

+ Factor

81% Open

Legal

- Built on Aluminium Formwork Technology
- UDS (Undivided Share) 41% on Super Built-up Area
- 100% Vastu Compliance and Secured
- Extra Covered Car Parking Available
- Separate Pooja Room in each Unit
- 46+ World-Class Amenities
- Independent Fully Loaded Club House
- Smart Main Entrance Gate and Common Area Lighting
- BBMP Approved
- OC & CC will be in Place
- Project Approved for Home Loan by: SBI, HDFC, Axis, ICICI, IDBI, Corporation Bank

406 Units

5 Towers

4 Acres

- 2BHK: 1030 sqft
- 2BHK: 1050 sqft
- 2BHK: 1100 sqft
- 3BHK: 1350 sqft
- 3BHK: 1400 sqft
- G+13 Floors in Each Tower
- 2 Level Basement Parking
- Phase 1: Tower A&B
- Phase 2: Tower C,D&E
- Total Land Area
- On Rachenahalli Main Road (100mtrs from Manyata Business Park Gate No.05)

Cutting Edge Technology for Construction

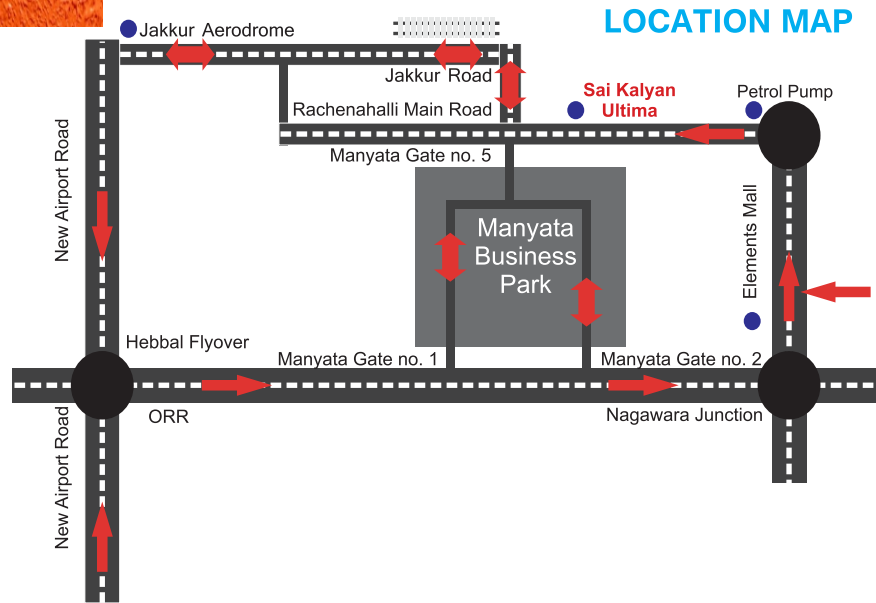
Aluminium Formwork System is a construction system for forming cast in place concrete structure of a building. Comparatively new in India, this cutting edge technology is becoming a huge global favorite in countries such as Japan, Singapore, Malaysia and the Middle East in low rise as well as high rise construction.

Advantage Aluminium Formwork

- Durability of the building/structure is multiple times stronger than cement bricks.
- Cracks will not be developed as there no joints in the concrete(Monolithic structure)
- Uniform finishing
- No offsets & no beams
- Integral and smooth finishing of wall and slab

Specifications

Structure: RCC Frame Work structure | **Walls:** 160mm thick solid concrete walls | **Doors:** Main door with teak wood frame & door, remaining doors of SAL wood frames with flush/panel doors | **Windows:** Aluminium frames with glass panel and safety MS Grill | **Flooring:** Double charged Vitrified tiles for living and dining area, ceramic tiles for bath room & utilities | **Kitchen:** Jet Black/Galaxy Granite platform with stainless steel sink & 2" height glazed tiles above platform | **Toilets:** Quality CP fittings of Hindware or equivalent sanitary fittings | **Finishing:** Oil bound distemper paint for internal walls, enamel for wood & mild steel grill, Exterior Asian paint or equivalent paint | **Electrical:** Quality fittings of Anchor/Havells/Schneider or equivalent | **Common:** Granite/Tile flooring for common areas like staircase, lobbies etc., with MS railings | **Lift:** One passenger and one stretcher lift of good quality(SCHINDLER/OTIS/KONE/JOHNSON) in each tower | **Power:** Generator will be provided for the power backup of 0.5 to 1 KVA per flat and common areas



Distance to Important Places

Manyata Business Park: 100 mtrs | **Elements Mall** - 1 km | **Outer Ring Road:** 1 km
Hebbal Flyover: 4 kms | **Columbia Asia Hospital:** 5 Kms | **Yelahanka:** 8 kms
ISCON: 13 kms | **Yeshwantpur Rly Station:** 13 kms | **Cantonment Rly Station:** 13 kms
KR Puram Rly Station: 12 kms | **ITPL:** 14 kms | **Kempegowda International Airport:** 22 kms
 and many more utilities, work and entertainment places, educational institutions, hospitals etc.

For Booking and Details, Please Connect

+91 888 01 50000

@ sales@saikalyanbuilders.com

www.saikalyanbuilders.com

Sai Kalyan Ultima, Opposite Anjaneya Swami Temple,
 Rachenahalli Main Road, P & T Layout,
 Bengaluru, Karnataka, India. 560045.
 (100 mtrs from Manyata Business Park, Gate Number 05)

For project and unit 3D Walk-Through, Please login
www.saikalyanbuilders.com

A project by
Sai Kalyan
 Builders & Developers Pvt. Ltd.

Making Happy Living come true for
300+ families and still counting since 2013.

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 SAI KALYAN CUBICS | SAI KALYAN WINST

On-Going Projects:
 SAI KALYAN PARDUS (Sold Out) | Commercial Project

CORPORATE OFFICE -

SAI KALYAN BUILDERS AND DEVELOPERS PRIVATE LIMITED
 2nd Floor, Above Heritage Fresh, Opposite Coffee Board Layout Park Main Entrance,
 Hebbal Kempapura, HA Farm Post, Bengaluru, Karnataka - 560024 INDIA.
 Contact: +91 888 01 50000 | www.saikalyanbuilders.com

Note - Sai Kalyan Builders and Developers Pvt. Ltd. exclusively reserves the rights to make changes to designs and offerings during construction.

Phase-1 : Ready to Move-in.

Sai Kalyan
Ultima
 smart homes
2 & 3 BHK Apartments and Penthouses
 RERA Approved number PR/KN/170808/001218



* Architect impression

Be in love with your life,
 every moment of it.

At Ultima, every day is a celebration... Every moment, life lived to the fullest! Where walls won't stop you from freeing your soul into tranquility... Where the wind will whisper to your heart... Where the sunshine will touch you open like a flower... to live and love your life, day in and day out! Blending aesthetics with modern amenities... Own a home that will make you fall in love, all over again... with life.



Scan to access Google Map



Phase-1 : Ready to Move-in.
 Phase-2 : Ready to Move-in by Dec. 2018*
*T&C apply



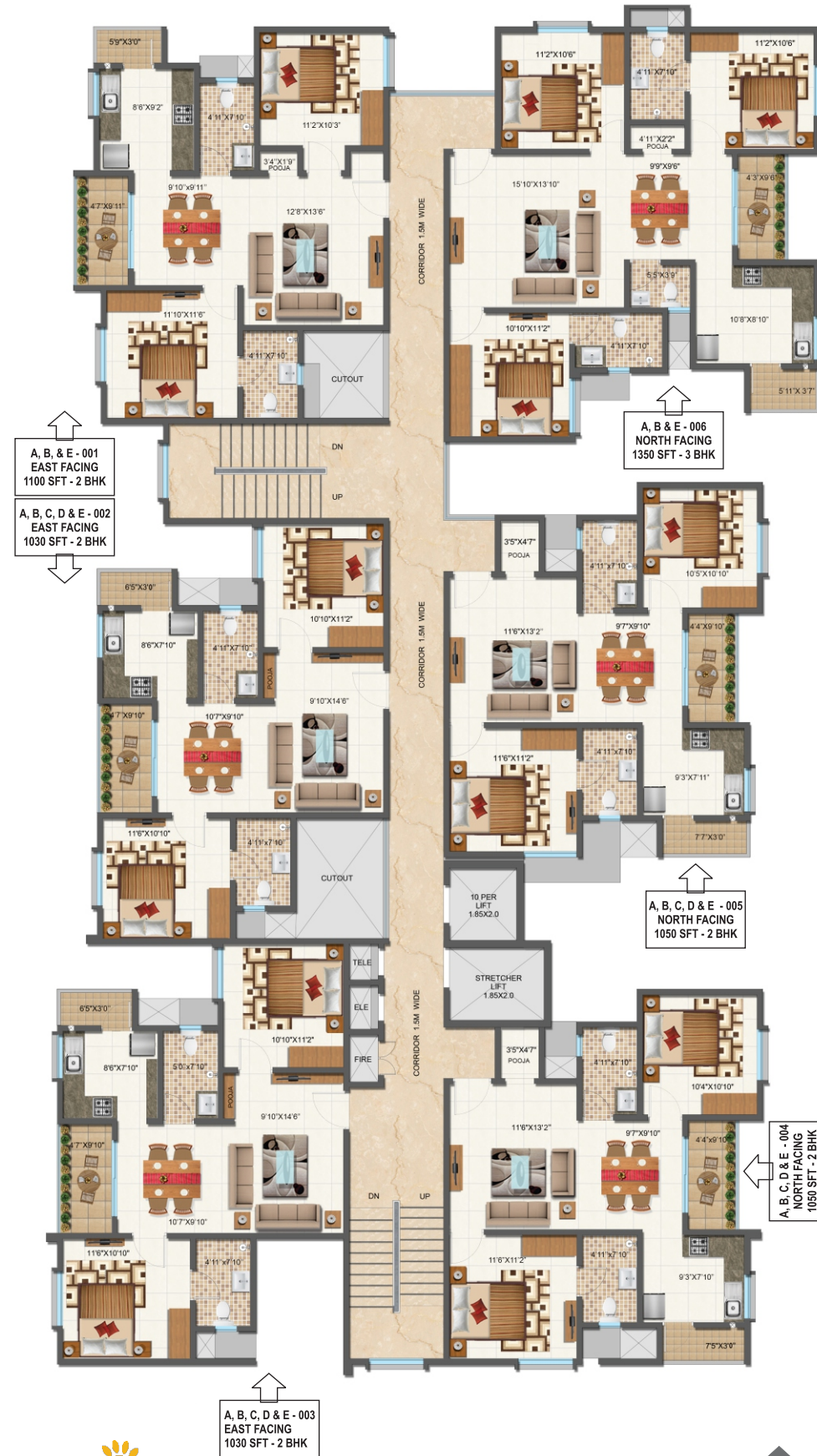
MASTER PLAN WITH AMENITIES

- ENTRANCE LANDSCAPE
- FEATURE WALL
- ENTRY
- SECURITY CABIN
- VISITORS ENTRANCE
- VISITORS EXIT
- WATER FEATURE/WALL
- ENTRANCE PLAZA
- LANDSCAPE MOUND
- WATER FOUNTAIN
- ATM



- | | | |
|-------------------------|---------------------------|--------------------------------|
| 12. TENNIS COURT | 24. SKATING RINK | 36. EXIT FROM BASEMENT |
| 13. TRANSFORMER/DG | 25. AROMA GARDEN | 37. STONE AND SCULPTURE GARDEN |
| 14. VISITOR PARKING | 26. PLAZA | 38. YOGA DECK |
| 15. CHIT CHAT ZONE | 27. ENTRY/EXIT | 39. MEDITATION PAVILION |
| 16. CRICKET PITCH | 28. HALF BASKETBALL COURT | 40. DANCE FLOOR |
| 17. PARTY LAWN | 29. OPEN AIR THEATER | 41. PERGOLA WALKWAY |
| 18. ENTRY TO BASEMENT | 30. BARBEQUE AREA | 42. YOUTH ACTIVITY CENTER |
| 19. CHILDREN PLAY AREA | 31. BARBEQUE SEATING | 43. LILLY POND AND BRIDGE |
| 20. SWIMMING POOL | 32. OUTDOOR GYM | 44. LANDSCAPE AREA |
| 21. KIDS POOL | 33. SANDPIT | 45. GAZEBO |
| 22. OUTDOOR PARTY DECK | 34. SEATING AREA | 46. REFLEXOLOGY PATH |
| 23. SENIOR CITIZEN PARK | 35. PARTY LAWN | |

FLOOR PLAN: TOWER A, B & E



FLOOR PLAN: TOWER C & D

