A Project By:

DS & JAKS

BUILDING BETTER LIVES



LIVE WITH THE LIKE MINDED

Needs 3

PROJECT 168

SUPER LUXURIOUS 3 BHK
RESIDENTIAL APARTMENTS
WITH ULTRA MODERN AMENITIES

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Real Estate Regulatory Authority Karnataka

RERA No.: PRM/KA/RERA/1251/446/PR/151222/005522


Needs

STAY CONNECTED WITH

all that you love.

Using the finest qualityspecifications, fixturesand construction materials, Needs 3 Project 168 will offer you facilities to make memorable experiences of life and let you live, just the way you like. Come, explore your dream home shaping up to reality, with the finest amenities and be surrounded by the like minded, who prefer nothing but the best.

Living a blissful life with all that you desire has always been a challenging task in the upscales of Bengaluru. Well! Not anymore. You can now enjoy and experience the finest moments of your life with family at one of the finest locations of Horamavu, Bengaluru.

119
PREMIUM RESIDENCES

12
FLOORS

3 BHK
EXCLUSIVE APARTMENTS

Welcome to Needs 3 Project 168 — 119 premium 3 BHK residences in a gated Horamavu campus near the 100 feet wide road. Ultra modern architecture, serene landscaping, maximum privacy, cross ventilation and natural light through the day.





NIGHT VIEW

*ARTISTIC IMPRESSION

3 BASIC NEEDS

Requirement of food and clothing is continuous throughout life. For an individual there is a wide variety of options for the 1st and 2nd needs — and these options will not impact much of our life. Need 3 (shelter) is a lifetime need with a one-time decision. This is a crucial decision. We comprehend the need, and Project 168 fulfils it.

NEED — 1

Nutritious food

NEED — 2

Modest clothing

NEED — 3

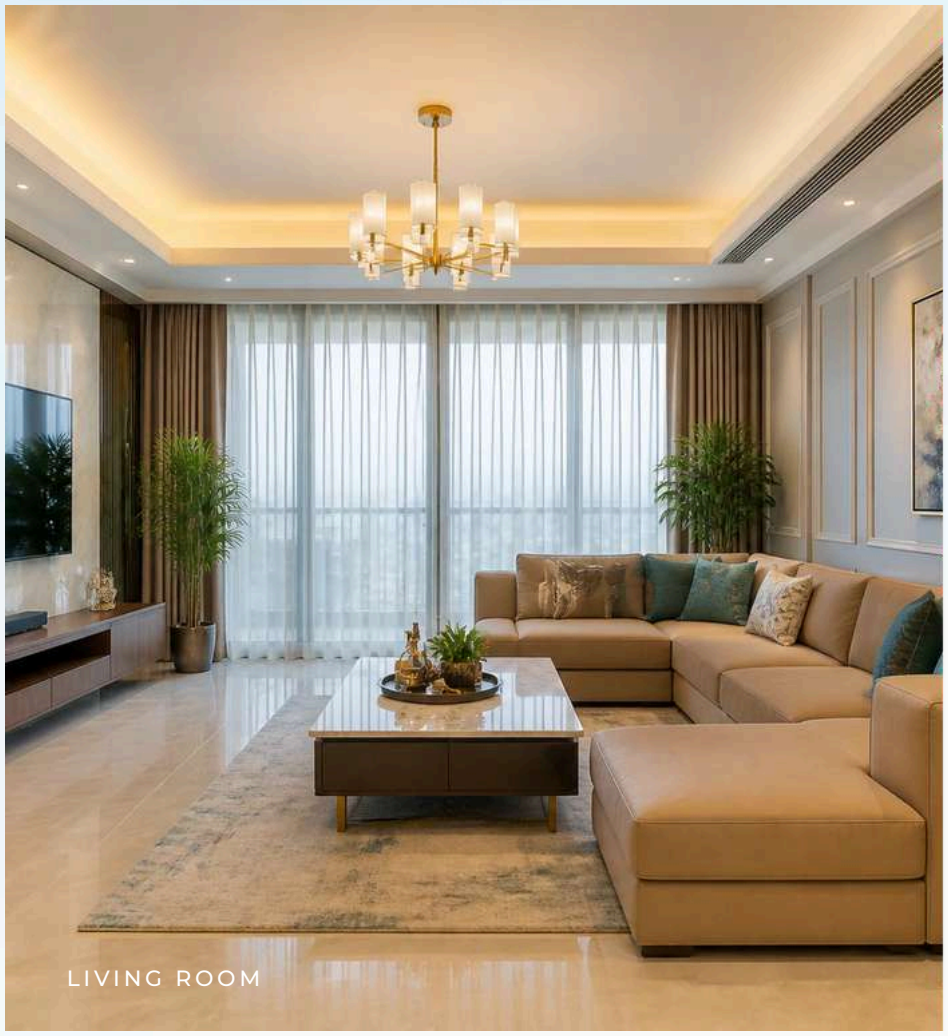
Life-long shelter

DESIGNED FOR

blissful living.

The grand entranceblendswithlandscape and a high-ceiling lobby. Inside: an inviting living room with aprivatebalcony, diningand awell-lit kitchen, a sunlit master bedroom, a charming second bedroom, and a large balcony for first light or family time.

Exciting. Isn't it?



LIVING ROOM



DINING & KITCHEN

*ARTISTIC IMPRESSION

HIGHLIGHTS

Luxury is in the details.

- Premium flooring
- Branded sanitary ware
- Branded fittings & fixtures
- Premium emulsions
- Glass railing
- Premium flush doors
- Advanced security
- Restricted access
- Grand entry drop off


MASTER BEDROOM


BEDROOM STUDY


BEDROOM


BALCONY

*ARTISTIC IMPRESSION



ALL THE LUXURIES UNDER ONE ROOF

Stay young at heart in a state-of-the-art clubhouse.

World-class healthand sports facilitiesalongsideleisureconveniences—so residents need not travel long distances for fitness. Indulge in late-night festivities in a spacious party area with zero disturbance, plus banquet hall and conference room.

A WELL PLANNED

gated community.

Letyourhairdowninan intricatelycrafted locale. Surrounded by modern amenities that make everyday a promising chapter of contentment, Needs 3 Project 168 is equipped to create a complete 24×7 lifestyle — every need only a few steps away.

ON CAMPUS

- Expansive landscaped gardens
- Swimming pool with toddlers pool
- Jogging track
- Outdoor gymnasium
- Basketball court
- Dedicated kids' play area

CLUBHOUSE EQUIPPED WITH

- Snooker & billiards tables
- Yoga and aerobics centre
- Multi purpose court
- State-of-the-art gymnasium
- Badminton court
- Exclusive lounge · Cricket net practice





HIGHLIGHTS OF THE PROJECT

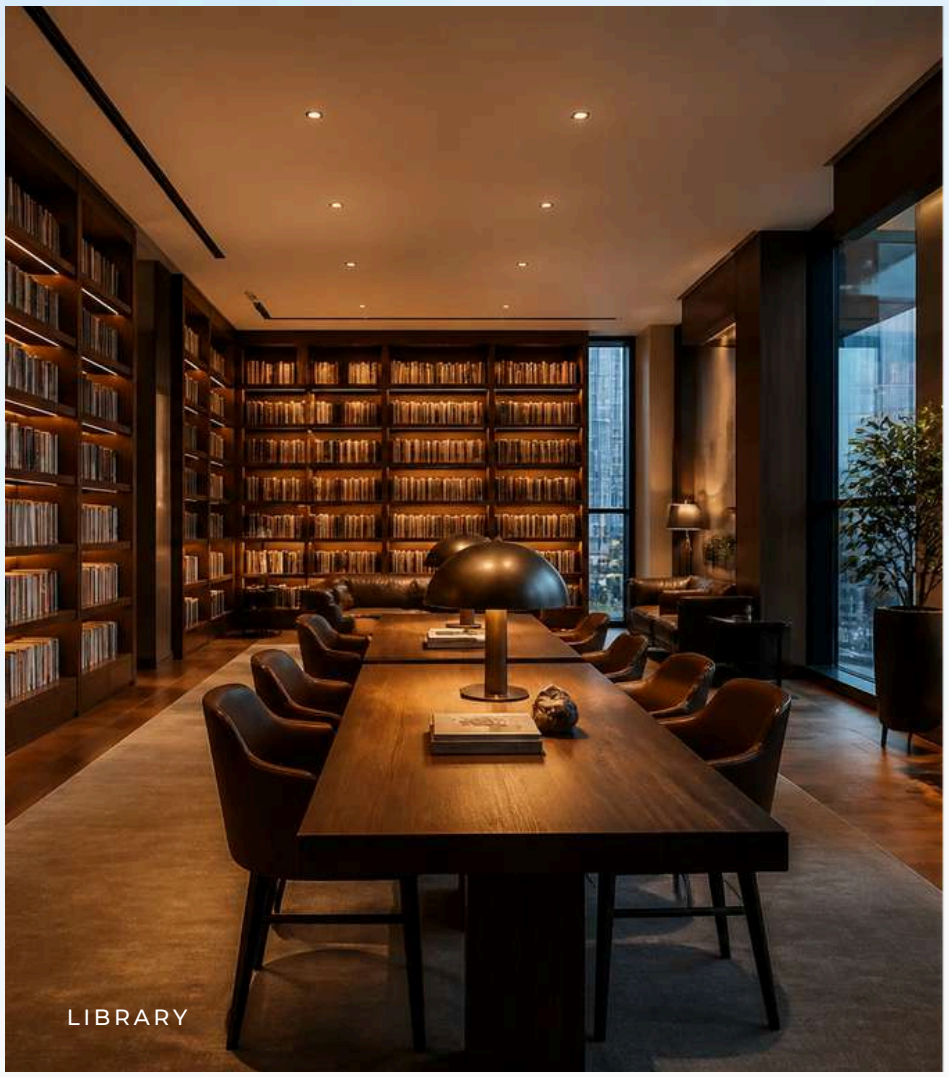
119 unique 3 BHK homes.

- **Aesthetically designed unique 3 BHK — 119 units in 12 floors**
- **Good ventilation and sunlit homes**
- **No common walls**
- **Modern amenities**
- **Quality materials**
- **BBMP approved**
- **Basement car parking**
- **Vaastu compliant units**
- **Spacious entrance lobby & visitors lounge**
- **Air-conditioned grand club house**
- **Abundant water — borewells and BWSSB**
- **Excellent landscape**
- **EV charging points**
- **Banquet hall · Conference room**

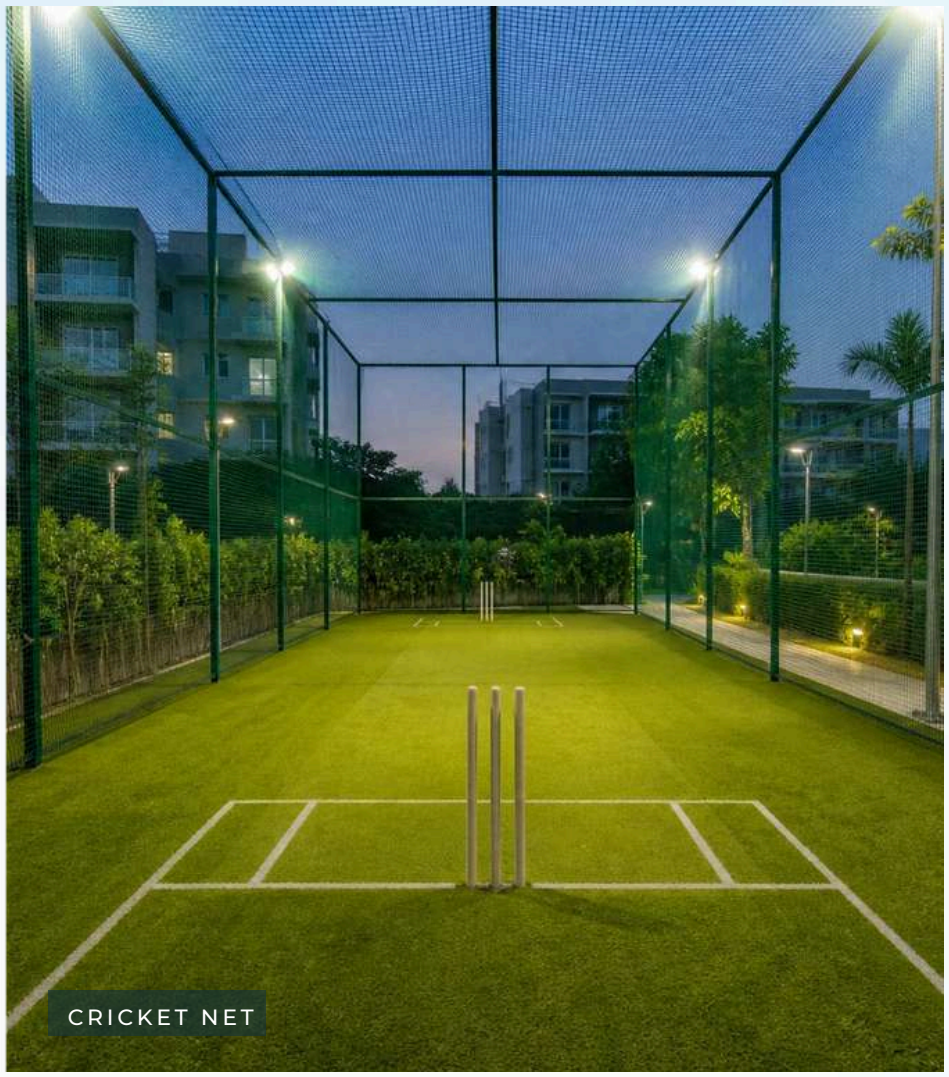
AN ADDRESS BEFITTING YOUR LIFESTYLE

Discover the high life.

Closeto the Outer RingRoad, metro and national highway. A super-sized club house with banquet, gymnasium, shuttle court, quiet zones for seniors, outdoor gym, cricket pitch and lush thematic gardens — a gated sanctuary in a city cramped for space.



LIBRARY



CRICKET NET

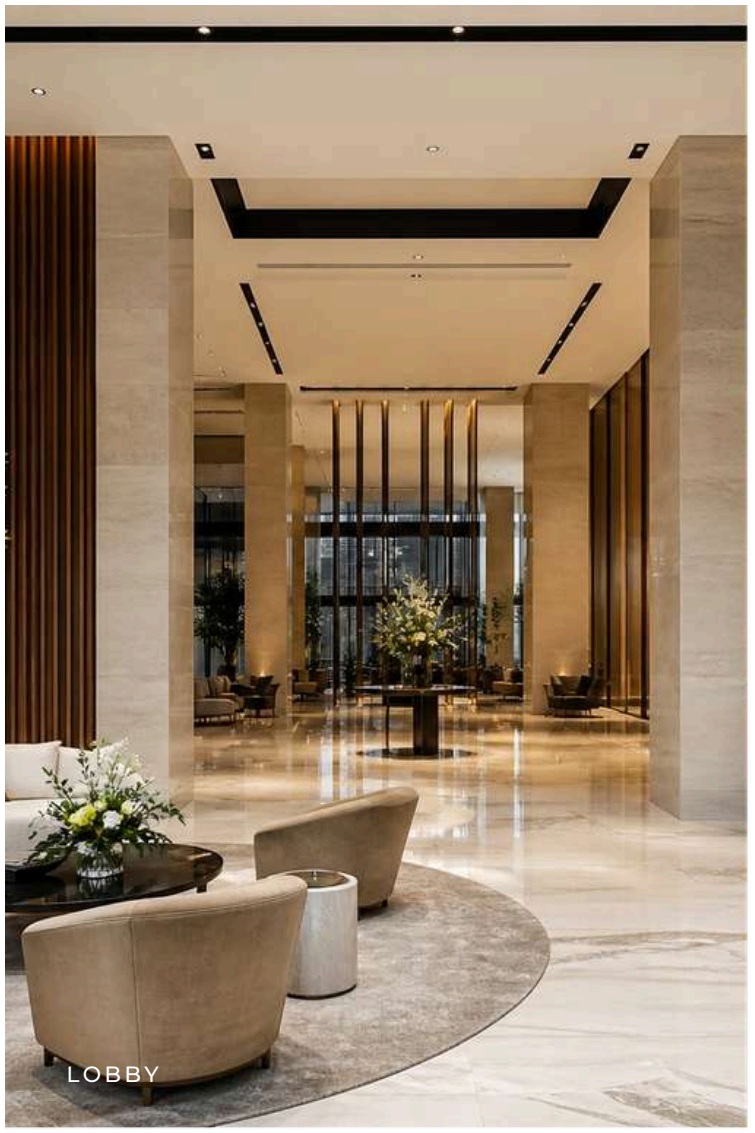
TURN SPLASHES INTO AN AQUATIC ADVENTURE

A well-maintained swimming pool with toddlers pool — learning,
recreation and competition. Relax on the poolside.

*ARTISTIC IMPRESSION

PHYSICAL FITNESS — BODY, MIND AND SOUL

A well-equipped gym with state-of-the-art equipment. Time you embraced the fitness routine.



LOBBY



YOGA



GAMES ROOM



BANQUET HALL



CLUB HOUSE



CLUB ENTRY

PROJECT LOCATION

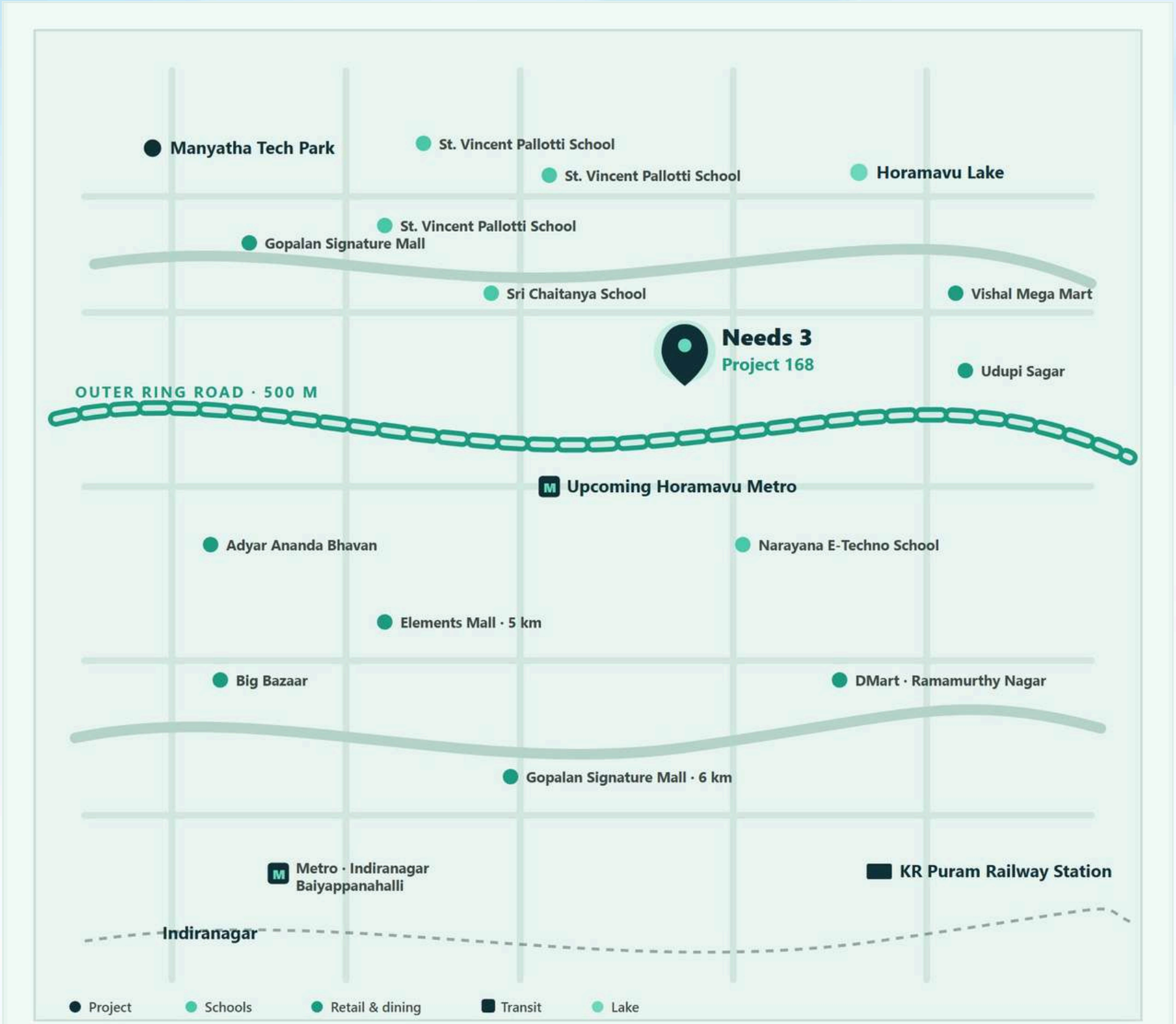
Why travel far when every convenience is nearby.

Surrounded by educationalinstitutions including St. VincentPallotti School,VIBGYOR,NarayanaE-Techno and Sri Chaitanya School, Christian Group of Institutions and Navaneetham College of Nursing. An in-house business / service area keeps you in touch with work even when you are away from office.

- 500 metres from Outer Ring Road
- Upcoming Horamavu Metro nearby
- Closer to Manyatha Tech Park
- 6 km to Gopalan Signature Mall
- 5 km to Elements Mall
- Big Bazaar and DMart nearby
- Adyar Ananda Bhavan & Udupi Sagar close by
- KR Puram Railway Station nearby
- Metro — Indiranagar & Baiyappanahalli
- Horamavu Lake & amusement parks nearby

THE LOCATION

HORAMAVU·BENGALURU 560 043 · 500 M FROM OUTER RING ROAD



SY. NO. 98/3A, KENCHAPPA GARDEN, 3RD MAIN ROAD, HOYSALA NAGAR MAIN ROAD. INDICATIVE MAP — NOT TO SCALE.

GROUND FLOOR —

Site plan layout



TYPICAL FLOOR PLAN

TEN EXCLUSIVE3BHKHOMES · FURNITURE IS INDICATIVE



INDIVIDUAL FLOOR PLAN Isometric views



EAST FACING 3 BHK



WEST FACING 3 BHK

AREA STATEMENT

Typical floor inventory.

Super built-up area in sq.ft. Pricing is on request.

FLAT NO.	TYPE	FACING	SUPER BUILT-UP AREA
1	3 BHK	West	1,985
2	3 BHK	East	2,000
3	3 BHK	West	1,885
4	3 BHK	East	1,905
5	3 BHK	West	1,985
6	3 BHK	East	1,905
7	3 BHK	West	1,985
8	3 BHK	East	1,905
9	3 BHK	West	1,985
10	3 BHK	East	1,905

NORTH-WEST ORIENTATION AS PER TYPICAL PLATE. CONFIRM STACK, FACING AND AREA WITH SALES BEFORE BOOKING.

PROJECT SPECIFICATIONS

Quality products from well-known brands, or equivalent.

STRUCTURE

- Mivan structure designed for earthquake / seismic resistance and wind force
- RCC wall of thickness 160 mm

SUPER STRUCTURE MASONRY

- As per structural and architectural design

FLOORING

- Living and dining: vitrified tiles (800 × 1600) mm
- Bedrooms & kitchen: vitrified tiles (800 × 1600) mm
- Balconies, bathroom & wash: anti-skid tiles (600 × 600) mm
- Corridor & staircase: granite slabs of required thickness
- Lift lobby: granite tiles based on aesthetics
- Stilt, cellar & basements: VDF flooring

DOORS

- Frames & shutter: engineered wood frame with veneered flush shutter, melamine polish and fittings
- French door: UPVC door system with sliding shutter and mosquito mesh shutter
- Hardware: Yale or equivalent

WINDOWS

- UPVC window system with required tracks and plain glass as per design and mosquito mesh shutter
- Grills: MS grills for windows with enamel paint finish

KITCHEN

- Stainless steel sink
- Provision for water RO system, exhaust fan and chimney

UTILITIES / WASH

- Utilities: ceramic tiles up to 3 ft
- Wet area with water provision for cleaning and washing machine provision

BATHROOMS

- Wall mounted EWC with concealed flush tank and sanitary fittings of reputed brands (Kohler or equivalent)
- Single lever fixtures (wall mixer cum shower)
- All CP fittings of reputed brands (Kohler or equivalent)
- Provision for geysers in all bathrooms

ELECTRICAL

- Concealed copper wiring with ISI mark of reputed brands
- Modular switches with ISI mark of reputed brands
- 3 phase power supply for each unit & individual meter boards
- Power outlets for AC in all bedrooms and living; geysers in all bathrooms
- Kitchen: cooking range, chimney, refrigerator, mixer / grinder, RO; washing machine in utility

TILE CLADDING / DADOING

- Bathrooms: glazed ceramic tiles up to door height

PAINTING

- Internal: 2 coats putty, 1 coat primer & 2 coats premium emulsion of Asian Paints or equivalent
- External: textured / smooth finish with two coats of exterior weather-proof paint of Asian Paints or equivalent

INTERNET / CABLE TV · LIFTS · FIRE · CCTV · STP

- Internet router provision in living; cable in master bedroom and living
- High speed automatic passenger lifts and service lift with V3F (Schindler / OTIS / Kone / Johnson / Thyssen)
- Panic button and intercom in lifts connected to security
- Fire alarm as per local authority; sprinklers in basement as per fire norms
- CCTV for security surveillance · LED corridor lighting
- STP of adequate capacity; treated water for landscaping / flushing

NOTE

A. Any locational changes in main doors, A/C outdoor and indoor units (planned locations) and elevation changes will not be allowed. **B.** Outside grills for balconies are not allowed. **C.** All room dimensions indicated are excluding finishing/plastering. **D.** Columns & shear walls subject to minor changes based on structural designs. **E.** Architectural features shown are indicative and subject to change. **F.** Structural provision for addition of future lift by the residents has been given. **G.** Alternative makes similar to the proposed makes may be used based on market availability or any other reasons.

*All images shown in this brochure are artistic representation; the final outcome may vary.

FROM THE HOUSE OF DS & JAKS

DS & JAKS Developers is one of Karnataka's premier real estate developers, operating in the residential and organised retail verticals. With a robust track record of delivering multiple residential projects in Bengaluru and Hyderabad, the Group has continuously striven to keep the customer as a focal point in the designing, planning and construction of all its projects.

Today, the Group's steadfast focus on quality has led it to become an industry leader and a market-driven construction company, renowned for trust and quality, along with on-time delivery.

COMPLETED PROJECTS

Needs 3 Project 276
Off Bannerghatta Road

Needs 3 Project 100
Harlur

Aspen Woods
Off Bannerghatta Road

Needs 3
PROJECT 168

Project Address

NEEDS 3PROJECT168

Sy.No. 98/3A, Kenchappa Garden
3rd Main Road, Hoyasala Nagar Main Road
Horamavu, Bengaluru 560 043

Mobile: +919742111145

DS & JAKS
BUILDING BETTER LIVES

DS & JAKS DEVELOPERS

Sy No. 98/3A, Kenchappa Garden 3rd Main Road,
Hoysala Nagar Rd, Horamavu, Bengaluru, Karnataka
560043

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