



PASSION AT WORK



SOBHA ROYAL PAVILION



In association with

Cornerstone
Beyond Standards

LAND BANKING | INTEGRATED TOWNSHIPS | REAL ESTATE DEVELOPMENT

OF ROYAL ABODES AND REGAL LIFE

An imposing architectural creation decked in breathtaking gardens, magnificent carvings, beautiful chatris, stunning jharokhas and designer parks...

SOBHA Royal Pavilion, our Rajasthan-themed residential development on Sarjapur Road, is regal in its demeanor and in experiences it offers.



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

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) | PRM/KA/RERA/1251/446/PR/190204/002341 (Phase 5 - Wing 8 and 9) | PRM/KA/RERA/1251/446/PR/190205/002357 (Phase 6 - Wing 10 and 11)
PRM/KA/RERA/1251/446/PR/190207/002362 (Phase 7 - Wing 12, 13 and 14) | PRM/KA/RERA/1251/446/PR/190204/002339 (Phase 8 - Wing 15)

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

PRESENTING SOBHA ROYAL PAVILION

RAJASTHAN-THEMED 2, 3 & 4 BED LUXURY
APARTMENTS ON SARJAPUR ROAD



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UPMARKET AND SELF-SUSTAINING

Cosmopolitan Bengalueans, who have experienced the best in the world and who desire an exclusive lifestyle in a regal property with all the advantages of city living, would love to call SOBHA Royal Pavilion their home.

The property is strategically located on Sarjapur Road, one of the most happening places of Bengaluru. The surroundings are serene yet have all the conveniences of modern day living like best of Bengaluru's schools, a well-developed social infrastructure, commercial and IT hubs.

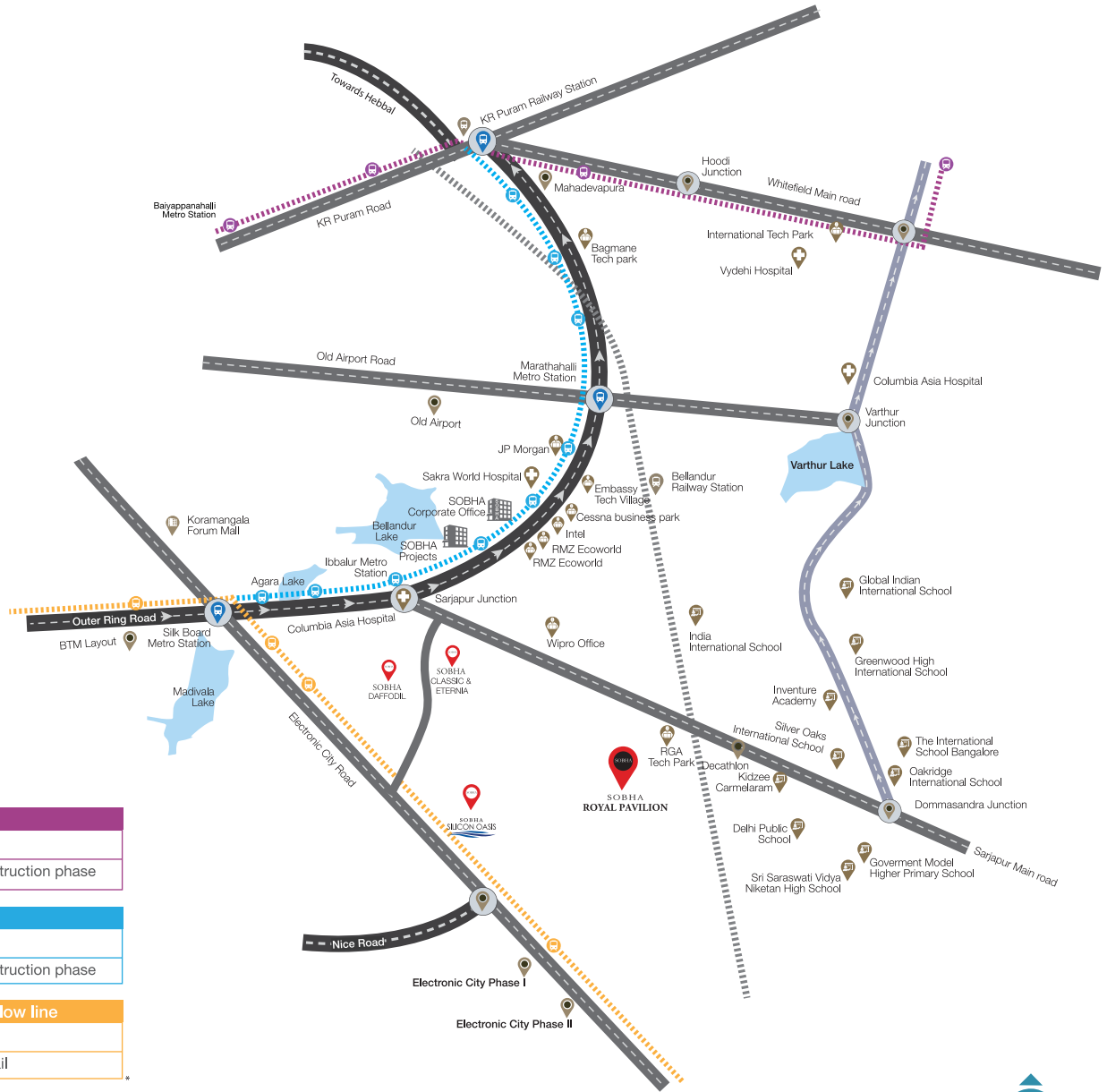
Known as the educational hub of the city, Sarjapur Road has several finest and in-demand schools like TISB, Oakridge International, Inventure Academy,

Greenwood High, Silver Oaks, and DPS within an easy reach. Several tech giants and MNCs have either their headquarters or offices on the stretch. It is also well connected to all significant places of Bengaluru through Outer Ring Road, Elevated Expressway and proposed Namma Metro line.

The project is in close proximity to malls, speciality stores, super specialty hospitals, and places of worship.

SOBHA Royal Pavilion has everything that Bengaluru can offer for its most successful citizens. It is no wonder that people from a varied spectrum of life evinced an interest in SOBHA Royal Pavilion making it the talk of the town and most-awaited launch in southeast Bengaluru.

LOCATION MAP



| Metro Purple line | |
|-------------------|--------------------------|
| | Stations |
| | Under-construction phase |

| Metro Blue line | |
|-----------------|--------------------------|
| | Stations |
| | Under-construction phase |

| Proposed Metro Yellow line | |
|----------------------------|---------------|
| | Stations |
| | Extended rail |

Location Coordinates: Latitude - 12.900617 Longitude - 77.705109



| | | | | | |
|-------------------------|-------|-----------------------------|-----------|------------------|---------|
| | | | | | |
| SOBHA Royal Pavilion | Metro | Entertainment & Shopping | Hospitals | Business Hubs | Schools |

PROXIMITY

| BUSINESS HUBS | NEARBY EDUCATIONAL INSTITUTIONS | NEARBY HOSPITALS | FUN & ENTERTAINMENT |
|---|---|---|--|
| <ul style="list-style-type: none"> RGA TECH PARK WIPRO HEADQUARTERS MICROSOFT RMZ ECOSPACE RMZ ECOWORLD ELECTRONIC CITY | <ul style="list-style-type: none"> DPS EAST GREENWOOD HIGH INTERNATIONAL SCHOOL THE INTERNATIONAL SCHOOL BANGALORE OAKRIDGE INTERNATIONAL SCHOOL INVENTURE ACADEMY | <ul style="list-style-type: none"> COLUMBIA ASIA HOSPITAL SAKRA WORLD HOSPITAL MOTHERHOOD HOSPITAL CLOUDNINE HOSPITAL | <ul style="list-style-type: none"> FORUM MALL KORAMANGALA PHOENIX MARKET CITY CENTRAL MALL, BELLANDUR HSR LAYOUT |







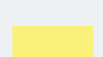


MASTER PLAN



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

GENERAL / OUTDOOR AMENITIES

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

| | | | | | |
|---|-------------------------------------|---|-------------------------------------|---|-------------------------|
|  | 3 BED + SER VANT ROOM 1806 SQ FT |  | 3 BEDROOM 1490 SQ FT |  | 4 BEDROOM 2232 SQ FT |
|  | 3 BEDROOM 1507 SQ FT |  | 3 BED + SER VANT ROOM 1811 SQ FT |  | 4 BEDROOM 2182 SQ FT |
|  | 3 BEDROOM 1884 SQ FT |  | 3 BEDROOM 1566 SQ FT |  | 4 BEDROOM 2207 SQ FT |

PROJECT DETAILS

LAND AREA – 23.62 ACRES, 95580.35 SQM
STRUCTURE : 2B + G + 18 FLOORS

| Type | Super Build-Up Area | Carpet area Range |
|-------|--|--|
| 2 Bed | 120.98 sqm to 148.2 sqm (1302.19 sq.ft. to 1594.8 sq.ft.) | 84.46 sqm to 105.5 sqm (913.41 sq.ft. to 1135.8 sq.ft.) |
| 3 Bed | 138.47 sqm to 175.07 sqm (1490.5 sq.ft. to 1884 sq.ft.) | 100.13 sqm to 123.62 sqm (1077.78 sq.ft. to 1330.65 sq.ft.) |
| 4 Bed | 205.0 sqm to 207.4 sqm (2207.0 sq.ft. to 2232.2 sq.ft.) | 151.1 sqm to 151.7 sqm (1626.5 sq.ft. to 1632.9 sq.ft.) |

*Excluding Balcony



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REGAL EXPERIENCES

THE MAGNITUDE

An extraordinary residential enclave in one of the most sought-after locations of Bengaluru is SOBHA Royal Pavilion for you. It is spread over 23.62 acres and offers over 1,280 spacious homes. Your palatial home is the most exclusive property on the entire Sarjapur Road stretch.

THE THEME

SOBHA Royal Pavilion is a splendid testimony to this great country's regal past. It is a fitting tribute to the architectural style patronized by emperors of Rajasthan and is adorned with intricate carvings, wide arches, beautiful jharokhas and jaalis, grand galleries, gorgeous gardens, alluring courtyards and stylish pavilions. It heralds the renaissance of classical Indian architecture for the coming generations to cherish.

PAVILION GARDENS

Magical Pavilion Gardens that sprawl endlessly around your home are dotted with chequered flowers, bougainvillea, waterbodies, foliage, pavilions, galleries, chatris and a variety of sculptural animal motifs. The gardens here adopt the grand, serene, and peaceful dignity of Indian garden-craft and lend a regal blaze of colour around your home. This temple of greenery is an exciting setting for explorations and adventures.

THE THEMED PLAYGROUNDS & PARKS

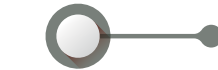
Windows of your majestic mansion open to lung spaces carefully embellished with themed-playgrounds and parks. Each and every play equipment here is designed keeping in mind the sophisticated aesthetics of a royal family. While The Elephant Park looks like a sanctuary where playful pachyderms play with your wards, The Fort Park is where your princes and princesses rule the roost.

PAVILION CLUB & SWIMMING POOL

Pavilion Club, the 40,000 sq.ft clubhouse of SOBHA Royal Pavilion, is inspired by Rajasthan palaces. The club is your own palace-themed resort where you can enjoy exclusive access to unrivalled amenities. The opulent clubhouse has an equally magnificent swimming pool surrounded by beautiful stone motifs and richly-carved chatris. Here, you will never be short of things to do and your friends will only be happy to be invited into.

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 SOBHA ahead of or on schedule over the past two decades. SOBHA has consistently been ranked among top real estate brands and is known for its unrelenting quality. Your home will continue to delight even years after you have occupied it.



TYPE A1

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

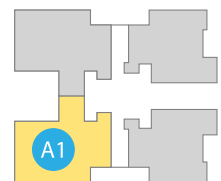
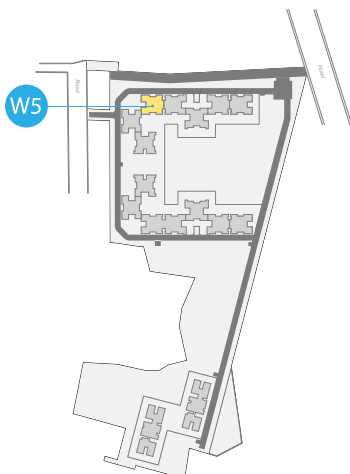
FLOOR PLAN



Key plan

All dimensions in mm

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



TYPE A2

3BHK
 SBA - AREA - 1884 SFT
 CARPET AREA - 1330 SFT

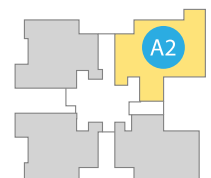
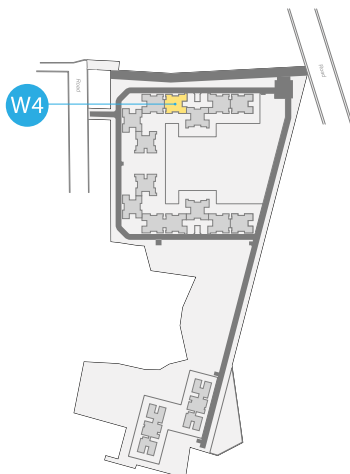
FLOOR PLAN



Key plan

All dimensions in mm

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



TYPE B1

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

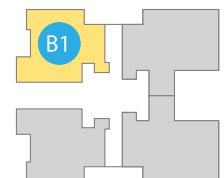
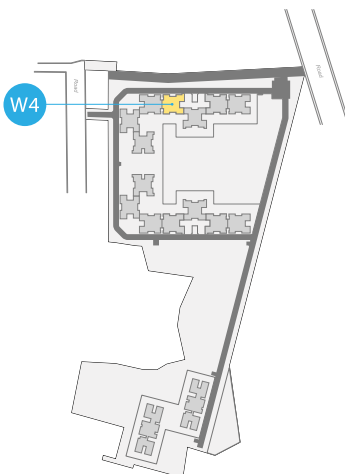
FLOOR PLAN



Key plan

All dimensions in mm

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



TYPE C1

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

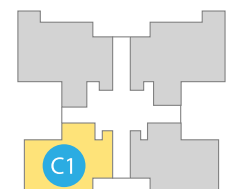
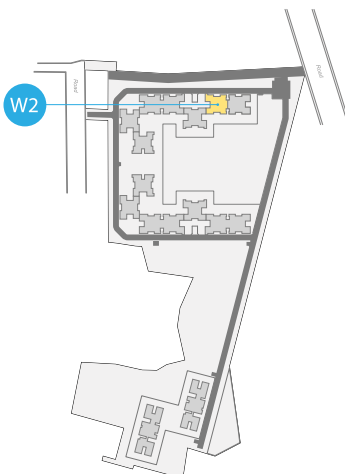
FLOOR PLAN



Key plan

All dimensions in mm

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



TYPE F

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

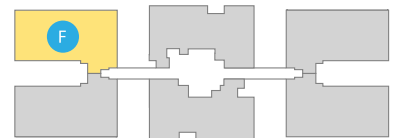
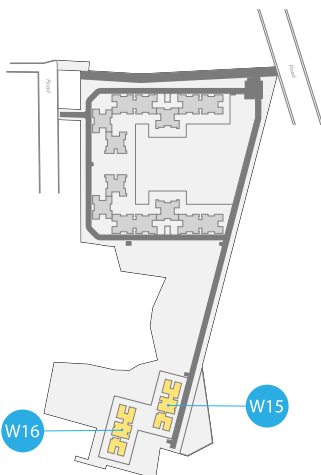
FLOOR PLAN



Key plan

All dimensions in mm

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



TYPE H1

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

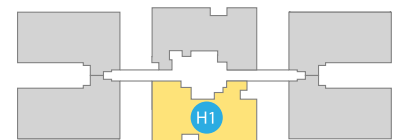
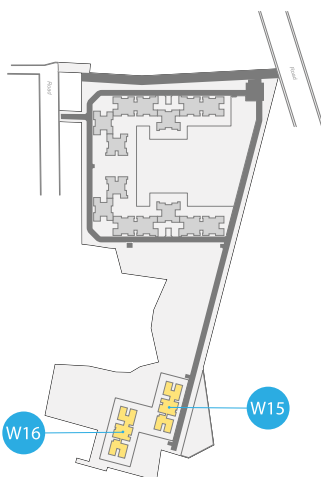
FLOOR PLAN



Key plan

All dimensions in mm

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



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.

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 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, 2018, SOBHA has completed real estate and contractual projects covering over 96 million square feet of area. 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 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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