

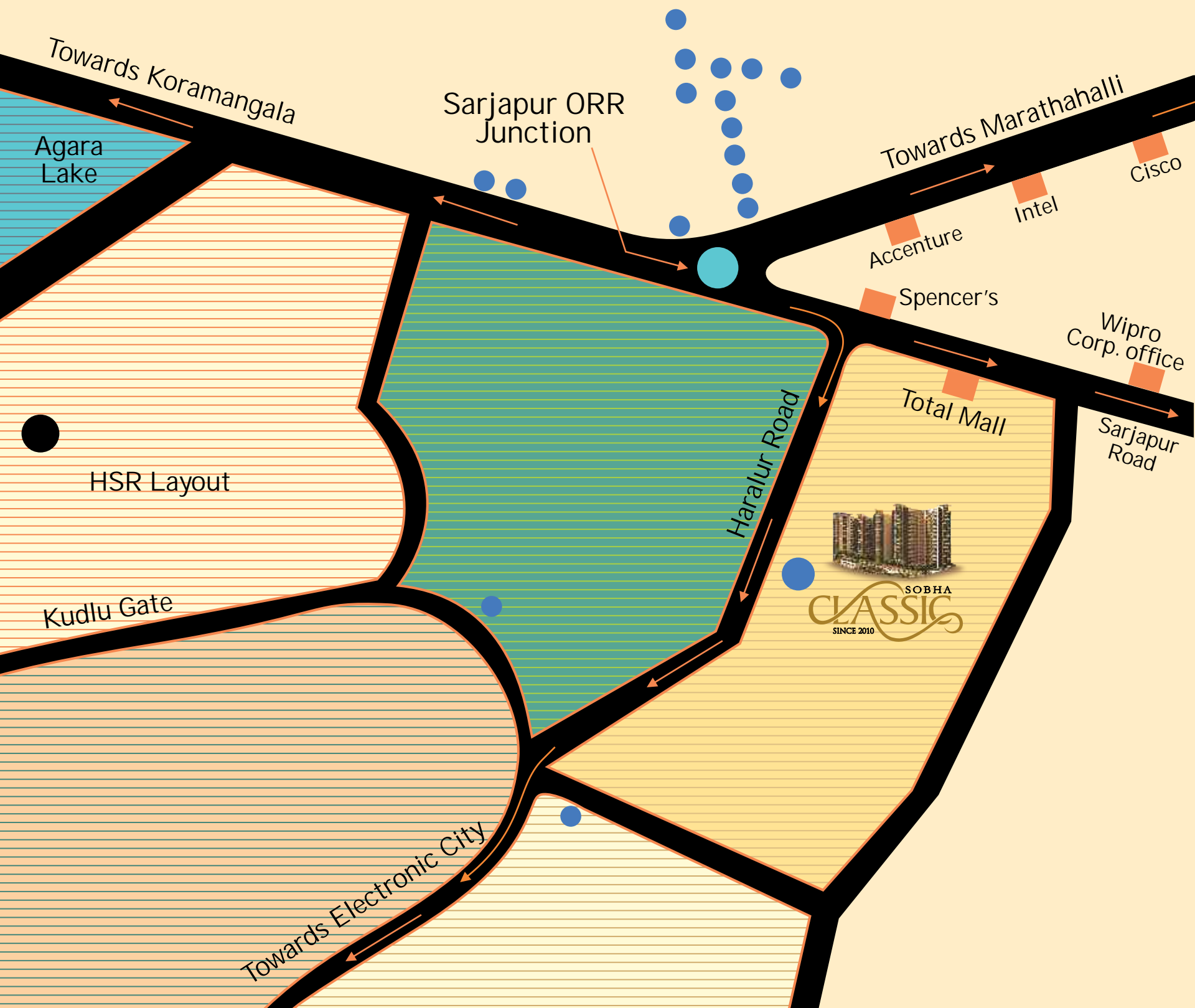


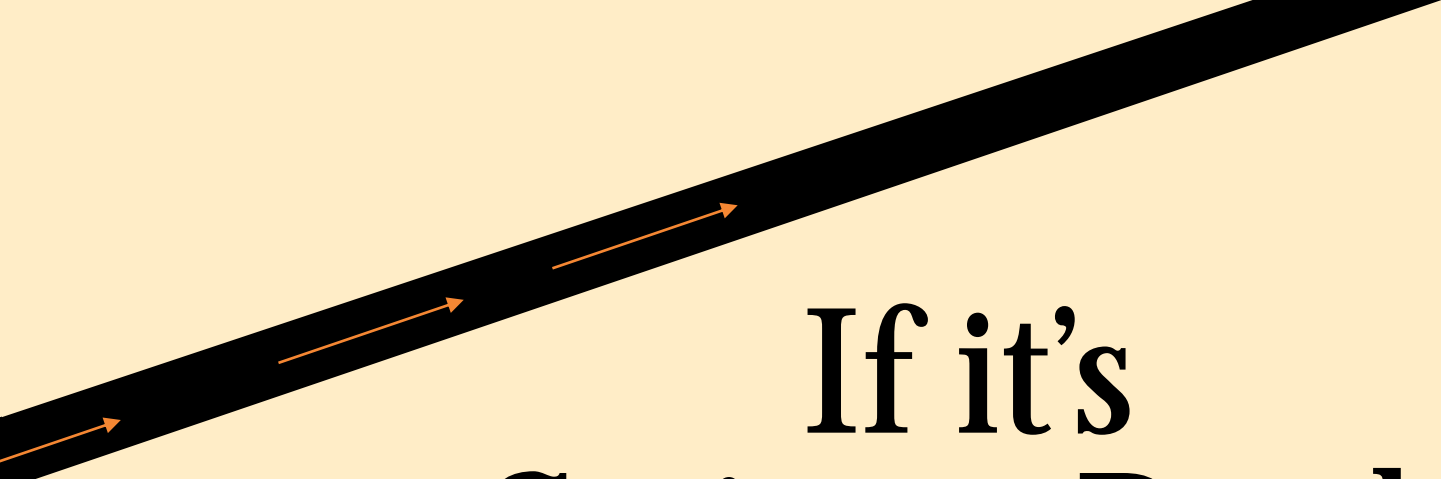
PASSION AT WORK

SOBHA
CLASSIC
SINCE 2010

Live the Classic Life

● Sobha Projects in & around Sarjapur Road Area





If it's Sarjapur Road, it must be Sobha.



No other company has left a lasting legacy in this area like Sobha Developers has. Long before anyone thought of Sarjapur Road as a future 'hot' suburb of Bangalore, Sobha had planted the seeds of a boom with its first project about 10 years back.

Today with over 2,600 families already ensconced in Sobha homes here, the Sobha Classic is set to be the new crowning symbol of this legacy. The 17th project of Sobha in the Sarjapur Road area, the Sobha Classic is designed with enduring values.

It is located just off the main road, giving the apartments a quasi private feel. Electronic City is 15 minutes away, Koramangala a mere 20 minute and the airport just an hour's drive.

In the next few pages, you'll discover why Sobha Classic is set to be the new landmark residential building on or off Sarjapur Road.





There are many things in life
that come and go.
But the classics are forever.
From the wonderful movies that
you love seeing again and again to
the designs that you never
get tired of.

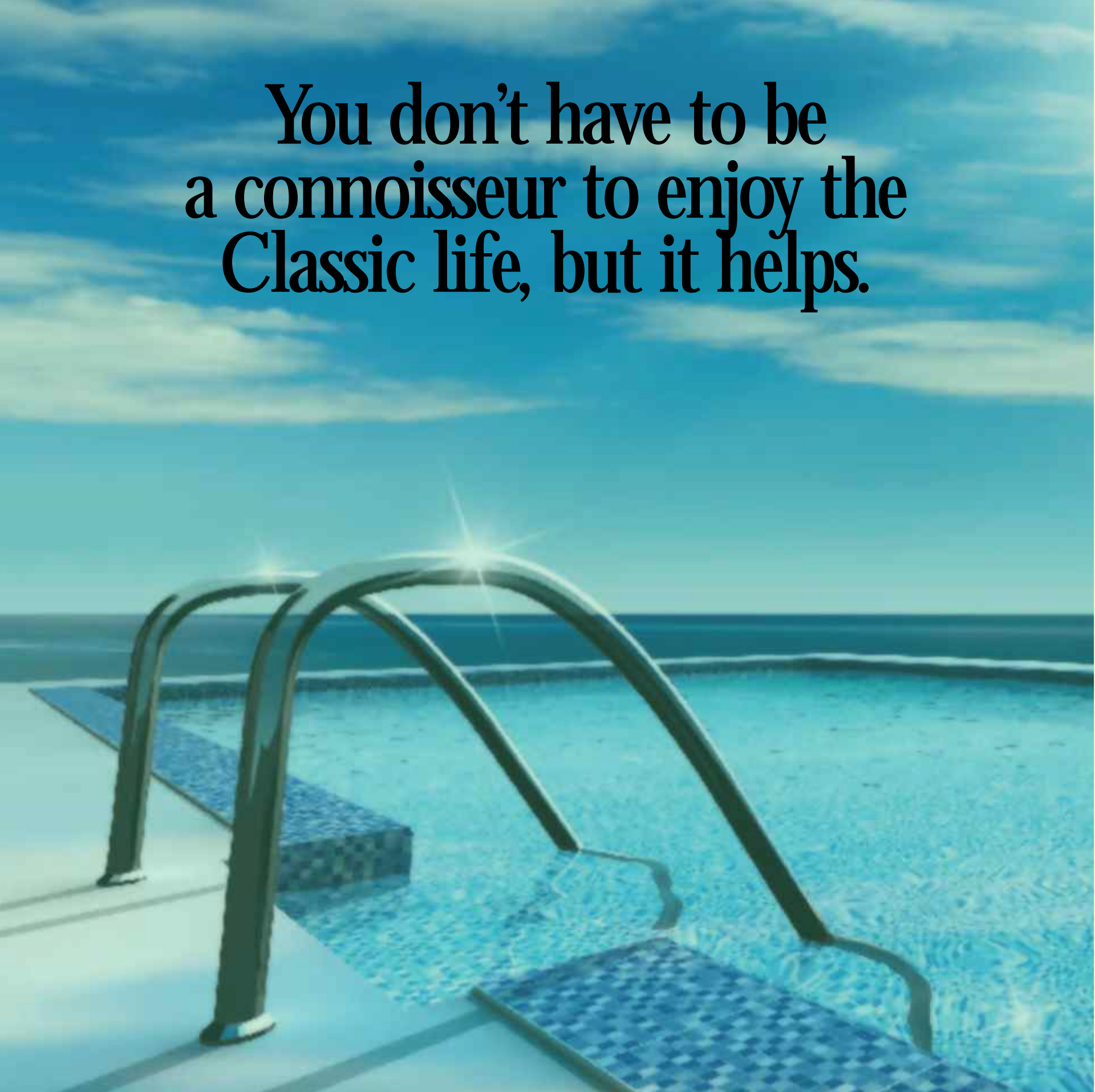
SOBHA
CLASSIC
SINCE 2010

The Sobha Classic
is a tribute to the enduring qualities
that go into making a classic.
Unique concept, fresh design and
faultless execution.
Things that are sure to make you
fall in love with the Sobha Classic.
For a long time to come.





You don't have to be
a connoisseur to enjoy the
Classic life, but it helps.





For the few who enjoy the finer things in life, life is not about compromises. They are rarely satisfied with anything but the best.

They are the connoisseurs.

People who know value when they see something. People who know that enduring qualities can be found rarely. And when they find it, they possess it.

The Classic is designed with them in mind.

Which means, only the best goes into the making of the Classic.

The very best.

AMENITIES

Jogging track

Swimming pool

Cardio and weight training gymnasium

Children's play area

Steam rooms

Meditation room

Rappelling wall

Two community spaces

Fully equipped clubhouse

Billiards

Table Tennis

Foosball

Half basketball court

Carrom

SERVICES

Rainwater harvesting system

Sewage treatment plant

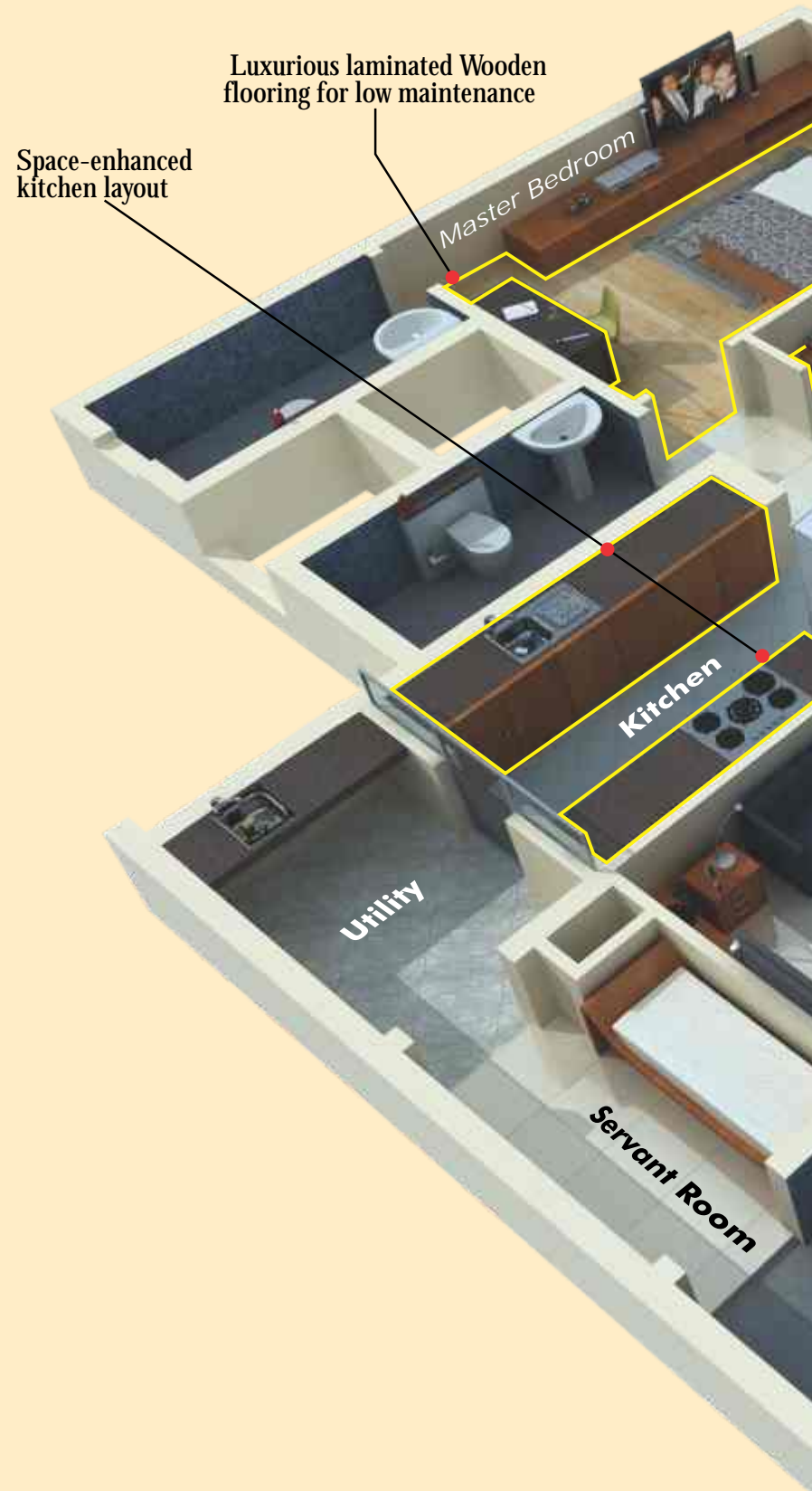
Organic waste converter

Power backup of 3 kW



Typical Isometric View

3 Bedroom + Servant room
SBA: 2060 - 2070 sq.ft.
No. of Units : 81





Balcony

Wall-to-wall wardrobe provision
for maximum storage

Kids Room

Balcony

Granite vanity counter for
convenience and a luxurious feel

Dining
Area

Guest Bedroom

Living
Room

Foyer

Entry

Servant
Toilet

Typical Isometric View

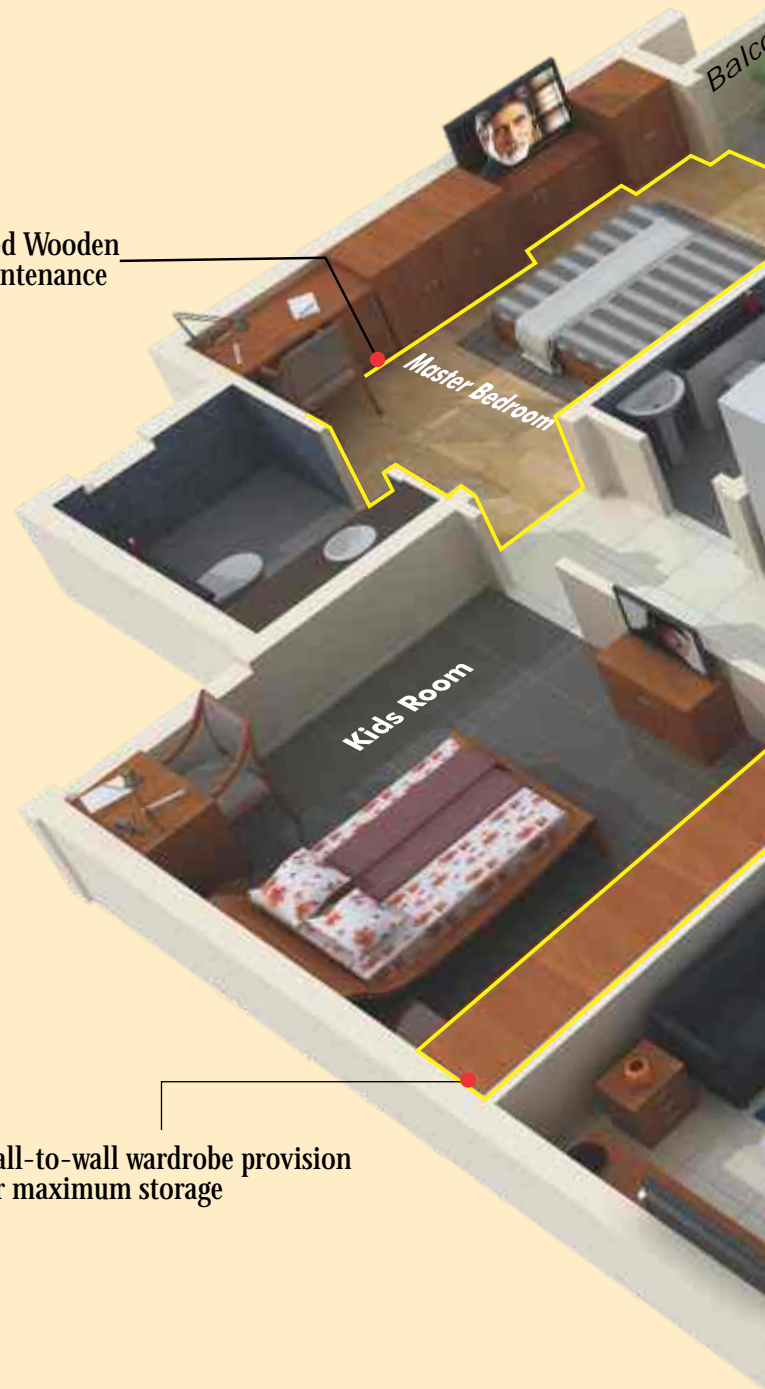
3 Bedroom
SBA: 1752 - 1754 sq.ft.
No. of Units : 162

Luxurious laminated Wooden flooring for low maintenance

Master Bedroom

Kids Room

Wall-to-wall wardrobe provision for maximum storage





Space-enhanced
kitchen layout

Utility

Kitchen

Dining
Area

Balcony

Granite vanity counter for
convenience and a luxurious feel

Guest Bedroom

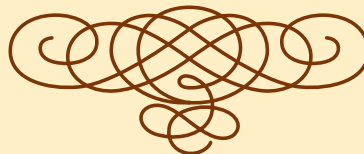
Living
Room

Foyer

Entry



Plan for a Classic life



Master Plan

PROJECT DETAILS

Land Area:	6.9 acres
Type of Apartment:	Super luxury 3 bedroom
Total No. of Apartments:	243 units
No. of Blocks:	03
No. of Floors:	B + G + 13 floors
SBA:	1752-2070 sq. ft.



LEGEND

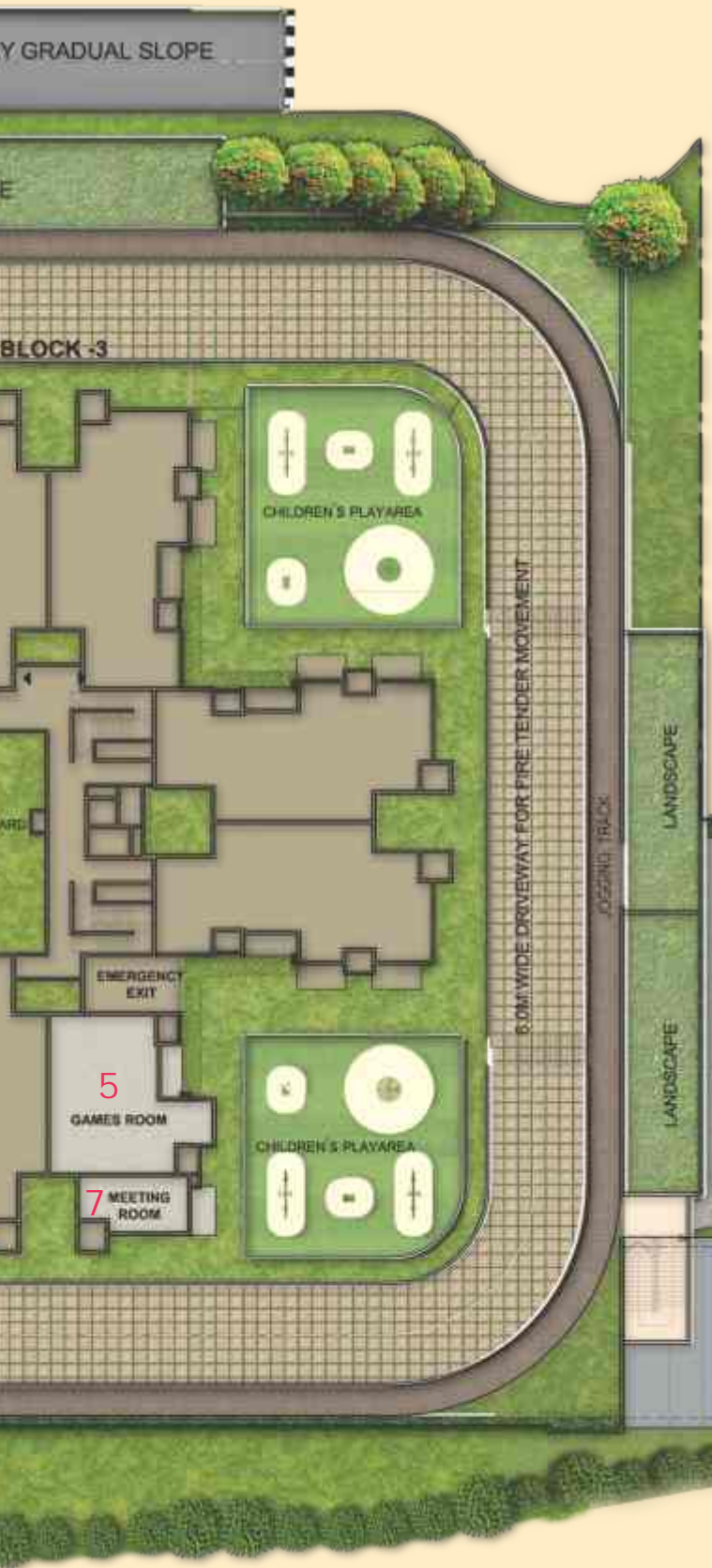
1. VISITORS' CAR PARKING
2. PARKS AND OPEN SPACES
3. SECURITY KIOSK
4. ENTRY/EXIT
5. LANDSCAPE
6. JOGGING TRACK
7. ENTRY TO BASEMENT
8. HALF BASKETBALL COURT
9. CHILDREN'S PLAY AREA
10. DENSE PLANTED AREA
11. SWIMMING POOL
12. ORGANIC WASTE CONVERTER

Future Development





Ground Floor Plan

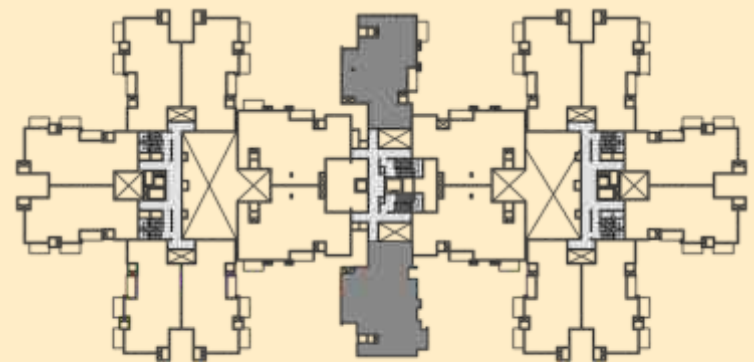


CLUBHOUSE FACILITIES

1. GYMNASIUM WITH WEIGHT AND CARDIO TRAINING
2. SEPARATE STEAM FACILITIES FOR BOTH MEN AND WOMEN WITH CHANGING ROOMS
3. BILLIARDS
4. MEDITATION ROOM
5. GAMING ROOM WITH FACILITIES SUCH AS TABLE TENNIS, CARROM AND FOOSEBALL
6. COMMUNITY SPACES - INDOOR AND OUTDOOR
7. MEETING ROOM



Typical Unit - Floor Plan

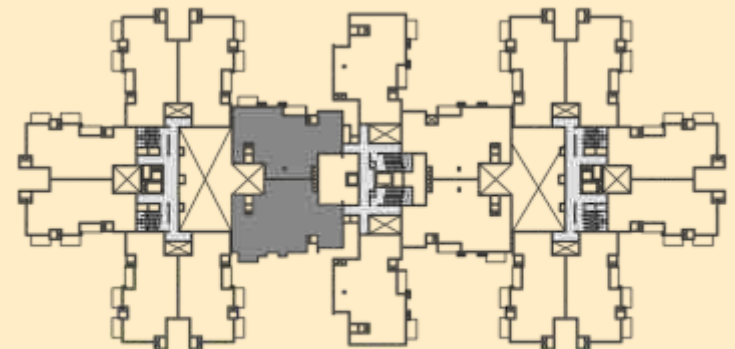


Typical Levels (01 - 12 Levels)

3 Bedroom + Servant room
SBA: 2070 sq. ft.



Typical Unit - Floor Plan



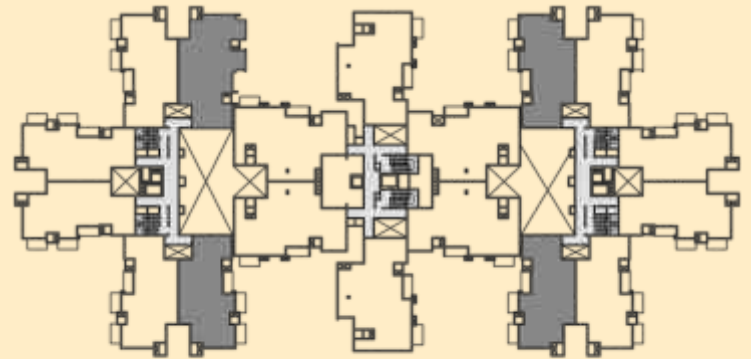
3 Bedroom + Servant room
SBA: 2063 sq. ft.

Typical Levels (01-12 Levels)





Typical Unit - Floor Plan

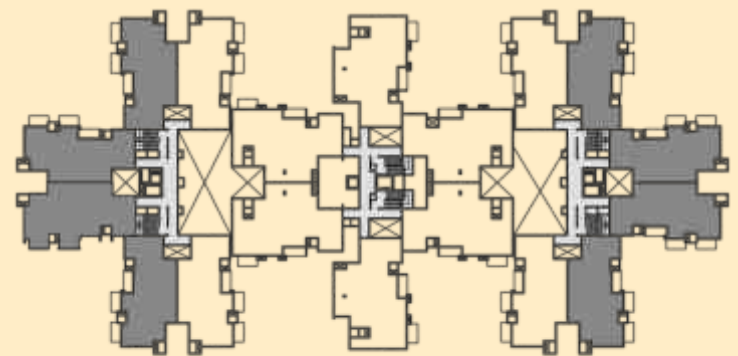


Typical Levels (01-12 Levels)

3 Bedroom
SBA: 1754 sq. ft.



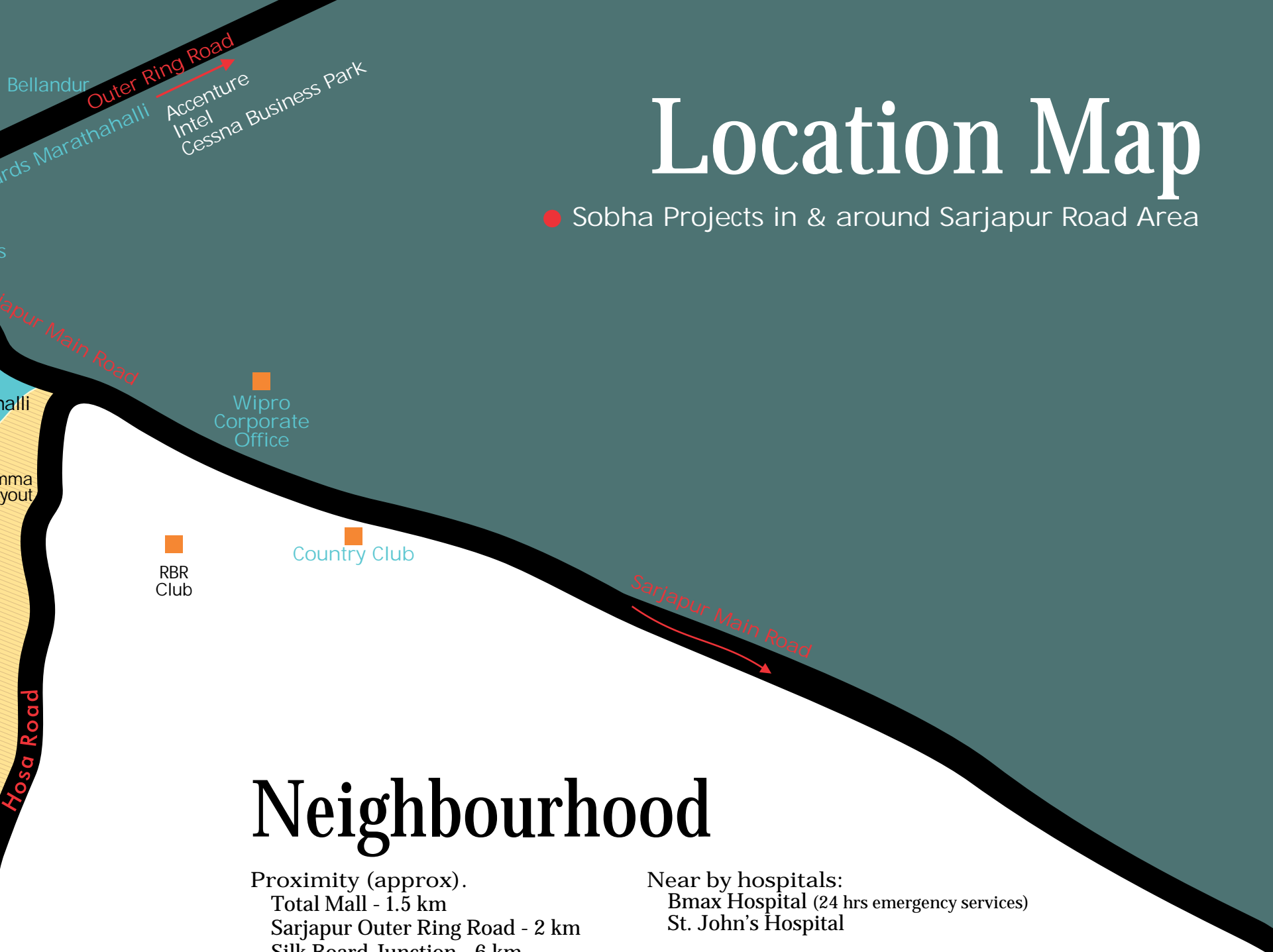
Typical Unit - Floor Plan



3 Bedroom
SBA: 1752 sq. ft.

Typical Levels (01-12 Levels)





Location Map

● Sobha Projects in & around Sarjapur Road Area

Neighbourhood

Proximity (approx).

- Total Mall - 1.5 km
- Sarjapur Outer Ring Road - 2 km
- Silk Board Junction - 6 km
- Electronic City - 6.5 km
- Koramangala - 6 km
- Marathahalli - 7 km

Near by educational facilities:

- Delhi Public School, Sarjapur Road
- VIBGYOR School, Harlur Road
- Oxford Institute, Hosur Road
- NIFT, HSR layout

Near by hospitals:

- Bmax Hospital (24 hrs emergency services)
- St. John's Hospital

Near by shopping centres:

- Total Mall
- Spencer's
- Nilgiris
- Forum Mall

Project Specifications

STRUCTURE

Basement + Ground + 13 storied RCC framed structure with concrete block masonry walls.

CAR PARKING

Covered car parks in basement level.

Visitors' car parks on ground level.

FOYER/LIVING/DINING

Superior quality vitrified tile flooring and skirting.

Plastic emulsion paint for walls and ceiling.

BEDROOMS

Superior quality laminated wooden 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 tiling dado from floor to ceiling soffit.

Plastic emulsion paint for ceiling.

BALCONIES/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.

COMMON AREAS

Vitrified tile / equivalent flooring.

Superior quality ceramic tile cladding up to ceiling.

Plastic emulsion for ceiling.

Granite coping for parapet / Mild steel handrail.

DOORS AND WINDOWS

Main door and bedroom doors of both sides masonite skin, with timber frame & architraves

All other external doors to be manufactured in specially designed heavy-duty aluminium extruded frames.

Toilet door of timber frame and architraves. Shutter with masonite skin on the external side and laminate on the internal side.

Servant toilet door to be manufactured in specially designed aluminium extruded frames.

Heavy-duty aluminium windows made from specially designed and manufactured sections.

LIFTS

Total no. of 6 lifts of reputed make (2/block).

LANDSCAPE

Designer landscaping

ELECTRICAL

Split AC provision in living room and all bedrooms.

BESCOM power supply: 7 kW in all apartments.

Generator power back up of 3 kW for apartments and 100% power back up for common area facilities.

Exhaust fans in kitchen and toilets.

Television points in living and all bedrooms.

Telephone points in living and all bedrooms.

Intercom facility from security cabin to each apartment.

PLUMBING AND SANITARY

Sanitary fixtures of reputed make in all toilets.

Chromium plated fittings of reputed make in all toilets.

Stainless steel single bowl sink with drain board in utility.

SPECIFICATION DISCLAIMER

1. The views shown are artist's impression only.
2. The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change.
3. The furniture/fixtures, including counter in kitchen, is shown to indicate the space available and likely position of electrical points are not a part standard specification.
4. The finishes – flooring, tiles in toilet, kitchen, utility, balconies, etc., paint colour, door finish/colour, and any other finishes are only indicative and are subject to change.
5. The dimensions and areas shown are from block to block, without considering any plaster & finish.

Sobha Developers reserves the right to change specifications without prior notice, in the interests of quality and timely delivery.
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.

Ready for the Classic life?



Rear View



About Sobha

It was in the year 1995 that Mr. PNC Menon founded Sobha Developers with the clear vision to “transform the way people perceived quality” in the real estate industry. He returned home from the Middle East where he was acclaimed for quality interiors and construction since 1977. His intuition and business sense buttressed with the exhilaration of returning to his homeland led him to believe that he could make quality the key differentiator between his proposed venture and other construction companies. Over the intervening years this vision continues to be the bedrock of all endeavours.

Today, Sobha Developers Ltd. is one of the largest and only backward integrated real estate player in the country.

Since its inception, Sobha's reputation is built on rock solid values, benchmark quality standards, uncompromising business ethos, focused customer centric approach, robust engineering, in-house Research and Development and transparency in all spheres of conducting business, which have contributed in making Sobha a preferred real estate brand in both residential and commercial segments. This was emphatically endorsed during its IPO in 2006 when the issue was oversubscribed by 126 times, creating history

(being the first event of its kind in Indian capital market).

In the past 15 years since its inception, Sobha has completed 48 residential projects, 13 commercial projects and 173 contractual projects covering over 37.37 million sq.ft. of area in 18 cities across India. As on October 23rd, 2010 we have 23 ongoing residential projects aggregating to 9.94 million sq.ft., 6 commercial projects aggregating 0.60 million sq.ft while 4.27 million sq.ft. of contractual projects are under various stages of construction. An industry leader in Karnataka, Sobha has also constructed contractual projects in Kerala, Andhra Pradesh, Orissa, Tamil Nadu, Punjab, Haryana and Maharashtra. In the current year, which is our 15th year of establishment, we have already stepped into 50th million sq.ft. of execution, which is a kind of landmark in the industry.

The who's who of corporate India form the client list, including stalwarts like Infosys Technologies, Hewlett Packard, Dell, the Taj Group, Mico, Timken and others. Residential projects include premium apartments, villas and row houses with amenities like club houses, shopping centres and swimming pools as a value addition to the Sobha lifestyle that the company brings home to all its clients.

Sobha Developers Ltd.

#368, 7th Cross, Wilson Garden, Bangalore - 560 027, Karnataka, India. Tel : + 91 80 4349 0000
Fax : + 91 80 22120852. Email : marketing@sobha.com Website : www.sobha.com

Sobha Classic

Sy.No. 3/1B, 3/2, 7, & 162, Haralur Village, Varthur Hobli, Sarjapur Road, Bangalore East Taluk.
Website : www.sobha-classic.com

