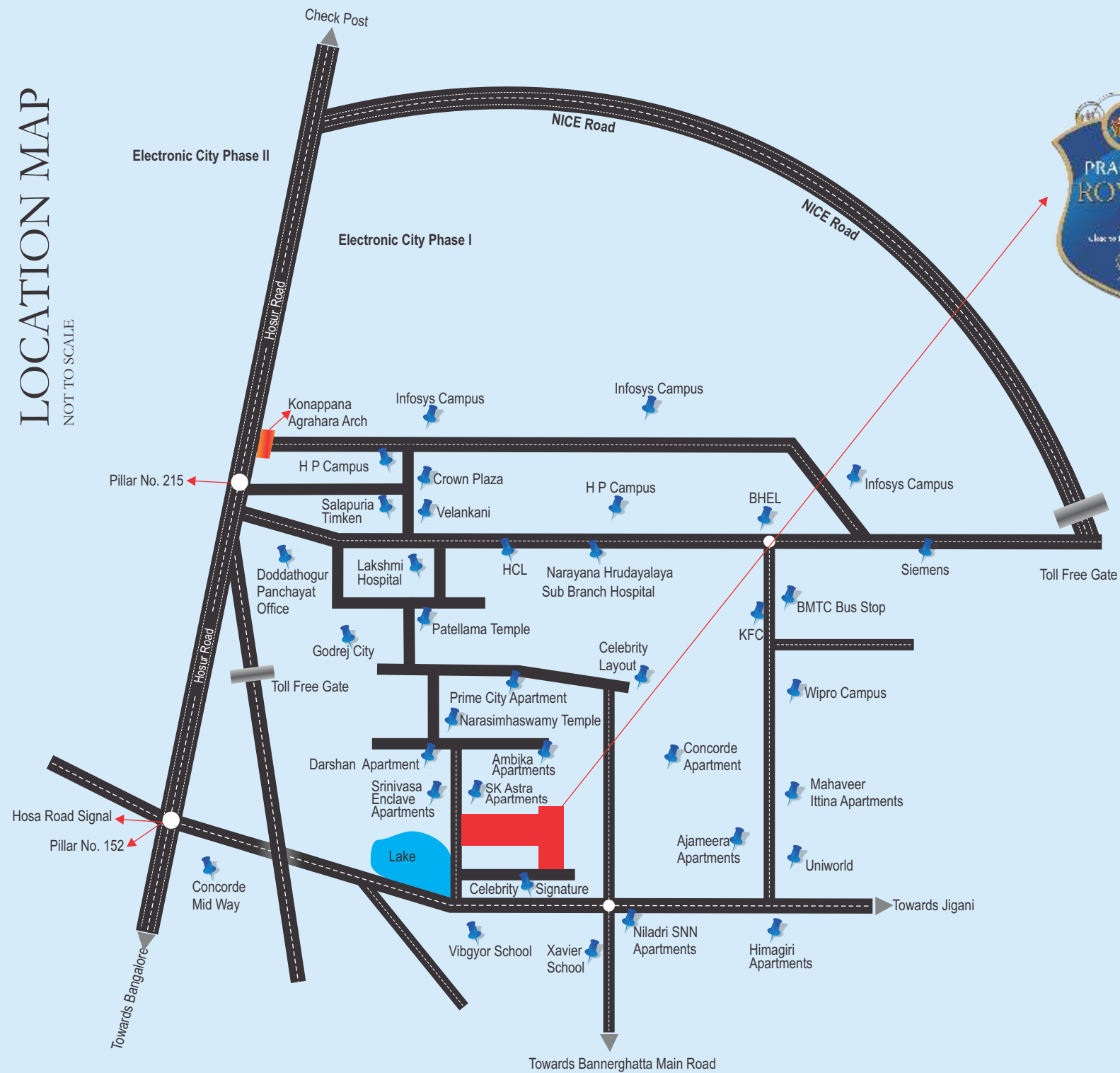


LOCATION MAP

NOT TO SCALE



**PRAGATHI
DEVELOPERS**

Great living awesome value...

692/1, First Floor, 17th Cross, 26th Main, Beside Nandini Hotel,
Opp to Green City Hospital, 6th Phase, J P Nagar,
Bengaluru - 560 078. **Tel : 080 - 2653 0414**

Mob: +91 72040 84414 / 74112 05414

72040 03999

Email : pragathidevelopers414@gmail.com

Web : www.pragathidevelopers.in

Architects:

Vinyas Group,
Rajajinagar, Bangalore.

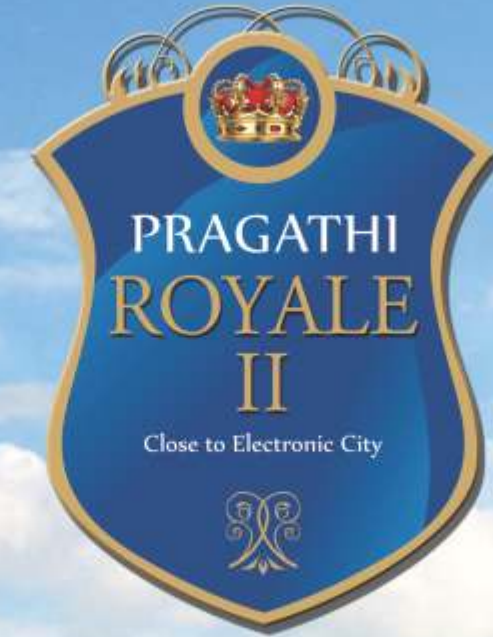
Structural Consultants

R.K. Consultants

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, plans and specifications as deemed fit.



**PRAGATHI
DEVELOPERS**
Great living awesome value...



Live the grand
royal life ...





A new way of life.

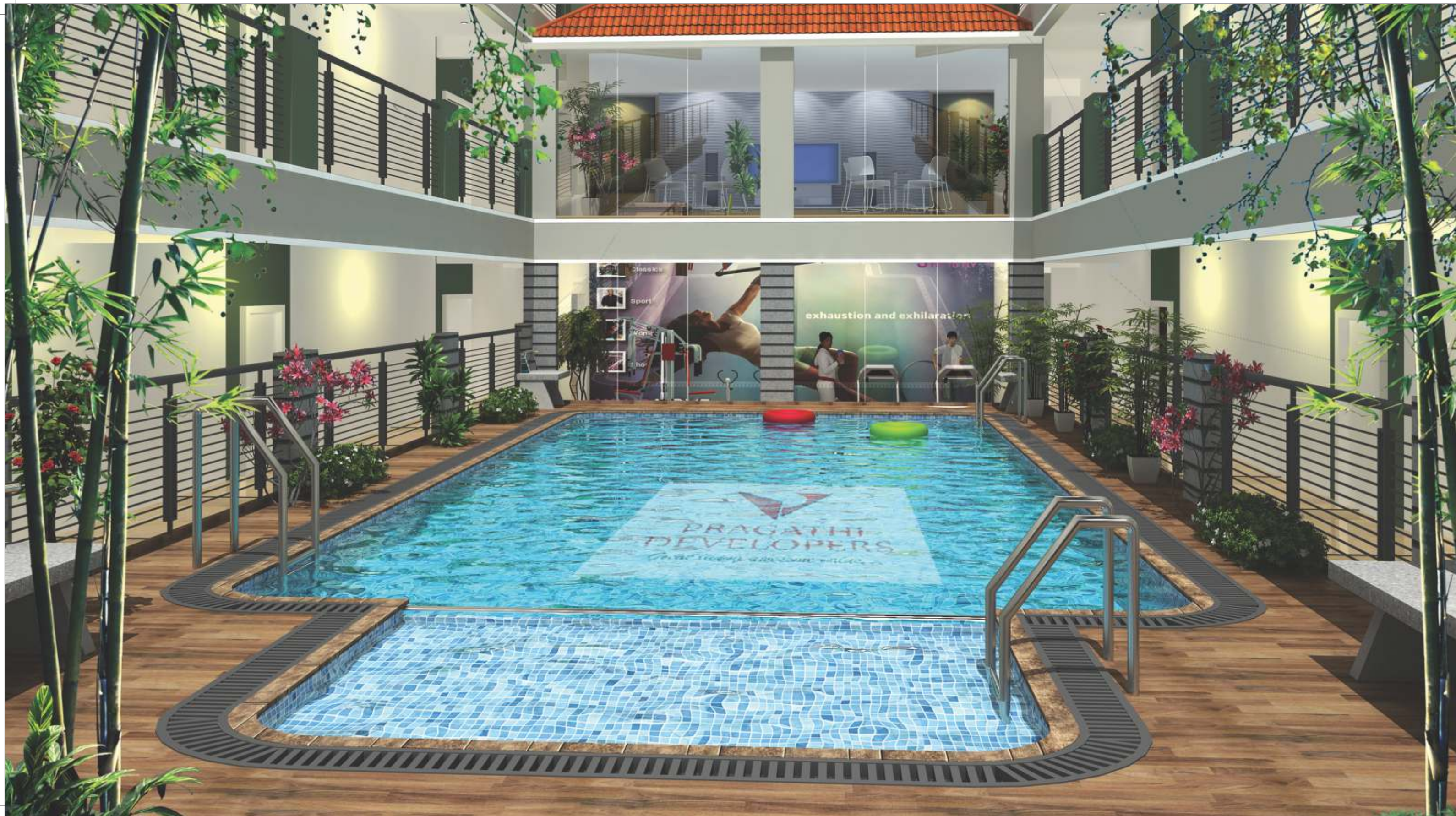
Pragathi Developers, renowned to deliver top class structures with continuous innovation in construction strategies, offer Pragathi Royale II, a charming blend of elite living with the best of contemporary amenities that ensure a warm and luxurious lifestyle. Located off the Hosur Road, near Electronic City Phase 1, you have all the major corporates in the vicinity along with the best of schools and colleges, shopping options, fine dining and entertainment destinations and health care options nearby. The unique combination of vibrant surroundings, extremely high quality construction standards and a professional approach sets apart Pragathi Royale II for high end living and is poised to become unbeatable in terms of accessibility and a picture perfect lifestyle.



These 1, 2 and 3 BHK apartments are designed to provide maximum flexibility for internal space planning to suit individual tastes. Ranging from 630 sft to 1325 sft on 4 floors, each home is meticulously planned with innovative ideas that are a key to your happiness.



Pragathi Royale II brings to you the finest things in life. Your constant quest to live in a perfect home, in a lifestyle that makes each day a memorable one, comes to you at Pragathi Royale II.



Children's play area.



Gym / Health club



Multipurpose hall.



Library.

Amenities

-  Magnificent swimming pool.
-  Children's play area.
-  Well equipped gym.
-  Multipurpose hall.
-  Provision for library.
-  Stand by generator of Kirloskar / equivalent make provided for uninterrupted power supply.
-  Security room with intercom provision.
-  CCTV surveillance.
-  Six passenger lift of Johnson / equivalent make.
-  Adequate water supply.
-  Car parking space at stilt floor.
-  Common toilets for drivers & servants.
-  Rain water harvesting with soak wells.



WEST ROAD

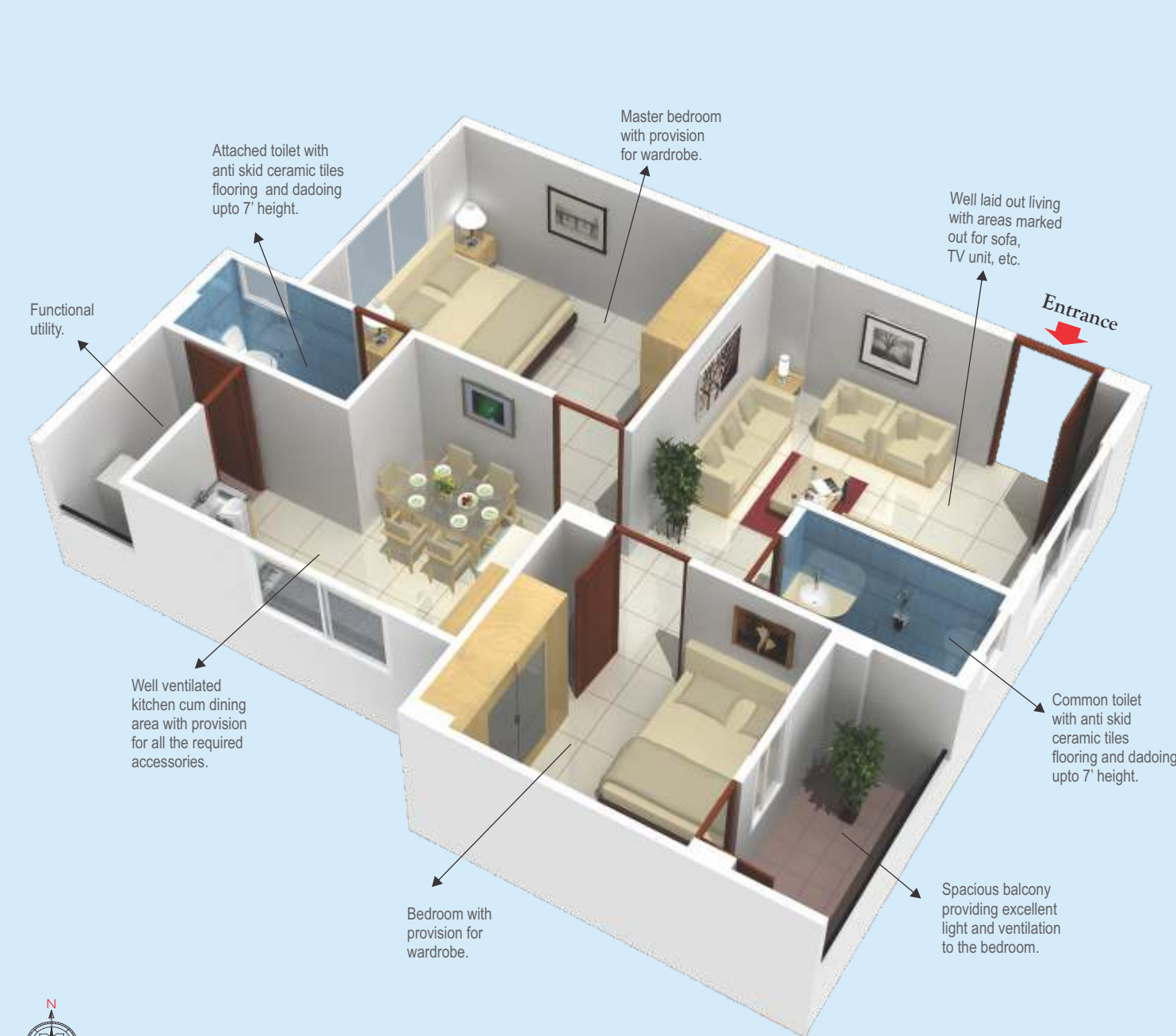




2 BHK

North Entrance

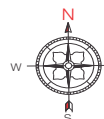
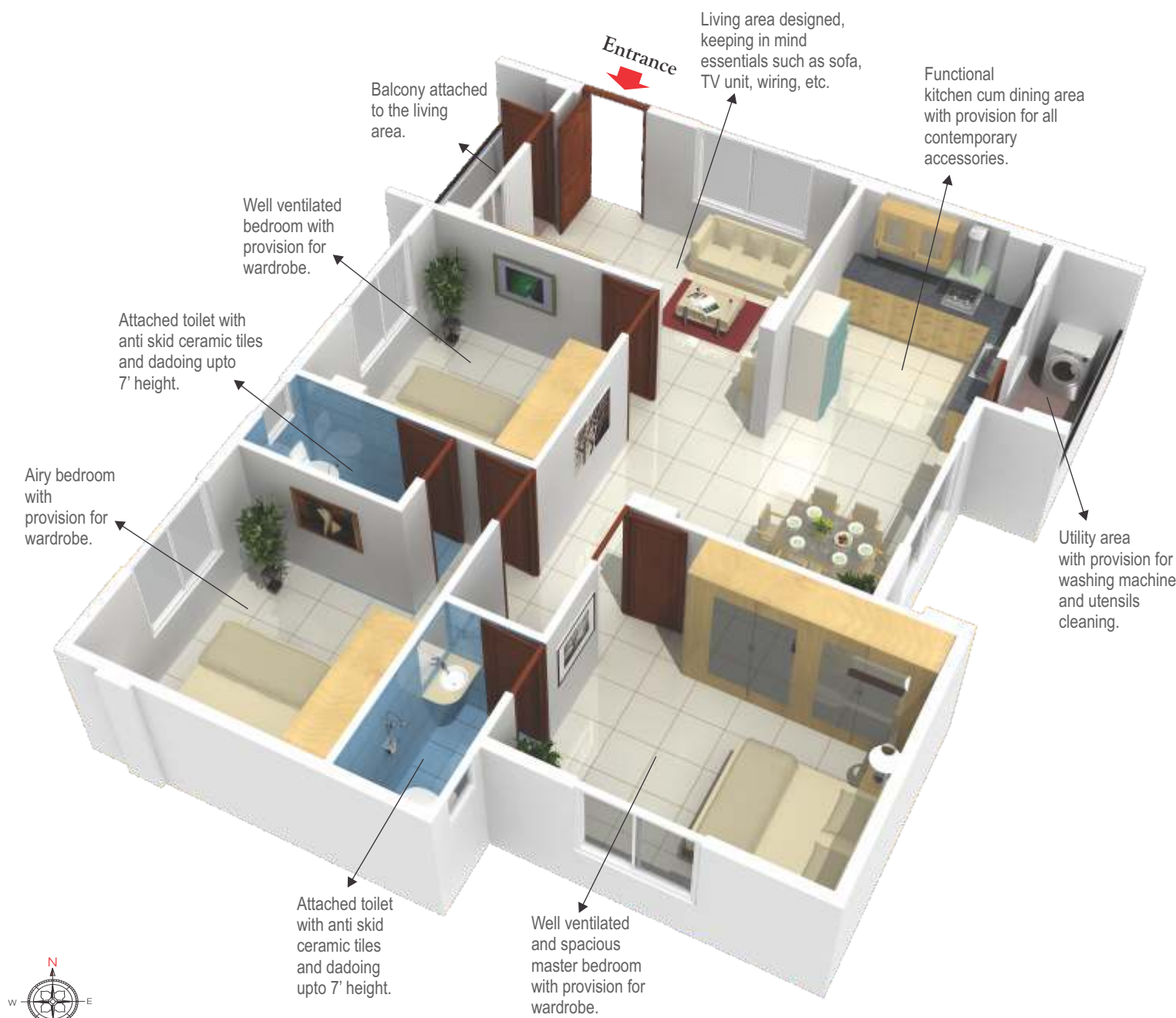
Flat type - 105
995 sft



3 BHK

North Entrance

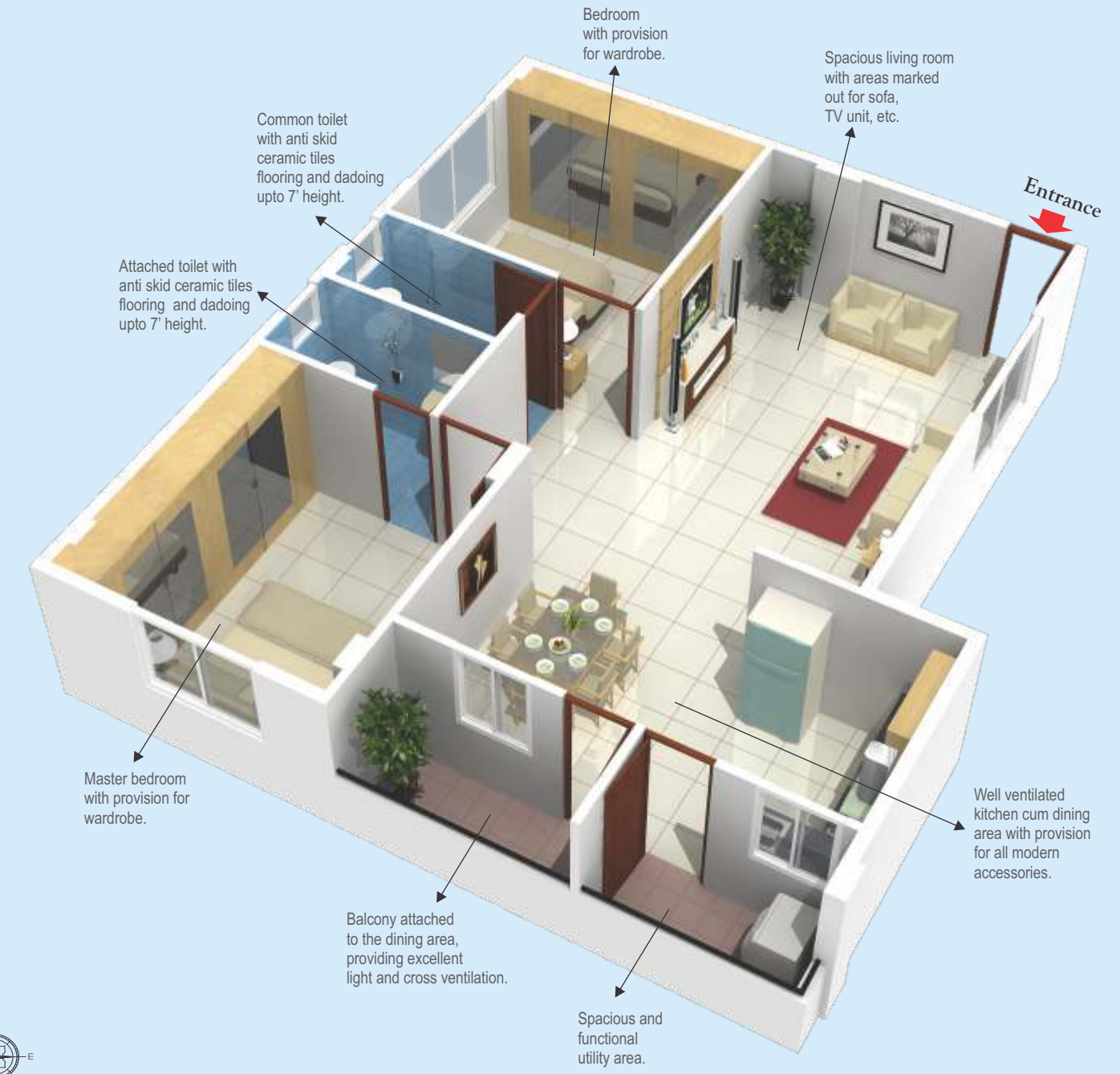
Flat type - 108
1325 sft



2 BHK

North Entrance

Flat type - 124
1100 sft

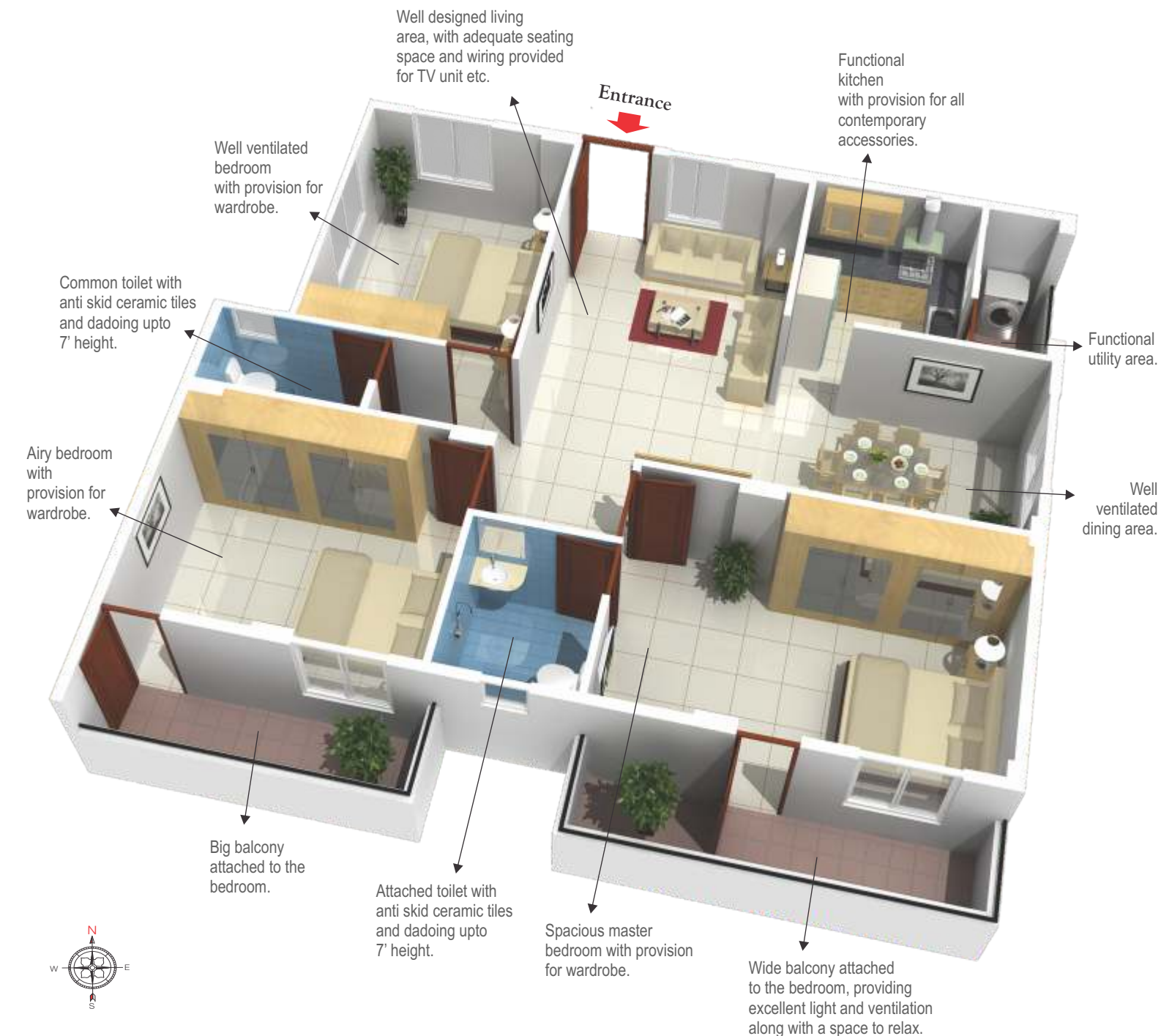




3 BHK

North Entrance

Flat type - 125
1300 sft



AREA STATEMENT.

Flat No.	Type	Area in sq ft.
101, 201, 301, 401	3BHK	1200.00
102, 202, 302, 402	2BHK	1175.00
103, 203, 303, 403	2BHK	995.00
104, 204, 304, 404	2BHK	1035.00
105, 205, 305, 405	2BHK	995.00
106, 206, 306, 406	2BHK	1035.00
107, 207, 307, 407	2BHK	965.00
108, 208, 308, 408	3BHK	1325.00
109, 209, 309, 409	3BHK	1280.00
110, 210, 310, 410	2BHK	1050.00
111, 211, 311, 411	2BHK	950.00
112, 212, 312, 412	1BHK	630.00
113, 213, 313, 413	1BHK	630.00
114, 214, 314, 414	2BHK	920.00
115, 215, 315, 415	2BHK	940.00
116, 216, 316, 416	2BHK	885.00
117, 217, 317, 417	2BHK	990.00
118, 218, 318, 418	2BHK	920.00
119, 219, 319, 419	3BHK	1210.00
120, 220, 320, 420	2BHK	1090.00
121, 221, 321, 421	2BHK	1090.00
122, 222, 322, 422	2BHK	1080.00
123, 223, 323, 423	2BHK	1080.00
124, 224, 324, 424	2BHK	1100.00
125, 225, 325, 425	3BHK	1300.00

Specification



STRUCTURE :

R.C.C. framed structure with necessary footing and beams.



WALLS:

External walls with 6" thick solid blocks. Internal walls will be 4" solid blocks with concrete bed at different levels.



FINISHING:

External: Sponge finish with two coats ACE outlook paints.

Internal: Smooth lime rendering with OBD paints.



DOORS:

Main Door: Teak wood frame and OST flush shutters with neat polished finish.

Other Doors: Sal wood frame with flush shutters of standard make with enamel paint.



WINDOWS:

Powder coated aluminium windows with M.S. grills and glazed shutters.



FLOORING:

Vitrified tiles for living, dining, bedrooms and kitchen. Ceramic tiles for balconies.



TOILETS:

Continental coloured standard make sanitary ware. 7'0" height ceramic tile dado. Antiskid ceramic tile flooring for toilets. Quality C.P. fittings of standard make.



WATER SUPPLY:

Over head & under ground storage tank for water supply from borewell & provision for corporation water.



KITCHEN:

Cooking platform will be polished granite slab with stainless steel sink and glazed tile dado upto 2 feet. Provision for storage racks.



DRAINAGE:

Drainage through standard make SWR/PVC pipes to the public sewers.



ELECTRIFICATION:

Modular switch boards with ISI switches & sockets. Standard make cables with ISI mark. TV & telephone points in living and master bedroom. Provision for geyser, exhaust fan & water purifiers.



COMMON AREAS:

Granite tile flooring in lobbies and stair case with iron railings.

