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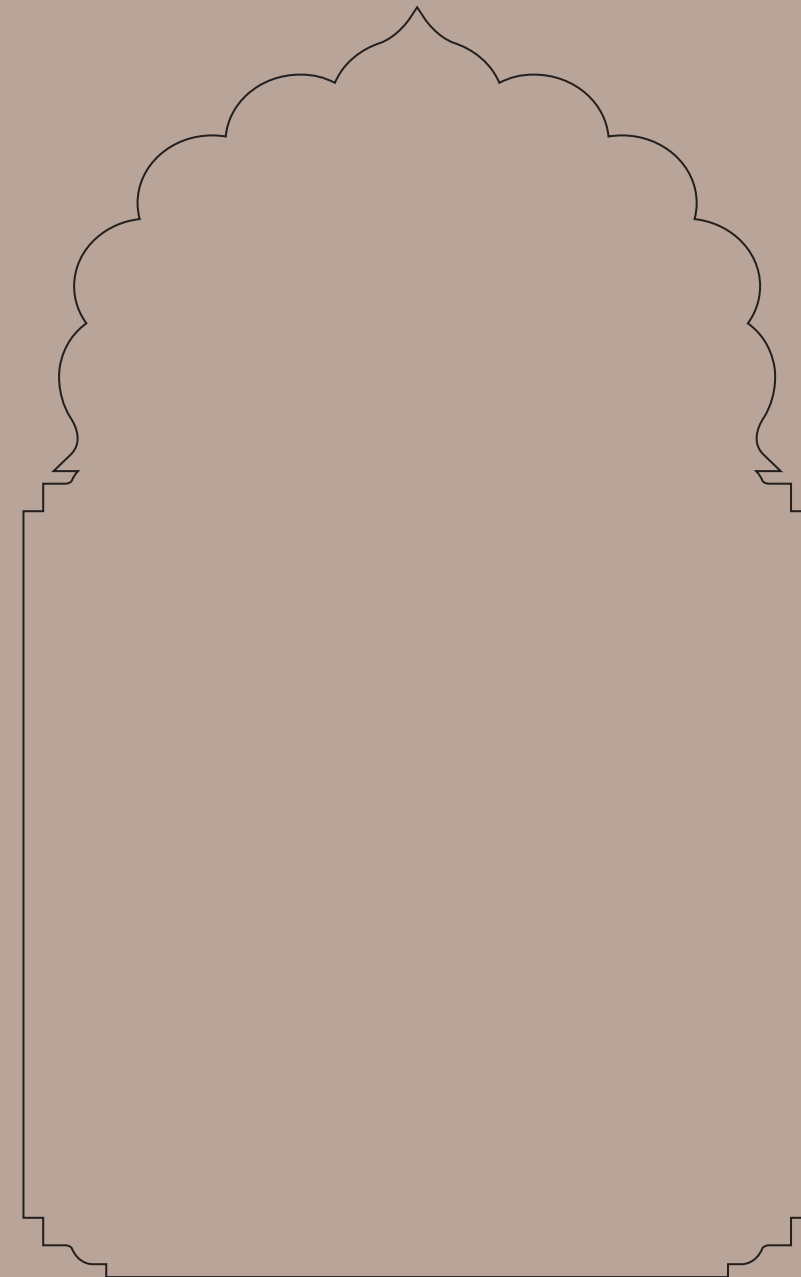
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PASSION AT WORK



**SOBHA**  
**ROYAL PAVILION**

A Regal Rajasthani Abode



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

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.



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# RAJASTHAN



## 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.



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# 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.



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# RAJASTHAN



## 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!



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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.



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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

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## 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.



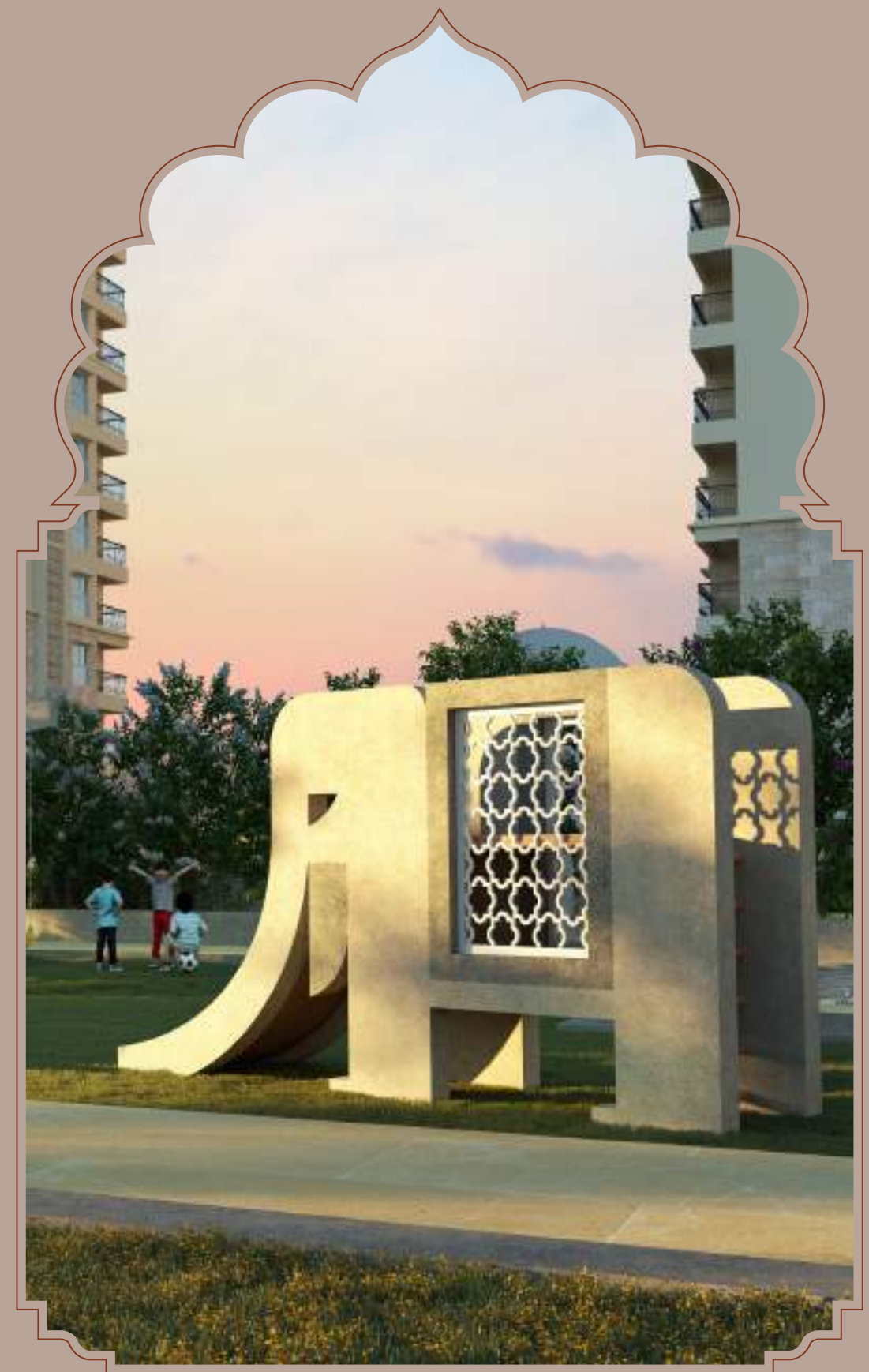
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RAJASTHAN



## 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.



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RAJASTHAN



## 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.

RAJASTHAN

N

## 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.

GENERAL/OUTDOOR AMENITIES

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

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

LOCATION MAP



SOBHA  
Royal Pavilion

Entertainment  
& Shopping

Hospitals

Business  
Hubs

Schools

Shell Petrol Pump

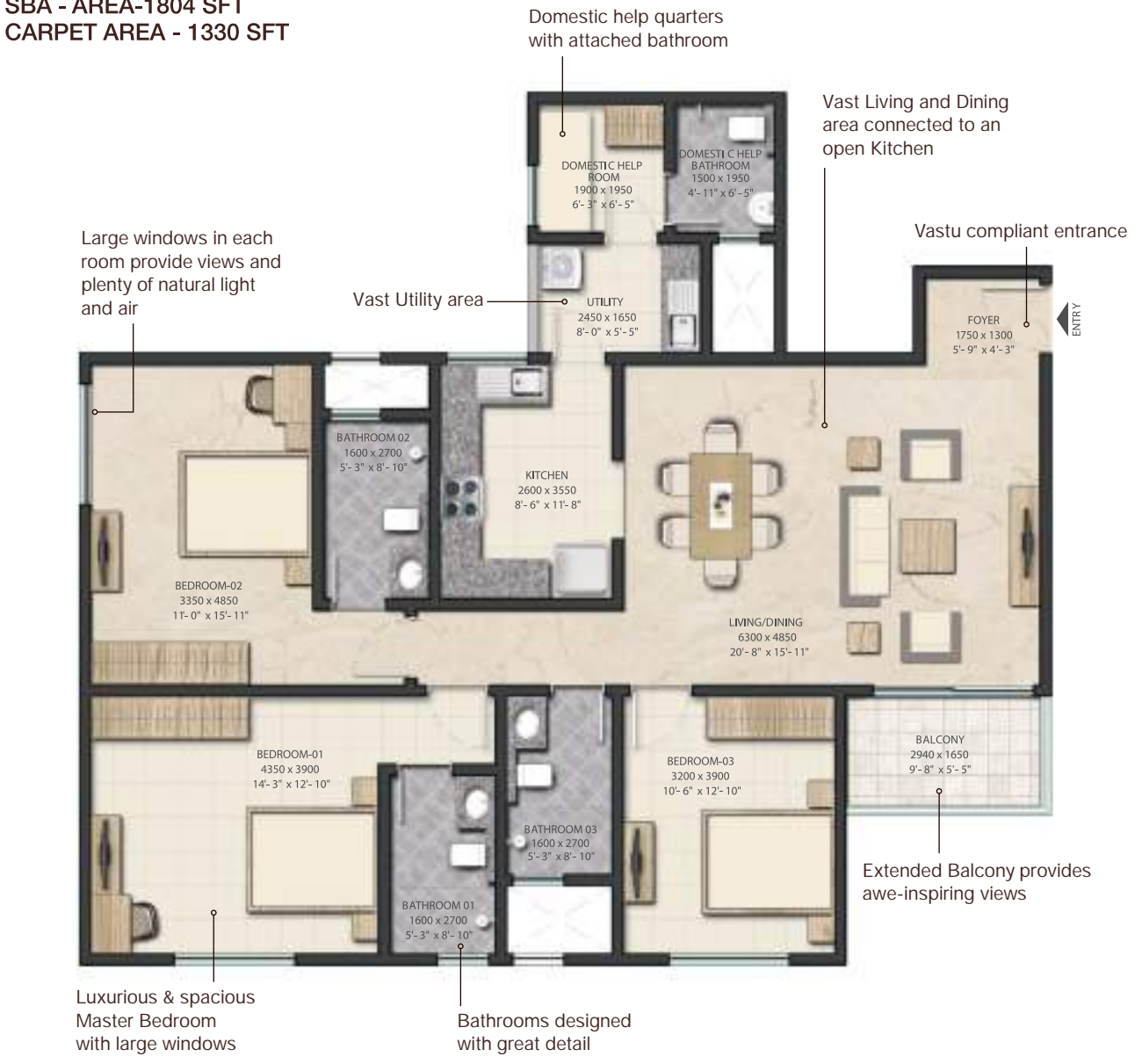
HDFC Bank

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 Ecworld	Inventure Academy		
Electronic City	Smrti Academy		

FLOOR PLAN

TYPE A1  
3BHK  
SBA - AREA-1804 SFT  
CARPET AREA - 1330 SFT



Key plan





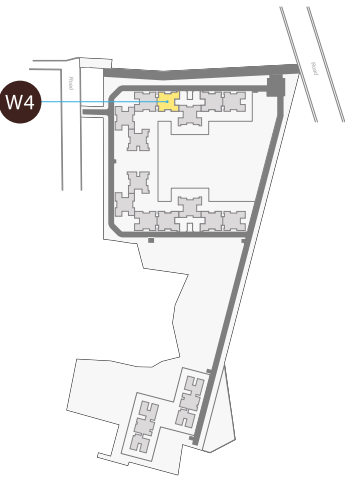
FLOOR PLAN

TYPE B1

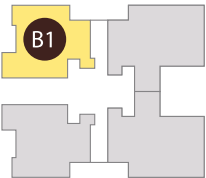
3BHK  
SBA - AREA - 1507 SFT  
CARPET AREA - 1091 SFT



Key plan



All dimensions in mm  
Carpet area and SBA rounded up to nearest whole number  
\*Excluding Balcony



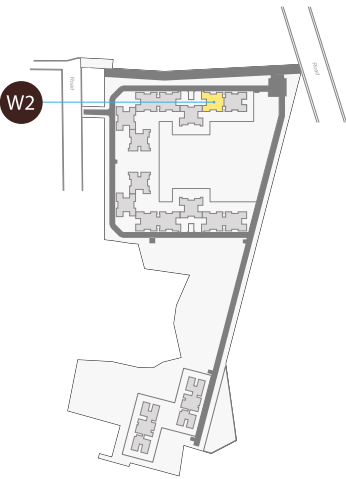
FLOOR PLAN

TYPE C1

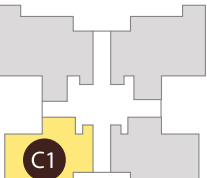
3BHK  
SBA - AREA - 1490 SFT  
CARPET AREA - 1077 SFT



Key plan



All dimensions in mm  
Carpet area and SBA rounded up to nearest whole number  
\*Excluding Balcony





FLOOR PLAN

TYPE F

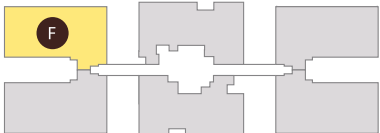
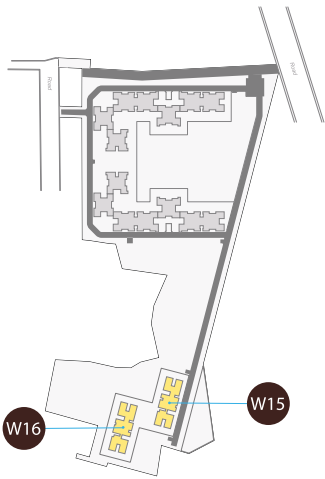
4BHK  
SBA - AREA - 2232 SFT  
CARPET AREA - 1632 SFT



Key plan

All dimensions in mm

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



FLOOR PLAN

TYPE H1

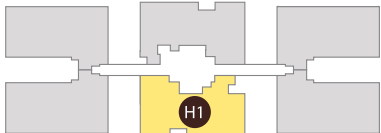
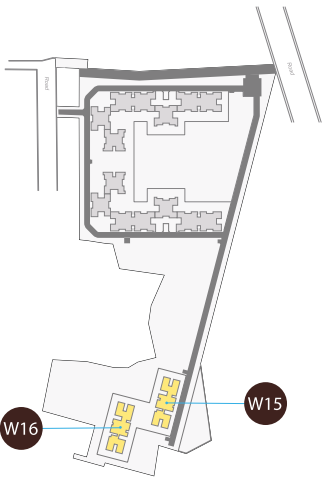
4BHK  
SBA - AREA - 2182 SFT  
CARPET AREA - 1631 SFT

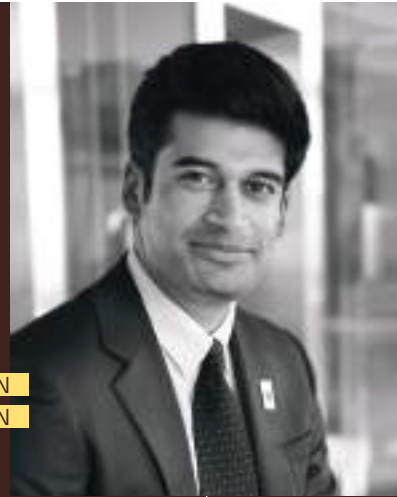


Key plan

All dimensions in mm

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





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.

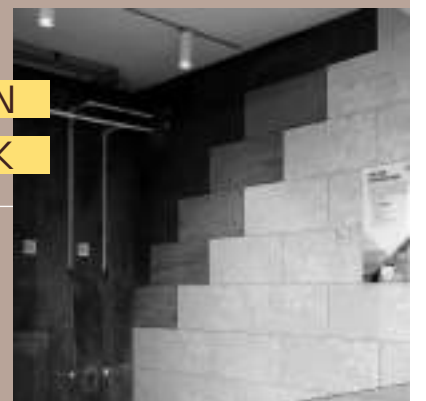


## THE SOBHA WAY



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 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 11<sup>th</sup> Construction  
World Architect & Builder  
(CWAB), 2016

SOBHA declared  
the top brand of  
Indian Real Estate  
Sector for the 3<sup>rd</sup>  
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