

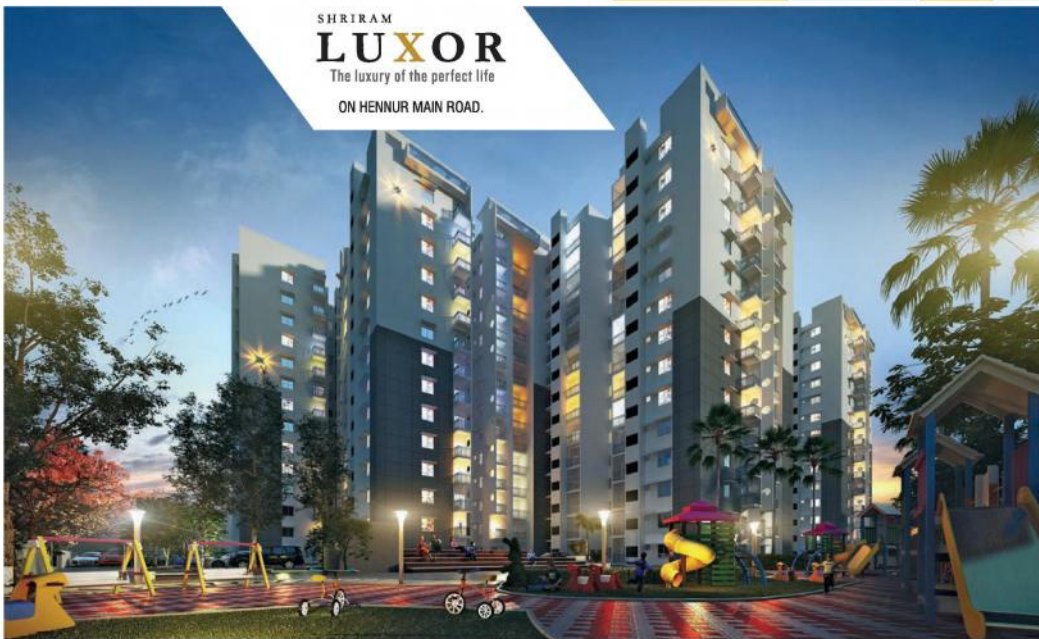


*D*iscover the luxury of being present
when life's most beautiful moments arrive.



Presenting

SHIRAM
LUXOR
The luxury of the perfect life
ON HENNUR MAIN ROAD.



Discover the luxury of time
in a home with the perfect location.

Time is the greatest luxury. Today's hectic schedules ensure that most of us always find ourselves short of time to spend with our loved ones.

Presenting Shiram Luxor on Hennur Main Road. A home that is close to work and recreation. A home that will ensure you don't spend hours a day in commuting. Instead you can use the extra time watching your kids grow up, spending quality time with your parents or taking a walk with your spouse.

That's what makes for the perfect life doesn't it?



*T*he smartest choices you make
should also be the happiest ones.

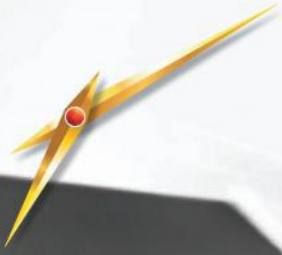




An entrance that is but
a preview of the
luxurious life within.

Your arrival is best
announced in a lobby
that is just as grand.

*W*hat is your favourite
moment of the day?



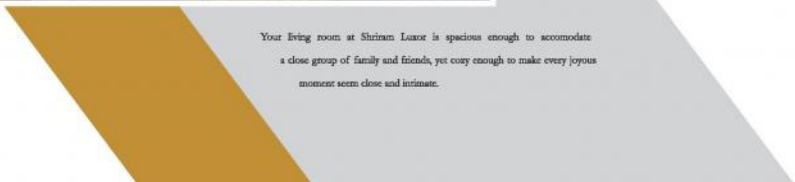




Greet every morning with a smile as bright as the sun.

Can you hear the echo of everyday moments of joy?

While your master bedroom is your personal space for rest and peace, the large windows allow you to usher in the sun during the day and invite a passing cool breeze during the evenings.


Your living room at Shiraz Laxor is spacious enough to accommodate a close group of family and friends, yet cozy enough to make every joyous moment seem close and intimate.





The finest meals
are ones served with
stories & laughter.

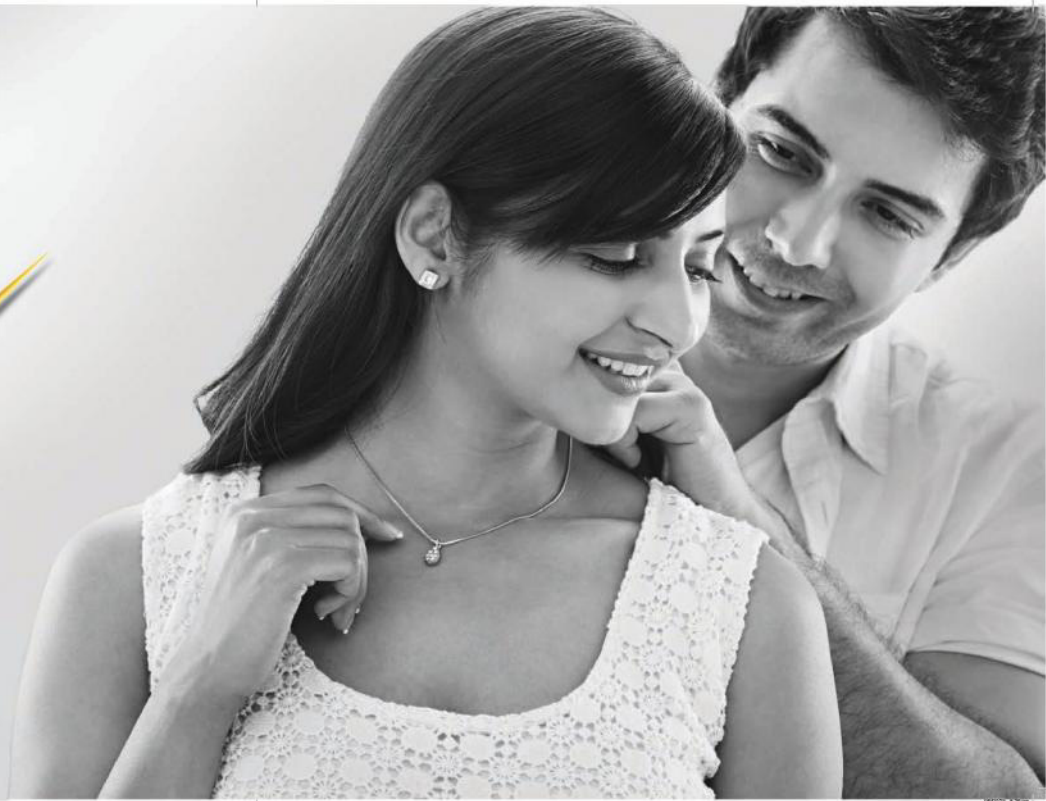
The dining room at Shireem Luxor is designed to ensure that it serves as more than a place to share a meal, but a time spent in the luxury of conversations that strengthen relationships.

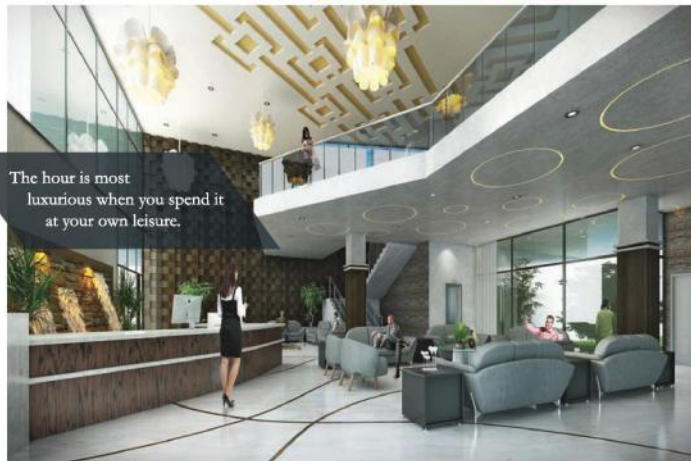


Because your child's
dreams deserve
a space of their own.

A child's room is the scene of many an adventure, the stage for glorious battles and the ship of dreams to set sail. And the more space you can give it, the more free is the imagination.

*W*hat comes first, the moment
or the time to make it memorable?





The hour is most
luxurious when you spend it
at your own leisure.



When does
the weekend truly end?

The Shreeam Luxor Clubhouse is your antidote to the hectic world outside.
A great host of premium amenities ensure the day's finest hours are firmly
in your control.

Out here time is your best friend. Take your family shopping at a mall nearby
and then come back home to a lazy afternoon by the pool.

Shriram Luxor Master Plan

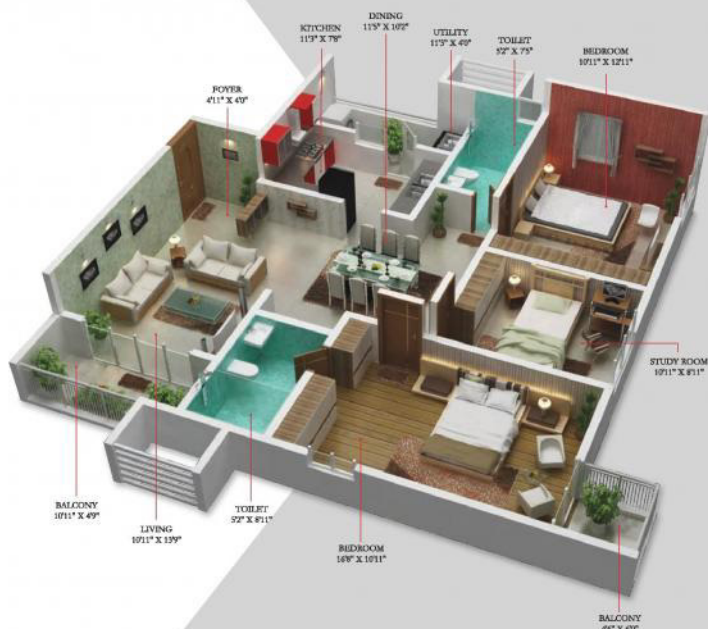


1. ENTRY/ EXIT/ DRIVEWAY
2. SECURITY CABIN
3. 5 FT. WIDE WALKWAY/ JOGGING TRACK
4. CAR PARKING
5. HERB GARDEN
6. CASSIA TREE COURT
7. OPEN AIR THEATRE / SKATING RINK
8. CHILDREN'S PLAY AREA + TODDLER'S PARK
9. SENSORY GARDEN + PERGOLA PATHWAY
10. SENIOR CITIZEN'S PARK / MEDITATION ZONE
11. ATRIUM
12. CLUBHOUSE
13. PLUMERIA TREE COURT
14. HALF BASKETBALL COURT
15. TENNIS COURT
16. MAZE GARDEN
17. ENTRANCE TO CLUBHOUSE & POOL PLAZA
18. SWIMMING POOL
19. CASCADING WATER FEATURE
20. SERVICES

FLAT TYPE: 2BHK



FLAT TYPE: 2+ STUDY



FLAT TYPE: 3 BHK



Main Building Proposed Specifications for SHRIRAM LUXOR (G + 13) Floors

Sl. No.	Description	2 BHK, 2+ Study & 3 BHK	Sl. No.	Description	2 BHK, 2+ Study & 3 BHK
1	Sub Structure	Inclined/Raft	12	Painting	
2	Super Structure	Framed structure (Complete RCC wall & Slab System)	(a)	Internal	Plastic Emulsion paint for internal walls and ORB for ceilings
3	Walls	Aluminium framework (MIVAN/Big)	(b)	External	Texture Paint
(a)	External wall	RCC walls	(c)	Fabrication works	Synthetic Enamel
(b)	Internal wall	RCC walls	13	Sanitary Ware	
(c)	Staircase & Lift walls	RCC walls	(a)	FWC	Wall mounted / Floor mounted essential closet
Note : No Internal & External Plastering			(b)	WTEB	Concrete wash basin
4	Flooring		(c)	Sinks	SS Double bowl with Single drain board (DBSD)
(a)	Foyer, Living, Dining & Bed rooms	Superior quality Vitrified tiles	(d)	Utility	SS Single bowl without drain board
(b)	Master Bed Room	Laminated Wooden Flooring	14	CP Fittings	
(c)	Kitchen	Superior quality Matte finished Vitrified tiles	(a)	Fittings and Fixtures	Standard C. P. Fittings
(d)	Toilet	Superior quality Anti-Skid Ceramic	(b)	Bath mixer	Single level diverter
(e)	Kitchen dado upto 210" height & Upto 60" level in Utility	Superior quality Glazed Tiles	(c)	Sink	Long body/Angularrock for Aquaguard
(f)	Toilet wall dado up to Floor ceiling	Superior quality Glazed Tiles	(d)	MRB Toilet (Shower arm)	Glass partition
(g)	Utility	Superior quality Anti-Skid Ceramic	15	Water Pipe Line	GI, PPR, CPVC
(h)	Balcony	Superior quality Anti-Skid Ceramic	Sanitary		PVC, SWR
Common Area			16	Electrical	
(i)	Corridor / Passage	Ceramic (Dry Lift & Entrance lobbies)	(a)	Points	As per drawing
(j)	Staircase (Plan/ Common)	Epoxy coated/Ceramic tile/ Polished Kota	Light/Fan/ Sockets	All Bedrooms	
5	Kitchen Counter	30 mm thick Granite Counter	AC points	All Bedrooms	
6	Utility Counter	30 mm thick Granite Counter	TU & Telephone Points	All Bedrooms & Living /Dining Area.	
7	Toilet Counter	Ceramic Counter	Gaspar Points	All Toilets	
8	Lift Cladding	Combination of Vitrified tiles & Granite	(a)	Wiring	Concealed Conduit, Copper wiring
9	Door Frame & Shutters		(b)	Switch/Socket	Modular Type
(a)	Entrance	1. Teak wood frame with Factory made BSF Starter, ornamental banding & Polishing. 2. Video Door Phone	(c)	DC Back up	1 KW/ Unit
(b)	Others	Wooden Composite Doors	(d)	Power(BHSCOM)	Single Phase 5 KW for 2, 2.5 & 3 BHK
10	Windows		(e)	Gas/age meter point in Kitchen	All Flats
(a)	French door cum window	UPVC with bag track - 3 track	Project Facilities		
(b)	Door cum window in kitchen (between kitchen & Utility - As per Design)	Living/Family & MBR balcony - UPVC	(a)	100 % DG Back up for Common Area	Lifts, Corridors, Pumps, Gens, STP, etc.
(c)	UPVC		(b)	STP	As per Standard Norms
11	Railings & Grills		(c)	Organic Waste Composter	As per Standard Norms
Staircase / Balcony	MS railings		(d)	Solar Water heater	One Point in Common Toilet (10000 per flat)
Utility	MS powder coated Grills		(e)	Rain Water harvesting	As per Standard Norms
			(f)	Water Softening plant	If required
			(g)	Lifts	As per Drawings
			(h)	Intercom	All the flats
			(i)	Fire Fighting System	As per Standard Norms
			(j)	CTV	Common Areas & Lobbies in Ground Floor only

PROJECT AMENITIES

- (i) Children's Play Area
- (ii) Landscape Garden Area
- (iii) Clubhouse: Well equipped Gymnasium, Library, Cafe, WIFI connectivity, CCTV at the main entrance, Provision for Convenience store, Table Tennis & Pool Table, Recreation Centre like Chess, Carrom & Cards Room, Indoor Badminton Court, Multipurpose Hall, Separate Health Club with Steam, Sauna & Meditation Room, Aerobics & Billiards
- (iv) Swimming Pool
- (v) Basketball Court
- (vi) Skating Rink
- (vii) Jogging Path
- (viii) Open Amphitheatre
- (ix) Water Cascade
- (x) Maze Gardens
- (xi) Senior Citizen Park
- (xii) Tennis Court

Project is Designed for GOLD rating under IGBC Green Homes category



LOCATION MAP



The images are an artist's impression and are indicative of the conceptual plan to convey the "essence" of the development. The developer reserves the absolute right to change, omit, delay, add or remove any terms and conditions or images in any form without giving any notice.



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