

THE ART OF STAYING *happy.*

AND A NEIGHBOURHOOD
THAT HELPS YOU WITH IT.



CODENAME
SARJAFIELD

70 acre mini city between
Sarjapur and Whitefield

RERA No. _____

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Flow

THE SIPANI STORY, *Since 1944.*

The Sipani name is entwined with India's rich entrepreneurial legacy.

The Story begins in the year 1959, when a young R. K. Sipani journeyed from the princely state of Bikaner, Rajasthan to Chikmagalur, Karnataka. He forayed first into timber industry, and relocating to Bangalore, entered the manufacturing segment.

His finest moment arrived in the year 1976 with the establishment of Sipani Automotive Limited.

Success soon arrived with the Sipani Dolphin – the most technically advanced car in India of that time. It's fiberglass body captured the imagination of the people. It was quite the testament to India's nascent engineering and assembling capability.

Sipani Group has also made its mark in various business enterprises such as Ceramics, Gas Banks, commercial, healthcare & more, with its characteristic penchant for innovation and quality.

Since 2004 Sipani Properties has carved a niche for itself with a diverse portfolio of projects covering the breadth of Bangalore.

In carrying this legacy forward, we aim for Sipani City to be the launchpad to build your legacy.



IN THE WORDS OF OUR *Founder*

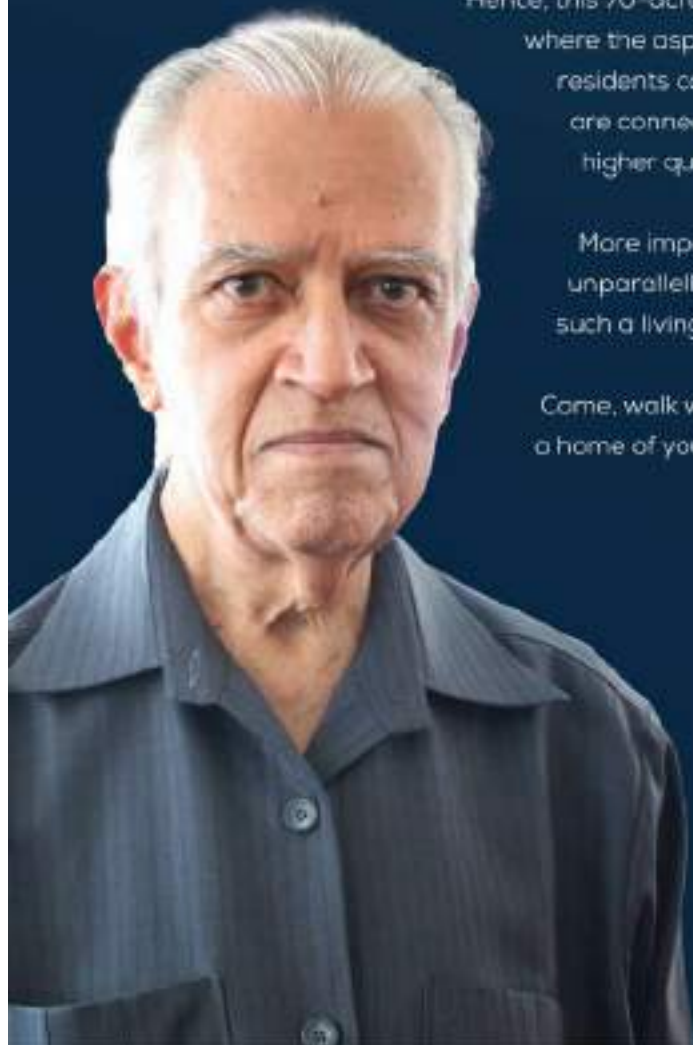
It is with great pleasure that I present you with Sipani City - a tribute to our beloved Bangalore.

This beautiful city was home to our dreams and hopes. From bringing India the much-acclaimed and loved Sipani Dolphin to building delightful homes with Sipani properties, we could trace our growth and prosperity to the foundation this city gave us.

Hence, this 70-acre mini township has been conceived as a space where the aspirations of its people can thrive; where the residents can experience an active lifestyle; where they are connected to work- and one that brings them a higher quality of life.

More importantly, the homes are affordable - which is unparalleled in a township of this dimension and with such a living standard.

Come, walk with us through our pride and joy. Let's find you a home of your own in this new hotspot in east Bangalore.



R.K.Sipani

Founder & Chairman,
Sipani Group

LAYING A FOUNDATION *For happiness.*

A glimpse at Sipani projects through the years.



SIPANI GRANDE

Location: Koramangala

Type: 2 BHK & 3 BHK Apartments

Status: Completed

SIPANI PHOENIX GRANDE

Location: Koramangala

Type: 3 BHK Apartments

Status: Completed



SIPANI CLASSE

Location: Koramangala

Type: 1 BHK, 2 BHK & 3 BHK Apartments

Status: Completed

SIPANI BLISS 1

Location: Chandapura

Type: 1 BHK, 2 BHK
& 3 BHK Apartments

Status: Completed





SIPANI BLISS 2

Location: Chandapura

Type: 1 BHK, 2 BHK & 3 BHK Apartments

Status: Completed

SIPANI JARDIN

Location: Chandapura

Type: 1 BHK, 2 BHK
& 3 BHK Apartments

Status: Completed



SIPANI PENNANTIA

Location: Bannerghatta Road

Type: 2 BHK & 3 BHK Apartments

Status: Completed

SIPANI VIVEZA

Location: Electronic City

Type: 2 BHK & 3 BHK Apartments

Status: Completed



SIPANI ROYAL HERITAGE

Location: Chandapura

Type: 2 BHK & 3 BHK Apartments

Status: Ongoing

WHY PICK A SIDE WHEN YOU CAN *Own the middle?*

In a city that's ever-evolving, the need for calm, connected living has never been greater. And nestled within Sipani City, this 10-acre address answers that need – with pride, purpose, and possibility.

Located at the confluence of Whitefield and Sarjapur, with Varthur forming another end of the axis, Sipani City is placed adjacent or at the center to a Golden Triangle.

In other words, your home is placed in the epicentre of East Bangalore's next big growth story. Now, you can experience future-ready connectivity on the outside, and serene, elevated living on the inside – a combination hard to come by in this day and age. What's more, all of this is made affordable so that your 'Bangalore dream' is successful without you having to sacrifice anything!

Own the middle – and rewrite your history in a rare residential pocket where you're always close to everything – yet far from the chaos.

The image shows the entrance to Sipani City. In the foreground, there is a tall, light-colored stone pillar with the Sipani logo and the text 'SIPANI RITZY. POETIC. URBANE.' Below it, a smaller pillar also features the logo and name. In the background, a large, modern, multi-story apartment building with a light-colored facade and many windows is visible, partially obscured by green trees. The sky is a clear, bright blue.


SIPANI
RITZY. POETIC. URBANE.



SIPANI
RITZY. POETIC. URBANE.

WELCOME TO

— CODENAME —
SARJAFIELD





MEASURE LIFE IN ACRES, *Not in square feet*



ENTER THE DISTRICT OF *Joy.*

Welcome to Phase-I of Sipani City – the 10-acre residential zone which offers you, your first experience of the township.

Sipani City is divided into 7 major residential districts, with Phase-I called the District of Joy – the first of the districts.

True to its name, the first district brings together smart planning, open spaces, and all the essentials of modern life – without the noise of the city.

Your home will seamlessly integrate with the wonders of nature, with its own state-of-the-art amenities and vast, open spaces. Here, mornings start with a walk in the garden, afternoons flow into catch-ups at the courtyard, and evenings bring the community together at the mini amphitheatre.



A WORLD THAT KEEPS YOU *Smiling!*

In the District of Joy, the expansive space gives you room enough to indulge every day – and stay joyful for life.



771
Apartments



86%
Open Space



30+
Amenities



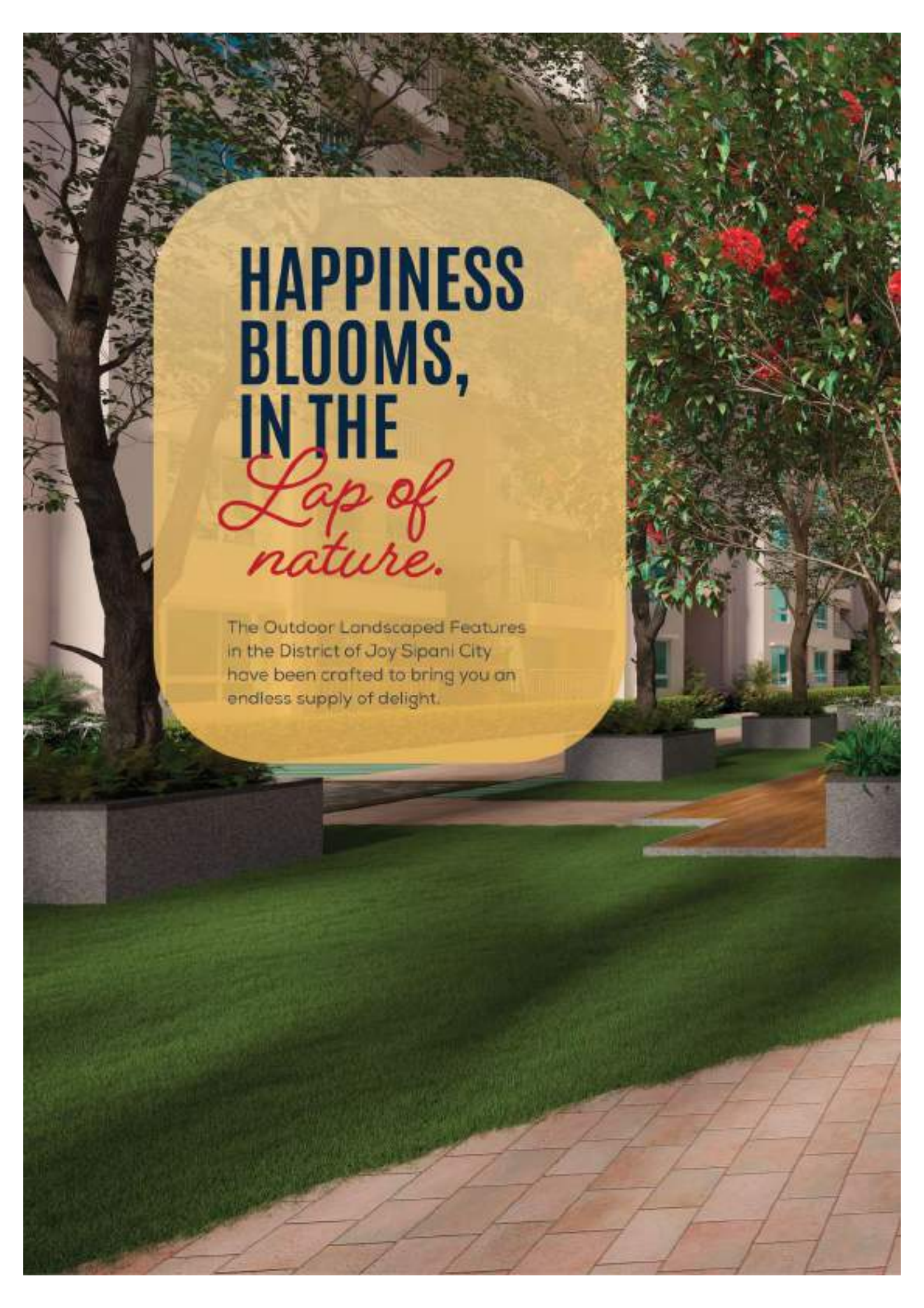
1000+
Trees





View of the lush green
courtyard with an exciting
spread of outdoor amenities



The background of the image is a vibrant outdoor landscaped area. In the foreground, a wide, light-brown paved path leads from the bottom right towards the center. To the left of the path is a large, well-maintained green lawn. Several trees are scattered throughout the scene, including a large tree on the left and a flowering tree with red blossoms on the right. In the background, modern residential buildings with white facades and blue accents are visible. A large, semi-transparent yellow rounded rectangle is overlaid on the center of the image, containing the main text.

HAPPINESS BLOOMS, IN THE *Lap of nature.*

The Outdoor Landscaped Features
in the District of Joy Sipani City
have been crafted to bring you an
endless supply of delight.



HAPPY TO *Play*



Kids Water
Play Area



Beach
Volleyball
Court



Chess
Court



Skating
Rink



Sand Pit



Kids Play
Area



Tether Ball

BLISSFUL *Aesthetics*



Grand Entry
Portal with
Accent Paving



Horizon
Edge Pool



Massage
Pool



Feature Wall
with Water Spouts



Stepped
Planters

NATURE'S *Delights*



Therapeutic
Walk &
Yoga Pavilion



Old Folks'
Corner



Tree Court
Seating &
Dry Garden



Picnic Lawn



Garden Walks



Courtyard

FOR A JOYFUL *Community*



Mini
Amphitheatre



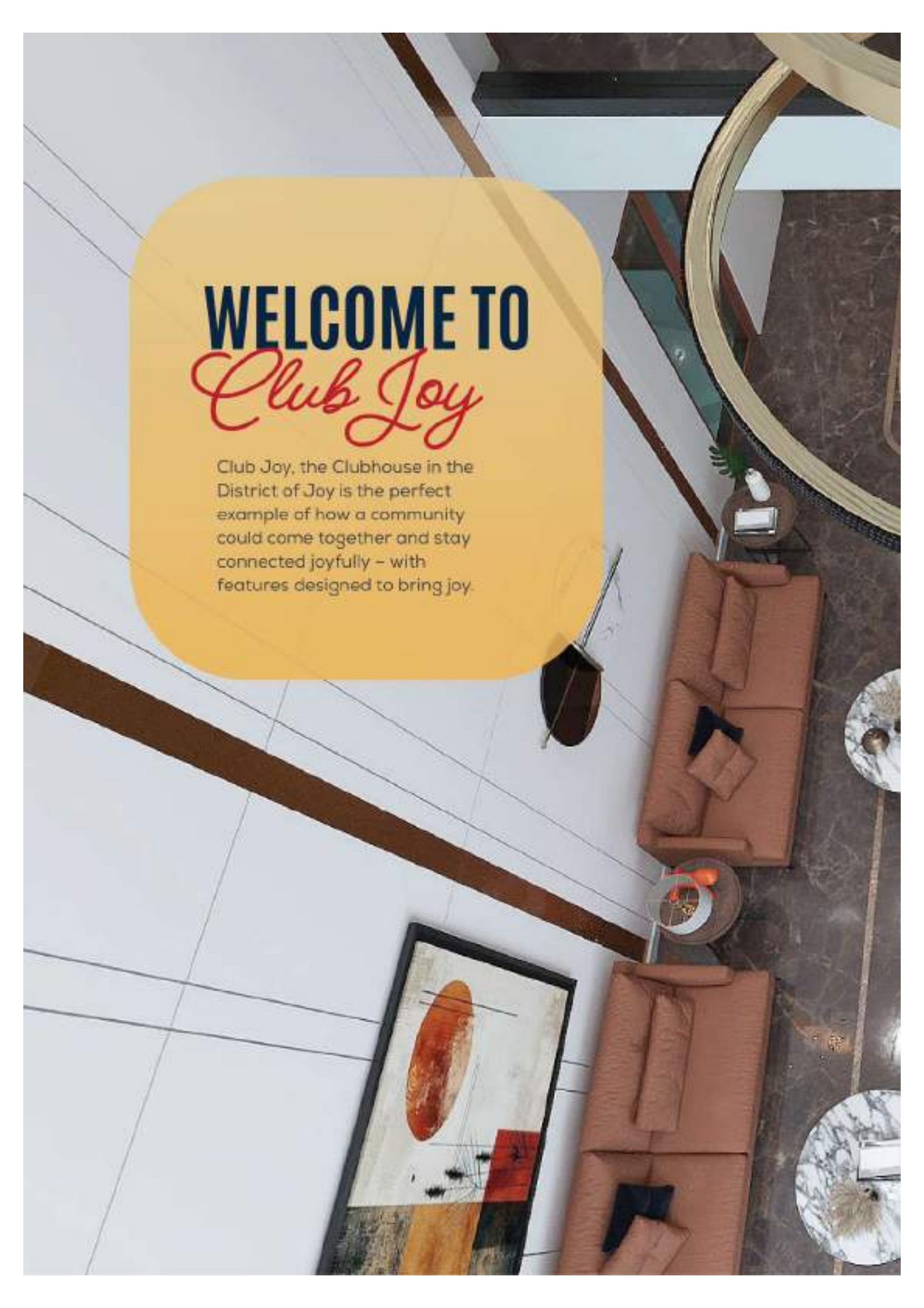
Clock Tower



EV-friendly
Driveways



Pathways



WELCOME TO *Club Joy*

Club Joy, the Clubhouse in the District of Joy is the perfect example of how a community could come together and stay connected joyfully - with features designed to bring joy.



HAPPY Clubbing



Indoor
Games Zone
& Billiards



Dual
Multipurpose
Halls



Meditation
Room



Creche



Business
Center



Yoga
Studio



Cafeteria



Convenience
Store



Office



Twin
Gyms



Waiting
Lounge



Table Tennis
Court



Shuttle
Courts





Frontage of the Clubhouse
with the pool and deck



THE GREEN ROAD TO *Happy living*



Tabebuia rosea
(Pink Trumpet Tree)

Bask in the delight of pink blossoms that paint the streets like springtime confetti.



Peltophorum ferrugineum/Pterocarpum
(Copperpod / Yellow Flame)

Watch golden showers of flowers light up your mornings like a festival in bloom.



Lagerstroemia indica
(Crape Myrtle)

Find beauty in resilience with its crinkled blooms and bark that tells stories of time.



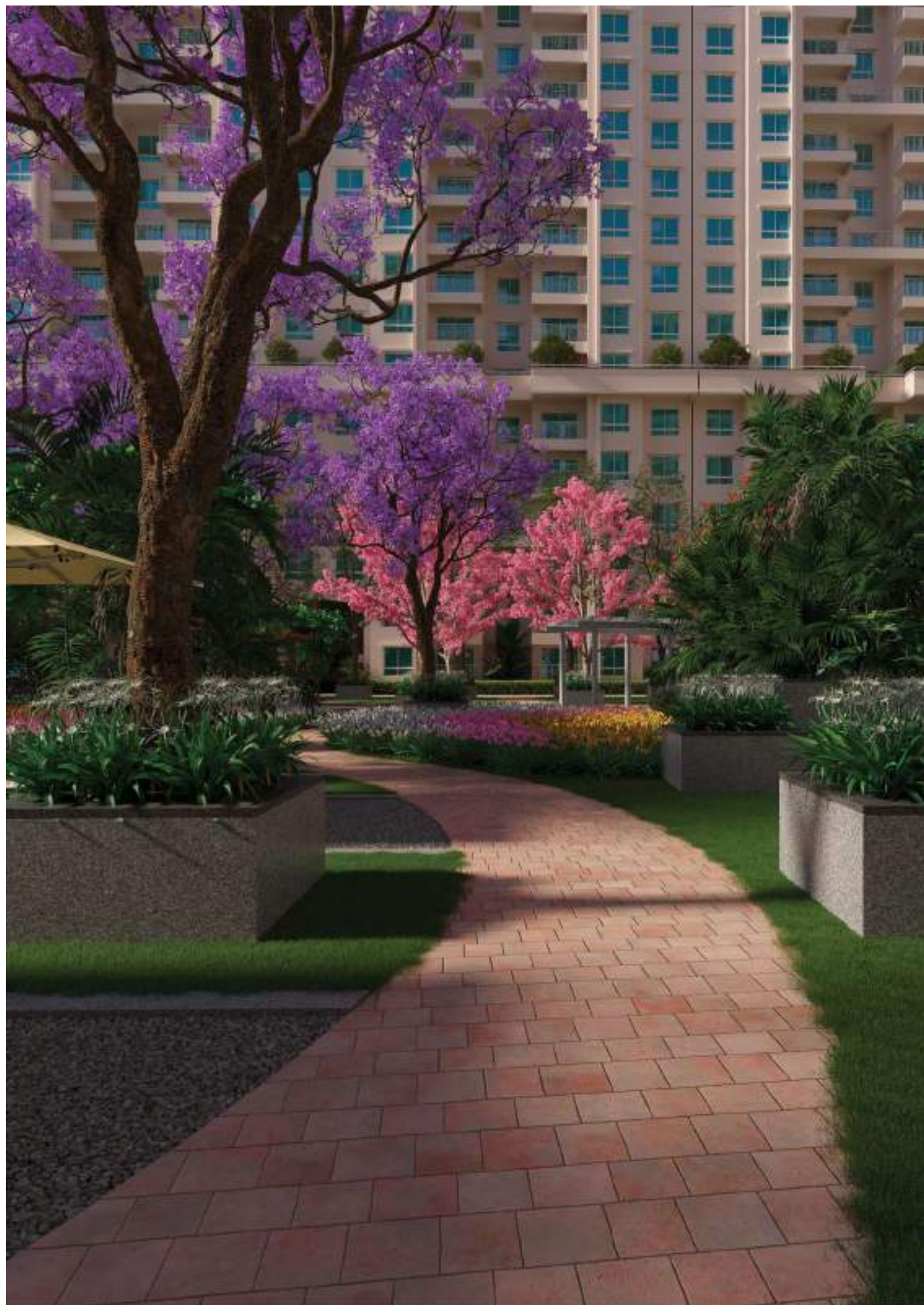
Plumeria alba
(Frangipani – White variety)

Breathe in its sweet fragrance and be transported to lazy summer afternoons.



Mangifera indica
(Mango Tree)

Rediscover the simple joy of plucking sun-warmed mangoes straight from the tree.



IN TUNE WITH NATURE'S *Rhythm*

Sipani City balances residential, commercial, educational, healthcare, and recreational spaces, while also being an environmentally-conscious township. Well-planned waste management, water conservation and energy efficiency are the hallmarks of our promise of sustainability.





Water-Secure, Future-Ready

- Rainwater harvesting and recharge pits
- Native plant species and efficient irrigation to reduce water usage
- Greywater recycling systems
- Safe drinking water points
- A zero water-discharge policy



Enabling Clean Living

- Sewage and wastewater treatment plants
- Organic waste composting to nourish the green spaces
- Waste segregation at source
- Eco-friendly disposal and reuse



Energy-Efficient Infrastructure

- Solar-powered lighting in public areas
- Energy-saving systems across common areas
- Automated monitoring to reduce wastage
- Uninterrupted power backup
- Readiness for solar integration



Seamless Connectivity & Green Mobility

- Wide roads and walkable zones for safe movement
- Dedicated cycling tracks for active commuting
- EV charging points
- Shuttle services within township and to nearby landmarks



Expert Partners, Global Standards

- Urban planning, landscape, and infrastructure consulting
- Specialists for traffic, water, waste, and energy systems
- Design experts for inclusivity, sustainability, and smart growth
- Colliers - PMC, TurfPark - Sports City, Eco-designs - Landscape

ON THE ROAD TO *Growth and connectivity*

Phase I is perfectly positioned to create a new growth story for Bangalore. With the city rapidly expanding, the Whitefield-Vorthur-Sarjapur belt, aka 'SarjaField', brings not only the associated potential of these locations, but also the exceptional connectivity advantages. Combined with proposed developments, this is quite simply the recipe for a prosperous tomorrow.





Retail, dining, and entertainment just around the corner, with the **upcoming Forum Mall** just 5 mins away.



Prestige Tech Park, an upcoming IT hub, expected to house leading global technology companies is just 5 mins away



12 km to Peripheral Ring Road (PRR)
– A key infrastructure link to improve cross-city connectivity and ease traffic congestion.



The upcoming **Red Line Metro (Muthanallur Cross Station)**

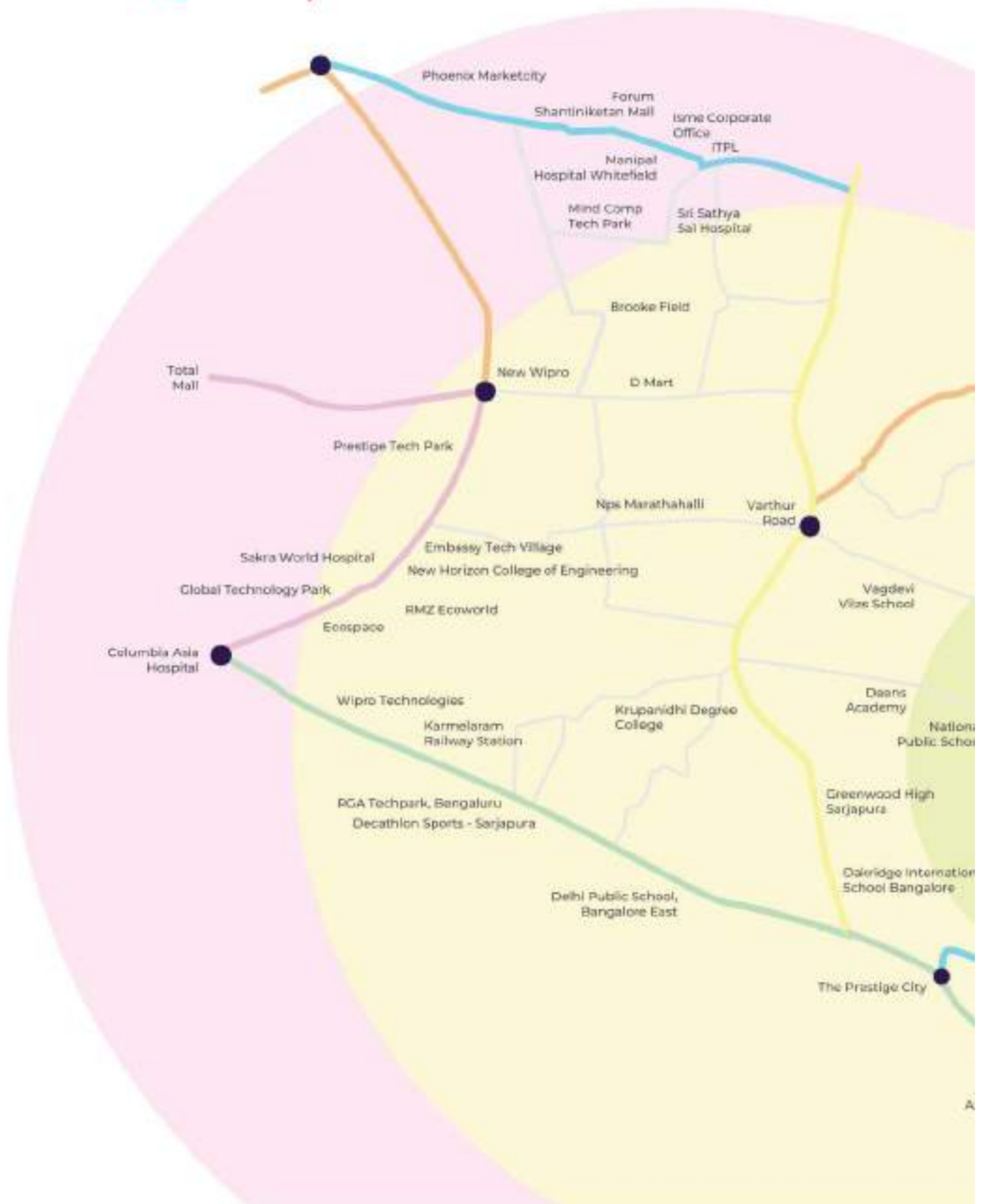
is just **10 km away** bringing access to Sarjapur, Hebbal, and key business districts.



SWIFT City, a 9,000+ acre aerospace and logistics cluster under development near Devanahalli, is located **within 30 mins**.



LOCATION *Map*



Schools

Delhi Public School, Bangalore East
Oakridge International School, Bangalore
Greenwood High, Sarjapur
Deens Academy
National Public School (Main & Marathahalli)
Vagdevi Vilas School
Vasishta School of Excellence
Samrudhi Innovative School
Shree Veda Vyasa Academy
Anekam School
The Foundation School

Colleges & Universities

New Horizon College of Engineering
Krupanidhi Degree College
Azim Premji University

Hospitals

Manipal Hospital, Whitefield
Sri Sathya Sai Hospital
Sakra World Hospital
Columbia Asia Hospital
Narayana Hridayalaya

IT & Business Parks

Wipro Technologies
New Wipro Campus
Embassy Tech Village
Prestige Tech Park
RMZ Ecoworld
RGA Tech Park
Ecospace
Global Technology Park
Mind Comp Tech Park
ITPL (International Tech Park Ltd)
ISME Corporate Office
Swift City

Shopping & Retail

Phoenix Marketcity
Forum Shantiniketan Mall
Total Mall
D-Mart

Sports & Leisure

Decathlon
Stellar Cricket Ground
Stellar 23 Resorts

Residential Projects

The Prestige City

Civic Infrastructure

Sarjapura Police Station



GOODBYE RENT.

Hello, dream home.

For those shelling out a heavy rent, the Bangalore dream of owning their home, can seem far off. However, the right decision could change all that. Now, how much does living a full life at Sipani City, in a growing location and with all amenities, cost you? Well. It costs almost as much as renting a home in most localities in Bangalore.

Most importantly, rent increases with time. EMI stays constant.

Here's an illustration of the same.



Verdict: In the long run, the tiny difference between rent and EMI disappears.



Verdict: The cost is almost the same, but you get to own your home with EMI.

The future is yours. What are you waiting for?

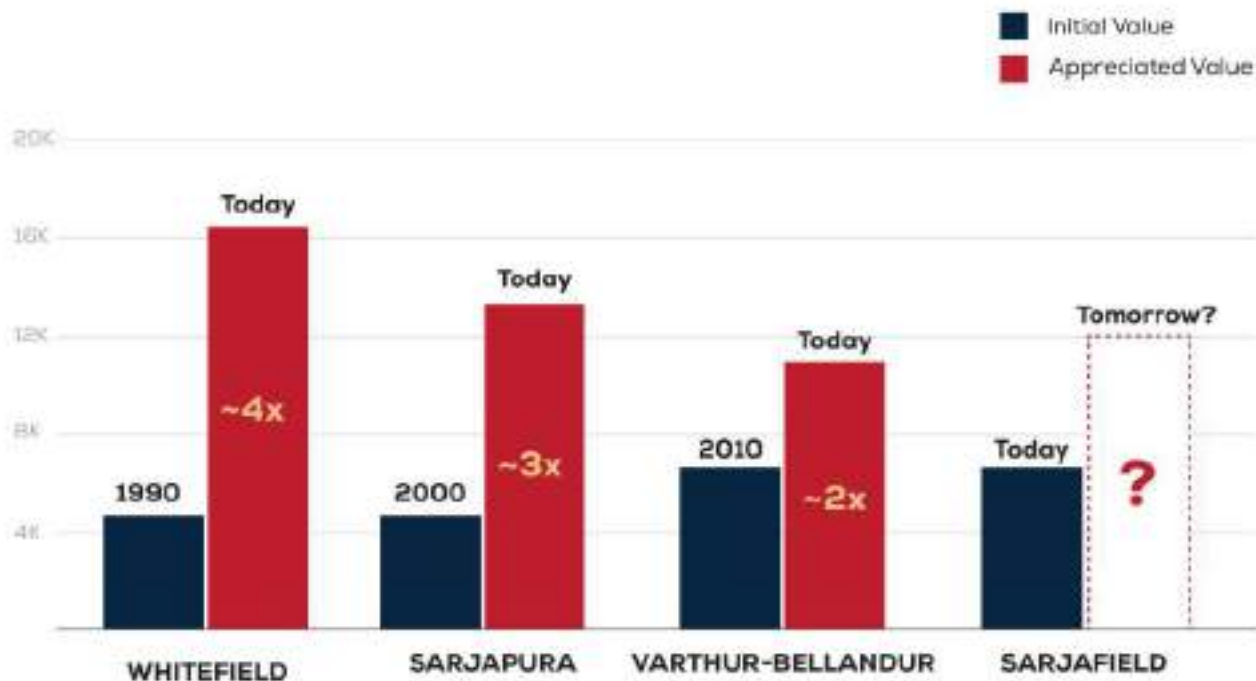
NO MORE DILEMMA

For investors.

Sipani City, located between Whitefield and Sarjapur, is tailor-made for the investor. How so? Let us look at the history of the locations:

A glimpse at the past

With each decade, East Bengaluru has redefined itself—first with Whitefield, then Sarjapur, and most recently Varthur-Bellandur.



THE WHITEFIELD WAVE

(1990s – 2000s)

From sleepy village to Silicon Valley after ITPL (1994)

Then: ₹4–5K/sqft
Now: ₹15–18K/sqft

SARJAPURA'S BOOM

(2000s – 2010s)

From barren to bustling post-ORR development

Then: ₹4–5K/sqft
Now: ₹12–15K/sqft

VARTHUR-BELLANDUR RISE

(2010s – 2020s)

Natural spillover into mixed-use neighbourhoods

Then: ₹6–7K/sqft
Now: ₹10–12K/sqft

SarjaField is here to Change the Game!



134-224

NO-2





MASTERPLAN

LEGEND

1. Entry Portal w/ Security Cabin
2. Entry Accent Paving
3. Planting Island
4. Old Folks Corner
5. Clock Tower
6. Car Parking
7. Party Lawn
8. Tree Court w/ Seating
9. Swimming Pool w/ Horizon Edge
10. Massage Pool w/ Tensile
11. Kids Water Play Area
12. Feature Wall w/ Spouts
13. Tensile Canopy
14. Changing Rooms
15. Garden Walk
16. Trellis w/ Seating
17. Dry Garden
18. Therapeutic Walk
19. Yoga Pavilion
20. Picnic Area
21. Beach Volleyball Court
22. Skating Rink
23. Mini Amphitheatre Area
24. Kids Play Area
25. Sand Pit
26. Caretaker Shelter
27. Tether Ball
28. Courtyard
29. Chess Board Court
30. Fire Engine Driveway
31. Pathway
32. Tower Entry Paving
33. Stepped Planters

HERE'S WHAT *Puts us ahead*

This isn't just another project inside a township – it's a 10-acre experience designed to give you the best of both worlds: **the privacy of a gated community, and the power of an integrated city.**



Part of Sipani City, a 70-acre self-sustained township with everything built in



Thoughtful, sustainable design – EV charging, solar-lit walkways, water & waste management



Walkable access to school, hospital, office spaces, sports zones, and retail



Located at the sweet spot between Whitefield & Sarjapur, with excellent road and upcoming metro connectivity



A green, secure, low-density pocket that values space and peace



Over 30 outdoor features and a full-fledged clubhouse for recreation and community





UNIT A-
203,403,503,703,803,
1003,1103,1303,1403,
1603,1703

Type 1D - 3 Bedroom + 2 Toilet

SBUA

1280 sft

Carpet Area

845 sft

Balcony area

90 sft



WING A KEY PLAN



WING A KEY PLAN

**UNIT A-
204, 404, 504, 704, 804,
1004, 1104, 1304, 1404,
1604, 1704**

Type 3D - 2 Bedroom + 2 Toilet

SBUA

1065 sft

Carpet Area

701 sft

Balcony area

86 sft



UNIT A-
205,405,505,705,805,
1005,1105,1305,1405,
1605,1705

Type 3D - 2 Bedroom + 2 Toilet

SBUA

1065 sft

Carpet Area

701 sft

Balcony area

86 sft



WING A KEY PLAN

UNIT A-
206,406,506,706,806,
1006,1106,1306,1406,
1606,1706

Type 1D - 3 Bedroom + 2 Toilet

SBUA

1280 sft

Carpet Area

845 sft

Balcony area

90 sft



WING A KEY PLAN

UNIT A-
207,407,507,707,807,
1007,1107,1307,1407,
1607,1707

Type 1D - 3 Bedroom + 2 Toilet

SBUA

1280 sft

Carpet Area

845 sft

Balcony area

90 sft



WING A KEY PLAN

UNIT A-
208,408,508,708,808,
1008,1108,1308,1408,
1608,1708

Type 3D - 2 Bedroom + 2 Toilet

SBUA

1065 sft

Carpet Area

701 sft

Balcony area

86 sft



WING A KEY PLAN



UNIT B-101
Type 3D - 2 Bedroom + 2 Toilet
SBUA
1065 sft
Carpet Area
701 sft
Balcony area
86 sft



WING B KEY PLAN

UNIT B-102

Type 1D - 3 Bedroom + 2 Toilet

SBUA

1280 sft

Carpet Area

845 sft

Balcony area

90 sft



WING B KEY PLAN



UNIT B-104
Type 4A - 1 Bedroom + 1 Toilet
SBUA
840 sft
Carpet Area
522 sft
Balcony area
86 sft



WING B KEY PLAN



UNIT B-1802
Type 1D - 3 Bedroom + 2 Toilet
SBUA
1280 sft
Carpet Area
845 sft
Balcony area
90 sft
Terrace area
58 sft



WING B KEY PLAN



UNIT B-1805
Type 3D - 2 Bedroom + 2 Toilet
SBUA
1065 sft
Carpet Area
701 sft
Balcony area
86 sft



WING B KEY PLAN

KEY *Partners*



Since 2004, Sipani Group has been setting benchmarks in its endeavours by inculcating architectural and technological innovations. Involved in a variety of projects, ranging from Luxury to Economy, its projects are truly where quality meets innovation. The key focus point of Sipani Properties is client servicing and social services. Therefore, most of the funds generated by the company are invested in social services and charity via the RK Sipani Foundation.

Vernekar Associates is driven to ensure timely and cost-effective results through expertise and an understanding of client requirements. From Architecture, to Master Plans to Landscaping, Vernekar Associates specializes in a host of design offerings allowing clients to be part of the process of shaping their dreams.

VERNEKAR
ASSOCIATES 
PVT. LTD.



A global diversified professional services and investment management company, Colliers operates through three industry-leading platforms – Real Estate Services, Engineering and Investment Management. Their proven business model, an enterprising culture, and a unique partnership philosophy drives growth and value creation. Fueled by visionary leadership, Colliers has consistently delivered approximately 20% compound annual investment returns for shareholders for 30 years.

Redefining sports and recreation in Bangalore, TurfPark offers expansive, well-maintained turf fields for a variety of sports for both casual and professional sportspersons. Present across 5 accessible locations in Bangalore, TurfPark, offers the highest standards of sporting action for people of all ages who seek to lead a fit and happy life.



Flow Realty is one of South India's biggest Sales / Marketing / Collections Outsourcing partners for Real Estate Developers. With tailored offerings for plotted development, luxury residences and even end-to-end DM solutions, Flow Realty is a steadfast partner for real estate majors who aim to make their mark in Bangalore's skyline.



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