

Embrace the  
Neo Bengaluru  
360° Vibes





Indradhanush - Tower 2 is termed as Shivadhanush;  
under RERA No:PRM/KA/RERA/1250/304/PR/200123/005641



# Indulge in the Neo Bengaluru 360° Cultural Splendor @ SHIVADHANUSH

Time flies when you're thrilled and happy, spending time with your loved ones. In a tapestry of cultural diversity, where 360 vibrant families live harmoniously as neighbors, each passing day becomes a cause for celebration and an invitation to indulge in the exquisite luxuries & infinite moments of joy, that life has to offer.

We define your mundane every day with 9 compelling reasons to create lasting memories and truly make every moment count.



Pre-EMI Holiday



Value-Added  
Gated Community



Fully Furnished  
Homes



White Goods  
Included



24 Months Rental  
Assurance



Loaded  
Amenities



Future Appreciation  
Value



Guest  
Accommodation



Community  
Services



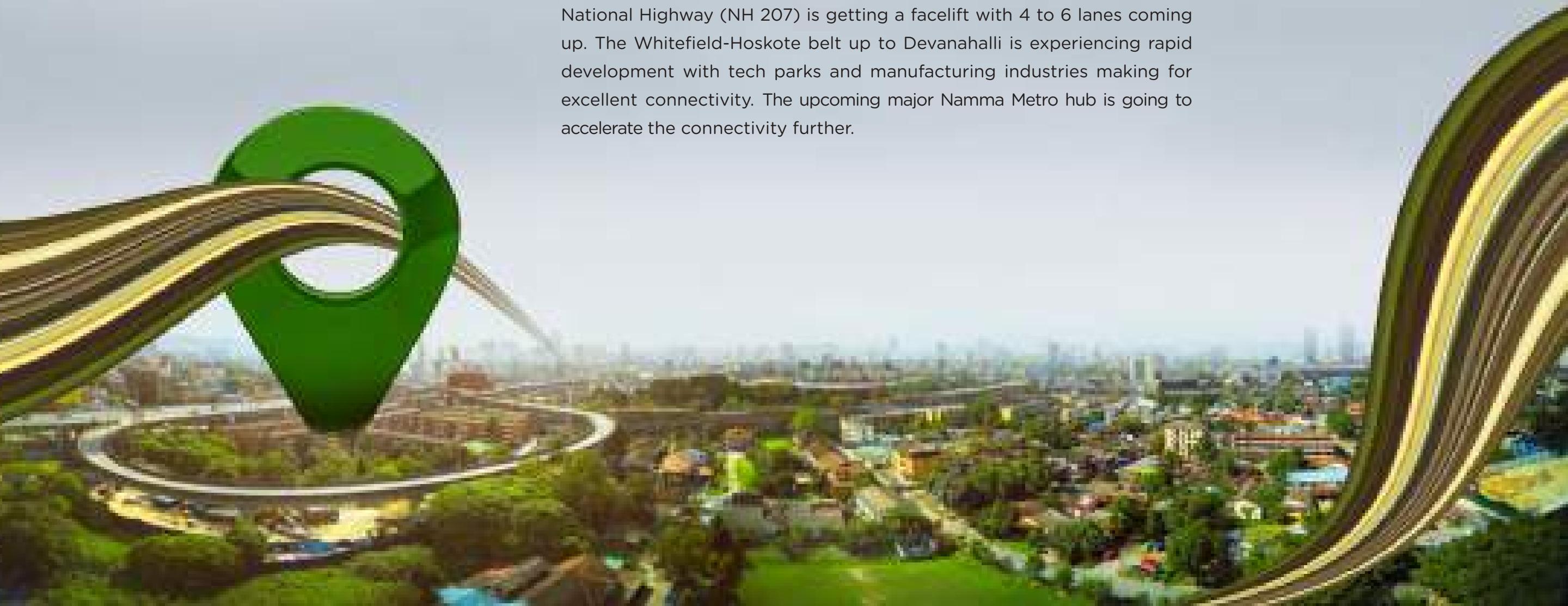
## Breathe the Freshness: 360° Air Circulation

A holistic 360° ventilation system allows for easy circulation of air for freshness to make its way indoors through the windows; feel the breeze play with your hair and abundant sunshine kiss your skin. Each corner of a home is carefully crafted to ensure optimal air exchange, maintaining a healthy and invigorating environment.



## 360° Connectivity: At a Location Vantage Point

Touted as tomorrow's Whitefield, the area surrounding Shivadhanush, is well-connected to the city and the IT corridor. The Narasapura Industrial area is witnessing an infrastructural boom in the recent past, plus the National Highway (NH 207) is getting a facelift with 4 to 6 lanes coming up. The Whitefield-Hoskote belt up to Devanahalli is experiencing rapid development with tech parks and manufacturing industries making for excellent connectivity. The upcoming major Namma Metro hub is going to accelerate the connectivity further.



A large, semi-transparent background image of a highway winding through a green landscape, with a city skyline visible in the distance.

The new 'Dobbaspet to Chennai' expressway is currently under development and will be operational soon. The property enjoys connectivity to the 4-lane highway, Chennai - Old Madras Road leading to Tirupati, Nellore, and Vijayawada which is already in use. If you're a frequent traveller, then Shivadhanush at Hoskote will make you stay off the busy lanes and congested roads of Bengaluru. It is just a 30-minutes drive from Hoskote to the International Airport at Devanahalli.

#### Proximity Details:



A 30 minutes drive from ITPL



A 30 minutes drive from KR Puram Railway Station



30 minutes drive to Bengaluru International Airport

## Life keeps ticking 360° in a full circle

Investment decisions such as buying a home between the age of 30 to 60 years determine your retirement security goals, for you and your family. Owning a home not only offers a sense of security and stability but, also serves as a valuable asset that can appreciate over time.

As housing prices tend to rise over the long term, investing in a home during this period can potentially yield significant financial gains. Invest in Shivadhanush plug and play apartments at Hoskote, and be assured of asset appreciation value in the future.

# 360° Asset Upgrade

## Opening up Second Income Avenues for the Young & The Senior Citizen

We help unlock opportunities to multiply your returns on investments. Invest in new-age homes with a touch of tradition and the glam of modernity at Sowparnika Shivadhanush, which come with a host of features designed to propel your investment decisions. We offer you,



24-Months  
Rental Assurance

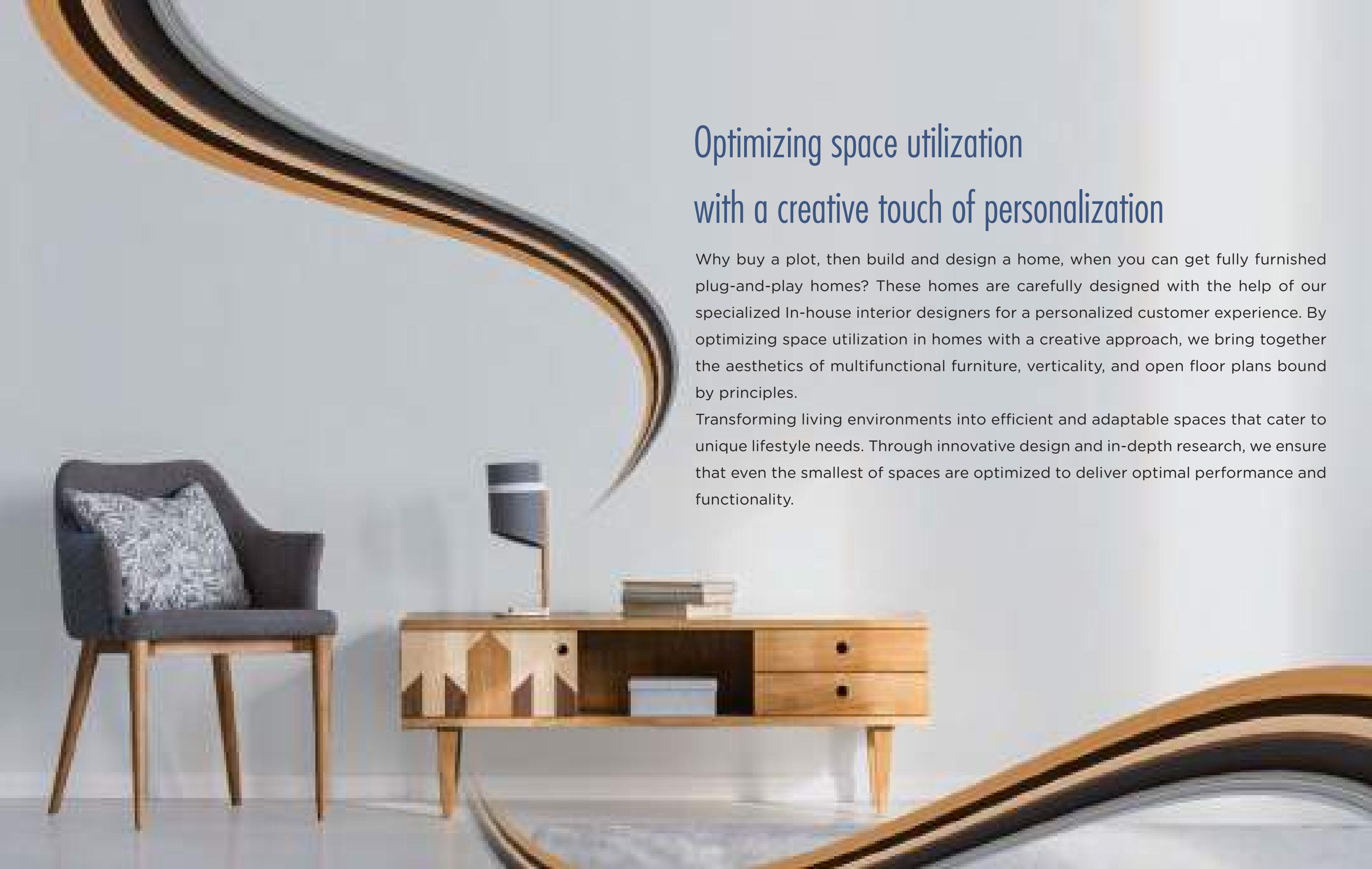


No Pre-EMI  
facility



Fully Furnished  
Plug & Play Homes





## Optimizing space utilization with a creative touch of personalization

Why buy a plot, then build and design a home, when you can get fully furnished plug-and-play homes? These homes are carefully designed with the help of our specialized In-house interior designers for a personalized customer experience. By optimizing space utilization in homes with a creative approach, we bring together the aesthetics of multifunctional furniture, verticality, and open floor plans bound by principles.

Transforming living environments into efficient and adaptable spaces that cater to unique lifestyle needs. Through innovative design and in-depth research, we ensure that even the smallest of spaces are optimized to deliver optimal performance and functionality.

## AMENITIES



MAIN ENTRY PORTAL  
WITH CLOCKTOWER



SWIMMING POOL  
WITH DECK



TODDLERS POOL



POOL DECK WITH  
LOUNGE SEATING



YOGA AND  
MEDITATION



LAWN



LANDSCAPE PLAZA



SENIOR CITIZEN  
PARK



CHILDREN'S  
PLAY AREA



BICYCLE PATH



CRICKET  
PRACTICE PITCH



VOLLEYBALL COURT



HALF BASKETBALL  
COURT



OUTDOOR  
BADMINTON COURT



DROP OFF  
POINT



MULTIPURPOSE  
HALL



INDOOR GAMES



GYM

## AMENITIES



DOCTOR CLINIC



CO-WORKING SPACE



CAFETERIA



CRECHE



SALON



DEPARTMENTAL  
STORE



DRIVER LOUNGE



LAUNDRY



STAFF  
ACCOMMODATION



GUEST  
ACCOMMODATION



INTERCOM FACILITY



24 HRS.  
POWER BACKUP



ROUND THE  
CLOCK SECURITY



CCTV  
SURVEILLANCE



TRANSFORMER &  
DG SERVICES



SEWAGE TREATMENT  
PLANT (STP)



RAIN WATER  
HARVESTING



LIFTS OF  
REPUTED MAKE

# Unveiling the Navratnas of Shivadhanush

## 1. Pre-EMI Holiday

Enjoy the Pre-EMI holiday! 5%\* is all you have to pay for a lifetime of assured appreciation value.

## 2. Fully Furnished

Plug-and-play homes: From stylish furniture to state-of-the-art appliances, these homes are meticulously designed to cater to your every need. The moment you step inside, you are greeted with a seamless blend of functionality and aesthetics, creating an ambiance that exudes warmth and sophistication.

## 3. 24 Months Rental Assurance

Finding stability in the rental market can be challenging. Ease your financial burden with 24 Months Rental Assurance.

## 4. White Goods included

White goods merge technology and art seamlessly, turning your living room into a sanctuary of inspiration and creativity.

## 5. Guest Accommodations

Visitors are always welcome to stay back. Guest accommodations are provided at minimal cost for convenience to visitors.



## 6. Community Services

The community at Shivadhanush houses 24/7 restaurant, grocery, clinic, and concierge services such as cook on call, driver on call, etc.

## 7. Upscale Amenities

Homes at Shivadhanush come loaded with 35+ amenities that cater to the premium lifestyle and luxury needs.

## 8. Future Appreciation Value

Homes that enliven your imagination and inspire you every day, also comes with great future appreciation value.

## 9. Smart Returns on Investment

Never let this investment opportunity pass by! Smartly designed homes that will fetch you a great rental yield of 5 to 7% per annum.



## 360° Comfort & Convenience

Exploring the lavish decor at Shividhanush, you'll discover a wealth of amenities designed to elevate your lifestyle to new heights. Dive into the sparkling pool, surrounded by lush landscaped gardens that offer a tranquil retreat from the bustling city.

Whether it's spiking a volleyball over the net, executing a graceful badminton serve, a three-point shot or defending some great bouncers there are courts for each, to explore a playground of boundless possibilities, igniting a fiery passion for sports and fostering moments of triumph and camaraderie.

These apartments go beyond mere luxury, they redefine it. With unrivaled attention to detail and an array of exceptional amenities, this is where you can truly experience a life of unparalleled extravagance. Prepare to immerse yourself in the epitome of refined living, where every moment is an experience beyond compare.



## 360° Happiness Delivered!

Cocoon in the comfort of luxury and feel the happiness with fully-loaded furnished homes that come packed with amenities and white goods such as a TV set, cot and mattress, dining table and sofa set, washing machine, refrigerator, geyser, stove, chimney, and wardrobes. To mark new beginnings, all you got to do is just move in with your personal belongings.

We have 360 apartments available to house 360 families, more than 35+ loaded amenities, and great future appreciation value. Redefining convenience by seamlessly blending style, comfort, and functionality into one remarkable living experience.

# Project Highlights

Spread across over 5 Acres | Building 1: 12 floors | Building 2: 10 floors  
 Basement & Stilt parking | Total - 930 Units - 1, 2 & 3 BHK

## INDRADHANUSH

TYPE OF UNIT	SALEABLE AREA IN SQ.FT	PER FLOOR	PER FLOOR X 10 FLOOR TOTAL UNITS
3 BHK	1075-1142	10	100 Units
2 BHK	749 - 850	21	210 Units
1 BHK	519 - 548	26	260 Units
<b>TOTAL</b>			<b>570 Units</b>

## SHIVADHANUSH

TYPE OF UNIT	SALEABLE AREA IN SQ.FT	PER FLOOR	PER FLOOR X 12 FLOOR TOTAL UNITS
3 BHK	1075 - 1118	09	108 Units
2 BHK	837 - 850	08	96 Units
1 BHK	520 - 538	13	156 Units
<b>TOTAL</b>			<b>360 Units</b>

## SHIVADHANUSH



## INDRADHANUSH



RERA NO. PHASE 1 : PRM/KA/RERA/1250/304/PR/230522/004913  
 PHASE 2 : PRM/KA/RERA/1250/304/PR/200123/005641

# SPECIFICATIONS

## 1. Structure :-

- RCC framed structure with concrete block masonry

## 2. Flooring :-

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

## 3. Kitchen :-

- Granite top & single bowl stainless steel sink of reputed make
- Provision for Chimney in kitchen
- Provision for Water purifier

## 4. Toilet :-

- Sanitary fittings-Hardware or equivalent make - wall mounted EWC, wall mounted wash basin
- CP fittings-Jaqua or Hardware or equivalent make - Shower spout. Diverter, Shower head, health faucet
- Provision for geyser and Exhaust fan in toilets

## 5. Door :-

- Main Door -Tata steel or equivalent make - Super steel frame & Dual door
- Internal doors-Tata steel or equivalent make
- Toilet doors-FRP door Balcony doors - UPVC door/window with glazed shutter & mosquito mesh
- Fire rated steel doors for fire exit

## 6. Windows :-

- 2 Track UPVC windows with glazed shutters and mosquito mesh

## 7. Electrical :-

- Modular switches of Schneider or Equivalent make
- ELCB and MCB with independent EB meter of approved make
- Good quality concealed copper wiring of approved make
- Provision for Washing Machine point

## 8. Power Backup :-

- 100% power back up for common areas. 0.5 KW power backup for each flat through limiter switch for 1 BHK through limiter switch (0.2KW)

## 9. Paint :-

- Internal: 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion Asian/Berger or equivalent make
- External: 1 coat external primer & 2 coats of external weather paint Asian/Berger or equivalent make

## 10. Elevator :-

- Schindler/Johnson lifts or equivalent make

## 11. Water supply :-

- Bore well water supply/Municipal water supply if available

## 12. Air conditioning :-

- Provision for fixing AC in Master Bedroom

## 13. Home automation :-

- Provision for home automation on additional cost

# Location Advantages and Proximity

The location is well connected to both the city and IT corridor.

Upcoming major Namma Metro Hub here is really going to connectivity across the city faster.

## Proximity Details:

30 min drive from ITPL

30 min drive from KR Puram Railway Station

30 min drive to Bangalore International Airport

## Hospitals Nearby:

MVJ Hospital – 4.7 Kms (8 min drive)

Ovum Hospital – 5.8 kms (14 min drive)

Mission Hospital – 5.4 kms (14 min drive)

Silicon city Hospital – 5.6 kms (11 min drive)

## Schools & Colleges:

Sun Valley Public School – 9.6 kms (20 min drive)

Bloomers School – 16 kms (35 min drive)

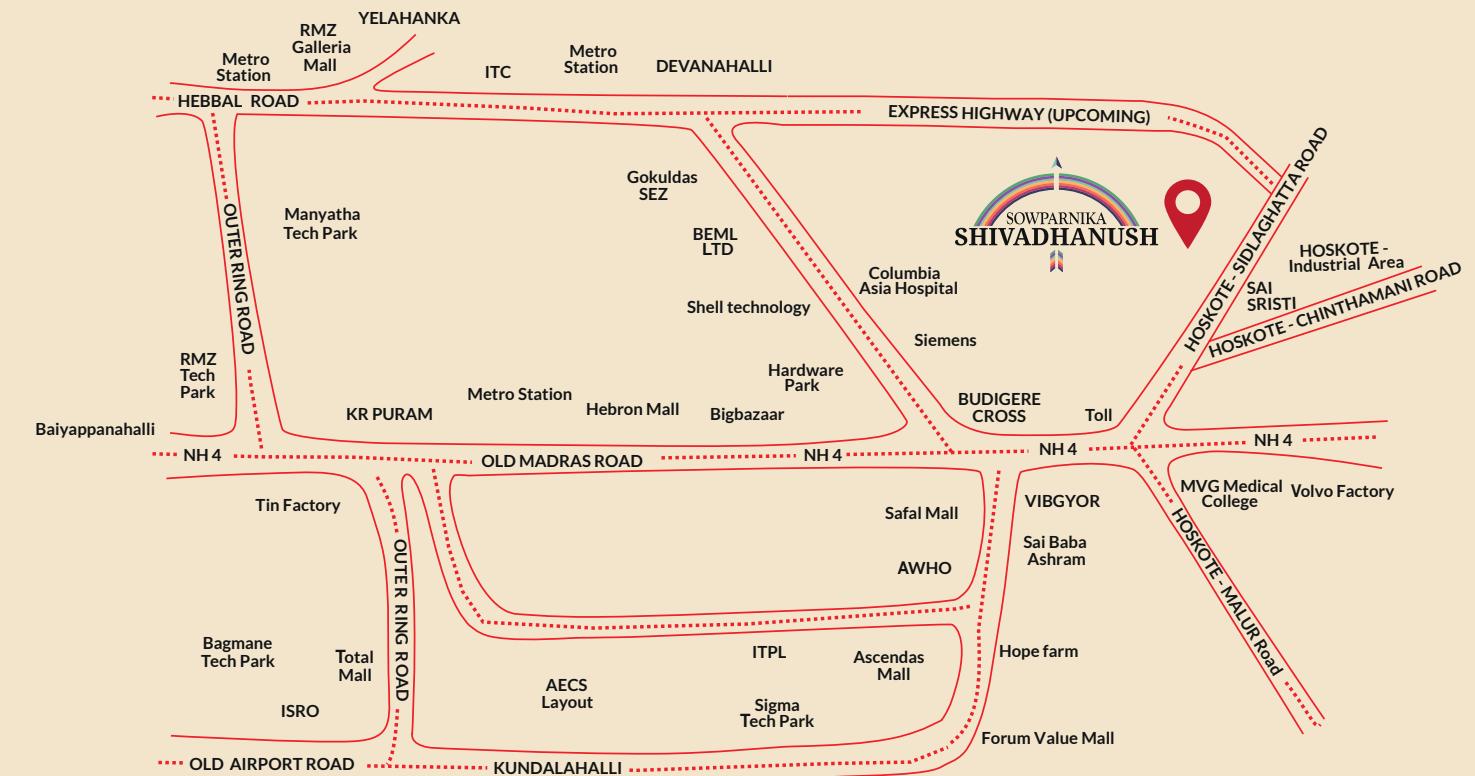
Vibgyor High School – 9 kms (15 min drive)

MVJ Engineering College – 17 kms

MVJ Medical College – 4.7 kms (8 min drive)



## Location Map:



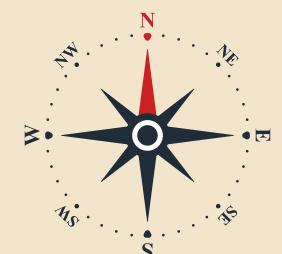
# Master Plan



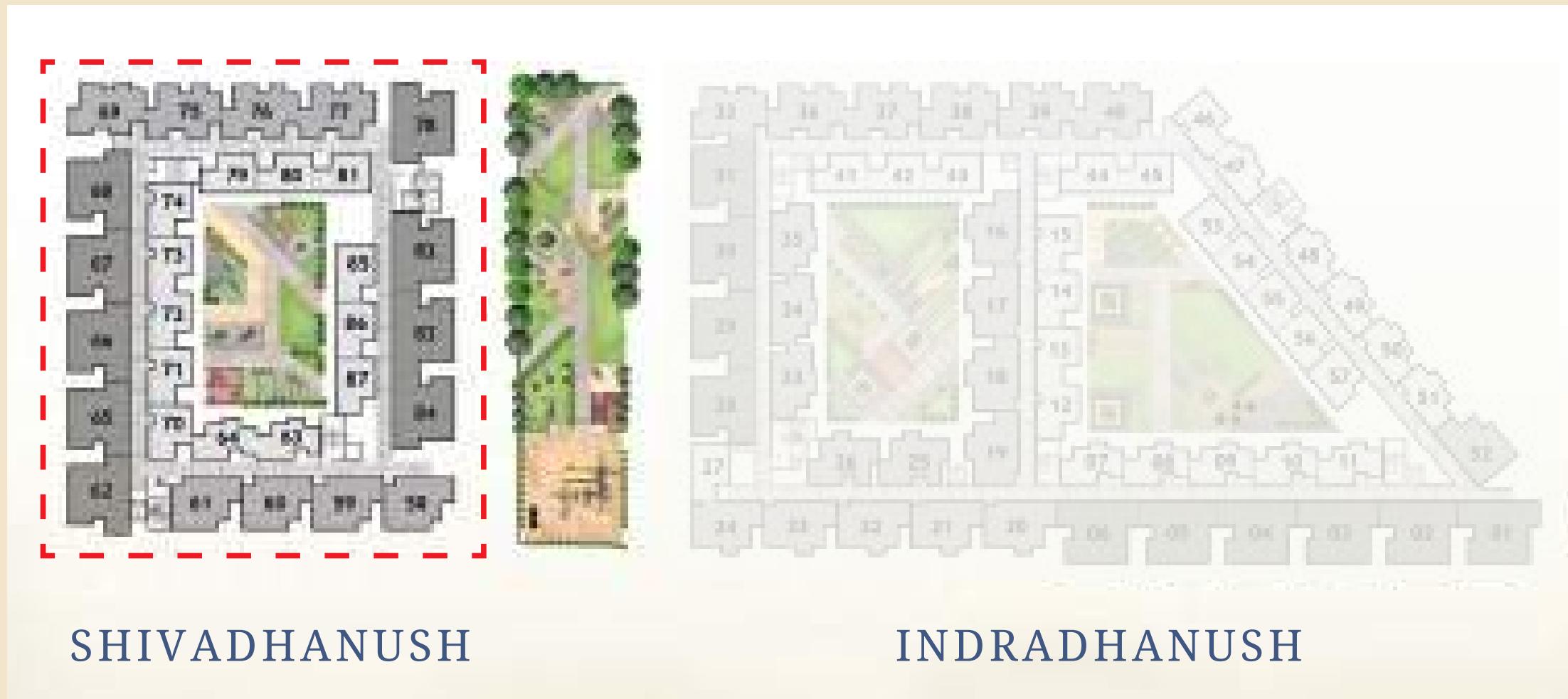
RERA NO. PHASE 1 : PRM/KA/RERA/1250/304/PR/230522/004913  
PHASE 2 : PRM/KA/RERA/1250/304/PR/200123/005641

## LEGEND

01. Main Entry Portal With Clock Tower
02. Swimming Pool With Deck
03. Toddlers Pool
04. Pool Deck With Lounge Seating
05. Yoga And Meditation
06. Lawn
07. Surface Parking
08. Transformer Yard
09. Landscape Plaza
10. Senior Citizen Park
11. Children's Play Area
12. Bicycle Path
13. Cricket Practice Pitch
14. Volley Ball Court
15. Half Basketball Court
16. Outdoor Badminton Court



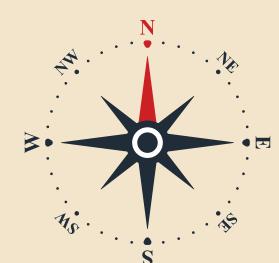
# Unit Plan



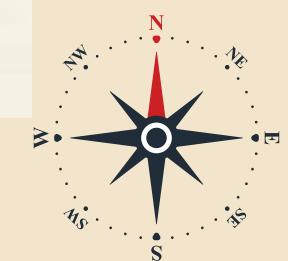
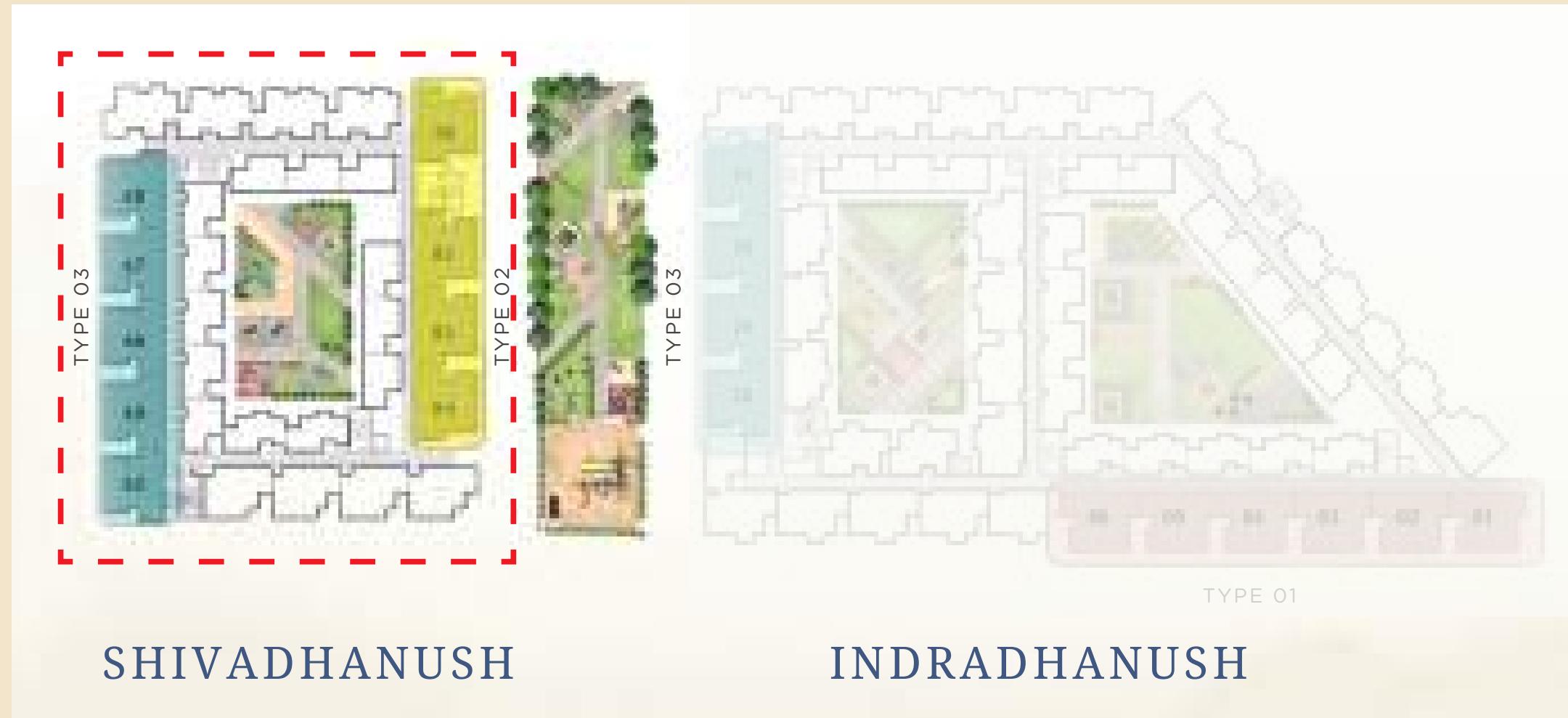
■ 3BHK Units

■ 2BHK Units

■ 1BHK Units



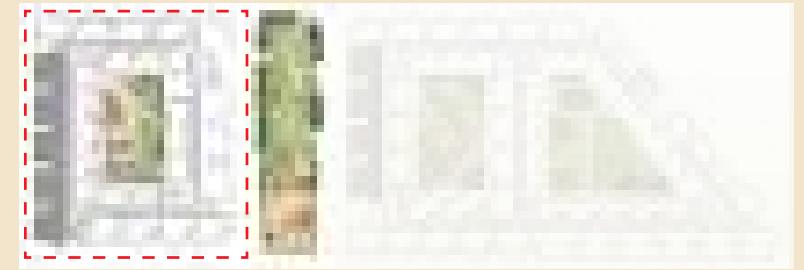
# 3BHK Unit Plan



## 3BHK Plan



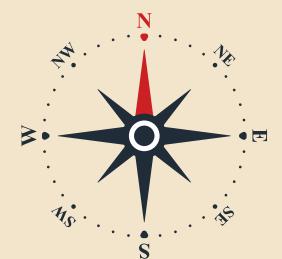
Isometric View



**East Facing 3 BHK - Type 3**

Saleable Area : 1075 Sq.ft

Unit Numbers : 28, 29, 30, 31, 62, 65, 66, 67, 68



## 3BHK Plan



Isometric View

**West Facing 3 BHK - Type 2**  
Saleable Area : 1118 Sq.ft  
Unit Numbers : 78, 82, 83, 84

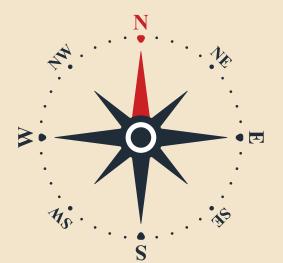
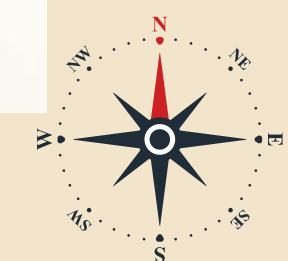
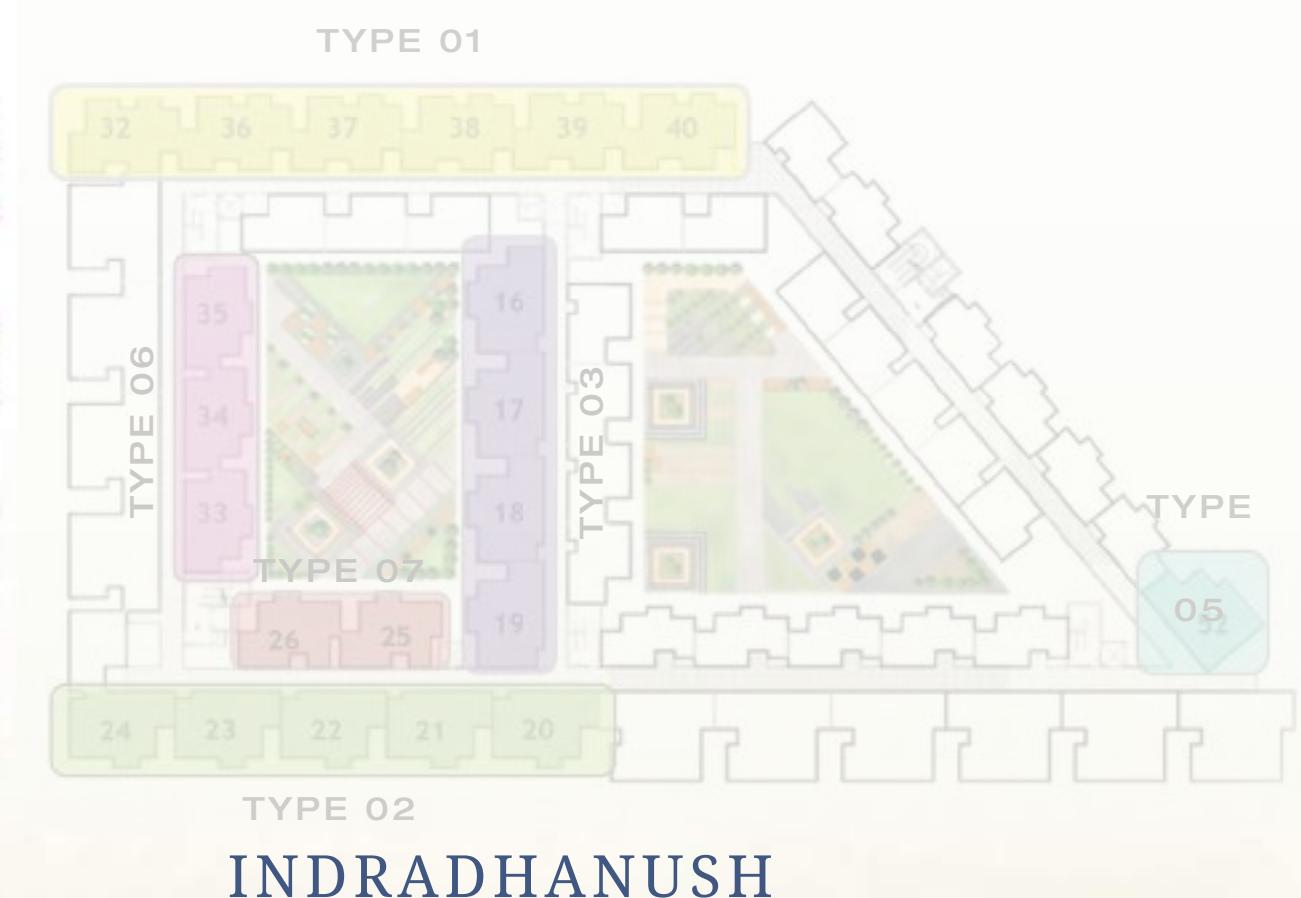
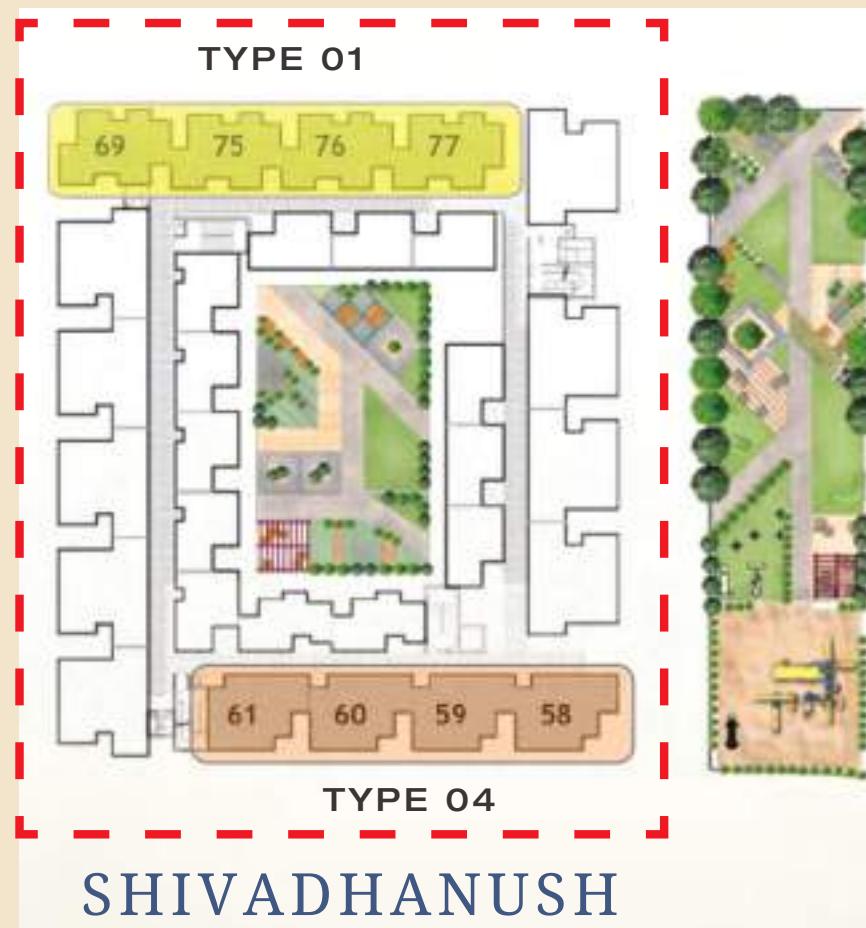




Image only a visual representation

## 2BHK Unit Plan



## 2BHK Plan



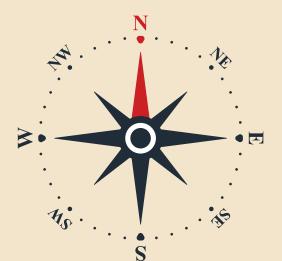
## Isometric View



### North Facing 2 BHK - Type 4

Saleable Area : 837 Sq.ft

Unit Numbers : 58, 59, 60, 61



## 2BHK Plan



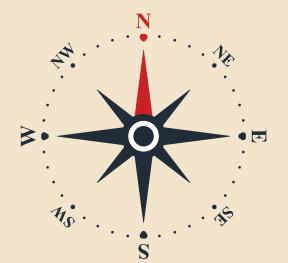
## Isometric View



### East Facing 2 BHK - Type 1

Saleable Area : 850 Sq.ft

Unit Numbers : 69, 75, 76, 77

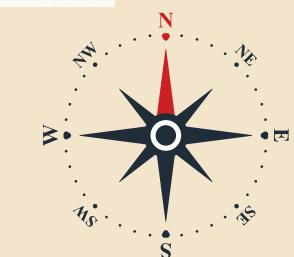


# 1BHK Unit Plan



SHIVADHANUSH

INDRADHANUSH



## 1BHK Plan



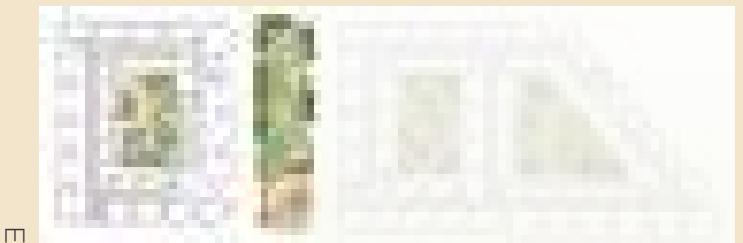
Isometric View



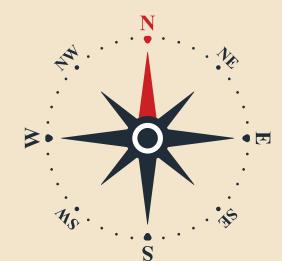
East Facing 1 BHK – Type 6

Saleable Area : 519 Sq.ft

Unit Numbers : 85,86,87



ENTRY



## 1BHK Plan



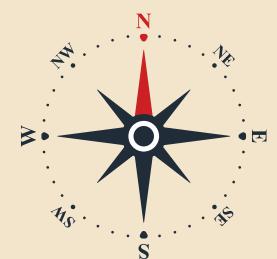
## Isometric View



### North Facing 1 BHK - Type 5

Saleable Area : 520 Sq.ft

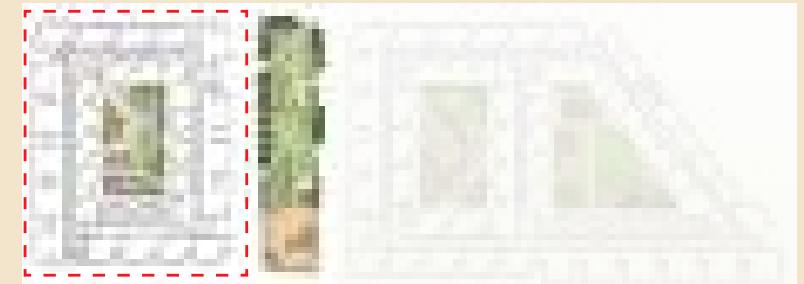
Unit Numbers : 79, 80, 81



# 1BHK Plan



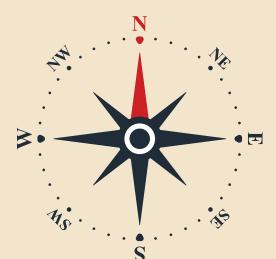
Isometric View



East Facing 1 BHK - Type 4

Saleable Area : 530 Sq.ft

Unit Numbers : 63, 64



## 1BHK Plan



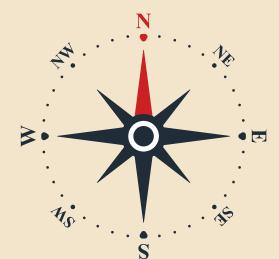
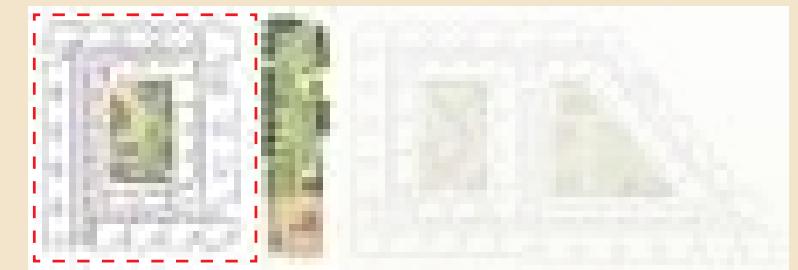
### Isometric View



#### West Facing 1 BHK - Type 2

Saleable Area : 538 Sq.ft

Unit Numbers : 70, 71, 72, 73, 74



# Pioneering Aesthetic and Delightful Living Spaces



**Ramji Subramaniam**  
Managing Director

Sowparnika is a brand synonymous with its aesthetic appeal and luxury while being modest. Sowparnika is one of the first to introduce Lean Six Sigma theory across all the processes within the organization. The value proposition being timely delivery while maximizing the efficiency in order to extend the benefit to the end customer. 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 10000+ satisfied clients, 50+ completed projects, 25+ ongoing projects, 5.5 Million+ Sq. ft. developed, 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 homeowners.

The continued patronage has elevated Sowparnika Projects and Infrastructure Private Limited as one of the leading property developers in South India, Working in sync with the Prime Minister's Housing Scheme, "Homes for All by 2027", 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.



To be one among the top 10 preferred brands in the housing & infrastructure arena, by delivering happiness and value for a life time.



- Become one among the top 10 housing & infrastructure company of South India.
- Achieve 1000 Crores turnover and a successful IPO by 2027.
- Provide high-quality value homes through continuous innovations, improvements and timely delivery.
- Create a culture of a consistent growth.
- Offer a transparent work environment that enhances employee excellence.



Values are part of a company's DNA. They define what an organization stands for, highlighting an expected and ultimate set of behaviors and skills.

- **SPEED** : A passion to accelerate delivery of commitments for organisational excellence.
- **INTEGRITY** : Acting and taking decisions in the most transparent and fair manner.
- **TRANSPARENCY** : Complete openness in one's functional and interpersonal activities.
- **BOUNDRYLESSNESS** : A work culture that transcends boundaries.
- **OWNERSHIP** : Being accountable for our actions and deliverables.
- **SAFETY** : Zero tolerance on safety.



## Key Differentiators

In-depth knowledge of our target customers helped us initiate Key Differentiators. A decision unique & essential for our vision which propelled Sowparnika with a matchless Competitive edge. Customer-centric, On-time delivery, Quality deliverables, 360° approach, In-house expertise, and Guaranteed value are the 6 key differentiators we implemented throughout Sowparnika's journey.

## Value Creation

We always believed that for a marvellous 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 & clarity towards the future.

## IN-HOUSE CAPABILITIES



PROJECT EXECUTION &  
MANAGEMENT



PROPERTY  
MANAGEMENT



LAND DEVELOPMENT &  
APPROVAL CAPABILITIES



ARCHITECTURAL, INTERIOR DESIGN  
& STRUCTURAL EXPERTISE



LEGAL  
EXPERTISE



PLUMBING, ELECTRICAL &  
FIRE DESIGN EXECUTION



Silicon India with LICHFL



Brands Academy Awards



Best Emerging Name in providing  
Real Estate Solutions



NDTV Profit Real Estate Award



Junior Chamber International  
Kottayam



Best Launch - Ashiyana



Kerala Financial Corporation  
Trivandrum



ET Now



Sowparnika Swastika



Best Emerging Real Estate Project  
Sowparnika Projects



Entrepreneur of  
the Year - Real Estate



Excellence in Emerging  
Real Estate Brand



Entrepreneur of  
the Year - Real Estate



Mid-Segment Housing Project of  
the Year - Olivia Nest



Best Residential Launch of  
the Year - Indradhanush

# An exciting Experience Awaits You!

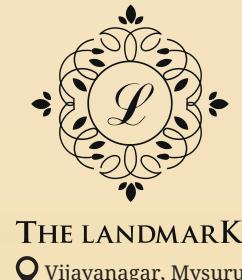
Our stringent standards followed by a 360-degree in-house process, vertical integration and efficient construction methods, has helped us deliver the benefit of housing at an enviable price to our customers, through the optimal utilization of resources.

## Our other Ongoing Projects

### BANGALORE



### mysuru



### TRIVANDRUM



### KOCHI



### KOZHIKODE



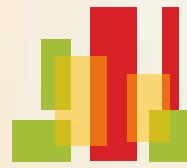
### THRISSUR



### COIMBATORE







# SOWPARNIKA

Delivering Happiness

## CORPORATE OFFICE

📍 Sowparnika Projects and Infrastructure Pvt. Ltd.

No. #750, 1st Main Road, "C" Block, AECS Layout, Bangalore - 560037

🌐 [www.sowparnika.com](http://www.sowparnika.com)

## SOWPARNIKA SHIVADHANUSH



### Site Address

📍 INDRADHANUSH Yelachanayakanapura, Doddahullur Village Taluk,

Kasaba Hobli, Hoskote, Karnataka - 562114

RERA NO. PHASE 1 : PRM/KA/RERA/1250/304/PR/230522/004913 | PHASE 2 : PRM/KA/RERA/1250/304/PR/200123/005641

📞 8151 844 999

SOWPARNIKA  
**INDRADHANUSH**  
Seventh Heaven

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