

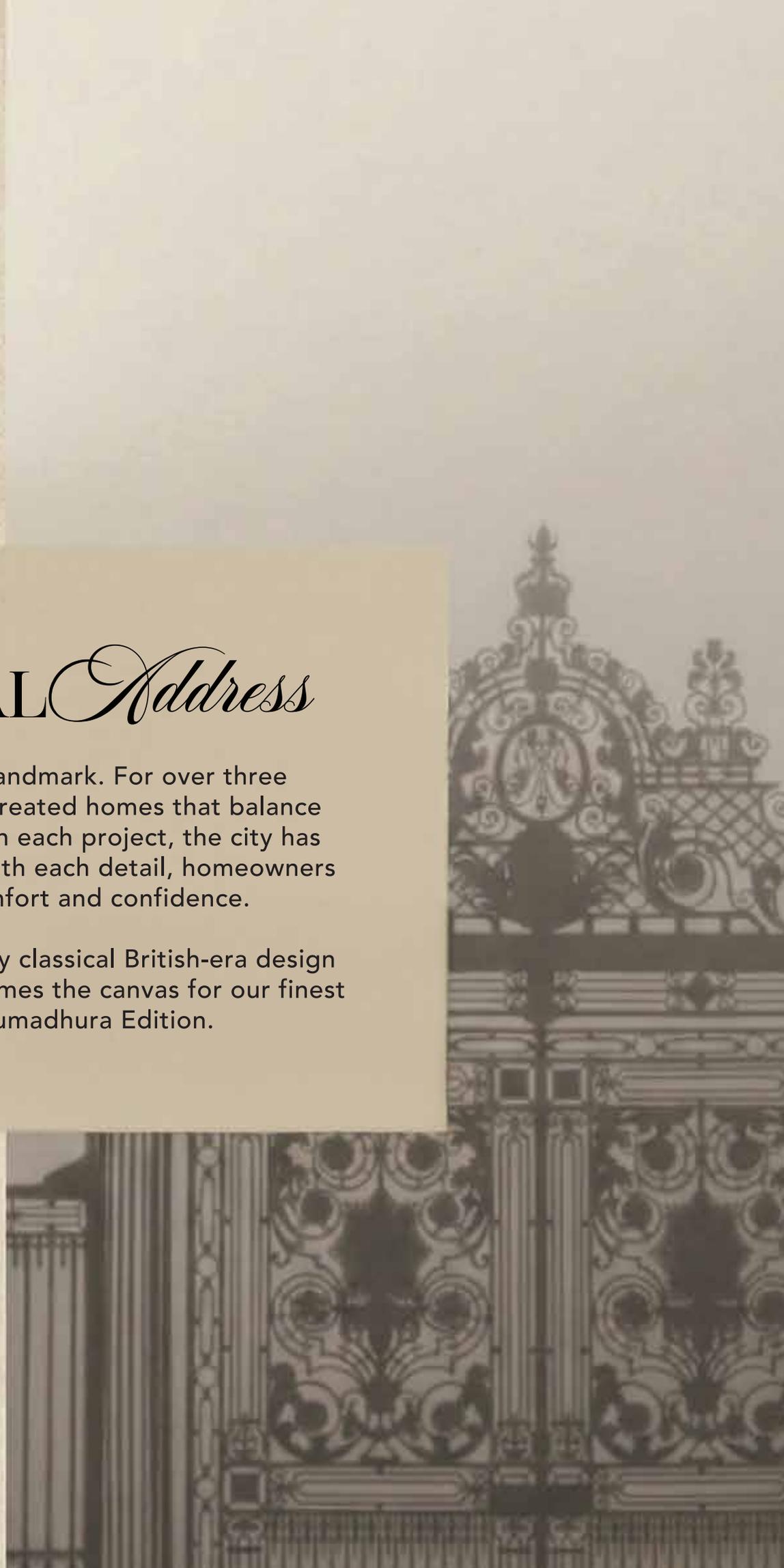


SUMADHURA<sup>®</sup>  
EDITION



Luxury Residences  
*at Whitefield*

SUMADHURA<sup>®</sup>



# THE ROYAL *Address*

Every era deserves its landmark. For over three decades, Sumadhura has created homes that balance grace with modernity. With each project, the city has gained communities, and with each detail, homeowners have discovered comfort and confidence.

Now, Whitefield, inspired by classical British-era design and gracious planning, becomes the canvas for our finest expression yet: Sumadhura Edition.



## SUMADHURA® EDITION

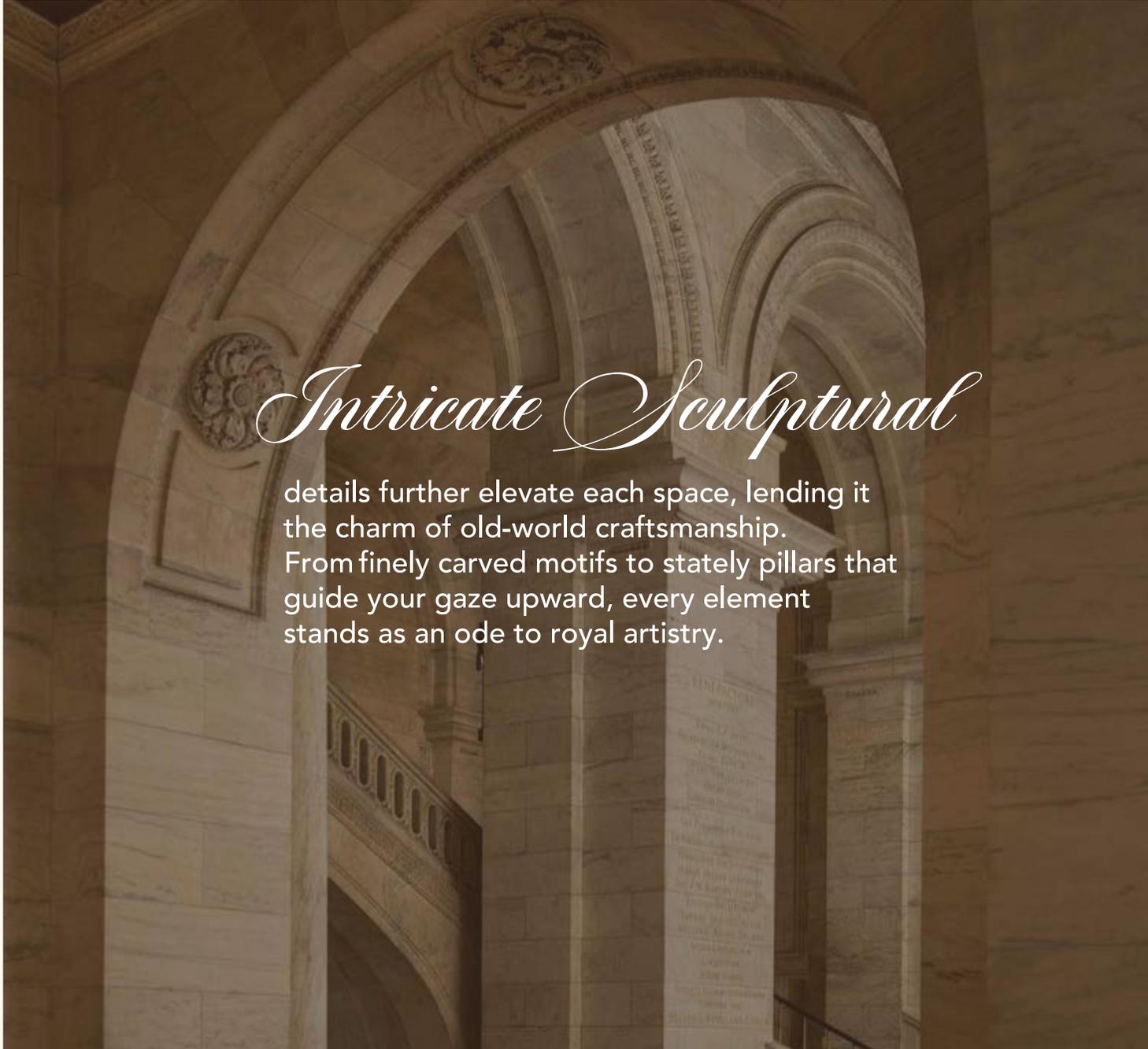
It draws from the grandeur of British design, from arched verandas and manicured promenades to façades that echo the timeless elegance of English manors. Every detail is curated to offer a life of poise and refinement, where history whispers in every corner and modern living is effortlessly embraced.





# The Quintessence of *British Charm*

Rooted in the timeless grace of British architecture, every structure here echoes the poise of classical manors and heritage estates. The clean symmetry, grand colonnades, and refined silhouettes pay homage to a design tradition that has shaped centuries of noble living, now seamlessly reimaged in Whitefield.



## *Intricate Sculptural*

details further elevate each space, lending it the charm of old-world craftsmanship. From finely carved motifs to stately pillars that guide your gaze upward, every element stands as an ode to royal artistry.

# CENTRE OF *Excellence*

## **Trust and Transparency, Built Into Every Detail**

At Sumadhura, excellence is not revealed at possession. It is experienced during the construction stage itself. Sumadhura introduced the Centre of Excellence to bring greater transparency and confidence into the homebuying journey, long before handover.

### ***RealView***

#### **An Industry-First Initiative. Preview Your Home Before You Own It**

RealView was created to change how homebuyers make decisions. Step into fully finished floors with actual layouts, finishes, and fixtures, and experience a true-to-life preview of your future living environment exactly as it will be delivered. No assumptions. No surprises.

### ***Quality Studio***

#### **Construction Quality, On Display**

A curated showcase of the materials and processes that go into crafting a Sumadhura home. From structure to finish, every choice is visible, explained, and intentional, reinforcing our commitment to transparency at every stage. Because quality should be demonstrated, not described.

### ***Built on Transparency***

#### **Designed to Earn Trust**

The Centre of Excellence reflects Sumadhura's belief that trust is not built through promises, but through visibility, accountability, and leadership-led action.



Representative Image

Every Sumadhura community is a place where stories unfold, families thrive, and legacies endure.

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**56+**

Landmark  
Projects



**17M+**

SQ.FT.  
Delivered

**40M+**

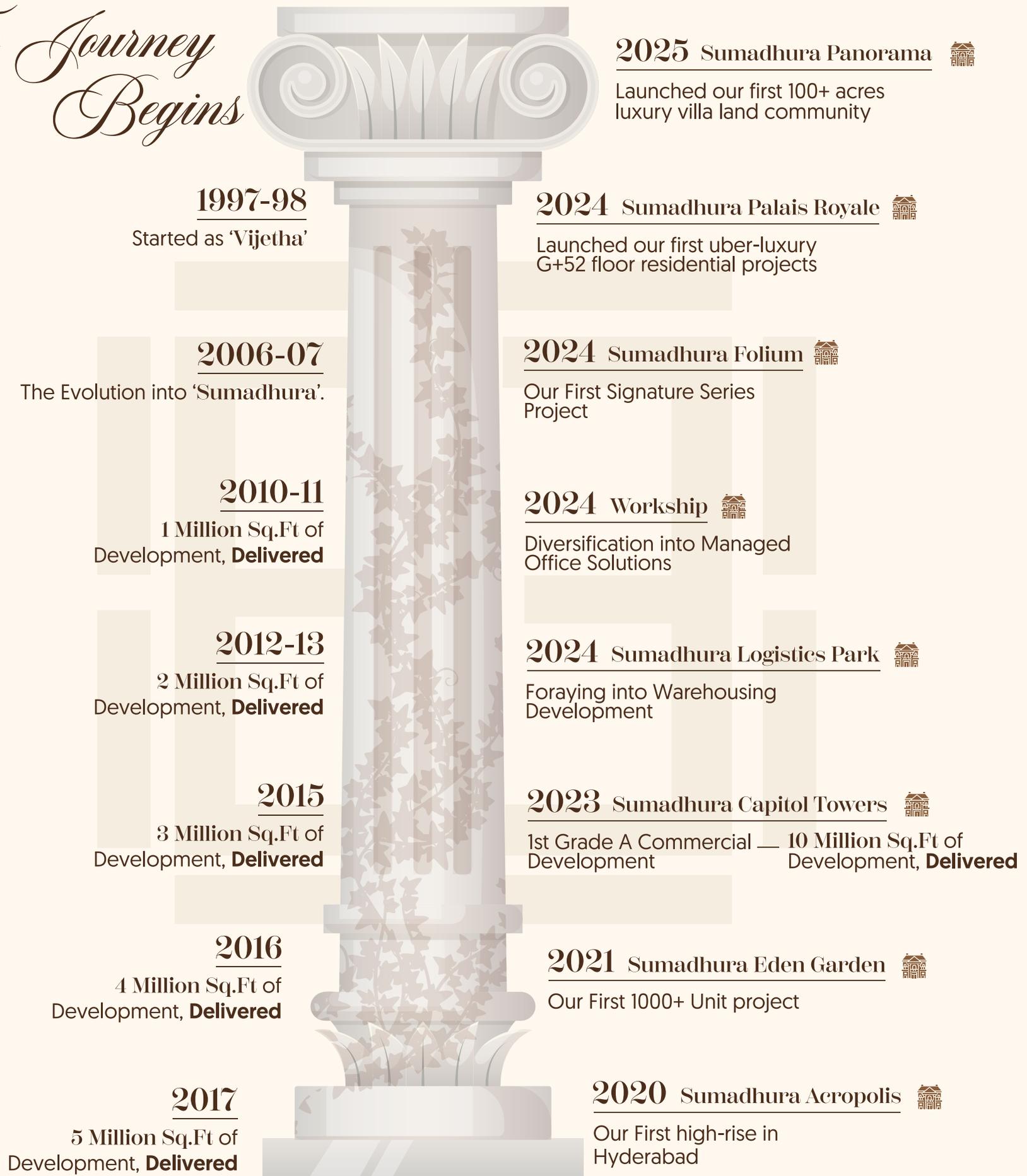
SQ.FT. Under  
Development



**12000+**

Happy Families

*The Journey Begins*



-Milestone Projects

# WHERE BENGALURU FINDS ITS *English Soul*

Founded in 1882 under the patronage of King Chamaraja Wodeyar X, Whitefield began as a self-sufficient, harmonious, and forward-looking township. Today, it stands as Bengaluru's most cosmopolitan district, blending heritage with global ambition.

Whitefield, steeped in charm and heritage, now transforms into the canvas for our most exquisite creation: Edition.



Artistic Impression



# The 4 Pillars of Sumadhura



## High Quality

The path to excellence is paved with diligence.

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## Prime Location

Always placed where life truly belongs.

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## Smart Design

Imagination, the key to architectural innovation.

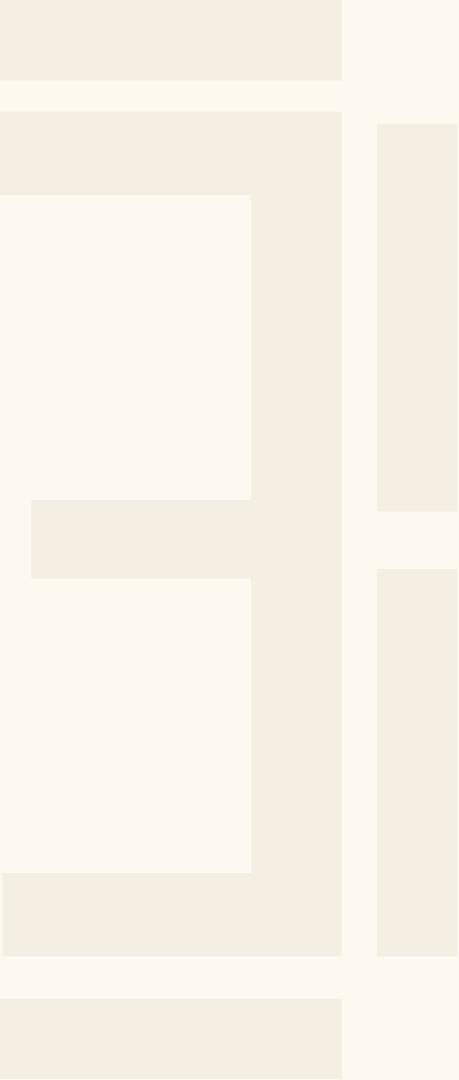
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## On-Time Delivery

Every minute counts for moments waiting to be created.





# A STARRY *Identity*

Eleven towers named after constellations  
Ara, Aquila, Carina, Crux, Cygnus, Draco, Indus, Lyra,  
Orion, Tucana, and Vela.

Rise like stars on Bengaluru's horizon,  
weaving the cosmos into everyday living.



# A LIFE SHAPED BY

## *Poise & Precision*



### **Lifestyle**

- 150+ Curated Lifestyle Amenities
- 66,000 sq. ft. British-Inspired Clubhouse
- Resort-scale Aquatic Sanctuary
- 16+ Outdoor Sports Courts (athlete level)
- Vehicle-free Jogging and Cycling Tracks
- Dedicated Pet Park & Pet-Wash Corner



### **Design**

- 20 Acres of Expansive Land
- British Heritage-inspired Architecture
- 76% Open Spaces



### **Location**

- Strategic Location Advantage:
  - 05 mins to Nallurhalli Metro
  - 10 mins to ITPL
  - 11 mins to One World International School
  - 12 mins to Vydehi Hospital
  - 12 mins to EPIP
  - 15 mins to Marathahalli
  - 15 mins to Nexus Shantiniketan Mall



### **Greenscape**

- Over 1 Acre of Dedicated Green Oasis
- Formal English Garden Landscaping
- Elevated Walkway Through Greens
- 48+ Kinds of Gardens and Parks

## INTERIORS WITH AN ENGLISH POISE

Italian marble lobbies for  
a grand arrival experience

---

Wooden flooring in bedrooms  
for warmth and elegance

---

Premium fixtures that define  
refined living

---

Smart home automation for  
effortless convenience

---

Exclusive clubhouse with gym,  
banquet hall, and recreation  
zones

# LOCATION

## Map

At the Crossroads of Heritage and Progress

Minutes from Whitefield, Outer Ring Road, and upcoming metro stations, Edition connects seamlessly to Bengaluru's business districts, entertainment hubs, and lifestyle destinations. Every commute shortens, every connection strengthens.



### Healthcare

Sri Sathya Sai Institute of Medical Sciences	07 Mins
Cloudnine Hospital	10 Mins
Columbia Asia Hospital	12 Mins
Sakra Premium Clinic (Varthur Main Road)	35 Mins



### Metro Connectivity

Hope Farm Junction	05 Mins
Nallurhalli Metro Station	05 Mins
Kadugodi Metro	10 Mins
Channasandra Metro	10 Mins
Varthur Metro	10 Mins
Whitefield Main Road	10 Mins
Seetharampalya Metro	12 Mins



### Shopping & Leisure

Forum Nexus Mall	08 Mins
Nexus Shantiniketan Mall	15 Mins
Phoenix Marketcity	22 Mins
VR Bengaluru	22 Mins



### Education

Deens Academy	07 Mins
Glentree Academy	09 Mins
Vibgyor High International, Whitefield	10 Mins
One World International School	11 Mins
Whitefield Global School	11 Mins
Vydehi School of Excellence	12 Mins
Ryan International School	15 Mins
PNC Cognitio School	16 Mins
Gopalan International School	18 Mins
Oakridge International School	19 Mins
Inventure Academy	25 Mins
The International School Bangalore (TISB)	30 Mins



### Hospitality

Marriott Whitefield	08 Mins
DoubleTree Suites	22 Mins
Sheraton Grand (ORR)	25 Mins

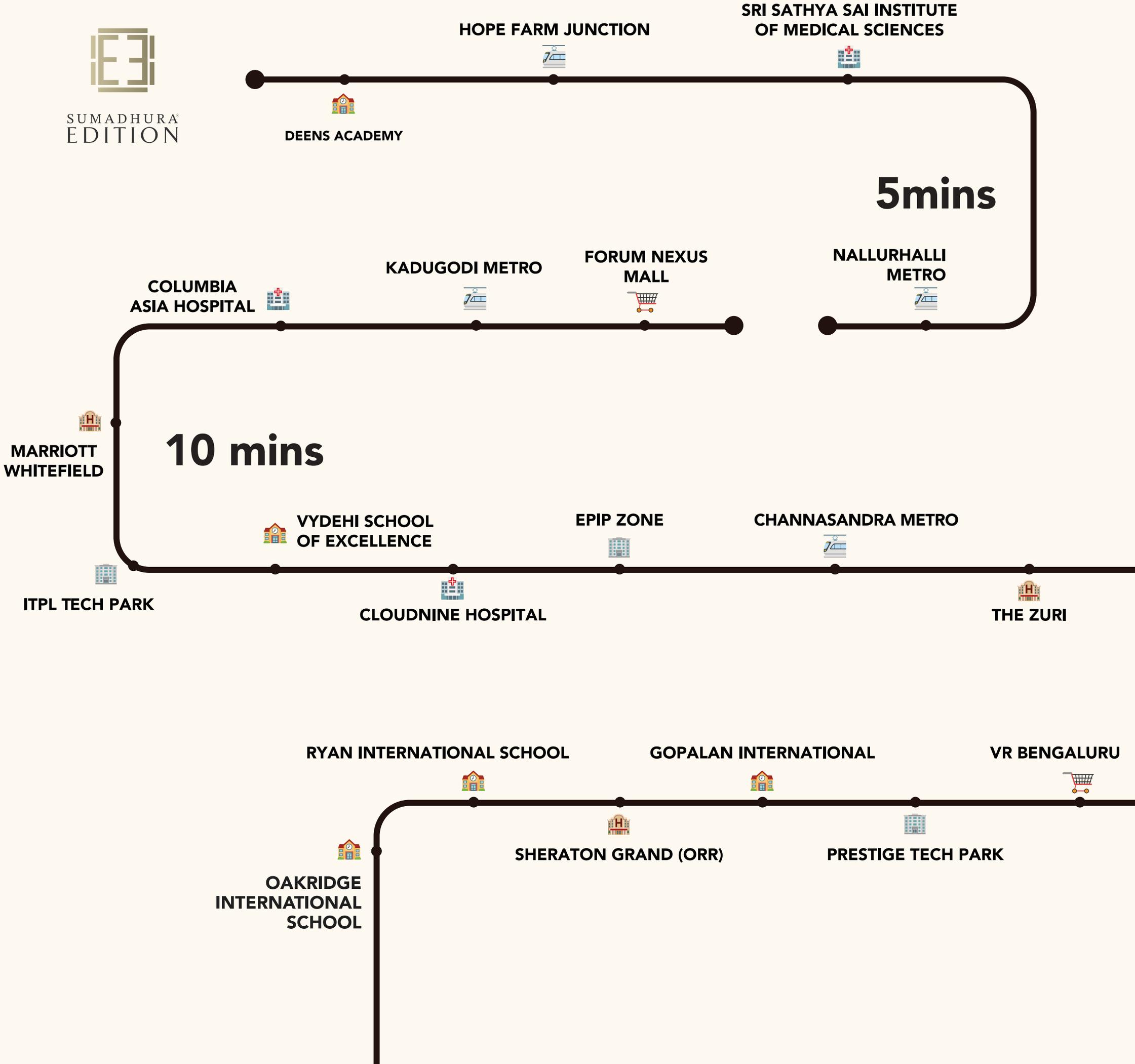
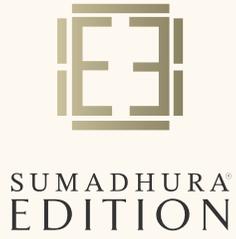


### Business

ITPL Tech Park	10 Mins
EPIP Zone	12 Mins
RMZ Ecoworld	20 Mins
Prestige Tech Park	40 Mins



 Business	 Metro Station	 Entertainment	 Multi-purpose Mart	 Hospital	 Education
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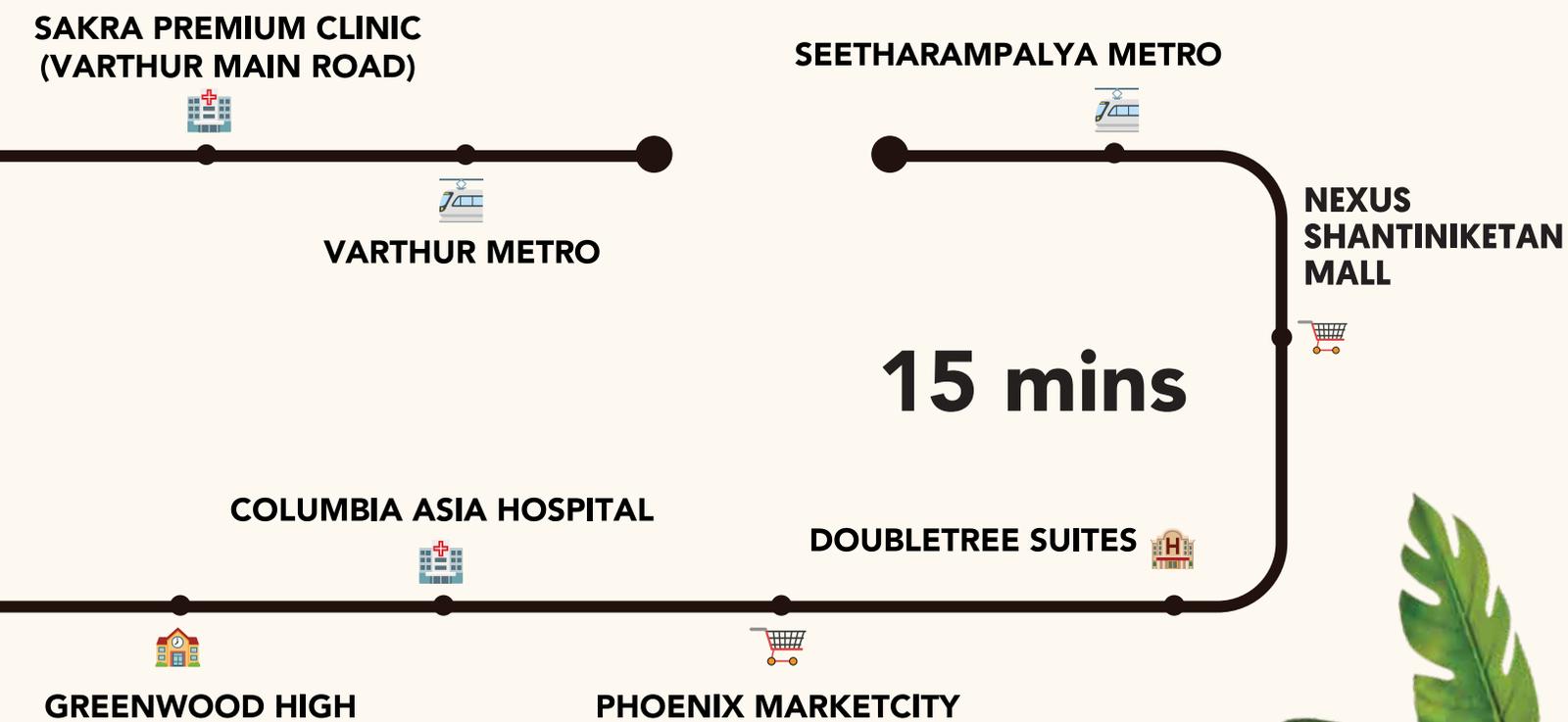
 **SCHOOLS**

 **METRO**

 **HOSPITALS**

 **HOTELS**

 **SHOPPING**



# THE MANOR

## *Layout*

A thoughtfully zoned layout blending entry plazas, aqua zones, play courts, green oasis, and woodland terraces.





### PHASE WISE AMENITY LIST

#### PHASE 1 (WING - A,B,C,I,J,K)

##### ARRIVAL EXPERIENCE

- 1 Entrance Portal
- 2 Security Cabin
- 3 Storage Room
- 4 Pedestrian Pathway
- 5 Feature Wall for Project Title
- 6 Transformer Yard with Service Pathway
- 7 Meandering Walkway
- 8 Circular Garden with Seating
- 9 Fountain Sculpture Water Feature
- 10 Layered Planting
- 11 Entry Plaza
- 12 Parterre Garden
- 13 Colonnade Classical Arch
- 14 Arched Arbour Pathway
- 15 Stone Pavilion
- 16 Pedestrian Node with Seating
- 17 Pathway
- 18 Sculpture Court with Water Feature
- 19 Seating with Urns
- 20 Trellis on Ramp
- 21 Cycling Track
- 22 Jogging Track
- 23 Legacy Garden – Peepal Tree

##### AQUA ZONE

- 24 Lap Pool 40m X 15m
- 25 Stone Cupola Seating
- 26 Water Jet Near Cupola
- 27 Kids Pool with Water Slide
- 28 Interactive Water Jets
- 29 Arch with Rain Shower
- 30 Urn Planters
- 31 Floating Island- Stepping Stones
- 32 Sunken Court
- 33 Water Cascade + Spouts
- 34 Grand Steps – Pool Entry with Sculpture
- 35 Feature Wall on Retaining Wall
- 36 Ivy Creepers on Retaining Wall
- 37 Sun Beds
- 38 Sculpture in Planting
- 39 Classical Arch Staircase Entry
- 40 Party Deck
- 41 Pantry Pavilion
- 42 Outdoor Dining
- 43 Beach Volleyball
- 44 Pool Bar Sunken Seating in Water
- 45 Aqua Gym
- 46 Jacuzzi
- 47 Wet Deck With Loungers
- 48 Change Rooms

- 49 Outdoor Shower
- 50 Privacy Screen Planting
- 51 Classical Grass Paving
- 52 Bench and Stone Wall
- 53 Mirror Pool
- 54 Volleyball Court With Buffer – 24m X 15m
- 55 Urns Inbetween Seating

##### COMMUNITY COURTYARD

- 56 Kids Sand Play
- 57 Tunnel Play Ribbon
- 58 Rope Play
- 59 Laughing Club
- 60 Snake and Ladder
- 61 Play Mounds
- 62 Seating Pods
- 63 Callisthenic Gym
- 64 Tricycle Track
- 65 Skating Track
- 66 Floor Chess
- 67 Transition Zone With Steps and Stramp
- 68 Palm Court with Seaters – Town Plaza
- 69 Stepped Water Rill
- 70 Tree Seaters
- 71 Terminalia Mantely Avenue Tree Court
- 72 Accent Grass Paving

##### PLAY COURTS

- 73 Fustal Court 16.5m X 26.5m
- 74 Pickle Ball Court (2 Nos.) 10.5m X 18.0m
- 75 Basketball Court 15.0m X 28.0m
- 76 Tennis Court 18.0m X 36.0m
- 77 Parish Square with Accent Paving
- 78 Floor Chess
- 79 Floor Ludo
- 80 Hopscotch
- 81 Snake and Ladder
- 82 Water Avenue
- 83 Cascade Court
- 84 Dry Garden
- 85 Forecourt
- 86 Floor Games
- 87 Garden Court
- 88 Green Terrace
- 89 Sky Court
- 90 Plumeria Court with Seaters
- 91 Maze Garden
- 92 Urns In-between Seating
- 93 Ramp and Stramp
- 94 Bench and Stone Wall

##### ENTRANCE LOBBY

- 95 Drop-Off
- 96 Accent Constellation Paving
- 97 Classical Arch
- 98 Sculpture
- 99 Water Body

##### GREEN OASIS

- 100 Pavilion with Structure
- 101 Bio Pond
- 102 Bioswale
- 103 Elevated Walkway
- 104 Camp Fire Zone with Seating
- 105 Pet Park
- 106 Pet Wash Corner
- 107 Bird Watch
- 108 Kids Play with Adventure Park
- 109 Play Lawn
- 110 Zen Garden
- 111 Reflexology Path
- 112 Glass Structure Pavilion with Seater
- 113 Golf Putting
- 114 Stage with Stepped Seating

- 115 Transition Zone with Steps and Ramp
  - 116 Play Mound with Tunnel & Slide
  - 117 Butterfly Garden
  - 118 Fruit Orchard
  - 119 Hammock Garden
- ##### OPEN AIR ARENA
- 120 Musical Garden
  - 121 Youth Zone
  - 122 Screen Projector + Feature Wall
  - 123 Amphitheater
  - 124 Stage
  - 125 Rock Climbing Wall with Sand Pit
  - 126 Stepped Planting
  - 127 Changing Room + Toilet

#### PHASE 2 (WING - D,E,F,G,H)

##### CONTEMPLATION GARDEN

- 128 Lily Pond
- 129 Meditation Pavilion
- 130 Yoga Lawn
- 131 Stone Pavilion / Scent Garden Alcove
- 132 Fragrance Grove
- 133 Elder's Reading Nook

- 134 Labyrinth Walkway
- 135 Serenity Forest + Hammock Garden
- 136 Ramps

##### TRAILBLAZER PLAY

- 137 Seating Plaza
- 138 Cricket Practice Net
- 139 Giant Chess
- 140 Hopscotch
- 141 Archery Court
- 142 Interactive Fountain
- 143 Outdoor Bowling
- 144 Long Putt Green
- 145 Seating Along Pathway
- 146 Color Connect Game

##### WOOD LAND TERRACE

- 147 Plaza with Feature Wall
- 148 Aroma Garden
- 149 Entrance Garden
- 150 Tropical Garden
- 151 Seater Plaza



A LIFESTYLE DEFINED  
BY ELEGANCE, POISE,  
& *Refinement Befitting  
a Monarch.*





**FUN UNFOLDS AT**  
*Every Slide*

A safe, lively pool zone that lets children enjoy the water the way British summers were meant to be enjoyed, light, happy & carefree.

YOUR DAILY  
*Escape*

Start your day with a refreshing swim in  
crisp, calm waters that bring a sense of  
British elegance to your routine.

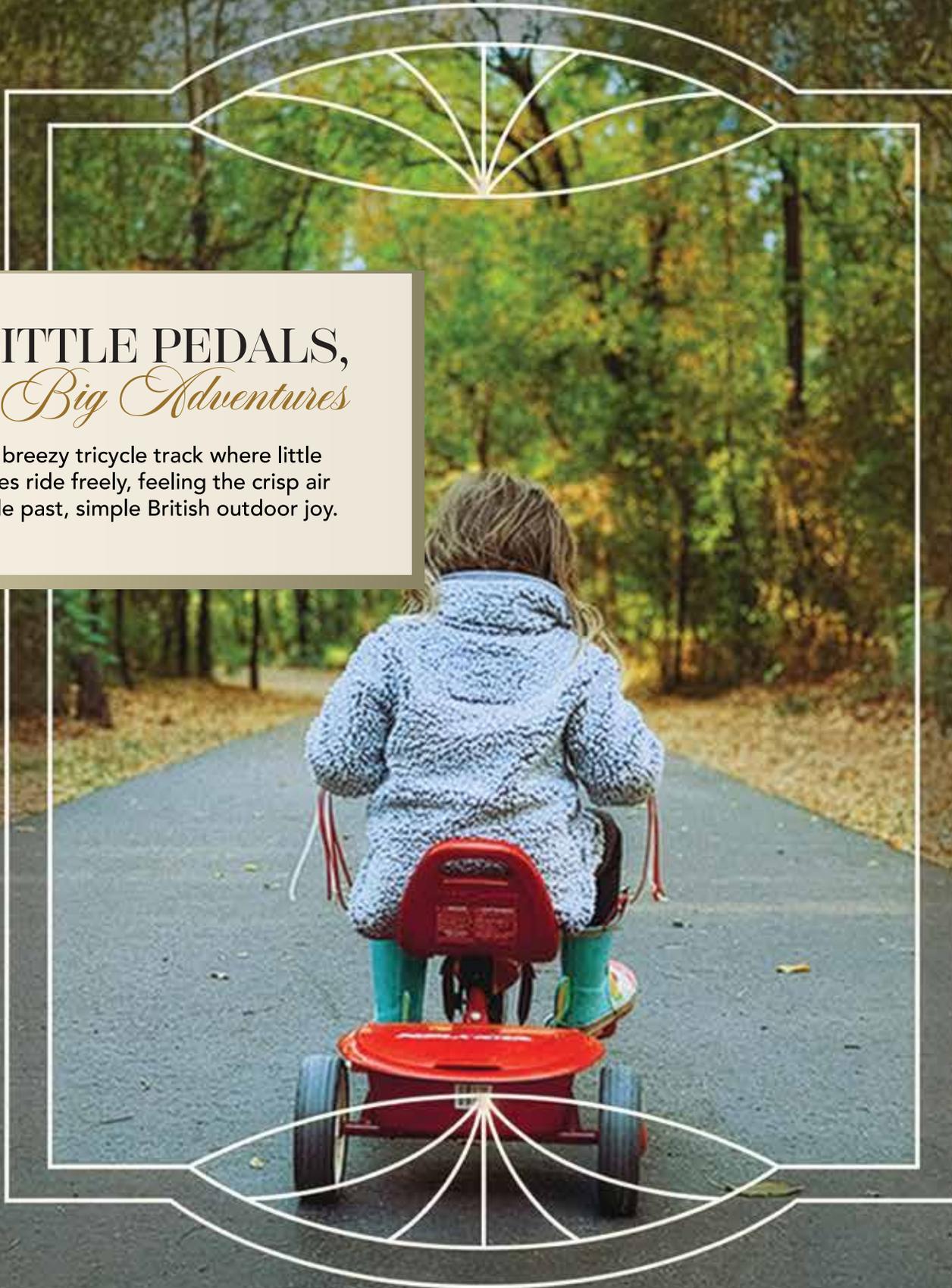
A woman with long brown hair, wearing a light-colored floral dress, stands in a water fountain. She is smiling and looking towards the camera. The fountain consists of a metal frame with many small holes, through which water is spraying. The background is a lush garden with palm trees and other greenery. The lighting is warm, suggesting late afternoon or early morning.

## A SPLASH OF FUN, *A Touch of Charm*

Engage with water in a whole new way,  
interactive fountains that bring playful energy  
and British charm to every moment.

LITTLE PEDALS,  
*Big Adventures*

A breezy tricycle track where little ones ride freely, feeling the crisp air glide past, simple British outdoor joy.



## A BREATH OF *Freedom*

Feel the wind slide past as you ride,  
smooth, spacious, and inspired by  
classic English cycling routes.



MORNING RUNS,  
*Perfected*

Jog along a path where the morning air stays cool, clean, and comforting, much like a quiet run in the British countryside.



SKATE, SLIDE,  
*and Feel the Breeze*

Smooth loops designed for little regals  
who love the feeling of air sweeping by  
as they glide freely.



## SAND, SUN, AND *Sport*

A British-style summer escape, sand underfoot, open skies above. A space to explore, play freely, and compete with effortless charm.



## ADVENTURE AT *Every Step*

Bring out your inner adventurer,  
structured for challenge, grounded in grit,  
and inspired by the bold, exploratory  
spirit of British tradition.

EVERY COURT,  
*A Winning Moment*

Imagine training on courts crafted to athletic proportions, built for serious play with a refined British edge.

# GRILL, GATHER, *Enjoy*

Light up easy, relaxed evenings with a BBQ space designed for good food, warm moments, and a dash of English charm.

STRETCH, BREATHE,  
*Unwind*

A serene yoga lawn where you breathe,  
stretch, and unwind in an atmosphere  
filled with soft English charm.





## TAILS, PLAY, AND *Happy Trails*

Let your furry ones leap, chase, and enjoy their little adventures. Our pet park brings simple English charm to everyday play.



A WALK WITH  
*a View*

An elevated walkway that lets you explore your surroundings from a lighter, calmer perspective.

# *Club Sumadhura*



A sanctuary shaped with the quiet confidence of British manors, where symmetry, soaring colonnades, and timeless silhouettes come together to create a retreat of rare poise. Here, mornings drift in through tall arches, afternoons unfold in sun-washed lounges, and evenings settle into a soft, graceful calm.

Spread across 66,000 sq. ft., the clubhouse stands as the heart of Edition, a place where elegance takes form, conversations linger, and every moment finds its perfect setting.

## Key Highlights



Grand double-height arrival lobby



Sculptural courtyard bathed in natural light



Signature café & lounge



Stately event hall for grand celebrations



Heated indoor pool for year-round indulgence



British-classical design language through every corner

# *Pastimes of Poise*

## BRUSHED WITH OLD-WORLD WHIMSY

Here, play carries the charm of an English afternoon lighthearted, indulgent, and touched with storybook delight. Evenings bloom with laughter, friendly duels unfold with grace, and every corner reveals a little joy waiting to be discovered.



Digital adventures that immerse, excite,  
and inspire.



Joy wrapped in rhythm, perfect for families  
and weekend duels.



POOL & BILLIARDS LOUNGE

Classic recreation with an intimate, manor-like charm.



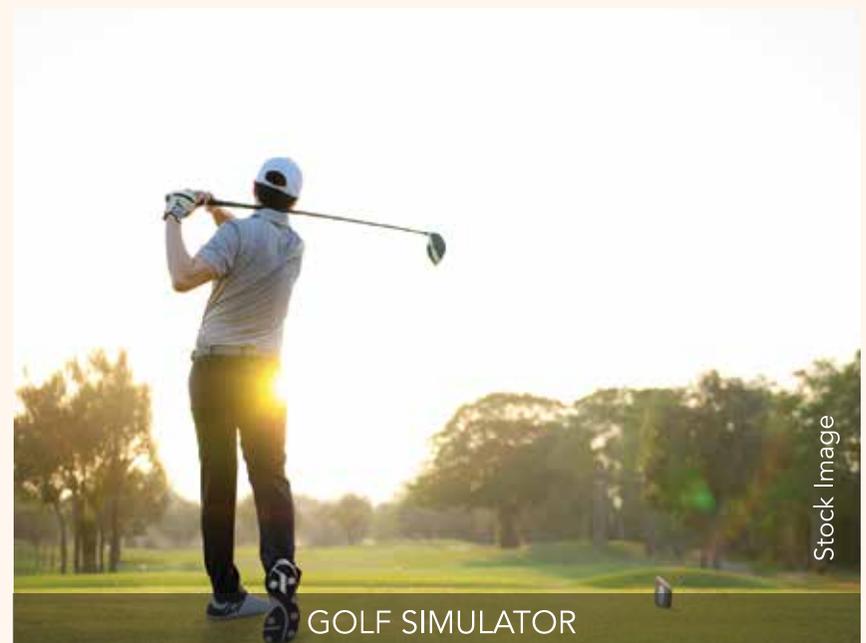
AV ROOM

Movie nights made warm and charming with an English undertone.



KARAOKE STUDIO

A cosy corner to sing, celebrate, and savour moments.



GOLF SIMULATOR

A refined escape where every swing feels like a quiet British countryside afternoon.



BADMINTON COURTS

For those who thrive on pace, precision, and poise.



SQUASH COURT

A court that channels the spirit of classic British clubs.



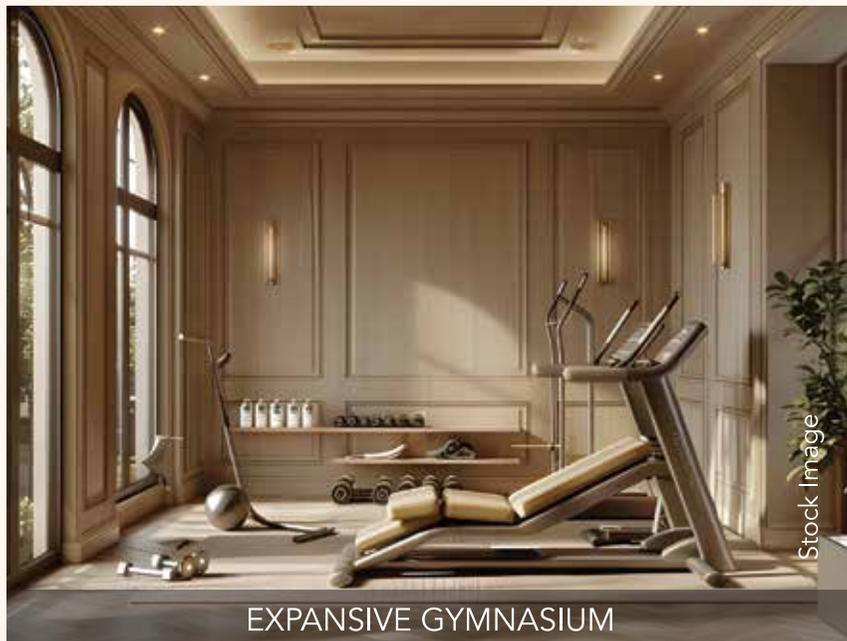
SPINNING STUDIO

High-energy rides inspired by English countryside cycling routes.



HIGH-INTENSITY ZONE

For strength, agility, and challenge seekers.



EXPANSIVE GYMNASIUM

Sunlit, spacious, and designed for every kind of training.



TT & INDOOR GAMES ARENA

Quick spirited games to brighten any day.

## *Athletic Pursuits*

**CRAFTED WITH GRACE  
AND DISCIPLINE**

Enter spaces where movement takes on a refined rhythm where every sprint, serve, and stretch is uplifted by thoughtful design and the quiet assurance of British sporting tradition. Here, every effort becomes a moment of elegance.

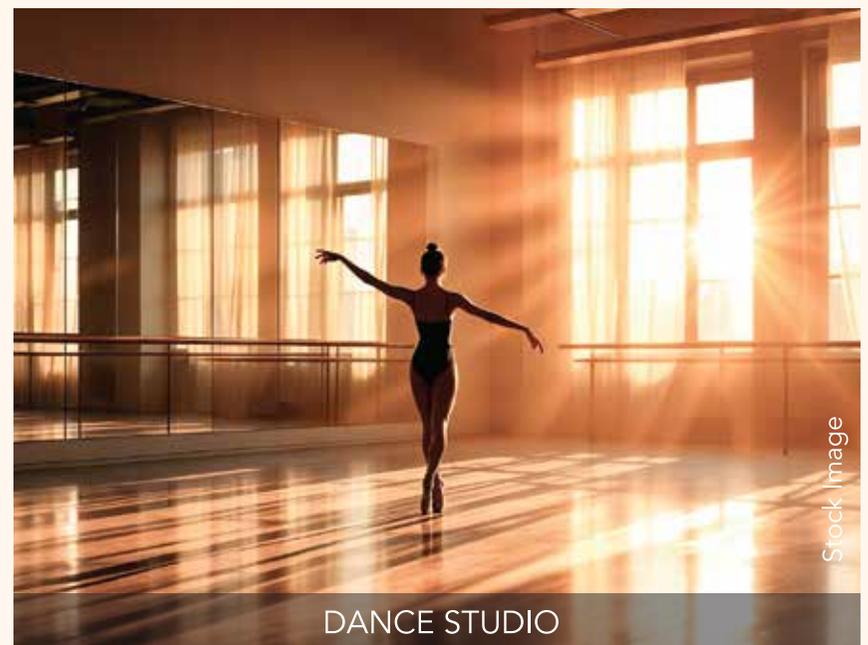
# *Sanctuaries of Stillness*

## WHERE CALM FINDS ITS TRUE HOME

A realm where the day softens where mornings rise gently, afternoons drift into warmth, and evenings bring the quiet comfort of renewal. Every space here whispers serenity, inviting you to slow down and exhale.



Warm, soothing, and indulgent your personal British spa moment.



A graceful space to move freely, fluidly.



SIGNATURE SPA & SALON

Crafted rituals for restoration and care.



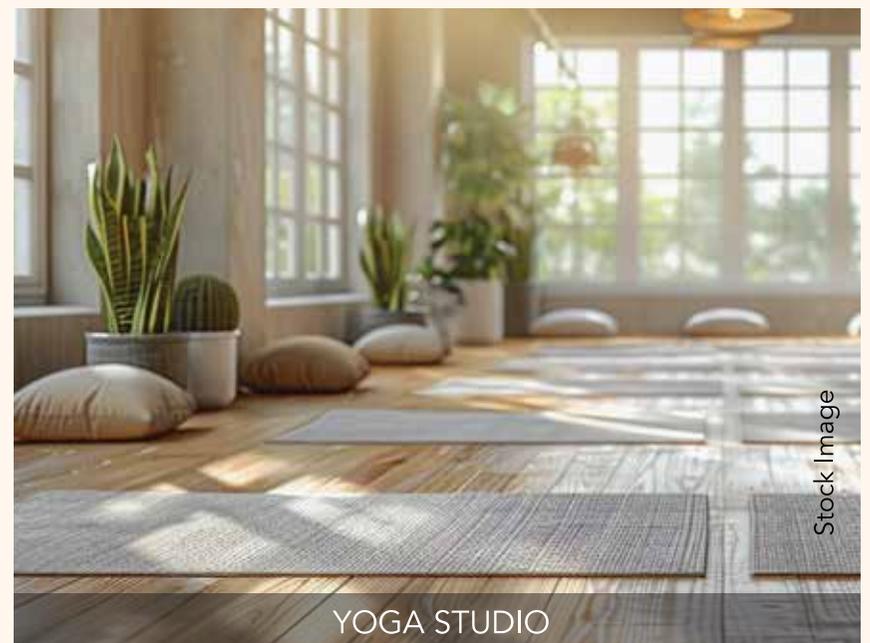
HEATED INDOOR POOL

A tranquil oasis for quiet laps and unhurried mornings.



GUEST ROOMS

11 thoughtfully designed rooms for visiting family or a quiet personal retreat.



YOGA STUDIO

The pause your day has been waiting for.



CRECHE & TODDLER ZONE

For those who thrive on pace, precision,  
and poise.



SUPERMARKET

Essentials, just a walk away.



ATM & SERVICE LOUNGE

Thoughtful touches for effortless living.



CO-WORKING LOUNGE

Workdays that feel calm, connected, and  
productive.



PHARMACY / CLINIC

Peace of mind, always close.



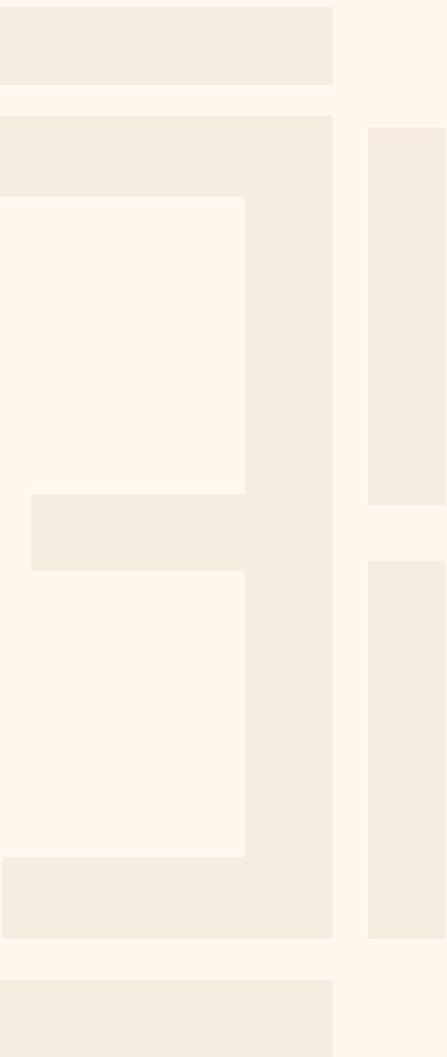
PRIVATE DISCUSSION ROOMS

For meetings, calls, or quiet focus.

## *Essentials of Ease*

THOUGHTFULLY WOVEN INTO  
EVERYDAY LIVING

Convenience dressed in quiet sophistication  
making each day smoother, simpler, and  
touched with a refined sense of grace. Here,  
even practicalities feel beautifully considered.



*Ara, Carina, Aquila*

**FIRE, FLIGHT,  
AND FOUNDATION**

In how we live, converse, and carry on,  
The constellations echo, dusk to dawn.  
Different patterns, under one night sky,  
Many lives, one story passing by.

*A life driven by purpose,  
rituals, and meaning.*

*A forward-moving life,  
guided by ambition and  
direction.*

*A lifestyle shaped by  
vision, independence,  
and clarity.*

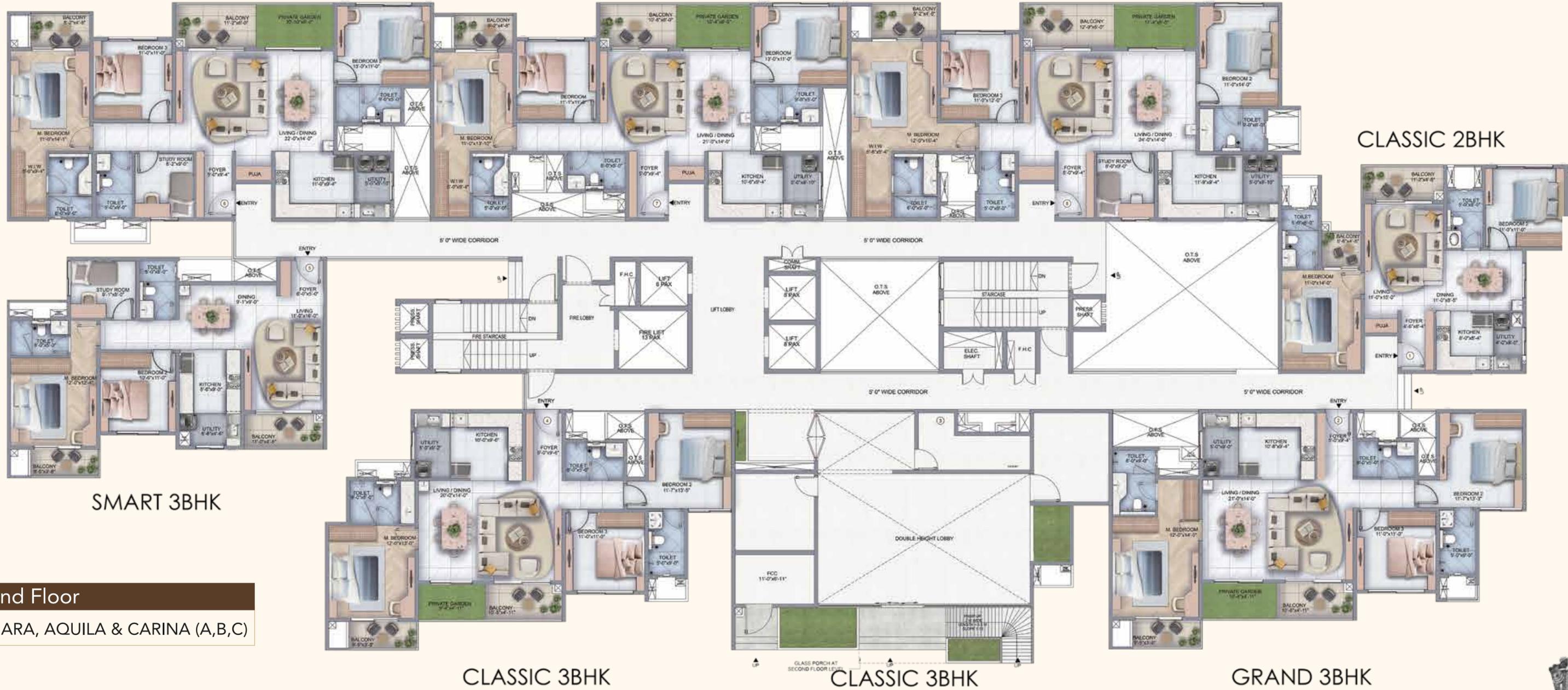


SMART 4BHK

GRAND 3BHK

SMART 4BHK

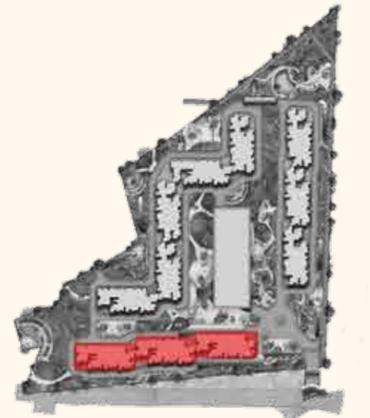
CLASSIC 2BHK



Ground Floor  
WING ARA, AQUILA & CARINA (A,B,C)

Unit NO.	Unit NO.	Unit NO.
ABC-001 TO ABC 1801	ABC-002	ABC-004
S.B.U.A Area - 1280 SQFT	S.B.U.A Area - 1900 SQFT	S.B.U.A Area - 1810 SQFT
Carpet Area - 785 SQFT	Carpet Area - 1184 SQFT	Carpet Area - 1127 SQFT
Balcony Area - 75 SQFT	Balcony Area - 85 SQFT	Balcony Area - 85 SQFT
	Private Garden - 45 SQFT	Private Garden - 40 SQFT

Unit NO.	Unit NO.	Unit NO.	Unit NO.
ABC - 005 TO ABC - 1850	ABC - 006	ABC - 007	ABC - 008
S. B.U.A Area - 1490 SQFT	S. B.U.A Area - 2090 SQFT	S. B.U.A Area - 1920 SQFT	S. B.U.A Area - 2255 SQFT
Carpet Area 928 SQFT	Carpet Area 1301 SQFT	Carpet Area 1182 SQFT	Carpet Area 1404 SQFT
Balcony Area - 84 SQFT	Balcony Area - 103 SQFT	Balcony Area - 100 SQFT	Balcony Area - 117 SQFT
	Private Garden - 55 SQFT	Private Garden - 55 SQFT	Private Garden - 60 SQFT





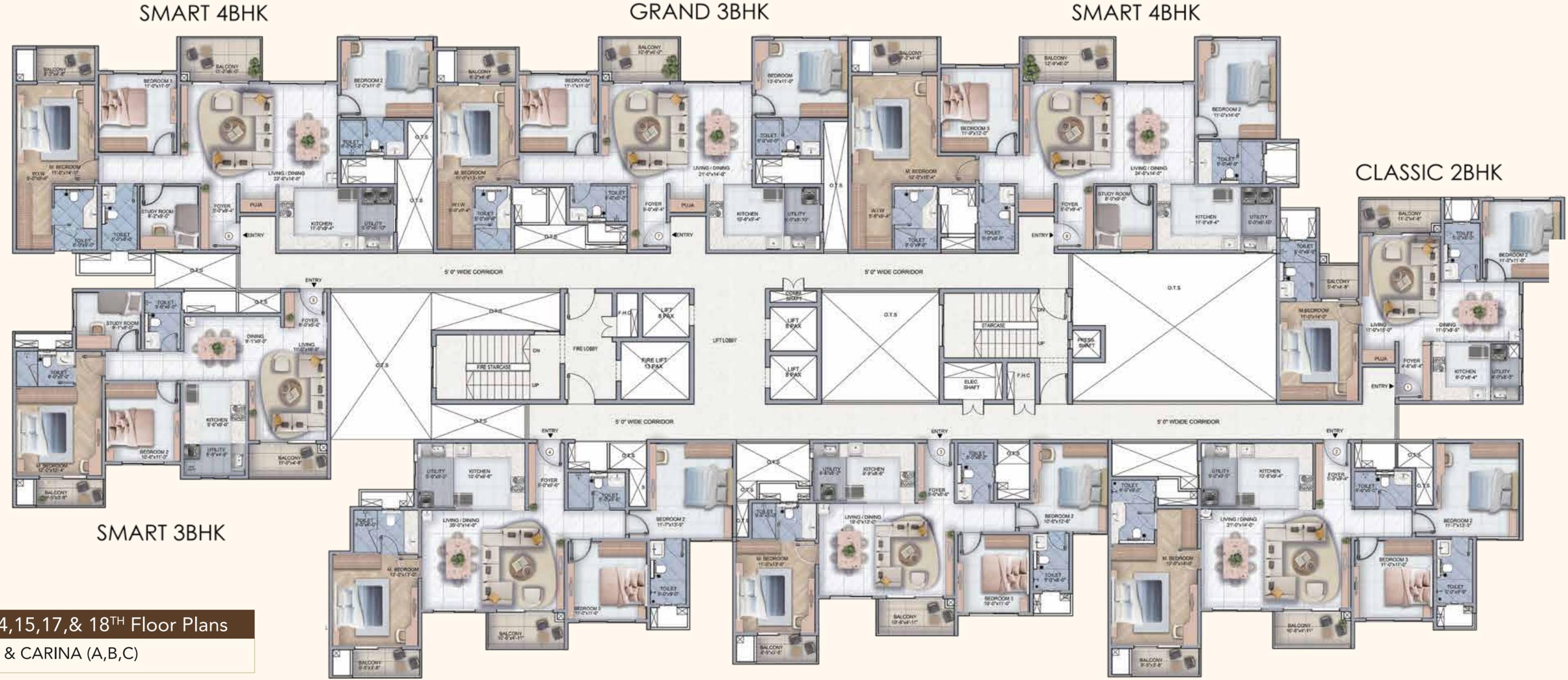
**First Floor**  
WING - ARA, AQUILA & CARINA (A,B,C)



Unit No.	Unit No.	Unit No.
ABC - 001 TO ABC - 1801	ABC - 102	ABC - 104
S.B.U.A Area - 1280 SQFT	S.B.U.A Area - 1900 SQFT	S.B.U.A Area - 1810 SQFT
Carpet Area - 785 SQFT	Carpet Area - 1184 SQFT	Carpet Area - 1127 SQFT
Balcony Area - 75 SQFT	Balcony Area - 85 SQFT	Balcony Area - 85 SQFT
	Private Terrace - 45 SQFT	Private Terrace - 40 SQFT

Unit No.	Unit No.	Unit No.	Unit No.
ABC - 005 TO ABC - 1805	ABC - 106	ABC - 107	ABC - 108
S.B.U.A Area - 1490 SQFT	S.B.U.A Area - 2090 SQFT	S.B.U.A Area - 1920 SQFT	S.B.U.A Area - 2255 SQFT
Carpet Area - 928 SQFT	Carpet Area - 1301 SQFT	Carpet Area - 1182 SQFT	Carpet Area - 1404 SQFT
Balcony Area - 84 SQFT	Balcony Area - 103 SQFT	Balcony Area - 100 SQFT	Balcony Area - 117 SQFT
	Private Terrace - 55 SQFT	Private Terrace - 55 SQFT	Private Terrace - 60 SQFT



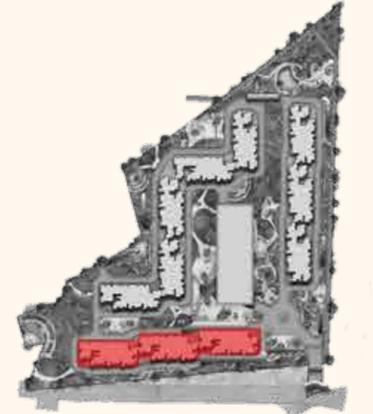


2,3,5,6,8,9,11,12,14,15,17,& 18<sup>TH</sup> Floor Plans  
 WING - ARA, AQUILA & CARINA (A,B,C)



Unit No.		Unit No.	
ABC - 001 TO ABC - 1801	ABC - 202 TO ABC - 1802	ABC - 203 TO ABC - 1803	ABC - 204 TO ABC - 1804
S.B.U.A Area - 1280 SQFT	S.B.U.A Area - 1865 SQFT	S.B.U.A Area - 1594 SQFT	S.B.U.A Area - 1780 SQFT
Carpet Area - 785 SQFT	Carpet Area - 1184 SQFT	Carpet Area - 1000 SQFT	Carpet Area - 1127 SQFT
Balcony Area - 75 SQFT	Balcony Area - 85 SQFT	Balcony Area - 82 SQFT	Balcony Area - 85 SQFT

Unit No.		Unit No.	
ABC - 005 TO ABC - 1805	ABC - 206 TO ABC - 1806	ABC - 207 TO ABC - 1807	ABC - 208 TO ABC - 1808
S.B.U.A Area - 1490 SQFT	S.B.U.A Area - 2050 SQFT	S. B.U.A Area - 1880 SQFT	S. B.U.A Area - 2210 SQFT
Carpet Area - 928 SQFT	Carpet Area - 1301 SQFT	Carpet Area - 1182 SQFT	Carpet Area - 1404 SQFT
Balcony Area - 84 SQFT	Balcony Area - 103 SQFT	Balcony Area - 100 SQFT	Balcony Area - 117 SQFT

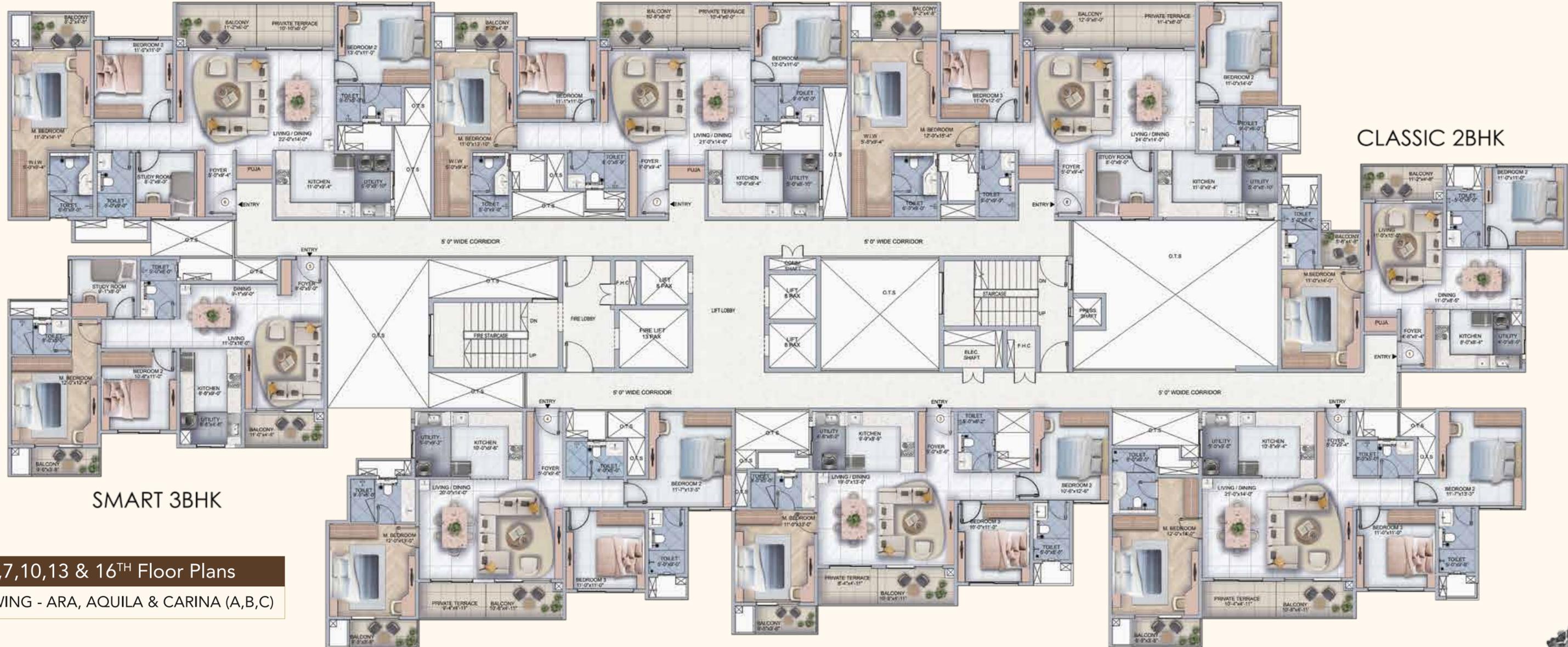


SMART 4BHK

GRAND 3BHK

SMART 4BHK

CLASSIC 2BHK



SMART 3BHK

4,7,10,13 & 16<sup>TH</sup> Floor Plans  
WING - ARA, AQUILA & CARINA (A,B,C)

CLASSIC 3BHK

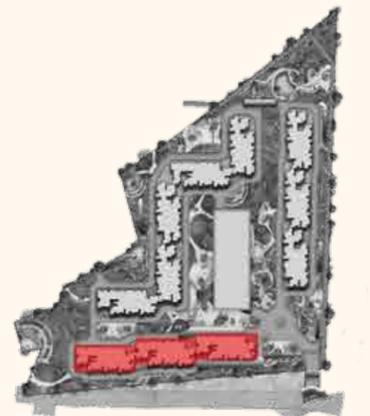
CLASSIC 3BHK

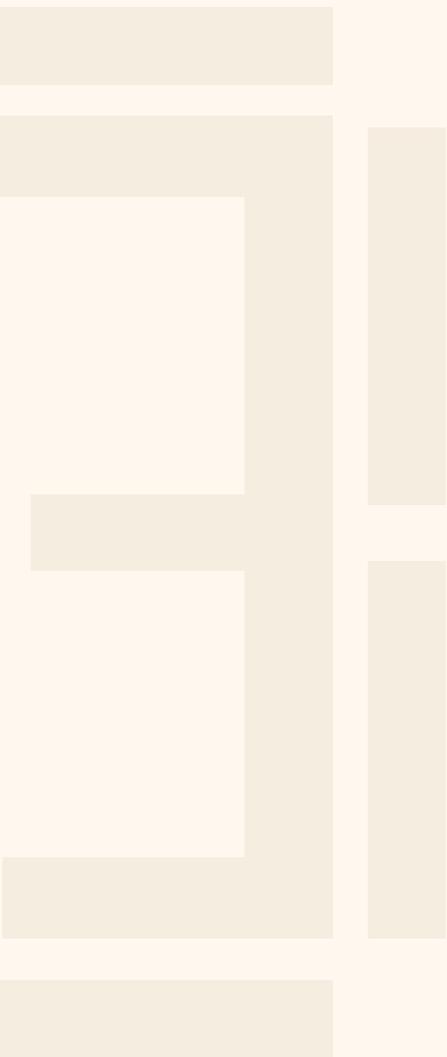
GRAND 3BHK



Unit No.	Unit No.	Unit No.	Unit No.
ABC - 001 TO ABC - 1801	ABC - 402 TO ABC - 1602	ABC - 403 TO ABC - 1603	ABC - 404 TO ABC - 1604
S.B.U.A Area - 1280 SQFT	S.B.U.A Area - 1900 SQFT	S.B.U.A Area - 1620 SQFT	S.B.U.A Area - 1810 SQFT
Carpet Area - 785 SQFT	Carpet Area - 1184 SQFT	Carpet Area - 1000 SQFT	Carpet Area - 1127 SQFT
Balcony Area - 75 SQFT	Balcony Area - 85 SQFT	Balcony Area - 82 SQFT	Balcony Area - 85 SQFT
	Private Terrace - 45 SQFT	Private Terrace - 36 SQFT	Private Terrace - 40 SQFT

Unit No.	Unit No.	Unit No.	Unit No.
ABC - 005 TO ABC - 1805	ABC - 406 TO ABC - 1606	ABC - 407 TO ABC - 1607	ABC - 408 TO ABC - 1608
S.B.U.A Area - 1490 SQFT	S.B.U.A Area - 2090 SQFT	S.B.U.A Area - 1920 SQFT	S.B.U.A Area - 2255 SQFT
Carpet Area - 928 SQFT	Carpet Area - 1301 SQFT	Carpet Area - 1182 SQFT	Carpet Area - 1404 SQFT
Balcony Area - 84 SQFT	Balcony Area - 103 SQFT	Balcony Area - 100 SQFT	Balcony Area - 117 SQFT
	Private Terrace - 55 SQFT	Private Terrace - 55 SQFT	Private Terrace - 60 SQFT





*Orion, Tucana, Vela*

**CHARACTER,  
MOTION, AND RESOLVE**

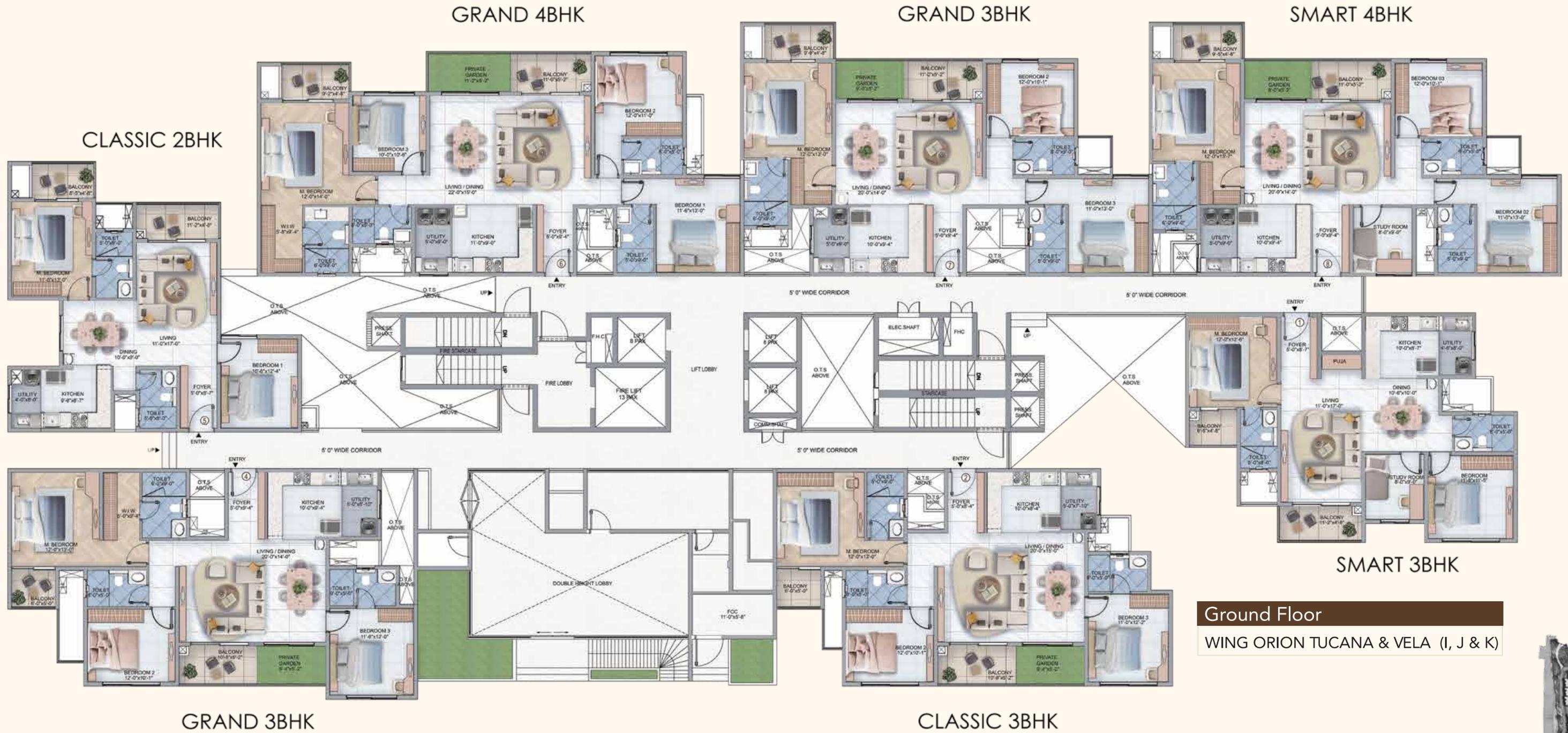
We wake like stars with different ways to shine,  
Some lead, some wander, some quietly align.  
Different patterns, one shared sky,  
Many lives, one story written high.

*Living in balance,  
flowing confidently  
through change.*

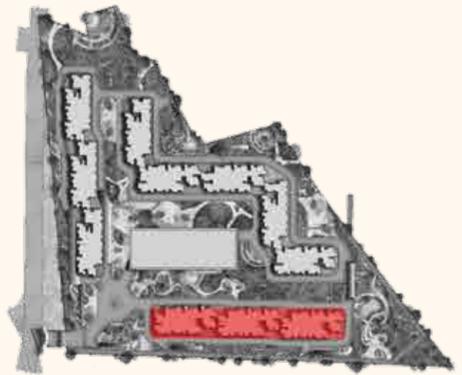
*Quiet individuality,  
refined taste, effortless  
confidence.*

*Strength, presence,  
and the courage to  
lead.*





**Ground Floor**  
WING ORION TUCANA & VELA (I, J & K)



PRM/KA/RERA/1251/446/PR/111225/008328



Unit NO.	Unit NO.	Unit NO.
IJK - 001 to IJK - 1801	IJK - 002	IJK - 004
Smart 3BHK	Classic 3BHK	Grand 3BHK
S.B.U.A Area - 1525 SQFT	S.B.U.A Area - 1760 SQFT	S.B.U.A Area - 1855 SQFT
Carpet Area - 954 SQFT	Carpet Area - 1094 SQFT	Carpet Area - 1159 SQFT
Balcony Area - 79 SQFT	Balcony Area - 83 SQFT	Balcony Area - 83 SQFT
	Private Garden. - 40 SQFT	Private Garden - 40 SQFT

Unit NO.	Unit NO.	Unit NO.	Unit NO.
IJK - 005 TO IJK - 1805	IJK - 006	IJK - 007	IJK - 008
Classic 2BHK	Grand 4BHK	Grand 3BHK	Smart 4BHK
S. B.U.A Area - 1360 SQFT	S. B.U.A Area - 2295 SQFT	S. B.U.A Area - 1875 SQFT	S. B.U.A Area - 1990 SQFT
Carpet Area 826 SQFT	Carpet Area 1464 SQFT	Carpet Area 1159 SQFT	Carpet Area 1245 SQFT
Balcony Area - 89 SQFT	Balcony Area - 98 SQFT	Balcony Area - 97 SQFT	Balcony Area - 97 SQFT
	Private Garden. - 50 SQFT	Private Garden - 40 SQFT	Private Garden - 40 SQFT



**First Floor**  
WING ORION TUCANA & VELA (I, J & K)

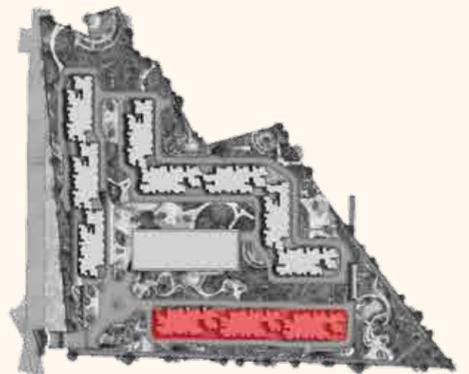


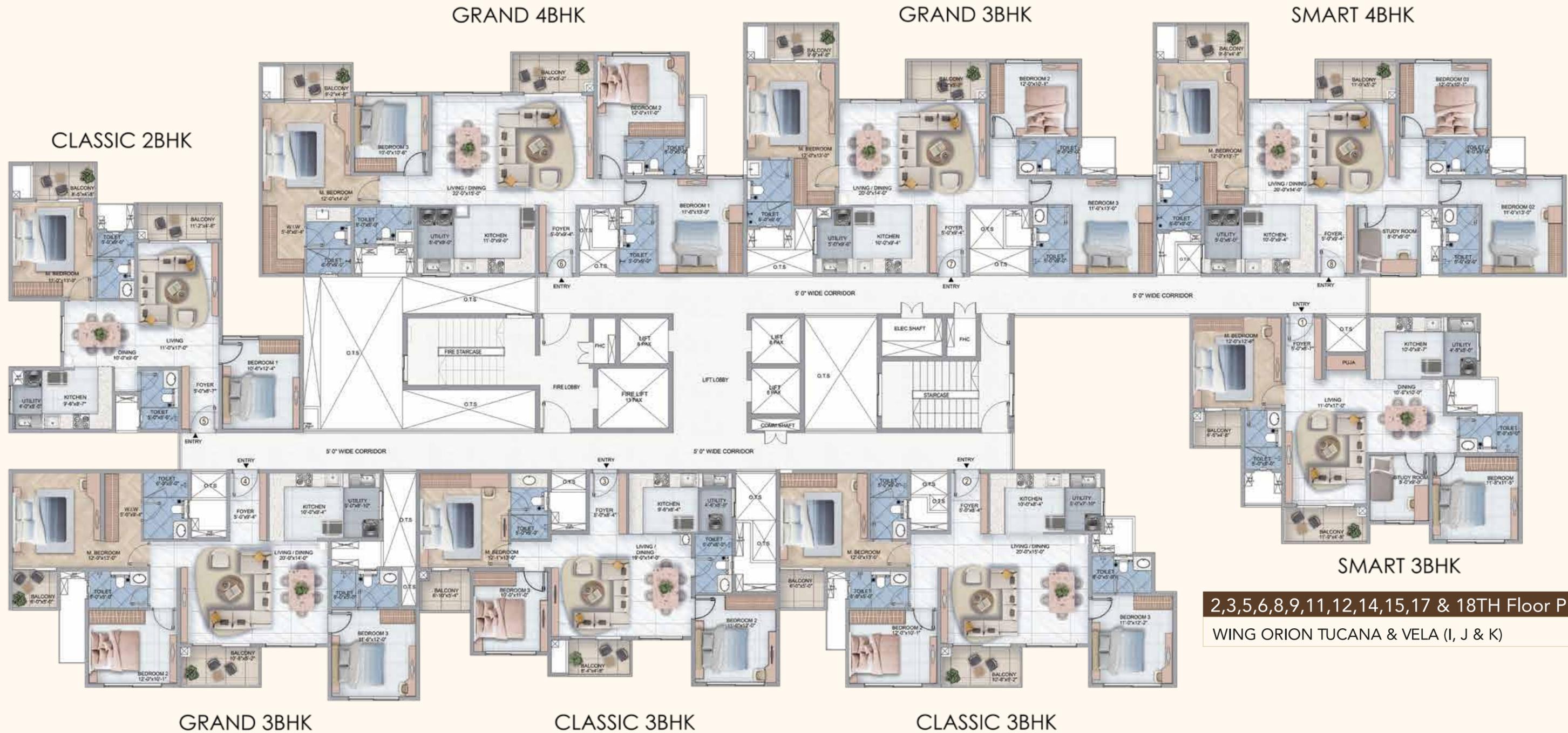
GRAND 3BHK

Unit NO.	Unit NO.	Unit NO.
IJK - 001 to IJK - 1801	IJK - 102	IJK - 104
Smart 3BHK	Classic 3BHK	Grand 3BHK
S.B.U.A Area - 1525 SQFT	S.B.U.A Area - 1760 SQFT	S.B.U.A Area - 1855 SQFT
Carpet Area - 954 SQFT	Carpet Area - 1094 SQFT	Carpet Area - 1159 SQFT
Balcony Area - 79 SQFT	Balcony Area - 83 SQFT	Balcony Area - 83 SQFT
	Private Terrace - 40 SQFT	Private Terrace - 40 SQFT

CLASSIC 3BHK

Unit NO.	Unit NO.	Unit NO.	Unit NO.
IJK - 005 TO IJK - 1805	IJK - 106	IJK - 107	IJK - 108
Classic 2BHK	Grand 4BHK	Grand 3BHK	Smart 4BHK
S. B.U.A Area - 1360 SQFT	S. B.U.A Area - 2295 SQFT	S. B.U.A Area - 1875 SQFT	S. B.U.A Area - 1990 SQFT
Carpet Area - 826 SQFT	Carpet Area - 1464 SQFT	Carpet Area - 1159 SQFT	Carpet Area - 1245 SQFT
Balcony Area - 89 SQFT	Balcony Area - 98 SQFT	Balcony Area - 97 SQFT	Balcony Area - 97 SQFT
	Private Terrace - 50 SQFT	Private Terrace - 40 SQFT	Private Terrace - 40 SQFT

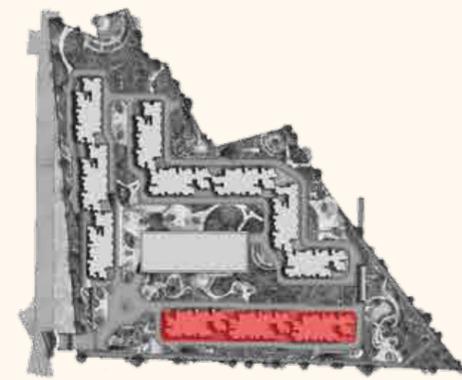




2,3,5,6,8,9,11,12,14,15,17 & 18TH Floor Plans  
WING ORION TUCANA & VELA (I, J & K)

Unit NO.	Unit NO.	Unit NO.	Unit NO.
IJK-001 TO IJK-1801	IJK-202 TO IJK-1802	IJK-203 TO IJK-1803	IJK-204 TO IJK-1804
Smart 3BHK	Classic 3BHK	Classic 3BHK	Grand 3BHK
S.B.U.A Area - 1525 SQFT	S.B.U.A Area - 1730 SQFT	S.B.U.A Area - 1522 SQFT	S.B.U.A Area - 1825 SQFT
Carpet Area - 954 SQFT	Carpet Area - 1094 SQFT	Carpet Area - 957 SQFT	Carpet Area - 1159 SQFT
Balcony Area - 79 SQFT	Balcony Area - 83 SQFT	Balcony Area - 74 SQFT	Balcony Area - 83 SQFT

Unit NO.	Unit NO.	Unit NO.	Unit NO.
IJK - 005 TO IJK - 1805	IJK-206 TO IJK-1806	IJK-207 TO IJK-1807	IJK-208 TO IJK-1808
Classic 2BHK	Grand 4BHK	Grand 3BHK	Smart 4BHK
S. B.U.A Area - 1360 SQFT	S. B.U.A Area - 2260 SQFT	S. B.U.A Area - 1845 SQFT	S. B.U.A Area - 1960 SQFT
Carpet Area - 826 SQFT	Carpet Area - 1464 SQFT	Carpet Area - 1159 SQFT	Carpet Area - 1245 SQFT
Balcony Area - 89 SQFT	Balcony Area - 98 SQFT	Balcony Area - 97 SQFT	Balcony Area - 97 SQFT



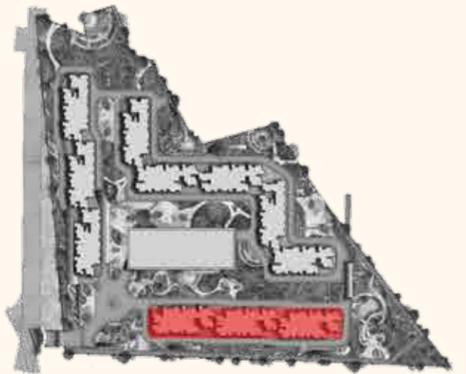


4, 7, 10, 13 & 16TH FLOOR PLANS  
WING ORION TUCANA & VELA (I, J & K)



Unit NO.	Unit NO.	Unit NO.	Unit NO.
IJK - 001 TO IJK - 1801	IJK402 TO IJK1602	IJK403 TO IJK1603	IJK404 TO IJK1604
Smart 3BHK	Classic 3BHK	Classic 3BHK	Grand 3BHK
S. B.U.A Area - 1525 SQFT	S. B.U.A Area - 1760 SQFT	S. B.U.A Area - 1550 SQFT	S. B.U.A Area - 1855 SQFT
Carpet Area - 954 SQFT	Carpet Area - 1094 SQFT	Carpet Area - 957 SQFT	Carpet Area - 1159 SQFT
Balcony Area - 79 SQFT	Balcony Area - 83 SQFT	Balcony Area - 74 SQFT	Balcony Area - 83 SQFT
	Private Terrace - 40 SQFT	Additional Terrace - 36 SQFT	Private Terrace - 40 SQFT

Unit NO.	Unit NO.	Unit NO.	Unit NO.
IJK - 005 TO IJK - 1805	IJK406 TO IJK1606	IJK407 TO IJK1607	IJK408 TO IJK1608
Classic 2BHK	Grand 4BHK	Grand 3BHK	Smart 4BHK
S.B.U.A Area - 1360 SQFT	S.B.U.A Area - 2295 SQFT	S.B.U.A Area - 1875 SQFT	S.B.U.A Area - 1990 SQFT
Carpet Area - 826 SQFT	Carpet Area - 1464 SQFT	Carpet Area - 1159 SQFT	Carpet Area - 1245 SQFT
Balcony Area - 89 SQFT	Balcony Area - 98 SQFT	Balcony Area - 97 SQFT	Balcony Area - 97 SQFT
	Private Terrace - 50 SQFT	Private Terrace - 40 SQFT	Private Terrace - 40 SQFT



# PROJECT *Specification*



## Structure:

- Core Wall and Shear Wall Monolithic Construction with usage of best quality aluminum modular shuttering system



## Doors:

- Main Door: Good quality timber frame and shutter along with good quality ironmongery
- Internal Doors: Good quality timber frame and shutter along with good quality ironmongery
- Toilet and Utility Doors: Good quality timber frame and shutter along with good quality ironmongery
- Balconies: UPVC sliding door with clear glass shutters and mosquito mesh provision of reputed brand/make
- Windows: UPVC window with clear glass shutters and mosquito mesh provision only of reputed brand/make. All hardware of reputed make, MS safety grill will be provided



## Paintings:

- External: Textured or smooth finish with two coats of weather resistant exterior emulsion paint
- Internal: Smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint with two coats for ceiling over one coat of primer





# PROJECT *Specification*



## Flooring:

- Elegant double height ground floor entrance lobby in Tower and Club House
- Lounge Area: Italian marble flooring
- Staircases: Granite flooring
- Corridor: Good quality tile flooring
- Premium laminated wooden flooring in master bedroom
- Living, dining and kitchen area with good quality vitrified tiles flooring
- All other bedrooms with good quality vitrified tile flooring
- Toilets: Good quality vitrified tile flooring
- All balconies: Good quality vitrified tile flooring
- Toilets: Good quality vitrified tile dado up to false ceiling level
- Utility: Good quality vitrified tile dado up to 3 feet height



## Hand Railing

- Balcony: MS railing
- Staircase in common area: MS railing



## Kitchen/Utility:

- Provision for softened water inlet in kitchen
- Provision for sleeve chimney exhaust
- Water inlet and outlet provision in utility area for washing machine
- Water inlet and outlet provision in utility area for dish washer  
(Premium 4 BHK and 3.5 BHK only)

# PROJECT *Specification*



## Toilets:

- Wall mounted EWC with concealed flush tank
- Single lever diverter cum shower
- Sanitary ware: TOTO or Grohe or equivalent
- Master bedroom toilet: Vanity with premium CP fittings of Grohe or equivalent make/Brand



## Electrical:

- Concealed copper wiring of Havells, Polycab or equivalent
- Modular switches: Panasonic, Schneider or equivalent make
- Home automation in living room and master bedroom
- Power socket for split air conditioners in all bedrooms and provision of power socket for split air conditioners in living room
- USB port for C-type mobile phone charging in master bedroom
- Power sockets in kitchen for hob, chimney, refrigerator, microwave oven, mixer, aquaguard and for washing machine in utility area
- Power sockets for geysers and exhaust fans in all bathrooms
- Motion sensor based light control in toilets
- Power supply: 6 BHK and 3.5 BHK – 4.5 kW, 3 BHK – 3.3 kW, 2.5 BHK – 2.5 kW, 2 BHK – 2.3 kW
- 100 percent uninterrupted DG power backup for lifts, pumps and lighting in common areas
- Project will be on HT metering



## Plumbing:

- Water meter for individual flats (for softened water lines)
- Drainage and sewage: SWR pipes and fittings
- Water supply (internal and external): CPVC or UPVC pipes and fittings





# PROJECT *Specification*



## Telecom / Internet:

- Provision for internet in living, MBR and study
- Provision for telephone



## Car Parking:

- Covered parking with entry, exit ramps and signages
- Cement concrete flooring with power trowelled smooth finish to increase driving comfort
- Dedicated space for car charging in visitor parking and car washing will be provided
- Provision for EV parking in each tower 4 numbers



## Fire & Safety (As Per Codal Compliances):

- Fire sprinkler system in all flats, corridor and basements
- Fire hydrant and extinguishers in all floors
- Fire alarms and public address system
- Gas leak detector

# COMMON AMENITIES & FACILITIES OF *The Project*



## Security:

- Round-the-clock security system
- Panic button and intercom provided in the lifts
- Solar powered fencing on the compound
- Surveillance cameras at the main security and entrance of each wing



## Lifts:

- High speed lifts with auto rescue device and V3F for energy efficiency, Schindler or equivalent make
- 3 numbers of eight passenger lifts and 1 number of thirteen passenger lift in each wing & 3 numbers of eight passenger lifts in clubhouse





Representative Image

# COMMON AMENITIES & FACILITIES OF *The Project*



## Eco Sustainable Facilities:

- WTP: Softened water made available through an exclusive water treatment plant
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose
- Rainwater harvesting tanks
- Rainwater recharge wells
- Organic waste converters



## Club House Amenities:

Main entrance, ramp, lift lobby, waiting lounge, reception, staircase, core lily pond, café, lounge, recreational playground, heated pool, staircase, lily pond, café, lounge, supermarket, clinic, pharmacy, ATM, toilets, indoor games, toddler zone, jacuzzi, squash courts, badminton courts, gym, cross roads junction and services, service rooms, discussion room, snooker room, carrom, table tennis, chess room, tennis courts, multi purpose hall, yoga room, jogging track, walking space, pool table, karaoke, dance studio, reception with 11 waiting guest rooms, housekeeping and store, pantry, 60 inch video corridor AV room, toilets, association room, salon and spa, squash court below, store, yoga meditation, badminton below.

# CONSULTANT LIST

## *& Associations*

<b>WORK NATURE</b>	<b>COMPANY NAME</b>	
Architect	Kembhavi Architecture Foundation	
Structural & MEP Consultant	DesignTree Service Consultants Pvt. Ltd.	
Landscape Consultant	Aedum Design Pvt. Ltd.	

LOGO	COMPANY ADDRESS
	<p>1872, S Building, 38 A Cross, 11th A Main, 4th T Block, Jaya Nagar, Bengaluru, Karnataka 560041</p>
	<p>64/9, Kembathalli Main Road, 9th Phase, J.P. Nagar, Bangalore - 560083, Karnataka, India</p>
	<p>Brigade Terraces, 11, Cambridge Rd, Halasuru, Udani Layout, Bengaluru, Karnataka 560008</p>

# APPROVAL *List*

## LIST OF APPROVALS OF SUMADHURA EDITION

Sl.No	List Of Approvals	Sanction Authority
1	RERA	Real Estate Regulatory Authority
2	GBA ECC Licence	Greater Bengaluru Authority - East City Corporation
3	DP	Development Plan
4	KSPCB	Karnataka State Pollution Control Board
5	BWSSB	Bangalore Water Supply and Sewerage Board
6	FIRE	Karnataka State Fire and Emergency Services
7	SEIAA	State Level Environment Impact Assessment Authority-Karnataka
8	BESCOM	Bangalore Electrical Supply Company Limited
9	BSNL	Bharat Sanchar Nigam Limited
10	HAL	Hindustan Aeronautics Limited
11	AAI	Airport Authority of India

	Current Status	Date Of Approval	Approval No
	Approved	02/11/2025	No. PRM/KA/RERA/1251/446/PR/111225/008328
	Approved	27/10/2025	No. PRJ/3902/2025-26.
	Approved	26/05/2025	No. BDA/TPM/DLP/054/2022-23/846/2025-26
	Approved	19/09/2025	No. CTE/350628
	Approved	20/08/2025	No. BWSSB/NOC/2025/7/1193/071803222031.
	Approved	12/06/2025	No. KSFES/NOC/217/2025
	Approved	30/08/2023	No. SEIAA/127/CON/2023
	Approved	05/08/2025	No. CEE/BMASZ/SEE(O)/AE-1/2025-26/2925-28
	Approved	31/07/2025	No. DGM(CM)BGTD/NOC-HRB/2025-26/71
	Approved	20/04/2023	No. ASC/DGM(AO)/131/HAL-BG-44-23/490/2023
	Approved	01/07/2025	No. BIAL/SOUTH/B/061025/1763959

# AWARDS & Accolades

## BRAND RECOGNITION



Hurun India Award (2024)

**Hurun India Industry Achievement Award in Real Estate**



Top 75 Most Valued Real Estate Companies

**Prestigious Grohe Hurun India Real Estate 150 List**



One of the Top 10 Brands Across South India:

**Track2Realty BrandX Report 2024–25**

## COMMERCIAL



CREDAI Awards for Real Estate Excellence 2025

**Best Project**  
Sumadhura Capitol Towers



ET Real Estate Awards 2025

**Office Space**  
Sumadhura Capitol Towers

## LOGISTICS & WAREHOUSING



16th Edition of Realty + Conclave & Excellence Awards 2024

**Project of the Year**  
Sumadhura Logistics Park

RESIDENTIAL



ET Real Estate Awards 2025

**High-End Project**  
Sumadhura Palais Royale



ET Real Estate Awards 2025

**Theme-Based**  
Sumadhura Epitome

MANAGED OFFICE SPACE



GRI Awards India (2025)

**Flexible Workspace of  
the Year**  
Sumadhura Epitome

CSR



CREDAI Awards for  
Real Estate Excellence 2025

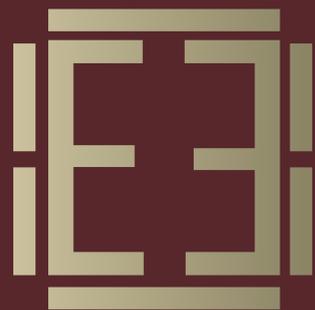
**Best Project**  
Iskilla School Construction,  
Telangana

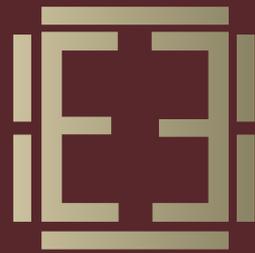


GRI Awards India (2025)

**CSR Initiative of the Year**  
SKILA School Initiative,  
Telangana







# SUMADHURA<sup>®</sup> EDITION

SUMADHURA<sup>®</sup>  
FOUNDATION OF HAPPINESS

Corporate Office: SUMADHURA INFRACON PRIVATE LIMITED

1st Main, Sy No. 108/2, Millenia Building, MSR Layout, Munnekollala Village, Marathahalli Outer Ring Road, (Bangalore) Urban, Karnataka – 560037

Project Location: SUMADHURA EDITION

Sy No. 81/1, 81/2, 82/1, 82/2, 16/2, 83, 84, 85, 86/3 Nallurahalli Road, Siddapura Village, Varthur Hobli, Bangalore East Taluk and Bangalore – 560066



+91 94038 94344



[www.sumadhuragroup.com](http://www.sumadhuragroup.com)



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