



SRI SAI 
Abhayam

TREAD INTO THE
LAND OF YOUR
DREAMS



RERA:PRM/KA/RERA/1251/446/PR/291225/008364



PROMISING COMFORT IN ALL MEANS...

ABOUT COMPANY

Sadhguru Developers is one of Bangalore's established builders, with a strong presence built on trust, quality and over two decades of experience. Backed by capable leadership and a dedicated team, we have successfully delivered multiple residential projects across key locations in Bangalore.

At Sadhguru Developers, customer satisfaction has always been at the heart of everything we do. The appreciation, trust and goodwill we have received from our customers have been greater than we ever anticipated.

We are driven by a vision that goes beyond the ordinary and a passion to create thoughtfully designed living space that people are proud to call home. With deep experience in Bangalore's demanding and quality conscious real estate market, Sadhguru Developers continues to deliver homes that reflect excellence, comfort and lasting value.



MASTER PLAN



























LEGEND:

- | | | |
|--------------------------------------|--------------------------------|------------------|
| 01 Entrance gateway | 07 Skating ring | 13 Jogging track |
| 02 Security cabin | 08 Mini cricketing pitch | 14 Party hall |
| 03 Front driveway with accent paving | 09 Outdoor gym area | 15 Indoor games |
| 04 Parking | 10 Children's Play area | 16 Gymnasium |
| 05 Toddlers pool | 11 Senior citizen sitting area | 17 Changing room |
| 06 Main swimming pool | 12 Shuttle court | 18 Security room |

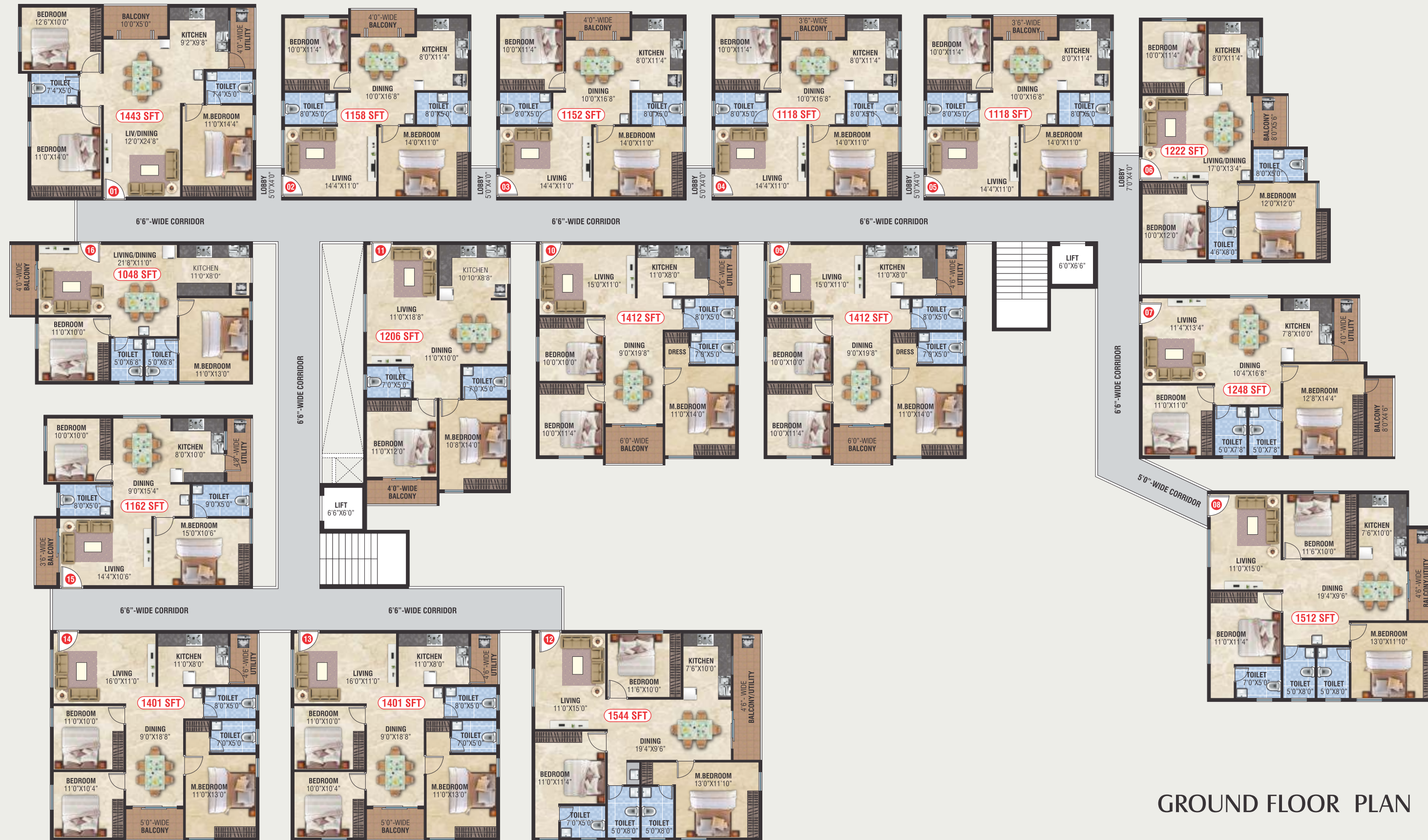
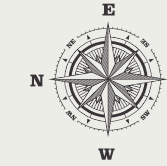




PROJECT FEATURES & AMENITIES

- | | | |
|--|---|---|
|  Swimming Pool |  Indoor Games |  Clear Title |
|  Children's Pool |  Skating Rink |  Prime Residential Area |
|  Senior Citizen Area |  Sewage Treatment Plant |  Excellent Ventilation |
|  Multipurpose Hall |  Rain Water Harvesting |  Premium Quality Constructions |
|  Gymnasium |  2 no's. of 6 Passenger Capacity lifts |  Pollution Free Environment |
|  Children's Play Area |  Exclusive Covered Car Parking | |
|  Jogging Track |  Generator Backup | |
|  Shuttle Court |  CCTV Camera Surveillance | |
|  Round the Clock Security |  Vasthu Compliant | |
|  Mini Cricket pitch | | |

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GROUND FLOOR PLAN-AREA IN SFT

UNIT-#	SB-AREA	FACING	BHK
101	1443 SQFT	WEST	3
102	1158 SQFT	NORTH	2
103	1152 SQFT	NORTH	2
104	1118 SQFT	NORTH	2
105	1118 SQFT	NORTH	2
106	1222 SQFT	NORTH	3
107	1248 SQFT	NORTH	2
108	1512 SQFT	NORTH	3
109	1412 SQFT	EAST	3
110	1412 SQFT	EAST	3
111	1206 SQFT	EAST	2
112	1544 SQFT	EAST	3
113	1401 SQFT	EAST	3
114	1401 SQFT	EAST	3
115	1162 SQFT	WEST	2
116	1048 SQFT	EAST	2

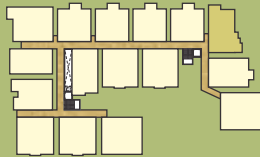
GROUND FLOOR PLAN



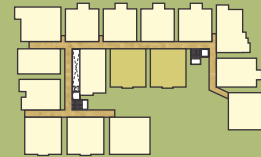
TYPICAL FLOOR PLAN-AREA IN SFT

UNIT-#	SB-AREA	FACING	BHK
201, 301 & 401	1499 SQFT	WEST	3
202, 302 & 402	1214 SQFT	NORTH	2
203, 303 & 403	1214 SQFT	NORTH	2
204, 304 & 404	1188 SQFT	NORTH	2
205, 305 & 405	1188 SQFT	NORTH	2
206, 306 & 406	1340 SQFT	NORTH	3
207, 307 & 407	1240 SQFT	NORTH	2
208, 308 & 408	1544 SQFT	NORTH	3
209, 309 & 409	1412 SQFT	EAST	3
210, 310 & 410	1412 SQFT	EAST	3
211, 311 & 411	1206 SQFT	EAST	2
212, 312 & 412	1544 SQFT	EAST	3
213, 313 & 413	1414 SQFT	EAST	3
214, 314 & 414	1414 SQFT	EAST	3
215, 315 & 415	1226 SQFT	WEST	2
216, 316 & 416	1102 SQFT	EAST	2

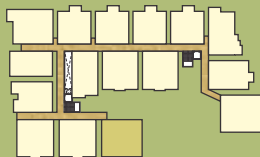
TYPICAL FLOOR PLAN



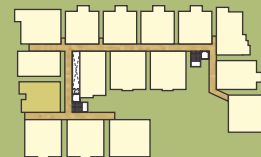
UNIT # 206, 306 & 406
SBA-1340 SFT
NORTH FACING - 3 BHK



UNIT # 209, 309 & 409
210, 310 & 410
SBA-1412 SFT
EAST FACING - 3 BHK



UNIT # 212, 312 & 412
SBA-1544 SFT
EAST FACING - 3 BHK



UNIT # 215, 315 & 415
SBA-1266 SFT
WEST FACING - 2 BHK

QUALITY SPECIFICATIONS

STRUCTURE

- R.C.C. framed structure

SUPER STRUCTURE

- 6" Solid cement Block for external exposed walls and 4" Solid cement Blocks for internal walls

PLASTERING

- Internal & External: 1:5 C.M. sponge finish cement plastering .

MAIN DOOR

- Good quality Teak wood door frames & Teak wood door shutter with polish.

OTHER DOORS / SHUTTERS

- Sal / Hard wood frame with Laminated flush door shutters.

WINDOWS

- UPVC Sliding Windows with Mosquito mesh & safety grills.

FRENCH DOOR

- UPVC Sliding Windows with Mosquito mesh & glass doors.

FLOORING

- Vitrified/PGVT tiles 800X800 or 600X1200 in Drawing, Dinning, Kitchen, Bed rooms and 600x600 anti-skid Ceramic tiles for bath-Rooms and Balconies.

TILES CLADDING

- **Bath Rooms:** Glazed ceramic/PGVT tiles 600X1200 size dado up to 8' height.

PAINTING

- **External:** Two coated exterior Ultima/ Weather Coat of Asain or equivalent make over one coat of primer.

- **Internal:** Birla or equivalent smooth wall putty finish with premium emulsion Paint of Asian or equivalent make

KITCHEN

- Provision for kitchen sink & water purifier.

UTILITIES/WASH

- Provision for washing machine.

TOILETS

- All C.P. Fitting, washbasins & wall mounted commodes are Essco by Jaguar or equivalent make. Single Lever diverter with shower and provision for geysers in all toilets.

ELECTRICAL

- Concealed copper wiring of Anchor/Finolex or Equivalent make. Power outlets for Geysers
- In all bathrooms Power plugs for normal appliances in kitchen. Single phase supply for each unit individual meter.

CABLE TV & INTERNET

- Provision for cable connection & Internet in Living Room.

LIFTS

- 6 Passenger's Capacity lifts of Kone / Johnson or equivalent brand.

CORRIDOR & STAIRCASE

- Combination of Vitrified tiles & Granite flooring in Corridors with staircase railing.

GENERATOR

- 1 KVA for each flat and for entire common areas include lift & motors.

SOLAR WATER HEATER

- Solar water supply for Master bedroom toilet

LOCATION MAP

NOT TO SCALE



Hennur
Bamboo
Forest

SRI SAI
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Proximity distances from Sri Sai Abhayam

SCHOOLS:

1. Shriram Global School – 1.5 KM
2. National Public School (Old Madras Road) – 1.5 Km
3. Sankalp Global PU College – 1 Km
4. Vibgyor School – 4 Km
5. National Public School (ITPL) – 4.5 Km
6. Narayana E Techno School – 4.5 Km

HOSPITALS:

1. Sparsha Hospital and Neuro Center - 3.5 KM
2. Silicon City Hospital – 5 Km
3. OUM Hospital – 5 Km
4. Ashwini Multispeciality Hospital – 6 Km
5. Sri Narayana Super Speciality Eye Care Hospital – 5.5 Km

MALLS, TECH PARKS & ETC:

1. Orion Uptown mall – 2.5 KM
2. Brigade Signature towers – 2.5 Km
3. Nandhana & A2B Restaurants – 3 KM
4. Empire Hotel – 3 Km
5. Rare Rabbit & Sketchers – 3 Km
6. Whitefield Railway station – 9 Km
7. Kadugodi Metro station – 9.5 Km
8. ITPL & other Tech parks – 12 Km



Site address:

SRI SAI ABHAYAM

SY# 29/6, NEAR
BENDIGANAHALLI VILLAGE,
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Office address:

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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 make change in the elevation, plan and specifications as deemed fit
All applicable Taxes Extra, Conditions apply*

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