



SOWPARNIKA
Delivering Happiness



RERA No. : PRM/KA/RERA/1251/308/PR/191130/003042

PRAGATI
Ittangur, Sarjapur

PIONEERING AESTHETIC AND DELIGHTFUL LIVING SPACES

Sowparnika is a brand synonymous with its aesthetic appeal and luxury while being modest. One of the first to introduce Lean Six Sigma theory across all the processes within the organisation. The value proposition being timely delivery while maximizing the efficiency in order to extend the benefit to the end user. We at Sowparnika are firmly committed to our principles of Transparency, Customer Satisfaction and Teamwork at the same time being economically priced. Our journey so far boasts of 7500+ satisfied clients, 35+ completed projects, 35+ ongoing projects, 5 Million+ Sq. ft. developed and 5 Million+ Sq. ft. under development with it's presence in Karnataka, Kerala, Tamil Nadu & counting.

Since its inception in 2003, Sowparnika has been committed to trust, quality and excellence and these factors have translated into architectural marvels, spreading happiness to all it's homeowners.

The continued patronage has elevated Sowparnika Projects and Infrastructure Private Limited as a top notch property developer. Working in sync with the Prime Minister's Housing Scheme, "Homes for All by 2025", Sowparnika has been delivering quality homes to all. We have redefined the concept of quality housing. With its headquarters in Bangalore, Sowparnika Projects is a leading real estate developer in the Southern part of India.



- Ramji Subramaniam
Managing Director



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium



Kerala Financial Corporation
Trivandrum



ET Now



ET Now



NDTV Profit Real Estate Award



Junior Chamber International
Kottayam



Best Launch - Ashiyana



Best Emerging
Real Estate Project



Entrepreneur of
the Year - Real Estate



Excellence in Emerging
Real Estate Brand



Most Anticipated Launch of
the Year - Indradhanush

OUR VISION

Beautifying homes, aesthetic ambiances & quality to the Core is our vision. Delivering a lifetime of happiness and value to our honorable patrons is our promise. With all the best-in-class service delivered over the years, we aim to become one of the leading top 10 brands in the Housing & Infrastructure arena.

MISSION 2025 DREAM BIG, ACHIEVE BIG!

New projects bring added responsibilities. Managing workforce & on-time delivery challenges amid crucial times is another milestone to cover. In any circumstance we are propelling forward with a seer through attitude & high goals in mind. Our mission plan for 2025 is all set. Every project in our cart is a bundle of beautiful dreams for our patrons to be, & Souparnika as well.

Core Values

With defined work ethics and brand philosophy, we provide ultimate customer experience to our patrons. Safety, Integrity, Transparency, Boundarylessness, Ownership and Speed are the 6 core values we follow.



To become one of the top ten housing & infrastructure companies of South India.



Achieve 1000 crores Turnover and a successful IPO by 2025.



Provide high quality value homes through continuous innovation. Improvements and timely delivery.



Create a culture of consistent growth.



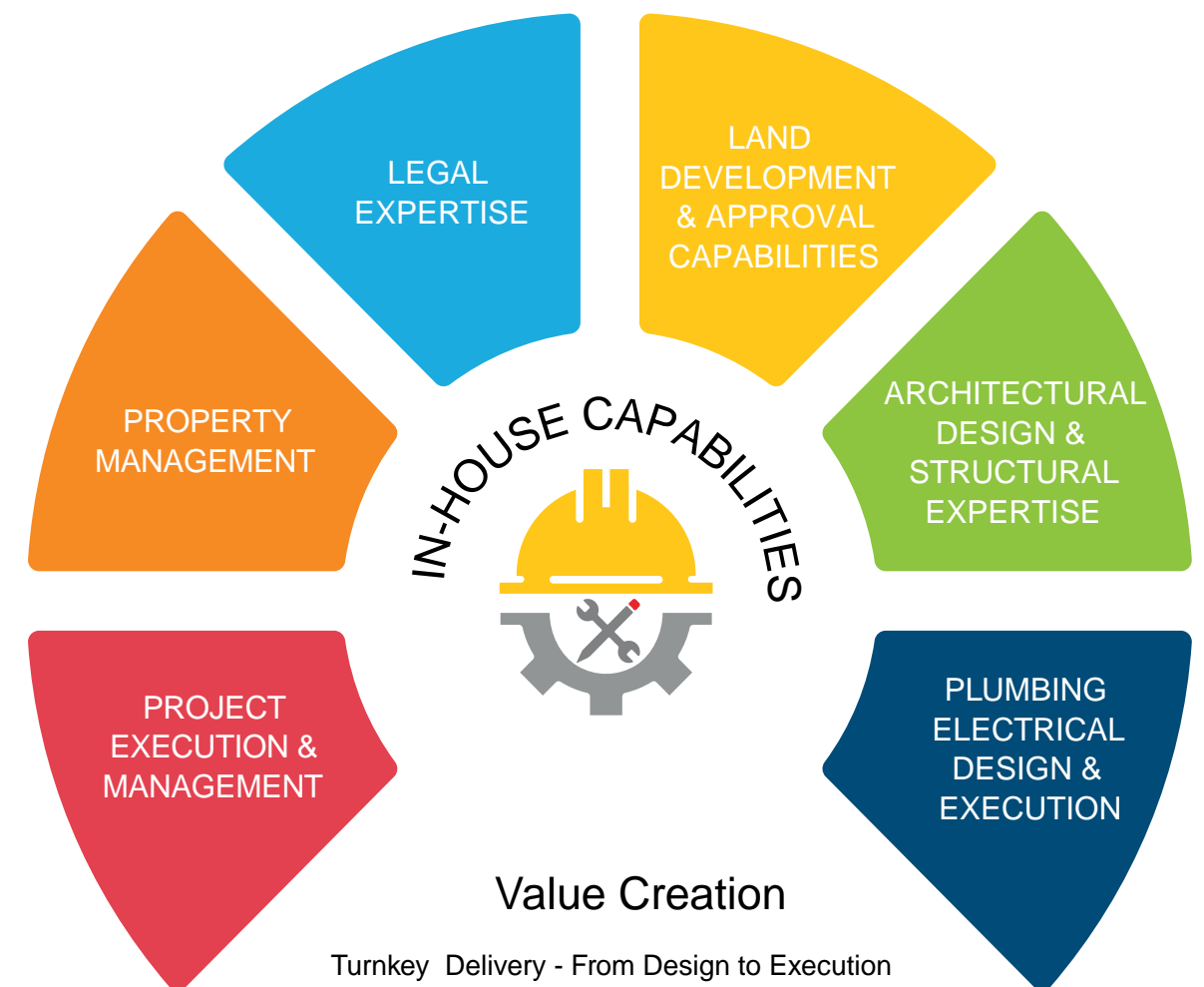
Build a transparent work environment that enhance employee excellence.

Key Differentiators :

An in-depth understanding of the target homeowners has enabled Sowparnika to develop key differentiators, which are characteristic of our vision, that has propelled Sowparnika with a matchless competitive edge.

Value Creation

We always believed that for a marvelous outside, we must be perfect inside. We invested every bit of our precious time into building the best in-house capabilities. Every single phase of our in-house capacity reflects our utmost confidence and clarity towards the future.



OUR PRESENCE IN 3 STATES

•KERALA •KARNATAKA •TAMIL NADU

7500+

**SATISFIED
CUSTOMERS**

50+

**COMPLETED
PROJECTS**

35+

**ONGOING
PROJECTS**

5.0+

**MILLION SQ. FT.
DEVELOPED**

5.0+

**MILLION SQ. FT.
UNDER DEVELOPMENT**

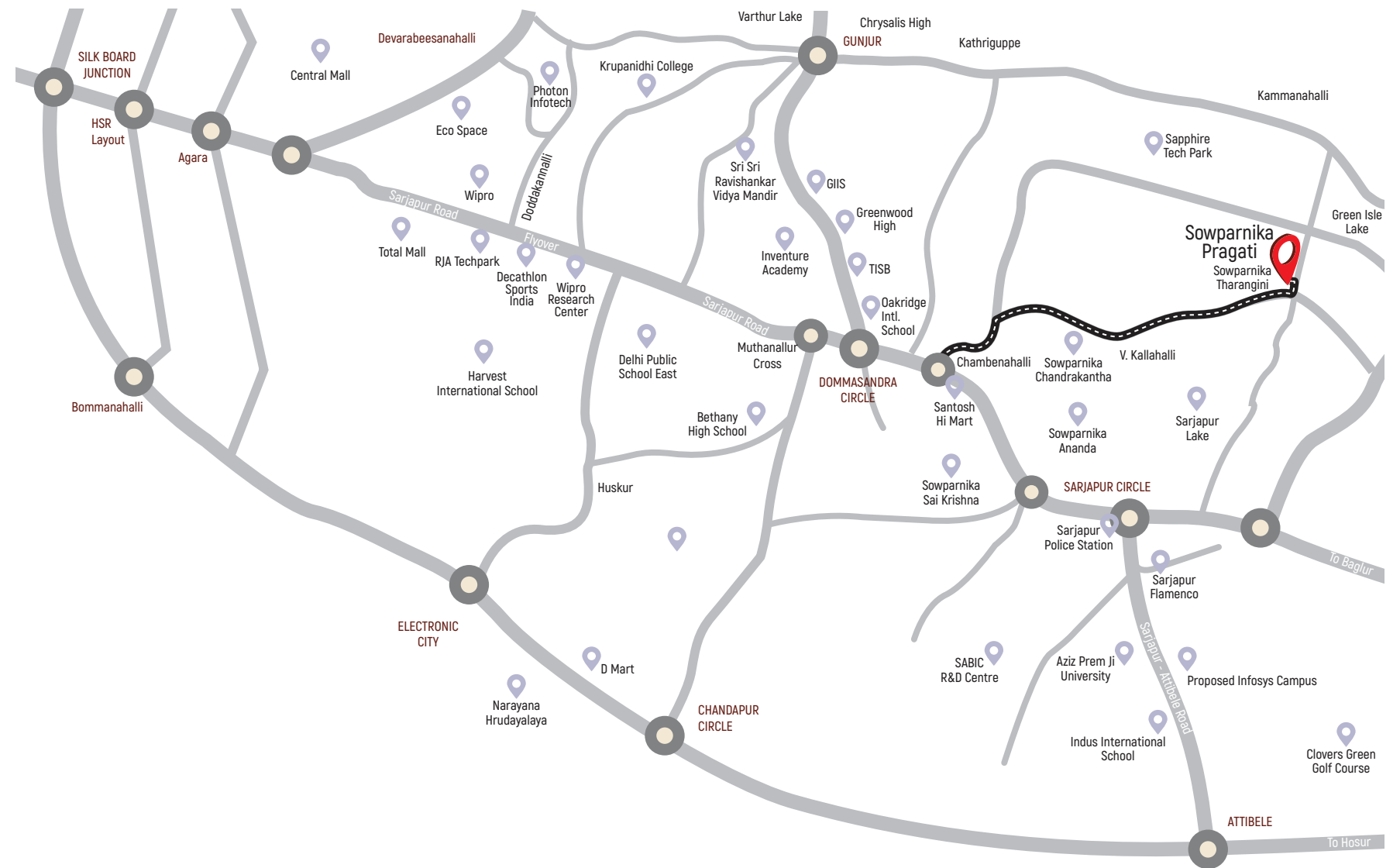
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**STATES
PRESENCE**

SITE ANALYSIS

DISTANCE TO SOWPARNIKA THARANGINI

| | |
|--|--------|
| Sarjapur | 2 KM |
| Dommasandra circle | 3.5 KM |
| Gunjur | 6 KM |
| Up coming Infosys Campus | 5 KM |
| Decatlon Sports India | 6.5 KM |
| Wipro Corporate Office | 9.5 KM |
| Whitefield | 13 KM |
| Outer Ring Road (ORR) | 14 KM |
| Electronic city (Dommasandra Huskur Road) | 16 KM |
| Marathahalli | 16 KM |
| ITPL | 17 KM |
| Kempegowda International Airport | 53 KM |



PROJECT DETAIL



MASTER PLAN

STILT FLOOR PLAN

Legend

- 01. Entrance Lounge
- 02. Clubhouse
 - a. Swimming Pool
 - b. Multipurpose Hall/Indoor games
 - c. Fully equipped gymnasium
- 03. Children's Play Area
- 04. Jogging / Walking Track
- 05. Security Room
- 06. STP
- 07. DG & Transformer yard
- 08. Road Widening
- 09. Buffer
- 10. Driveway



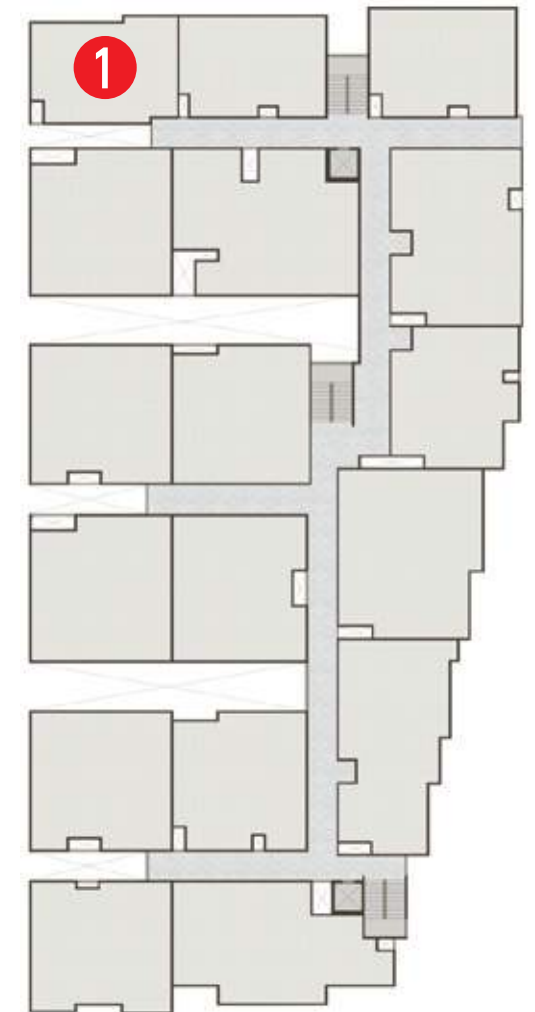


SOWPARNIKA
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TYPICAL FLOOR PLAN



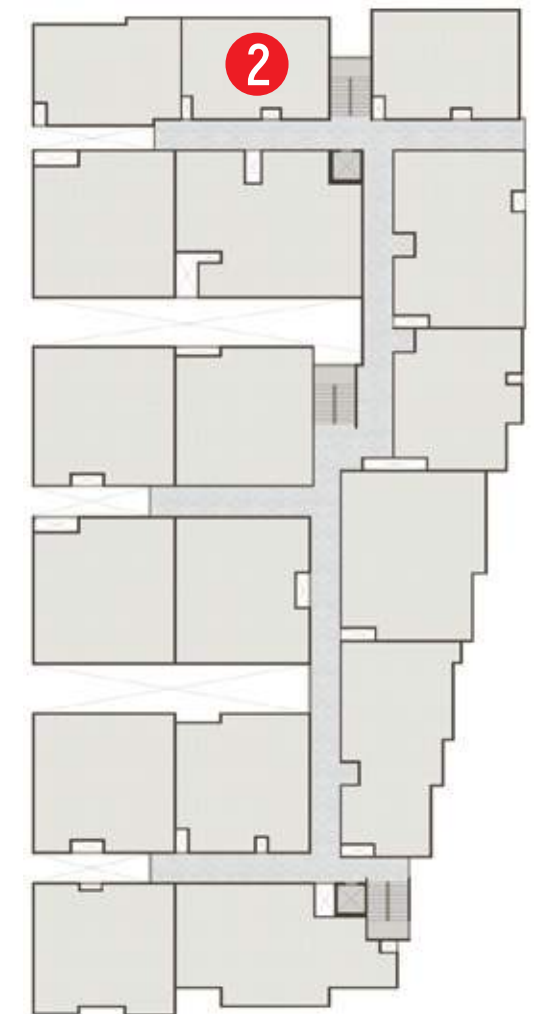
2 BHK



FLAT NO: G01, 101, 201, 301
SALEABLE AREA: 1126 Sq.Ft



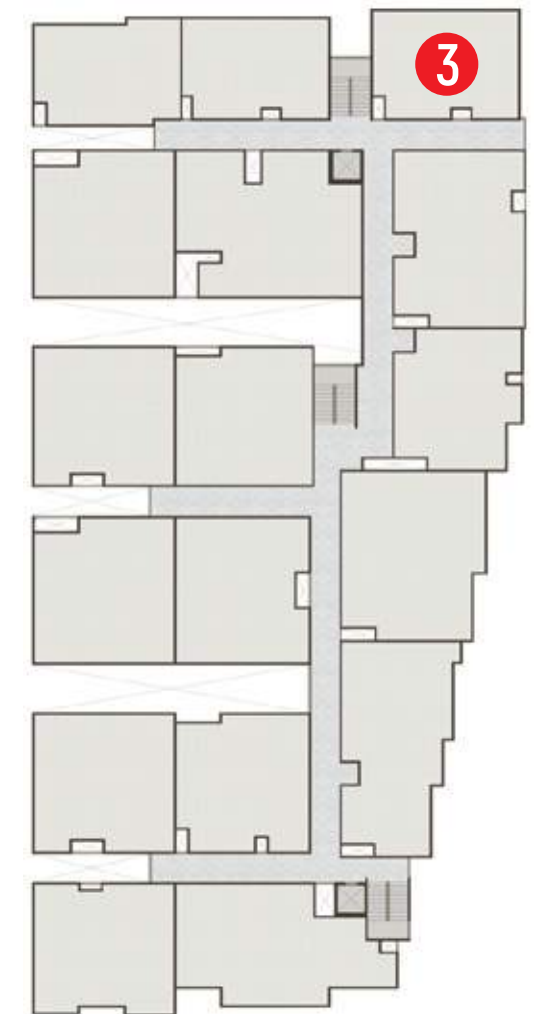
2 BHK



FLAT NO: G02, 102, 202, 302
SALEABLE AREA: 1100 Sq.Ft



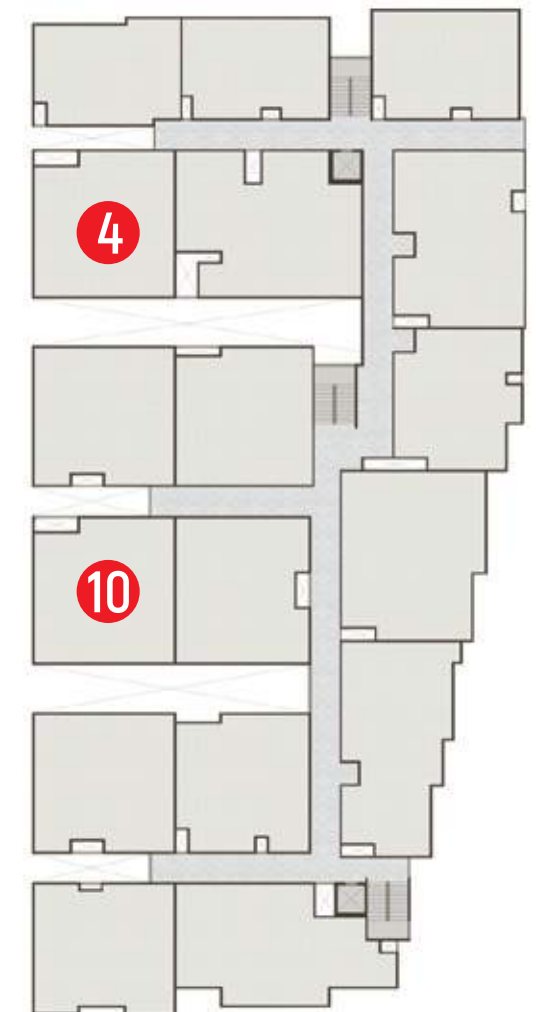
2 BHK



FLAT NO: G03, 103, 203, 303
SALEABLE AREA: 1182 Sq.Ft



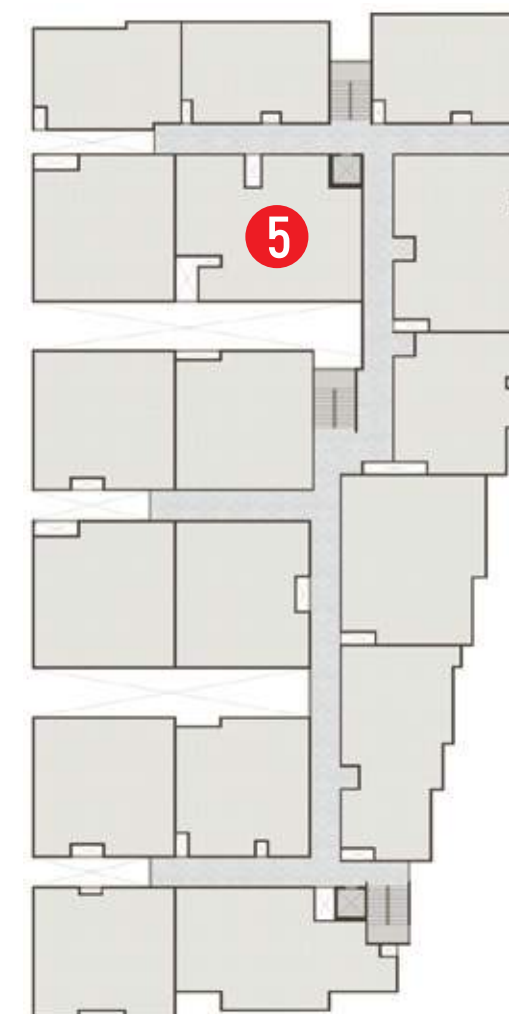
3 BHK



FLAT NO: G04, 104, 204, 304
G10, 110, 210, 310
SALEABLE AREA: 1552 Sq.Ft



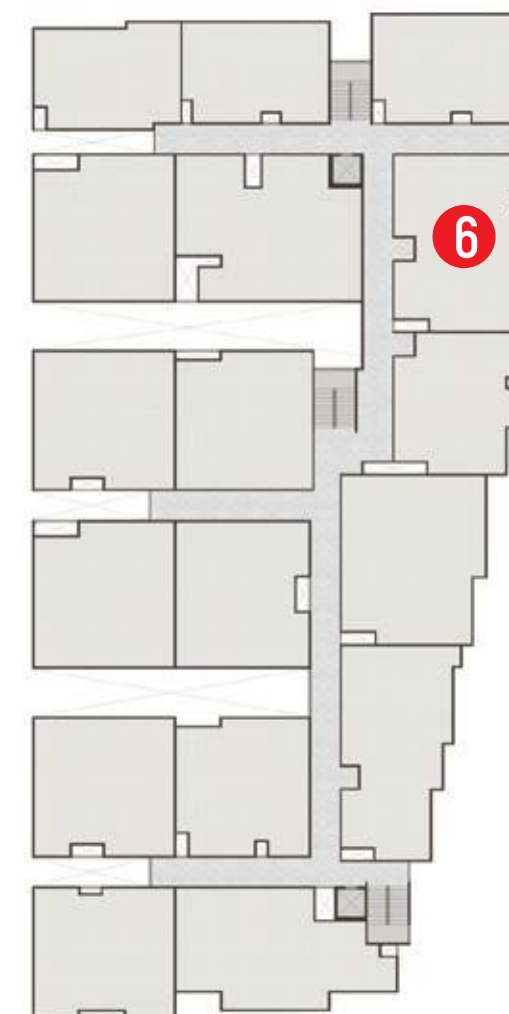
3 BHK



FLAT NO: G05, 105, 205, 305
SALEABLE AREA: 1882 Sq.Ft



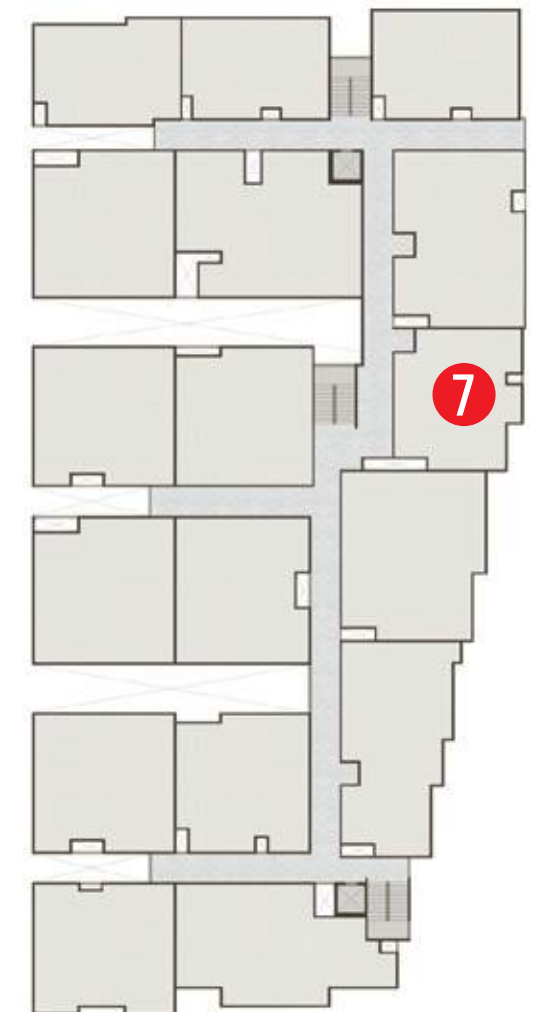
3 BHK



FLAT NO: G06, 106, 206, 306
SALEABLE AREA: 1695 Sq.Ft



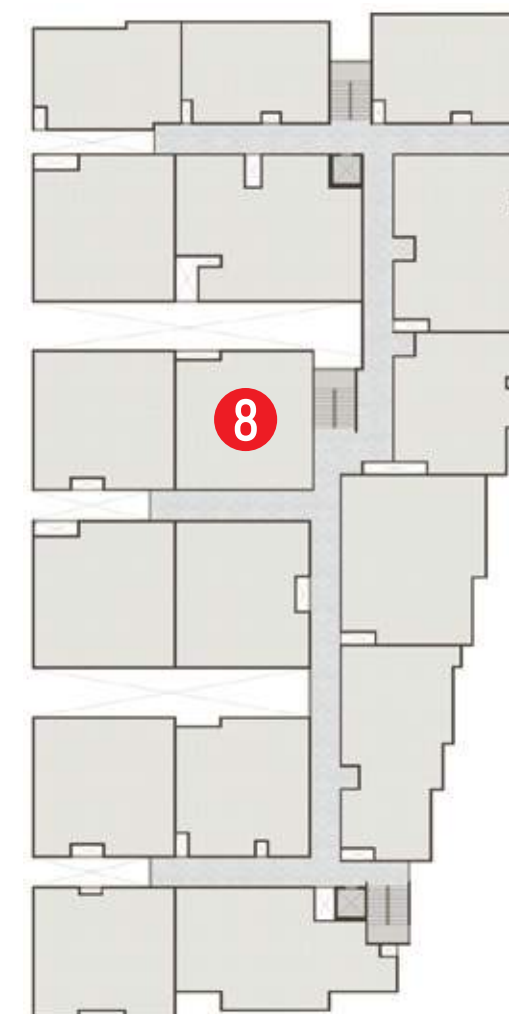
2 BHK



FLAT NO: G07, 107, 207, 307
SALEABLE AREA: 1263 Sq.Ft



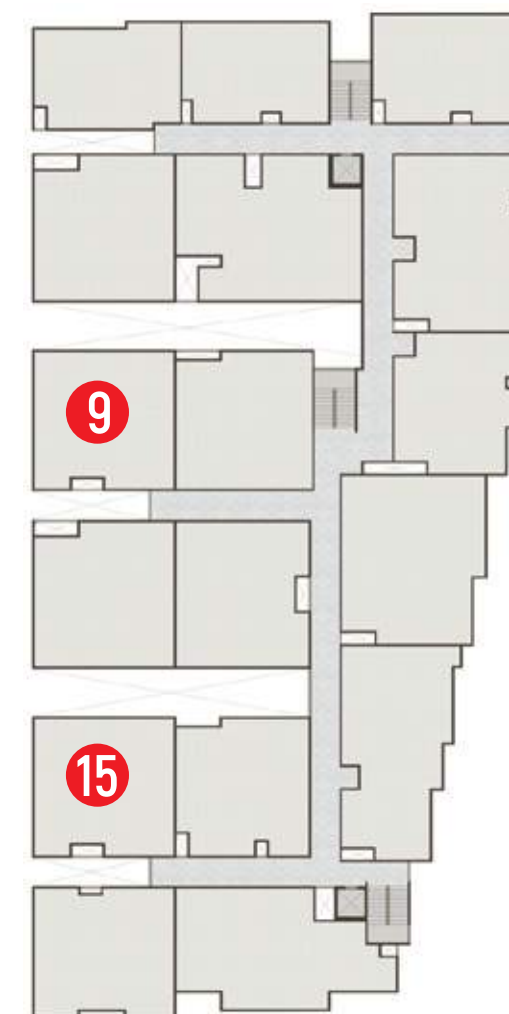
2 BHK



FLAT NO: G08, 108, 208, 308
SALEABLE AREA: 1400 Sq.Ft



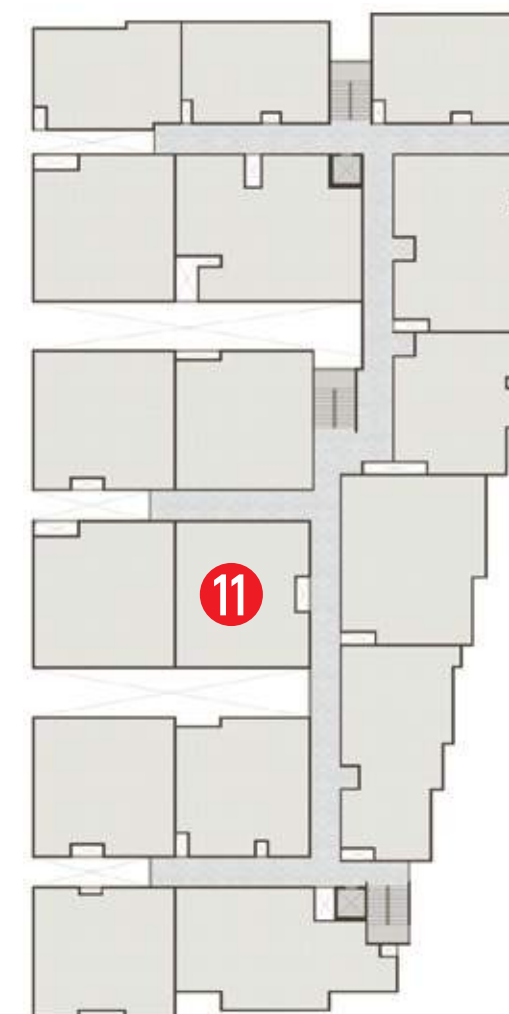
3 BHK



FLAT NO: G09, 109, 209, 309
G15, 115, 215, 315
SALEABLE AREA: 1485 Sq.Ft



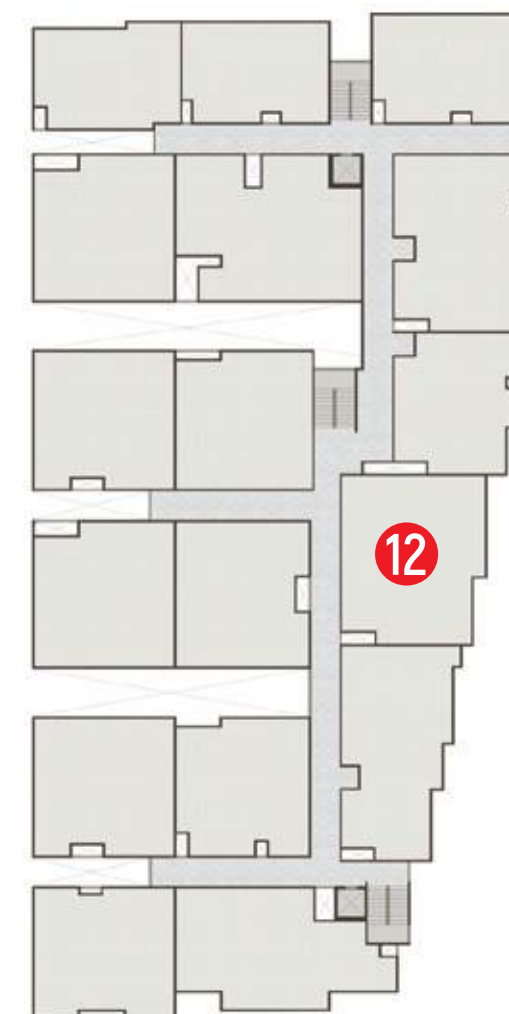
2 BHK



FLAT NO: G11, 111, 211, 311
SALEABLE AREA: 1412 Sq.Ft



3 BHK



FLAT NO: G12, 112, 212, 312
SALEABLE AREA: 1781 Sq.Ft



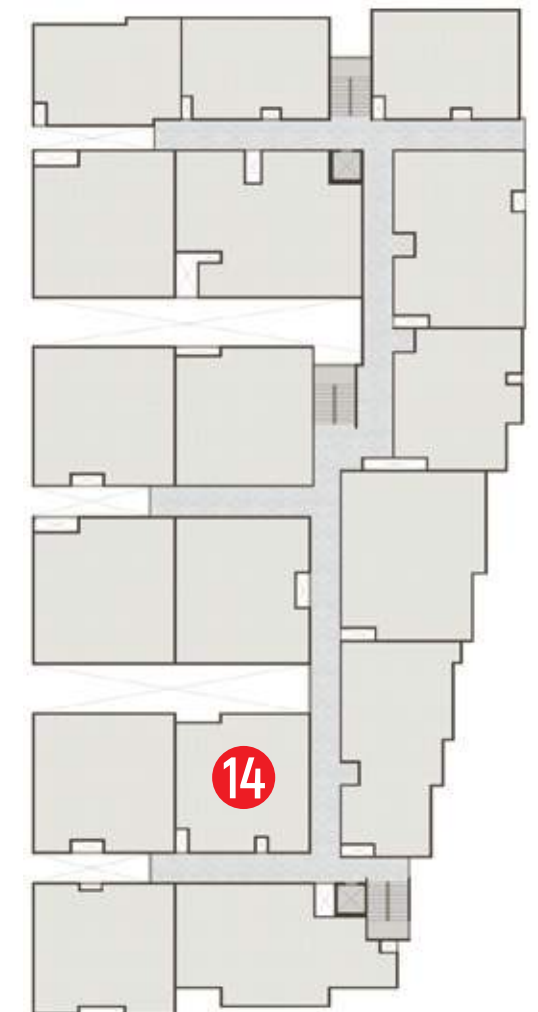
3 BHK



FLAT NO: G13, 113, 213, 313
SALEABLE AREA: 1637 Sq.Ft



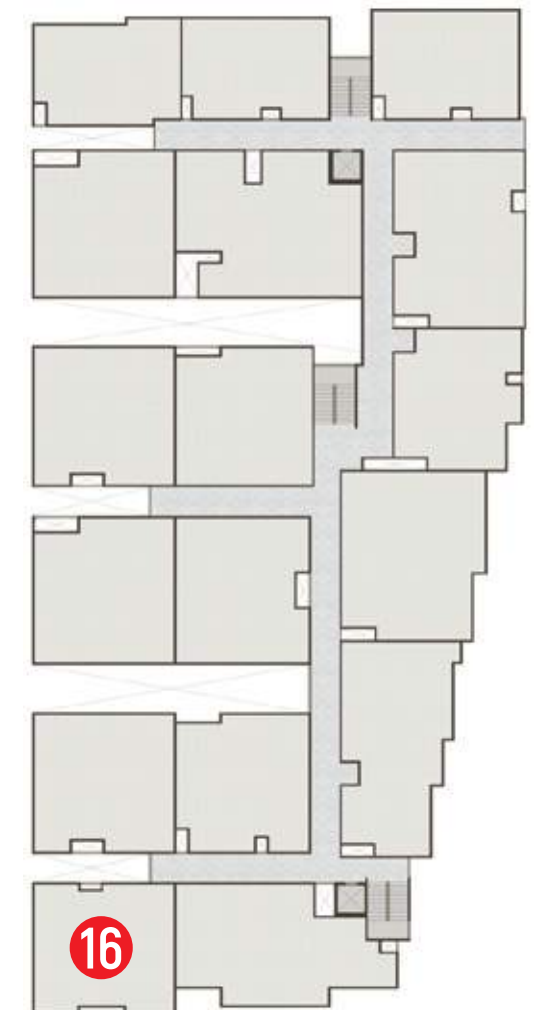
2 BHK



FLAT NO: G14, 114, 214, 314
SALEABLE AREA: 1365 Sq.Ft



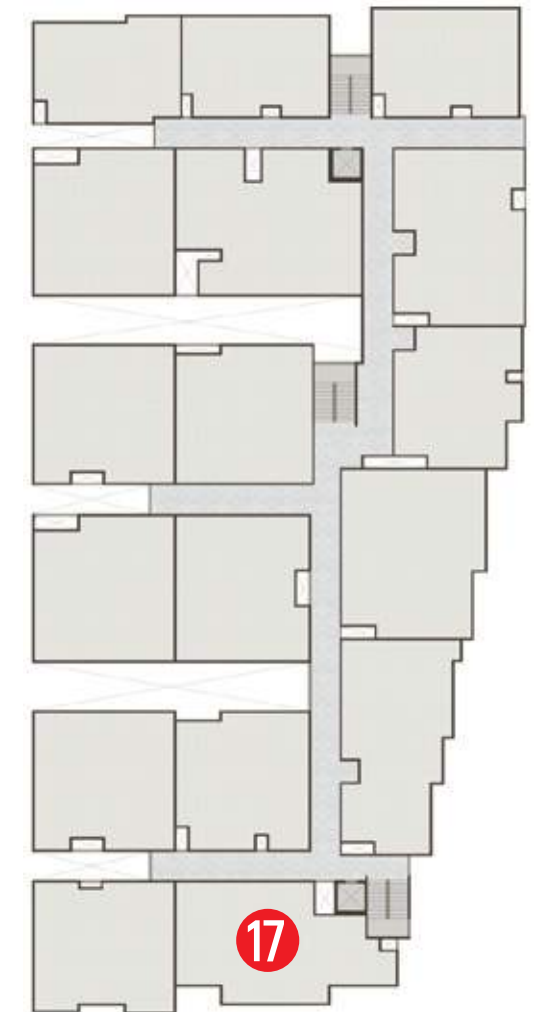
3 BHK



FLAT NO: G16, 116, 216, 316
SALEABLE AREA: 1391 Sq.Ft



3 BHK



FLAT NO: G17, 117, 217, 317
SALEABLE AREA: 1639 Sq.Ft



SPECIFICATIONS

Structure:

R.C.C framed structure with concrete block masonry.

Flooring:

- Living, Dining, Kitchen & Bedrooms - Vitrified tiles – Varmora or reputed brand
- Toilet flooring - Anti skid Ceramic tiles – Varmora or reputed brand
- Toilet dadoing up to 7 feet- ceramic glazed tiles – Varmora or reputed brand
- Kitchen dadoing above the counter to height of 2 feet - ceramic glazed tiles – Varmora or reputed brand (only supply)
- Balcony - Anti skid Ceramic tiles – Varmora or reputed brand
- Common Area - Anti skid Ceramic tiles – flooring and skirting

Kitchen:

- Granite top & single bowl FUTURA or reputed brand sink to be provided (only supply).
- Glazed tiles above the counter to a height of 2 feet (Only supply).
- Provision for Chimney in kitchen.
- Provision for Water purifier.

Toilet:

- Sanitary fittings - American standard or reputed brand - Floor Mounted WC and Washbasin.
- CP fittings - Jaquar or reputed brand – Shower spout, Diverter, Shower head, Pillar cock, angle valve, health faucet
- Provision for geyser and Exhaust fan in toilets.

Doors:

Main Door - Super Quality Hard wood frame and shutter with melamine finish.
Internal doors - Hard wood frames with skin/flush shutters.
FRP doors for Toilets.

Windows:

2 Track UPVC windows with glazed shutters and provision for mosquito mesh.

Electrical:

Modular switches of Schneider / Color or reputed brand
ELCB and MCB with independent EB meter of approved quality.
Good quality concealed copper wiring of approved quality.
Provision for Washing Machine point.

Power Backup:

Power backup for common areas, lift lobbies and 0.5 KW power backup for each flat through limiter switch for 1 BHK through limiter switch (0.2KW)

Paint :

Internal : 2 coats acrylic putty, 1 coat primer &
2 coats of emulsion Asian / Berger or reputed brand.
External : 1 coat external primer & 2 coats of external weather
paint Asian / Berger or reputed brand

Elevator:

Schindler / Johnson or reputed brand elevators.

Water Supply:

Bore well water supply / Municipal water supply if available

Air Conditioning:

Provision for fixing AC in Master Bedroom

AMENITIES

Entrance lounge

Clubhouse

Fully equipped gymnasium

Swimming pool

Multipurpose hall / Indoor games

Children's play area

Jogging / Walking track

Intercom to Apartment from Security Cabin through service provider.

24 Hrs. Power backup for common area and 0.5 KW for apartment through limiter switch.

Round the clock security.

Sewer treatment plant (STP).

Lifts of Reputed make.

Transformer & DG Services.

Rain water harvesting.

AMENITIES SHARED BY PHASE - I & II

Convenience store

Day care



SOWPARNIKA

Delivering Happiness

South India's Fastest Growing Builder

More than 5 million sq.ft. delivered | More than 35 ongoing projects

SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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PRAGATI

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Sowparnika Projects - Karnataka & Tamil Nadu



Sowparnika Purple Rose
Bengaluru



Sowparnika Swastika-2
Bengaluru



Sowparnika Sanvi-2
Bengaluru



Sowparnika Tharangini
Bengaluru



Sowparnika Columns
Bengaluru



Sowparnika Chandrakantha - 1
Bengaluru



Sowparnika Chandrakantha - 2
Bengaluru



Sowparnika Sanvi - 1
Bengaluru



Sowparnika Sai Srishti
Bengaluru



Sowparnika Ananda
Bengaluru



Sowparnika Swastika - 1
Bengaluru



Sowparnika Sai Soukya
Tirupur



Sowparnika Blue Bells
Mysuru



Sowparnika Royale Splendour
Mysuru



Sowparnika Landmark
Mysuru



Sowparnika Beetel
Coimbatore



Sowparnika Skandagiri
Coimbatore



Sowparnika Grandeur
Coimbatore