

Homes | *inspired* by nature



A project from



Location. Luxury. *Happiness.*



Homes where *nature* finds a way in

*S*araj WhiteSands is one of our mega housing projects comprising of spacious 2 & 3 BHK apartment homes that has been developed considering superior tastes of modern day individuals with an artistic taste, who wish to have an abode that offers them all the benefits combined, be it the location, basic amenities, clean and pure environment or the most trendy lifestyle features.

With Marathahalli Outer Ring Road as the address, access to Schools, Offices, Hospitals, Multiplexes, Malls, Restaurants etc. is easy with adequate transportation facilities. Thus Saraj WhiteSands have all the advantages to capture your attention and compel you to make them your own.

Amenities

Isometric View of Ground & First Floor



Amenities Plan
Ground Floor



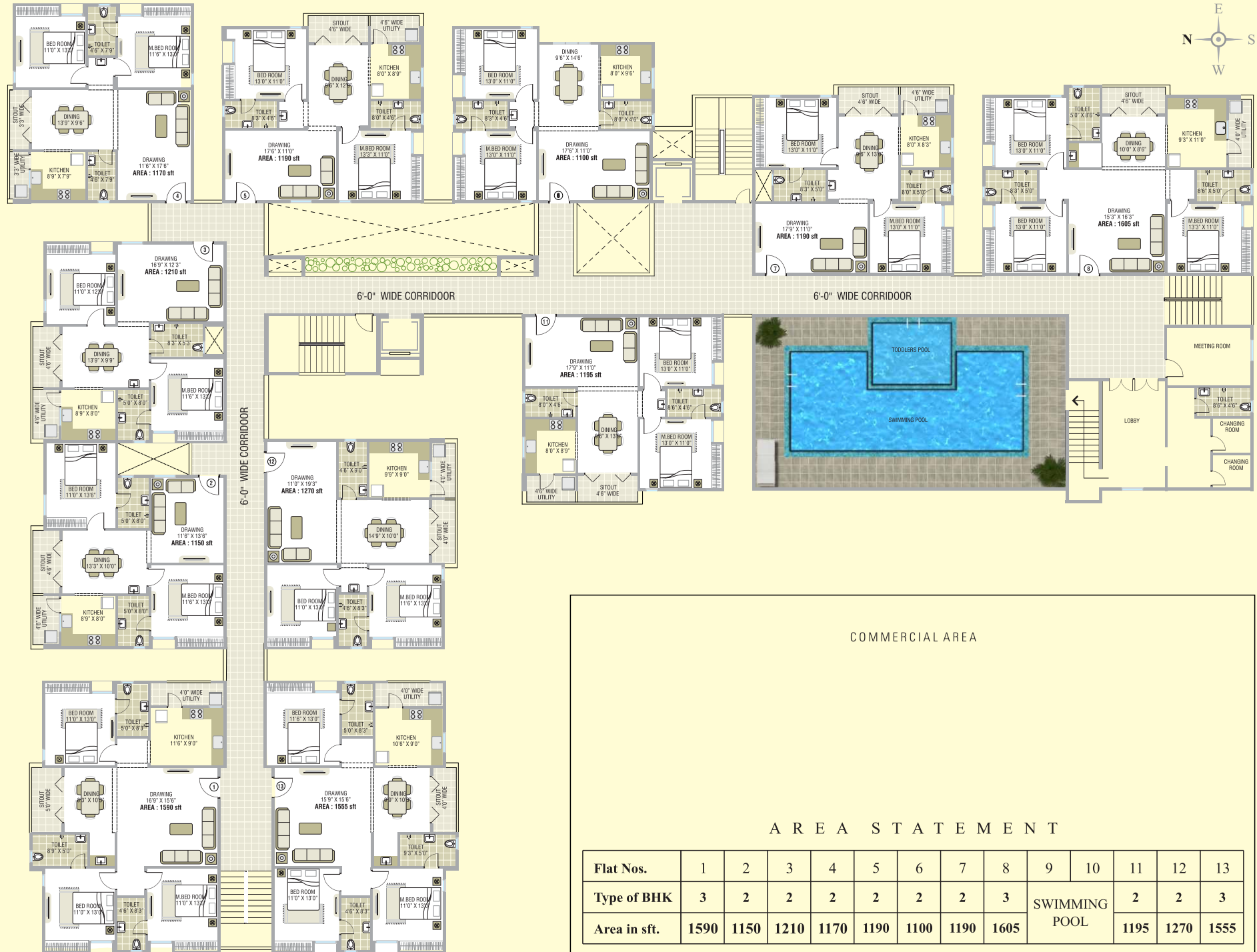
Where *Recreation* is a way of life.

- Landscaped children's play area
- Swimming pool
- Multi-purpose hall
- Well equipped Gym with modern equipments
- Two level covered car park
- Fire sprinklers in parking area
- CCTV in parking & common areas



Swimming Pool
First Floor

First Floor Plan

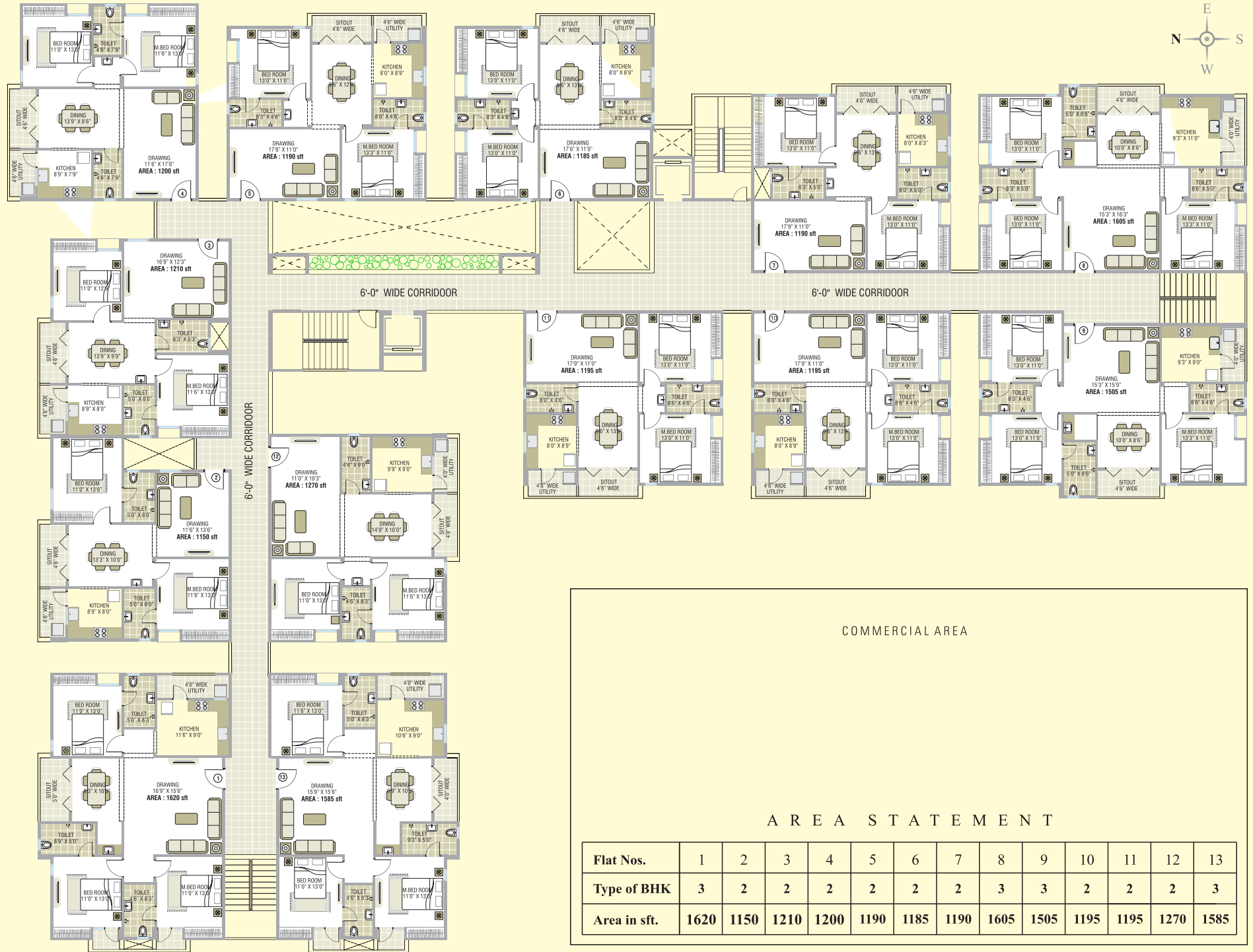


COMMERCIAL AREA

AREA STATEMENT

Flat Nos.	1	2	3	4	5	6	7	8	9	10	11	12	13
Type of BHK	3	2	2	2	2	2	2	3	SWIMMING POOL		2	2	3
Area in sft.	1590	1150	1210	1170	1190	1100	1190	1605	SWIMMING POOL		1195	1270	1555

Typical Floor Plan



Specifications

Structure

R.C.C framed structure with M-25 grade concrete and Fe 500 grade TMT steel, designed as per relevant BIS codes for earth quake resistance (Seismic Zone-11) with structurally efficient systems implemented.

Walls

APCO solid concrete blocks of 6" thickness for external and 4" thickness for internal walls.

Plastering

Single coat sponge finish for external walls and double coat sponge finish for internal walls.

Doors

Teak wood frame for main door, **Sal wood** frames for other doors with **Niki** designer moulded skin shutters of 40mm thickness.

Windows

Red Sal wood frames and **Australian Honne** shutters with safety grills.

Sitout And Utility

Anti-skid ceramic 12"x12" tiles flooring.

Flooring

Kajaria or equivalent polished vitrified 24"x24" tiles with 3" skirting all around.

Kitchen

Kitchen platform with 30 mm black granite top and **Franke** stainless steel sink, Glazed ceramic tiles dado up to 2' height above platform.

Toilets

Grohe bath fittings, **Hindware** sanitary ware, anti skid ceramic tiles for flooring and glazed ceramic tiles dado upto 7' height.

Electrical

Havells or equivalent concealed copper wiring, **Siemens** or equivalent modular switches and sockets.

Communication

Cable TV, Telephone & Internet points in living and all bedrooms.

Provision for AC point in all bedrooms.

Intercom facility in living area.

Painting

Asian Paints or equivalent premium emulsion over three coats of cement base wall putty for all internal walls.

Texture finish with external emulsion (**Apex Ultima**) for external walls.

Enamel paint for all internal doors & polish for main door.

Water

Adequate water supply through bore well.

Lift

Two 8 passenger capacity automatic lifts of **Kone / Schindler** make.

Generator

1 KV power backup for each flat.

*Isometric view
of 3 BHK*



*Isometric view
of 2 BHK*





Live premium now.

an address where happiness is in bountiful...

Proximity Chart

Marathahalli Junction	4.1 Kms
Gear International School	500 Mts
New Horizon Gurukul School	1.8 Kms
New Horizon Engineering College	1.6 Kms
VIMS Hospital	4.2 Kms
Yashomathi Hospital	5.5 Kms
Central Mall, Bellandur	3.1 Kms
Innovative Multiplex	4.0 Kms
Eco Space	2.0 Kms
Vrindavan TechVillage	1.7 Km
Cisco	1.6 Kms
Intel	1.6 Kms
Nokia / J.P. Morgan	2.1 Kms
Wipro	3.2 Kms



Live Closer to Everything

Strategically located Off Marathahalli Outer Ring Road with premium surroundings.





Saroj Builds & Properties Pvt. Ltd.

Saroj Square, 1st Floor, No.1,
Silver Spring Road, Marathahalli,
Bengaluru - 560 037.

Tel.: +91 99000 19535, +91 80 49 111 999
Email : saleswhitesands@sarojgroup.in
Website : www.sarojgroup.in

Site address :

No.114/4, Opp. Adarsh Villas,
Back gate, Bhoganahalli,
Doddakannahalli Main Road,
Bengaluru 560 035

Architect :

Arien Design
Bangalore

Structural Engineer :

SL Structural Consortium
Hyderabad

Note : This brochure is only a conceptual representation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.