



ABOUT SOBHA DEVELOPERS

With three decades of experience in creating the resplendent interiors of several palaces and architectural masterpieces in the Middle East under his belt, Mr. P.N.C. Menon founded Sobha Developers in 1995 with a clear vision to transform the way people perceive quality. Today, Sobha, a Rs. 22 billion company, is one of the largest and the only backward-integrated real estate developer in the country.

Since its inception, Sobha Developers has always aimed at achieving excellence through a customer-centric approach, robust engineering, in-house research, uncompromising business ethics, timeless values and transparency in all spheres of business conduct. Strict adherence to its own high standards has contributed in making Sobha one of India's preferred real estate brands.

Headquartered in Bangalore, Sobha's primary focus is on residential and contractual projects. The residential projects include residential apartments, villas, row houses, luxury and super luxury apartments, and plotted developments. On the contractual side, the company has constructed a wide variety of commercial structures including corporate offices, convention centres, software development blocks, multiplex theatres, hostel facilities, guest houses, food courts, restaurants, research centres and club houses. Some of Sobha's prestigious corporate clients include Infosys, The Taj Group, Dell, HP, Timken, Biocon, The Institute of Public Enterprises (IPE), Bosch, Hotel Leela Ventures, etc.

One of Sobha's core strengths is the superior execution of every project. As of December 31, 2013, Sobha has completed 90 real estate projects and 242 contractual projects, covering about 61.73 million square feet of area. 45 ongoing residential projects aggregating to 27.32 million square feet of developable area and 18.90 million square feet of saleable area, and 34 ongoing contractual projects aggregating to 9.50 million square feet of area are also currently in the pipeline. Sobha's footprint stretches across 24 cities and 13 states in India.

A unique backward integration model is another one of the key competitive strengths of Sobha Developers. The company possesses all the competencies and in-house resources to handle a project from conceptualisation to completion. The backward integration structure includes an interiors division, a metal works and glazing factory and a concrete products factory.

Sobha has been honoured with over 100 prestigious awards. These include 'Builder of the Year' and 'Most Reliable Builder' awards by CNBC, 'Top Indian Real Estate Company' by Dun & Bradstreet, 'India's Top 10 Builders Award' by Construction World, 'Best Building Award' by CIDC, 'Best Office Space Design' by GIREM, 'Best Annual Report in Real Estate Worldwide' by LACP, 'The Muthiah Kasi Award for Value Engineering' by INVEST and 'Employer of the Year Award' by Realty Plus, amongst many others. Multiple laurels have also been showered upon the founder and Chairman Emeritus, Mr. P.N.C. Menon, including the 'Pravasi Bharatiya Samman Puraskar' conferred by the Government of India and the 'Lifetime Achievement Award for Real Estate' by NDTV. Mr. Ravi Menon, Chairman, has been honoured with the 'Pathfinders Award for Most Enterprising CXO' by Realty Plus. The Vice Chairman and Managing Director, Mr. J.C. Sharma, has been voted 'Asia's Best Property CEO' by Institutional Investor Magazine.

Sobha is an organisation where quality meets excellence, technology meets aesthetics and passion meets perfection. Alder at Sobha Forest View is yet another jewel in the already well-adorned crown of Sobha Developers.



**OVER 300 SQ. M.
OF LUXURY INSIDE.
OVER 500 ACRES
OF FOREST OUTSIDE.**



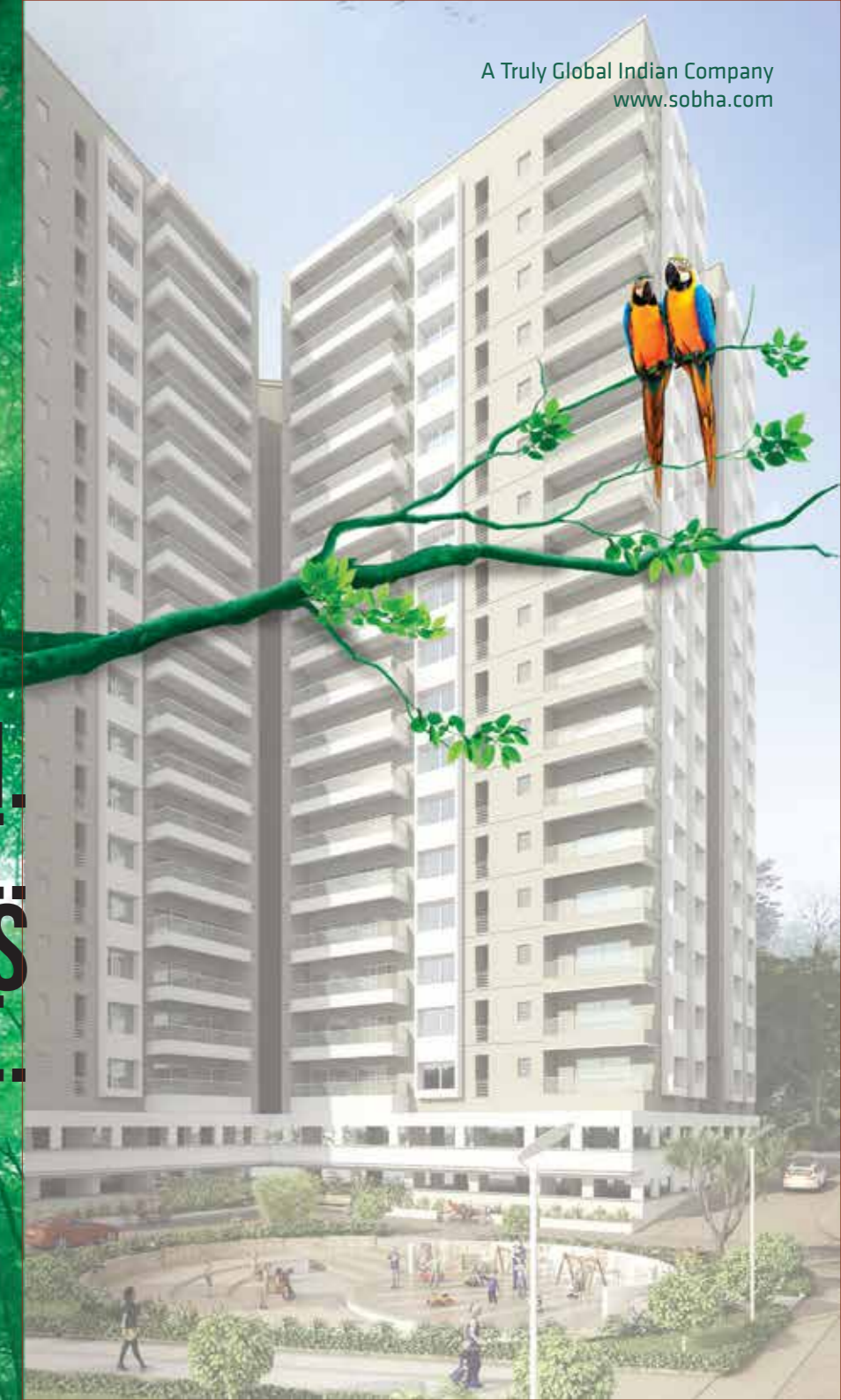
SOBHA DEVELOPERS LTD.
Sarjapur - Marathalli Outer Ring Road (ORR) Devarabisanahalli, Bellandur Post, Bangalore - 560103. Karnataka, India.
Tel: + 91 80 43490000 Fax: + 91 80 49320444, Email: marketing@sobha.com
Website : www.sobha.com

Site Address: Off Kanakapura Road, Vajarahalli Road, Bangalore, Karnataka 560062 Tel : + 91 080 43490099

www.Zricks.com



Facing Turahalli Forest, Off Kanakapura Road
South Bangalore



**IN A WORLD WHERE A HOME WITH A GARDEN IS
A LUXURY, YOU CAN HAVE A HOME WITH A FOREST.**

Nestled in the tranquil green lap of the Turahalli Forest in South Bangalore, the ultimate home awaits you. A home that offers the unparalleled splendor of luxurious space overlooking the unspoilt beauty of the forest. The 4-BHK homes in Alder at Sobha Forest View are thoughtfully designed and luxuriously appointed to satisfy even the most discerning families. What's more, these 301 sq. m. (3242 sq. ft.) homes provide the ultimate luxury - the luxury of space.

Should you need even more room, the 514-acre Turahalli Forest is right at your doorstep. As Bangalore's last remaining forest, it is the greenest, most serene and untouched space in the city. And with a home in Alder, the Turahalli Forest can now be your backyard.

Alder at Sobha Forest View. Where luxury meets nature.

www.Zricks.com





ZRICKS

A HOME THAT REDEFINES LUXURY

Alder at Sobha Forest View artfully combines high quality fixtures, superior quality materials and unique workmanship to offer you a home that speaks luxury in every detail. Each home is finished to the highest standards with no effort or expenses spared. In addition to all the features you would expect in a luxury home, you also enjoy the convenience and safety of unique smart home features like entrance management, mood creation lighting, a gas leak sensor and a panic button.



Entrance Management



Mood Creation



Gas Leak Sensor



Panic Button

www.Zricks.com



BE SPOILT FOR CHOICE WITH AN EXTENSIVE SELECTION OF WORLD-CLASS AMENITIES

Leisure Activities

- Swimming pool with kid's pool
- Amphitheatre
- Steam room
- Reading room
- Senior citizen kiosk
- Cards and carom room
- Children's play area

Sports

- Pool table
- Basketball court
- Skating ring
- Badminton court
- Cricket pitch



Gardens

- Aroma gardens
- Maze garden
- Central green
- Gazebo

Other Conveniences

- ATM
- Convenience store
- Clinic
- Crèche
- Two multi-purpose halls
- Four level clubhouse

Eco-friendly Systems

- Rain-water harvesting system
- Sewage treatment plant
- Organic waste converter



A MASTER PLAN THAT CREATES
A TRULY UNIQUE COMMUNITY

LEGEND

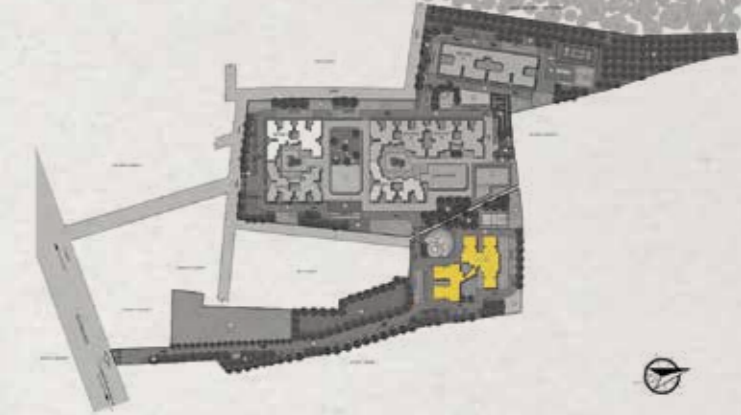
1. ENTRY/EXIT
2. SECURITY KIOSK
3. VISITORS CAR PARK
4. HARDCAPED DRIVEWAY
5. AROMA/HERB GARDEN\
6. SERVICE YARD7. SUBSTATION
8. CIVIC AMENITIES
9. GREEN/OPEN SPACE
10. ORGANIC WASTE CONVERTER
11. PAVED WALKWAYS
12. LAWN
13. CENTRAL GREEN
14. LANDSCAPED COUR
15. JOGGING TRACK
16. SENIOR CITIZEN KIOSK
17. SAND PIT/CHILDREN'S PLAY AREA
18. TENNIS COURT
19. BASKETBALL COURT (HALF)
20. VOLLEYBALL COURT
21. GAZEBO
22. SWIMMING POOL
23. KIDS POOL
24. POOL DECK
25. SKATING RINK
26. AMPHITHEATRE
27. MAZE GARDEN
28. MEDITATION KIOSK
29. PALM GROVE
30. PEBBLE PATHWAY
31. CRICKET PITCH
32. BIRDBATH



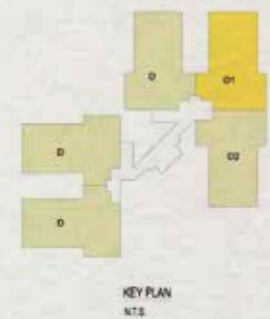
A CHOICE OF THOUGHTFULLY DESIGNED FLOOR PLANS,
SO YOU CAN TRULY ENJOY YOUR SPACE.



www.Zricks.com



KEY PLAN - SITE PLAN
N.T.S.

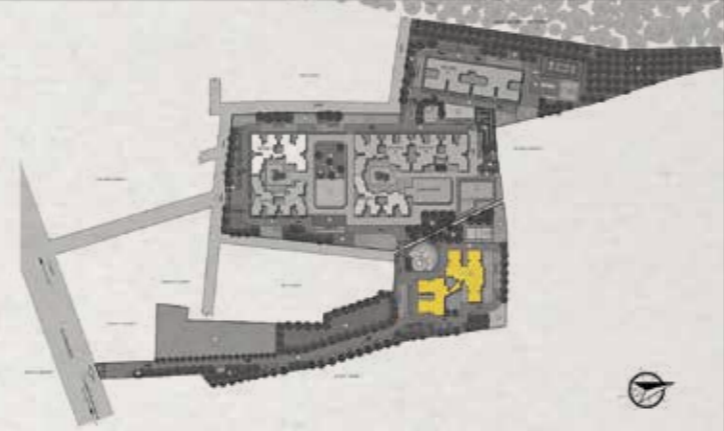


KEY PLAN
N.T.S.

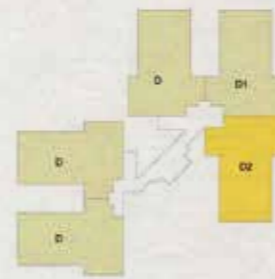
Type D1
4 BHK Apartment
SBA: 301 sq.m (3242 sft)



Type D2
4 BHK Apartment
SBA: 301 sq.m (3242 sft)



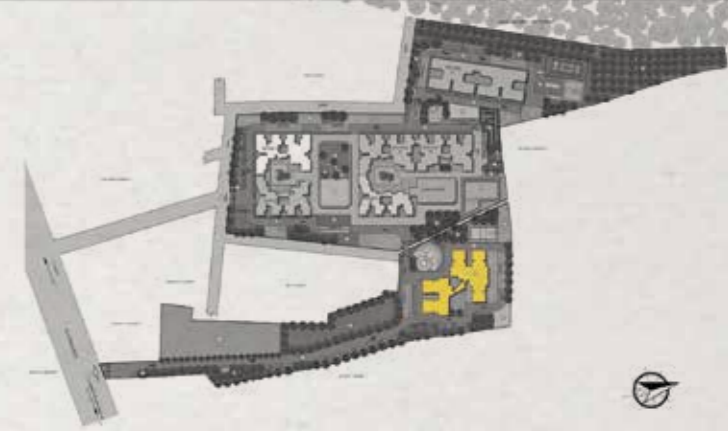
KEY PLAN - SITE PLAN
N.T.S.



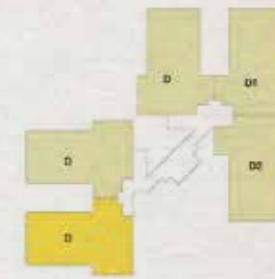
KEY PLAN
N.T.S.



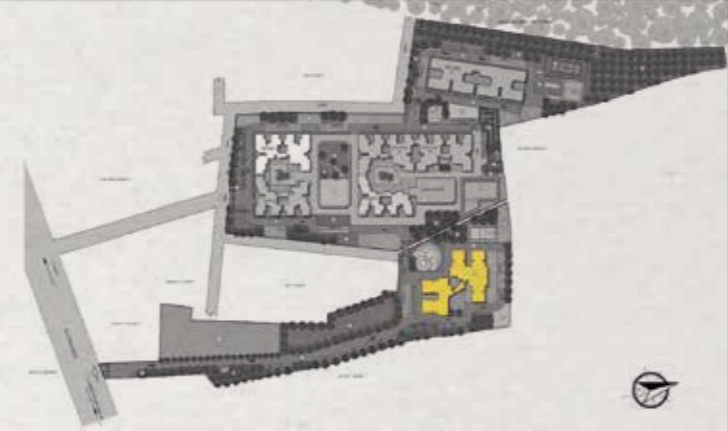
Type DA
4 BHK Apartment
SBA: 301 sq.m (3242 sft)



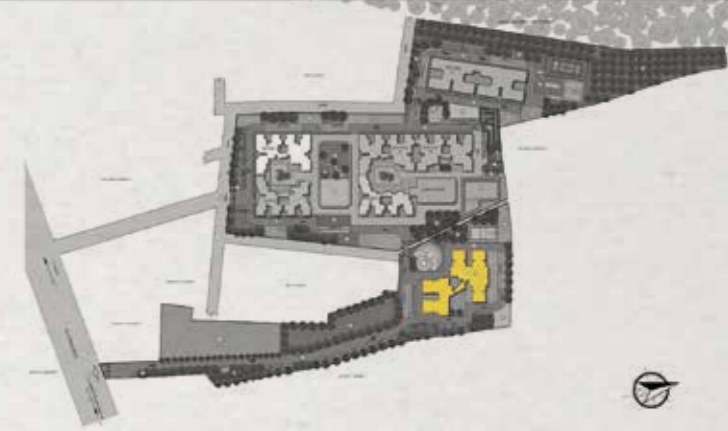
KEY PLAN - SITE PLAN
N.T.S.



KEY PLAN
N.T.S.



KEY PLAN - SITE PLAN
N.T.S.



KEY PLAN - SITE PLAN
N.T.S.



Type DB
4 BHK Apartment
SBA: 301 sq.m (3242 sft)



KEY PLAN
N.T.S.



Type DC
4 BHK Apartment
SBA: 301 sq.m (3242 sft)



KEY PLAN
N.T.S.



A HOME BUILT TO THE HIGHEST STANDARDS

Structure

- 2 Basement + Ground + 19 storey RCC framed structure with concrete block masonry walls.
- Covered car park in 2 basement and ground.

Foyer / Living / Dining

- Natural / Engineered stone slab flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

Bedrooms

- Vitrified tile flooring and skirting in bedrooms.
- Laminated wooden flooring and skirting in master bedroom only.
- Plastic emulsion paint for walls and ceiling.

Kitchen

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tile dado up to ceiling.
- Plastic emulsion paint for ceiling.

Toilets

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tile dado up to false ceiling level.
- False ceiling with grid panels.
- Shower cubicle Counter top in all toilets except maid's toilet.
- Shower partition master toilet only.

Balconies / Utilities

- Superior quality ceramic tile flooring and skirting.
- Granite coping for parapet / MS handrail as per design.
- Plastic emulsion paint for ceiling / false ceiling with grid panels wherever applicable.
- All walls painted in textured paint.

Utility Room

- Ceramic tile flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

Main doors / Bedroom doors

- Timber frame & architrave.
- Shutters with both side masonite skin.

Toilet doors

- Timber frame & architrave.
- Shutters with outside masonite skin and inside laminate.
- All other doors to be manufactured in specially designed heavy-duty powder coated aluminum extruded frames.

Windows / Ventilators

- Heavy-duty powder coated aluminum glazed windows and ventilators made from specially designed and manufactured sections.

Common area lobby

- Granite flooring in lobby.
- Superior quality ceramic wall tile dado up to ceiling/false ceiling.
- Granite coping for parapet/MS handrail as per design.
- Plastic emulsion paint for ceiling.

Staircase

- Cement concrete for treads & risers.
- MS handrail.
- Textured paint for walls.
- Plastic emulsion paint for ceiling.
- Parapet wall with granite coping.

Lifts

- 3 lifts of reputed make per block.
- Capacity - 1) 15 people 2) 8 people.

Plumbing & Sanitary

- Sanitary fixtures of reputed make in all toilets.
- Chromium plated fittings of reputed make in all toilets.
- 25-litre capacity geyser in all toilets except powder room.
- 15-litre capacity geyser in servant toilet.
- Stainless steel single bowl sink with drain board in utility.

Electrical Works

- Split AC provision in living room and all bedrooms.
- BESCOM power supply: 12KW 3 phase supply for 4-bedroom unit. 3 phase supply for 3-bedroom unit.
- Stand by power of 4KW for apartments and 100% power backup for common area facilities.
- Exhaust fans in kitchen and toilets.
- Television points in living room and all bedrooms.
- Telephone points in living room and all bedrooms.
- Intercom facility from security cabin to each apartment.

Landscape

- Designer landscaping.



**FAR AWAY FROM THE HUSTLE AND BUSTLE,
YET CLOSE TO THE HEART OF THE CITY.**

- PROXIMITY**
- 7 Km. from J.P. Nagar Junction
 - 9 Km. from Jayanagar 4th Block
 - 9 Km. from IIM, Bangalore and Meenakshi Temple
 - 18 Km. from Electronic City
 - Located in the extension of Banashankari BDA Layout

- NEAR BY EDUCATIONAL FACILITIES**
- Delhi Public School
 - Valley International
 - Kumarans
 - Yashasvi International School
 - KSIT Engg. College

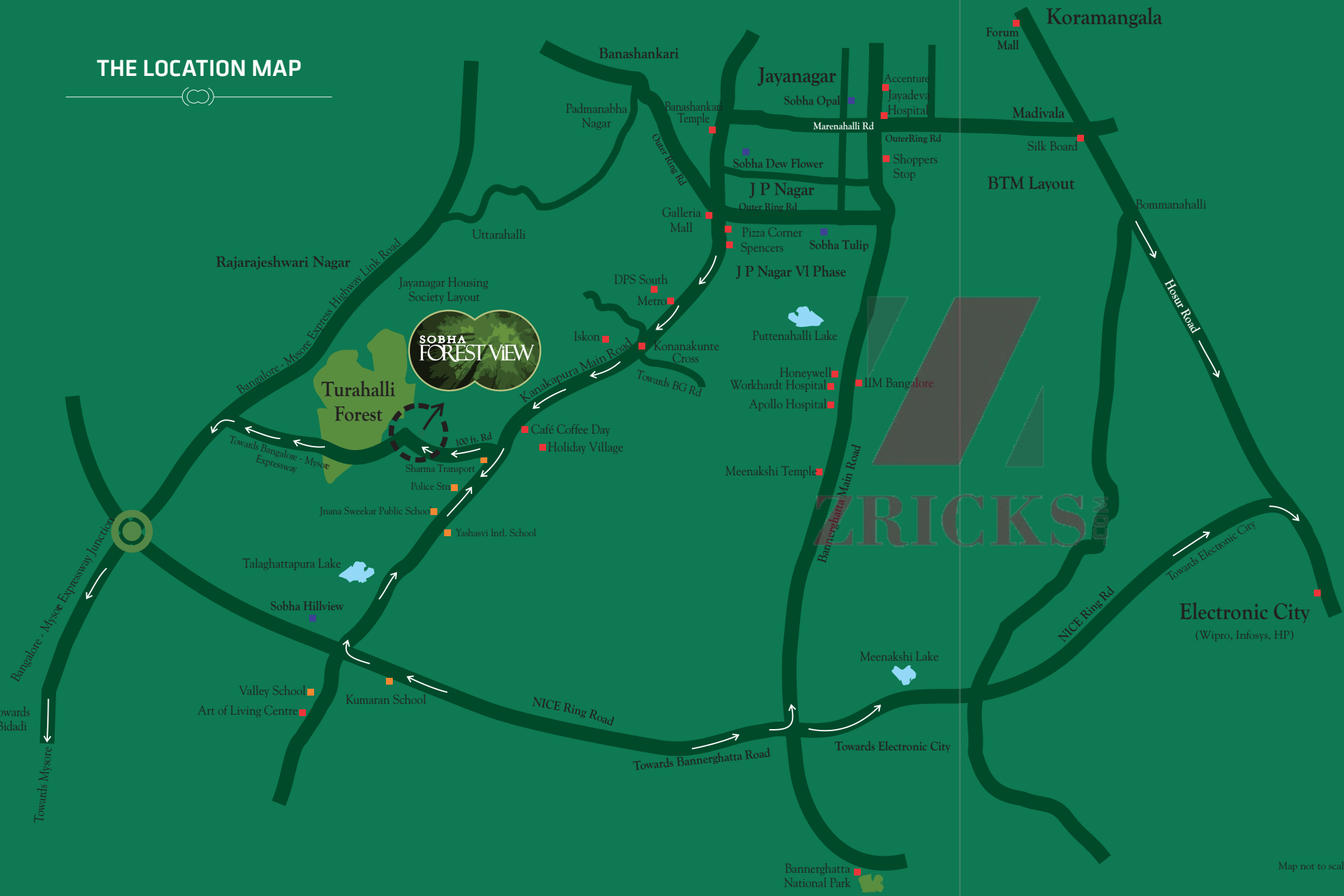
- NEAR BY HOSPITALS (Within 10 km.)**
- Wockhardt
 - Apollo
 - Jayadeva Hospital

- NEAR BY SHOPPING CENTRES**
- Metro Cash and Carry
 - Big Bazaar
 - Spencer's
 - Bangalore Central
 - Shoppers Stop
 - Upcoming Galleria Mall

- CLUBS / RESORTS
/ RECREATIONAL AREAS**
- Wonderla
 - Innovative Film City
 - Bannerghatta National Park
 - Art of Living Centre
 - Holiday Village



THE LOCATION MAP



www.Zricks.com

Map not to scale



A Truly Global Indian Company
www.sobha.com



[zricks.com](http://www.zricks.com)