

SUMADHURA®

FOUNDATION OF HAPPINESS



SARANG

BY SUMADHURA

LUXURY RESIDENCES



FLOOR & UNIT PLANS

PHASE 1. PRM/KA/RERA/1251/446/PR/180723/006075

PHASE 2. PRM/KA/RERA/1251/446/PR/050225/007481

GO BEYOND
ORDINARY

MASTER PLAN



LEGEND

ENTRANCE

- 1) Entrance portal
- 2) Bus bay
- 3) Waiting pavilion
- 4) Security cabin
- 5) Entrance plaza
- 6) Entrance sculpture
- 7) Frisking room
- 8) Courier room
- 9) Toilet

SERVICES

- 10) Transformer yard/DG yard
- 11) Provision for gas bank
- 12) Organic waste convertor

AMENITIES

- 13) Swimming pool
- 14) Kid's pool
- 15) Jacuzzi
- 16) Pool deck
- 17) Pet park
- 18) Bicycle parking
- 19) Visitors parking
- 20) Drop off
- 21) Unit entry foyer
- 22) Unit entry courtyard
- 23) Wing signage
- 24) Sculpture

RECREATION

- 25) Children's play area
- 26) Sand pit
- 27) Climbing wall
- 28) Half tennis court
- 29) Machine cricket
- 30) Half basketball court
- 31) Skating rink
- 32) Hopscotch
- 33) Giant chess
- 34) Ludo
- 35) Snakes & ladders

CONGREGATION

- 36) Amphitheatre
- 37) Plaza with seating
- 38) Party lawn
- 39) Stage
- 40) Deck
- 41) Stepped seating
- 42) Youngster's corner
- 43) Senior citizens court
- 44) Event lawn
- 45) Outdoor cafe
- 46) Barbeque deck

FITNESS

- 47) Jogging track
- 48) Bicycle track
- 49) Yoga & meditation deck
- 50) Outdoor fitness area
- 51) Reflexology path
- 52) Yoga & meditation lawn

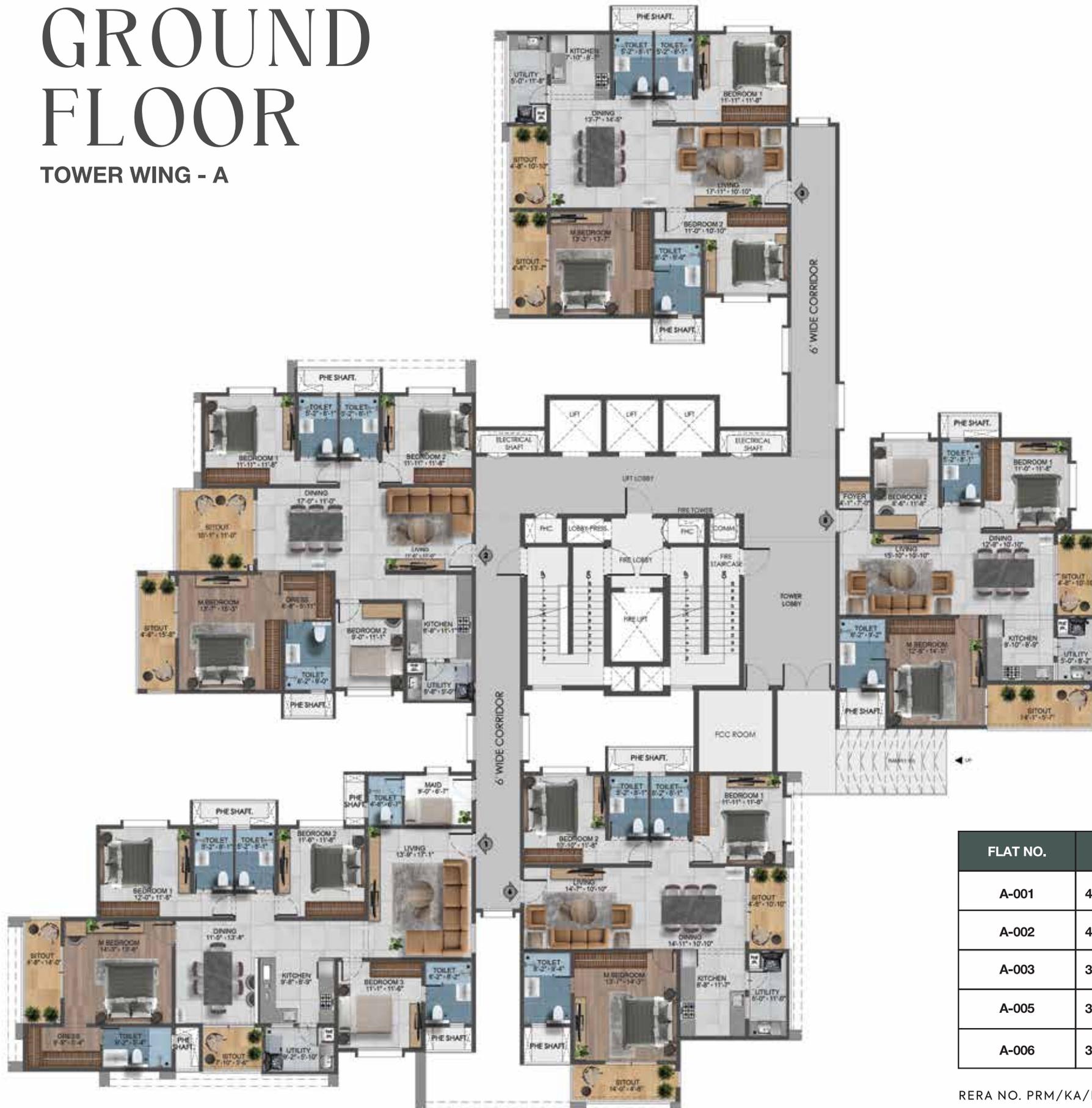
REJUVENATION

- 53) Alcove garden
- 54) Trampoline garden
- 55) Herb garden
- 56) Musical garden
- 57) Tropical garden
- 58) Zen garden
- 59) Butterfly garden
- 60) Swing garden
- 61) Fragrance garden
- 62) Flower garden

WING – A & B

GROUND FLOOR

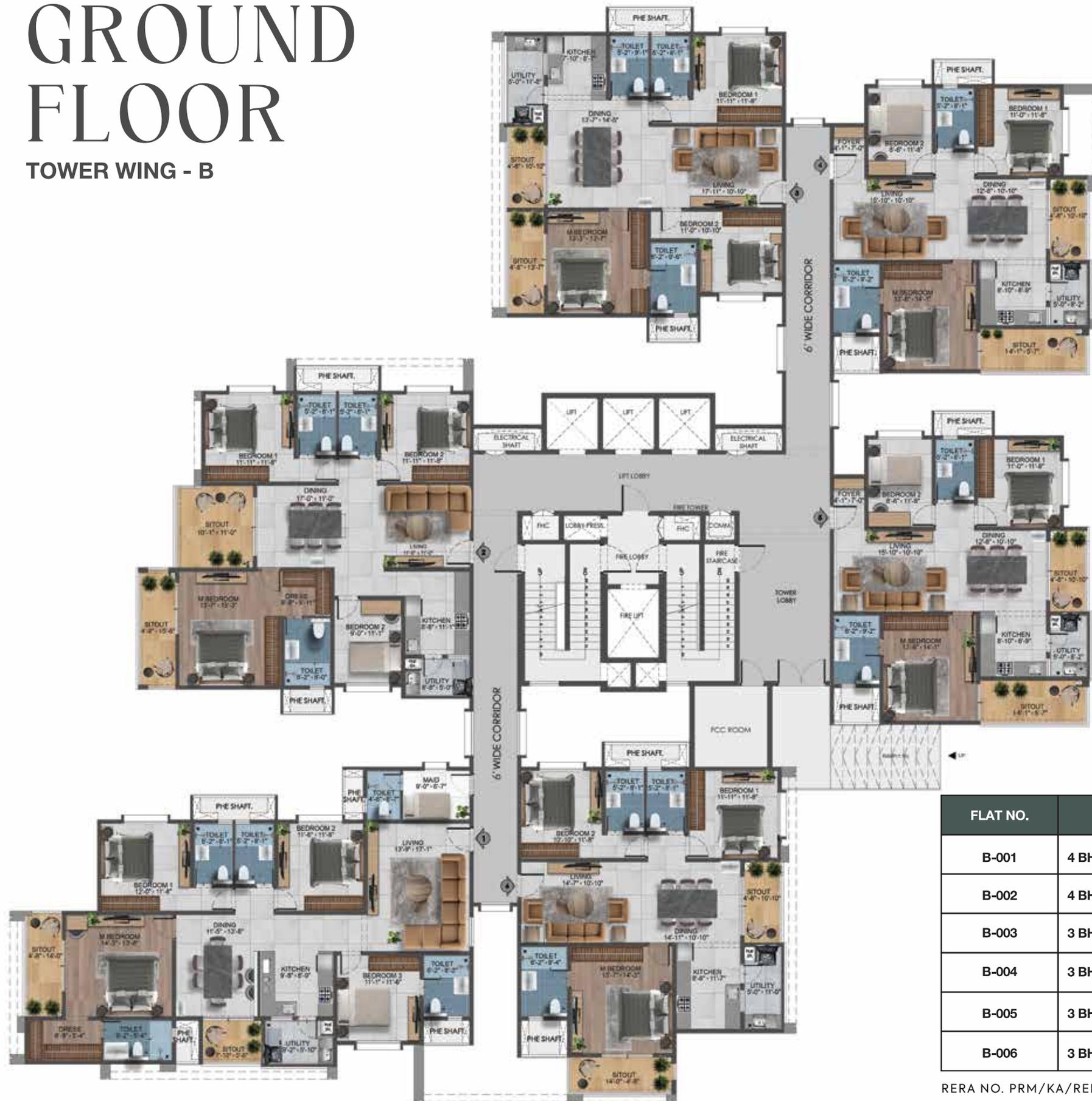
TOWER WING - A



FLAT NO.	TYPE	FACING	CARPET(SQ.FT)	BALCONY(SQ.FT)	SBUA(SQ.FT)
A-001	4 BHK GRAND	EAST	1640	110	2580
A-002	4 BHK SMART	EAST	1340	180	2215
A-003	3 BHK CLASSIC	EAST	1193	115	1920
A-005	3 BHK SMART	WEST	1022	131	1700
A-006	3 BHK CLASSIC	WEST	1153	117	1870

GROUND FLOOR

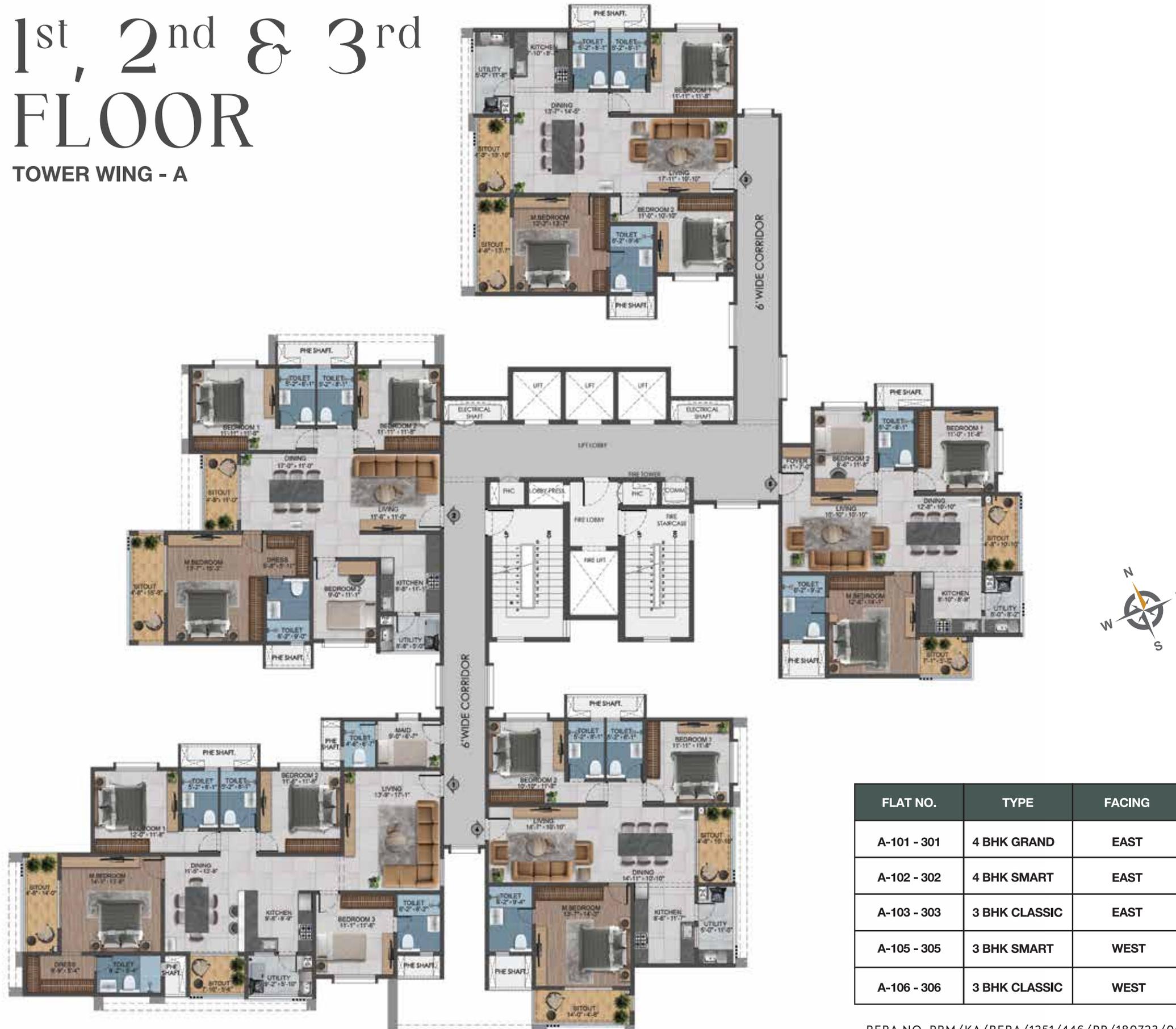
TOWER WING - B



FLAT NO.	TYPE	FACING	CARPET(SQ.FT)	BALCONY(SQ.FT)	SBUA(SQ.FT)
B-001	4 BHK GRAND	EAST	1640	110	2580
B-002	4 BHK SMART	EAST	1340	180	2215
B-003	3 BHK CLASSIC	EAST	1193	115	1920
B-004	3 BHK SMART	WEST	1022	131	1700
B-005	3 BHK SMART	WEST	1022	131	1700
B-006	3 BHK CLASSIC	WEST	1153	117	1870

1st, 2nd & 3rd FLOOR

TOWER WING - A



FLAT NO.	TYPE	FACING	CARPET(SQ.FT)	BALCONY(SQ.FT)	SBUA(SQ.FT)
A-101 - 301	4 BHK GRAND	EAST	1640	110	2580
A-102 - 302	4 BHK SMART	EAST	1340	121	2135
A-103 - 303	3 BHK CLASSIC	EAST	1193	115	1920
A-105 - 305	3 BHK SMART	WEST	1022	91	1655
A-106 - 306	3 BHK CLASSIC	WEST	1153	117	1870

20th FLOOR PLAN

TOWER WING - A & B



FLAT NO.	TYPE	FACING	CARPET(SQ.FT)	BALCONY(SQ.FT)	SBUA(SQ.FT)
A-2001	4 BHK GRAND	EAST	1640	110	2580
A-2002	4 BHK SMART	EAST	1340	121	2135
A-2003	3 BHK CLASSIC	EAST	1193	115	1920
A-2004	3 BHK SMART	WEST	1022	91	1655
A-2005	2 BHK SMART	WEST	770	52	1225
A-2006	3 BHK CLASSIC	WEST	1153	117	1870

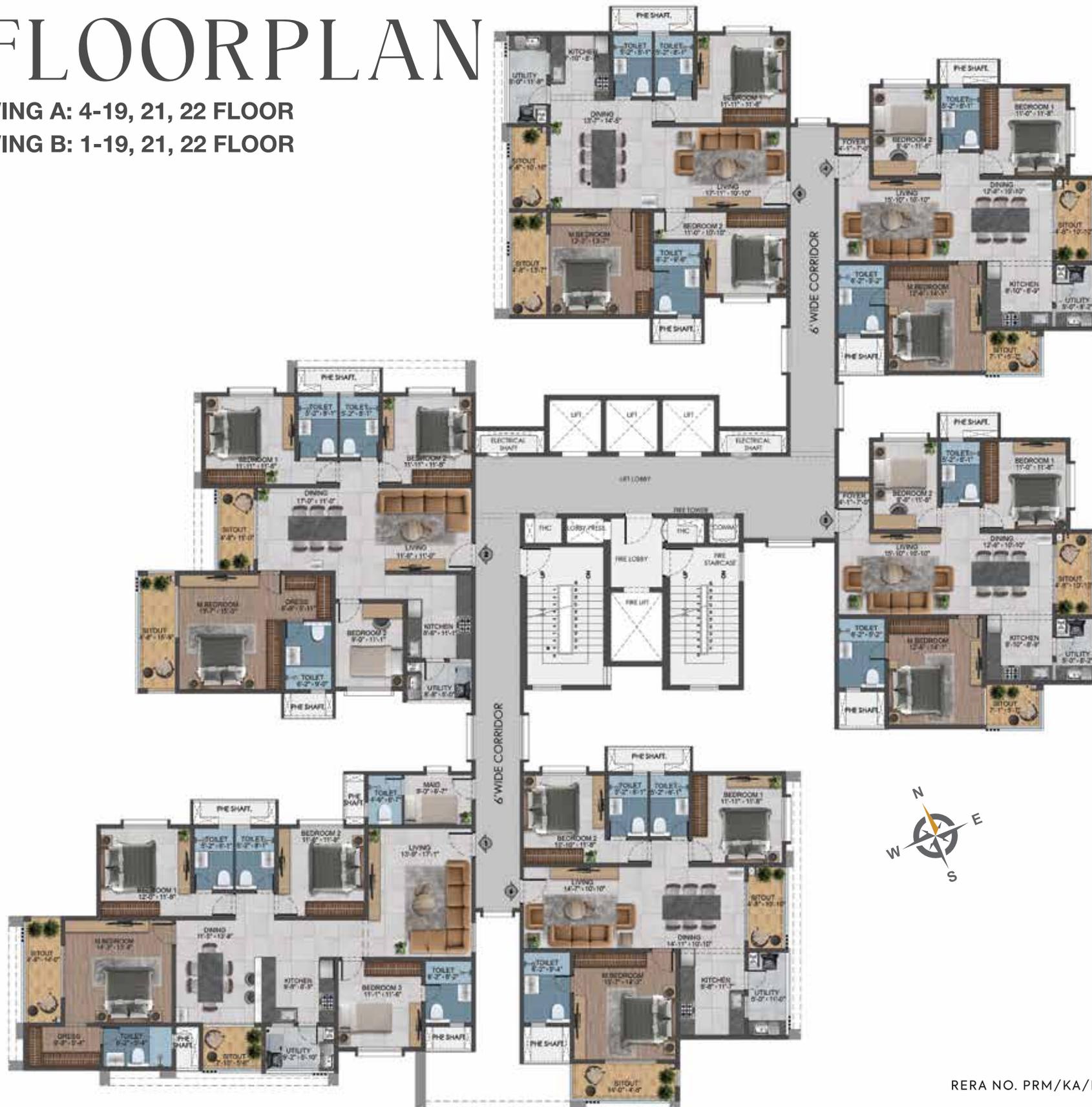
B-2001	4 BHK GRAND	EAST	1640	110	2580
B-2002	4 BHK SMART	EAST	1340	121	2135
B-2003	3 BHK CLASSIC	EAST	1193	115	1920
B-2004	3 BHK SMART	WEST	1022	91	1655
B-2005	2 BHK SMART	WEST	770	52	1225
B-2006	3 BHK CLASSIC	WEST	1153	117	1870



TYPICAL FLOORPLAN

WING A: 4-19, 21, 22 FLOOR

WING B: 1-19, 21, 22 FLOOR



FLAT NO.	TYPE	FACING	CARPET(SQ.FT)	BALCONY(SQ.FT)	SBUA(SQ.FT)
A-401 - 1901	4 BHK GRAND	EAST	1640	110	2580
A-402 - 1902	4 BHK SMART	EAST	1340	121	2135
A-403 - 1903	3 BHK CLASSIC	EAST	1193	115	1920
A-404 - 1904	3 BHK SMART	WEST	1022	91	1655
A-405 - 1905	3 BHK SMART	WEST	1022	91	1655
A-406 - 1906	3 BHK CLASSIC	WEST	1153	117	1870

A-2101 -A-2201	4 BHK GRAND	EAST	1640	110	2580
A-2102 -A-2202	4 BHK SMART	EAST	1340	121	2135
A-2103 -A-2203	3 BHK CLASSIC	EAST	1193	115	1920
A-2104 -A-2204	3 BHK SMART	WEST	1022	91	1655
A-2105 -A-2205	3 BHK SMART	WEST	1022	91	1655
A-2106 -A-2206	3 BHK CLASSIC	WEST	1153	117	1870

B-101 - B-1901	4 BHK GRAND	EAST	1640	110	2580
B-102 - B-1902	4 BHK SMART	EAST	1340	121	2135
B-103 - B-1903	3 BHK CLASSIC	EAST	1193	115	1920
B-104 - B-1904	3 BHK SMART	WEST	1022	91	1655
B-105 - B-1905	3 BHK SMART	WEST	1022	91	1655
B-106 - B-1906	3 BHK CLASSIC	WEST	1153	117	1870

B-2101 - 2201	4 BHK GRAND	EAST	1640	110	2580
B-2102 - 2202	4 BHK SMART	EAST	1340	121	2135
B-2103 - 2203	3 BHK CLASSIC	EAST	1193	115	1920
B-2104 - 2204	3 BHK SMART	WEST	1022	91	1655
B-2105 - 2205	3 BHK SMART	WEST	1022	91	1655
B-2106 - 2206	3 BHK CLASSIC	WEST	1153	117	1870

UNIT PLANS – 3 & 4 BHK



**UNIT-1
GRAND 4 BHK
EAST**

GROUND & TYPICAL FLOOR

- WING - A & B
- A 001 - A 2201
- B 001 - B 2201
- S.B.U.A - 2580 SQ.FT
- CARPET - 1640 SQ.FT
- BALCONY - 110 SQ.FT



**UNIT-2
SMART 4 BHK
EAST**

TYPICAL FLOOR

- WING - A & B
- A 102 - A 2202
- B 102 - B 2202
- S.B.U.A - 2135 SQ.FT
- CARPET - 1340 SQ.FT
- BALCONY - 121 SQ.FT



**UNIT-2
SMART 4 BHK
EAST**

GROUND FLOOR

WING - A & B
 A 002 & B 002
 S.B.U.A - 2215 SQ.FT
 CARPET - 1340 SQ.FT
 BALCONY - 180 SQ.FT



**UNIT-3
CLASSIC 3 BHK
EAST**

GROUND & TYPICAL FLOOR

WING - A & B
 A 003, A 103 - A 2203
 B 003, B 103 - B 2203
 S.B.U.A - 1920 SQ.FT
 CARPET - 1193 SQ.FT
 BALCONY - 115 SQ.FT



**UNIT-4
SMART 3 BHK
WEST**

GROUND FLOOR

WING - B

B 004

S.B.U.A - 1700 SQ.FT

CARPET - 1022 SQ.FT

BALCONY - 131 SQ.FT



**UNIT-4
SMART 3 BHK
WEST**

TYPICAL FLOOR

WING - A & B

A 404 - A 2204

B 104 - B 2204

S.B.U.A - 1655 SQ.FT

CARPET - 1022 SQ.FT

BALCONY - 91 SQ.FT



**UNIT-5
SMART 2 BHK
WEST**

20TH FLOOR

- WING A & B
- A 2005 & B 2005
- S.B.U.A - 1225 SQ.FT
- CARPET - 770 SQ.FT
- BALCONY - 52 SQ.FT



**UNIT-5
SMART 3 BHK
WEST**

GROUND FLOOR ONLY

- WING - A & B
- A 005 & B 005
- S.B.U.A - 1700 SQ.FT
- CARPET - 1022 SQ.FT
- BALCONY - 131 SQ.FT



**UNIT-5
SMART 3 BHK
WEST**

TYPICAL FLOOR

- WING A & B
- A 105 - A 1905, A 2105 & A 2205
- B 105 - B 1905, B 2105 & B 2205
- S.B.U.A - 1655 SQ.FT
- CARPET - 1022 SQ.FT
- BALCONY - 91 SQ.FT



**UNIT-6
CLASSIC 3 BHK
WEST**

GROUND & TYPICAL FLOOR

- WING - A & B
- A 006 - A 2206
- B 006 - B 2206
- S.B.U.A - 1870 SQ.FT
- CARPET - 1153 SQ.FT
- BALCONY - 117 SQ.FT

WING – C

MASTER PLAN PHASE-2



AMENITIES

- 18) Bi-cycle parking
- 19) Visitors parking
- 21) Unit entry foyer
- 22) Unit entry courtyard
- 23) Wing Signage
- 24) Sculpture

RECREATION

- 25) Children's play area
- 26) Sand pit
- 27) Climbing wall
- 28) Half tennis court
- 29) Machine cricket
- 31) Skating Rink
- 32) Hopscotch
- 34) Ludo

CONGREGATION

- 37) Plaza with seating
- 38) Party Lawn
- 39) Stage
- 40) Deck
- 42) Youngster's Corner
- 43) Senior citizens court
- 44) Event lawn
- 46) Barbeque deck

REJUVENATION

- 54) Trampoline garden
- 58) Zen garden
- 60) Swing garden
- 61) Fragrance garden



GROUND FLOOR

TOWER WING - C



FLAT NO.	TYPE	FACING	CARPET(SQ.FT)	BALCONY(SQ.FT)	SBUA(SQ.FT)
C-001	3 BHK SMART	EAST	1094	99	1760
C-002	3 BHK SMART	EAST	1095	88	1740
C-003	3 BHK CLASSIC	EAST	1277	94	2010
C-004	3 BHK CLASSIC	WEST	1207	93	1920
C-005	3 BHK SMART	WEST	1108	60	1730
C-006	4 BHK SMART	WEST	1403	103	2210

20th FLOOR PLAN

TOWER WING - C



FLAT NO.	TYPE	FACING	CARPET(SQ.FT)	BALCONY(SQ.FT)	SBUA(SQ.FT)
C-2001	3 BHK SMART	EAST	1094	99	1760
C-2002	3 BHK SMART	EAST	1095	88	1740
C-2003	3 BHK CLASSIC	EAST	1277	94	2010
C-2004	3 BHK CLASSIC	WEST	1207	93	1920
C-2005	3 BHK SMART	WEST	1108	60	1730
C-2006	4 BHK SMART	WEST	1403	103	2210

TYPICAL FLOOR

WING - C: 1-19, 21, 22 FLOOR



FLAT NO.	TYPE	FACING	CARPET(SQ.FT)	BALCONY(SQ.FT)	SBUA(SQ.FT)
C-101 - C-1901	3 BHK SMART	EAST	1094	99	1760
C-102 - C-1902	3 BHK SMART	EAST	1095	88	1740
C-103 - C-1903	3 BHK CLASSIC	EAST	1277	94	2010
C-104 - C-1904	3 BHK CLASSIC	WEST	1207	93	1920
C-105 - C-1905	4 BHK SMART	WEST	1403	103	2210
C-106 - C-1906	4 BHK SMART	WEST	1403	103	2210

C-2101 - C-2201	3 BHK SMART	EAST	1094	99	1760
C-2102 - C-2202	3 BHK SMART	EAST	1095	88	1740
C-2103 - C-2203	3 BHK CLASSIC	EAST	1277	94	2010
C-2104 - C-2204	3 BHK CLASSIC	WEST	1207	93	1920
C-2105 - C-2205	4 BHK SMART	WEST	1403	103	2210
C-2106 - C-2206	4 BHK SMART	WEST	1403	103	2210



UNIT PLANS – 3 & 4 BHK



UNIT-1

SMART 3 BHK EAST

GROUND & TYPICAL FLOOR

WING - C

C 001 - C 2201

S.B.U.A - 1760 SQ.FT

CARPET - 1094 SQ.FT

BALCONY - 99 SQ.FT



UNIT-2

SMART 3 BHK EAST

GROUND & TYPICAL FLOOR

WING - C

C 002 - C 2202

S.B.U.A - 1740 SQ.FT

CARPET - 1095 SQ.FT

BALCONY - 88 SQ.FT





UNIT-3

CLASSIC 3 BHK EAST

GROUND & TYPICAL FLOOR

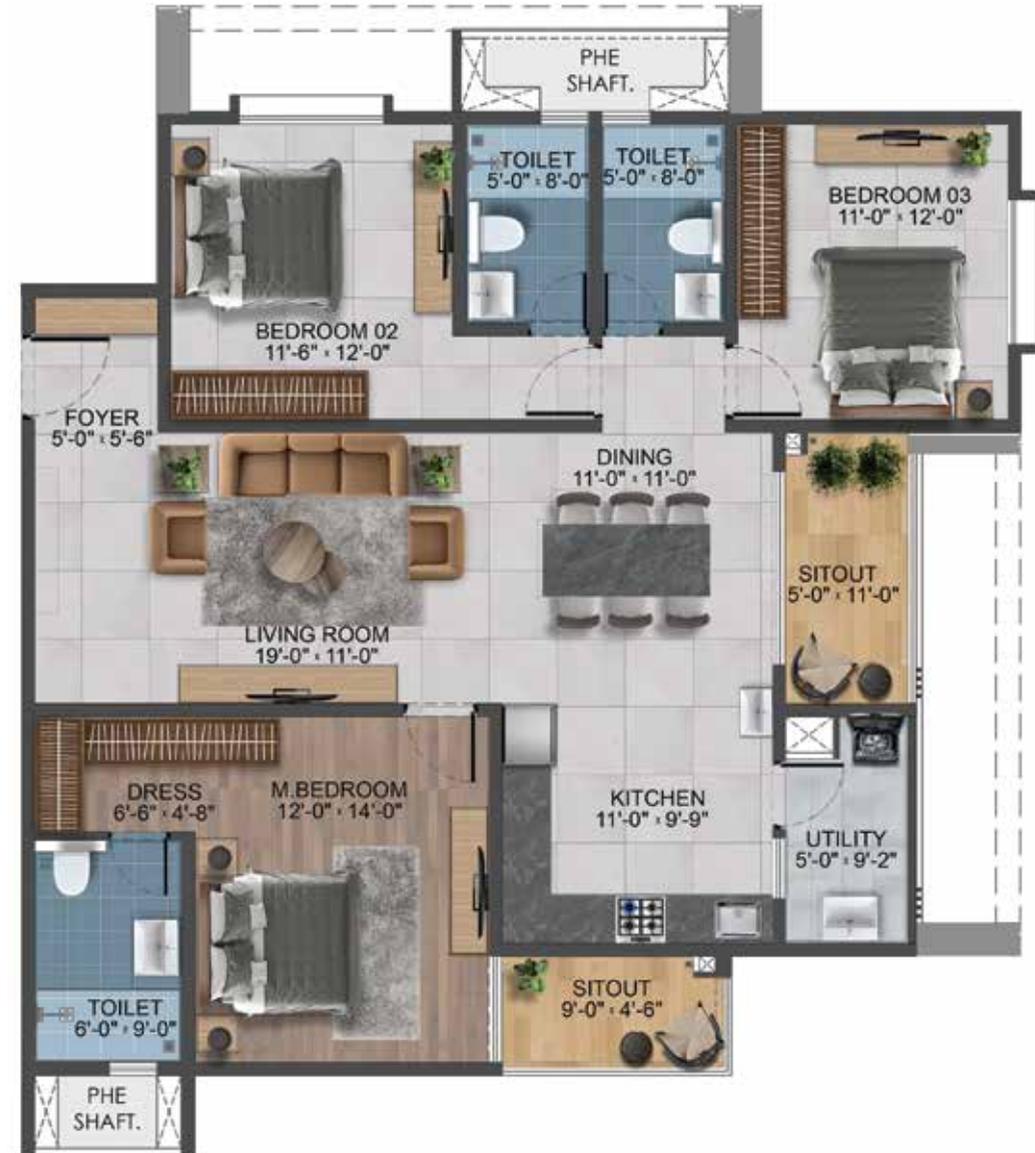
WING - C

C 003 - C 2203

S.B.U.A - 2010 SQ.FT

CARPET - 1277 SQ.FT

BALCONY - 94 SQ.FT



UNIT-4

CLASSIC 3 BHK WEST

GROUND & TYPICAL FLOOR

WING - C

C 004 - C 2204

S.B.U.A - 1920 SQ.FT

CARPET - 1207 SQ.FT

BALCONY - 93 SQ.FT





**UNIT-5
SMART 3 BHK
WEST**

GROUND & 20TH FLOOR

WING - C
 C 005 & C 2005
 S.B.U.A - 1730 SQ.FT
 CARPET - 1108 SQ.FT
 BALCONY - 60 SQ.FT

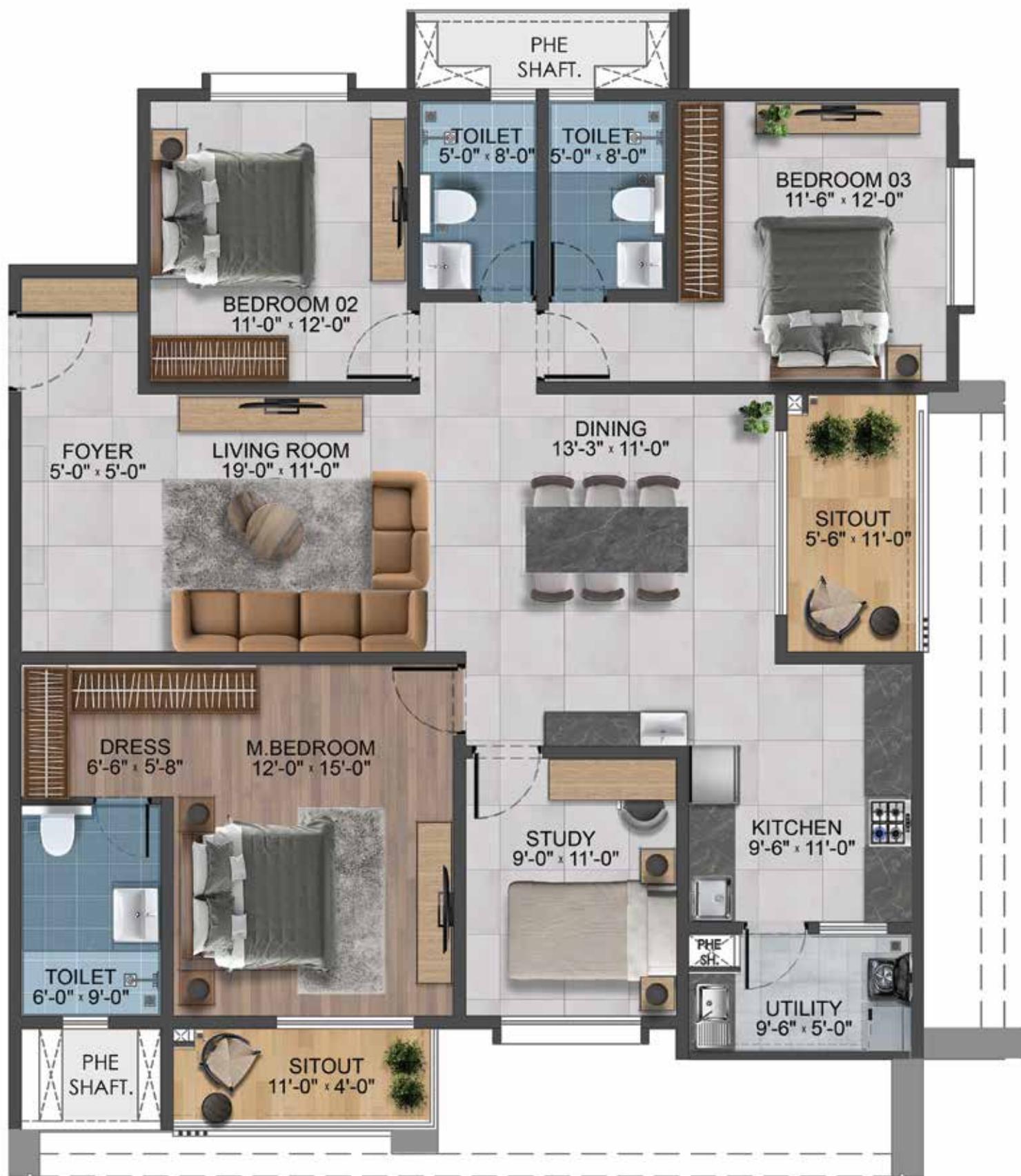


**UNIT-5
SMART 4 BHK
WEST**

TYPICAL FLOOR

WING - C
 C 105 - C 1905, C 2105, C 2205
 S.B.U.A - 2210 SQ.FT
 CARPET - 1403 SQ.FT
 BALCONY - 103 SQ.FT





**UNIT-6
SMART 4 BHK
WEST**

GROUND & TYPICAL FLOOR

WING - C

C 006 - C 2206

S.B.U.A - 2210 SQ.FT

CARPET - 1403 SQ.FT

BALCONY - 103 SQ.FT



CLUB SUMADHURA

SARAY

LOCATION ADVANTAGE



SPECIFICATIONS

STRUCTURE



Core wall and Shear wall monolithic construction with usage of Best quality Aluminium Modular shuttering system.

Main doors: Best quality teak woodframe of Large 8 feet high with Veneered flush shutter of 38 mm thickness, P.U polish finished on bothsides.

Internal doors: Engineered hard woodframe with Veneered flush shutters of 38 mm thick, P.U polish finished on both sides.

Toilet and Utility doors: Engineered hard wood frame with Veneered flush shutters of 38 mm thick, P.U. polish finish on one side and laminate finish on the other side.

Balconies: UPVC French doors with sliding glass shutters & provision for mosquito mesh of Aluplast or equivalent Brand/make.

Windows: UPVC window systems with M.S safety grill and provision for mosquito mesh of Aluplast or equivalent Brand/make. All Hardware of reputed make.

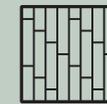
External: Textured/smooth finish with two coats of weather resistant exterior emulsion paint.

Internal: Smooth putty finish with two coats of premium emulsion paint for walls and Acrylic emulsion paint for ceiling over one coat of primer.

PAINTINGS



FLOORING



Elegant double height Ground floor entrance lobby in tower and Clubhouse

lounge area: Italian marble flooring.

Staircases: Granite flooring.

Corridor: GVT tile flooring
Premium laminated wooden flooring in Master bedroom. Living, Dining, other Bedrooms and Kitchen are with 800X800 mm size Double charged vitrified tile flooring.

Toilets: Satin finish ceramic tile flooring.

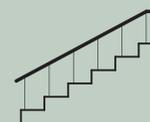
All Balconies/Utilities: Rustic finish ceramic tile flooring.

Dadoing in Kitchen: 300 x600mm ceramic tiles dado of to 2' height above kitchen platform level.
Toilets: 1200 x 600 mm ceramic tiles dado up to False-Ceiling level.
Utility: 1200 x 600 mm ceramic tiles dado up to 3'6" height.

Balcony: Aluminium Handrail with toughened glass railing.
Staircase (common area): M.S railing.

Kitchen/Utility: Provision for softened water inlet in kitchen. Sleeve provision for chimney exhaust. Water inlet/outlet provision in utility area for washing machine. Water inlet/outlet provision in utility area for dish washer (for 4 BHK Smart and 4 BHK Grand only).

HAND RAILING



SPECIFICATIONS

TOILETS



Toughened glass partition for shower in master bedroom toilet. Granite counter for wash basin with basin mixer. Wall mounted EWC with concealed flush tank. Single lever diverter cum shower.

Sanitary ware: TOTO or Grohe or Equivalent.
In Master Bedroom toilet: Vanity with Premium C.P Fittings of Grohe or Equivalent make/brand.

Concealed copper wiring of Havells/ Polycab or Equivalent.

Modular switches: Norysis/Schneider/ Legrand or Equivalent make.

Home automation switches in living room and master bedroom.

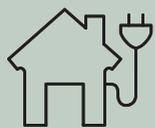
Power socket for split air conditioners in all Bedrooms.
provision of power socket for split air conditioners in living room.

USB port for 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.

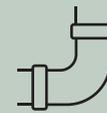
Motion sensor based light control in toilets. Power supply for 4 BHK Grand - 5 KW, 4 BHK smart / 3 BHK classic- 4 KW and 3 BHK Smart- 3 KW.

DG backup for 4 BHK Grand / 4 BHK smart 1.5 KW and 3 BHK classic / 3 BHK smart- 1 KW. 100% Un-Interrupted DG power backup for Lifts, Pumps and lighting in common areas.

ELECTRICAL



PLUMBING



Water meter for individual flats (for softened water lines).

Drainage/sewage: SWR/PVC pipes & fittings Water supply

(Internal & External): CPVC or UPVC pipes and fittings.

Telecom / Internet/ Cable TV:

Provision for internet, DTH, telephone and intercom.

CAR PARKING



Covered parking with entry/exit ramps and signage's.

Cement concrete flooring with power troweled smooth finish to increase the driving comfort.

Dedicated space for car charging and car washing will be provided.

FIRE & SAFETY



Fire sprinkler system in all flats, corridor & basements.

Fire hydrant & extinguishers in all floors.

Fire alarms & Public address system.

LPG

Space provision for gas bank

Maid's room

Flooring : 600 x 600 mm vitrified tile.

Door: Laminated flush shutter.

Toilet: Floor mounted WC & C.P fittings of Jaguar/CERA or equivalent.

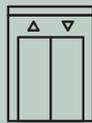
SPECIFICATIONS

ECO SUSTAINABLE FACILITIES



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

LIFTS



High speed Lifts with auto rescue device & V3F for energy efficiency. Schindler or Equivalent make.
In Wing 01, 02 & 03 - 03 nos. of Eight passengers & 01no. of thirteen passenger in each wing and 01no. of thirteen passengers in clubhouse.

CLUBHOUSE AMENITIES



Ground floor - Double height Reception lobby, Cafe, Multipurpose Hall, Pre-Function area, Spill Over, Toilets, Super Market, Creche, Swimming Pool with Deck, Shower Rooms for Male & Female.

First floor - Badminton Court, Indoor Games, Spa and Salon, Yoga, Gym, Cross - fit, Squash court, Terrace garden.

Second floor - Guest Rooms-04nos, Association Office, Conference room, Co-working, Toilets & Terrace garden.

SECURITY



Round-the-clock security system.
Intercom facility to all apartments connecting to security room.
Panic button and intercom is provided in the lifts.
Solar powered fencing on the compound.
Surveillance cameras at the main security and entrance of each wing. Video door phone.

EXPERIENCES BEYOND AMENITIES



Entrance Portal, Bus bay, Waiting pavilion, Security cabin, Entrance plaza, Entrance sculpture, Frisking room, Courier room, Toilet, Transformer yard/DG Yard, Provision for Gas Bank, Organic waste converter, Swimming Pool, Kid's Pool, Jacuzzi, Pool deck, Pet park, Bicycle parking, Visitors parking, Drop off, Unit entry foyer, Unit entry courtyard, Wing signage, Sculpture, Children's play area, Sand pit, Climbing wall, Half tennis court, Machine cricket, Half basketball court, Skating rink, Hopscotch, Giant chess, Ludo, Snakes & ladders, Amphitheatre, Plaza with seating, Party lawn, Stage, Deck, Stepped seating, Youngster's corner, Senior citizens court, Event lawn, Outdoor cafe, Barbeque deck, Jogging track, Bicycle track, Yoga & Meditation deck, Outdoor fitness area, Reflexology path, Yoga & Meditation lawn, Alcove Garden, Trampoline garden, Herb garden, Musical garden, Tropical garden, Zen garden, Butterfly garden, Swing garden, Fragrance garden and Flower garden.

APPROVALS

S.NO.	LIST OF APPROVALS	SANCTION AUTHORITY	DATE OF APPROVAL	APPROVAL NUMBER
01	BDA Approval	Bangalore Development Authority	26.12.2024	No. BDA/TPM/EM/EO-1/TA-4/East/43/2024-25
02	Water Permission - PDO	Panchayath Development Office	02.04.2023	No. PDO/DODDABANAHALLI/01/2023-24
03	SEIAA	State Level Environment Impact Assessment Authority- Karnataka	26.03.2023	No. SEIAA/91/CON/2023
04	KSPCB	Karnataka State Pollution Control Board	25.06.2024	No. CTE – 343879
05	FIRE	Karnataka State Fire and Emergency Services	21.07.2023	No. KSFES/GBC (1)/220
06	HAL	Hindustan Aeronautics Limited	30.08.2023	No. ASC/DGM/A0/131/HAL-BG/ 68-23/955/2023
07	AAI	Airport Authority of India	06.12.2022	No. BIAL/SOUTH/B/120322/729593
08	BSNL	Bharat Sanchar Nigam Limited	31.03.2023	No. DGM/CM/BGTD/NOC-HRB/66/2022-23
09	BESCOM	Bangalore Electrical Supply Company Limited	17.06.2023	No. SEE/BRC/EE(O)/AEE(O)/AE(O)/ F-1(A) & F-22/2023-24/1721-23
10	RERA	Real Estate Regulatory Authority	18.07.2023 05.02.2025	PRM/KA/RERA/1251/446/PR/180723/006075 PRM/KA/RERA/1251/446/PR/050225/007481

ARCHITECT
ASURE DESIGN
STUDIO



4TH FLOOR, FLAT #401, APURUPA ONE
BESIDE MADHAPUR POLICE STATION
MADHAPUR

HYDERABAD 500081

OUR
PARTNERS

STRUCTURAL CONSULTANT
NADIG
CONSULTING



G-2, PRIDE ELITE #10, MUSEUM ROAD
BANGALORE 560081

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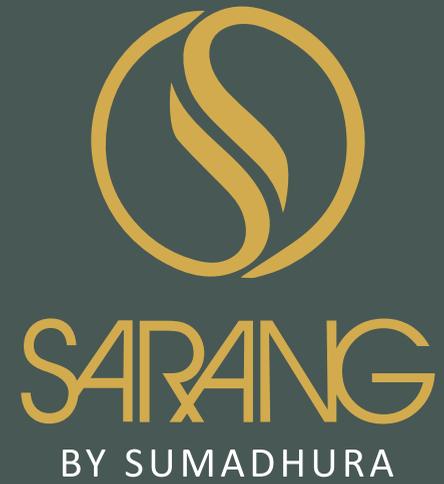
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Site Address :

SY.NO. 119, Doddabanhalli Village,
Bidarahalli Hobli, Bangalore East,
Bengaluru, Karnataka - 560067

Corporate Office :

Sy.No.108/2, Millenia building, 1st Main, MSR
Layout, Munnekollala Village, Marathahalli Outer
Ring Road, Bangalore, Karnataka - 560037

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