

GIVE YOUR LIFESTYLE A LOFTY EDGE



SAROJ BUILDS & PROPERTIES PVT. LTD.

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A PROJECT FROM SAROJ GROUP
Live. Lively.



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Note: This brochure is only a conceptual presentation 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.

a concept of | d3 | 98491 92657



PRESENTING ANOTHER PRESTIGIOUS VENTURE



— A PURE LUXURIOUS GATED COMMUNITY @ BENGALURU —



SOUGHT-AFTER ABODE THAT MARRIES
CONTEMPORARY LIVING WITH MODERN SENSIBILITIES



— WELCOME TO THE SAROJ DYNASTY LIFESTYLE —

AS IF THE SILICON VALLEY OF INDIA, BENGALURU,
WASN'T ALREADY HAPPENING ENOUGH,
IT'S NOW TURNED EVEN MORE CHIC - WITH SAROJ DYNASTY'S
ARRAY OF RESPLENDENT APARTMENTS.
THE UBER-CLASS RESIDENTIAL PROJECT HAS BEEN
DESIGNED TO BE IN SYNC WITH THE ELEMENTS AND TO MAXIMISE
THE SPACE FOR LUXURY LIFESTYLE. NOT ONLY THE
SOUGHT-AFTER ABODE MARRIES CONTEMPORARY LIVING WITH
MODERN SENSIBILITIES, IT ALSO TAKES INSPIRATION FROM
THE CHANGING TRENDS THAT ARE TAKING PLACE ALL OVER
THE GLOBE.

SITE PLAN



LEGEND

- | | |
|--------------------------|-----------------------|
| 1 Block - A | 7 Multipurpose Hall |
| 2 Block - B | 8 Block - C |
| 3 Yoga / Meditation Room | 9 Excellent Landscape |
| 4 Table Tennis Room | 10 Swimming Pool |
| 5 Gym | 11 Toddler Pool |
| 6 Jogging Track | 12 Amphitheater |

SETTING THE STAGE FOR
A GREATLY
DESIRED LIFESTYLE,
IN STYLE



The well-planned layout of Saroj Dynasty pushes the limits of imagination and spatial arrangement – setting the stage for a greatly desired lifestyle, without any room for constrictions or compromises. Combining living spaces, greenery aspects and leisure amenities with pristine precision, it takes gated community living to a whole new level.

SAROJ
DYNASTY



an artistic impression of saroj dynasty entrance view



HIGHLIGHTS

- 107 signature style apartments
- 1125 to 1730 Sq.ft. areas
- 2 & 3 BHK Apartments
- 3 Blocks
- Clubhouse
- Amphitheater
- Multipurpose Hall
- Shuttle Court.
- Yoga/Mediation Room
- Table Tennis Room.
- Children's Play Area.
- Basket Ball Hoop.
- Covered Parking for all apartments.
- Power Backup.
- Swimming Pool.
- Solar Water Heater.
- Excellent Landscaping.
- Rain Water Harvesting Pit.
- Intercom Facility.
- Sewage Treatment Plant.
- Visitor's parking.
- Granite/Marble Flooring for common areas.
- 24/7 Security.



SAROJ
DYNASTY



TRIBUTE TO GLOBAL ARCHITECTURAL STYLES
REINTERPRETED WITH INDIAN ETHOS

• an artistic impression of saroj dynasty elevation side view I

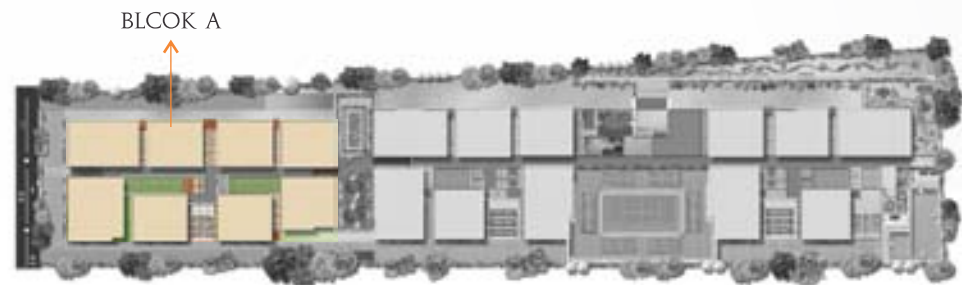


2BHK ISO METRIC VIEW



3BHK ISO METRIC VIEW



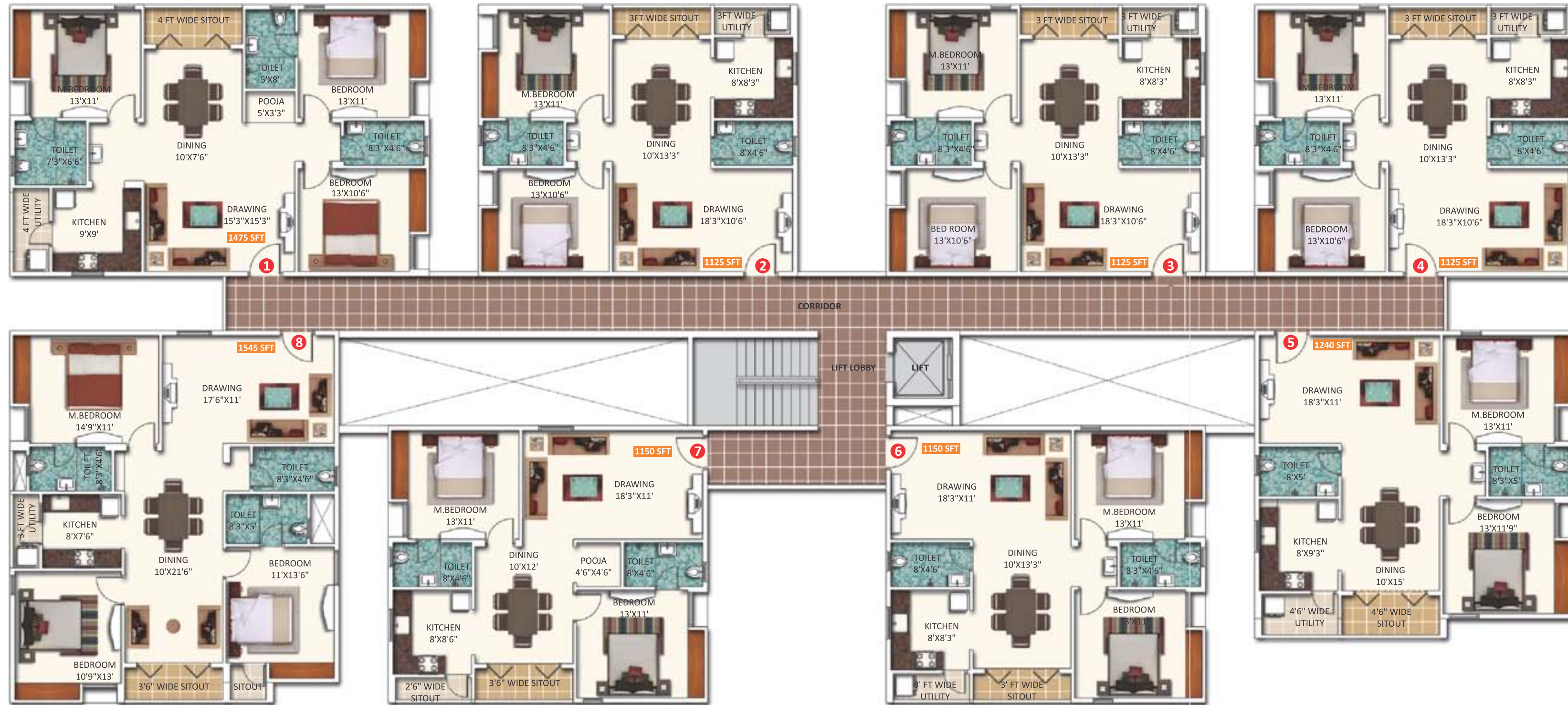


AREA STATEMENT IN SFT

FLAT NO.	1	2	3	4	5	6	7	8
AREA	1475	1125	1125	1125	1240	1150	1150	1545

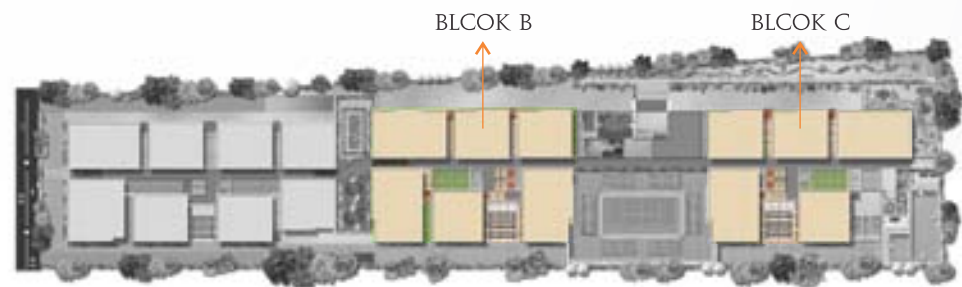


GROUND FLOOR PLAN | BLOCK A



FLAT NO. - 7





AREA STATEMENT IN SFT

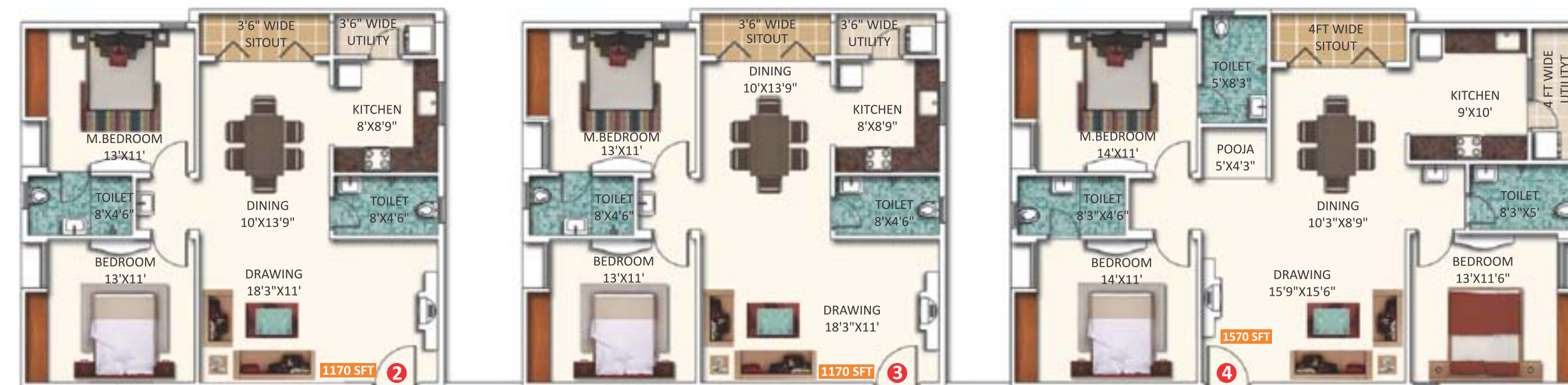
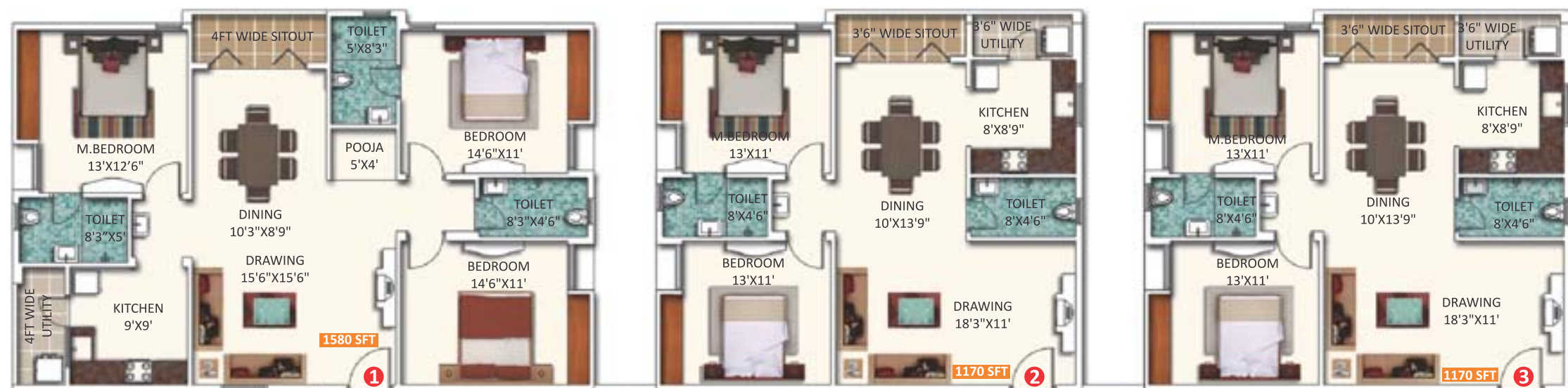
FLAT NO.	1	2	3	5	6	7
AREA	1580	1170	1170	1540	1130	1580

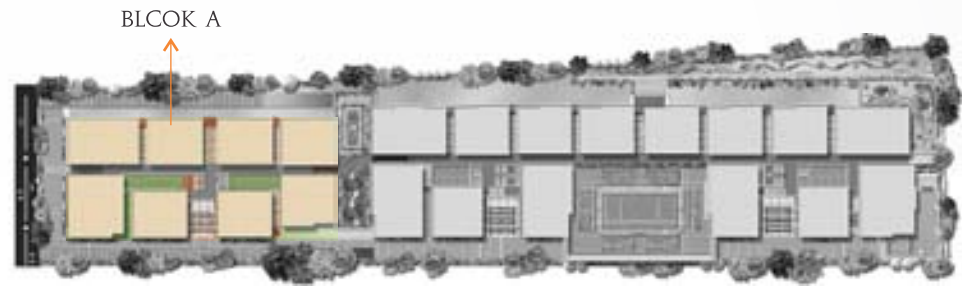
AREA STATEMENT IN SFT

FLAT NO.	2	3	4	6	7
AREA	1170	1170	1570	1130	1570



GROUND FLOOR PLAN | BLOCK B & C





AREA STATEMENT IN SFT

FLAT NO.	1	2	3	4	5	6	7	8
AREA	1585	1215	1215	1215	1280	1235	1235	1625



TYPICAL FLOOR PLAN | BLOCK A



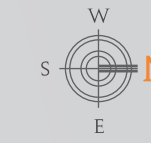
FLAT NO. - 8

AREA STATEMENT IN SFT

FLAT NO.	1	2	3	4	5	6	7
AREA	1660	1230	1235	1230	1605	1180	1645

AREA STATEMENT IN SFT

FLAT NO.	1	2	3	4	5	6	7
AREA	1260	1235	1230	1640	1730	1180	1635



TYPICAL FLOOR PLAN | BLOCK B & C



LANDSCAPE.

BORN OUT OF A TROPICAL LANDSCAPE.

Thoughtful touches

The open spaces have been thoughtfully segregated as active zone and passive zone. The active zone is an ensemble of all lively activities. The passive zone blends walls and landscapes to create a series of intimate spaces where you converse with your dear ones and yourself.



LANDSCAPING FEATURES

Dynastical entrance

Leisure lawn & shrub beds

Perennial tropical flowers and plants

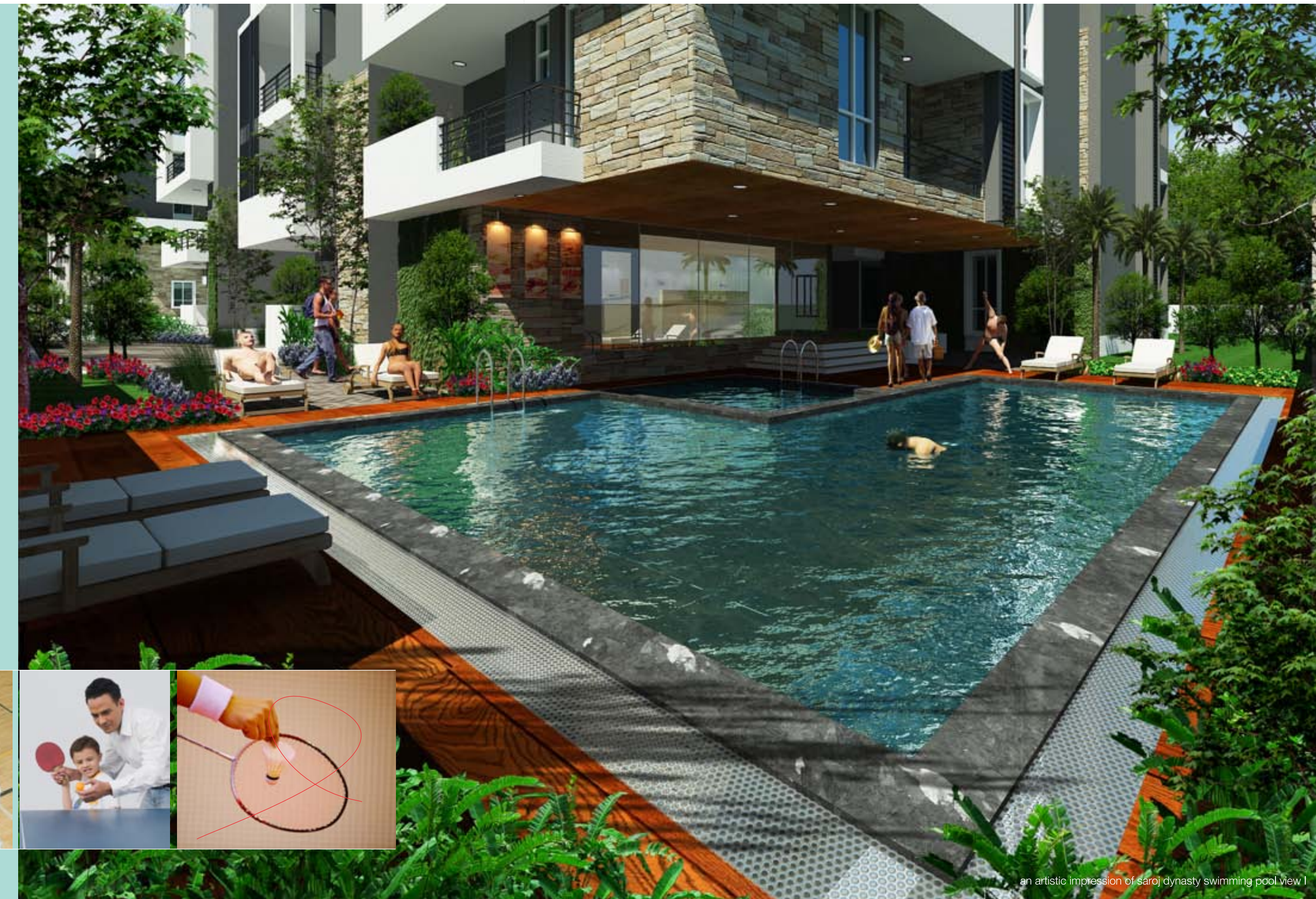
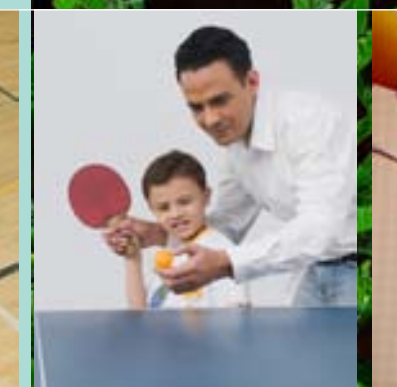
Amphitheater



CLUBHOUSE

REVERBERATING WITH RIPPLES OF EXCITEMENT WHILE ASSURING MOMENTS OF ABANDON

Energy and inspiration at Saroj Dynasty comes in the form of leisure amenities. The clubhouse reverberates with ripples of excitement while assuring moments of careless abandon and exhilarating emotional intensities. So whenever you feel the urge for recharging your tired muscles and replenishing your grey cells, all you have to do is drop the preconceived notions about freewheeling and make the most of free time at hand!



an artistic impression of saroj dynasty swimming pool view 1

CLUB FEATURES

- Swimming Pool
- Toddlers Pool
- Amphitheater
- Multipurpose Hall
- Fully Equipped Gym
- Yoga/mediation Room
- Children's Play Area
- Shuttle Court
- Table Tennis Room
- Basketball Hoop





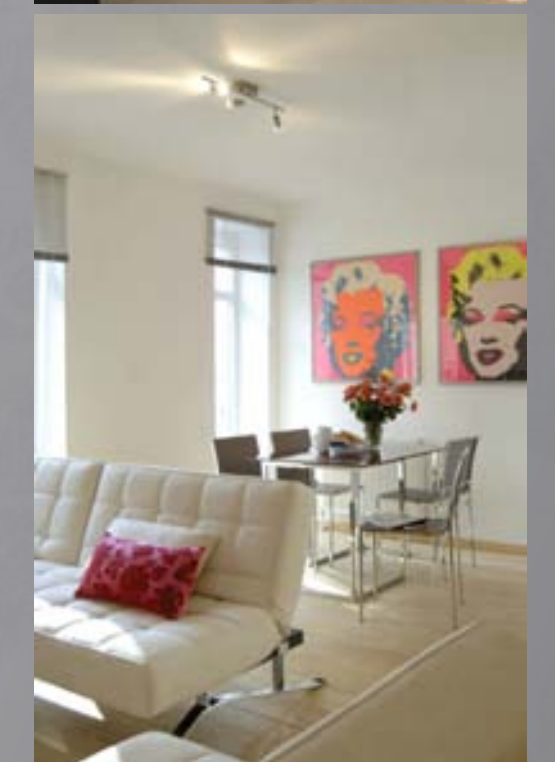
an artistic impression of saroj dynasty elevation view I

SPECIFICATIONS



EACH HANDCRAFTED APARTMENT IS SET APART BY HEIGHTENED QUALITY STANDARDS

- 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-II), structurally efficient systems implemented
- WALLS : External walls with 6" Solid concrete blocks and internal walls with 4" Solid concrete blocks
- PLASTERING : **Double coat sponge** finish for external and internal walls.
- DOORS : Sal wood frames for all Doors and **Niki** designer molded skin shutters for all Doors.
- WINDOWS : UPVC windows.
- FLOORING : 24" X 24" **Kajaria** vitrified tiles with 3" skirting all around for Living Room, Bed Rooms and Kitchen. 12" X 12" Anti-skid ceramic tiles for balconies.
- KITCHEN : Kitchen platform with 30 mm Granite top and **Franke** stainless steel sink, Glazed tiles dado up to 2'-0" height above platform.
- ELECTRICAL WORK : **Havells** concealed copper wiring and **Seimens** modular switches, with adequate light, fan, geyser, exhaust fan and power points.
- TOILETS : **Grohe** bath fittings, **Hindware** sanitary ware, ceramic tiles for flooring and Glazed ceramic tiles dado up to 7'-0" .
- WATER SUPPLY : Adequate usage through borewell.
- PAINTING : **Asian** paint emulsion over cement base wall putty for all interior walls and external emulsion for external walls. Enamel paint for all interior doors, polish for main door.
- COMMUNICATION : Cable T.V point in Living and All Bedrooms, Telephone point in Living and one bedroom, Intercom in living room.
- PLUMBING : **Astral** Flow Guard CPVC Plumbing System
- GENERATOR : **1000V** power backup for each flat.
- LIFT : **8 Passenger** automatic lift from **Schindler**.





LOCATION PLAN
NOT TO SCALE



IT FRIENDLY DESTINATION
WITH SPECTACULAR NATURAL
ENVIRONMENT AND
URBAN SOPHISTICATION

- | Our Completed Projects | Our Ongoing Projects |
|------------------------|----------------------|
| • Saroj Residency | • Saroj Meadows |
| • Saroj Regency | • Saroj Cosmos |
| • Saroj Fantasy | • Saroj Orchid |
| • Saroj Square | • Saroj Symphony |
| • Saroj Aquila | • Saroj Dynasty |
| • Saroj Nilayam | • Saroj WhiteSands |
| • Saroj Epic | |
| • Saroj Habitat | |
| • Saroj Home | |
| • Saroj Studio | |
| • Saroj Gokulam | |
| • Saroj Sai Plaza | |



an artistic impression of saroj dynasty elevation night view I