

LIVE IN BANGALORE BUT MUCH BETTER THAN BANGALORE

LIVE IN BANGALORE BUT MUCH GREENER THAN BANGALORE

Sumadhura Eden Garden is all about space. From the open space inside to the vast verdant greens around, we have made sure that when you come back home your mind is unclogged. Step out once you are home at Sumadhura Eden Garden and see your mind and vision broaden.



LIVE IN BANGALORE BUT MUCH FRESHER THAN BANGALORE

Wake up fresh every morning. Take a stroll and get ready for work. Wind up in the evening and feel the freshness lingering in the air.



LIVE IN BANGALORE BUT MORE AIRY THAN BANGALORE

Every breath you take at Sumadhura Eden Garden assures purity and will wear off the tiredness from your body and soul.



LIVE IN BANGALORE BUT MORE EXCITING THAN BANGALORE

Make new friends, watch your kids grow holistically and fill every moment with joy and liveliness at Sumadhura Eden Garden.



PRESENTING



LIVE IN BANGALORE BUT MUCH BETTER THAN BANGALORE

Now live in Bangalore but much better than Bangalore at Sumadhura Eden Garden, a residential complex set in fourteen acres of landscaped greenery off Sai Baba Ashram Road - Whitefield. Where the air is cleaner and has loads of facilities where kids can enjoy a fuller life. Nestled in the middle of vast open green spaces which boasts of acres and acres of natural plantation, means that the temperature never soars. Be it the cool breeze that flows all year round or the untouched natural setting, close proximity to top tech-parks or easy access to malls, schools, hospitals and more. A home here at Sumadhura Eden Garden means experiencing a better life that we've all come to miss.



Image shows an artist's impression for concept purpose only and by no means a legal offering. Actual product may vary.



Make your life large at Sumadhura Eden Garden. Stretch unbound with 80% open spaces inside. With acres and acres of open space all round the complex, Sumadhura Eden Garden gives you the freedom of now living amidst verdant greenery, where ever your vision goes.

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Sumadhura Eden Garden is a residential complex of 1113 thoughtful and well designed apartments. Divided into 12 towers along with basement, in total G+14 floors, the airy well ventilated living spaces of 1, 2, 2.5 and 3 BHK is what you have been looking for in an ideal home. Now live in Bangalore but much better than Bangalore.

Get a dose of all the entertainment you have missed during the day in the luxurious living room. Shift channels, surf the net, watch your best shows and games and unwind in true splendor.



Spacious apartments that await your signature touch. Make every corner your personal silent statement.



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The kitchen is the heart of the home. It's where families come together. So go ahead and cook the recipe of love in your smart kitchen.



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An undisturbed good night's sleep can do wonders. Our spacious bedroom is designed to make sure you sleep off quickly.

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CLUBHOUSE

PHARMACY

ASBI

River Festival

River Festival

River Festival

If you like to spend a relaxing time with friends. Sharing laughs and planning for your next party, then our 35000 sq.ft. clubhouse is just the place to spend those lazy Sunday afternoons!

Clubhouse Amenities:

- **Ground Floor:** Reception, lobby, cafeteria, space for clinic with small lab, ATM, departmental store, space for bank, multipurpose hall, party hall, adult pool, kids pool, pool deck area, DJ kiosk, change rooms, spill over area and admin office.
- **First Floor:** Table tennis, carrom, chess, foosball, air hockey, creche, children play home with play station, gymnasium, billiards, squash court and badminton court.
- **Second Floor:** Library, aerobics, work from home cabins, cards room, salon & spa, guest suites, association/conference room, manager cabin, jamming room & lounge seaters.

INDOOR AMENITIES



AEROBICS AND YOGA CENTRE



BADMINTON COURT



SQUASH COURT



SNOOKER ROOM

AND MANY MORE...

OUTDOOR AMENITIES



TENNIS COURT



MULTIPURPOSE MAIDAN



BASKET BALL DRIBBLE COURT



SAND PIT WITH CHILDRENS PLAY EQUIPMENT

AND MANY MORE...



MASTER PLAN

LEGEND

ENTRANCE ZONE

1. Entrance gateway
2. Exit gateway
3. Security kiosk
4. Bus/Cab bay with pergola
5. Arrival plaza
6. Entrance water feature
7. Pavilion near block entry
8. Entry to basement
9. Exit from basement
10. Car parking with grass pavers
11. Drop-off zone

ACTIVITY ZONE

12. Tennis court
13. Dribble court
14. Cricket pitch
15. Skating rink
16. Maidan with seating
17. Giant chess
18. Ludo
19. Interactive water fountain
20. Snake and ladder
21. Cycle track
22. Cycle stand
23. Sand pit with childrens play equipment
24. Rubberised flooring (Epdm) with play equipment

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38. Multipurpose maidan
 39. Archery

NEIGHBOURHOOD ZONE

25. Maze garden
26. Pet park
27. Floral/Butterfly garden
28. Tree grove

RECREATIONAL ZONE

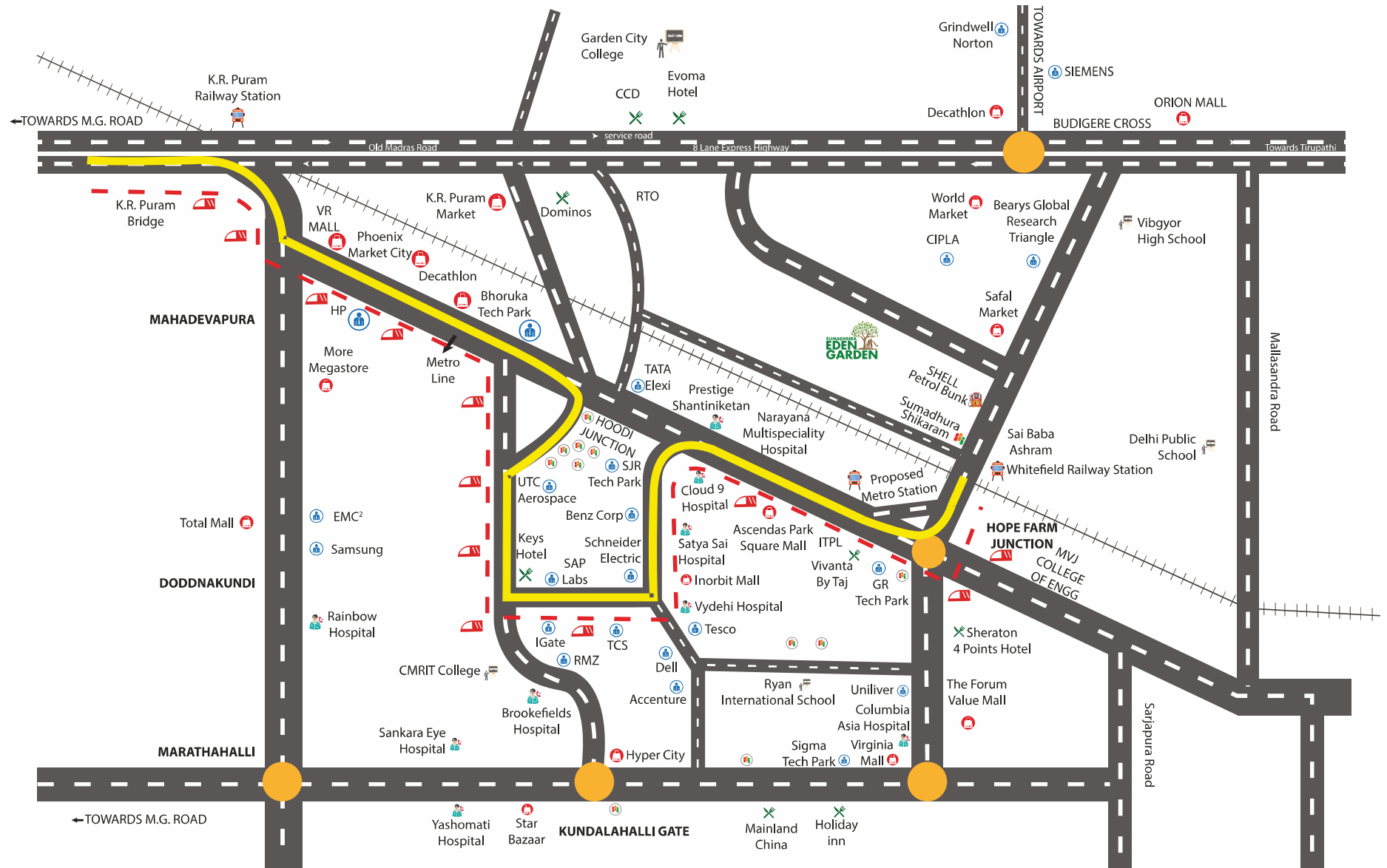
29. Amphitheatre stage
30. Stepped seating
31. Pavilion with food counter
32. Lawn with play equipment
33. Elders zone with reflexology path
34. Meditation zone
35. Tree court with yoga lawn

SERVICES

36. Sub Station
37. DG Yard with electrical room


EVERYTHING YOU NEED IS WITHIN 20 MINUTES DISTANCE

SCHOOLS	MINS	YASHOMATI HOSPITAL	- 20 MINS	GR TECH PARK	- 13 MINS
VIBGYOR	- 9 MINS	CLOUD 9 CLINIC	- 20 MINS	ITPL	- 15 MINS
MVJ COLLEGE OF ENGINEERING	- 13 MINS	COLUMBIA ASIA	- 16 MINS	UNILVER	- 15 MINS
DEEN'S ACADEMY	- 15 MINS			TATA ELXSI	- 16 MINS
GREENWOOD HIGH SCHOOL	- 15 MINS	HOTELS		GE	- 17 MINS
DELHI PUBLIC SCHOOL	- 16 MINS	SHERATON 4 POINTS	- 12 MINS	BENZ CORP	- 17 MINS
WHITEFIELD GLOBAL SCHOOL	- 12 MINS	TAJ VIVANTA	- 13 MINS	KIADB	- 17 MINS
RYAN INTERNATIONAL SCHOOL	- 12 MINS	THE DEN	- 15 MINS	NOVO NORDISK	- 17 MINS
		JW MARRIOTT HOTEL	- 16 MINS	TESCO	- 17 MINS
SHOPPING MALLS		FAT CHEF	- 17 MINS	TCS	- 17 MINS
PARK SQUARE MALL	- 9 MINS	HOLIDAY INN	- 17 MINS	ACCENTURE	- 17 MINS
FORUM VALUE MALL	- 14 MINS	MAINLAND CHINA	- 18 MINS	I-GATE	- 18 MINS
INORBIT MALL	- 14 MINS	GINGER HOTEL	- 18 MINS	L&T	- 18 MINS
PHOENIX MALL	- 16 MINS	ZURI	- 16 MINS	UTC AEROSPACE SYSTEMS	- 18 MINS
				SAP	- 18 MINS
HOSPITALS		OFFICES		RMZ	- 19 MINS
SAI BABA HOSPITAL	- 15 MINS	CIPLA LIMITED	- 3 MINS		
NARAYANA MULTISPECIALTY HOSPITAL	- 16 MINS	BEARYS GLOBAL RESEARCH	- 4 MINS		
VYDEHI HOSPITAL	- 17 MINS	SIEMENS LIMITED	- 7 MINS		
SHANKAR EYE HOSPITAL	- 20 MINS	GRIND WELL	- 9 MINS		



 Corporates

 Shopping, Leisure & Ent.

 Hospitals

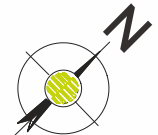
 Completed project

 Petrol bunk

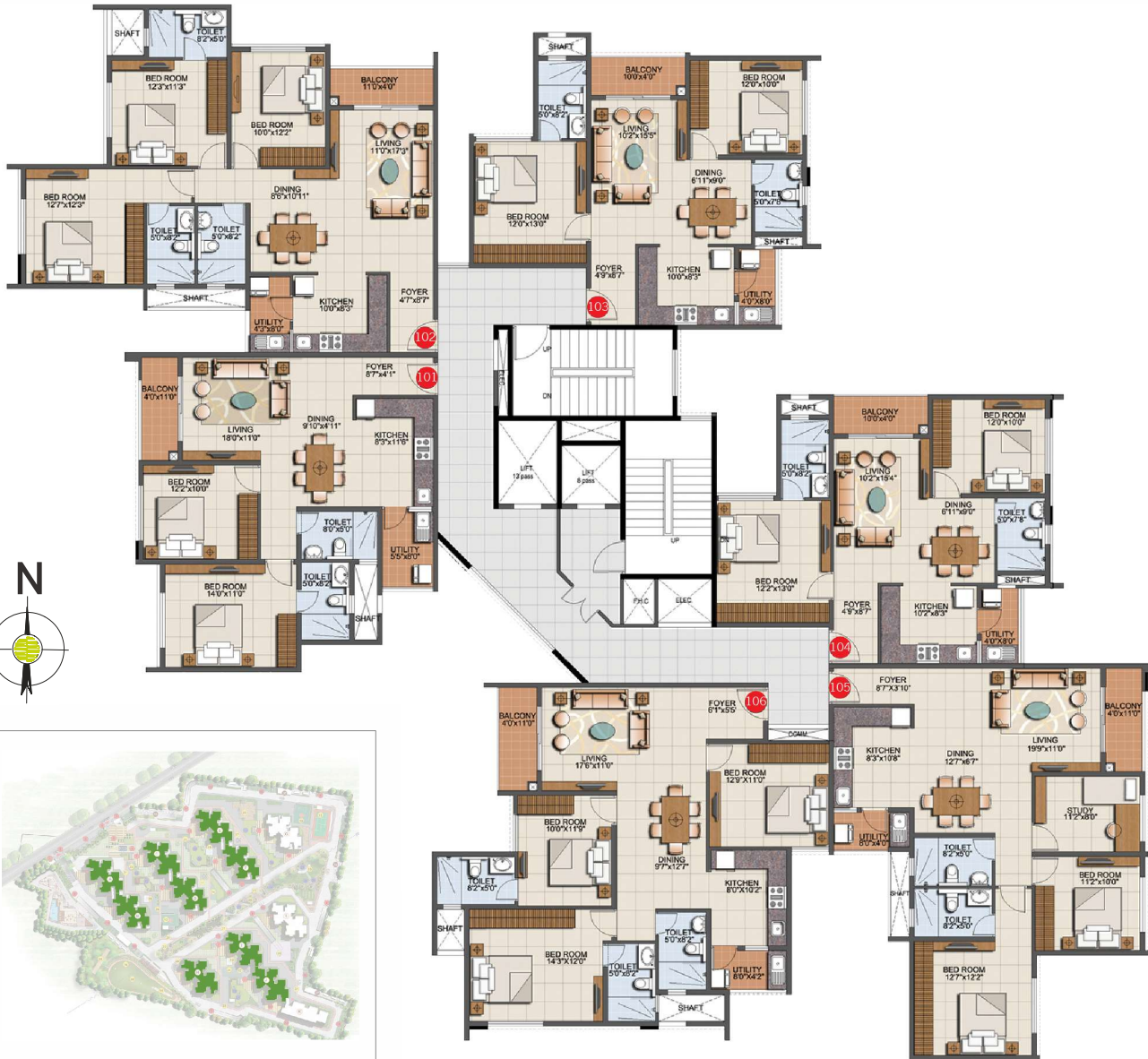
 Institution

 Food Joint, Hotels

 Proposed Metro Route



FLOOR PLAN: WING - A, B, C, D, E, F, H, I & J



AREA STATEMENT

UNIT NO. 101 - 1401	UNIT NO. 002 - 1402
2 BHK	3 BHK
S.B.U.A - 1197 sft.	S.B.U.A - 1498 Sft.
Carpet Area - 843 sft.	Carpet Area - 1065 Sft.
Balcony Area - 45 sft.	Balcony Area - 45 Sft.

UNIT NO. 003 - 1403	UNIT NO. 004 - 1404
2 BHK	2 BHK
S.B.U.A - 1105 sft.	S.B.U.A - 1096 sft.
Carpet Area - 766 sft.	Carpet Area - 768 sft.
Balcony Area - 41 sft.	Balcony Area - 41 sft.

UNIT NO. 005 - 1405	UNIT NO. 006 - 1406
2.5 BHK	3 BHK
S.B.U.A - 1380 Sft	S.B.U.A - 1523 Sft
Carpet Area - 982 Sft	Carpet Area - 1086 Sft
Balcony Area - 45 Sft	Balcony Area - 45 Sft.



KEY PLAN

FLOOR PLAN: WING - G & L

AREA STATEMENT

UNIT NO. 101 - 1401	UNIT NO. 002 - 1402
2 BHK	2.5 BHK
S.B.U.A - 1197 sft.	S.B.U.A - 1361 sft.
Carpet Area - 843 sft.	Carpet Area - 962 sft.
Balcony Area - 45 sft.	Balcony Area - 45 sft.

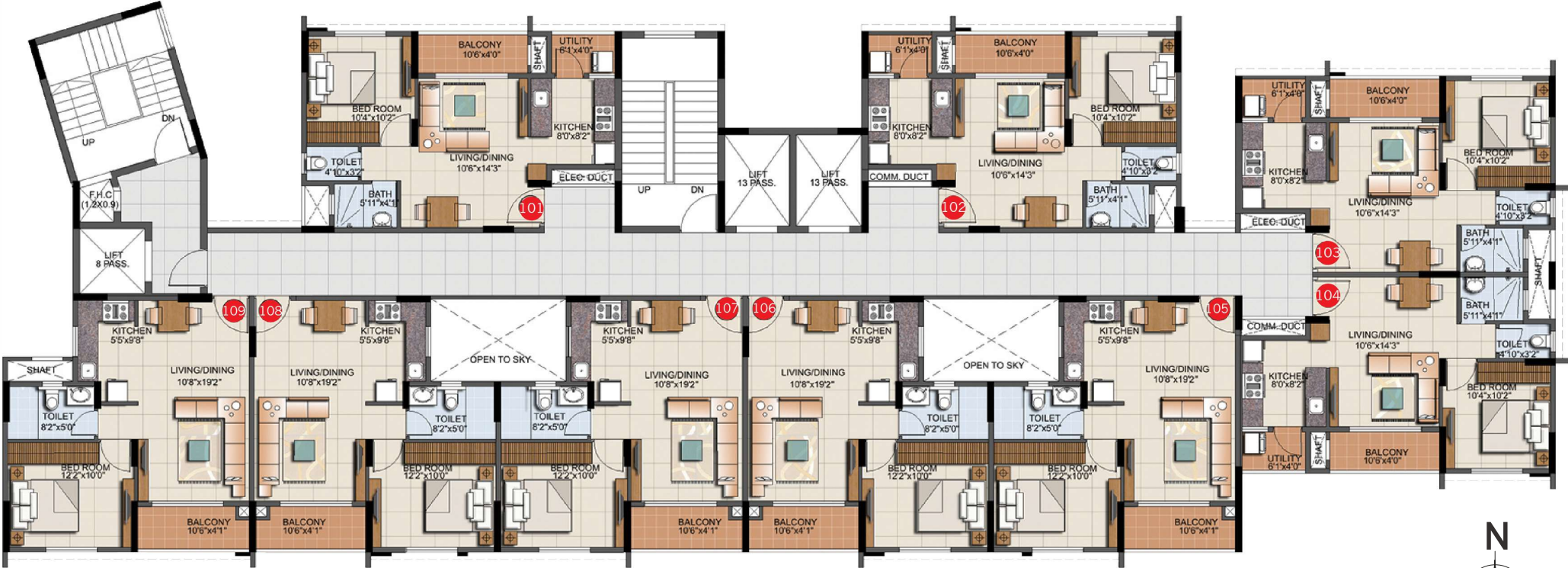
UNIT NO. 003 - 1403	UNIT NO. 004 - 1404
2 BHK	2 BHK
S.B.U.A - 1105 sft.	S.B.U.A - 1096 sft.
Carpet Area - 766 sft.	Carpet Area - 768 sft.
Balcony Area - 41 sft.	Balcony Area - 41 sft.

UNIT NO. 005 - 1405	UNIT NO. 006 - 1406
2.5 BHK	2.5 BHK
S.B.U.A - 1380 sft.	S.B.U.A - 1380 sft.
Carpet Area - 982 sft.	Carpet Area - 982 sft.
Balcony Area - 45 sft.	Balcony Area - 45 sft.



KEY PLAN

FLOOR PLAN: WING - K



KEY PLAN

AREA STATEMENT

UNIT NO. 101-1401, 002 - 1402, 003 - 1403, 004 - 1404, 006 - 1406, 008 - 1408	UNIT NO. 005 - 1405, 007 - 1407, 009 - 1409
1 BHK	1 BHK
S.B.U.A - 670 sft.	S.B.U.A - 660 sft.
Carpet Area - 433 sft.	Carpet Area - 435 sft.
Balcony Area - 42 sft.	Balcony Area - 35 sft.



PROJECT PARTNERS



ARCHITECT

Venkataramanan Associates
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Tel: +91 80 4030 3050 /3061 Fax: +91 80 4030 3030
www.vagroup.com



STRUCTURAL CONSULTANT

TPC Technical Projects Consultants Pvt. Ltd.
#403-4th Floor, Blue Cross Chambers, Infantry Road
Cross, Tasker Town, Shivajinagar, Bengaluru - 560 001
Tel: (+91) 080-41660019, M: (+91) 9108287346
www.tpcl.in



LANDSCAPE CONSULTANT

Dhruva Landscape Architects
No-579, 1st 'A' Main Road
Jayanagar, 8th Block, Bangalore - 560 070
www.dhruvaassociates.com



MEP SERVICES CONSULTANT

Synergy Infra Consultants Pvt. Ltd
Horamavu Signal, Dodda Banaswadi
Bengaluru - 560 043
Tel/Fax: +91 80 4099 8632

SPECIFICATIONS

STRUCTURE: R.C.C. framed structure to withstand wind & seismic loads as per IS code with RCC walls (shear wall technology)/Solid cement concrete block masonry.

DOORS: Main doors: Engineered hard wood frame with designer shutters of 38 mm thickness with melamine Apolish finished on both sides.
Internal doors: Engineered hard wood frames with designer shutters of 38 mm thickness with enamel paint finished on both sides.
French doors: UPVC door systems with sliding shutters provision for mosquito mesh.
Windows: UPVC window systems with safety grills (M.S) and provision for mosquito mesh.
All Hardware of reputed make.

PAINTINGS: External: Textured /smooth finish and two coats of exterior emulsion paint.
Internal: Smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over a coat of primer.

FLOORING: Ground Floor Lobby: Granite flooring.
Staircases/Corridors: Vitrified tile flooring.
Living, Dining, all Bedrooms & Kitchen: 600 X 600 mm size double charged vitrified tiles.
Bathrooms: Satin finish ceramic tile flooring.
All Balconies/Utilities: Rustic ceramic tiles.
Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform.
Bathrooms: Glazed ceramic tile dado up to False-Ceiling height.
Utilities: Tiles dado up to 3' Height.
Basement: cement concrete power trowelled with smooth finish (IPS flooring)

HAND RAILING: Balcony: M.S railing Staircase (common area): M.S railing

KITCHEN: Provision for softened water outlet.

BATHROOMS: Granite counter for wash basin.
Wall mounted EWC with concealed Flush tank.
Single lever diverter cum shower.
Sanitary: TOTO or Parryware or Cera.
C.P Fittings: Grohe or Jaquar or Hindware.

ELECTRICAL: Concealed copper wiring of Havells or polycab.
Modular switches: Northwest or Norisys make.
Power outlets for air conditioners in all Bed rooms.
Power outlets for Geysers and Exhaust Fans in all bathrooms.
Power outlets in Kitchen for Hob, Chimney, Refrigerator, Microwave oven, Mixer and Washing Machine in utility area.
Power supply for 3 BHK: 5 KW, 2 BHK/2.5 BHK: 4 KW & 1 BHK: 3KW.
DG backup for 3 BHK/2.5 BHK: 1.5 KVA & for 2 BHK/1BHK: 1 KVA.
100 % DG backup power for Lifts, Pumps & lighting in common areas.

PLUMBING: Drainage/sewage: PVC pipes & fittings
Water supply (Int & Ext): Cpv or Upvc pipes & fittings.
Telecom / Internet/ Cable TV:
Provision for internet, DTH, Telephone & intercom.

LIFTS: One Eight passenger & one thirteen passenger Lift for Each Block with auto rescue device with V3F for energy efficiency. (Schindler or Equivalent make)

WTP &STP: Softened water made available through an exclusive water treatment plant (in case of bore water).
Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping / flushing purpose.

SECURITY: Round-the-clock security system.
Intercom facility to all apartments connecting to security room.
Panic button and Intercom in Lifts.
Solar power fencing around the compound.
Surveillance Cameras at the main security and entrance of each block.

OTHER FEATURES: Car Wash Station. Electric Car Charging Station.

LIST OF APPROVALS

Sl.n	List of Approvals	Sanction Authority	Current Status	Date of Approval	Approval No
1	Building Sanction Plan	Bangalore Development Authority	Approved	28/12/2017	ಬೆಂ.ಅ.ಪ್ರಾ/ನಮ/ಅ.ಸ/ಅ.ಅ-3/ತಾ.ಸ-4/ಪೂ/35/2017-18.
2	BDA - DP	Bangalore Development Authority-Development Plan	Approved	15/09/2017	ಬೆಂ.ಅ.ಪ್ರಾ / ನಯೋಸ / DLP-15/2016/17-1172/2017-18
3	FIRE	Karnataka State Fire and Emergency Services	NOC	20/12/2017	GBC(1)312/2017.
4	KSPCB	Karnataka State Pollution Control Board	NOC	09/11/2017	PCB/132/CNP/17/H-694.
5	SEIAA	State Level Environment Impact Assessment Authority Karnataka	NOC	28/04/2017	SEIAA /176/ CON/ 2016.
6	AAI	Airport Authority of India	NOC	21/07/2015	AAI/KIA/ATM/NOC-2313-16.
7	BSNL	Bharat Sanchar Nigam Limited	NOC	15/10/2016	DE/SAN/BG/S-11/VOL XII/16.
8	BESCOM	Bangalore Electrical Supply and Company	NOC	22/08/2016	EEE/YNKD/AEE(O)/AE-1/2016-17/4230.
9	KPTCL	Karnataka Power Transmission Corporation Limited	NOC	25/10/2016	EEE/HD/TLSD/F-21/2608-09.





| 20⁺ YEARS OF
BUILDING
TRUST

Over the last two decades, Sumadhura has delivered over 42 high quality residential projects on time, every time. Today over 4,000 happy families across Bangalore and Hyderabad are proud to own a Sumadhura home. We have left no stone unturned when it comes to giving our customers the very best in urban living. Our foundation is built on honest pricing, handpicked locations, timely delivery and uncompromising quality. The very reason why time and again our customers have reposed their trust in us.



SOME OF OUR RECENTLY COMPLETED RESIDENTIAL PROJECTS IN BANGALORE



The Sign Of Luxury

2, 3 & 4 BHK LUXURY APARTMENTS AT WHITEFIELD - BANGALORE



Sumadhura
SHIKHARAM

OC OBTAINED 2 & 3 BHK LUXURY APARTMENTS AT WHITEFIELD - BANGALORE



SUMADHURA
ESSENZA

OC OBTAINED 2 & 3 BHK APARTMENTS ON HOSA ROAD JUNCTION - BANGALORE



SUMADHURA
SOHAM

LUXURY 2 & 3 BHK APARTMENTS AT WHITEFIELD - BANGALORE



SUMADHURA LNR
Lake Breeze

KING-SIZE 2, 3 & 4 BHK APARTMENTS AT WHITEFIELD - BANGALORE



SUMADHURA
PRANAVAM
A NEW BEGINNING - MTB

LUXURY 2 & 3 BHK APARTMENTS AT WHITEFIELD - BANGALORE

TESTIMONIALS



"I had a very good experience with the Sumadhura team. I'm happy about the overall project and the investment returns."

MR. SACHIN NALAWADE
General Electric

"We are one of the proud owners of Silver Ripples which is the most premium project of Sumadhura. Really satisfied with the speed in which they have given us the possession. Great commitment. Thank you to the entire team."

MR. & MRS. NEHA SHAH
Hewlett-Packard

"Experience with Sumadhura has been very good. Special thanks to the Sumadhura chairman Mr. Madhusudhan for always willing to help us. You have a loyal customer."

MR. MANASH SARMAH
MPHASIS

"We have been one of the earliest investors at Sumadhura Shikharam. The quality of construction, the impeccable legal paperwork and the integrity of the builder have made an indelible impression. We ended up purchasing not just one but two properties. We are extremely satisfied with Sumadhura Shikharam Project."

MR. GAURAV GUPTA
EMC2

"I am really impressed by the professional and complete service provided by the Sumadhura Sales and CRM team. The property was also clear in all aspects and getting a loan from a leading bank was really easy. They assisted pretty well in all matters. The construction and possession was ahead of schedule. I wish the Sumadhura Team all the best in their endeavors."

MR. SATYAJIT PAL
Ford Motors

Sumadhura's customer support is excellent but, that's the reason! I am a repeat customer of Sumadhura. I'm really happy with the experience. I would love to refer Sumadhura to my colleagues in fact my sister has booked an apartment in Sumadhura Soham.

MR SACHIN GOEL
TCS, Consultant & Family





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