



PASSION AT WORK

SOBHA RAJVILAS

——
RAJAJINAGAR

3 & 4 BED LUXURY APARTMENTS

SOBHA Rajvilas stands tall at the centre of the art, culture and activity of Bengaluru. Nestled in the heart of the city among world-class dining, entertainment and shopping avenues, SOBHA Rajvilas is all about doing life the city way.



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

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<https://rera.karnataka.gov.in>

PRESENTING SOBHA RAJVILAS

AT THE EPICENTRE OF LUXURY AND CONVENIENCE



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UPMARKET AND SELF-SUSTAINING

Location is one of the most important factors in assessing the desirability of residential developments. SOBHA Rajvilas is situated in Rajajinagar, an up and coming neighbourhood in West Bengaluru. Home to the World Trade Centre, ISKCON Temple and SOBHA Indraprastha, Rajajinagar is known for its conventional residential blocks lined up around commercial spaces. The area has huge demand for modern housing because

of its old-world charm, easy accessibility to the heart of the city and rise of ultra-modern entertainment avenues. Due to the presence of many parks and tree-covered lanes, the neighbourhood is cited to be one of the most calm and serene localities. Its proximity to Sadashivnagar, Mahalaksmi Layout, Malleshwaram, Yeshvanthpur, Majestic, Seshadripuram, BEL Colony and Marathahalli, makes the area an attractive destination for both commercial and residential developments.

LOCATION MAP



Location Coordinates: Latitude - 12°58'42.9"N 77°33'47.4"E

MAP NOT TO SCALE



SOBHA
Rajvilas



Metro



Entertainment
& Shopping



Hospitals



Temples

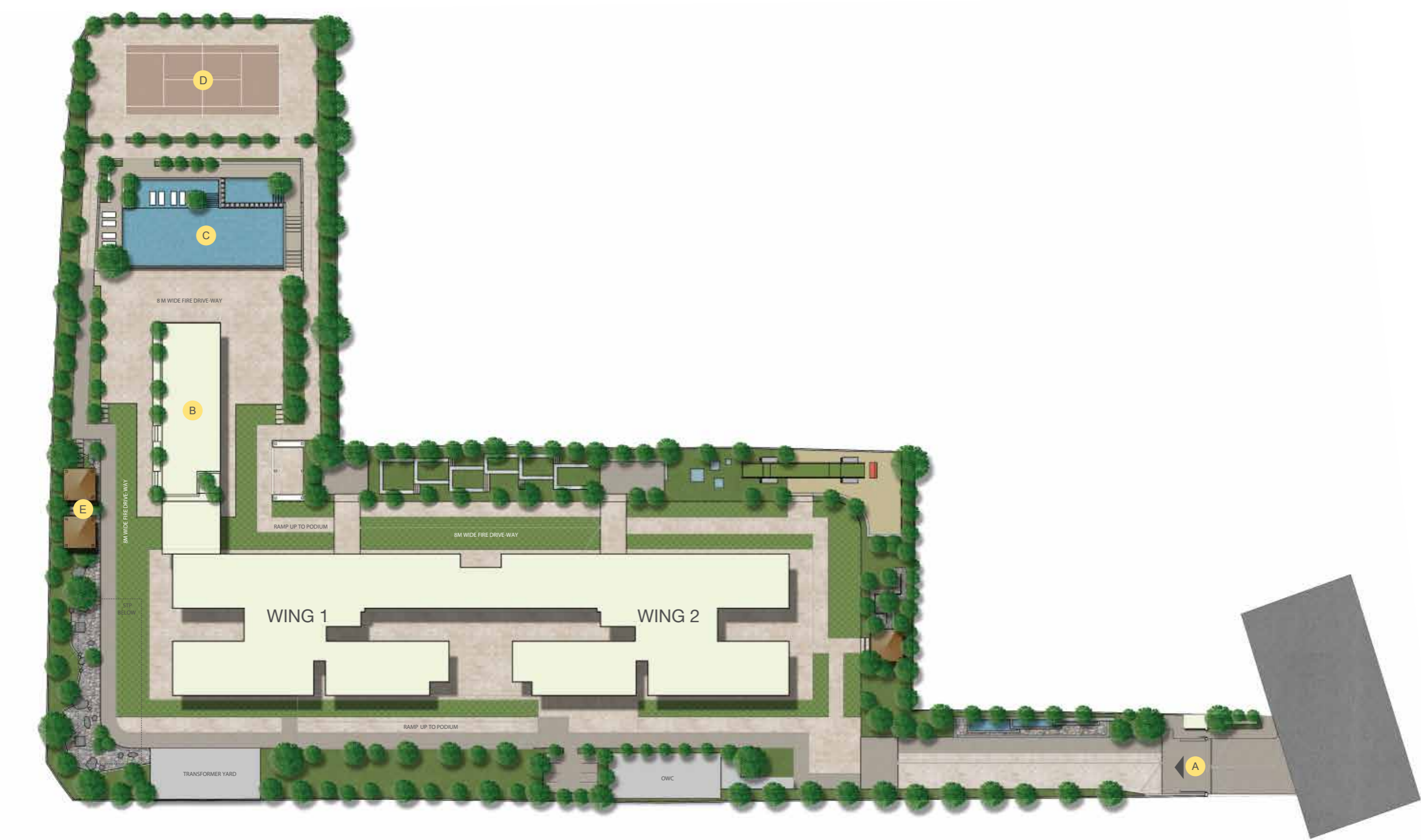


Schools

PROXIMITY

BUSINESS HUBS	NEARBY EDUCATIONAL INSTITUTIONS	NEARBY HOSPITALS	FUN & ENTERTAINMENT	CONNECTIVITY
<ul style="list-style-type: none">• WORLD TRADE CENTRE• UB CITY	<ul style="list-style-type: none">• VIVEKANANDA PU COLLEGE• BRIGADE SCHOOL• IISC• MES COLLEGE• BISHOP COTTON SCHOOL	<ul style="list-style-type: none">• COLUMBIA ASIA HOSPITAL• NARAYANA HOSPITAL• APOLLO HOSPITAL	<ul style="list-style-type: none">• ORION MALL• MANTRI MALL• METRO CASH & CARRY	<ul style="list-style-type: none">• METRO RAIL• CITY RAILWAY STATION• BUS STATION• AIRPORT

MASTER PLAN



GENERAL / OUTDOOR AMENITIES

- A. ENTRANCE GATE

B. CLUBHOUSE

C. SWIMMING POOL
- D. TENNIS COURT

C. MEDITATION / YOGA PAVILIONS

PROJECT DETAILS

LAND AREA – 2.691 ACRES (10891.708 SQM)

Type	Carpets Area Range*
3 Bed	123.15 sqm (1325.59 sq.ft.)
3 Bed	124.34 sqm (1338.40 sq.ft.)
4 Bed	132.80 sqm (1429.46 sq.ft.)
4 Bed	175.22 sqm (1886.07 sq.ft.)

*Excluding Balcony



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THE TOP FIVE FEATURES

EXCLUSIVE LIFESTYLE

SOBHA Rajvilas is tailor-made for affluent and successful Bengalureans who prefer the luxury of exclusivity. The project comes with 160 limited-edition luxury abodes with a wide array of world-class recreational amenities.

ENVIRONMENT-FRIENDLY PARKING LOTS

This contemporary palace has the most-modern, cost-effective and environment-friendly parking lots. The six-storey stilt parking will not necessitate land excavation like in the case of underground parking spaces, and will thus help keep the topography of the land intact.

CONNECTED TO ALL YOUR NEEDS

Rajajinagar connects the northern and western Bengaluru to the rest. Rajajinagar has a metro station in the Green Line and this has reduced the travel time to Yeshvanthpur, Jalahalli, Mantri Mall, Kempegowda Metro Station and MG Road considerably. The proposed 11-KM flyover connecting Rajajinagar first block to Gollarahatti off Mysore Road will further help ease the traffic.

SPACIOUS LIVING SPACES

Spacious 3 and 4-Bed apartments in the property has enough room for creating and preserving your precious memories. These spaces mix classic and modern elements in design and are elegant without being opulent.

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 in India and the Middle-East for its unrelenting quality. Your home will continue to delight even years after you have occupied it, thanks to high-quality finishes and maintenance-free details.

TYPE D
3 BHK
CARPET AREA - 1325 SFT

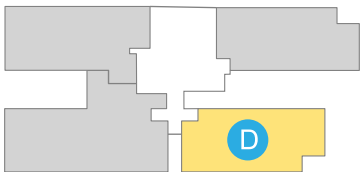
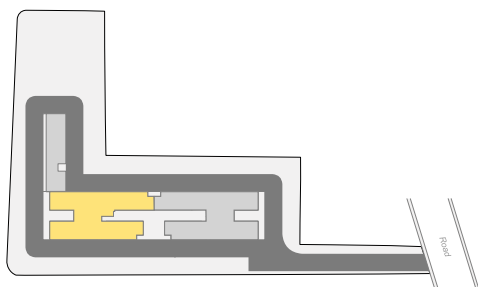
FLOOR PLAN



All dimensions inmm

SBA roundedupto nearest whole number

Key plan

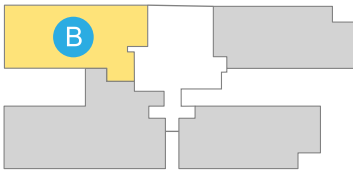
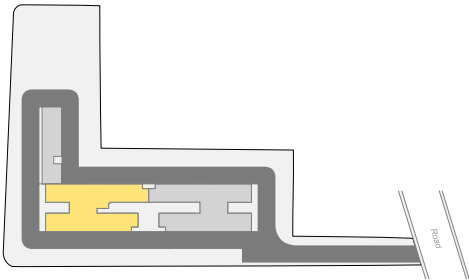




All dimensions inmm

SBA rounded up to nearest whole number

Key plan



SPECIFICATIONS

STRUCTURE

- Basement + Ground + 25-storey RCC structure

CAR PARKING

- Covered car parks in ground + 5 levels

FOYER/LIVING/DINING

- Engineered stone / vitrified tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

BEDROOMS

- Wooden laminated / vitrified tile flooring and skirting for master bedroom
- Vitrified tile flooring and skirting for other bedrooms
- Plastic emulsion paint for walls & ceiling

BATH

- Ceramic tile flooring.
- Ceramic wall tiling upto false ceiling
- False ceiling with grid panels
- Vanity counter in all bath except DH bath

KITCHEN

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

DH Room (wherever applicable)

- Ceramic tile flooring
- 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.

STAIRCASE (FIRE EXIT STAIRCASE)

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

COMMON AREAS

- Vitrified tile flooring
- Ceramic tile cladding upto ceiling / false ceiling

JOINERY

MAIN DOOR/BEDROOM DOORS

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

TOILET DOORS

- Frame – Timber
- Architrave – Timber
- Shutters – with outside HDF and inside laminate
- All other external doors to be manufactured in aluminium / UPVC extruded frames & shutter with panels
- Aluminium / UPVC glazed sliding windows

LIFTS

- 4 numbers of lifts in each wing

LANDSCAPE

- Designer landscaping

COMMON FACILITIES

- Well-equipped clubhouse.

PLUMBING

- Sanitary fixtures of reputed make in all bath
- Chromium plated fittings in all bath
- Stainless steel single bowl sink with drain board in utility

ELECTRICAL

- EB & DG Power supply

FOR 4 BHK FLAT:

EB supply – 10 Kilowatts three phase
DG backup – 3 Kilowatts

FOR 3 /3.5 BHK FLAT

EB supply – 8 kilowatts three phase
DG backup – 3 kilowatts

- 100% standby power (generator backup) for common facilities
- Provision for split A/C in living and all bedrooms
- Telephone points in living & all bedrooms

SOBHA Limited, takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for “**SOBHA Rajvilas**”.

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, a ₹26 billion company, 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, 2017, SOBHA has completed 118 real estate projects and 293 contractual projects covering about 87.41 million square feet of area. The Company currently has ongoing real estate projects aggregating to 40.92 million square feet of developable area and 30.22 million square feet of saleable area, and ongoing contractual projects aggregating to 7.96 million square feet under various stages of construction. 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 LIMITED
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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