

JOINT VENTURE PARTNER



Homes that live in you

PRM/KA/RERA/1251/308/PR/181122/002156  
RERA Registered

SHRIRAM  
**107 SOUTHEAST**

15 MINS FROM E-CITY PHASE 2

SMARTLY  
DESIGNED  
**2 & 3 BHK**



ADJUST #NOMORE, JUST THE RIGHT

# OPPORTUNITY — AWAITS! —



Tea time is fun when clubbed with awesome balcony views.



Reading time is extra special when on a hammock.



Party is extra fun when you don't need to travel for it.



Riding to office becomes joyous when its right around the corner!



Family hangouts becomes a ritual when you are not restricted by space.



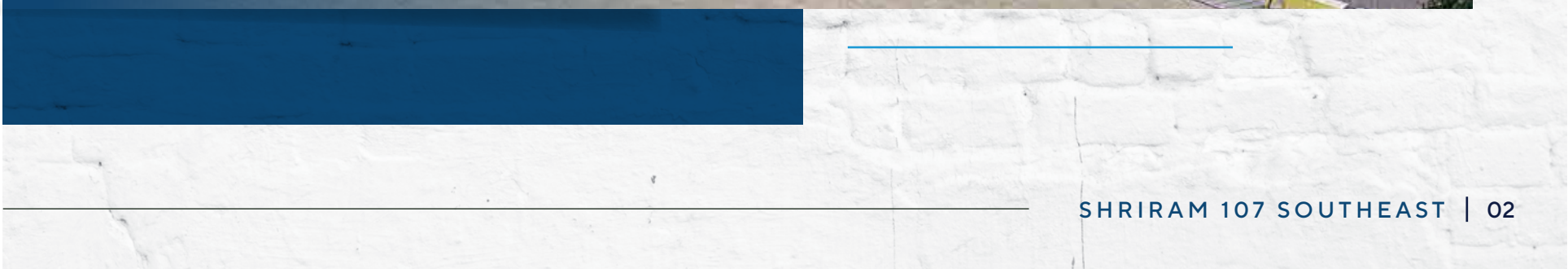
Investment becomes ideal when you invest small & earn big!

SO GET READY FOR A  
**UNBEATABLE LIFE**

NOW AT  
**107 SOUTHEAST.**



Artistic impression





Artistic impression



— UNBEATABLE —  
**LIVING EXPERIENCE**



LOCATION  
**UNBEATABLE**



LIFESTYLE  
**UNBEATABLE**



DESIGNS  
**UNBEATABLE**



OPPORTUNITY  
**UNMISSABLE!**



Artistic impression



— A VIBRANT LIFESTYLE NOW —  
**PACKAGED JUST RIGHT!**



Seamless connectivity & great  
convenience at your doorstep!

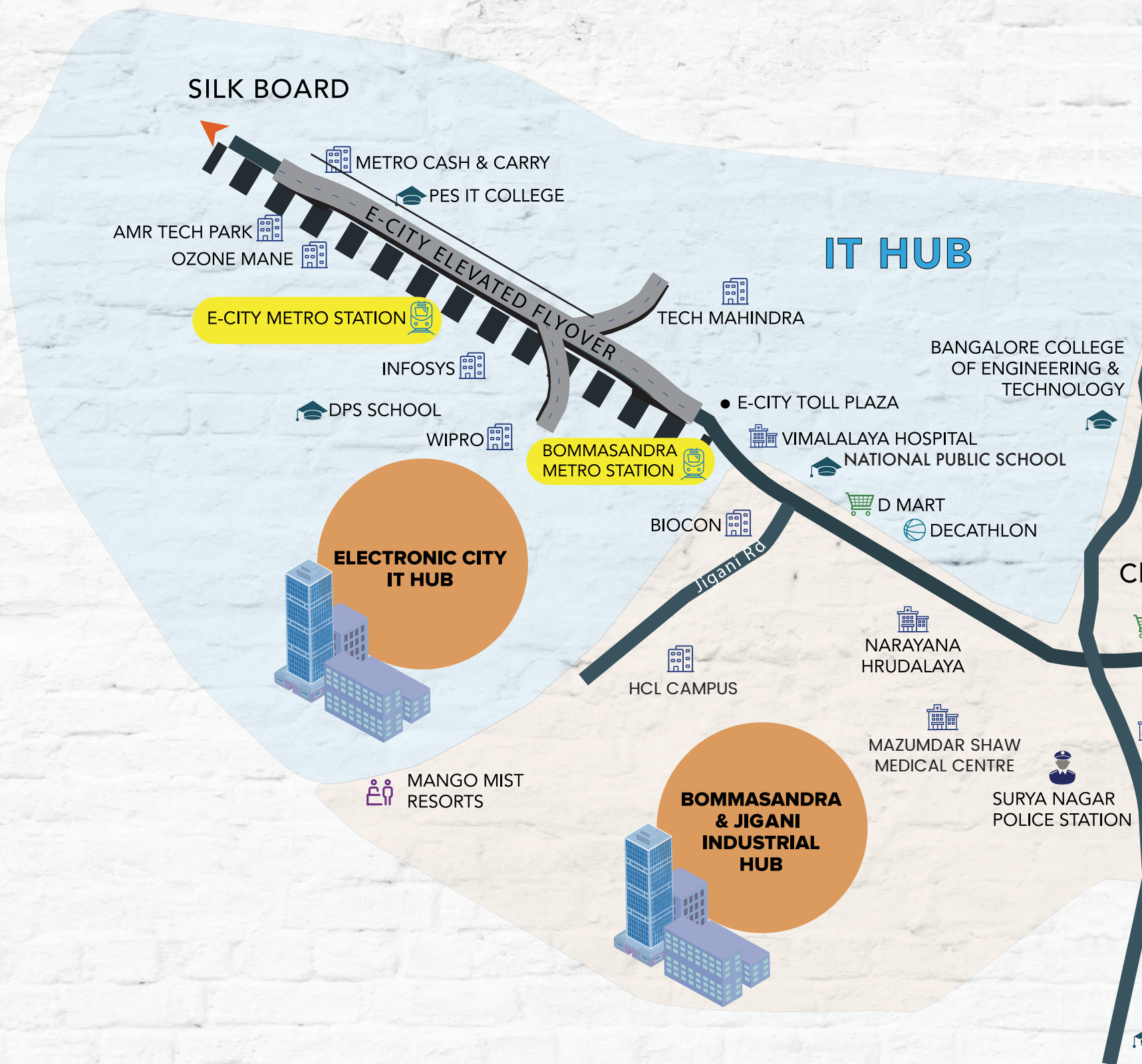


A 19-acre community life with  
ample open spaces.



40+ World - Class amenities to complement  
a smart living experience.





SILK BOARD

IT HUB

ELECTRONIC CITY IT HUB

BOMMASANDRA & JIGANI INDUSTRIAL HUB

E-CITY METRO STATION

BOMMASANDRA METRO STATION

METRO CASH & CARRY  
PES IT COLLEGE

AMR TECH PARK  
OZONE MANE

INFOSYS  
DPS SCHOOL  
WIPRO

TECH MAHINDRA

E-CITY TOLL PLAZA

VIMALALAYA HOSPITAL  
NATIONAL PUBLIC SCHOOL

BANGALORE COLLEGE OF ENGINEERING & TECHNOLOGY

D MART  
DECATHLON

BIOCON

Jigani Rd

HCL CAMPUS

NARAYANA HRUDALAYA

MAZUMDAR SHAW MEDICAL CENTRE

SURYA NAGAR POLICE STATION

MANGO MIST RESORTS

PEARL VALLEY

# LOCATION MAP



— A VIBRANT LIFESTYLE NOW —  
**PACKAGED JUST RIGHT!**



Hub to major tech giants at Electronic City like Wipro, TCS, etc. Also corporates like TVS motors, Ashok Leyland, etc.



Well connected by upcoming metro to industrial areas like Bommasandra and Jigani.

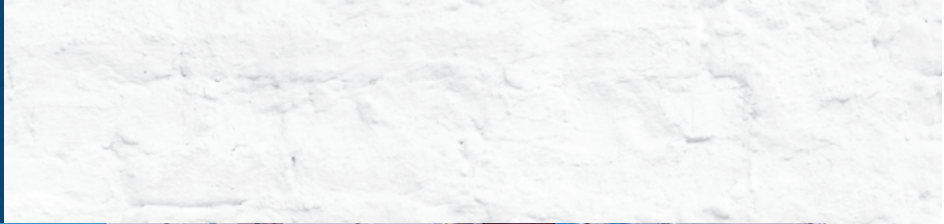
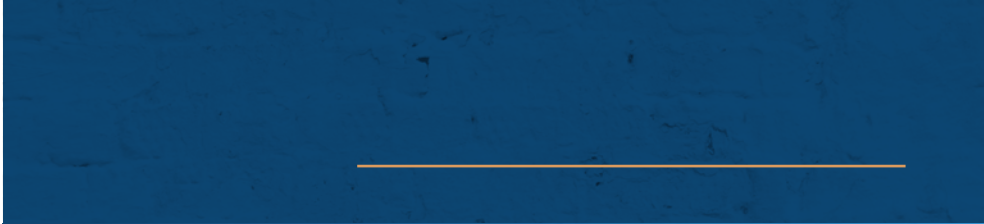


Well-developed road network with Hosur road, NICE road, Sarjapur road, etc.



Upcoming social infrastructure like PRR, STRR and proposed metro Neo.





Artistic impression





Artistic impression

— EVERYTHING —  
**YOU NEED AND MORE**



### **EDUCATIONAL INSTITUTIONS**

Alliance University \ PES University \ IFIM \ DPS  
NPS \ XIME B School

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### **HOSPITALS**

Narayana Hrudayalaya \ Vimalaya Hospital  
Oxford Medical College and Hospital

— UNBEATABLE —  
**LIFESTYLE**



19 acres of a secure gated  
community with 78% open spaces



A sprawling 18,000 sq.ft.  
clubhouse

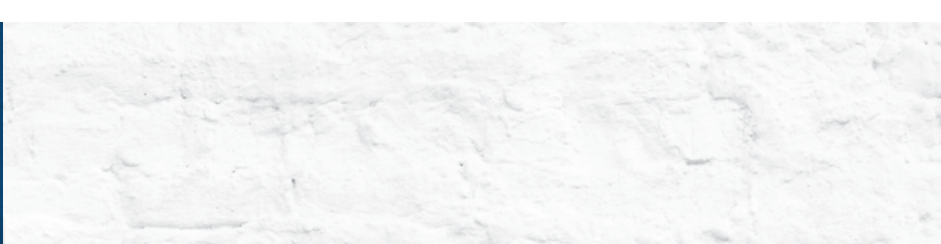
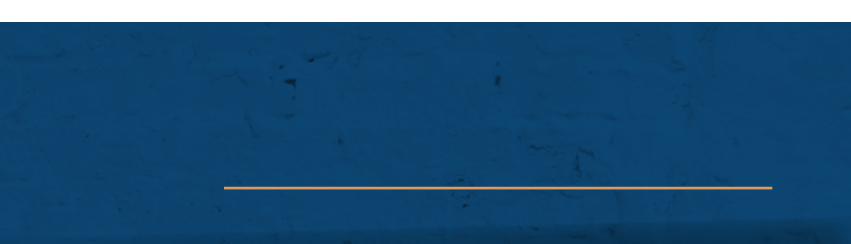


40+ World - Class amenities to  
choose from

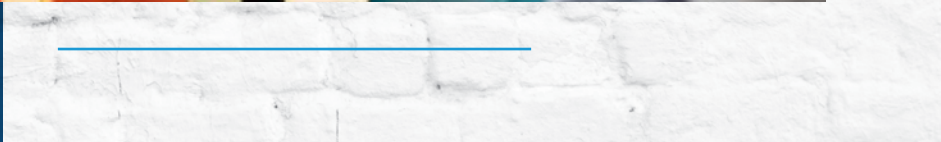
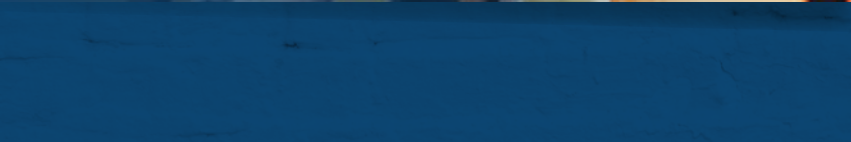


MIVAN technology supported  
construction





Artistic impression



— CONVENIENCE —  
**UNBEATABLE**



Convenience store



Crèche



Salon

— PLAY —  
**UNLIMITED**



Cricket pitch



Football



Sand volleyball



Basketball court

— RECREATION —  
**UNHINDERED**



Senior Citizen park



Party lawns



Café



Sports corner

— NATURE —  
**UNCONSTRAINED**



19 acres of bliss



78% open spaces



Outdoor amenities



Landscaped gardens



Artistic impression



## — AWE-INSPIRING — DESIGNS

Maximum space utilization.

Crafted to accommodate all your needs.

No south facing units.

Spacious & ventilated living room.

Spacious for a large king-sized bed, wardrobe, TV cabinet and more.

Fall in love with your kitchen with an attached open dining area.

Roomy 2nd & 3rd bedrooms.

Maximum carpet area ensured in every room.

Balcony with a view.





— UNMISSABLE —  
**OPPORTUNITY**



Trusted  
brand



Upgraded  
lifestyle



Ideal  
Investment

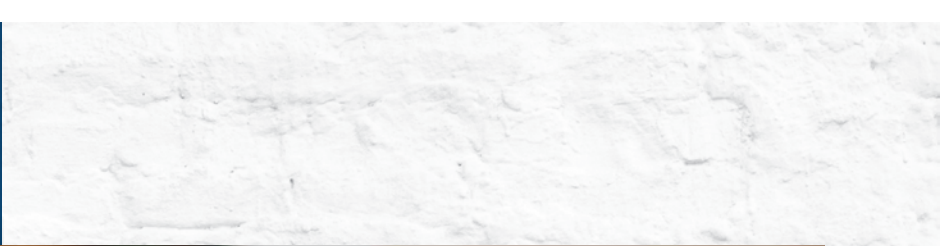
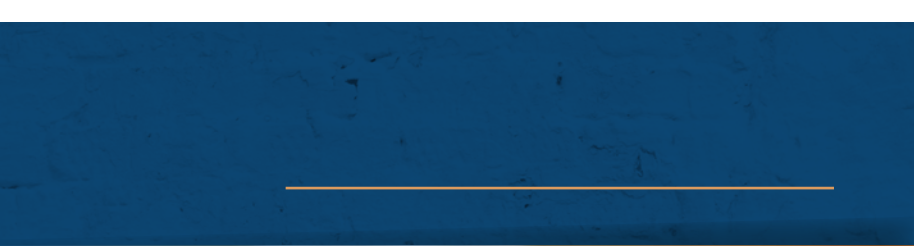


Seamless  
connectivity



Upcoming social  
infrastructure





Artistic impression



# — SPECIFICATIONS —



## SMART, YET GREEN HOMES

The infrastructure has been designed to maximize safety & convenience

Good water supply.  
A water softening  
plant included if  
required.

Sewage treatment  
plant of adequate  
capacity has been  
provided.

Rain water harvesting  
facility to prevent  
surface runoffs and  
efficient use of rain  
water.

Organic waste  
converter of  
adequate capacity  
will be provided.



## UTILITY WITH COMFORT

Elegant lobbies with  
vitrified tile flooring  
in all towers.

High quality lifts from a  
reputed brand with 100%  
DG power backup.

100% DG power  
backup for lighting in  
the common areas.



## THOUGHTFULLY DESIGNED HOMES

Smartly designed with best of the specifications.

MIVAN technology ensures great quality, good finishing & timely completion.

Highly durable engineered wooden laminated doors.

UPVC window with sliding doors. UPVC windows are durable and easy to maintain.

Kitchen will have 30mm granite counter with SS sink. Superior quality tile dado for easy maintenance up to 2'0" height.



## PREMIUM FIXTURES

Large tiles in the foyer, kitchen, dining/living and bedrooms making them visually appealing and easy to maintain.

Toilets are fitted with premium brands of sanitary fittings, and CP fittings.

Modular type switches/sockets.

Anti-skid tile flooring in the bathroom to ensure safety and prevent accidents.



# MASTER PLAN



**19 ACRES**  
OF A VIBRANT  
GATED COMMUNITY WITH  
**78% OPEN SPACES**



# MASTER PLAN



**LEGEND:**

- 1. 12.5 M APPROACH ROAD HAVING DESIGNATED PATHWAY WITH AVENUE PLANTING
- 2. MAIN ENTRANCE WITH SECURITY CABIN
- 3. ENTRANCE FEATURE WATER BODY WITH PEDESTRAIN PATHWAY AND DENSE PLANTING
- 4. TRANSITION PLAZA
- 5. HAMMOCK GARDEN
- 6. PLAY AREA
- 7. AMPHITHEATER
- 8. OUTDOOR PICNIC AREA
- 9. PARTY LAWN
- 10. KIDS POOL
- 11. SWIMMING POOL WITH CABANA
- 12. OUT DOOR CHANGE ROOM
- 13. DROP OFF PLAZA
- 14. CLUB HOUSE PLAZA
- 15. FIRE DRIVEWAY
- 16. ELDER'S PARK
- 17. GIANT CHESS PARK
- 18. SAND VOLLEY BALL
- 19. PRACTICE BASKET BALL COURT WITH SEATING AREA
- 20. SURFACE CAR PARKING
- 21. TREE COURT PLAZA WITH SEATING
- 22. FUTURE PHASE 1 ENTRY/ EXIT
- 23. SKATING RINK AND CLUB HOUSE SPILL OVER SPACE
- 24. ENTRANCE PLAZA WITH INFORMAL SEATING
- 25. CHILDRENS PLAY AREA
- 26. MINI FOOTBALL FIELD
- 27. LAWN WITH SEATING
- 28. PET PARK
- 29. DESIGNATED PEDESTRAIN PATHWAY & BICYCLE TRACK

- 30. MEDITATION AND YOGA DECK
- 31. OUTDOOR EXERCISE STATION
- 32. PEDESTRAIN CROSSING WITH ART WORK
- 33. MULTIPURPOSE LAWN
- 34. TREE COURT
- 35. CRICKET PRACTICE PITCH
- 36. LAKE SIDE GARDEN WITH SEATING
- 37. SUNKEN SKATE BOARD AREA WITH LOCAL ART
- 38. AMPHITHEATRE WITH LAKE VIEW AS BACKDROP WITH STAGGERED TREES
- 39. BUTTERFLY GARDEN TRAIL LEADING TO TEMPLE AND VISTA POINT
- 40. HERB GARDEN
- 41. BOUNDARY PLANTATION
- 42. HOPSCOTCH COURT
- 43. SNAKE & LADDER COURT

**SERVICE STATION:**

- A. ORGANIC WASTE CONVERTER (AT UPPER BASEMENT LEVEL)
- B. TRANSFORMER YARD
- C. DG
- D. STP (AT LOWER BASEMENT LEVEL)

**OTHERS :**

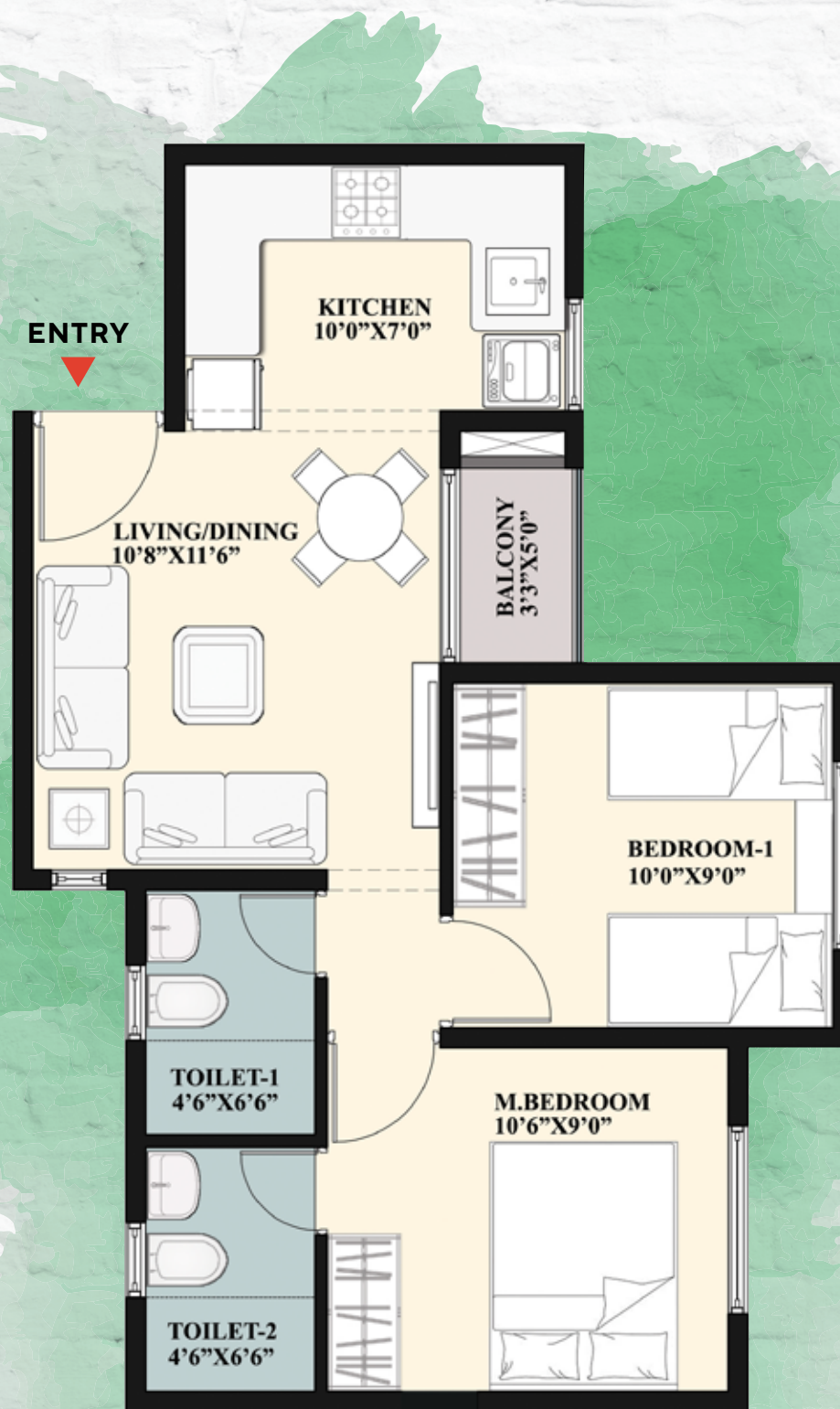
- AA. STRR
- BB. CDP ROAD TREATED LIKE AN URBAN

## 2 BEDROOM TYPE 1 UNIT PLAN



RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT)  
BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT)  
1m<sup>2</sup>= 10.76391 Sq,ft STANDARD CONVERSION

## 2 BEDROOM TYPE 1A UNIT PLAN



**RERA CARPET AREA : 42.755 SQ.M (460.214 SQ.FT)**  
**BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT)**  
**1m<sup>2</sup>= 10.76391 Sq,ft STANDARD CONVERSION**

## 2 BEDROOM TYPE 2 UNIT PLAN

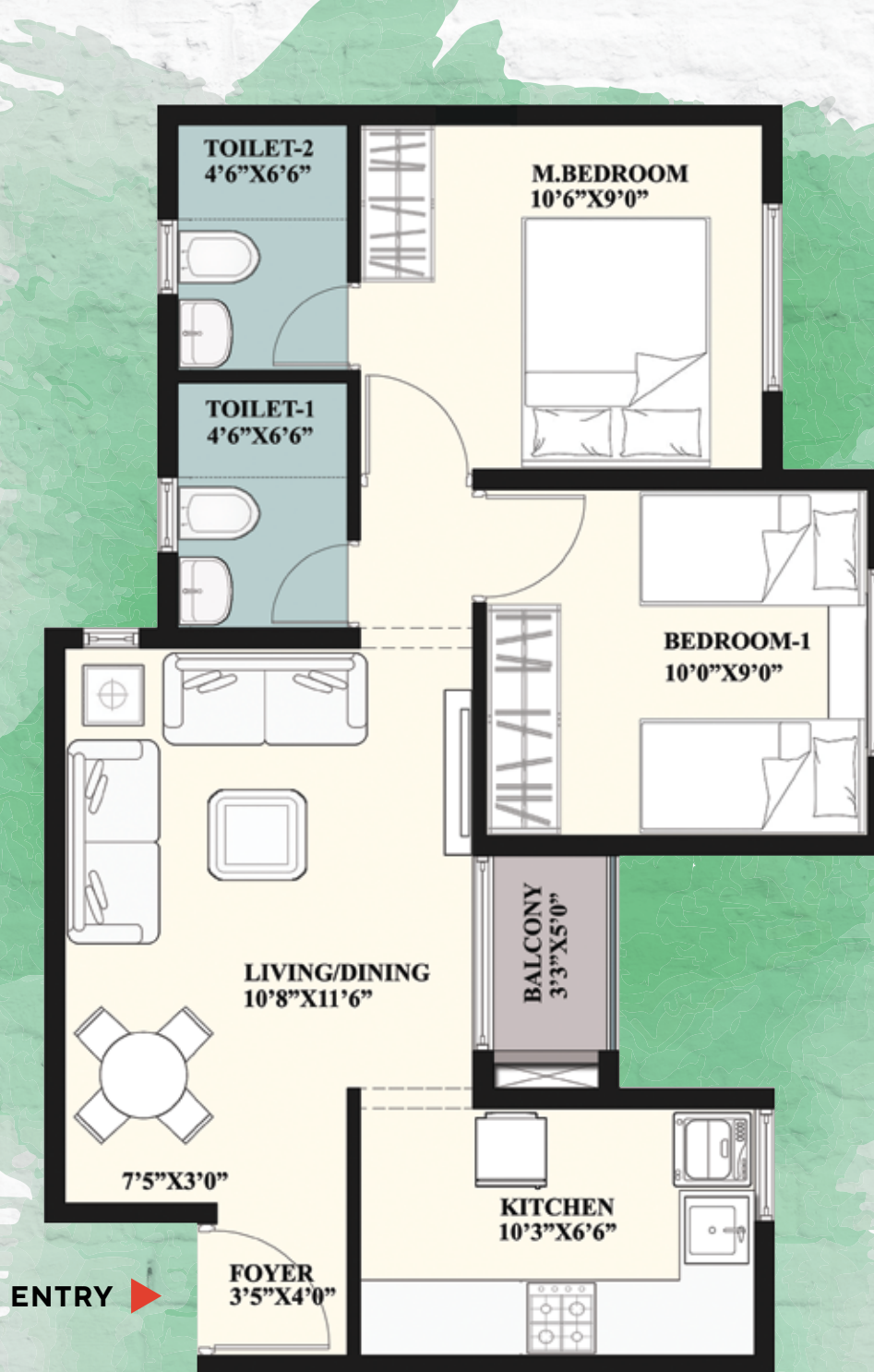


RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT)

BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT)

1m<sup>2</sup>= 10.76391 Sq,ft STANDARD CONVERSION

## 2 BEDROOM TYPE 2A UNIT PLAN



RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT)  
BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT)  
1m<sup>2</sup>= 10.76391 Sq,ft STANDARD CONVERSION

# 3 BEDROOM TYPE 3 UNIT PLAN



RERA CARPET AREA : 56.977 SQ.M (613.295 SQ.FT)  
BALCONY AREA : 2.045 SQ.M (22.012 SQ.FT)  
1m<sup>2</sup>= 10.76391 Sq,ft STANDARD CONVERSION

# 3 BEDROOM TYPE 3A UNIT PLAN



**ENTRY**



**RERA CARPET AREA : 56.977 SQ.M (613.295 SQ.FT)**  
**BALCONY AREA : 2.045 SQ.M (22.012 SQ.FT)**  
**1m<sup>2</sup>= 10.76391 Sq,ft STANDARD CONVERSION**



Artistic impression

THE SEAL OF TRUST!



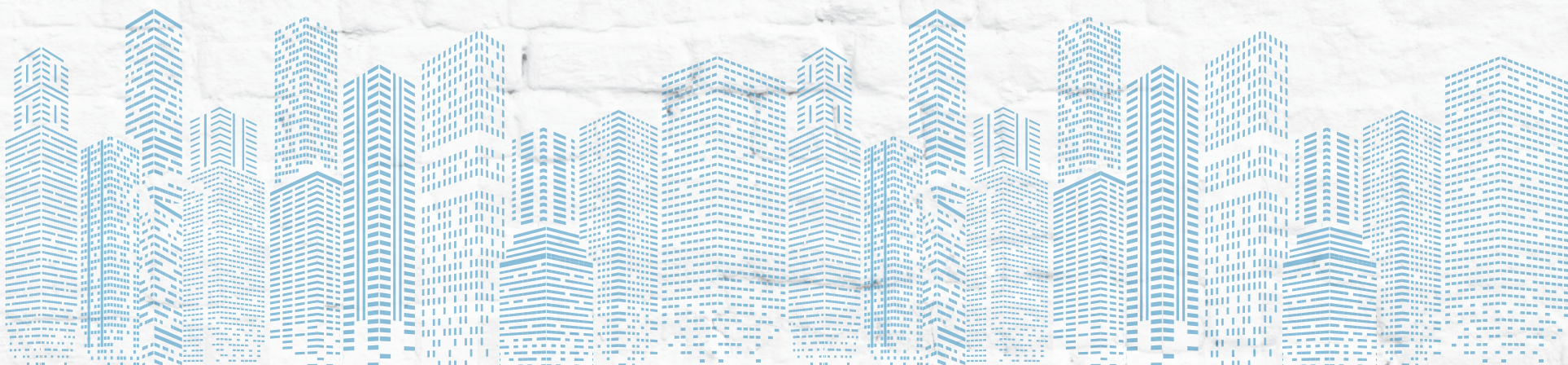
BRAND NEW IDENTITY. SAME OLD TRUST.

44  
COMPLETED  
PROJECTS

28000+  
HAPPY CUSTOMERS

DELIVERED  
24.4 M. SFT  
OF SALEABLE AREA

PRESENCE IN  
6  
CITIES



A member of The Shriram Group

SHRIRAM  
**107 SOUTHEAST**  
15 MINS FROM E-CITY PHASE 2

[www.shriramproperties.com/107southeast](http://www.shriramproperties.com/107southeast)