



**SIPANI**  
RITZY. POETIC. URBANE

**SIPANI PROPERTIES PVT LTD**

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( Near Koramangala Bus Depot )



# SIPANI ROYAL HERITAGE



**Royalty**  
Made Affordable



AN ABODE YOU WOULD LOVE TO CALL  
YOUR OWN PALACE ...







# SIPANI ROYAL HERITAGE



Welcome to Royal Heritage where every home reminds you of  
living in a PALACE

Where each home is enshrined in an Architectural wonder.

Where each home is bathed in abundant light & ventilation  
and gives you an uncluttered view of the grand outdoors.

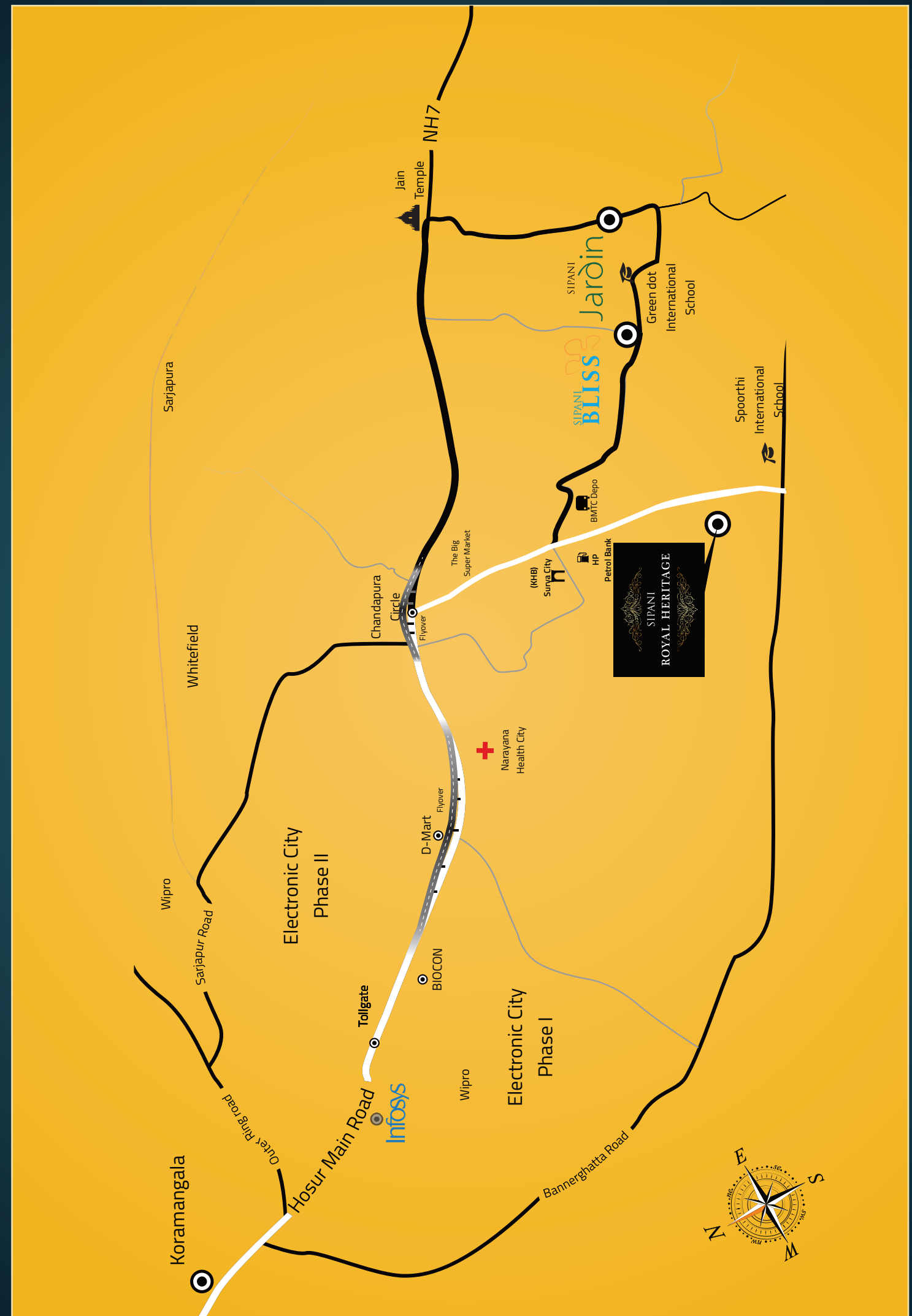
Where to LIVE , is to be in the lap of Royalty !



## Right amidst the IT HUB - Bangalore Chandapura, Electronic city

3 kms off National Highway 7  
Just 10 Minutes from Electronic-City  
Close to proposed Metro Phase II  
On proposed 300ft Main Road  
Main Road to be widened to 300 ft

Close proximity to markets, malls, educational institutions & hospitals



Day View



Night View

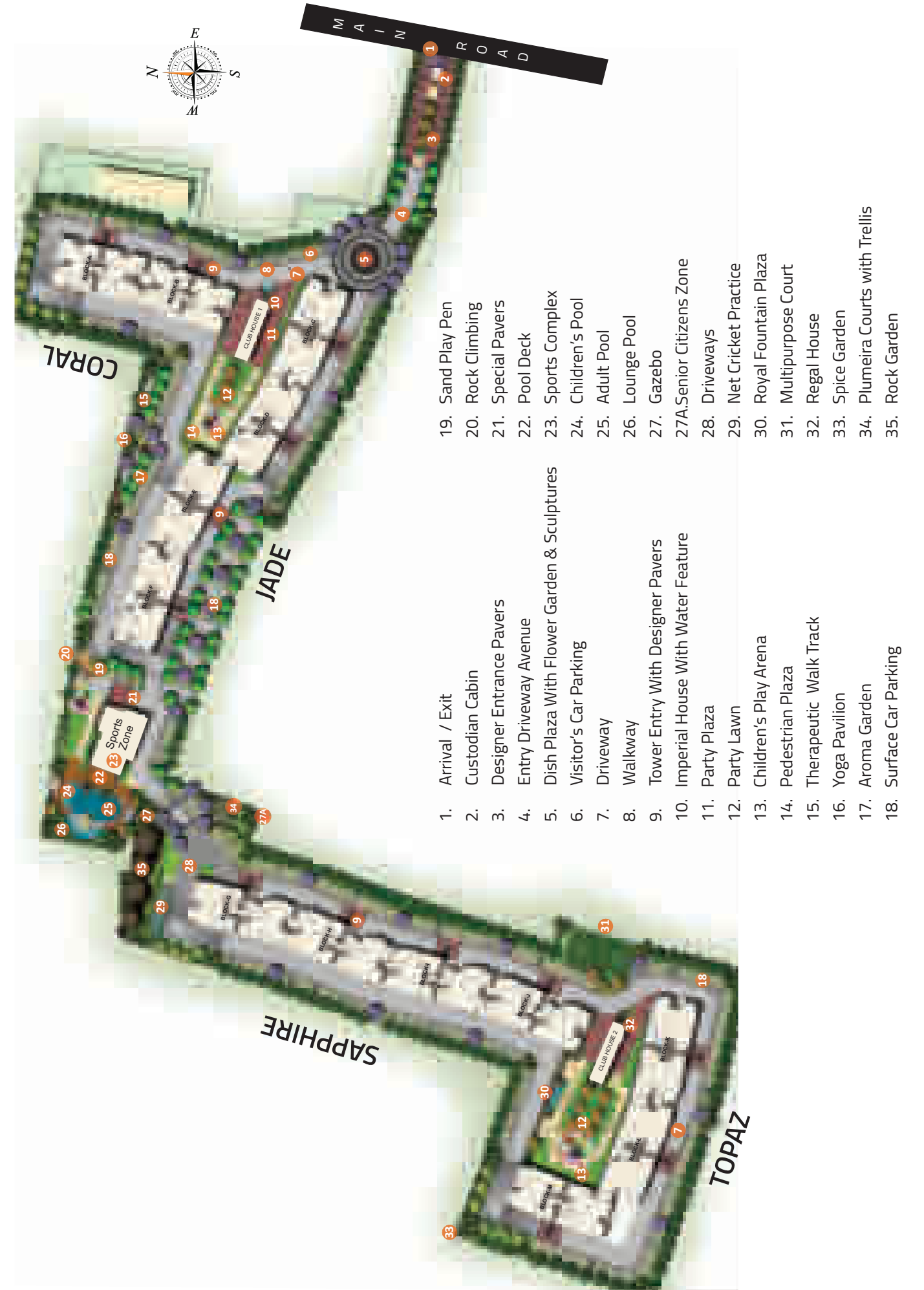




## Scenic Scapes

A 9 acres meandering campus  
with amenities befitting the ROYAL YOU

BMRDA Approvals



## Grand entry

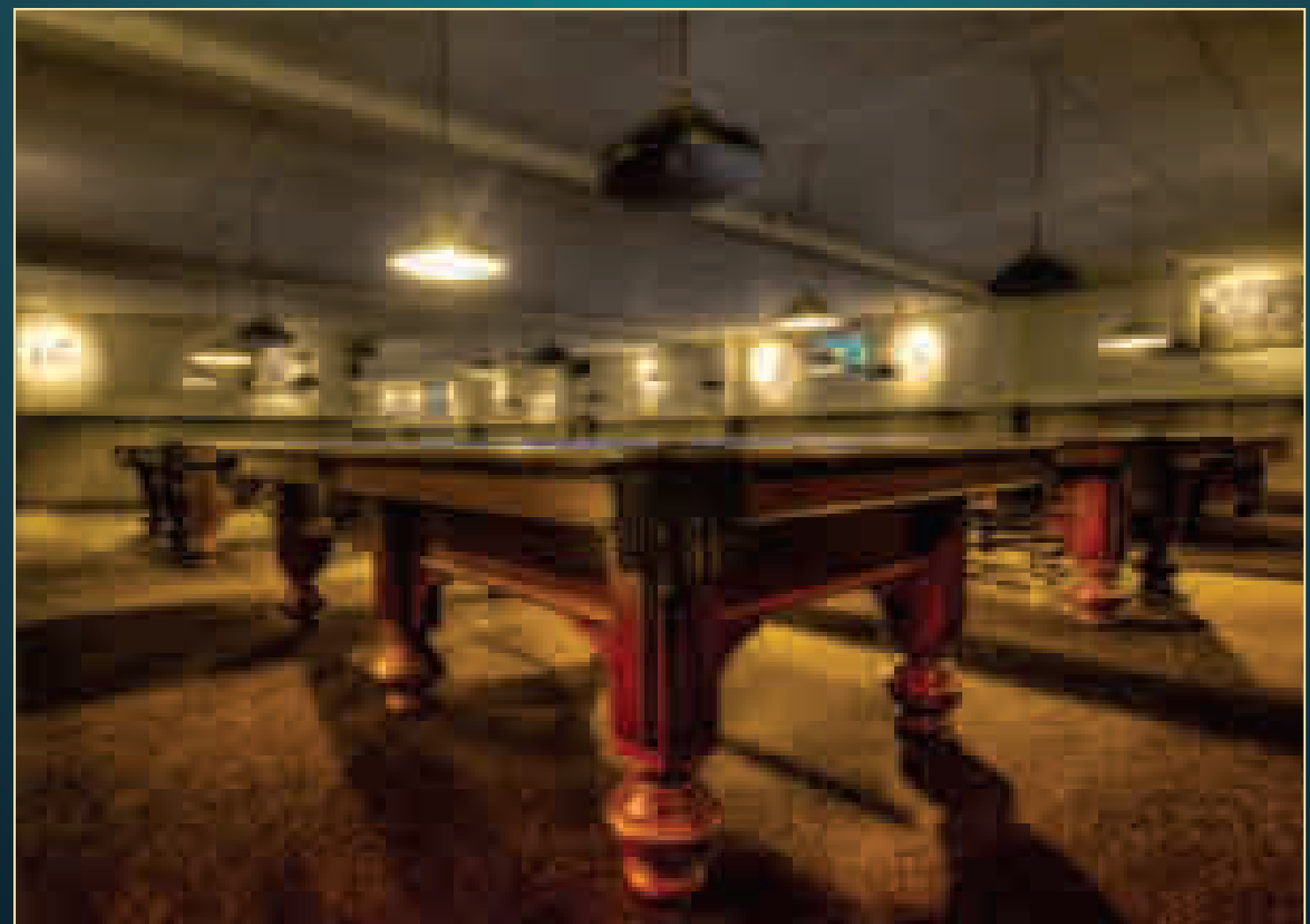
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Designer Entrance Pavers  
Pedestrian pathway  
Circular Plaza  
Flower Garden with Sculpture  
Elegant Driveway  
Abundant Green Spaces



Around 23,000 Sft of  
Club Houses & Sports arena

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## Grandiose Pool

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Unique fountain Plaza

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Multipurpose court

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## Kingly Amenities

### LEISURE

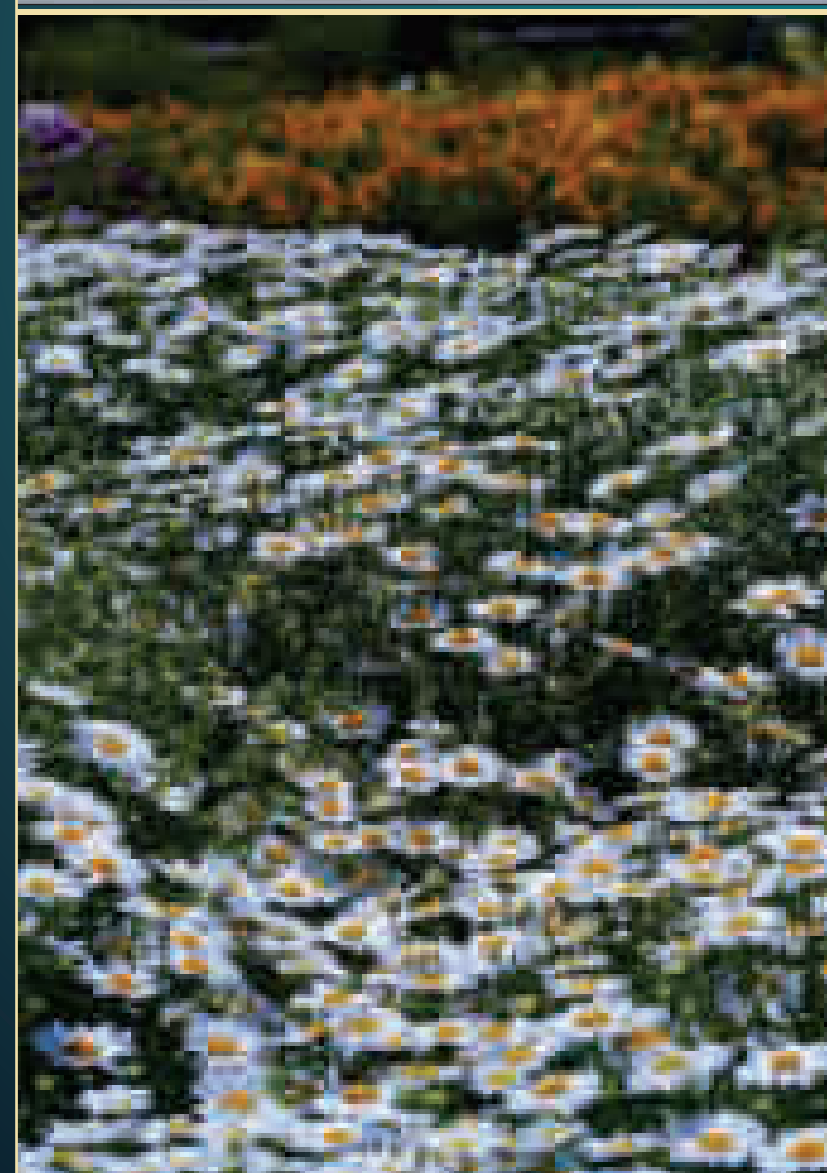
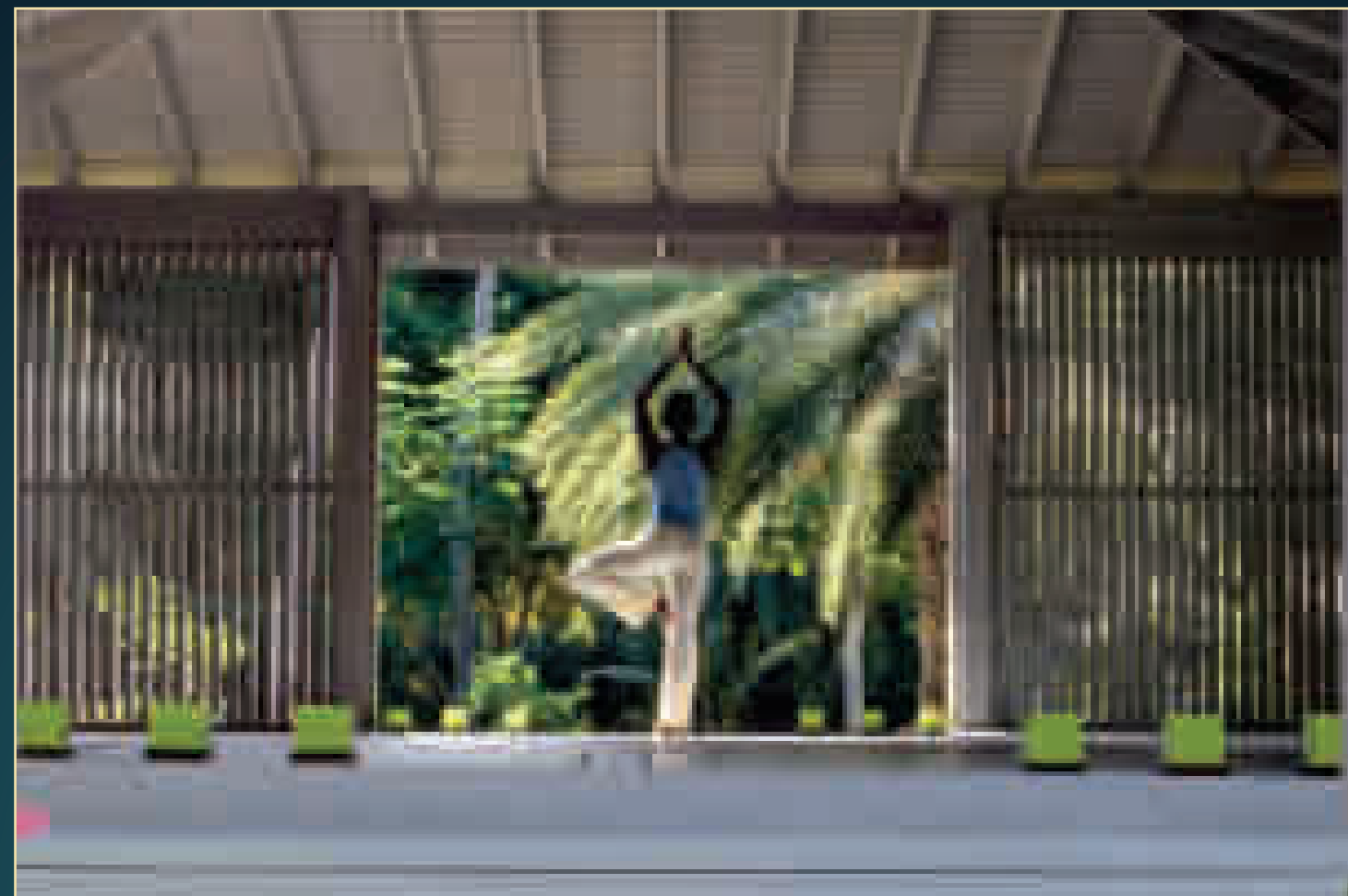
Gazebo, Lounge Pool, Royal Fountain Plaza, Spice Garden, Aroma Garden  
Plumeira Courts with Trellis, Rock Garden

### INDOOR

Reading Room, T.V. Room, Kids Zone, Indoor Games, Multipurpose Hall,  
Reclination zone, Gymnasium, Clubhouse Lounge, Provision for Spa and  
Supermarket

### OUTDOOR

Sand Play Pen, Rock Climbing, Pool Deck, Sports Arena, Children's Pool,  
Adult Pool, Walkway, Special Pavers, Net Cricket Practice, Multipurpose  
Court, Two Club Houses (Imperial House & Regal House), Pedestrian Plaza,  
Children's Play Pen, Entry Driveway Avenue, Visitor Car Parking,  
Tower Entry with Unique Pavers, Therapeutic Walk track, Yoga Pavilion,  
Aroma Garden





Optimized PALACES  
1, 2 & 3 BHK Homes

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# Sipani Royal Heritage Specifications

Structure	<ul style="list-style-type: none"><li>• Seismic Zone II compliant</li><li>• R.C.C Framed Structure</li><li>• Cement Concrete Block walls</li></ul>
Wall Finish & Painting	<ul style="list-style-type: none"><li>• Exterior Emulsion Finish with the weather proof paint</li><li>• Interior painting finish with Acrylic bound distemper (Ceiling)</li><li>• Acrylic Distemper Paint (Walls)</li></ul>
Flooring: In Homes	<ul style="list-style-type: none"><li>• Living, Dining, Foyer, Bedrooms &amp; Kitchen: Vitrified Tiles</li><li>• Balcony &amp; Utility area: Anti Skid Ceramic Tiles</li></ul>
Flooring: Common Area	<ul style="list-style-type: none"><li>• Lift, Lobby (Ground &amp; upper floors) &amp; corridors: Vitrified Tiles Flooring</li></ul>
Doors	<ul style="list-style-type: none"><li>• Main Door Frame: Hardwood Frame with moulded panel door shutter (with SS / Brass hardware)</li><li>• Bedroom Doors: Hardwood Frame, with flush shutter</li><li>• Toilet Doors: Hardwood Frame with waterproof flush shutter</li></ul>
Elevator	<ul style="list-style-type: none"><li>• Passenger elevator of reputed brand</li><li>• Each block with automatic lifts from the stilt level</li></ul>
STP	<ul style="list-style-type: none"><li>• Sewage Treatment Plant</li></ul>
Kitchen	<ul style="list-style-type: none"><li>• Granite Kitchen counter</li><li>• Stainless steel sink with single bowl &amp; CP Fittings</li><li>• Provision for water purifier, microwave &amp; refrigerator</li><li>• Dadoing with glazed ceramic tiles up to 2 feet height above the counter</li></ul>



Utility	<ul style="list-style-type: none"><li>• Inlet &amp; outlet points for washing machine / dish washer</li></ul>
Water Supply	<ul style="list-style-type: none"><li>• Under-Ground Sump (UG Sump) &amp; OverHead Tank (OH Tank)</li><li>• Centralised water storage</li><li>• Centralised Automatic pumping facility</li><li>• Hydro – Pneumatic Pump</li></ul>
Windows	<ul style="list-style-type: none"><li>• Living / Dining: 2 Track Aluminium sliding door (plain glass) windows</li><li>• Bedrooms: Three Track aluminium sliding (plain glass) windows with mosquito mesh for all the bedrooms</li></ul>
Toilets	<ul style="list-style-type: none"><li>• Anti-skid ceramic tiles flooring</li><li>• Ceramic Tiles Dado up to door height</li><li>• Floor mounted European Water Closet (EWC) with health faucet (in all toilets) of Hindware brand or equivalent</li><li>• Wash Basin of Hindware brand or equivalent</li><li>• CP Fixtures &amp; Fittings: CERA Brand or equivalent</li><li>• Provision for Electrical geysers in all the bathrooms</li><li>• Hot &amp; Cold mixer along unit for shower of branded CP Fixtures</li><li>• Overhead shower</li><li>• Ventilators for all the toilets</li></ul>
Back up Generator	<ul style="list-style-type: none"><li>• 100% power back-up through stand by generator for lights in common areas, elevators &amp; water pumps</li></ul>





# Sipani Royal Heritage Specifications

- Electrical

  - Electrical Module switches of Anchor / equivalent brand
  - One Residual Circuit Breaker (RCBO) for each apartment for safety
  - One Main Circuit Breaker (MCB) for each apartment for lighting & power circuits
  - One TV Point in Living room
  - One TV point in Master bedroom
  - Provision for one air conditioner (A.C.) in Master Bedroom
  - One telephone point in living area
  - Fire resistant (FR) electrical wires of Polycab / equivalent brand
  - Bescom 3KVA Power
- Rain Water Harvesting

  - Rain Water Charge pits.
  - Rainwater can be used for common area purposes such as watering for gardens etc.
- Security Systems

  - Round the clock security
  - Trained security personnel
  - 5 ft height of compound wall around the whole campus
  - Gates for Entry & Exit with security monitoring
  - Security Cabin at the Entrance & Exit of the complex

## About Us

Three decades back, Sipani set up a milestone in the automobile industry of India by manufacturing the popular Sipani DOLPHIN, a car that established itself in the Indian automobile industry and set up a platform for all Indian manufacturers to make the leap.

Later in 2004, Sipani Group embarked on a new journey in the Bangalore real estate industry and vouched to provide quality living spaces with an eye for lifestyle. The first project, the elegant Sipani Grande was pinned on the maps and now it is known to be the best residential project in the vicinity of Koramangala, Bangalore. It further gained popularity for Sipani Group in terms of quality and business ethics.

The Sipani Group is now a much talked about realtor for multiple luxury and premium projects that have a class of their own, in the respective segments.



Completed Projects



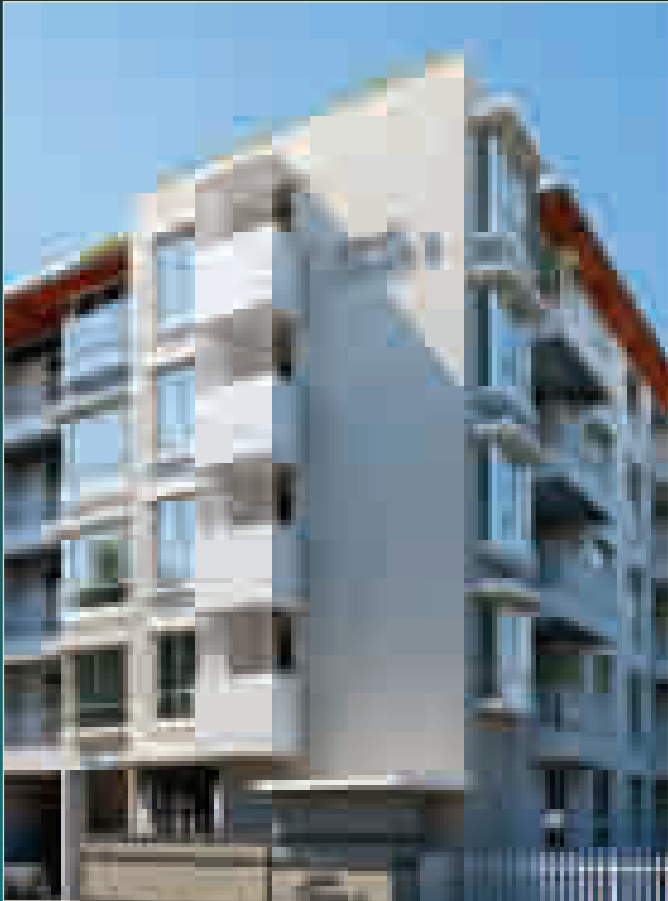
Sipani Grande

Home Loans from

In process



Sipani Classe I



Sipani Classe II



Sipani Bliss I



Sipani Phoenix

## R K Sipani Foundation



RK Sipani Foundation conceptualized its first CSR project "Sipani Seva Sadan in 2012 to fulfill its long term vision of helping the neediest among the society

The aim of the centre was to be a source of hope for those underprivileged and not fortunate enough to provide basic requirements for themselves to live a life of dignity.

Sipani Seva Sadan's sustained efforts over these last four years since inception, has seen it grow into full fledged support centre for around 400 citizens, with specialized areas dedicated to 160 mentally challenged citizens, 120 people elderly citizens and 120 citizens who are faced with life threatening diseases.

The foundation has gone on to add Medicare and a 24/7 standby ambulance to manage emergencies to its list of services.

RK Sipani Foundation feels proud to be able to contribute in meaningful ways to the society and continues to seek newer ways to add value to each life that seeks our assistance.



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**HEALTH CARE | REAL ESTATE | HOSPITALITY | ENERGY**

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