

# SUMADHURA<sup>®</sup>

FOUNDATION OF HAPPINESS



Powered by  
**FLOW**



SUMADHURA®

FOUNDATION OF HAPPINESS

A LEGACY OF  
TRUST.

A FOUNDATION  
OF HAPPINESS.

For over 30 years, the Sumadhura Group has been an enabler for people across Bengaluru & Hyderabad to live the most fulfilling and gratifying lives at home, at work & beyond - by giving wings to families for creating assets and experiences that are passed across generations. Together we expand, evolve and elevate life as we know it. At Sumadhura, we are not about fleeting momentary delights. We are about the moment. We empower lives on the...

FOUNDATION OF HAPPINESS.



## MILESTONES

2

CITIES

50+

DELIVERED  
PROJECTS

12+

MILLION SQ.FT.  
DELIVERED

40

MILLION SQ.FT.  
IN PIPELINE

12,000+

HAPPY  
CUSTOMERS

## VERTICALS



RESIDENTIAL



COMMERCIAL



WAREHOUSING



RETAIL



MANAGED OFFICE  
SOLUTIONS



# DELIVERING ONE OF THE HIGHEST APPRECIATION IN THE SEGMENT

PROJECTS	CITY	MICRO-MARKET	STATUS	LAUNCH PERIOD	APPRECIATION %
<b>The Olympus</b>	Hyderabad	Financial District, West Hyderabad	Ongoing	2021	<b>59%</b>
<b>Folium Phase 1</b>	Bengaluru	Whitefield, Bengaluru	Ongoing	2022	<b>79%</b>
<b>Eden Gardens</b>	Bengaluru	Whitefield, Bengaluru	Completed	2018	<b>213%</b>
<b>Acropolis</b>	Hyderabad	Gachibowli, West Hyderabad	Completed	2016	<b>193%</b>
<b>Aspire Amber</b>	Bengaluru	Whitefield, Bengaluru	Completed	2022	<b>107%</b>
<b>Horizon</b>	Hyderabad	Kondapur, West Hyderabad	Completed	2019	<b>98%</b>

# BUILT WITH CARE, LOVED BY ALL.

12000+ HAPPY CUSTOMERS & COUNTING

## SUMADHURA IN THE WORDS OF OUR CUSTOMERS...

They were kind and helpful throughout the entire process. Couldn't have asked for better.

Homeowner, Sumadhura Eden Garden

I love that my kid will have so much space to grow and thrive in

Homeowner, Sumadhura Sushantham

Sumadhura is truly best-in-class.

Homeowner, Sumadhura Sushantham

We've never seen such incredible progress in such a short span of time. It's been impressive.

Homeowner, Sumadhura Eden Garden

Like many millennial women, I had big dreams, and one of those was fulfilled at Sumadhura Aspire Aurum. From the moment I visited the site and met their well-trained staff, saw their plans, and experienced their digital readiness, booking an apartment was a no-brainer. The after-sales process was just as engaging, with constant updates and meticulous construction. I'm so thankful and happy to have found my dream home here.

Homeowner, Aspire Aurum by Sumadhura

Sumadhura exceeded our expectations. The way they shared milestones with us, the CRM app where we could track everything - raise issues, see financials, access documents - was incredibly transparent. The experience has been amazing.

Homeowner, The Olympus by Sumadhura

World Class amenities, no doubt about it.

Homeowner, Folium by Sumadhura

*After being the pioneers of East Bengaluru,*

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

*Marks its' entry to  
South-West Bengaluru*



Welcome to a place which lets you  
*Stay Rooted In Traditions.*



PRESENTING

— CODENAME —

URU

PRIME MYSORE ROAD

DEFINITION

🔊 ಊರು (OORU)

A CLOSE KNIT  
COMMUNITY

*synonyms*

Town, City, Hometown etc.

Homes Inspired by Karnataka Heritage



PRESENTING  
the first look of

— CODENAME —

# URU

PRIME MYSORE ROAD



— CODENAME —  
**URU**  
PRIME MYSORE ROAD



**STAY ROOTED TO THE  
HEART OF YOUR CITY**

Located just 1 km from Jnanabharthi metro, with NICE road connectivity



**STAY ROOTED TO  
GREENERY**

Next to 1200 acres of Bangalore University with breathtaking views



**STAY ROOTED TO YOUR  
COMMUNITY**

Boutique community of just 297 families with 80% open spaces



**STAY ROOTED TO YOUR  
HOME**

Uber spacious homes designed with XL balconies, designed with you in mind



**STAY ROOTED TO YOUR  
VALUES**

Unmatched value that grows with you & price advantage like no other



Stay Rooted To  
Your  
Locale.  
Green. Connected.  
Flourishing

RIGHT ON MYSORE ROAD.  
NEXT TO BANGALORE UNIVERSITY GREENS.  
1 KM FROM METRO.  
CLOSE TO ALL THINGS YOU LOVE.



# WHY MYSORE ROAD?

With metro access and thriving social infrastructure, Mysore Road is emerging as the ideal address for a balanced and modern lifestyle.



## KUBER MULA

West Bengaluru, the Kubera Mula, symbolizes prosperity and growth.



## CONNECTIVITY

Connected to everywhere with metro, NICE & expressway



## BETTER AQI

Live next to 1200 acres of Bangalore University greens.



## CLOSE TO EVERYTHING!

Located near top international schools, colleges, hospitals & malls









## METRO MILEAGE

Located just 3 mins from the nearest metro station



# Location Map



 Business	 Metro Station
 Entertainment	 Multi-purpose Mart
 Hospital	 Education
 Temple	 Arch

Stay Rooted To  
Your  
Community  
Close-knit. Vibrant.  
Inclusive.

3 ACRES OF OPEN, GREEN SPACES.  
50+ AMENITIES FOR JUST 297 FAMILIES.  
CITY'S FIRST KARNATIK HERITAGE INSPIRED  
CLUB.



# 3 ZONES

50+  
AMENITIES

80%  
OPEN, GREEN SPACES.

81+  
TREE SPECIES



- Club URU
- Kreda Zone
- Ananda Zone



Welcome to Club URU

A Club that's our Ode to Karnataka

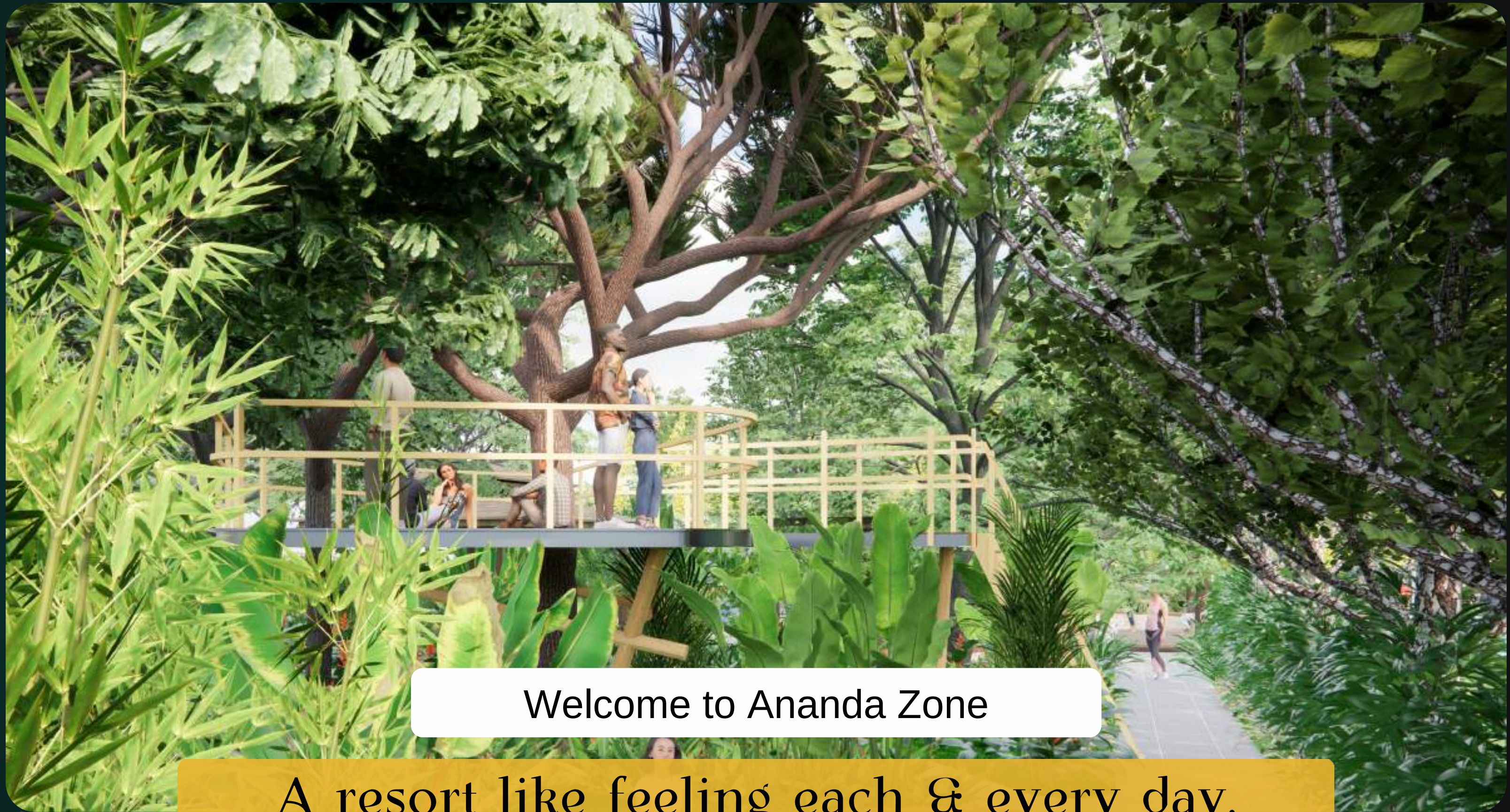




Welcome to Kreda Zone

Your dedicated 1.5 acres of active zone





Welcome to Ananda Zone

A resort like feeling each & every day.





Stay Rooted  
To the  
warmth of  
your home

UBER SPACIOUS DESIGNS.

LONGEST BALCONIES IN THE CATEGORY.

PREMIUM GRADE SPECIFICATIONS



# Design Differentiators



Traditional Karnatic design that blends style & functionality



Striking architecture inspired by Vijayanagara with XL balconies



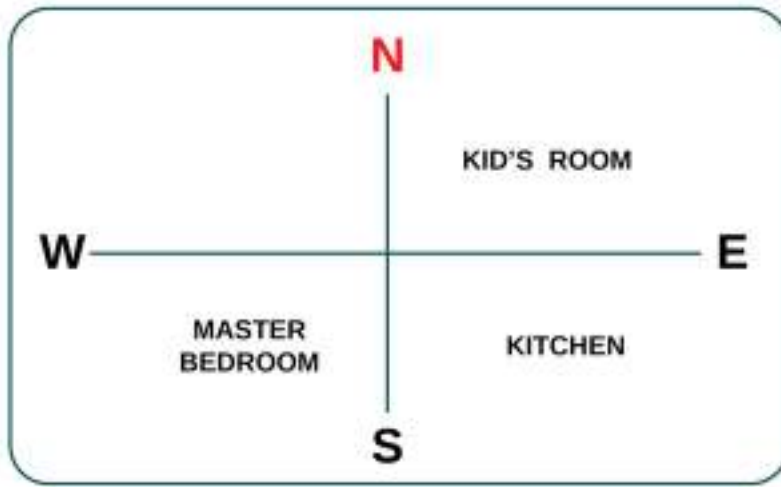
Scientifically designed for maximum light & ventilation



22 ft long balconies - Longest in the category



## VAASTU NOTE



EXPANSIVE BALCONY OFFERING AMPLE OUTDOOR SPACE, PERFECT FOR RELAXATION OR ENTERTAINING.

GENEROUSLY SIZED BEDROOMS THAT PROVIDE AMPLE SPACE FOR RELAXATION AND COMFORT.



FOYER AREA IN EVERY UNIT, OFFERING ADDED PRIVACY AND A WELCOMING ENTRANCE.

PARALLEL COUNTER KITCHEN WITH A SEPARATE UTILITY FOR EFFICIENCY

## THE VIEW FROM BALCONY



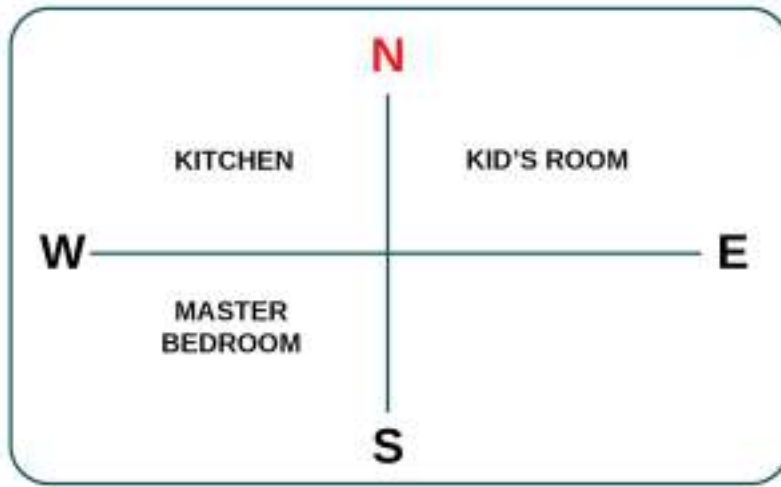
## 3 BHK LUXE

SBUA (sq.ft.)	2055
CA (sq.ft.)	1228
TBA (sq.ft.)	165



KEY PLAN

## VAASTU NOTE



PARALLEL COUNTER KITCHEN WITH A SEPARATE UTILITY FOR EFFICIENCY



FOYER AREA IN EVERY UNIT, OFFERING ADDED PRIVACY AND A WELCOMING ENTRANCE.

GENEROUSLY SIZED BEDROOMS THAT PROVIDE AMPLE SPACE FOR RELAXATION AND COMFORT.

THE VIEW FROM BALCONY



## 3 BHK SMART

SBUA (sq.ft.) 1625

CA (sq.ft.) 1020

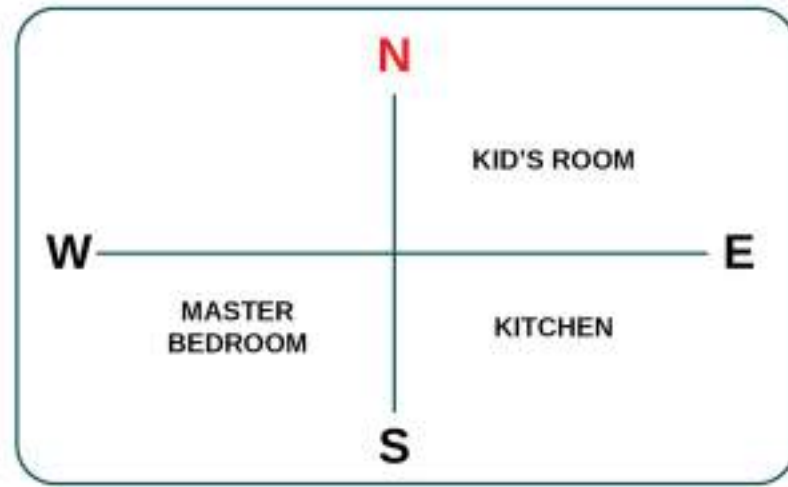
TBA (sq.ft.) 88

EXPANSIVE DOUBLE BALCONY OFFERING AMPLE OUTDOOR SPACE, PERFECT FOR RELAXATION OR ENTERTAINING.



KEY PLAN

## VAASTU NOTE



EXPANSIVE BALCONY OFFERING AMPLE OUTDOOR SPACE, PERFECT FOR RELAXATION OR ENTERTAINING.

GENEROUSLY SIZED BEDROOMS THAT PROVIDE AMPLE SPACE FOR RELAXATION AND COMFORT.



FOYER AREA IN EVERY UNIT, OFFERING ADDED PRIVACY AND A WELCOMING ENTRANCE.

PARALLEL COUNTER KITCHEN WITH A SEPARATE UTILITY FOR EFFICIENCY

## THE VIEW FROM BALCONY



## 2 BHK LUXE

SBUA (sq.ft.)	1390
CA (sq.ft.)	833
TBA (sq.ft.)	101



KEY PLAN



Stay Rooted To  
Your  
Values

Reputable. Discerning.  
Value-Conscious

ONE OF SOUTH INDIA'S TOP 5 DEVELOPERS  
LIMITED EDITION OPPORTUNITY  
SOUTH-WEST BENGALURU'S HIGHEST  
VALUE PSF



# INAUGURAL PRICES FOR 1<sup>ST</sup> 50 FAMILIES ONLY!

Configuration	Size (Sqft)	Basic Flat Cost (Cr)*	All inclusive cost incl GST excl possession charges (Cr)
2bhk	1390	1.3 Cr	1.35 Cr
3bhk smart	1625	1.5 Cr	1.6 Cr
3bhk luxe	1930	1.9 Cr	2.0 Cr

\*STARTING PRICE EXCLUDES FRC, PLC, GST & OTHER POSSESSION RELATED CHARGES. PRICES MAY VARY AS PER THE CONFIGURATION CHOSEN.

#ALL INCLUSIVE PRICE EXCLUDING FRC, PLC & POSSESSION CHARGES. SUBJECT TO CHANGE AS PER DEVELOPER DISCRETION. PROJECT IS REGISTERED UNDER KARNATAKA RERA AS SUMADHURA PRAMODA.



# BROUGHT TO YOU BY

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

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