

## WE BUILD QUALITY INTO EVERY DETAIL.

Over the years, we, at Sobha Developers Ltd. have come to be one of the most preferred real estate brands in Bangalore. Today, we build homes to cater to the discerning homebuyers all across the city. A city that is the true Silicon Valley of India and one that has been recognised as the “Best Indian city to live in” on all parameters.

Over the past 17 years, our passion for perfection has driven us forward and it gives us great pride to say that we have successfully completed over 80 real estate projects and 216 contractual projects and delivered more than 52 millions square feet. In the fiscal year 2011-12 alone, we registered an astounding INR 1700 crores new sales in the residential spaces segment. This, in itself, is testimony to the brand equity of Sobha - an INR 15 billion real estate company listed on the BSE & NSE. But we intend to reach even greater heights by reaching our target of INR 20 billion in 2012-2013.

Since its inception in 1995, Sobha Developers Ltd. has blended a strong customer centric approach with robust engineering, a high degree of business ethics, timeless values and transparency in every sphere of business. All of these contribute to make us one of the most respected real estate brands in India. And an organization where quality meets excellence, technology meets aesthetics, and passion meets perfection.

It is often believed that quantity and quality seldom coexist for long. But, we at Sobha Developers Ltd. have made it possible. Headquartered

in Bangalore, we have over fifty residential projects across the city that reflect our undeterred passion for excellence, perfection and detailing. These include hallmark properties like the highly successful Sobha Magnolia, Opal, Tulip, Ivory, Aster, Dewflower and more. Our relentless pursuit of quality is a constant in every property we create. Little wonder then that they garner instant admiration.

We have also expanded our footprint to 22 cities and 13 states across the country with properties in major cities like Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur and Mysore. And today, we have 38 ongoing residential projects aggregating to 23.50 million square feet of developable area and 16.51 million square feet of super built-up area as well as 42 ongoing contractual projects aggregating to 9.22 million square feet at various stages of construction.

Apart from being one of the top real estate players in the country, we are also the only backward integrated entity in the entire real estate industry. The company is widely and indisputably recognized for redefining the very perception of quality & perfection in the construction space. This is endorsed by the accolades we have consistently earned over the years for building close to two hundred landmark premises for some of the biggest corporate houses of India. Once you buy a Sobha home, its unmatched finesse and detailing will surely make you feel the true joys of owning a home.

Project location: SOBHA | MORZARIA GRANDEUR - Municipal No. 4, Bannerghatta Road, Bangalore-560 029.

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SOBHA | MORZARIA  
**GRANDEUR**  
Dairy Circle, Bangalore City.  
For those who love the city.



# FOR THOSE WHO LOVE THE CITY.

SOBHA | MORZARIA  
**GRANDEUR**  
Dairy Circle, Bangalore City.

Disclaimer: Images used for representational purposes only



An aerial photograph of a sprawling city skyline, likely Bangalore, India. The image shows a dense concentration of high-rise buildings and skyscrapers, with some greenery visible in the lower parts of the frame. The sky is clear and blue. The text is overlaid on a dark, semi-transparent rectangular area on the right side of the image.

# FOR SOME THERE IS THE CITY. AND NOWHERE ELSE.

Bangalore city. It's an unusual blend of the old and the new. A cultural mélange. A hub of activity. And there are those who would not live anywhere else but here. They are the kind who enjoy the buzz and bustle of the city. Who love to be at the heart of all the action. They are the city lovers. And it is these urban dwellers who have inspired us to build Sobha Morzaria Grandeur.

Situated at Dairy Circle on Bannerghatta Road, these super luxury plus apartments place you right in the thick of all that makes Bangalore fun and exciting. The restaurants, the shopping, the movies, the entertainment – there'll never be a dull moment here. No true city lover could resist it!



# WHEN YOU'RE AT THE HEART OF THE CITY, THE DAY IS NEVER DULL.

If you like your days to be action-packed, then Sobha Morzaria Grandeur will not disappoint. The property is comfortably nestled in the midst of a nexus of IT firms and other companies including the likes of Accenture, Oracle, Adobe, Airtel, IBM, Honeywell and more. What's more, there are a host of educational institutions, hospitals, supermarkets and banks close by. With everything so conveniently located to your home, your life becomes easy.









**SOBHA | MORZARIA**  
**GRANDEUR**  
Dairy Circle, Bangalore City.  
For those who love the city.



**OFFICES**

Accenture: 30 seconds  
Adobe: 1 Minute  
Convergys: 5 Minutes  
Honeywell: 15 Minutes  
IBM: 5 Minutes  
Onmobile: 10 Minutes  
Oracle: 30 seconds



**EDUCATIONAL INSTITUTIONS**

Bethany's:15 minutes  
BGS Public School: 15 Minutes  
Christ College: 5 Minutes  
IIM: 15 Minutes  
Jyothi Nivas College:15 Minutes  
Ryan International: 30 Minutes  
Vijaya College:15 minutes



**HOSPITALS**

Apollo Hospital: 15 Minutes  
Fortis Healthcare Limited: 15 Minutes  
Jayadeva Hospital: 10 Minutes  
KIDWAI: 5 Minutes  
NIMHANS: 5 Minutes  
Rajiv Gandhi Hospital:10 Minutes  
Sagar Hospital: 5 Minutes  
St.John's Hospital: 15 Minutes



**BANKS**

Axis Bank: 10 Minutes  
Canara Bank: 10 Minutes  
Citibank: 15 Minutes  
HDFC: 5 Minutes  
ICICI: 10 Minutes  
State Bank of India: 10 Minutes  
State Bank of Mysore: 10 Minutes



# ENJOY THE BUZZ OF THE CITY AFTER DARK.

For city lovers, the day doesn't end once work is done. That's why Sobha Morzaria Grandeur is perfect for you. It's central to some of Bangalore's finest malls, shopping centres, theatres, restaurants, gaming arcades and more. So whether you want to indulge in some fine dining, do some window shopping, catch the late night movie or take the kids out for dessert, all you have to do is step out.







Images depicted are purely for representational purposes only.



**MALLS / SHOPPING**

- Agadi Silks: 10 Minutes
- Bangalore Central: 10 Minutes
- Big Bazaar: 10 Minutes
- Forum Mall: 10 Minutes
- Garuda Mall Jayanagar: 10 Minutes
- Gopalan Mall: 10 Minutes
- Jayanagar Shopping complex: 10 Minutes
- More: 15 Minutes
- Nalli Silks: 10 Minutes
- Royal Meenakshi Mall: 20 Minutes
- Shopper's Stop: 10 Minutes
- Spar: 5 Minutes



**RESTAURANTS**

- Beijing Bites: 10 Minutes
- Costa Coffee: 15 Minutes
- The Woodbridge Hotel: 10 Minutes
- Mainland China: 10 Minutes
- Papa Johns: 10 Minutes
- Punjabi by Nature: 10 Minutes
- Spaghetti Kitchen: 15 minutes
- TGIF: 20 Minutes
- Xtreme Sports Bar: 5 Minutes



**THEATRES**

- Cinepolis: 20 Minutes
- Gopalan Cinemas: 10 Minutes
- Inox: 10 Minutes
- PVR: 10 Minute



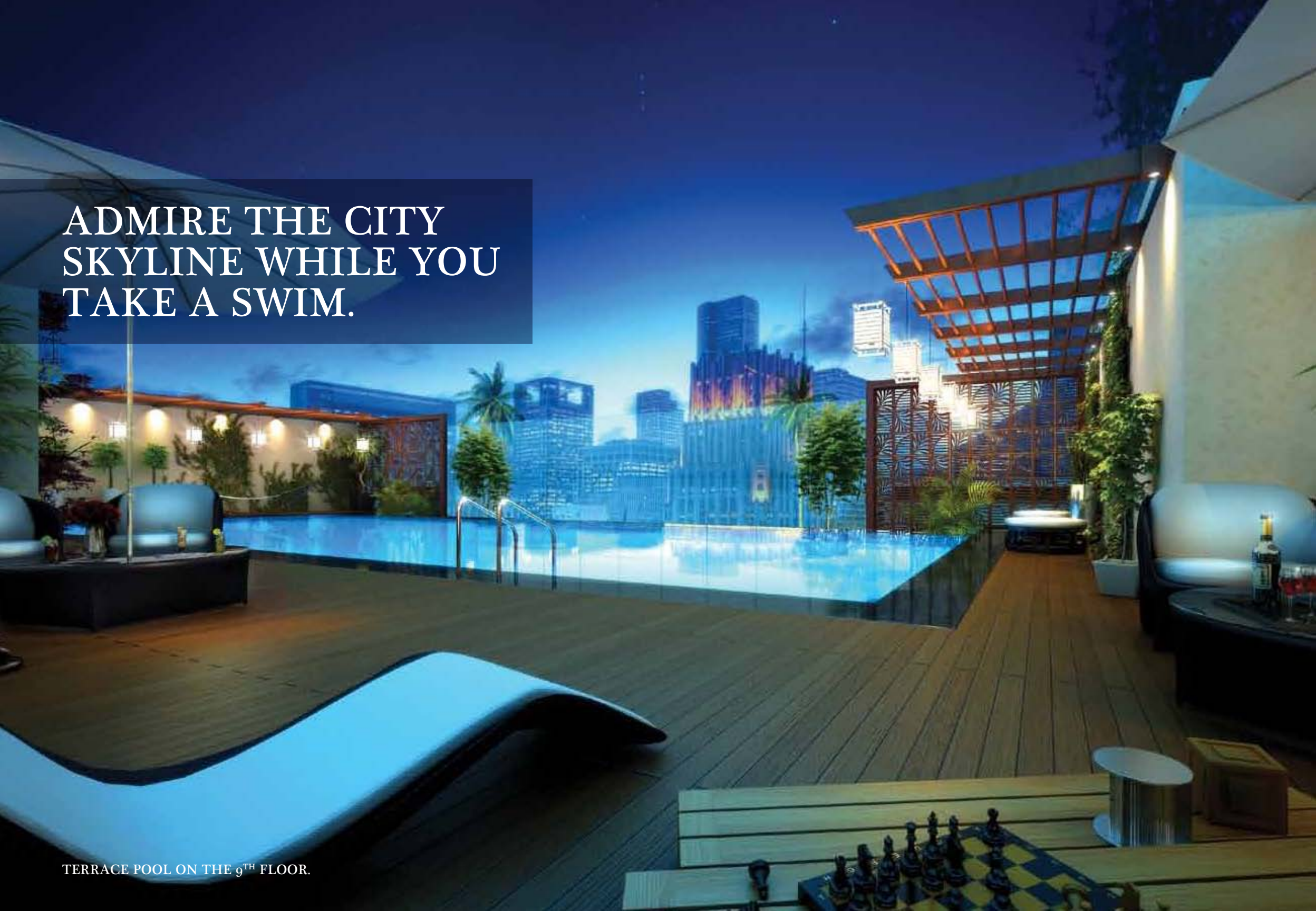
# SOBHA MORZARIA GRANDEUR, A HOME THAT'S AS AMAZING AS THE CITY.

The joy of city life is just one of the many things that Sobha Morzaria Grandeur has to offer. These spacious 3 and 4 BHK apartments come with all the luxuries that you can expect from a Sobha home. They have sleek design, functionality and Sobha's renowned quality woven together and exude a warmth and comfort that will make you feel right at home. To add to the living experience of the 4 BHK homes, there are intelligently fitted private gardens with double height ceilings, giving you that extra breath of fresh air.

SOBHA | MORZARIA  
**GRANDEUR**  
Dairy Circle, Bangalore City.  
For those who love the city.







ADMIRE THE CITY  
SKYLINE WHILE YOU  
TAKE A SWIM.

TERRACE POOL ON THE 9<sup>TH</sup> FLOOR.



A CHARMING  
COURTYARD EVERY  
CITY LOVER WOULD  
LOVE TO STROLL IN.

CENTRAL COURTYARD.



# FOR THE CITY LOVER WHO BELIEVES THE SKY'S THE LIMIT.

Exclusive, private and with a breath-taking view of the city, the duplex penthouses of Sobha Morzaria Grandeur are the epitome of luxury. These opulent homes feature 4 spacious bedrooms, a charming private garden and your very own plunge pool. It's the perfect home for the city lover who loves to live life at the top.



PRIVATE POOL FOR EACH PENTHOUSE.





AND THERE ARE A  
HOST OF LUXURIES  
YOU DON'T EVEN NEED  
TO LEAVE HOME FOR.

Party Hall | Pool Table | Squash Court | Gym | Swimming Pool | Children's Play Area | Jogging Track





# SPECIFICATIONS

### STRUCTURE

- Basement + Ground + 08/09 storied RCC framed structure with concrete block masonry walls.

### CAR PARKING

- Covered car parks in basement level.

### FOYER/LIVING/DINING/FAMILY

- Natural/Engineered stone flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

### BEDROOMS

- Superior quality timber laminated flooring/equivalent and skirting for master bedroom.
- Superior quality vitrified tile flooring and skirting in other bedrooms.
- Plastic emulsion paint for walls and ceiling.

### TOILETS

- Superior quality antiskid ceramic tile flooring.
- Superior quality ceramic wall tiling up to false ceiling.
- False ceiling/plastic emulsion paint for ceiling.
- Granite vanity counters in all toilets except servant toilet.

### KITCHEN

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

### BALCONIES/SIT OUTS/UTILITIES

- Superior quality antiskid ceramic tile flooring and skirting.
- Granite coping for parapet/mild steel handrail.

- Plastic emulsion paint for ceiling.
- All walls external grade textured paint.

### SERVANT ROOM

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

### STAIRCASE

- Fire exit staircase**
  - Concrete treads & risers.
  - Plastic emulsion paint for walls and ceiling.

### Penthouses

- Natural/Engineered stone treads and risers.
- Plastic emulsion for walls and ceiling.

### COMMON AREAS

- Vitrified tile/Granite /equivalent flooring.
- Superior quality ceramic wall tiling up to ceiling.
- Plastic emulsion paint for ceiling.
- Granite coping for parapet/mild steel handrail

### JOINERY

#### Main Door/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 aluminium extruded frames and shutter with panels.

Heavy-duty aluminium glazed sliding windows & french windows made from specially designed and manufactured sections.

### LIFTS

- Total no. of 6 lifts for 2 blocks of reputed make.

### COMMON FACILITIES

- Clubhouse.
- Swimming pool.
- Children's play area.

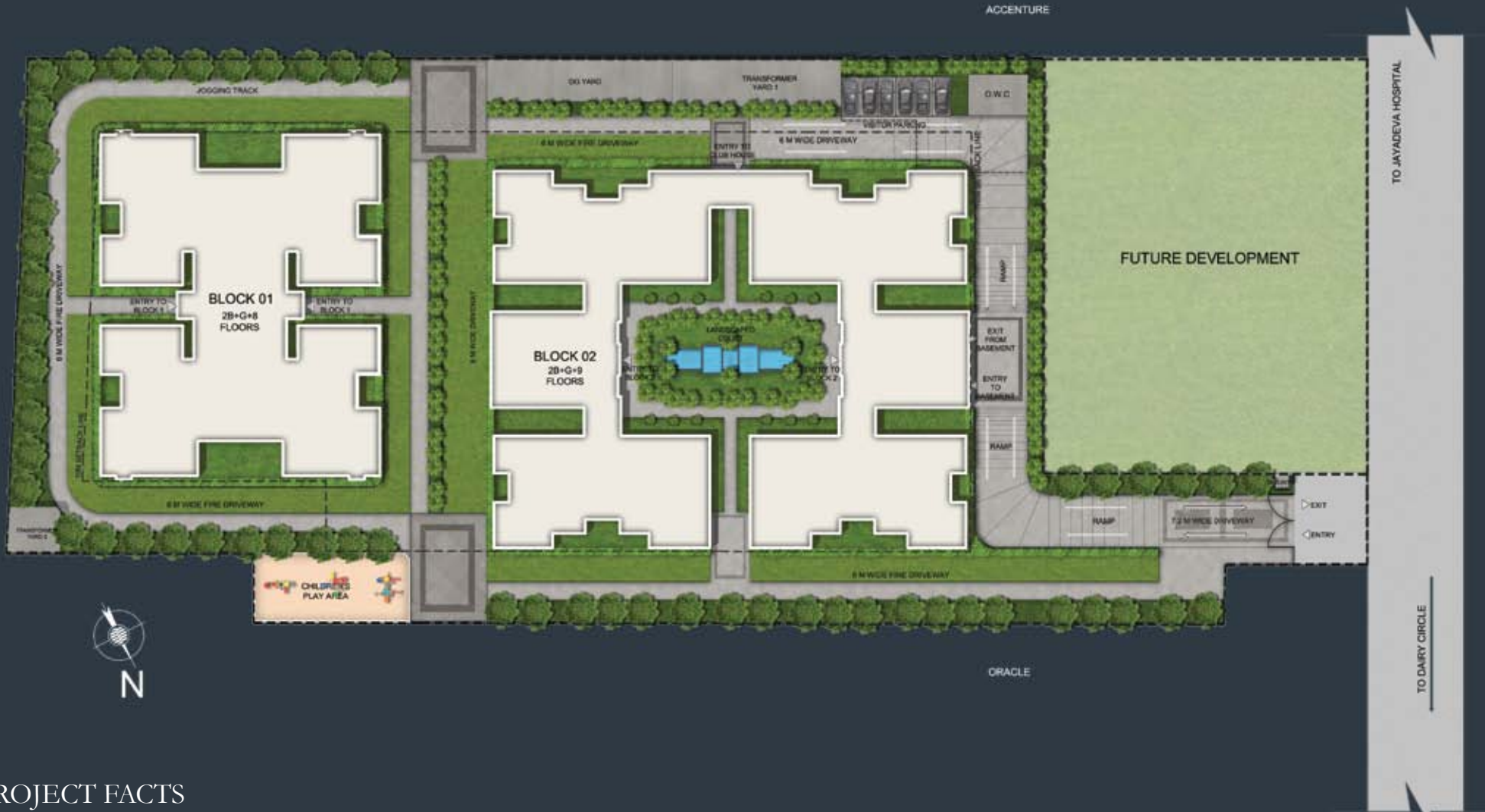
### PLUMBING SPECIFICATIONS

- Sanitary fixtures of reputed make in all toilets.
- Chromium plated fittings of reputed make in all toilets.
- 25 litre capacity geyser in all toilets.
- 15 litre capacity geyser in servant toilet.
- Stainless steel single bowl sink with drain board in utility.
- Bathtub & bidet in master bath for 4 BHK Apartments and Penthouses.

### ELECTRICAL SPECIFICATIONS

- Split AC provision in living room and all bedrooms.
- BESCOM power supply: 10 KW 3 phase supply for 3 bedroom units, 12 KW 3 phase supply for 4 bedroom units and 15 KW 3 phase supply for penthouses.
- Stand by power of 3 KW for 3 & 4 BHK Apartments and 4KW for Penthouses.
- 100% power backup for common area facilities.
- Exhaust fans in kitchen and toilets.
- Television points in living room, family room & all bedrooms.
- Telephone points in all bedrooms, living room.
- Intercom facility from security cabin to each apartment.

# SITE PLAN



## PROJECT FACTS

- Sanctioning authority: BBMP
- Approval Number: BBMP / Addl.Dir / JD SOUTH / 0025 / 12 – 13
- Location - Municipal No. 4, Bannerghatta Road, Bangalore - 560 029.
- Land Area - 2.8 Acres
- Type of Apartments - Super Luxury Plus
- Total Apts - 129, Block 1 - B+G+8 & Block 2 - B+G+9
- 3 BHK - 96 nos. | 4 BHK - 31 nos. | 4 BHK Duplex Penthouse - 2 nos.
- SBA Range:
- 3 BHK - 2220 sft to 3383 sft | 4 BHK - 3653 sft to 3754 sft | 4 BHK Duplex Penthouse - 6444 sft
- Open Space - 67%



# TYPE - A4

- 4 Bedroom duplex penthouse with study room
- Private garden, plunge pool & party space
- Home theatre room
- SBA - 6444 sft



BLOCK 01 TYPE - A4 - LOWER



BLOCK 01 TYPE - A4 - UPPER





# TYPE - A3

- 4 Bedrooms with private garden
- Family room
- Prayer room
- Powder room & laundry room
- SBA - 3754 sft



BLOCK 01 TYPE - A3



# TYPE - A2

- 4 Bedrooms with private garden
- Family room
- Prayer room
- Powder room & laundry room
- SBA - 3730 sft



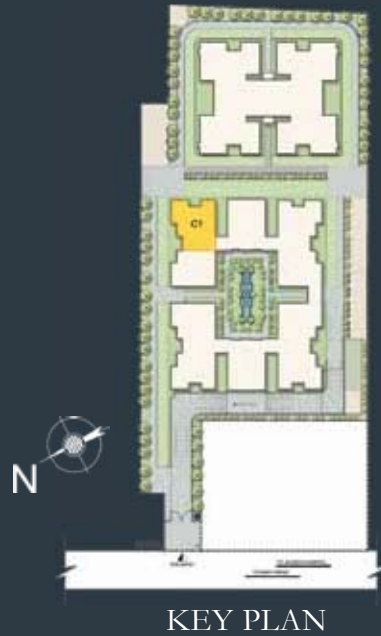
BLOCK 01 TYPE - A2





# TYPE - C<sub>1</sub>

- 3 Bedrooms
- Family room
- Prayer room
- Utility room
- SBA - 2735 sft



BLOCK 02 TYPE - C<sub>1</sub>



# TYPE - C

- 3 Bedrooms
- Family room
- Prayer room
- Utility room
- SBA - 2634 sft



BLOCK 02 TYPE - C





# TYPE - E

- 3 Bedrooms
- Prayer room
- SBA - 2251 sft



BLOCK 02 TYPE - E



# TYPE - D

- 3 Bedrooms
- Prayer room
- SBA - 2190 sft

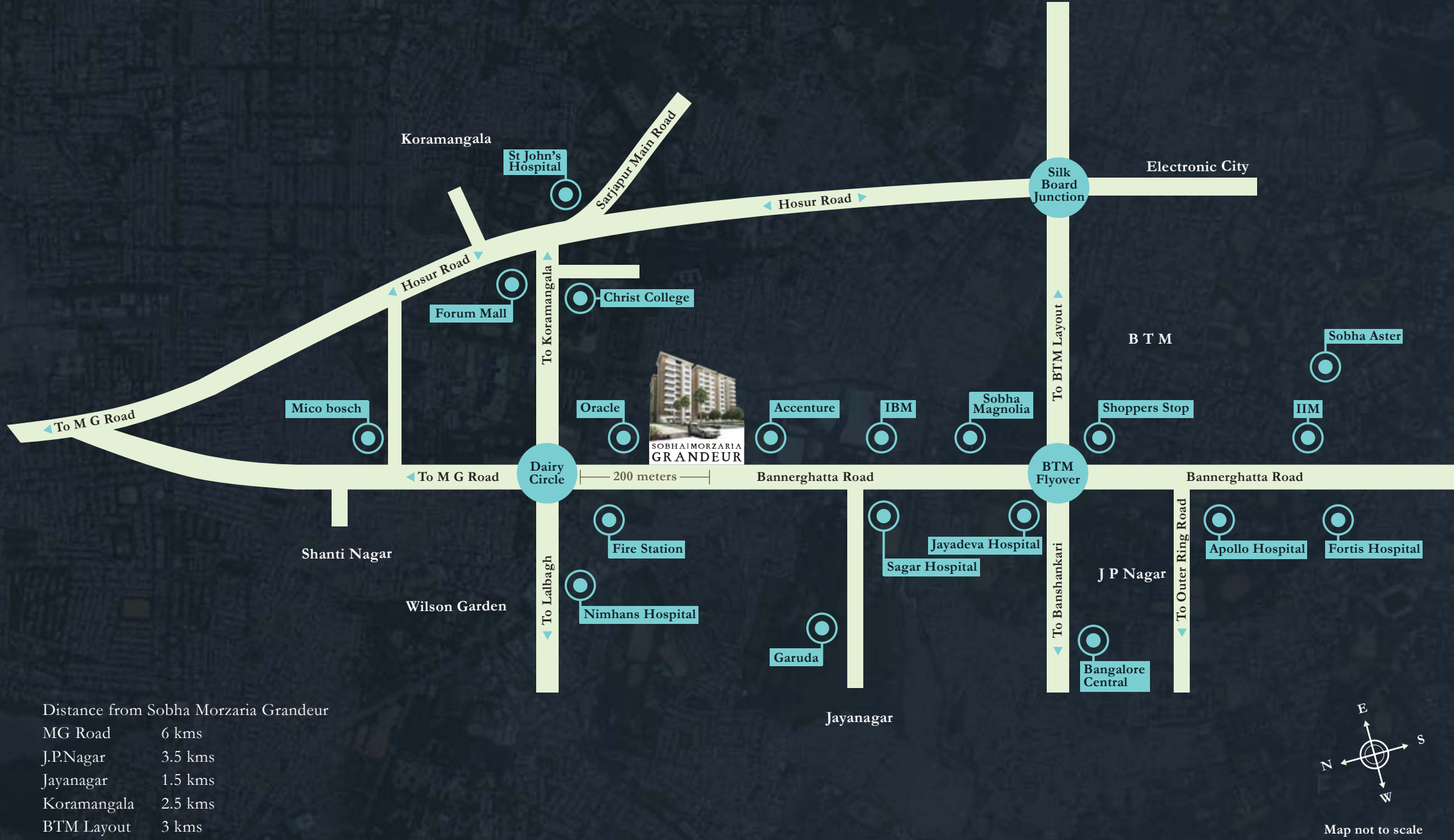


BLOCK 02 TYPE - D





# LOCATION MAP



## A GLIMPSE OF OUR OTHER LUXURY PROJECTS ACROSS THE COUNTRY.



### THE PLACE THE WHO'S WHO OF BANGALORE CALL HOME.

Ready to occupy villas | Spread across 55 acres | 10 minutes from the Bangalore International Airport | 13,000 trees and landscaped gardens to make a green paradise | 2 acre clubhouse | International sporting facilities



### KERALA'S GLOBAL TOWNSHIP

Luxurious 3 and 4 BHK apartments | 55 acres of refreshing greenery | 25 lake side villas | A beautiful man-made lake | Equipped with all amenities you could need | Every convenience is close at hand



### VILLAS FOR GENERATIONS TO COME.

Luxurious duplex villas | Spread over 150 acres | 10 minutes from the Indira Gandhi International Airport | Well-planned infrastructure | Premier clubhouse spread of 2 acres | A host of great amenities



### WHERE NATURE AND MODERNITY MEET.

At Coimbatore | 18 elite super luxury villas | Nestled in the tranquil Marudamalai hills | 4.19 acres | 4 bedrom | G+1 model with private terrace