

— Introducing —

# SOVEREIGN PLOTS

— YOUR —  
**BIGGER CANVAS**  
IS READY!

INAUGURAL PRICE STARTING AT ₹1.33CR\*

VALID FOR FIRST 30 PLOTS



A bigger canvas fit for a bigger story.  
Paint some more moments, embracing togetherness.  
Create bespoke spaces crafted and coloured to accomodate more joy.  
Unravel the healthier being in you, with time away from the hustle &  
closer to bliss. Unveil the gaeity of an uninterrupted soul, in open  
spaces and the complete sense of being.

**EMBRACE THE SOVEREIGN WAY OF LIFE!**







# BUILD A HOME JUST THE WAY YOU WANT

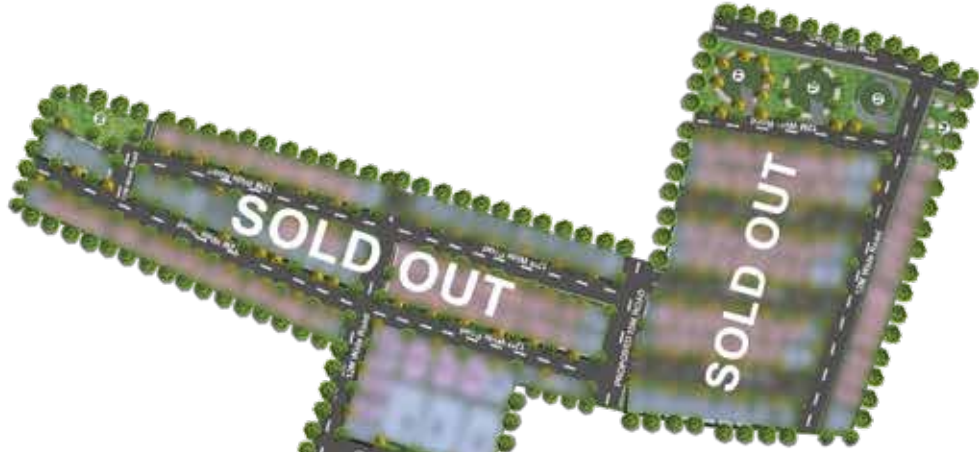
A great part of our life is spent contemplating on our dream home. Another part is spent living in a home that is quite different from what we thought it would be. All the difference is made by what occurs in the middle of these two phases. An opportunity to manifest every nook and corner of your home, just the way you dreamt it.

CREATE THE HOME OF YOUR DREAMS.





# MASTER PLAN



**PHASE 1**



**PHASE 2**

01. ENTRANCE
02. LAWN TENNIS
03. BASKETBALL COURT
04. CRICKET PRACTICING NET
05. CHILDREN PLAY AREA-01
06. MULTIPURPOSE LAWN
07. CHILDREN PLAY AREA-02 & PARK-06
08. OPEN AIR AMPHITHEATRE
09. PARK-11 & OWU
10. PET PARK
11. MEDITATION LAWN
12. YOGA PAVILLION
13. REFLEXOLOGY PATH
14. ORGANIC GARDEN & OHT
15. PARK-12 & TRADITIONAL GAMES
16. PARK-07
17. PARK-05
18. PARK-08
19. PARK-04
20. JOGGING TRACK
21. PARK-09
22. STP
23. PARK-10
24. RECREATIONAL BUILDING



**SOVEREIGN PLOTS**



DODDABALLAPURA MAIN ROAD



# 17,600 SQ.FT. RECREATIONAL CENTRE



Live-work-play concept isn't new, but beyond its origin, lately, these three is bringing a change in the way people live. To be more precise, it remolds the lifestyle in all ways. City life is the scariest story for many these days. The no-time-to-think schedules, the stressed up work state and the no-place-to-escape traffic leads to a totally busy life. And in the midst of this, people want an escape, especially the new niche onlookers as in a recreational centre or a pool or even a gym to unwind.







# ADEPT WITH AMENITIES



Aroma Garden



Children's  
Play area



Outdoor Gym



Organic Farming



Reflexology  
Pathway



Traditional  
Games



Cricket Net



Basketball Court



Tennis Court



Pet Park



Community Park



Yoga Deck



Multipurpose  
Lawn



Open  
Amphitheatre

# LOCATION MAP



Map Not to Scale\*

# DODDABALLAPURA MAIN ROAD

A LOCATION SPEAKS  
FOR ITSELF



D-mart  
Store

**2 min**



Doddaballapura  
Railway Station

**4 min**



Doddaballapura  
Old Bus Stand

**8 min**



International  
Schools

**20 min**



Kempegowda  
International  
Airport

**30 min**



KIADB  
Aerospace  
SEZ

**40 min**



## SCHOOLS & COLLEGES

Anqhaa International School  
of Excellence - **9 min**

Wisdom International School  
- **10 min**

Vogue Dr. Kariappa  
Business School (Vogue  
DKBS) - **10 min**

Vidya Nidhi Independent PU  
College - **11 min**

Sri Devaraj Urs Institute of  
Management - **11 min**

VR International School  
- **12 min**

R.L. Jalappa Institute of  
Technology - **13 min**

Sri Devaraj Urs International  
Residential School - **14 min**



## HEALTHCARE FACILITIES

Manipal Hospital  
Doddaballapur - **5 min**

L V Hospital - **6 min**

Suraksha Hospital - **7 min**

Drishti Eye Hospital  
Doddaballapur - **8 min**

Lion's Trust Dialysis Centre &  
Health Centre - **9 min**

Columbia Asia Clinic  
- **55 min**



## APPAREL/ IT PARKS

Bombay Rayon Fashions Ltd.  
- **4 min**

SLV Industries - **6 min**

SIEGINDUSTRIE - **6 min**

Prime Industries - **7 min**

DITPL, KIADB Apparel Park  
- **8 min**

Doddaballapur Textile  
Integrated Park - **8 min**

PM Techno Pvt Ltd. - **9 min**

Pushpam Powerloom  
Industries - **9 min**

ELTEL Industries - **10 min**

Southern Concrete  
Industries - **11 min**

KIADB Aerospace SEZ  
- **40 min**

Manyata Tech Park - **40 min**



WHAT SETS APART  
DODDABALLAPURA  
IN NORTH BENGALURU



Average price:  
**Rs 5,000-6,000 per sq ft**

Disclaimer: The rating mentioned above has been contributed by former and existing residents on 99 acres reviews and ratings sections. The average price per sq ft has been contributed by secondary sources.



# NAMMA METRO'S NEWLINE

## IMPACT OF NAMMA METRO ON NORTH BENGALURU

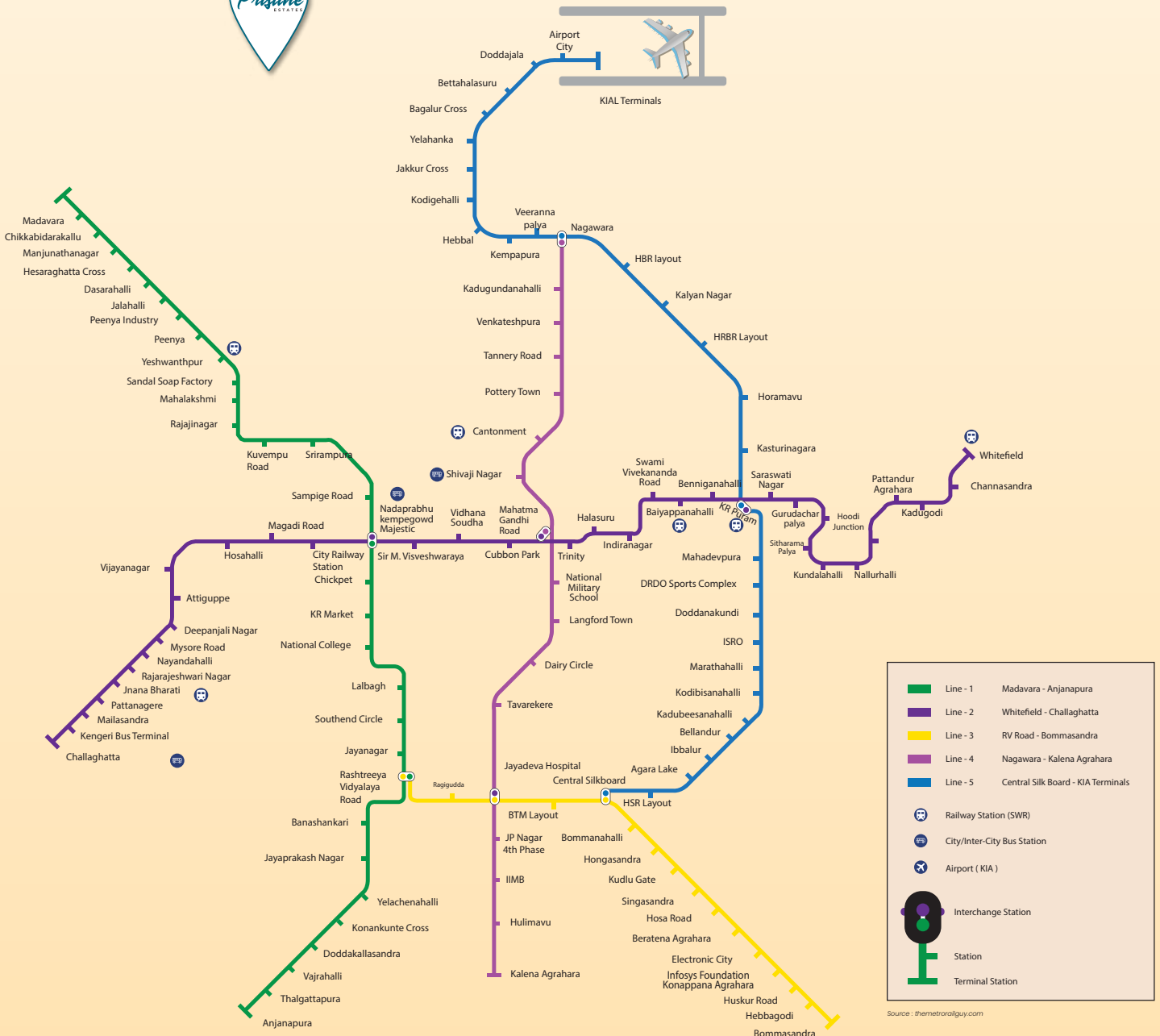
Residential micro markets in North Bengaluru gained huge prominence after the construction of the Kempegowda International Airport, making seamless domestic and international transit.

With additional coverage of locations like the International Airport and areas like Yelahanka-Kogilu, Jakkur, Nagawara, the connectivity story warrants active consideration from end-users and investors alike.

### BLUE LINE - KR Puram - Hebbal - KIAL Terminals (38 km)

Type: Elevated & At-Grade Stations (17)

Kasturi Nagara, Horamavu, HRBR Layout (erst. Babusaheb Palya), Kalyan Nagar, HBR Layout, Nagawara, Veerannapalya, Kempapura, Hebbal, Kodigehalli, Jakkur Cross, Yelahanka (erst. Kogilu Cross), Bagalur Cross (erst. Bagalur /PRR Cross), Bettahalasuru, Doddajala (erst. Trumpet Junction), Airport City (erst. Sky Garden, to be built at-grade) and KIAL Terminals (erst. Airport Terminal, to be built at-grade)





# THE BEST OF SOVEREIGN PLOTS

**VARIED SIZES  
RANGING FROM  
2694 SQ. FT. - 4000 SQ. FT.**

**17,600 SQ.FT.  
RECREATIONAL CENTRE**

**48 ACRE PREMIUM  
DEVELOPMENT**

**BIG SPACE, BIGGER ON  
CONNECTIVITY  
AND BIGGEST LIFESTYLE**

**20+ HANDPICKED  
AMENITIES**

**40FT WIDE ROAD  
RUNNING INSIDE  
THE PREMISES**



# THE SEAL OF TRUST!



SHRIRAM  
*Pristine*  
ESTATES  
A Home away from routine