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SUMADHURA INFRACON PVT. LTD.

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Site office: Survey No 147/2, 148/1 Pattandura Agrahara Village,
ECC Road, Whitefield, Bengaluru - 560 066.

This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.



PROJECT PARTNERS

ARCHITECTS



#43, C.K.B PLAZA, 2nd FLOOR,
VARTHUR MAIN ROAD, MARATHAHALLI
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M: 9108014254

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Architect
E-mail: architect@sumadhuragroup.com
interiors@sumadhuragroup

STRUCTURAL CONSULTANTS



D.SRINIVAS & ASSOCIATES
Structural Engineers
#108, 1st Floor
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LANDSCAPE CONSULTANTS



Maliks Design Studio
Landscape Architecture & Planning
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MEP CONSULTANTS



1313/ 1, 2nd Floor, 4th Main Road
Tata Silk Farm, K.R Road
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CONTACT PERSON:
Mr.Chandrashekar / Mr. Pradeep
Precision Service Consultant

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elenpee@gmail.com

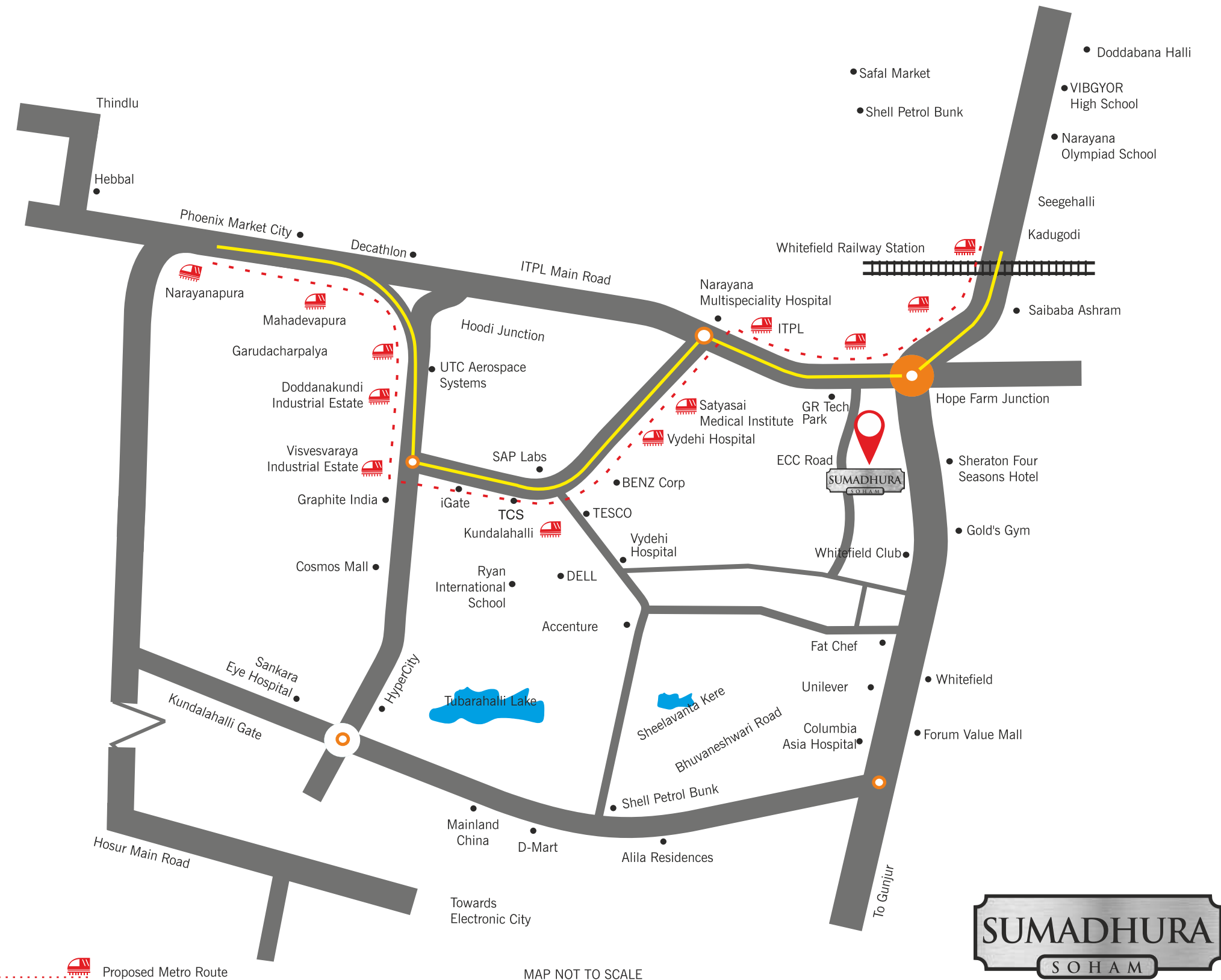
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SUMADHURA
SOHAM

SUMADHURA
SOHAM

LOCATION MAP



LOCATION ADVANTAGE

BANGALORE, THE SILICON VALLEY OF INDIA.

The silicon valley of India, Bangalore has witnessed an exponential growth over the years due to the rise of IT companies. This has catalyzed the demand for housing across all income categories, low, middle and high, specifically designed to meet the lifestyle of the IT professionals. Due to the rise of numerous startup companies, a significant fraction of the youth is financially sound, which creates a demand for residential and commercial projects. Hence, Bangalore has become a lucrative real estate investment destination. Above all, the rate of appreciation for land and housing assets has been the best during the past few years. Also what make Bangalore a great place to live are the pleasant climate, cosmopolitan culture and friendly people.

WHITEFIELD, THE NEW BANGALORE.

Whitefield has emerged as the prominent region of the corporate business houses in Bangalore mainly due to the IT/ITES sectors, Proposed Metro Rail Link. Dotted with the best malls, premium education institutions and world-class hospitals, Whitefield has become the most sought after destination of the elite. One of the most scenic places with verdant greenery, it has world-class infrastructure and offers excellent connectivity to all major parts of the city.

YOUR NEIGHBOURHOOD

Offices:

ITPL	3
IBM	5
Oracle	4
TCS	4
Shantiniketan Commercial Block	5
Genisys	6
Dell	10
Cessna Business Park	20
Schools	
Deens Academy	1
Whitefield Global School	6
Vydehi School Of Excellence	10

Gopalan International School	10
Sharadha Vidya Mandir	11
Brigade School	10
Vibgyor High	20
Ryan International School	20
The International School Bengaluru	20

Shopping Malls:

Ascendas Park Square Mall	4
Inorbit Mall	6
Phoenix Market City	7
Forum Value Mall	7
Cosmos Mall	15
Soul Space Arena	20

Hotels:

Vivanta By Taj	3
Royal Orchid Suite	5
The Zuri	5
Marriot Hotel	6
Fortune Select Trinity	7

Hospitals:

Cloudnine	4
Sathya Sai Hospital	4
Narayana Multi-Speciality Hospital	5
Vydehi Hospital	6
Columbia Asia Hospital	6
Brookefield Hospital	15
Yashomathi Hospital	20

Proposed Metro Route

MAP NOT TO SCALE

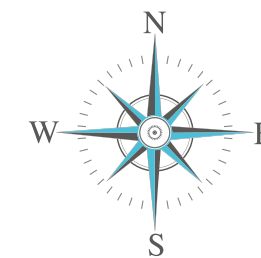


MASTER PLAN

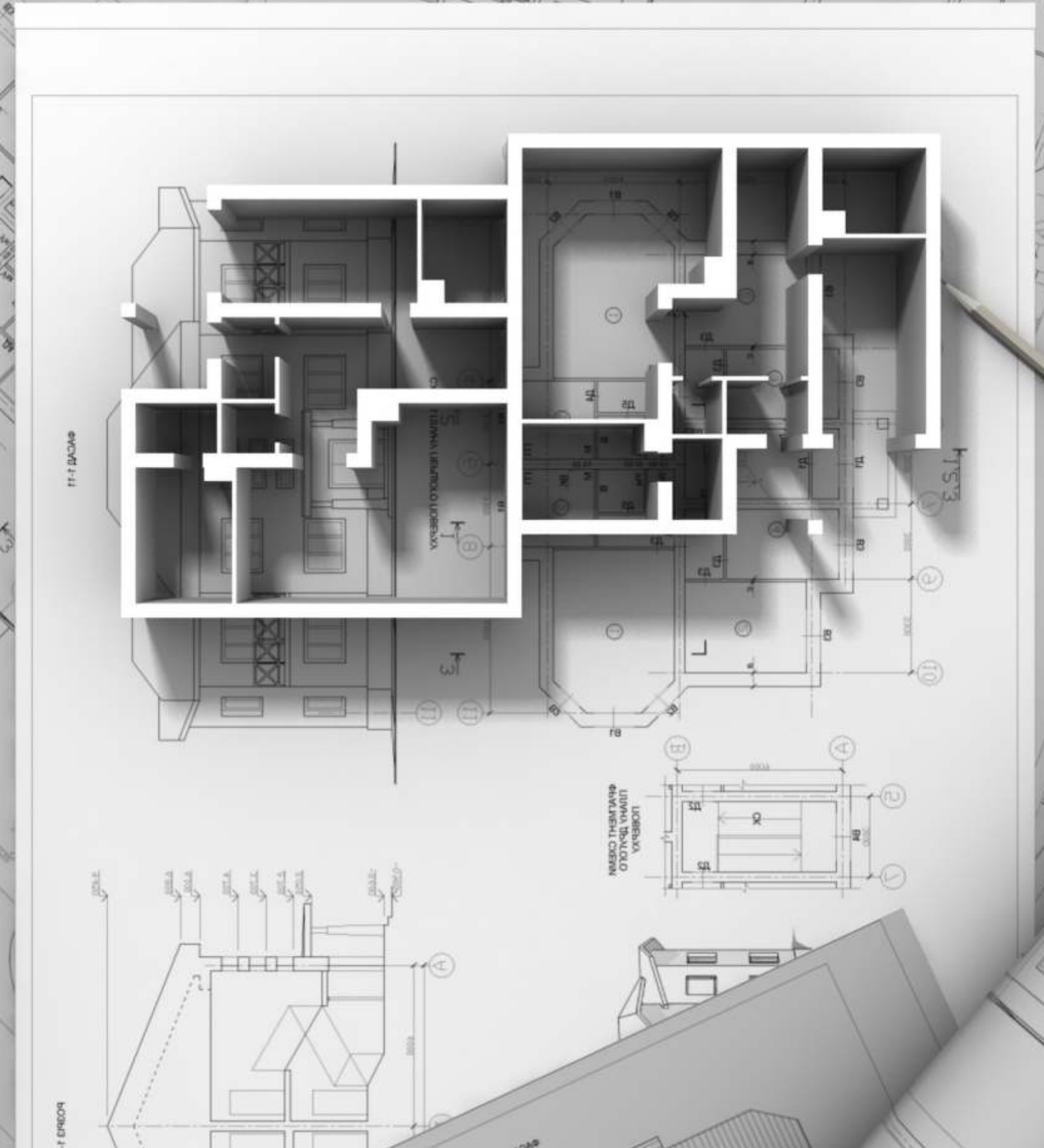


LEGEND

1. ENTRY PLAZA
2. EXIT PLAZA
3. SECURITY KIOSK
4. ENTRANCE WATER FEATURE
5. DRIVEWAY
6. RAMP TO/FROM BASEMENT
7. YOUTH CORNER
8. LANDSCAPED GARDENS
9. CHILDREN'S PLAYAREA
10. LAWN
11. YOGA/EXERCIZE LAWN
12. SEATING NICHE
13. BASKET BALL & DRIBBLING COURT
14. MAIN POOL
15. LOUNGE POOL
16. KID'S POOL
17. AMPHITHEATRE
18. PARTY LAWN
19. SENIOR CITIZEN'S ZONE
20. JOGGING TRACK
21. TRANSFORMER YARD



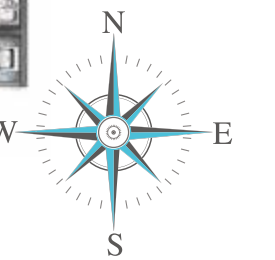
FLOOR PLANS



BLOCK A

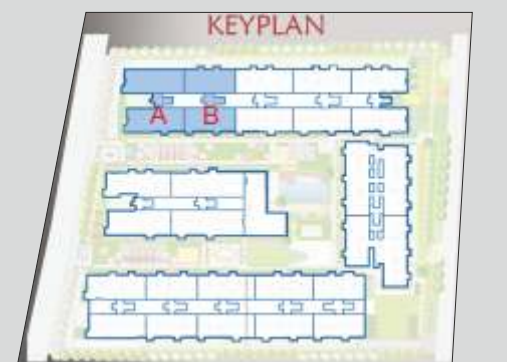
BLOCK B

TYPICAL FLOOR PLAN



TYPICAL FLOOR AREA STATEMENT (10.764 SFT = 1SQMT)

BLOCK - A					BLOCK - B				
FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)	FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)
101 to 401	3 BHK	1108	30	39	101 to 401	2 BHK	867	30	38
102 to 402	3 BHK	1150	28+35	35	102 to 402	2 BHK	816	30	31
103 to 403	2 BHK	816	30	31	103 to 403	2 BHK	816	30	31
104 to 404	2 BHK	875	30	30	104 to 404	2 BHK	875	30	30



TYPICAL FLOOR PLAN

BLOCK C

BLOCK D



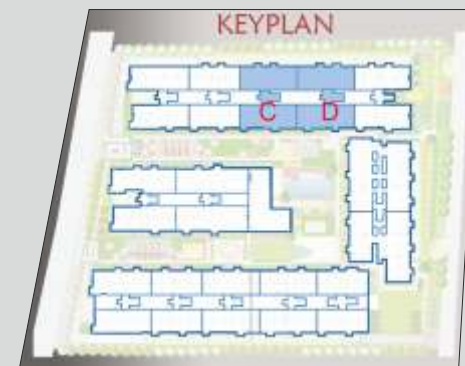
BLOCK E

BLOCK F

TYPICAL FLOOR PLAN



TYPICAL FLOOR AREA STATEMENT (10.764 SFT = 1SQMT)									
BLOCK - C					BLOCK - D				
FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)	FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)
101 to 401	2 BHK	867	30	38	101 to 401	3 BHK	1108	30	39
102 to 402	2 BHK	816	30	31	102 to 402	2.5 BHK	1037	29	31
103 to 403	2.5 BHK	1037	29	31	103 to 403	2 BHK	816	30	31
104 to 404	3 BHK	1116	30	31	104 to 404	2 BHK	875	30	30



TYPICAL FLOOR AREA STATEMENT (10.764 SFT = 1SQMT)									
BLOCK - E					BLOCK - F				
FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)	FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)
101 to 401	2 BHK	867	30	38	101 to 401	2 BHK	816	30	31
102 to 402	2 BHK	816	30	31	102 to 402	2 BHK	867	30	38
103 to 403	2.5 BHK	1037	29	31	103 to 403	2 BHK	875	30	30
104 to 404	3 BHK	1116	30	31	104 to 404	2 BHK	816	30	31
					105 to 405	2 BHK	816	30	31
					106 to 406	2 BHK	816	30	31

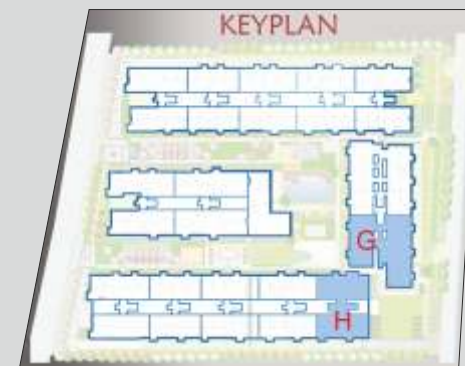
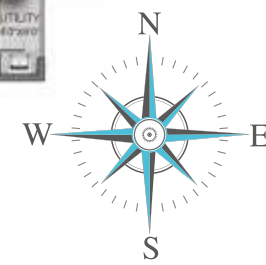


TYPICAL FLOOR PLAN

BLOCK H



BLOCK G

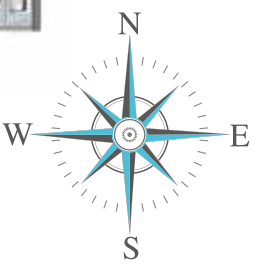


TYPICAL FLOOR AREA STATEMENT (10.764 SFT = 1SQMT)									
BLOCK - H					BLOCK - G				
FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)	FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)
101 to 401	2 BHK	867	30	38	101 to 401	2 BHK	867	30	38
102 to 402	2 BHK	816	30	31	102 to 402	2 BHK	875	30	30
103 to 403	2 BHK	816	30	31	103 to 403	2 BHK	816	30	31
104 to 404	2 BHK	875	30	30	104 to 404	2 BHK	816	30	31
					105 to 405	2 BHK	816	30	31

BLOCK K



BLOCK J

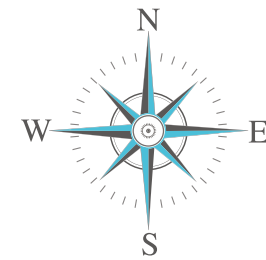


TYPICAL FLOOR AREA STATEMENT (10.764 SFT = 1SQMT)									
BLOCK - K					BLOCK - J				
FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)	FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)
101 to 401	2 BHK	867	30	38	101 to 401	3 BHK	1108	30	39
102 to 402	2 BHK	816	30	31	102 to 402	2.5 BHK	1037	29	31
103 to 403	2.5 BHK	1037	29	31	103 to 403	2.5 BHK	1037	29	31
104 to 404	3 BHK	1116	30	31	104 to 404	3 BHK	1116	30	31

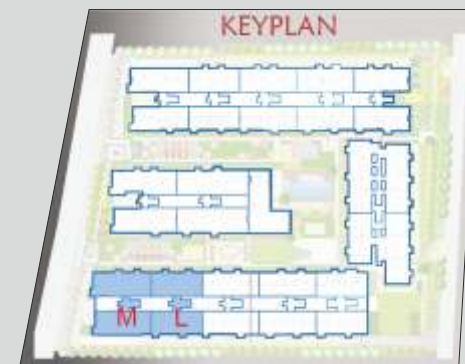
TYPICAL FLOOR PLAN

BLOCK M

BLOCK L



TYPICAL FLOOR AREA STATEMENT (10.764 SFT = 1SQMT)									
BLOCK - M					BLOCK - L				
FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)	FLAT NO	TYPE	CARPET AREA (Sft)	BALCONY AREA (Sft)	UTILITY AREA (Sft)
101 to 401	3 BHK	1108	30	39	101 to 401	2 BHK	867	30	38
102 to 402	3 BHK	1185	29+28	35	102 to 402	2 BHK	816	30	31
103 to 403	2 BHK	816	30	31	103 to 403	2 BHK	816	30	31
104 to 404	2 BHK	875	30	30	104 to 404	2 BHK	875	30	30



SPECIFICATIONS

STRUCTURE:

- R.C.C. framed structure to withstand wind & seismic loads as per IS code (1893-2002).
- Superstructure: Solid Block masonry of 5" Thickness for external walls and 4" Thickness for internal walls.

DOORS:

- Doors: Engineered hard wood frame with Masonite Molded Panel for Main door and Harmony Design Skin door shutters for Bedrooms of 38 mm thickness with melamine polish finished on both sides whereas Harmony Design Skin door shutters of 38 mm thickness with melamine polish finished One side and Paint finish another side for Utility and Toilet Doors, Hardware of Dorset or Kinlong brand for all doors.
- French doors: LG make UPVC door systems with sliding shutters with mosquito mesh.
- Windows: LG make UPVC window systems with safety grills and provision for mosquito mesh.

PAINTINGS:

- External: Textured/Smooth finish and two coats of exterior emulsion (Asian paint/New world paints).
- Internal: Smooth putty (J.K.White/Asian/Birla) finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over a coat of primer (New world paints/Asian paints).

FLOORING:

- Common Area, Club house Lounge/ GF Lobby- Sadarali Stone flooring.
- Staircases/Corridors: Sadarali Stone flooring.
- Living, Dining, Bedrooms & Kitchen: 600 X 600 mm size double charged vitrified tiles. (Zeal Top make)
- Master Bed Room: Laminated Wooden Flooring (Krono Swiss/Kaindl make)
- Bathrooms: Ceramic tiles (Accord plus make)
- All Balconies/Utilities: Ceramic tiles (Coral Ceramics make).

TILE CLADDING / DADOING:

- Dadoing in Kitchen: Glazed Ceramic dado up to 2' height above kitchen platform (Accord plus make).
- Bathrooms: Glazed ceramic tile dado up to False-Ceiling height (Accord plus make.)
- Utilities: Tiles dado up to 3' Height (Accord plus make.)
- Basement : cement concrete power trowelled with smooth finish (IPS flooring).\

KITCHEN:

- Provision for both drinking and softened water.

BATHROOMS:

- Granite counter for wash basin.

- Wall mounted EWC with concealed Flush tank.
- Single lever diverter cum shower (Grohe make).
- Sanitary: TOTO make.
- C.P. Fittings: (Grohe/Jaquar make).
- C.P. accessories: (omplast make).

ELECTRICAL:

- Concealed copper wiring of (Havells/Polycab/Lapp cables make).
- Modular switches: (Norisys or Great white or Northwest make)
- Power outlets for air conditioners in all bed rooms.
- Power outlets for geysers and Exhaust Fans in all bathrooms.
- Power outlets for Hub, chimney, refrigerator, microwave oven, mixer in Kitchen washing machine in utility area.
- Power supply for 3 BHK/3.5 BHK: 4 KW, 2.5 BHK: 2 BHK: 3 KW.
- DG backup for 3 BHK/3.5 BHK: 1.5 KVA, 2.5 BHK: & for 2 BHK: 1 KVA.
- 100% DG backup power for Lifts, Pumps & lighting in common areas.

TELECOM / INTERNET/ CABLE TV:

- Provision for internet, DTH, telephone & intercom.

LIFTS:

- One six passenger Lift for Each Wing with auto rescue device and V3F for energy efficiency. (Schindler MAKE)

WTP & STP:

- Water Softening Plant.
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project; treated sewage water will be used for the landscaping / flushing and car washing purpose.

OPEN AREA AMENITIES:

- Entrance plaza with water feature, Landscaped Gardens, Youth corner.
- Sand pit and Rubberised Children play areas, Play lawn, Party Lawn.
- Amphitheatre(OAT), Basketball dribbling, Senior Citizen's Zone
- Aromatic Planting, Jogging Track, Yoga/ Exercise Lawn, Swimming Pool for adults & kids.
- Intercom facility to all apartments connecting to security room.
- Panic button and intercom is provided in the lifts connected to the security room.
- Solar fencing around the compound.
- Surveillance cameras at the main security and entrance of each Wing.
- Car Wash facility will be provided in basement.
- Electric car charging point will be provided in basement.



ABOUT SUMADHURA.

Creating landmarks across the skyline of Bangalore, the team at Sumadhura Infracon Pvt. Ltd.; are happy to be 'homemakers' to a rising number of residents in premier properties across the city. The Sumadhura Signature of Success is centred around these core values; the ability to deliver luxurious housing projects on-time, across hand-picked locations, at honest prices while ensuring that the quality of construction is impeccable.

Our expertise in the acquisition of land, appointment of architects and designers, construction and sales to after-sales-service has earned us a reputation among Bangalore's forerunners in real estate development. It is our vision to continuously expand our footprint in the construction industry by building lasting relationships with our clientele and all concerned on the foundations of performance, trust and confidence.

SUMADHURA'S SIGNATURE OF SUCCESS



ONGOING PROJECTS



Luxury 2, 3 & 4 BHK Apartments
Borewell Road, off Whitefield



Luxury 2 & 3 BHK Apartments
Seegehalli Gate, Whitefield



Luxury 2 & 3 BHK Apartments
Hoodi Junction, Whitefield



Luxury 1, 2 & 3 BHK Apartments
Hosa Road Junction, Hosur Main Road



Luxury 2, 3 & 4 BHK Apartments
Kundalahalli Junction, Whitefield

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Sumadhura's customer support is excellent but, that's the reason! I am a repeat customer of Sumadhura. I'm really happy with the experience. I would love to refer Sumadhura to my colleagues in fact my sister has booked an apartment in Sumadhura Soham.

MR. SACHIN GOEL
TCS, Consultant & Family

Anjali: The best thing I like about Sumadhura is transparency because communication is never an issue with them. I get mails and explanation to the smallest details and that matters a lot. Lokesh: We were looking for an apartment in Whitefield and we had a fixed budget in mind. We looked around and were happy to book it finally.

MR. LOKESH, Mercedes Benz
& MS. ANJALI

I was looking for accommodation in Bangalore from quite a long time and I googled a lot to find the right fit. I came across Sumadhura Madhuram and Silver Ripples and that gave me a lot of confidence to zero down on my decision.

MR. GURINDER SINGH, Hirepro
& MRS. GURINDER SINGH

"I am really impressed by the professional and complete service provided by the Sumadhura Sales and CRM team. The property was also clear in all aspects and getting a loan from a leading bank was really easy. They assisted pretty well in all matters. The construction is also going ahead of schedule. I wish the Sumadhura Team the best in all their endeavors."

MR. SATYAJIT PAL
Ford Motors Pvt. Ltd.

I came to know about Sumadhura from one of my friends, who has booked an apartment in Sumadhura Silver Ripples. We booked a 3 BHK apartment in Sumadhura. The best thing I like about Sumadhura is timely delivery, honest pricing and hand-picked location that they offer. I am happy to be a part of the Sumadhura family.

MR. SANDIPAN, Bosh, Senior Architect
& MR. KRISHANDU

I came to India and I was looking for a rented apartment till the time I met a Sales rep from Sumadhura. He was prompt and courteous enough to explain me that Sumadhura has apartments for sale and I was coaxed to take a look at it and the rest is history. I am a frequent traveler and owning a home in the country where you visit is something great. You feel like at home. I am happy to own a house with Sumadhura.

MR. GANGADHAR
L & T Info Tech

I have looked for a house since quite a long time and I was checking out apartments with various developers. A lot of my friends have already booked with Sumadhura and that gave me confidence to go ahead. Personally, I feel Sumadhura is all about transparency and consistent in its pricing approach.

MR. ROHIT MEHERIA
Sap Labs, Engineer

It is my privilege to be part of Sumadhura Sikharam. I am very happy the way they are executing current projects and quality of construction they are maintaining. Sumadhura Sikharam has certainly come up to my expectations. One can expect more from Sumadhura future projects. I must compliment Sumadhura group and his team for a job well done! I would definitely recommend every body to buy a property with Sumadhura group.

MR. KISHORE
Capegemini

TESTIMONIALS

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