

**Sobha Developers Ltd.**

**Project Fact Sheet**

**Date: 22/02/2011**

<b>Project Name</b>	:	<b>Sobha Classic</b>
<b>Type of apartment</b>	:	<b>Super Luxury</b>
<b>Location</b>	:	<b>Off Sarjapur Road.</b>
<b>Land Area / No. of Units</b>	:	<b>6.9 acres – Classic 243 Units; Signature 32 Units</b>
<b>No. of Blocks / Floors</b>	:	<b>1 Block (B+G+13); 2 Blocks (B+G+12)</b>
<b>Type of flats</b>	:	<b>3 BR –1751 &amp; 2070 sq.ft</b>
<b>Current Rate / sq.ft</b>	:	<b>4414/-</b>
<b>Total cost Rs. (approx. all incl)</b>	:	<b>94.05-1.12 Cr.</b>
<b>Sanctioning Authority</b>	:	<b>BBMP</b>
<b>Launch Date</b>	:	<b>03/09/2010</b>
<b>Banks approved</b>	:	<b>Expected-HDFC, ICICI, Axis, SBI, SCB, and LIC</b>
<b>Amenities</b>	:	<b>Amenities:</b> <ul style="list-style-type: none"><li>• Two Community spaces to be provided (one indoor /one outdoor)</li><li>• Half basket ball court</li><li>• TT</li><li>• Foose Ball</li><li>• Carom Area</li><li>• Cardio and Strength training GYM</li><li>• Male and Female change rooms with Steam Facilities</li><li>• Meeting room</li><li>• Billiards</li><li>• Jogging Track</li><li>• Children’s play area</li><li>• Rappelling Area</li><li>• Meditation Room</li><li>• Swimming Pool</li></ul>

**SERVICES:**

- Rain water harvesting system
- S T P

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- Pressurize Fire escape staircase with Fire rated doors
- Organic Waste Converter

**Completion Date** : **Dec-2013**

**Key Distances** : **PROXIMITY (approx.)**

- 3 KM Total Mall.
- Sarjapur Outer Ring Road 3 KM
- Electronics City 6.5 KM
- Koramangala 7 KM
- Marathahalli 8 KM

### **NEAR BY EDUCATIONAL FACILITIES:**

- Oxford Institute
- Delhi Public School
- NIFT
- VIBGYOR School

### **NEAR BY HOSPITALS:**

- St.John's Hospital
- Narayan Hridayalaya
- Bmax 24 hrs Pharmacy
- Bmax Hospital( 24 hrs emergency Services)

### **NEAR BY SHOPPING CENTRES:**

- Total Mall
- Forum Mall
- Grand way Super market

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## Specifications

### Common Area:

Walls : Ceramic Tiles till ceiling (CT)  
Floor : Vitrified Tiles (VT)

### Foyer/Living/Dining and Passages internally within the apartment

Floor : VT

### Master Bed Room

Floor : Timber/Laminated Floor

### Kitchen/Servant Room

Floor : CT  
Sink in utility will be a standard fitment

### Utility/Bathrooms/Balcony (all in Diagonal Pattern)

Floor : CT

**All Vanity counters will be of Granite (Steel Grey)**

**All External Coping will be of Granite (Sadarahalli)**

### Fire Stairs

Walls : Plastic Emulsion Paint  
Tread and Riser: Pre-cast concrete Tiles

### Club house common Areas

Floor : Granite (Spanish Teak)

### Gym

Floor : Vinyl Sports Flooring

### Games Area

TT/Carrom/Foose ball Floor : VT  
Pool Table area Floor : Carpet

### Indoor Community Space

Floor : VT

### Outdoor Community Space

Floor : CT

### Plumbing

All apts will be fit with Exhaust fans  
CP Fittings : Jaguar Florentine make  
Sanitary Fittings : Between Duravit and Parry ware Cardiff  
Only 2000 sqft apartments to have shower partition

### Electrical

## **Sobha Developers Ltd.**

Clipsal for switches

All apts will have **3 KW** as DG backup