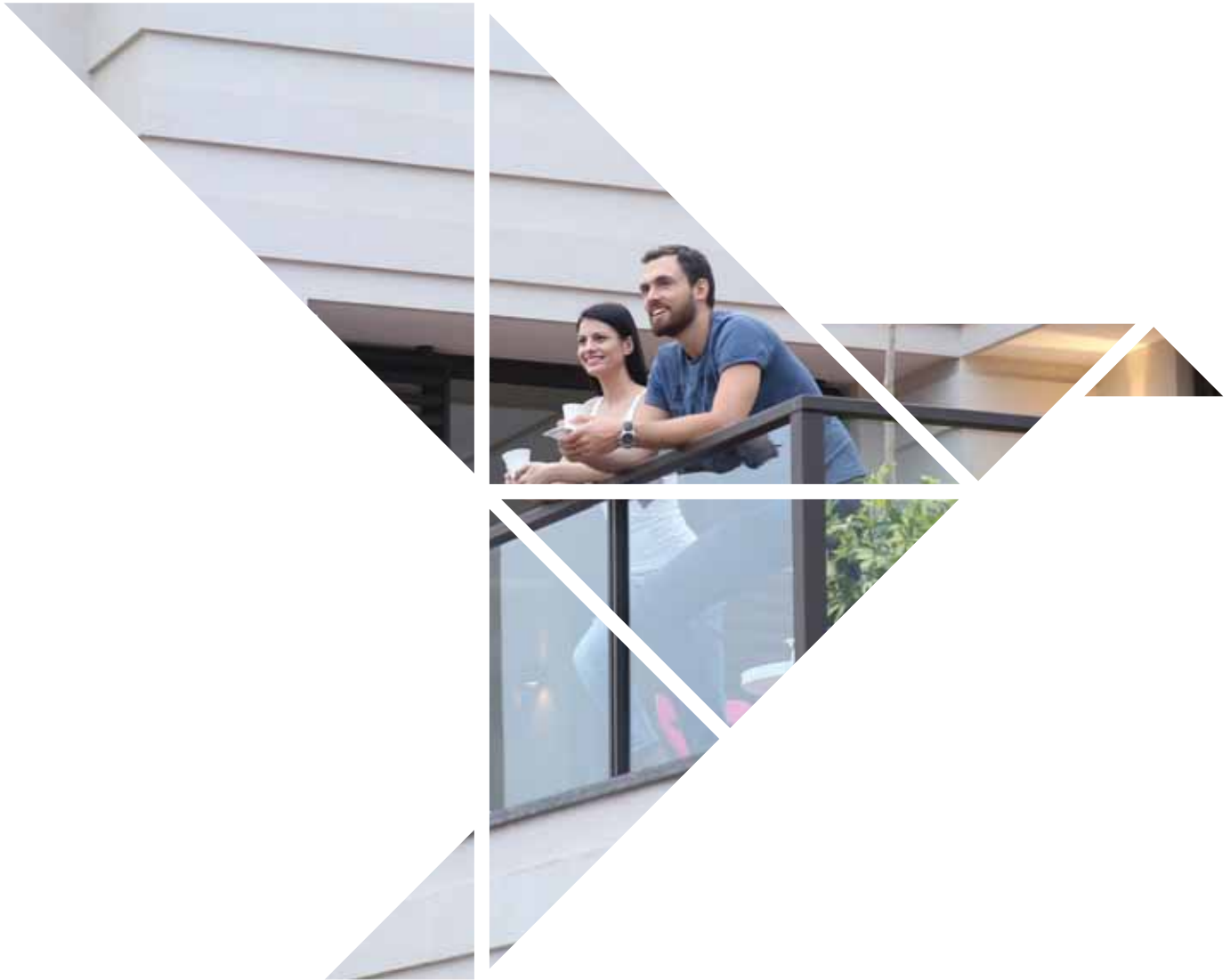




DREAM IT.  
DO IT.

SOBHA  
**dream**series  
aspire. achieve





For 20 years, the name Sobha has been a guarantee for high quality and prompt delivery, earning trust from homeowners everywhere. And awards and accolades from a variety of bodies.

This legacy gave birth to a dream: how can we bring this quality within the reach of many more people.

The tools to bring this dream to life are technology and massive scale. By using the world's best precast concrete technology and offering thousands of apartments spread over a vast area, we are able to give young families, executives and professionals a chance to own the finest quality home in the country: a Sobha home.

This is Sobha Dream Series: a range of developments that will soon change the face of homes across the country.

# SOBHA DREAM ACRES

## THE FIRST SOBHA DREAM SERIES PROJECT

The first project of Sobha Dream Series, is located at Balagere, in Bangalore's Golden Quadrilateral, close to IT/ITES companies, malls, hospitals, schools and colleges.

### Summary

Type: Township

Area: 81 acres

### No. of units: 6500 +

- 1 BHK
  - 59.96 Sq mts to 61.43 Sq mts
- 2 BHK Regular
  - 69.28 Sq mts to 94.02 Sq mts
- 2 BHK Large
  - 87.00 Sq mts to 112.43 Sq mts

### Unique features:

- 80% Open space
- Precast technology
- 5 Club houses & swimming pools with multiple outdoor sports
- Located in the golden quadrilateral – Bangalore's commercial growth hub
- Backward Integration



# BANGALORE'S GOLDEN QUADRILATERAL: WHERE IT IS AND ITS IMPORTANCE

This is the area which includes the Outer Ring Road (ORR), Sarjapur and Whitefield. Since 2000, this area has become the centre of the IT/ITES business which are the main employers for young achievers, who are the core market for Sobha Dream Acres.

This area is also showing signs that it will become another of Bangalore's entertainment and education hub with many malls and schools being planned and built. Which makes buying a home here even more attractive.



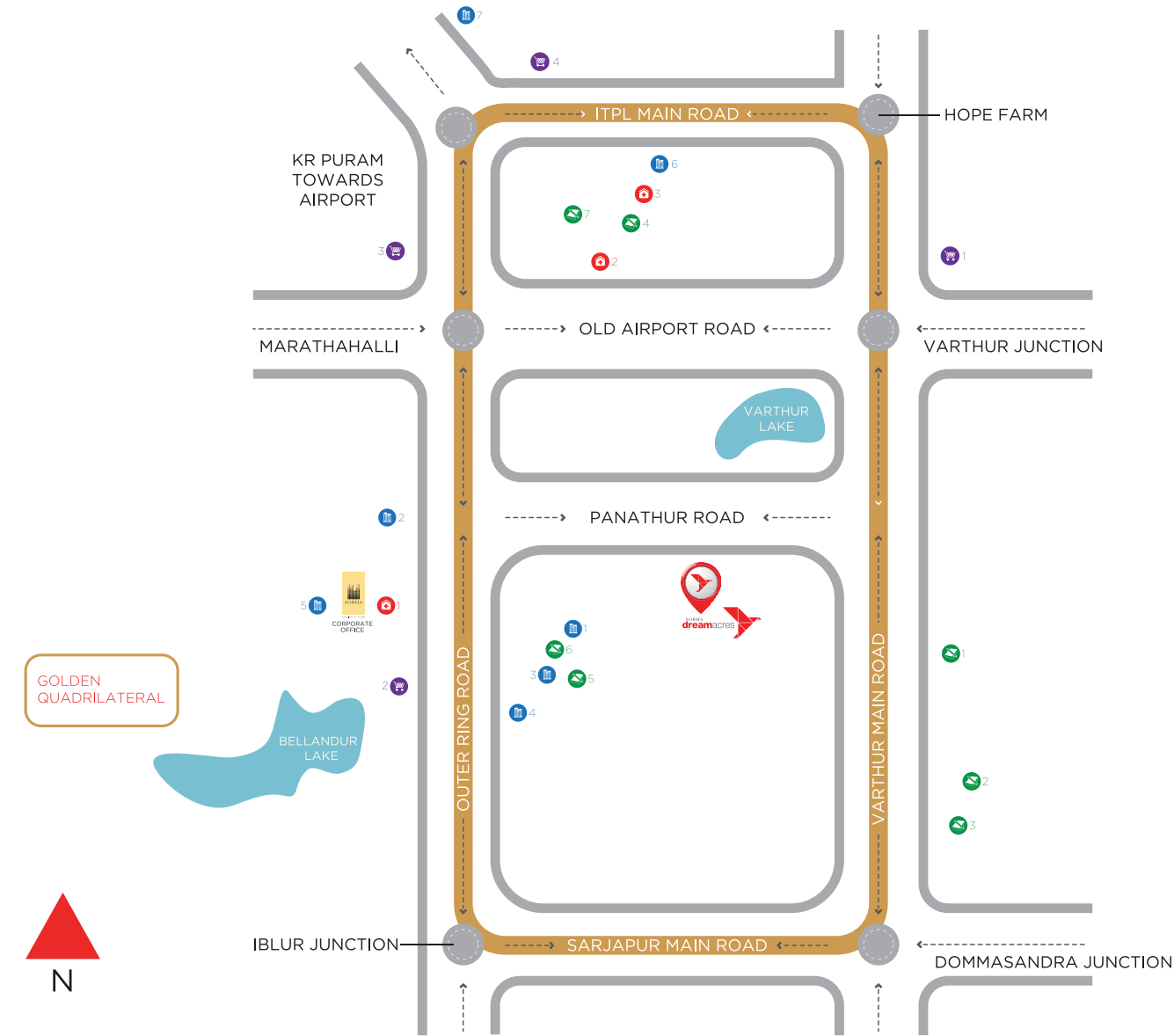
## KEY SUCCESS FACTORS FOR SOBHA DREAM ACRES\*

- ORR is the preferred location in Bangalore for companies looking to expand and/or consolidate. We expect this trend to continue for the next 4 - 5 years.
- ORR and Whitefield collectively employ about 670,000 people in industries which include IT/ITES, Engineering, R&D, Aerospace etc. who can afford to invest.
- Combined addition of workforce in ORR and Whitefield by 2020 will be about 260,000.
- Sobha is one of the most trusted real estate brands in South India.
- Largest residential development by Sobha in Bangalore after Sobha City.
- 75% of the buyers likely to be end-users, preferring to live near ORR and Whitefield while rest will be investors from across Bangalore/South India.

\*Data Source: Colliers International Report

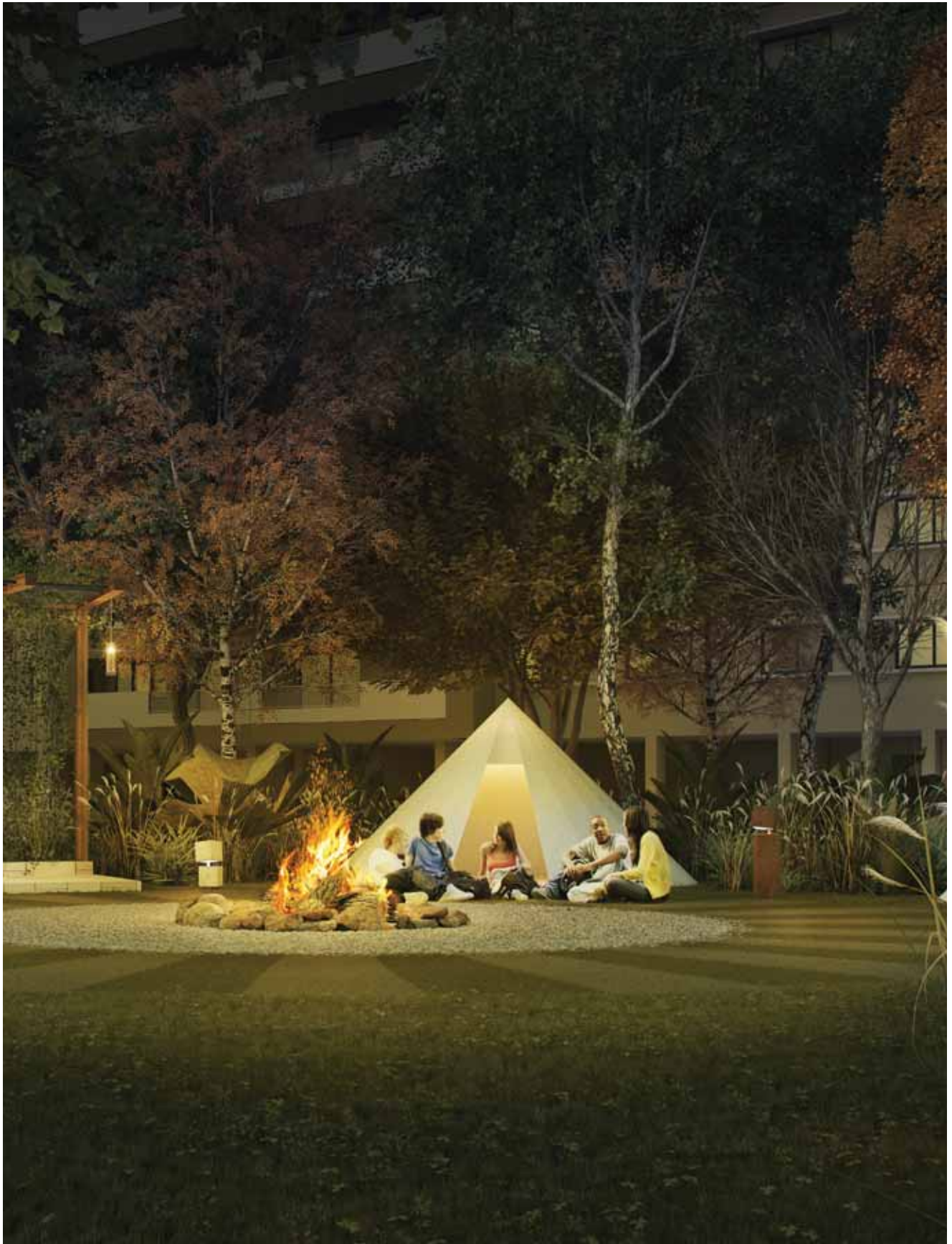
# PROMINENT LOCATIONS

		MALLS	
Sarjapur – Marathahalli ORR	4.0 km	1 Forum Value Mall	4.9 km
Whitefield	5.7 km	2 Central Mall	6.8 km
Marathahalli	7.1 km	3 Soul Space Arena Mall	8.8 km
Whitefield Railway station	9.6 km	4 Phoenix Market City	11.7 km
Sarjapur	12.7 km		
KR Puram Railway Station	17.2 km		
		SCHOOLS	
1 Embassy Tech Square	4.4 km	1 Chrysalis High	3.0 km
2 Prestige Tech Park	4.7 km	2 Greenwood High	5.7 km
3 Embassy Tech Village	5.1 km	3 TISB	6.6 km
4 RMZ Ecospace	6.0 km	4 Ryan International	9.3 km
5 Mantri Commercio	6.0 km		
6 ITPL, Whitefield	9.3 km		
7 Bagmane World Tech Center	11.6 km		
		COLLEGES	
		5 New Horizon Gurukul	4.2 km
		6 New Horizon Engineering	4.9 km
		7 CMRIT	9.2 km
		KEY HOSPITALS	
1 Sakra World Hospital	5.8 km		
2 Sankara Eye Hospital	7.8 km		
3 Vydehi Hospital	8.6 km		





## SOBHA DREAM ACRES: AMENITIES-EXTERNAL





#### EXTERNAL

- 5 clubhouses & swimming pools
- Abundant open spaces and parks
- Jogging tracks
- Outdoor sports facilities
- Multiple volleyball courts
- Multiple tennis courts
- Multiple basketball courts
- Multiple kids' play area
- Open air theatre

#### 50,000 SQ. FT. CLUBHOUSE IN RAINFOREST (PHASE 1)

- Badminton courts
- Squash courts
- Table tennis rooms
- Billiards table
- Pool table
- Carrom table
- Party halls
- Guest rooms
- Music room/Dance room
- Library
- ATM
- Crèche
- Coffee shop
- Gymnasium
- Swimming pool
- Yoga/Aerobics
- Clinic
- Convenience retail





# SOBHA DREAM ACRES: AMENITIES-INTERNAL



## INTERNAL

- High quality vitrified/ceramic tile flooring & skirting in all rooms
- Plastic emulsion paint for walls and ceiling
- High quality ceramic wall tiling and flooring in the kitchen and bathrooms
- Fittings & sanitaryware of reputed make in all bathrooms
- Balcony and utility/washing machine area with every apartment
- High quality ceramic flooring in common areas; lifts of reputed make







# #NEVERCOMPROMISE

With three decades of experience in creating resplendent interiors of palaces and masterpieces in the Middle-East, Mr. P.N.C. Menon founded Sobha Developers in 1995 with a clear vision to transform the way people perceive quality. Today, Sobha, a Rs. 25 billion company, is one of the largest - and the only backward integrated - real estate developer in the country. A company that has built its reputation and its business on one simple tenet, Never compromise: on quality, on values, on commitment.

## Precast concrete: leading the way to better homes

Every Sobha Dream Series home will be built using precast technology. Our precast concrete factory is the largest of its kind in India. A huge investment in world-class technology and equipment from Germany and Italy means that we can assure international standards of quality.

Structures built this way are finished faster, look better and offer life-long comfort (lower noise levels and temperature variations) and a great sense of security.



Sobha Interiors



Sobha Metal & Glazing Works



Sobha Concrete Works

## INNOVATION AT EVERY STEP, FROM START TO FINISH

In-house expertise includes design studios, a talented, trained and skilled work force as well as our own world-class factories for making everything your home needs: precast concrete modules, interior, metal and glazing components.

This means that everything is within our control, specially the most important things when you are buying a home: quality, timely delivery and the appearance. All three of which are always of the highest level when you see the name Sobha on a project.





# SOBHA FACTS & FIGURES

## Residential projects

Presidential apartments, villas, row houses, luxury and super luxury apartments, plotted developments with world-class amenities.

## Contractual projects

Corporate offices, convention centres, software development blocks, multiplex theatres, hostel facilities, guest houses, food courts, restaurants, research centres and club houses.

## Contract clients

Infosys, Taj Group, Dell, HP, Timken, Biocon, Institute of Public Enterprises (IPE), Bosch, Hotel Leela Ventures and others.

- Completed **98** real estate projects • Completed **258** contractual projects • Completed **67.97** million sq.ft of area
- **49** ongoing residential projects • **28** ongoing contractual projects • Ongoing - **39.86** million square feet of developable area • Present in **24** Cities and **13** states across India



First to obtain ISO 9001 certification, OHSAS 18001:2007 and ISO 14001:2004 certifications for Environmental, Health and Safety Management Systems.

Awarded and recognised by respected international and national bodies.

