



Jagati infra

EXPERIENCE JOYFUL LIVING

WITH CLASS AND COMFORT



SHUBHA NIVAS

A LUXURY LIVING APARTMENT
@ MALLASANDRA, WHITEFIELD, BENGALURU.

PRM/KA/RERA/1250/304/PR/060423/005839



A CLOSE-KNIT WORLD OF LUSH GREENERY AND MODERN COMFORTS

Live life a bit differently. Make an easy-going, friendly attitude a part of your life. Set aside stress to appreciate the good things. Take pride in being good friends with like-minded neighbours. Experience a nature-loving lifestyle with so much greenery and open space around. Get a feel for why sweating out, indulging in games and staying fit is so vital for health. If you are up for all of the above for all of your life, then come home to a close-knit world of modern comforts. Welcome to SHUBHA NIVAS.

80 LUXURY
UNITS



RERA
REGISTERED



1.02
ACRES



2&3 BHK
FLATS



LUXURY
AMENITIES



LUXURY
GATED
COMMUNITY



SHUBHA NIVAS





SHUBHA NIVAS



A COMPLETE PRIVATE SPACE FOR LUXURY LIVING

Let the flush ambiance express your style

Luxury that very well defines you

All flats designed by vaasthu

Natural sunlight & fully ventilated

Advanced safety & rounded the clock
CCTV surveillance system

High quality construction & speed delivery

SHUBHA NIVAS

The well articulated floor plan of SHUBHA NIVAS forms a rhythm with the use of gaps and recesses. Each individual apartment is as exclusive as can be. The “No Common Walls” shield and protect every inhabitant's privacy while ushering in natural light, fresh air and efficient ventilation. The wide corridor provides residents improved options for freely moving around. Offering a choice of East and North facing units, the area too is as diverse as the modern.

PROJECT HIGHLIGHTS

Clear Title

Vaasthu Complaints

Quality Constructions

Excellent Ventilation

Earthquake Resistant

CCTVs at all required places

Lifts - Branded

Covered Car Parking

24 Hours Generator Backup

24 Hours Security

Rainwater Harvesting

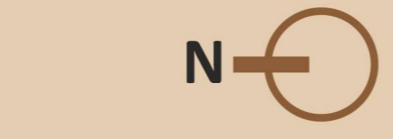
A thoughtfully
detailed and precisely
planned project



- A well-planned property built as per the RERA norms
- Secure lifestyle ensured with CCTV surveillance
- Independent apartments with no common walls for better privacy and excellent ventilation

- Premium quality construction enhanced with vaasthu guidelines
- Experienced developers with 25 years of dedication to construction
- A site that delights with nearness to Schools, Colleges, Malls, IT HUB, Hospitals and so on

01	GRAND ENTRY / EXIT	06	JOGGING TRACK	11	CRICKET PRACTICE NET
02	PARK	07	SKATING RINK	12	POOL DECK
03	DG YARD	08	GYM	13	SWIMMING POOL
04	WALKWAY	09	PARTY HALL	14	KIDS POOL
05	KIDS PLAY AREA	10	BOWLING PITCH	15	ELDERS SITTING AREA



A - BLOCK

F NO	01	02	03	04	05	06	07	08	09	10
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
FACING	WEST	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST
SBA	1079	1108	1033	1061	1033	1061	1033	1061	1079	1108

TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

B - BLOCK

F NO	11	12	13	14	15	16	17	18	19	20
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK
FACING	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST
SBA	1079	1108	1079	1108	1079	1108	1079	1108	1403	1441

STRUCTURE

R.C.C framed structure.

COMMUNICATION

Internet point in master bedroom and living room.

Asian or equivalent plastic emulsion over one coats cement based wall putty and one coat acrylic putty for internal walls. Cement base texture finished with external emulsion for external walls Elevation and wherever necessary. Melamine Polish for all doors.

PAINTING

Water supply with available bore well water.

WATER SUPPLY

600x600 double charged finished KITHROSE or equivalent Vitrified tiles flooring with 4" skirting all around for living/dining & all rooms, 12"x12" anti skid ceramic tiles for balcony, utility floor.

FLOORING**WINDOWS**

Sudhakar/ TNR or equivalent UPVC Windows.

PLASTERING

Sponge finish for external walls and neeru finish for internal walls.

WALLS

External walls with 6" solid concrete blocks and Internal walls with 4" solid concrete blocks (as needed).

SANITARY

Jaguar or equivalent sanitary fittings.



FULLY-LOADED WITH QUALITY, OUR PROMISE

**KITCHEN PLATFORM**

Granite platform with steel sink 2ft height ceramic tile dado on cooking platform.

LIFT

6/8 Passengers capacity Johnson / Kone make lift.

Concealed copper Finecab, Fortune Art or equivalent wiring, Anchor Roma/ Fortune Art or equivalent make modular switches for adequate light, fan, geyser, exhaust fan, A/C Point only in master bedroom and geyser with separate circuits.

ELECTRICAL WORK**SECURITY**

Guard patrolling system, CCTV for common area, lift, main gate and car parking area.

POWER BACKUP

100% Generator power backup per flat for lighting circuit Stand by Generator will be Kirloskar.

DOORS

Teakwood main door frame with Flush door and the remaining door frames salwood with designer skin molded shutters.

Covered car parking.

CAR PARKING

Hindware/ Parryware bath fittings in each toilet Hindware /Parryware sanitary fittings,12"X12" anti-Skid finished KITHROSE ceramic tiles flooring and ceramic glazed finished tiles dado with edge profiles up to 7". Washbasin in all toilets, provision for exhaust fan.

TOILET**TV & TELEPHONE**

TV & Telephone points in living and Master bedroom.

Sudhakar or equivalent CPVC Plumbing system.

PLUMBING

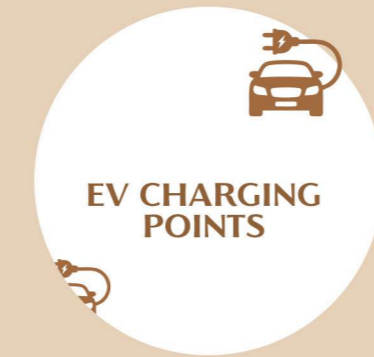
SWIMMING POOL



PARTY HALL



INDOOR GAMES



EV CHARGING POINTS



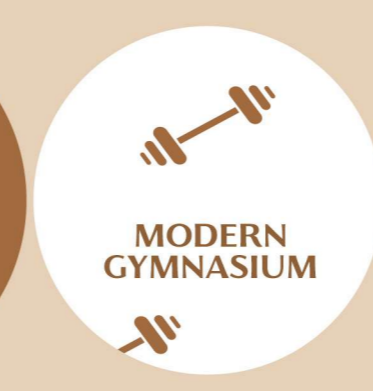
CRICKET PRACTICE NET



JOGGING / WALKING TRACK



SKATING RINK



MODERN GYMNASIUM

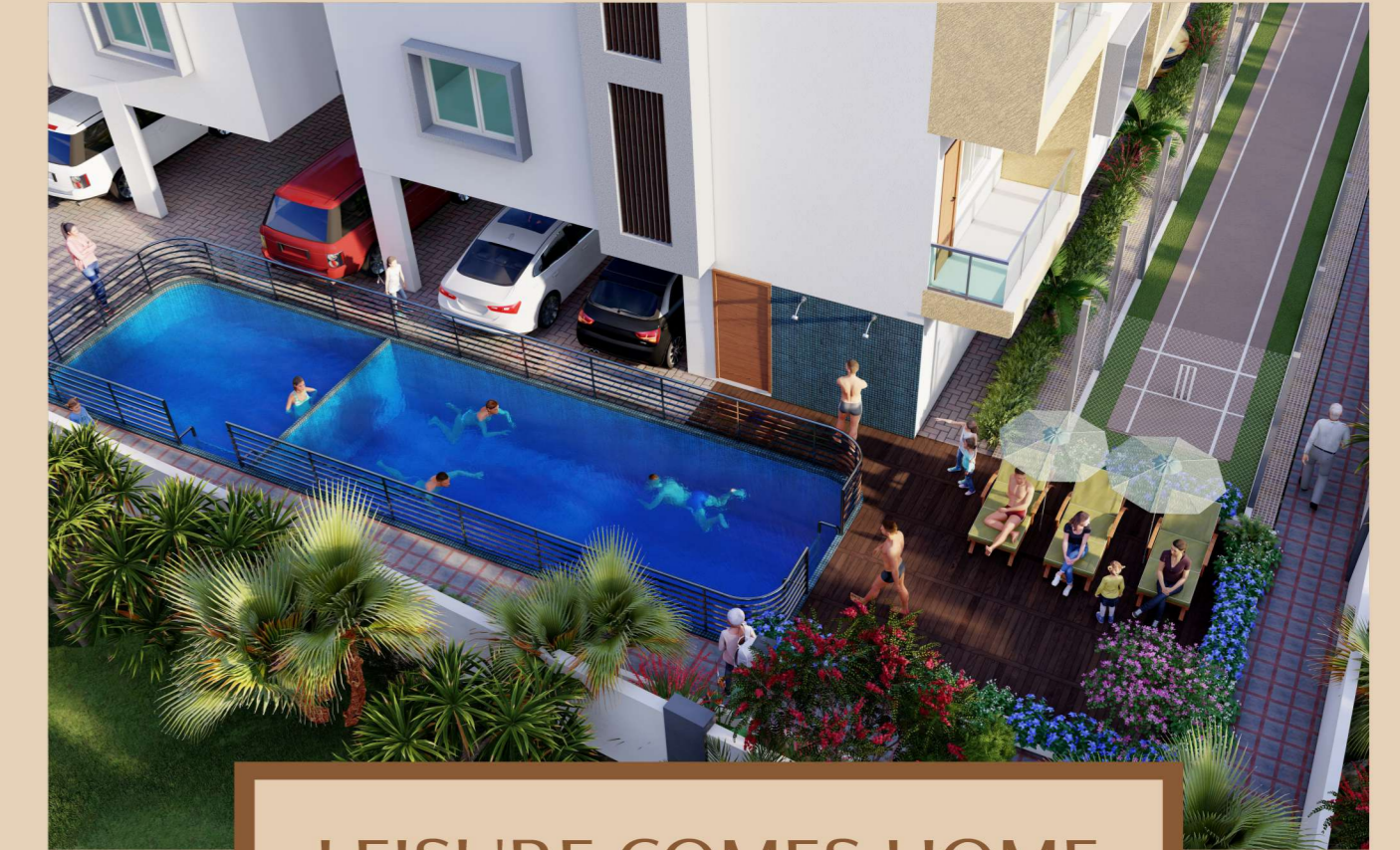


KIDS PLAY AREA



ELDERS PARK / GARDENS

A TREASURE TROVE OF INDOOR AMENITIES FOR CELEBRATING PASTIME



LEISURE COMES HOME





SHUBHA NIVAS

An array of exquisite elements are thoughtfully included in the specifications of SHUBHA NIVAS with a view to create a sense of heightened elegance. Externally, the solid architecture significantly reflects enduring style amid clean lines achieved through the use of best building substances and a soothing palette of vivacious colours. Inside, each apartment is adorned with the finest of materials made by eminent companies/brands. The flawless finishing is achieved by the untiring efforts of master craftsmen with years of expertise. No wonder, the result is a refined and resplendent residential retreat where a chosen 80 families will enjoy a lifetime of luxurious lifestyle.

KIDS PLAY AREA



CRICKET PRACTICE NET



PLAYFUL
PLENTY
GREEN OPEN
SPACES



PARTY HALL



SKATING RINK



PARK



MODERN GYMNASIUM



ELDERS SITTING AREA



LOCATION MAP
(Not to Scale)

SHUBHA NIVAS
SITE

- + Kalyani Tech Park
- + Brigade Signature Tower
- + RMZ Infinity
- + Prestige Tech Park
- + Embassy Tech Village
- + Manyata Tech Park

IT PARKS

- + Bluestone IT Park
- + ITPL
- + Sigma Tech Park
- + Brigade Tech Park
- + Bearys Global Triangle
- + EPIC Zone

- + Aster Hospital
- + Manipal Hospital
- + Svastha Hospital
- + Vydehi Hospital
- + Sri Satya Sai Hospital

HOSPITALS

- + Cloudnine Hospital
- + RxDx Health Care
- + Motherhood Hospital
- + Hope Hospital
- + Aaxis Hospital

- + Park Square Mall
- + Nexus Neighbourhood Mall
- + VR Mall
- + Phoenix Market City
- + Nexus Shantiniketan Mall
- + Brigade Orian Uptown Mall

ENTERTAINMENT

- + Virginia Mall
- + Brookfield Mall
- + Ascendas ITPL Mall
- + Arya Hub Mall
- + HBM Square
- + South India Shopping Mall

- + MVJ Engg. & Medical Collage
- + Winmore Academy
- + Pragathi PU Collage
- + Srusti Degree Collage
- + CMR National PU Collage
- + Gopalan Collage of Engg.

EDUCATIONS

- + Bangalore Int. School
- + Nature Int. School
- + Delhi Public School
- + Bachpan Play School
- + Whitefield Global School
- + Narayana E-Techno School

- + Proposed Peripheral Ring Road
- + Whitefield Metro Station
- + Whitefield Rly. Station

CONNECTIVITY

- + KR Puram Railway Station
- + Hoodi Rly. Station
- + Bengaluru Int. Airport



Jagati infra

MAKING YOUR HOME OWNING JOURNEY A SATISFYING EXPERIENCE

At JAGATI INFRA, our approach to creating homes is refreshingly different. The company loves to help customers own their dream homes and enhance their living standards in an affordable manner. The first step the talented team takes whenever it engages in a project is to thoroughly understand the site dynamics. Once satisfied with the potential of the location, only then the diversified skills of the architectural staff is utilised. Thus JAGATI INFRA is ever committed to making your home owning journey a satisfying experience.

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Saroor Nagar Mandal, Rangareddy Dist,
Telangana State - 500 068.

Site Office
SHUBHA NIVAS
Survey No. 154/1, Khane Road,
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