

DSR

INFRASTRUCTURE PVT. LTD.

An ISO 9001:2008 Certified Company

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AT HARALUR, OFF SARJAPUR ROAD

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

DSR
GROUP



Inspiring. Living.



Inspiring. Living.

It's amazing how when you're not looking for it, inspiration comes looking for you.



DSR Ultima, Bengaluru

From the moment you arrive, you'll be amazed at how close you can be with nature, yet be embraced by luxurious magnificence.

Inspiring Nature



Inspiring. Living.

OUR STORY . . .

DSR Group was established in the year 1988 and has fast emerged as one of the leading property developers in south India. It has quickly ascended the ranks and is today registering a consistent growth in its projects, headquartered in Hyderabad, DSR has operations in Hyderabad, Bengaluru and Chennai. The group's primary emphasis is on the development of residential and commercial properties across India.

A few of our completed projects



Fortune Towers, Hyderabad



Spring Beauty, Bengaluru

What differentiates DSR are its distinct lifestyle environments, modern designs, architecture and choice of international range amenities. Every project from DSR is a standing testimony to its excellent standards and the intelligence to follow it through.

The group has several projects underway in Bengaluru, Hyderabad and Chennai, that will cater to a wide customer base with varied needs. The group has completed and handed over 3 million sft. of built-up area as of March 2011 which is an accomplishment in itself.

Inspiring Beginnings





Inspiring Living.

A mix of modern living accentuated with the sophistication of the classics.

FUTURE READY

Living spaces must be future ready and should be capable of adjusting to any changes in living standards, technology and demands of the developer, site and consumer. A dwelling needs to be planned to accommodate the requirements of family expansions that happen over time and should be built with the needs in the immediate vicinity.

Inspiring Dwelling



EXCEPTIONAL LIVING

Imagine yourself in an exclusive expanse, surrounded by enchanting scenic locales. DSR Ultima presents you 166 - two and three bedroom apartments with unique features set in exquisite spaces that exhilaratingly take you to an enchanting new level. DSR Ultima is built for the high aspiring professional who seeks nothing but the best for his home.

PREMIUM ADDRESS

DSR Ultima is a distinct address. It's a home that captures your unique taste, and provides a comfortable environment. It is built around a beautifully landscaped locale to create a warm sense of community, encouraging residents to connect with their neighbours. We assure you that Ultima will supersede your expectations and leave nothing else to be desired. It is inspired by your attitude and lifestyle i.e. tranquil homes with innovative designs, high-end features that conform to international standards.

LOCATION DETAILS

DSR Ultima, conveniently located at Haralur, off Sarjapur Road and HSR layout is built for generation next in a location that is unraveling fast with booming real estate development. With an apartment at Ultima, you have easy access to Electronic City, Sarjapur Road, HSR Layout, Bellandoor ORR and Koramangala. DSR Ultima is also additionally connected to a variety of shopping, dining and entertainment hot spots. The schools and office destinations are just around the corner. The enviable location offers both the convenience of the city and the charm of a suburb, delivering true value for your investment.

Inspiring Destination

Landmarks near by

Proximity(approx)

- Total Mall - 3.4 Kms
- Sarjapur Road Junction - 3.4 Kms
- Silk Board Junction - 8 Kms
- Electronic City - 5 Kms
- Marathahalli - 8 Kms
- Koramangala - 5 Kms

Education

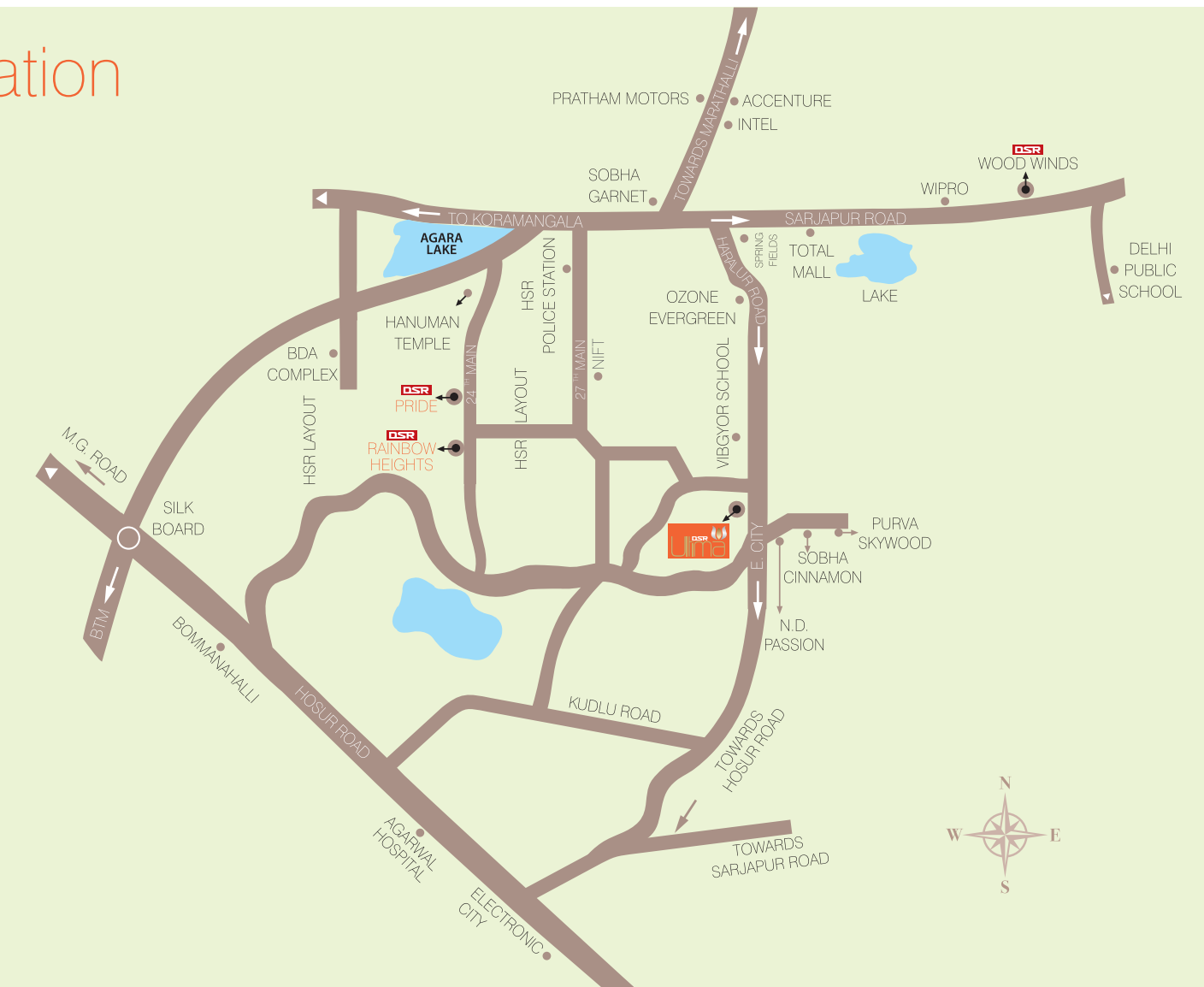
- Delhi Public School, Sarjapur Road
- Vibgyor School, Haralur Road
- Oxford Institute, Hosur Road
- NIFT, HSR Layout

Hospitals

- Bmax Hospital
- St. John's Hospital
- Green View Hospital

Shopping Centers

- Total Mall
- Spencer's
- Nilgiris
- Forum Mall
- Central Mall At Bellandur Junction



Site Plan



Inspiring Living.

PROPOSED 80'-0" WIDE ROAD





Inspiring. Living.



MORE THAN JUST A HOME

Good residential design is not only about space standards, but having a unique approach that meets the needs and aspirations of its occupants. DSR is driven by the needs and aspirations of its clients and recognizes that its success is dependent on their well-being and comfort.

HIGHLIGHTS

- 166 APARTMENTS
- G+6 FLOORS
- 2 & 3 BHK OPTIONS
- MULTI PURPOSE HALL
- SWIMMING POOL
- GYMNASIUM
- INDOOR GAMES
- LIBRARY
- MEDITATION HALL
- CHILDREN'S PLAY AREA
- LANDSCAPED GARDEN
- WATER SOFTENER PLANT

Inspiring Amenities

SPECIFICATIONS

R.C.C. Framed Structure: To Withstand Wind & Seismic loads

Super structure: Solid Block Masonry in cement Mortar (1:6) prop

Plastering: Two Coats of plastering with smooth finishing

Doors

Main door: Teak Wood Frame & aesthetically designed shutter with melamine polishing and S.S. hardware of reputed make

Internal Doors: Moulded Acasia wood door frames (Engineered Wood) & both side Teak Veneer designed flush doors with melamine polishing and reputed make S.S. hardware fittings

French Doors: U.P.V.C. Glass Sliding Door

Windows: U.P.V.C. sliding with safety grills

Painting

External: One coat of texture Paint and two coats of Asian Apex/ICI Weather Shield or equivalent make

Internal: Smooth Luppum finish with Acrylic emulsion paint over a coat of primer

Flooring

All Bedrooms including

Living, Dining & Kitchen: Vitrified tiles of 2" X 2" size

Bathrooms & Balcony: Acid resistant Anti-Skid ceramic tiles

Tiles Cladding & Dadoing

Kitchen: Glazed ceramic tiles dado upto 2ft height above kitchen platform

Bathroom: Glazed ceramic tiles (Tile size 12"X18") dado of reputed make up to door height for all toilets

Utilities / Wash: Glazed ceramic tiles dado up to 3ft height

Kitchen: Granite platform with Stainless steel sink with Softened treated water connection & provision for Aquaguard

Utilities / Wash: Provision for washing machine, wet area for washing utensils etc.

Toilets: All Toilets will consist of Hindware make or equivalent:

1. Wash basin with half pedestal
2. Wall mounted water closet
3. Hot and Cold wall single lever diverter with head shower for all toilets
4. Provision for geyser
5. All C.P. Fittings are Jaquar or equivalent make

Electrical: Concealed copper wiring through conduits for lights, fans, plug and power plug wherever necessary of Havells / Anchor or equivalent make

- a. Power outlets for Air-Conditioners in all the bedrooms
- b. Power outlets for geysers in all toilets
- c. Power plug for cooking range chimney, refrigerator, micro wave oven, mixer / grinders in kitchen
- d. Plug points for T.V. in Living and master bed room
- e. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Havells or equivalent make
- f. All electrical accessories / Switches of Schneider or equivalent make

Tele-communication: Telephone point in all the Bedrooms and living room. Intercom facility to all the units connecting to security, clubhouse and other common areas

Lifts: Branded 8 Passenger with entrance of Granite/Marble cladding

Generator: Acoustic enclosed D.G. Set, back-up 100% for common areas, 750 watts for 2 BHK, 1000 watts for 3 BHK

VALUE APPRECIATION

DSR Group specializes in building homes to a discerning clientele, who appreciate the finer things in life. Over the last two decades, the Group has become a leading real estate developer in Hyderabad and has spread its operations to Bengaluru and Chennai.

DSR is known for its exclusivity in designing properties and employing well known architects, professional staff and skilled workforce who come together to create landmarks in vantage locations. DSR's lifestyle environments are rated some of the best in India and they have been registering consistent appraisal with great value appreciation.

A COUPLE OF OUR COMPLETED PROJECTS



Lakeside, Hyderabad



Elite, Bengaluru

A COUPLE OF OUR ONGOING PROJECTS



Cyprus Palms, Hyderabad



Woodwinds, Bengaluru

Inspiring Exclusivity