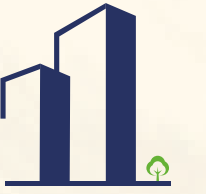


A project by



**SAI RAGHAVENDRA**  
CONSTRUCTIONS & DEVELOPERS  
BENGALURU | HYDERABAD

# Tiara

**Premium Homes @ ITPL Whitefield**

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**Premium 2 & 3 BHK Homes**

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**Sai Raghavendra's Tiara**

PRM / KA / RERA / 1251 / 446 / PR / 070324 / 006698



**M. Janardhan**  
Founder & Managing Partner



## FROM THE FOUNDER'S DESK

As the proud founder of Sai Raghavendra Group, reflecting on our journey fills me with immense pride. Each milestone, challenge, and triumph stands as a testament to the unwavering dedication of our team and the invaluable support of our esteemed customers and partners.

For a quarter of a century now, our brand has illuminated the real estate industry landscape, crafting top-tier properties that redefine living standards. Since our inception in 1999, Sai Raghavendra Group has stayed true to its core values, ensuring the delivery of exceptional homes and a positive impact on the lives of our customers.

Innovation, Integrity, Customer-centricity, Teamwork, Timely Delivery, Commitment to Excellence, and Continuous Learning form the bedrock of our success story. With over 25+ projects across Hyderabad and Bengaluru, we have emerged as trailblazers in the residential sector.

Our mission is as clear as it is profound: to enrich lives by creating homes that embody elegance, functionality, and sustainability. We envision a future where everyone can rejoice in the warmth and comfort of their living spaces.

While our 100% success rate speaks volumes, our true triumph lies in the satisfaction and joy of our customers. We pledge to not only meet but exceed expectations, setting new standards with each project we undertake.

I extend my deepest gratitude to our valued clients, dedicated team members, and supporters who have played pivotal roles in our journey so far. As we stride forward, Sai Raghavendra Construction and Developers will remain resolute in our pursuit of excellence.

Thank you for your unwavering support.

Warm Regards,  
**M. Janardhan**



A - Block Entrance View

# Tiara

## When your neighbour is mother nature

In a serene oasis of greenery, Tiara offers a harmonious fusion of urban convenience, work-life balance, and the beauty of nature. This ultra-luxurious G+4 apartment is conveniently located just a 4-minute drive away from bustling software hubs like ITPL and numerous other IT companies.

4 Acres

60% Open Area

2 Blocks

G+4 Apartment

265 Units


20+ Amenities

2 BHK 1100 Sq.ft to 1475 Sq.ft

3 BHK 1300 Sq.ft to 1890 Sq.ft



*Tiara*

At *Tiara* every  
home owner is a  
proud winner of  
crown 

Our spacious homes redefine contemporary living,  
blending with the serene embrace of lush landscapes.  
Each home is crafted keeping luxury, functionality and  
comfort in mind. Surrounded by picturesque greens,  
at Tiara every detail reflects a perfect union of  
modernity and natural splendour.

Aerial View



*@Tiara*  
Live by beauty  
and breeze by lake



B- Block Entrance View

# Tiara

## The *Tiara* Anatomy



### Outdoor Sports

activities are a part and parcel of this futuristic and smart living venture.



### Twin Clubhouses

that rejuvenate, relive and refresh yourself!



### Amenities Galore

make Tiara a unique and exclusive project. These amenities are the differentiating factors that give it the cutting edge advantage.



### Quality Construction

with no common walls and ample common areas make Tiara the most preferred project in the area.



### Multiple Community Zones

Designed for all age groups making everyday a celebration.



### Location

Discover a location that usually exists only on wish lists. Tiara brings this dream address to life.



*A feature  
packed community that  
complements you.*



B - Block - Elevation Side View



*Tiara*

## Enjoy the perfect work-life balance

Benefit from a prime location with easy access to Central Whitefield, just a 4-minute drive to ITPL and tech parks. Enjoy proximity to the metro Rail, hospitals, grocery stores, shopping malls, schools, colleges, cinemas, eateries, and more for added convenience.





Multipurpose Zone / Lawn

# Tiara

## Leisure unseen

Indulge in a plethora of leisure activities at Tiara, from rejuvenating yoga sessions to invigorating sports facilities, ensuring there's something for everyone to enjoy.



**Multipurpose Zone / Lawn**



**Meet & Greet Area**



**Meditation Area**



**Yoga Deck**



**Landscape with Garden Area**



**Pet Park Zone**



If you can dream it,  
*Tiara* will suit it.



Gymnasium

# Tiara

## Twin Clubhouse's for each block

### Club A

 Gymnasium

 Indoor Games


 Multipurpose Hall

### Club B

 Gymnasium

 Indoor Games

 Children Play Area

 Multipurpose Hall





Skating Rink / Meet & Greet Area



Mini Soccer with Box Cricket - Multi



Amphitheatre

# Amenities



Basketball Court with Tennis Court - Multi



Swimming Pool



Gymnasium



Badminton Court



Yoga & Meditation Deck



Outdoor Gym

# Amenities

# BLOCK A

# BLOCK B

## Legends

- |                                    |                               |
|------------------------------------|-------------------------------|
| 1 Meet & Greet Area                | 9 Outdoor Gym                 |
| 2 Children's Play Area             | 10 Badminton Court            |
| 3 Skating Rink                     | 11 Volleyball Court           |
| 4 Basketball Court / Tennis- Multi | 12 Pet Park Area              |
| 5 MiniSoccer / Box Cricket - Multi | 13 Landscape with Garden Area |
| 6 Yoga & Meditation Area           | 14 Jogging Track              |
| 7 Multipurpose Zone / Lawn         | 15 Path Way                   |
| 8 Amphitheatre Area with Seating   | 16 Drive Way                  |

Proposed 24 Mtr Road as per CDP Plan

BLOCK - A	GROUND FLOOR	WING 1	A-001, A-002, A-003, A-004, A-005, A-006, A-007, A-008, A-009, A-010, A-011, A-012, A-013
BLOCK - A	GROUND FLOOR	WING 2	A-014, A-015, A-016, A-017, A-018, A-019, A-020, A-021
BLOCK - A	GROUND FLOOR	WING 3	A-025, A-026, A-027, A-028, A-029, A-030, A-031, A-032
BLOCK - A	FIRST FLOOR	WING 1	A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113
BLOCK - A	FIRST FLOOR	WING 2	A-114, A-115, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-123, A-124
BLOCK - A	FIRST FLOOR	WING 3	A-125, A-126, A-127, A-128, A-129, A-130, A-131, A-132
BLOCK - A	TYPICAL 2, 3 & 4th FLOORS	WING 1	A-201, A-202, A-203, A-204, A-205, A-206, A-207, A-208, A-209, A-210, A-211, A-212, A-213 A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-311, A-312, A-313 A-401, A-402, A-403, A-404, A-405, A-406, A-407, A-408, A-409, A-410, A-411, A-412, A-413
BLOCK - A	TYPICAL 2, 3 & 4th FLOORS	WING 2	A-214, A-215, A-216, A-217, A-218, A-219, A-220, A-221, A-222, A-223, A-224 A-314, A-315, A-316, A-317, A-318, A-319, A-320, A-321, A-322, A-323, A-324 A-414, A-415, A-416, A-417, A-418, A-419, A-420, A-421, A-422, A-423, A-424
BLOCK - A	TYPICAL 2, 3 & 4th FLOORS	WING 3	A-225, A-226, A-227, A-228, A-229, A-230, A-231, A-232 A-325, A-326, A-327, A-328, A-329, A-330, A-331, A-332 A-425, A-426, A-427, A-428, A-429, A-430, A-431, A-432

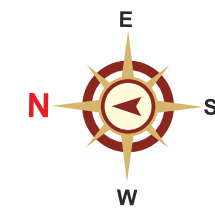
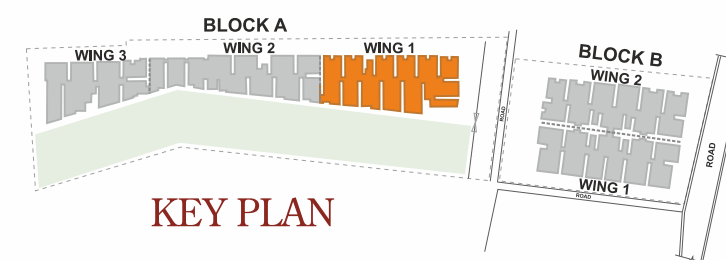


**BLOCK - A** GROUND FLOOR

**WING 1**

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-001	1BHK	EAST	404.73	106.13	725
A-002	2BHK	EAST	778.02	89.77	1205
A-003	2BHK	WEST	724.85	82.56	1125
A-004	2BHK	WEST	771.13	72.01	1170
A-005	3BHK	EAST	1181.03	194.18	1890
A-006	2BHK	WEST	715.48	72.01	1100
A-007	3BHK	EAST	1102.88	160.92	1740

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-008	2BHK	WEST	715.59	72.01	1100
A-009	3BHK	EAST	1042.28	140.90	1635
A-010	2BHK	EAST	765.86	132.50	1250
A-011	2BHK	WEST	715.59	72.01	1100
A-012	2BHK	EAST	788.36	152.74	1305
A-013	2BHK	WEST	715.59	72.01	1100



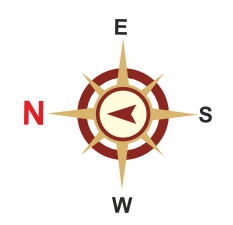
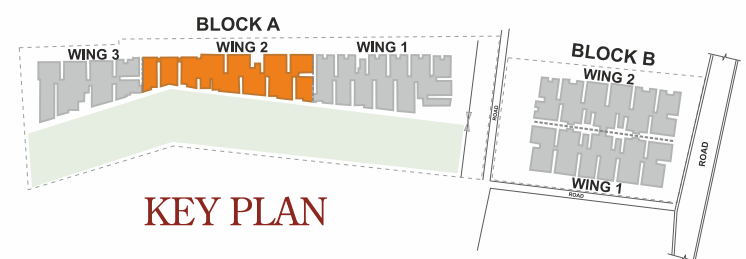
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*Tiara*  
Premium Homes @ ITPL Whitefield





**BLOCK - A** GROUND FLOOR **WING 2**

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-014	2BHK	EAST	875.11	117.44	1375
A-015	2BHK	WEST	765.54	48.12	1145
A-016	3BHK	EAST	1059.39	166.63	1690
A-017	2BHK	WEST	765.54	48.12	1140
A-018	2BHK	EAST	804.18	205.59	1390
A-019	2BHK	WEST	765.54	48.87	1145
A-020	2BHK+STUDY	EAST	835.07	143.81	1365
A-021	2BHK	WEST	750.04	48.87	1125





**BLOCK - A** GROUND FLOOR **WING 3**

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-025	2BHK	WEST	793.95	99.35	1240
A-026	2BHK	NORTH	780.50	183.20	1335
A-027	2BHK	WEST	793.74	47.58	1180
A-028	2BHK	EAST	858.43	207.96	1475
A-029	2BHK	WEST	766.29	58.77	1155
A-030	3BHK	EAST	1136.25	215.06	1855
A-031	3BHK	EAST	1141.31	209.79	1860
A-032	2BHK	WEST	744.87	71.04	1140

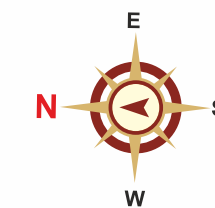
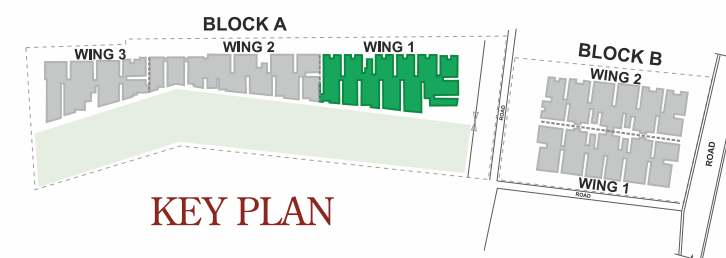


**BLOCK - A** FIRST FLOOR

**WING 1**

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-101	2BHK	EAST	815.37	186.32	1380
A-102	2BHK	EAST	778.02	124.86	1250
A-103	2BHK	WEST	772.96	130.89	1250
A-104	2BHK	WEST	842.39	110.55	1315
A-105	3BHK	EAST	1181.03	194.18	1890
A-106	2BHK	WEST	786.85	102.26	1230

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-107	3BHK	EAST	1102.88	160.92	1740
A-108	2BHK	WEST	786.85	102.15	1230
A-109	3BHK	EAST	1042.28	140.47	1635
A-110	2BHK	EAST	765.86	132.50	1250
A-111	2BHK	WEST	786.85	102.15	1230
A-112	2BHK	EAST	788.36	152.74	1305
A-113	2BHK	WEST	786.85	102.15	1230



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*Tiara*  
Premium Homes @ ITPL Whitefield

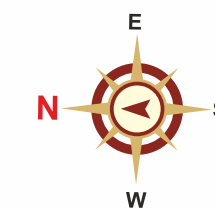
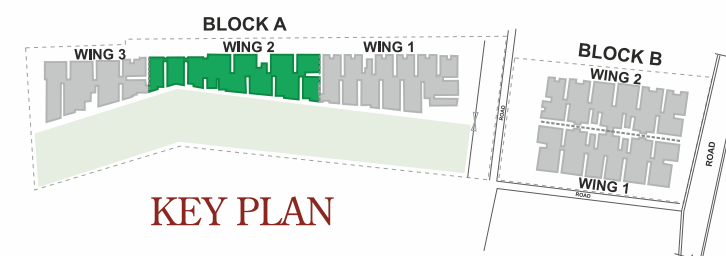


**BLOCK - A**    **FIRST FLOOR**

**WING 2**

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-114	2BHK	EAST	875.11	117.44	1375
A-115	2BHK	WEST	807.30	137.13	1310
A-116	3BHK	EAST	1059.39	166.63	1690
A-117	2BHK	WEST	807.41	137.24	1310
A-118	2BHK	EAST	804.18	205.59	1390
A-119	2BHK	WEST	807.41	137.13	1310

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-120	2BHK+STUDY	EAST	835.07	143.81	1365
A-121	2BHK	WEST	791.80	137.13	1290
A-122	2BHK	EAST	788.03	133.69	1285
A-123	2BHK	EAST	839.16	157.80	1380
A-124	2BHK+STUDY	EAST	850.79	126.15	1355



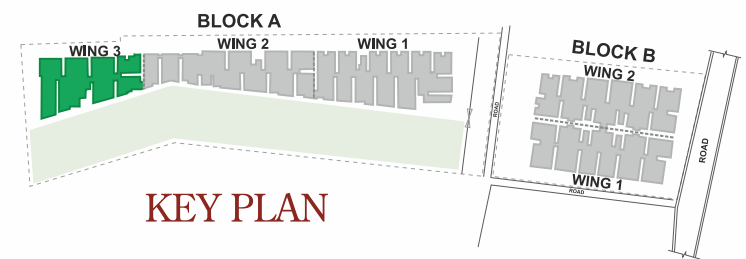
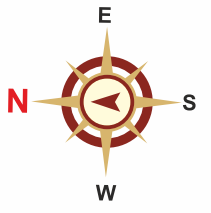
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*Tiara*  
 Premium Homes @ ITPL Whitefield



**BLOCK - A** FIRST FLOOR **WING 3**

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
A-125	2BHK	WEST	793.95	140.04	1295
A-126	2BHK	NORTH	780.50	183.20	1335
A-127	2BHK	WEST	844.87	136.38	1355
A-128	2BHK	EAST	858.43	207.96	1475
A-129	2BHK	WEST	809.56	136.38	1310
A-130	3BHK	EAST	1136.25	219.48	1860
A-131	3BHK	EAST	1141.31	209.79	1860
A-132	2BHK	WEST	746.16	130.78	1220

**SAI RAGHAVENDRA'S**  
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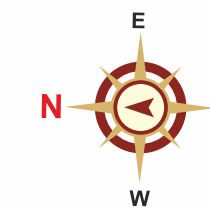
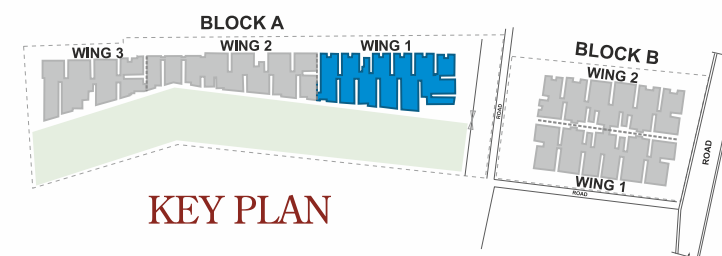


**BLOCK - A** TYPICAL 2, 3 & 4th FLOORS

**WING 1**

FLAT NOs			TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
2nd Floor	3rd Floor	4th Floor					
A-201	A-301	A-401	2BHK	EAST	815.37	186.32	1380
A-202	A-302	A-402	2BHK	EAST	778.02	124.86	1250
A-203	A-303	A-403	2BHK	WEST	772.96	130.89	1250
A-204	A-304	A-404	2BHK	WEST	842.39	144.56	1360
A-205	A-305	A-405	3BHK	EAST	1181.03	194.18	1890
A-206	A-306	A-406	2BHK	WEST	786.85	133.58	1270
A-207	A-307	A-407	3BHK	EAST	1102.88	160.92	1740

FLAT NOs			TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
2nd Floor	3rd Floor	4th Floor					
A-208	A-308	A-408	2BHK	WEST	786.85	133.47	1270
A-209	A-309	A-409	3BHK	EAST	1042.28	140.47	1635
A-210	A-310	A-410	2BHK	EAST	765.86	132.50	1250
A-211	A-311	A-411	2BHK	WEST	786.85	133.58	1270
A-212	A-312	A-412	2BHK	EAST	788.36	152.74	1305
A-213	A-313	A-413	2BHK	WEST	786.85	133.58	1270



**SAI RAGHAVENDRA'S**  
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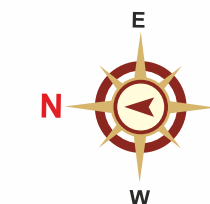
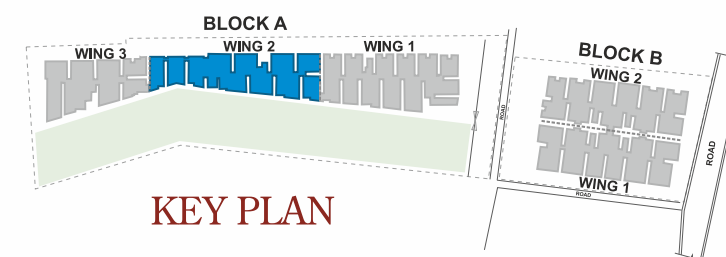


**BLOCK - A** TYPICAL 2, 3 & 4th FLOORS

**WING 2**

FLAT NOS			TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
2nd Floor	3rd Floor	4th Floor					
A-214	A-314	A-414	2BHK	EAST	875.11	117.44	1375
A-215	A-315	A-415	2BHK	WEST	807.30	179.33	1365
A-216	A-316	A-416	3BHK	EAST	1059.39	166.63	1690
A-217	A-317	A-417	2BHK	WEST	807.41	179.33	1365
A-218	A-318	A-418	2BHK	EAST	804.18	205.59	1390
A-219	A-319	A-419	2BHK	WEST	807.41	179.22	1365

FLAT NOS			TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
2nd Floor	3rd Floor	4th Floor					
A-220	A-320	A-420	2BHK+STUDY	EAST	835.07	143.81	1365
A-221	A-321	A-421	2BHK	WEST	791.80	179.44	1345
A-222	A-322	A-422	2BHK	EAST	788.03	133.69	1285
A-223	A-323	A-423	2BHK	EAST	839.16	157.80	1380
A-224	A-324	A-424	2BHK+STUDY	EAST	850.79	126.15	1355

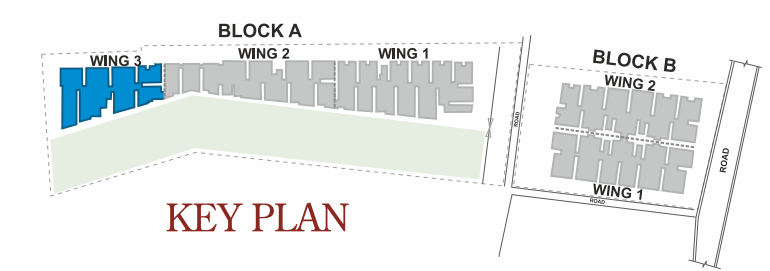
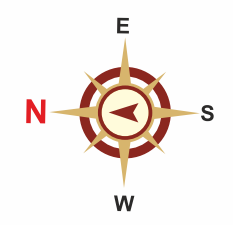


**SAI RAGHAVENDRA'S**  
*Tiara*  
Premium Homes @ ITPL Whitefield



**BLOCK - A** TYPICAL 2, 3 & 4th FLOORS **WING 3**

FLAT NOs			TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
2nd Floor	3rd Floor	4th Floor					
A-225	A-325	A-425	2BHK	WEST	793.95	179.33	1345
A-226	A-326	A-426	2BHK	NORTH	780.50	183.20	1335
A-227	A-327	A-427	2BHK	WEST	844.87	178.47	1410
A-228	A-328	A-428	2BHK	EAST	858.43	207.96	1475
A-229	A-329	A-429	2BHK	WEST	809.56	178.47	1365
A-230	A-330	A-430	3BHK	EAST	1136.25	219.48	1860
A-231	A-331	A-431	3BHK	EAST	1141.31	209.79	1860
A-232	A-332	A-432	2BHK	WEST	746.16	171.15	1270





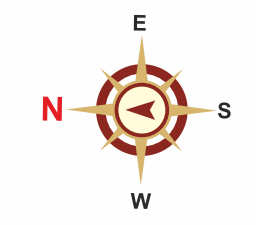
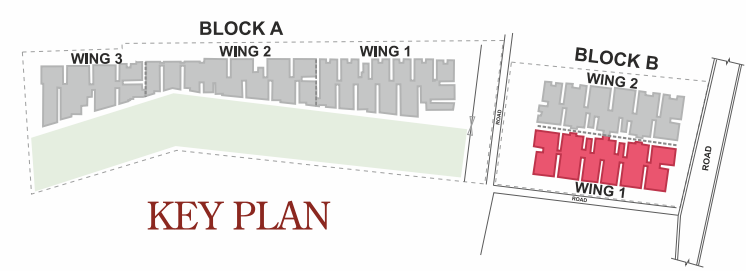
BLOCK - B	GROUND FLOOR	WING 1	B-001, B-002, B-003, B-004, B-005, B-007, B-008, B-009, B-010, B-011
BLOCK - B	GROUND FLOOR	WING 2	B-012, B-013, B-014, B-015, B-016, B-018, B-019, B-020, B-021, B-022
BLOCK - B	TYPICAL 1, 2, 3 & 4th FLOORS	WING 1	B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111 B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211 B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308, B-309, B-310, B-311 B-401, B-402, B-403, B-404, B-405, B-406, B-407, B-408, B-409, B-410, B-411
BLOCK - B	TYPICAL 1, 2, 3 & 4th FLOORS	WING 2	B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122 B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222 B-312, B-313, B-314, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322 B-412, B-413, B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B-422



**BLOCK - B** GROUND FLOOR **WING 1**

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
B-001	3BHK	EAST	1004.71	147.14	1590
B-002	3BHK + 2T	WEST	855.95	81.27	1305
B-003	3BHK + 2T	WEST	855.95	80.41	1305
B-004	3BHK	EAST	1004.71	147.14	1590
B-005	2BHK	EAST	766.07	120.45	1235

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
B-007	2BHK	EAST	766.07	120.45	1235
B-008	3BHK	EAST	1004.71	147.14	1590
B-009	3BHK + 2T	WEST	855.95	81.16	1305
B-010	3BHK	EAST	1004.71	89.02	1515
B-011	3BHK + 2T	WEST	855.95	80.41	1305



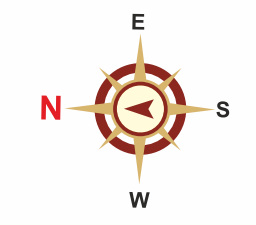
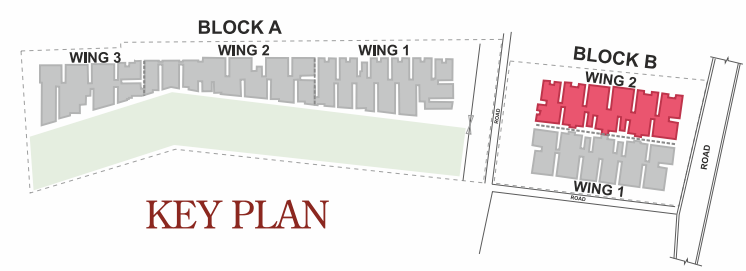
**SAI RAGHAVENDRA'S**  
*Tiara*  
Premium Homes @ ITPL Whitefield



**BLOCK - B** GROUND FLOOR **WING 2**

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
B-012	3BHK + 2T	EAST	855.95	81.16	1305
B-013	3BHK	WEST	1004.71	89.02	1515
B-014	3BHK	WEST	1004.71	88.26	1515
B-015	3BHK + 2T	EAST	855.95	80.41	1305
B-016	3BHK	WEST	1004.71	89.13	1515

FLAT NO	TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
B-018	3BHK + 2T	WEST	949.06	83.10	1430
B-019	3BHK + 2T	EAST	855.95	81.16	1305
B-020	3BHK + 2T	WEST	901.49	80.30	1365
B-021	3BHK + 2T	EAST	855.95	80.41	1305
B-022	2BHK	WEST	786.42	47.68	1160



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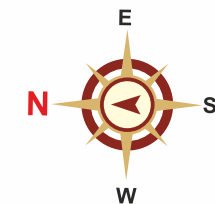
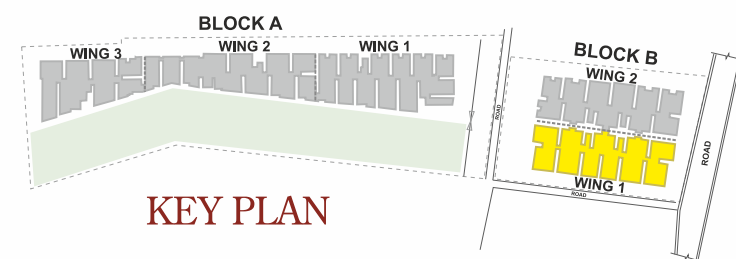


**BLOCK - B** TYPICAL 1, 2, 3 & 4th FLOORS



FLAT NOS				TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
1st Floor	2nd Floor	3rd Floor	4th Floor					
B-101	B-201	B-301	B-401	3BHK	EAST	1062.08	207.75	1740
B-102	B-202	B-302	B-402	3BHK + 2T	WEST	940.34	136.60	1480
B-103	B-203	B-303	B-403	3BHK + 2T	WEST	880.71	95.58	1355
B-104	B-204	B-304	B-404	3BHK	EAST	1062.08	207.75	1740
B-105	B-205	B-305	B-405	2BHK	EAST	766.07	189.45	1325
B-106	B-206	B-306	B-406	3BHK + 2T	WEST	913.22	101.61	1400

FLAT NOS				TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
1st Floor	2nd Floor	3rd Floor	4th Floor					
B-107	B-207	B-307	B-407	2BHK	EAST	766.07	189.45	1325
B-108	B-208	B-308	B-408	3BHK	EAST	1062.08	207.75	1740
B-109	B-209	B-309	B-409	3BHK + 2T	WEST	880.71	96.01	1355
B-110	B-210	B-310	B-410	3BHK	EAST	1062.08	207.75	1740
B-111	B-211	B-311	B-411	3BHK + 2T	WEST	913.22	142.95	1455



**SAI RAGHAVENDRA'S**  
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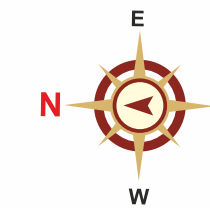
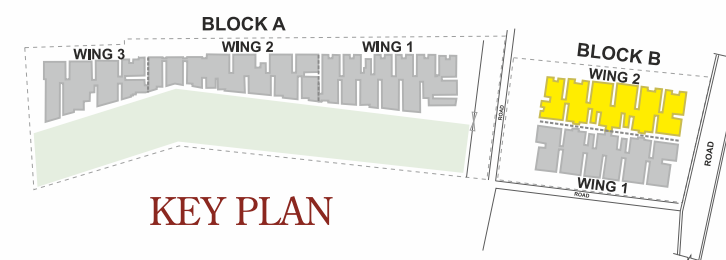


**BLOCK - B** TYPICAL 1, 2, 3 & 4th FLOORS

**WING 2**

FLAT NOS				TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
1st Floor	2nd Floor	3rd Floor	4th Floor					
B-112	B-212	B-312	B-412	3BHK + 2T	EAST	940.34	136.38	1485
B-113	B-213	B-313	B-413	3BHK	WEST	1097.07	130.57	1685
B-114	B-214	B-314	B-414	3BHK	WEST	1097.07	130.57	1685
B-115	B-215	B-315	B-415	3BHK + 2T	EAST	880.71	95.58	1355
B-116	B-216	B-316	B-416	3BHK	WEST	1097.07	130.57	1685
B-117	B-217	B-317	B-417	3BHK + 2T	EAST	913.22	101.61	1400

FLAT NOS				TYPE	FLAT FACING	CARPET AREA	BALCONY / UTILITY	SUBA
1st Floor	2nd Floor	3rd Floor	4th Floor					
B-118	B-218	B-318	B-418	3BHK + 2T	WEST	1035.50	130.57	1600
B-119	B-219	B-319	B-419	3BHK + 2T	EAST	880.71	96.01	1355
B-120	B-220	B-320	B-420	3BHK + 2T	WEST	985.12	130.57	1535
B-121	B-221	B-321	B-421	3BHK + 2T	EAST	913.22	142.95	1455
B-122	B-222	B-322	B-422	2BHK	WEST	786.42	128.74	1265



**SAI RAGHAVENDRA'S**  
*Tiara*  
Premium Homes @ ITPL Whitefield

# SPECIFICATIONS

## STRUCTURE

- RCC framed structure with seismic compliance resistance.

## BRICKWORK

- 6" Solid blocks for External walls
- 4" Solid blocks for Internal walls

## PLASTERING

- **Internal Walls & Ceiling:** Single coat cement plaster with smooth finishing.
- **External:** Double coat cement plastering.

## FLOORING & DADOING

- **Living, Dining & Bedrooms:** 800mm x 800mm Double Charged / GVT Vitrified Tiles.
- **Toilet Dado:** 1200mm x 600mm Vitrified tile dado up to 8 feet height.
- **Toilet Flooring:** 600mm x 600mm anti-skid tiles.
- **Balconies & Utility Flooring:** 400mm x 400mm anti-skid tiles.

## DOORS

- **Main Door:** Teak wood door frame & engineered designer shutter with veneer on both sides with PU Polish.
- **Internal Doors:** Engineered wood frame and designer shutter with veneer on both sides.
- **Toilet:** Engineered wood frame and designer shutter with Veneer on one side and laminate on one side.
- **Hardware:** Hinges, door locks and handles of premium make.

## WINDOWS

- UPVC French Doors & Windows, toughened glass with Mosquito mesh.

## KITCHEN & UTILITY

- Open for Modular Kitchen. Rough Plaster Finish in tile area up to 2 feet height.
- Provision for Sink, Water Purifier and Chimney Outlet.

## PAINTING

- Interior Walls, Ceiling – Emulsion Paint.
- External Walls – Combination of Textured Finish & External Grade Paint as per Architect's Drawing.
- Enamel Painting for MS works.
- Paints from Asian/ Berger or Equivalent

## ELECTRICAL

- Concealed copper wiring of Finolex, Havells or equivalent.
- Modular switches of Legrand, Havells/Crabtree or equivalent.
- Power socket for air conditioners in all bedrooms & Living area.
- Power sockets for Refrigerator, kitchen essentials, water purifier & washing machine.
- Power sockets for geysers in all toilets.
- Provision for TV connection in Living area and Master Bedroom.
- Single Phase Electrical BESCOM Meter.
- DB & MCB's of Legrand / ABB / Havells / Equivalent make.

## TOILETS

- **CP Fittings:** GROHE, Jaquar or equivalent.
- **Sanitary Fittings:** TOTO, Jaquar, American Standard or equivalent.
- **Wall Fixtures:** Single lever diverter cum shower.
- Wall Mounted EWC.

## LIFTS

- Schindler / equivalent make.

## STAIRCASE / CORRIDOR / RAILING

- Combination of Anti-Skid Vitrified tiles / Granite as per architectural design.
- SS railing for staircases.

## GENERATOR

- D.G power backup of 1 KVA with ACCL for each flat (all lights, fans & Living TV point)
- 100% Power backup for common Areas.

## WATER SUPPLY

- Centralized water distribution using hydro-pneumatic systems.

**WTP** • Water treatment plant. **STP** • Sewage treatment plant.

**LANDSCAPING** • Beautifully designed landscaping with Street Lights.




■ Volley Ball Court  


■ Badminton Court  


■ Out Door Gym  

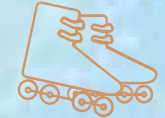

■ Amphitheatre  


■ Multi Sport Activities  


■ Yoga  


■ Mini Soccer with Box Cricket  


■ Basketball Court with Tennis  


■ Skating Rink  


Immerse yourself in the excitement of live sports and cherish unforgettable moments.

\*Sai Raghavendra reserves right to adjust / alter the positions, area and specifications of the master plan.

A nighttime photograph of a city street with light trails from cars. The background features modern buildings with lit windows. The text is overlaid on the left side of the image.

Seamlessly blend  
work life balance  
at *Tiara*

Where ITPL proximity meets  
ultimate relaxation.



# Tiara

## Enjoy the best of both worlds

Immersed in nature, Tiara is strategically situated at the core of Whitefield residential and ITPL pocket near Pattandur. A mere 4-minute drive from the bustling ITPL, it effortlessly balances serene surroundings with proximity to urban hubs. With its close proximity to esteemed educational institutions, leading hospitals, and vibrant recreational centers, Tiara offers the perfect blend of both worlds.

### LOCATION ADVANTAGE

#### IT PARKS

ITPL	2 KMS
SUMADHURA CAPITOL TOWERS	2 KMS
Salarpuria GR Tech Park	2 KMS
Brigade Bhuwalka Icon	2 KMS
Prestige Shantiniketan	3 KMS
KIADB	3 KMS
Cessna Business Park	9 KMS
Bagmane Tech Park	12 KMS
Manyata Tech Park	20 KMS

#### EDUCATION

Deens Academy Whitefield	0.3 KMS
Gopalan International School	4 KMS
Chrysalis High Kadugodi	6 KMS
NPS Whitefield	6 KMS
VIBGYOR	6 KMS
Greenwood High	10 KMS
The International School Bangalore	12 KMS

#### SHOPPING & ENTERTAINMENT

Nexus Whitefield Mall	3 KMS
Nexus Shantiniketan Mall	3 KMS
Park Square ITPL	3 KMS
Phoenix Marketcity	6.5 KMS

#### METRO & RAIL

Kadugodi Tree Park	2 KMS
Pattandur Agrahara	2 KMS
Whitefield Railway Station	6 KMS
KR Puram Railway Station	12 KMS

#### HOSPITALS

Manipal Hospital Whitefield	3 KMS
Aster Hospital	3 KMS
Svastha Hospital	3 KMS
Vaidehi Hospital	3 KMS
Manipal Hospital Varthur Road	4 KMS
Manipal Hospital HAL Road	16 KMS



Location Map  
NOT TO SCALE



#### OUR PROJECTS

- Sai Raghavendra's Tiara
- Sai Raghavendra's Bloom Fields
- Sai Raghavendra's White Midas
- Sai Raghavendra's Paramount Arisht

— Approach Roads to project



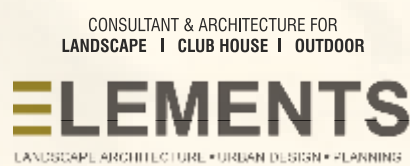
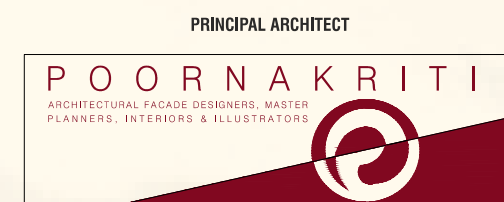
Since its inception in 1999, Sai Raghavendra Group (SRG) has built a solid reputation as developer of premium properties in prime locations of Bengaluru and Hyderabad. Strong principles, execution excellence, innovative designs and timely delivery are the four corner stones on which all the elegant edifices of SRG are built. Every project of SRG stands out for its superior quality of construction, aesthetic design, caring facilities, world-class materials and environment friendliness.

25+ PROJECTS AND COUNTING

3.06 Million SQUARE FEET SUCCESSFULLY DELIVERED

2.04 Million SQUARE FEET UNDER CONSTRUCTION & FUTURE PROJECTS

## OUR CONSULTANTS



## FEW OF OUR PROJECTS



AVANI ABODE, Budigere Cross, Whitefeild, Bangalore. ( Ongoing )



PANCHAJANYA HEIGHTS, Chandanagar, Hyderabad. ( Ongoing )



BR ICON, Banjara Hills, Hyderabad.



BLOOM FEILDS, Whitefeild, Bangalore.



WHITE MIDAS, Whitefeild, Bangalore.



PARAMOUNT ARIST, Marthalli Bangalore.



PANCHAJANYA N, Miyapur, Hyderabad.



MIRRA PANCHAJANYA, Miyapur, Hyderabad.



MAGNIFICENT HABITAT, Nallagandla, Hyderabad.



ROYAL CROWN, Koti Hyderabad.



DIAMOND CROWN, Abids, Hyderabad.



ROYAL FORT, Himayathnagar, Hyderabad.



TIMMAJI PALACE, Nallagandla, Hyderabad.

& Many More...

A project by



**SAI RAGHAVENDRA**  
CONSTRUCTIONS & DEVELOPERS  
BENGALURU | HYDERABAD

**SAI RAGHAVENDRA'S**  
*Tiara*  
Premium Homes @ ITPL Whitefield

## Sai Raghavendra's Tiara

**RERA NO:** PRM / KA / RERA / 1251 / 446 / PR / 070324 / 006698  
For more information about project, visit [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

GOOGLE MAPS LOCATION



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**www.sairaghavendra.in**

**Registered Office Address:** Sai Raghavendra Constructions and Developers  
White Midas, Sy.No: 72, ECC Road, Whitefield, Bengaluru - 560066.

**Project Address:** Sai Raghavendra's Tiara, Sy No: 69/1, 70/1 & 125/1, ECC Road,  
Opp. Mana Placido, Pattandur Agrahara, Whitefield, Bengaluru, 560066.

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