



PASSION AT WORK

SOBHA **HRC**
PRISTINE

JAKKUR

We shall name it

SOBHA HRC PRISTINE

The word Pristine was originated in mid-16th century from the Latin word *pristinus* and means unspoiled, clean, fresh as if new and spotless. A green haven untouched by pollution and its effects, this property enchants with its immaculate purity and innate elegance. We could call it nothing but Pristine.



ARTISTIC IMPRESSION – indicative in nature and is for general information purpose only.

RERA REGISTRATION NO. PR002270 (PHASE - 2 BLOCK - 2) | RERA REGISTRATION NO. PR002268 (PHASE - 3 BLOCK - 3)
RERA REGISTRATION NO. PR002267 (PHASE - 4 BLOCK - 4 & 5)

AN EXPRESSION OF IMMACULATE PURITY

A brick and mortar poetry entrenched on a lush green landscape untouched by the trappings of civilization—that is SOBHA HRC Pristine for you. Clear skies, clean waters and unspoiled grounds endow this sylvan land an aura of divine purity.

Whatever good things we build end up building us. – Jim Rohn

NATURE AT ITS PRISTINE BEST

SOBHA HRC Pristine is a green oasis tucked away in the bustling cityscape of North Bengaluru. We did sample tests of the property's air and noise quality, and the results stand testimony to its unpolluted environs.

Breathe easy, the air is clear

	Indiranagar	Whitefield	Marathahalli	MG Road	Koramangala	SOBHA HRC PRISTINE
Lead (NAAQS** limit—1.0)	BDL	BDL	BDL	BDL	BDL	BDL*
Ammonia (NAAQS limit—400)	07.20	16.0	13.8	09.6	11.8	04.00
Particulate matter PM10 (NAAQS limit—100)	96.80	140.2	124.2	119.0	108.5	79.00
Particulate matter PM 2.5 (NAAQS limit—60)	27.00	34.5	30.5	28.5	27.4	24.5
Carbon monoxide (NAAQS limit—4)	00.75	02.50	01.75	01.30	0.90	00.20
Nitrogen Dioxide (NAAQS limit—80)	26.70	31.0	29.4	25.9	26.2	22.4
Sulphur dioxide (NAAQS limit—80)	08.20	10.6	09.2	08.5	8.9	06.00
Ozone (NAAQS limit—180)	00.60	1.50	1.00	00.75	0.50	BDL

* Below Detection Limits
** National Ambient Air Quality Standards



The results of Ambient Air Monitoring conducted on the above locations in the first week of November, 2017.

It's not loud but clear



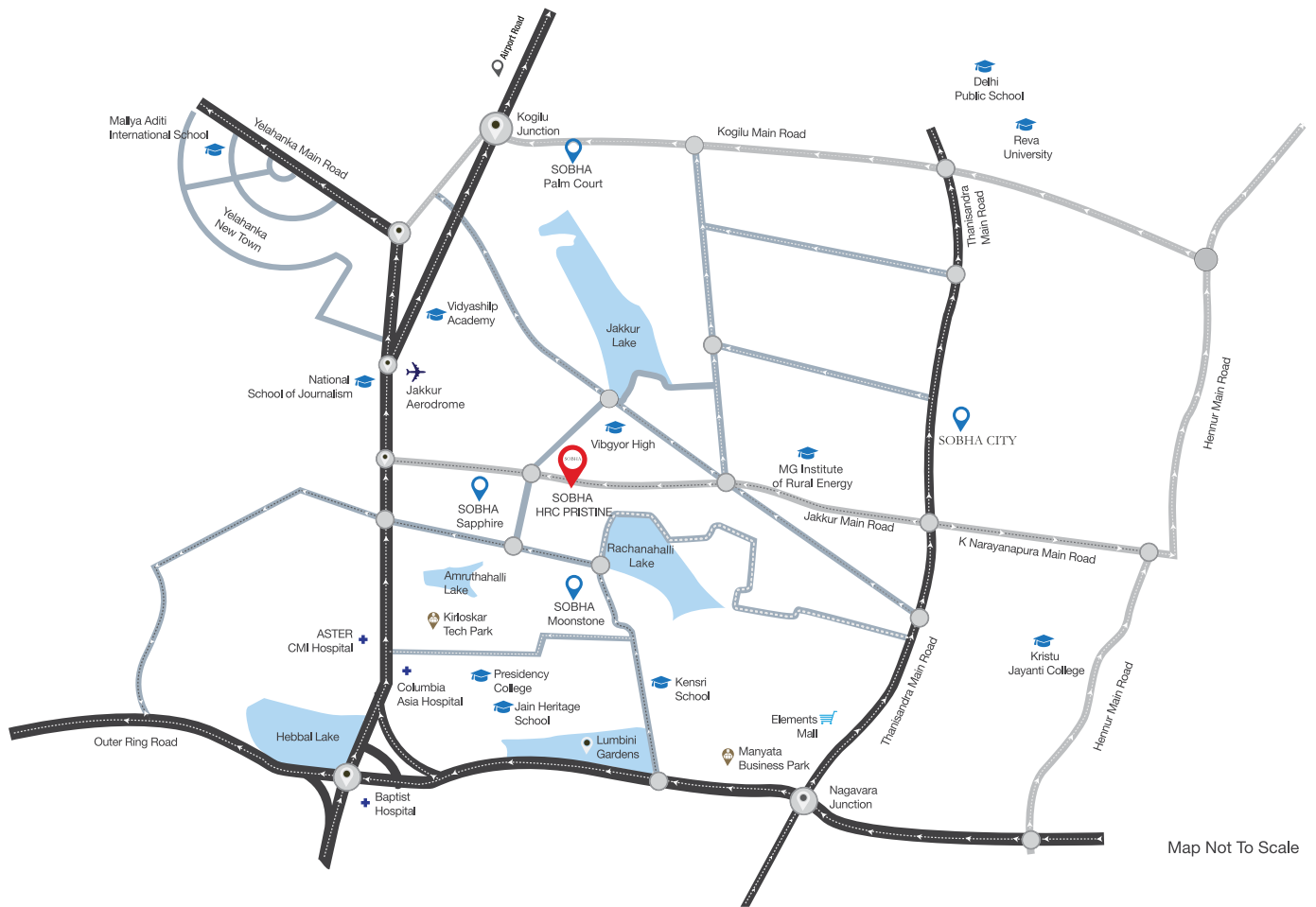
*** Decibel








The results of the Noise Monitoring conducted on the above locations in the first week of November, 2017. Maximum noise level stipulated by KSPCB in a residential area is 55 dB (A).

DISCLAIMER:

All results presented on the above tables are as per the ambient air monitoring and water monitoring studies carried out by Robust Materials Technology Pvt. Ltd. in the above said locations in the first week of November, 2017. SOBHA Limited is not responsible for the same and for the future changes to the results due to external factors.



Proximity

	SCHOOLS	Vibgyor High Kensri School Jain Heritage School Mallya Aditi International School
	COLLEGES	National School of Journalism Kristu Jayanti College Presidency College Reva University
	HOSPITALS	Columbia Asia Hospital Aster CMI Hospital Baptist Hospital
	TECH PARKS	Kirloskar Tech Park Manyata Business Park
	IMPORTANT LANDMARKS	Hebbal Lumbini Gardens Kempegowda International Airport Jakkur Aerodrome Elements Mall

“I believe in God, only I spell it Nature.” – Frank Lloyd Wright

OF CLEAR VISION AND CLEAN PLANNING

Each and every feature and facility here vouch for the methodical planning of our master architects and designers.



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Land area – 8.49 acres

Total units – 395

Block 2 – 2B+G+19 | Block 3 – 2B+G+18

Block 4 – G+2 | Block 5 – G+1

General Outdoor Amenities

- 01 Entry / Exit
- 02 Security Cabin
- 03 Proposed Clubhouse – Site
- 04 Drop-off Plaza
- 05 Entry to Basement
- 06 Exit from Basement
- 07 Tennis Court
- 08 Half Basketball
- 09 Kids' Play Area
- 10 Jogging Track
- 11 Activity Plaza
- 12 Bio Pond
- 13 Tree House
- 14 Transformer
- 15 DG Yard
- 16 Organic Waste Converter
- 17 Sewage Treatment Plant (underground)

Phase 2 Block 2

Type	Super Built-Up Area Range*	Carpet Area Range*
2 Bed Apartment	134.91 sqm (1,452.19 sq.ft.)	99.93 sqm (1,075.65 sq.ft.)
3 Bed Apartment	169.01 sqm (1,819.18 sq.ft.) TO 179.53 sqm (1,932.47 sq.ft.)	126.97 sqm (1,366.71 sq.ft.) TO 135.46 sqm (1,458.09 sq.ft.)
4 Bed Penthouse	330.92 sqm (3,562.06 sq.ft.)	243.44 sqm (2,620.39 sq.ft.)

*EXCLUDING BALCONY

Phase 3 Block 3

Type	Super Built-Up Area Range*	Carpet Area Range*
4 Bed Apartment	209.22 sqm (2,252.00 sq.ft.)	148.85 sqm (1,602.22 sq.ft.)
4 Bed Penthouse	382.03 sqm (4,112.19 sq.ft.)	250.14 sqm (2,692.51 sq.ft.)

*EXCLUDING BALCONY

Phase 4 Block 4 and 5

Type	Super Built-Up Area Range*	Carpet Area Range*
4 Bed Row House	225.28 sqm (2,424.95 sq.ft.) TO 325.99 sqm (3,508.98 sq.ft.)	186.47 sqm (2,007.15 sq.ft.) TO 250.13 sqm (2,692.40 sq.ft.)

*EXCLUDING BALCONY

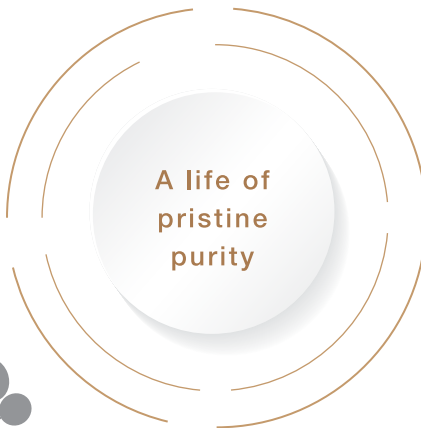
WARM HOMES AND COOL CLIMATE

The climate is changing. So must the architecture. Utmost care has been taken to retain the micro climate of this amazingly pristine property and its unique topography, says Geetha K Nair, EVP, Design and Engineering, SOBHA Limited.



The Bird's Nest Cove

These wooden caves will be sheltered in the dense foliage of matured trees and will have free-standing fins and built-in seating arrangements on undulating platforms to stimulate the shape of a bird's nest. They will nestle a tranquil world for you to escape into.



The Speaking Trees

Rare native trees like teaks, silver oaks and mango trees adorn the natural topography of SOBHA HRC Pristine. Most of these trees will be transplanted on the campus itself and we will also plant indigenous tree saplings.



The Green Grove

This vibrant green space will be the heart of SOBHA HRC Pristine. Most apartments here will open their windows to this verdant lung space wherein vehicular movement will be restricted to create uninterrupted visual experiences.



The Wisdom Well

The heritage well of SOBHA HRC Pristine will be converted into a beautiful pond wherein exquisite water lilies and colourful fishes will cohabit. This open well will also be the heart of the property's integrated rain water harvesting system.



The Clay Armour

Your home's exterior walls will be clad in humble and versatile clay to replicate the theme of SOBHA HRC Pristine. This terracotta finish ensures that your exteriors are as stunning as your interiors.

All problems are solved by a good design. – Stephen Gardiner

WHERE TREES STAY GUARD AND WIND BREATHE

The grounds of SOBHA HRC Pristine is a repository of design possibilities. Our master designers just embellished the land with beautiful and functional lifestyle amenities.



Landscape Amenities



Promenade | Grand Lawn | Garden Mound
Meandering Stream | Palm Garden | Garden
Grove | Step Plaza | Activity Plaza
Reflexology Trail/Senior Citizen's Cabana

Adventure Amenities



Play Ramp | Tunnel Base | Stage 2 Play
Platform | Climbing Wall | Stage 1 Sand Pit |
Play Ground Area | Skating Rink | Maze
Garden

Sports Amenities



Cricket Pitch | Tennis Court | Half Basketball
Court | Outdoor Fitness Corner



Architecture is inhabited sculpture. – Constantin Brancusi

BEAUTIFUL INSIDE OUT

TYPE - G2

Luxurious master bedroom with spacious walk-in wardrobe.

Bathrooms designed with great detail.

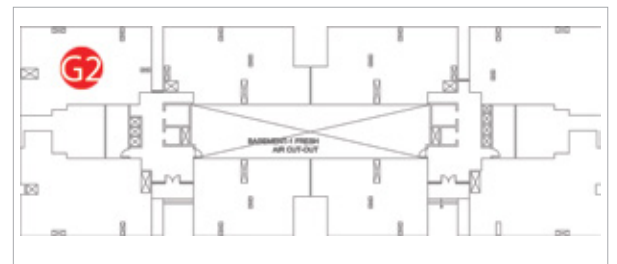
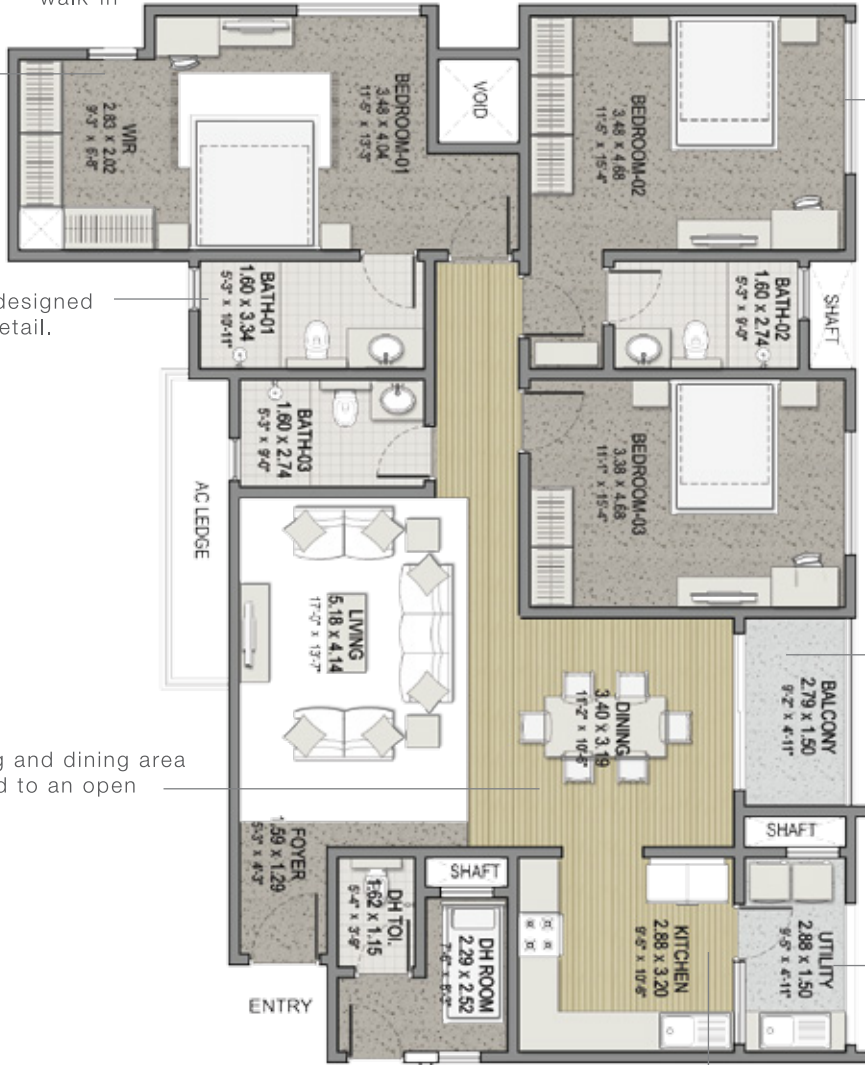
Vast living and dining area connected to an open kitchen.

Large windows for uninterrupted views, free flow of natural light and air.

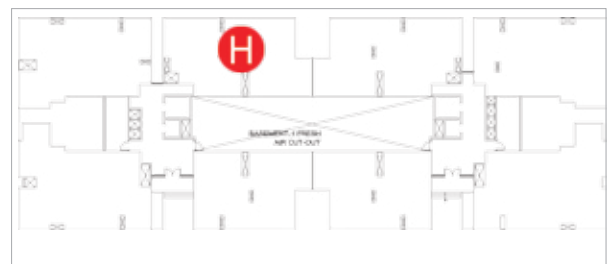
Extended balcony provides the panoramic views of the project.

Vast utility area adjacent to the kitchen.

Functional working triangle in the kitchen



TYPE - H



The way people live can be directed a little by architecture. – Tadao Ando

ABOUT SOBHA

With three decades of glorious experience in creating interiors of palaces and masterpieces in the Middle-East, Mr. P.N.C. Menon founded SOBHA in 1995 with a clear vision to transform the way people perceive quality. Today, SOBHA, a ₹ 26 billion company, is the most trusted brand and only backward integrated real estate player in the country.

Since its inception, the Company has strived for benchmark quality, customer centric approach, robust engineering, in-house research, uncompromising business ethics, timeless values and transparency in all spheres of business conduct. This has contributed in making it a preferred real estate brand in India. In 2006, SOBHA went public through its initial public offering, an event that created history when the issue got oversubscribed a record 126 times.

One of the most well-respected brands in the real estate sector, SOBHA has many distinctions to its credit, mainly its impeccable execution and on-time delivery track record. As of June 30, 2017, SOBHA has completed 118 real estate projects and 293 contractual projects covering about 87.41 million square feet of area. The Company currently has ongoing real estate projects aggregating to 40.92 million square feet of developable area and 30.22 million square feet of saleable area, and ongoing contractual projects aggregating to 7.96 million square feet under various stages of construction. The Company has a real estate presence in 9 cities, viz. Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur, Calicut, Cochin and Mysore. Overall, SOBHA has footprint in 26 cities and 13 states across India.

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