



PASSION AT WORK

# SOBHA INDRAPRASTHA

FIT FOR KINGS.

——  
Rajajinagar, Bangalore City.

If you read compromise as failure,  
read on.





For perfectionists such as you, anything short of the best is just not good enough. Be it in what you do, the way you think or what you expect of the world. Settling for a compromise is an absolute no.

Why should it be any different when it comes to the home you choose to live in? The home of your dreams has to be that perfect blend of the best this world has to offer, right where you want it to be. No compromises. No middle path. No corners cut. But a testament to who you are.





**THE INFINITY POOL.  
RIGHT WHERE YOU WANT  
IT TO BE.**

The Infinity Pool on the 37th floor. Here is Bangalore's first residential complex to boast of such a feature. Complete with natural landscaping on all sides, a few refreshing laps with a view of the city's skyline is the perfect way to unwind in your own signature style.



**THE SKY LOUNGE.  
RIGHT WHERE YOU WANT  
IT TO BE.**

When the celebrations must rise above everything else, the sky lounge is the best place to be in. Decked with a large bar area, comfortable seating and a lovely view of the city's skyline – it's the place of choice for those at the top. Lounge with the people who matter the most, or enjoy the company of the cool breeze and the stars for an evening of soul searching. Also, selective entry for visitors ensures that your private party is never intruded upon.

# THE SHOPPING MALL. RIGHT WHERE YOU WANT IT TO BE.

Why have a home far from everything you may need? Presenting one of the country's finest retail spaces within the boundaries of your home. Promising an international shopping experience with global brands across categories, here's your chance to indulge in some retail therapy at your favourite shopping destination. Be it your favourite movie or the cuisine that fits your palate, find them all under one roof. The one adjacent to your home.





That home of your dreams.  
Right where you want it to be.





One of the oldest residential areas of Bangalore, Rajajinagar retains the old charm of the Garden City. Envied for its wide tree-lined roads, independent houses and quiet neighborhoods, Rajajinagar has successfully battled the ill-effects of the growing population in the city. Private and serene, yet in the heart of the city – Rajajinagar offers the best of both worlds. Living here has its own advantages - close proximity to the Central Business District, MG Road, Malleshwaram and other places of interest. Apart from being a stone's throw away from the Bangalore City railway station, the Majestic bus terminus, the Race Course and the upcoming City Metro Station, easy connectivity to the Bangalore International Airport makes it one of the most convenient locations to live in.





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## TOWERS OVER THE REST IN EVERY WAY POSSIBLE.

Imagine the calm of the outskirts and the buzz of the city centre. A fusion of them both, that's what we promise at Sobha Indraprastha. A sprawling 9.37 acre landscape with only 40% built-up area. A plush shopping mall right within the premises. The comfort of living in close proximity to all places of interest in the heart of the city. And finally, a resplendent 37 stories, 433 feet structure that is all set to raise every benchmark the city has ever experienced.



## MORE THAN MEETS THE EYE.

The luxury of space is synonymous with every one of the 356 signature apartments sized 1950 – 3995 sq.ft. Ample natural lighting and cross ventilation with double height windows, double height ceilings and a keen eye for detail make the rooms look even more spacious than they actually are.

A modern outdoor terrace at night. In the foreground, a table holds a tray of appetizers and a lit candle centerpiece. A pink chair is partially visible on the left. In the background, a waterfall flows into a pool, and a large window offers a view of a city skyline at night. The terrace is surrounded by lush greenery, some of which is illuminated with warm lights.

## A HARD DAY'S EVENING.

Forget leaving home to spend quality time with the most special person in your life. With a stunning view of the city's skyline from your private garden itself, special evenings are best spent at home.

A modern bedroom with a large bed, a window with a city view, and a decorative ceiling. The room features a large bed with a white duvet and striped pillows. A large window on the left side offers a panoramic view of a city. The ceiling is decorated with a pattern of white, curved lines. A bedside table with a lamp is visible on the right.

## HOME IS WHERE THE HEART IS.

At Sobha Indraprastha, life takes a turn for the better. Enjoy the joys of luxurious living, chase your favourite pastime, spend more time at home because of its close proximity to your workplace, or dream that a weekend lasts forever. The perfect abode for the royalty of today

## A family that lives together, stays together

Living at Indraprastha is like living in a large joint family. Get like-minded neighbours who have similar tastes in food, lifestyle and fashion. With so much in common between neighbours, we can't but help calling it the extended family.



## Life in the metro.

The fastest way to travel within the city is the metro. And when the metro station is just a hop away from home, there's a reason to celebrate everyday travel. Forget the traffic, the heat, the dust and everything else that made you dread commuting. Here's your chance to make the most of time, just by changing your address to a far superior one.





# The pool that beats them all.

The infinity pool on the 37th floor. To make you feel on  
seventh heaven.



## Shoppers never stop.

With one of the country's best retail spaces right within the premises, you'll never need to leave home for anything – be it shopping, dining, entertainment or movies!

The shopping mall is a magnificent structure spread across 711000 sft and 5 floors. The 11 screen multiplex is sure to take entertainment to new heights. Other options to relax and unwind include retail and anchor shops from global brands, a hyper market, restaurants and a sprawling food court.



## What life looks like to those at the top.

If you've made it to Indraprastha, you've seen it all. And yet, we know what it takes to bring a smile to your face. Here's what it looks like to live in city centre's tallest tower.





THE SKYLINE.  
FOR YOUR DISCERNING  
TASTE.

The Indraprastha way of life. Where everything that happens in the city, happens under your very eyes.





## GRAB EVERY REASON TO CELEBRATE.

The magnificent clubhouse with a grand multipurpose hall is the centre of action at Sobha Indraprastha. The double height ceiling of this spacious hall makes it the perfect destination for a large business conference or a night of festivities with the extended family. Watch heads turn right from the word go as you play the perfect host to those who mean a lot to you.



## WE'VE WORKED IT OUT.

Any time you need a quick adrenalin rush, head for the well-equipped gymnasium on the top floor. After all, it isn't worth the effort to get stuck in traffic before you sweat it out at the gym.

## RELAX AND REJUVENATE.

For a quick pick-me-up, pick your mode of unwinding. From a few rounds of pool to squash or a game of cards, we offer them all. Or put your feet up and rejuvenate with steam, sauna or Jacuzzi. After all, why should you leave home to pursue your favourite pastime?



# SITE PLAN



# MASTER PLAN

LAND AREA – 9.37 acres

## Residential

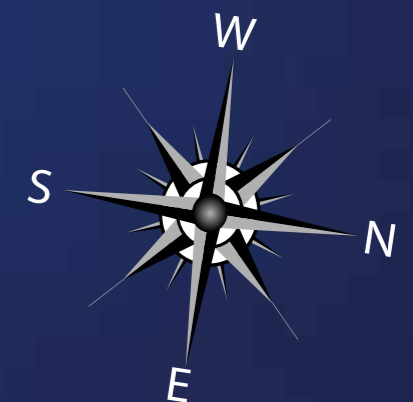
- Structure – 3B + G + 37 floors
- Total Apartments – 356 units (1 Block – 2 Wings)
- Type of Units –
  - a. 3 BHK (1950 – 2313 sft) – 275 units
  - b. 3 BHK Duplex (2875 – 2970 sft) – 4 units
  - c. 4 BHK (3179 – 3381 sft) – 74 units
  - d. 4 BHK with Pool (3995 sft) – 2 units
  - e. 4 BHK Duplex (3715 sft) – 1 unit

## Commercial Development

- Structure – 3B + G + 4 floors
- Food court area – 41500 sft (approx)
- 15 food counters and 3 fine dining restaurants
- Multiplex with 11 screens
- 21,500 sft (approx) family entertainment center



1. CIVIC AMENITIES
2. CHILDREN'S PLAY AREA
3. LANDSCAPED AREA
4. PERGOLA
5. WALKWAY
6. GRASS GRID
7. BOUNDARY LINE
8. TRANSFORMER YARD - 02
9. ENTRY TO LOBBY
10. PARKS AND OPEN SPACES
11. RAMP TO BASEMENT - 01
12. FIRE DRIVE WAY
13. DG YARD
14. SECURITY CABIN
15. ENTRY/EXIT
16. RESIDENTIAL ENTRY
17. TRANSFORMER YARD - 01
18. MALL ENTRY - 01
19. DRIVE WAY
20. RAMP DOWN TO BASEMENT LEVEL - 01



\*This master plan is indicative and subject to change.

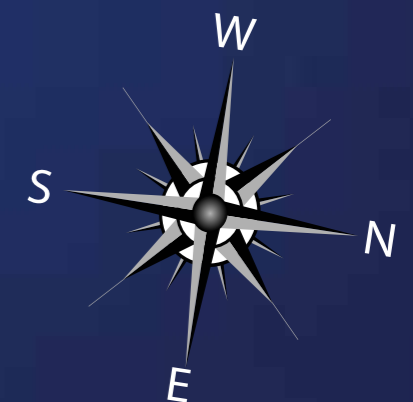


# FLOOR PLAN

TYPE : A

UNIT : 4 BHK with  
Private Garden &  
Servant's Room

AREA : 3301.80 SFT



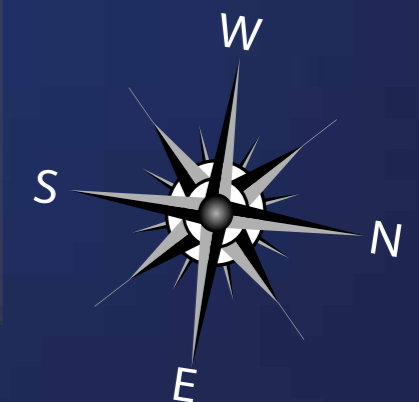
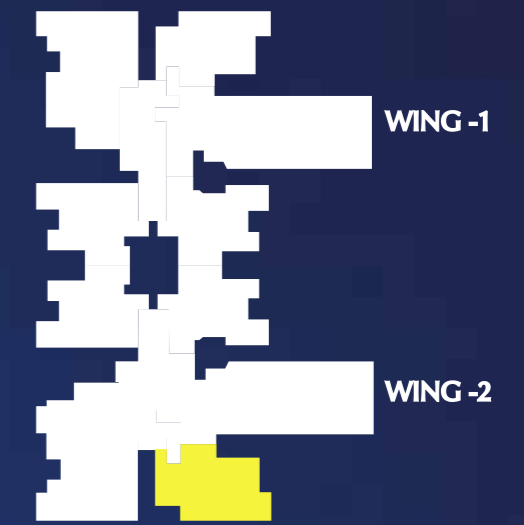
NOT TO SCALE

# FLOOR PLAN

TYPE : B3

UNIT : 3 BHK with Private Garden

AREA : 2171.66 SFT



NOT TO SCALE

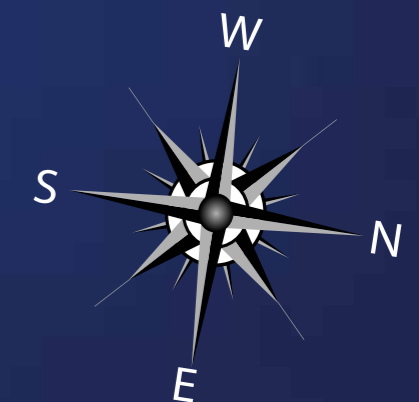
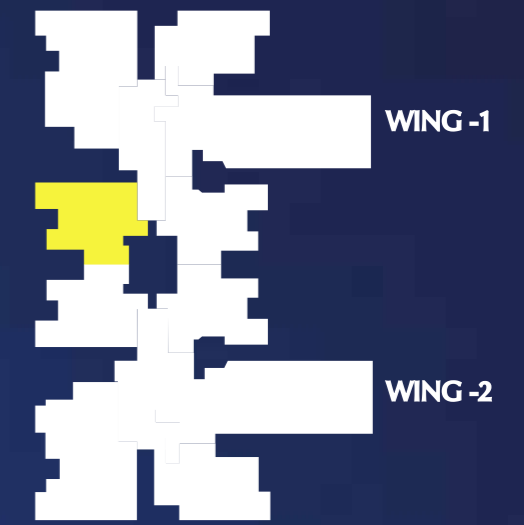


# FLOOR PLAN

TYPE : F1

UNIT : 3 BHK

AREA : 2052.69 SFT



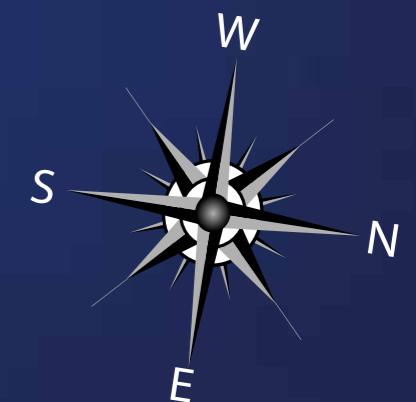
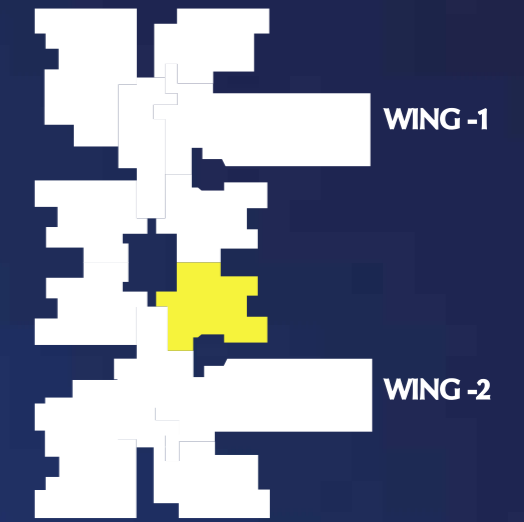
NOT TO SCALE

# FLOOR PLAN

TYPE : D1

UNIT : 3 BHK

AREA : 1950.20 SFT



NOT TO SCALE

# AMENITIES

Clubhouse spread across two floors

Infinity Pool

Sky Lounge

Table Tennis

Pool Table

Reading Lounge

Steam, Sauna & Jacuzzi

Cards & Carrom Lounge

Squash Court

Gymnasium

Multipurpose Hall

Indoor Badminton Court

Walkways

Children's Play Area



# SPECIFICATIONS

## ARCHITECTURAL / CIVIL SPECIFICATIONS

- 356 nos of exclusively designed 3 & 4 Bedroom apartments and 3 & 4 Bedroom Duplex apartments

## STRUCTURE

- 3 Basements + Ground + 37 storied R C C structure

## CAR PARKING

- Covered car parks in basement levels

## FOYER/LIVING / DINING

- Superior quality natural / engineered stone slab /vitrified tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

## BEDROOMS

- Superior quality timber laminated flooring and skirting / equivalent flooring for Master Bedroom
- Superior quality vitrified tile flooring and skirting in other bedrooms
- Plastic emulsion paint for walls and ceiling

## TOILETS

- Superior quality antiskid ceramic tile flooring
- Superior quality ceramic wall tiling up to false ceiling
- False ceiling with grid panel
- Granite vanity counters in all toilets except servant's toilet
- Shower Partition in attached toilets except servant's toilet

## KITCHEN

- Natural / engineered stone slab / vitrified tile flooring
- Superior quality ceramic tiling dado from floor to ceiling soffit
- Plastic emulsion paint for ceiling

## BALCONIES / UTILITIES

- Superior quality antiskid ceramic tile flooring and skirting
- Granite coping for parapet / Mild steel handrail/glass railing with SS handrail
- Plastic emulsion paint for ceiling
- All walls external grade textured paint

## UTILITY ROOM

- Superior quality ceramic tile flooring
- Plastic emulsion paint for walls & ceiling

## STAIRCASE

- Fire Exit staircase
- Concrete treads & risers
- Textured paint for Walls
- Plastic emulsion Paint for ceiling
- MS handrail

## COMMON AREAS

- Vitrified tile / granite flooring
- Superior quality ceramic tile cladding up to ceiling
- Plastic emulsion for ceiling
- Granite coping for parapet / MS handrail

## JOINERY

- Main Door/ Bedroom Doors
- Frame – Timber
- Architrave - Timber
- Shutters – with both side masonite skin

## TOILET DOORS

- Frame – Timber
  - Architrave – Timber
  - Shutters – with masonite outside & laminate inside
- All other external doors to be manufactured in specially designed aluminium extruded frames and shutter with panels

Heavy-duty aluminium glazed sliding windows / top hung windows & French windows made from specially designed and manufactured sections

## LIFTS

- Total of 8 nos, high speed elevators of reputed make (4 / Wing)

## LANDSCAPE

- Designer landscaping

## COMMON FACILITIES

- Well-equipped clubhouse
- Infinity pool
- Children's play area

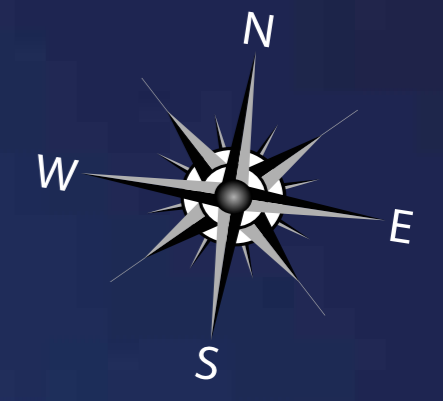
## PLUMBING & SANITARY

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings of reputed make in all toilets
- 25 litre capacity geyser in all toilets
- 15 litre capacity geyser in servant's toilet
- Stainless steel single bowl sink with drain board in utility

## ELECTRICAL WORKS

- Split AC provision in living room and all bedrooms
- BESCOM power supply: 8 KW 3 phase supply for 3 bedroom unit, 10 KW 3 phase supply for 4 bedroom unit
- Standby power of 3KW for apartments and 100% power backup for common area facilities
- Exhaust fans in kitchen and toilets
- Television points in living, family, all bedrooms and servant room
- Telephone points in all bed rooms, living and family room
- Intercom facility from security cabin to each apartment

# LOCATION MAP



TOWARDS TUMKUR ROAD

TOWARDS BIAL

TOWARDS MYSORE EXPRESS WAY

NICE

CARMEL HIGH SCHOOL

ISKON TEMPLE

BHASAWESHWARA SCHOOL

METRO CASH & CARRY  
COLUMBIA ASIA HOSPITAL  
HOTEL SHERATON

ORION MALL

ESI HOSPITAL

MAHARANI KUVEMPU RD

C V RAMAN RD

SADASHIVNAGAR

MALLESHWARAM

DR RAJKUMAR RD

PRAKASH NAGAR

RAJAJI NAGAR  
RAMMANDIR

BASHYAM CIRCLE

SUJATHA THEATRE

OKALIPURAM

MANTRI SQUARE

SHESHADRIPURAM MAIN RD

LALIT ASHOK

ITC WINDSOR

GOLF CLUB

LE MERIDIAN

SOPHIA HIGH SCHOOL

TAJ WESTEND

GOLD FINCH HOTEL

WIDO RD

STAR BAZAR

SOBHA INDRAPRASTHA

MALL  
APARTMENTS

METRO

METRO

BANGALORE CITY RLY STN

SHESHADRI RD

RAJBHAVAN RD

VIDHAN SOUDHA

STATE LIBRARY

CUBBON RD

MG RD

80 FEET RD

METRO

MAGADI RD

SHESHADRIPURAM COLLEGE

SRI ANGALA PARAMESHWARI TEMPLE

COTTONPET

BINNI MILLS

CHIKPET

MAJESTIC

KEMPA GOWDA RD

PALACERD

UB CITY

KASTURBA RD

RICHMOND RD

LANGFORD RD

MYSORE RD

BELLARY RD

JAYAMAHAL RD

CHOWDAIAH RD

PALACE RD

MILLERS RD

DR. AMBEDKAR RD



#### BUSINESS HUBS

- World Trade Centre (25-30 companies) - 5 kms
- UB City - 4.5 kms

#### NEARBY EDUCATIONAL INSTITUTIONS

- KLE Education Society - 3 kms
- Vivekananda PU College - 4 kms
- Brigade School - 5 kms
- IISc - 5.5 kms
- MES College - 5 kms
- Sheshadripuram College - 4 kms
- Bishop Cotton - 5 kms

#### NEARBY HOSPITALS

- Columbia Asia Hospital - 5 kms
- Narayan Hospital - 5 kms
- St. Theresa Multi Speciality - 3.5 kms
- Suguna Hospital - 1.5 kms

#### FUN & ENTERTAINMENT

- Big Bazaar - 4 kms
- @Home - 4 kms
- Star Bazaar - 0.2 kms
- CCD - 0.2
- Gateway - Orion mall (Theatre and retail) - 5 kms
- Mantri Mall (SPAR, Pantaloon, Shopper Stop, Reliance digital, Lifestyle) - 2.5 kms
- Metro Cash & Carry - 5 kms

#### CONNECTIVITY

- 4 Lane Main Rd - 0 kms
- Metro Rail - 0.3 kms
- City Railway station - 1.5 kms
- Bus station - 2 kms
- Bus stop - 0 kms
- Airport - 40 kms





Global Education Center, Infosys Technologies - Mysore | Built By Sobha Developers Ltd

## WE BUILD QUALITY IN EVERY DETAIL

Over the years, we, at Sobha Developers Ltd., have become one of the most preferred real estate brands in Bangalore. Today, we build homes that cater to discerning homebuyers all across the city. A city that is truly the Silicon Valley of India and one that has been recognised as the “Best Indian city to live in” on all parameters.

Over the past 17 years, our passion for perfection has led our drive to the top, and it gives us immense pride to state that we have successfully completed over 83 real estate projects and 224 contractual projects and delivered more than 54.45 million square feet. This, in itself, bears testimony to the brand equity of the company - an INR 20 billion real estate player listed on the BSE & NSE. In the fiscal year 2011-12 alone, we registered fresh sales valuing at INR 17.01 billion in the residential segment alone which we plan to grow even further by 18% to go beyond INR 20 billion.

Since its inception in 1995, Sobha Developers Ltd. has blended a strong customer centric approach with robust engineering, a high degree of business ethics, timeless values and transparency in every sphere of business. All of these contribute to make us one of the most respected real estate brands in India. And, an organisation where quality meets excellence, technology meets aesthetics, and passion meets perfection.

It is often believed that quantity and quality seldom coexist for long. But, we at Sobha Developers Ltd., have made this possible. Headquartered in Bangalore, we have completed 55 residential projects across the city, which reflect our undeterred passion for excellence, perfection and detailing. These include hallmark properties like the highly successful Sobha Elite, Malachite, Emerald, Amber, Petunia, Azalea and

more. Our relentless pursuit of quality is a constant in every property we create. Little wonder then that they garner instant admiration.

It is this conviction that has earned us the trust of people across the country. True to that, Sobha has won ‘CNBC Most Reliable Builder Award (voted by consumers)’ at the CNBC Awaaz Real Estate Awards on 22nd December 2012. Sobha also received the award for ‘The Best Residential Project in the mid segment (Rs 35 lac – Rs 1 crore) with 70% or more completion’ for Sobha Elite at the same event. This is testimony to the faith people have in our quality and service.

We have also expanded our footprint in 24 cities and 13 states across the country with properties in major cities like Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur and Mysore. And as on December 31, 2012, we have 43 ongoing residential projects aggregating to 24.18 million sq. ft. of developable area and 17.40 million sq. ft. of super built-up area, and 39 ongoing contractual projects aggregating to 10.06 million sq. ft. under various stages of construction.

Apart from being one of the top real estate players in the country, we are also the only backward integrated entity in the entire real estate sector. The company is widely and indisputably recognised for redefining the very perception of quality and perfection in the construction space. This is endorsed by the accolades we have consistently earned over the years for building close to 200 landmark premises for some of the biggest corporate houses of India. Once you buy a Sobha home, its unmatched finesse and detailing will surely make you experience the true joys of owning a quality home.

# SOBHA INDRAPRASTHA

FIT FOR KINGS.

Rajajinagar, Bangalore City.

## SITE ADDRESS

Minerva Mills Compound, Opp. Sujata Theatre, Rajajinagar,  
Bangalore-560023.

## SOBHA REGISTERED & CORPORATE OFFICE

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