WIRE TRANSFER DETAILS

BENEFICIARY NAME	•	SOBHA LIMITED
NAME OF THE BANK	•	AXIS BANK LTD
NAME OF THE BRANCH	•	CORPORATE BANKING BRANCH
ADDRESS	•	BANGALORE
ACCOUNT NO.	•	009010300004688
TYPE OF ACCOUNT	•	CC ACCOUNT
SWIFT CODE	•	AXISINBB009
IFSC CODE	•	UTIB0001541

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PRM/KA/RERA/1251/446/PR/190207/002363 (Phase 3 - Wing 16) PRM/KA/RERA/1251/446/PR/190205/002356 (Phase 4 - Wing 1, 2 and 3)
PRM/KA/RERA/1251/446/PR/190204/002341 (Phase 5 - Wing 8 and 9) | PRM/KA/RERA/1251/446/PR/190205/002357 (Phase 6 - Wing 10 and 11)
PRM/KA/RERA/1251/446/PR/190207/002362 (Phase 7 - Wing 12, 13 and 14) | PRM/KA/RERA/1251/446/PR/190204/002339 (Phase 8 - Wing 15) | https://rera.karnataka.gov.in

CREDAI BENGALURU

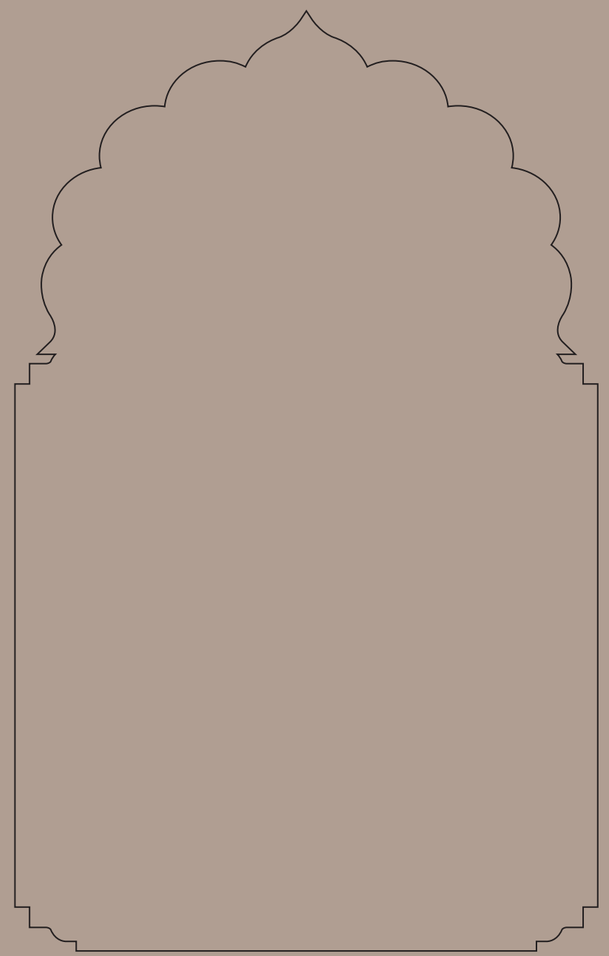
AN IMS Certified Company for ISO 9001:2015, 14001:2015 and BS OHSAS 18001:2007.

Call 080 4646 4500

Email: **marketing@sobha.com**
Visit: **sobha.com**

SOBHA

PASSION AT WORK



SOBHA
ROYAL PAVILION
A Regal Rajasthani Abode

SOBHA ROYAL PAVILION - 2, 3 & 4 Bed Luxury Apartments on Sarjapur Road.

The sunshine here reflects the royalty of palatial living in Rajasthan,
and the breeze whispers the soothing sarangi music – unveiling a world of royalty and convenience.

Inspired by the intricate designs of Royal Rajasthan architecture, SOBHA Royal Pavilion will allow you
to inherit the legacy and royal lifestyle of Rajasthan Rajputs in the heart of Bengaluru.

FROM THE ARCHITECT'S DIARY

Hello,
Rajasthan, the Great Indian Desert, has been an oasis of inspiration for artists, architects and others across the world. Rajasthan's regal heritage, sheer grandeur and scale of its architectural compositions, splendour of its art & handicrafts, and geometry & symmetry of its gardens will enthrall any creative mind. Our architecture and design team was tasked with the responsibility of bringing to life many such magical elements of Rajasthan palaces in SOBHA Royal Pavilion. The project is an endeavour to give our customers an experience of Regal Rajasthan right here in Bengaluru.

We have attempted to incorporate a few timeless features of Rajasthan architecture in SOBHA Royal Pavilion. Features and structures like Grand Chhatris, Ornamented Pillars, Courtyards, Beautiful Jaalis, and Wide Arches that are typical to the Indo-Saracenic architecture have found their way into the property. We have adopted some elements and modified some others to suit the climate of the city, keeping in mind their functionality and utility. While jaalis, the natural air conditioners of Rajasthan Palaces, have been modified as a device to aesthetically conceal the pipes in service shafts, the cosy chhatris have been adopted as a poolside venue for the residents to relax and rejuvenate. We have created a wonderful residential enclave that is beautiful, durable, and functional. SOBHA Royal Pavilion is your access to fine regal living. Go ahead and turn the page for a peek into our chic addition to the East Bengaluru skyline.

Sincerely yours,
Geetha K Nair
EVP, Design and Engineering

INSPIRED FROM THE LAND OF KINGS

Architecture plays a decisive role in defining the character and personality of a place. Rajasthan, the 'Land of Kings', as the name suggests, displays a skyline that leaves a viewer wonderstruck. The majestic forts and palaces outline the persona of Rajasthan architecture – an ingenious fusion of influences coming from the Mughal and the Hindu structural styles. The beautifully carved intricate designs in temples and magnificent havelis demonstrate the deeply engraved architectural heritage of Royal Rajasthan.

At SOBHA Royal Pavilion, you will be constantly reminded about the Grand Life of yesteryears, as we have meticulously combined the brilliances of Rajasthan architecture through its marquee design elements. The Chhatris at the common spaces, and the Stepwell inspired Amphitheatre are thoughtfully designed, exhibiting the true grandeur of the Rajput era. The Grand Clubhouse, with Jharokhas & Jaalis, spread over 40,000 sq. ft. is nothing less than a royal fortress. The expansive Swimming Pool and stylish outdoor Jacuzzi are a class apart. The Gardens & Water Fountains, and Giant Elephant Motifs & Sculptures are featured in the park as an insignia of your Royal territory. The architectural genius of Rajasthan speaks the language of design excellence and quality that has withstood the test of time over many centuries.

SOBHA Royal Pavilion is built keeping in mind the nuances of this rich architectural legacy – ensuring that every moment of your life is surrounded by unmatched luxury and comfort, on par with the lifestyle of a regal past. An abode that's a standing proof of privileged living beckons you at SOBHA Royal Pavilion. Go ahead, announce your arrival.

Artistic impression–indicative in nature and is for general information purpose only.

RAJASTHAN

ROYAL CHHATRIS

A symbol of pride & honour, the chhatris are thoughtfully located
to enhance the splendour and prompt you to stop by for some fresh air and comfort.

Artistic impression–indicative in nature and is for general information purpose only.

A

AMPHITHEATRE

Special occasions deserve an equally special venue. The Amphitheatre reflects the structural brilliance of stepwells, giving you and your special ones ample space to celebrate and make every occasion a memorable one.

Artistic impression – indicative in nature and is for general information purpose only.

RAJASTHAN

JHAROKHA & JAALI

Jharokha, an overhanging balcony, has been an integral element of royal architecture. Jharokhas and Jaalis are extensively used–making way for optimum sunlight, soothing breezes and well-ventilated passages.

Artistic impression–indicative in nature and is for general information purpose only.

RAJASTHAN

A

ATRIUM

Magical Pavilion Gardens that sprawl endlessly around your home
are dotted with chequered flowers, bougainvillea and waterbodies.
The gardens here lend a regal blaze of colours, enticing an explorer within you!

Artistic impression – indicative in nature and is for general information purpose only.

RAJASTHAN

SWIMMING POOL & CLUBHOUSE

Take a plunge into pure aqua indulgence. Relax and rejuvenate in the grand Olympic-size swimming pool or recharge yourself in the outdoor Jacuzzi.

You can enthrall your guests at the magnificent two-storied clubhouse spread across 40,000 sq. ft. Inspired by the majestic forts of Rajasthan, the space offers an experience that's reserved for the discerning few.

Artistic impression – indicative in nature and is for general information purpose only.

Clubhouse Amenities

- Gymnasium
- Multipurpose Hall
- Badminton Court
- Squash Court
- Table Tennis Room
- Pool Table Room
- Card & Carrom Lounge
- Spa
- Salon
- Crèche
- Necessity Store
- Yoga/Aerobics Room
- Mini Theatre
- Restaurant
- Guest Rooms
- Co-working Space

RAJASTHAN

T

TRANQUIL FORT PARK

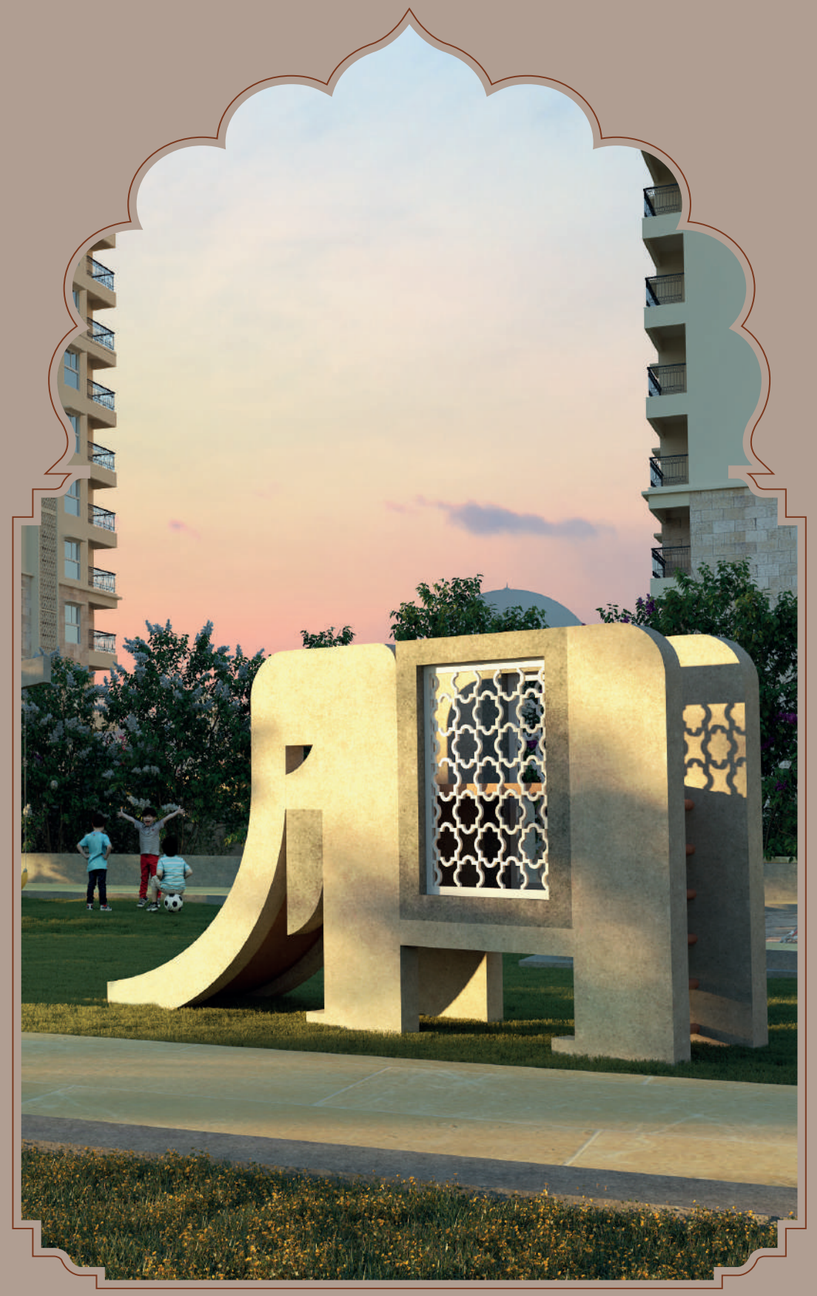
Take a stroll back to the bygone era of extravagant lifestyles at the Fort Park, fashioned like the towering forts of Rajasthan. Bask in the outdoors and experience the warmth of serenity.

Artistic impression – indicative in nature and is for general information purpose only.

RAJASTHAN

HATHI GAON

Let your little princesses and princes play hide-and-seek in the company of giant tusker statues at the Elephant Park. Royal elephant motifs and sculptures seamlessly complement the regal lifestyle.



Artistic impression–indicative in nature and is for general information purpose only.

ACTIVITY AANGAN

Experience the Royal way of working from within your township.
A fully–equipped Co-Working Space with all the facilities and privacy in your Aangan will strengthen your work–life balance.

Artistic impression – indicative in nature and is for general information purpose only.

10

NATURE CITY VIEW

Surround yourself with abundant nature and breathtaking views of your city.
Enjoy the pomp and splendour of festivals from the comfort of your exclusive royal jharokha.

Artistic impression–indicative in nature and is for general information purpose only.

PADHARO MHARE GHAR

Welcome your guests, in true Rajput style. Celebrate life crafted with exquisite precision and care. The living spaces are carefully designed to please your aesthetic senses. Sit back and relax in that favourite corner of your home–built with the magical aura of opulence.

Artistic impression–indicative in nature and is for general information purpose only.

SPECIFICATIONS

STRUCTURE

- 2 Basements + ground + 18-storey RCC structure

CAR PARKING

- Covered car parks in basement levels

FOYER/LIVING/DINING

- Vitrified / ceramic tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

BEDROOMS

- Vitrified tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

BATHROOM

- Ceramic tile flooring
- Ceramic wall tiling upto ceiling
- False ceiling with grid panels

KITCHEN

- Ceramic tile flooring
- Ceramic wall tiling upto ceiling
- Plastic emulsion paint for ceiling

BALCONIES/UTILITIES

- Ceramic tile flooring and skirting
- Granite coping for parapet/MS handrail as per design
- Plastic emulsion paint for ceiling/false ceiling as per design
- All walls painted in textured paint

DOMESTIC HELP ROOM (WHEREVER APPLICABLE)

- Ceramic tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

DOMESTIC HELP BATH (WHEREVER APPLICABLE)

- Ceramic tile flooring
- Ceramic wall tiling up to ceiling/false ceiling
- Plastic emulsion paint for ceiling/false ceiling as per design

PRIVATE GARDEN (WHEREVER APPLICABLE)

- Soil filling
- Granite coping for parapet/MS handrail as per design

STAIRCASE

- Concrete treads & risers
- Textured paint for walls
- Plastic emulsion paint for ceiling
- MS handrail

COMMON AREAS

- Ceramic tile/vitrified tile/granite flooring
- Ceramic tile cladding up to ceiling/false ceiling
- Plastic emulsion paint for ceiling/false ceiling as per design
- Granite coping for parapet/MS handrail

JOINERY

MAIN DOOR/ BEDROOM DOORS:

- Frame – timber
- Architrave – timber
- Shutters – with both side HDF skin

BATHROOM DOORS:

- Frame – timber
- Architrave – timber
- Shutters – with outside HDF and inside laminate

All other external doors to be manufactured in aluminium/ UPVC extruded frames and shutter with panels
Aluminium glazed windows

LIFTS

- 3 lifts in each wing

LANDSCAPE

- Designer landscaping

COMMON FACILITIES

- Swimming pool
- Tennis court

PLUMBING

- Sanitary fixtures of reputed make in all bathrooms
- Chromium plated fittings in all bathrooms

ELECTRICAL

4BHK APARTMENT

- Split AC provision in master bedrooms and living
- BESCOM power supply: 6 KW 3 phase supply
- Standby power of 3KW for apartments and 100% power backup for common area facilities
- Television points in master bedrooms and living
- Telephone points in master bedrooms and living
- Intercom facility from security cabin to each apartment (only point)

3BHK & 2 BHK APARTMENT

- Split AC provision in master bedroom and living
- BESCOM power supply : 5 KW single phase supply
- Standby power of 1 KW for apartments and 100% power backup for common area facilities
- Television points in living & master bedroom
- Telephone points in living & master bedroom
- Intercom facility from security cabin to each apartment (only point)

SOBHA Limited takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for **SOBHA Royal Pavilion**

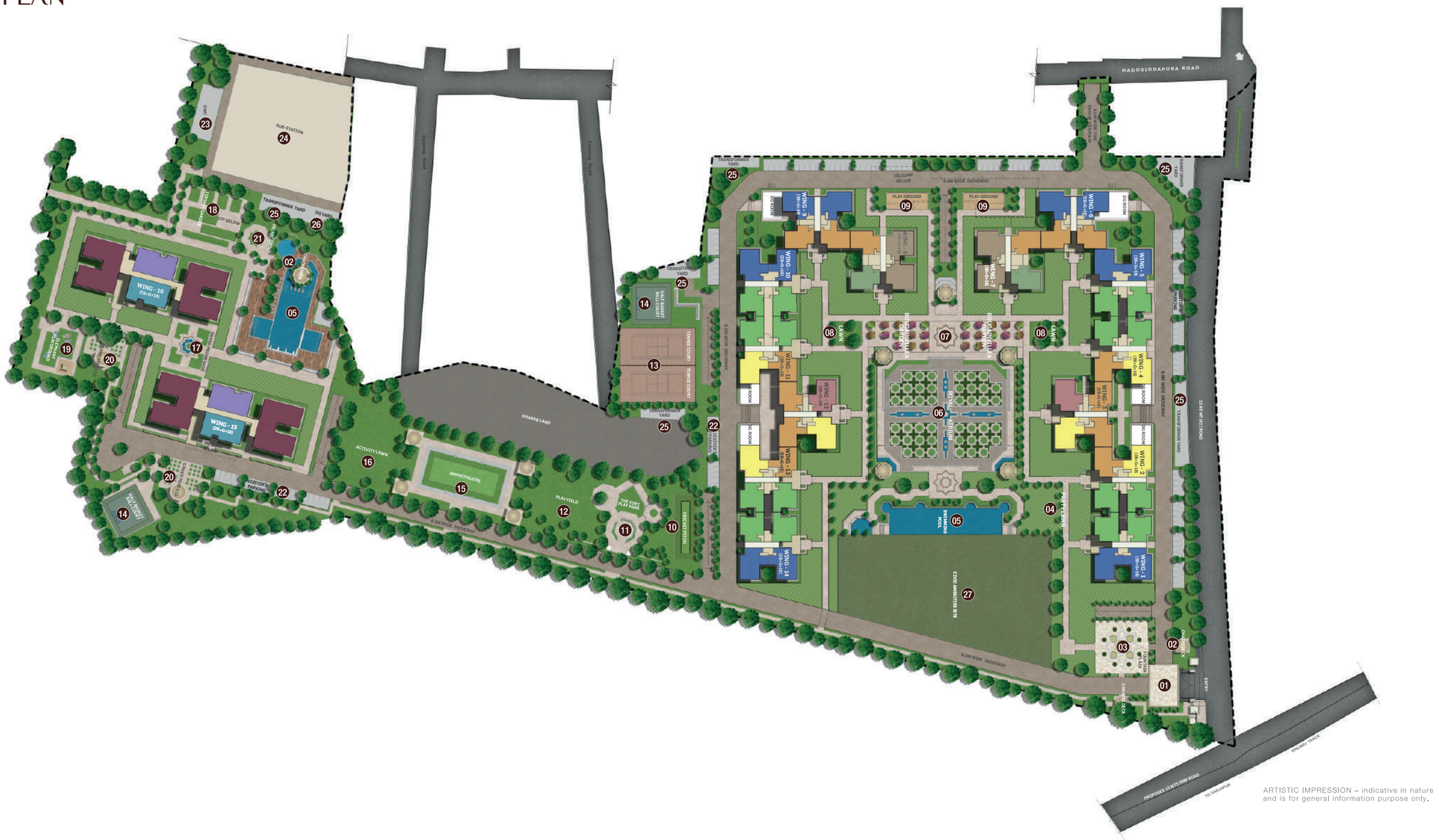
While the specifications reflect the high quality standards that **SOBHA Limited** employs in the project, we would request our customers to note that many of the materials used in the project- including, but not limited to, marble, granite, wood, etc. are subject to variations in tone, grain, texture, Colour and other aesthetic features, which are beyond our control. For example, in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use similar quality materials available, we are unable to confirm/assure that the products used in the building will always match the samples shown with regard to these features.

We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware, etc., are subject to colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing process (In case of vitrified tiles). The final product used in the building will therefore be subject to these colour variations, which again is beyond our purview.

SOBHA Limited relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. These are possibilities that the materials specified and shown in model apartment / samples may not be available at the time of construction. In such instances **SOBHA Limited** reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

SOBHA Limited will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

MASTER PLAN



ARTISTIC IMPRESSION – indicative in nature and is for general information purpose only.

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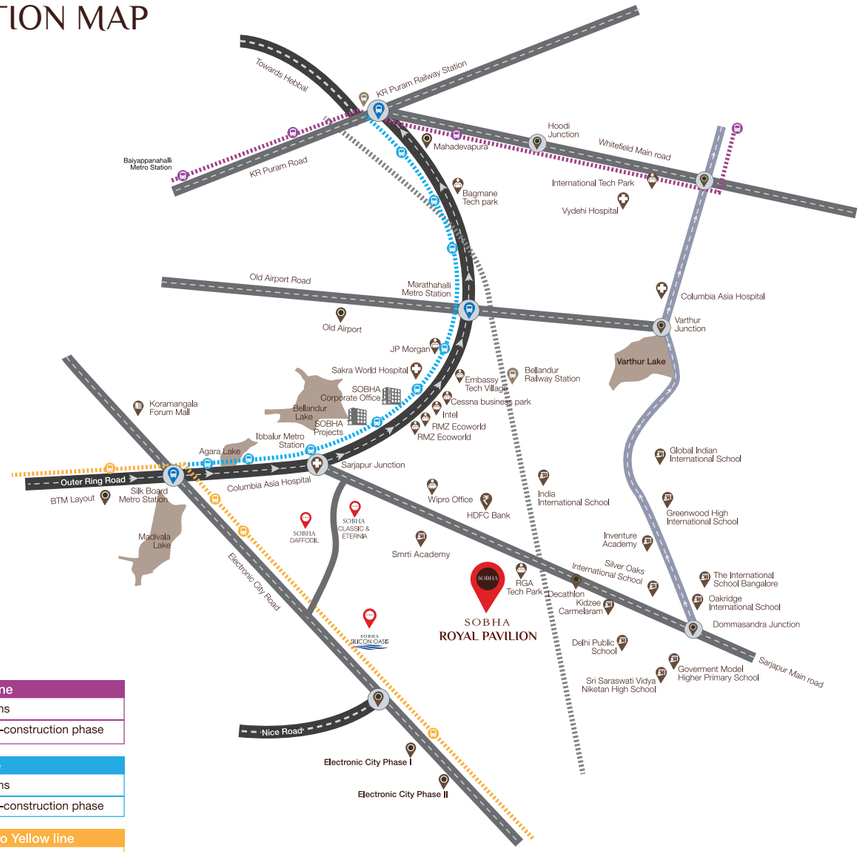
GENERAL/OUTDOOR AMENITIES

1 ENTRY/EXIT
2 CHHATRI DECK
3 FOUNTAIN PLAZA
4 PARTY LAWN
5 SWIMMING POOL
6 ROYAL ATRIUM
7 BOUGAINVILLEA GARDEN
8 LAWN
9 PLAYGROUND
10 CRICKET PITCH
11 THE FORT PLAY PARK
12 PLAY FIELD
13 TENNIS COURT
14 HALF BASKETBALL COURT
15 AMPHITHEATRE
16 ACTIVITY LAWN
17 GRAND PROMENADE
18 TOPIARY GARDEN
19 ELEPHANT PLAYGROUND
20 GRAND PORTICO
21 PICNIC GROVE
22 VISITORS' CAR PARKING
23 OWC
24 SUB-STATION
25 TRANSFORMER YARD
26 DG YARD
27 CIVIC AMENITIES SITE

- 3 BED + DOMESTIC HELP ROOM 1806 SQ FT
- 3 BEDROOM 1490 SQ FT
- 4 BED + DOMESTIC HELP ROOM 2232 SQ FT
- 3 BED + DOMESTIC HELP ROOM 1882 SQ FT
- 3 BEDROOM 1507 SQ FT
- 3 BED + DOMESTIC HELP ROOM 1811 SQ FT
- 4 BED + DOMESTIC HELP ROOM 2207 SQ FT
- 3 BED + DOMESTIC HELP ROOM 1884 SQ FT
- 3 BEDROOM 1566 SQ FT
- 4 BED + DOMESTIC HELP ROOM 2182 SQ FT

LOCATION MAP



Metro Purple line	
	Stations
	Under-construction phase

Metro Blue line	
	Stations
	Under-construction phase

Proposed Metro Yellow line	
	Stations
	Extended rail

MAP NOT TO SCALE

Location Coordinates: Latitude - 12.900617 Longitude - 77.705109

SOBHA Royal Pavilion | Entertainment & Shopping | Hospitals | Business Hubs | Schools | Shell Petrol Pump | HDFC Bank

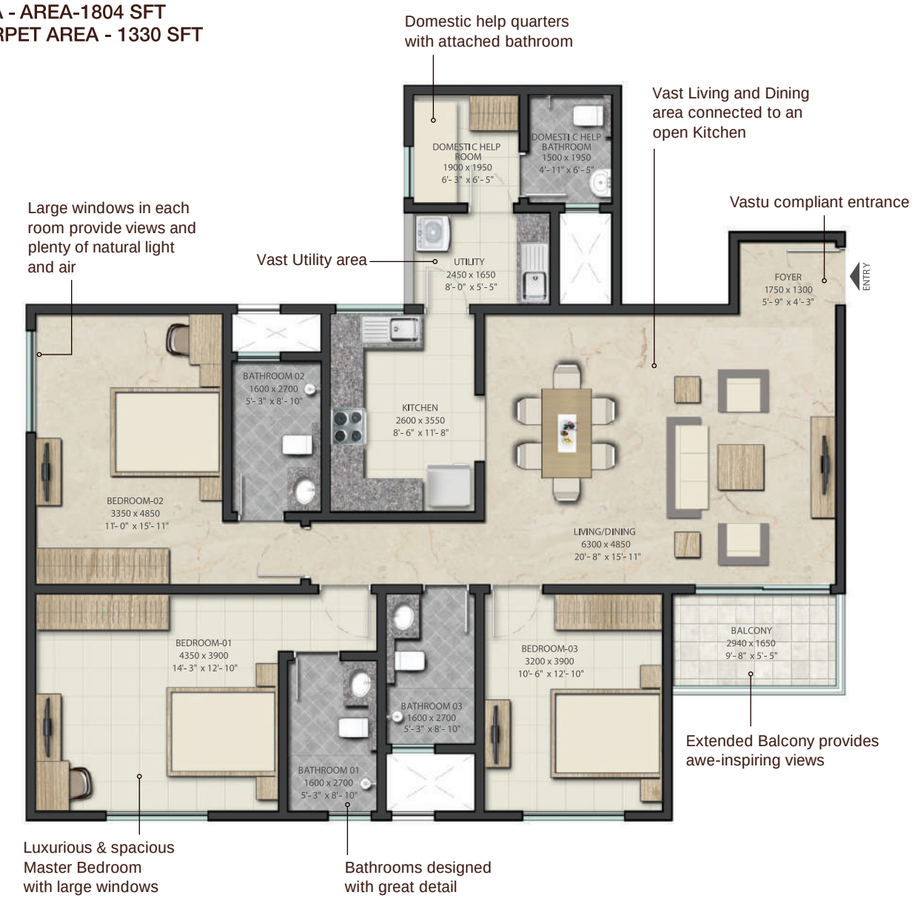
PROXIMITY

Business Hubs	Nearby Educational Institutions	Nearby Hospitals	Fun & Entertainment
RGA Tech Park	DPS East	Columbia Asia Hospital	Central Mall, Bellandur
Wipro Headquarters	Greenwood High International School	Sakra World Hospital	Innovative Multiplex
Microsoft	The International School Bangalore	Motherhood Hospital	Marriot Hotel
RMZ Ecospace	Oakridge International School	Cloudnine Hospital	HSR Layout
RMZ Ecoworld	Inventure Academy		
Electronic City	Smrti Academy		

FLOOR PLAN

TYPE A1

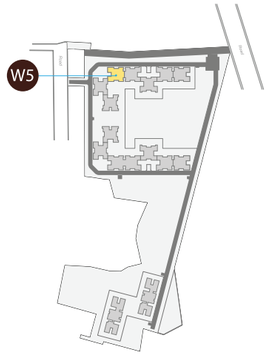
3BHK
SBA - AREA-1804 SFT
CARPET AREA - 1330 SFT

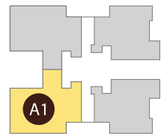


Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





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FLOOR PLAN

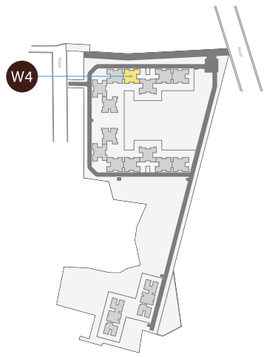
TYPE B1

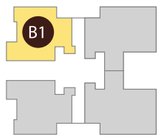
3BHK
SBA - AREA - 1507 SFT
CARPET AREA - 1091 SFT

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





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FLOOR PLAN

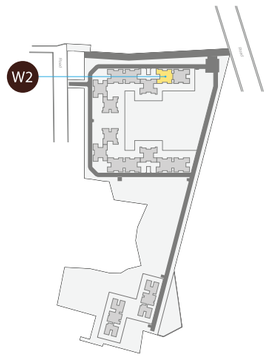
TYPE C1

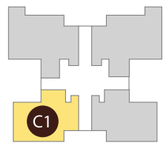
3BHK
SBA - AREA - 1490 SFT
CARPET AREA - 1077 SFT

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





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FLOOR PLAN

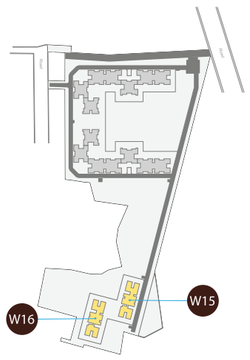
TYPE F

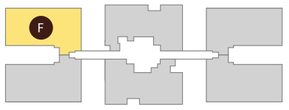
4BHK
SBA - AREA - 2232 SFT
CARPET AREA - 1632 SFT

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





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FLOOR PLAN

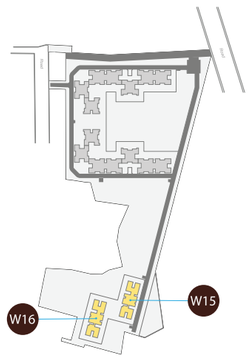
TYPE H1

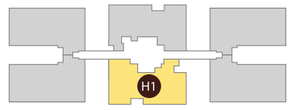
4BHK
SBA - AREA - 2182 SFT
CARPET AREA - 1631 SFT

Key plan

All dimensions in mm

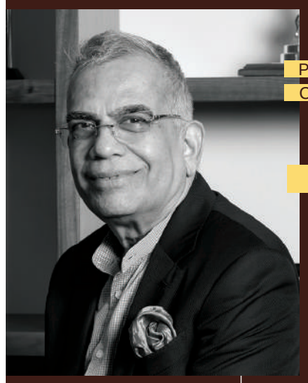
Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





N

RAVI PNC MENON
CHAIRMAN



PNC MENON
CHAIRMAN EMERITUS

ABOUT SOBHA

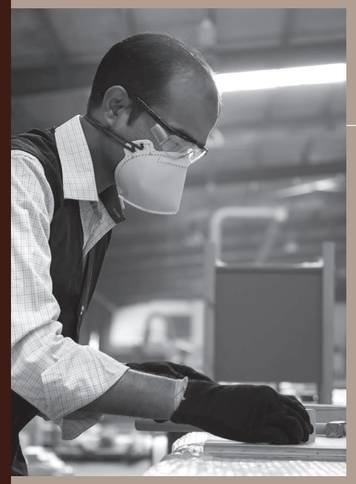
With four decades of glorious experience in creating interiors of palaces and masterpieces in the Middle-East, Mr. P.N.C. Menon founded SOBHA Limited in 1995 with a clear vision to transform the way people perceive quality. Today, SOBHA, a Rs. 26.4 billion company, is the most trusted brand and the only backward integrated real estate player in the country.

Since inception, the company has always strived for benchmark quality, customer centric approach, robust engineering, in-house research, uncompromising business ethics, timeless values and transparency in all spheres of business conduct, which have contributed in making it a preferred real estate brand in India. In 2006, SOBHA went public through its initial public offering, an event that created history when the issue got oversubscribed by a record 126 times.

One of the most well-respected brands in the real estate sector, SOBHA has many distinctions to its credit, mainly its impeccable execution and on-time delivery track record. As of 31 March 2017, SOBHA has completed 118 real estate projects and 288 contractual projects covering about 86.73 million square feet of area. The company currently has ongoing real estate projects aggregating to 42.18 million square feet of developable area and 30.22 million square feet of saleable area, and ongoing contractual projects aggregating to 8.81 million square feet under various stages of construction. The company has a real estate presence in 9 cities, viz. Bengaluru, Gurugram, Chennai, Pune, Coimbatore, Thrissur, Kozhikode, Kochi and Mysuru.
Overall, SOBHA has a footprint in 27 cities and 13 states across India.

SOBHA

THE SOBHA WAY



Backward integration is what drives the organisation's turnkey projects. In a turnkey scenario, we bring the expertise of all our divisions to focus on every single aspect of a project. In other words, everything from precision engineering to aesthetic design and from quality metal glazing to high-class interiors is done in-house. This allows for stringent control on quality, which in turn gives our customers a fine combination of precision and aesthetics.

PERFECTION AT WORK

At SOBHA, we design homes with a lot of thought. Considerable time is spent on thinking about their safety of the impact on the society and environment. Over the course of last two decades, we have focused on cutting-edge technologies and processes. Our philosophy is to provide an enriching lifestyle in a beautiful yet highly functional SOBHA home. Discover our experience centre, SOBHA Museum – a testament to our world-class technology and precision engineering processes that work behind the scenes to ensure the comfort and safety of our customers.

SOBHA Developers incorporated on 7 August 1995

SOBHA

PASSION AT WORK

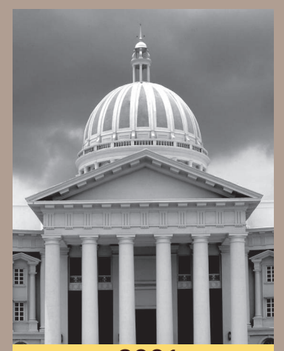
1995

SOBHA Interiors division established

2000

SOBHA Glazing & Metals division established

Completion and handover of the Infosys project in Mysuru



2001

2003

SOBHA Training Academy established

Fully automated Concrete Products division commences operations

2005

2006

Change of status from private to public. Raised ₹570 Cr. through IPO, issue oversubscribed by a record 126 times

SOBHA Restoplus Spring Mattress division established

2007

2009

Pravasi Bharatiya Samman Puraskar to Mr. P.N.C. Menon, by the then President of India, Smt. Pratibha Patil

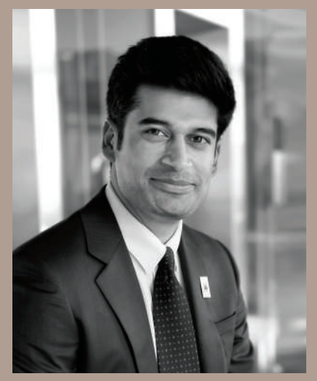
Lifetime Achievement Award to Mr. P.N.C. Menon, NDTV Property Awards

2013

2014

Entrepreneur of the year (Energy, Real Estate & Infrastructure) Chairman Mr. Ravi Menon-EY

SOBHA won 'Best Developer of the year 2016' Award. Mr. Ravi Menon, Chairman, bestowed with the 'Best CEO of the Year 2016' Award by Construction Times Builders Award 2016



2016

'One of India's Top 10 Builders' at the 11th Construction World Architect & Builder (CWAB), 2016

SOBHA declared the top brand of Indian Real Estate Sector for the 3rd consecutive year by the Brand X Report 2016-2017

2017

2018

SOBHA voted as Number 1 Choice of homebuyers nationally in Track2Realty's Consumer Confidence Report 20:20

SOBHA

PASSION AT WORK

SOBHA
ROYAL PAVILION

In association with Cornerstone

Beyond Standards

LAND BANKING | INTEGRATED TOWNSHIPS | REAL ESTATE DEVELOPMENT

OF ROYAL ABODES AND REGAL LIFE

An imposing architectural creation decked in breathtaking gardens, magnificent carvings, beautiful chatris, stunning jharokhas and designer parks... SOBHA Royal Pavilion, our Rajasthan-themed residential development on Sarjapur Road, is regal in its demeanor and in experiences it offers.

ARTISTIC IMPRESSION – indicative in nature and is for general information purpose only.

PRM/KA/RERA/1251/446/PR/190204/002338 (Phase 1 - Wing 6 and 7) | PRM/KA/RERA/1251/446/PR/190204/002340 (Phase 2 - Wing 4 and 5) | PRM/KA/RERA/1251/446/PR/190207/002363 (Phase 3 - Wing 16)
PRM/KA/RERA/1251/446/PR/190205/002356 (Phase 4 - Wing 1, 2 and 3) | PRM/KA/RERA/1251/446/PR/190204/002341 (Phase 5 - Wing 8 and 9) | PRM/KA/RERA/1251/446/PR/190205/002357 (Phase 6 - Wing 10 and 11)
PRM/KA/RERA/1251/446/PR/190207/002362 (Phase 7 - Wing 12, 13 and 14) | PRM/KA/RERA/1251/446/PR/190204/002339 (Phase 8 - Wing 15)
https://rera.karnataka.gov.in

PRESENTING SOBHA ROYAL PAVILION

RAJASTHAN-THEMED 2, 3 & 4 BED LUXURY APARTMENTS ON SARJAPUR ROAD

ARTISTIC IMPRESSIONS – indicative in nature and is for general information purpose only.

UPMARKET AND SELF-SUSTAINING

Cosmopolitan Bengalueans, who have experienced the best in the world and who desire an exclusive lifestyle in a regal property with all the advantages of city living, would love to call SOBHA Royal Pavilion their home.

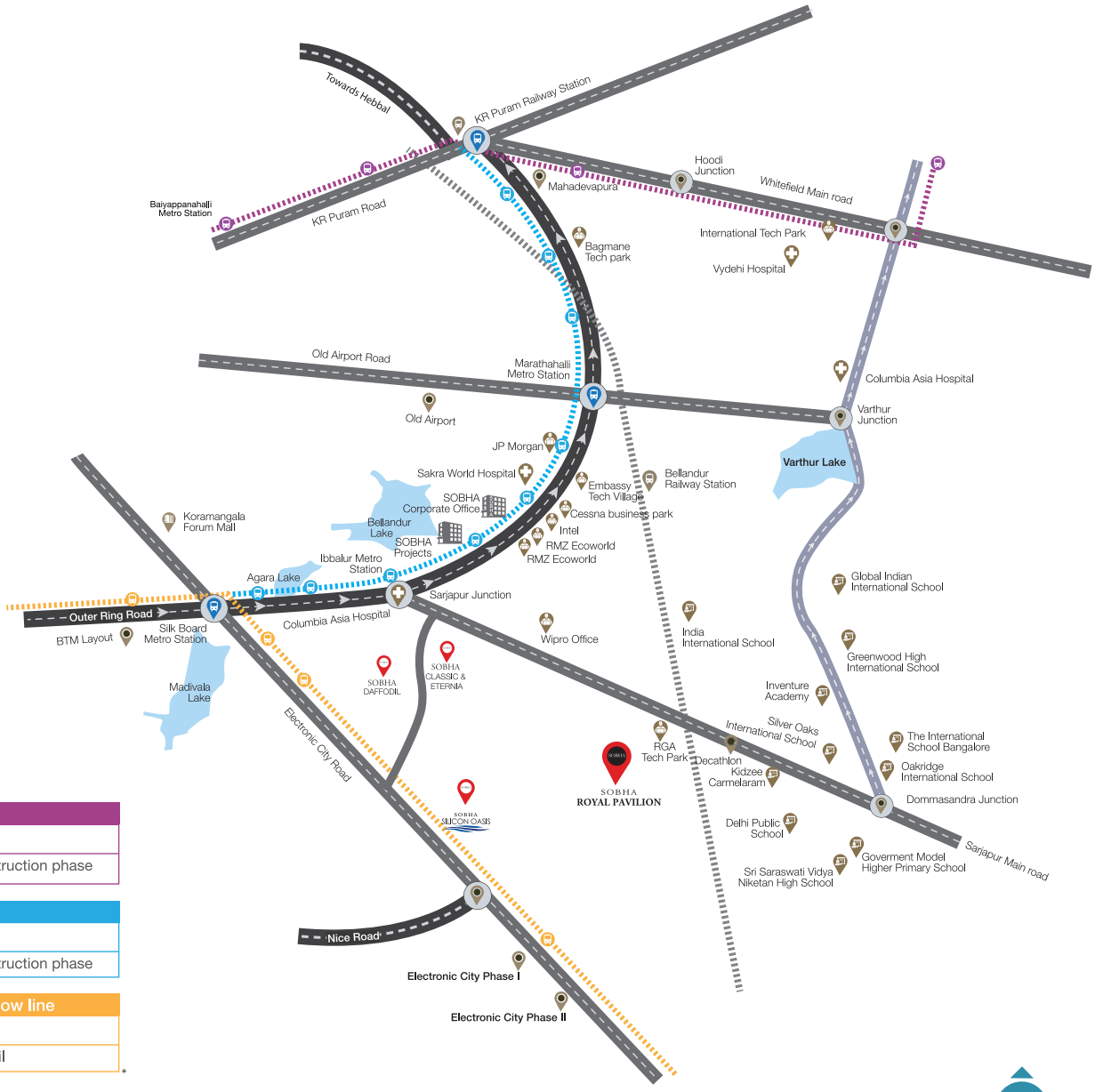
The property is strategically located on Sarjapur Road, one of the most happening places of Bengaluru. The surroundings are serene yet have all the conveniences of modern day living like best of Bengaluru's schools, a well-developed social infrastructure, commercial and IT hubs.

Known as the educational hub of the city, Sarjapur Road has several finest and in-demand schools like TISB, Oakridge International, Inventure Academy, Greenwood High, Silver Oaks, and DPS within an easy reach. Several tech giants and MNCs have either their headquarters or offices on the stretch. It is also well connected to all significant places of Bengaluru through Outer Ring Road, Elevated Expressway and proposed Namma Metro line.

The project is in close proximity to malls, speciality stores, super specialty hospitals, and places of worship.

SOBHA Royal Pavilion has everything that Bengaluru can offer for its most successful citizens. It is no wonder that people from a varied spectrum of life evinced an interest in SOBHA Royal Pavilion making it the talk of the town and most-awaited launch in southeast Bengaluru.

LOCATION MAP



Location Coordinates: Latitude - 12.900617 Longitude - 77.705109

SOBHA Royal Pavilion | Metro | Entertainment & Shopping | Hospitals | Business Hubs | Schools

PROXIMITY

BUSINESS HUBS	NEARBY EDUCATIONAL INSTITUTIONS	NEARBY HOSPITALS	FUN & ENTERTAINMENT
• RGA TECH PARK • WIPRO HEADQUARTERS • MICROSOFT • RMZ ECOSPACE • RMZ ECOWORLD • ELECTRONIC CITY	• DPS EAST • GREENWOOD HIGH INTERNATIONAL SCHOOL • THE INTERNATIONAL SCHOOL BANGALORE • OAKRIDGE INTERNATIONAL SCHOOL • INVENTURE ACADEMY	• COLUMBIA ASIA HOSPITAL • SAKRA WORLD HOSPITAL • MOTHERHOOD HOSPITAL • CLOUDNINE HOSPITAL	• FORUM MALL KORAMANGALA • PHOENIX MARKET CITY • CENTRAL MALL, BELLANDUR • HSR LAYOUT

MASTER PLAN

ARTISTIC IMPRESSION – indicative in nature and is for general information purpose only.

GENERAL / OUTDOOR AMENITIES

1 ENTRY/ EXIT
2 CHATRI DECK
3 FOUNTAIN PLAZA
4 PARTY LAWN
5 SWIMMING POOL
6 ROYAL ATRIUM
7 BOUGAINVILLEA GARDEN
8 LAWN
9 PLAYGROUND
10 CRICKET PITCH
11 THE FORT PLAY PARK
12 PLAY FIELD
13 TENNIS COURT
14 HALF BASKETBALL COURT
15 AMPHITHEATRE
16 ACTIVITY LAWN
17 GRAND PROMENADE
18 TOPIARY GARDEN
19 ELEPHANT PLAYGROUND
20 GRAND PORTICO
21 PICNIC GROVE
22 VISITORS' CAR PARKING
23 OWC
24 SUB-STATION
25 TRANSFORMER YARD
26 DG YARD
27 CIVIC AMENITIES SITE

- 3 BED + SER VANT ROOM 1806 SQ FT
- 3 BEDROOM 1490 SQ FT
- 4 BEDROOM 2232 SQ FT
- 3 BEDROOM 1507 SQ FT
- 3 BED + SER VANT ROOM 1811 SQ FT
- 4 BEDROOM 2182 SQ FT
- 3 BEDROOM 1884 SQ FT
- 3 BEDROOM 1566 SQ FT
- 4 BEDROOM 2207 SQ FT

PROJECT DETAILS

LAND AREA – 23.62 ACRES, 95580.35 SQM
STRUCTURE : 2B + G + 18 FLOORS

Type	Super Build-Up Area	Carpet area Range
2 Bed	120.98 sqm to 148.2 sqm (1302.19 sq.ft. to 1594.8 sq.ft.)	84.46 sqm to 105.5 sqm (913.41 sq.ft. to 1135.8 sq.ft.)
3 Bed	138.47 sqm to 175.07 sqm (1490.5 sq.ft. to 1884 sq.ft.)	100.13 sqm to 123.62 sqm (1077.78 sq.ft. to 1330.65 sq.ft.)
4 Bed	205.0 sqm to 207.4 sqm (2207.0 sq.ft. to 2232.2 sq.ft.)	151.1 sqm to 151.7 sqm (1626.5 sq.ft. to 1632.9 sq.ft.)

*Excluding Balcony

ARTISTIC IMPRESSION – indicative in nature and is for general information purpose only.

REGAL EXPERIENCES

THE MAGNITUDE

An extraordinary residential enclave in one of the most sought-after locations of Bengaluru is SOBHA Royal Pavilion for you. It is spread over 23.62 acres and offers over 1,280 spacious homes. Your palatial home is the most exclusive property on the entire Sarjapur Road stretch.

THE THEME

SOBHA Royal Pavilion is a splendid testimony to this great country's regal past. It is a fiftting tribute to the architectural style patronized by emperors of Rajasthan and is adorned with intricate carvings, wide arches, beautiful jharokhas and jaalis, grand galleries, gorgeous gardens, alluring courtyards and stylish pavilions. It heralds the renaissance of classical Indian architecture for the coming generations to cherish.

PAVILION GARDENS

Magical Pavilion Gardens that sprawl endlessly around your home are dotted with chequered flowers, bougainvillea, waterbodies, foliage, pavilions, galleries, chatris and a variety of sculptural animal motifs. The gardens here adopt the grand, serene, and peaceful dignity of Indian garden-craft and lend a regal blaze of colour around your home. This temple of greenery is an exciting setting for explorations and adventures.

THE THEMED PLAYGROUNDS & PARKS

Windows of your majestic mansion open to lung spaces carefully embellished with themed-playgrounds and parks. Each and every play equipment here is designed keeping in mind the sophisticated aesthetics of a royal family. While The Elephant Park looks like a sanctuary where playful pachyderms play with your wards, The Fort Park is where your princes and princesses rule the roost.

PAVILION CLUB & SWIMMING POOL

Pavilion Club, the 40,000 sq.ft clubhouse of SOBHA Royal Pavilion, is inspired by Rajasthan palaces. The club is your own palace-themed resort where you can enjoy exclusive access to unrivalled amenities. The opulent clubhouse has an equally magnificent swimming pool surrounded by beautiful stone motifs and richly-carved chatris. Here, you will never be short of things to do and your friends will only be happy to be invited into.

QUALITY AND DELIVERY

Our decades of process-oriented approach to design and construction has resulted in an extraordinary track record in delivering homes. We have delivered homes ahead of or on schedule over the past two decades. SOBHA has consistently been ranked among top real estate brands and is known for its unrelenting quality. Your home will continue to delight even years after you have occupied it.

TYPE A1

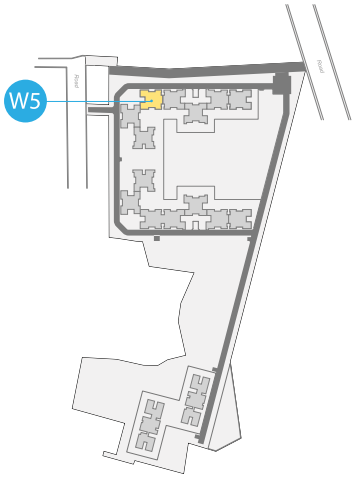
3BHK
SBA - AREA-1804 SFT
CARPET AREA - 1330 SFT

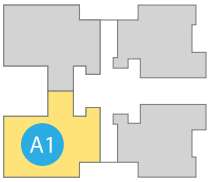
FLOOR PLAN

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





TYPE A2

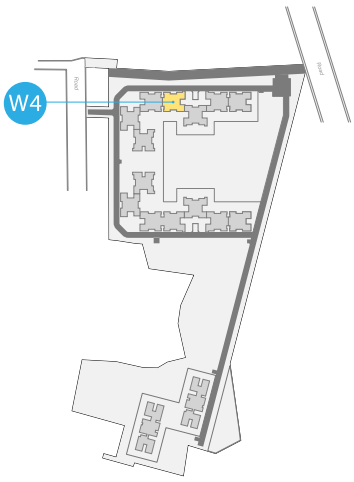
3BHK
SBA - AREA - 1884 SFT
CARPET AREA - 1330 SFT

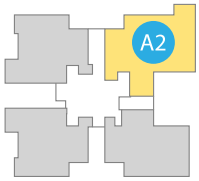
FLOOR PLAN

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





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TYPE B1

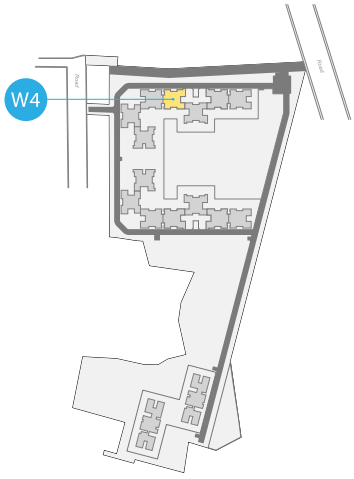
3BHK
SBA - AREA - 1507 SFT
CARPET AREA - 1091 SFT

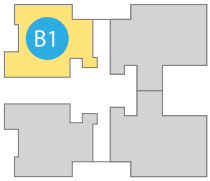
FLOOR PLAN

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





TYPE C1

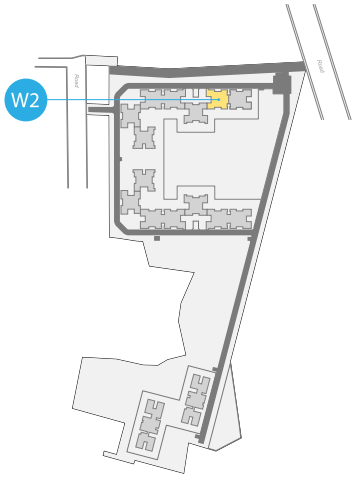
3BHK
SBA - AREA - 1490 SFT
CARPET AREA - 1077 SFT

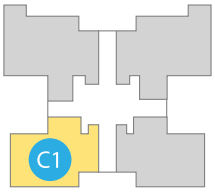
FLOOR PLAN

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





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TYPE F

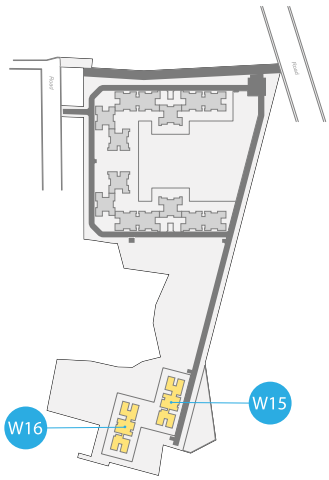
4BHK
SBA - AREA - 2232 SFT
CARPET AREA - 1632 SFT

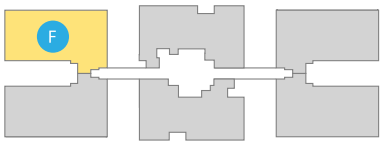
FLOOR PLAN

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





TYPE H1

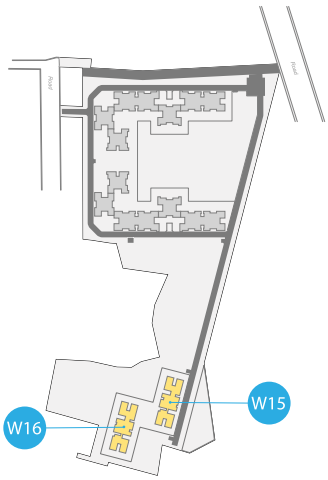
4BHK
SBA - AREA - 2182 SFT
CARPET AREA - 1631 SFT

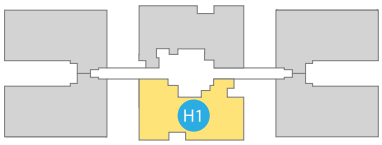
FLOOR PLAN

Key plan

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number
**Excluding Balcony*





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SPECIFICATIONS

STRUCTURE

- 2 Basements + ground + 18-storey RCC structure

CAR PARKING

- Covered car parks in basement levels

FOYER/LIVING/DINING

- Vitrified / ceramic tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

BEDROOMS

- Vitrified tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

BATHROOM

- Ceramic tile flooring.
- Ceramic wall tiling upto ceiling
- False ceiling with grid panels

KITCHEN

- Ceramic tile flooring
- Ceramic wall tiling upto ceiling
- Plastic emulsion paint for ceiling

BALCONIES/UTILITIES

- Ceramic tile flooring and skirting
- Granite coping for parapet/MS handrail as per design
- Plastic emulsion paint for ceiling/false ceiling as per design
- All walls painted in textured paint.

DOMESTIC HELP ROOM (WHEREVER APPLICABLE)

- Ceramic tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

DOMESTIC HELP BATH (WHEREVER APPLICABLE)

- Ceramic tile flooring
- Ceramic wall tiling up to ceiling/false ceiling
- Plastic emulsion paint for ceiling/false ceiling as per design

PRIVATE GARDEN (WHEREVER APPLICABLE)

- Soil filling
- Granite coping for parapet/MS handrail as per design

STAIRCASE

- Concrete treads & risers
- Textured paint for walls
- Plastic emulsion paint for ceiling
- MS handrail

COMMON AREAS

- Ceramic tile/vitrified tile/granite flooring
- Ceramic tile cladding up to ceiling/false ceiling
- Plastic emulsion paint for ceiling/false ceiling as per design
- Granite coping for parapet/MS handrail

JOINERY

MAIN DOOR/ BEDROOM DOORS:

- Frame – timber
- Architrave – timber
- Shutters – with both side HDF skin.

BATHROOM DOORS:

- Frame – timber
- Architrave – timber
- Shutters – with outside HDF and inside laminate

All other external doors to be manufactured in aluminium/ UPVC extruded frames and shutter with panels.
Aluminium glazed windows

LIFTS

- 3 lifts in each wing

LANDSCAPE

- Designer landscaping

COMMON FACILITIES

- Swimming pool.
- Tennis court

PLUMBING

- Sanitary fixtures of reputed make in all bathrooms
- Chromium plated fittings in all bathrooms.

ELECTRICAL

4BHK APARTMENT

- Split AC provision in master bedrooms and living
- BESCOM power supply: 6 KW 3 phase supply
- Standby power of 3KW for apartments and 100% power backup for common area facilities
- Television points in master bedrooms and living
- Telephone points in master bedrooms and living
- Intercom facility from security cabin to each apartment (only point)

3BHK & 2 BHK APARTMENT

- Split AC provision in master bedroom and living
- BESCOM power supply : 5 KW single phase supply
- Standby power of 1 KW for apartments and 100% power backup for common area facilities
- Television points in living & master bedroom
- Telephone points in living & master bedroom
- Intercom facility from security cabin to each apartment (only point)

SOBHA Limited takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for "**SOBHA Royal Pavilion**

While the specifications reflect the high quality standards that **SOBHA Limited** employs in the project, we would request our customers to note that many of the materials used in the project- including, but not limited to, marble, granite, wood, etc. are subject to variations in tone, grain, texture, Colour and other aesthetic features, which are beyond our control. For example, in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use similar quality materials available, we are unable to confirm/assure that the products used in the building will always match the samples shown with regard to these features.

We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware, etc., are subject to colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing process (In case of vitrified tiles). The final product used in the building will therefore be subject to these colour variations, which again is beyond our purview.

SOBHA Limited relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. These are possibilities that the materials specified and shown in model apartment / samples may not be available at the time of construction. In such instances **SOBHA Limited** reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

SOBHA Limited will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

ABOUT SOBHA

With three decades of glorious experience in creating interiors of palaces and masterpieces in the Middle-East, Mr. P.N.C. Menon founded SOBHA in 1995 with a clear vision to transform the way people perceive quality. Today, SOBHA is the most trusted brand and only backward integrated real estate player in the country.

Since its inception, the Company has strived for benchmark quality, customer centric approach, robust engineering, in-house research, uncompromising business ethics, timeless values and transparency in all spheres of business conduct. This has contributed in making it a preferred real estate brand in India. In 2006, SOBHA went public through its initial public offering, an event that created history when the issue got oversubscribed a record 126 times.

One of the most well-respected brands in the real estate sector, SOBHA has many distinctions to its credit, mainly its impeccable execution and on-time delivery track record. As of June 30, 2018, SOBHA has completed real estate and contractual projects covering over 96 million square feet of area. The Company has a real estate presence in 9 cities, viz. Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur, Calicut, Cochin and Mysore. Overall, SOBHA has footprint in 26 cities and 13 states across India.

WIRE TRANSFER DETAILS	
BENEFICIARY NAME	SOBHA LIMITED
NAME OF THE BANK	AXIS BANK LTD
NAME OF THE BRANCH	CORPORATE BANKING BRANCH
ADDRESS	BANGALORE
ACCOUNT NO	009010300004688
TYPE OF ACCOUNT	CC ACCOUNT
SWIFT CODE	AXISINBB009
IFSC CODE	UTIB0001541

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