



Sterling 
CLIFTON

a new perspective in luxury



Zaffar's
STERLING
ESTATES



Building Success

Incorporated in the year 1988, Zaffar's Sterling Estates is now among Bangalore's most respected developers. Over the years, Sterling Estates has built a reputation solidly founded on its clear corporate vision: Provide the best quality in our products & services, with integrity and transparency in every transaction.

Our philosophy is to make decisions as if you own the company and to build homes as if it were your very own. As one of Bangalore's premium and preferred real estate companies, our customers expect nothing less than the best. For, our emphasis is on excellence in everything we do. Starting from property identification to design, to construction and after-sales service, compromise is not part of our lexicon. Today, we are proud to be a company that is respected, trusted and relied upon by our customers, associates, vendors and employees.

Building Transparency

Before purchasing any property, our legal department ascertains the property's clear titles, and only then enters into an agreement with the owners or makes a purchase. Our team then obtains all the requisite approvals from the government and other concerned authorities, before launching a project. This process keeps our credentials intact, and our customers happy.

Building Best Practices

Zaffar's Sterling Estates is an ISO 9001-2008 certified organization from TUV-SUD and also a member of CREDAI (The Confederation of Real Estate Developer's Association of India). Every project of ours adheres to the norms and guidelines prescribed by CREDAI, thus maintaining the beauty of Bangalore and its appeal as a world-class city.

Our distinct designs are executed with thorough quality checks at regular intervals. The environment friendly construction practices ensure that any negative impact on the land or the surroundings is negated or minimized. We also rely on eco-friendly materials, and believe in energy and power conservation. High emphasis is given to employee safety, and we do not employ child labor in any of our projects.

Building Innovative Design

The next step in creating a special space is the design. At Sterling Estates we believe that customers get more value from buying from us only because we merge form & function in every square foot. We do this by challenging convention with a positive attitude. Our architects ensure that our spaces are not only appealing to the senses, but also offer optimal functional features and larger living areas. The result is a world-class living space signed keeping you in mind.

This approach to design has earned us acclaim from our discerning customers because every space benefits and complements the user's lifestyle or work culture.

Completed Projects

Sterling Solitaire - Bannerghatta Road

Sterling Place - Langford Town

Sterling Eastern Court - Fraser Town

Sterling Silver End - Sarjapur Road

Sterling Brunton - Brunton Road

Sterling Aster - Richard's Town

Sterling Tulip - Sahakara Nagar

Sterling Palmdale - Sarjapur Ring Road

Sterling Oak - HRBR Layout

Sterling Ambrosia - Off 80 Ft Road, Koramangala

Sterling Crescent - Rest House Crescent Road

Sterling Alexandria - Benson Town

Sterling Heights - Infantry Road

On Going Projects

Sterling Finsbury Park - 8 High End Apartments - Haudin Road.

Sterling Hyde Park - Plotted Development - Devanahalli



A NEW DEFINITION OF CHARM



Sterling CLIFTON

Welcome to a tony, quaint piece of Bangalore's geography, with a unique history, as well.

Benson Town, originally a part of the expansive Bangalore Palace estate and later an essential part of the British Cantonment, is quite literally an extension of the palace grounds.

It is much like a comfortable hammock, strung between Fraser Town and Jayamahal Extension, with Millers Road and the arterial Nandidurga Road ensconcing it on the sides. Over the last few decades Benson Town has grown to become a comfortable, highly-coveted, residential area of choice; a great area to come home to.





A NEW PARADIGM OF CLASS



Its old-world charm dignifiedly dovetails with the trappings of modernity. The essentials of living merge beautifully with the luxuries of life. Its open spaces and greenery are in harmony with its well-maintained roads and living spaces. All in all, an evolved residential area and a highly coveted one at that! An apt setting for Sterling Clifton.

Flanked by high-value homes of ETA, Brigade, Raheja & Prestige to name a few, Sterling Clifton is situated on the main Benson Cross Road, tucked away from traffic and noise.

An exclusive 7-Unit project set on a 5200 sft plot, Sterling Clifton comprises a single Ground Floor Apartment with a Private Garden & 3 upper floors with 2 Apartments to a Floor, built over the Basement and Stilt Parking. Each apartment is approximately 2100 sft.





A NEW BENCHMARK IN STYLE



Sterling Clifton - Area Statement

| Flat No. | B/R | B/U Area Sft. | Pvt Garden Sft. | Super built-up area Sft. |
|---------------------|-----|---------------|-----------------|--------------------------|
| GROUND FLOOR | | | | |
| G-1 | 3 | 1695 | 633 | 2125 |
| FIRST FLOOR | | | | |
| F-1 | 3 | 1694 | | 1914 |
| F-2 | 3 | 1803 | | 2028 |
| SECOND FLOOR | | | | |
| S-1 | 3 | 1694 | | 1914 |
| S-2 | 3 | 1803 | | 2028 |
| THIRD FLOOR | | | | |
| T-1 | 3 | 1694 | | 1914 |
| T-2 | 3 | 1803 | | 2028 |

1 sft = 0.092 square meter



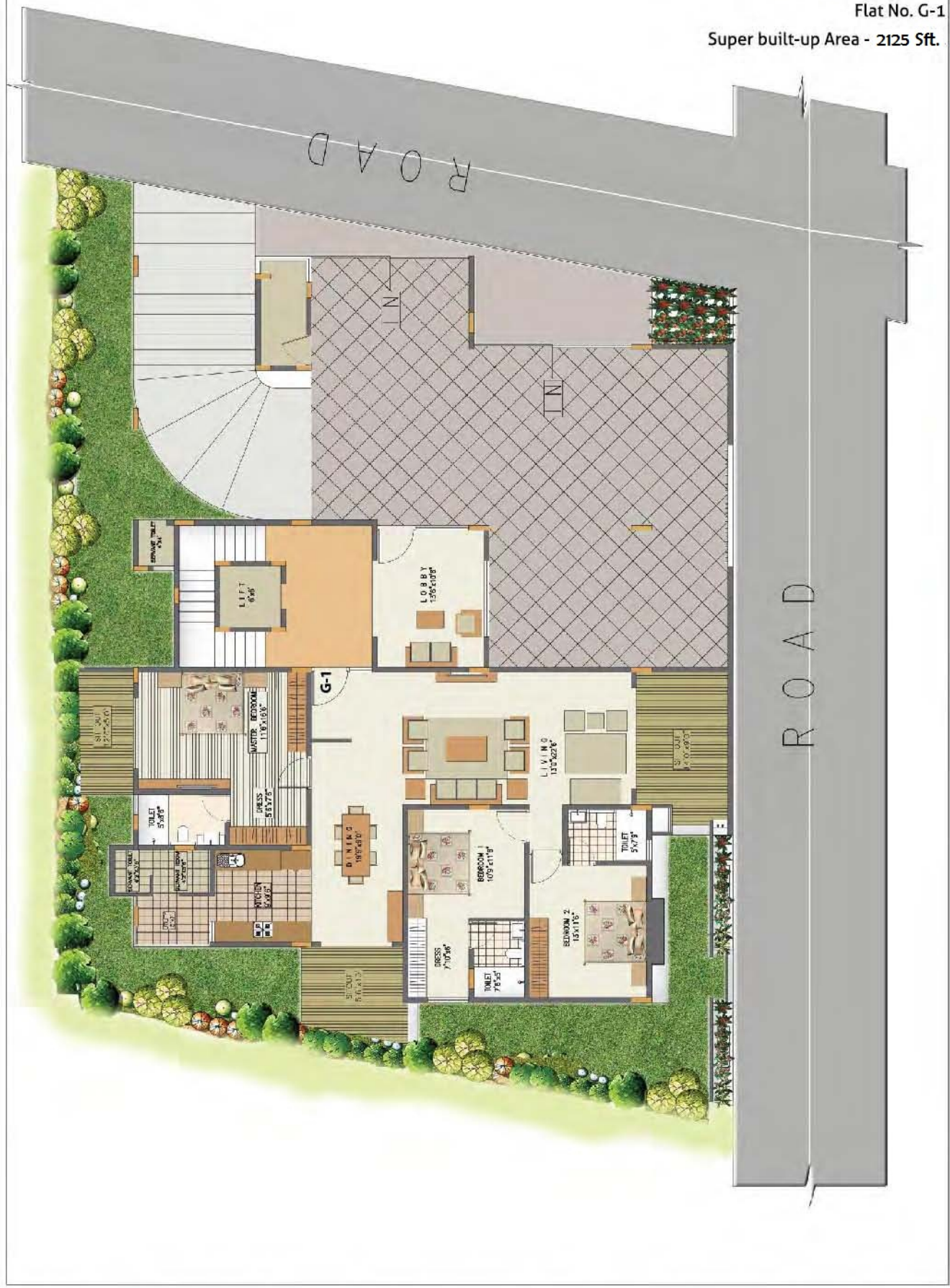
Basement



Ground Floor

Flat No. G-1

Super built-up Area - 2125 Sft.



First Floor

Flat No. F-1 & F-2

Super built-up area - 1914 & 2028 Sft.



Second Floor

Flat No. S-1 & S-2

Super built-up area - 1914 & 2028 Sft.



Third Floor

Flat No. T-1 & T-2

Super built-up area - 1914 & 2028 Sft.



Specifications

| | | |
|-----------------------|---|---|
| Structure | RCC frame structure with solid blocks walls and cement plastering | |
| Exteriors | Lobby | : Imported Marble/ Granite |
| | Staircase | : Imported Marble/ Granite |
| Interiors | Living/ Dining | : Imported Marble/ Wooden Flooring |
| | Bedroom | : Vitrified/ Wooden laminate Flooring |
| | Kitchen | : Ceramic Tiles |
| | Bathrooms | : Antiskid Ceramic Tiles |
| | Balcony | : Weather-proof, Anti-skid Tiles |
| | Utility/ Servant's Room | : Vitrified Tiles |
| Bathrooms | Wall & Floor Tiling | : Imported Designer Tiles |
| | Fixtures | : Hansgrohe/ Kohler |
| | Wash Basins | : Marble Counter Top |
| Doors/ Windows | Entrance Door | : Teakwood Frame & Shutter |
| | Internal Doors | : Flush Door with Teakwood Veneer |
| | Windows and Balconies | : UPVC Frame with Mosquito Mesh |
| | Hardware for Doors | : Imported Stainless Steel |
| | Ventilators | : Powder – coated Aluminium |
| Painting | Exteriors | : Exterior Emulsion |
| | Common Areas | : Exterior Emulsion |
| | Interiors | : Emulsion |
| Electrical | Switches | : Legrand/ Crabtree |
| Building Specs | Security System | : Video door phones/ Keyless Entry to home/ Burglar Alarm/ Gas- leak Detector |
| | DTH Connectivity | : Living/ Dining & Bathrooms |
| | Grand Entry | : Glass Doors |
| | Landscaping | : Hard & Soft Landscape |
| | Water Supply | : BWSSB & Tube Well |
| | Power | : 8 KVA |
| | D.G Back-up | : 100% for Common Areas and to Individual Flats |
| Elevators | | : Automatic |
| Staff Toilet | | : Shower & Bathroom |
| Gas Bank | | : Centralized Gas Bank in Basement |
| Parking | | : Basement and Surface |

Partners & Associates

Architects & Structural Engineers

K&A Architects, Bangalore

Legal Consultants

Louis Braganza, Bangalore

Civil Contractors

Ashiana Constructions, Bangalore

Bankers

Vijaya Bank, Corporate Branch, Bangalore

If this project interests you,
call Zaffar Fiaz on 98450-35196.

Construction is scheduled to begin in February 2014 and scheduled to be completed in December 2015.



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