



SOWPARNIKA
Delivering Happiness



RERA No. PRM/KA/RERA/1251/310/PR/180503/001564

PRANATHI

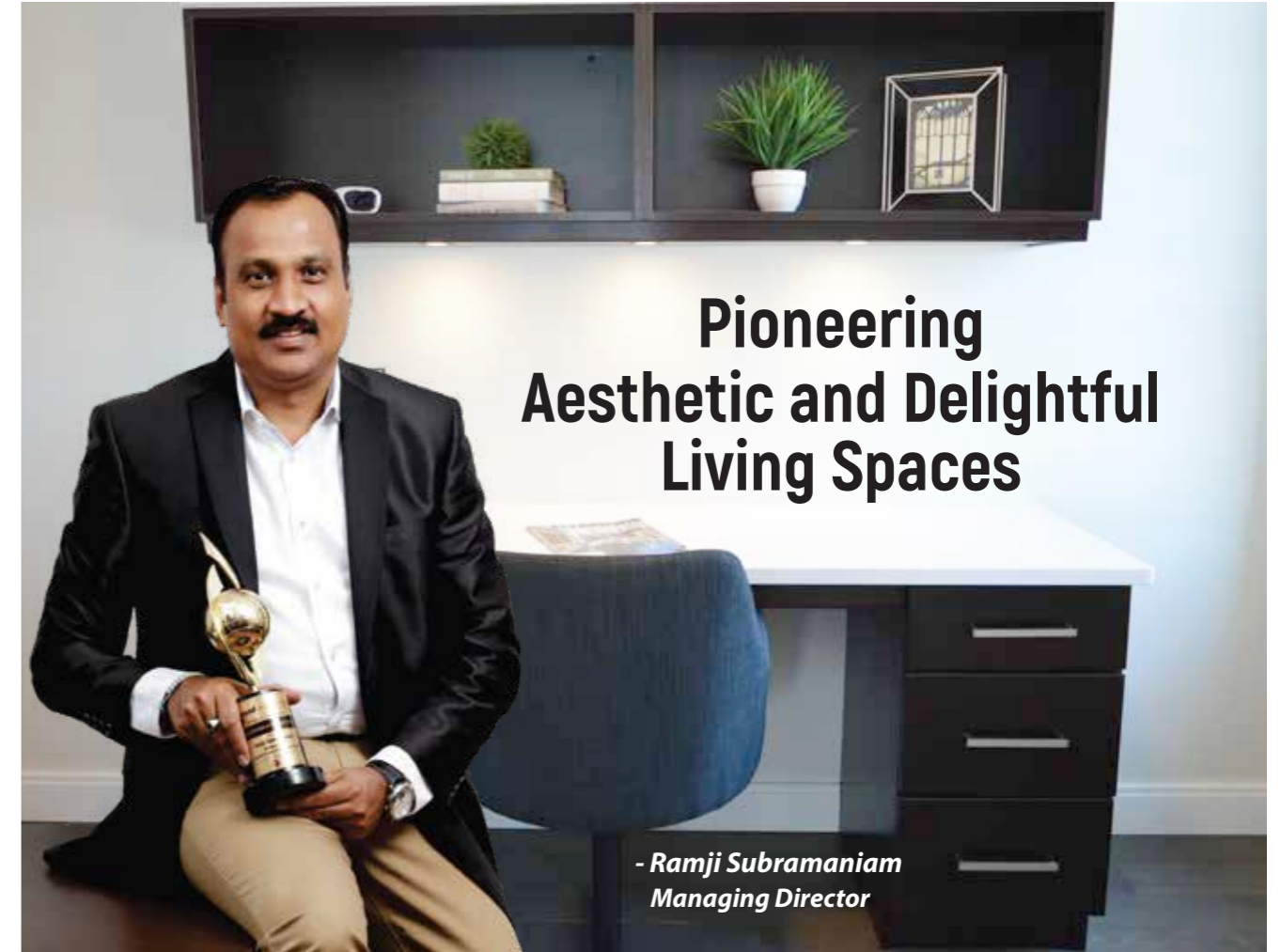
Kumbalgodu, Mysore Road, Bangalore



About Sowparnika

Since its inception in 2003, Sowparnika has been committed to trust, quality and excellence, and these factors have translated into architectural marvels, spreading happiness to all homeowners.

The continued patronage has elevated Sowparnika projects and infrastructure private limited as one of the leading property developers in South India, headquartered in Bengaluru with projects spread across Karnataka, Kerala and Tamil Nadu.



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium



ET Now



ET Now



NDTV Profit Real Estate Award



Junior Chamber International Kottayam



Kerala Financial Corporation Trivandrum

Key Differentiators

An in-depth understanding of the target homeowners has enabled Sowparnika to develop key differentiators, which are characteristic of our vision, which in reality has propelled Sowparnika with a matchless competitive edge.



Value Creation

Turnkey Delivery - From Design to Execution

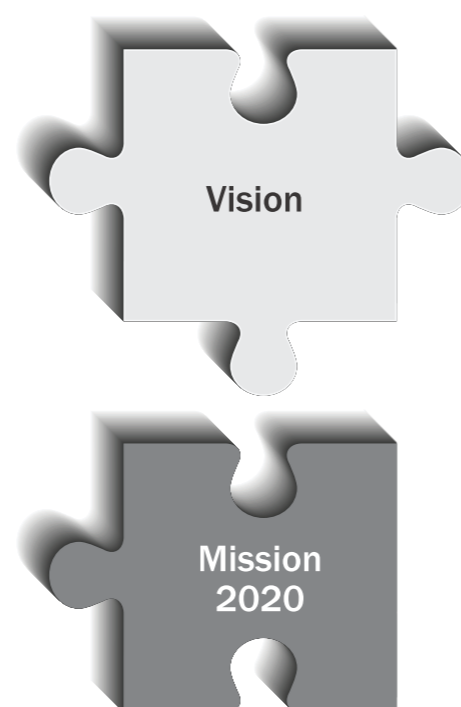


Vision

To be one among the top 10 preferred brands in the Housing & Infrastructure arena, by Delivering Happiness and Value for a Lifetime.

Mission 2020

- Become one among the top ten housing & infrastructure company of South India.
- Achieve 1000 Crores Turnover and a successful IPO by 2020.
- Provide high-quality value homes through continuous innovations, improvements and timely delivery.
- Create a culture of consistent growth.
- Offer a transparent work environment that enhances employee excellence.



Core Values

Sowparnika's core values define its work ethics and echo the brand philosophy, which is derived to provide ultimate customer experience for its patrons.



Speed:

◀ A passion to accelerate the delivery of commitments for organizational excellence.



Integrity:

◀ Acting and taking decisions in the most transparent and fair manner.



Transparency:

◀ Complete openness in one's functional and interpersonal activities.



Boundarylessness:

◀ A work culture that transcends boundaries.



Ownership:

◀ Being accountable for our actions & deliverables.



Safety:

◀ Zero tolerance on safety.

6000+

**SATISFIED
CUSTOMERS**

35+

**COMPLETED
PROJECTS**

35+

**ONGOING
PROJECTS**

50+

**LAKH SQ. FT.
DEVELOPED**

50+

**LAKH SQ. FT.
UNDER DEVELOPMENT**

3

**STATES
PRESENCE**



PRANATHI

www.sowparnika.com



Sowparnika's Pranathi @ kumbalgodu

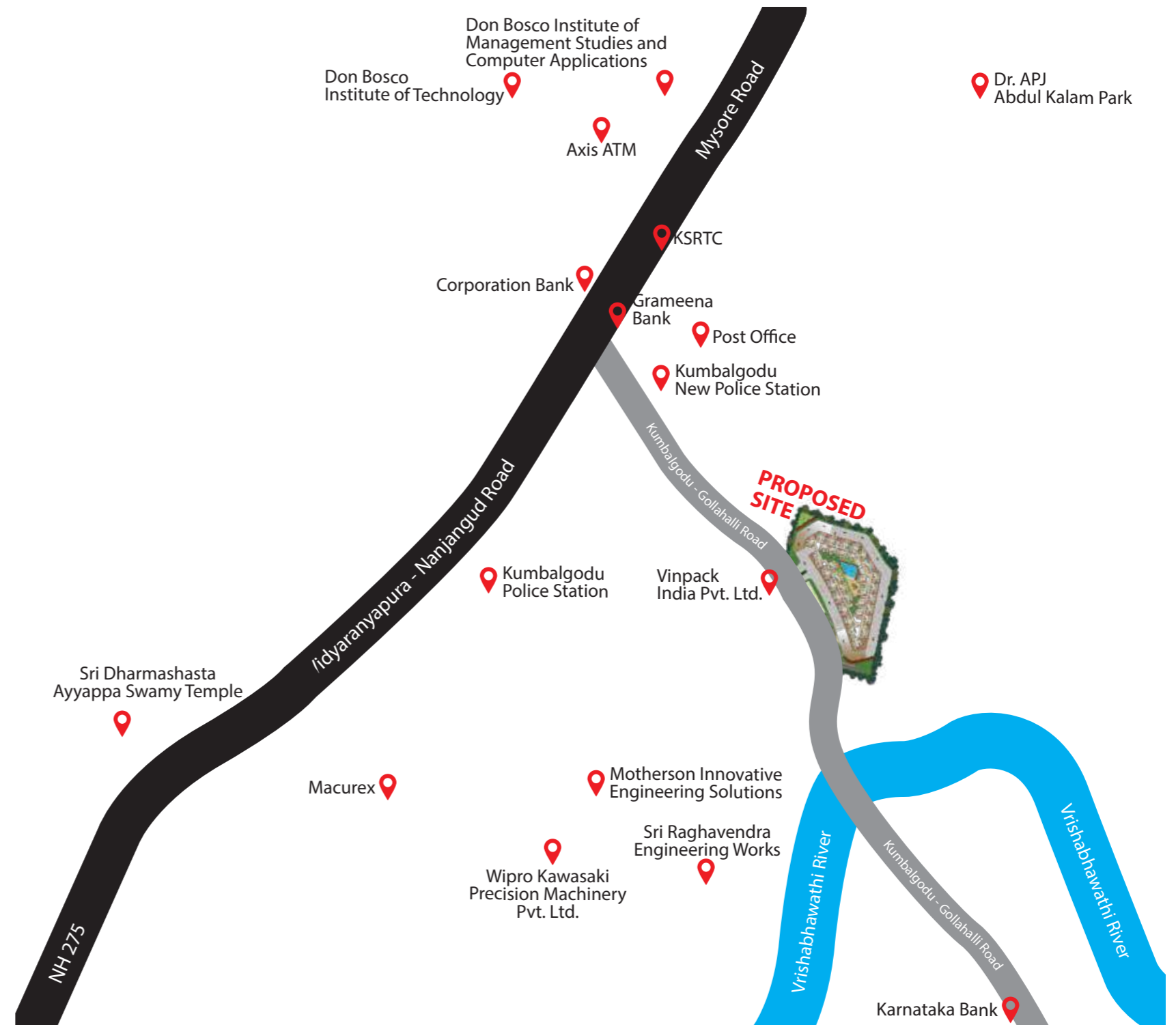
- Sowparnika's PRANATHI is set on a 1 Acre & 34 guntas @ Kumbalgodu on the Mysore road, Bangalore.
- This Residential property keeps you in touch with Bangalore's major connectivity surrounded by reputed educational institutions, hospitals & social infrastructure, you could say life begins to take on a new shade of convenience here.
- Rising 8 stories into the air, the tower has 3 types of apartments: 1BHK, 2 BHK and 3 BHK .
- The dual requirement of easing vehicular movement and ensuring the safety of pedestrians is met by broad maneuverable driveways and a defined grass-paved jogging track.
- The driveway of the building meets fire standards. The grounds also include a Tree Avenue that hugs the driveway and a largely landscaped zone on the South-Western side.



- Health Care**
- BGS Global Hospitals
 - Unity Hospitals
 - Fortis Hospitals
 - Rajarajeswari Medical College & Hospital
- Education**
- Shree Swaminarayan Gurukul
 - Zenith public school
 - Tattva Pearson School
 - Delhi Public School
 - Bethel India Mission School
 - BGS International School
- Work**
- BOSCH Ltd.
 - Vinpack India Pvt. Ltd
 - Hindustan Coco Cola Pvt. Ltd.
 - Wipro Kawasaki Pvt. Ltd.
 - Global Village Tech Park

Proximity

- Kumbalgodu Police Station
- Kumbalgodu Post Office
- Sri Dharmasta Ayyappa Temple
- HP Petrol Pump
- Corporation Bank
- Karnataka Bank
- BESCOM Office
- KSRTC Depot
- Raja Rajeswari College Of Engineering
- Don Bosco Institute Of Technology
- YMCA
- The Garden Asia Resort

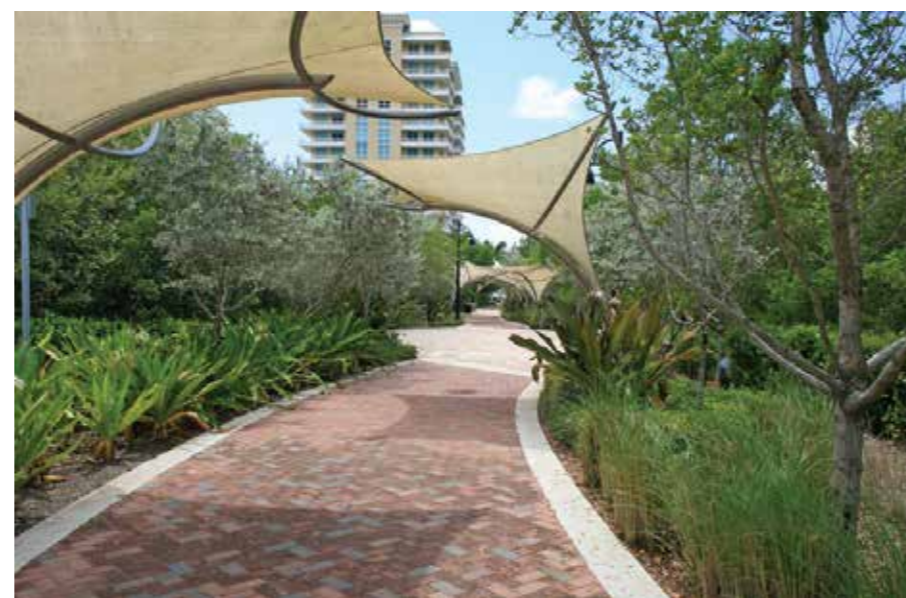




Site Analysis



Gazebo



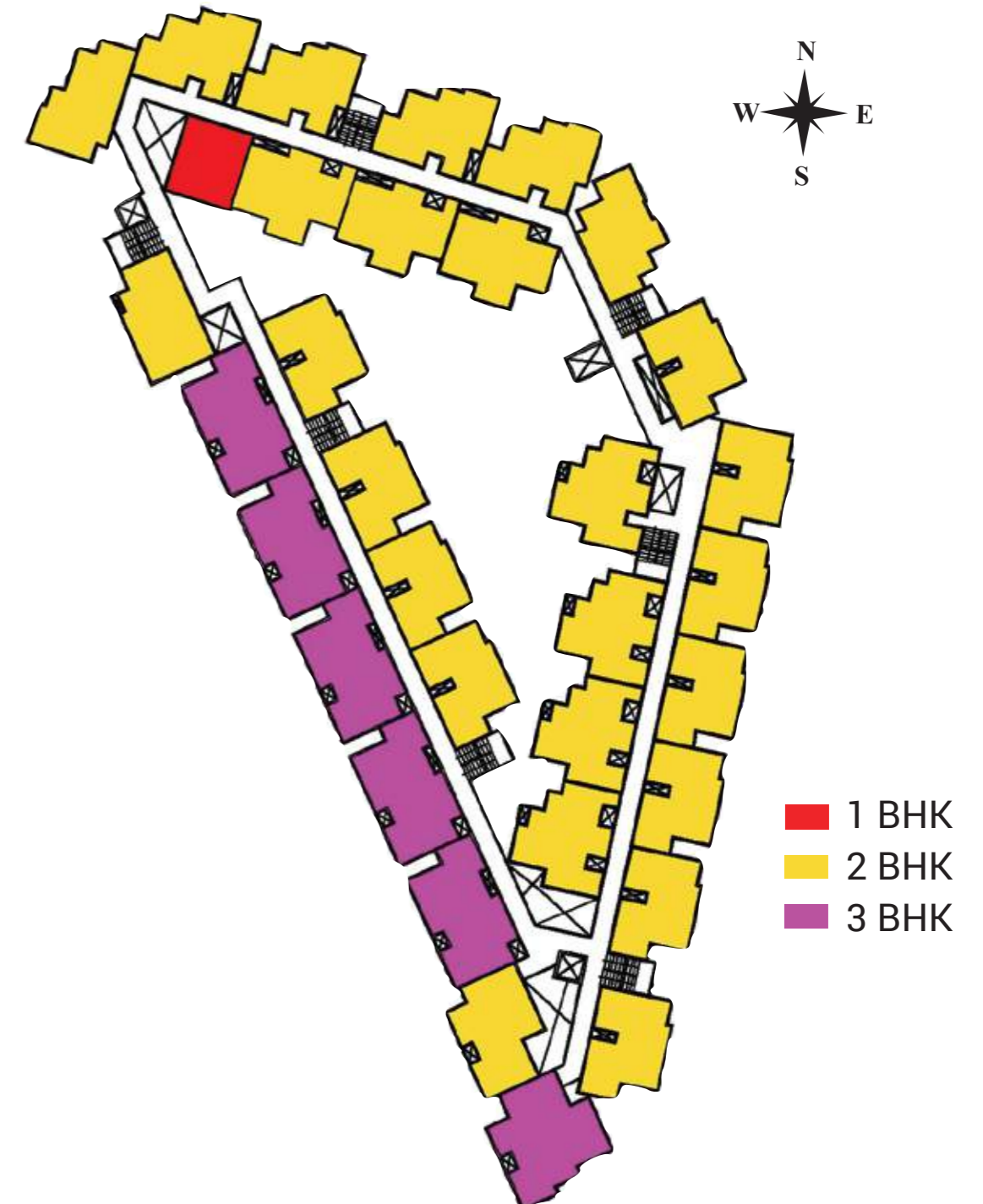
Shaded Promenade / Jogging Track






Hopscotch

Project Highlights

- Site Area = 1 acres 34 Guntas (As Per Sanction)
= 78,663.31 Sq.ft
- Total No. Of Floors = Basement + Stilt + 8 Typical Floors.
- Total No. Of Units = 264 Nos.
- The Units Are 100% Vaastu Compliant
- Landscaped Courtyards
- The project is loaded with Amenities / Facilities

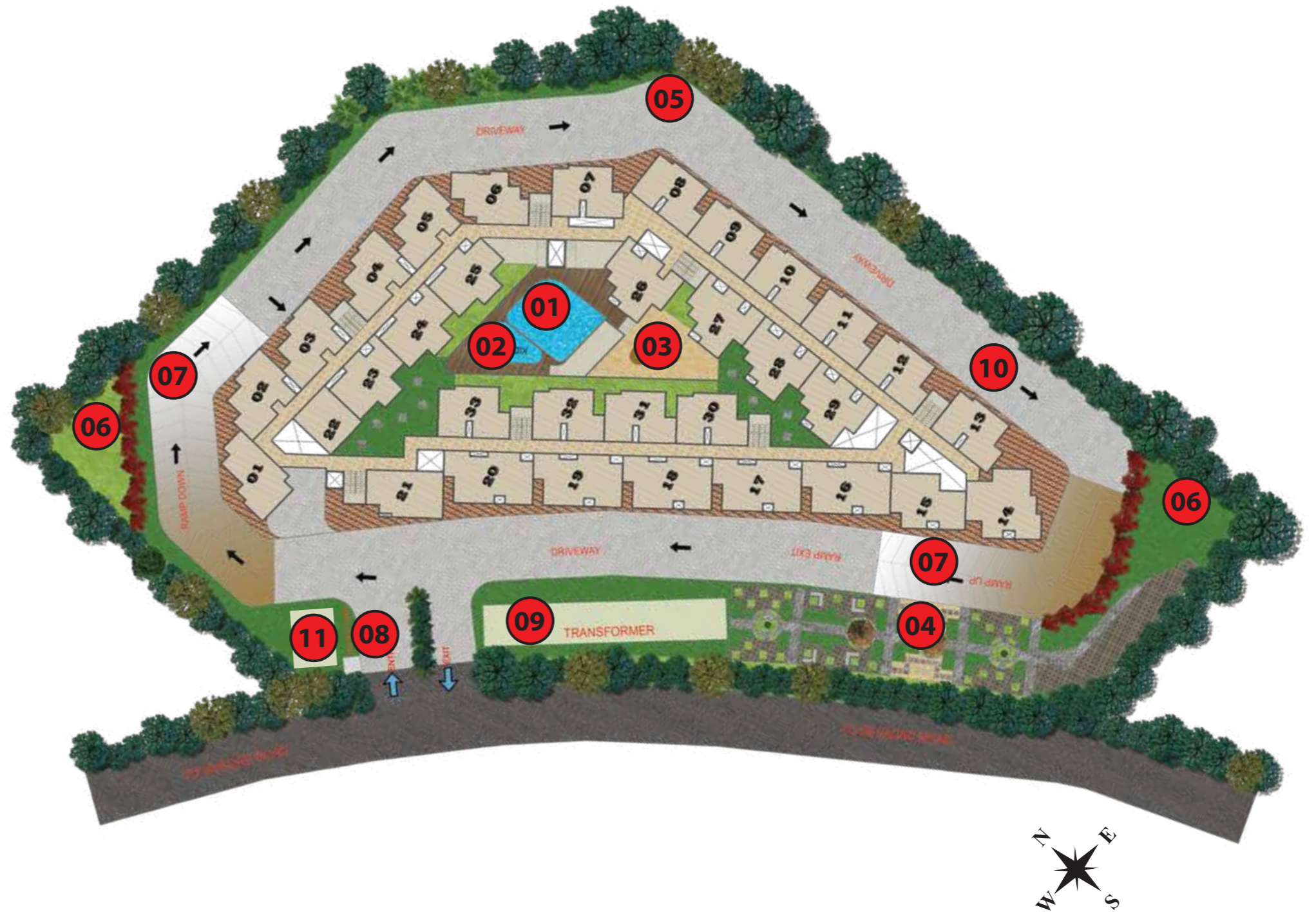


TYPE OF UNITS	UNITS PER FLOOR	SALEABLE AREA IN SQFT.	TOTAL UNITS	% OF UNITS
 1 BHK	1	547	8	3%
 2 BHK	26	737 - 802	208	79%
 3 BHK	6	943 - 973	48	18%

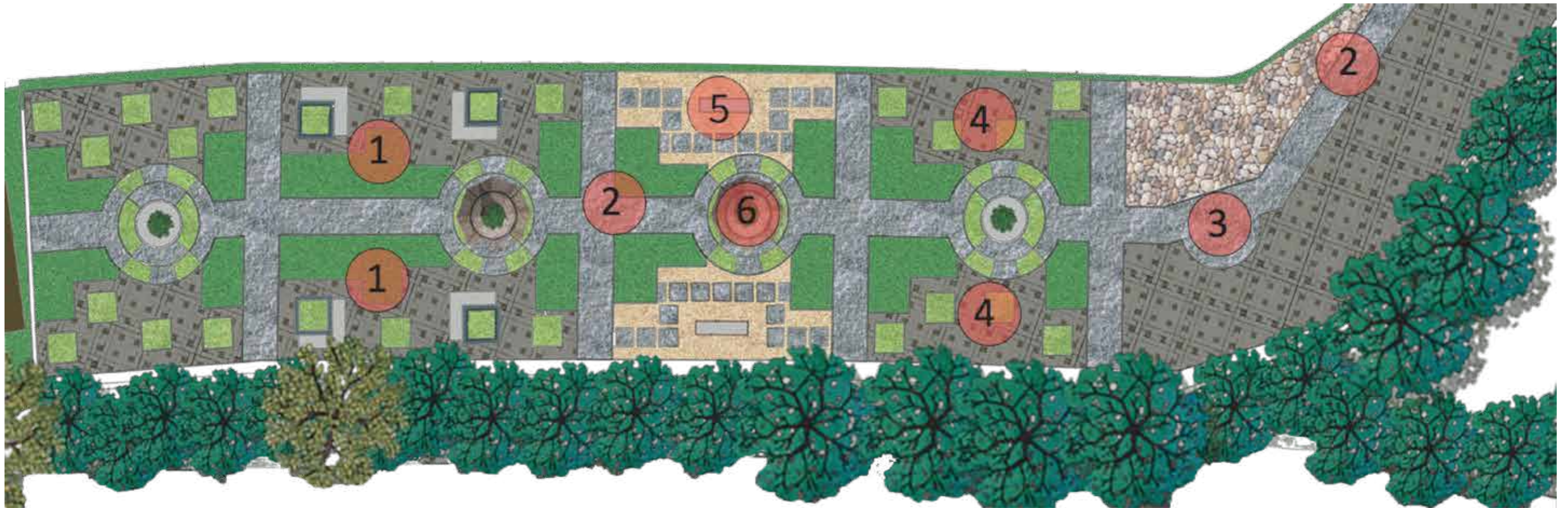
Master Plan

Legend

1. Swimming Pool
2. Kids Pool
3. Children's Play Area
4. Landscaped Garden with Innovative Features
5. Driveway
6. Landscape Lawn
7. Service Ramp
8. Entrance Gateway & Security Room
9. Transformer & DG Services
10. Sewage Treatment Plant (STP)
11. Convenience Store



Amenities Plan



Legend

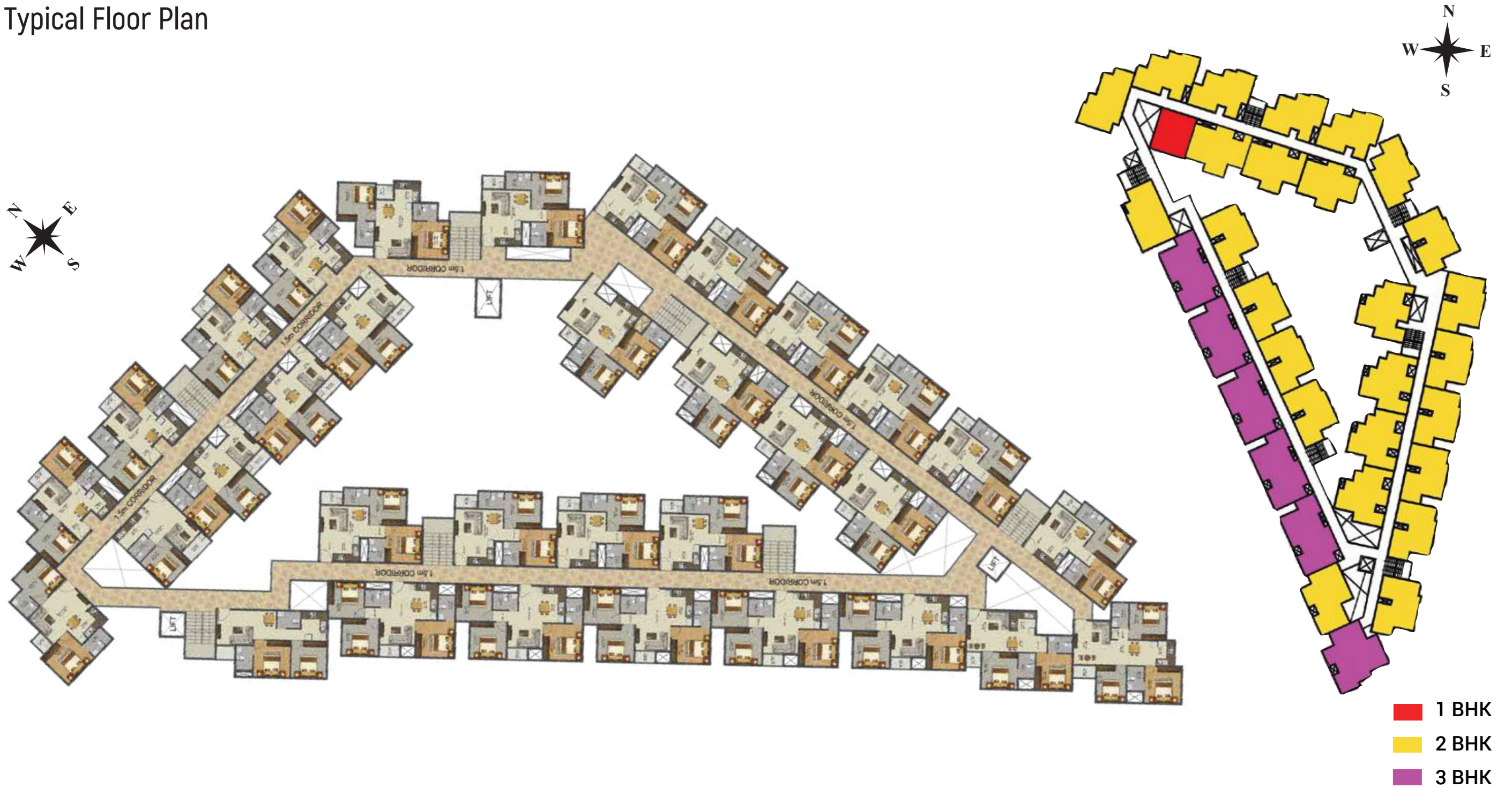
- | | |
|----------------------------|-----------------------------|
| 1. Citizen Park | 4. Yoga and Meditation Area |
| 2. Shaded Promenade | 5. Hopscotch |
| 3. Jogging / Walking Track | 6. Gazebo |




Ground Floor Plan



Typical Floor Plan



-  1 BHK
-  2 BHK
-  3 BHK

2 BHK

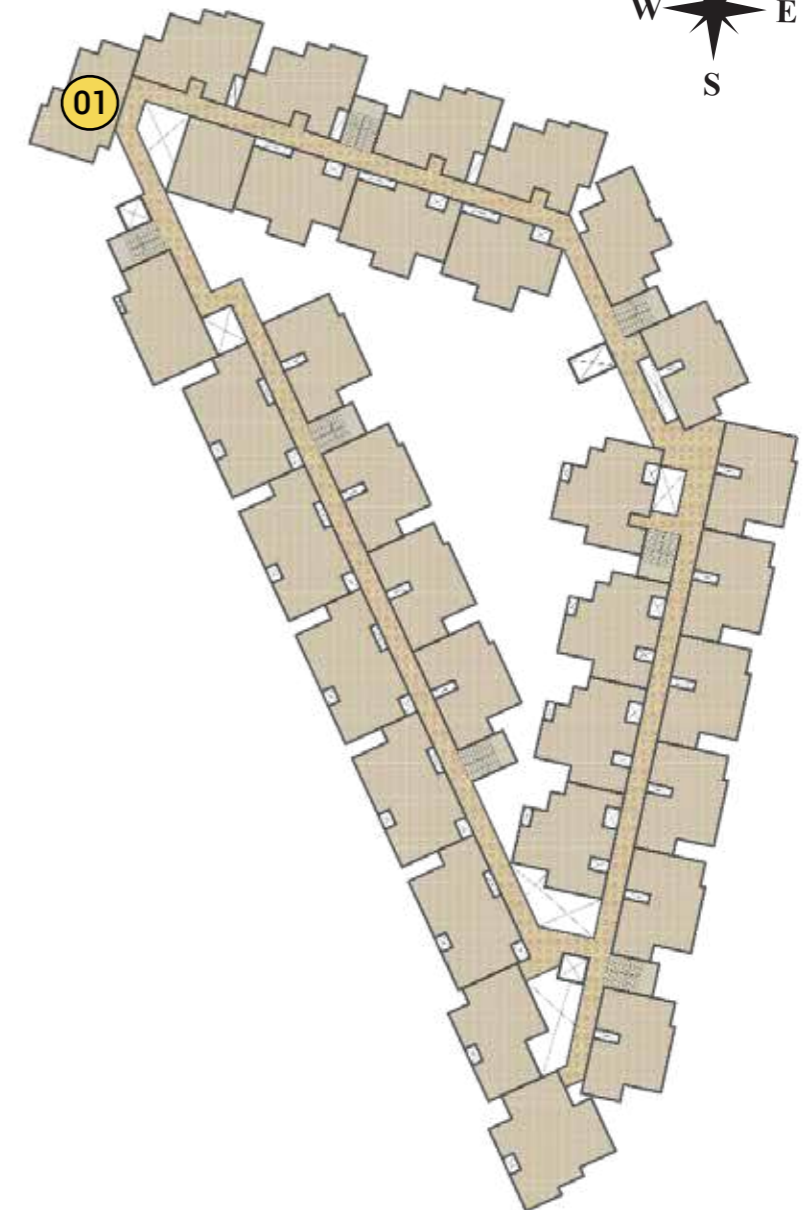


ENTRY

Unit Plan

2 BHK : 101 - 801

Saleable Area : 757 Sqft.

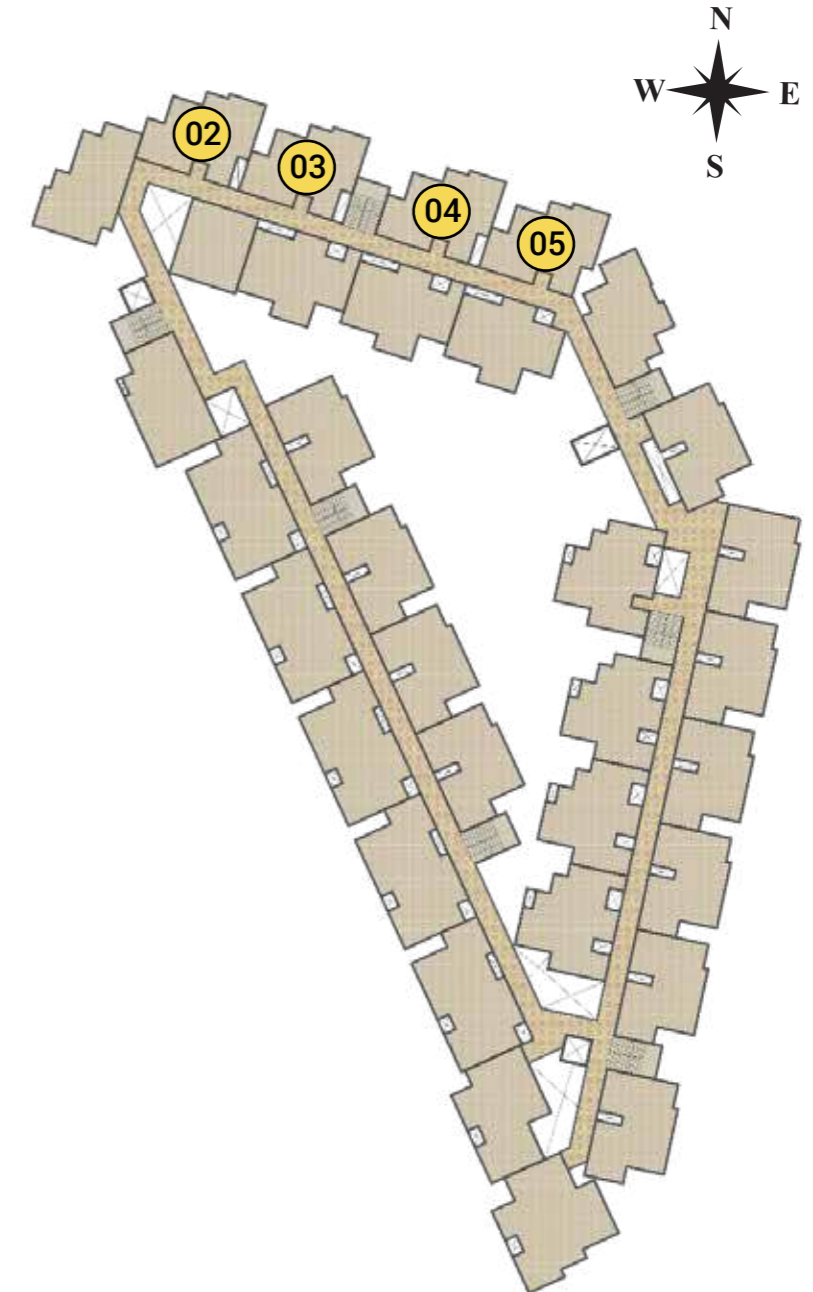


2 BHK



Unit Plan

2 BHK : 102 - 802
 103 - 803
 104 - 804
 105 - 805
 Saleable Area : 761 Sqft.



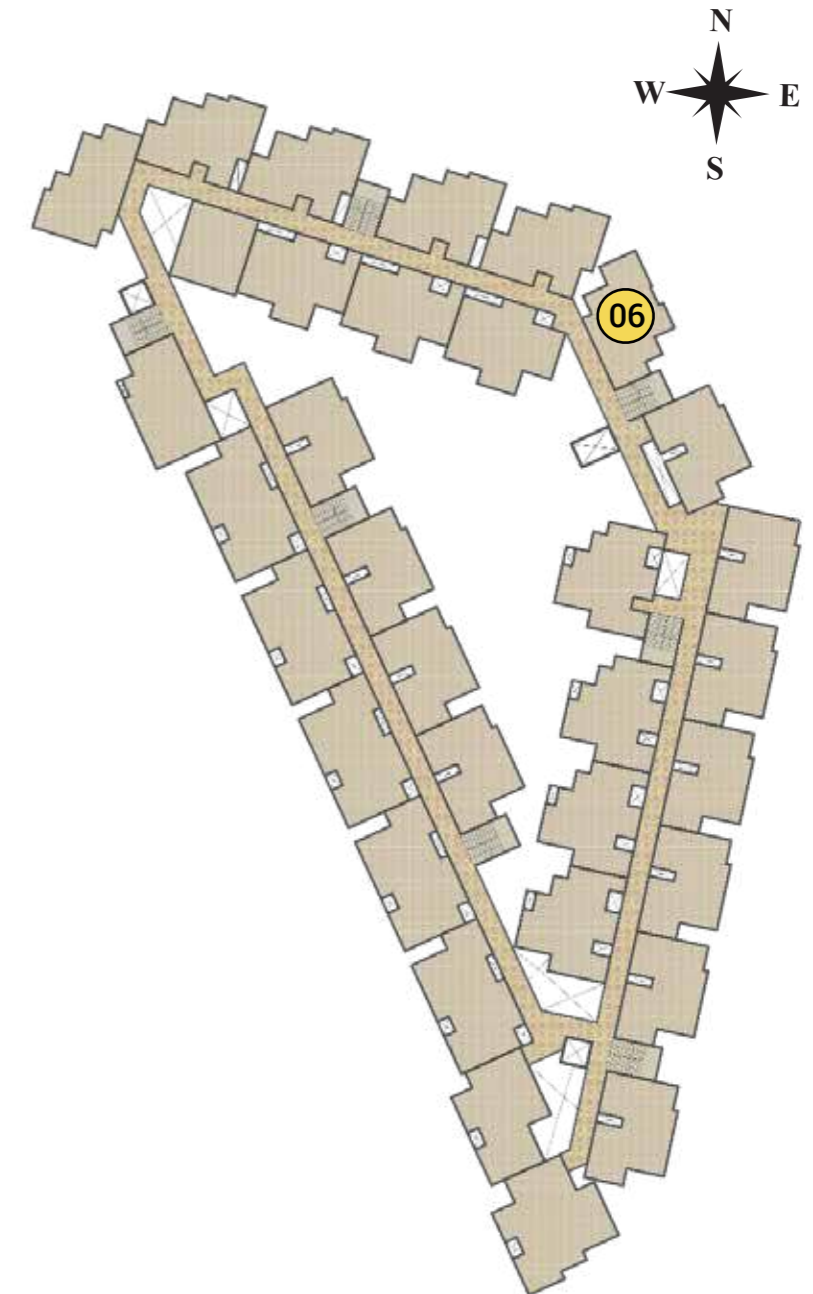
2 BHK



Unit Plan

2 BHK : 106 - 806

Saleable Area : 737 Sqft.



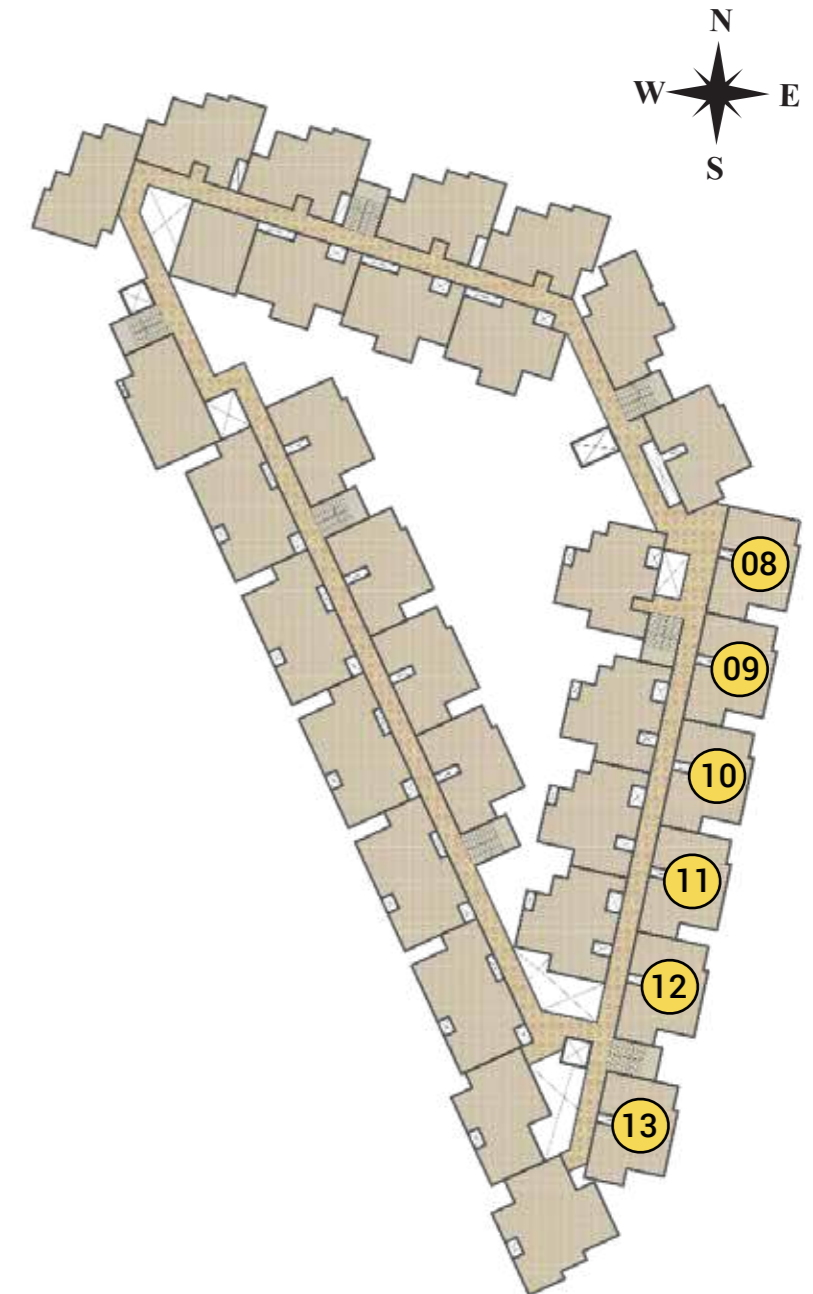
2 BHK



Unit Plan

- 2 BHK : 108 - 808
- 109 - 809
- 110 - 810
- 111 - 811
- 112 - 812
- 113 - 813

Saleable Area : 745 Sqft.



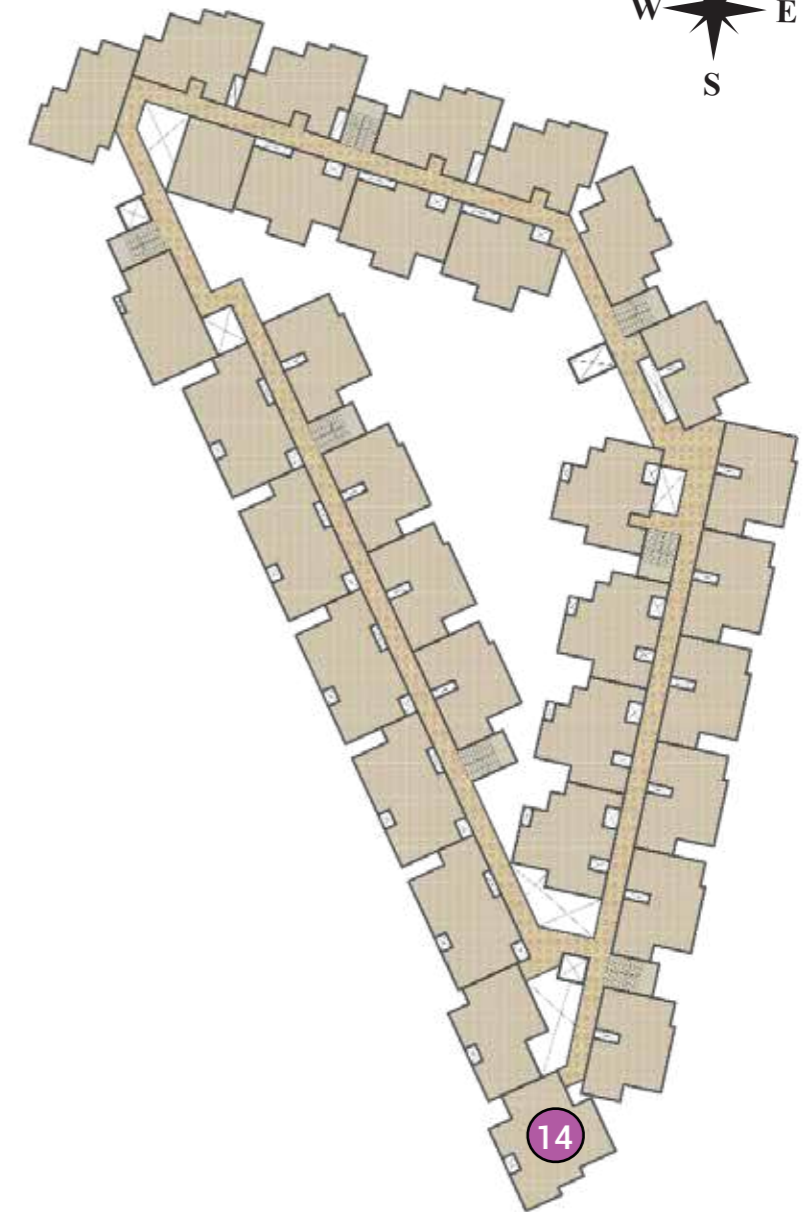
3 BHK



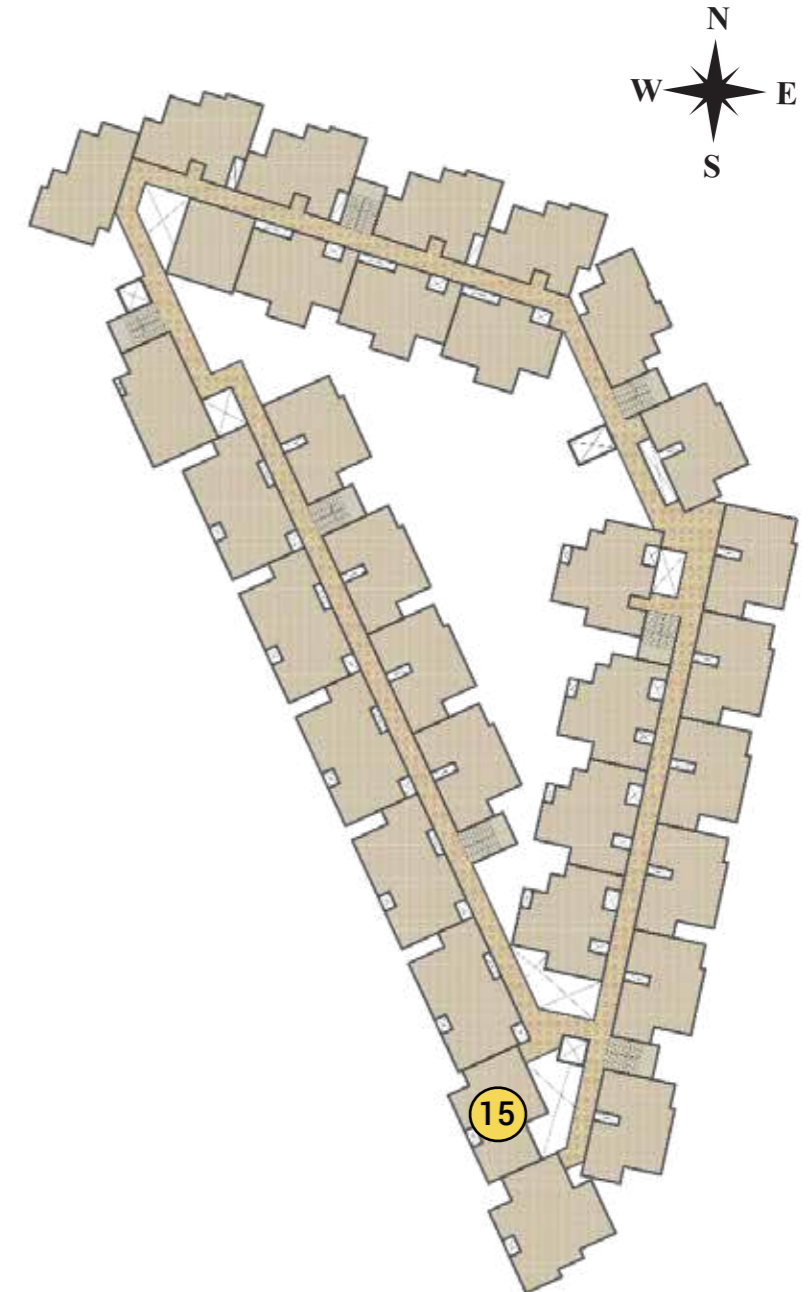
Unit Plan

3 BHK : 114 - 814

Saleable Area : 973 Sqft.



2 BHK



3 BHK

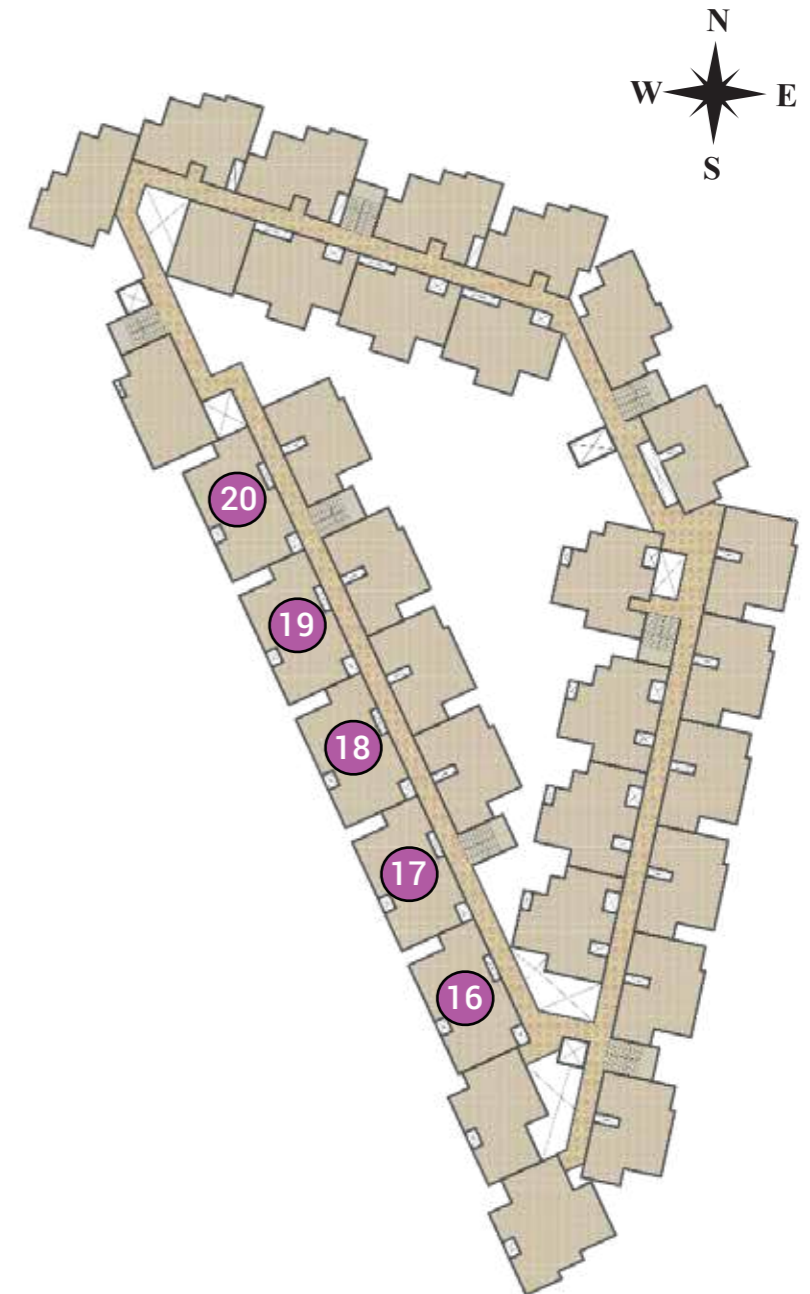


ENTRY

Unit Plan

3 BHK : 116 - 816
117 - 817
118 - 818
119 - 819
120 - 820

Saleable Area : 943 Sqft.



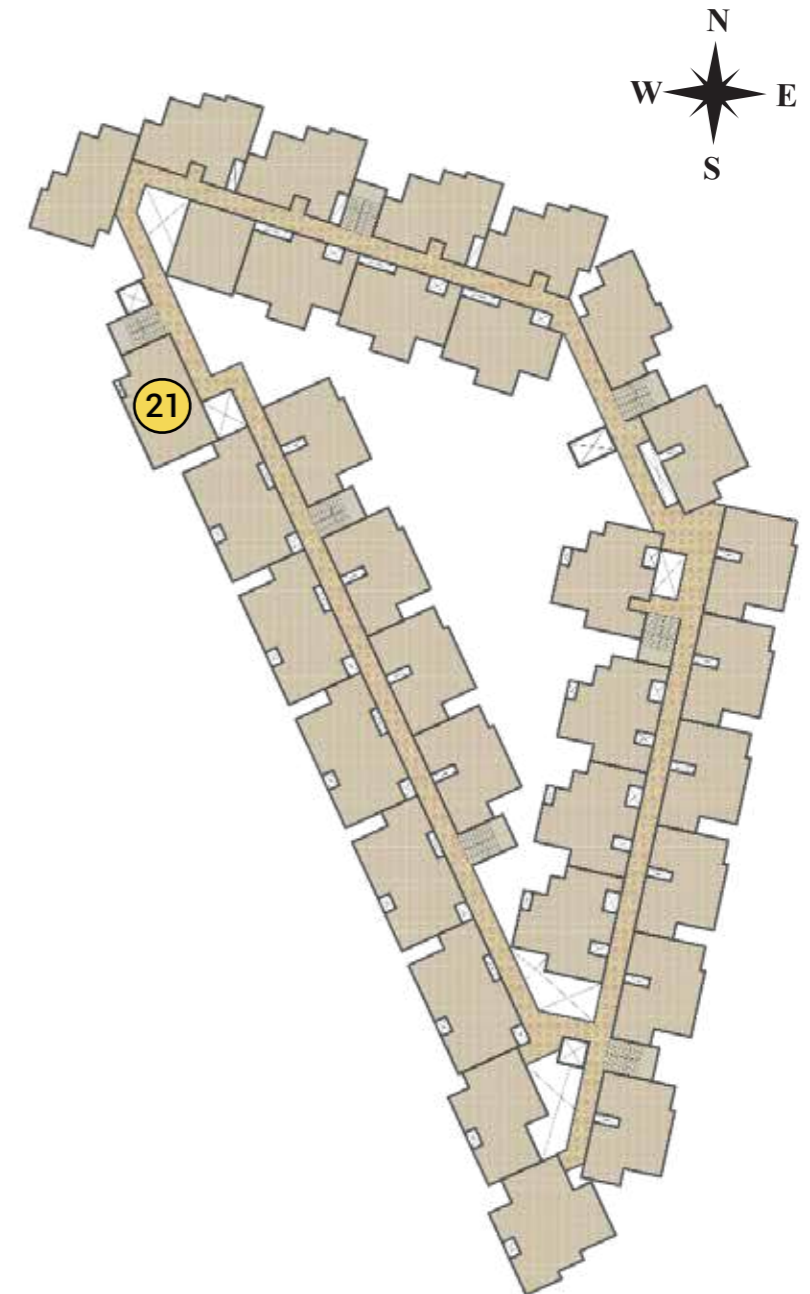
2 BHK



Unit Plan

2 BHK : 121 - 821

Saleable Area : 777 Sqft.



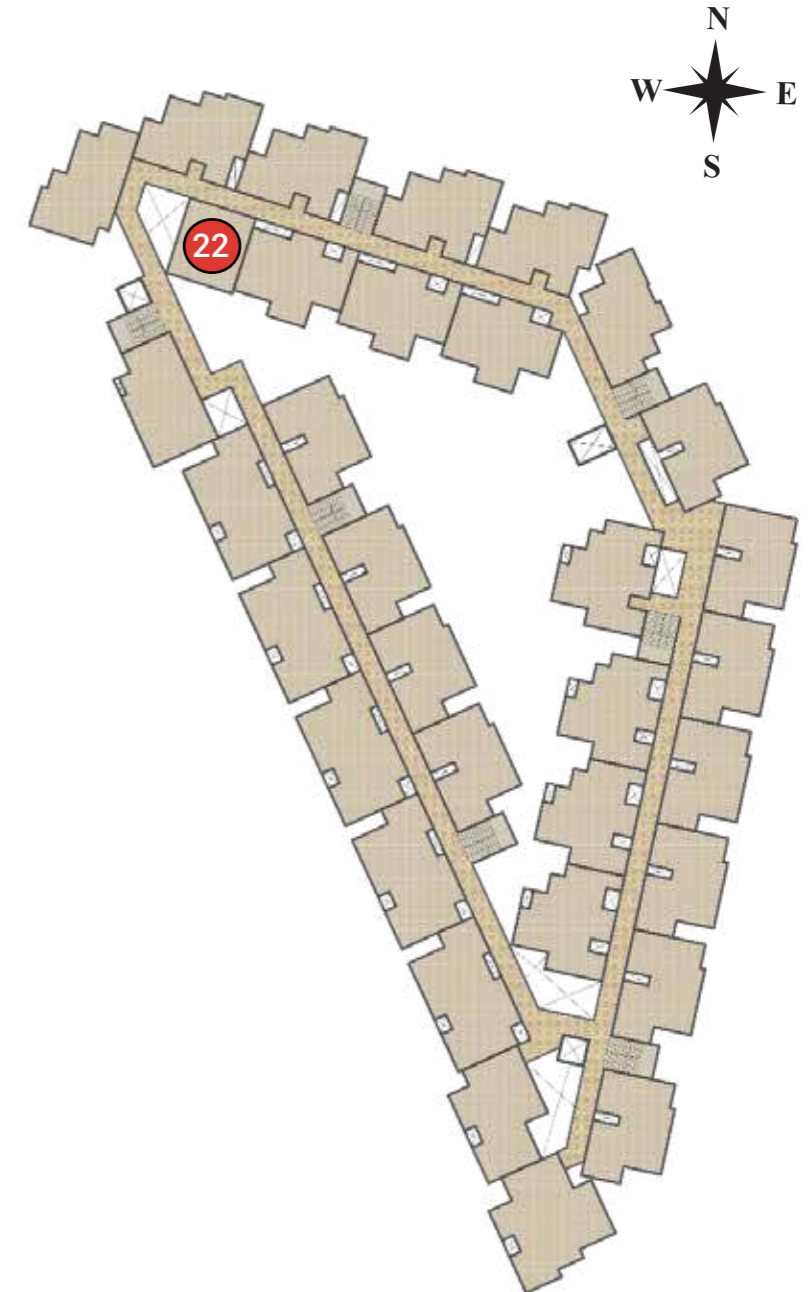
1 BHK



Unit Plan

1 BHK : 122 - 822

Saleable Area : 547 Sqft.

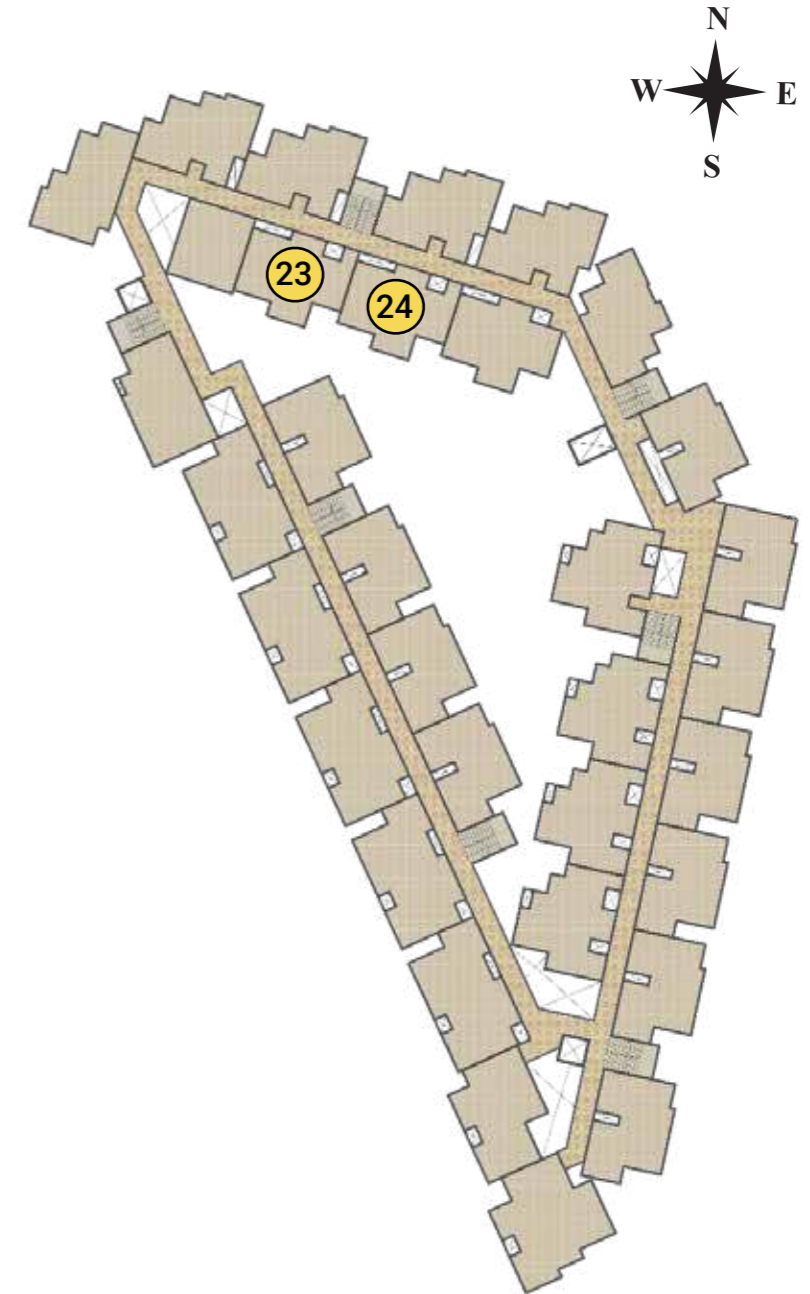


2 BHK

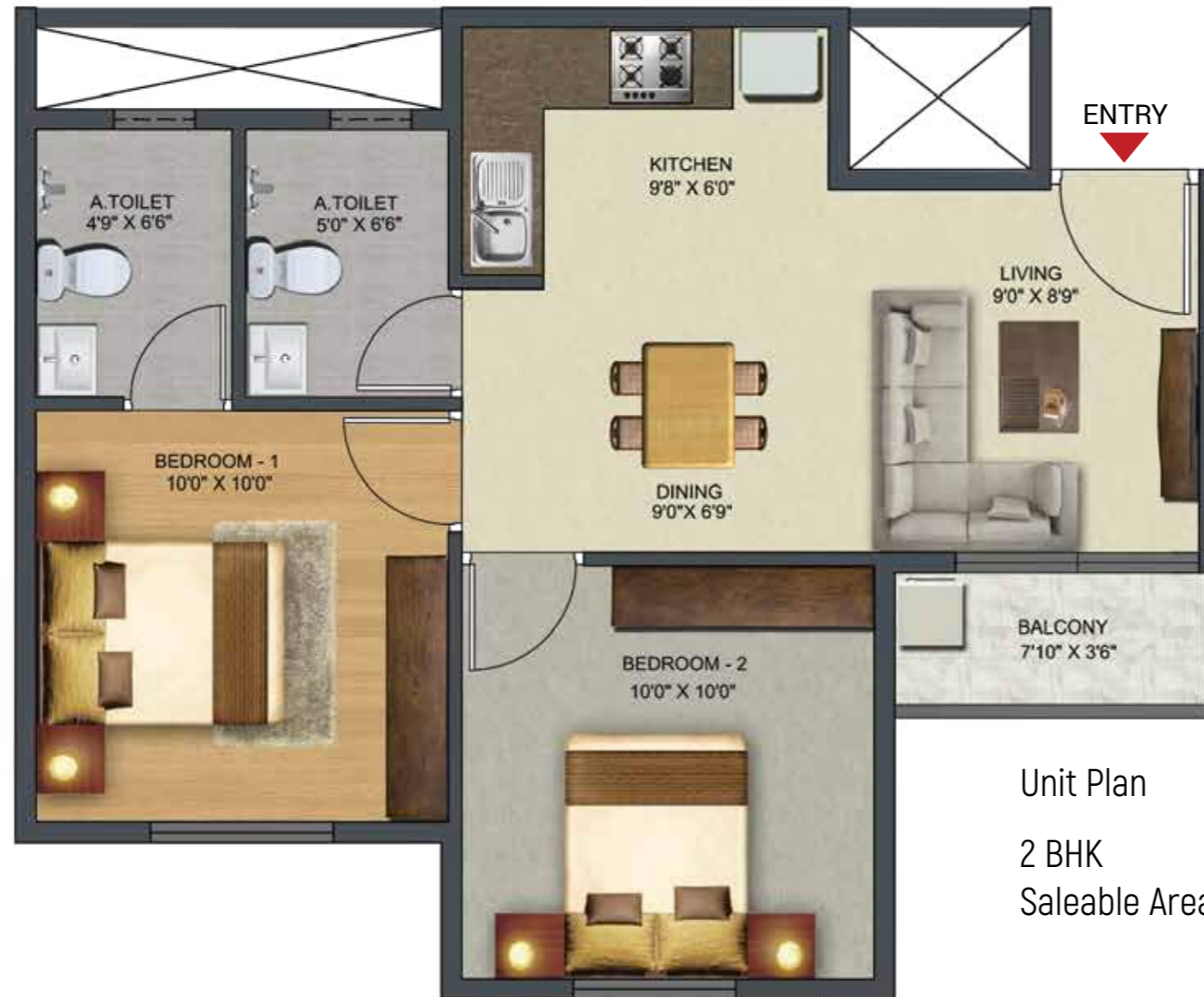


Unit Plan

2 BHK : 123 - 823
124 - 824
Saleable Area : 776 Sqft.

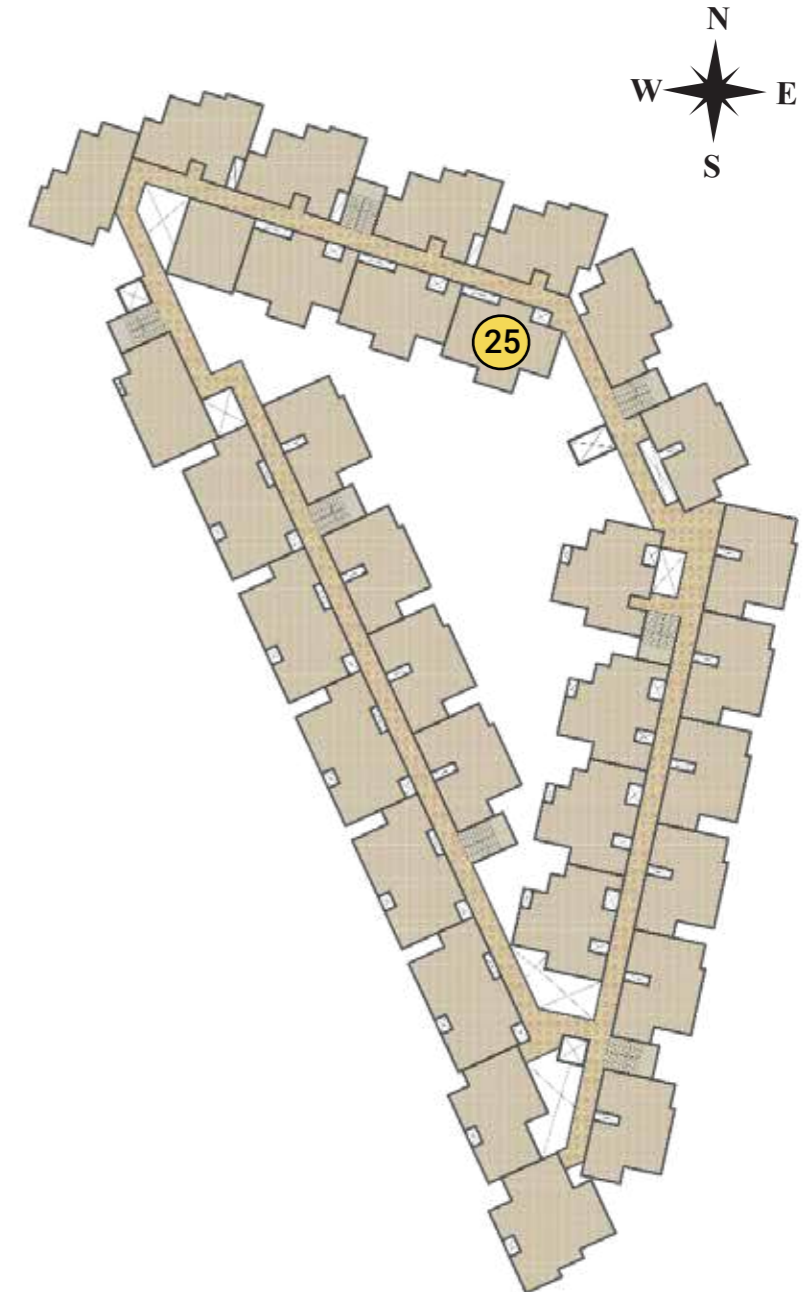


2 BHK



Unit Plan

2 BHK : 125 - 825
Saleable Area : 754 Sqft.



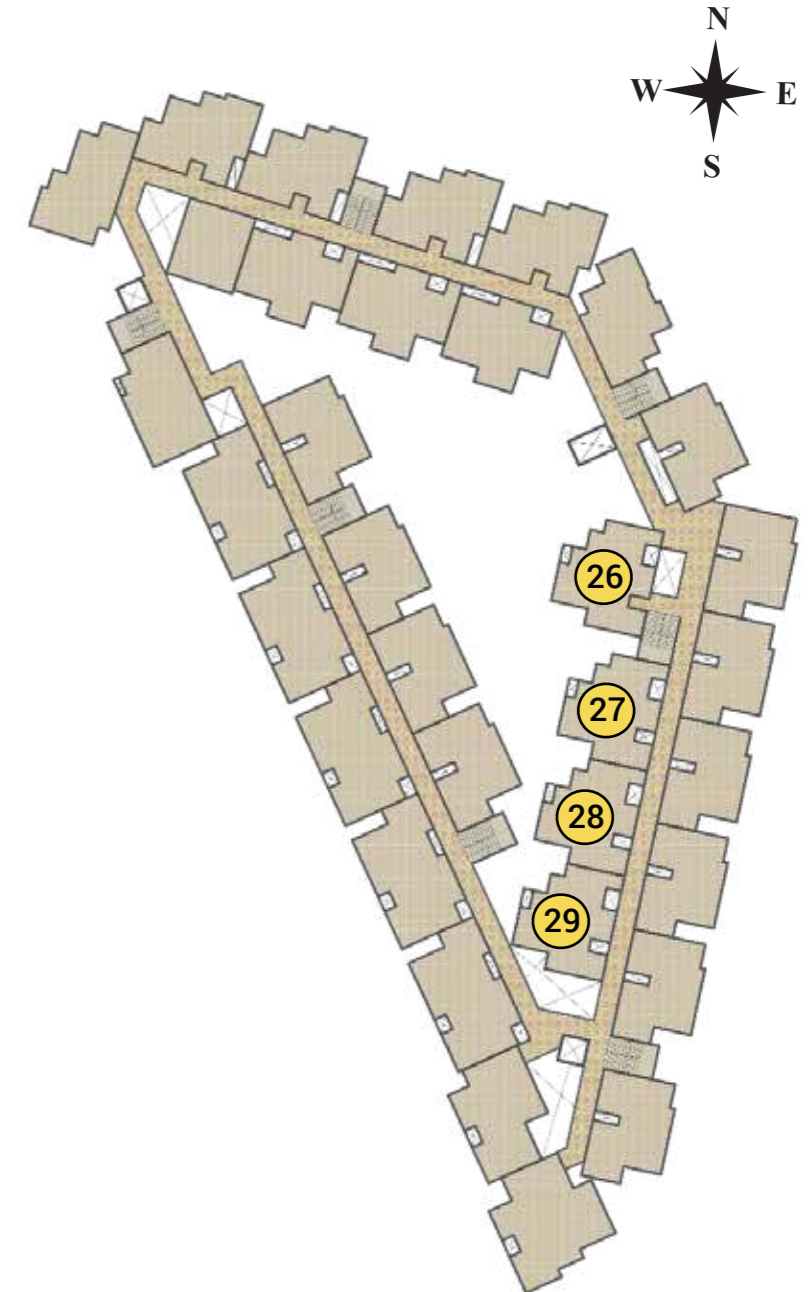
2 BHK



Unit Plan

2 BHK : 126 - 826
 127 - 827
 128 - 828
 129 - 829

Saleable Area : 802 Sqft.



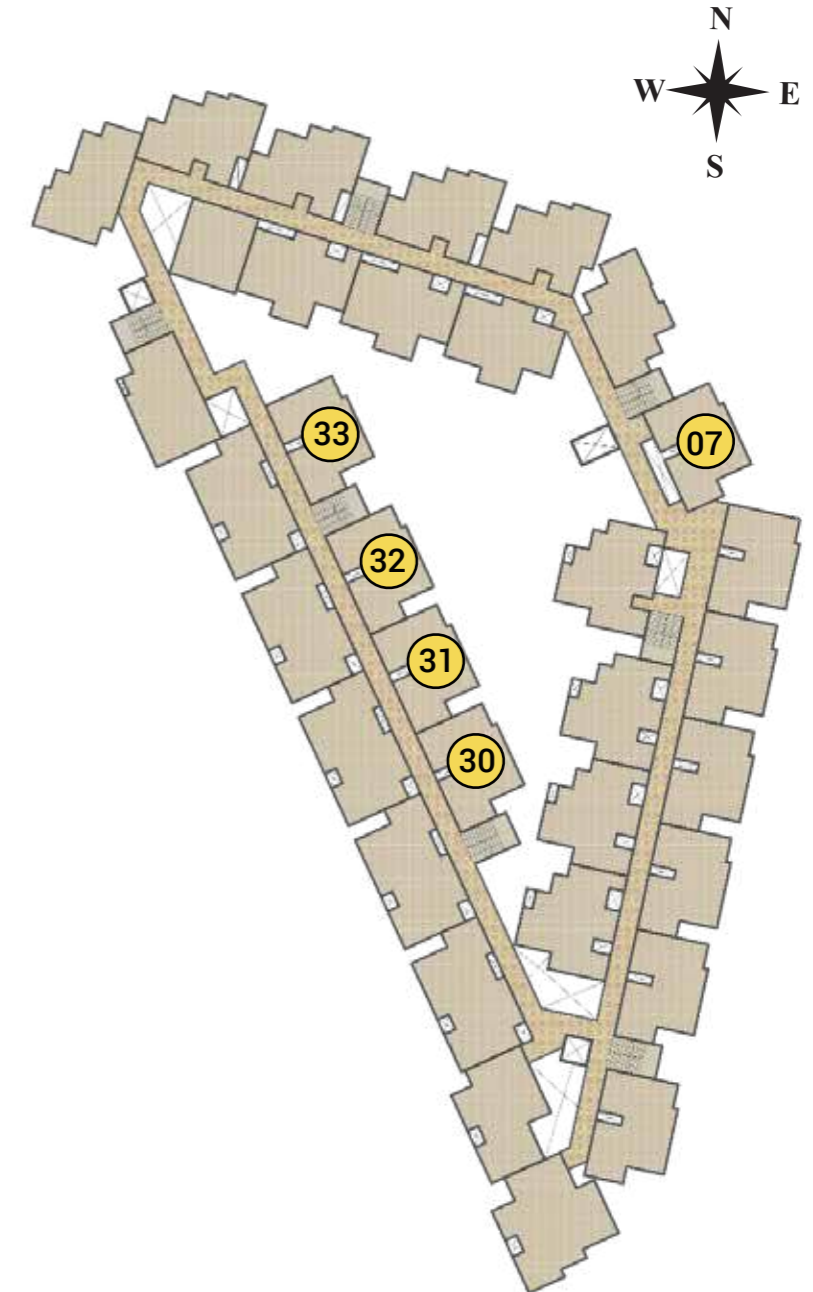
2 BHK



Unit Plan

2 BHK : 107 - 807
130 - 830
131 - 831
132 - 832
133 - 833

Saleable Area : 745 Sqft.



Specifications:

Structure:

RCC framed structure with concrete block masonry.

Flooring:

SOMANY / RAK or equivalent make vitrified tiles for living, dining, kitchen & all bedrooms.

SOMANY / RAK or equivalent make anti-skid ceramic tiles in Toilet & Balcony.

Kitchen:

Granite top & single bowl FUTURA sink or equivalent make to be provided (only supply).

Glazed tiles above the counter to a height of 2 feet (only supply).

Provision for chimney in kitchen.

Provision for water purifier.

Toilet:

American Standard Sanitary Ware – or equivalent make floor mounted WC and washbasin.

Jaquar Bathroom Fittings – or equivalent make faucets, shower head with diverter, taps & CP fittings.

Provision for geyser and exhaust fan in toilets.

Glazed ceramic tiles for dadoing up to 7 feet in height.

Doors:

Main Door - Super quality hardwood frame and shutter with melamine finish.

Internal doors - Hardwood frames with flush shutters PVC doors for toilets.

Windows:

2 Track UPVC windows with glazed shutters and provision for mosquito mesh.

Electrical:

Modular switches of Schneider or equivalent reputed make.

ELCB and MCB with independent EB meter of approved make.

Good quality concealed copper wiring of approved make.

Provision of Washing Machine point.

Generator:

Generator backup for the elevator, common lighting, water pumps.

Generator back up for the apartment through limiter switch (0.5KW) and for 1 BHK through limiter switch (0.2KW).

Paint:

Internal - 2 coats acrylic putty, 1 coat primer & 2 coats of Asian Paints emulsion or equivalent make.

External - 1 coat external primer & 2 coats of external paint (Asian Paints or equivalent make).

Elevator:

Schindler / Johnson lifts or equivalent make.

Water Supply:

Borewell / Municipal water supply if available.

Air Conditioning:

Provision for fixing AC in the Master bedroom.

Amenities:

Swimming pool	Hopscotch	Round the clock security
Toddlers pool	Gazebo	Sewage Treatment Plan (STP)
Pool Deck	Visitors lobby	Lifts of reputed make
Multipurpose Hall / Health Club with Gymnasium	E-commerce collection point	Transformer & DG Services
Children's play area	CCTV In lobby	Covered / Surface car parking
Landscaped garden with innovative features	Wi-Fi Enabled through a service provider	Drivers / Servant toilet facility
Citizen park	Shoeshine facility	Rainwater harvesting
Shaded promenade	Launderette	On-call maintenance
Jogging / Walking track	Intercom to the apartment from security cabin through a service provider	Convenience store
Yoga and meditation area	24 Hrs. Power backup for common area and 0.5 KW for the apartment through limiter switch	

Sowparnika Projects - Karnataka & Tamil Nadu



Sowparnika Purple Rose
Bengaluru



Sowparnika Swastika-2
Bengaluru



Sowparnika Sanvi-2
Bengaluru



Sowparnika Tharangini
Bengaluru



Sowparnika Columns
Bengaluru



Sowparnika Chandrakantha - 1
Bengaluru



Sowparnika Chandrakantha - 2
Bengaluru



Sowparnika Sanvi - 1
Bengaluru



Sowparnika Sai Srishti
Bengaluru



Sowparnika Ananda
Bengaluru



Sowparnika Swastika - 1
Bengaluru



Sowparnika Sai Soukya
Tirupur



Sowparnika Blue Bells
Mysuru



Sowparnika Royale Splendour
Mysuru



Sowparnika Landmark
Mysuru



Sowparnika Beetel
Coimbatore



Sowparnika Skandagiri
Coimbatore



Sowparnika Grandeur
Coimbatore

Sowparnika Projects - Kerala



Sowparnika Valle
Kottayam



Sowparnika Elania
Changanassery



Sowparnika Natura
Thrissur



Sowparnika Atrium
Cochin



Sowparnika Sudarsanam
Guruvayur



Sowparnika Seychelles
Trivandrum



Sowparnika West Holmes
Trivandrum



Sowparnika Grand Square
Trivandrum



Sowparnika Sandal Tower
Trivandrum



Sowparnika Navarathinam Pearl
Trivandrum



Sowparnika Highlands
Trivandrum



Sowparnika Edifice
Thrissur



Sowparnika Travancore Heights
Changanassery



Sowparnika Grand Square
Trivandrum



Sowparnika Shirdi
Trivandrum



Sowparnika Shirdi Phase-2
Trivandrum



Sowparnika City Crown
Trivandrum



Sowparnika River View Garden
Trivandrum



Sowparnika Regal
Trivandrum



Sowparnika Surya Kiran
Trivandrum



Sowparnika Promenade Square
Trivandrum



Sowparnika Bhavani
Trivandrum

Flexible Furniture Ideas



300 sq.ft prototype apartment perform like four times that size. The flexible or Smart furniture designs help to flip, move and stow the house's transformable furniture.

(Think Murphy beds and foldable dining room tables)

“We can actually be incredibly efficient, but have all the comforts in a smaller space.”



SOWPARNIKA

Delivering Happiness

South India's Fastest Growing Builder

More than 5 million sq.ft. delivered | More than 35 ongoing projects

SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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