

**WIRE TRANSFER DETAILS**

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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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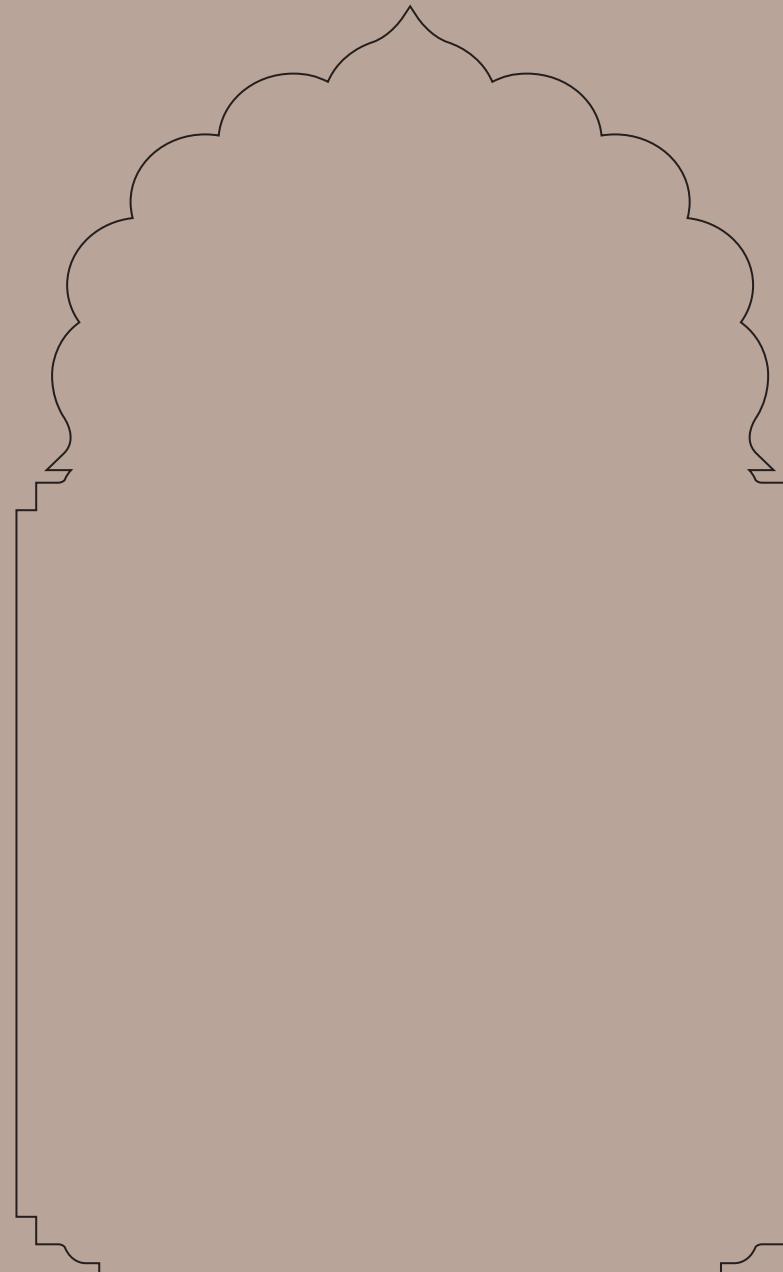
PRM/KA/RERA/1251/446/PR/190204/002338 (Phase 1 - Wing 6 and 7) | PRM/KA/RERA/1251/446/PR/190204/002340 (Phase 2 - Wing 4 and 5)  
 PRM/KA/RERA/1251/446/PR/190207/002363 (Phase 3 - Wing 16) PRM/KA/RERA/1251/446/PR/190205/002356 (Phase 4 - Wing 1, 2 and 3)  
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**Call 080 4646 4500** | Email: [marketing@sobha.com](mailto:marketing@sobha.com)  
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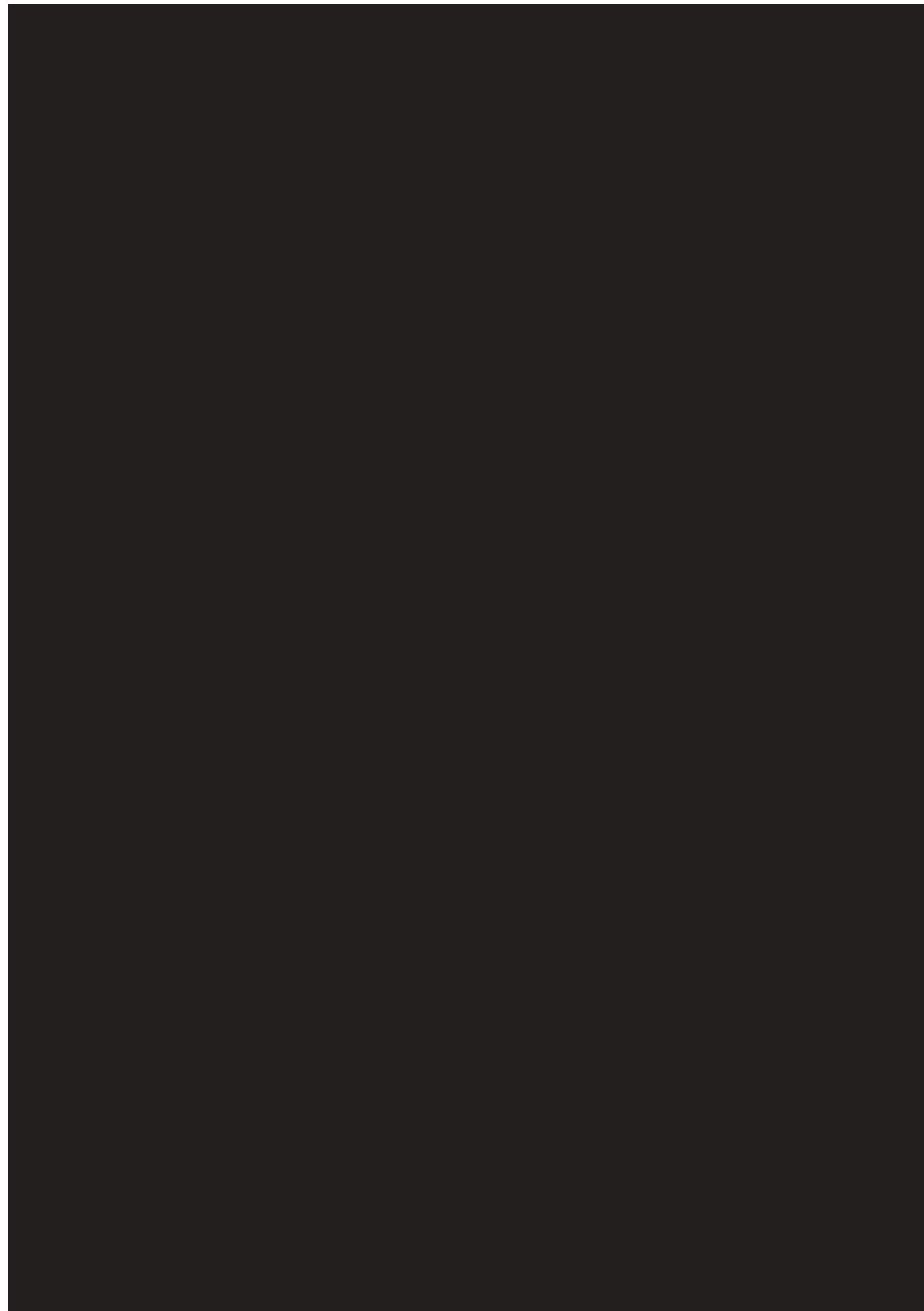


PASSION AT WORK





**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.

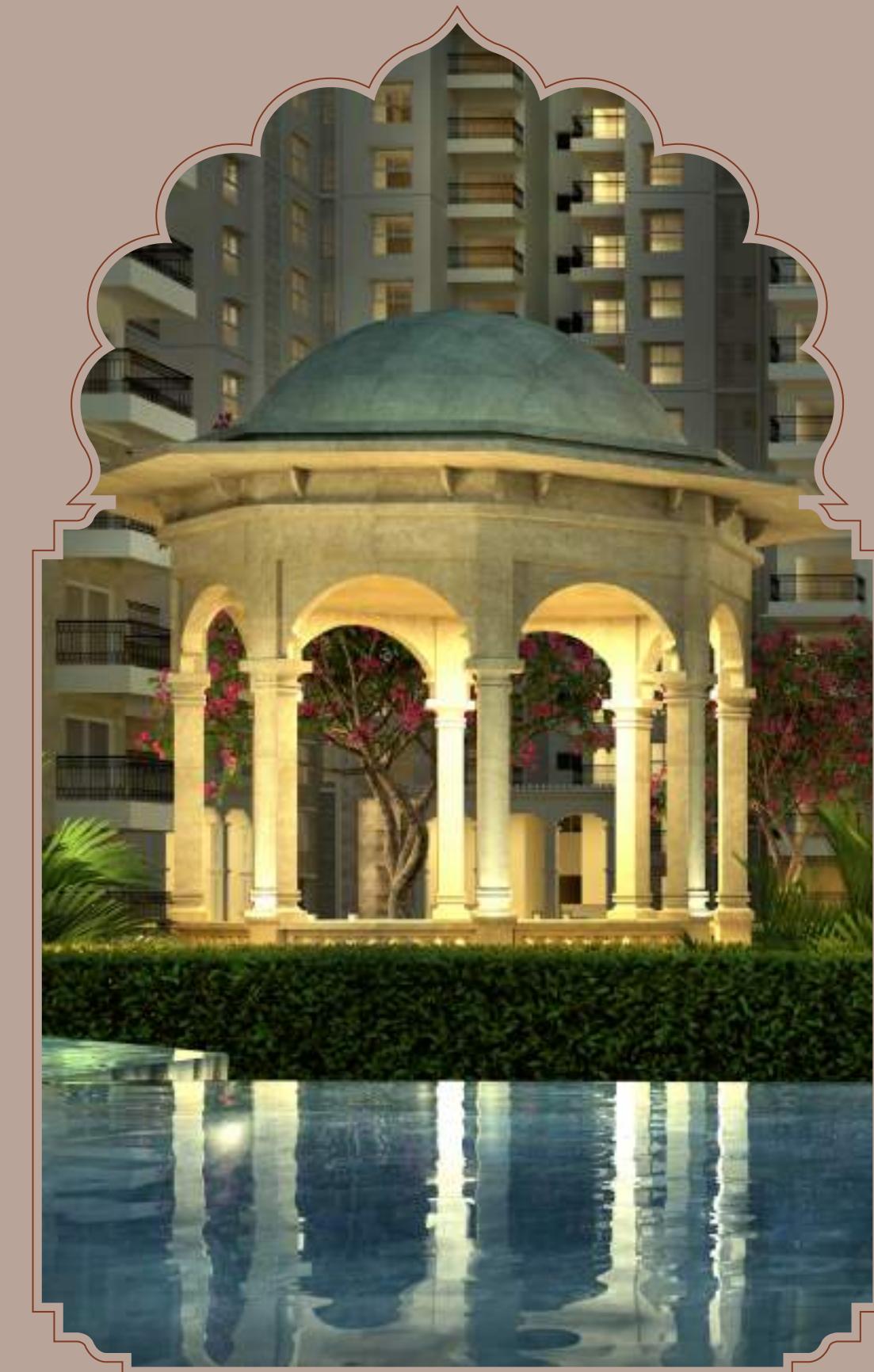
Artistic impression – indicative in nature and is for general information purpose only.

# RAJASTHAN

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## ROYAL CHHATRIS

A symbol of pride & honour, the chhatis 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.

## 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.



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



## 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.





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

## Clubhouse Amenities

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

# RAJASTHAN



## 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.

# 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.



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## 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.

## 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)

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** 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

**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

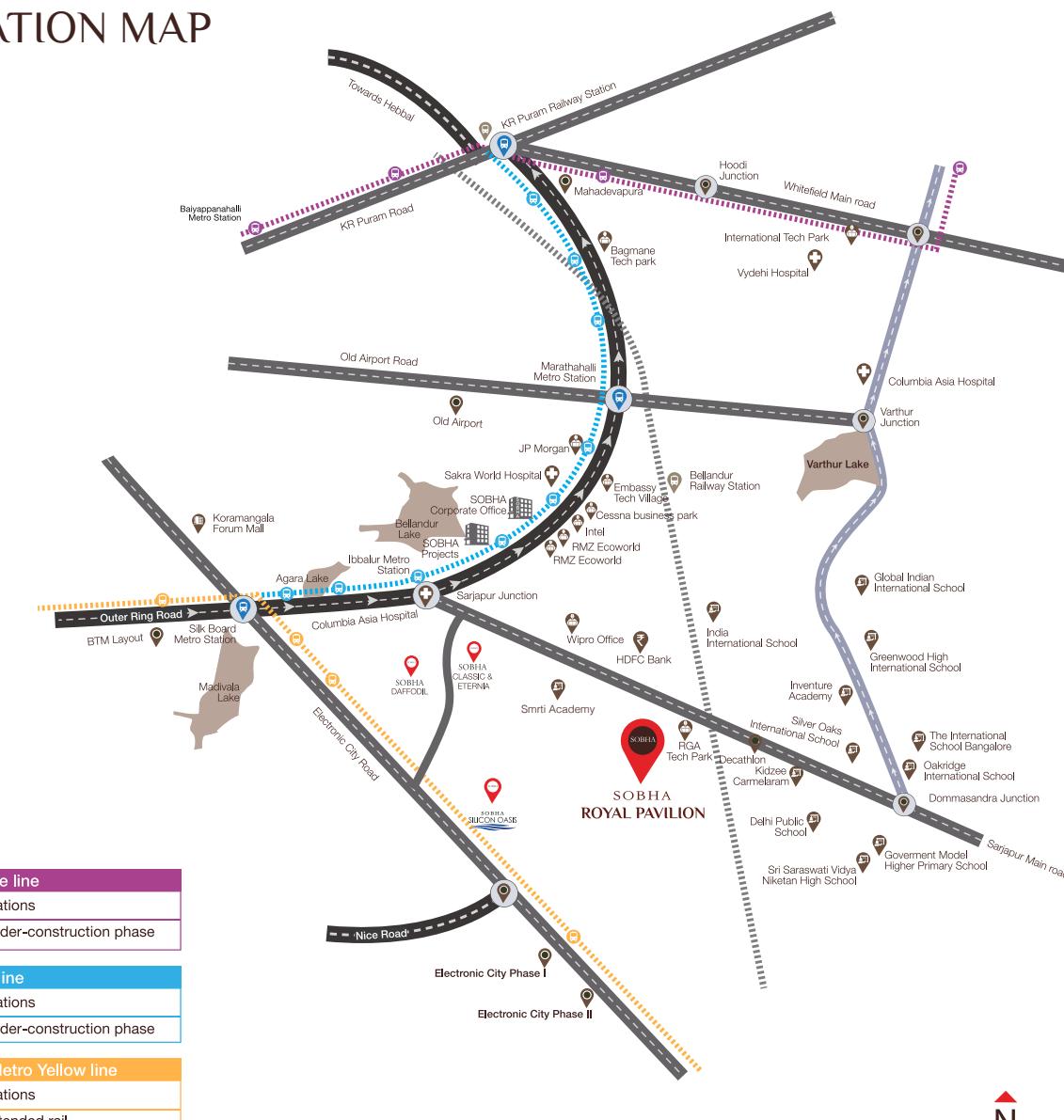


### GENERAL/OUTDOOR AMENITIES

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 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



Location Coordinates: Latitude - 12.900617 Longitude - 77.705109



## 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	Smriti Academy		

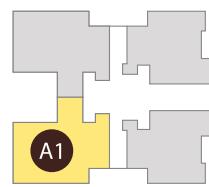
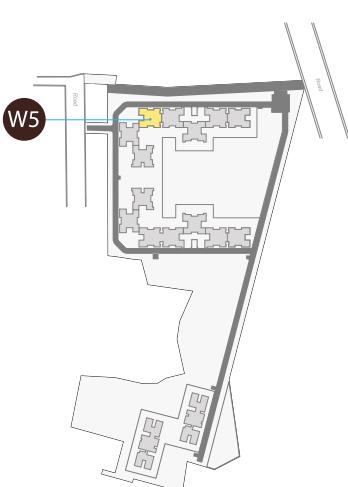
## FLOOR PLAN

### TYPE A1

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



### Key plan



## FLOOR PLAN

### TYPE B1

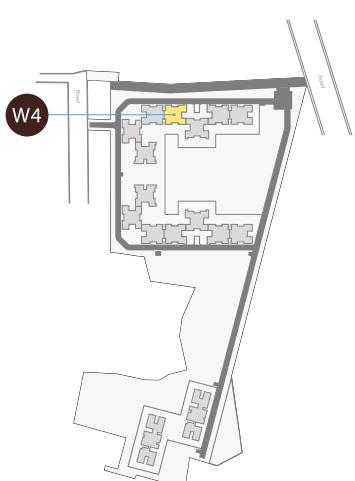
3BHK

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

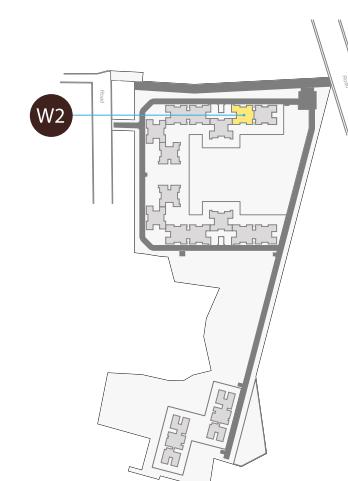
3BHK

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

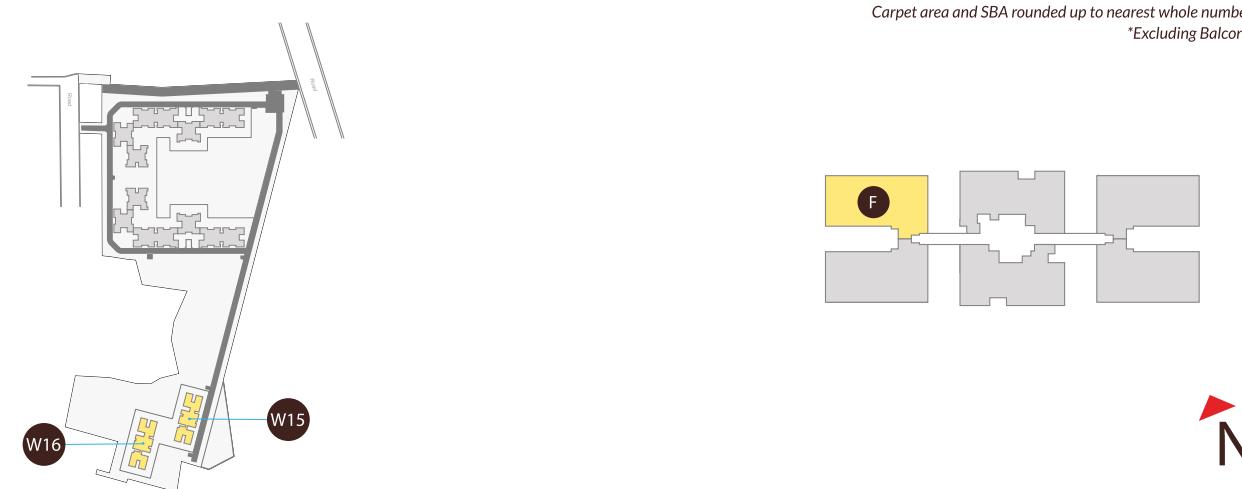
4BHK

SBA - AREA - 2232 SFT

CARPET AREA - 1632 SFT



Key plan



## FLOOR PLAN

### TYPE H1

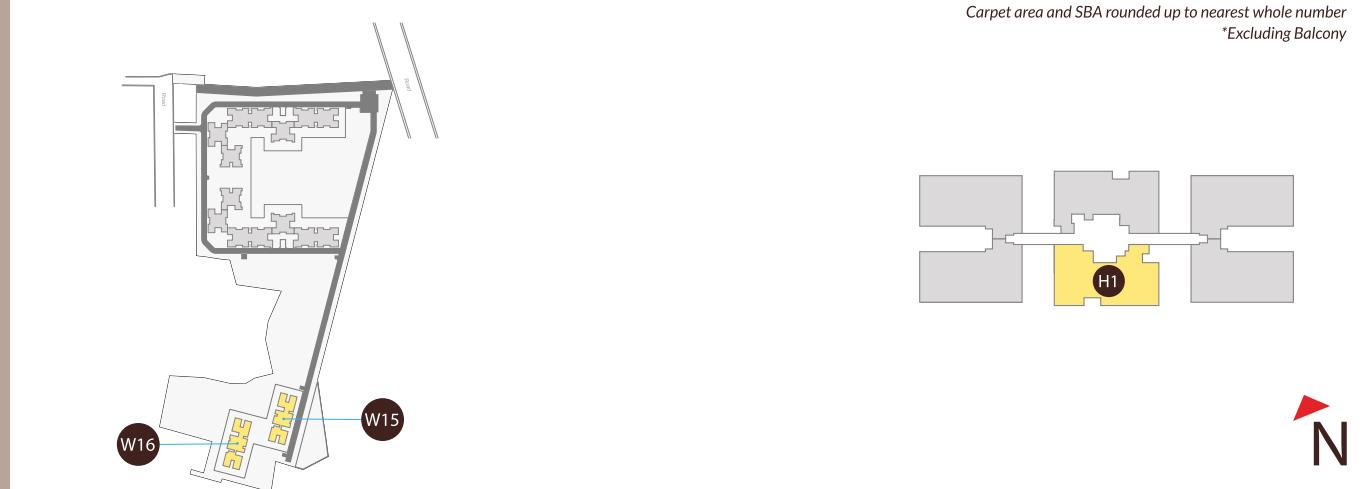
4BHK

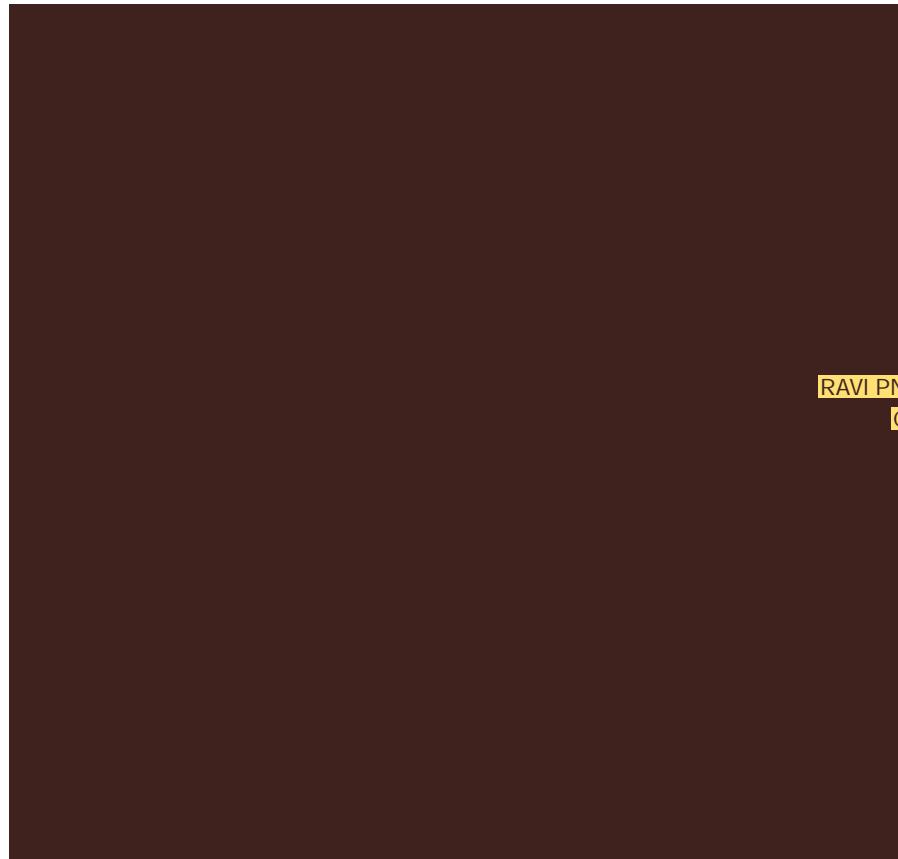
SBA - AREA - 2182 SFT

CARPET AREA - 1631 SFT



Key plan





RAVI PNC MENON  
CHAIRMAN



P.N.C. 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.

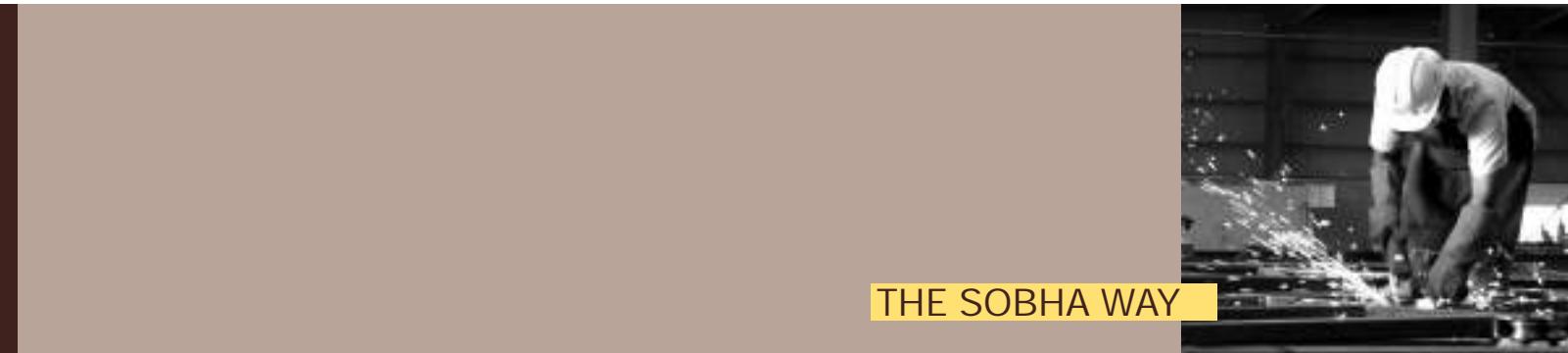
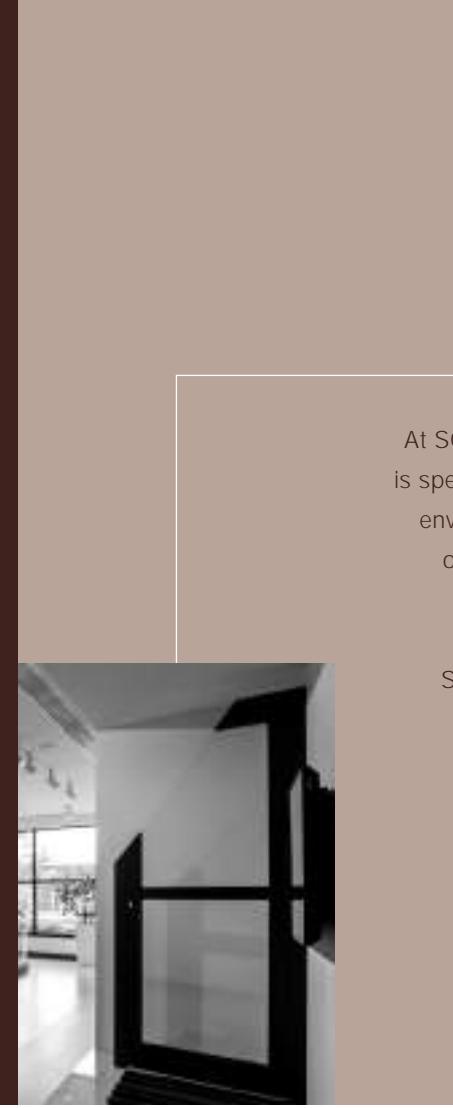
One of the most well-respected brands in the real estate sector, SOBHA has many distinctions to its credit, mainly its impeccable execution and on-time delivery track record. As of 31 March 2017, SOBHA has completed 118 real estate projects and 288 contractual projects covering about 86.73 million square 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

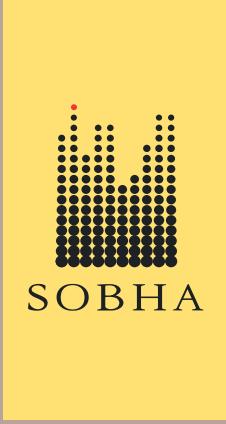
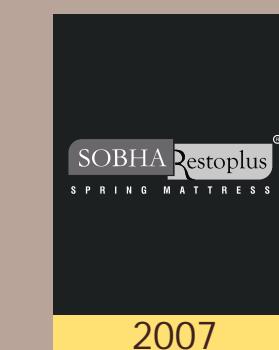
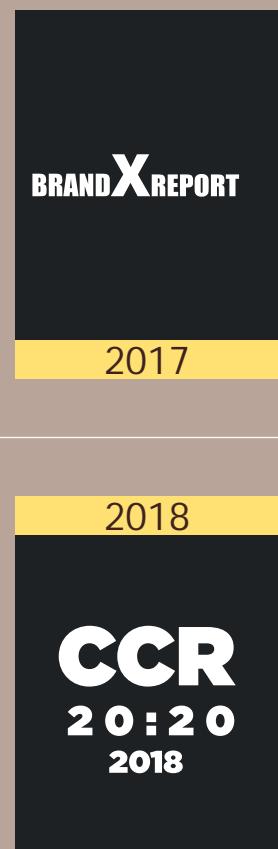


Backward integration is what drives the organisation's turnkey projects. In a turnkey scenario, we bring the expertise of all our divisions to focus on every single aspect of a project. In other words, everything from precision engineering to aesthetic design and from quality metal glazing to high-class 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.



 <p>SOBHA Developers incorporated on 7 August 1995</p> <p><b>1995</b></p> <p>SOBHA Interiors division established</p> 	<p>Completion and handover of the Infosys project in Mysuru</p>  <p><b>2000</b></p>	<p>Fully automated Concrete Products division commences operations</p>  <p><b>2001</b></p>	<p>SOBHA Restoplus Spring Mattress division established</p>  <p><b>2005</b></p>	<p>Lifetime Achievement Award to Mr. P.N.C. Menon, NDTV Property Awards</p>  <p><b>2007</b></p>	<p>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</p>  <p><b>2013</b></p>	<p>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</p> <p><b>2016</b></p> <p><b>2017</b></p> <p><b>2018</b></p>  <p>BRAND X REPORT</p> <p>CCR 20:20 2018</p>
 <p>SOBHA Glazing &amp; Metals division established</p>	<p><b>2003</b></p>  <p>SOBHA Training Academy established</p>	<p><b>2006</b></p>  <p>Change of status from private to public. Raised ₹570 Cr. through IPO, issue oversubscribed by a record 126 times</p>	<p><b>2009</b></p>  <p>Pravasi Bharatiya Samman Puraskar to Mr. P.N.C. Menon, by the then President of India, Smt. Pratibha Patil</p>	<p><b>2014</b></p>  <p>Entrepreneur of the year (Energy, Real Estate &amp; Infrastructure) Chairman Mr. Ravi Menon-EY</p>	<p>'One of India's Top 10 Builders' at the 11<sup>th</sup> Construction World Architect &amp; Builder (CWAB), 2016</p>	