



Homes that live in you

*D*iscover the luxury of being present
when life's most beautiful moments arrive.



Presenting

SHRIRAM

LUXOR

The luxury of the perfect life

ON HENNUR MAIN ROAD.

*AN ARTISTIC IMPRESSION OF SHRIRAM LUXOR





*Discover the luxury of time
in a home with the perfect location.*

Time is the greatest luxury. Today's hectic schedules ensure that most of us always find ourselves short of time to spend with our loved ones.

Presenting Shriram Luxor on Hennur Main Road. A home that is close to work and recreation. A home that will ensure you don't spend hours a day in commuting. Instead you can use the extra time watching your kids grow up, spending quality time with your parents or taking a walk with your spouse.

That's what makes for the perfect life doesn't it?



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*T*he smartest choices you make
should also be the happiest ones.





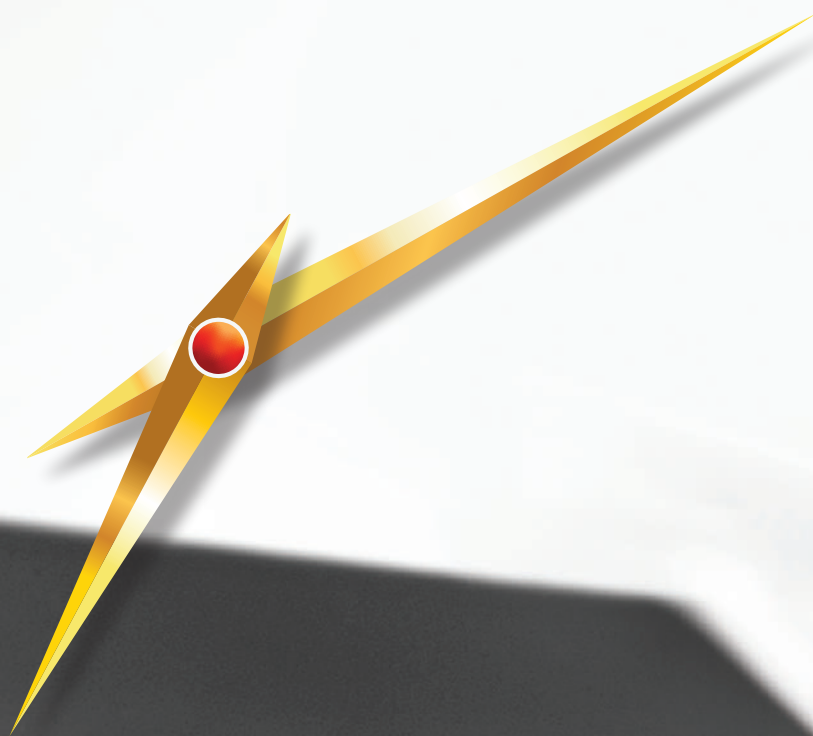
An entrance that is but
a preview of the
luxurious life within.





Your arrival is best
announced in a lobby
that is just as grand.

*W*hat is your favourite
moment of the day?







Greet every morning
with a smile as
bright as the sun.

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While your master bedroom is your personal space for rest and peace, the large windows allow you to usher in the sun during the day and invite a passing cool breeze during the evenings.



Can you hear the
echo of everyday
moments of joy?


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Your living room at Shriram Luxor is spacious enough to accommodate a close group of family and friends, yet cozy enough to make every joyous moment seem close and intimate.



The finest meals
are ones served with
stories & laughter.

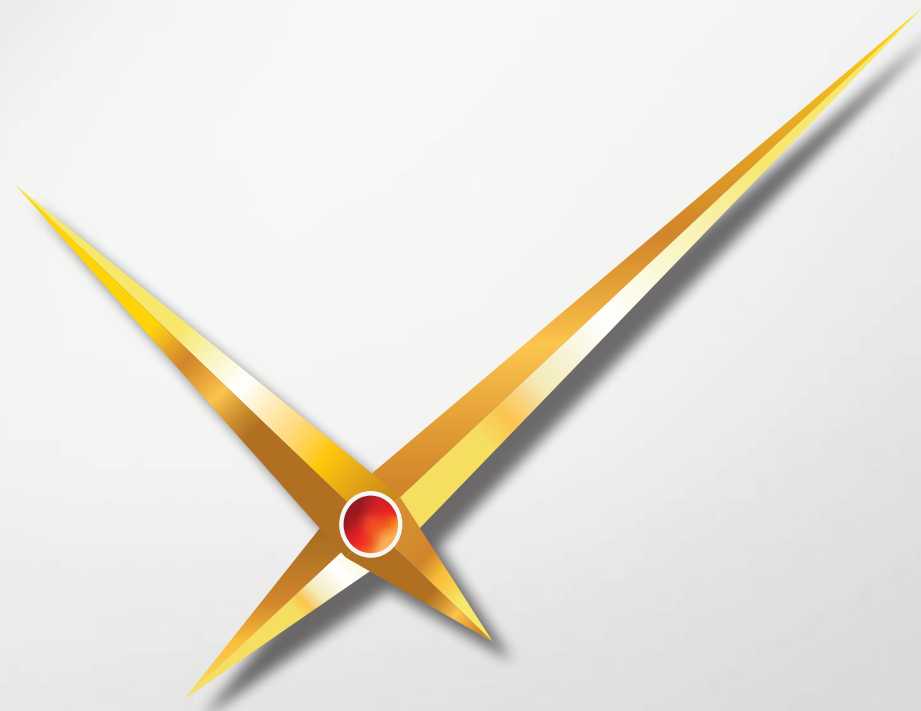
The dining room at Shriram Luxor is designed to ensure that it serves as more than a place to share a meal, but a time spent in the luxury of conversations that strengthen relationships.



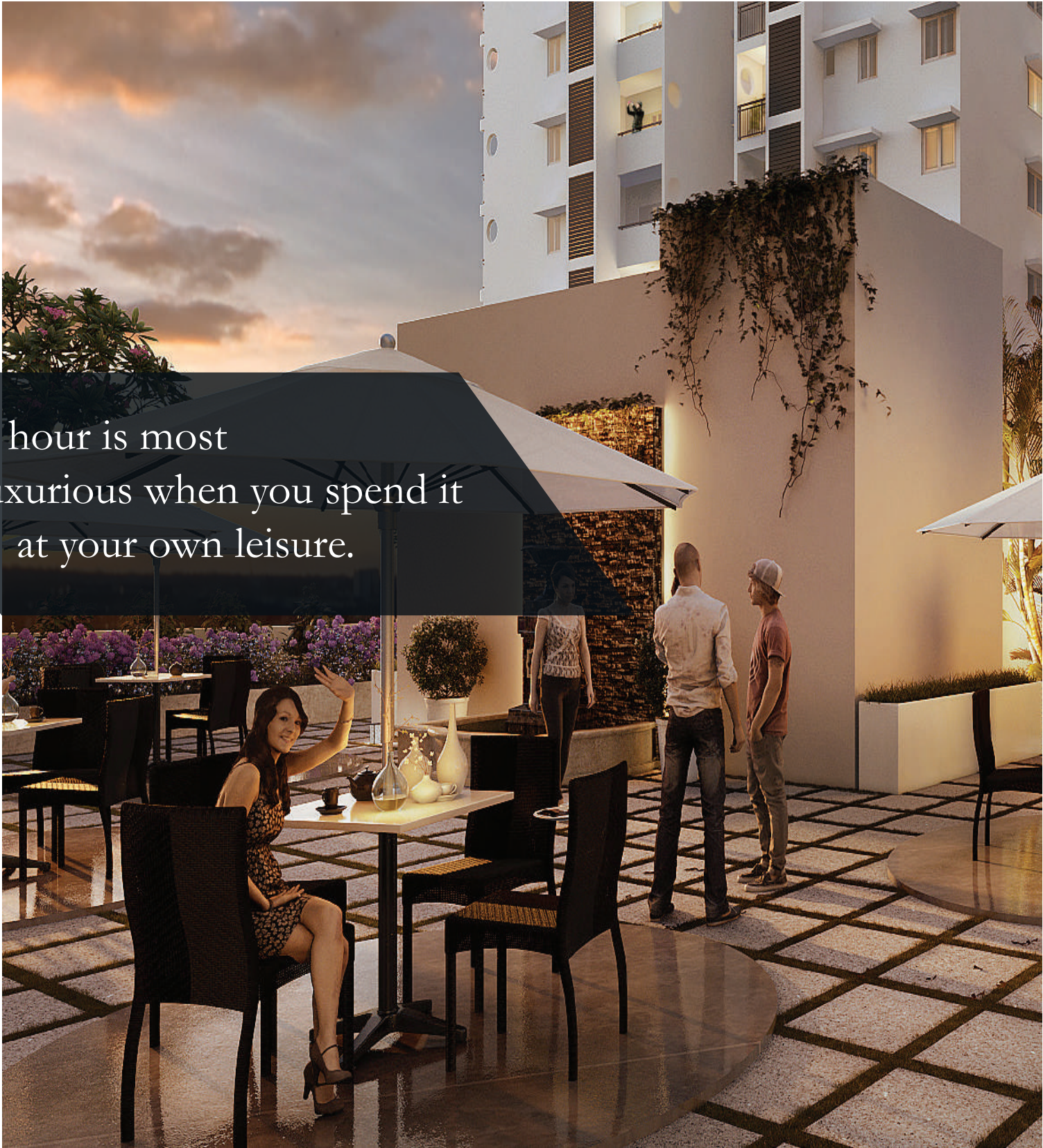
Because your child's
dreams deserve
a space of their own.

A child's room is the scene of many an adventure, the stage for glorious battles
and the ship of dreams to set sail. And the more space you can give it, the
more free is the imagination.

*W*hat comes first, the moment
or the time to make it memorable?







The hour is most
luxurious when you spend it
at your own leisure.

The Shriram Luxor Clubhouse is your antidote to the hectic world outside.

A great host of premium amenities ensure the day's finest hours are firmly
in your control.



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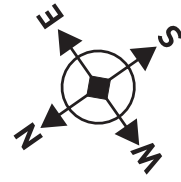
When does
the weekend truly end?

*AN ARTISTIC IMPRESSION OF SHRIRAM LUXOR

Out here time is your best friend. Take your family shopping at a mall nearby
and then come back home to a lazy afternoon by the pool.

Shriram Luxor Master Plan





1. ENTRY/ EXIT/ DRIVEWAY
2. SECURITY CABIN
3. 5 FT. WIDE WALKWAY/ JOGGING TRACK
4. CAR PARKING
5. HERB GARDEN
6. CASSIA TREE COURT
7. OPEN AIR THEATRE / SKATING RINK
8. CHILDREN'S PLAY AREA+TODDLER'S PARK
9. SENSORY GARDEN + PERGOLA PATHWAY
10. SENIOR CITIZEN'S PARK / MEDITATION ZONE
11. ATRIUM
12. CLUBHOUSE
13. PLUMERIA TREE COURT
14. HALF BASKETBALL COURT
15. TENNIS COURT
16. MAZE GARDEN
17. ENTRANCE TO CLUBHOUSE & POOL PLAZA
18. SWIMMING POOL
19. CASCADING WATER FEATURE
20. SERVICES



FLAT TYPE: 2BHK

2 BHK - EAST FACING

Saleable Area: 1195 Sq.Ft.

Carpet Area : 835.494 Sq.Ft.

Balcony Area: 81.827 Sq.Ft.



FLAT TYPE: 2+ STUDY

2 BHK+STUDY - EAST FACING

Saleable Area: 1440 Sq.Ft.

Carpet Area : 1034.756 Sq.Ft.

Balcony Area: 75.788 Sq.Ft.



FLAT TYPE: 2+ STUDY

2 BHK+STUDY - WEST FACING

Saleable Area: 1440 Sq.Ft.

Carpet Area : 1034.756 Sq.Ft.

Balcony Area: 75.272 Sq.Ft.



FLAT TYPE: 3 BHK

3 BHK - EAST FACING

Saleable Area: 1590 Sq.Ft.

Carpet Area : 1128.208 Sq.Ft.

Balcony Area: 92.827 Sq.Ft.



FLAT TYPE: 3 BHK

3 BHK - WEST FACING
Saleable Area: 1590 Sq.Ft.
Carpet Area : 1128.208 Sq.Ft.
Balcony Area: 92.332 Sq.Ft.



Main Building Proposed Specifications for SHRIRAM LUXOR (G + 13) Floors)

| Sl. No. | Description | 2 BHK, 2+ Study & 3 BHK |
|--|--|---|
| 1 | Sub Structure | Isolated/Raft |
| 2 | Super Structure | Framed structure (Complete RCC wall & Slab System) |
| 3 | Walls | Aluminium formwork (MIVAN/Eq) |
| (a) | External wall | RCC walls |
| (b) | Internal wall | RCC walls |
| (c) | Staircase & Lift walls | RCC walls |
| Note : No Internal & External Plastering. | | |
| 4 | Flooring | |
| (a) | Foyer, Living, Dinning & Bed rooms | Superior quality Vitrified tiles |
| (b) | Master Bed Room | Laminated Wooden Flooring |
| (c) | Kitchen | Superior quality Matte finished Vitrified tiles |
| (d) | Toilet | Superior quality Anti-Skid Ceramic |
| (e) | Kitchen dado upto 2'0" height & Upto sill Level in Utility | Superior quality Glazed Tiles |
| (f) | Toilet wall dado up to False ceiling | Superior quality Glazed Tiles |
| (g) | Utility | Superior quality Anti-Skid Ceramic |
| (h) | Balcony | Superior quality Anti-Skid Ceramic |
| Common Area | | |
| (i) | Corridor / Passage | Granite (Only Lift & Entrance lobbies) |
| (j) | Staircase (Fire/ Common) | Epoxy coated/Ceramic tiles/ Polished Kota |
| 5 | Kitchen Counter | 30 mm thick Granite Counter |
| 6 | Utility Counter | 30 mm thick Granite Counter |
| 7 | Toilets | Granite Counter |
| 8 | Lift Cladding | Combination of Vitrified tiles & Granite |
| 9 | Door Frame & Shutters | |
| (a) | Entrance | 1. Teak wood frame with Factory made BST Shutter, ornamental beading & Polishing 2. Video Door Phone |
| (b) | Others | Wooden Composite Doors |
| 10 | Windows | UPVC with bug mesh - 3 track |
| | French door cum window | Living/Family & MBR balcony - UPVC |
| | Door cum window in kitchen (between kitchen & Utility – As per Design) | UPVC |
| 11 | Railings & Grills | |
| | Staircase / Balcony | MS railings |
| | Utility | MS powder coated Grills |

| Sl. No. | Description | 2 BHK, 2+ Study & 3 BHK |
|---------------------------|-----------------------------------|--|
| 12 | Painting | |
| (a) | Internal | Plastic Emulsion paint for internal walls and OBD for ceilings |
| (b) | External | Texture Paint |
| (c) | Fabrication works | Synthetic Enamel |
| 13 | Sanitary Ware | |
| (a) | EWC | Wall mounted / Floor mounted coupled closet* |
| (b) | WHB | Counter wash basin |
| (c) | Sinks | |
| (1) | Kitchen | SS Double bowl with Single drain board (DBSD) |
| (2) | Utility | SS Single bowl without drain board |
| 14 | CP Fittings | |
| (a) | Fittings and Fixtures | Standard C. P. Fittings |
| (b) | Bath mixer | Single level diverter |
| (c) | Sink | Long body/Angularcock for Aquaguard |
| (d) | MBR-Toilet (Shower area) | Glass partition |
| 15 | Water Pipe Line | GI, PPR, CPVC |
| | Sanitary | PVC, SWR |
| 16 | Electrical | |
| (a) | Points | |
| | Light/Fan/ Socket | As per drawing |
| | AC point | All Bedrooms |
| | T.V. & Telephone Points | All Bedrooms & Living /Dining Area |
| | Geyser Point | All Toilets |
| (b) | Wiring | Concealed Conduit, Copper wiring |
| (c) | Switch/Socket | Modular Type |
| (d) | DG Back up | 1 KW/ Unit |
| (e) | Power(BESCOM) | Single Phase 5 KW for 2, 2.5 & 3 BHK |
| (f) | Garbage crusher point in Kitchen | All Flats |
| Project Facilities | | |
| (a) | 100 % DG Back up for Common Areas | Lifts, Corridors, Pumps, Gates, STP, etc. |
| (b) | STP | As per Standard Norms |
| (c) | Organic Waste Convertor | As per Standard Norms |
| (d) | Solar Water heater | One Point in Common Toilet (100lit's per flat) |
| (e) | Rain Water harvesting | As per Standard Norms |
| (f) | Water Softening plant | If required |
| (g) | Lifts | As per Drawings |
| (h) | Intercom | All the flats |
| (i) | Fire Fighting System | As per Standard Norms |
| (j) | CCTV | Common Areas & Lobbies in Ground Floor only |

PROJECT AMENITIES

- (a) Children's Play Area
- (b) Landscape Garden Area
- (c) Clubhouse: Well equipped Gymnasium, Library, Crèche, WIFI connectivity, CCTV at the main entrance, Provision for Convenience store, Table Tennis & Pool Table, Recreation Centre like Chess, Carrom & Cards Room, Indoor Badminton Court, Multipurpose Hall, Separate Health Club with Steam, Sauna & Meditation Room, Aerobics & Billiards.
- (d) Swimming Pool
- (e) Basketball Post
- (f) Skating Rink
- (g) Jogging Path
- (h) Open Amphitheatre
- (i) Water Cascade
- (j) Maze Garden
- (k) Senior Citizen Park
- (l) Tennis Court

Project is Designed for GOLD rating under IGBC Green Homes category

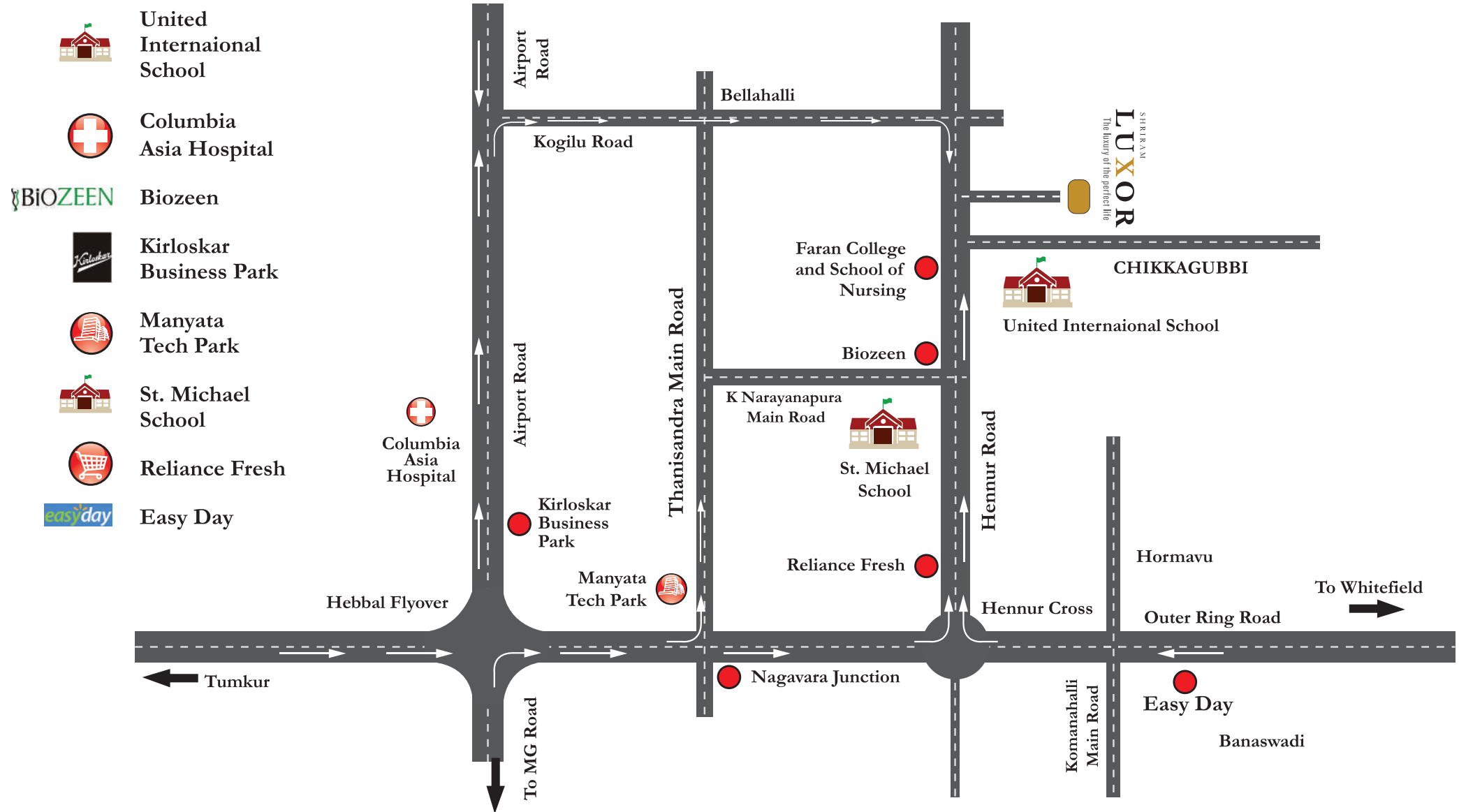
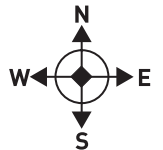


*AN ARTISTIC IMPRESSION OF BASKETBALL POST



*AN ARTISTIC IMPRESSION OF TENNIS COURT

LOCATION MAP



The images are an artist's impression and are indicative of the conceptual plan to convey the "extent" of the development.
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SHRIRAM
LUXOR
The luxury of the perfect life
ON HENNUR MAIN ROAD.

SITE OFFICE ADDRESS

Kannur Village, Bidarahalli Hobli, Hennur Main Road, Bengaluru - 560 049.

CORPORATE OFFICE ADDRESS:

NO #40/43, 8TH MAIN, 4TH CROSS, RMV EXTENSION, SADASHIVANAGAR, BENGALURU-560080

Visit: www.shriramproperties.com | Email: enquiry@shriramproperties.com | Call 080 4083 1333

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