



**SARITHA SPLENDOR<sub>LSR</sub>**  
Splendid Abode for Lifelong Happiness

1, 2 AND 3 BHK BOUTIQUE APARTMENTS  
LOCATED NEAR ITPL, BENGALURU.





SARITHA SPLENDOR LSR , Luxurious Boutique Apartments near ITPL/Brookfield, is epitome of grandeur living. Another marvel from SARITHA DEVELOPERS, renowned for customer satisfaction and premium dwellings at affordable prices.

Premium Location with major IT Parks and corporates in walking distance is propelled with upcoming metro stations in vicinity. Malls, Prestigious School, Hospitals, Temples in close proximity will create an ever growing demand.

SARITHA SPLENDOR LSR embodies everything for comfortable living in splendid lifestyles. Contemporary architecture is crafted with premium fixtures and microscopic detailing for longer sustainability. Luxurious amenities with lavish clubhouse, Spacious Designer Passages, Vastu designed apartments having abundant light and air. Every element is designed with effective space utilization and an engagement for every age.

SARITHA SPLENDOR LSR is an expression of lifelong happiness for the people who wish to reside in cosy spaces near to their workplaces.

## LUXURIOUS LIFE FOREVER

116 APARTMENTS  
(1/2/3 BHK WITH CC AND OC)

SUPER BUILT UP AREA  
718 SQFT TO 1516 SQFT

POSSESSION AUG 2022

BBMP APPROVED

BOUTIQUE APARTMENTS IN BUDGET PRICES

RERA NO : PRM/KA/RERA/1251/446/PR/201013/003651

Possession means we will give the flat for the interiors and while you do the same, we will continue with the beautification and external developments for next few months to complete the building

THE SPLENDID  
CULTURE OF  
HAPPY AND  
PERFECT  
LIVING SPACES



an artistic impression of  
SARITHA SPLENDOR LSR - entrance gate view





an artistic impression of  
SARITHA SPLENDOR LSR Side View

THE SPLENDID  
CULTURE  
WAY OF LIFE  
JUST  
FOR YOU



We are SARITHA DEVELOPERS, the people with all the warmth bring to you a vibrant and refreshing community SARITHA SPLENDOR LSR. With all the experience and expertise we always endeavour to bring you the freshness of nature along with the experience of living life in its truest of colours. On that warm note, we lay the green carpet for you to make SARITHA SPLENDOR LSR your home; it's one that complements your prosperity.





an artistic impression of  
SARITHA SPLENDOR LSR aerial view

THE SPLENDID  
CULTURE OF  
COMPLETE  
WELL BEING



#### PROJECT HIGHLIGHTS

- ◆ Vastu Compliant
- ◆ 1, 2 & 3 BHK Flats
- ◆ Excellent Ventilation
- ◆ Strategic Location
- ◆ Clear Title
- ◆ 116 Lifestyle Units
- ◆ CCTV Surveillance
- ◆ Sewage Treatment Plant
- ◆ Cauvery Water
- ◆ Individual Water Meter
- ◆ Landscaping and Paving in Driveway
- ◆ Car Parking with Elegant Flooring
- ◆ Intercom
- ◆ Firefighting Equipments
- ◆ Designer Passage with Artistic Paintings, False Ceiling & CNC Duct Works





## MASTER FLOOR PLAN

BLOCK B

BLOCK A

CLUB HOUSE



### LEGEND

- |                    |                           |                     |              |
|--------------------|---------------------------|---------------------|--------------|
| 1 ENTRY & EXIT     | 6 MINI LIBRARY            | 11 GAZEBO           | 16 STP       |
| 2 SECURITY         | 7 SWIMMING POOL           | 12 KIDS PLAY AREA   | 17 BLOCK - B |
| 3 TRANSFORMER YARD | 8 KIDS POOL               | 13 MINI PLAY AREA   | 18 DRIVE WAY |
| 4 CLUB HOUSE       | 9 BLOCK - A               | 14 BASKET BALL HOOP |              |
| 5 RECEPTION LOBBY  | 10 OUTDOOR GYM EQUIPMENTS | 15 CRICKET PITCH    |              |

Cosy abode for lovable families

Vastu principles blended with modern architecture

Designed for Splendour Living

## BLOCK - A | TYPICAL FLOOR PLAN



### AREA STATEMENT IN SFT

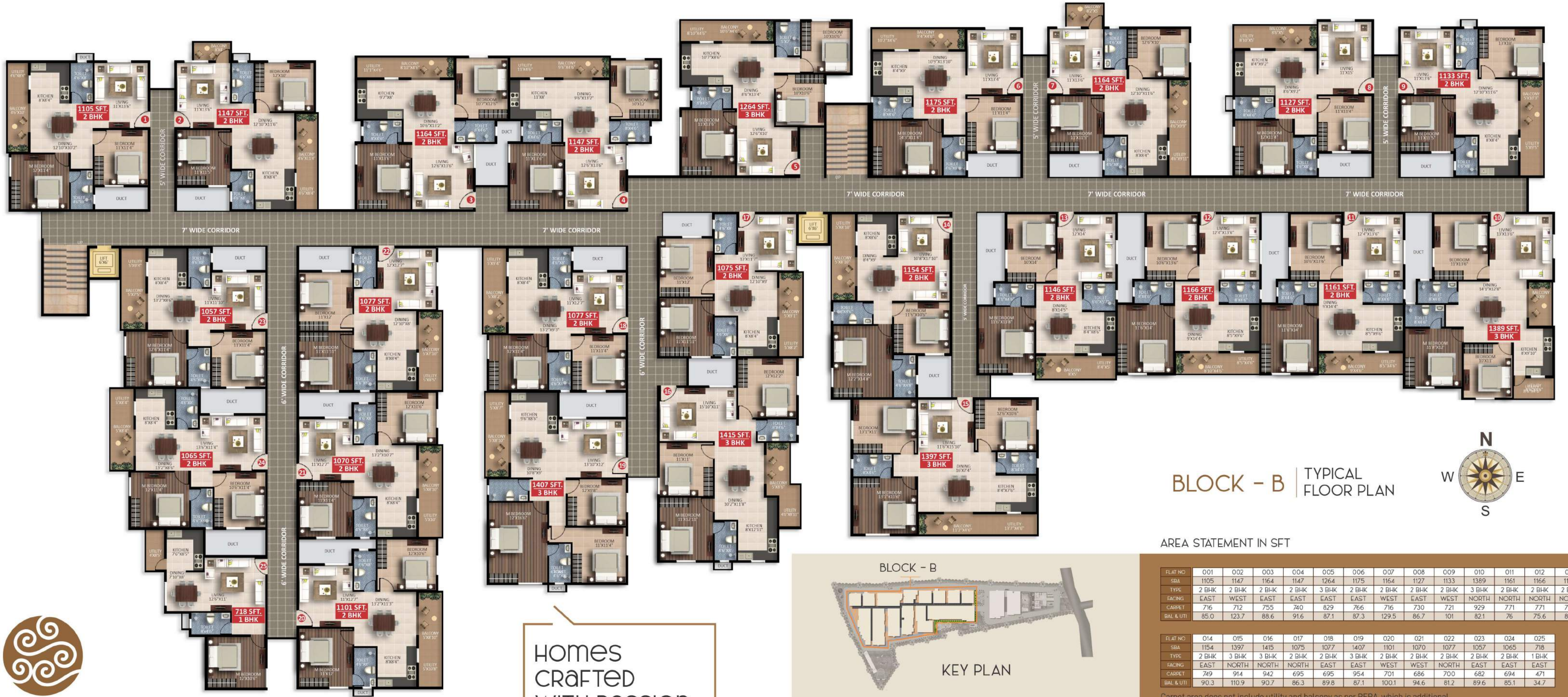
FLAT NO.	001	002	003	004
SBA	1516	1238	1118	1489
TYPE	3 BHK	2 BHK	2 BHK	3 BHK
FACING	EAST	WEST	WEST	EAST
CARPET	1048	810	758	1023
BAL & UTI	86.4	106.6	75.8	91.1



Carpet area does not include utility and balcony as per RERA, which is additional







Homes  
CRAFTED  
WITH PASSION

**BLOCK - B** | TYPICAL FLOOR PLAN

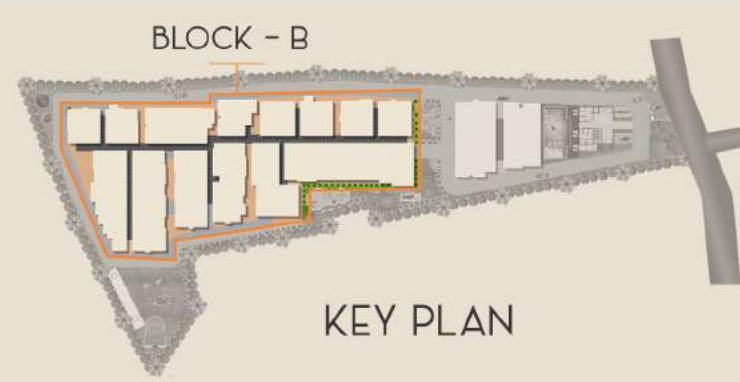


AREA STATEMENT IN SFT

FLAT NO	001	002	003	004	005	006	007	008	009	010	011	012	013
SBA	1105	1147	1164	1147	1264	1175	1164	1127	1133	1389	1161	1166	1146
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK
FACING	EAST	WEST	EAST	EAST	EAST	EAST	WEST	WEST	WEST	NORTH	NORTH	NORTH	NORTH
CARPET	716	712	755	740	829	766	716	730	721	929	771	771	752
BAL & UTI	85.0	123.7	88.6	91.6	87.1	87.3	129.5	86.7	101	82.1	76	75.6	81.9

FLAT NO	014	015	016	017	018	019	020	021	022	023	024	025
SBA	1154	1397	1415	1075	1077	1407	1101	1070	1077	1057	1065	718
TYPE	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	1 BHK
FACING	EAST	NORTH	NORTH	EAST	EAST	EAST	WEST	WEST	NORTH	EAST	EAST	EAST
CARPET	749	914	942	695	695	954	701	686	700	682	694	471
BAL & UTI	90.3	110.9	90.7	86.3	89.8	87.1	100.1	94.6	81.2	89.6	85.1	34.7

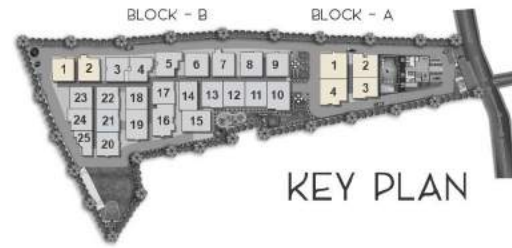
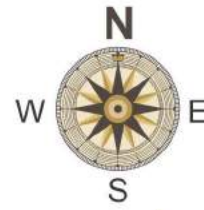
Carpet area does not include utility and balcony as per RERA, which is additional



KEY PLAN



INDIVIDUAL FLOOR PLANS BLOCK - A



KEY PLAN



1516 SFT.  
3 BHK

Flat NO. 001 / Facing: EAST  
TYPE: 3 BHK / SBA: 1516 SFT.



1238 SFT.  
2 BHK

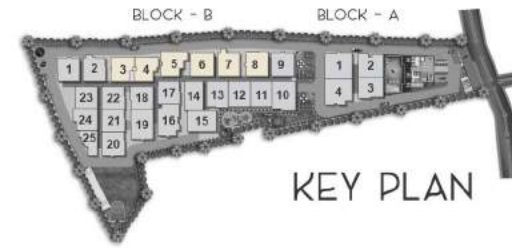
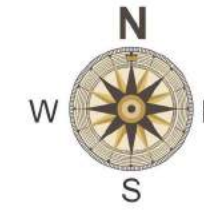
Flat NO. 002 / Facing: WEST  
TYPE: 2 BHK / SBA: 1238 SFT.



1105 SFT.  
2 BHK

Flat NO. 001 / Facing: EAST  
TYPE: 2 BHK / SBA: 1105 SFT.

INDIVIDUAL FLOOR PLANS BLOCK - B



KEY PLAN



1164 SFT.  
2 BHK

Flat NO. 003 / Facing: EAST  
TYPE: 2 BHK / SBA: 1164 SFT.



1147 SFT.  
2 BHK

Flat NO. 004 / Facing: EAST  
TYPE: 2 BHK / SBA: 1147 SFT.



1264 SFT.  
3 BHK

Flat NO. 005 / Facing: EAST  
TYPE: 3 BHK / SBA: 1264 SFT.



1118 SFT.  
2 BHK

Flat NO. 003 / Facing: WEST  
TYPE: 2 BHK / SBA: 1118 SFT.



1489 SFT.  
3 BHK

Flat NO. 004 / Facing: EAST  
TYPE: 3 BHK / SBA: 1489 SFT.



1147 SFT.  
2 BHK

Flat NO. 002 / Facing: WEST  
TYPE: 2 BHK / SBA: 1147 SFT.



1175 SFT.  
2 BHK

Flat NO. 006 / Facing: EAST  
TYPE: 2 BHK / SBA: 1175 SFT.



1164 SFT.  
2 BHK

Flat NO. 007 / Facing: WEST  
TYPE: 2 BHK / SBA: 1164 SFT.

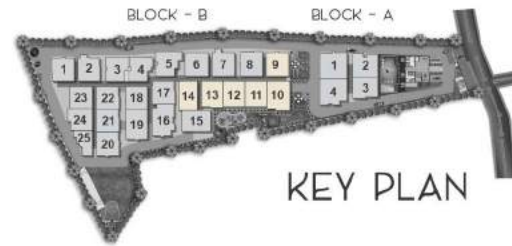
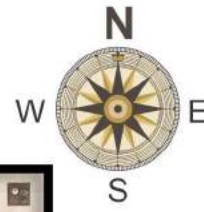


1127 SFT.  
2 BHK

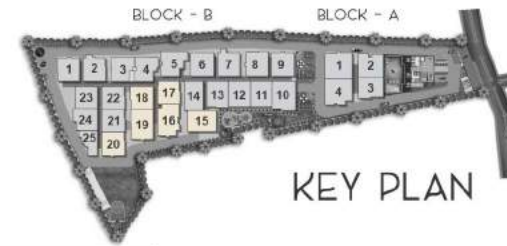
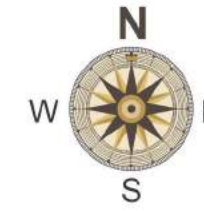
Flat NO. 008 / Facing: EAST  
TYPE: 2 BHK / SBA: 1127 SFT.



INDIVIDUAL FLOOR PLANS BLOCK - B



INDIVIDUAL FLOOR PLANS BLOCK - B



FLAT NO. 009 / FACING: WEST  
TYPE: 2 BHK / SBA: 1133 SFT.



FLAT NO. 010 / FACING: NORTH  
TYPE: 3 BHK / SBA: 1389 SFT.



FLAT NO. 011 / FACING: NORTH  
TYPE: 2 BHK / SBA: 1161 SFT.



FLAT NO. 015 / FACING: NORTH  
TYPE: 3 BHK / SBA: 1397 SFT.



FLAT NO. 016 / FACING: NORTH  
TYPE: 3 BHK / SBA: 1415 SFT.



FLAT NO. 017 / FACING: NORTH  
TYPE: 2 BHK / SBA: 1075 SFT.



FLAT NO. 012 / FACING: NORTH  
TYPE: 2 BHK / SBA: 1166 SFT.



FLAT NO. 013 / FACING: NORTH  
TYPE: 2 BHK / SBA: 1146 SFT.



FLAT NO. 014 / FACING: EAST  
TYPE: 2 BHK / SBA: 1154 SFT.



FLAT NO. 018 / FACING: EAST  
TYPE: 2 BHK / SBA: 1077 SFT.



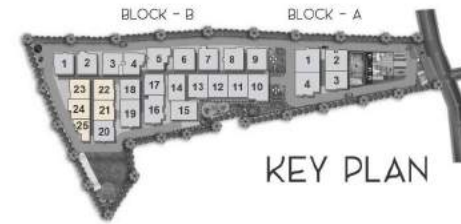
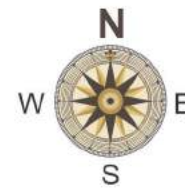
FLAT NO. 019 / FACING: EAST  
TYPE: 3 BHK / SBA: 1407 SFT.



FLAT NO. 020 / FACING: WEST  
TYPE: 2 BHK / SBA: 1101 SFT.



INDIVIDUAL FLOOR PLANS BLOCK - B



KEY PLAN



FLAT NO. 021 / FACING: WEST  
TYPE: 2 BHK / SBA: 1070 SFT.



FLAT NO. 022 / FACING: NORTH  
TYPE: 2 BHK / SBA: 1077 SFT.



FLAT NO. 023 / FACING: EAST  
TYPE: 2 BHK / SBA: 1057 SFT.



FLAT NO. 024 / FACING: EAST  
TYPE: 2 BHK / SBA: 1065 SFT.



FLAT NO. 025 / FACING: EAST  
TYPE: 1 BHK / SBA: 718 SFT.

PREMIUM  
FIXTURES  
FOR ELEGANT  
LIVING

Home, An Asset of Lifetime, is the best gift we present to ourselves and our families. It brings complete harmony to one's life and we at SARITHA DEVELOPERS endeavour to bring more accord in the same. Imagine your children rejoicing in the best of amenities and your family enjoying the delight of like- minded community celebrating all festivals and evenings. The gaiety of your professional engagements in close proximity permits more time for activities you relish. We strive to extend you a lifetime vacation with superior construction and concierge of support services.





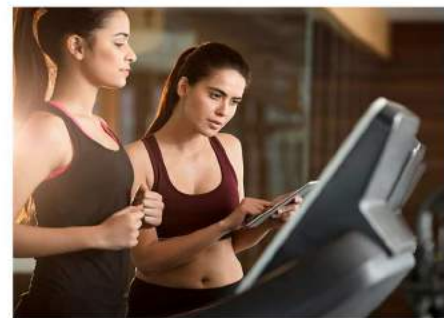


CRAFTED WITH  
LOVE FOR  
ETERNAL  
HAPPINESS





THE SPLENDID  
LUXURIOUS  
LIFE FOR  
EVERYONE



### CLUBHOUSE AMENITIES



Entrance Lounge



Mini Library



Indoor Badminton Court



Temperature control indoor swimming pool



Multi-Purpose hall with projector and music system



Gymnasium



Co-working Space



Table Tennis



Billiards



Meditation/ Yoga hall



Foosball/Carrom/ Indoor games



Lift

### OUTDOOR AMENITIES



Cricket Pitch



Basket Ball Hoop



Mini Play Area



Kids Play Area



Lush Landscaping



Gazebo



Outdoor Gym Equipment





LUXURIOUS  
AMENITIES FOR  
EVENTFUL LIFE

## CLUB HOUSE PLANS

CLUB HOUSE - STILT FLOOR PLAN



CLUB HOUSE - GROUND FLOOR PLAN



CLUB HOUSE - FIRST FLOOR PLAN



CLUB HOUSE - SECOND FLOOR PLAN



SARITHA SPLENDOR LSR offers you many options for leisure and recreation to help you de-stress, that you will be actually amazed. If you are someone who rejoices an active and sporty lifestyle, immerse yourself in various amenities provided.





## SPECIFICATIONS

QUALITY  
CONSTRUCTION  
WITH PREMIUM  
FITTINGS FOR  
ETERNAL BLISS



### STRUCTURE:

R.C.C framed structure designed to I.S code, using M 30 & M 25 mix design concrete



### WALLS:

External walls 6 inch solid concrete blocks & Internal walls 4 inch solid concrete blocks



### DOORS:

- Main Door frame of teak wood with 40 mm designer skin door
- Hardwood door frames for all other door with designer skin door
- Water resistant membrane doors for bathrooms
- SS Hardware for main door and powder coated fittings for all other doors



### WINDOWS:

- 3 track UPVC windows with mosquito mesh
- MS safety grills for additional safety protection



### PLASTERING:

Sponge finish for external walls & neeru finish for internal walls

From now on, nothing can keep you far away from the kind of lifestyle you have been aspiring, for because Saritha Splendor LSR is home to a world of amenities and facilities that will appeal to you. From lifestyle to recreation to fitness to security, there's all of it and more, right here inside the community.

Saritha Splendor LSR is a community of all that you wish to be surrounded by. Intelligent planning, practical spacing and a design that gets the most out of the space it is created on.



### COMMON AREA:

- False ceiling in passages
- Ducts with designer coverings
- Decored with artistic paintings



### WATER SUPPLY:

- Water supply through cauvery & borewells
- Individual water meter for every apartment



### EXTERNAL & INTERNAL PAINT:

- Acrylic emulsion over wall care putty for internal walls
- Acrylic emulsion over texture/putty finished external walls
- Enamel paint and polish for doors and windows, Asian/Birla or equivalent used



### KITCHEN

- 20mm granite counter top with stainless steel sink
- Glazed tile DADO upto 2ft above the counter



### POWER BACKUP

- 1 KVA power supply to each flat
- Additional power backup for lift, water pump and common area lighting



### FLOORING:

- Superior quality double charged premium tile flooring with 4 inch skirting all around
- Wood pattern vitrified flooring in master bedroom
- Ceramic tiles flooring for balconies



### ELECTRICAL:

- Concealed copper wirings (Polycab or equivalent)
- Modular switches (Roma or equivalent)
- T.V & telephone points in living & master bedroom
- Centralized dish for Cable & internet



### BATHROOMS:

- Anti-skid tiles flooring and glazed tiles up to ceiling height
- Superior quality sanitary fittings (Parryware/CERA or equivalent)
- False ceiling



### DRIVEWAY:

Decorated with paving and landscaping throughout



### CAR PARKING:

Exclusive covered car parking with elegant tiling



### LIFT:

3 Nos of 8 passengers capacity lift (Kone or Equivalent)



“

Real Estate is an imperishable asset, ever increasing in value. It is the most solid security that human ingenuity has devised. It is the basis of all security and about the only indestructible security.

”

“Russell Sage”





RITU & SURYA, ELEGANCE 005

“ We were searching for a ready to move apartment in our budget. We saw lots of projects but finally the construction quality and the architecture of SARITHA DEVELOPERS impressed us. The Parking, corridors and layout was very mesmerizing. The elevation, gym, party hall and other amenities were so impressive that without any second thought we booked the apartment.”



PRABHU SHANKAR & JAYA, AMBIENCE 003

“ I purchased the apartment in 2014. I was living in Tamil Nadu with my family in an individual house so I was a little worried about living in an apartment but when I saw the support and services from the SARITHA DEVELOPERS then I felt it was like my home. I am very happy to buy this apartment and be a part of the Saritha family.”



VENKATA & DARPANA, OPULENCE 206

“ After Searching for nearly 6 months we finally narrowed down in SARITHA DEVELOPERS. We liked the construction quality and the amenities. Location was approachable to everything we needed. We purchased in 2016 and have been a great experience. Even after handing over the project to the association the builder listens to us if any issue comes and resolves it quickly.”

## OUR CUSTOMERS OPINIONS



SAURABH & MYTHRI, ELEGANCE 106

“ I won't say that they are builders but rather a family. We always wanted a flat with excellent construction in a peaceful location but near everything. Not only we got a great flat in a wonderful project but till date the developers address any concern if needed. I would suggest to go with SARITHA DEVELOPERS and you will never regret it.”



GUNASEKAR, AMBIENCE 307

“ We are really enjoying the amenities and features that the developers provided. We were surprised to get the possession before the committed time. Builders and their entire team are very cooperative and always approachable. If we face any issue they resolve it immediately. I feel the investment that I did is really worth it.”



MRS MADHURI, OPULENCE 207

“ We were searching for more than 8 months but were not getting as per choice in our budget. A friend suggested Saritha Opulence and we visited there in 2016. The project quality and the amenities looked wonderful and most importantly in our budget. We inquired more about the background of the developers and found everything to our satisfaction. Now we are living a very comfortable life thanks to SARITHA DEVELOPERS for their wonderful commitment and immense support.”



Saritha Elegance



Saritha Ambience



Saritha Opulence



Saritha Elan



Saritha Fortune

Every project of SARITHA DEVELOPERS is crafted with a marvel of architecture blended with a passion for developing a lifelong abode. By interspersing latest construction methodologies under microscopic supervision we craft every corner with love and happiness.

We encourage to visit the lineage of our previous dwellings and engage with numerous happy families who can vouch with their experience on the construction quality, timely delivery and the ease of post handover support they relish till date.

OUR PAST LEGACY

“ Real Estate investing, Even on a very small scale, remains a tried and true means of building an individual's cash flow and wealth. ”  
 "Robert Kiyosaki"

## LIFE AT SARITHA DEVELOPERS

At SARITHA DEVELOPERS, our lifelong relationship nourishes when a buyer becomes our family by residing in our community. Though we focus on high quality dwellings, we believe until we create a society filled with the sounds of friendship, celebrations, joy and laughter the purpose is unfinished.

We celebrate together and encourage every year to host initiatives such as Ganesh, Sports days, Diwali etc. By engaging with our customers occasionally we enrich our lives with their love, thereby creating a bond of "Happy Saritha Families".

Sharing a few moments of bliss we rejoiced with our extended family.  
 "The Ornament of a house is the friends who frequent it"

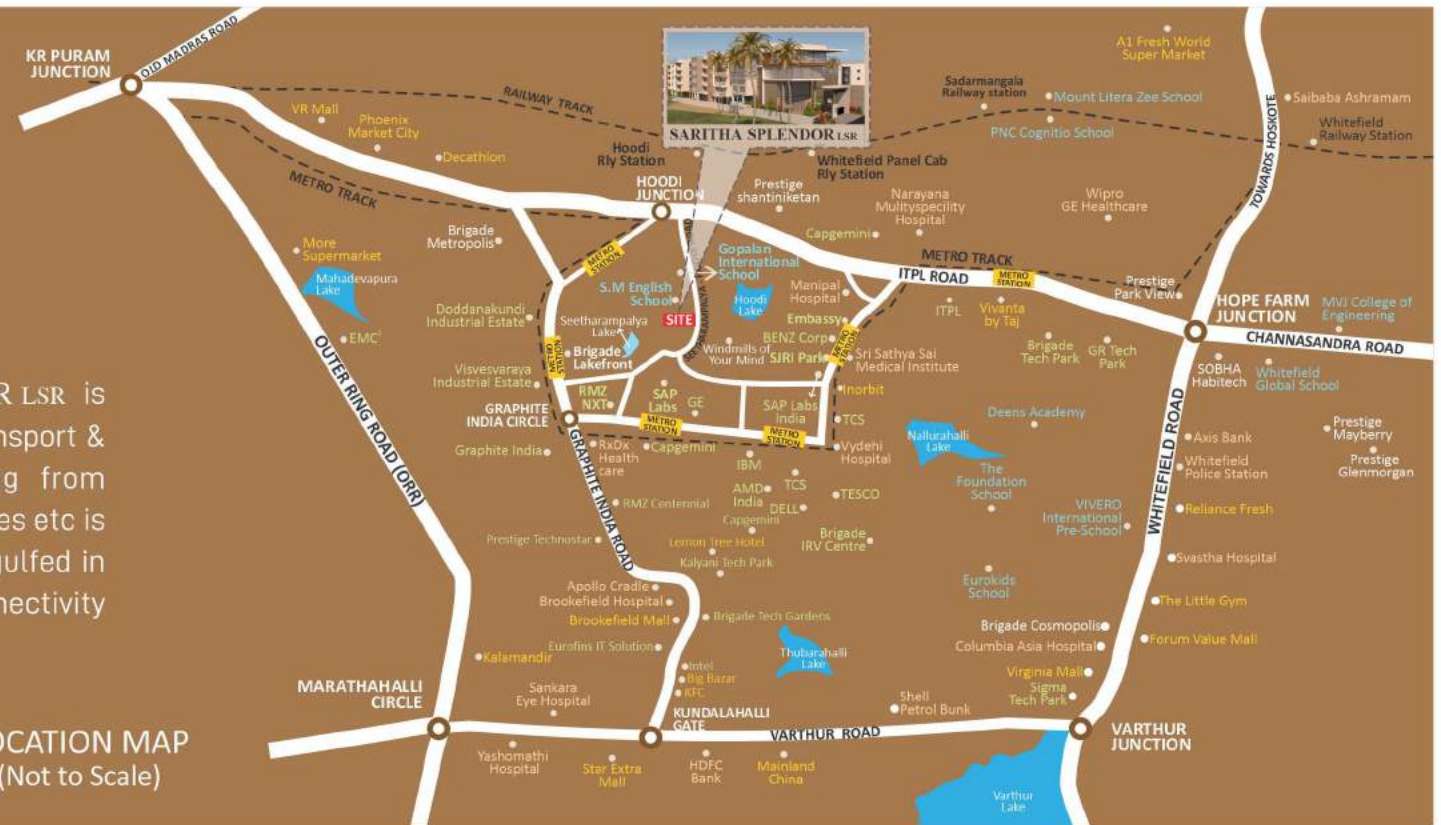




# SMART LOCATION FOR EASY LIVING

Strategic Location of SARITHA SPLENDOR LSR is the hallmark of the project. With public transport & Metro at a walking distance. Everything from workplaces, hospitals, malls, schools, temples etc is in close proximity. While the project is engulfed in silence one still rejoices in the excellent connectivity at a stone throwaway.

LOCATION MAP (Not to Scale)



## enjoy your neighborhood

### PLAY SCHOOLS

- First cry Intellitots/OI Play School : 50 Mtrs.
- Kinfolk Montessori Preschool : 0.9 Km
- Kidz Pathshala Play school : 1.5 Km
- EuroKids Pre School : 2.2 Km
- Giggles Whitefield Play school : 3.5 Km
- KLAY Pre & Daycare school : 3.6 Km
- Greenwood Pre-School : 6.8 Km

### SCHOOLS

- Gopalan International School : 10 Mtrs.
- Euro School : 1.1 Km
- Vydehi School of Excellence : 2.7 Km
- Ryan International School : 3.4 Km
- Deens Academy : 4.7 Km
- Ekya school ITPL : 5.6 Km
- Vibgyor School : 5.6 Km

### COLLEGES

- Gopalan School of Architecture : 240 Mtrs.
- Vydehi Institute of Medical Sciences & Research Centre : 2.6 Km
- Rajadhani PU & Degree College : 3.1 Km
- SEA ITI College : 3.1 Km
- CMR Institute of Technology : 3.5 Km
- MVJ engineering College : 7.0 Km
- Silicon City College : 7.0 Km

### IT PARKS & CORPORATES

- SAP Labs India : 0.8 Km
- SJR I Park : 1.4 Km
- Prestige Featherlite Tech Park: 1.2 Km
- Gayatri Tech park : 2.1 Km
- Kalyani Tech park : 2.9 Km
- Prestige Shantiniketan : 3.5 Km
- International Tech Park Bangalore (ITPB) : 4.3 Km

### DINE OUTS

- Hotel Zuri : 1.5 Km
- Radha Hometel : 2.1 Km
- Marriott International : 2.5 Km
- The Den : 2.6 Km
- Ginger Hotel : 2.6 Km
- Barbeque Nation Whitefield : 3.0 Km
- Vivanta by Taj Hotel : 3.1 Km

### ENTERTAINMENT & CONVEINENCE ZONES

- Inorbit Mall : 1.7 Km
- Forum Shantiniketan : 2.0 Km
- Ascendas Park Square : 2.9 Km
- Brookfield Mall : 3.3 Km
- Phoenix Market City & VR Mall : 3.5 Km
- Big Bazaar : 5.6 km
- Forum Neighbourhood Mall : 6.0 Km

### HOSPITALS

- Rx Dx : 1.6 Km
- Brookfield Hospital : 3.2 Km
- Narayana Hospital : 3.3 Km
- Cloud 9 Hospital : 3.9 Km
- Manipal Hospital, ITPL : 2.6 Km
- Vydehi Institute of Medical Science : 2.2 Km
- Sri Satya Sai Super Speciality Hospital : 2.8 Km

### IMPORTANT LANDMARKS

- Metro Stations : 1.5 Km
- Nearest Bus Stop : 1 Km
- Hoodi Circle : 1.2 Km
- Brookfield : 2.5 Km
- KR Puram : 4 Km
- Outer Ring Road : 5 Km
- Marathalli : 6 Km

MAKING HOMES SINCE 2012 WITH COMMITMENT TO: **CONSTRUCTION | COMPLETION | CUSTOMER CARE**



7026 99 8822

Site Address:  
Sy No. 49/2 & 51/1, Sitaram Palya, Sonnenahalli,  
Near Gopalan International School, Bengaluru - 560 048.

Marketing Office:  
Sriven Square, 4th Floor, VARTHUR ROAD,  
Near Kundalahalli Signal, Opposite Sankara Eye Hospital,  
Marathahalli, Bengaluru - 560 037.

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[www.sarithadevelopers.com](http://www.sarithadevelopers.com)

LET'S CREATE A BETTER WORLD,  
HAPPY HOMES TO BEGIN WITH

Project Approved by



and all other leading banks