



PASSION AT WORK

SOBHA LAKE GARDENS

1, 2, 2.5 AND 3 BED LUXURY APARTMENTS

NEAR KR PURAM

Make home ...
Where sun's golden rays and
lake's blue waters colour your world
Where your dreams take flight with
flocks of Northern Shovelers
Where you go kayaking
to take soul selfies
Where your love lives
Where your heart is



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

RERA NO. PRM/KA/RERA/1251/446/PR/180627/001933 (PHASE-1) | RERA NO. PRM/KA/RERA/1251/446/PR/180627/001934 (PHASE-2)

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

PRESENTING SOBHA LAKE GARDENS

... LIFE BY THE LAKE



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

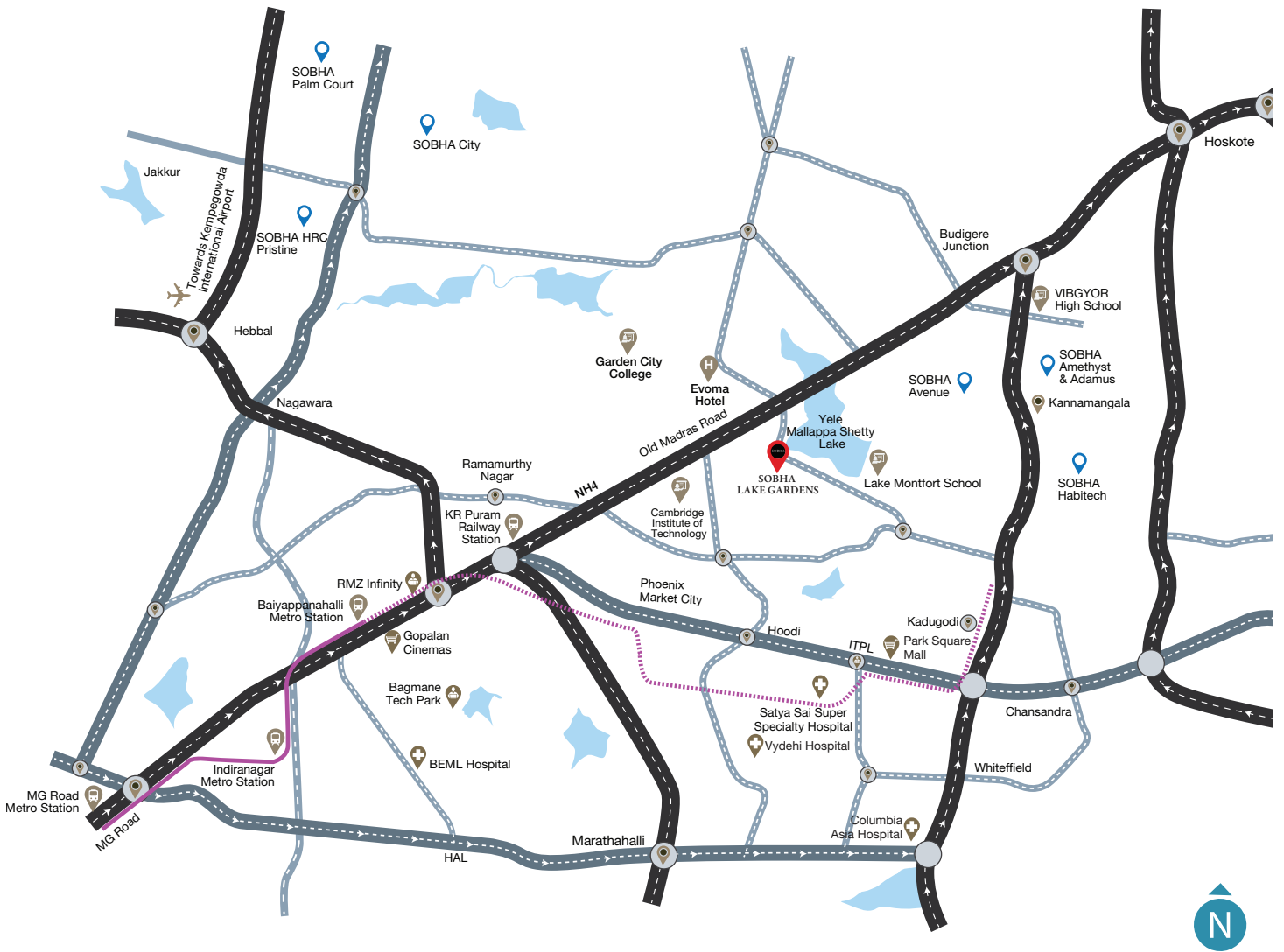
AN UPSCALE AND WELL-CONNECTED NEIGHBOURHOOD

Strategically located between Old Madras Road and Outer Ring Road, KR Puram is a stone's throw from some of Bengaluru's finest residential neighbourhoods, classiest leisure avenues and flourishing tech and business zones. KR Puram is seamlessly connected to North, East and Central Bengaluru via National Highway 4, State Highway 35, Outer Ring Road and Namma Metro station proposed in the second phase development of the purple line. Situated near KR Puram SOBHA Lake Gardens, an

exquisite lake-facing residential enclave, is right in the middle of everything you need. The property is just 4.5 km from Whitefield Railway Station, 8 km from ITPL, 6 km from proposed KR Puram Metro Station and about 30 km from the Kempegowda International Airport.

Forget the traffic, the dust and the noise that made you dread commuting in the city. Change your address and seize your right to free time.

LOCATION MAP



Latitude: 13.019306 | Longitude: 77.722889

MAP NOT TO SCALE

Current Phase 1 Purple Line

Phase 1 Extension (Under Construction)



PROXIMITY

- LAKE MONTFORT SCHOOL
- VIBGYOR HIGH SCHOOL
- GARDEN CITY COLLEGE
- CAMBRIDGE INSTITUTE OF TECHNOLOGY
- SATYA SAI SUPER SPECIALTY HOSPITAL
- VYDEHI HOSPITAL
- BEML HOSPITAL
- COLUMBIA ASIA HOSPITAL
- BAGMANE TECH PARK
- RMZ INFINITY
- PARK SQUARE MALL
- PHOENIX MARKET CITY

MASTER PLAN



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

■ T1-Tower 1 ■ T2-Tower 2 ■ T3-Tower 3 ■ T4-Tower 4 ■ T5-Tower 5 ■ T6-Tower 6 ■ T7-Tower 7 ■ T8-Tower 8

GENERAL/OUTDOOR AMENITIES

- | | | | |
|--------------------------|----------------------|-------------------------|------------------|
| 01. ENTRY & EXIT GATE | 07. BASKETBALL COURT | 13. SUN DECK | 19. PLAZA SQUARE |
| 02. CLUBHOUSE | 08. ISLAND SEATER | 14. TRELIS PLAZA | 20. OWC |
| 03. MULTIPURPOSE COURT | 09. PLAY FORT | 15. ENTRY WATER FEATURE | 21. STP BELOW |
| 04. SWIMMING POOL | 10. AMPHITHEATRE | 16. NATURE TRAIL | |
| 05. KIDS' SWIMMING POOL | 11. ACTIVITY LAWN | 17. PLAY FIELD | |
| 06. JOGGING/CYCLING PATH | 12. PARTY LAWN | 18. PLAY DECK | |



PROJECT DETAILS

Land Area: 8.85 acres (35,814.38 sqm)

Type	SBA Range	Carpet Area Range*
1 Bed	84.93 sqm (914.16 sq.ft.) TO 85.36 sqm (918.78 sq.ft.)	43.85 sqm (472 sq.ft.) TO 43.86 sqm (472.11 sq.ft.)
2 Bed	122.08 sqm (1314.12 sq.ft.) TO 144.25 sqm (1552.68 sq.ft.)	80.31 sqm (864.46 sq.ft.) TO 81.11 sqm (873.07 sq.ft.)
2.5 Bed	136.87 sqm (1473.26 sq.ft.) TO 137.82 sqm (1483.45 sq.ft.)	89.04 sqm (958.43 sq.ft.) TO 89.04 sqm (958.43 sq.ft.)
3 Bed	151.41 sqm (1629.81sq.ft.) TO 161.59 sqm (1739.35 sq.ft.)	99.09 sqm (1066.60 sq.ft.) TO 102.77 sqm (1106.22 sq.ft.)

*Excluding Balcony



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



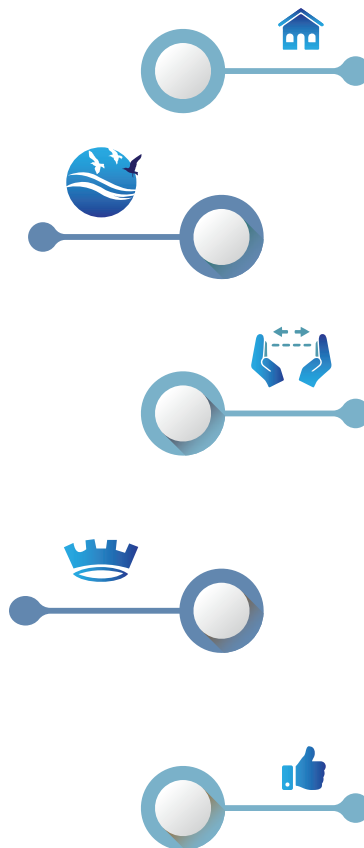
A FINE MEDLEY OF NATURE AND ARCHITECTURE

YELE MALLAPPA SHETTY LAKE

No lakeside home is more lakeside than SOBHA Lake Gardens. A splendid companion on your misty morning walks and sun-kissed evenings, Yele Mallappa Shetty Lake renders a serene rhythm to life's ebb and flow. On weekends, set out on a family expedition to induct your little ones to the wonder called nature. Go birding on the banks of one of Bengaluru's clean lakes and learn kayaking on its still blue waters for a euphoric rendezvous with your inner self. Listen to the whispers of those myriad species of winged beauties and endless waters. They tell you, be fearless and free, for the horizon is yours to conquer.

A NEVER-BEFORE PORTFOLIO

The latest masterpiece from SOBHA's luxury segment offers a never-before range of 1, 2, 2.5 and 3 bed apartments. Combined with SOBHA's renowned quality and best-in-class amenities, SOBHA Lake Gardens epitomizes opulence. The newest residential property of SOBHA throws open a never-before opportunity for you to own a fine luxury lifestyle early in your life.



THE CLUBHOUSE

The 20,000 sq.ft. clubhouse of SOBHA Lake Gardens is a world of unparalleled luxury. Choose your ideal way of unwinding from a host of amenities including yoga deck, mini theatre, badminton court and other indoor games. There are also provisions for a supermarket, crèche, multipurpose hall and guest rooms. Adjacent to it is a 50-lap leisure pool for those who swears by swimming.

SPACES THAT LIVE WITH YOU

Beautifully crafted interiors and elegantly manicured exteriors of SOBHA Lake Gardens have hidden in them a wealth of fascinating and expansive spaces. Like the rooms, the views from your lakeside abode are also vast, vibrant and uninterrupted. While the property's wide and broad corridors stand guard your privacy, its grand gardens and spacious clubhouse spice up your days. Your secrets will be safe with your home as the project has minimum common walls between two apartments. Own a home that lives with you and that loves you back.

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 homes ahead of or on schedule over the past two decades. SOBHA has consistently been ranked among top real estate brands and is known in India and the Middle-East for its unrelenting quality. Your home will continue to delight even years after you have occupied it, thanks to high-quality finishes and maintenance-free details.

TYPE D

1BHK
SBA - 914 SFT
CARPET AREA - 472 SFT

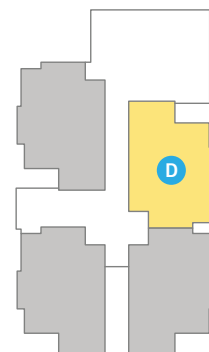
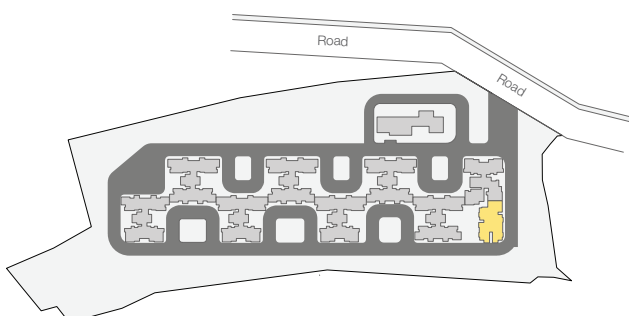
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

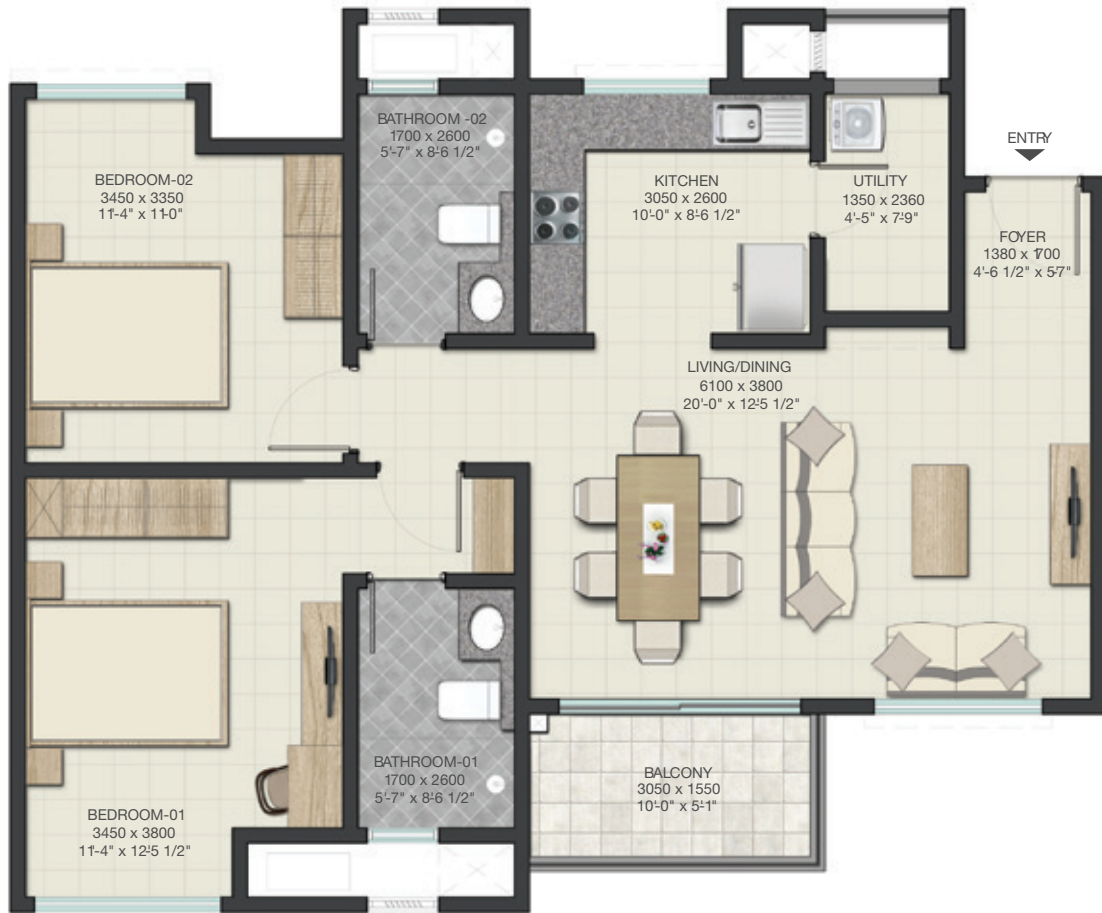
Key plan



TYPE A

2 BHK
SBA - 1552 SFT
CARPET AREA - 873 SFT

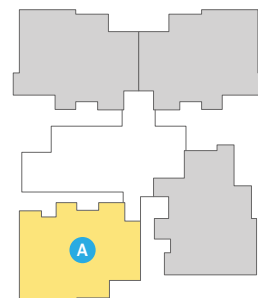
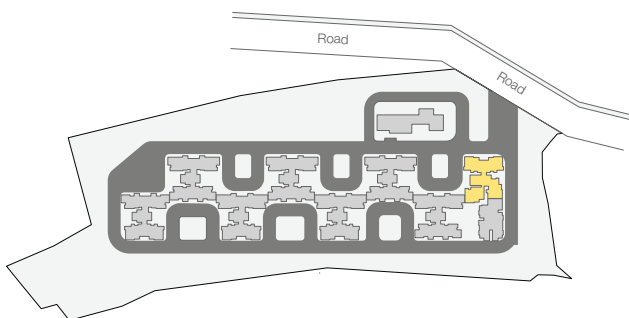
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



TYPE B

2 BHK
SBA - 1531 SFT
CARPET AREA - 864 SFT

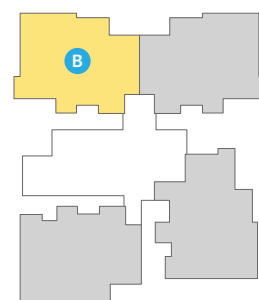
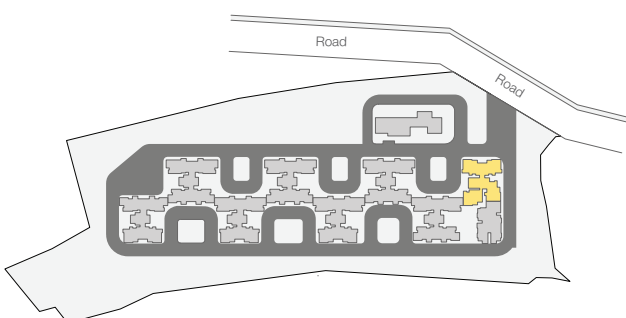
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



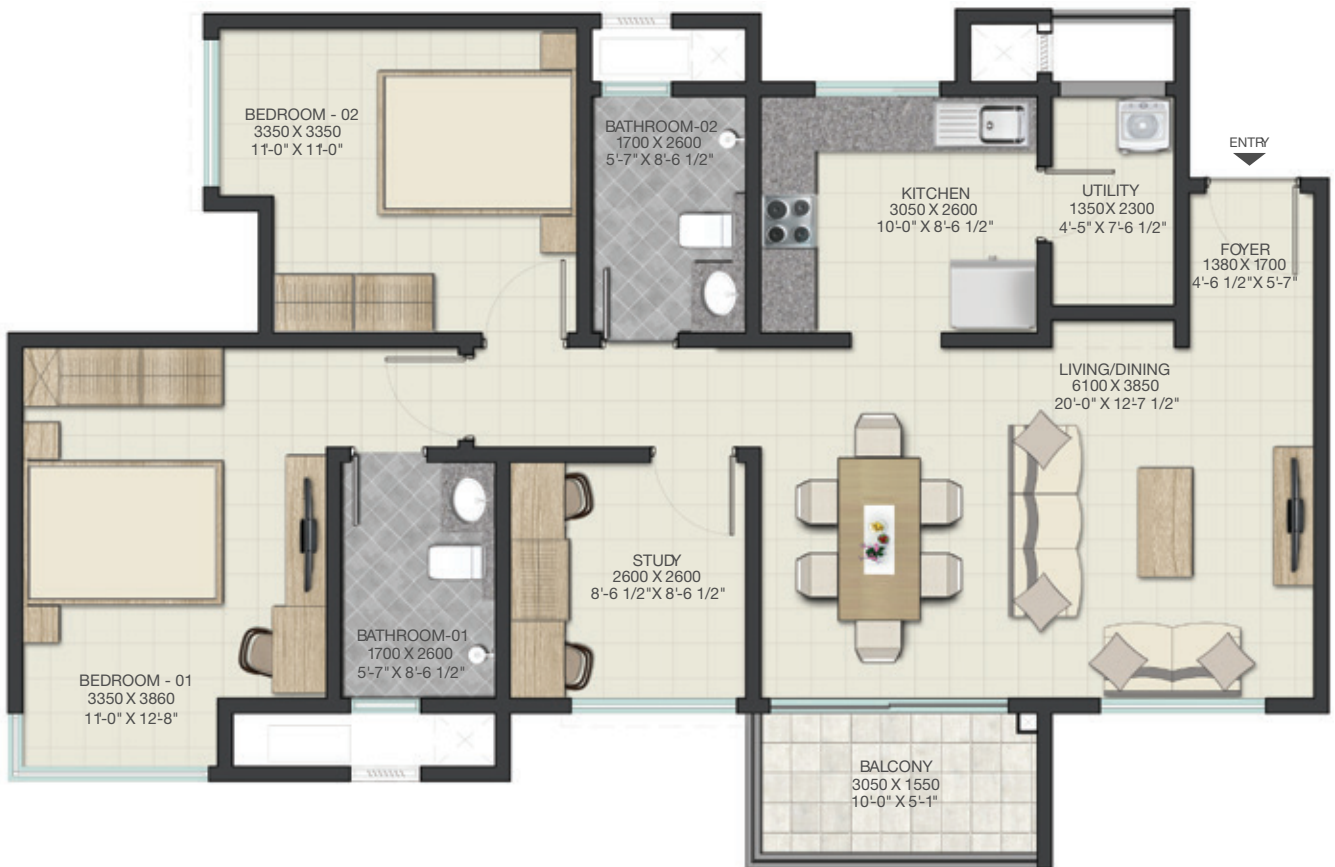
TYPE G

2.5 BHK

SBA - 1483 SFT

CARPET AREA - 958 SFT

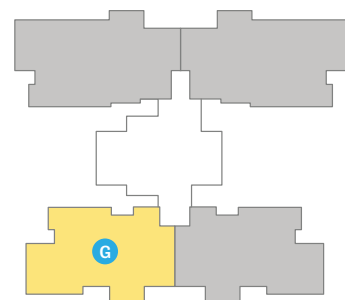
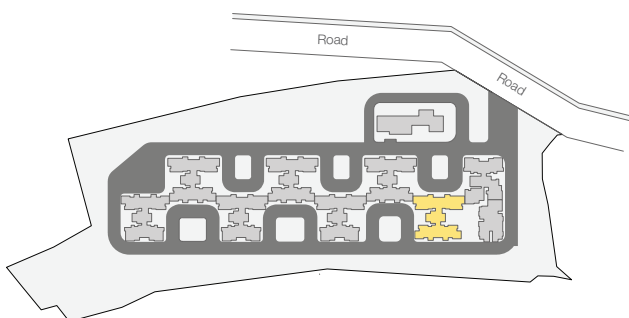
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



TYPE J

2.5BHK

SBA - 1457 SFT

CARPET AREA - 958 SFT

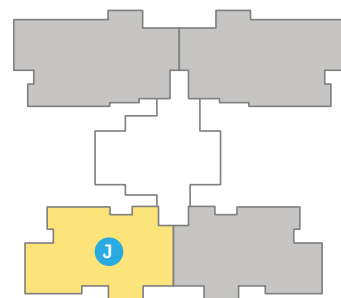
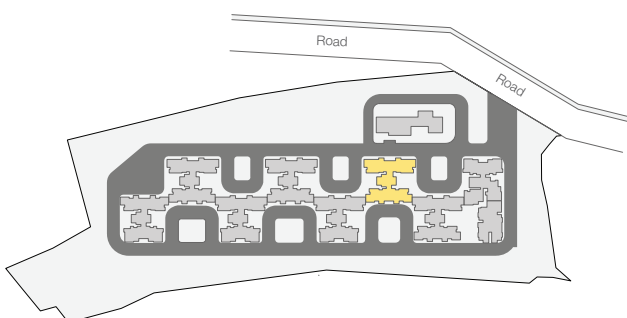
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



TYPE Q

2.5 BHK

SBA - 1483 SFT

CARPET AREA - 983 SFT

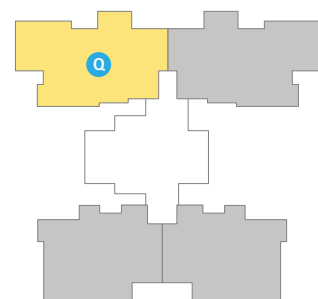
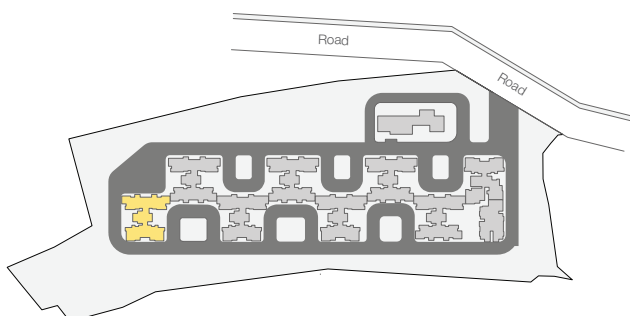
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



TYPE F

3 BHK
SBA - 1691 SFT
CARPET AREA - 1106 SFT

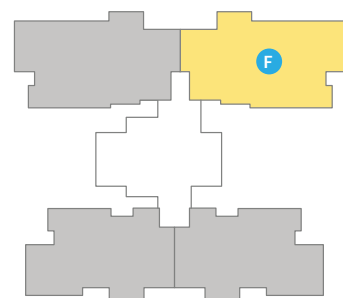
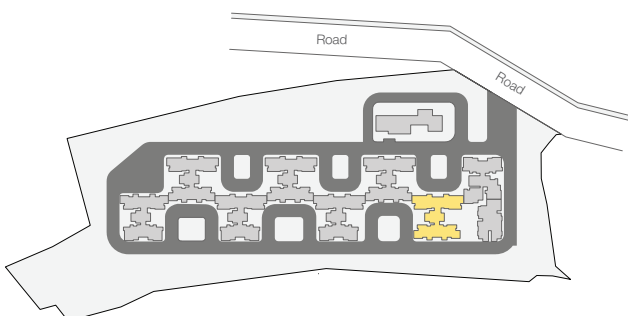
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

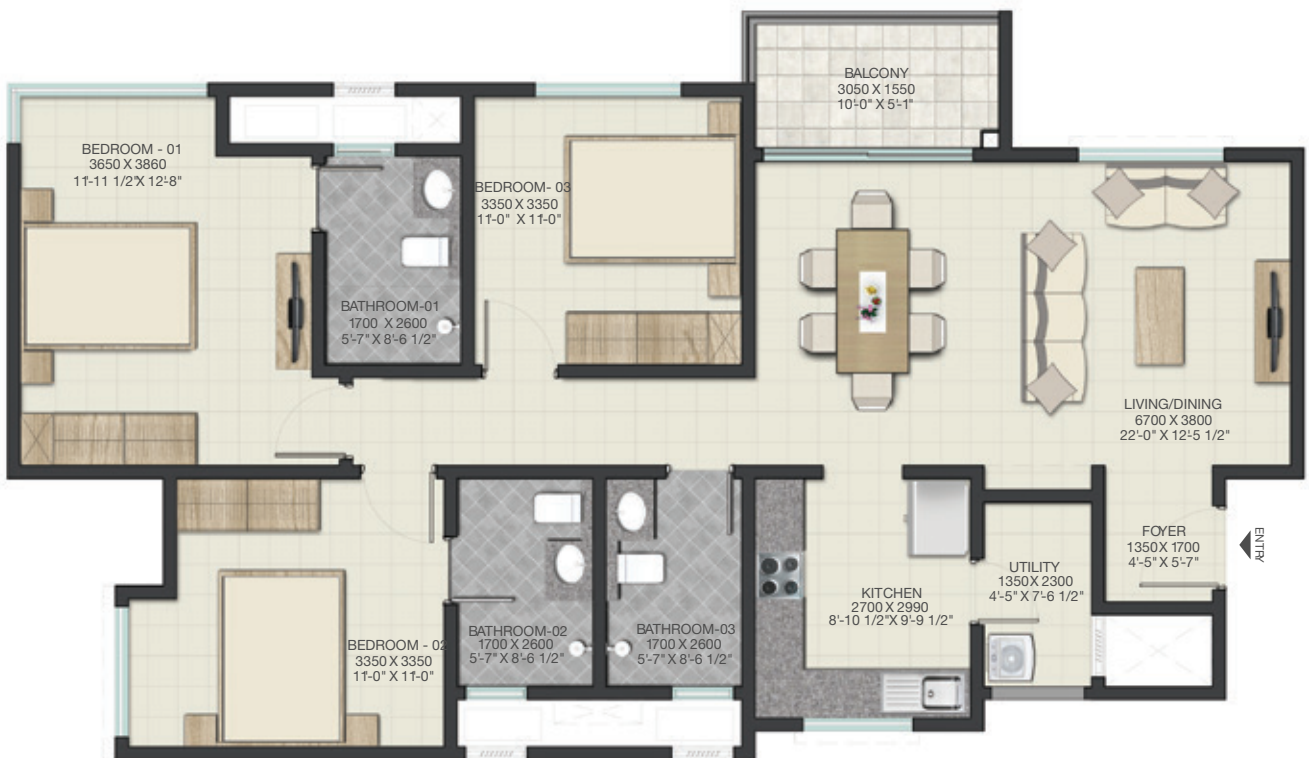
Key plan



TYPE H

3 BHK
SBA - 1682 SFT
CARPET AREA - 1106 SFT

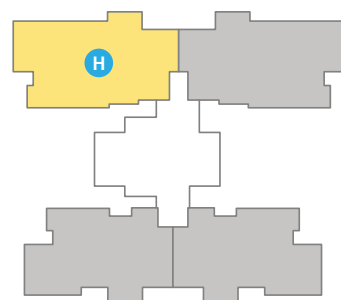
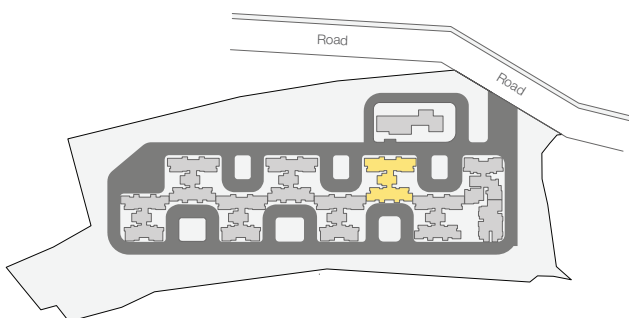
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

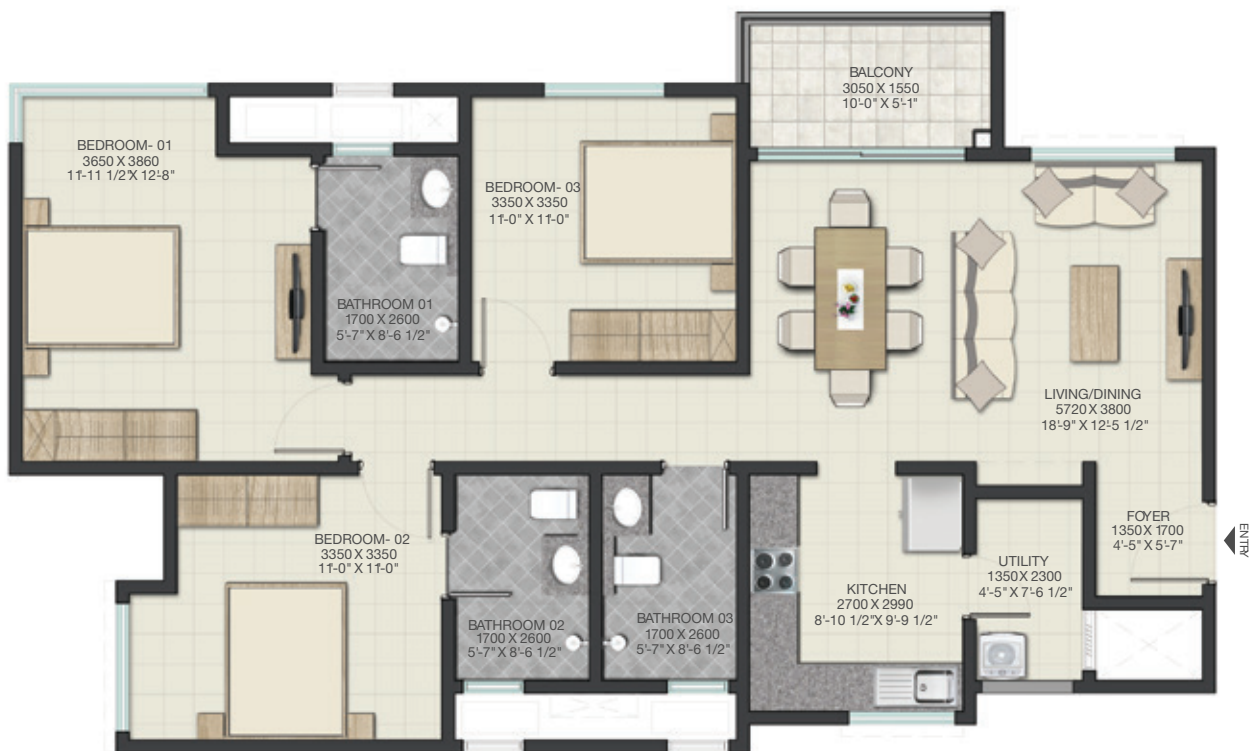
Key plan



TYPE H1

3 BHK
SBA - 1629 SFT
CARPET AREA - 1066 SFT

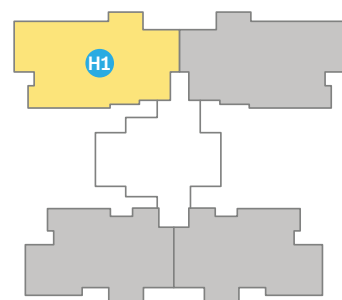
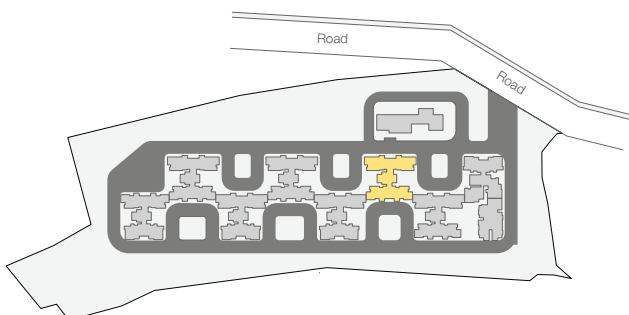
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

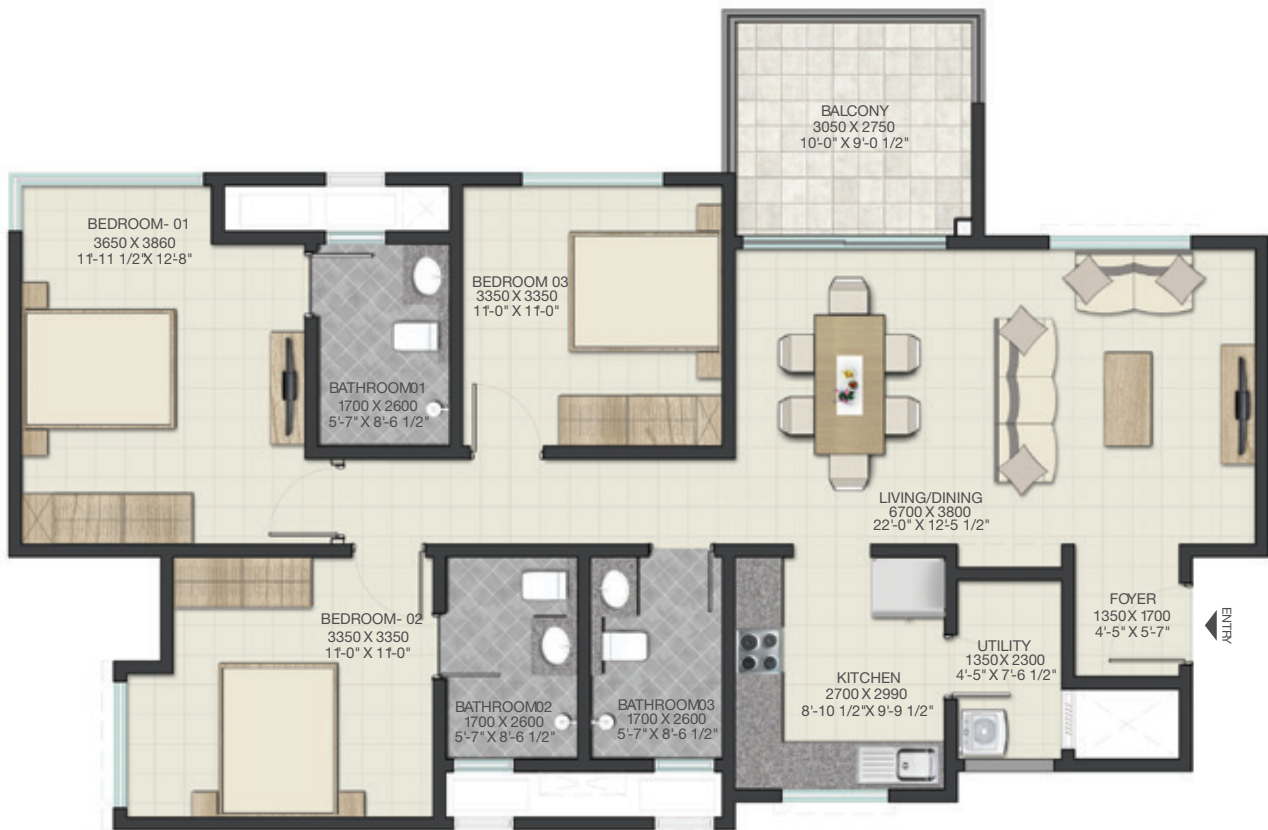
Key plan



TYPE H2

3 BHK
SBA - 1739 SFT
CARPET AREA - 1106 SFT

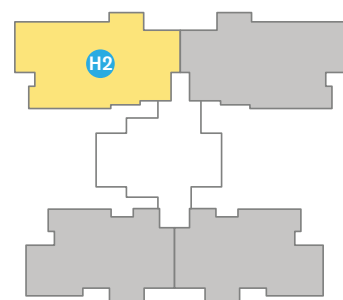
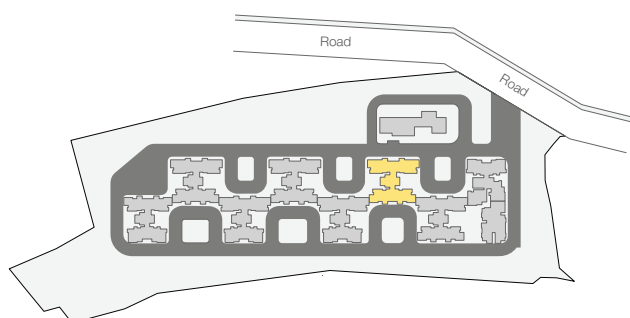
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



SPECIFICATIONS

STRUCTURE

Basement + lower ground floor + ground + 3 / 13 /18 storied 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/ceramic tile flooring and skirting for other all bedrooms
- Plastic emulsion paint for walls & ceiling

TOILETS

- Ceramic tile flooring.
- Ceramic wall tiling upto false ceiling
- False ceiling with grid panels

KITCHEN

- Ceramic tile flooring
- Ceramic 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.

STAIRCASE/FIRE EXIT STAIRCASE

- Concrete treads & risers
- Textured paint for walls
- Plastic emulsion paint for ceiling
- MS handrail

COMMON AREAS

- Vitrified/Ceramic tile flooring & skirting
- Texture paint 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 laminate

TOILET DOORS

- Frame – Timber
- Architrave – Timber
- Shutters – with both side laminate
- All other external doors to be manufactured in aluminium/UPVC extruded frames and shutter with panels
- Aluminium/UPVC glazed windows

LIFTS

- 2 nos. of lifts in each wing
- 1 no. in clubhouse

LANDSCAPE

- Designer landscaping

COMMON FACILITIES

- Clubhouse.
- Swimming pool.

ELECTRICAL

FOR 1 BHK FLAT - Not available in phase I

EB supply - 2 kilowatts Single phase

DG backup - 0.5 kilowatts Single phase

FOR 2 BHK FLAT

EB supply - 3 kilowatts single phase

DG backup - 1 kilowatts single phase

FOR 2.5 / 3 BHK FLAT

EB supply - 4 kilowatts Single phase

DG backup - 1 kilowatts Single phase

- 100% standby power (generator back up) for common facilities
- Provision for split A/C in living & only master bedroom for 1, 2, 2.5 & 3 BHK flats
- Telephone points in living & only master bedroom for 1, 2, 2.5 & 3 BHK flats
- Television points in living & only master bedroom for 1, 2, 2.5 & 3 BHK flats
- Intercom facility provided from security cabin to each flat (only point)

SOBHA Limited, takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for "SOBHA Lake Gardens Phase 1 (Towers 5, 6, 7 & 8)"

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, a 26 billion company, 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, 2017, SOBHA has completed 118 real estate projects and 293 contractual projects covering about 87.41 million square feet of area. The Company currently has ongoing real estate projects aggregating to 40.92 million square feet of developable area and 30.22 million square feet of saleable area, and ongoing contractual projects aggregating to 7.96 million square feet under various stages of construction. 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 LTD
BENEFICIARY BANK	Axis Bank Ltd.
BENEFICIARY BRANCH	Corporate Banking Branch
IFSC CODE (RTGS CODE)	UTIB0001541
Swift Code	AXISINBBA06
A/C TYPE & NO	CC-009010300004688
CITY	BANGALORE

DISCLAIMER

This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any project of the Company.

The visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals / image / photographs are general images and do not have any correlation with the project

The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be

indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actual designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy.

While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information on this brochure without independently verifying with the Company.



AN ISO 9001:2008, ISO 14001:2004 and OHSAS 18001:2007 Certified Company.

Call 080 4646 4510

Email marketing@sobha.com
Visit sobha.com