



PASSION AT WORK

SOBHA
Clovelly
BANASHANKARI



3 BED LUXURY APARTMENTS
& 4 BED DUPLEXES

INTRODUCING BOUTIQUE LIVING

137 limited-edition homes in
the heart of South Bengaluru.
Where international design meets nature.



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

PRM/KA/RERA/1251/310/PR/171014/000201

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

PRESENTING SOBHA CLOVELLY

THE PERFECT CONFLUENCE OF NATURE AND DESIGN



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AN UPSCALE & WELL-CONNECTED NEIGHBOURHOOD

A reminiscent of Bengaluru of the yore, South Bengaluru charms with its wide tree-lined roads, lush green gardens, serene lakes, landmark eateries and peaceful pace of life.

Like all other suburbs of Bengaluru, South Bengaluru also witnessed an unprecedented demand for quality residential and commercial properties after the IT revolution. South Bengaluru offers seamless

connectivity to IT corridors and business parks across the city via almost signal-free Outer Ring Road, NICE Road and upcoming Namma Metro links. The Green Line of Namma Metro between Mantri Square to Sampige Road and Yelachenahalli connects this cultural hub of Bengaluru to its industrial (Peenya) and commercial hubs (CBD).

LOCATION MAP



Location Coordinates: Latitude - 12.911513 Longitude - 77.556361

MAP NOT TO SCALE



Entertainment
& Shopping



Hospitals



Petrol pump



Schools



Colleges

PROXIMITY

SCHOOLS AND COLLEGES	HOSPITALS	LEISURE
<ul style="list-style-type: none"> • DAYANANDA SAGAR COLLEGE OF ENGINEERING • DELHI PUBLIC SCHOOL • SRI KUMARAN PUBLIC SCHOOL • PES INSTITUTE OF TECHNOLOGY 	<ul style="list-style-type: none"> • MAHARAJA AGRASEN HOSPITAL • SAGAR HOSPITAL • SRI JAYADEVA HOSPITAL • APOLLO SPECIALTY HOSPITAL 	<ul style="list-style-type: none"> • BANGALORE CENTRAL MALL, J P NAGAR • GARUDA SWAGATH MALL • GOPALAN INNOVATION MALL • GOPALAN LEGACY MALL • ROYAL MEENAKSHI MALL

MASTER PLAN



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

LEGEND

- 01. MAIN ENTRANCE GATEWAY
- 02. ENTRANCE GREEN WALL
- 03. DRIVE WAY & FIRE ACCESS
- 04. APARTMENT ENTRANCE LOBBY
- 05. KIDS' POOL
- 06. BADMINTON HALL
- 07. PATHWAY
- 08. CHILDREN'S PLAY AREA
- 09. MULTI FUNCTION HALL
- 10. OPEN AIR THEATRE

- 11. VISITORS' PARKING
- 12. SECURITY CABIN
- 13. TENNIS COURT
- 14. BASKETBALL PRACTICE COURT
- 15. CLUBHOUSE
- 16. TRANSFORMER YARD
- 17. SWIMMING POOL
- 18. DROP OFF POINT
- 19. HERITAGE BANYAN TREE

CLUBHOUSE

- TABLE TENNIS
- POOL TABLE
- GYMNASIUM
- YOGA ROOM

PROJECT DETAILS

LAND AREA: 13152.28 SQM | 137 HOMES | 3 BED APARTMENTS & 4 BED DUPLEXES

Type	SBA Range	Carpet Area Range*
3 Bed	190.58 sqm (2,051.44 sq.ft.) To 218.60 sqm (2,353.06 sq.ft.)	125 sqm (1,345.50 sq.ft.) To 147 sqm (1,581.02 sq.ft.)
4 Bed Duplex	435.70 sqm (4,689.82 sq.ft.)	253.34 sqm (2,726.99 sq.ft.)

*Excluding Balcony



CONCEPT IMAGE – indicative in nature and is for general information purpose only.

THE TOP FIVE FEATURES

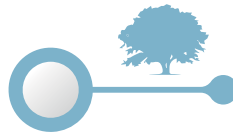
LIFE IN SOBHA CLOVELLY

We have carefully packed loads of unique features and amenities to cater to a wide range of residential requirements. To the elderly, the property offers a peace of mind that comes with the knowledge that someone is always around and a helping hand is always a phone call away. The thoughtfully designed children's play area and kid's pool will not just keep your wards busy and engaged, they are spaces for them to develop important social skills.

These homes also cater to the needs of those who have experienced the best in the world and who dream of the same in their home. While its unique features and amenities are designed to make you feel privileged, its lavish living spaces provide privacy.

THE GLASS FAÇADE

These 137 homes overlook the serene and green skyline of old Bengaluru through a canopy of trees. The unique glass façade of the apartments offers the property a contemporary look and lets in plenty of natural light into your home. Live in a home that is blessed with natural light and stunning views.



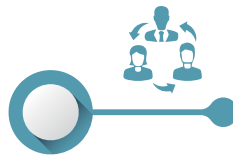
THE HERITAGE TREE

The 130-year-old grandmother tree of SOBHA Clovelly is the soul of this property. Our expert team made the necessary structural plan to ensure that this over-a-hundred-year old Shringa tree (*Hevea brasiliensis*) is retained in its full glory.



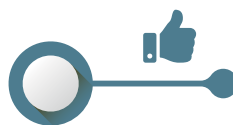
STAY CONNECTED

Strategically located in Banashankari, SOBHA Clovelly is very close to South Bengaluru's recreational, leisure and entertainment hubs, hospitals, schools, colleges and shopping centres. It is not just the most desirable address in the locality, but also the most connected.



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 A

3BHK

SBA - 2235 SFT

CARPET AREA - 1506 SFT

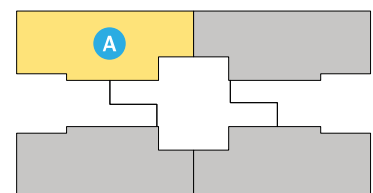
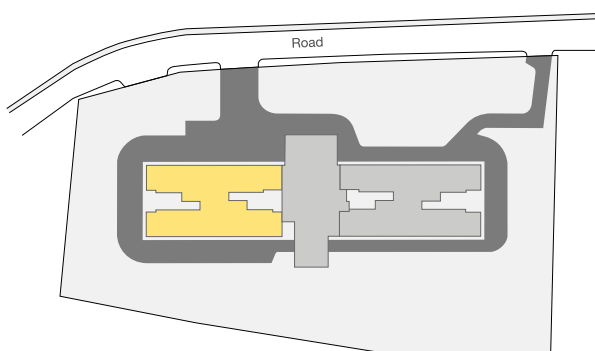
FLOOR PLAN



All dimensions in mm

SBA rounded upto nearest whole number

KEY PLAN



TYPE B

3BHK

SBA - 2243 SFT

CARPET AREA - 1507 SFT

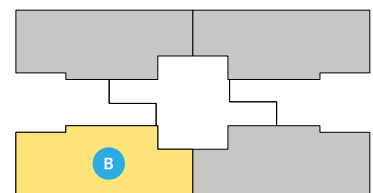
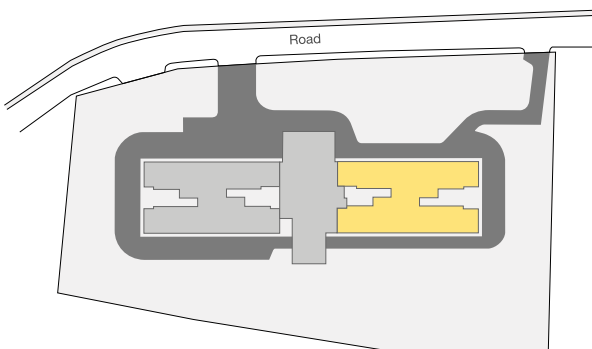
FLOOR PLAN



All dimensions in mm

SBA rounded upto nearest whole number

KEY PLAN



TYPE C

3BHK
SBA - 2051 SFT
CARPET AREA - 1346 SFT

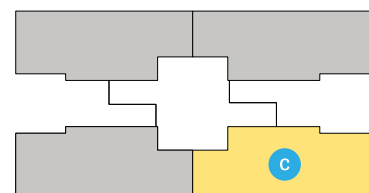
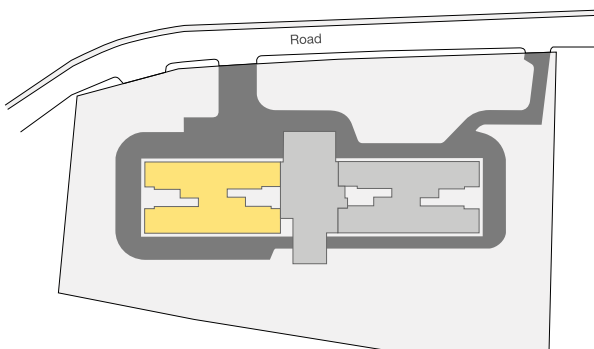
FLOOR PLAN



All dimensions in mm

SBA rounded upto nearest whole number

Key plan



TYPE D

3BHK
SBA - 2353 SFT
CARPET AREA - 1581 SFT

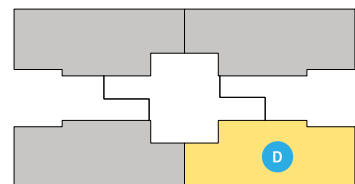
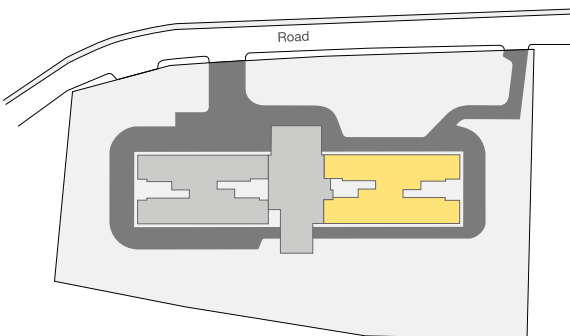
FLOOR PLAN



All dimensions in mm

SBA rounded upto nearest whole number

Key plan



TYPE E

4BHK
SBA - 4689 SFT
CARPET AREA - 2727 SFT

FLOOR PLAN

LOWER FLOOR



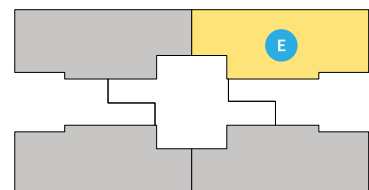
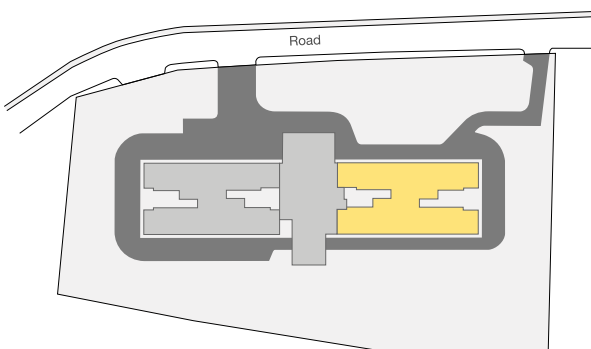
UPPER FLOOR



All dimensions in mm

SBA rounded upto nearest whole number

Key plan



SPECIFICATIONS

STRUCTURE

- 2 Basements + ground + 22 floors (wing 1) and 18 floors (wing 2) RCC framed structure with concrete block masonry walls

CAR PARKING

- Covered car park in basements
- Visitors and covered car parks on ground level

FOYER/LIVING/DINING

- Superior quality natural / vitrified tile / engineered stone flooring and skirting
- Plastic emulsion paint for walls and ceiling

BEDROOMS

- Superior quality timber laminated flooring and skirting / equivalent in master bedroom only
- Other bedrooms – superior quality vitrified tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

TOILETS

- Superior quality ceramic tile flooring
- Superior quality ceramic wall tiling up to false ceiling
- False ceiling with grid panels
- Granite vanity counters in all toilets

KITCHEN

- Superior quality ceramic tile flooring
- Superior quality ceramic wall tiling up to ceiling
- Plastic emulsion paint for ceiling

UTILITY

- Superior quality ceramic tile flooring and skirting
- MS handrail as per design / granite coping for parapet
- Plastic emulsion paint for ceiling wherever applicable
- All walls painted in textured paint
- False ceiling as per design

UTILITY ROOM (wherever applicable)

- Superior quality ceramic tile flooring
- Plastic emulsion paint for walls & ceiling

DH TOILET (wherever applicable)

- Ceramic tile flooring
- Ceramic wall tiling up to false ceiling
- False ceiling with grid panels

PRIVATE TERRACE

- Superior quality ceramic tile flooring and skirting
- MS handrail / granite coping for parapet
- All walls painted in textured paint

BALCONY

- Superior quality ceramic tile flooring and skirting
- MS handrail / glass railing as per design / granite coping for parapet
- Plastic emulsion paint for ceiling wherever applicable
- All walls painted in textured paint
- False ceiling as per design

JOINERY

MAIN DOOR

- Well-equipped common clubhouse
- Swimming pool
- Children's play area
- Landscape plaza

BEDROOM DOORS

- Frame – Timber
- Architrave - Timber
- Shutters – with both side masonite skin

TOILET DOORS

- Frame – Timber
- Architrave – Timber
- Shutters –with outside masonite and inside laminate

All other external doors to be manufactured in specially designed heavy-duty powder coated aluminum extruded frames and shutter with panels

WINDOWS/VENTILATORS

- Heavy-duty powder coated aluminum glazed sliding windows made from specially designed and manufactured sections

COMMON AREAS

- Granite / vitrified / equivalent flooring
- Superior quality ceramic tile cladding up to ceiling / false ceiling
- Plastic emulsion paint for ceiling
- Granite coping for parapet / MS handrail as per design

STAIRCASE

- Cement concrete for treads & risers
- MS handrail as per design
- Textured paint for Walls
- Plastic emulsion / textured paint for ceiling

LIFTS

- Total no. of lifts - 5 of reputed make. (2 nos. For Wing 1, 2 nos. for wing 2, & 1 exclusively for clubhouse)

LANDSCAPE

- Designer landscaping.

COMMON FACILITIES

- Well-equipped clubhouse

SOBHA Limited, takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for **SOBHA CLOVELLY, BANGALORE**.

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 natural materials. Being natural materials these materials are subject to variations in tone, grain, texture, colour and other aesthetic features, which are beyond our control. Particularly 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 the appropriate quality materials available, we are unable to guarantee that the products used in the building will always match the samples shown with regard to these features. Any changes of this nature due to reasons mentioned above will be intimated to the customers.

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. 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. It is purely a substitution for unavailable materials. Any changes of this nature due to reasons mentioned above will be intimated to the customers.

We request our esteemed customers to note that SOBHA Limited will continue to exert maximum effort in ensuring that quality requirements are not only met but exceeded. SOBHA Limited will attempt to minimize variations to specifications, but customers are informed to expect variations within natural limitations.

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	
NAME OF BENEFICIARY	SOBHA LTD
NAME OF THE BANK	AXIS BANK LTD.
NAME OF THE BRANCH	CORPORATE BANKING BRANCH
ADDRESS	BANGALORE
ACCOUNT NO.	009010300004688
TYPE OF ACCOUNT	CURRENT ACCOUNT
SWIFT CODE	AXISINBBA06
IFSC CODE	UTIB0001541

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